

CITY OF OVERLAND PARK PLANNING AND DEVELOPMENT SERVICES

INTRACITY COMMUNICATION

August 12, 2020

Rhonda Clark – SPS

**SUBDIVISION NAME – ARBOR VIEW 8th PLAT
PIP2018-0002**

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

NOTE: Lot 123 will be on hold until all sidewalk ramps have been constructed and have approved as-builts plans and a bike/hike trail is constructed along the Grant Street right-of-way between 178th Street and 179th Street.

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>
119	C-C	0.36
120	C-C	0.36

MLO SET BY ENGINEER

The following lots are adjacent to large open stormwater conveyances which require freeboard for all building openings and tops of foundation walls. An engineered plot plan is required for these lots which show the minimum low opening established on the subdivision as-built grading plan and actual proposed building openings and top of foundation wall elevations.

LOT

MLO (All Building Openings)

119

996.3

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

120

121

If you have any questions, please contact me.



Stephanie Byard, Senior Planning Technician

- c: Tim Tucker, P.E. - Phelps Engineering
- Pam Fortun, P.E.- Senior Stormwater Treatment Engineer
- Tony Meyers, P.E. - Manager, Engineering Services
- Mark Zarda - Construction Inspector, Sr.
- Jeff Hunt - Supervisor, Public Works Maintenance
- Irina Idelson, Engineering Technician, Public Works Permit Services
- Arbor View, LLC
- City website

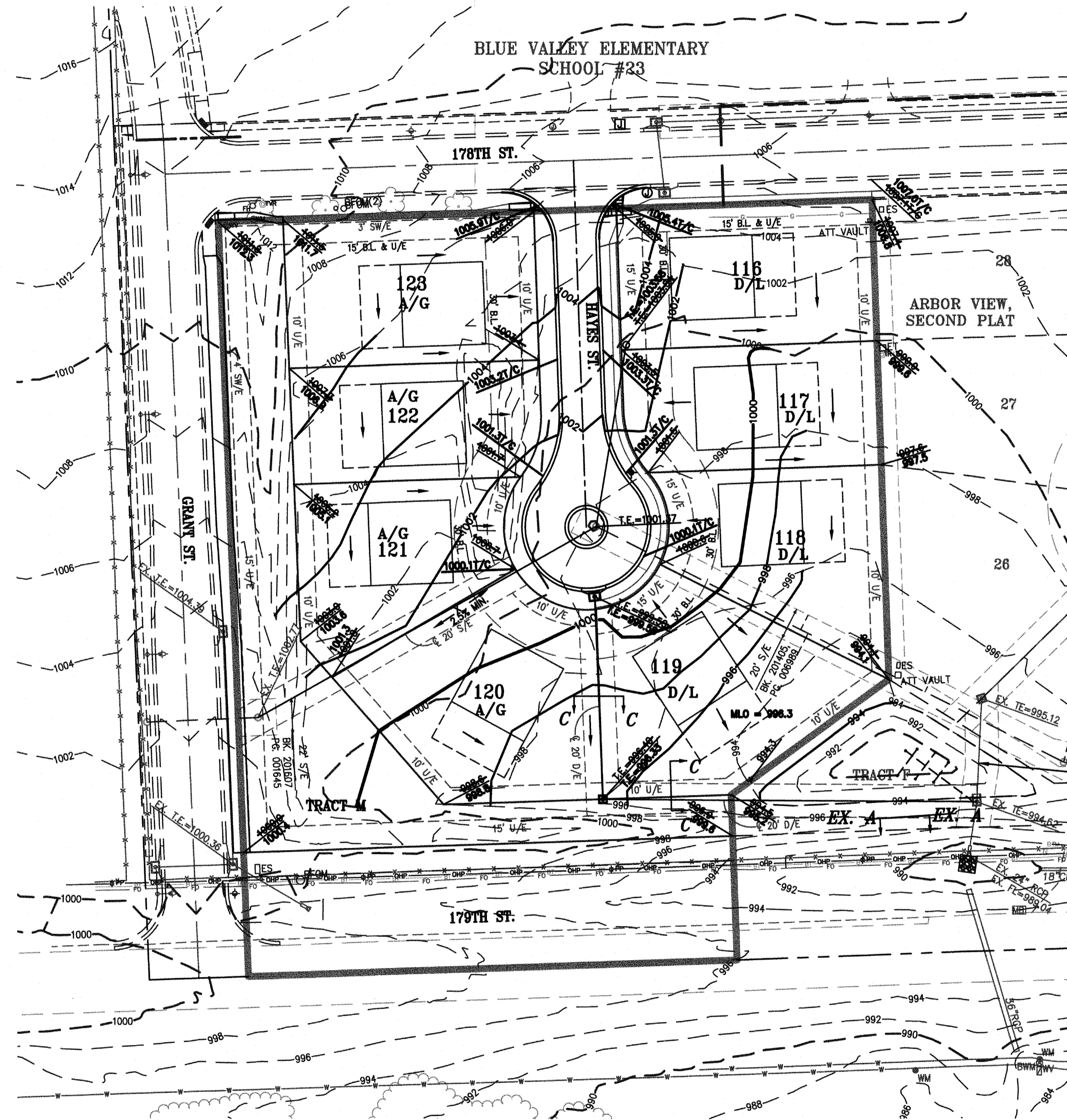
ENGINEERING SERVICES DIVISION

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

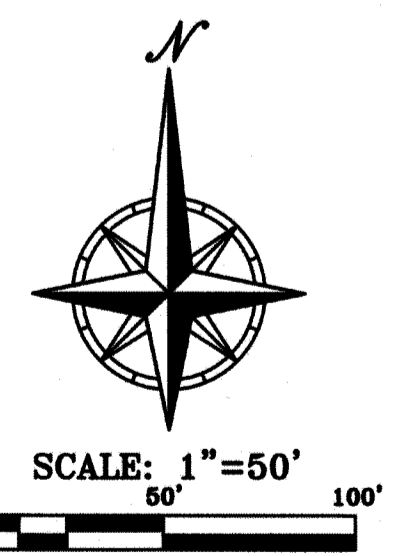
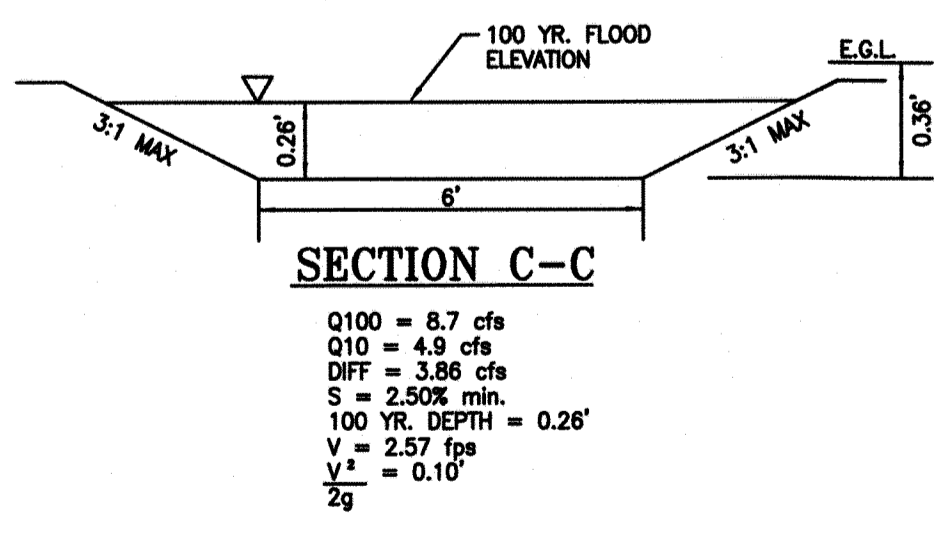
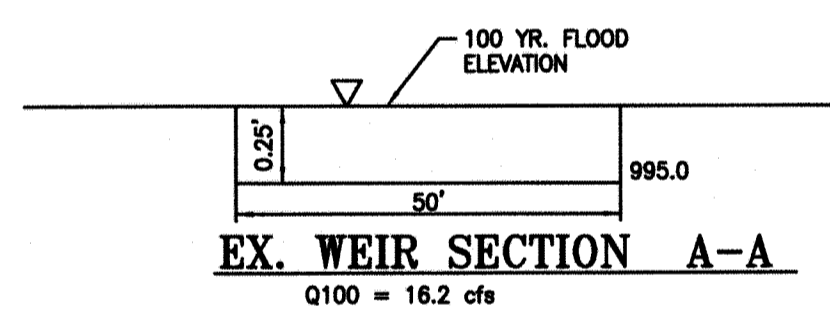
DATE 8/7/2020

REVIEWED BY Sabyard

APPROVED APPROVED AS NOTED REJECTED



BIO-RETENTION TO BE CONSTRUCTED WHEN UPSTREAM AREA IS STABILIZED



"AS-BUILT"

DATED: 6/19/20 BY: MAM

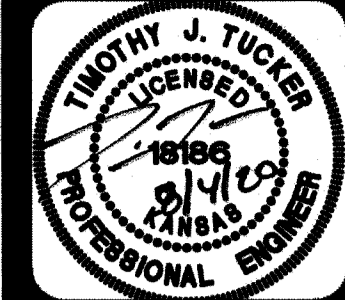
NOTE:
 "AS-BUILT" GRADING PLANS MUST BE SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMITS.

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: + 895 C.Y.
 RAW EMBANKMENT (LOOSE): -5,020 C.Y.
 STREET PAVEMENT ADJUSTMENT: +215 C.Y.
 NET (FILL) -3,910 C.Y.

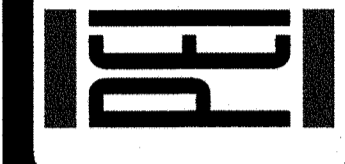
NOTE: EXCESS MATERIAL FOR THIS PROJECT SHALL BE REMOVED BY CONTRACTOR

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



PHELPS ENGINEERING, INC.
 1370 N. Winchester
 Olathe, Kansas 66061
 (913) 393-1155
 Fax: (913) 393-1166
 www.phelpsengineering.com

PLANNING
 ENGINEERING
 IMPLEMENTATION



GRADING PLAN
 ARBOR VIEW, EIGHTH PLAT
 OVERLAND PARK, KANSAS

PROJECT NO.	DATE	BY	APP.	Revisions:	
				MAP	TUT
171188	6/19/20	MAM	TUT	REVISED PER CITY COMMENTS	
	8-25-18			REVISED PER CITY COMMENTS	
	4-17-19			REVISED PER CITY COMMENTS	

SHEET
03
 OF 34