

CITY OF OVERLAND PARK PLANNING AND DEVELOPMENT SERVICES

INTRACITY COMMUNICATION

August 12, 2020

Rhonda Clark – SPS

**SUBDIVISION NAME – ARBOR VIEW 6th and 7th PLAT
PIP2018-00019**

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

NOTE: **Lot 94, 6th Plat and Lot 105, 7th Plat** will be on hold until all sidewalk ramps have been constructed and have approved as-builts plans.

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>
89	C-C	0.37
90	C-C	0.37
91	B-B	0.51
92	B-B	0.51
93	A-A	0.39
94	A-A	0.39
100	E-E	0.38
100	J-J	1.11
101	E-E	0.38
101	J-J	1.11
101	H-H	0.87
102	H-H	0.87
102	K-K	0.21
103	K-K	0.21

108	K-K	0.21
109	K-K	0.21
110	D-D	0.48
110	G-G	0.73
111	D-D	0.48
111	F-F	0.48

BERM GRADING

The following lots include berms designed to direct stormwater runoff. An engineered plot plan is required for these lots that show preserving or constructing berms as shown on the subdivision as-built grading plan.

LOT

92
94
100
101
103
108
110
111

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

91
92
93
94
95
96

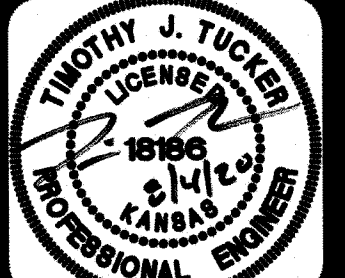
Arbor View 6th and 7th Plat
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Page 3

If you have any questions, please contact me.



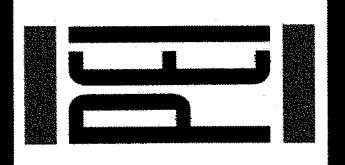
Stephanie Byard, Senior Planning Technician

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



PHILIPS ENGINEERING, INC.
1320 N. Winchester
Olathe, Kansas 66041
(913) 939-1155
Fax: (913) 939-1166
www.philipsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION



GRADING PLAN
ARBOR VIEW, SIXTH & SEVENTH PLATS
OVERLAND PARK, KANSAS

PROJECT NO.	DATE	BY	APP.
171188	6/19/20	MAM	TJT
DATE: 06/17/19	DATE: 6/24/19	REVISIONS PER CITY COMMENTS	REVISIONS PER CITY COMMENTS
CHECKED: TJT	4/7/19	REVISIONS PER CITY COMMENTS	REVISIONS PER CITY COMMENTS
DATE: 6/19/20			
DATE: 6/19/20			
DATE: 6/19/20			
DATE: 6/19/20			
DATE: 6/19/20			
DATE: 6/19/20			
DATE: 6/19/20			

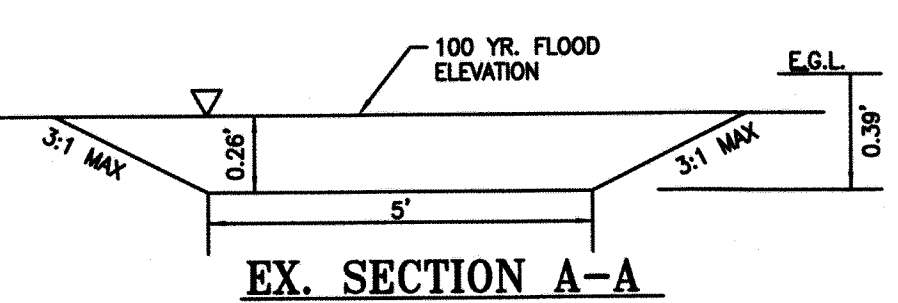
AUG 05 2020

ARBOR VIEW, SEVENTH PLAT

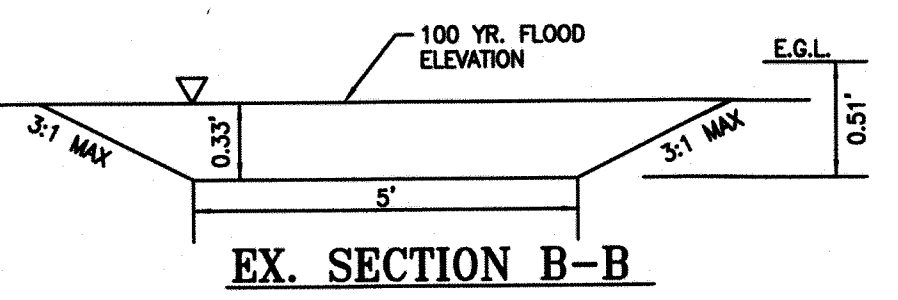
EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW EMBANKMENT QUANTITY TO ACCOUNT FOR SHRINKAGE.

RAW EXCAVATION: +7,480 C.Y.
RAW EMBANKMENT (LOOSE): -4035 C.Y.
STREET PAVEMENT ADJUSTMENT: +478 C.Y.
NET (FILL): +2,967 C.Y.

NOTE: SITE TO BALANCE WITH SIXTH PLAT.

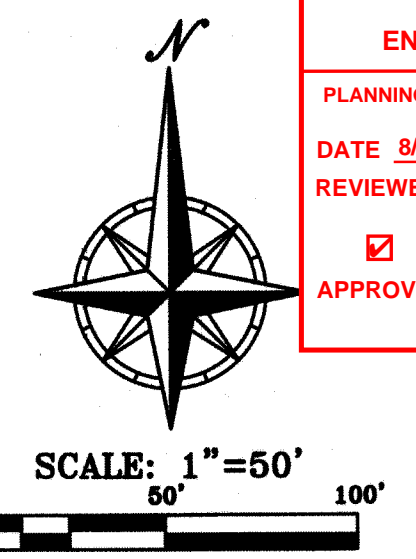


Q100 = 6.7 cfs
Q10 = 2.4 cfs
DIFF = 4.3 cfs
S = 2.50% min.
100 YR. DEPTH = 0.26'
V = 2.89 fps
V₁₀ = 0.13'



Q100 = 10.5 cfs
Q10 = 3.8 cfs
DIFF = 6.7 cfs
S = 2.50% min.
100 YR. DEPTH = 0.33'
V = 3.38 fps
V₁₀ = 0.18'

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

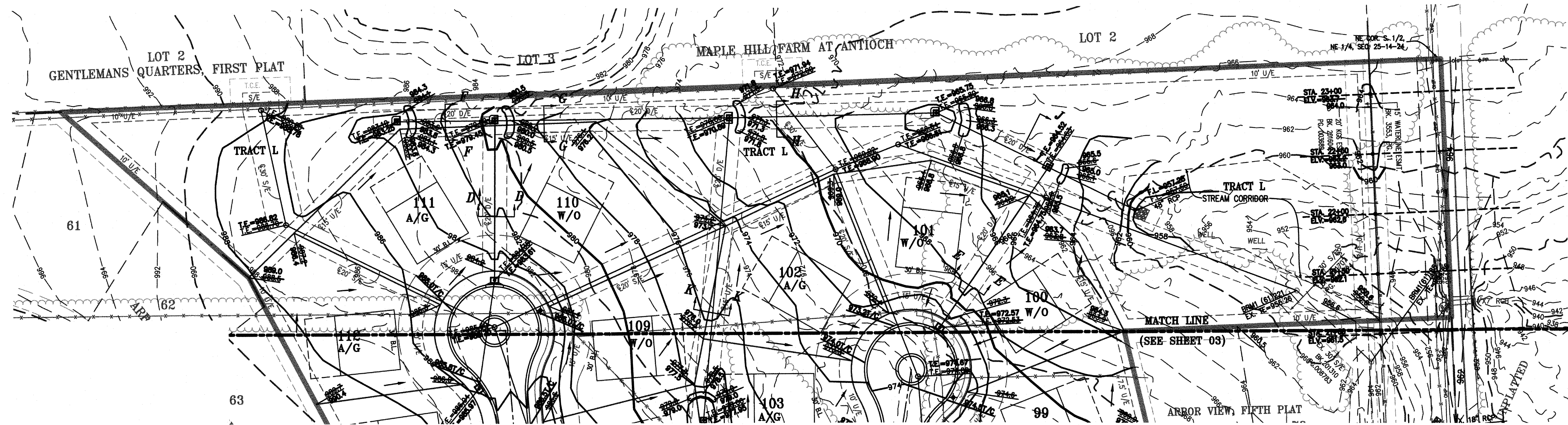


ENGINEERING SERVICES DIVISION
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
DATE: 8/19/2020
REVIEWED BY: Sabyard
☒ APPROVED ☐ APPROVED AS NOTED ☐ REJECTED

NOTE:
CONTRACTOR TO MATCH R/W GRADES FROM
STA. 11+00 TO STA. 18+50 &
STA. 22+50 TO 23+00

"AS-BUILT"
DATED: 6/19/20 BY: MAM

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



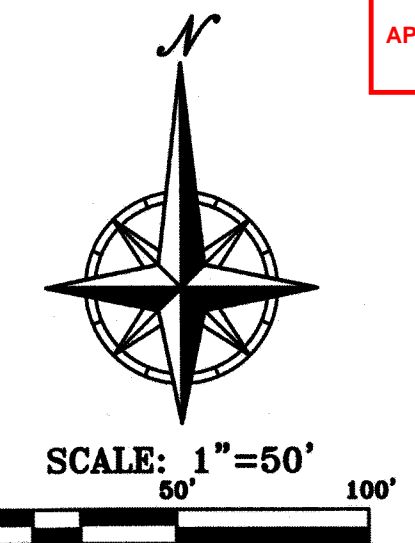
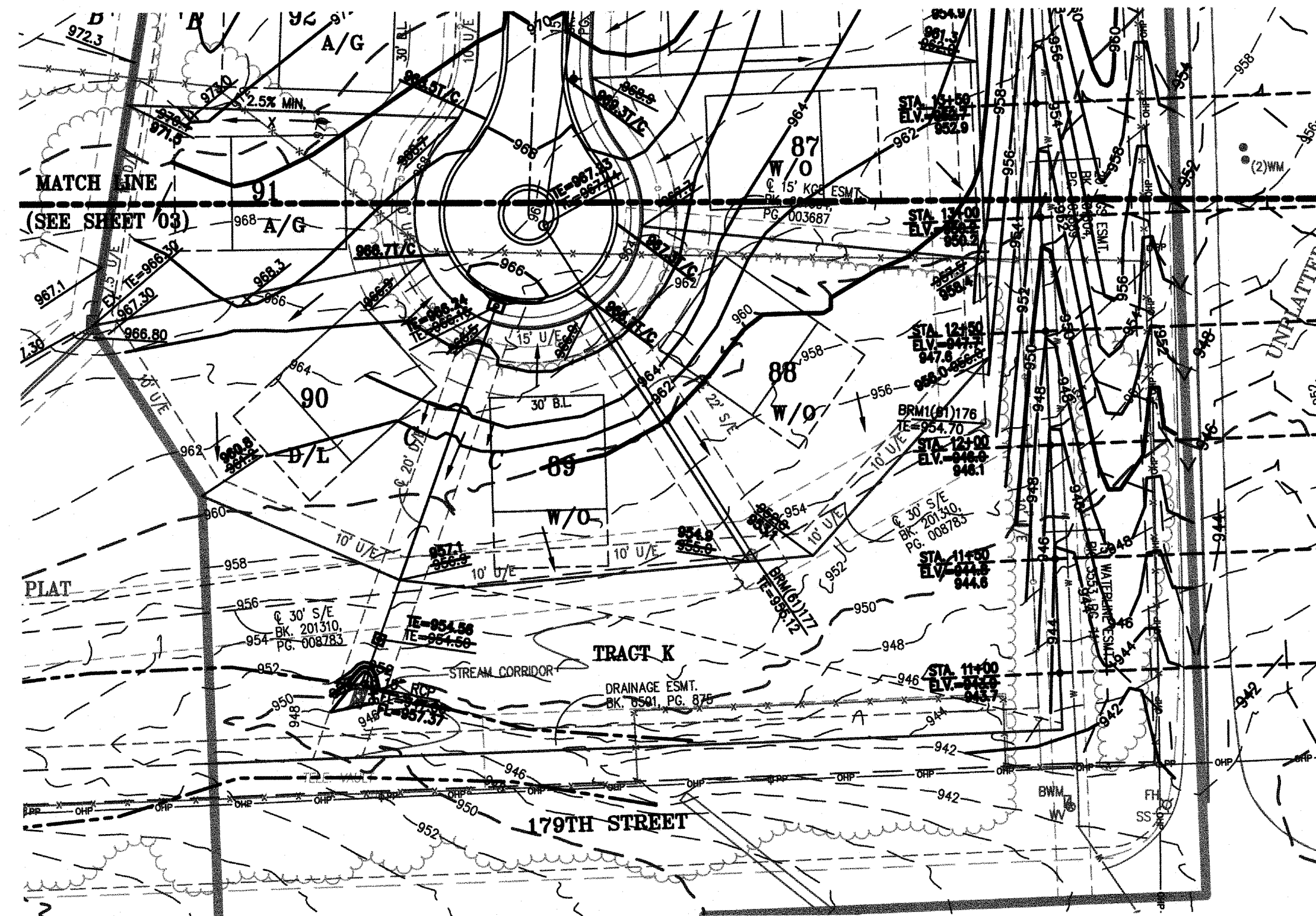
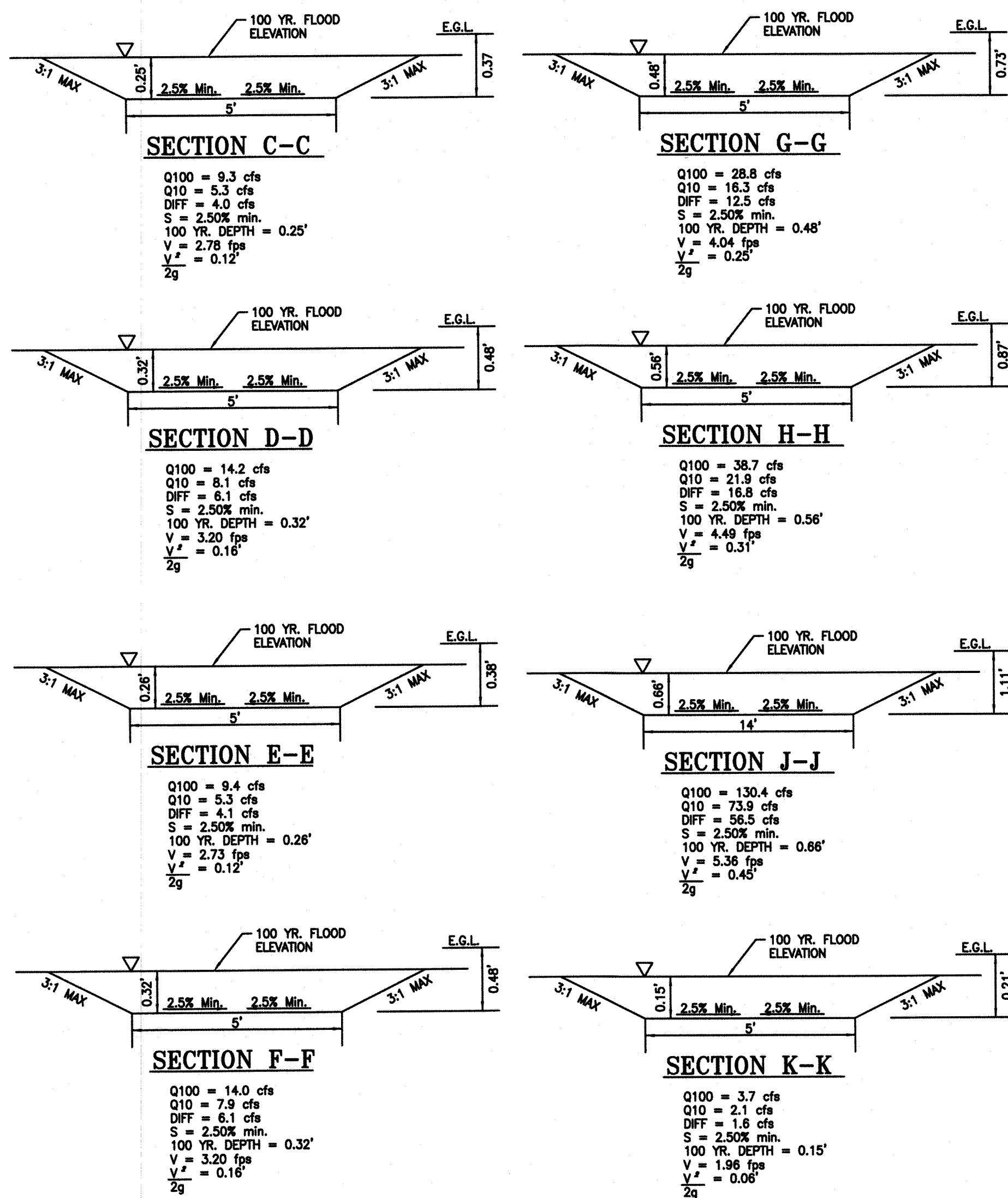
DO NOT MATCH
R/W GRADES

STREAM CORRIDOR NOTES:

1. A PROTECTED STREAM CORRIDOR LIES ON THE SITE, AS DEFINED AND REGULATED IN THE CITY OF OVERLAND PARK, KANSAS MUNICIPAL CODE CHAPTER 18.365. RESTRICTIONS ON THE USE OR ALTERATION OF THE STREAM CORRIDOR APPLY. UNAUTHORIZED DISTURBANCES OF THE STREAM CORRIDOR ARE PROHIBITED. ANY DISTURBANCE OF THE STREAM CORRIDOR NOT AUTHORIZED ON THIS PLAN IS A PUBLIC OFFENSE SUBJECT TO PENALTY PROVISIONS OF THE OVERLAND PARK MUNICIPAL CODE.
2. CONTRACTOR TO MINIMIZE DISTURBED AREAS IN TRACTS K & L. SEE SHEET 35 FOR NATIVE SEED MIX REQUIREMENTS FOR RESTORATION.

LEGEND

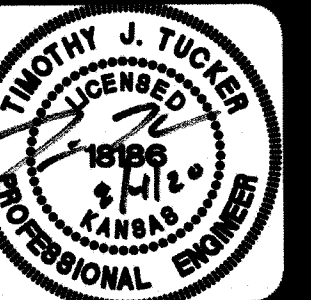
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DATED: 6/19/20 BY: MAM

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DATE 06/17/18	6/24/18	REVIEWED PER CITY COMMENTS	
CHECKED, TIT	4/7/19	REVIEWED PER CITY COMMENTS	
CERTIFICATE OF AUTHORIZATION			
ENGINEERING - LS-82			
ENGINEERING - E-301			
CERTIFICATE OF AUTHORIZATION			
MAP SURVEYING - 26070108			
ENGINEERING - 26070508			

SHEET
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