

CITY OF OVERLAND PARK PLANNING AND DEVELOPMENT SERVICES

INTRACITY COMMUNICATION

March 11, 2020

Rhonda Clark – SPS

**SUBDIVISION NAME – MISSION RANCH SOUTH 2ND PLAT
PIP2018-00018**

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

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

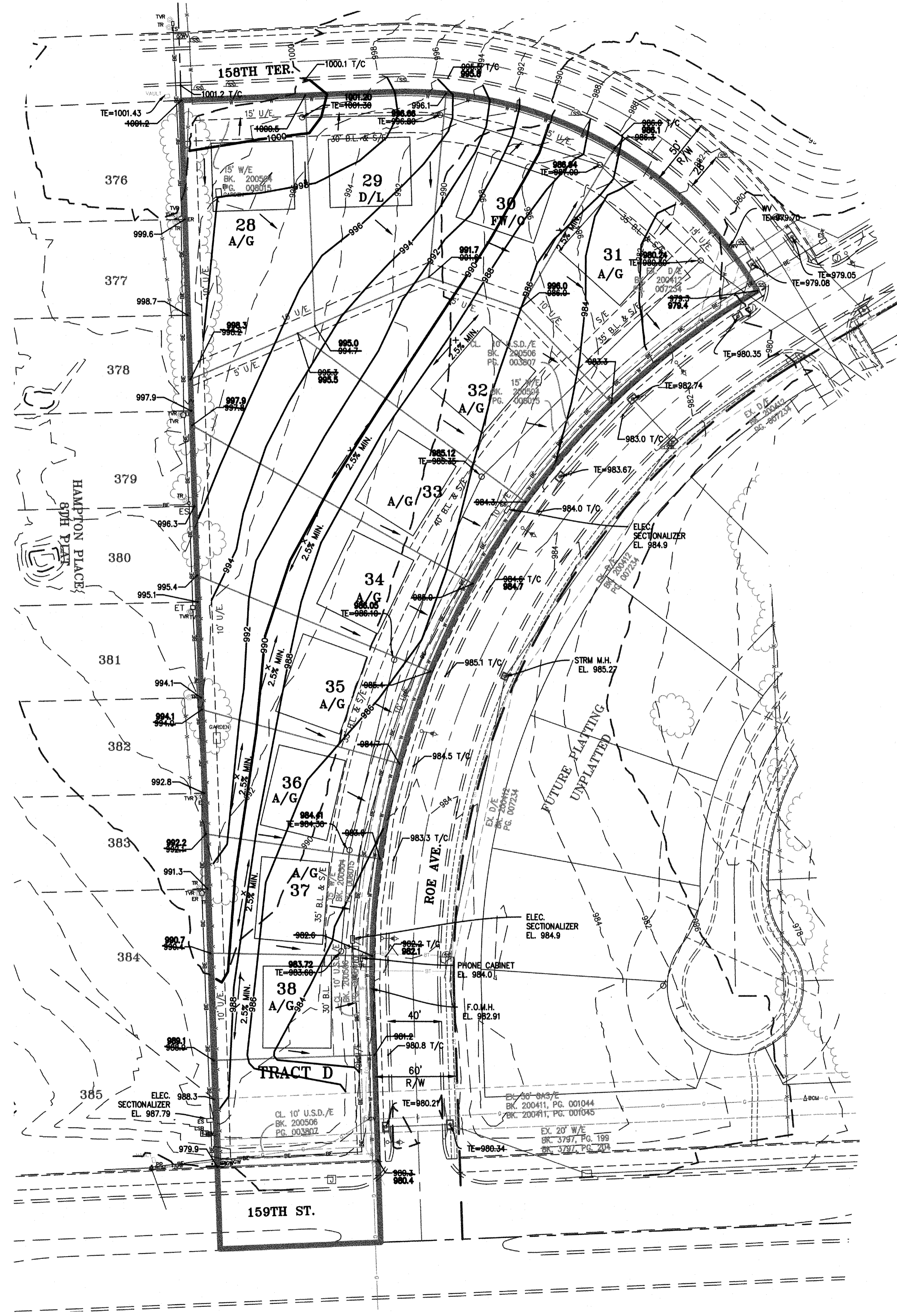
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If you have any questions, please contact me.



Stephanie Byard
Senior Planning Technician

- c: Tim Tucker, Phelps Engineering - Design Engineer
- Tony Meyers, P.E - Engineering Services Review Engineer
- Brandon Melius, Inspector
- Mission Road Partners, LLC - Developer
- Jeff Hunt, Public Works Maintenance
- Irina Idelson, Public Works Senior Engineering Technician
- Permit Services
- Meg Ralph - City website
- Subdivision Flood File



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: +8,000 C.Y.
RAW EMBANKMENT (LOOSE): -4,030 C.Y.

NET (CUT/FILL) (CUT) 3,970 C.Y.

NOTE: EXCESS MATERIAL FOR THIS PROJECT WILL BE USED FOR FUTURE PHASES AND WILL BE STOCKPILED. COORDINATE WITH ENGINEER.

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.

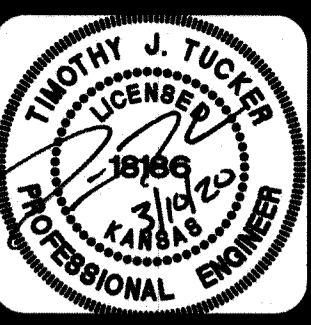
LEGEND
A/G - AT GRADE
D/L - DAYLIGHT
W/O - WALKOUT
F W/O - FORCED WALKOUT



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

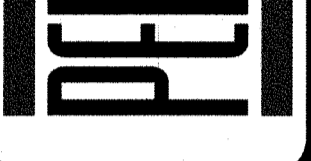
ENGINEERING SERVICES DIVISION
Planning and Development Services Department
City of Overland Park, Kansas
Date: 3/11/2020
Reviewed By: SAM
APPROVED APPROVED REJECTED

"AS-BUILT"
DATED: 3/6/20 BY: MAM



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

PLANNING
ENGINEERING
IMPLEMENTATION



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

PROJECT NO.	DATE	NO.	REVISIONS	By		Date	
				APP	MAM	APP	MAM
180157	1/20/18	1	REVISED PER CITY COMMENTS			8/7/18	
		2	REVISED GRADING			1/9/20	

SHEET
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