

CITY OF OVERLAND PARK PLANNING AND DEVELOPMENT SERVICES

INTRACITY COMMUNICATION

November 30, 2020

Stephanie Byard – SPS

**SUBDIVISION NAME – MISSION RANCH SOUTH 3RD PLAT
PIP2019-00013**

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

NOTE: Lot 44 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>
52	F-F	0.76
53	E-E	1.90
54	D-D	1.95
55	D-D	1.95
56	C-C	1.92
57	B-B	1.92
58	B-B	1.92
59	B-B	1.92

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

54
55
57

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

57
58
59

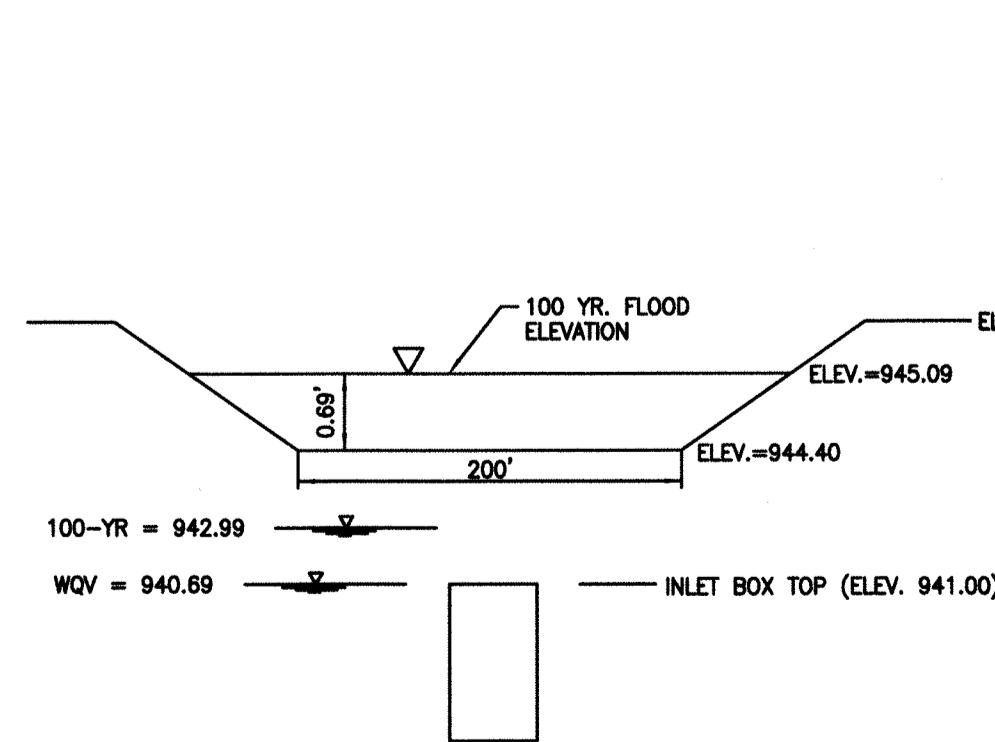
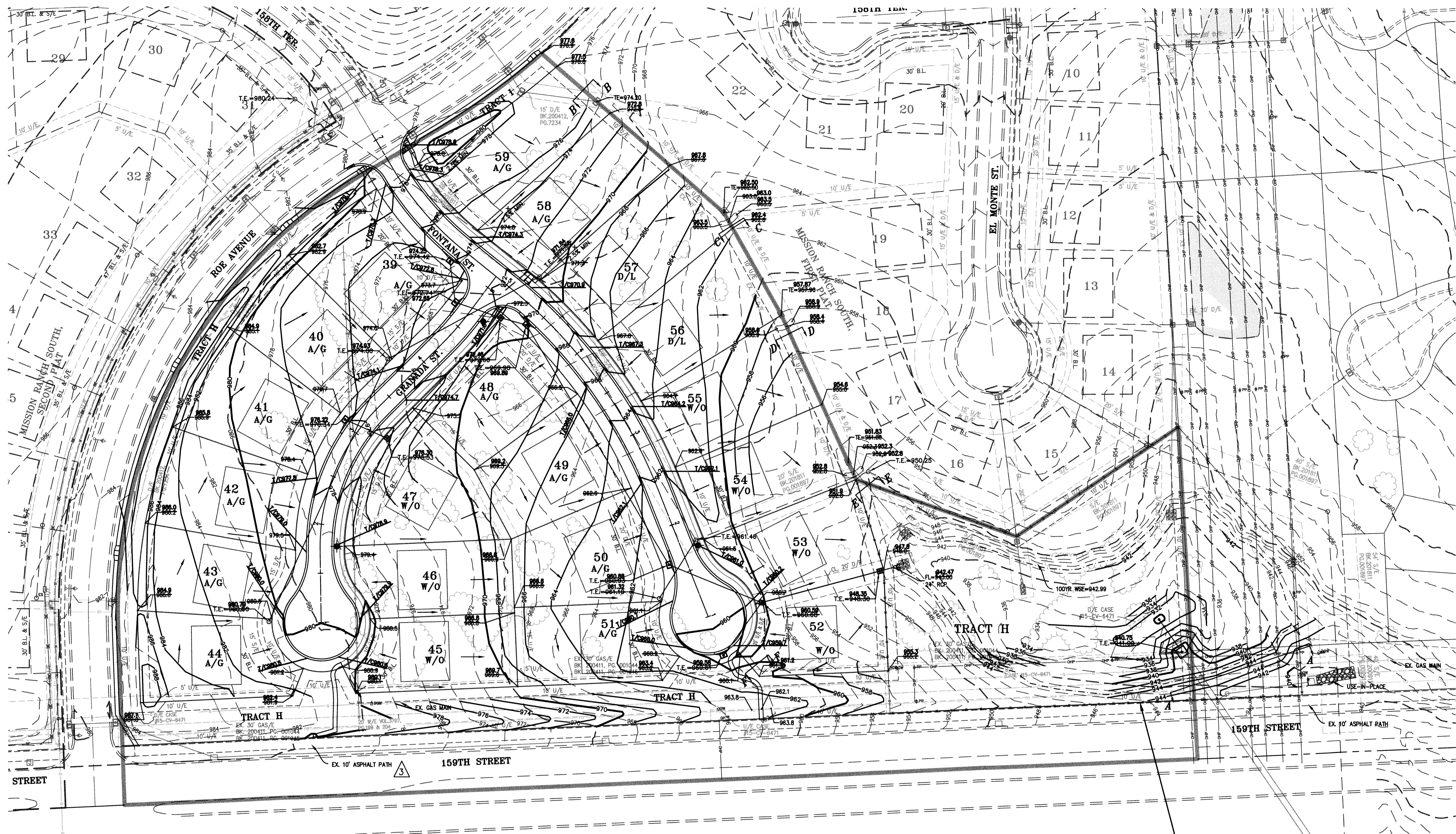
If you have any questions, please contact me.



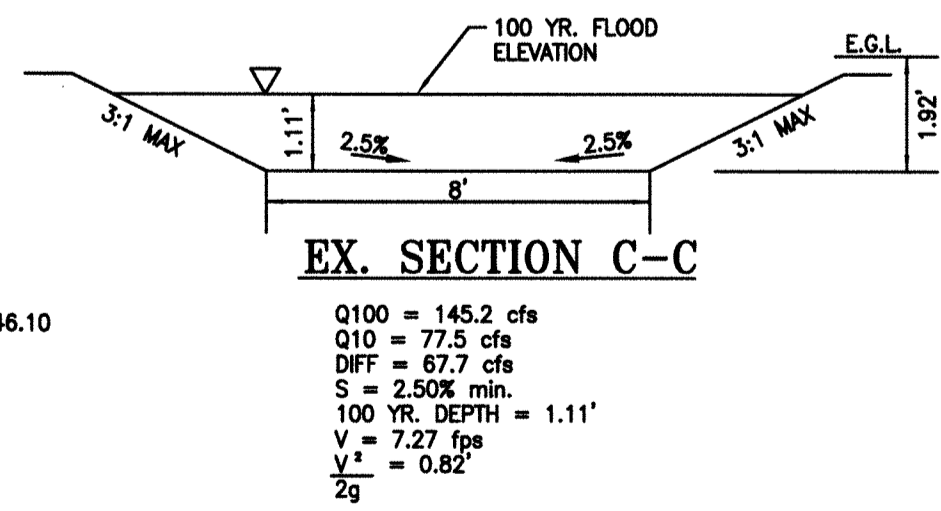
Anne M. Hays, P.E.
Civil Engineer II

- 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 South 3rd Plat - Subdivision Flood File
City website

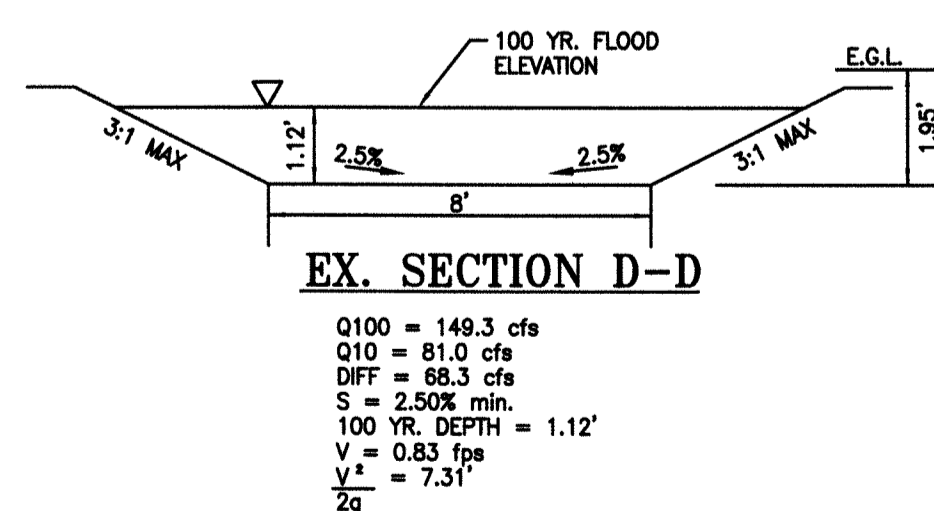
\\PHELPS-SERVER\Projects\180725\Drawings\Grading\180725 Grading.dwg Layout GRADING-1 Oct 29, 2020 - 10:50am Marc McGill



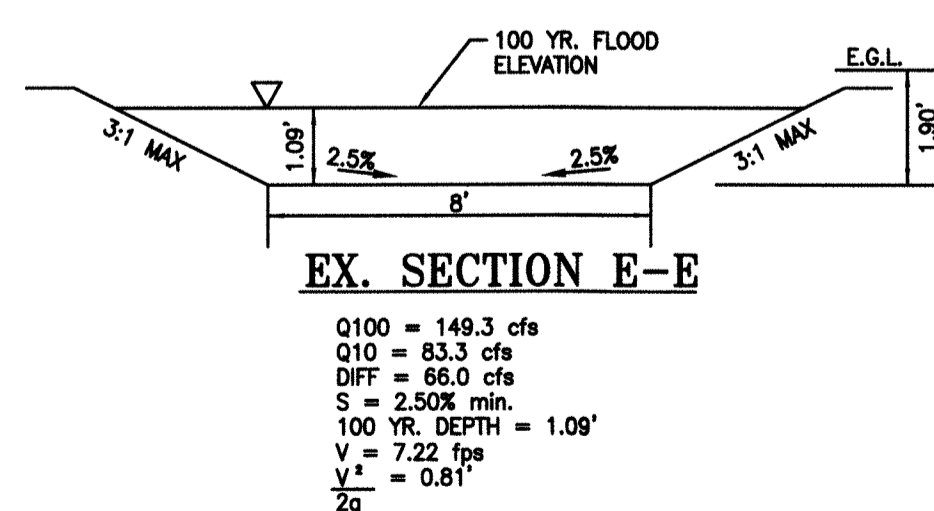
WEIR SECTION A-A
(NOT TO SCALE)
Q100 = 312.0 cfs



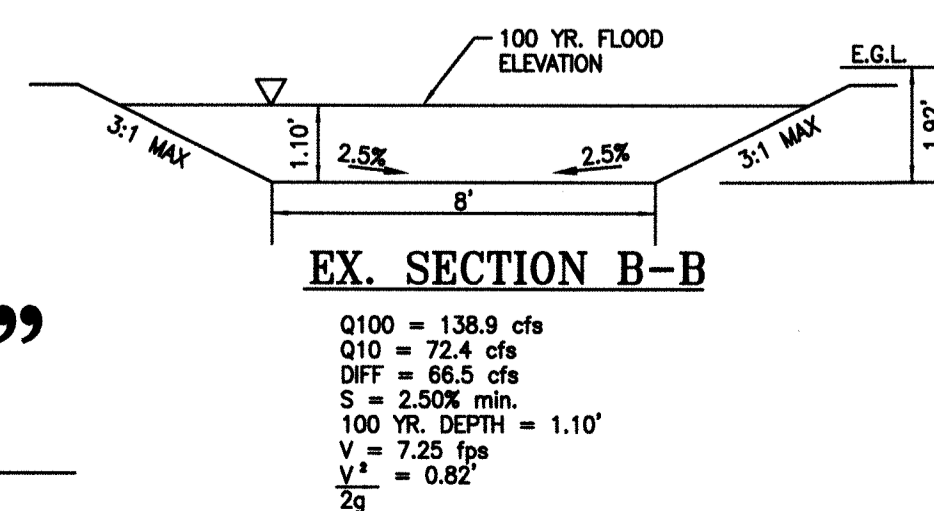
EX. SECTION C-C



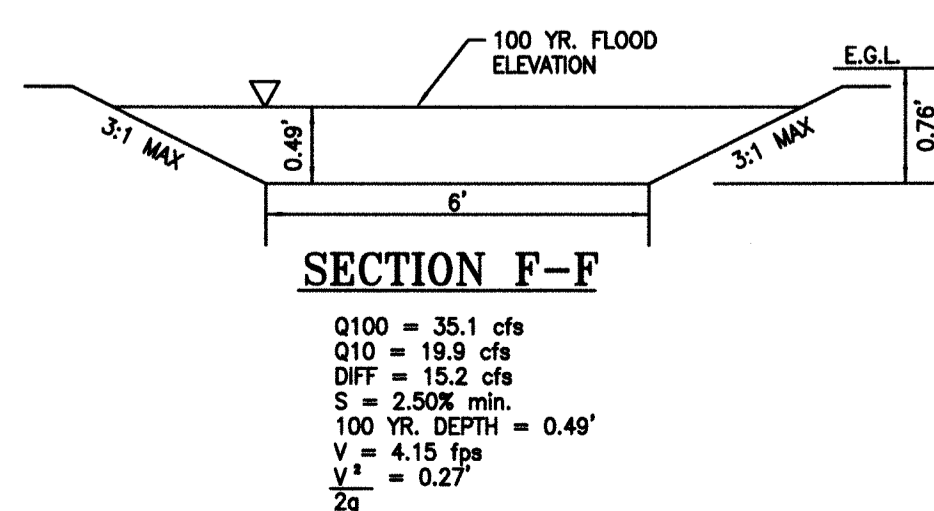
EX. SECTION D-D



EX. SECTION E-E



EX. SECTION B-B



SECTION F-F

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

INSTALL 1,300 L.F. OF 4' ALUMINUM FENCE,
INSTALLED PER MANUFACTURERS SPECIFICATIONS.
SEE DETAIL SHEET 14.

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.

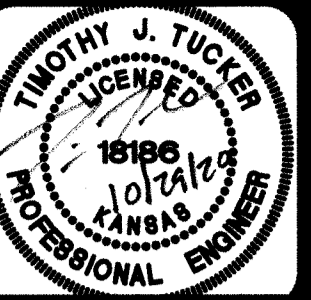
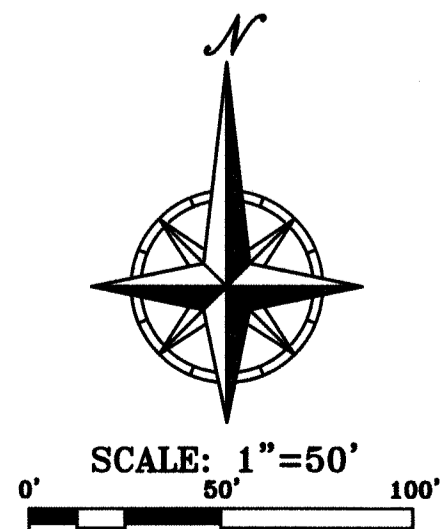
RAW EXCAVATION: +7,860 C.Y.
RAW EMBANKMENT (LOOSE): -14,210 C.Y.
STREET PAVEMENT ADJUSTMENT: +790 C.Y.
NET (CUT/FILL) -5,560 C.Y.

NOTE: COORDINATE WITH ENGINEER FOR SITE BALANCING.

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

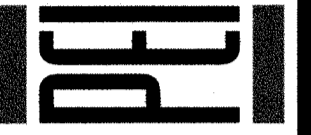
NOTE:
"AS-BUILT" GRADING PLANS MUST BE
SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMITS.

ENGINEERING SERVICES DIVISION		
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT		
DATE: 11/19/2020		
REVIEWED BY: [Signature]		
APPROVED	APPROVED	REJECTED



PHELPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 939-1155
Fax (913) 939-1155
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION



GRADING PLAN
MISSION RANCH SOUTH, THIRD PLAT
OVERLAND PARK, KANSAS

Project No.	180725	No.		Date	
Drawn By	DD				
Checked By	DD				
Reviewed By	DD				
Approved By	DD				
Engineer	DD				
Surveyor	DD				
Planner	DD				
Implementer	DD				

SHEET
3
OF 33

OCT 30 2020