

CITY OF OVERLAND PARK PLANNING AND DEVELOPMENT SERVICES

INTRACITY COMMUNICATION

September 28, 2020

Stephanie Byard – SPS

**SUBDIVISION NAME – ARCHERS LANDING AT SUNDANCE RIDGE 2ND PLAT
PIP2017-00015**

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

NOTE: **Lot 63** 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>
94	D-D	0.6
95	D-D	0.6

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.

<u>LOT</u>	<u>MLO (All Building Openings)</u>
51	1016.8
52	1014.5
53	1013.5
54	1015.7
55	1015.7
84	1008.9
85	1012.5
86	1014.4
87	1016.1
88	1017.3
89	1018.1
90	1018.9
91	1019.7
92	1020.7
93	1021.9
94	1021.9
95	1024.5
96	1026.3

FOUNDATION INVESTIGATION

The following lots are constructed over areas that require special foundation designs to minimize potential for geotechnical related problems. The foundation investigation must be submitted and approved prior to a footing inspection. An Engineered plot plan is NOT required for this condition.

<u>LOT</u>	<u>CONDITION</u>
78	Fill
79	Fill

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

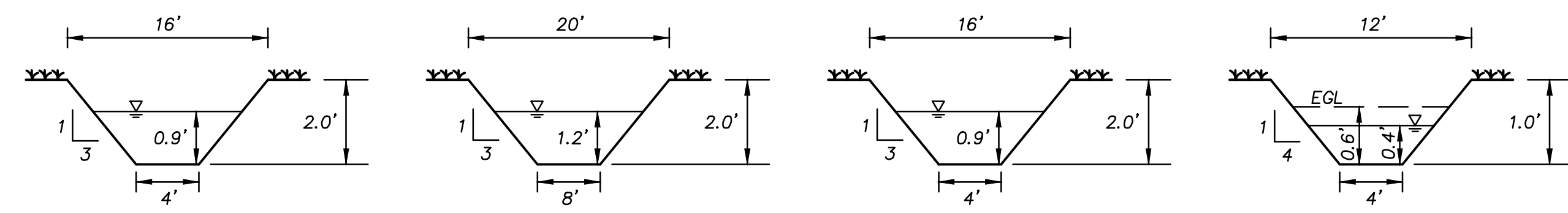
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If you have any questions, please contact me.



Stephanie Byard, Senior Planning Technician

c: Jason Logsdon, P.E. - Payne and Brockway
Pam Fortun, P.E.- Review Engineer
Tony Meyers, P.E. - Manager, Engineering Services
Brandon Melius - Construction Inspector, Sr.
Jeff Hunt - Supervisor, Public Works Maintenance
Irina Idelson, Engineering Technician, Public Works
Permit Services
Sundance, LLC
City website



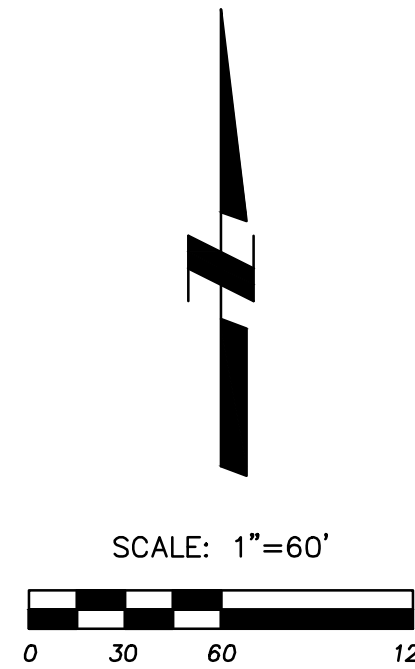
SWALE SECTION A-A
DA = 3.1 AC.
Q(10) = 11.2 CFS
SLOPE = 2.0%
N = 0.090
VELOCITY = 1.7 FPS
DEPTH = 0.90 FT
T = 7RS
T = 64.4x0.64x0.02
T = 0.8 psf

SWALE SECTION B-B
DA = 10.0 AC.
Q(10) = 54.4 CFS
SLOPE = 6.0%
N = 0.090
VELOCITY = 3.8 FPS
DEPTH = 1.2 FT
T = 7RS
T = 64.4x0.91x0.06
T = 3.4 psf

SWALE SECTION C-C
DA = 2.8 AC.
Q(10) = 10.1 CFS
SLOPE = 2.0%
N = 0.090
VELOCITY = 1.7 FPS
DEPTH = 0.90 FT
T = 7RS
T = 64.4x0.62x0.02
T = 0.8 psf

SWALE SECTION D-D
DA = 2.8 AC.
Q(100)-Q(10) = Q(DSIGN)
17.9-10.2 = 7.7 CFS
SLOPE = 2.5%
N = 0.030
VELOCITY = 3.5 FPS
DEPTH = 0.4 FT
EGL = 0.6 FT
T = 7RS
T = 64.4x0.30x0.025
T = 0.47 psf

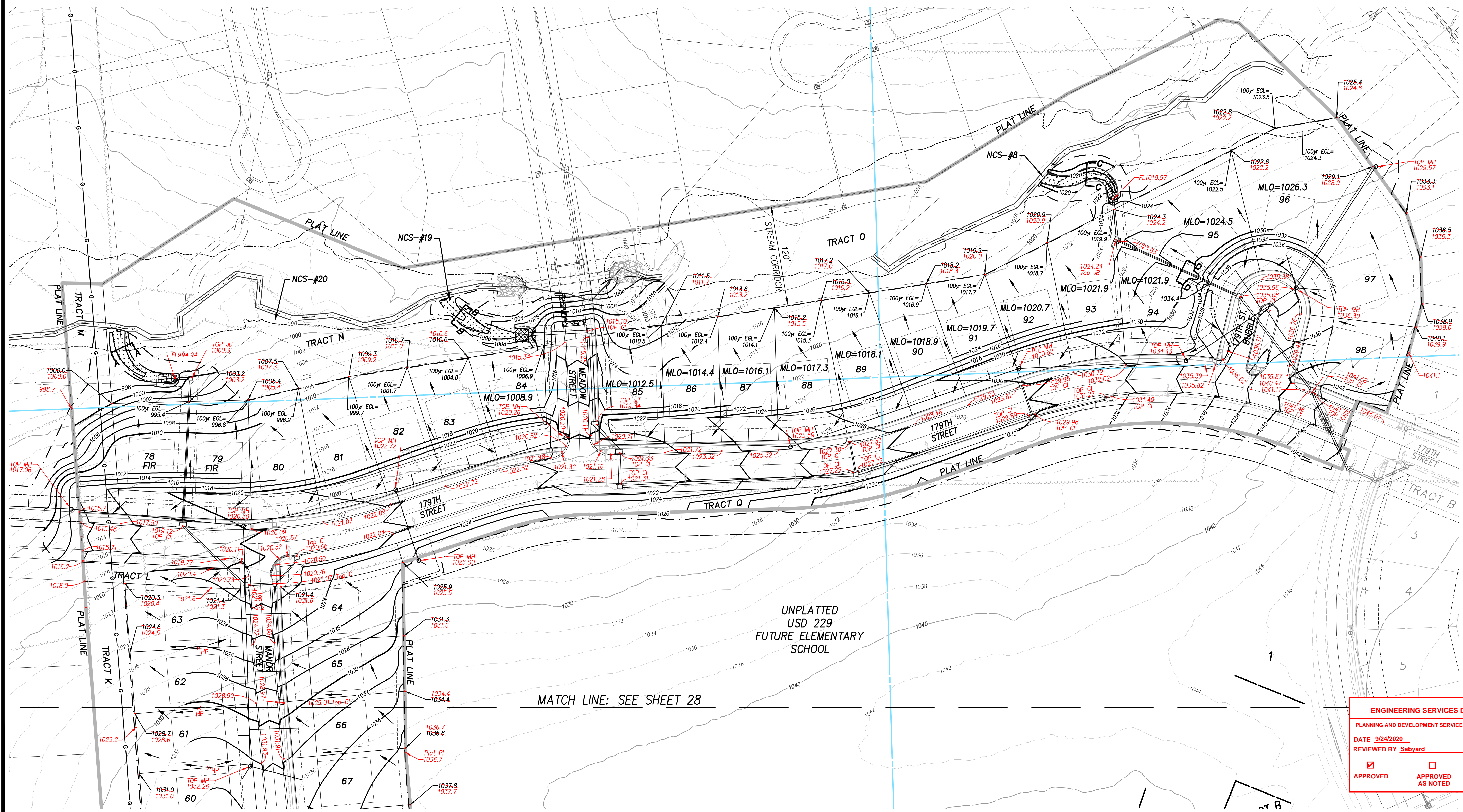
- LEGEND**
- 1010 Exist. Contours (Major)
 - 1008 Exist. Contours (Minor)
 - 1010 Prop. Contours (Major)
 - 1008 Prop. Contours (Minor)



CONFORMING TO
CONSTRUCTION
RECORDS

JBG 7-30-20
BY DATE
JEL 7-30-20
CHECKED BY DATE

AS-BUILT



ENGINEERING SERVICES DIVISION
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
DATE 9/24/2020
REVIEWED BY Sabyard
☒ APPROVED ☐ APPROVED AS NOTED ☐ REJECTED

15-0040

02-14-17

ARCHERS LANDING AT
SUNDANCE RIDGE, 2ND PLAT
PUBLIC IMPROVEMENT PLANS

GRADING PLAN (N)

#	DATE	REVISIONS	BY	PUB
1	4/12/17	OP City Comments 1st Review	JEL	
2	10/2/17	OP City Comments 2nd Review	JEL	
3	12/7/17	Per City Comments	JEL	
4	12/7/19	Revised Grading & Spot Elevations	JBG	
5	9/16/20	Asbuilt 1st Review Comments	JBG	
6	9/22/20	As-built 2nd Review Comments	JEL	

Payne & Brockway P.A.

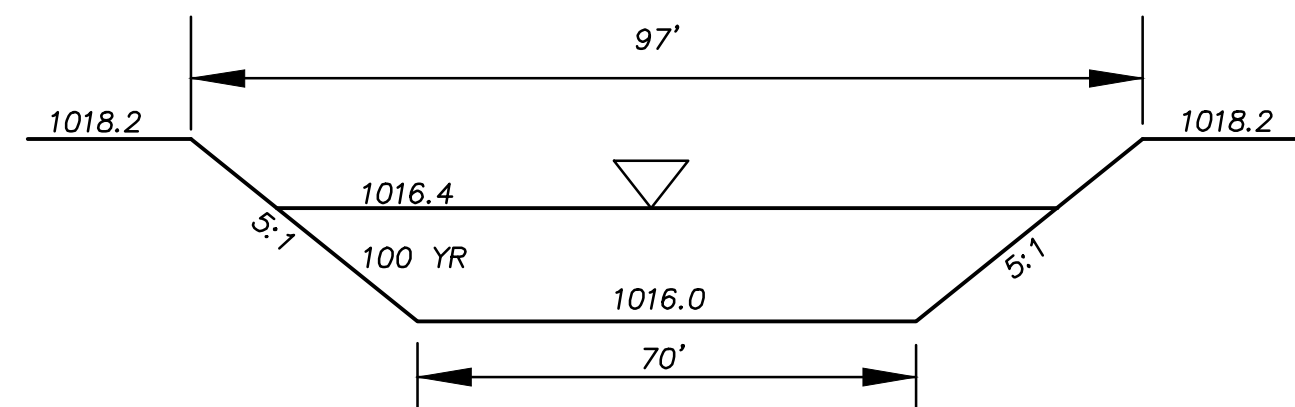
CIVIL ENGINEERS & LAND SURVEYORS

426 SOUTH KANSAS AVE. OLATHE, KANSAS 66061 PH: 913-782-4800 FAX: 913-782-0907
WWW.PAYNE-BROCKWAY.COM

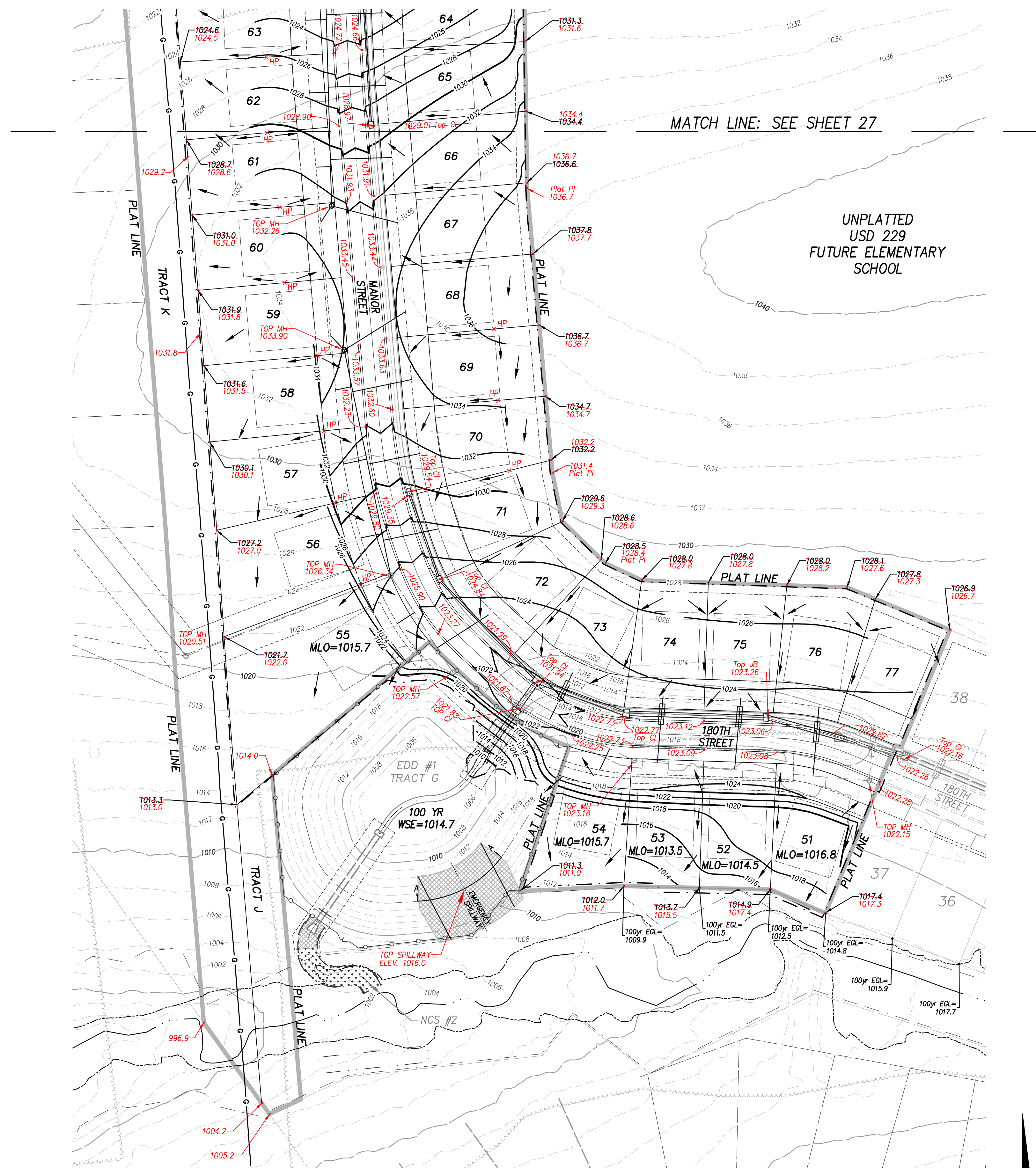
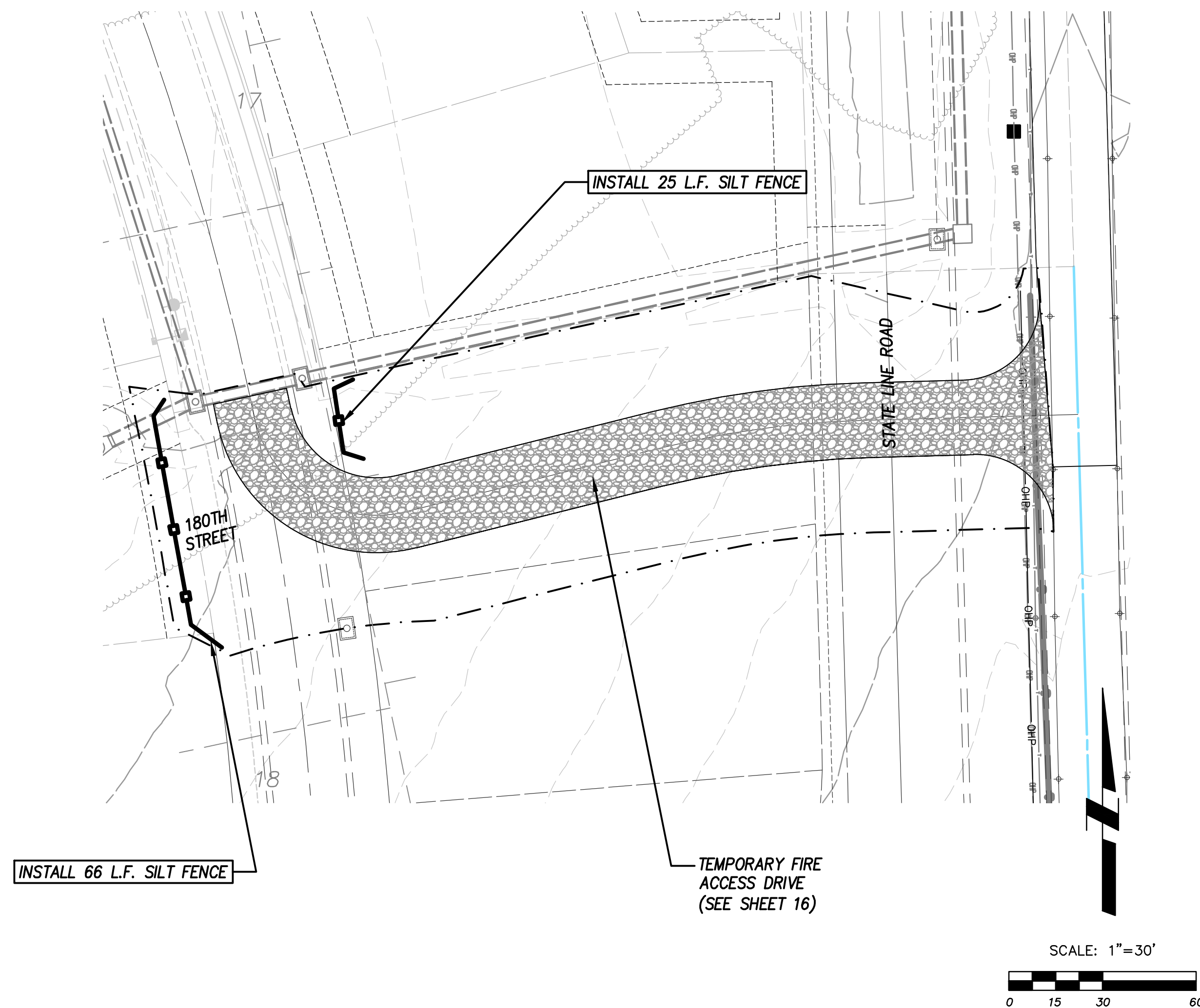
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RECORDS
BY JBG 7-30-20
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AS-BUILT



Q_{100} (spillway design)=158 cfs
 $D_{100}=0.9'$
EXISTING EMERGENCY SPILLWAY A-A
NOT TO SCALE



LEGEND
1010 Exist. Contours (Major)
1008 Exist. Contours (Minor)
1010 Prop. Contours (Major)
1008 Prop. Contours (Minor)

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