

CITY OF OVERLAND PARK PLANNING AND DEVELOPMENT SERVICES

INTRACITY COMMUNICATION

November 30, 2020

Stephanie Byard – SPS

**SUBDIVISION NAME – TERRYBROOK FARMS, 13TH PLAT
PIP2019-00025**

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 385 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>
359	A-A	0.18
360	A-A	0.18
382	B-B	0.48
383	B-B	0.48
384	B-B	0.48
385	B-B	0.48

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.

LOT	CONDITION
348	Fill
349	Fill

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

352
370
371
372
373
374
375
376
377
378
379
380
385

If you have any questions, please contact me.

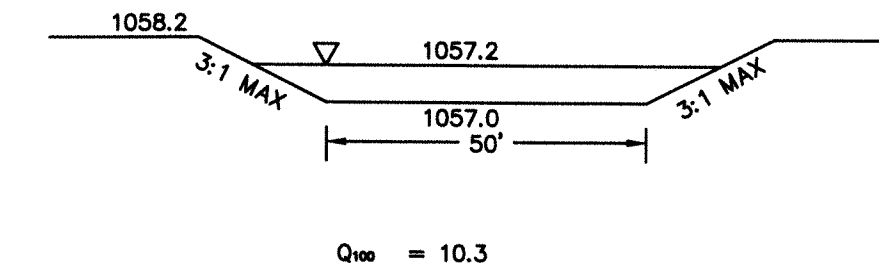
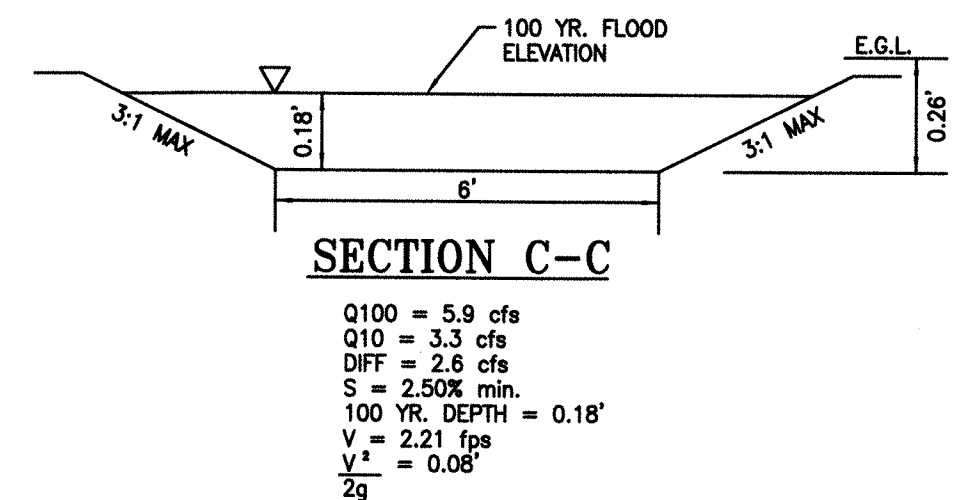
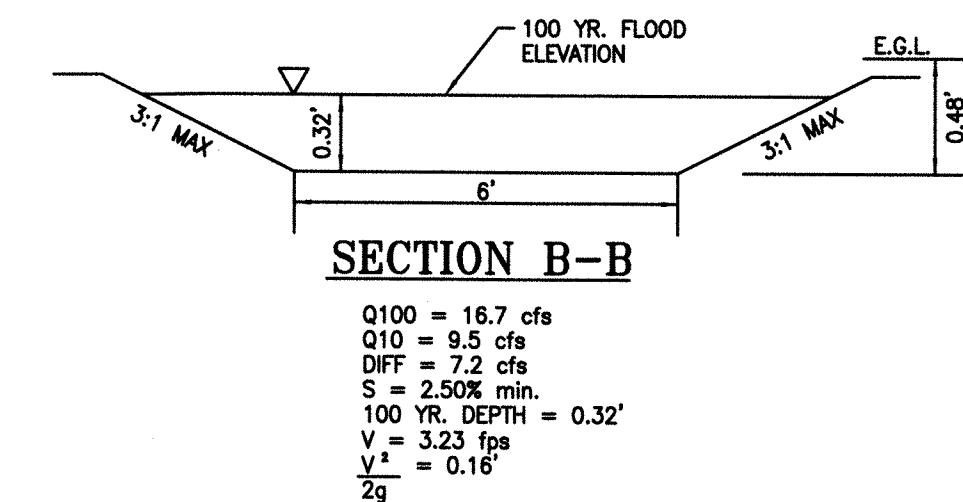
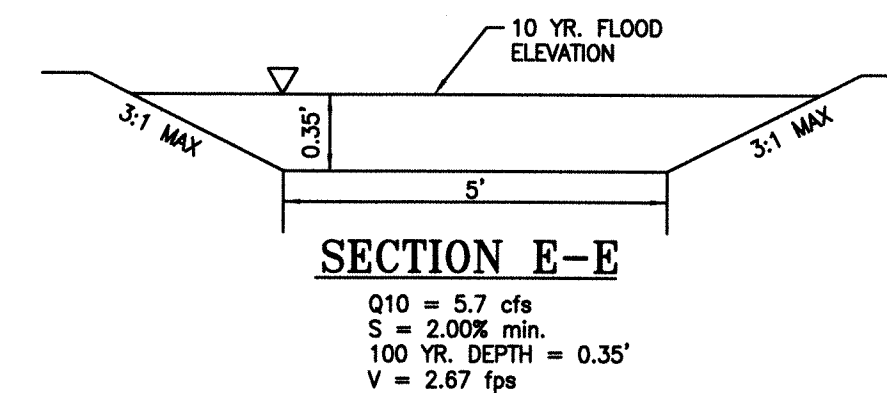
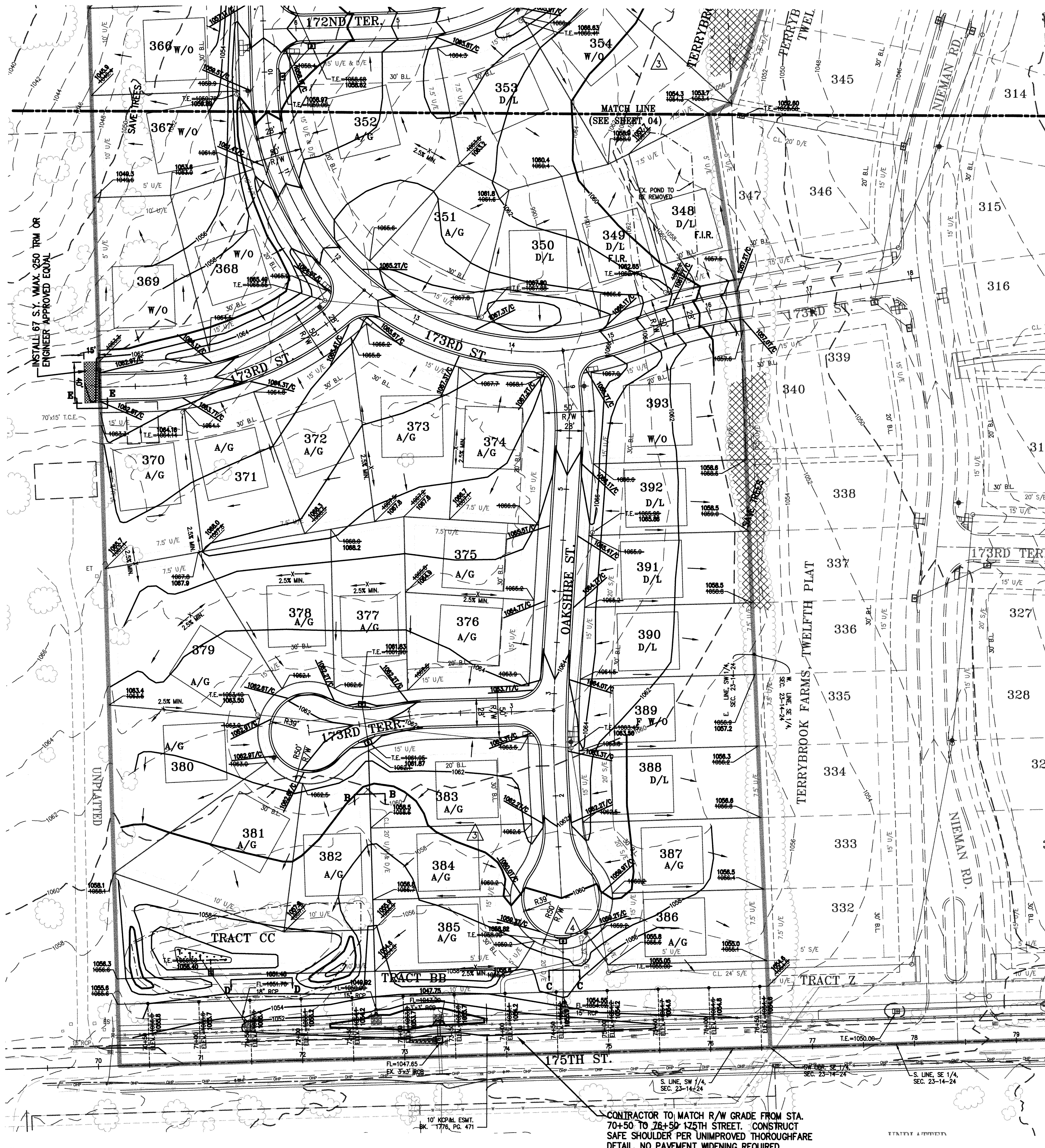


Anne M. Hays, P.E.
Civil Engineer II

Terrybrook Farms, 13th Plat
November 30, 2020
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c: Tim Tucker, P.E. Phelps Engineering Inc.
Tony Meyers, P.E. Engineering Services Inspector Supervisor
Mark Zarda, Inspector
Jeff Hunt - Supervisor, Public Works Maintenance
Terrybrook Partners, LLC
Terrybrook Farms 13th - Subdivision Flood File
City website

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

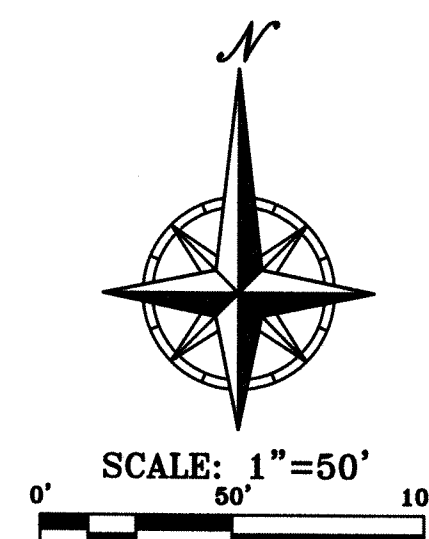
FOUNDATION INVESTIGATION REQUIRED:
LOTS DESIGNATED F.I.R. MEET THE CHARACTERISTICS IDENTIFIED IN THE CITY OF OVERLAND PARK MINIMUM RESIDENTIAL FOUNDATION STANDARDS AND WILL REQUIRE SPECIAL CONSIDERATION BY AN ARCHITECT OR ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT.

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: +8,360 C.Y.
RAW EMBANKMENT (LOOSE): -28,030 C.Y.
STREET PAVEMENT ADJUSTMENT: +1,680 C.Y.
NET (CUT/FILL) -17,990 C.Y.

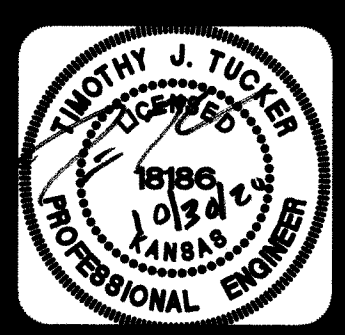
NOTE: CONTRACTOR TO BALANCE SITE WITH TERRYBROOK FARMS, TWELFTH PLAT.

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



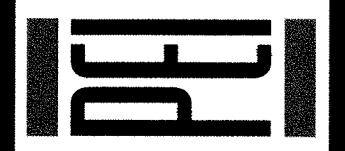
"AS-BUILT"
DATED: 10/14/20 BY: MAM

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



PHELPS ENGINEERING, INC.
1320 N. Winthester
Olathe, Kansas 66061
(913) 933-1155
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www.phelpsengineering.com

PLANNING
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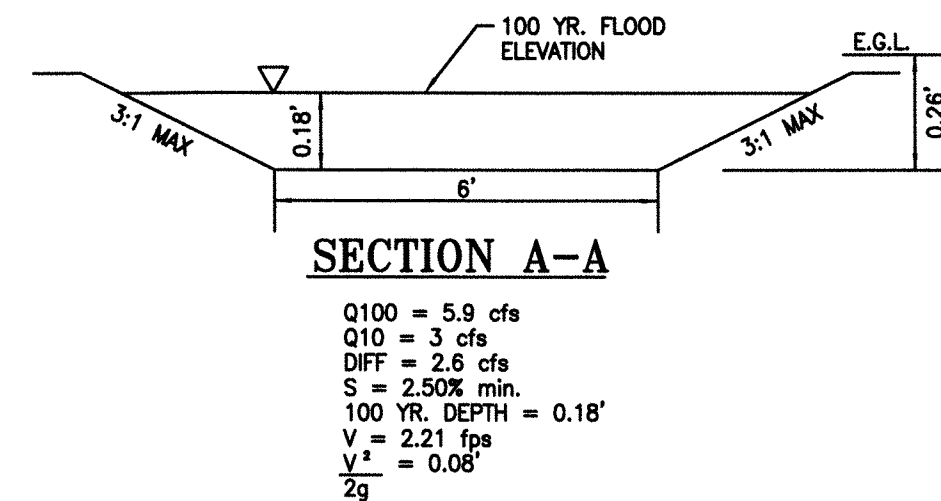
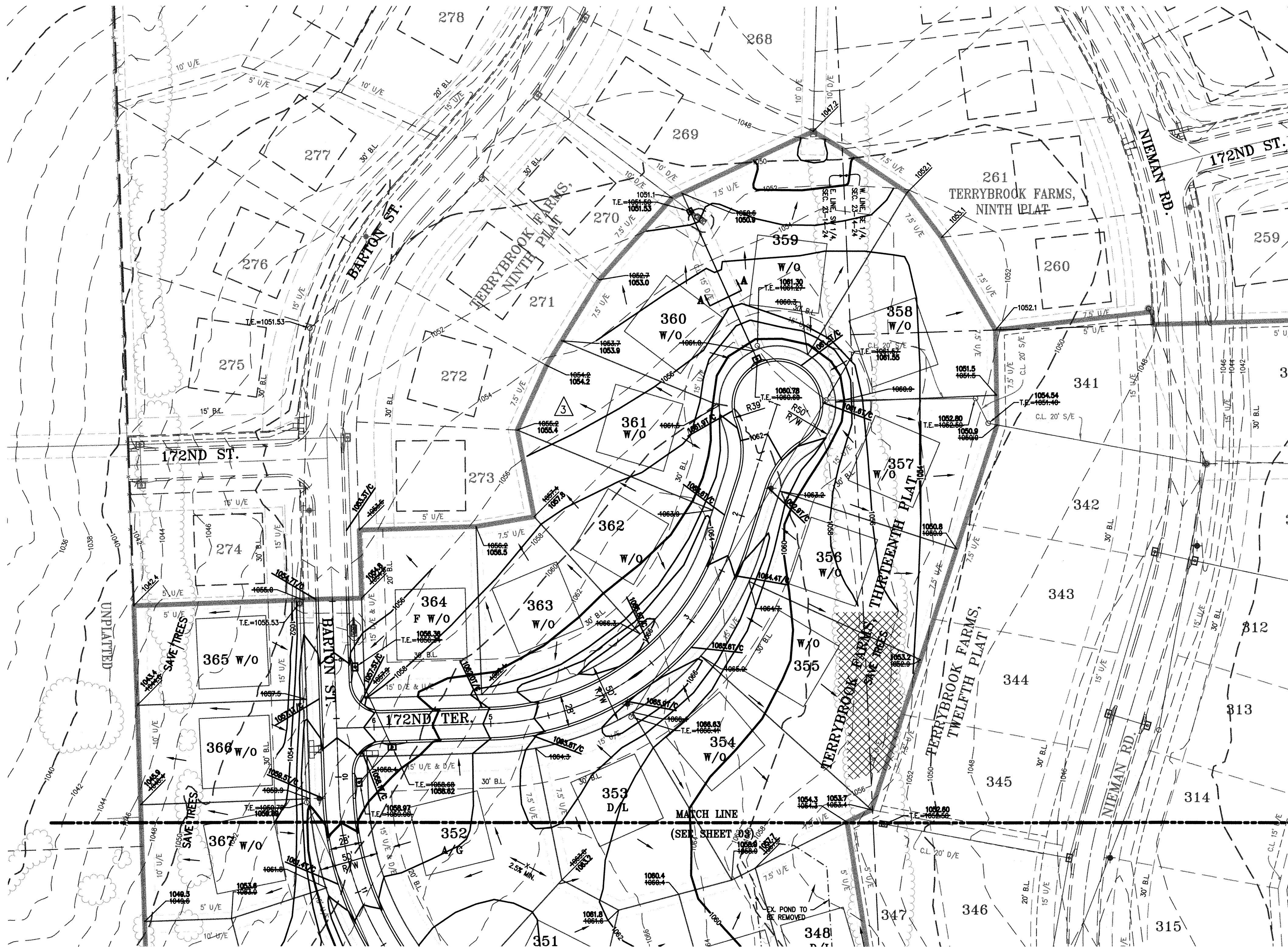
GRADING PLAN
TERRYBROOK FARMS, THIRTEENTH PLAT
OVERLAND PARK, KANSAS

PROJECT NO.	180721	DATE	1-28-20	BY	APR
DATE	10/14/20	REVISION	PER CITY COMMENTS	REVISION	DATE
1	1	REVISED PER CITY COMMENTS	1-28-20	MAM	TUT
2	2	ADDED TRM AT END OF 173RD ST.	3-20-20	MAM	TUT
3	3	REVISED GRADING	7-1-20	MAM	TUT
4	4	REVISED SIDEWALK LOCATION	8-17-20	MAM	TUT

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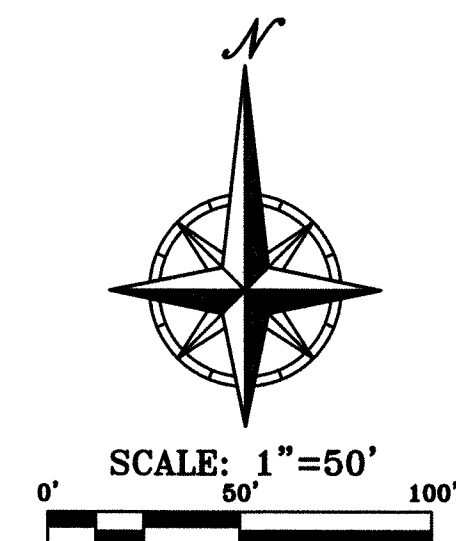


NOTE:
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SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMITS.

FOUNDATION INVESTIGATION REQUIRED:
LOTS DESIGNATED F.I.R. MEET THE CHARACTERISTICS
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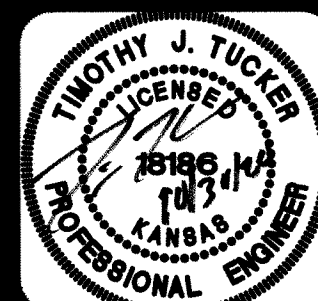
"AS-BUILT"

DATED: 10/14/20 BY: MAM



ENGINEERING SERVICES DIVISION		
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT		
DATE: 10/14/20		
REVIEWED BY: JMM		
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> REJECTED

LEGEND
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PHELPS ENGINEERING, INC.
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GRADING PLAN
TERRYBROOK FARMS, THIRTEENTH PLAT
OVERLAND PARK, KANSAS

Revisions:		By App.	
No.	Date	Revised	Comments
1.	1-28-20	MAM	TUT
2.	7-1-20	MAM	TUT
3.	7-1-20	MAM	TUT
4.	7-1-20	MAM	TUT
5.	7-1-20	MAM	TUT
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7.	7-1-20	MAM	TUT
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15.	7-1-20	MAM	TUT
16.	7-1-20	MAM	TUT
17.	7-1-20	MAM	TUT
18.	7-1-20	MAM	TUT
19.	7-1-20	MAM	TUT
20.	7-1-20	MAM	TUT

SHEET

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