

AS-BUILT GRADING PLAN

Construction record drawings shall be prepared in accordance with the following requirements for subdivisions whose application for preliminary plat approval was submitted to the Shawnee Planning Department **after January 1, 2003**.

A professional surveyor licensed in the state of Kansas shall complete a field survey of the site after public improvements for the subdivision are completed and determine as-built elevations for the following:

- Rear lot corners;
- Top of curb at side lot line (extended);
- Flow line elevations for 100-year overflow channels at property lines and Grade breaks;
- Flow line elevations for rear yard swales at property lines and grade breaks;
- Top elevation of drainage structures and sanitary sewer manholes.

Areas within the subdivision in which grades were significantly modified (+/- 1 foot) during construction shall be re-surveyed by the design engineer. A professional engineer licensed in the state of Kansas shall prepare an as-built grading plan of the site based on the results of the field survey. The as-built grading plan shall include both the as-built elevations and the design finish grade elevations. Finish grade contours shall be re-drawn on the as-built grading plan in those areas where grades were significantly modified during construction as defined above. Acceptable construction tolerances shall be +/- 0.10' for top of curb and drainage structure elevations, and +/- 0.30' for spot grade elevations.

A professional engineer licensed in the state of Kansas shall seal the as-built grading plan and submit the plan to the City Engineer for review and approval. Grading on tracts and non-buildable lots within the subdivision must be completed in order for the grading plan to be eligible for approval by the City Engineer.

The City Engineer shall sign the approved copy of the as-built grading plan. The as-built grading plan must be completed and approved before building permits will be issued for the subdivision.

The owner or developer of the subdivision will be responsible for distributing the approved copy of the as-built grading plan to all design professionals preparing plot plans within the subdivision.