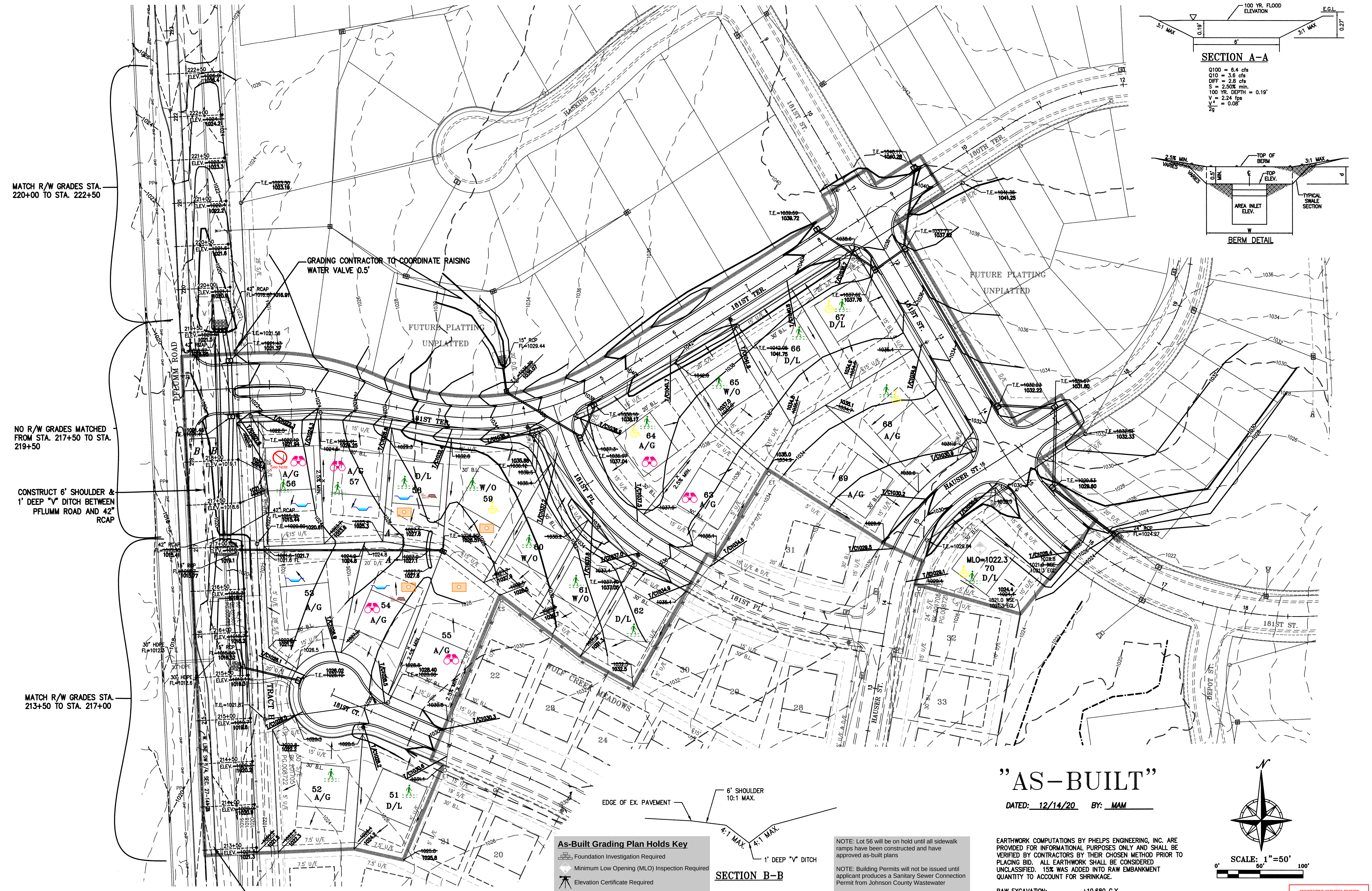

CONSTRUCT SAFE SHOULDER FROM STA. 213+50 TO 217+00 & STA. 219+50 TO STA. 222+50 PER UNIMPROVED THOROUGHFARE DETAIL, NO PAVEMENT WIDENING REQUIRED.

"AS-BUILT"

DATED: 12/14/20 BY: MAM

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.

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'

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

ENGINEERING SERVICES DIVISION
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
DATE 4/8/2021
REVIEWED BY amhays
☑ APPROVED ☐ APPROVED AS NOTED ☐ REJECTED

TIMOTHY J. TUCKER
18186
1/7/21

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

PEI
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
DATE: 7-11-19 DRAWN: MAM
CHECKED: TJT APPROVED: TJT
CERTIFICATE OF AUTHORIZATION KANSAS
LAND SURVEYING – LS-82
ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION MISSOURI
LAND SURVEYING–2007001128
ENGINEERING–2007005058

SHEET
03
OF 37

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