

CITY OF OVERLAND PARK PLANNING AND DEVELOPMENT SERVICES

INTRACITY COMMUNICATION

November 19, 2020

Stephanie Byard – SPS

**SUBDIVISION NAME – MISSION RANCH 3RD PLAT
PIP2018-00030**

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

NOTE: Prior to Building Permits being issued, a Water Service Availability letter from WaterOne must be submitted to Building Safety.

NOTE: Lot 86 will be on hold until all sidewalk ramps have been constructed and have approved as-builts plans.

NOTE: Lot 98 will be on hold until extended dry detention basin modifications near this lot are complete and approved by engineering services.

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>
84	G-G	0.31
85	G-G	0.31
104	C-C	0.75
106	D-D	0.75
110	F-F	0.26
111	F-F	0.26
123	E-E	0.34
124	E-E	0.34

134
135

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

84
85
106
111
123
124
134
135

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

98
120
121
122
128
129
130
131

Mission Ranch 3rd Plat
November 17, 2020
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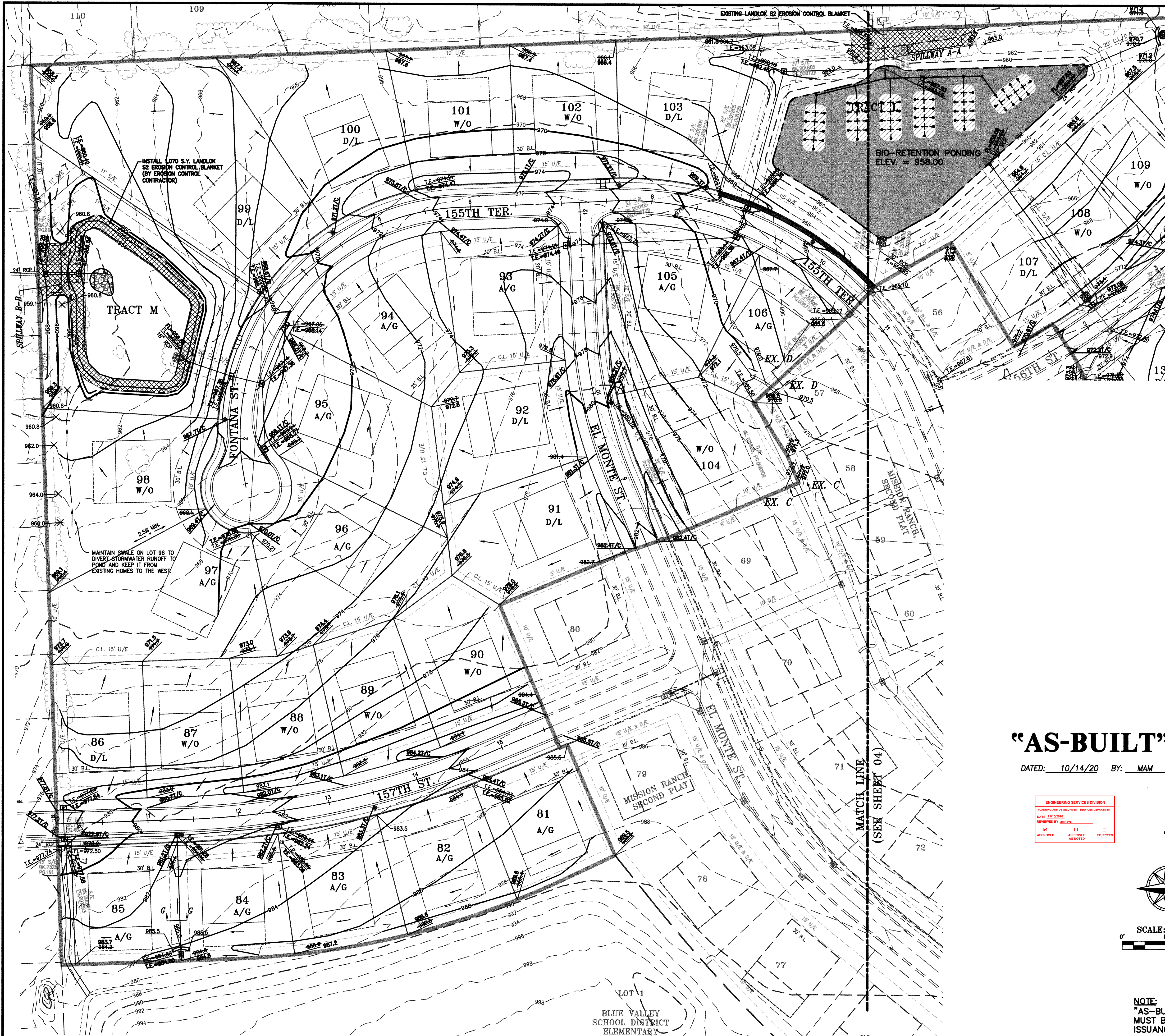
If you have any questions, please contact me.



Anne M. Hays, P.E.
Civil Engineer II

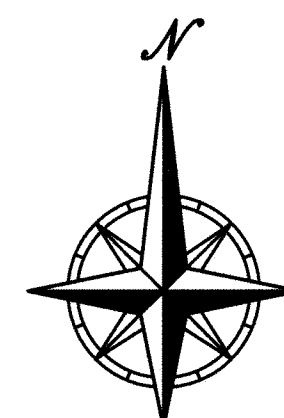
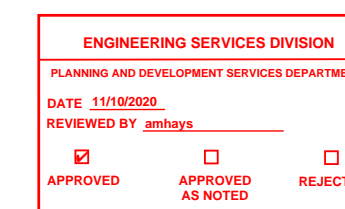
c: Tim Tucker, P.E. Phelps Engineering Inc.
Tony Meyers, P.E. Engineering Services Inspector Supervisor
Brandon Melius, Inspector
Jeff Hunt - Supervisor, Public Works Maintenance
Mission Road Partners, LLC
Mission Ranch 3rd Plat - Subdivision Flood File
City website

\\PHELPS-SERVER\Projects\180519\Drawings\Grading\Grading.dwg Layout:1 Oct 20, 2020 - 1:59pm Marc McGill



"AS-BUILT"

DATED: 10/14/20 BY: MAM



SCALE: 1"=50'

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

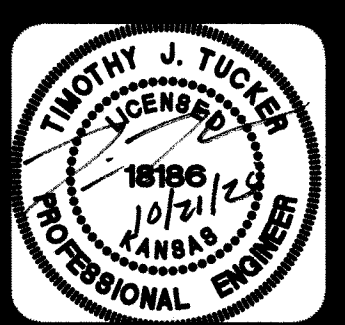
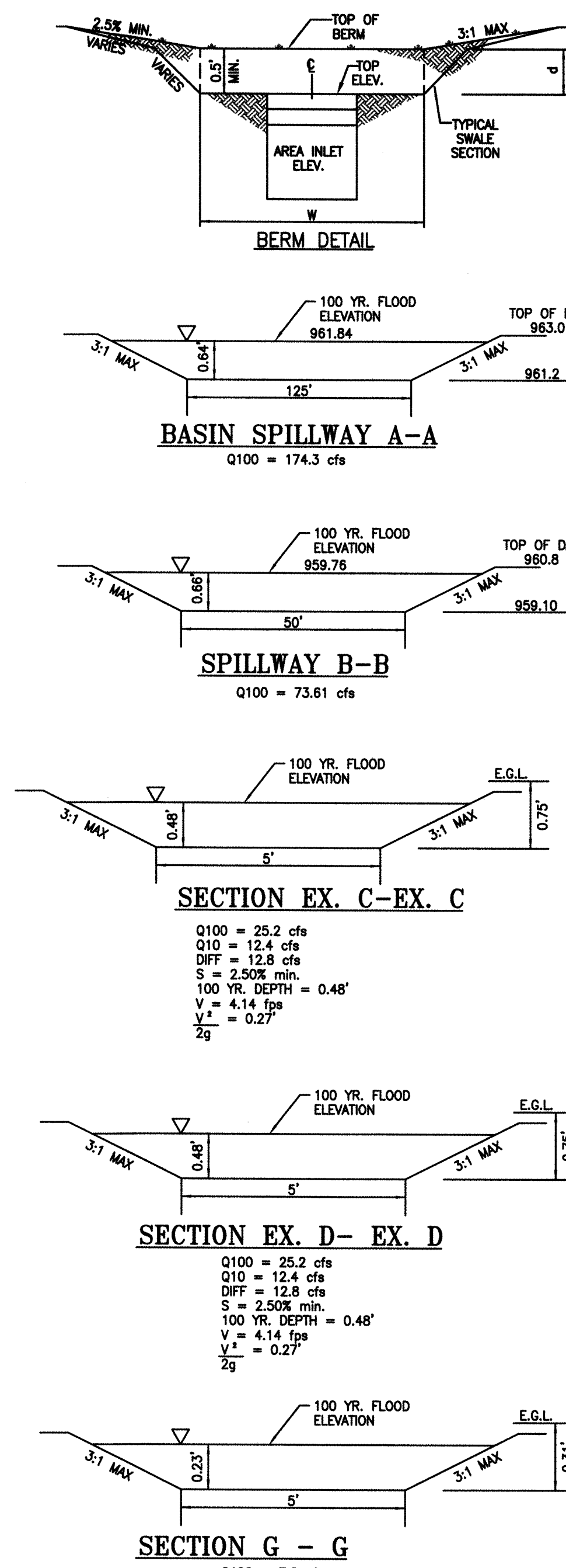
LEGEND
A/G - AT GRADE
D/L - DAYLIGHT
W/O - WALKOUT
F W/O - FORCED WALKOUT
(1'-4" ABOVE CURB)

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: + 18,930 C.Y.
RAW EMBANKMENT (LOOSE): -18,930 C.Y.
STREET PAVEMENT ADJUSTMENT: +2,210 C.Y.
NET (CUT) +2,210 C.Y.

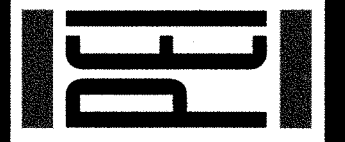
NOTE: EXCESS MATERIAL FOR THIS PROJECT WILL BE WASTED ON SITE OR USED FOR POOL / CLUBHOUSE. COORDINATE WITH ENGINEER.

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



PHELPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 399-1155
Fax (913) 399-1165
www.pelphsengineering.com

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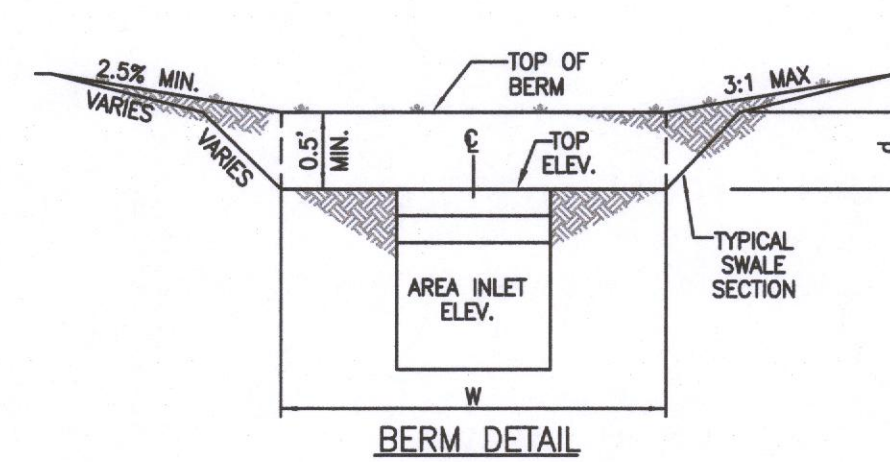
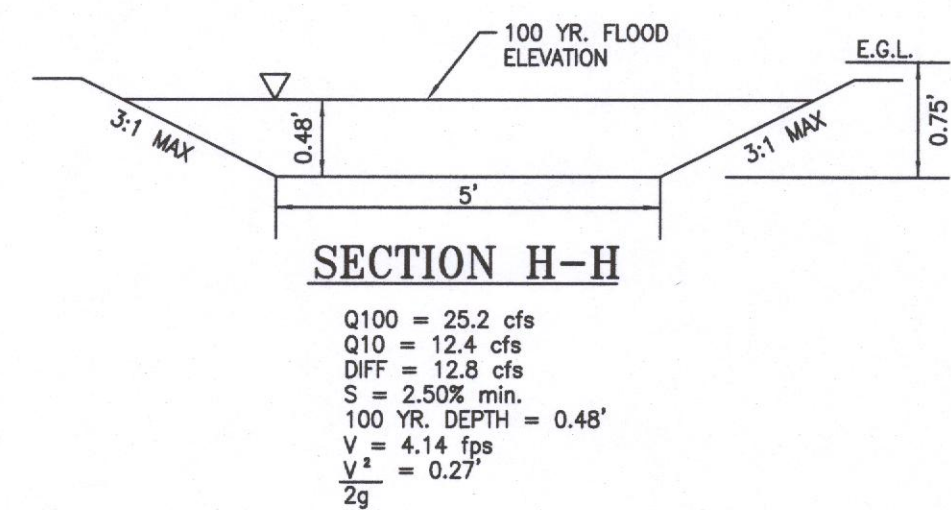
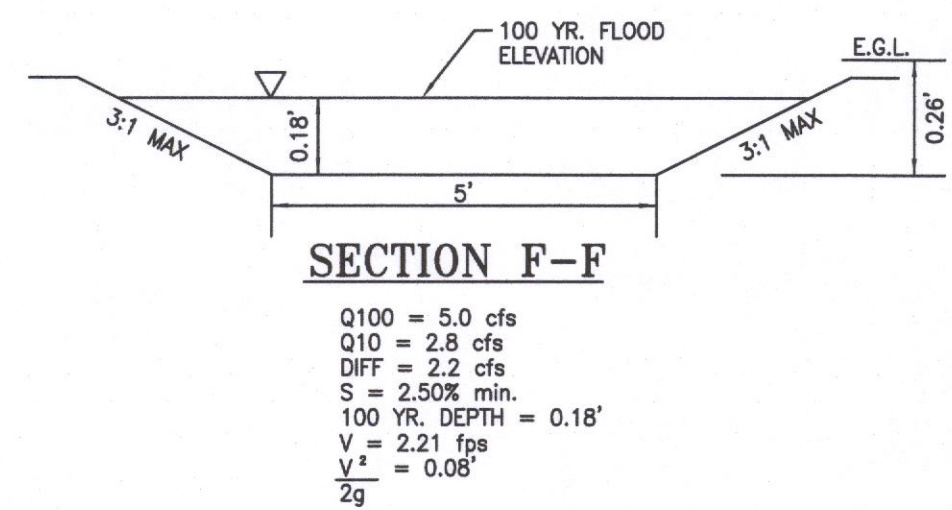
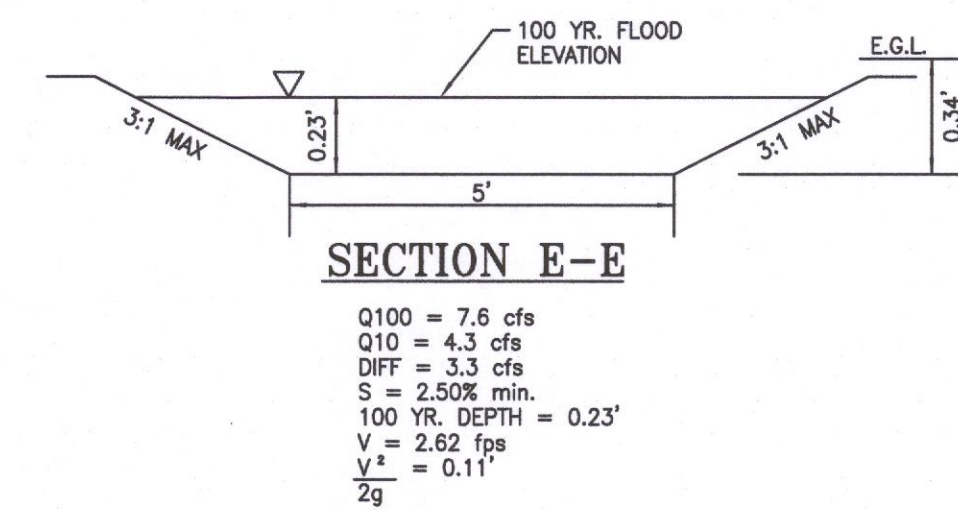
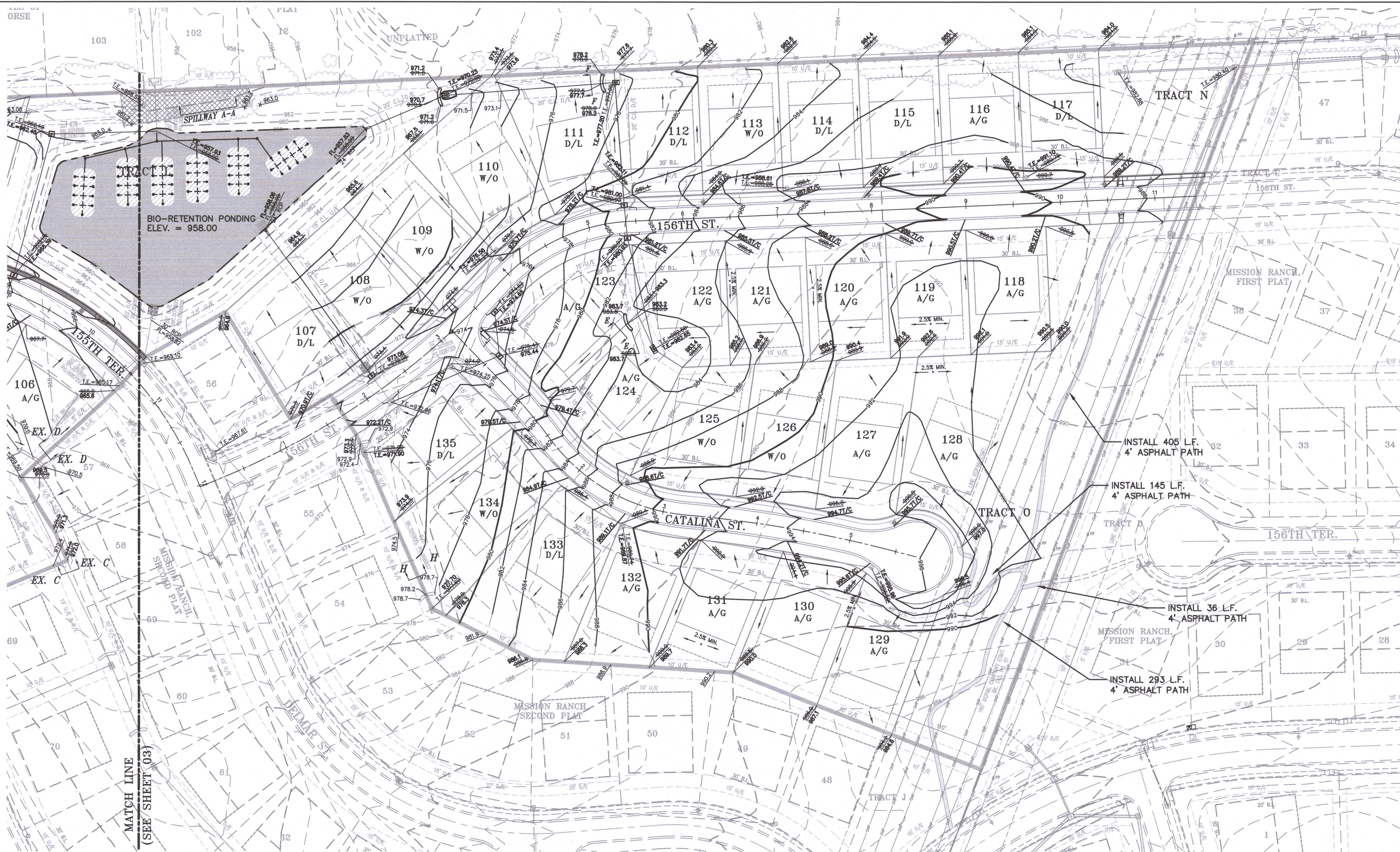


GRADING PLAN
MISSION RANCH, THIRD PLAT
OVERLAND PARK, KANSAS

PROJECT NO. 180519					Revisions:		By	App.
DATE:	7/13/18	1.	1-4-18	REVISED PER CITY COMMENTS	MAM	TJT	MAM	TJT
DRAWN:	MAM	2.	3-13-20	REVISED PER CITY COMMENTS	MAM	TJT	MAM	TJT
DESIGNED:	TJT							
CHECKED:								
APPROVED:								

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03
OF 48

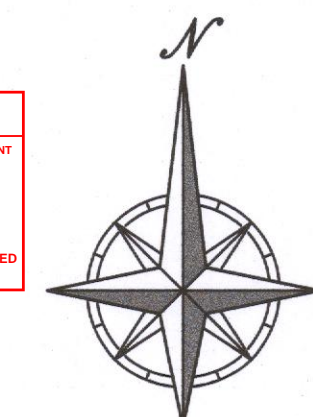
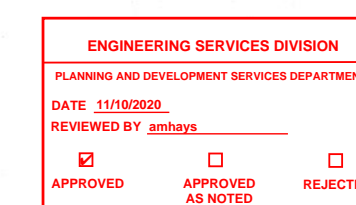
OCT 21 2020



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

"AS-BUILT"

DATED: 10/14/20 BY: MAM



SCALE: 1"=50'

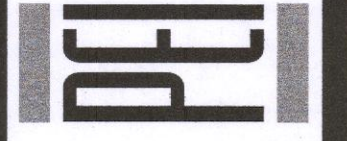
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IMPLEMENTATION



GRADING PLAN
MISSION RANCH, THIRD PLAT
OVERLAND PARK, KANSAS

PROJECT NO.	180519	No.	Date	By	App.
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DRAWN:	MAM	2.	3-13-20	MAM	TUT
DESIGNED:	TUT				
CHECKED:					
APPROVED:					

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