## CITY OF OVERLAND PARK PLANNING AND DEVELOPMENT SERVICES

#### INTRACITY COMMUNICATION

September 16, 2020

Rhonda Clark - SPS

# SUBDIVISION NAME – MILLS RANCH 2nd PLAT PIP2017-00104

<u>NOTE</u>: Building Permits will not be issued until the applicant produces a Sanitary Sewer Connection Permit from Johnson County Wastewater.

NOTE: Lot 56 will be on hold until all sidewalk ramps have been constructed and have approved as-builts plans.

#### **SWALE GRADING**

The following lots include, or are adjacent to engineered swales designed for purposes of stormwater conveyance. An engineered plot plan is required for these lots in conformance with City requirements.

Minimum Low Openings must be a minimum of 1 foot above the 100-year storm energy grade line as measured perpendicular to the swale.

<u>LOT</u>	<u>SWALE</u>	EGL DEPTH (FEET)
44	C-C	0.39
45	C-C	0.39
46	D-D	0.54

#### **MLO SET BY ENGINEER**

The following lots are adjacent to large open stormwater conveyances which require freeboard for all building openings and tops of foundation walls. An engineered plot plan is required for these lots which show the minimum low opening established on the subdivision as-built grading plan and actual proposed building openings and top of foundation wall elevations.

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<u>LOT</u>	MLO (All Building Openings)
39	987.6
40	985.2
41	982.1
42	980.2
46	974.0
47	976.2
48	977.5
49	979.6
50	982.5
51	984.8
57	974.0

#### **BERM GRADING**

The following lots include berms designed to direct stormwater runoff. An engineered plot plan is required for these lots that show preserving or constructing berms as shown on the subdivision as-built grading plan.

### LOT

44

46

#### LOT GRADING

The following lots require specific grading to ensure proper drainage paths between lots. An engineered plot plan is required for these lots which show the drainage paths based upon grading specified by the Engineer.

#### Lot

43

44

45

46

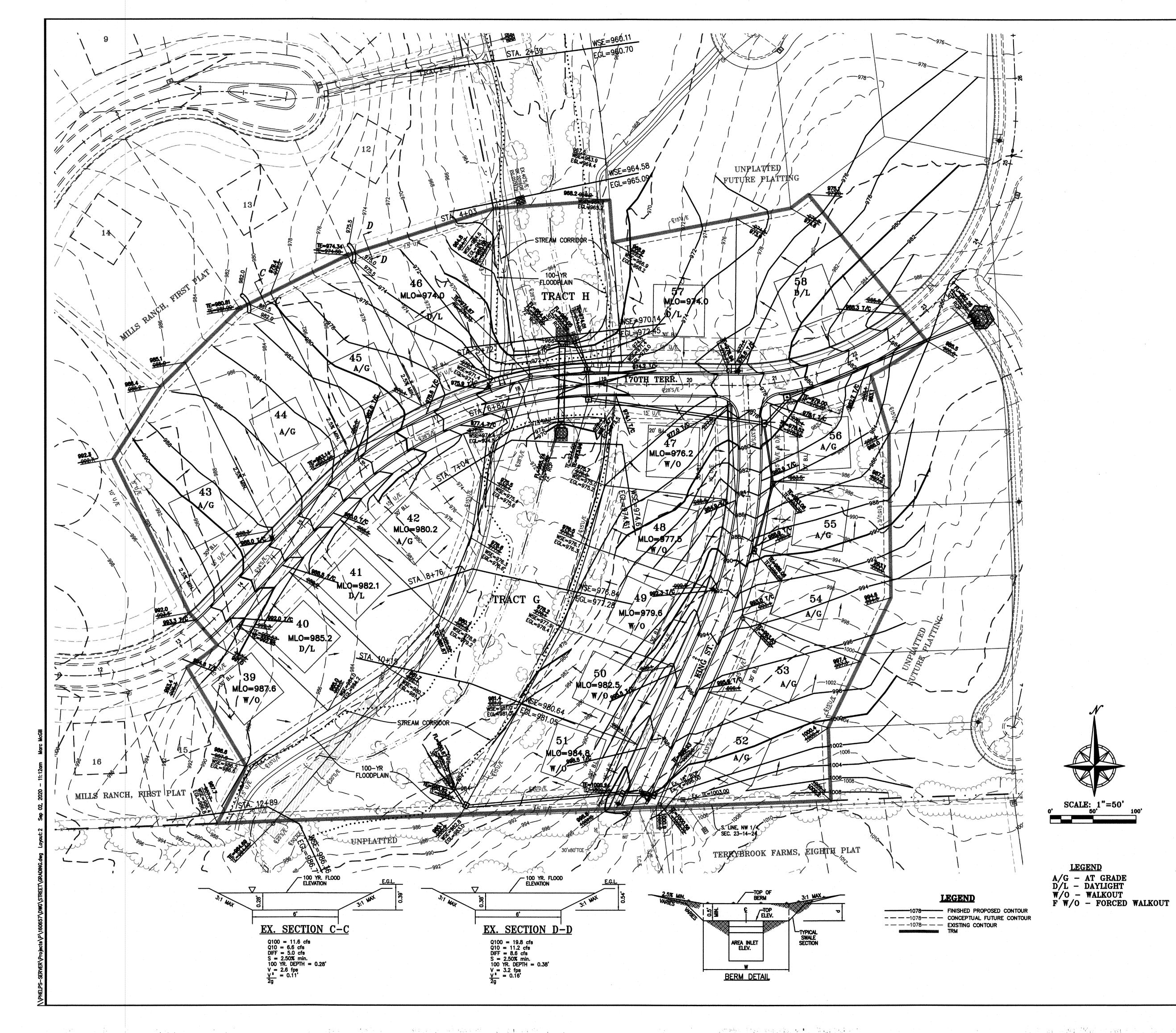
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If you have any questions, please contact me.

Stephanie Byard, Senior Planning Technician

Stephanie Byard

c: Tim Tucker, P.E. - Phelps Engineering
Tony Meyers, P.E. - Manager, Engineering Services
Mark Zarda - Construction Inspector, Sr.
Jeff Hunt - Supervisor, Public Works Maintenance
Irina Idelson, Engineering Technician, Public Works
Permit Services
Mills Ranch Development, LLC
City website





**ENGINEERING SERVICES DIVISION** 

# "AS-BUILT"

DATED: <u>8/20/20</u> BY: <u>MAM</u>

NATIVE VEGETATION RESTORATION; ALL DISTURBED AREAS WITHIN TRACTS G & H, SHALL BE RE-SEEDED IN BROME GRASS.

NOTE:
A PROTECTED STREAM CORRIDOR LIES ON THE SITE, AS
DEFINED AND REGULATED IN THE CITY OF OVERLAND PARK, KANSAS MUNICIPAL CODE CHAPTER 18.365. RESTRICTIONS ON THE USE OR ALTERATION OF THE STREAM CORRIDOR APPLY. UNAUTHORIZED DISTURBANCES OF THE STREAM CORRIDOR ARE PROHIBITED. ANY DISTURBANCE OF THE STREAM CORRIDOR NOT AUTHORIZED ON THIS PLAN IS A PUBLIC OFFENSE SUBJECT TO PENALTY PROVISIONS OF THE OVERLAND PARK MUNICIPAL CODE.

"AS-BUILT" GRADING PLANS MUST BE SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMITS.

EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW EMBANKMENT QUANTITY TO ACCOUNT FOR SHRINKAGE.

RAW EXCAVATION: +9,660 C.Y. RAW EMBANKMENT (LOOSE): -16,020 C. STREET PAVEMENT ADJUSTMENT: +865 C.Y. -16,020 C.Y. NET (FILL) -5,495 C.Y.

NOTE: CONTRACTOR TO BALANCE SITE.

ROCK EXCAVATION SHALL BE CONSIDERED A SUBSIDIARY BID ITEM TO

SHEET	PROJECT NO. 170762 DATE: 9–25–1 DRAWN: RAP DESIGNED: TJT CHECKED: TJT APPROVED: TJT	. 170762 9-25-17 RAP TJT TJT TJT	 170762 No. Date 9-25-17 1. 11-27-17 RAP 2. 1-8-20 TJT TJT TJT TJT	Revised Per CITY COMMENTS REVISED GRADING LOT 58

OF 30