MATCH R/W GRADES STA. 220+00 TO STA. 222+50

NO R/W GRADES MATCHED FROM STA. 217+50 TO STA. 219+50

CONSTRUCT 6' SHOULDER & 1' DEEP "V" DITCH BETWEEN PFLUMM ROAD AND 42" RCAP

MATCH R/W GRADES STA. 213+50 TO STA. 217+00

GRADING CONTRACTOR TO COORDINATE RAISING WATER VALVE 0.5'

CONSTRUCT SAFE SHOULDER FROM STA. 213+50 TO 217+00 & STA. 219+50 TO STA. 222+50 PER UNIMPROVED THOROUGHFARE DETAIL, NO PAVEMENT WIDENING REQUIRED.

PFLUMM ROAD

HASKINS ST.

181ST ST.

181ST TER.

181ST PL.

181ST CT.

HAUSER ST.

DEPOT ST.

FUTURE PLATTING
UNPLATTED

DULL CREEK MEADOWS

42" RCAP FL=1016.37/1016.91

15" RCP FL=1029.44

24" RCP FL=1024.27

30" HDPE FL=1012.15

30" HDPE FL=1012.6

42" RCAP FL=1015.46

15" RCP FL=1015.77

42" RCAP FL=1018.44

42" RCAP FL=1020.61

MLO=1022.3
70
D/L
1024.4
1021.0 WSE
1023.3 EGL

SECTION A–A

100 YR. FLOOD ELEVATION
E.G.L.
3:1 MAX
0.19'
6'
0.27'

Q100 = 6.4 cfs
Q10 = 3.6 cfs
DIFF = 2.8 cfs
S = 2.50% min.
100 YR. DEPTH = 0.19'
V = 2.24 fps
$\frac{V^2}{2g}$ = 0.08'

BERM DETAIL

2.5% MIN. VARIES
0.5' MIN.
TOP OF BERM
3:1 MAX.
TOP ELEV.
AREA INLET ELEV.
TYPICAL SWALE SECTION
W

EDGE OF EX. PAVEMENT
6' SHOULDER 10:1 MAX.
4:1 MAX.
4:1 MAX.
1' DEEP "V" DITCH

SECTION B–B

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
- Site Grading Inspection Required
- Storm Structure on Lot
- Not Released for Permits
- Berm

NOTE: Lot 56 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.

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

"AS–BUILT"

DATED: 12/14/20 BY: MAM

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:	+10,680 C.Y.
RAW EMBANKMENT (LOOSE):	−12,550 C.Y.
STREET PAVEMENT ADJUSTMENT:	+1,610 C.Y.
NET (CUT/FILL)	−260 C.Y.

NOTE: CONTRACTOR TO BALANCE SITE.

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

N

SCALE: 1"=50'
0' 50' 100'

ENGINEERING SERVICES DIVISION
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
DATE 4/9/2021
REVIEWED BY jmhays
☑ APPROVED ☐ APPROVED AS NOTED ☐ REJECTED

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

TIMOTHY J. TUCKER LICENSED 18186 KANSAS PROFESSIONAL ENGINEER

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PLANNING
ENGINEERING
IMPLEMENTATION

GRADING PLAN
SOUTHPOINTE, FIRST PLAT
OVERLAND PARK, KANSAS

No.	Date	Revisions:	By	App.
1.	9–3–19	REVISED PER CITY COMMENTS	MAM	TJT
2.	12–4–19	REVISED PER CITY COMMENTS	MAM	TJT
3.	2–18–20	REVISED PER WATER POTHOLES	MAM	TJT

PROJECT NO. 190332
DRAWN: MAM
CHECKED: TJT
APPROVED: TJT
CERTIFICATE OF AUTHORIZATION LAND SURVEYING – LS–82
CERTIFICATE OF AUTHORIZATION ENGINEERING – 2007000126

SHEET
03
OF 37

\\PHELPS–SERVER\Projects\P\190332\Dwg\STREET\GRADING.dwg Layout:1 Jan 06, 2021 – 3:23pm Marc McGill