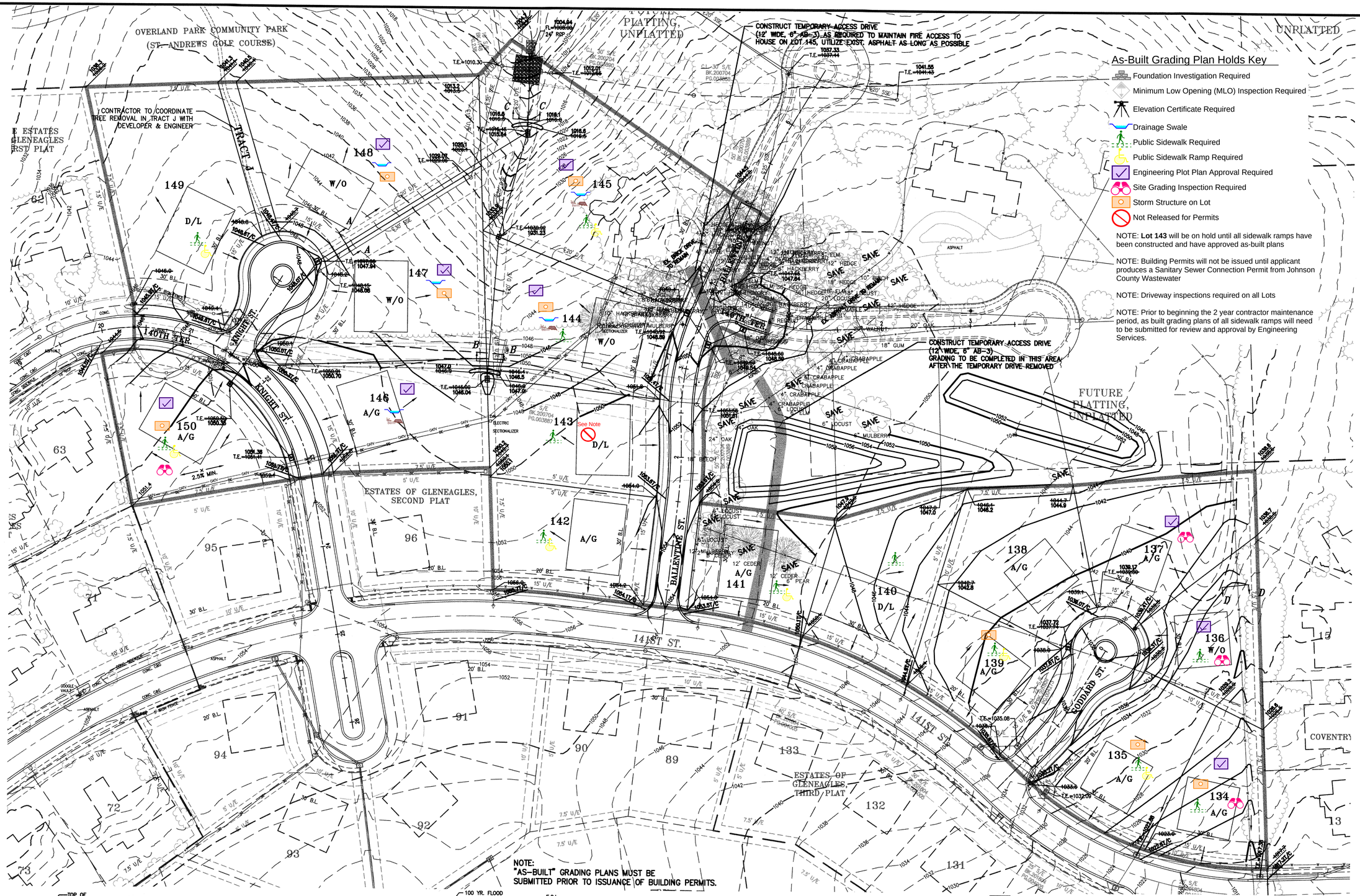


As-Built Grading Plan Holds Key

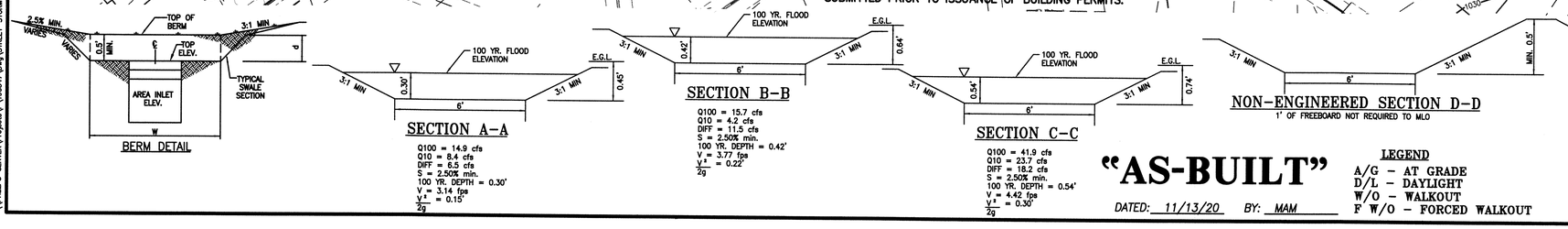
- Foundation Investigation Required
- Minimum Low Opening (MLO) Inspection Required
- Elevation Certificate Required
- Drainage Swale
- Public Sidewalk Required
- Public Sidewalk Ramp Required
- Engineering Plot Plan Approval Required
- Site Grading Inspection Required
- Storm Structure on Lot
- Not Released for Permits

NOTE: **Lot 143** will be on hold until all sidewalk ramps have been constructed and have approved as-built plans

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

NOTE: Driveway inspections required on all Lots

NOTE: Prior to beginning the 2 year contractor maintenance period, as built grading plans of all sidewalk ramps will need to be submitted for review and approval by Engineering Services.



"AS-BUILT"

DATED: 11/13/20 BY: MAM

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:	+10,490 C.Y.
RAW EMBANKMENT (LOOSE):	−7,790 C.Y.
STREET PAVEMENT ADJUSTMENT:	+810 C.Y.
NET (CUT/FILL)	+3,510 C.Y.

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

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

N

SCALE: 1"=50'

TIMOTHY J. TUCKER
LICENSED
18186
12-31-20
KANSAS
PROFESSIONAL ENGINEER

PHELPS ENGINEERING, INC.
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(913) 393-1155
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www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

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

No.	Date	Revisions:	By	App.
1.	10/21/19	REVISED PER CITY COMMENTS	MAM	TJT
2.	10/20/20	CORRECTED STREET NAME SIGN	MAM	TJT

PROJECT NO. 190547
DATE: 7/16/19 DRAWN: MAP
CHECKED: MAM APPROVED: TJT

CERTIFICATE OF AUTHORIZATION LAND SURVEYING – LS-92 ENGINEERING – E-391

CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2007203128 ENGINEERING-2007205035

SHEET 03 OF 34

DEC 10 2020

\\PHELPS-SERVER\Projects\P\190547\Dwg\STREET-STORM\GRADING.dwg Layout: GRADING - 1 Dec 07, 2020 - 1:12pm Marc McGill