

CITY OF OVERLAND PARK PLANNING AND DEVELOPMENT SERVICES

INTRACITY COMMUNICATION

October 13, 2020

Stephanie Byard – SPS

**SUBDIVISION NAME – THE ESTATES OF GLENEAGLES 3rd PLAT
PIP2018-00023**

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

NOTE: **Lot 123** 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> | <u>EGL DEPTH (FEET)</u> |
|-------------------|---------------------|--------------------------------|
| 114 | D-D | 1.10 |
| 115 | D-D | 1.10 |
| 115 | F-F | 1.10 |
| 116 | C-C | 0.20 |
| 117 | C-C | 0.20 |
| 127 | A-A | 0.64 |
| 128 | A-A | 0.64 |
| 129 | B-B | 0.70 |
| 130 | B-B | 0.70 |
| 131 | A-A | 0.64 |

FOUNDATION INVESTIGATION

The following lots are constructed over areas that require special foundation designs to minimize potential for geotechnical related problems. The foundation investigation must be submitted and approved prior to a footing inspection. An Engineered plot plan is NOT required for this condition.

| <u>LOT</u> | <u>CONDITION</u> |
|-------------------|-------------------------|
| 112 | Sediment Basin Fill |
| 113 | Sediment Basin Fill |
| 114 | Sediment Basin Fill |

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

115
116
117
127
129
130
131

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

113
114

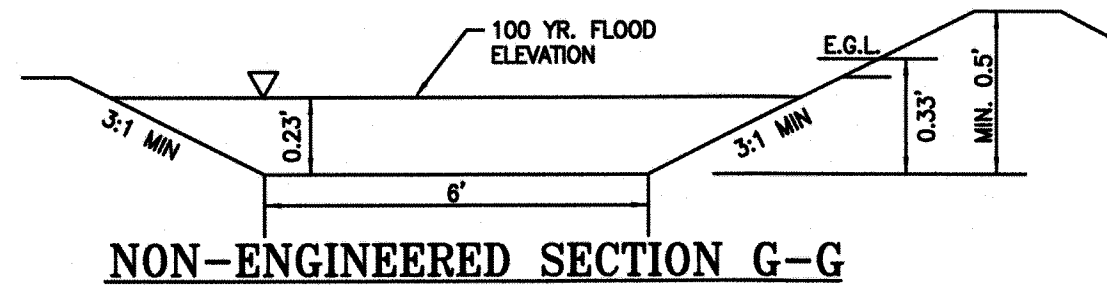
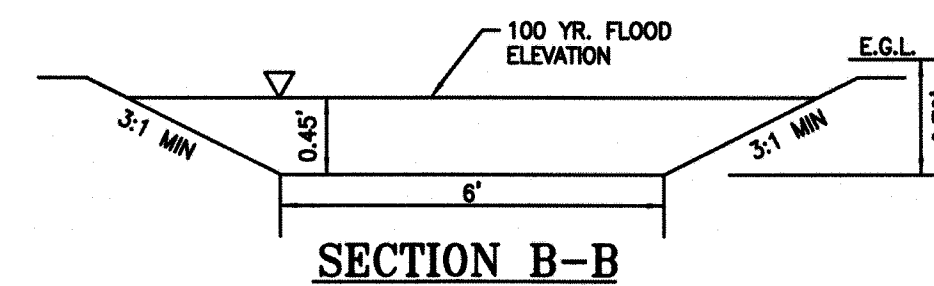
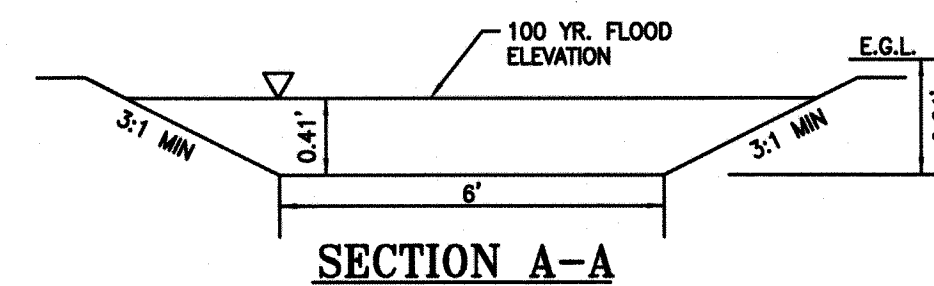
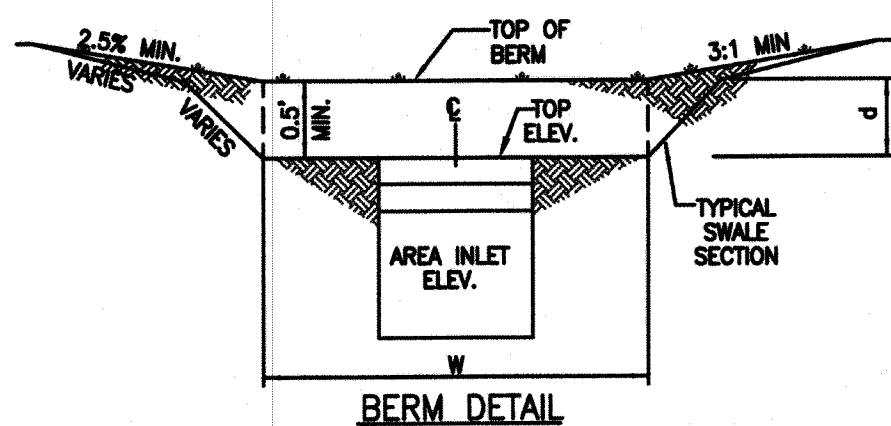
The Estates of Gleneagles 3rd Plat
October 13, 2020
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If you have any questions, please contact me.



Stephanie Byard, Senior Planning Technician

c: Tim Tucker, P.E. - Phelps Engineering
Anne Hayes, P.E. - Review Engineer
Mark Zarda - Construction Inspector, Sr.
Jeff Hunt - Supervisor, Public Works Maintenance
Irina Idelson, Engineering Technician, Public Works
Permit Services
Tomahawk Ridge Development, LLC
City website



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

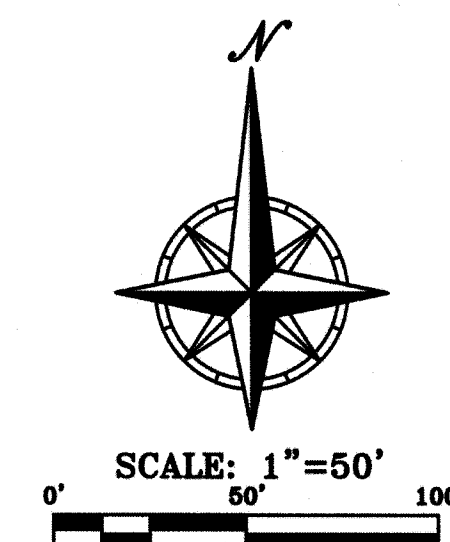
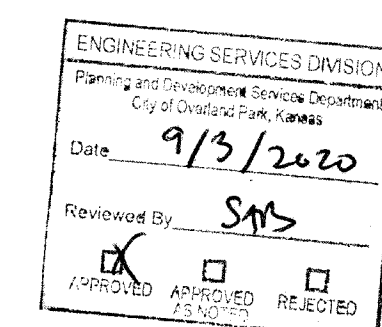
LEGEND
A/G - AT GRADE
D/L - DAYLIGHT
W/O - WALKOUT
F W/O - FORCED WALKOUT

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: +7,200 C.Y.
RAW EMBANKMENT (LOOSE): -6,350 C.Y.
STREET PAVEMENT ADJUSTMENT: +1,350 C.Y.
NET (CUT/FILL) +2,200 C.Y.

NOTE: CONTRACTOR TO BALANCE SITE, COORDINATE WITH THE ENGINEER.

NOTE:
ROCK EXCAVATION SHALL BE CONSIDERED A SUBSIDIARY BID ITEM TO EARTHWORK



PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsen지니어ing.com

PLANNING ENGINEERING IMPLEMENTATION

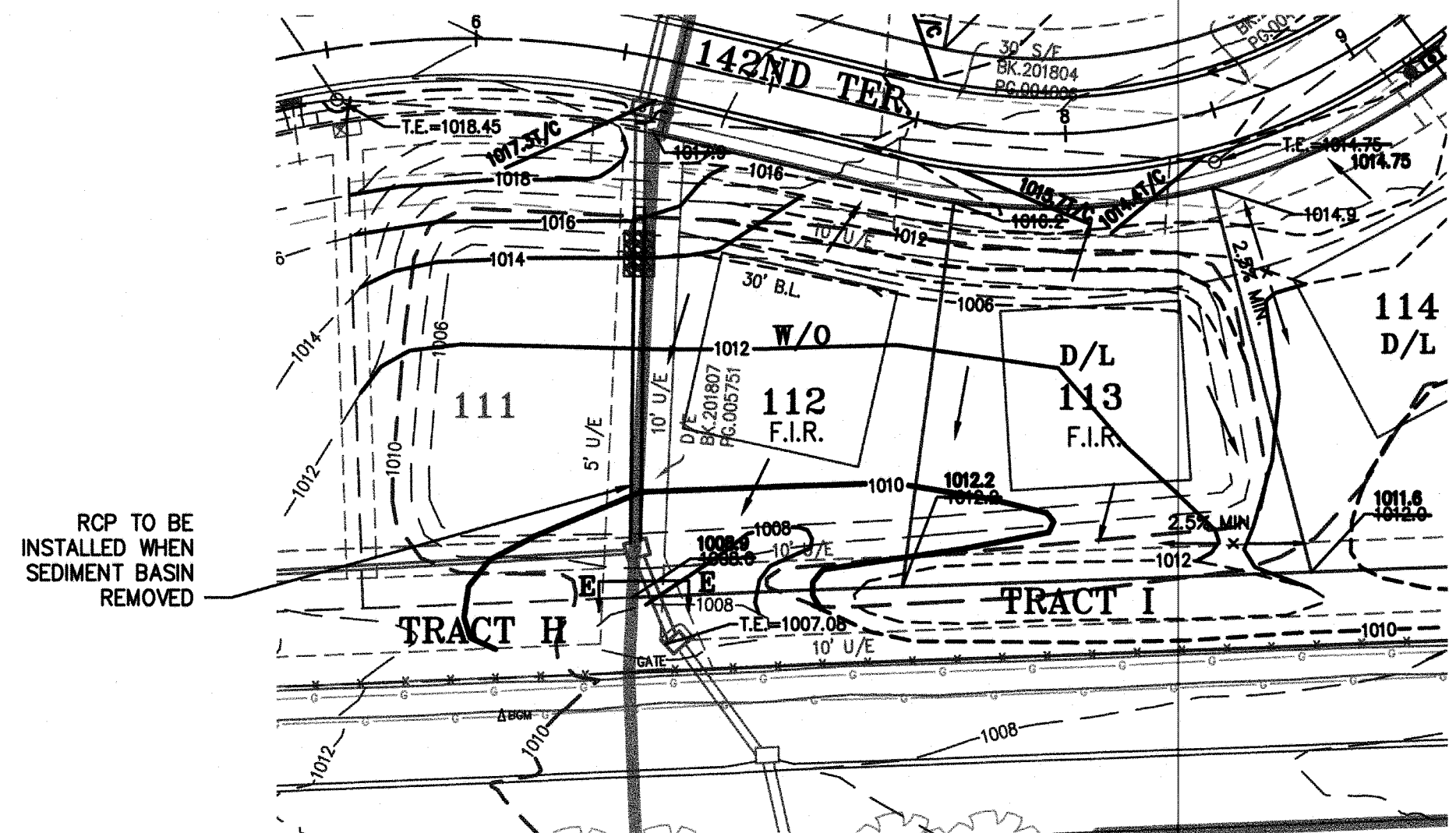
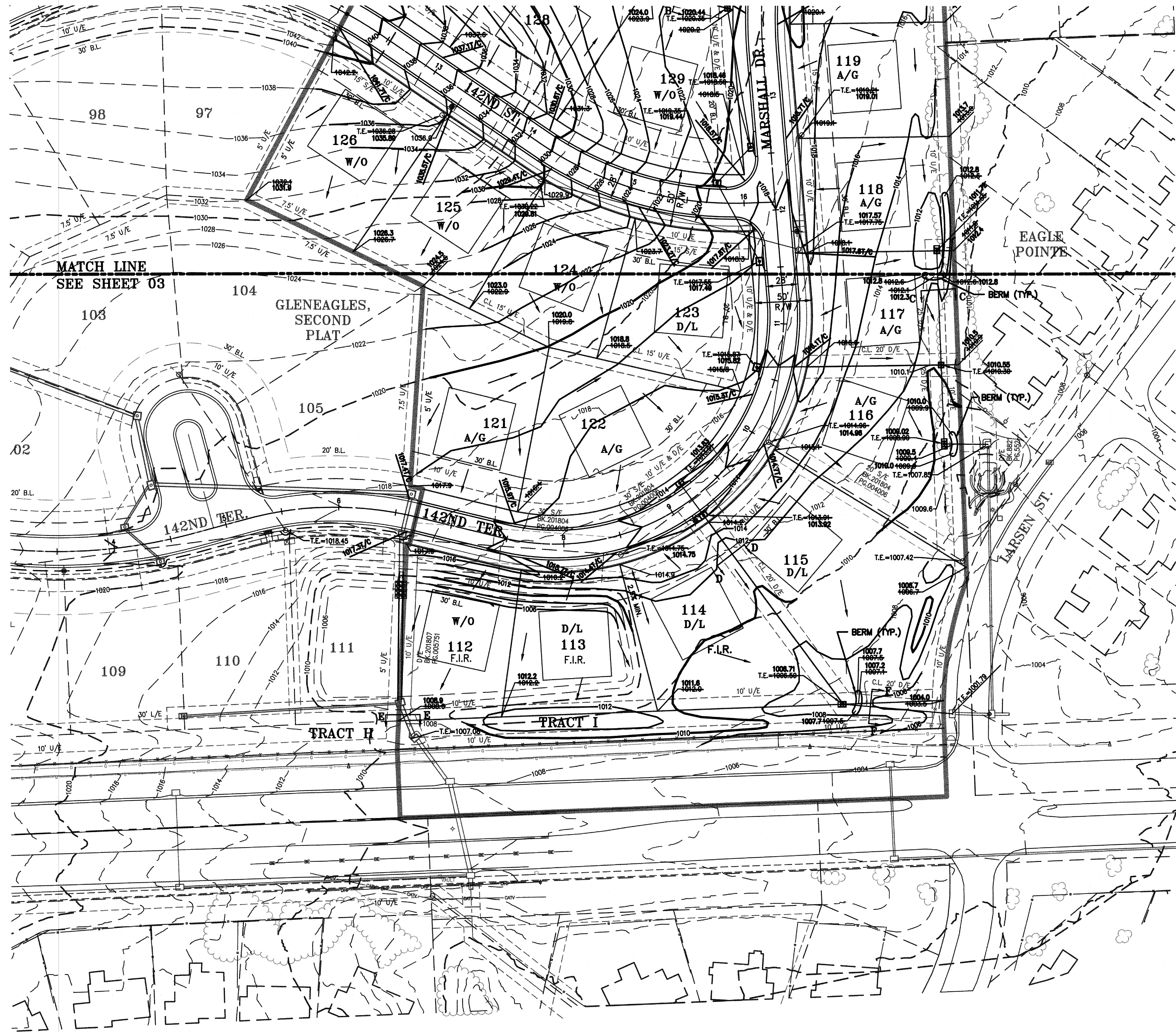
GRADING PLAN
THE ESTATES OF GLENDALES, THIRD PLAT
OVERLAND PARK, KANSAS

| PROJECT NO. 180523 | | No. | Date | Appr- |
|--------------------|---------|-----|----------|---------|
| DATE: | 8/70/18 | 1. | 12-31-18 | MAM TIT |
| DRAWN: | DOS | 2. | 3-11-19 | MAM TIT |
| DESIGNED: | MAM | | | |
| CHECKED: | TIT | | | |
| APPROVED: | TIT | | | |

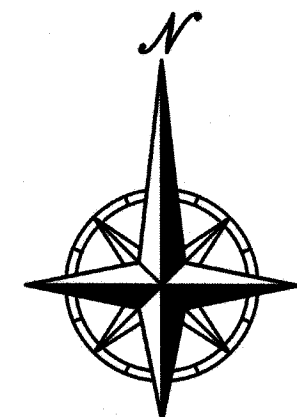
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POST-SEDIMENT BASIN GRADING PLAN

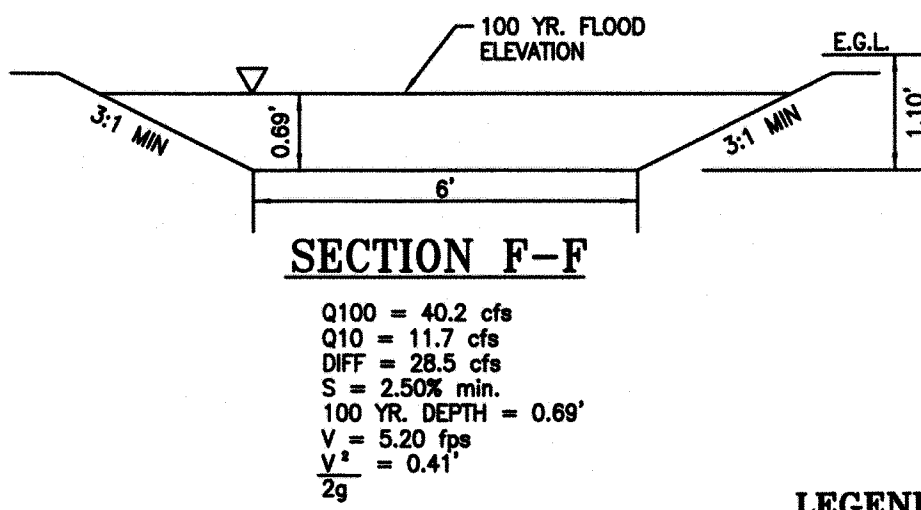
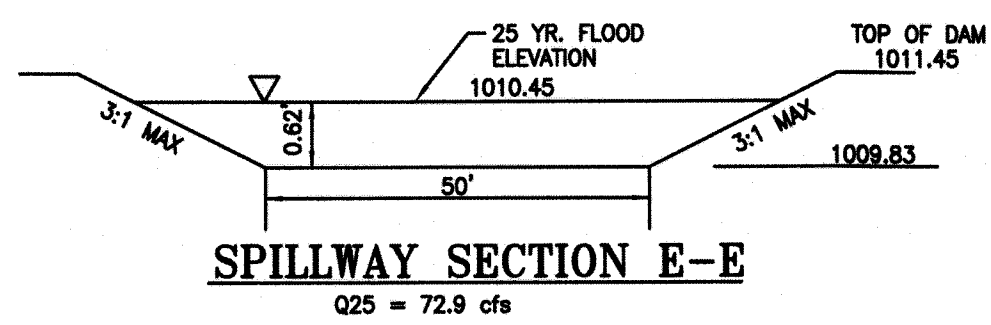
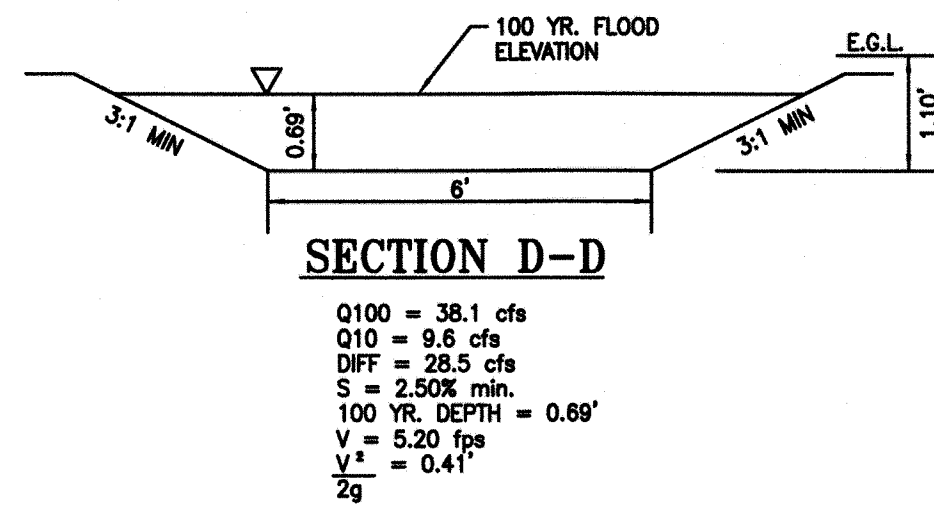
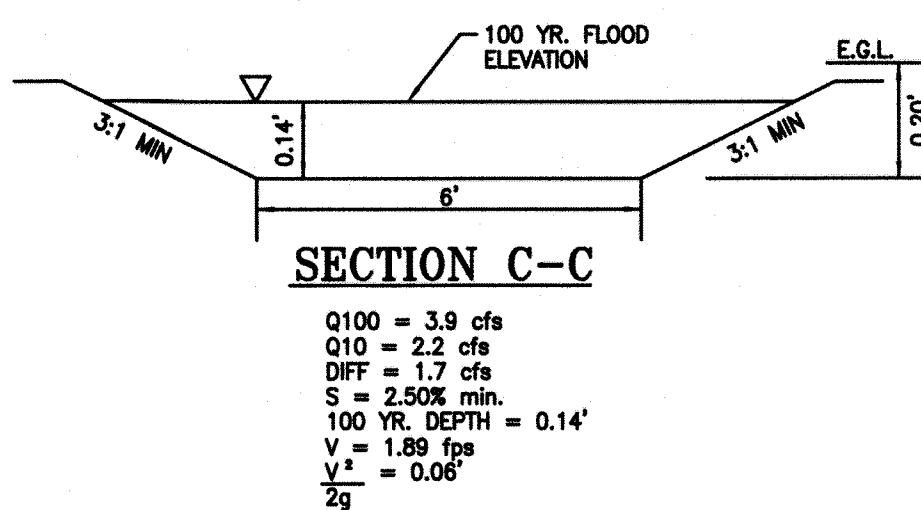
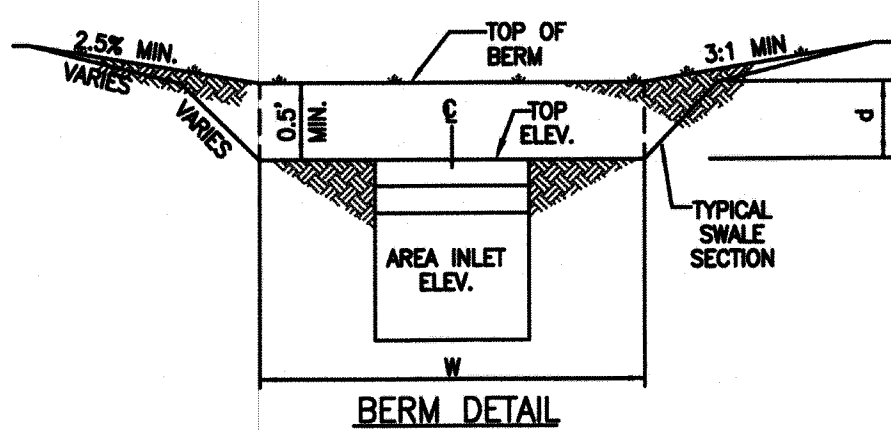


SCALE: 1"=50'

FOUNDATION INVESTIGATION REQUIRED:
LOTS DESIGNATED F.I.R. MEET THE CHARACTERISTICS
IDENTIFIED IN THE CITY OF OVERLAND PARK MINIMUM
RESIDENTIAL FOUNDATION STANDARDS AND WILL REQUIRE
SPECIAL CONSIDERATION BY AN ARCHITECT OR ENGINEER
PRIOR TO ISSUANCE OF A BUILDING PERMIT.

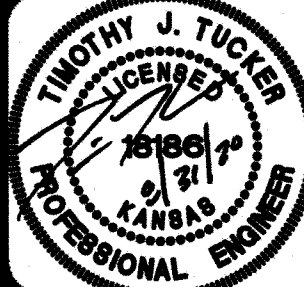
"AS-BUILT"

DATED: 8/13/20 BY: MAM

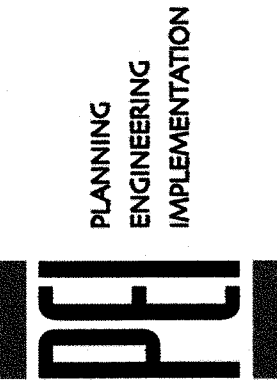


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GRADING PLAN
THE ESTATES OF GLENEAGLES, THIRD PLAT
OVERLAND PARK, KANSAS

| PROJECT NO. | 180523 | No. | Date | By | App. |
|-------------|---------|-----|----------|-----|------|
| DATE: | 8/10/18 | 1. | 12-31-18 | MAM | TJT |
| DRAWN: | DPS | 2. | 3-11-19 | MAM | TJT |
| DESIGNED: | MAM | | | | |
| CHECKED: | TJT | | | | |
| APPROVED: | TJT | | | | |

SHEET
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