

The public may attend the meeting in person or view it online.

**Planning Commission Meeting Agenda
City of Prairie Village
7700 Mission Road
Council Chambers
Tuesday, July 7, 2026
6:00 PM**

I. Roll Call

II. Approval of Planning Commission Minutes

- A. Approval of planning commission minutes - June 2, 2026

III. Public Hearings

IV. Non-Public Hearings

- A. PC-26-15 Site plan review for fence, with exception
9329 Catalina Street
Zoning: R-1A
Applicant: Steve Maurer
- B. PC-26-16 Site plan for monument sign
9400 Mission Road
Zoning: C-1
Applicant: Envision Sign Solutions
- C. PC-26-11 Final plat approval
4200 W. 79th Street
Zoning: R-1A
Applicant: Price Brothers

V. Other Business

VI. Adjournment

Plans available at City Hall if applicable. If you cannot be present, comments can be made by e-mail to cityclerk@pvkansas.com

***Any Commission members having a conflict of interest, shall acknowledge that conflict prior to the hearing of an application, shall not participate in the hearing or discussion, shall not vote on the issue and shall vacate their position at the table until the conclusion of the hearing.**

If any individual requires special accommodations – for example, qualified interpreter, large print, reader, hearing assistance – in order to attend the meeting, please notify the City Clerk at 913-385-4616, no later than 48 hours prior to the beginning of the meeting.

PLANNING COMMISSION MINUTES JUNE 2, 2026

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, May 5 at 6:13 p.m. in the council chambers at 7700 Mission Road. Chair Greg Wolf called the meeting to order with the following members present: Jonathan Birkel, David Herron, James Kersten, Melissa Brown, Melissa Temple, and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the planning commission: Chris Brewster, Multistudio; Nickie Lee, Deputy City Administrator; Nathan Vallette, Council Liaison; Mitch Dringman, Building Official; Cliff Speegle, Public Works Project Manager; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Birkel made a motion to approve the minutes of the May 5, 2026, regular planning commission meeting. Ms. Temple seconded the motion, which passed 6-0, with Mr. Valentino in abstention.

Mr. Wolf reorganized the agenda and placed the public hearing for PC-26-1 at the end of the agenda in anticipation of the length of discussion.

OLD BUSINESS

None.

NON-PUBLIC HEARINGS

PC-26-14 Residential building line modification
 5009 W. 70th Street
 Zoning: R-1B
 Applicant: Scott McKenzie and Connie Link McKenzie

Mr. Brewster said that the applicant was requesting a building line modification as provided in Chapter 18.18 of the subdivision regulations, to build additional living space and convert a one-car garage to a two-car garage on the east side of the lot. All portions of the addition remain single-story, consistent with the existing home. The proposed house would be built approximately 31.33' to 31.66' from 70th Street at the proposed front

setback, rather than a 35-foot platted building line. It would meet all zoning setbacks, lot coverage standards, and neighborhood design standards, except for a related variance request for the cumulative side setback, impacting the west side setback line.

The lot is located on the south side of 70th Street, one lot west of Fonticello Street, and has a platted building line of 35' on the front lot line. The house fronts on 70th Street and has a single-car driveway and garage that is proposed to be expanded to a two-car garage with an expanded driveway extending from the single-lane curb cut. A front entry feature and a front bedroom is also extending over the platted front building line. Front entry features are permitted to extend over the front setback line, and staff interprets this exception to apply to platted front building lines.

A 4' to 5' extension of the front living space (approximately 11' wide) and a 4' to 5' extension of the garage (approximately 18' wide) is proposed to encroach over the platted building line. However, all portions will be 1' to 1.5' behind the required front setback.

Mr. Brewster said that platted building lines exist in either one or both of the following circumstances: (1) where there is an irregular block and lot pattern that warrants setbacks different from what the zoning requires; and/or (2) where homes were built prior to the adoption of the zoning ordinance (this existing house was built in 1953). The building lines are platted at the time of original development and placed on the lot by the developer and recorded. Under the city's zoning regulations, the stricter of the platted building line or zoning setbacks apply, and the planning commission can modify platted building lines, but not zoning setbacks.

Section 18.18.D provides the criteria for the planning commission to consider for building line modifications:

1. That there are special circumstances or conditions affecting the property

The lot is adjacent to a corner lot to the west with a corner orientation, and which is skewed on that lot. Therefore, this establishes an irregular relationship of the lot to the street. Lots east of this lot all have similar relationships to the street as the proposed home, and therefore the subject lot is the first along the block to establish the pattern required of the platted building line. All homes were built prior to the establishment of the city's zoning regulations, and the platted building line appears to be intended to establish consistent frontages absent a required zoning setback. All lots are currently subject to a minimum 30' front setback.

2. The building line modification is necessary for reasonable and acceptable development of the property in question

The proposed modification will allow a minimal dimension for a two-car garage. This plan and allowance is in conjunction with (1) a related variance from the cumulative side setback to allow the garage to be expanded and built within 6' of the east lot line; and (2) an expansion of living areas to the south. Both are also being done to retain the majority of an existing structure, and to retain two large trees - one to the north and

west side of the existing structure, and one on adjacent property to the east and south of the existing structure.

3. That the granting of the building line modification will not be detrimental to the public welfare or injurious to or adversely affect adjacent property or other property in the vicinity in which the particular property is situated

Although the platted building lines are similar on adjacent lots, the proposed orientation is not a significant departure. This lot is the first home on the street face to conform with this pattern, which becomes more prevalent proceeding east along 70th Street. Also, the pattern is not so prevalent since there are some homes that have been torn down and rebuilt into larger homes, and others that have entry features that encroach over the platted building line, as permitted by ordinance. Additionally, the proposal will still maintain a significant setback from 70th Street, by at least 30'.

Mr. Brewster said that staff did not see any significant issue affecting adjacent properties or concerning the established character and pattern of buildings along the block if the building line modification is approved. If the planning commission finds favorably on the three considerations, it shall adopt a resolution based on the proposed survey and plot plan that must be recorded with the register of deeds prior to obtaining a building permit.

Applicant and property owner Scott McKenzie was present to discuss the application.

Mr. Valentino made a motion to approve a resolution for the building line modification as presented. Mr. Birkel seconded the motion, which passed 6-1, with Ms. Brown in opposition.

PC-26-8 Impervious surface coverage exception
5112 W. 67th Street
Zoning: R-1A
Applicant: William Trakas

Mr. Brewster stated that the applicant was applying for an exception to expand an existing outbuilding and attach it to the principal structure by an open pergola. The application was previously granted a variance to the cumulative side setback, which was impacted due to attaching the outbuilding to the principal structure. The variance also was granted with a condition that the applicant must prepare a stormwater study and be granted an impervious coverage exception to build the project as proposed. The applicant has submitted a stormwater study, which public works has reviewed and approved.

The lot's current condition is at 45% impervious coverage. This existing condition predates the impervious cover standard being incorporated into the city's zoning regulations in 2018. Prior to that, public works reviewed and approved drainage permits, and no specific impervious coverage was required provided all drainage proposed met standards. A large portion of the existing impervious coverage comes from the driveway

that has a single-lane drive extending to the back of the lot opening to a large apron that accesses a three-car garage behind the existing home.

The proposed expansion of the existing outbuilding and attachment by the open trellis will expand the impervious cover by 551.92 sq. ft. (419.92 sq. ft. for the building and 132 sq. ft. for the trellis). This is 2.6% of the existing lot but would bring the pre-existing legal non-conforming coverage from 45% to 47.6%. The lot will comply with the independent “building coverage” standards, which is a three-dimensional massing standard that applies to any structure over 30” in height. The total building coverage for the lot is 27.5%, which is under the maximum allowed 30%. The city’s zoning regulations allow the planning commission to approve exceptions to the impervious coverage standard based on criteria and according to public works’ review of drainage conditions.

The property is located on the north side of 67th Street and is zoned R-1A. The lot is 92’ wide by 227’ deep and is 0.48 acres. The block features many large and irregular lots due to the pattern of lots in the area and due to the irregular shape of the block, as well as the curve and dead end of 67th Street (forming the north boundary of the block).

R-1A zoning districts require the following for principal buildings:

- Lot width: 80’
- Lot depth: 100’
- 30% Building coverage
- 40% Impervious coverage

The existing and proposed impervious cover includes:

- Existing principal building: 4,621.57.1 s.f.
- Existing accessory building: 573.6 sq. ft.
- Driveway / walks: 4,197.22 s.f.
- Addition to accessory building: 419.92 s.f.
- Addition of pergola: 132 s.f.
- Total lot area: 20,884 s.f.
- Existing impervious area: 9,391.79 sq. ft. (45%)
- Proposed impervious area: 9,943.71 sq. ft. (47.6%)

The proposed impervious coverage in this project is an additional 551.92 sq. ft., or 2.6% beyond the existing legal non-conforming condition.

Mr. Brewster said that section 19.06.015(b)(2)b. of the city’s zoning regulations provides that the planning commission may grant exceptions to the total lot impervious surface standards based on the neighborhood design exception criteria and provided that public works approves a drainage study. The criteria are:

1. The exception shall only apply to the design standards in this section, and not be granted to allow something that is specifically prohibited in other regulations.

2. Any exception dealing with the placement of the building is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood.
3. The placement and orientation of the main mass, accessory elements, garages and driveways consider the high points and low points of the grade and locates them in such a way to minimize the perceived massing of the building from the streetscape and abutting lots.
4. Any exception affecting the design and massing of the building is consistent with the common characteristics of the architectural style selected for the building.
5. The requested exception improves the quality design of the building and site beyond what could be achieved by meeting the standards - primarily considering the character and building styles of the neighborhood and surrounding properties, the integrity of the architectural style of the proposed building, and the relationship of the internal functions of the building to the site, streetscape and adjacent property.
6. The exception will equally or better serve the design objectives stated in section 19.06.025(a) and the intent stated for the particular standard being altered.

Mr. Brewster said that the exception for lot impervious coverage primarily impact criteria #2 of this list, and because this standard is to primarily address drainage and stormwater issues, there is an additional requirement for public works to approve a drainage study.

The plans meet all other zoning and development criteria, except for the cumulative side setback, which was part of the related variance application approved by the board of zoning appeals at the May 2026 meeting.

Mr. Brewster said that staff recommended approval of the site plan with the lot coverage exception based on the following considerations:

1. Public works has reviewed a drainage permit for the project and does not believe the proposed plan will cause drainage issues on adjacent property and will not negatively impact public stormwater management.
2. The applicant has proposed design and drainage strategies that minimize any potential drainage impacts.
3. All other improvements and structures are in compliance with zoning regulations and the approved variance from the May 2026 BZA meeting.

Mr. Birkel asked for additional information about the proposed curb installation. Mr. Speegle said that it would run from the north end of the property by the garage out to the right-of-way on the south side, and would capture drainage from the roof the property and the driveway, and direct it to 67th Street.

Applicant and property owner Megan Thomas was present with architect William Trakas to discuss the application.

Mr. Herron made a motion to approve the impervious surface coverage exception as presented. Mr. Kersten seconded the motion, which passed 4-3, with Mr. Birkel, Ms. Brown and Ms. Temple in opposition.

PC-26-12 Site plan review for fence, with exception
4512 W. 91st Street
Zoning: R-1A
Applicant: John Picerno

Mr. Brewster said that the applicant was requesting a fence exception to construct a rear yard fence that is 7' high and has support framing on the outside, which does not meet the yard fence standards. The property has an "intersection orientation" and fronts both Roe Avenue and 91st Street. The proposed fence is entirely in the rear yard. The applicant received a fence permit; however, a stop work order was issued when staff discovered that the fence design being constructed did not comply with standards, and the applicant applied for an exception. The city's zoning regulations allow rear yard privacy fences, provided they are no higher than 6' and requires that support structures are on the interior so that the finished side is outward facing.

The proposal is to build a 7' wood privacy fence, framed in three segments (each 8' x 7') with vertical and horizontal framing on the exterior. This fence would be located on the north and west property lines in the rear yard. The north property line abuts an electricity substation. The substation has a 6' slatted chain link fence with approximately 2' of security barbed wire at the top on the perimeter of the facilities, approximately 20' from the common property boundary. This area also has a line of trees approximately 10' to 15' on center.

Mr. Brewster said that fence standards allowed the planning commission to consider exceptions through site plan review and subject to specific criteria.

The property is zoned R-1A. The fence standards in Section 19.44.025 apply to this property, and the following specific section is the subject of this application:

(b). Design.

(1) Appearance. Those fences which have surface material, whether it be wood, chain link, metal bars, or other permitted material, attached on one side of posts and/or rails, thus producing a finished side and an unfinished side, shall be installed with the finished sides exposed towards the street and adjacent properties.

(3) Height. No fence shall exceed 6' in height, except tennis court enclosures which may not exceed 12' in height, and except fences which are located within the building envelope of a lot shall not exceed 8' in height.

The intent of the applicable fence standards is to protect the front yard and streetscape views of lots along streetscapes and to preserve the ability to reasonably screen property

from adjacent lots and other private areas. The rear yard fence standards anticipate solid privacy fences providing a full screen for back yards at the rear of homes. For corner lots, there are some issues with standards relating to public streetscapes, but this application complies with all standards regarding the fence's relationship to Roe Avenue, and it is only the north and west property lines that are an issue.

The following factors that affect this situation:

- The lot is a unique circumstance due to the boundary that abuts a utility substation to the north, and the condition and operation of that property warrants additional screening measures.
- A combination of landscape, trees, and fencing is currently used - and will continue to be used as part of the screening to soften both the transitions and the use of fence structures.
- Though having outward facing posts, the proposed fence has a "finished look" to the support structure sides due to the complete framing of each fence panel at the base, at the vertical and horizontal supports, and at the top of the vertical fence panels.

In addition to the site plan review criteria, the following are the specific criteria the planning commission shall consider for exceptions to the fence standards:

- Results in a design that is more compatible
- Provide better screening
- Provides better storm drainage management
- Provides more appropriate utilization of the site

This fence exception impacts three of these criteria (all but the stormwater criteria for which there is no impact). The proposed fence location will allow better utilization of the site based and present better screening. The large nature of these yards, and the use of a combination of fences, landscape, and trees softens the fence structures and results in the 7' height not being out of scale with the yards or relation to other properties.

Mr. Brewster said that staff recommended approval of the site plan with the exception to the fence height and design standards based on the above factors and to the extent documented in the submitted fence permit.

Applicant and property owner John Picerno was present to discuss the project. He noted that the 7' portion of the fence only ran from the back corner of the driveway to the rear corner of the yard to block the view of the electrical substation.

Mr. Valentino made a motion to approve the site plan exception as presented. Ms. Temple seconded the motion, which passed 7-0.

PUBLIC HEARINGS

- PC-26-1 Rezoning from R-1A to RP-1B (public hearing)
4200 W. 79th Street
Zoning: R-1A
Applicant: Price Brothers
- PC-26-11 Preliminary plat approval (non-public hearing)
4200 W. 79th Street
Zoning: R-1A
Applicant: Price Brothers

Mr. Brewster said that the applicant was requesting to rezone approximately 4.5 acres of land from an R-1A single-family residential district to a RP-1B planned single-family residential district to build 20 detached dwellings. The property was formerly used as the YMCA until 2024, which is a permitted use in the R-1A zoning district. The proposal includes a “planned” designation of R-1B for specific deviations from the standards of R-1B, primarily regarding the minimum lot width, lot coverage standards, and setbacks. The applicant is also submitting a corresponding plat to divide the property into 20 residential lots, plat a private common access for the lots, and designate common space fronting the park on the north and providing a north/south connection from 79th Street. The proposed plat is preliminary and will require final review and approval through the final plat process. The applicant held a neighborhood meeting on April 14, 2026, as required by the Prairie Village Resident Participation Policy, and an additional courtesy meeting on May 21, 2026.

In considering a change in zoning classification, the planning commission must consider following factors from the city’s zoning regulations and make a recommendation to the city council. The commission should evaluate the facts, weigh the evidence presented to it, and determine if the criteria have been met. The factors should be considered on balance, and the weight of any single factor in determining the recommendation is up to the commission based on its evaluation of the facts and evidence applied to the context.

1. The character of the neighborhood

This area is at a transition between single-family neighborhoods to the west, moderate density neighborhoods with a mix of townhomes and condominiums to the east and south, and public and institutional uses to the north. The largest influence on the character of the area is a large, regional park (Harmon Park), that has an immediate border with this property to the north. The park is part of a larger civic campus that is active from other institutional uses, including the city pool and municipal campus, Shawnee Mission East High School, and a fire station. The property is situated at the corner of 79th Street, a collector street connecting neighborhoods east and west of this area to civic destinations and activity centers, and Delmar Street - a residential street that serves as a transition between single-family neighborhoods on the west and the civic and institutional uses on the east.

2. The zoning and uses of property nearby

- North: R-1A single-family district - civic and institutional uses
- East: RP-4 mixed dwelling district - condominiums
- South: R-4 mixed dwelling district - townhomes
- West: R-1B single-family district - single family dwellings

The property is situated at the transition of various residential neighborhoods with differing development intensity and supporting civic and institutional uses which have a city-wide or regional draw.

3. The suitability of the property for the uses to which it has been restricted under its existing zoning

The property is zoned R-1A, which requires a minimum lot width of 80' and a minimum area lot of 10,000 sq. ft. for residential lots. Its prior use was a civic / recreational center, taking advantage of its location on a collector street corner proximate to neighborhoods and other civic uses. The prior use and facility was no longer viable and ceased operating in 2024. Other allowed uses under the current zoning would be detached houses on 10,000 sq. ft. lots, 80' wide lots or other public, civic, and institutional uses that support neighborhoods and are allowed in residential districts.

4. The extent that a change will detrimentally affect neighboring property

The most immediate adjacencies are the park abutting this property on the north boundary and the condominiums abutting this property on the east boundary. While the city's plans, standards, and policies on neighborhood design support residential development adjacent to public green spaces, the transition and frontage on these public areas is an important detail. The transition to the condominiums is also important to ensure no negative impacts result from this project. The land use and building scale transition is compatible with both the immediately abutting property to the east, and surrounding properties. This project proposes two-story detached houses, and the surrounding areas are primarily one-story and two-story buildings with a mix of detached houses, attached townhouses, and condominiums. The project does promote smaller lots and more compact building patterns through the change from R-1A to R-1B, and deviations to standards through the P designation (the latter element is discussed below with the "planned zoning designation criteria"). However, with the mix of neighborhood types and characteristics and the general nature of the property as a transition between several of these areas, the scale and pattern of development is generally compatible. Since there is no specific connection proposed between this project and property to the east, the primary concern will be longer-term drainage effects and mitigating any impacts on the current buffer area to the east of the property during construction. The greater impact on property to the west and south is a result of this property having a prominent public corner, and will be determined by how buildings address 79th Street and the streetscape designs along both 79th Street and at the intersection of the common private access with Delmar Street.

5. The length of time of any vacancy of the property

Previously, this property was used as a recreation facility operated by the YMCA and built in 1970. The YMCA closed permanently in 2024.

6. The relative gain to public health, safety and welfare by destruction of value of the applicant's property as compared to the hardship on other individual landowners

The property has been vacant for approximately 1.5 years, and plans for its reuse as a civic or instructional use did not materialize. Provided that redevelopment for residential uses can address the abutting streets and immediate adjacencies appropriately, there is no anticipated detrimental effect on adjacent landowners.

7. City staff recommendations

[See detailed staff recommendation below.]

8. Conformance with the comprehensive plan

The Prairie Village comprehensive plan, Village Vision, was updated in 2019-20 and the updates were officially adopted in 2021 (Village Vision 2.0). The land use policy plan designates this area as “public place” on the land use policy map. It is at the south edge of this designation and at a transition between traditional neighborhoods to the west, village neighborhoods to the south and east, and larger public places to the north.

This specific public place is part of a concept plan identified as a civic campus in the implementation section of the plan. Public places and the civic campus are intended for a hub of institutional, recreational, and some residential uses arranged in a campus-like setting. The concept plans in the comprehensive plan suggest coordinated reinvestment in this area by a number of public, institutional, and civic uses that are in the area through a future master plan and coordinated redevelopment that meets the overall goals of the comprehensive plan, supports the needs of adjacent neighborhoods, and responds to the context. Several different uses were listed as possible options depending on specific redevelopment plans. No official plans advanced the civic campus concepts beyond those identified in the comprehensive plan.

The transitions to the adjacent neighborhood designations include:

- Traditional neighborhood (west). Neighborhoods of narrower single-family lots arranged along well-connected streets, where housing options would be directed to throughfares, adjacent to village centers, or at transitions to green space.
- Village neighborhood (south and east). Neighborhood with the broadest range of housing types in a neighborhood setting that provide alternatives to “conventional apartment complexes.” These neighborhoods create transitions to more intense hubs and activity centers.

The property also fronts on 79th Street, which is designated in the public space policy plan as a residential connector street type. This street type provides connections through neighborhoods but also are important streets in the overall transportation network. A balance of slower, neighborhood-appropriate speeds, multi-modal facilities, and connections to destinations throughout the city are intended design attributes. Neighborhood connectors are anticipated to support low intensity residential and civic uses along the frontages.

Village Vision 2.0 has the following overarching goals:

- *Quality Public Space.* Encourage the design of public spaces, including streets, parks and gathering spaces that support recreation, social/community life, a healthy environment, connectivity, and access in Prairie Village.
- *Strong Neighborhoods.* Allow neighborhoods to evolve in ways that reinforce their defining physical characteristics, while also supporting the progressing needs of existing and future residents.
- *Viable Commercial Centers.* Guide reinvestment in activity centers to support dynamic, walkable, and bikeable places with a diverse offering of commercial, civic, and living opportunities, while responsibly growing the sales and commercial property tax bases.
- *Sustainability.* Protect the natural and built systems within Prairie Village and beyond through environmentally sustainable practices.
- *Productivity.* Ensure the city's development activities and investments create more community value than liabilities.

The proposed rezoning is to the next increment up from the current zoning (R-1A to RP-1B). Additionally, while the public place designation does anticipate some residential uses, the comprehensive plan anticipated that as part of a more integrated civic campus concept. Absent any specific plans materializing among the several institutional uses, this property sits at the transition of three future land use designations: public place, village neighborhood, traditional neighborhood, and the proposed rezoning is consistent with the latter of those categories.

9. Planned zoning designations

The applicant is also requesting a rezoning to a planned zoning designation: RP-1B. The intent of planned zoning processes is for development concepts that require a higher degree of specific planning due to scale, complexity, and design to be based on a specific plan, and to grant flexibility in the standards based on that plan. Planned zoning districts include the following additional criteria to be demonstrated by the plan:

- a. The plan reflects generally accepted and sound planning and urban design principles with respect to meeting the goals of the comprehensive plan and the purposes and intent of the zoning regulations in section 19.01.010.
- b. The flexibility offered by the planned zoning is not strictly to benefit the applicant or a single project but provides other benefits to the community or supports plans and policies in an equal or better manner than the base district standards.

- c. The proposed deviations to the standards do not undermine the intent of any other standards relative to the proposed projects or relative to adjacent property.

The specific deviations requested under this planned zoning designation are:

- Reducing the minimum lot width from 60' to 58'.
- Reducing the front and rear setbacks from 30' and 25' to 20' for both.
- Increasing the allowed building coverage from 30% to 45%.
- Increasing the allowed impervious coverage from 45% to 60%. [The proposed maximum impervious coverage has been factored into the public works drainage review, analysis, and comments.]

The plan incorporates the following neighborhood design components to support these deviations:

- An approximately 10' to 12' wide tract (Tract B on the preliminary plat) of common area extending north-south between 79th Street and Harmon Park. This tract is proposed to have a 6' to 8' sidewalk providing both an internal circulation system for the neighborhood and a connection into the park at the northeast corner of the site. This future connection is subject to city-approved design and construction plans for the portion that crosses the park property.
- An approximately 12' to 29' wide tract (Tract A on the preliminary plat) of common area extending east-west along the north property boundary between the housing and the park. This tract is proposed to have a 6' to 8' sidewalk providing primarily internal circulation for homes fronting on the park side, but a secondary route and connections between Delmar Street and a park connection on the northeast corner of the site.
- Enhanced lot and building frontage standards on the 79th Street and the Harmon Park sides, facilitated by a "rear loaded" concept with garage access off the internal private access way. The applicant's design standards designate 79th Street and Harmon Park sides as the front. This supplements the otherwise-applicable R-1B neighborhood design standards and requires single-story front entry features on the frontages, increases the minimum front transparency from 15% to 25% on the park and street frontages, and caps the transparency of the garage-loaded (rear, non-primary) sides at 20%. This ensures that all buildings and lots front 79th Street or the park, and that the internal sides with garages are rear or non-primary sides of the lots and buildings.
- Streetscape enhancements on 79th Street. In addition to required streetscape designs, the applicant has proposed 4 regularly spaced seating areas on the north side of the 79th Street sidewalk that would be placed on private property and maintained by the HOA, and each area is mirrored by an enhanced planting area within the landscape area of the right of way. Staff recommends that these landscape areas be in addition to the standard required streetscape and street trees, and that these areas also be designated for maintenance by the HOA.

RECOMMENDATION - REZONING:

Mr. Brewster said that the proposed zoning (RP-1B) is reasonable for this location. Although designated within a potential civic campus, that concept in the plan included an anticipated mix of uses including residential and also envisioned larger scale development concepts based on a master plan coordinating many civic and institutional investors. Absent this coordinated effort, it is reasonable that smaller scale development and redevelopment plans will occur. This location is also at the edge of two specific types of neighborhoods designated in the plan: the lower-scale traditional neighborhoods and the larger-scale village neighborhoods (to the south and east), and the zoning of those properties reflect this. Therefore, it is reasonable to balance these transitions with housing compatible with either of these scales.

Additionally, the comprehensive plan envisions housing reinvestment fronting neighborhood connector street types and fronting public green spaces, and this property abuts both in 79th Street to the south (neighborhood connector) and Harmon Park to the north (public green space). The proposed rezoning of this site may make sense to promote this redevelopment, and general reinvestment in the neighborhood.

The applicant has proposed a “planned” zoning designation, which based on larger scale planning and design can support deviations from the base zoning district standards. The proposed deviations and corresponding planning concepts in the development plan are identified above in item #9, Planned Zoning Designation.

Staff recommends that the planning commission recommend the proposed rezoning from R-1A to RP-1B for approval to the city council. To ensure that the intent of the proposed project plan is met and to fulfill the requirements of the planned zoning criteria, staff recommends the following conditions:

1. The landscape plan be finalized with staff prior to issuance of any building permits, and specifically:
 - a. Add ornamental trees 20’ on-center in the landscape area on 79th Street (This substitution would be in place of the ordinance requirement of one large tree per 40’ of lot frontage / one large tree per lot, and account for the overhead utilities). These should occur at greater frequency than the proposed enhanced landscape areas, but the landscape areas may incorporate a required street tree.
 - b. Add 6 large street trees on-center in the landscape area on Delmar Street. (This would meet the ordinance requirement of one large tree per 40’ of lot frontage.) The sidewalk should be relocated approximately 8’ from the back of curb and then orient back to the existing sidewalk on the park frontage at the north end of the property.
 - c. Tracts A and B on the preliminary plat should receive a complimentary amount of landscape elements with regularly-spaced ornamental or large trees (20’ and 40’ spacing respectively) to create vertical components similar to and corresponding with the public streetscape and sidewalks.

2. The rezoning is conditioned on submittal and approval of a final plat meeting all final plat standards, and addressing recommended conditions of approval on the preliminary plat. [*See preliminary plat approval conditions.*]
3. Final plans for any improvements or building permits shall be reviewed by public works to ensure compliance with the approved stormwater management study. [*See preliminary plat approval conditions.*]

SUMMARY - PRELIMINARY PLAT:

Plats are required to divide a property into separate lots to be recorded eligible for sale. The preliminary and final plat process ensure that all required improvements (access, utilities, drainage, etc.) are in place prior to the potential fracturing of ownership and that all lots meet the required development and zoning standards and will result in buildable lots ready for final design and permits. A preliminary plat is conceptual approval of a development plan, and approval authorizes the preparation of a final plat which includes more detailed and specific information to align with more developed engineering, design, and construction documents.

Based on the proposed project plan associated with the rezoning from R-1A to RP-1B, the preliminary plat divides two currently unplatted tracts into:

- 20 lots for detached houses ranging in sizes from 8,456 sq. ft. to 9,112 sq. ft. The lots on the south side are approximately 8,500 sq. ft. and the lots on the north side are approximately 9,000 sq. ft.
- 5 common area tracts:
 - Tract A - a pedestrian passage of approximately 11,900 sq. ft.
 - Tract B - a pedestrian passage of approximately 1,500 sq. ft.
 - Tract C - a private access easement of approximately 27,000 sq. ft. providing vehicle access to the rear of all lots between the park-fronting lots fronting Harmon Park and the street-fronting lots fronting 79th Street.
 - Tract D - an approximately 15' buffer on Delmar Street south of the entrance approximately 1,900 sq. ft.
 - Tract E - a 15' buffer on Delmar Street north of the entrance, approximately 1,800 sq. ft.

The lots meet R-1B standards except that they are proposed to be 58' wide rather than the required 60' wide. (R-1B standards are 60' wide and 100' deep; some zoning deviations for setbacks and building coverage were also addressed in the zoning plan). The easement and tracts will be owned, managed and maintained by a private property owners' association to be established in conjunction with the plat. The tracts will contain sidewalks for internal circulation between the public sidewalk on Delmar Street to the west and on 79th Street to the south and remain open for a potential public connection to the park on the northeast side of the project. The park connection would be contingent on the city planning and designing a connection to the edge of this property at a future date.

The access easement is designed to be 28' wide; despite being intended as a "rear alley", this will accommodate additional on-street parking for guest or overflow parking and meet

emergency access standards (each lot can park up to four vehicles including garage spaces and driveway spaces). It is approximately 540' long, terminating in a turnaround bulb that meets the fire district emergency access requirements. Design and construction of this private access will still be subject to public standards and subject to final review and approval by public works.

ANALYSIS - PRELIMINARY PLAT:

The Prairie Village subdivision regulations have the following review elements for preliminary and final plats:

Streets & Street Arrangement

The project is at the intersection of two public streets: 79th Street and Delmar Street, and is primarily served by these streets. The individual lots will be accessed by a private access street designed to public street standards and extending east-west into the project. This street will function as an alley, providing access to the rear of homes to ensure that the projects outward-facing frontages address the surrounding public spaces - primarily Harmon Park on the north and 79th Street on the west, and treating Delmar Street as a corner side street.

This arrangement results in two "half-blocks", each approximately 610' long, and is consistent with the street and block criteria despite not connecting to the east. In general, the subdivision regulations provide that blocks should be no longer than 1,800' and where they are longer than 1,000' they should provide pedestrian passages through the block. In conjunction with adjacent developed residential project the extent of this frontage is approaching 1,000' and the entire block between Mission Road and Delmar Street is approximately 1,200'. The applicant has also provided a mid-block pedestrian connection through their project in a common area tract.

As an infill project and with limited ability to shape the street and block patterns based on surrounding conditions, the proposed street arrangement adequately addresses the subdivision standards, and achieves the desired goals for connectivity and access. The applicant has provided a trip generation analysis showing expected traffic to be less than the prior use (community center / recreation facility) and the existing streets and proposed access street are sufficient to serve the proposed development.

The street arrangement also involves the dedication or confirmation of right-of-way for a narrow track along the entire frontage of the property along 79th Street. This tract aligns with the property / right-of-way of the abutting property to the east, and will allow the proposed landscape area and sidewalk configuration along 79th Street to occur in the right-of-way.

Sidewalks

The project is primarily served by public sidewalks on the north side of 79th Street and the east side of Delmar Street on the perimeter of the property. The zoning plan indicates that these sidewalks should be 6' to 8' wide based on coordination with the streetscape and

landscape area plans. The sidewalk on 79th Street will be relocated from the back of curb to an alignment consistent with the sidewalk fronting on property immediately to the east, and allow for a sufficient landscape area between the curb and sidewalk.

There is an existing sidewalk on the east side of Delmar Street, and staff is recommending that this sidewalk also be sufficiently moved back from the curb to allow planting of the required street trees (at least 6' to 8' from the back of curb). This will require an alignment shift to the existing sidewalk on the park property to the north, until that sidewalk could be reconstructed and aligned with sufficient curb separation.

Mr. Brewster stated that subdivision regulations require sidewalks to be on both sides of the streets and around the bulb of cul-de-sacs. However, since the access street is intended to function as a rear alley and is private access, and since the project provides alternative internal circulation between the public sidewalks on Delmar Street and 79th Street, staff does not interpret the sidewalk standard to apply to the private access. Additionally, staff believes the pedestrian circulation plans achieve the goals for sidewalk requirements in the subdivision regulations.

In addition, and with the absence of sidewalks on the internal access street, the zoning plan also offers sidewalks that provide internal circulation within the project and a connection into Harmon Park. The zoning plan specifies that these will also be 6' to 8' sidewalks within Tract A (east-west from Delmar Street) and Tract B (north-south between 79th Street and the park), with a connection into Harmon Park at the northeast corner of the property.

Utilities

Utilities already serve the site, and the applicant is working with the various utility companies to provide the necessary water, sewer, power, communication, gas, etc. to each lot. The applicant will need to work with the fire district to determine the location of any fire hydrants.

Storm Drainage

The applicant submitted a stormwater management study demonstrating that the proposed development will match or reduce peak runoff rates compared to existing site conditions, ensuring no adverse downstream impacts. While the redevelopment slightly reduces the site's overall impervious footprint, the existing site had an underground parking lot detention system for stormwater management. To manage runoff effectively, the proposed plan introduces two underground stormwater detention basins on the north and south sides of the property. Additionally, the design reduces runoff directed toward the existing drainage swale on the adjacent eastern property. Final construction and drainage plans remain subject to review and written approval by the public works department to ensure conformance to performance standards.

Lot Sizes and Building Lines

The applicant is proposing 20 lots for detached houses in association with the proposed RP-1B standards. The zoning plan includes requested deviations with the rezoning analysis, but otherwise meets the R-1B development and design standards.

Preliminary Grading

The applicant has submitted a preliminary grading plan with the preliminary plat demonstrating the general feasibility of the plan. Final grading shall be subject to approval by the city prior to construction of any improvements or approval of any building permits, provided it meets the approved stormwater plan, city construction specifications, and is consistent with the development patterns and all design requirements of the zoning plan and community design standards.

RECOMMENDATION - PLAT:

Staff recommends that the planning commission approve the preliminary plat, and authorize preparation of a final plat based the concepts in the preliminary plat and on the following conditions:

1. The sidewalks in the common areas remain open and ungated, and the applicant shall coordinate with the city for construction of a park connection near the northeast portion of the property. The final plat shall include easement language ensuring public access.
2. The final plat shall confirm and/or provide any fire hydrants required to meet fire district standards.
3. The applicant shall submit HOA documents for city review that ensure both the organizational and financial capacity for the association to maintain all common areas, and particularly the landscape amenity and sidewalks, private access street, and the stormwater facilities in the common areas and/or easements. The final HOA documents shall be recorded with the final plat (or otherwise attach to and ensure that each lot is jointly obligated, as approved by the city attorney).
4. The final plat shall have the following additional information, required by section 18.12.040, submitted prior to being routed for signatures by the city and recording by the county:
 - a. Restrictive covenants in a form approved by the city attorney.
 - b. Proof of ownership.
 - c. Certificate showing all taxes and special assessments have been paid.
 - d. Construction documents, or if to be submitted at a later date, other commitment that all required improvements will be built to public works specifications.
5. The final plat shall include all certifications required by section 18.12.050 prior to being routed for signatures by the city and prior to recording with the county, specifically:
 - a. Certification by parties holding title;
 - b. Certification by a registered surveyor;
 - c. Space for certification of approval by the planning commission (chair and secretary)
 - d. Space for certification of acceptance or easements and right-of-way by the city council (mayor and city clerk)
6. Final plans for any improvements or structures shall be reviewed by public works and are subject to their approval to meet easement requirements and the approved stormwater management plan.

7. Final design and construction of the private access (78th Place) be subject to approval of public works.

Mr. Valentino asked for clarification between P (planned) zoning districts and MXD (mixed use) zoning districts. Mr. Brewster said that MXD zoning districts were very broad, and were intended to contain mixed uses, such as commercial and residential. The P designation could be applied to any zoning district to address beneficial deviations for a specific project.

Mr. Birkel asked if any part of the development would include fencing. Mr. Brewster said there was a potential for wrought iron or faux wrought iron decorative fencing to be used, but no other type of fencing would be allowed.

Mr. Wolf asked whether the private street was wide enough to allow for parking on both sides of the street. Mr. Brewster said that it would be wide enough.

Ms. Brown asked if there would be changes to the overhead power lines along 79th Street to the south of the project. Mr. Brewster said that the lines would remain, but that the sidewalk would be moved to the other side of the poles.

Applicants Henry Clover, Clover Architects, 8813 Penrose Lane, Lenexa; Bart Lowen, Price Brothers, 12721 Metcalf Avenue, Suite 200, Overland Park; and Luke Moore, Olsson Engineering, 7310 W. 133rd Street, Overland Park, were present to discuss the application. Mr. Clover gave a presentation showing highlights of the proposal, and noted the width of the private street was large enough to accommodate fire trucks. He added that a 23' wide "green belt" would be installed on the north side of the site to connect with the park, and that each home would have a front porch as well as a rear garage on the alley side.

Mr. Wolf asked for additional information about the drainage plan. Mr. Moore stated that there would be a slight decrease (approximately 1%) in the impervious surface coverage relative to the existing conditions at the site. He added that with city staff's help, an existing water detention basin was located below the parking lot. Underground detention chambers would be installed to run east-west on the north and south sides of the site, and swales would be placed on the south side of the site to detain water and ensure surrounding properties are not affected. In a 100 year flood event, water would flow to 79th Street and into storm drains. Lastly, Mr. Moore stated that the HOA for the development would be responsible for cleaning out the pipes and other drainage equipment on a regular basis.

Mr. Valentino noted that two of the documents provided by the applicant showed different measurements for the size of the proposed lots. Mr. Moore noted that there were two zoning plans included in the packet, one which showed 26 lots, and another that showed 20 lots. He stated that the data on the 20 lot plan was the correct information.

Ms. Brown asked how the proposed impervious surface coverage and building coverage compared to the Meadowbrook development. Mr. Brewster stated that the proposed lots

were generally larger than those at Meadowbrook, and that the proposed coverage percentages were lower.

Mr. Wolf asked whether multiple architects would be designing homes for the project, and how infrastructure would be handled. Mr. Lowen stated that a sister-company associated with Price Brothers would handle all of the site infrastructure work, street work, and utilities, and that a single architect would be designing the homes.

Ms. Temple asked whether it would be possible for a future homeowner to expand their home, such as by adding a deck, and surpass the building coverage deviation or lot line deviation. Mr. Brewster said that deviations to the approved zoning plan would require another rezoning application.

Mr. Kersten, Mr. Herron and Ms. Brown stated that they wished to see more specific and accurate grading information and elevations in order to understand how homes on the lots would actually look. Additionally, concern was shared about a 20' setback on the south side of the project.

Mr. Wolf opened the public hearing at 8:15 p.m. With no one present to speak, the public hearing was closed at 8:16 p.m.

Mr. Kersten asked for further information about the traffic study, and how it would affect traffic on Delmar Street. Mr. Moore stated that the traffic study compared the expected traffic from the development to the traffic generated by the YMCA when it was active. The study indicated traffic would be lesser than it was when the YMCA was open. Additionally, the entrance to the private street would be located further north than the existing two driveways to the YMCA parking lot in order reduce congestion near the intersection of 79th Street and Delmar Street.

After further discussion, Mr. Wolf made a motion to approve PC-26-1, rezoning from R-1A to RP-1B with staff conditions and the following additional conditions:

- **The applicant provide a grading plan that will be approved as part of the final plat approval**
- **The applicant provide a plan to address the planning commission's concerns with setbacks**
- **The applicant provide accurate information related to dimensions of lots and setbacks**

Additionally, if the planning commission finds that one or all of the above conditions are not met, the rezoning approval will be null and void. Ms. Brown seconded the motion, which passed 7-0.

Mr. Wolf made a motion to approve PC-26-11, approving the preliminary plat, with the same conditions as the prior motion. Ms. Brown seconded the motion, which passed 7-0.

OTHER BUSINESS

None.

ADJOURNMENT

With no further business to come before the commission, Mr. Wolf adjourned the meeting at 9:07 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: July 7, 2026 Planning Commission Meeting

Application: PC 26-15

Request: Site plan review for a fence, with an exception

Action: *A Site Plan requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application. Fence and wall standards have specific criteria to evaluate for granting exceptions.*

Property Address: 9329 Catalina

Applicant / Owner: Steve and Dawnlee Maurer

Current Zoning & Use: R-1A Single-Family District - Single-Family Dwelling

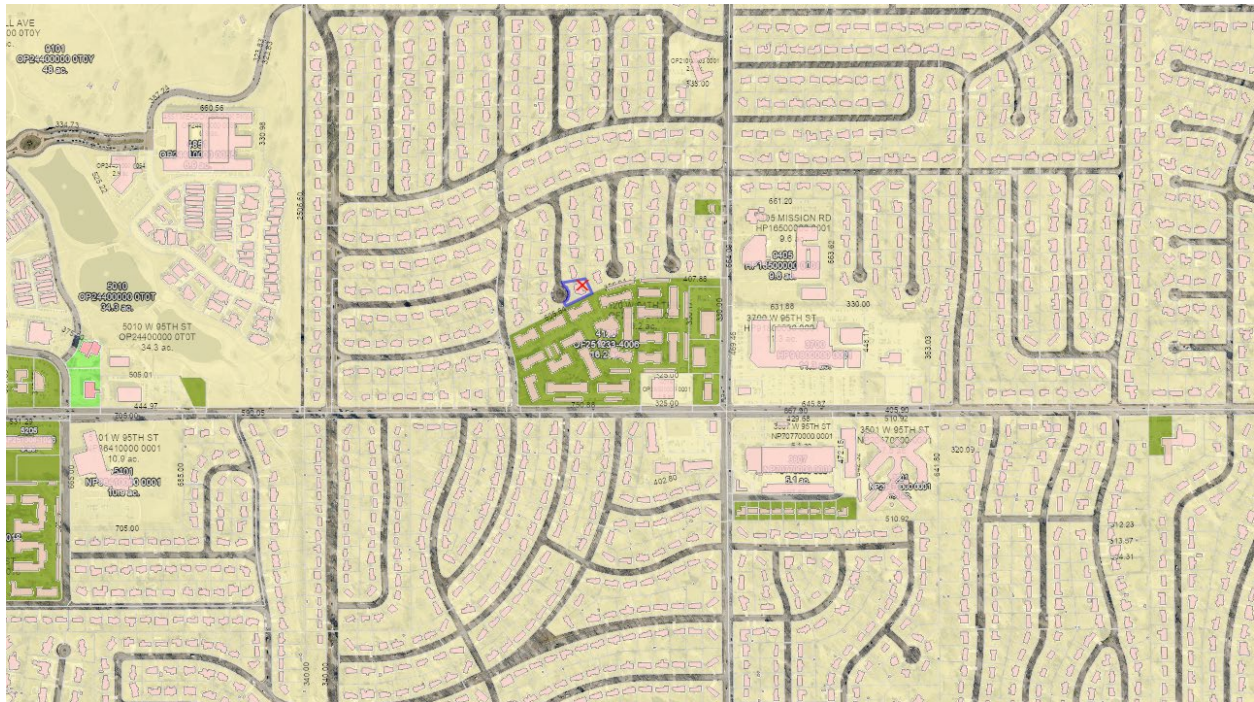
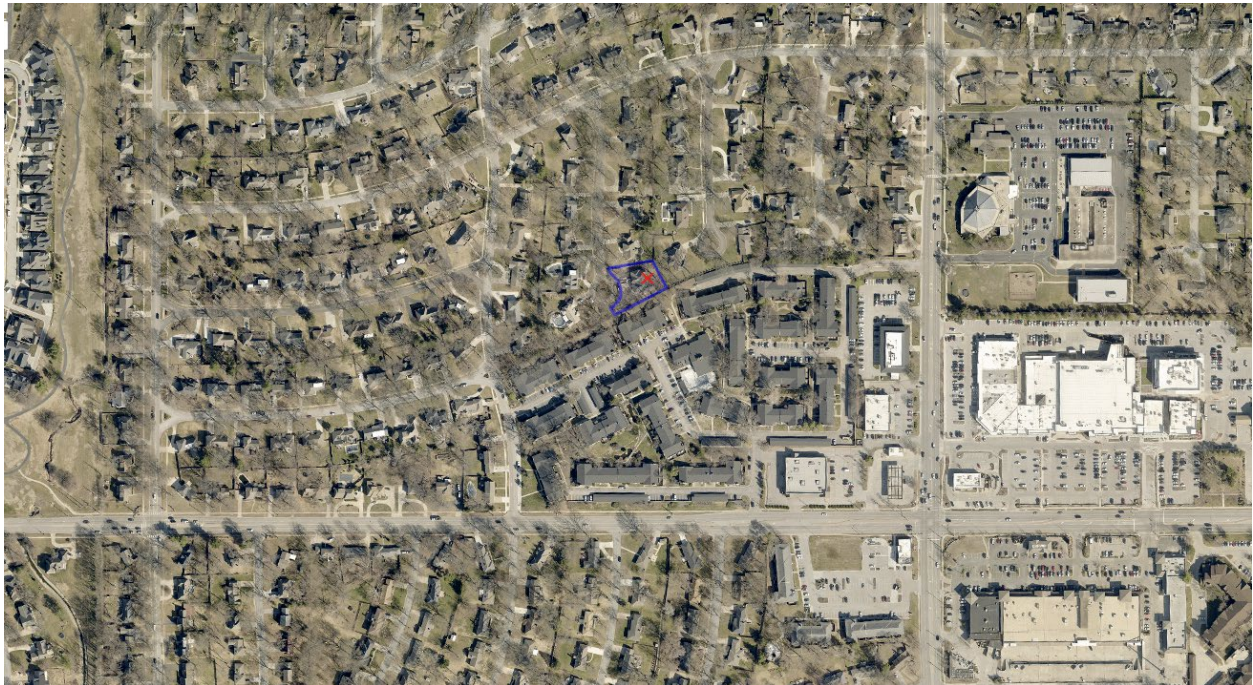
Surrounding Zoning & Use: North: R-1A Single-Family District – Single-family dwellings
East: R-1A Single-Family District - Single-family dwellings
South: R-3 Apartment District – Apartment complex
West: R-1A Single-Family District - Single-family dwellings

Legal Description: KENILWORTH LOT 6 BLK 14 PVC-0715 0026

Property Area: 17,666.17 sq. ft. (.41 ac.)

Related Case Files: none

Attachments: Application, lot and fence plan, photos

General Location – Map**General Location – Aerial**

Block / Lot – Aerial



Birdseye



Street View

Looking east from Catalina. Subject property in background and proposed fence line on right.



Looking south on Catalina; subject property on left and proposed fence line in background.

BACKGROUND:

The applicant is applying for a fence exception to construct rear and side yard fence that has the finished side facing in, rather than facing outward (towards streets or abutting property) as is required by the ordinance. The applicant also proposes that a portion of the fence along the side yard line but projecting in front of the front building line be 6 feet high rather than the required decorative fence height and design (2.5 feet high / 50% open). This fence would replace an existing wood privacy fence that is on the existing property and extend further to screen an existing chain link fence that is on the rear of the apartment property.

The property is an end lot on a cul-de-sac. The proposed exceptions are requested on the south lot line that transitions to the abutting apartment complex. The zoning ordinance allows rear yard privacy fences, provided they are no higher than 6 feet [\[19.44.025\(b\)\(3\)\]](#), but any portions of fences along the side lot line in front of the front building line are considered front yard fences that are limited to decorative fences [\[19.44.025\(b\)\(4\) and \(c\)\(1\)\]](#). All fences also require that support structures are on the interior so that the finished side is outward facing. [\[19.44.025\(b\)\(1\)\]](#)

The proposal is to build a 6-foot wood privacy fence enclosing the backyard. The fence meets all standards except the proposal is to have the structural posts on the outside of the fence along the entire south property line and to have the privacy fence extend in front of the front building line (approximately 62.5 feet) to the western edge of the property. This encompasses the lot's boundary with the apartments.

The standards allow the Planning Commission to consider exceptions to the fence standards through site plan review and subject to specific criteria in [19.44.025.\(g\)](#).

The applicant held a neighborhood meeting on June 17, 2026 in accordance with the City's Resident Participation Policy, and has provided background on the meeting to supplement the application.

ANALYSIS:

This property is zoned R-1A. The fence standards in Section [19.44.025](#) apply to this property, and the following specific section is the subject of this application:

(b). Design.

- (1) Appearance. Those fences which have surface material, whether it be wood, chain link, metal bars, or other permitted material, attached on one side of posts and/or rails, thus producing a finished side and an unfinished side, shall be installed with the finish sides exposed towards the street and adjacent properties. [\[Section 19.44.025\(b\)\(1\)\]](#)

and;

- (3) Height. No fence shall exceed six feet in height, except tennis court enclosures which may not exceed 12 feet in height, and except fences which are located within the building envelope of a lot shall not exceed eight feet in height. [\[Section 19.44.025\(b\)\(3\)\]](#)

and:

(c) Location

- (1) Fences located in the front yard are limited to decorative fences no closer than ten feet from the street right of way. [\[Section 19.44.025\(c\)\(1\)\]](#)

The intent of the applicable fence standards is to protect the front yard and streetscape views of lots along streetscapes and to preserve the ability to reasonably screen property from adjacent lots and other private areas.

The decorative fence standards (2.5-foot maximum height and 50% open view) is based on the assumption that front yard fences are the most visible from adjacent properties along the block and have a significant impact on the streetscape. However, in this case, with the cul-de-sac terminating at the south side of this lot the boundary functions more like a rear yard than a typical side or front yard.

The design requirement (outward facing fences with structural supports on the interior of the lot) balances the views from public spaces, views from abutting property, and views from the subject property. The standard prioritizes those elements, placing the view from the subject property - typically within the rear yard, as the lowest priority in appearance. However, in this case, due to the transition of the development pattern and street configuration, this proposed fence location will have the most visibility from the Catalina Street streetscape, and the view from the abutting property is the least visible as it is the rear portion of the apartment complex. This area functions more like a rear yard, and there is an existing chain link fence on the apartment property that will remain. This area is visible from the end of Catalina Street, and the privacy fence with fished side facing the street will improve the aesthetics when viewed from more public spaces and streetscapes.

The following factors that affect this situation:

- The lot is a unique circumstance due to the being the end lot on a cul-de-sac and the transition to abutting apartments.
- The current conditional of the yard and buffer includes many trees and landscape elements that soften the appearance of the fence from both the streetscape and abutting property.
- The portion of the fence projecting beyond the front building line functions more like a rear yard than a side yard due to the transitions to abutting lot and the positioning of this lot and the opposite lot on Catalina.

CRITERIA:

In addition to the Site Plan review criteria [\[Section 19.32.030.\]](#), the following are the specific criteria the Planning Commission shall consider for exceptions to the fence standards: [\[19.44.025\(g\)\(1\)\]](#)

- Results in a design that is more compatible
- Provide better screening
- Provides better storm drainage management
- Provides more appropriate utilization of the site.

This fence exception impacts three of these criteria (all but the stormwater criteria for which there is no impact). The proposed fence location will allow better utilization of the site based and present better screening. The large nature of these yards, and the use of a combination of fences, landscape, and trees softens the fence structures and results in the 6-foot high privacy fence extending in front of the front building line does not negatively impact the public streetscape or abutting property. The design with the finished side inward on the fence along the south property also achieves the intent of the ordinance by placing the “finished side” to the most publicly visible portion of the fence, which in this particular case is the “inward” side of the fence.

RECOMMENDATION:

Staff recommends approval of this site plan with the exception to the fence height and design standards based on the above factors and to the extent documented in the submitted fence permit.

Details

Project Description

Requested Action*

Residential Site Plan Review/Exception Request

Legal Description*

Fence Extension

Applicant Information

What are you applying for?

Planning Commission

Applicant Name*

Steve Maurer

Owner Name*

Steve Maurer

Location of Property*

9329 Catalina St

Applicant requests consideration of the following: (Describe proposal/request in detail)*

We would like to extend our fence to the southwest corner of our property. The fence is adjacent to Kenilworth Apartment Complex. In addition we would like to continue the fence to edge of the cul de sac, going back to the north. The reason for the fence extension is to provide privacy and separation from this commercial property. This would help maintain the beauty of our newly built 1.5 million dollar home. We would like the finished side of the fence to face inward, toward our property. The current fence is currently like this as is our neighbor's to the east. The Kenilworth Apartment Complex installed a chain link fence many years ago and which has fallen into disrepair. A year ago we spoke with the complex to repair or replace the fence. They said they were aware of the issues with the fence and were getting bids to have the fence replaced. The fence is still in disrepair. The complex also as allowed cardboard to be used as window treatments in sight of our view.

Acknowledgement

Applicant intends to file an application with the Prairie Village Planning Commission or the Prairie Village Board of Zoning Appeals of the City of Prairie Village, Kansas (City). As a result of the filing of said application, the City may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees. Applicant hereby agrees to be responsible for and to the City for all costs incurred by the City as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to Applicant. It is understood that no requests granted by City or any of its commissions will be effective until all costs have been paid. Costs will be owed whether or not Applicant obtains the relief requested in the application.

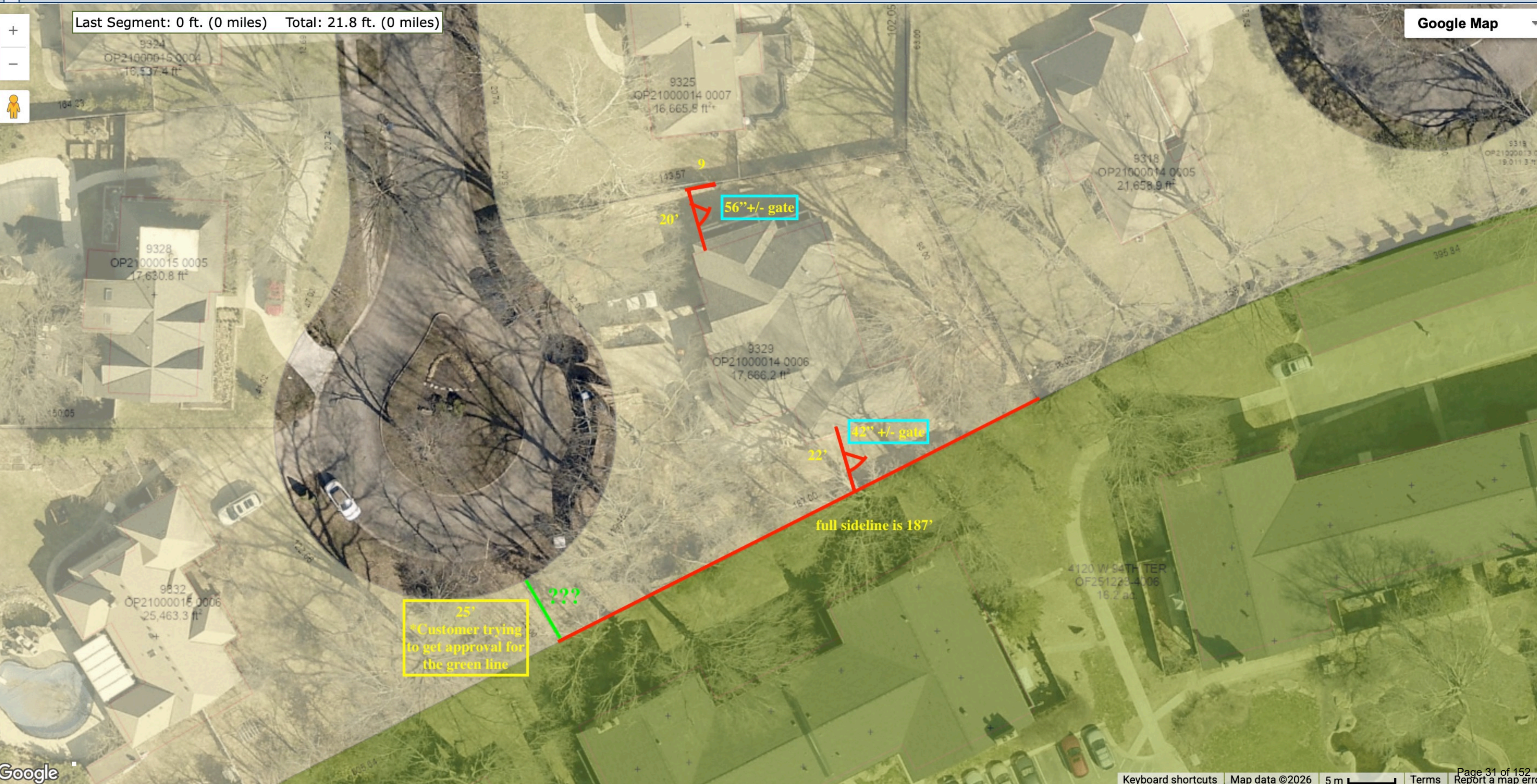
Applicant Signature*

Steven Richard Maurer

May 20, 2026

Date*

05/20/2026

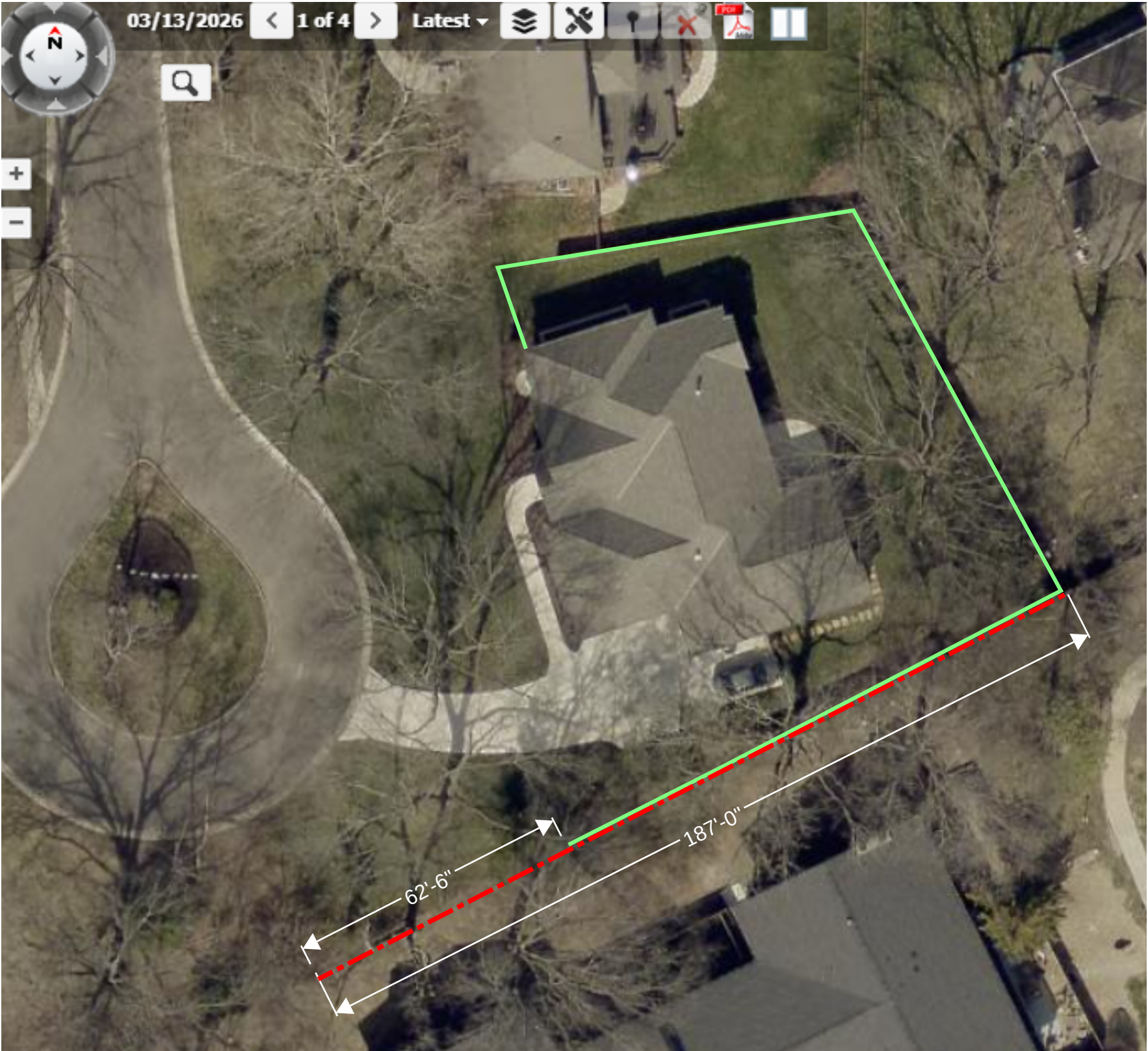


Proposed Fence Plan PC-26-15 for 9329 Catalina St.

The applicant is requesting the fence to extend from the east property corner to the west property corner along the south side of the property. The applicant is also requesting that the finished side face his property as it abuts the Kenilworth Apartments chain link fence to provide a screen between the properties.

The violation of zoning code 91.44.025 is the direction the fence is proposed to face and the portion of the fence extending 62.5' past the front platted build line. This information was calculated by historical data from the new house build in 2024 permit number BP-24-1074
Mitch Dringman BOPV 5-29-2026

Green line demonstrates where 6 six foot privacy fence can be installed per PVZC 19.44.025
The Red dotted line indicates where the proposed privacy fence is to be installed 187 running feet thereof.











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Good morning Mr. Geffert. We had our meeting yesterday, on the 17th, at 5 o'clock in the evening. Myself and my wife, Dawnlee, were the only ones in attendance. No objections to the plans were voiced or recorded at the meeting or via email, text, phone call or neighbors just dropping by.

We ask that the plans be approved by the Planning Commission so we may move forward.

Sincerely,

Steven & Dawnlee Maurer

June 8, 2026

Property Location: 9329 Catalina St., Prairie Village, KS 66207

Dear Neighbor,

Hello! If we have not had a chance to meet yet, we are Steve and Dawnlee Maurer. We recently built a home at 9329 Catalina St.

We are writing you to let you know that we have submitted an application to the City of Prairie Village requesting a variance to replace, extend and build a 6' wooden privacy fence. This fence would be from our east property corner to the west property corner along the south side of the property and turn north along the property line where it meets with city easement. We are also requesting the finished side of the fence face our property as it abuts to Kenilworth Apartments to provide a screen between properties.

As part of the variance process, the Prairie Village Planning Commission requires that nearby residents have an opportunity to ask questions or share any concerns. To make this easy and neighborly, we are hosting an informal gathering in our driveway at:

9329 Catalina St. on Wednesday, June 17th at 5:00pm.

There is no obligation to attend though you are cordially invited to stop by – whether to look at the proposed fence location, ask questions or simply to meet us. If you are unable to attend but would like more information, feel free to call or text (Steve's cell number) or send an email.

After the meeting, we will submit a brief record of attendance and any comments to the Planning Commission. Once the city completes its review and approves the variance, we plan to move forward with construction as soon as possible.

Thank you for taking the time to read this letter. As we mentioned before, there is no obligation to come to our gathering on the 17th or respond to this letter though feel free to reach out to us with any questions, comments or concerns. We look forward to seeing you in the neighborhood!

Sincerely,

Steve and Dawnlee Maurer

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: July 7, 2026 Planning Commission Meeting

Application: PC 26-16

Request: Site Plan for Monument Sign

Action: *A Site Plan requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application. Monument signs have specific approval and exception criteria.*

Property Address: 9400 Mission Road

Applicant: First National Bank of Omaha (Omaha Neon Sign Company)

Current Zoning; Use: C-1 Restricted Business District –office / service

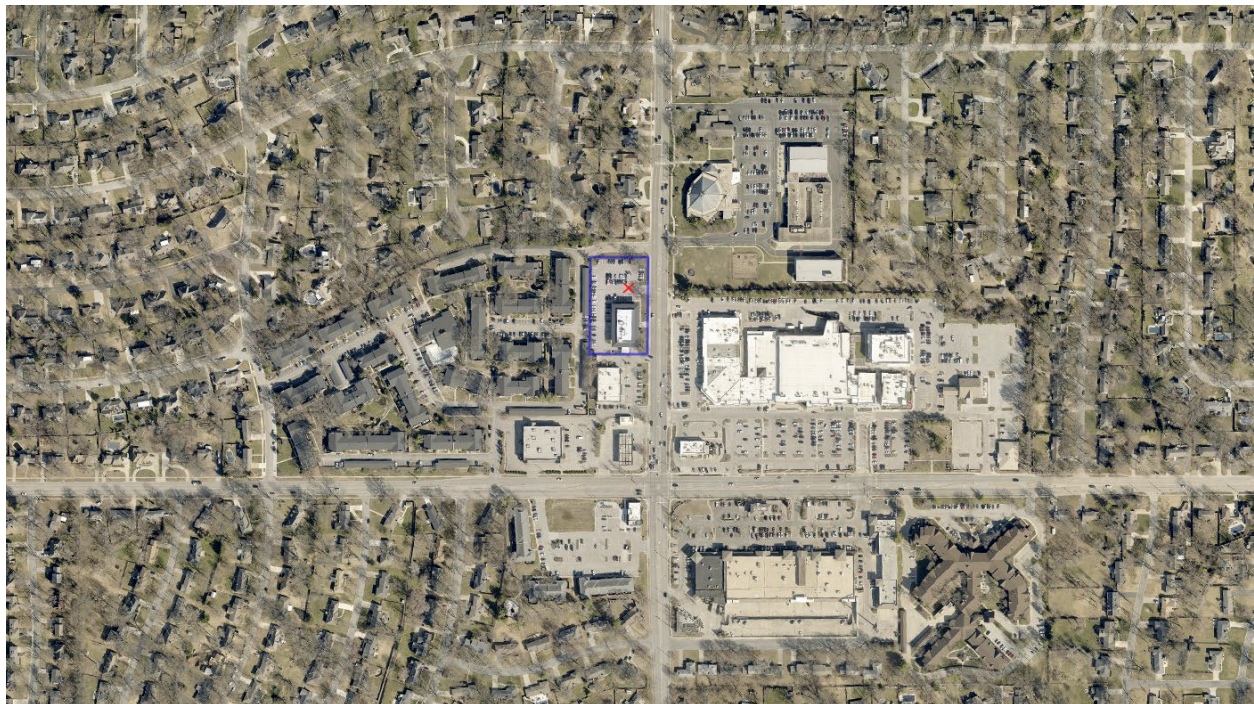
Surrounding Zoning; Use: North: R-1A – Single-family Residential - detached houses
East: C and R-1 (Leawood, KS) Commercial and Single-family; Shopping Center and Church
South: C-2 General Business; retail, restaurants, and service station
West: RP-3 – Planned Garden Apartment; apartments

Legal Description: (metes and bounds)

Property Area: 1.5 acres (65,374.70 s.f.)

Related Case Files: none

Attachments: Application, sign plan

General Location Map**Aerial Map**

Site



Street Views



Street view looking south to the west side of Mission Road



Street view looking south at the existing monument sign; the proposed sign will replace this sign..



Bird's eye view

BACKGROUND:

The applicant is requesting to replace a monument sign on a 1.5 acres site used as a bank. The location is near the northwest corner of Mission Road. The property is zoned C-1, Restricted Business District, and includes an approximately 19,000 square feet, 2-story office building with a drive-through service window on the south end (approximately 12,500 square feet building footprint). The proposed sign will replace the existing sign and be in the same location. However, since it is a new sign structure it requires a full site plan review.

All new monument signs require approval by the Planning Commission. [Prairie Village Zoning Ordinance, Section [19.48.070\(a\)1](#)].

ANALYSIS:

Monument signs require approval by the Planning Commission and have the following specific standards for signs in nonresidential districts: [19.48.050](#) (Nonresidential Sign Allowance – monument signs) and [19.48.070\(a\)](#) (specific standards for monument signs).

- 1 per street frontage
- 20 square feet max
- 5' high max (allowance for support structures to exceed)
- 3' setback from all property lines or 12' from street, whichever is greater, with associated landscape plan to integrate sign into site and soften appearance of structure elements
- Base under at least 75% of sign structure, and materials that complement the building or other site elements.

The proposed sign appears to meet all standards as indicated in the plan.

- It is the only monument sign proposed for this site.
- It is midway along the property frontage - approximately 68 feet from the north driveway, 135 feet from the south driveway, 6 feet from the front sidewalk and property line, and 12 feet from the curb edge.
- It is 18.08 square feet (the sign height is 2.5 feet on top of the base). The sign is a 31" x 84" aluminum cabinet, with routed letters and acrylic backing, that will be backlit with LED lighting.
- It is proposed to be on a brick base matching the primary building material.

There are two elements of the plan that are not specified. There is no width to the sign cabinet and the dimension is marked "TBD". The standard depth for cabinet monument signs is between 18 inches and 24 inches. Also, the total sign height is not included. It is unclear if the sign is proposed to be constructed on the existing base, or if a new base similar to the existing will be constructed. The height of the sign panel is dimensioned at 2.58 feet, and if placed on the existing base it would be under the overall 5-foot height limit. The application should be conditioned on these two issues being clarified and resolved prior to issuing permits.

There is no landscape plan submitted with this sign. Although this application replaces an existing sign in an established lawn area, as a new structure it is required to comply with the sign and site plan standards. The ordinance requires all new monument signs to include a landscape plan that integrates the sign area into the overall site, softens views of structural components, and improves the image from the streetscape. Due to the low nature of the sign base (and assuming it is being retained, or if replaced it will be a similar base), staff recommends a narrow landscape bed around the sign with 15 ground hug aronia planted along the base.

Public Works has reviewed the plan for all sight distance requirements and the plan is acceptable. [See [City Code, 13-2A03](#)].

RECOMMENDATION:

The sign meets all other applicable standards; and staff recommends that the Planning Commission approve the monument sign subject to the following:

1. That the depth of the cabinet for the monument sign be no greater than 24 inches.
2. Regardless of whether the existing base is retained or a new base created, the total sign height shall not exceed 5 feet.
3. A landscape plan be included with the sign permits with 15 ground hug aronia planted along the sing base on all sides. Alternatively, the applicant may submit a different landscape plan with comparable planting that is subject to the approval of city staff.

Project Description

Requested Action*

Sign Standards/New Monument Sign

Legal Description*

33-12-25 BG 779.60' N SE COR SE 1/4 W 239.99' S 330.17' E 240' N TO BG SUBJ TO PT IN
R/W 1.5128 ACS M/L PVC 715C

Applicant Information

What are you applying for?

Planning Commission

Applicant Name*

Envision Sign Solutions

Owner Name*

First National Bank of Omaha

Location of Property*

9400 Mission Road

Applicant requests consideration of the following: (Describe proposal/request in detail)*

Remove existing monument sign and install new monument sign slightly taller but not as wide as the existing sign

Acknowledgement

Applicant intends to file an application with the Prairie Village Planning Commission or the Prairie Village Board of Zoning Appeals of the City of Prairie Village, Kansas (City). As a result of the filing of said application, the City may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees. Applicant hereby agrees to be responsible for and to the City for all costs incurred by the City as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to Applicant. It is understood that no requests granted by City or any of its commissions will be effective until all costs have been paid. Costs will be owed whether or not Applicant obtains the relief requested in the application.

Applicant Signature*

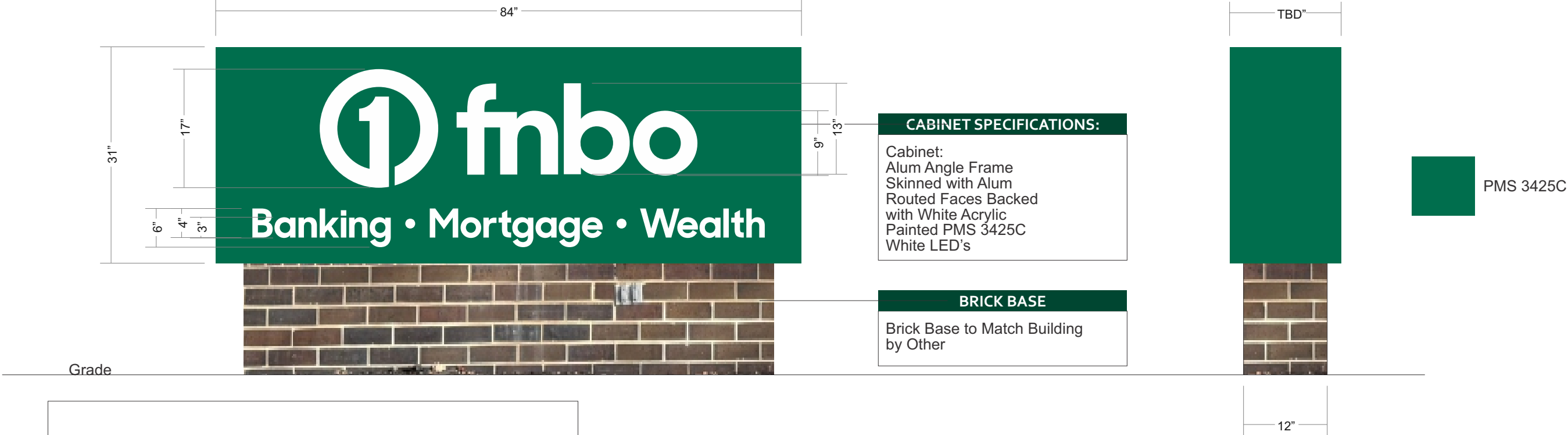
Brooke Braun

Jun 11, 2026

Date*

06/11/2026

SIGN 3
Monument

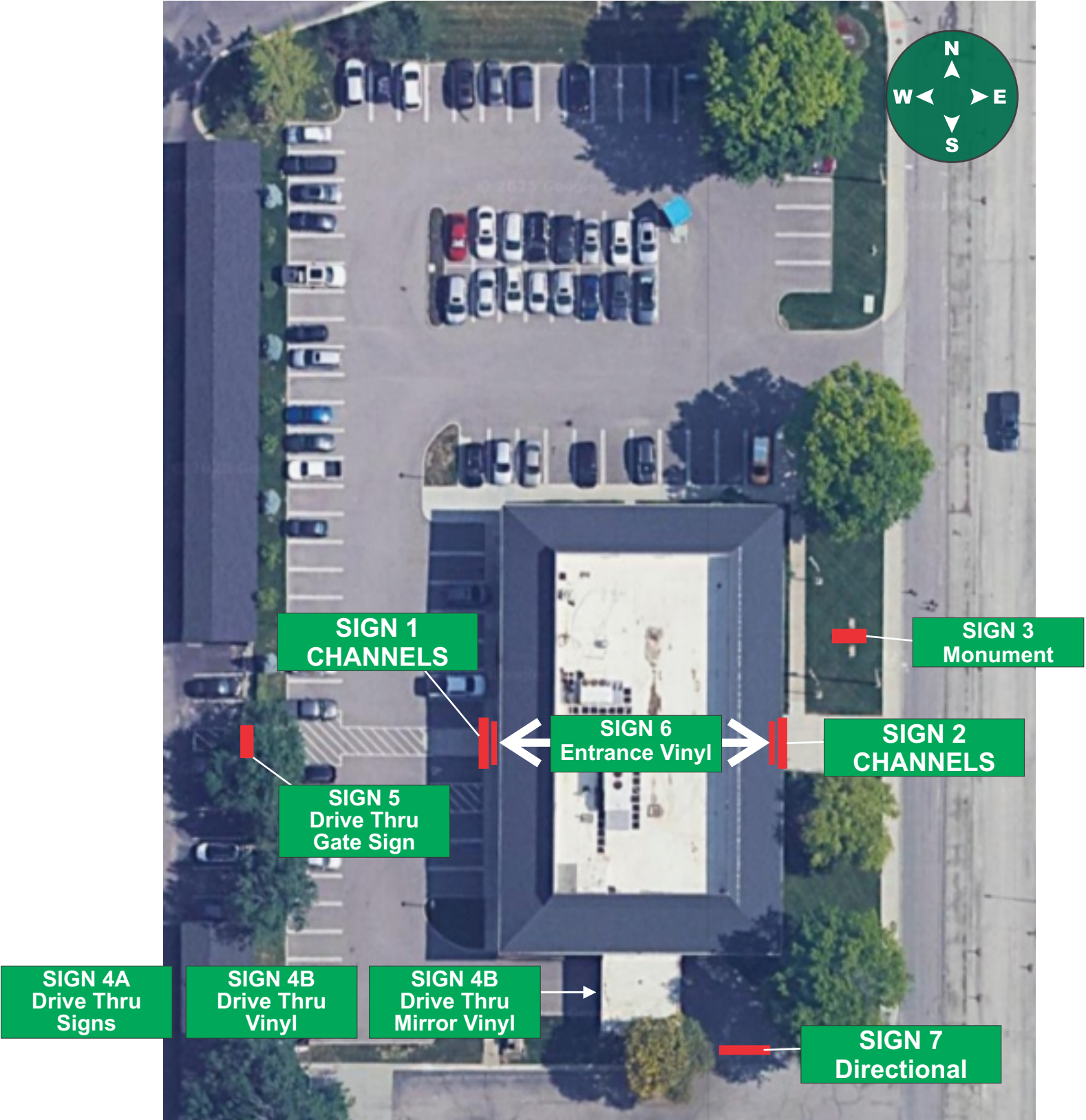


Remove & Dispose
Cabinet & Base



- SIGN 1 Channels
- SIGN 2 Channels
- SIGN 3 Monument
- SIGN 4A Drive Thru Signs
- SIGN 4B Drive Thru Vinyl
- SIGN 4B Drive Thru Mirror Vinyl
- SIGN 5 Drive Thru Gate Sign
- SIGN 6 Entrance Vinyl

- SIGN 1 Channels
- SIGN 2 Channels
- SIGN 3 Monument
- SIGN 4A Drive Thru Signs
- SIGN 4B Drive Thru Vinyl
- SIGN 4B Drive Thru Mirror Vinyl
- SIGN 5 Drive Thru Gate Sign
- SIGN 6 Entrance Vinyl



STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: July 7, 2026 Planning Commission Meeting

Application: PC 26-11 - Updated

Request: Final Plat

Property Address: 4200 W 79th Street

Action: *A final plat requires the Planning Commission to apply the facts of the application to the standard and criteria of the ordinance, and if the criteria are met to approve the application.*

Applicant: YMPB LLC, Owner; Price Brothers, Applicant

Current Zoning & Use: R-1A Single-Family Residential - Civic / Recreation building (vacant)

Surrounding Zoning & Use: **North:** R-1A Single-Family Residential - Community Park & Civic Uses (city hall & fire station)
East: RP-4 Planned Mixed Dwelling District - Condominiums
South: R-4 Mixed Dwelling District - Townhouses
West: R-1B Single-Family Residential - Single-Family Dwellings

Legal Description: JARBOE VIE PT LTS 3 & 4 BG 10' N & 33.98' W SE CR LT 3 W 44.8' N 155' W 170' N 125' W 140' S 280' W 255' TO SW CR LT 4 N 305' E 606.23' To E/L LT 3S 305' TO BG PVC 4372 BTAO 1445-3 (2.75 ac.); and JARBOE VIEW PTS LTS 3 & 4 BG 255' E SW COR LT 4 N 280' E 140' S 125' E 170' S 155' W 310' To BG PVC 4372 BTAO 1445-3 (1.5 ac.)

Property Area: 4.25 Ac (185,257.65 ft.)

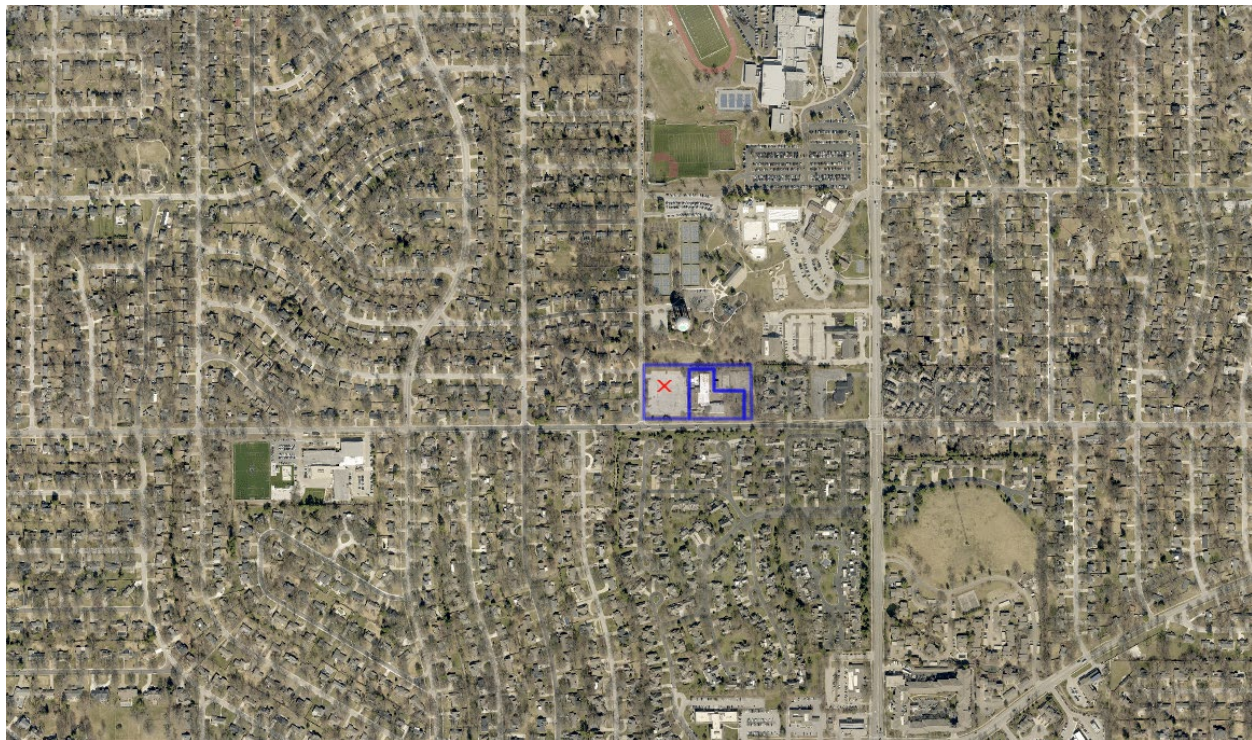
Related Case Files: N/A

Attachments: Application, Development Plan, Conceptual Design & Covenants, Final Plat, Grading Plan

General Location Map



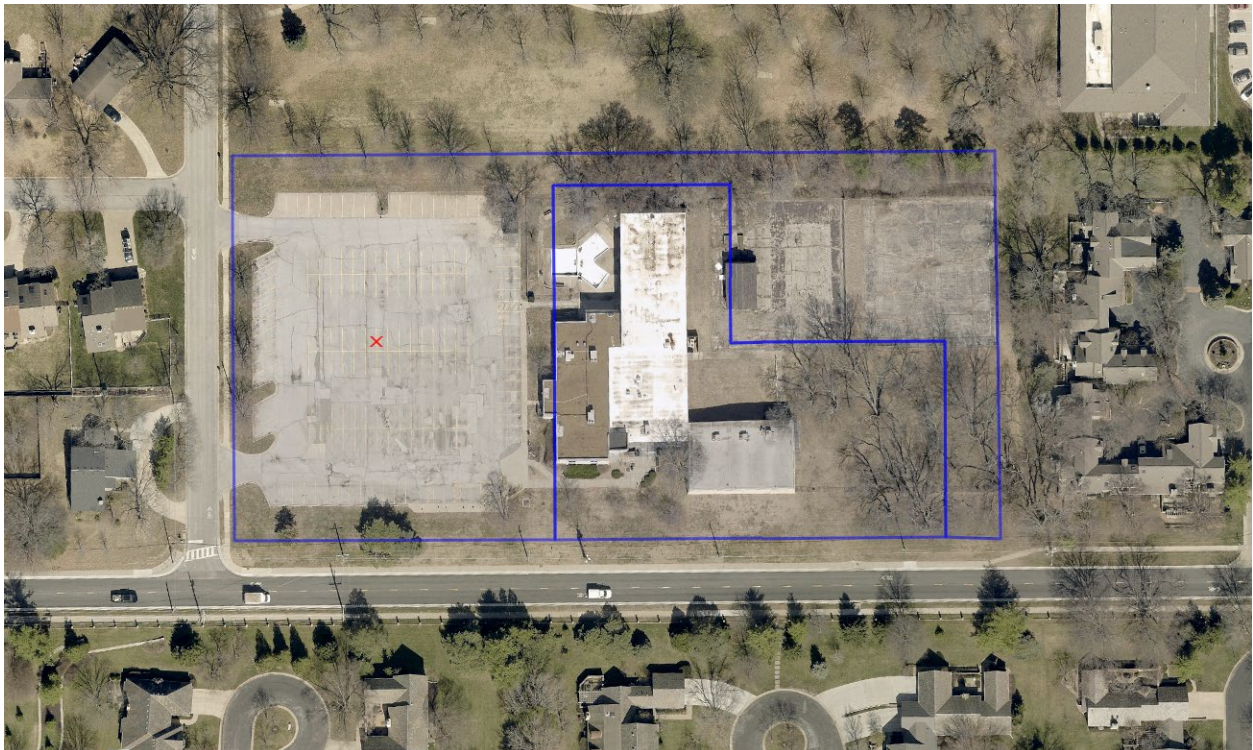
Aerial Map



Block



Lot



Birdseye View



Street View



Looking west on 79th Street - subject property on the right.



Looking north at 79th & Delmar - subject property on the right.



Looking southeast on Delmar at the transition of subject property (background) with the park (foreground).

SUMMARY:

The applicant is requesting to rezone approximately 4.5 acres from R-1A Single-Family Residential to RP-1B Planned Single-Family Residential district to build 20 detached dwellings. The property was used as the YMCA up until 2024, which is a permitted use in the R-1A zoning district. The proposal includes a “planned” designation of R-1B for specific deviations from the standards of R-1B, primarily regarding the minimum lot width, lot coverage standards, and setbacks. The applicant is also submitting a corresponding plat to divide the property into 20 residential lots, plat a private common access for the lots, and designate common space fronting the park on the north and providing a north/south connection from 79th Street.

The Planning Commission held a public hearing on the proposed rezoning at the June 2, 2026 meeting, and also considered a preliminary plat associated with the proposed rezoning. Based on the information submitted and considered at the public hearing the Planning Commission recommended approval of the rezoning and approved the preliminary plat subject to conditions outlined in the staff report and on the additional conditions that the final plat be submitted with a grading plan, approved as part of the final plat, that addressed the following items:

- The grading plan show building footprints and proposed setbacks are coordinated with the grades
- The grading plan show proposed scale and massing of buildings in relation proposed front setbacks incorporating grades of the lot frontages.
- The grading be coordinated with the proposed stormwater master plan, particularly considering the swales between houses and the grading of pedestrian passages.
- The lots and setback be updated with accurate dimensional numbers on lot sizes, lot coverages, building footprints.

The applicant had a neighborhood meeting on April 14, 2026, as required by the Prairie Village Resident Participation Policy and an additional courtesy meeting on May 21, 2026, and supplemented the prior applications with background on these meetings.

SUMMARY :

Plats are required to divide property into separate lots to be recorded eligible for sale. The preliminary and final plat process established that all required improvements (access, utilities, drainage, etc.) are in place prior to the potential fracturing of ownership and that all lots meet the required development and zoning standards and will result in buildable lots ready for final design and permits. A preliminary plat is conceptual approval of a development plan, and approval authorizes the preparation of a final plat which includes more detailed and specific information to align with more developed engineering, design, and construction documents

Based on the preliminary plat, proposed project plan associated with the rezoning from R-1A to RP-1B, the final plat divides two currently unplatted tracts into:

- 20 lots for detached houses ranging in sizes from 8,149 square feet to 8,814 square feet. The lots on the south side are approximately 8,500 to 8,600 square feet and the lots on the north side are approximately 8,149 - 8,560 square feet.
- 4 common area tracts:
 - Tract A - a pedestrian passage of approximately 11,547 square feet.
 - Tract B- a pedestrian passage of approximately 1,680 square feet.
 - Tract C - an approximately 15-foot buffer on Delmar Street south of the entrance approximately 2,235 square feet.
 - Tract D - a 15-foot buffer on Delmar Street north of the entrance, approximately 2,107 square feet.
 - All lots also include private access easements providing the private drive on the rear of lots accessing garages and provide drainage easements in accordance with the stormwater plan.

The lots meet R-1B standards except that they are proposed to be 58' wide rather than the required 60' wide. (R-1B standards are 60' wide and 100' deep; Some zoning deviations for setbacks and building coverage were also addressed in the zoning plan). The easement and tracts will be owned, managed and maintained by a private property owners' association to be established in conjunction with this plat. The tracts will contain sidewalks for internal circulation between the public sidewalk on Delmar Street to the west and on 79th Street to the south and remain open for a potential public connection to the park on the northeast side of the project. The park connection would be contingent on the city planning and designing a connection to the edge of this property at a future date.

The access easement is designed to be 28-feet wide; despite being intended as a "rear alley" - this will accommodate additional on-street parking for guest or overflow parking and meet emergency access standards (each lot can park up to 4 vehicles including garage spaces and driveway spaces). It is approximately 540 feet long terminating in a turnaround bulb that meets the Fire District emergency access requirements. Design and construction of this private access will still be subject to public standards and subject to final review and approval by Public Works.

ANALYSIS:

The Prairie Village subdivision regulations have the following review elements for preliminary and final plats.

Streets & Street Arrangement

The project is at the intersection of two public streets - 79th Street and Delmar Street - and is primarily served by these streets. The individual lots will be accessed by a private access street designed to public street standards and extending east / west into the project. This street will function as an alley, providing access to the rear of homes to ensure that the projects outward-facing frontages address the surrounding public spaces - primarily Harmon Park on the north and 79th Street on the west, and treating Delmar Street as a corner side street.

This arrangement results in two “half-blocks” - each approximately 610 feet long, but 130 feet, and is consistent with the street and block criteria despite not connecting to the east. In general, the subdivision regulations provide that blocks should be no longer than 1,800 feet and where they are longer than 1,000 feet they should provide pedestrian passages through the block. In conjunction with adjacent developed residential project the extent of this frontage is approaching 1,000 feet and the entire block between Mission and Delmar is approximately 1,200 feet. The applicant has also provided a mid-block pedestrian connection through their project in a common area tract.

As an infill project and with limited ability to shape the street and block patterns based on surrounding conditions, the proposed street arrangement adequately addresses the subdivision standards and achieves the desired goals for connectivity and access. The applicant has provided a trip generation analysis showing expected traffic to be less than the prior use (community center / recreation facility) and the existing streets and proposed access street are sufficient to serve the proposed development.

The street arrangement also involves the dedication or confirmation of right-of-way for a narrow track along the entire frontage of this property along 79th Street. This tract aligns with the property / right-of-way of the abutting property to the east and will allow the proposed landscape area and sidewalk configuration along 79th Street to occur in the right-of-way.

Sidewalks

The project is primarily served by public sidewalks on the north side of 79th Street and the east side of Delmar on the perimeter of the property. The zoning plan indicates that these sidewalks should be 6' to 8' wide based on coordination with the streetscape and landscape area plans. The sidewalk on 79th Street will be relocated from the back of curb to an alignment consistent with the sidewalk fronting on property immediately to the east and allow for a sufficient landscape area between the curb and sidewalk.

There is an existing sidewalk on the east side of Delmar and staff is recommending that this sidewalk also be sufficiently moved back from the curb to allow planting of the required street trees (at least 6' to 8' from the back of curb). This will require an alignment shift to the existing sidewalk on the park property to the north, until that sidewalk could be reconstructed and aligned with sufficient curb separation.

The subdivision regulations require sidewalks to be on both sides of the streets and around the bulb of cul-de-sacs. However, since the access street is intended to function as a rear alley, is a private access, and the project provides alternative internal circulation between the public sidewalks on Delmar and 79th Street, staff does not interpret the sidewalk standard to apply to the private access and feels the pedestrian circulation plans achieve the goals for sidewalk requirements in the subdivision regulations.

In addition, and with the absence of sidewalks on the internal access street, the zoning plan also provides sidewalks that provide internal circulation within the project and a

connection into Harmon Park. The zoning plan specifies that there will also be 6-feet to 8'-feet sidewalks within Tract A (east-west from Delmar) and Tract B (north-south between 79th Street and the park), with a connection into Harmon Park at the northeast corner of the property.

Utilities

Utilities already serve this site and the applicant is working with the various utilities companies to provide the necessary water, sewer, power, communication, gas, etc. to each lot. The applicant will need to work with the Fire District to determine the location of any fire hydrants.

Storm Drainage

The applicant submitted a Stormwater Management Study with the proposed rezoning and preliminary plat demonstrating that the proposed development will match or reduce peak runoff rates compared to existing site conditions, ensuring no adverse downstream impacts. Further details of this study have been confirmed and coordinated with the final grading plan and documented in a Stormwater Memo dated June 12, 2026.

Lot Sizes and Building Lines

The applicant is proposing 20 lots for detached houses in association with the proposed RP-1B standards. The zoning plan includes requested deviations included with the rezoning analysis but otherwise meets the R-1B development and design standards. Updated and accurate data on the lots has been supplied with lots ranging from 8,149 square feet to 8,814 square feet (note: approximately 17% of this includes the access easement and drainage easement on the typical lots). Larger lots are at the east end (lots 9, 10, 19, and 20). These lots are the focus of the more detailed building concepts associated with the grading plan due to the constraints of the access turnaround and the grading, demonstrating building heights, frontage designs, and relationship to the streetscape.

Grading Plan

As a condition of the rezoning recommendation and the preliminary plat approval, the Planning Commission requested a final grading plan that demonstrated how execution of specific elements of the plan would occur:

- The applicant has provided more detailed information on building heights related to the grade and each lot. All of these will generally follow the standard R-1B practices and allow a 29-foot building height from the top of foundation at the front elevation. However, the 4 lots on the east end fronting 79th Street (Lots 17, 18, 19, and 20), propose a height limit of 29 feet from the top of foundation at the front and the rear building lines (with these two limits connecting and forming the outer building envelope). This will let the primary 2-level homes to step with the grade on these lots that are most affected by the grading plan, rather than integrate into the grade from the high-point as the other buildings do and as the standard R-1B standard would permit. This primarily affects the scale of

buildings on the rear portion of those lots relative to the private internal access street and does not have a significant impact on other elevations. In all other cases, the proposed 2-level buildings will result in building scales less than otherwise allowed in R-1B.

- The applicant has demonstrated the grading of swales between the lots and these profiles correspond with the stormwater plans
- The applicant has provided more detailed sections and conceptual elevations of how the frontages will relate to both 79th Street (primarily 2-story elevations with steps from the entry features to street level) and the park frontage (primarily 1-story elevations with limited steps from the entry features to the grade at the lot frontage). The illustrative rendering has also been updated to reflect these additional details that emerged from the more detailed grading plan.
- The applicant has demonstrated the grade particularly on Tract B and the north/south connection to the park, and how that impacts the side yard grade of homes abutting this space.
- The applicant has supplied more detailed and accurate lot and building coverage calculations for the lots.
- The plat includes updated plat notes regarding the maintenance obligations for the property owner's association of common area tracts.
- The applicant has submitted updated plat notes regarding right-of-way dedication, easement disposition, and except for the condition that Tracts A and B shall remain open to public access to the park from 79th Street and from Delmar.

RECOMMENDATION:

Staff has reviewed the final plat and supporting exhibits and finds that the plat meets the subdivision standards and is in substantial conformance with the preliminary plat and the Planning Commission conditions of the rezoning approval. Staff recommends that the Planning Commission approve the flat plat, and subject to approval by the City Council of land dedications, the plat may be recorded with the county, subject to the following conditions:

1. Tracts A and B are to remain open and permit public access to the park from Delmar Street and 79th Street. The plat notes should be updated to confirm this commitment prior to recording.
2. At the time of construction, the applicant shall coordinate with the city on the design and will construct a connection from the northeast portion of the property to public sidewalks in the park in conjunction with other improvements.
3. Future improvements may require fire hydrants required to meet Fire District and Water One standards, and the plat shall account for this in the applicable utility or access easements.

4. The final plat shall have the following additional information, required by [Section 18.12.040](#), submitted prior to being routed for signatures by the city and recording by the county:
 - a. HOA documents & Restrictive covenants that ensure both the organizational and financial capacity to maintain all common areas and stormwater facilities shall be submitted prior to recording the plan, and be in a form approved by the City Attorney.
 - b. Proof of ownership.
 - c. Certificate showing all taxes and special assessments have been paid.
 - d. Construction documents or if to be submitted at a later date other commitment that all required improvements will be built to Public Works specifications.
5. Final plans for any improvements or structures shall be reviewed by Public Works and are subject to their approval to meet easement requirements and the approved stormwater management plan.
6. Final design and construction of the private access (W. 78th Place) be subject to approval of Public Works.

Final Plat of
HARMON PARK DEVELOPMENT, FIRST PLAT
A Replat of part of Lots 3 and 4, Jarboe View, a subdivision in the Southeast Quarter of Section
21, Township 12 South, Range 25 East, Prairie Village, Johnson County, Kansas

PROPERTY DESCRIPTION

All that part of Lots 3 and 4, JARBOE VIEW, a subdivision in the City of Prairie Village, Johnson County, Kansas, lying in the Southeast Quarter of Section 21, Township 12 South, Range 25 East, described by Michael J. Bogina, Kansas PS-1655, of Olsson, KSLS-114, on February 6, 2026, as follows:

BEGINNING at the Southwest corner of said Lot 4; Thence North 02 Degrees 19 Minutes 36 Seconds West, on the West line of said Lot 4, a distance of 314.98 feet to the Southwest corner of Tract 1, Prairie Village Municipal Office Complex, a subdivision in the City of Prairie Village, Johnson County, Kansas; thence North 87 Degrees 19 Minutes 08 Seconds East, departing said West line, on the South line of said Tract 1, a distance of 606.28 feet to the Northwest corner of Tract A, Village Park, a subdivision in the City of Prairie Village, Johnson County, Kansas; thence South 03 Degrees 01 Minute 37 Seconds East, departing said South line, on the West line of said Tract A, a distance of 314.97 feet to the Southwest corner of said Tract A, said point also lying on the South line of said Lot 3; thence South 87 Degrees 19 Minutes 03 Seconds West, departing said West line, on said South line, and on the South line of said Lot 4, a distance of 610.13 feet to the POINT OF BEGINNING, containing 191,565 Square Feet or 4.3977 Acres, more or less.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "HARMON PARK DEVELOPMENT, FIRST PLAT."

The undersigned proprietors of said property shown on this plot do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plot as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and lay pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby absolve and agree to indemnify the City of Prairie Village, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Prairie Village, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

A perpetual easement over, under and through the areas outlined and designated on this plat as "Private Drainage Easement" or "D/E" for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby granted for the benefit of Lots 1-20 this plat, to the Homeowner's Association. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

An easement or license to enter upon, construct, use and maintain or authorize the location, construction or maintenance and use of private street, irrigation systems, drainage facilities, and similar facilities, for the benefit of Lots 1-20 this plat, and to be maintained by the Homeowner's Association over and under these areas outlined and designated on this plat as "Private Access Easement" or "A/E".

Tract "A", "B", "C", and "D" are to be owned and maintained by the Homeowner's Association and is intended to be used for amenities such as trails, signage, landscaping, drainage easements, detention facilities and private open space. The Homeowner's Association shall be responsible for the perpetual operation, maintenance, sediment removal, and annual inspection of all stormwater detention facilities within the subdivision in accordance with City Code requirements. In accordance with Chapter 14 of the Prairie Village Municipal Code, the owner(s) shall provide annual certification by a Professional Engineer licensed in the State of Kansas, on or before May 1 of each year, verifying that the detention facility has full storage capacity and that all associated inlet, outlet, and control structures are fully functional. These obligations shall run with the land and be binding upon all successors and assigns. The Homeowner's Association shall maintain adequate access to the facilities for inspection and maintenance purposes.

In accordance with KSA 12-512(b), all rights, obligations, reservations, easements, or interests not shown on this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors, and assigns, of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the City of Prairie Village, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

CONSENT TO LEVY

The undersigned proprietor of the above tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Prairie Village, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his name.

Owner: YMPB, LLC

By: _____
Kent Price, Managing Member

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

Be it remembered, that on this _____ day of _____, 2026, before me, a notary public in and for said county and state, came Kent Price, Managing Member Member of YMBP, LLC who are personally known to me to be the same persons who executed the foregoing instrument of writing on behalf of said limited liability company, and he duly acknowledged the execution of the same to be the free act and deed of said limited liability company.

In witness hereof, I have hereunto subscribed my name and affixed my notarial seal this day and year last above written.

Notary: _____ My appointment expires: _____

APPROVALS:

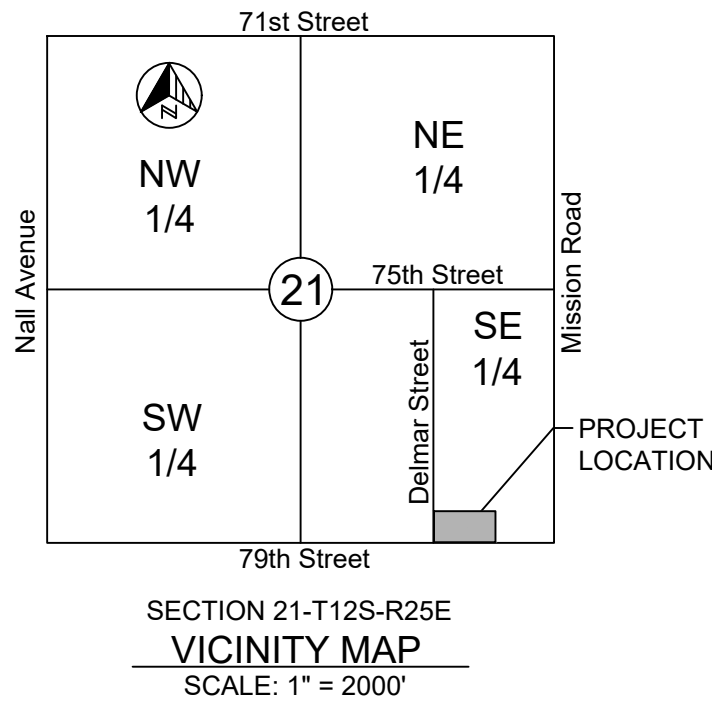
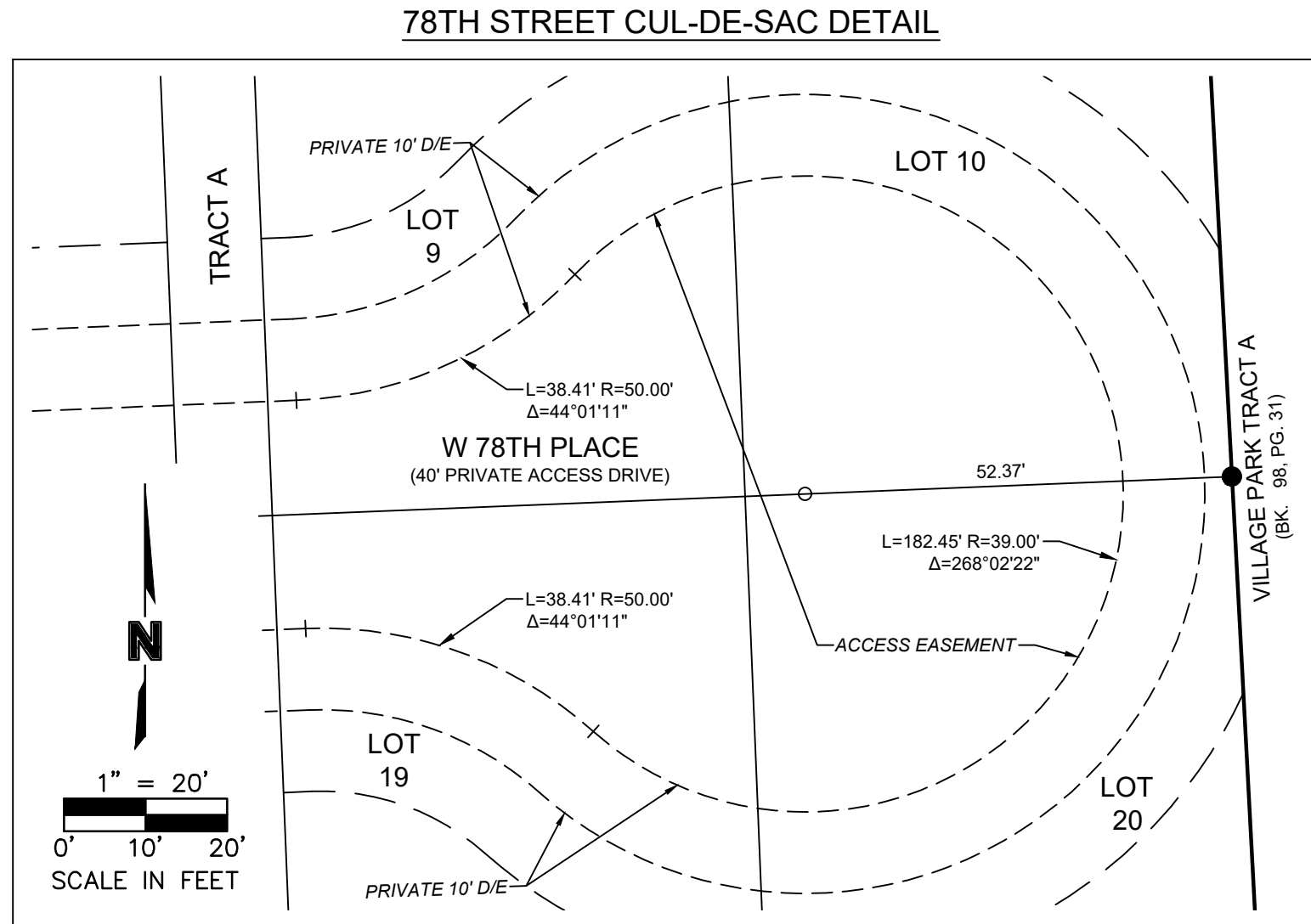
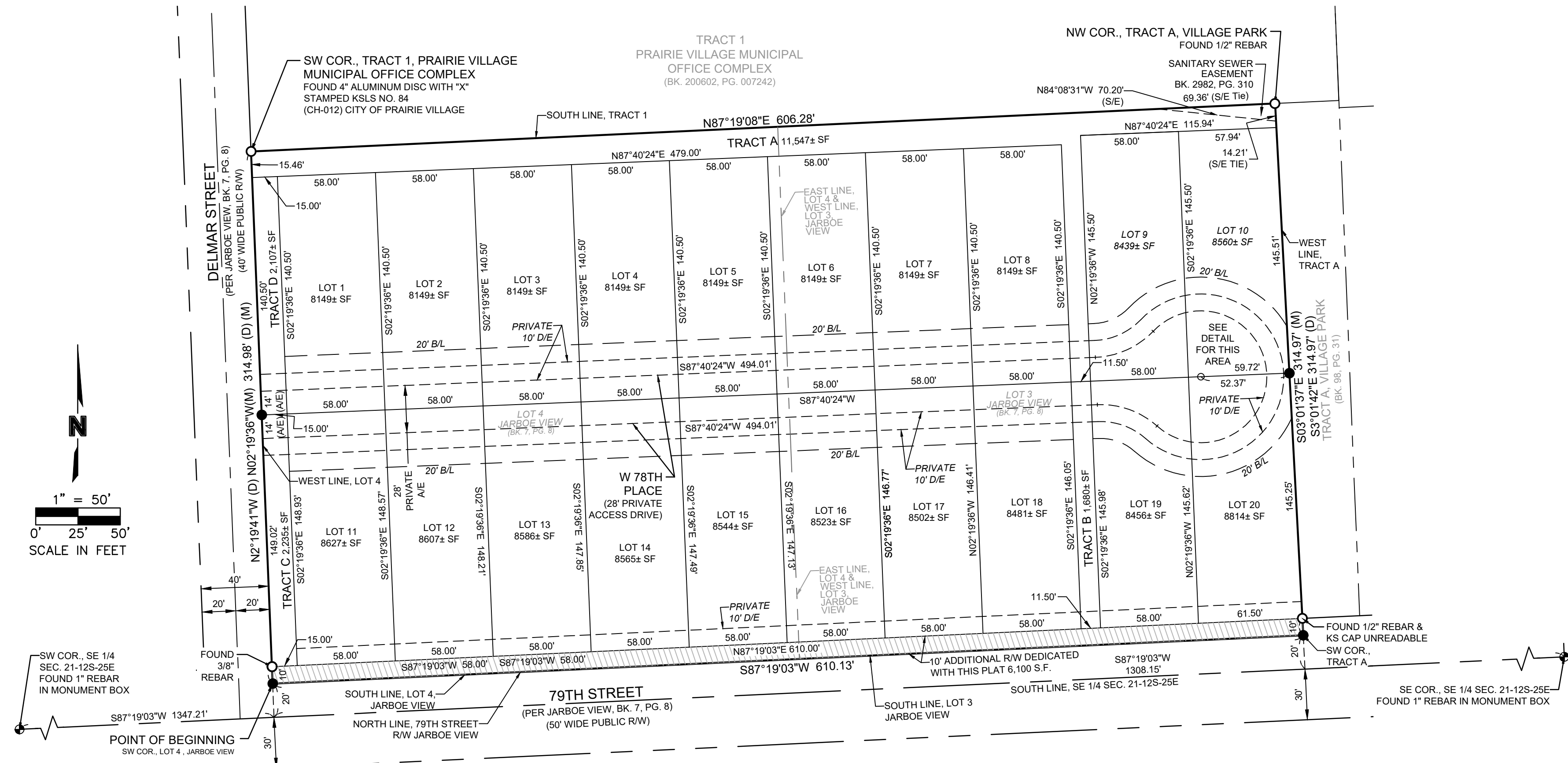
APPROVED by the Planning Commission of City of Prairie Village, Johnson County, Kansas, this ____ day of _____, 2026.

Gregory Wolf, Chairman

APPROVED by the Governing Body of the City of Prairie Village, Johnson County, Kansas, this ____ day of _____, 2026.

Eric Mikkelsen, Mayor

Attest: Adam Geffert, City Clerk



SURVEYOR'S NOTES

- Basis of Bearings: Held the West line of Lot 4, Jarboe View, @ N02°19'36"W, Kansas Coordinate System 1983, North Zone, Dimensions Shown hereon are ground distances in US Survey Feet.
- Subject Property lies within "Zone X - Areas determined to be outside the 0.2% annual chance floodplain," according to FEMA Flood Insurance Rate Map, Map Number 20091C0039G, Map Revised August 3, 2009.
- As Surveyed, the hereon shown properties contains a total of 191,565 Sq. Ft./4.3977 acres, more or less.
- Sectional information shown hereon is for general locative purposes only, and is not a part of this survey's theory of location.

CERTIFICATION:

This is to certify that on June 26, 2026, this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for Boundary Surveys Pursuant to K.A.R. 66-12-1.

Prepared For:
YMPB, LLC
12721 Metcalf Avenue, Suite 200
Overland Park, KS 66213

Property Owner:
YMPB, LLC
12721 Metcalf Avenue, Suite 200
Overland Park, KS 66213

MICHAEL J. BOGINA, PS-1655
OLSSON, LS-114
MJBOGINA@OLSSON.COM

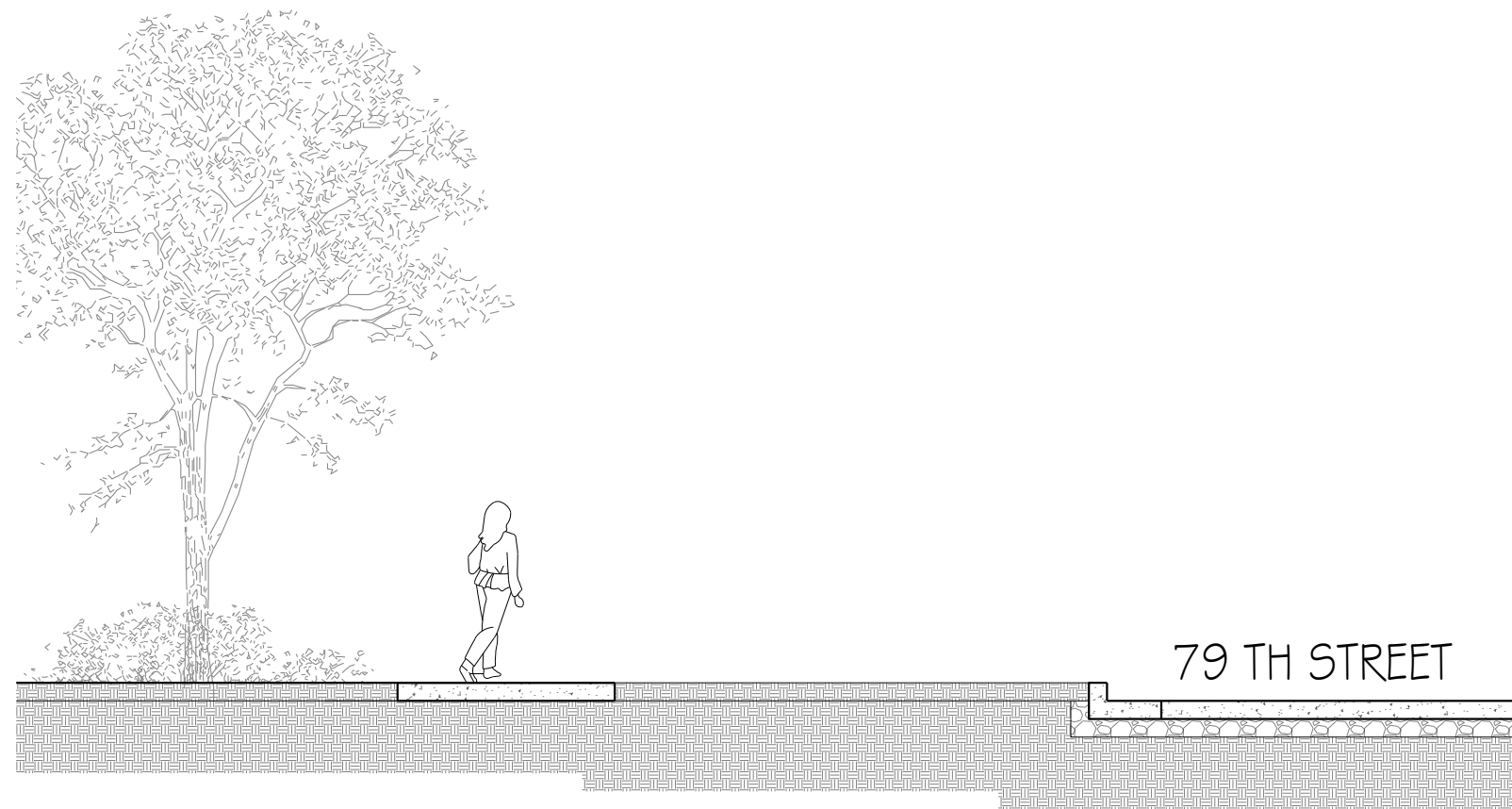
Prepared By:
Olsson, Inc.
7301 West 133rd Street, Suite 200
Overland Park, KS 66213
Phone: (913) 381-1170
Fax: (913) 381-1174

PARCEL AREA TABLE		
PARCEL ID	AREA (SF)	AREA (AC)
LOT 1	8149	0.1871
LOT 2	8149	0.1871
LOT 3	8149	0.1871
LOT 4	8149	0.1871
LOT 5	8149	0.1871
LOT 6	8149	0.1871
LOT 7	8149	0.1871
LOT 8	8149	0.1871
LOT 9	8439	0.1937
LOT 10	8560	0.1965
LOT 11	8627	0.1981
LOT 12	8607	0.1976
LOT 13	8586	0.1971
LOT 14	8565	0.1966
LOT 15	8544	0.1961
LOT 16	8523	0.1957
LOT 17	8502	0.1952
LOT 18	8481	0.1947
LOT 19	8456	0.1941
LOT 20	8814	.2023
TRACT A	11547	0.2650
TRACT B	1680	0.0386
TRACT C	2235	0.0513
TRACT D	2107	0.0484
PROPOSED 79TH STREET R/W	6,100	0.1400
TOTAL	191,565	4.3977

Final Plat of HARMON PARK DEVELOPMENT, FIRST PLAT		A Replat of part of Lots 3 and 4, Jarboe View, a subdivision in the Southeast Quarter of Section 21, Township 12 South, Range 25 East	2026
Prairie Village, Johnson County, Kansas			
drawn by: _____	EDV/BRE	SHEET 1 of 1	
designed by: _____			
project no.: _____	02505875		
date: _____	05.14.2026		

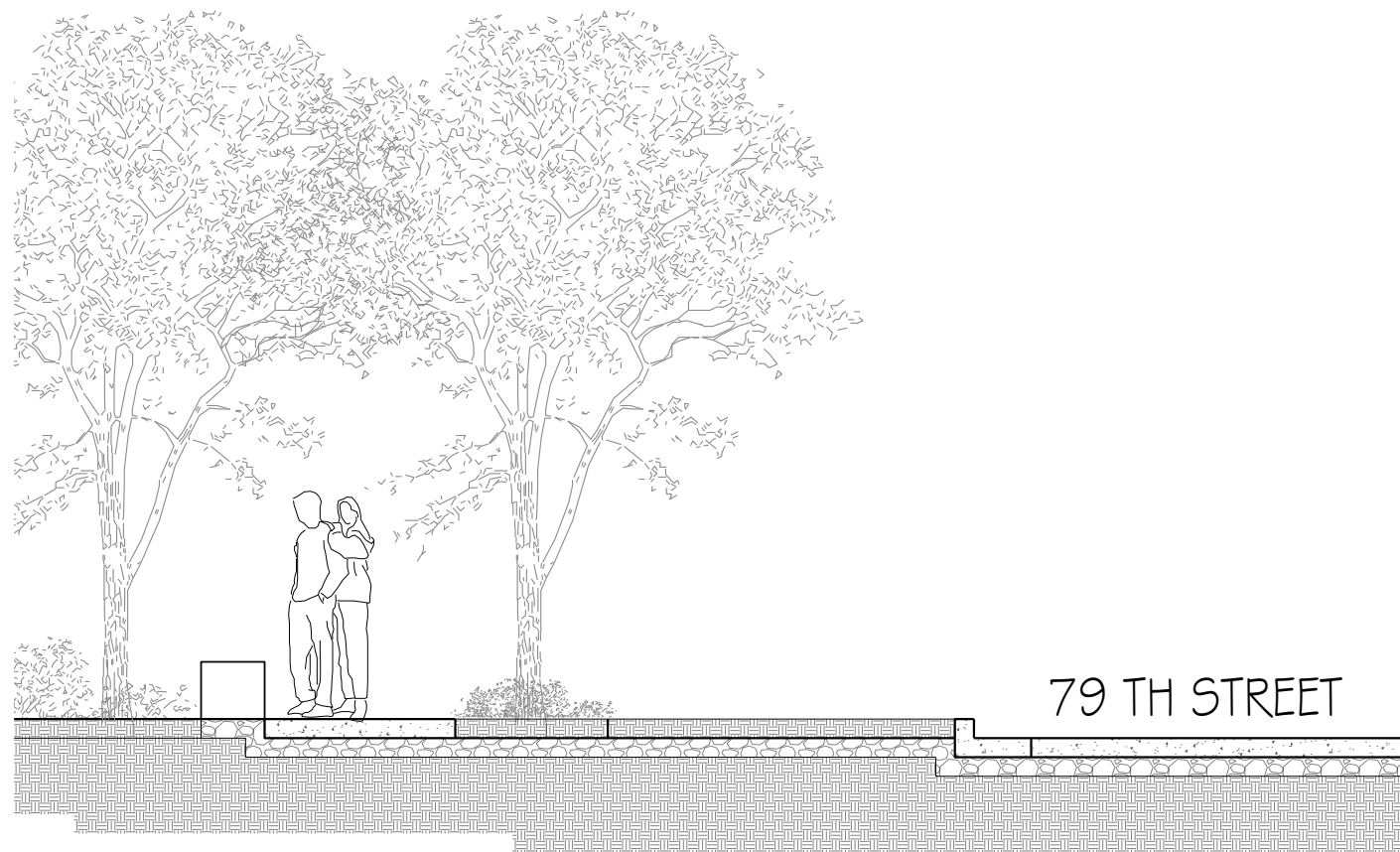


BENCH INSPIRATION IMAGE

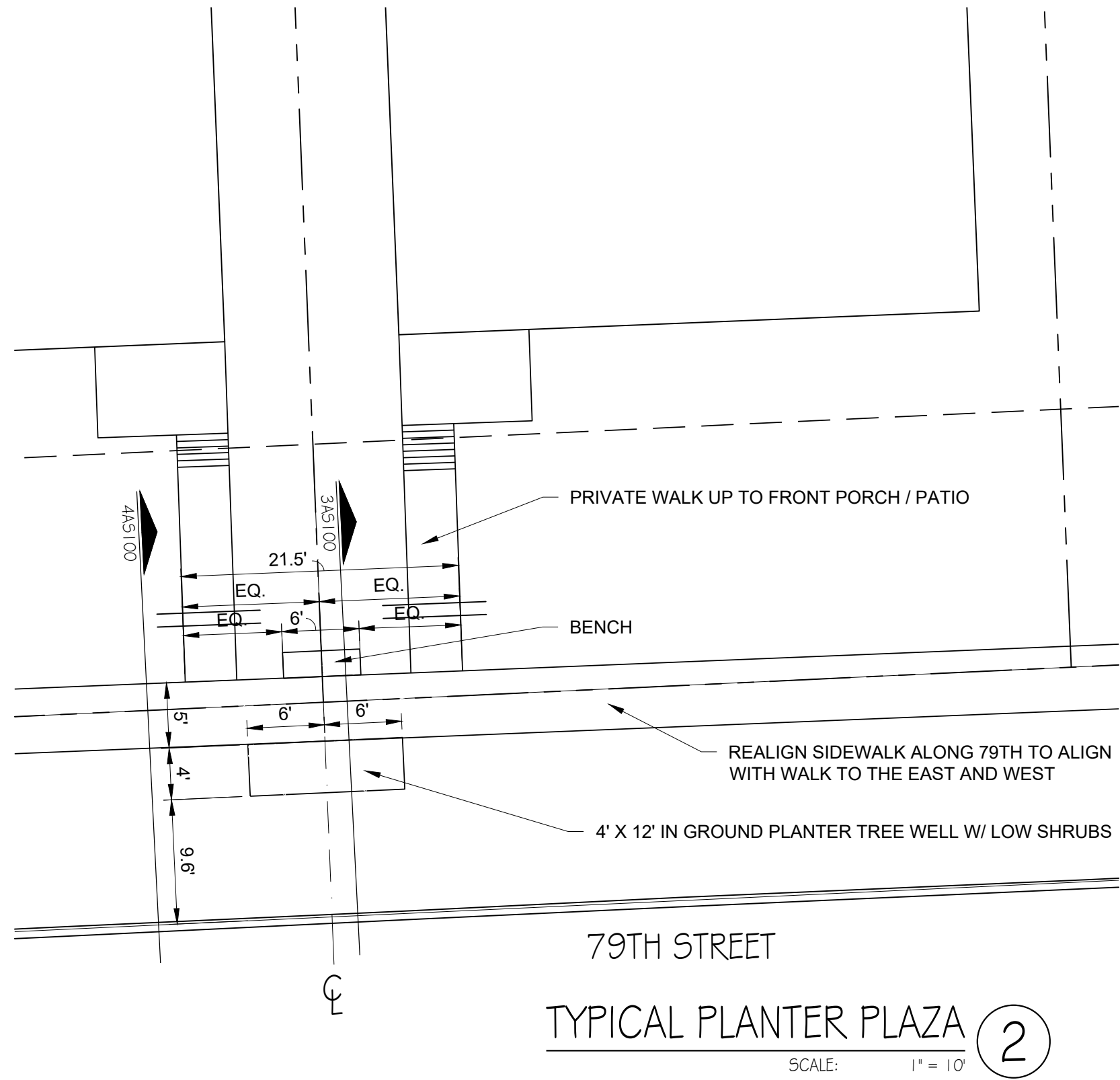


SIDEWALK SECTION ④
SCALE: 1" = 5'

*GENERIC CROSS SECTION, REFER TO CIVIL FOR GRADING



SIDEWALK SECTION ③
SCALE: 1" = 5'



TYPICAL PLANTER PLAZA ②
SCALE: 1" = 10'



CONCEPT STREETSCAPE RENDER

PROJECT PLAN REQUIREMENTS PURSUANT TO 19.24.020(b)

- (1) SPECIFIC BUILDING TYPES PERMITTED FOR THE DESIGNATED AREA, INCLUDING SCALE AND FORMAT, AND IDENTIFYING ANY DEVIATIONS FROM THE BASE ZONING DISTRICT STANDARDS.
 - ZONING FOR R1-B REQUESTED PER C1.0 INDICATING INTENDED USE FOR SINGLE FAMILY HOMES
- (2) FRONTAGE DESIGNS DEMONSTRATING THE ORIENTATION AND RELATIONSHIP OF ALL BUILDINGS TO THE PUBLIC STREETS, INTERNAL CIRCULATION AREAS, OR OTHER PUBLIC OR COMMON OPEN SPACES.
 - DETAILS PROVIDED ON AS100 FOR FRONTAGE DESIGN SHOWING CONCEPT RENDERINGS AND DETAILED TYPICAL PLAZA AND PEDESTRIAN SIDEWALK DESIGN REQUIREMENTS
- (3) BUILDING DESIGN PLANS DEMONSTRATING THE SCALE, MASSING, AND DESIGN CHARACTER OF ALL PROPOSED BUILDINGS. WHILE FINAL DESIGN AND ELEVATIONS ARE NOT REQUIRED AT THIS STAGE, GENERAL PARAMETERS ON THE CHARACTER, STYLE, DESIGN THEMES, AND TYPES OF MATERIALS AND ARCHITECTURAL FEATURES SHALL BE PROVIDED.
 - REQUIREMENTS FOR SCALE, MASSING AND DESIGN CHARACTER PROVIDED WITHIN THE DESIGN CRITERIA. ILLUSTRATIVE EXAMPLES OF THE DESIGN CHARACTER IS ALSO WITHIN THE CRITERIA.
- (4) LAND AND BUILDING USES PERMITTED FOR EACH DESIGNATED AREA TO THE EXTENT THEY DIFFER FROM ANY OF THE USES PERMITTED IN THE BASE DISTRICT IN TERMS OF SCALE, FORMAT, OR OPERATIONAL CHARACTERISTICS.
 - NO USES ARE PROPOSED THAT DIFFER FROM THE PERMITTED USE IN THE BASE ZONING DISTRICT
- (5) ACCESS, CIRCULATION, AND PARKING ADDRESSING HOW THE PROJECT(S) WILL FIT WITHIN THE DEVELOPMENT PATTERNS AND ACCESS AND CIRCULATION OF THE LARGER SCALE COMMUNITY PLAN.
 - AS110 COMMUNITY PLAN ADDED TO VISUALLY SHOW CIRCULATION AND ACCESS PATTERNS.
- (6) LANDSCAPE AND STREETSCAPE DESIGNS FOR ALL DEVELOPMENT SITES AND COMMON AREAS THAT MEET OR EXCEED THE SITE PLAN CRITERIA IN CHAPTER 19.32 SITE PLANS, AND CHAPTER 19.47, LANDSCAPE STANDARDS.
 - L1.0 UPDATED TO LANDSCAPE AND STREETSCAPE DESIGNS IN CONJUNCTION WITH REQUIREMENTS OUTLINED IN THE DESIGN CRITERIA



LOTS TO BE AVERAGE OF 58' IN WIDTH
AND 120' IN WIDTH

REFERENCE CIVIL PLANS FOR
INFRASTRUCTURE IMPROVEMENTS AND
MANAGEMENT OF UTILITIES AND STORM
SYSTEMS

POTENTIAL TRAIL CONNECTION TO
EXISTING SANTA FE TRAIL PARK. SHOWN
FOR GRAPHIC REPRESENTATION ONLY,
FINAL ROUTING AND CONNECTION TO BE
WORKED OUT WITH CITY THROUGHOUT
DEVELOPMENT PROCESS.

TEAL AREA REPRESENTS APPROX .46
ACRES OF DISTINCTIVE OPEN SPACE
WITH TRAIL SYSTEM AND CONNECTIONS
TO PUBLIC ROW. PARK BENCHES AND
LANDSCAPE THROUGHOUT

BLOCK EXTENTS

BLUE DASHED LINE INDICATES NEW
INTERNAL SIDEWALK NETWORK WITHIN
SITE. WITH ACCESS TO EACH HOMES
FRONT WALK AND PATIO.

NEW EAST / WEST STREET WITH
CUL-DE-SAC. STREET DESIGN TO BE 26'
WIDE ALLEYWAY WITH PRIVATE DRIVEWAY
CONNECTIONS FROM REAR OF SINGLE
FAMILY HOMES.

RED DASHED LINE INDICATES EXISTING
SIDEWALK NETWORK. SIDEWALK ALONG
79TH STREET ALONG SUBJECT
PROPERTY TO BE IMPROVED PER AS 100
DETAILS.

SITE PLAN 1
SCALE: NTS

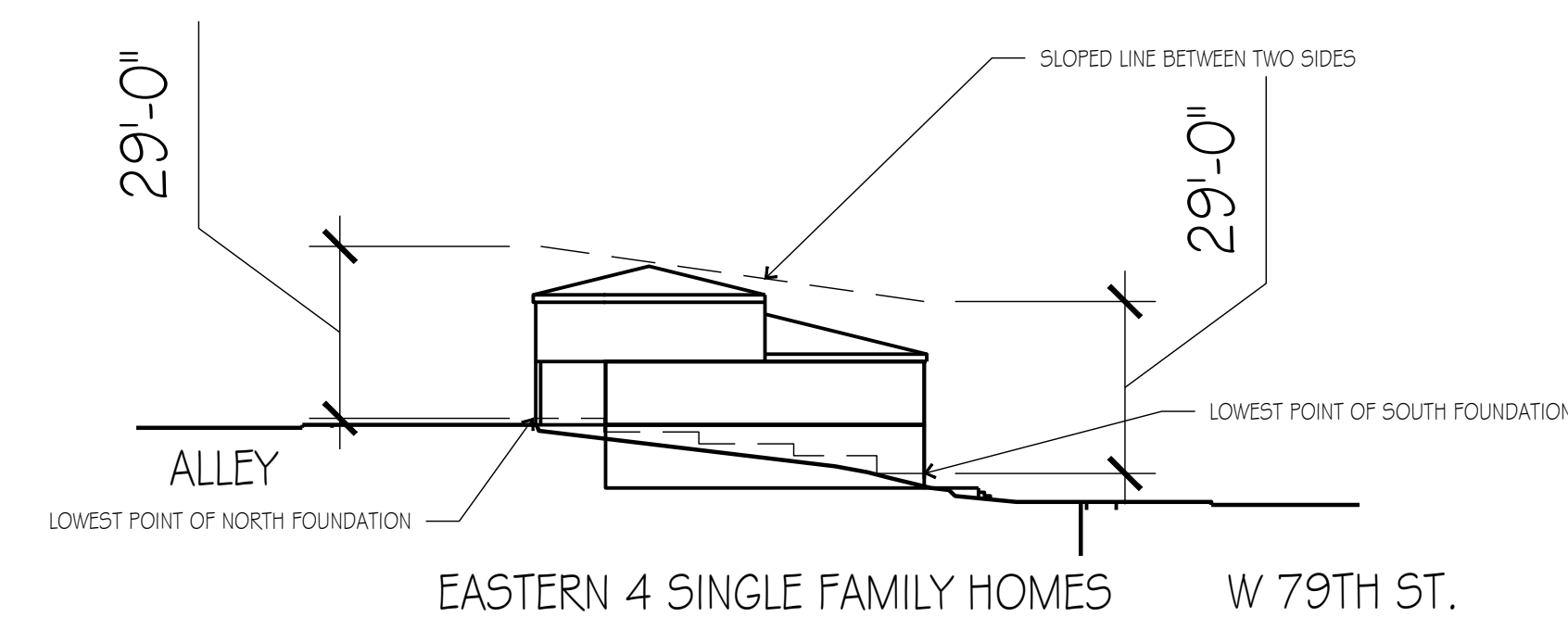
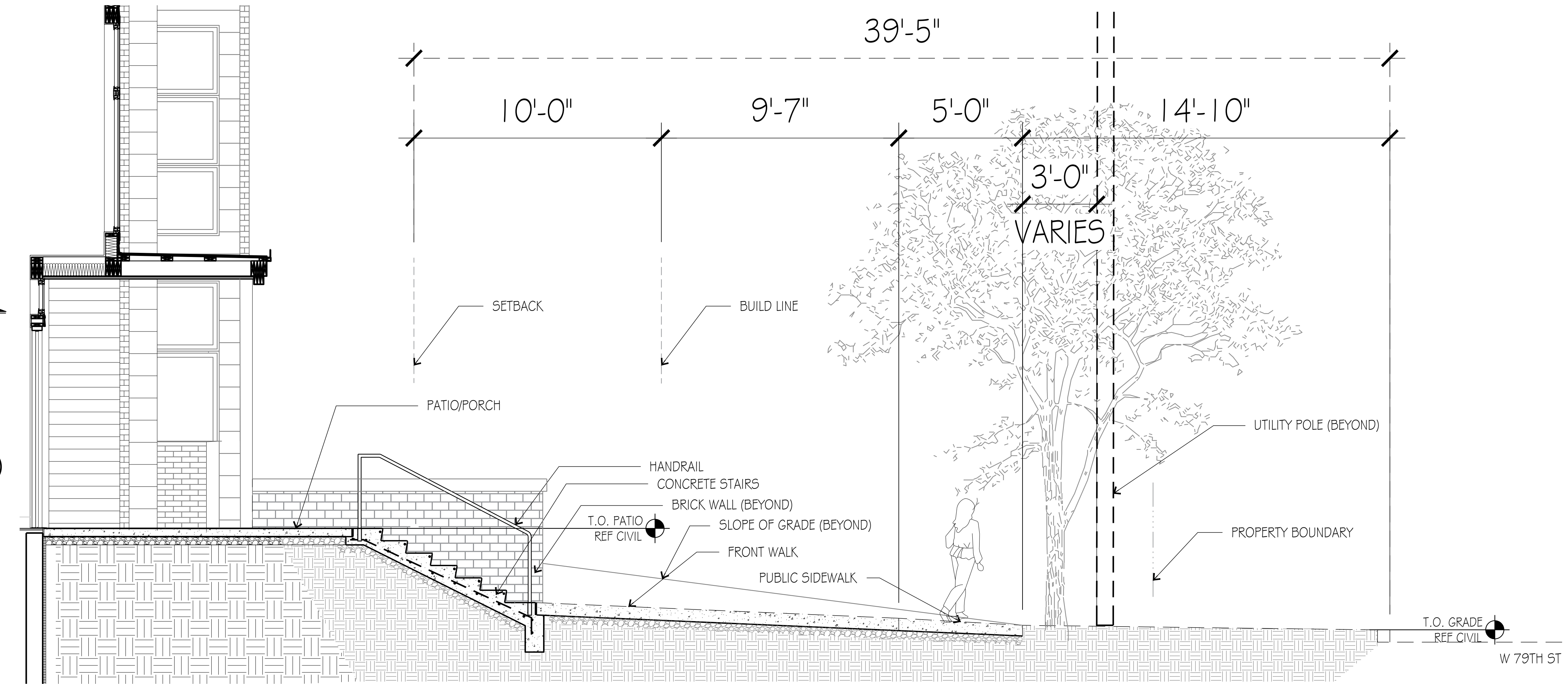
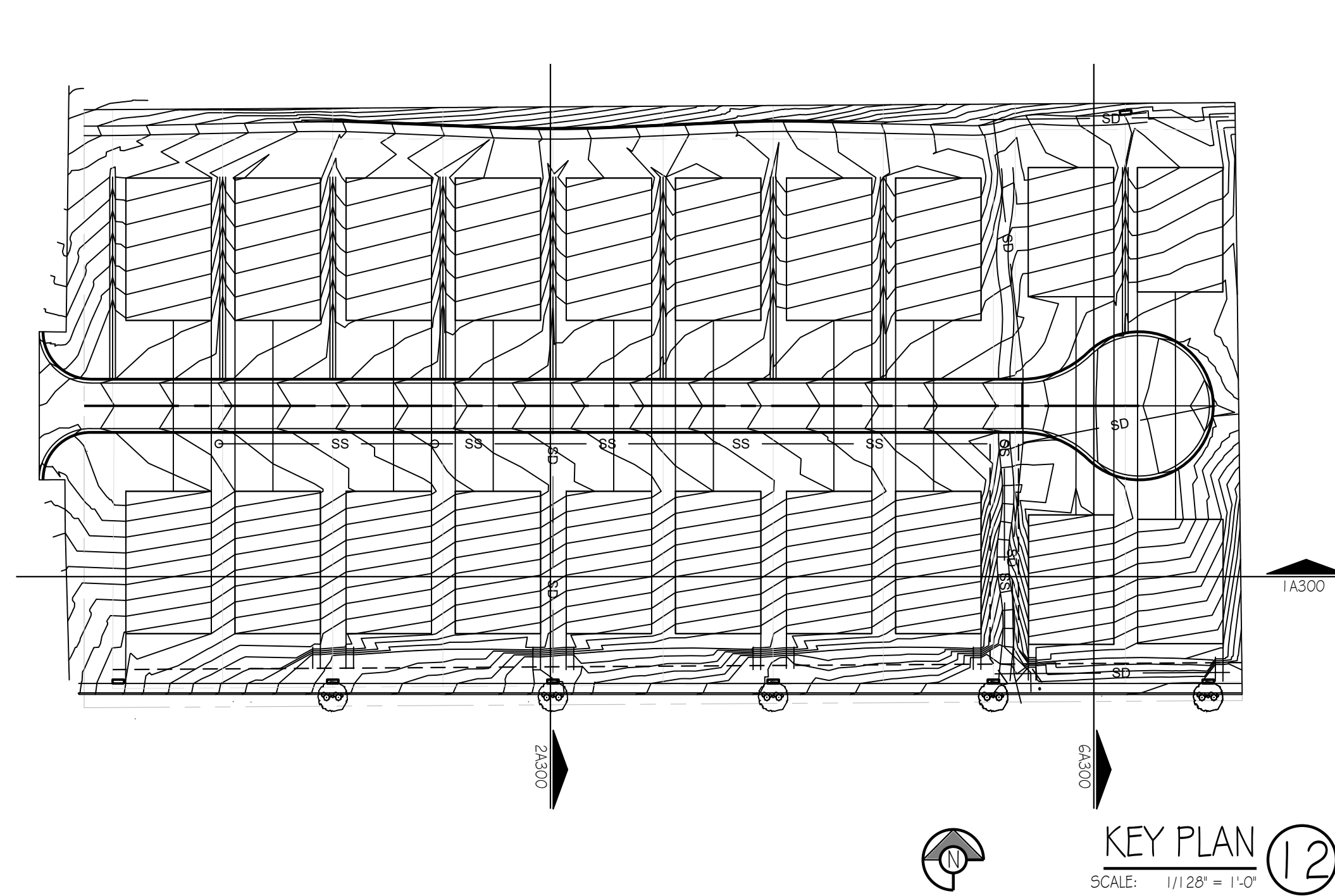
AS110 - COMMUNITY PLAN

SCALE: PER DTL

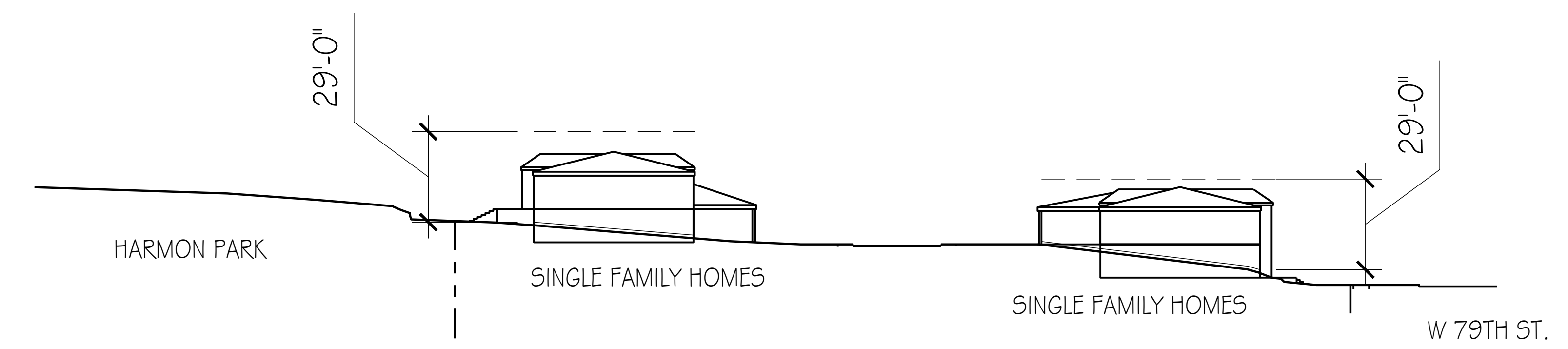
79TH AND DELMAR

PRICE BROTHERS

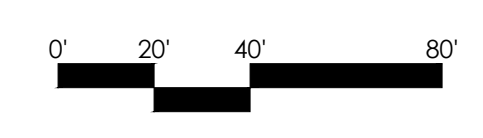
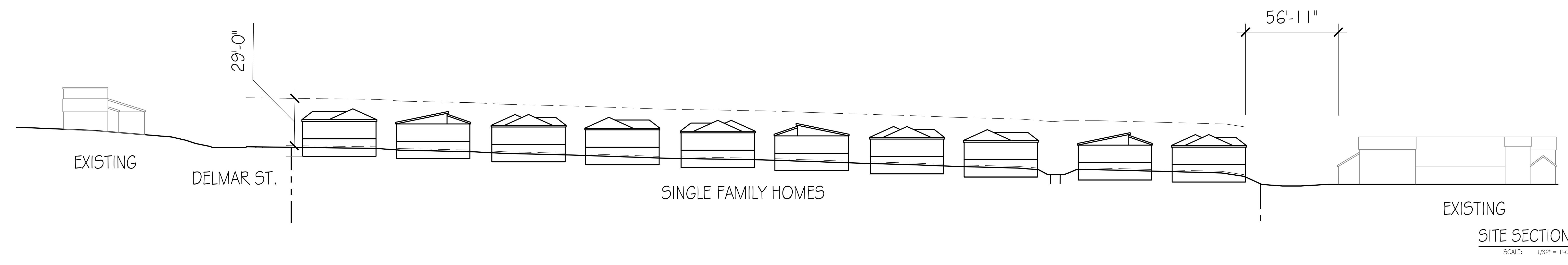
05.18.26



*HEIGHT MEASURED FROM T.O. LOWEST FOUNDATION WALL ON NORTH AND SOUTH SIDES OF HOME W/ MAX HEIGHT BEING THE RESULTING SLOPED LINE BETWEEN THE TWO SIDES.



*HEIGHT MEASURED FROM T.O. LOWEST FOUNDATION WALL TO MAX HEIGHT OF ROOF PER ORDINANCE



A300 SITE SECTION

SITE PLAN EXHIBIT

PROPERTY DESCRIPTION

All that part of Lots 3 and 4, JARBOE VIEW, a subdivision in the City of Prairie Village, Johnson County, Kansas, lying in the Southeast Quarter of Section 21, Township 12 South, Range 25 East, described by Michael J. Bogina, Kansas PS-1655, of Olsson, KSLS-114, on February 6, 2026, as follows:

BEGINNING at the Southwest corner of said Lot 4; thence North 02 degrees 19 Minutes 36 Seconds West, on the West line of said Lot 4, a distance of 314.98 feet to the Southwest corner of Tract 1, Prairie Village Municipal Office Complex, a subdivision in the City of Prairie Village, Johnson County, Kansas; thence North 87 degrees 19 Minutes 08 Seconds East, departing said West line, on the South line of said Tract 1, a distance of 606.28 feet to the Northwest corner of Tract A, Village Park, a subdivision in the City of Prairie Village, Johnson County, Kansas; thence South 03 degrees 01 Minute 37 Seconds East, departing said South line, on the West line of said Tract A, a distance of 314.97 feet to the Southwest corner of said Tract A, said point also lying on the South line of said Lot 3; thence South 87 degrees 19 Minutes 03 Seconds West, departing said South line, on said South line, and on the South line of said Lot 4, a distance of 610.13 feet to the POINT OF BEGINNING, containing 191,565 Square Feet of 4.3977 Acres, more or less.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "HARMON PARK DEVELOPMENT, FIRST PLAT."

The undersigned proprietors of said property shown on this plot do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plot as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and lay pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby absolve and agree to indemnify the City of Prairie Village, Johnson County, Kansas, from an expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "UIE" is hereby granted to the City of Prairie Village, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

A perpetual easement over, under and through the areas outlined and designated on this plat as "Private Drainage Easement" or "D/E" for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby granted for the benefit of Lots 1-20 this plat, to the Homeowner's Association. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

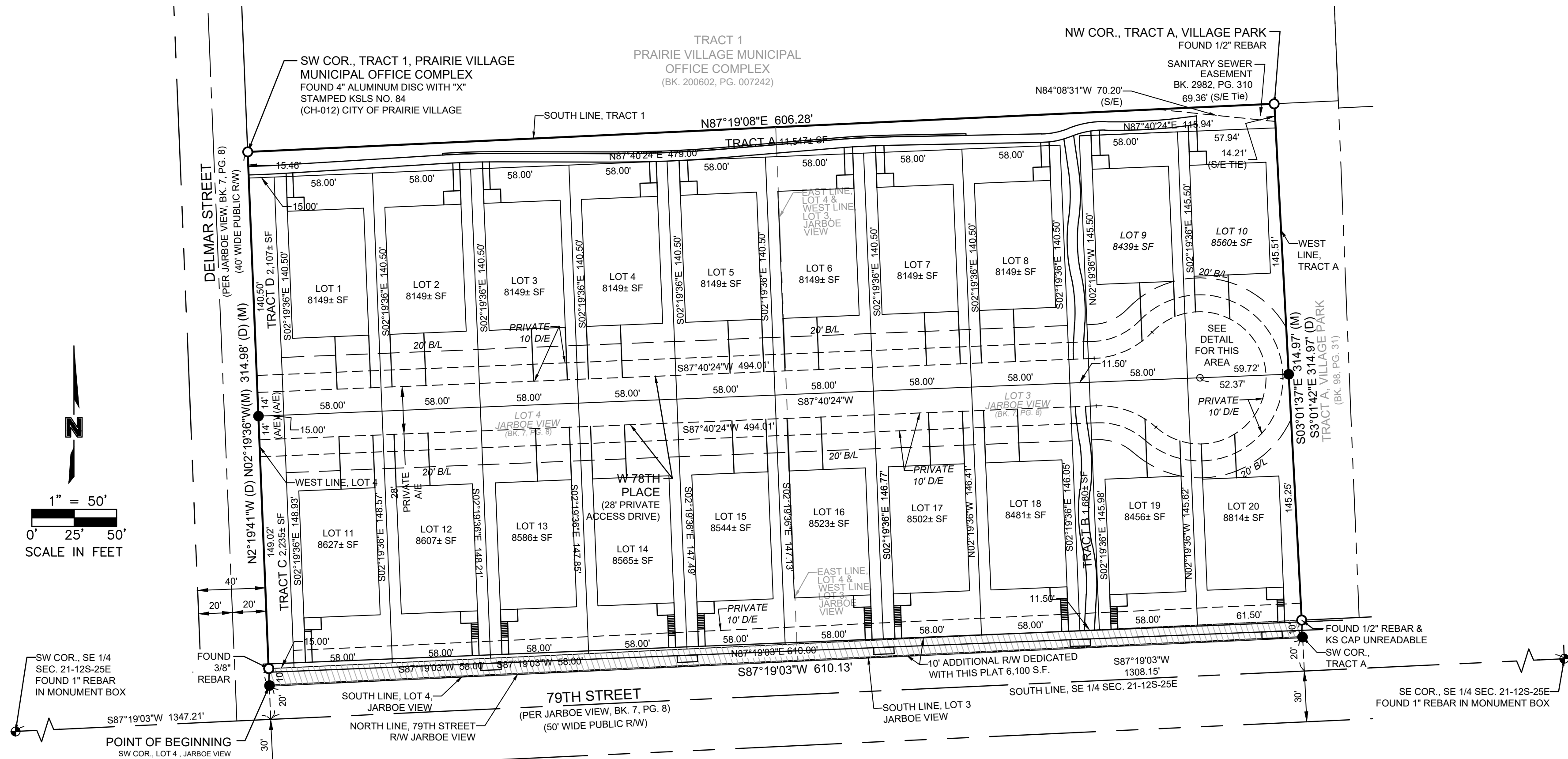
An easement or license to enter upon, construct, use and maintain or authorize the location, construction or maintenance and use of private street, irrigation systems, drainage facilities, and similar facilities, for the benefit of Lots 1-20 this plat, and to be maintained by the Homeowner's Association over and under these areas outlined and designated on this plat as "Private Access Easement" or "A/E".

Tract "A", "B", "C", and "D" are to be owned and maintained by the Homeowner's Association and is intended to be used for amenities such as trails, signage, landscaping, drainage easements, detention facilities and private open space. The Homeowner's Association shall be responsible for the perpetual operation, maintenance, sediment removal, and annual inspection of all stormwater detention facilities within the subdivision in accordance with City Code requirements. In accordance with Chapter 14 of the Prairie Village Municipal Code, the owner(s) shall provide and maintain certification by a Professional Engineer or Licensed Professional Surveyor every May 1st of each year, verifying that the detention facilities have full storage capacity and that all associated inlet, outlet, and control structures are fully functional. These obligations shall run with the land and be binding upon all successors and assigns. The Homeowner's Association shall maintain adequate access to the facilities for inspection and maintenance purposes.

In accordance with KSA 12-512(b), all rights, obligations, reservations, easements, or interests not shown on this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors, and assigns, of property shown on this plat hereby assume and agree, jointly and severally, to indemnify the City of Prairie Village, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

CONSENT TO LEVY

The undersigned proprietor of the above tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Prairie Village, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.



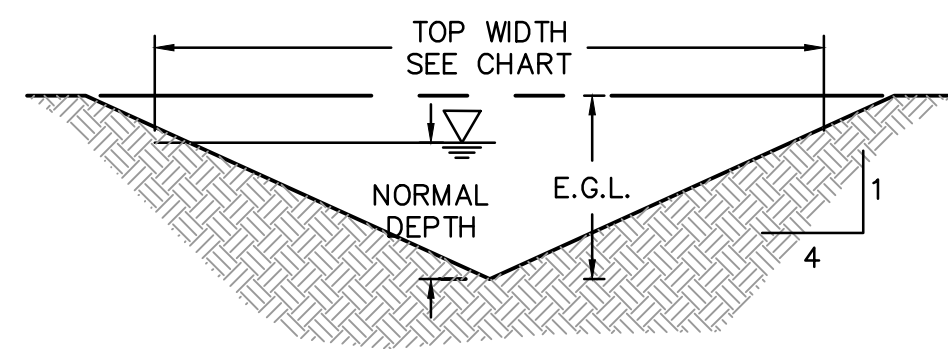
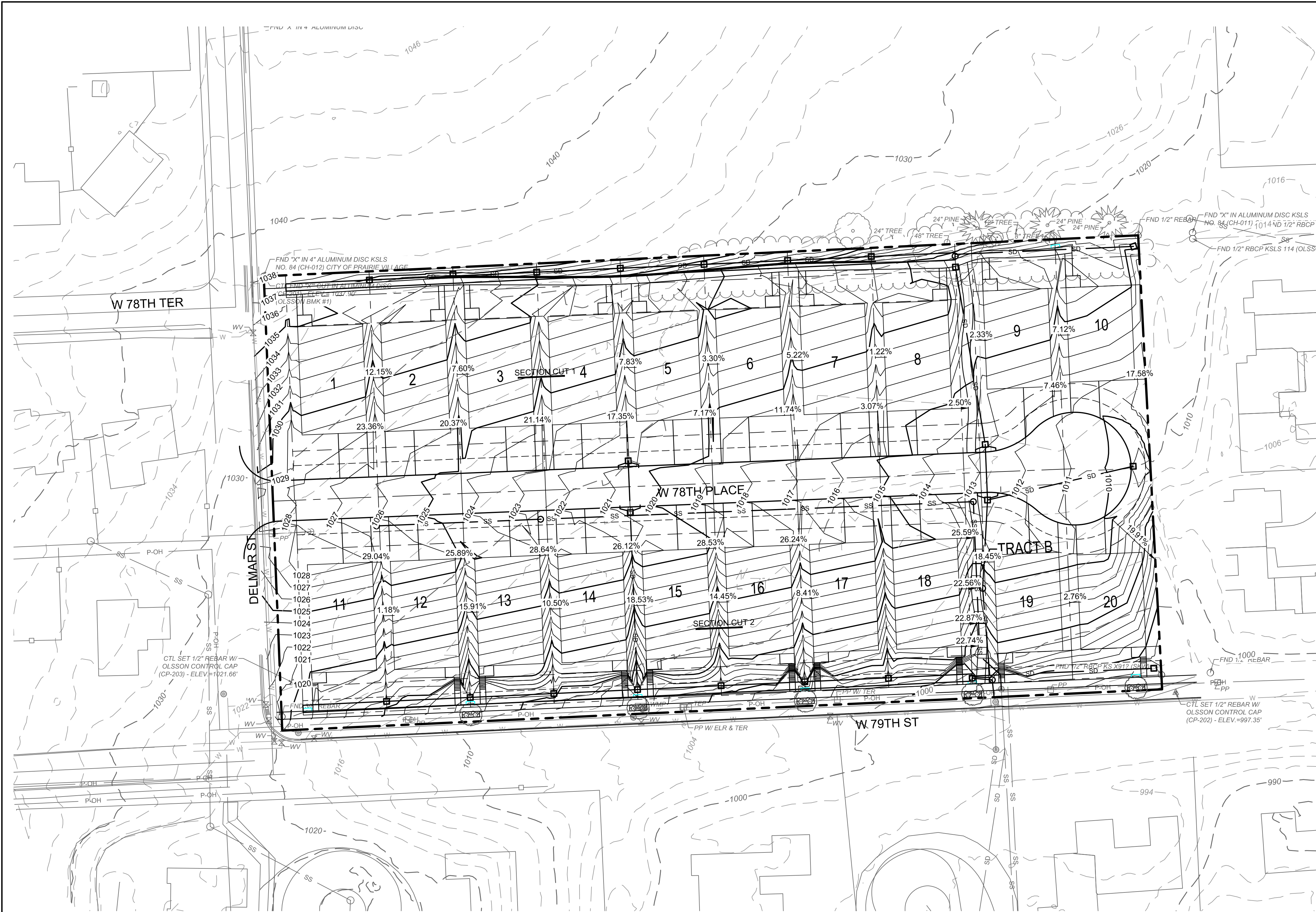
PARCEL AREA TABLE				
PARCEL ID	AREA (SF)	AREA (AC)	IMP. COV.	BLD. COV.
LOT 1	8149	0.1871	60%	41%
LOT 2	8149	0.1871	60%	41%
LOT 3	8149	0.1871	60%	41%
LOT 4	8149	0.1871	60%	41%
LOT 5	8149	0.1871	60%	41%
LOT 6	8149	0.1871	60%	41%
LOT 7	8149	0.1871	60%	41%
LOT 8	8149	0.1871	60%	41%
LOT 9	8439	0.1937	60%	40%
LOT 10	8560	0.1965	60%	39%
LOT 11	8627	0.1981	57%	39%
LOT 12	8607	0.1976	58%	39%
LOT 13	8586	0.1971	58%	39%
LOT 14	8565	0.1966	58%	39%
LOT 15	8544	0.1961	58%	39%
LOT 16	8523	0.1957	58%	39%
LOT 17	8502	0.1952	59%	39%
LOT 18	8481	0.1947	59%	39%
LOT 19	8456	0.1941	60%	40%
LOT 20	8814	0.2023	60%	40%
TRACT A	11547	0.2650		
TRACT B	1680	0.0386		
TRACT C	2235	0.0513		
TRACT D	2107	0.0484		
PROPOSED 70TH STREET R/W	6,100	0.1400		
TOTAL	191,565	4.3977		

Notes:
Building Coverage includes "all accessory buildings and structures over 30" high shall count towards the overall 30% building coverage limits in accordance with section 19.08.020.c"

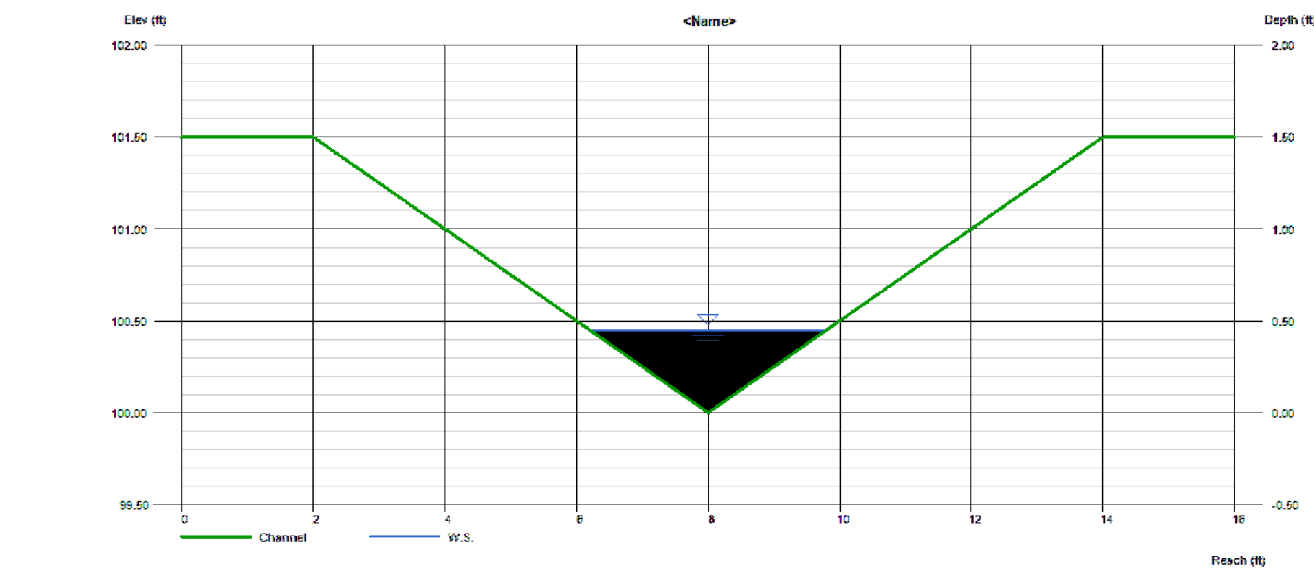
Per ordinance section (Title 19) 19.08.A the required impervious Surface Coverage for R1-b is a 40% of lot maximum, and we are requesting at worse 60%.

Per ordinance section (Title 19) 19.08.A the required Building Coverage for R1-b is a 30% of lot maximum, and we are requesting at worse 41%. This would be max build out of a house that is capable with the developer.

F:\2025\0501-0600\025-06875\40-Design\AutoCAD\Preliminary Plans\Kec\K_C_PSU\RF_02505875.dwg
DATE: Jul 01, 2026 11:27am USER: Imore



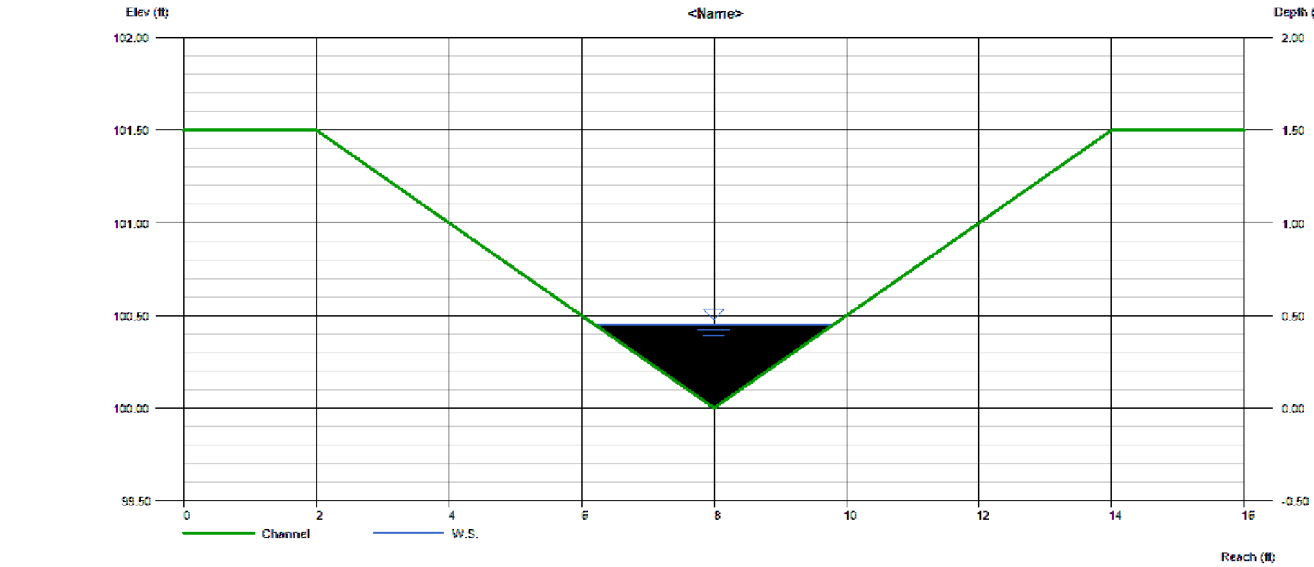
100 YR - 10 YR OVERFLOW SWALE SECTIONS
NOT TO SCALE



Depth (ft)	D (ft)	Area (sqft)	Veloc (ft/s)	Vib (ft)	Vc (ft)	TopWidth (ft)	Energy (ft)
0.15	0.245	0.960	2.73	1.24	0.15	1.35	0.27
0.30	1.055	0.960	4.33	2.17	0.45	2.40	0.59
0.45	1.965	0.910	6.46	3.11	0.81	3.45	1.01
0.60	5.005	1.440	8.88	4.05	0.93	4.50	1.34
0.75	17.85	2.280	7.98	6.18	1.95	6.00	1.74
0.90	25.20	3.240	5.91	7.42	1.28	7.20	2.18

100 YR - 10 YR OVERFLOW SWALE SECTION 1

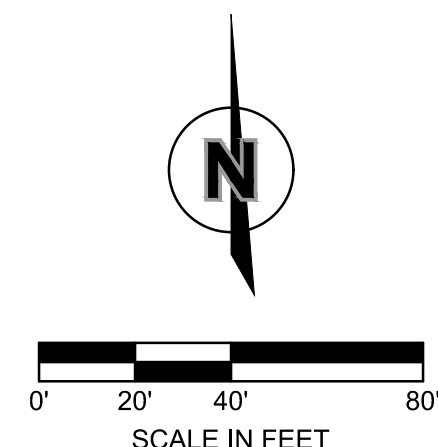
ASSUMING 1' OF FREEBOARD. SWALES WOULD ACCOUNT OR HANDLE 4.6CFS WITHIN EACH SWALE. SWALES ON NORTH SIDE OF SITE VARY IN SLOPE FROM 8%-10% SLOPE RUNNING TO THE SOUTH.



Depth (ft)	D (ft)	Area (sqft)	Veloc (ft/s)	Vib (ft)	Vc (ft)	TopWidth (ft)	Energy (ft)
0.15	0.265	0.960	2.58	1.24	0.28	1.35	0.25
0.30	1.785	0.960	4.24	2.17	0.41	2.40	0.45
0.45	5.395	0.910	6.22	3.71	0.87	3.45	1.05
0.60	10.85	1.440	7.53	4.05	0.85	4.50	1.48
0.75	15.57	2.280	6.74	6.18	1.95	6.00	1.94
0.90	21.05	3.240	5.87	7.42	1.32	7.20	2.42

100 YR - 10 YR OVERFLOW SWALE SECTION 2

ASSUMING 1' OF FREEBOARD. SWALES WOULD ACCOUNT OR HANDLE 5.0CFS WITHIN EACH SWALE. SWALES ON SOUTH SIDE OF SITE VARY IN SLOPE FROM 10%-12% SLOPE RUNNING TO THE SOUTH.



7301 West 133rd Street
Suite 200
Overland Park, KS 66213
olsson.com
TEL 913.381.1170
FAX 913.381.1174
Olsson - Engineering
Kansas COA #E-516

DESCRIPTION	DATE	REV. NO.	REVISIONS
DRAINAGE PLAN			
REZONING PLAN			
79TH & DELMAR			
PRAIRIE VILLAGE, KS			2026

drawn by: BE
designed by: LM
project no.: 02-06-2026
date: 02-06-2026

SHEET
C3.0

MEMO

- ☐ Overnight
- ☐ Regular Mail
- ☐ Hand Delivery
- ☐ Other: _____

To:	City of Prairie Village Municipal Office 7700 Mission Rd, Prairie Village, KS 66208
From:	Terry Parsons, PE Luke Moore Olsson, Inc
RE:	79 th and Delmar – Redevelopment 4200 W. 79 th Street Prairie Village, KS
Date:	June 12 th , 2026
Project #:	025-05875



Purpose:

This memorandum is intended to serve as a stormwater report and to present an analysis of stormwater impacts associated with the proposed improvements to the Jarboe View Plat, which currently contains an existing YMCA facility. Price Brothers proposes to redevelop the site into a 20-lot single-family residential development. The proposed project will disturb nearly the entire site, encompassing approximately 4.25 acres.

The existing development, originally constructed in 1970, consists of a multi-story building with associated parking areas, drive lanes, and landscaped islands. Based on our initial evaluation, the site was approved prior to the incorporation of stormwater best management practices (BMPs) into the APWA Manual. As a result, the existing development does not provide water quality treatment; however, there is an existing underground stormwater detention facility on the site. There are no plans or reports available for this facility. It is assumed that this was constructed to reduce runoff rates.

Overall, the proposed redevelopment will result in a net decrease in impervious surface area compared to existing conditions. Therefore, it is anticipated that the proposed development will not be required to implement additional water quality treatment measures or Stormwater Treatment Facilities (STFs). Reference Worksheet 1A for what would be required level of service.

Between the building, drive lanes, and parking areas the existing site itself is 56.9% impervious. A breakdown of the pervious/impervious areas for each lot are shown in Exhibit 1 included in this submittal. It shall be noted that the existing drainage boundary is broken into five areas in which a majority of these drainage areas consist of off-site runoff. The eastern portion sheet flows into an existing tract and/or ultimately tries to hit a swale and flows directly into 79th street. The western portion of the site drains and is captured via underground pipe collection and ties into an existing storm structure that is on the north side of 79th street.

Exhibit 2 shows the previous/impervious comparison for the proposed improvements to the site. The improvements result in more landscaped (greenspace) areas than the existing site. Improvements result in a site that is 56.8% impervious. This table and exhibit are only for a high-level analysis of the site itself and doesn't accommodate the existing drainage off-site drainage areas. These areas will be discussed later in the report. Exhibit 2 also shows a breakdown of this comparison and disturbed area lot by lot.

Impervious surface areas for each proposed lot will be carefully managed throughout both the design and construction phases to ensure consistency with the assumptions used in this stormwater study. During the planning and preliminary design stages, maximum allowable impervious coverage for each lot will be established based on the hydrologic modeling parameters and runoff calculations developed as part of this analysis. These limits will account for typical residential features such as building footprints, driveways, sidewalks, patios, and other hardscape elements anticipated within each lot.

To ensure compliance during final design, lot layouts, building envelopes, and driveway alignments will be reviewed to confirm that impervious surface coverage does not exceed the modeled assumptions. Where feasible, design strategies such as minimizing driveway widths, limiting auxiliary paved areas, and promoting landscaped or pervious yard areas will be incorporated to maintain or further reduce impervious areas. Any proposed deviations from the assumed impervious coverage will be evaluated to confirm that stormwater impacts remain consistent with the approved analysis.

Existing Drainage Condition

The existing site can be divided into two major subbasins. Subbasin 1 covers the western portion of the site. It also includes off-site drainage to the west and north of the site. Most of the 4.25 acres lies within this 8.21 acre subbasin. The entirety of Subbasin 1 flows to an existing curb inlet located on the north side of 79th Street either by underground pipes or curb flows. The outlet for the curb inlet is an 18" pipe that flows to the south. Subbasin 2 is located on the east side of the site. It drains to an existing swale located on the eastern property line. The swale drains directly to the street gutter and drains into the public storm system to the east. The area for Subbasin 2 is approximately 2.98 acres.

It should be noted that within the existing Drainage Area #1, underground detention chambers are currently located in the southeast portion of the parking lot. The existing detention system consists of four 48-inch corrugated metal pipes (CMP), providing approximately 3,067 cubic feet of storage. Based on our preliminary analysis, which considers the calculated Curve Number and the contributing drainage area, the existing detention system does not have sufficient capacity to manage the 10-year or 100-year storm events. The analysis indicates that the system is currently only capable of adequately controlling runoff generated by the 2-year storm event. To model how this system functions the pipes were modeled in a manual volume. In the model, a 36" pipe was placed above the 2-YR water surface elevation to simulate the bypass of runoff in the existing system. In the current condition the 10-YR and 100-YR overflow the top and sheet flow into 79th street. This stormwater then makes its way into the existing public storm inlets that then direct the water south through public storm sewer system. The exhibit in the appendix and the table below show the existing drainage areas and a comparison of the peak flows from the site.

SUBBASIN IMPERVIOUS VS. PERVIOUS AND FLOW COMPARISON

Site		Project Area (ac)	SCS Curve Number	Peak Q* (cfs) (2-yr)	Peak Q* (cfs) (10-yr)	Peak Q* (cfs) (100-yr)
PEAK FLOWS WITHOUT DETENTION						
Existing Subbasin 1	Existing Drainage Area #1 with Existing Detention	2.58	85	3.48	9.93	22.04
	Existing Drainage Area #2	1.79	74	1	4.56	12.56
	Existing Drainage Area #3	0.3	85	0.48	1.33	2.93
	Off-site Area #1	2.96	82	3.66	11.33	26.37
	Off-site Area #2	0.58	82	0.64	2.02	4.73
	Total Existing Subbasin 1	8.21	81.3	9.26	29.17	68.63
Proposed Subbasin 1	Upper Detained Area	2.29	78	2.02	6.51	15.32
	Lower Detained Area	3.82	78	3.37	10.85	25.56
	Undetained Area	0.88	75	0.69	2.77	7.29
	Off-site Area #1	2.96	82	3.66	11.33	26.37
	Off-site Area #2	0.58	82	0.64	2.02	4.73
	Total Proposed Subbasin #1	10.53	79.1	10.38	33.48	79.27
PEAK FLOWS WITH DETENTION						
Existing Subbasin 1	Existing Drainage Area #1 with Existing Detention	2.58	85	3.48	9.93	22.04
	Existing Drainage Area #2	1.79	74	1	4.56	12.56
	Existing Drainage Area #3	0.3	85	0.48	1.33	2.93
	Off-site Area #1	2.96	82	3.66	11.33	26.37
	Off-site Area #2	0.58	82	0.64	2.02	4.73
	Total Existing Subbasin #1	8.21	81.3	9.26	29.17	68.63
Proposed Subbasin 1	Upper Detained Area	2.29	78	0.74	1.35	11.47
	Lower Detained Area	3.82	78	1.24	2.44	19.16
	Undetained Area	0.88	75	0.69	2.77	7.29
	Off-site Area #1	2.96	82	3.66	11.33	26.37
	Off-site Area #2	0.58	82	0.64	2.02	4.73
	Total Proposed Subbasin #1	10.53	79.1	6.97	19.91	69.02

Proposed Drainage Condition

To alleviate existing drainage issues, the proposed development will include underground detention chambers to limit peak flows from the development. Also, a portion of the Subbasin 2 will be captured in the proposed drainage system for Subbasin 1. As seen in the table and exhibit, the proposed drainage area for Subbasin 1 will be 10.53 acres and Subbasin 2 will be reduced to 0.66 acres. The proposed drainage area to Subbasin 1 will be increasing to remedy flooding concerns to the north and east of the subject property. Two detention facilities will be installed on the north side, and south side of the site to accommodate the increase in the subbasin area. The underground detention basins will be constructed using StormTech chambers (or a similar approved product). A specification sheet of this product is included in the Appendix. It shows how the product, once installed, will be surrounded by a clean rock

wrapped in geotextile fabric. Peak flows from the chambers will be regulated by a control structure immediately downstream of the chambers. The table above shows the detained peak flows for the 2-YR, 10-YR and, 100-YR flow for the proposed development within this subbasin area. It results in a decrease in the 2 and 10-YR flows, with a minimal increase in the 100-YR. The table below shows the volumes required for each detention facility.

DETENTION CHAMBER VOLUMES

	2 Yr Det Vol (cu ft)	2 Yr Peak Flow (cfs)	10 Yr Det Vol (cu ft)	10 Yr Peak Flow (cfs)
Upper Detention Chamber	1804	0.73	7611	1.35
Lower Detention Chamber	2023	1.24	9631	2.44

An analysis was completed of the capacity of the existing curb inlet and outlet pipe. The table below shows the freeboard and peak flow for the inlet and 18" in various storm events.

FREEBOARD AND PEAK FLOW FOR 18" CULVERT UNDER 79TH STREET

	2-Yr		5-Yr		10-Yr		25-Yr		100-Yr	
	HGL	Q	HGL	Q	HGL	Q	HGL	Q	HGL	Q
	(Ft-EI)	(cfs)	(Ft-EI)	(cfs)	(Ft-EI)	(cfs)	(Ft-EI)	(cfs)	(Ft-EI)	(cfs)
Existing Condition	993.39	8.36	995.59	16.78	997.81	24.44	997.99	39.96	998.22	66.59
Freeboard to Road Elevation (997.71)	-4.32		-2.12		0.1		0.28		0.51	
Proposed Condition	992.95	6.16	994.24	11.49	995.64	18.09	997.96	36.24	998.21	66.24
Freeboard to Road Elevation (997.71)	-4.76		-3.47		-2.07		0.25		0.50	

As the table shows, the proposed drainage system will result in a decrease in all of the storms and an increase in freeboard in Subbasin 1.

As stated previously, there is existing swale located between the site and the adjacent property to the east. The proposed drainage for Subbasin will system will capture a portion of the area draining to this swale. The area will decrease from 2.98 acres to 0.66. This will result in significant peak flow reduction in the swale and concurrently what is draining to the east. The table below shows the revised peak flows.

SUBBASIN #2 IMPERVIOUS VS. PERVIOUS AND FLOW COMPARISON

Site	Project Area (ac)	SCS Curve Number	Peak Q* (cfs) (2-yr)	Peak Q* (cfs) (10-yr)	Peak Q* (cfs) (100-yr)
Existing	2.98	74	1.67	7.89	20.91
Proposed	0.66	74	0.37	1.68	4.63

The decrease in peak runoff rates will perpetuate as runoff flows through the existing storm system to the southeast of the site. Because the detention basins are designed to capture the 2 and 10 year storm, they will have their greatest effect on the less than 10-year storms. These storms will be more readily contained in the existing storm system resulting in less street ponding and overflow into the neighborhoods to the south.

As shown in the accompanying drainage table above, the proposed modifications result in measurable reductions in peak flow rates for the 2-year, 10-year, and 100-year storm events. The project team is committed to continuing coordination with the City and adjacent property owners to evaluate whether additional grading or drainage improvements can be incorporated to further alleviate existing concerns in this area. For example, based off the current topo of the boundary a true defined swale is not accurately graded in, therefore, based on the preliminary calculations a 3' wide swale with 5:1 slopes on each side would be effective to accommodate the existing flows from the park land that would help minimize drainage concerns on both properties. However, with the significant reduction in drainage area to subbasin #2, the reduction of flow by over 80% will only help the neighboring properties drainage that much more.

Once this discharge presents itself onto 79th street it then makes it way down east and enters an existing public storm inlet at the intersection of 79th and Mission Road. See existing drainage boundary and calculation sheet to show the existing inlet has capacity for the proposed runoff along with its existing flows from existing sites.

An underdrain system will be installed along the lots adjacent to the road for connection of sump pump drainage from the proposed residential lots. The underdrain that will be design so that each property can easily access the system. Detail design of the underdrain system will be provided in the final design documents.

Conclusion:

The proposed 79th and Delmar development improvements will result in a reduction in impervious area for the site when compared to the existing conditions. The proposed stormwater improvements within the development will lead to a reduction of total stormwater run-off, as a result the existing infrastructure continues to have adequate storage for the proposed project. As there are no adverse effects to the capacity and the project results in a reduction in both subbasins stormwater run-off, we are requesting approval of the 79th and Delmar Single Family Development project.

Should you have any questions or concerns, please do not hesitate to contact us at 913.381.1170

Sincerely,



Terence Parsons, PE

tparsons@olsson.com

Included:

Site Plan

Exhibit 1 – Existing Pervious/Impervious

Exhibit 2 – Existing Drainage Boundary/Calc

Exhibit 3 – Proposed Pervious/Impervious

Exhibit 4 – Proposed Drainage Boundary/ Grading Plan/Storm Layout

Hydrographs

[illegible]

EXISTING PERVIOUS AREA	79TH AND DELMAR YMCA DEVELOPMENT	2026
------------------------	-------------------------------------	------

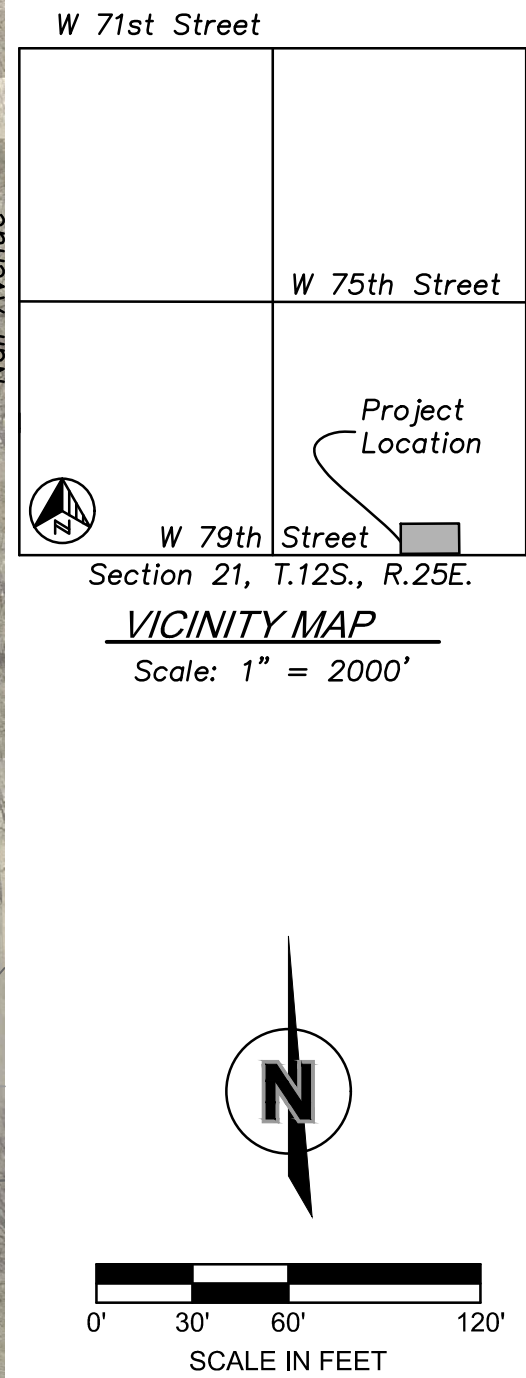
drawn by: _____
designed by: _____
project no.: 025-05875
date: 2026.02.06

SHEET



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DATE: May 21, 2026 8:41am USER: Imoore

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DATE: May 08, 2026 11:21am USER: Incore



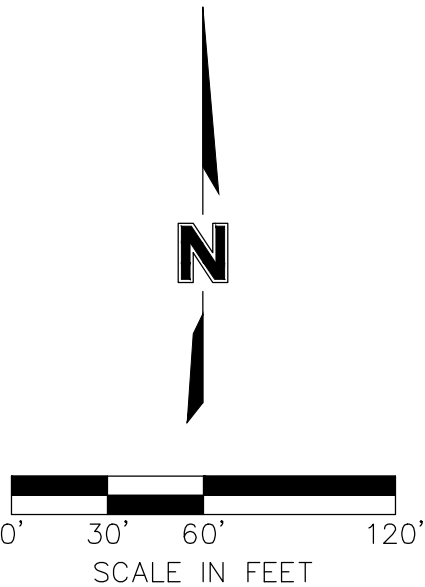
			7301 West 133rd Street Suite 200 Overland Park, KS 66213 olsson.com TEL 913.381.1170 FAX 913.381.1174 Olsson - Engineering Kansas COA #E-516		
EXISTING DRAINAGE BOUNDARY		REZONING PLAN 79TH & DELMAR		2026	
				PRAIRIE VILLAGE, KS	
drawn by: BE		designed by: LM		project no.: 02-06-2026	
				date: 02-06-2026	
SHEET					
####					

F:\2025\05501-06000\025-06875\40-Design\Reports\SDN\Storm Study\CAD Files\Proposed Conditions.dwg
DATE: May 21, 2026 9:20am USER: imore



LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND POWER
- EXISTING DOMESTIC WATER MAIN
- EXISTING GAS LINE
- EXISTING STORM SEWER
- IMPERVIOUS AREA



olsson

7301 West 133rd Street
Suite 200
Overland Park, KS 66213
olsson.com
TEL 913.381.1170
FAX 913.381.1174
Olsson - Engineering
Kansas COA #E-516

REV.	NO.	DATE	DESCRIPTION	BY

PROPOSED PERVIOUS AREA

79TH AND DELMAR
SINGLE FAMILY DEVELOPMENT

PRAIRIE VILLAGE, KS

drawn by: _____
designed by: _____
project no.: 025-06875
date: 2026.02.06

SHEET

2026

REVISIONS

Page 77 of 152

WORKSHEET 1A: REQUIRED LEVEL OF SERVICE - DEVELOPED SITE

Project: 79TH AND DELMAR
Location: Prairie Village, KS

By: TP
Checked: LM

Date:
Date:

1. Required Treatment Area**A. Total Area Disturbed by Redevelopment Activity (ac.)**

Disturbed Area Description	Acres
Existing YMCA Buildings, and parking lot, playground	4.25
"1A" Total:	4.25

B. Existing Impervious Area Inside Disturbed Area (ac.)

Existing Impervious Area Description	Acres
Existing YMCA Buildings, and parking lot, playground	2.42
"1B" Total:	2.42

C Required Treatment Area (ac.)

"1A" Total Less "1B" Total "1C" **1.83**

2. Percent Impervious in Postdevelopment Condition and Level of Service (LS)**A. Total Postdevelopment Impervious Area Inside Disturbed Area (ac.)**

Postdevelopment Impervious Area Description	Acres
Single Family Development with private drive	2.34
"2A" Total:	2.34

B. Existing Impervious Area Inside Disturbed Area (ac.)

"1B" Total: 2.42

C. Net Increase in Impervious Area (ac.)

"2A" Total Less "1B" Total "2C" **-0.08**

D. Percent Impervious

Net Increase in Impervious Area / Required Treatment Area
"2C"/"1C" x 100 **-4%** (Round to Integer)

E. Level of Service

Use Percent Impervious to Enter Table XX **LS = -**

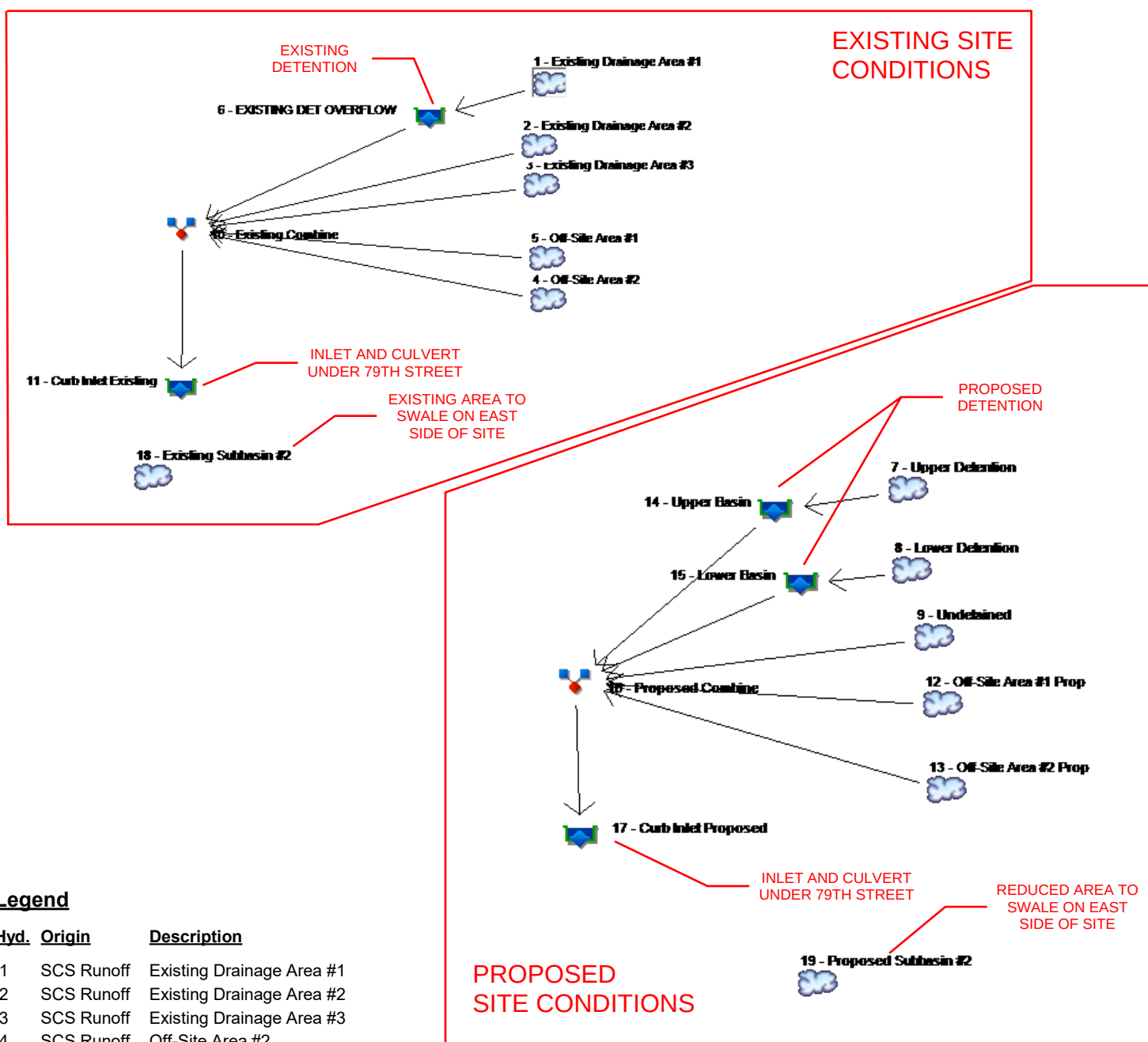
3. Minimum Required Total Value Rating of BMP Package

Total Value Rating = LS x Required Treatment Area **VR = -**

HYDROGRAPH CALCULATIONS
AND
POND REPORTS

Watershed Model Schematic

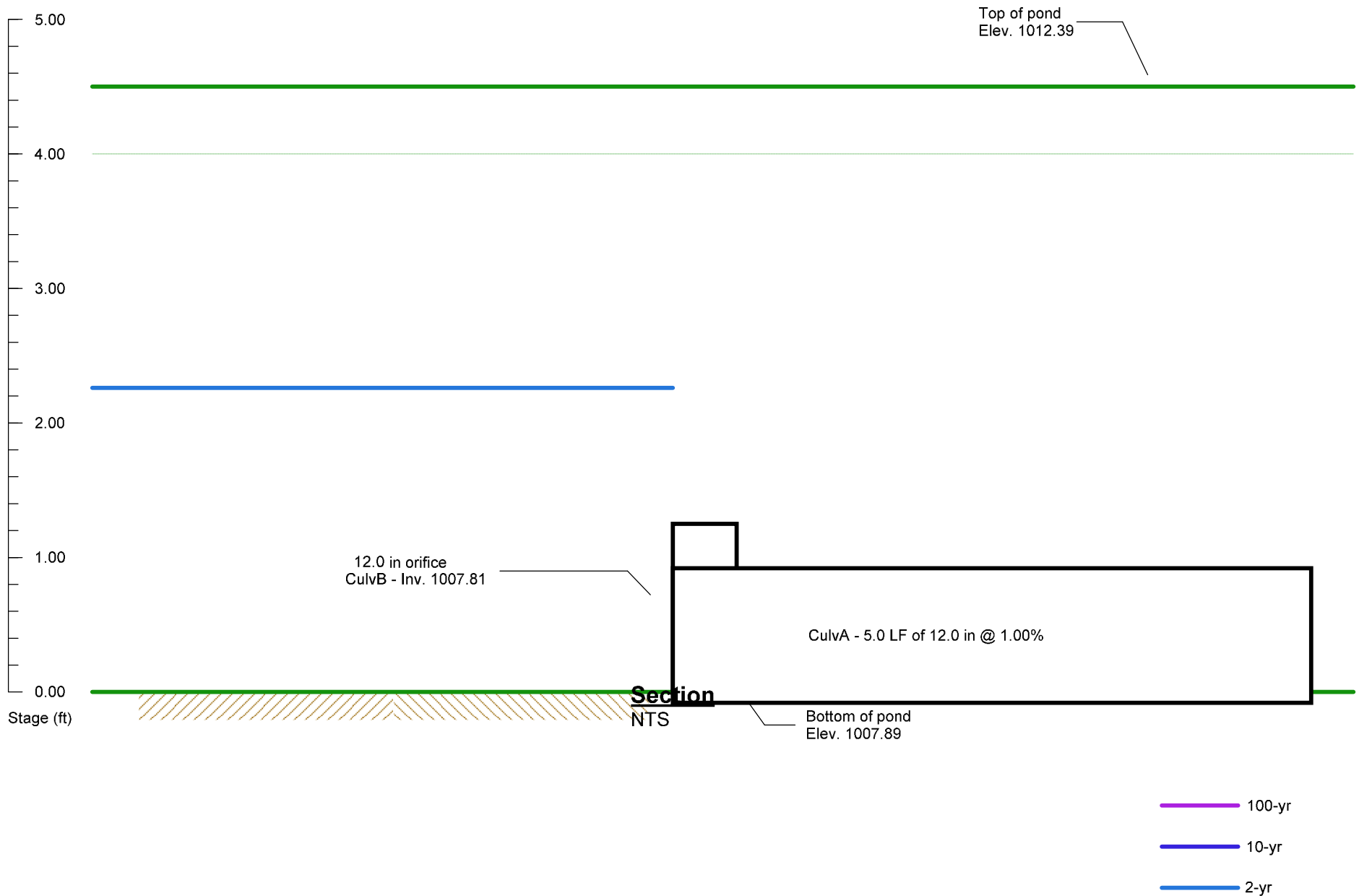
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EXISTING SUBBASIN #1

Pond No. 1 - Existing Underground Detention

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026



Pond Report EXISTING DETENTION

Pond No. 2 - Overflow

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1007.89	n/a	0	0
2.26	1010.15	n/a	1,600	1,600
5.00	1012.89	n/a	8,400	10,000

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	36.00	0.00	0.00
Span (in)	= 12.00	36.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 1007.89	1010.15	0.00	0.00
Length (ft)	= 100.00	100.00	0.00	0.00
Slope (%)	= 1.00	1.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

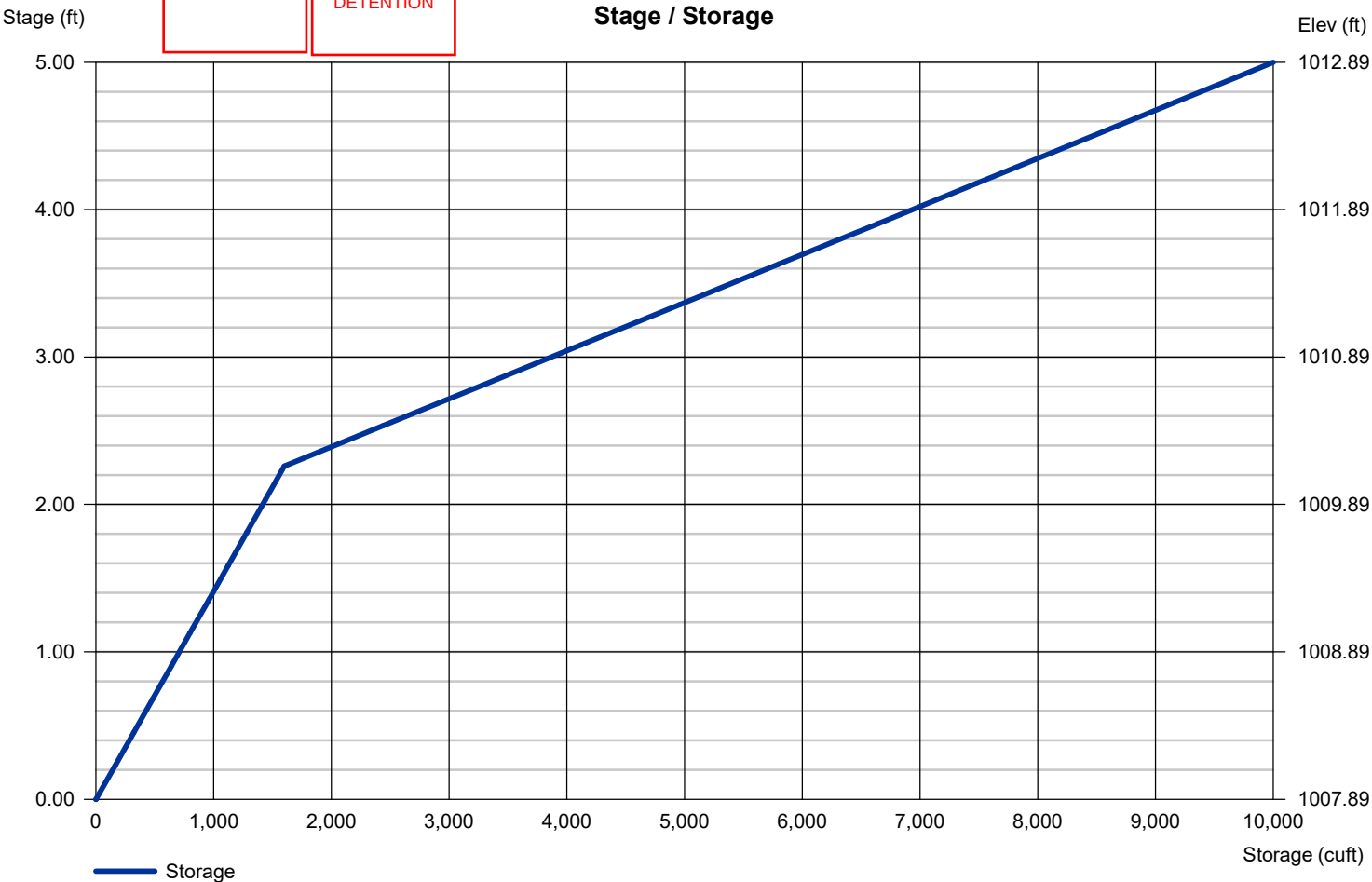
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

EXISTING OUTLET (BASIN WILL ONLY HANDLE 2 YR STORM)

36" PIPE SET ABOVE 2 YR STORM HGL TO MODEL BYPASS ON EXISTING DETENTION

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

Pond No. 2 - Overflow

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1007.89	n/a	0	0
2.26	1010.15	n/a	1,600	1,600
5.00	1012.89	n/a	8,400	10,000

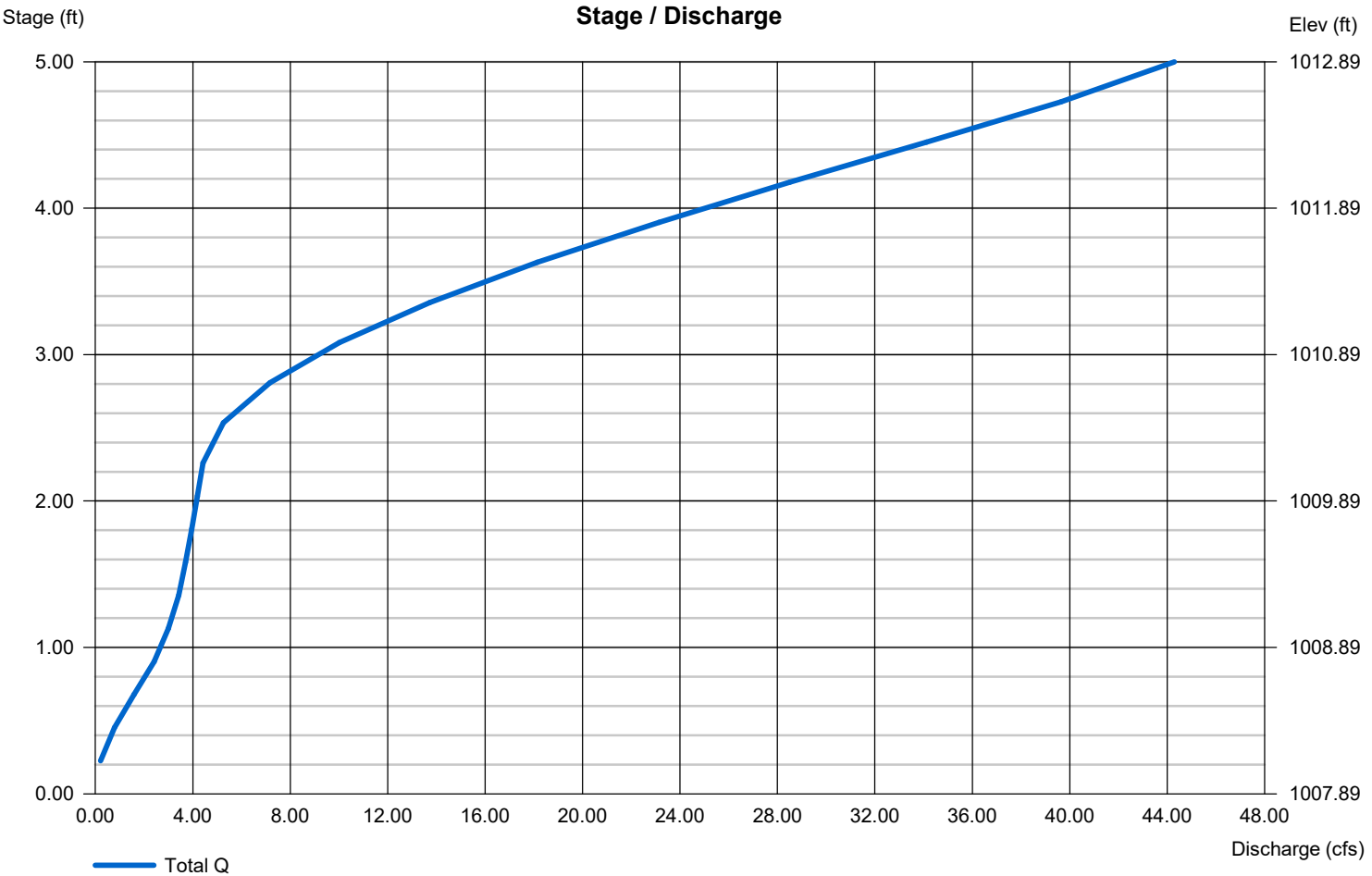
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	36.00	0.00	0.00
Span (in)	= 12.00	36.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 1007.89	1010.15	0.00	0.00
Length (ft)	= 100.00	100.00	0.00	0.00
Slope (%)	= 1.00	1.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

THIS BASIN SIMULATES THE EXIST CURB INLET ON THE NORTH SIDE OF 79TH TO SIMULATE ITS CAPACITY

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Pond No. 3 - Curb Inlet

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	991.67	n/a	0	0
1.00	992.67	n/a	30	30
2.00	993.67	n/a	30	60
3.00	994.67	n/a	30	90
4.00	995.67	n/a	30	120
5.00	996.67	n/a	30	150
6.00	997.67	n/a	30	180
7.00	998.67	n/a	30	210

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	0.00	0.00	0.00
Span (in)	= 18.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 991.67	0.00	0.00	0.00
Length (ft)	= 33.00	0.00	0.00	0.00
Slope (%)	= 3.67	0.00	0.00	n/a
N-Value	= .012	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

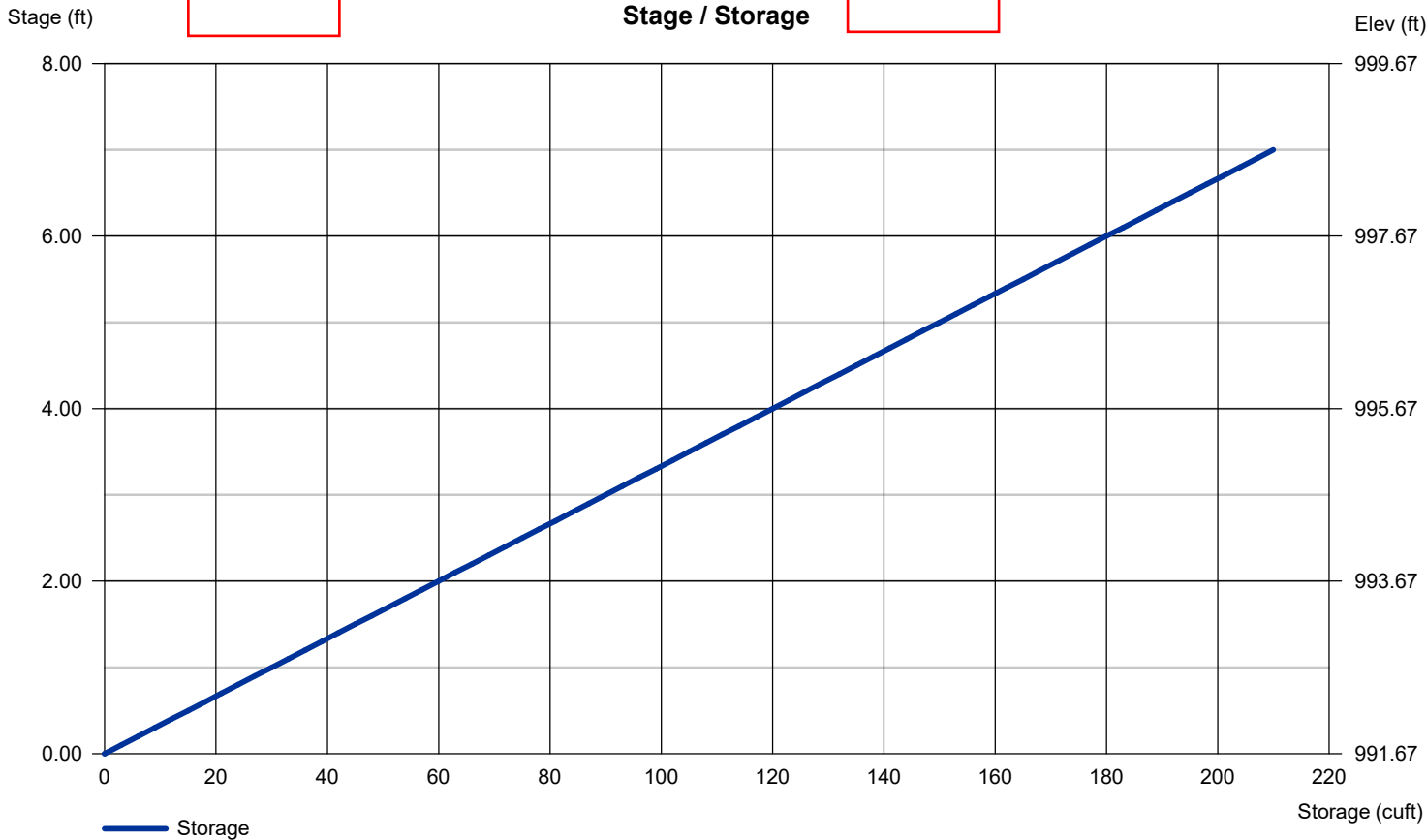
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 20.00	0.00	0.00	0.00
Crest El. (ft)	= 995.50	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

THIS IS EX 18" CULVERT UNDER 79TH

BROAD CRESTED WEIR FOR OVERTOP ON 79TH ST



Pond Report

Pond No. 3 - Curb Inlet

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	991.67	n/a	0	0
1.00	992.67	n/a	30	30
2.00	993.67	n/a	30	60
3.00	994.67	n/a	30	90
4.00	995.67	n/a	30	120
5.00	996.67	n/a	30	150
6.00	997.67	n/a	30	180
7.00	998.67	n/a	30	210

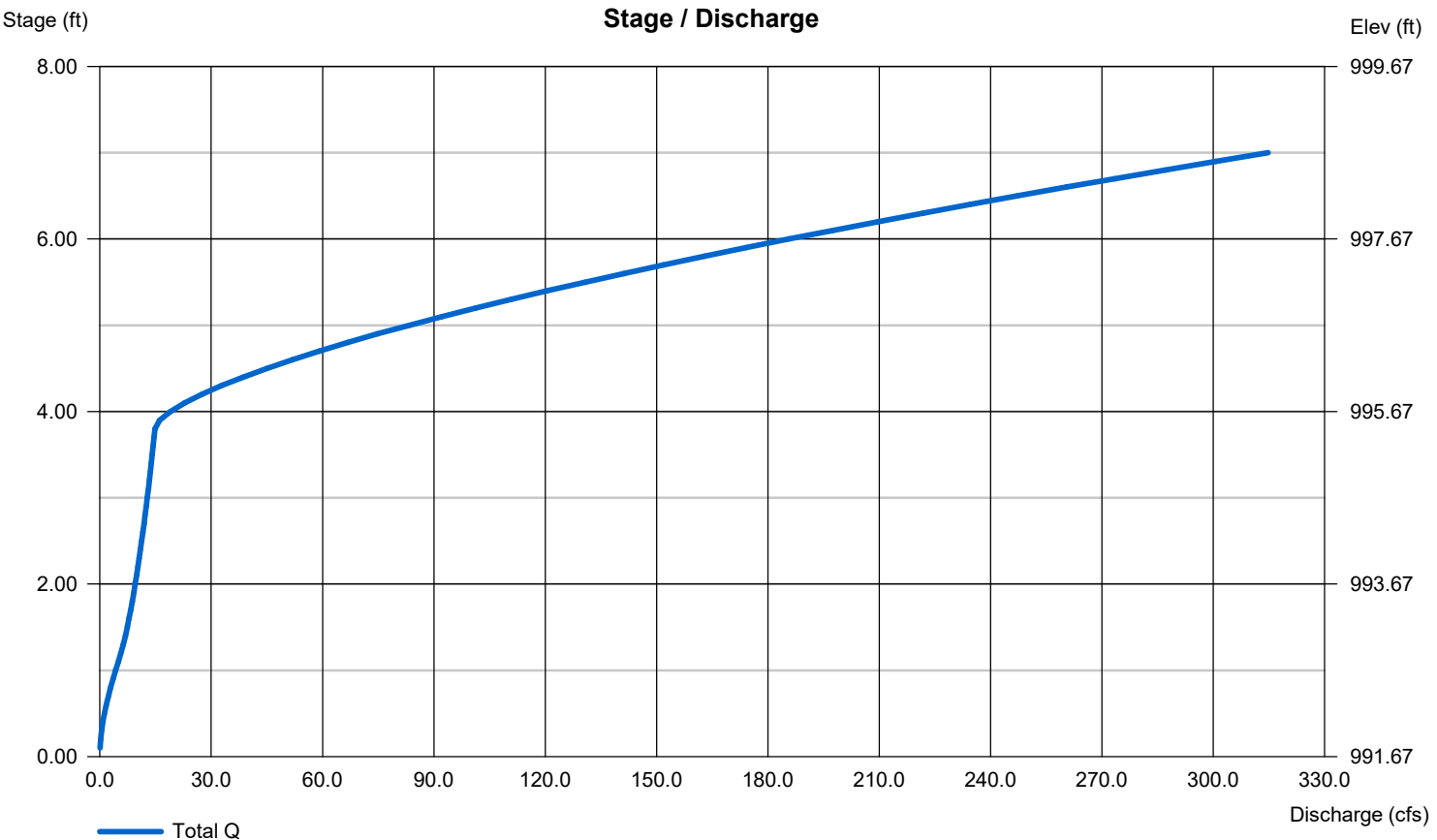
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	0.00	0.00	0.00
Span (in)	= 18.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 991.67	0.00	0.00	0.00
Length (ft)	= 33.00	0.00	0.00	0.00
Slope (%)	= 3.67	0.00	0.00	n/a
N-Value	= .012	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 20.00	0.00	0.00	0.00
Crest El. (ft)	= 995.50	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

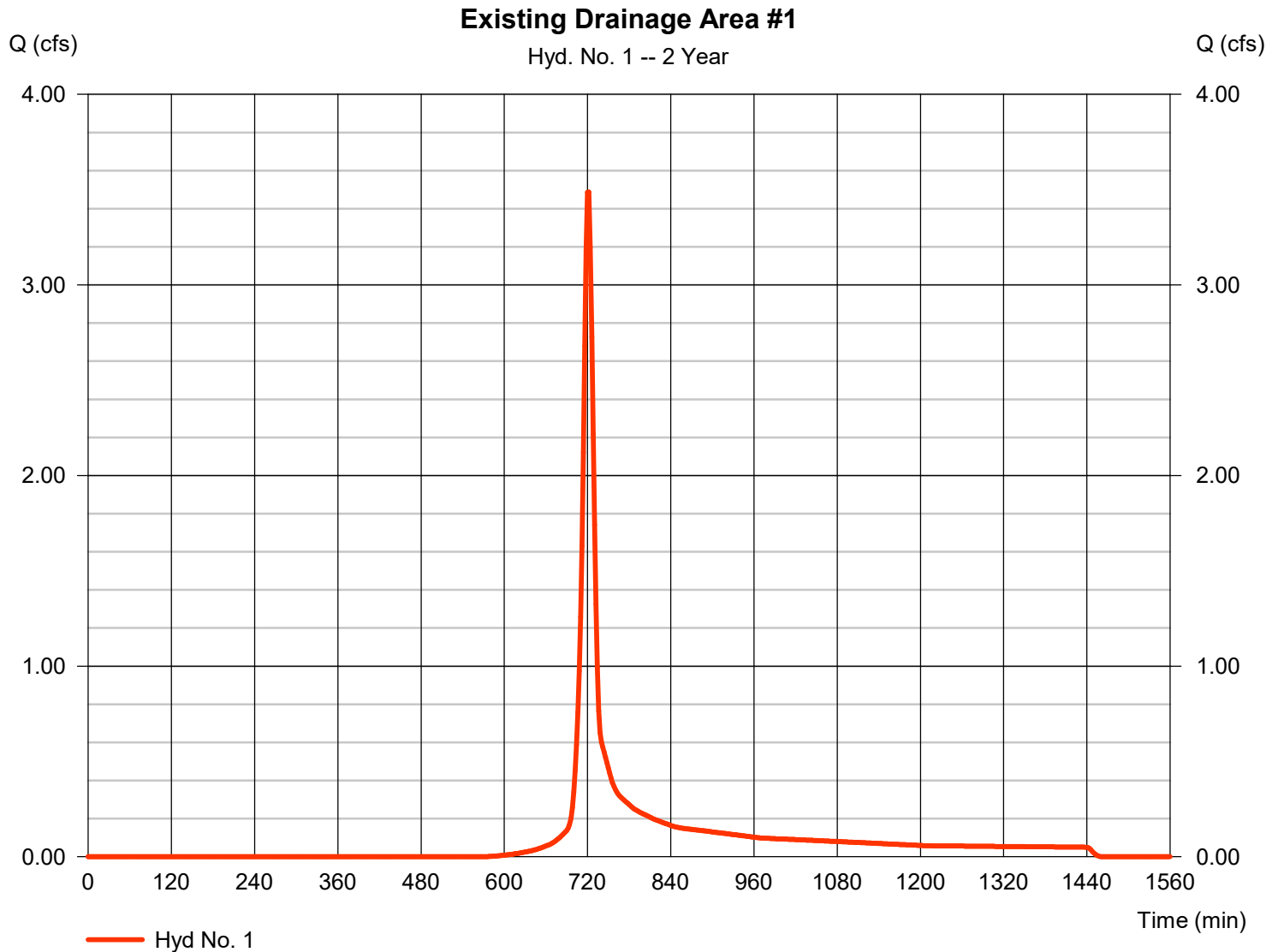
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Hyd. No. 1

Existing Drainage Area #1

Hydrograph type	= SCS Runoff	Peak discharge	= 3.487 cfs
Storm frequency	= 2 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 9,123 cuft
Drainage area	= 2.580 ac	Curve number	= 85
Basin Slope	= 4.0 %	Hydraulic length	= 715 ft
Tc method	= LAG	Time of conc. (Tc)	= 10.30 min
Total precip.	= 2.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

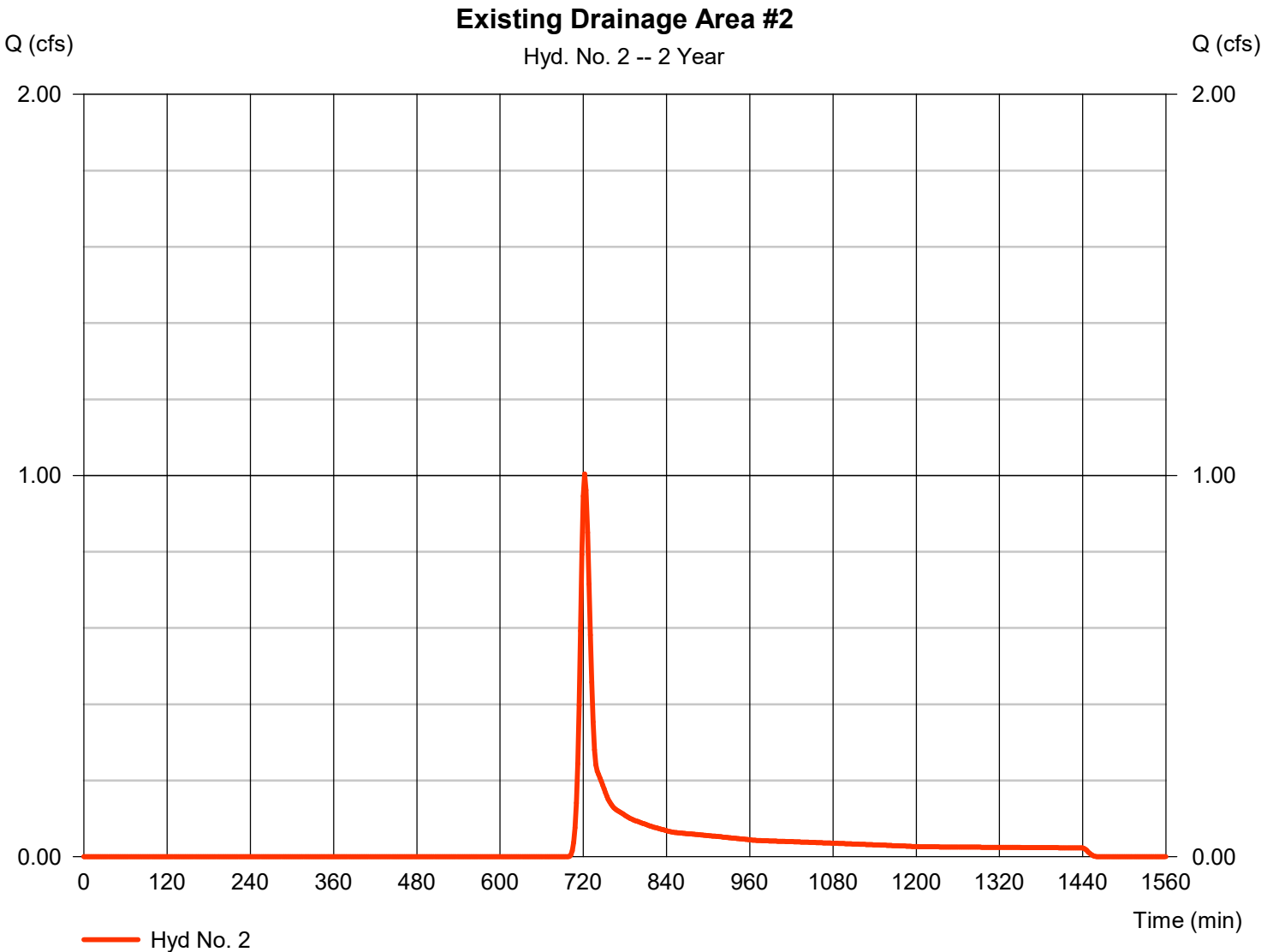


Hydrograph Report

Hyd. No. 2

Existing Drainage Area #2

Hydrograph type	= SCS Runoff	Peak discharge	= 1.004 cfs
Storm frequency	= 2 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 2,998 cuft
Drainage area	= 1.790 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 2.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

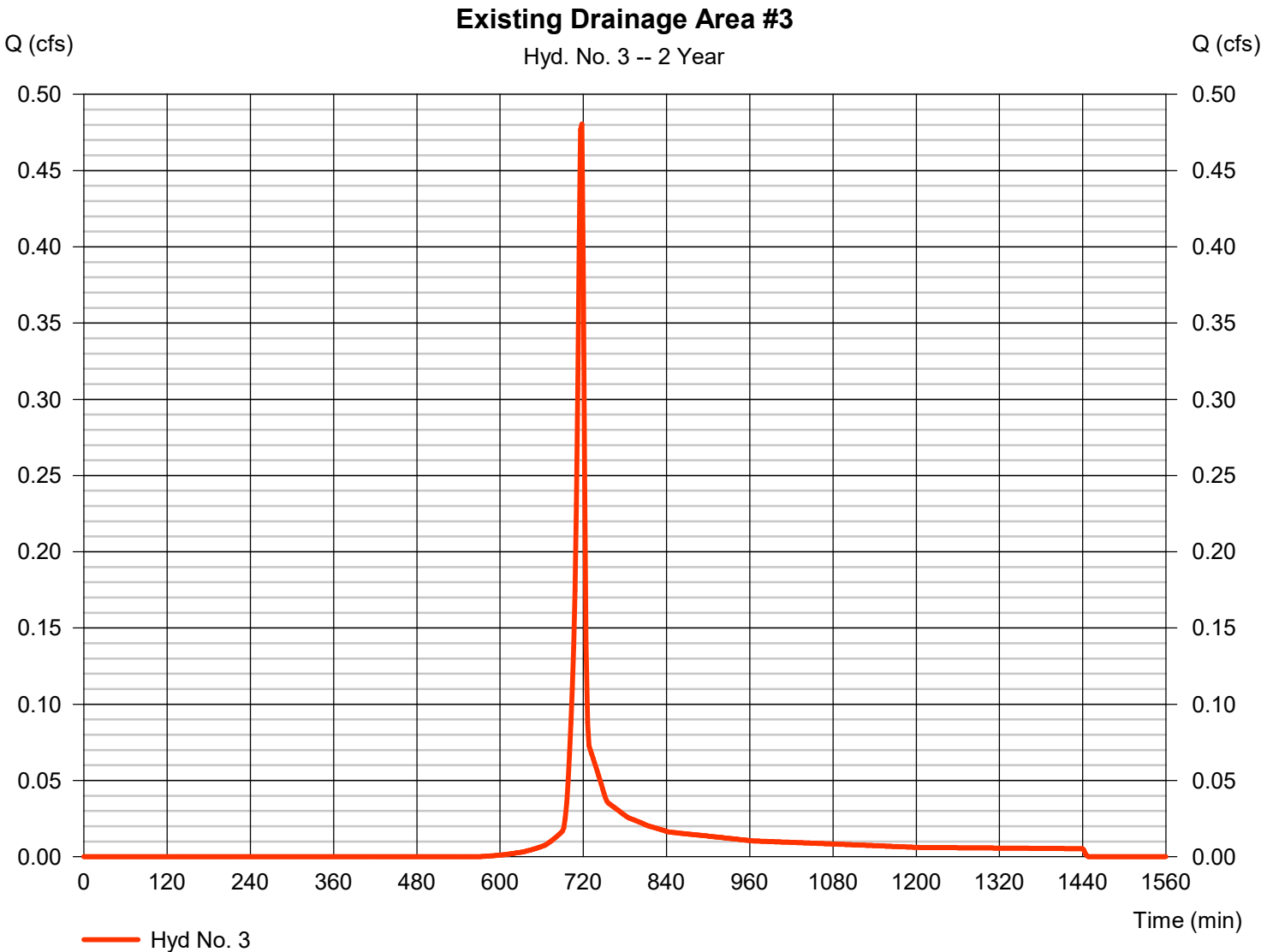


Hydrograph Report

Hyd. No. 3

Existing Drainage Area #3

Hydrograph type	= SCS Runoff	Peak discharge	= 0.481 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 964 cuft
Drainage area	= 0.300 ac	Curve number	= 85
Basin Slope	= 4.0 %	Hydraulic length	= 250 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

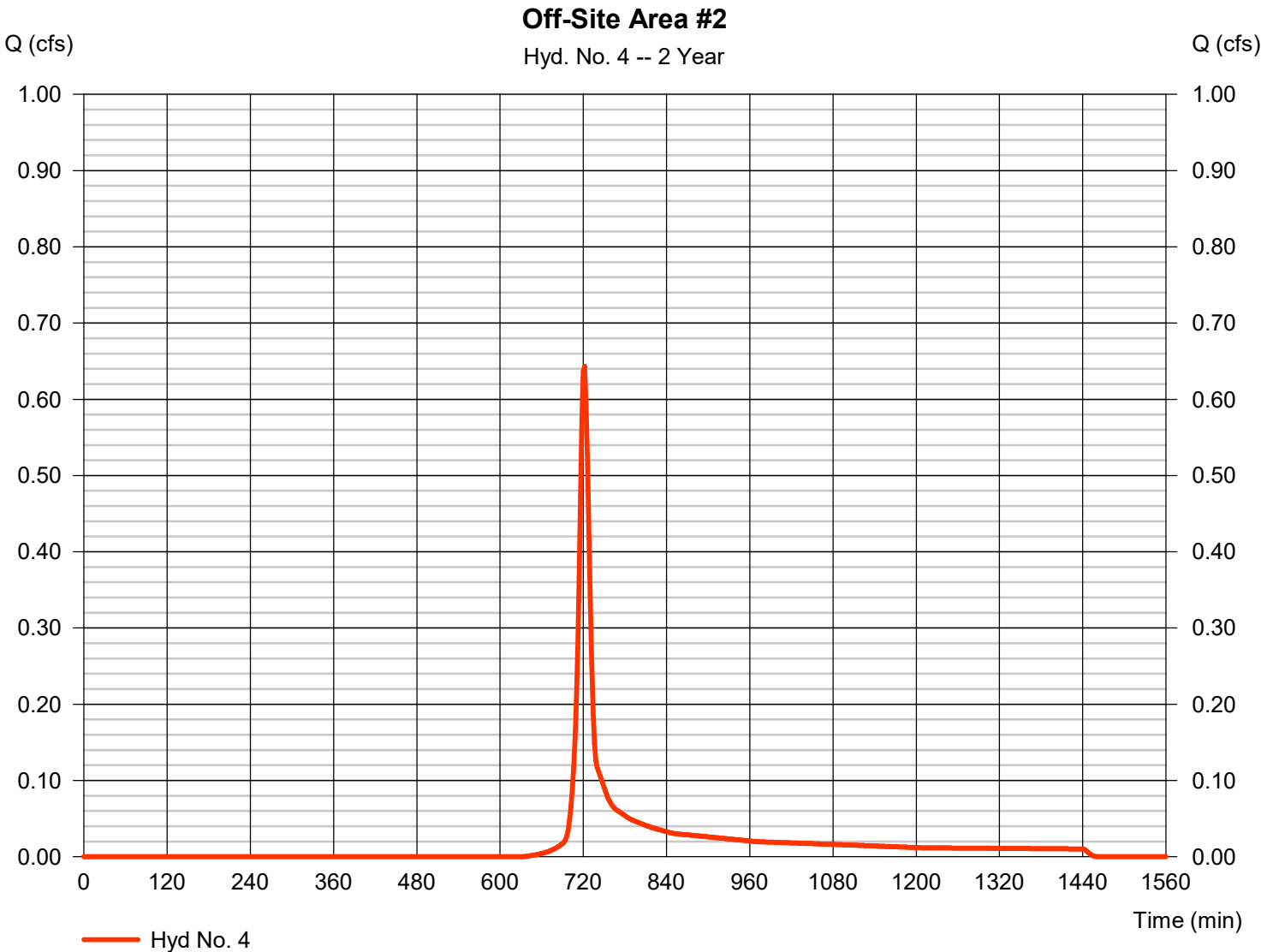
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Hyd. No. 4

Off-Site Area #2

Hydrograph type	= SCS Runoff	Peak discharge	= 0.643 cfs
Storm frequency	= 2 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 1,702 cuft
Drainage area	= 0.580 ac	Curve number	= 82
Basin Slope	= 5.0 %	Hydraulic length	= 852 ft
Tc method	= LAG	Time of conc. (Tc)	= 11.70 min
Total precip.	= 2.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

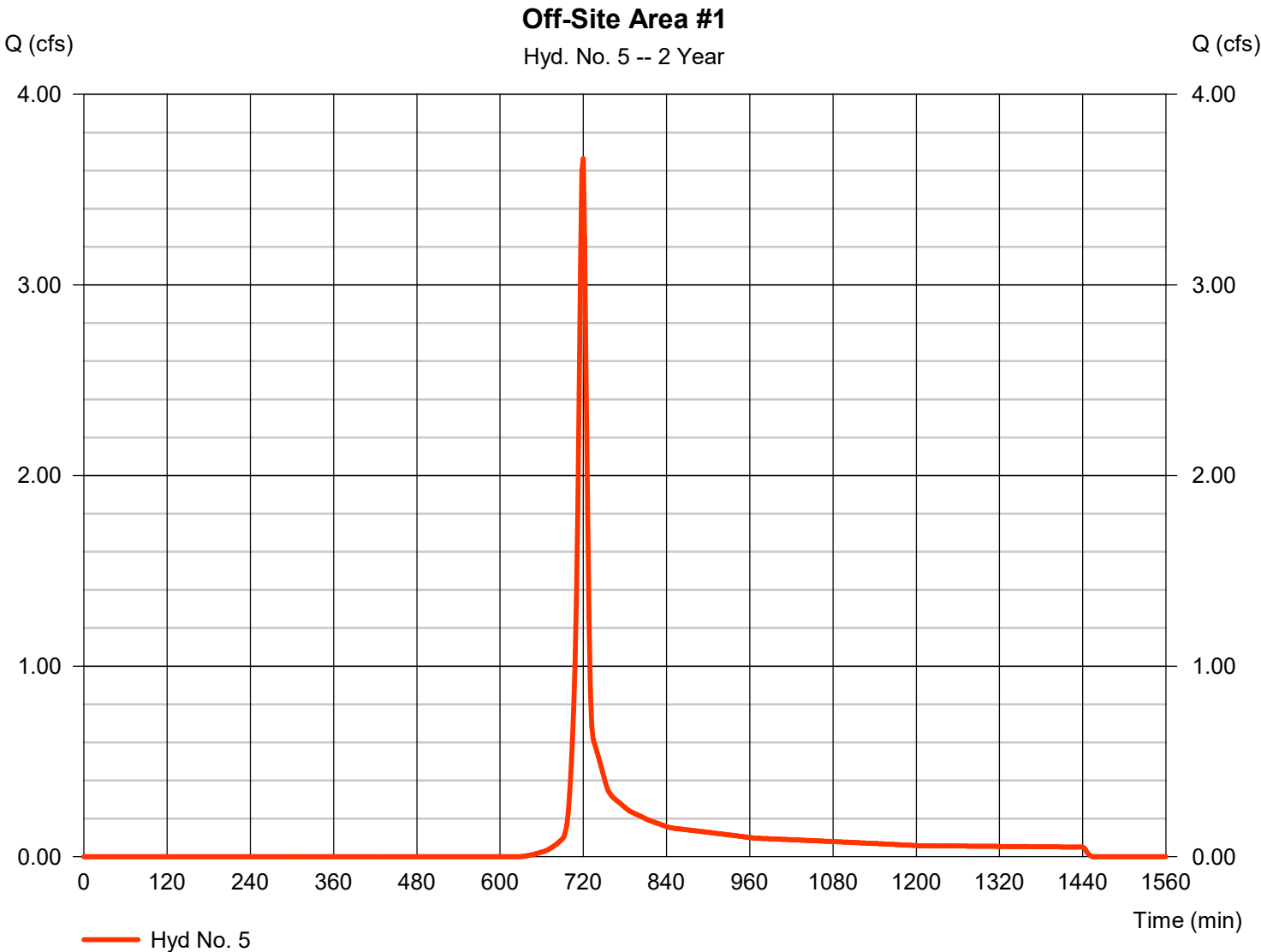


Hydrograph Report

Hyd. No. 5

Off-Site Area #1

Hydrograph type	= SCS Runoff	Peak discharge	= 3.663 cfs
Storm frequency	= 2 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 8,422 cuft
Drainage area	= 2.960 ac	Curve number	= 82
Basin Slope	= 5.0 %	Hydraulic length	= 650 ft
Tc method	= LAG	Time of conc. (Tc)	= 9.40 min
Total precip.	= 2.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

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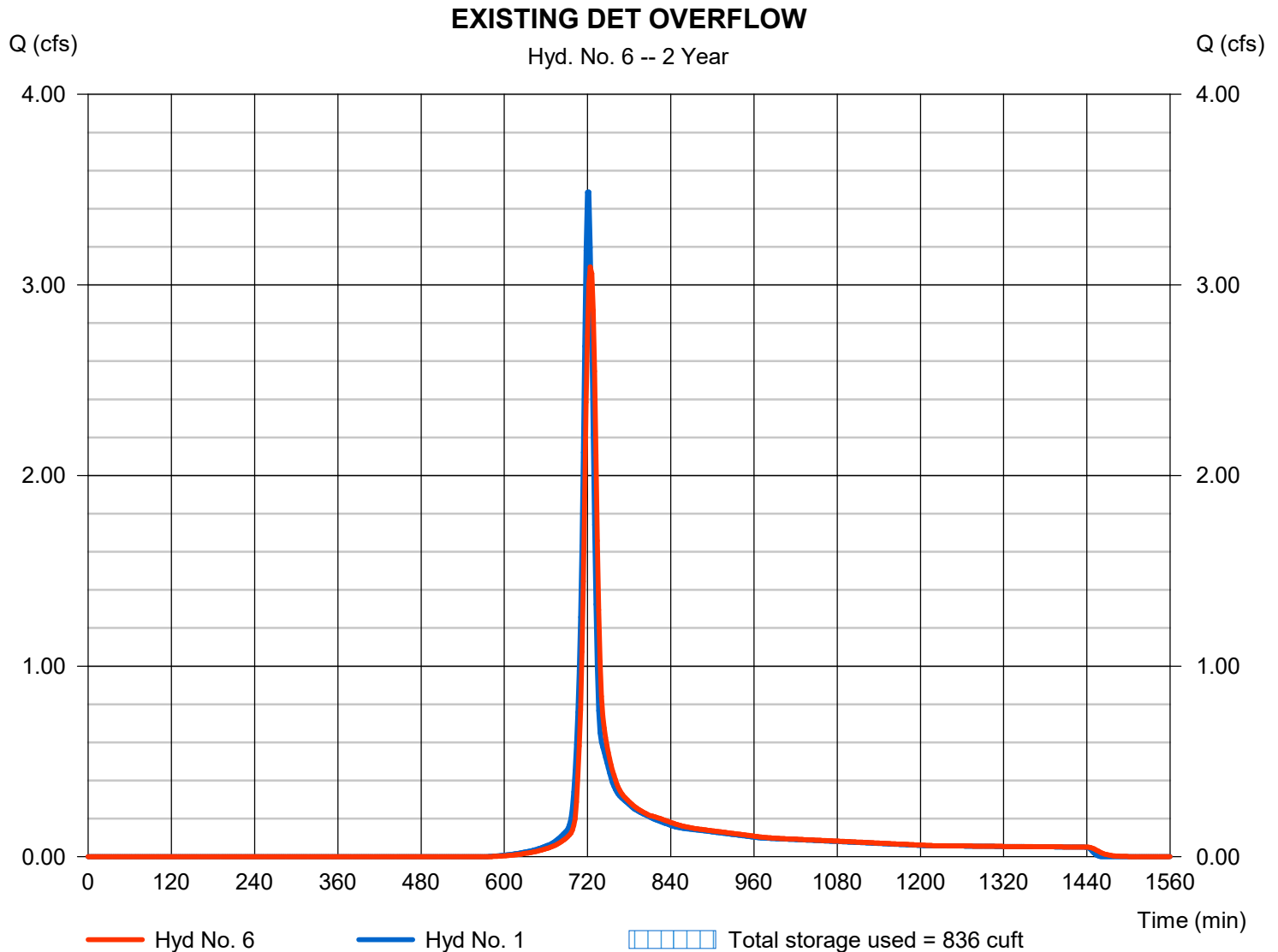
Thursday, 05 / 21 / 2026

Hyd. No. 6

EXISTING DET OVERFLOW

Hydrograph type	= Reservoir	Peak discharge	= 3.095 cfs
Storm frequency	= 2 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 9,122 cuft
Inflow hyd. No.	= 1 - Existing Drainage Area #1	Max. Elevation	= 1009.07 ft
Reservoir name	= Overflow	Max. Storage	= 836 cuft

Storage Indication method used.



Hydrograph Report

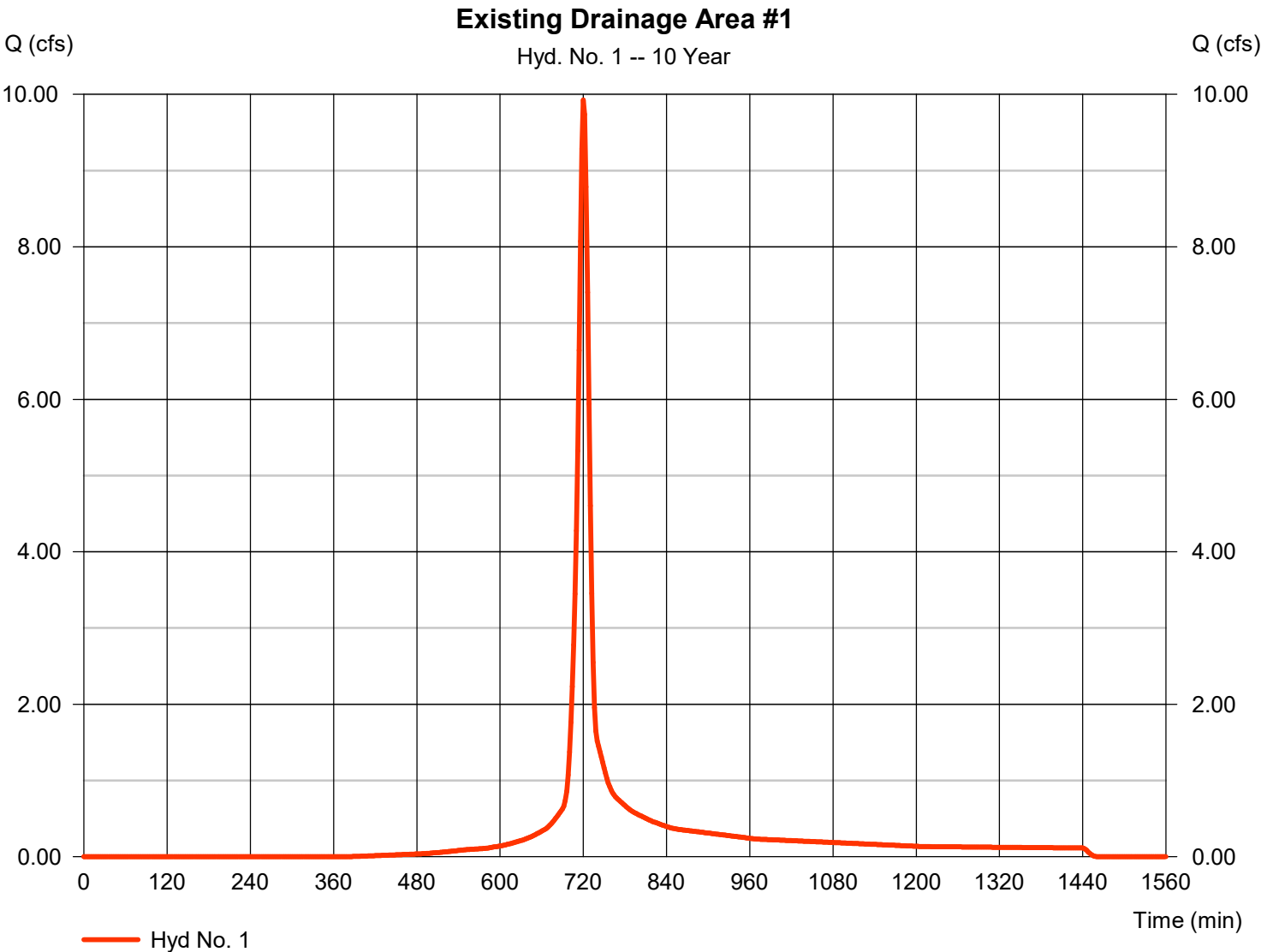
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Hyd. No. 1

Existing Drainage Area #1

Hydrograph type	= SCS Runoff	Peak discharge	= 9.926 cfs
Storm frequency	= 10 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 25,907 cuft
Drainage area	= 2.580 ac	Curve number	= 85
Basin Slope	= 4.0 %	Hydraulic length	= 715 ft
Tc method	= LAG	Time of conc. (Tc)	= 10.30 min
Total precip.	= 4.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

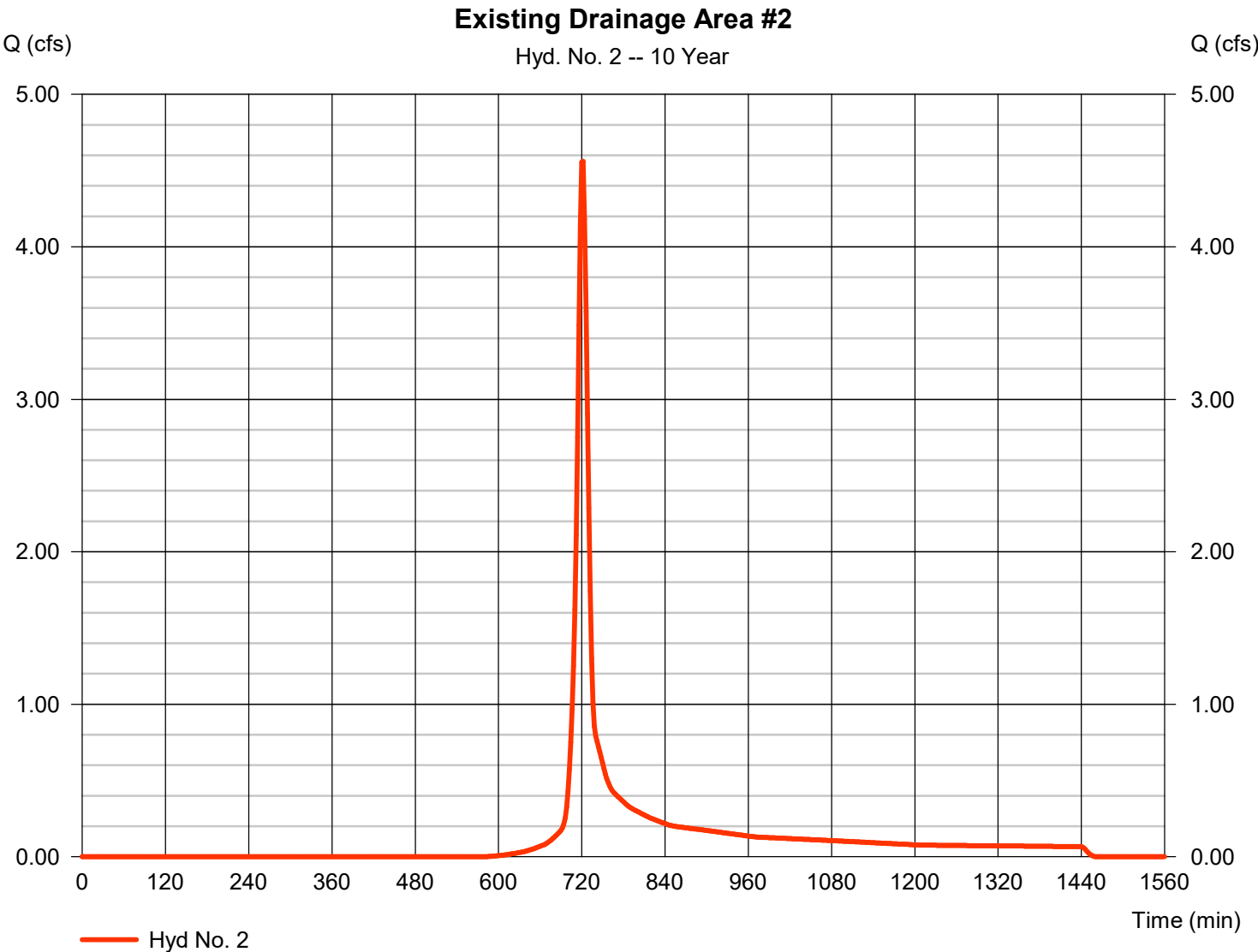


Hydrograph Report

Hyd. No. 2

Existing Drainage Area #2

Hydrograph type	= SCS Runoff	Peak discharge	= 4.561 cfs
Storm frequency	= 10 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 11,942 cuft
Drainage area	= 1.790 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 4.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

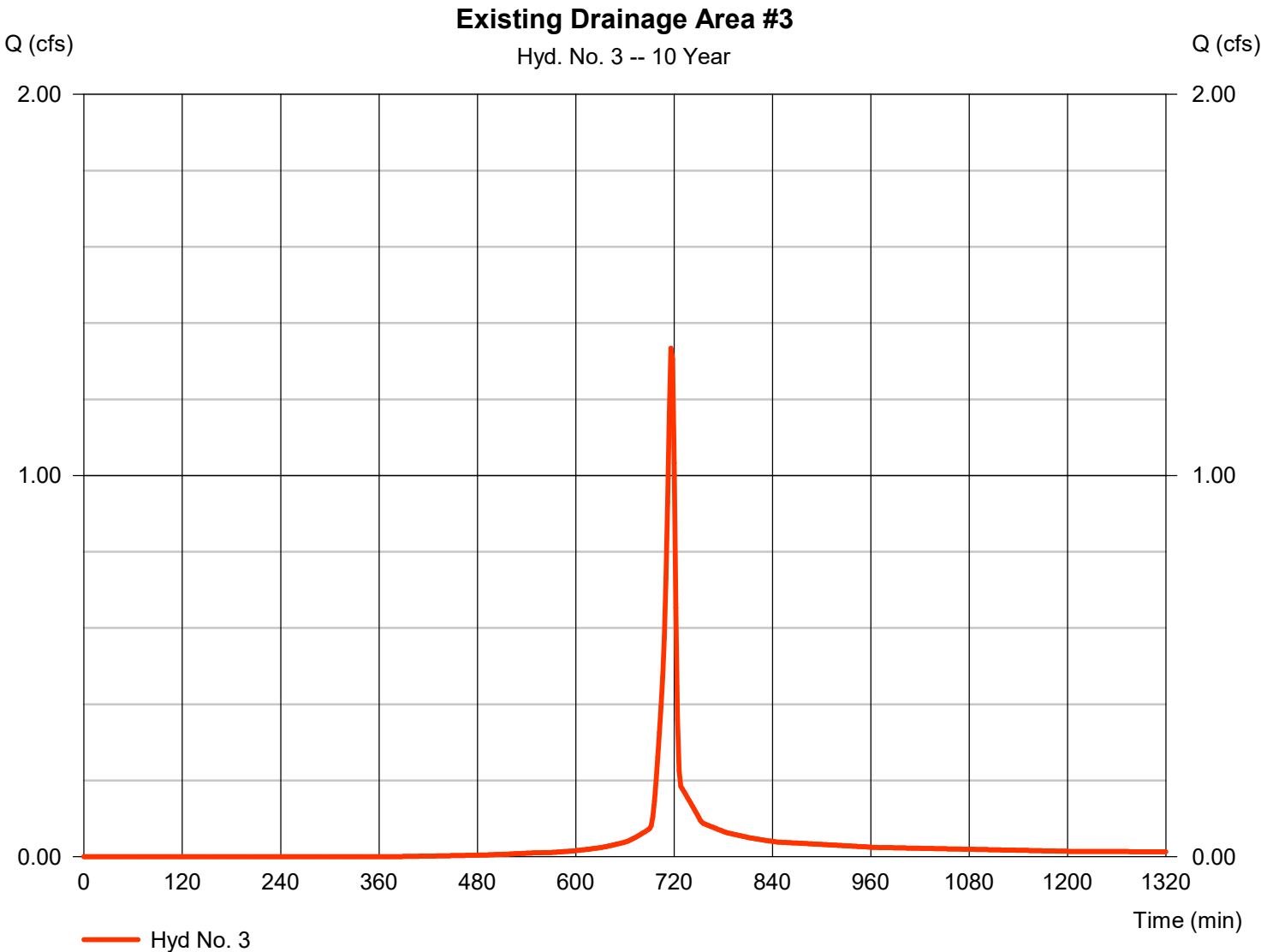


Hydrograph Report

Hyd. No. 3

Existing Drainage Area #3

Hydrograph type	= SCS Runoff	Peak discharge	= 1.334 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 2,739 cuft
Drainage area	= 0.300 ac	Curve number	= 85
Basin Slope	= 4.0 %	Hydraulic length	= 250 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

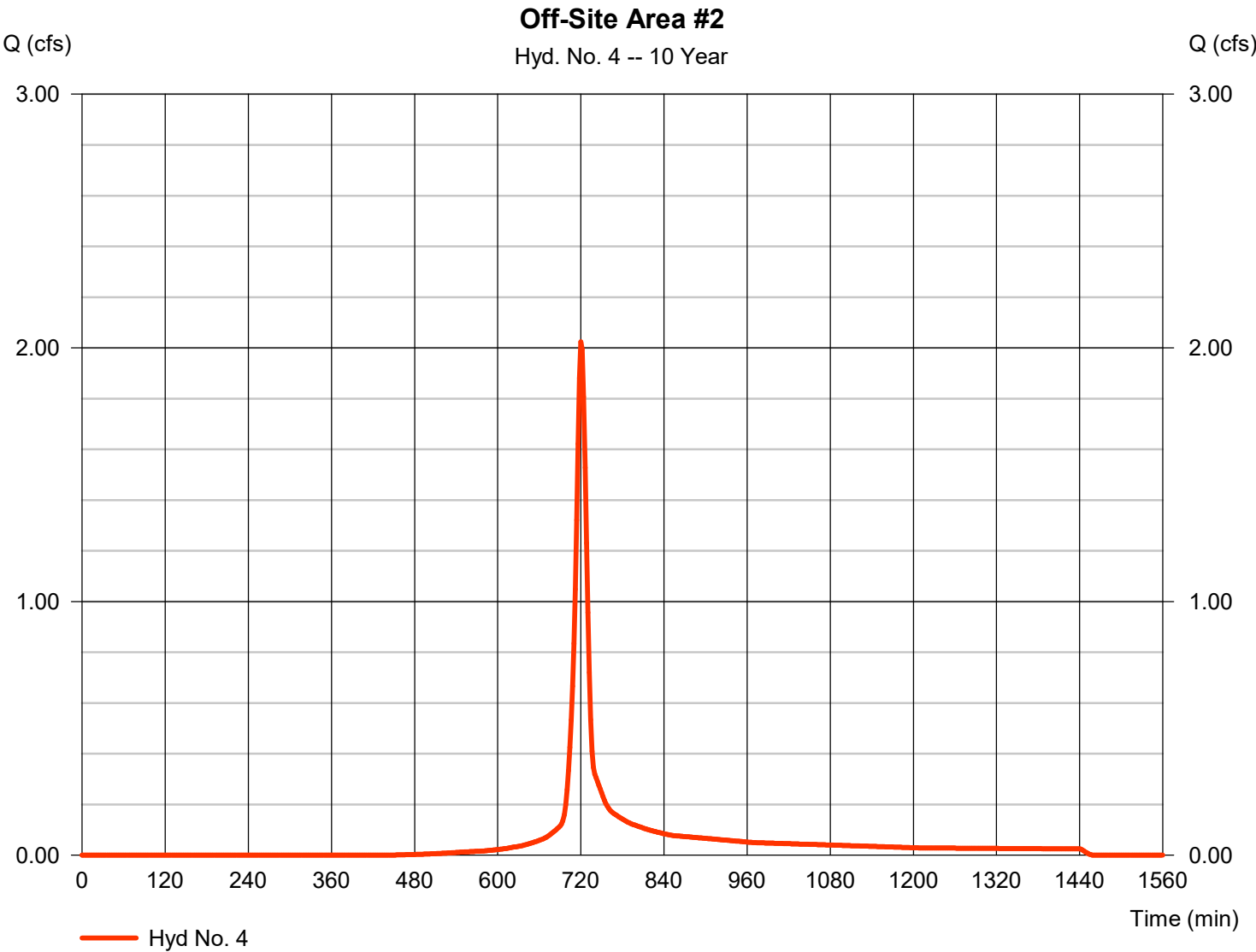


Hydrograph Report

Hyd. No. 4

Off-Site Area #2

Hydrograph type	= SCS Runoff	Peak discharge	= 2.023 cfs
Storm frequency	= 10 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 5,250 cuft
Drainage area	= 0.580 ac	Curve number	= 82
Basin Slope	= 5.0 %	Hydraulic length	= 852 ft
Tc method	= LAG	Time of conc. (Tc)	= 11.70 min
Total precip.	= 4.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

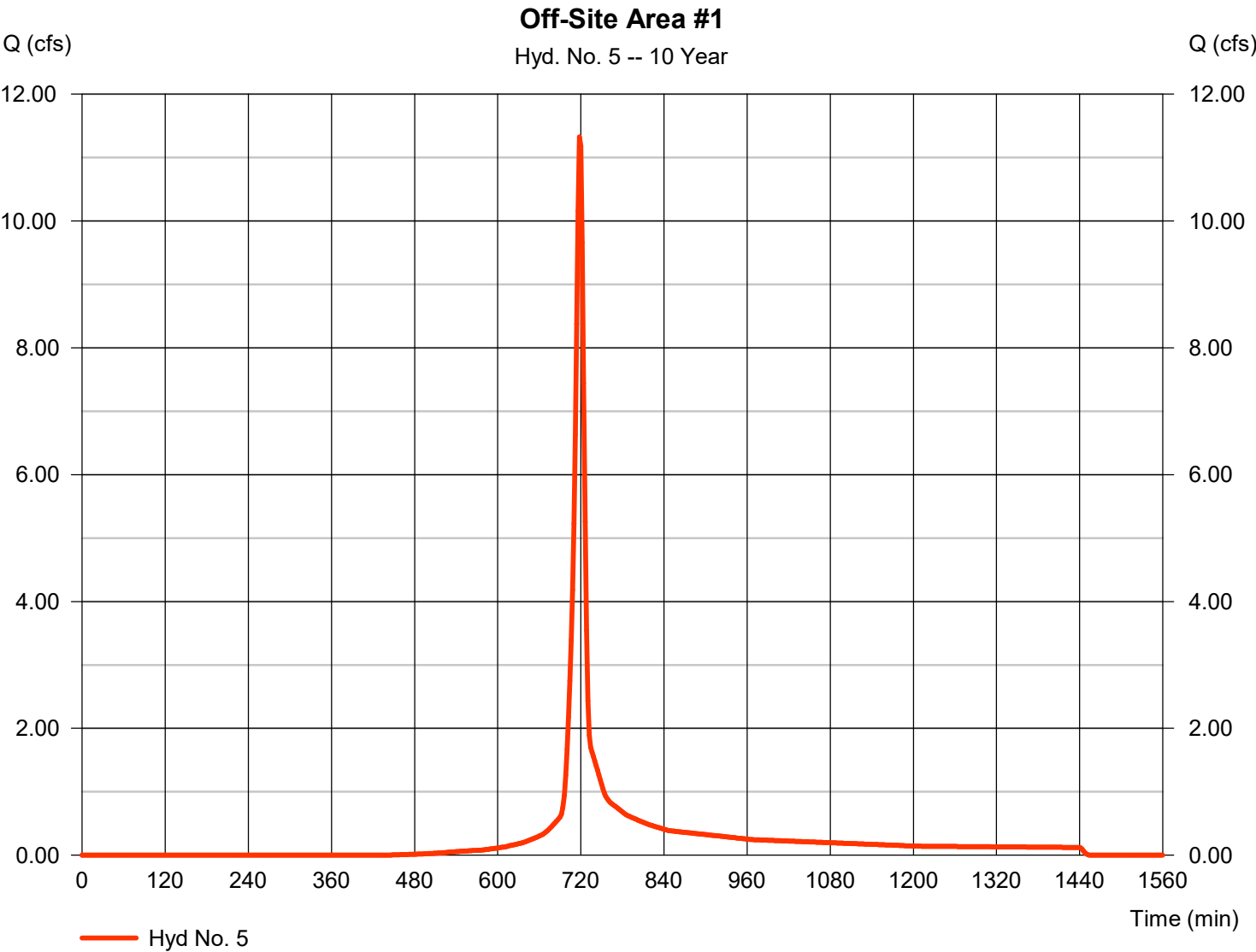
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Hyd. No. 5

Off-Site Area #1

Hydrograph type	= SCS Runoff	Peak discharge	= 11.33 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 25,982 cuft
Drainage area	= 2.960 ac	Curve number	= 82
Basin Slope	= 5.0 %	Hydraulic length	= 650 ft
Tc method	= LAG	Time of conc. (Tc)	= 9.40 min
Total precip.	= 4.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



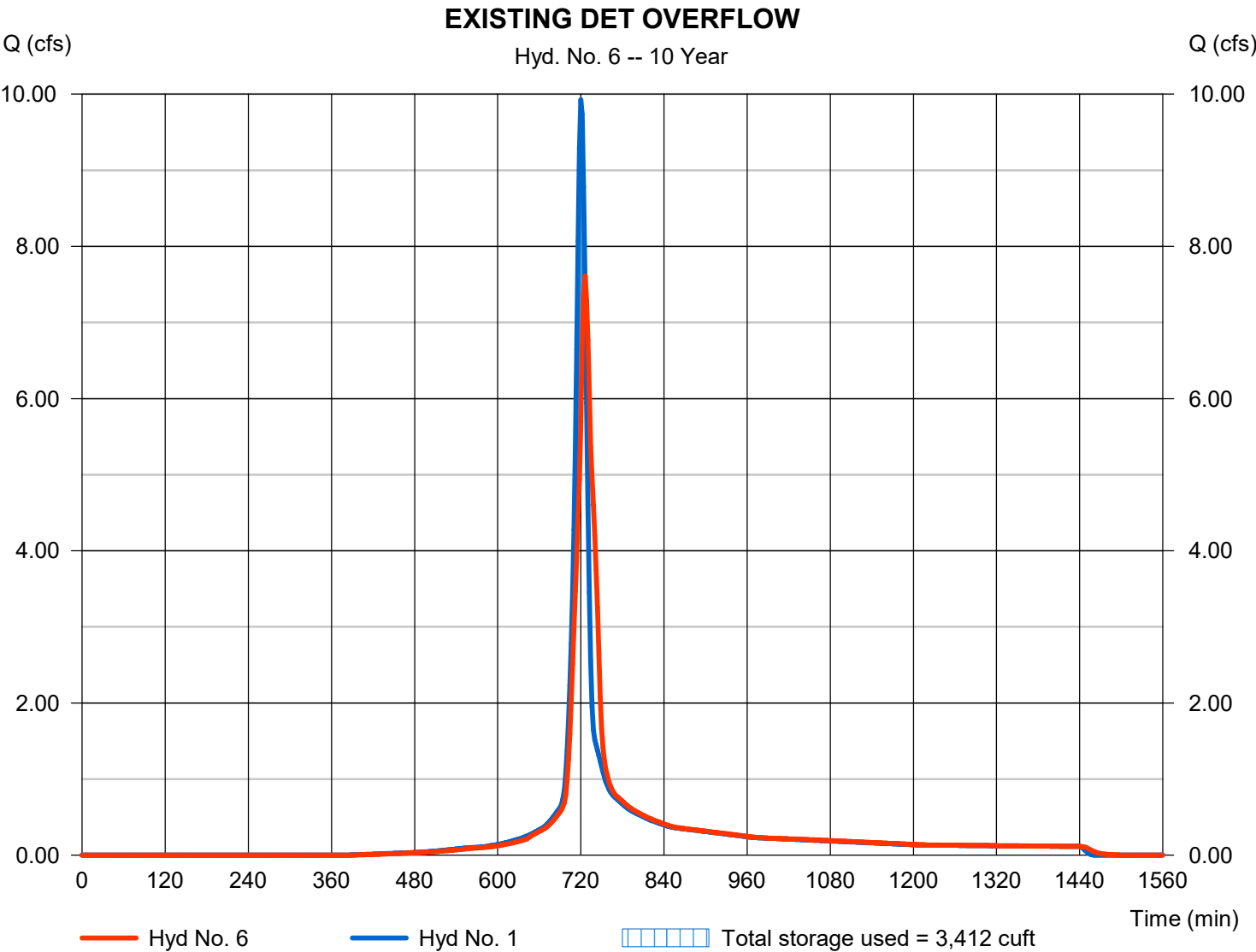
Hydrograph Report

Hyd. No. 6

EXISTING DET OVERFLOW

Hydrograph type	= Reservoir	Peak discharge	= 7.611 cfs
Storm frequency	= 10 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 25,906 cuft
Inflow hyd. No.	= 1 - Existing Drainage Area #1	Max. Elevation	= 1010.74 ft
Reservoir name	= Overflow	Max. Storage	= 3,412 cuft

Storage Indication method used.



Hydrograph Report

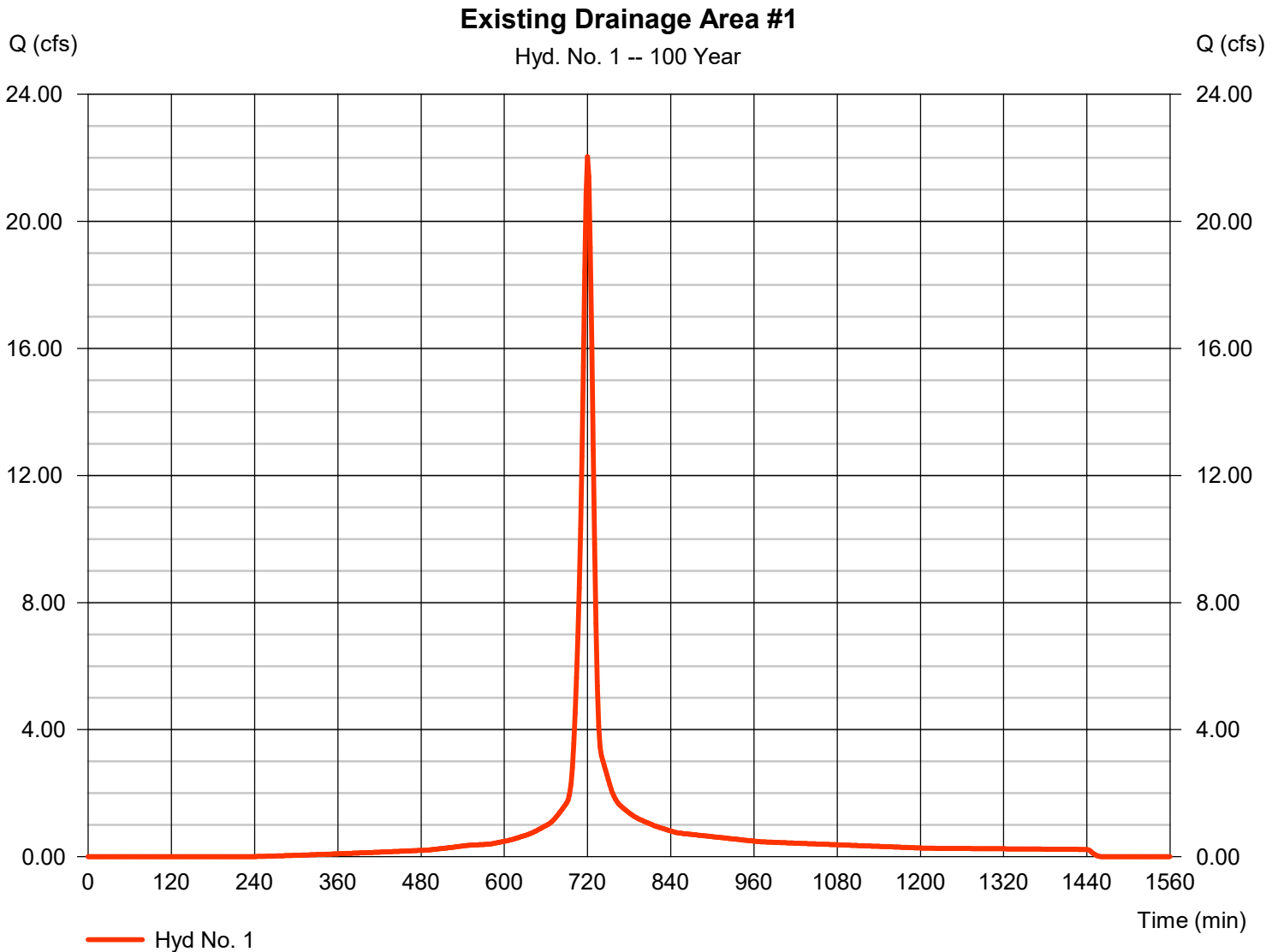
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Hyd. No. 1

Existing Drainage Area #1

Hydrograph type	= SCS Runoff	Peak discharge	= 22.04 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 59,542 cuft
Drainage area	= 2.580 ac	Curve number	= 85
Basin Slope	= 4.0 %	Hydraulic length	= 715 ft
Tc method	= LAG	Time of conc. (Tc)	= 10.30 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

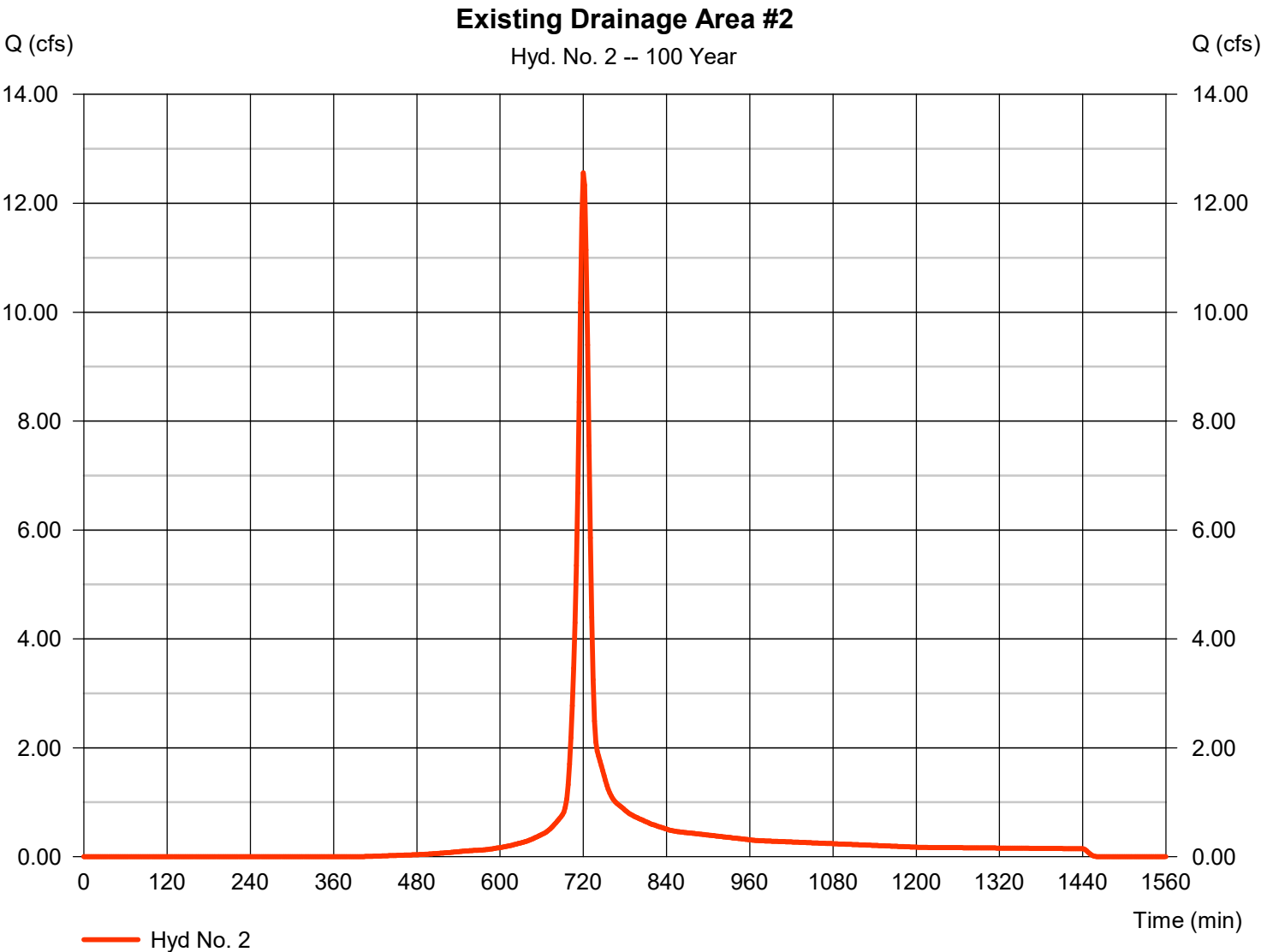
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Hyd. No. 2

Existing Drainage Area #2

Hydrograph type	= SCS Runoff	Peak discharge	= 12.56 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 32,706 cuft
Drainage area	= 1.790 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

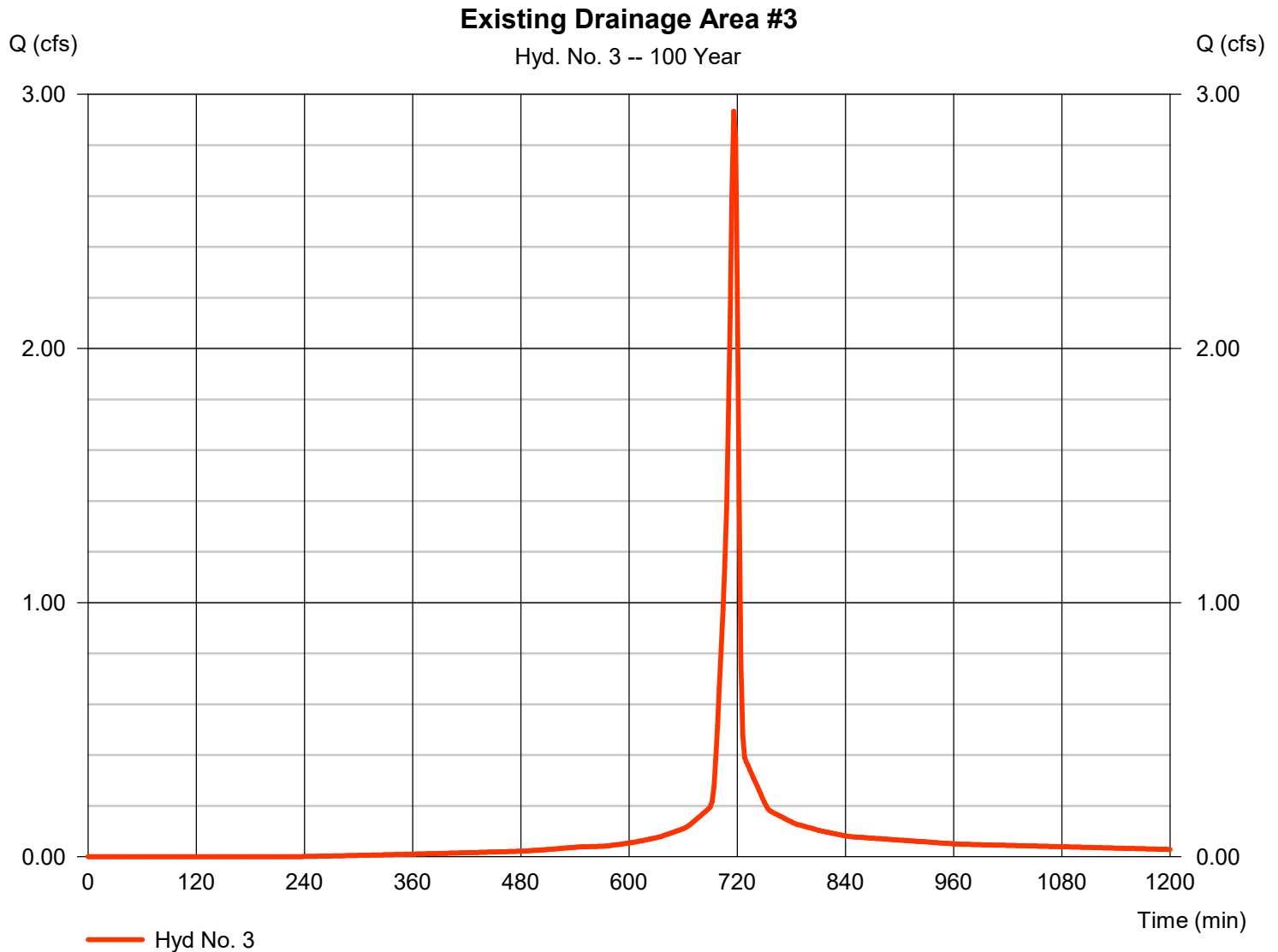
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Hyd. No. 3

Existing Drainage Area #3

Hydrograph type	= SCS Runoff	Peak discharge	= 2.933 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 6,294 cuft
Drainage area	= 0.300 ac	Curve number	= 85
Basin Slope	= 4.0 %	Hydraulic length	= 250 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

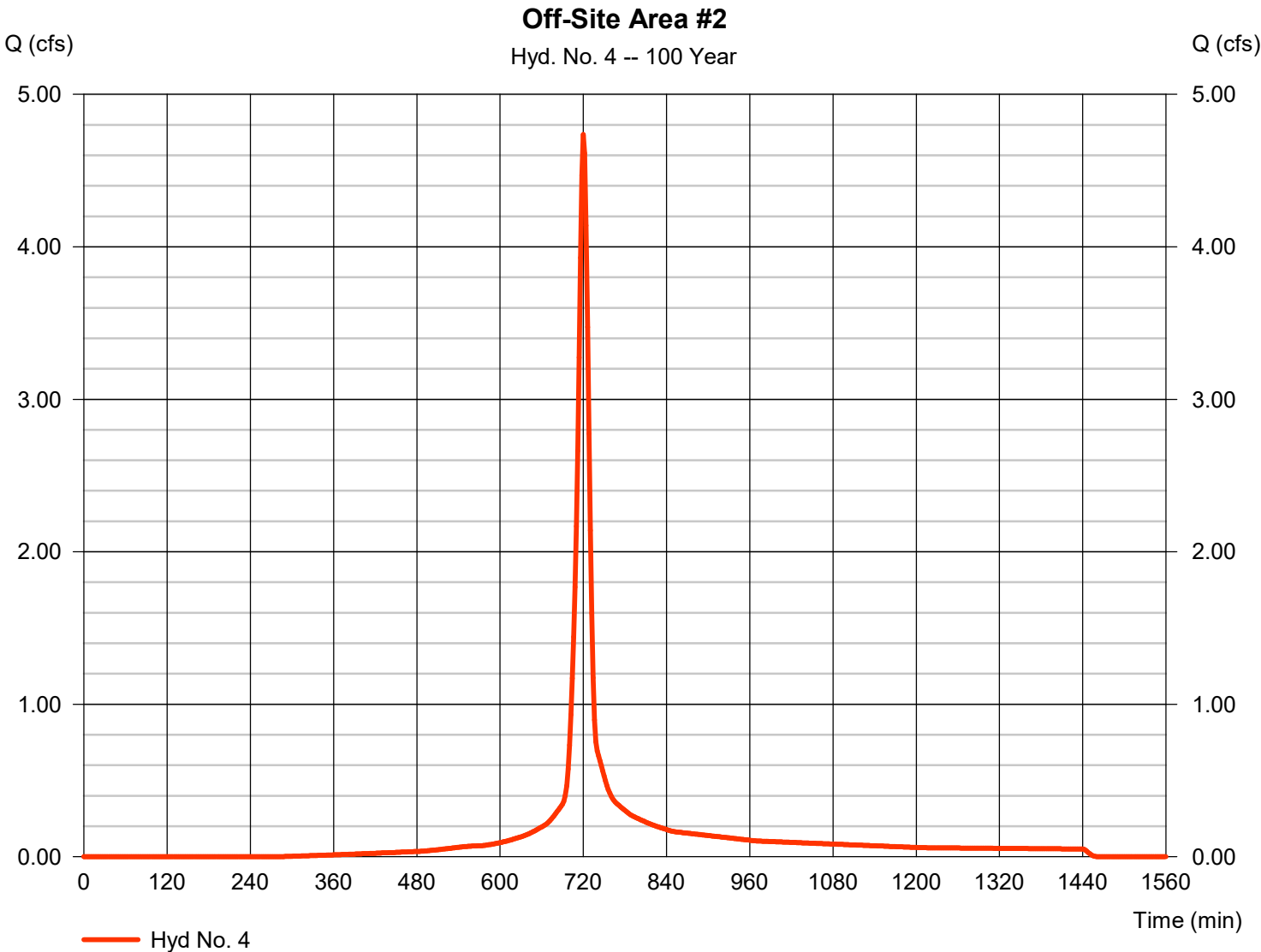
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Hyd. No. 4

Off-Site Area #2

Hydrograph type	= SCS Runoff	Peak discharge	= 4.736 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 12,620 cuft
Drainage area	= 0.580 ac	Curve number	= 82
Basin Slope	= 5.0 %	Hydraulic length	= 852 ft
Tc method	= LAG	Time of conc. (Tc)	= 11.70 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

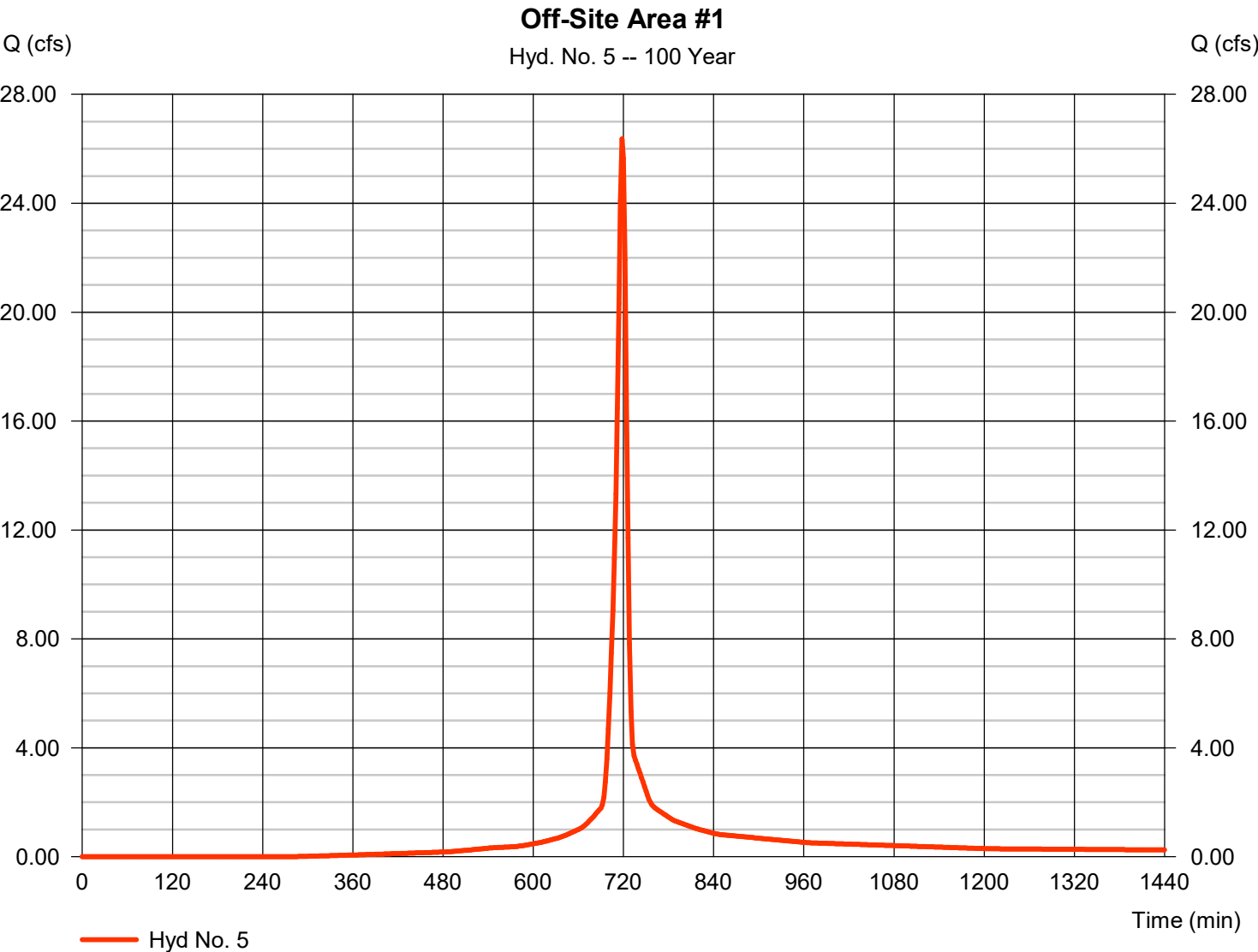
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Hyd. No. 5

Off-Site Area #1

Hydrograph type	= SCS Runoff	Peak discharge	= 26.37 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 62,452 cuft
Drainage area	= 2.960 ac	Curve number	= 82
Basin Slope	= 5.0 %	Hydraulic length	= 650 ft
Tc method	= LAG	Time of conc. (Tc)	= 9.40 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

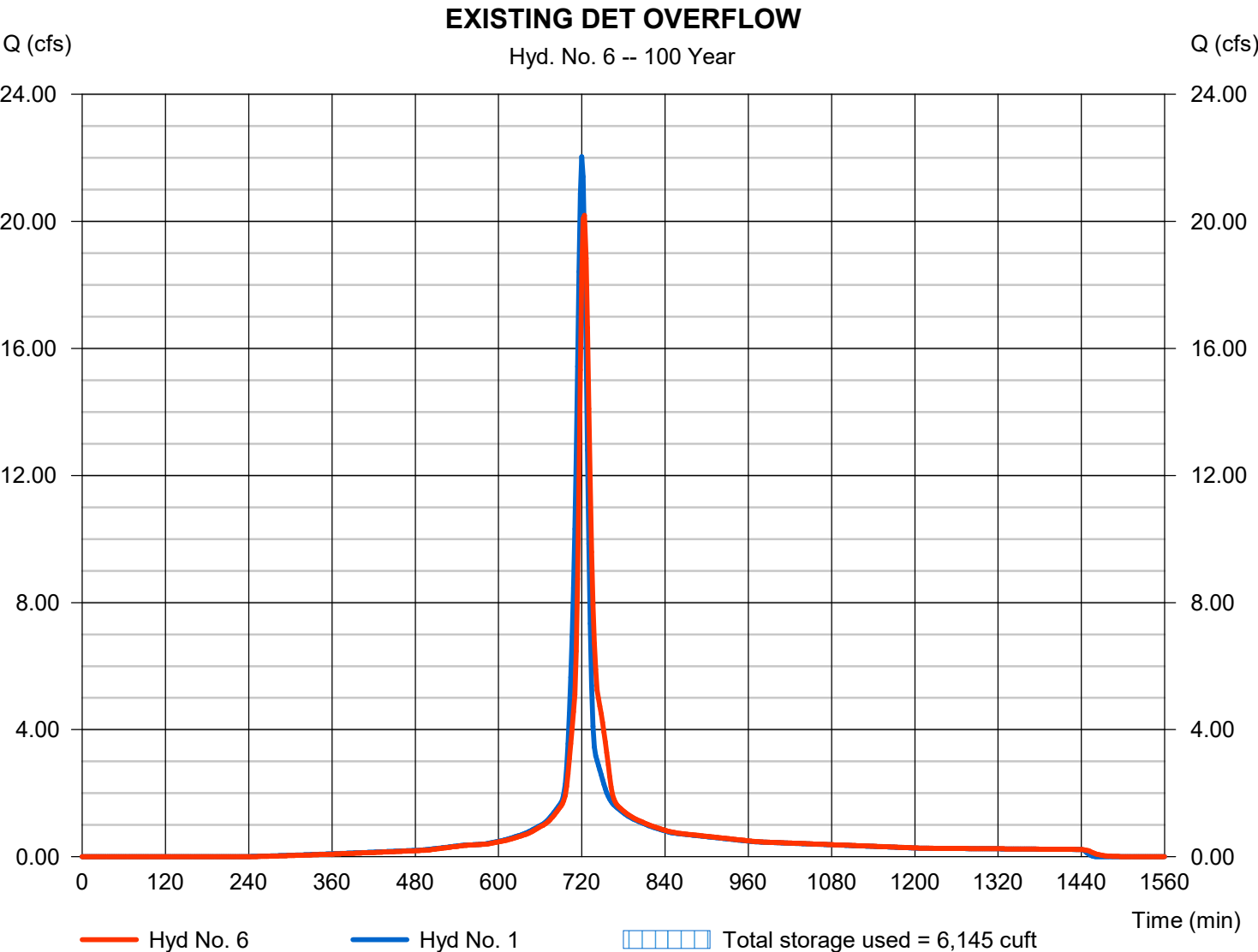
Thursday, 05 / 21 / 2026

Hyd. No. 6

EXISTING DET OVERFLOW

Hydrograph type	= Reservoir	Peak discharge	= 20.19 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 59,541 cuft
Inflow hyd. No.	= 1 - Existing Drainage Area #1	Max. Elevation	= 1011.63 ft
Reservoir name	= Overflow	Max. Storage	= 6,145 cuft

Storage Indication method used.



PROPOSED SUBBASIN #1

Pond Report

UPPER BASIN PRELIMINARY SIZING WITH 6" OUTLET
WILL ONLY DETAIN THE 10-YR STORM.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Pond No. 4 - Upper Proposed Basin

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1030.00	n/a	0	0
1.00	1031.00	n/a	1,200	1,200
2.00	1032.00	n/a	1,200	2,400
3.00	1033.00	n/a	1,200	3,600
4.00	1034.00	n/a	1,200	4,800
5.00	1035.00	n/a	1,200	6,000
6.00	1036.00	n/a	1,200	7,200
7.00	1037.00	n/a	1,200	8,400

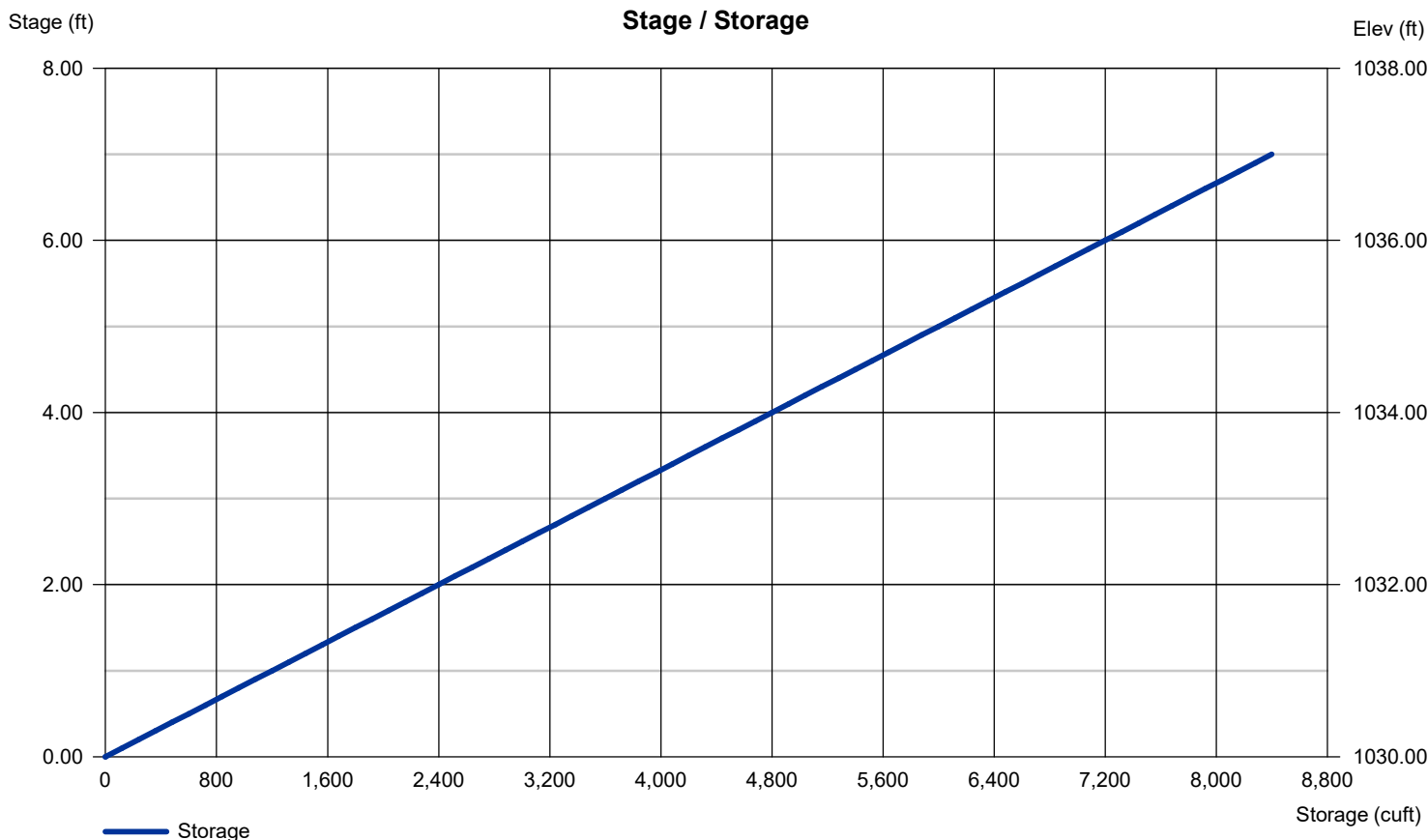
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 6.00	0.00	0.00	0.00
Span (in)	= 6.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 1030.00	0.00	0.00	0.00
Length (ft)	= 100.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

Pond No. 4 - Upper Proposed Basin

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1030.00	n/a	0	0
1.00	1031.00	n/a	1,200	1,200
2.00	1032.00	n/a	1,200	2,400
3.00	1033.00	n/a	1,200	3,600
4.00	1034.00	n/a	1,200	4,800
5.00	1035.00	n/a	1,200	6,000
6.00	1036.00	n/a	1,200	7,200
7.00	1037.00	n/a	1,200	8,400

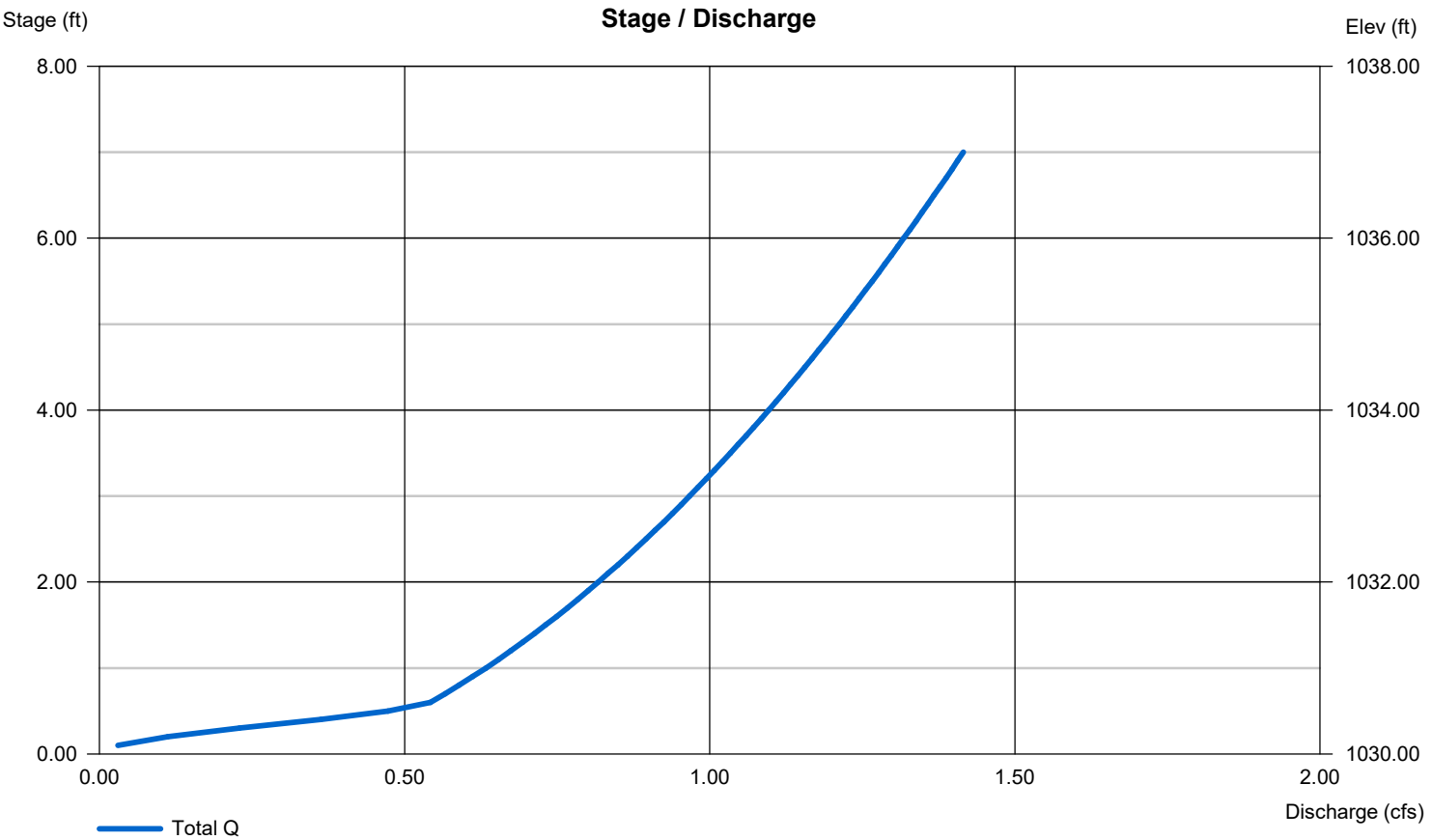
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 6.00	0.00	0.00	0.00
Span (in)	= 6.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 1030.00	0.00	0.00	0.00
Length (ft)	= 100.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

LOWER BASIN PRELIMINARY SIZING WITH 8" OUTLET
WILL ONLY CONTAIN THE 10 YR STORM

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Pond No. 5 - Lower Proposed Basin

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1000.00	n/a	0	0
1.00	1001.00	n/a	2,000	2,000
2.00	1002.00	n/a	2,000	4,000
3.00	1003.00	n/a	2,000	6,000
4.00	1004.00	n/a	2,000	8,000
5.00	1005.00	n/a	2,000	10,000

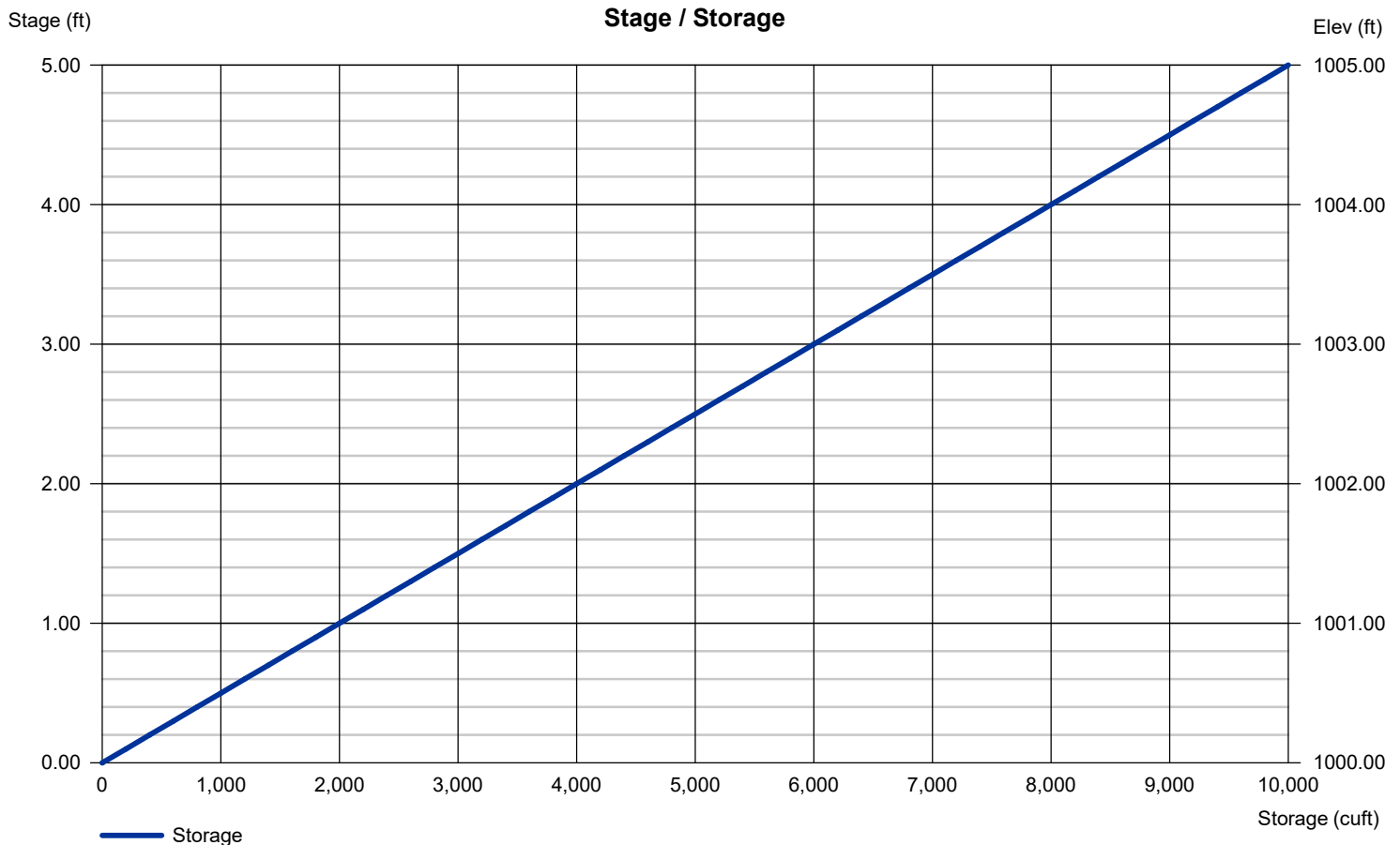
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 8.00	0.00	0.00	0.00
Span (in)	= 8.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 1000.00	0.00	0.00	0.00
Length (ft)	= 100.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

Pond No. 5 - Lower Proposed Basin

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1000.00	n/a	0	0
1.00	1001.00	n/a	2,000	2,000
2.00	1002.00	n/a	2,000	4,000
3.00	1003.00	n/a	2,000	6,000
4.00	1004.00	n/a	2,000	8,000
5.00	1005.00	n/a	2,000	10,000

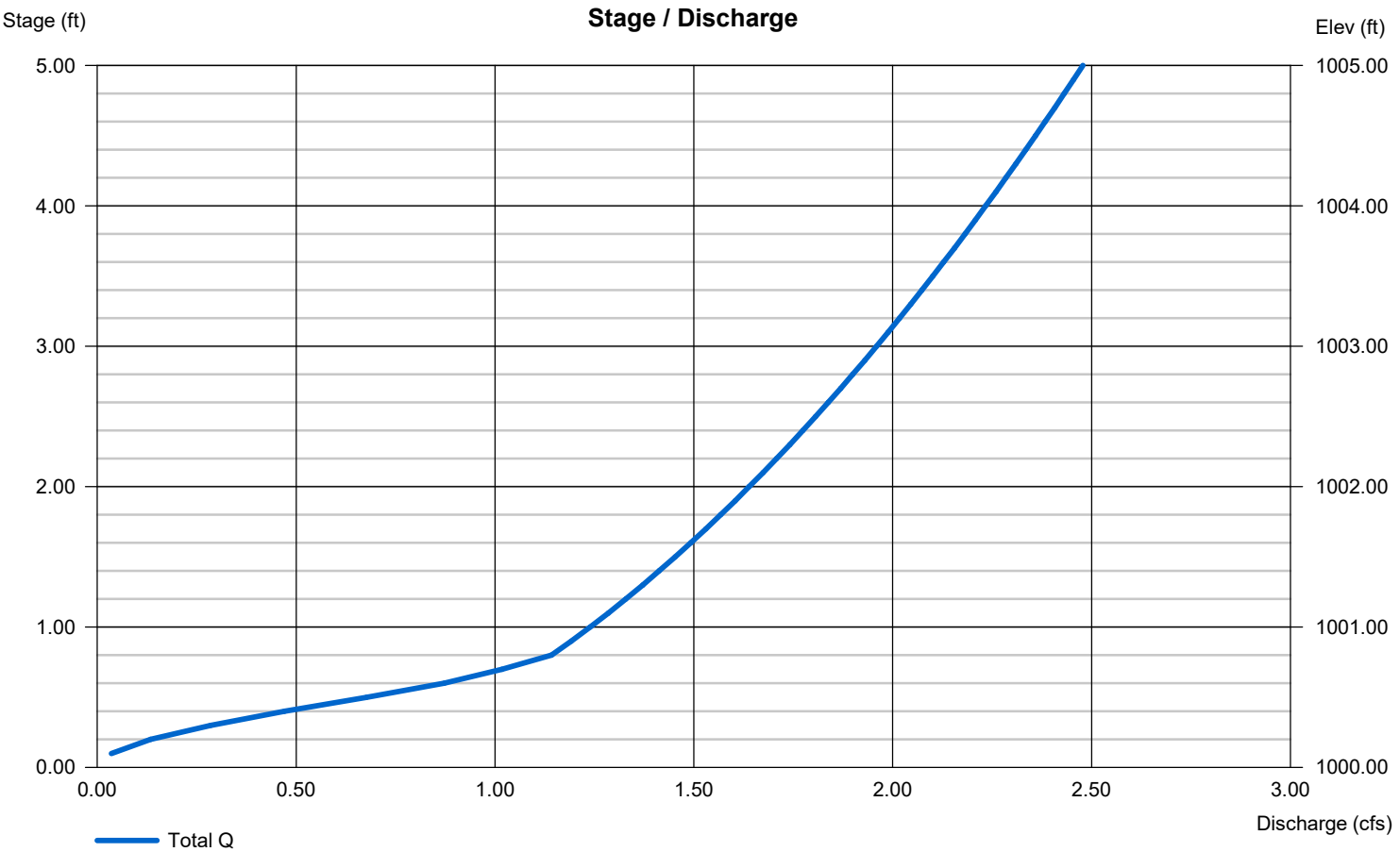
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 8.00	0.00	0.00	0.00
Span (in)	= 8.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 1000.00	0.00	0.00	0.00
Length (ft)	= 100.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

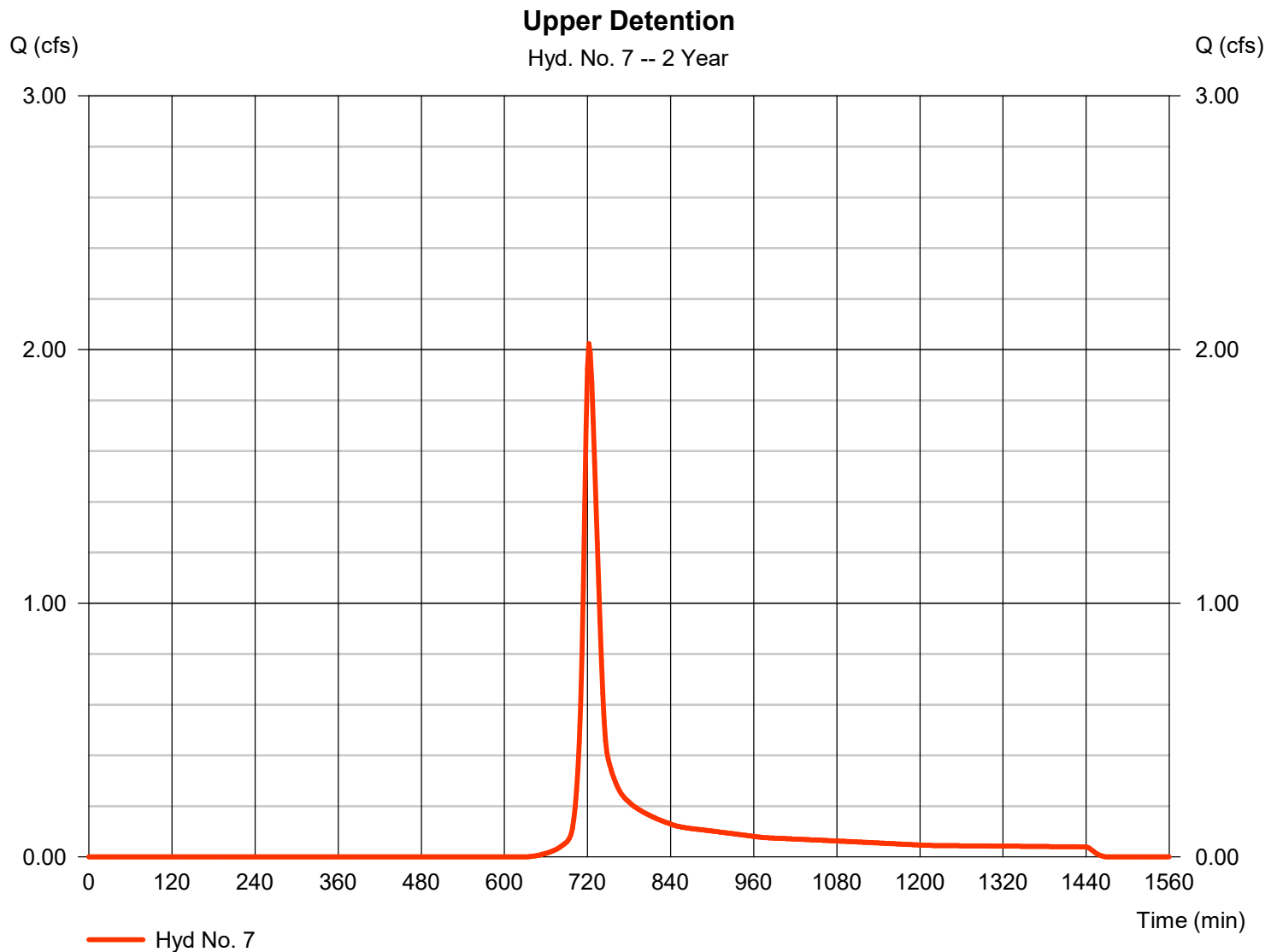
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Hyd. No. 7

Upper Detention

Hydrograph type	= SCS Runoff	Peak discharge	= 2.024 cfs
Storm frequency	= 2 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 6,563 cuft
Drainage area	= 2.290 ac	Curve number	= 82
Basin Slope	= 4.0 %	Hydraulic length	= 715 ft
Tc method	= User	Time of conc. (Tc)	= 10.50 min
Total precip.	= 2.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

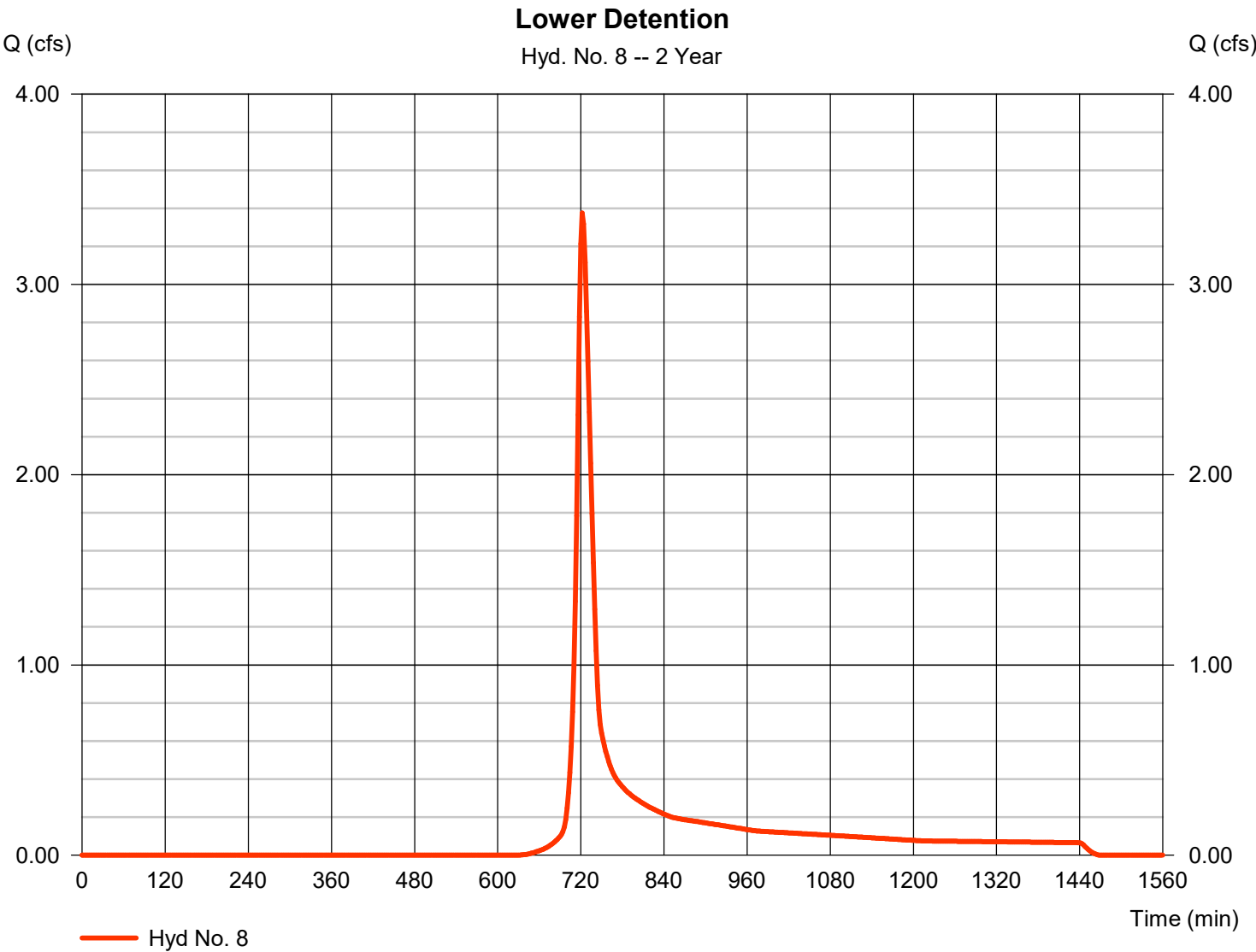


Hydrograph Report

Hyd. No. 8

Lower Detention

Hydrograph type	= SCS Runoff	Peak discharge	= 3.376 cfs
Storm frequency	= 2 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 10,948 cuft
Drainage area	= 3.820 ac	Curve number	= 82
Basin Slope	= 4.0 %	Hydraulic length	= 715 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 2.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

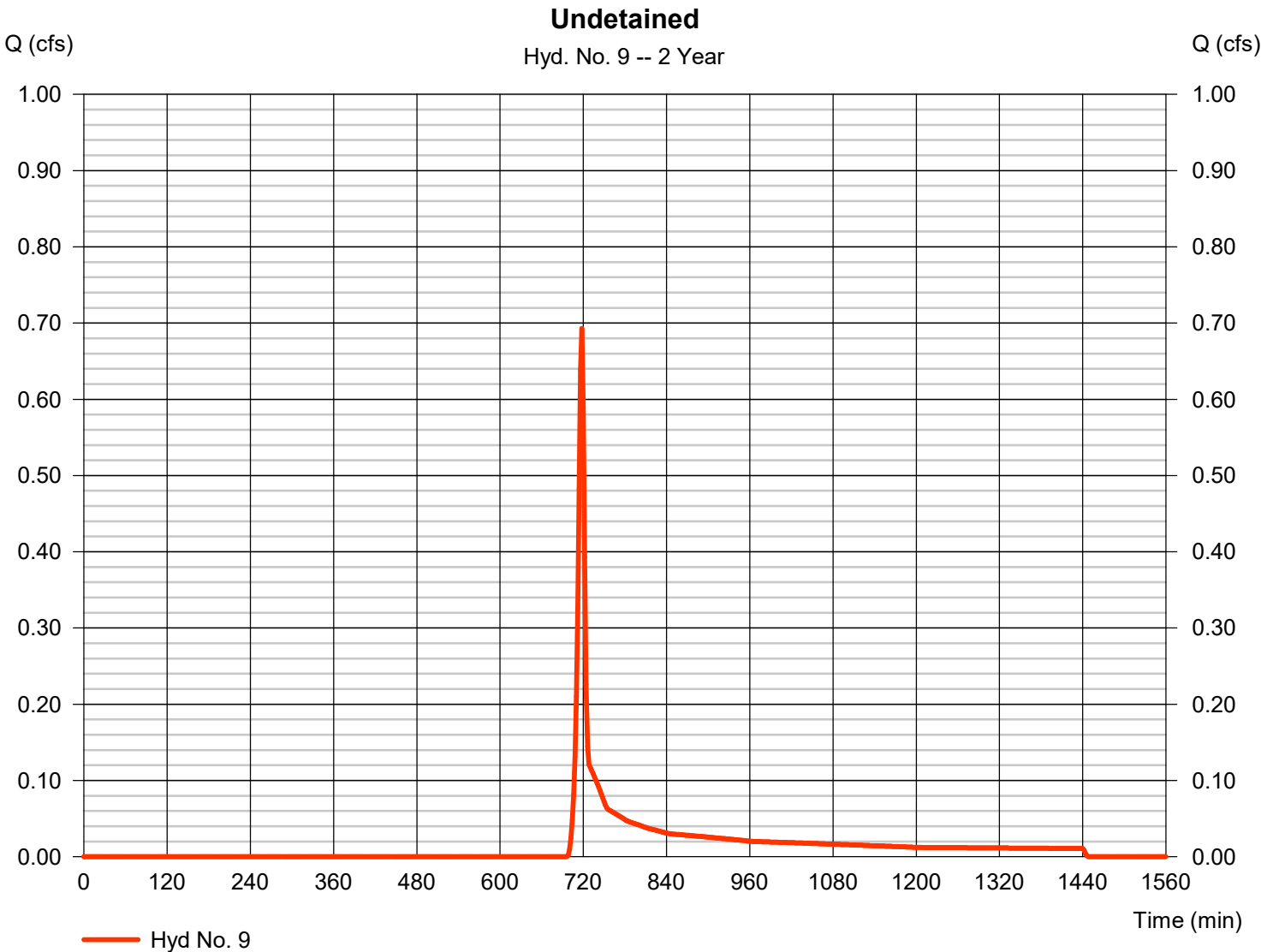
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Hyd. No. 9

Undetained

Hydrograph type	= SCS Runoff	Peak discharge	= 0.693 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 1,447 cuft
Drainage area	= 0.880 ac	Curve number	= 75
Basin Slope	= 10.0 %	Hydraulic length	= 750 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 2.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

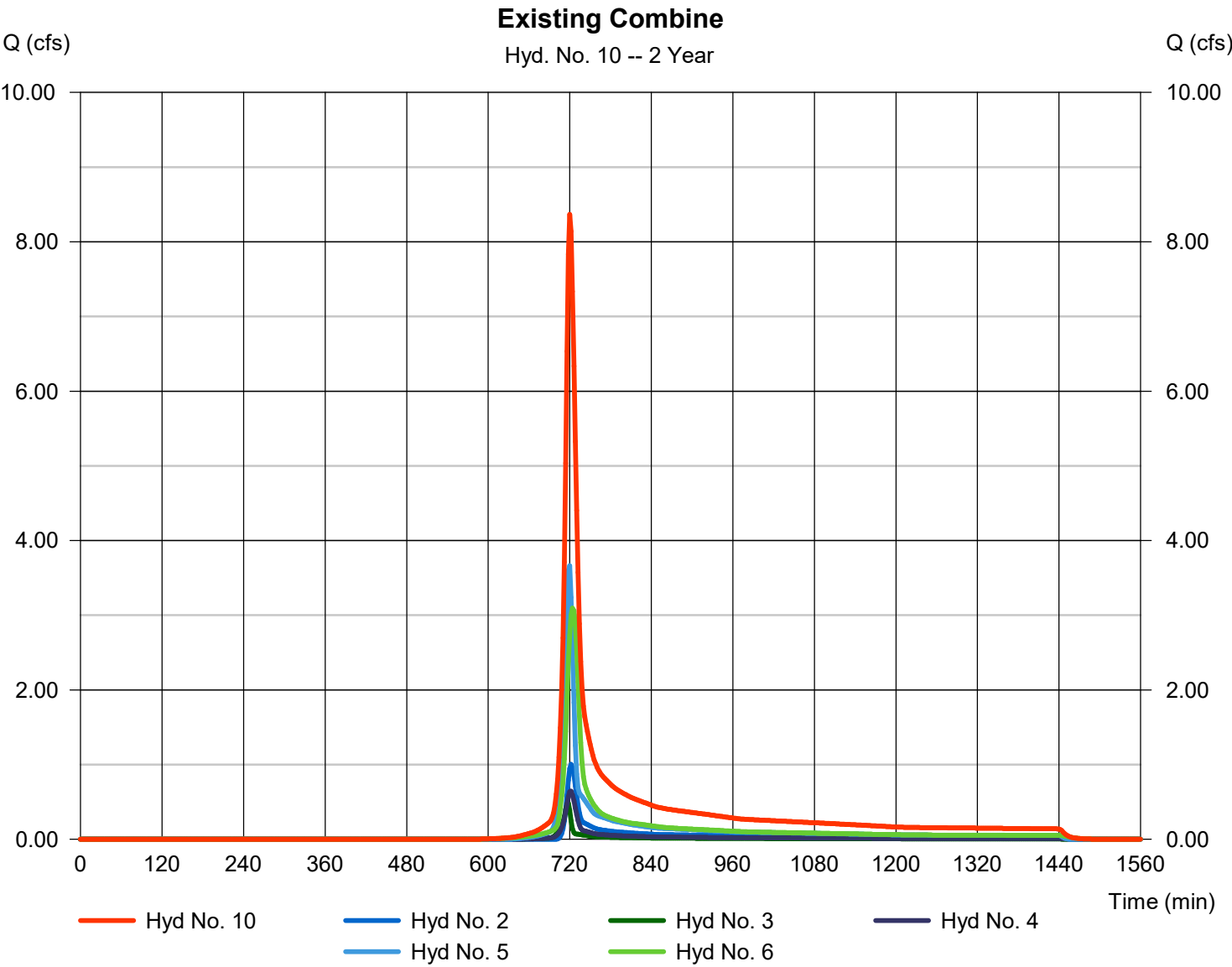


Hydrograph Report

Hyd. No. 10

Existing Combine

Hydrograph type	= Combine	Peak discharge	= 8.367 cfs
Storm frequency	= 2 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 23,209 cuft
Inflow hyds.	= 2, 3, 4, 5, 6	Contrib. drain. area	= 5.630 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

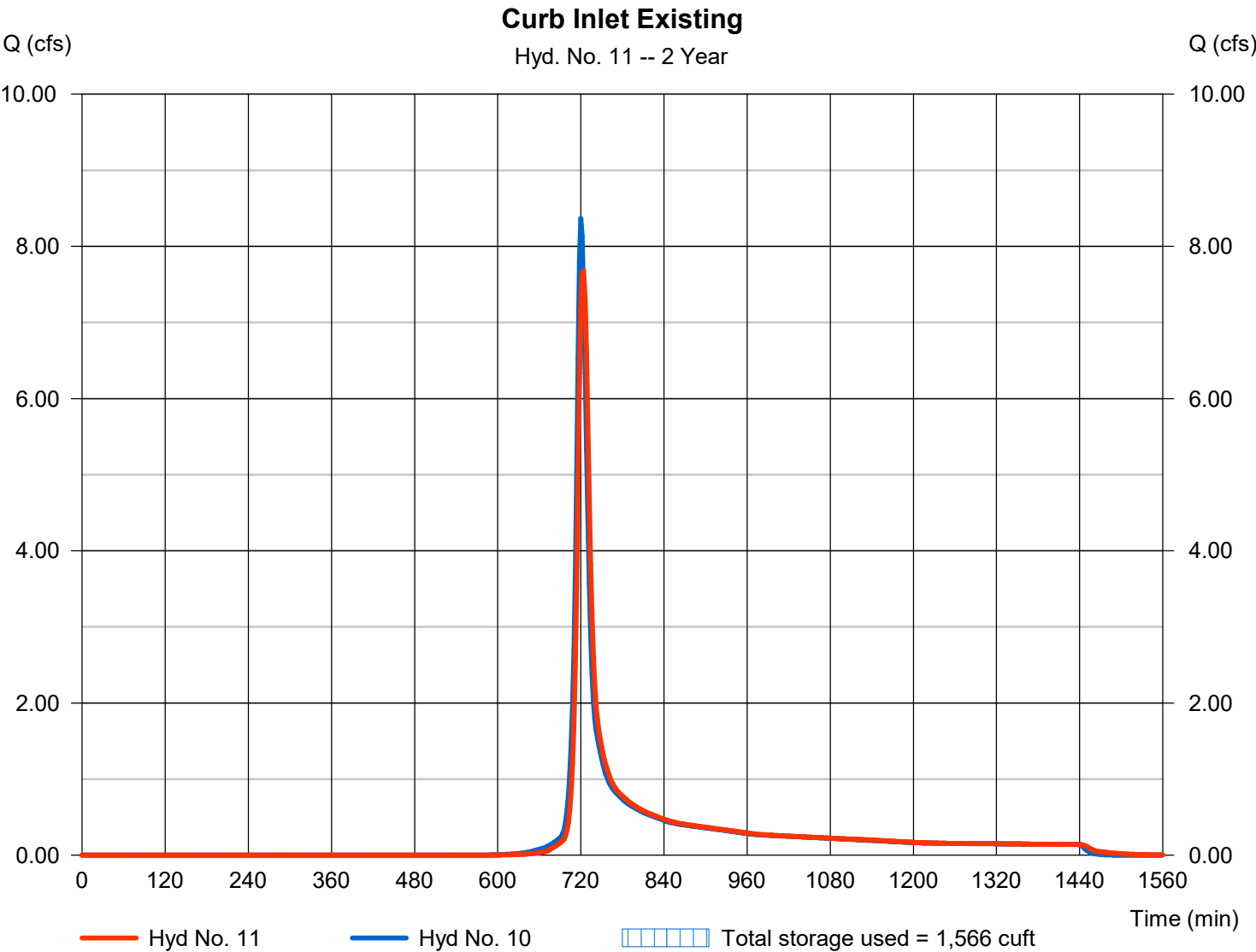
Thursday, 05 / 21 / 2026

Hyd. No. 11

Curb Inlet Existing

Hydrograph type	= Reservoir	Peak discharge	= 7.680 cfs
Storm frequency	= 2 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 23,207 cuft
Inflow hyd. No.	= 10 - Existing Combine	Max. Elevation	= 993.24 ft
Reservoir name	= Curb Inlet	Max. Storage	= 1,566 cuft

Storage Indication method used.



Hydrograph Report

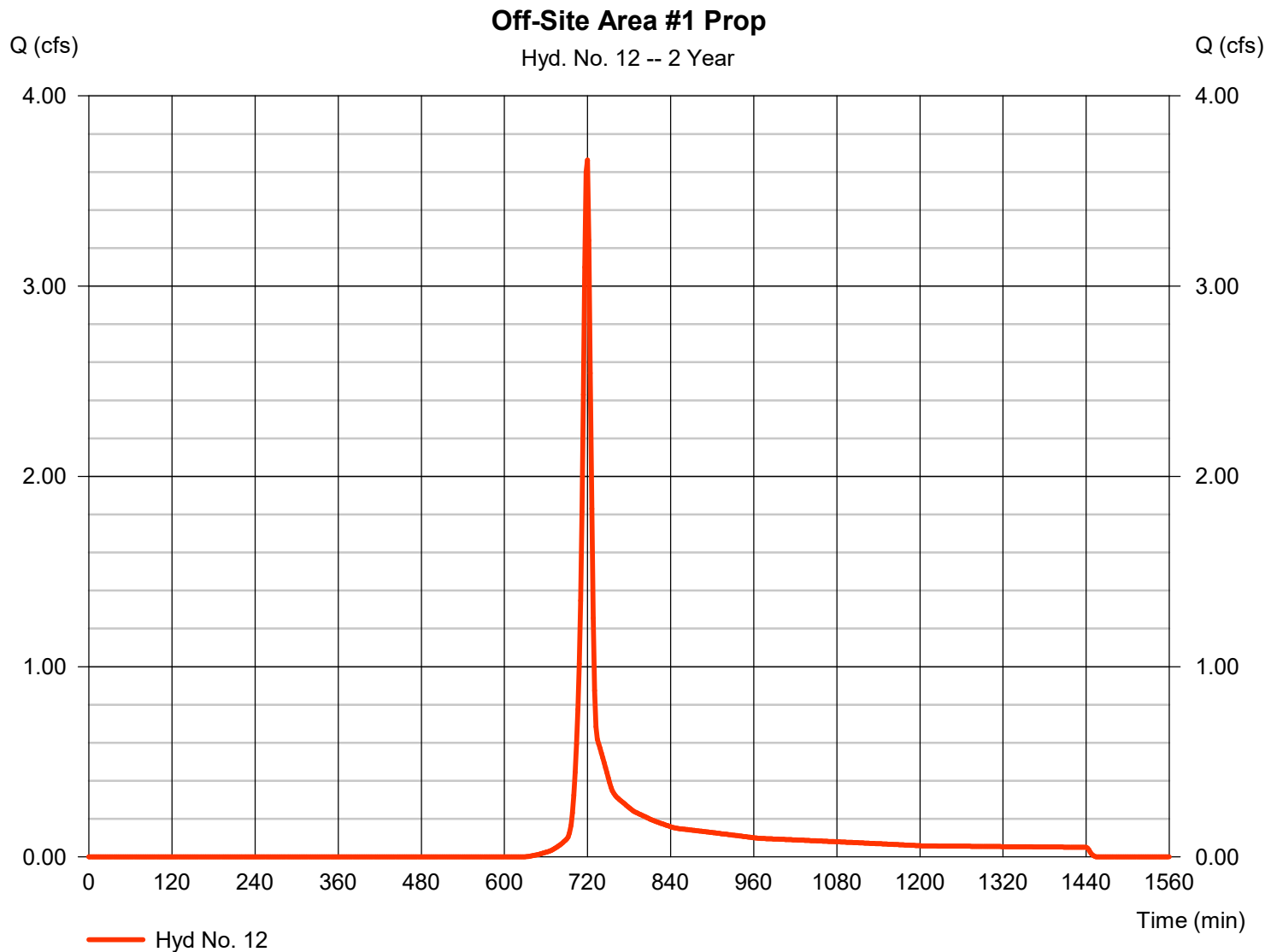
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Hyd. No. 12

Off-Site Area #1 Prop

Hydrograph type	= SCS Runoff	Peak discharge	= 3.663 cfs
Storm frequency	= 2 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 8,422 cuft
Drainage area	= 2.960 ac	Curve number	= 82
Basin Slope	= 5.0 %	Hydraulic length	= 650 ft
Tc method	= LAG	Time of conc. (Tc)	= 9.40 min
Total precip.	= 2.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

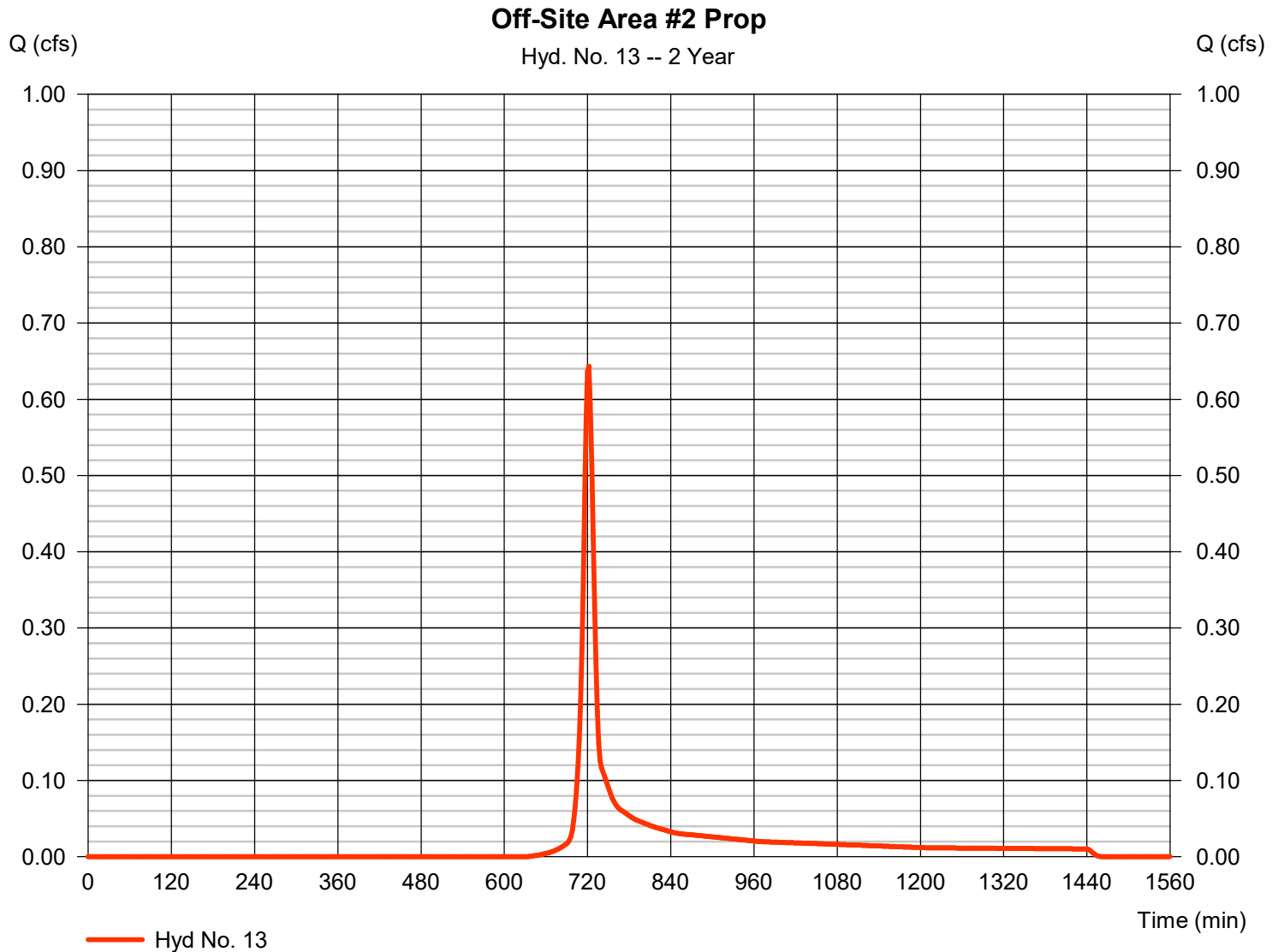
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Hyd. No. 13

Off-Site Area #2 Prop

Hydrograph type	= SCS Runoff	Peak discharge	= 0.643 cfs
Storm frequency	= 2 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 1,702 cuft
Drainage area	= 0.580 ac	Curve number	= 82
Basin Slope	= 5.0 %	Hydraulic length	= 852 ft
Tc method	= LAG	Time of conc. (Tc)	= 11.70 min
Total precip.	= 2.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

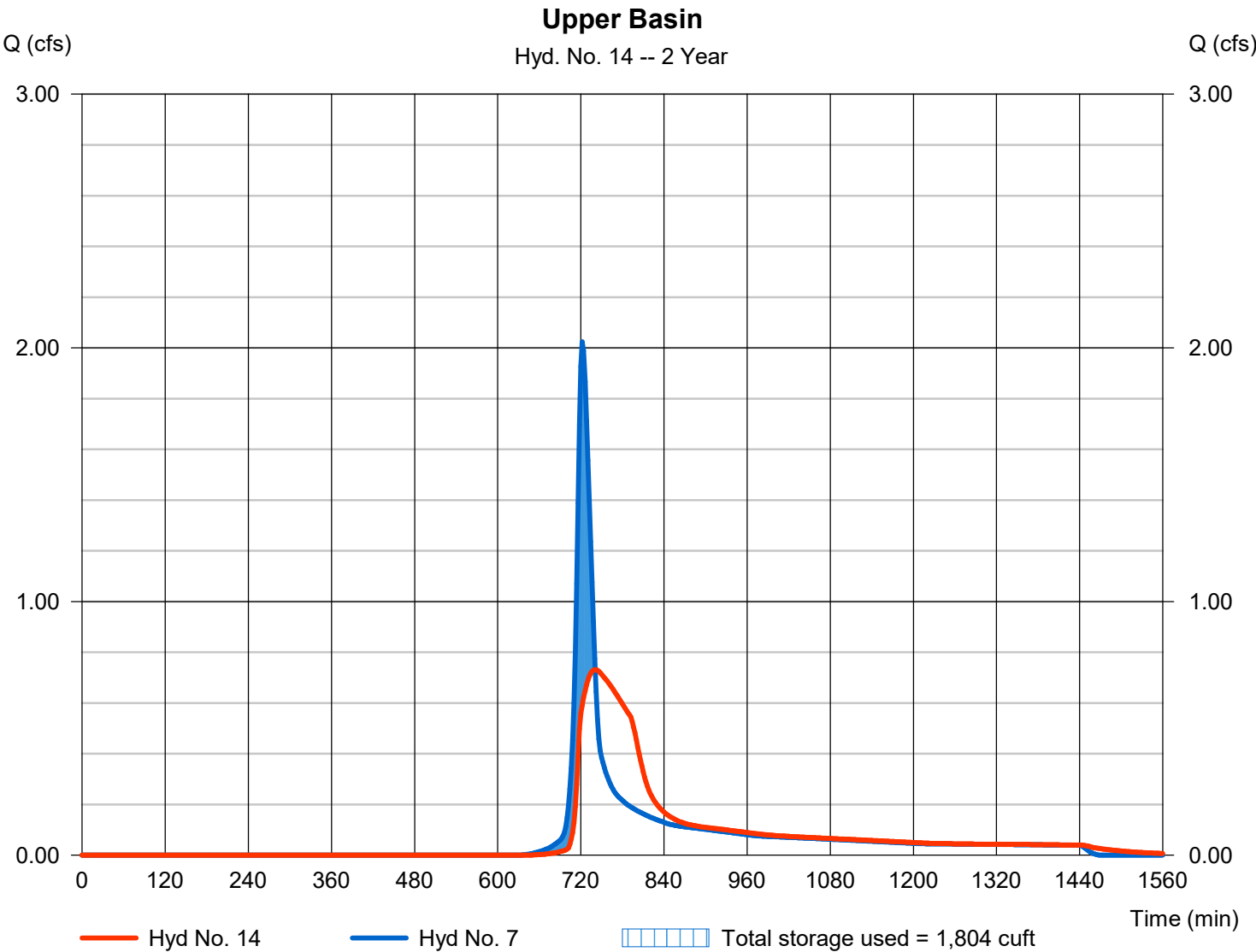
Thursday, 05 / 21 / 2026

Hyd. No. 14

Upper Basin

Hydrograph type	= Reservoir	Peak discharge	= 0.732 cfs
Storm frequency	= 2 yrs	Time to peak	= 740 min
Time interval	= 2 min	Hyd. volume	= 6,559 cuft
Inflow hyd. No.	= 7 - Upper Detention	Max. Elevation	= 1031.50 ft
Reservoir name	= Upper Proposed Basin	Max. Storage	= 1,804 cuft

Storage Indication method used.



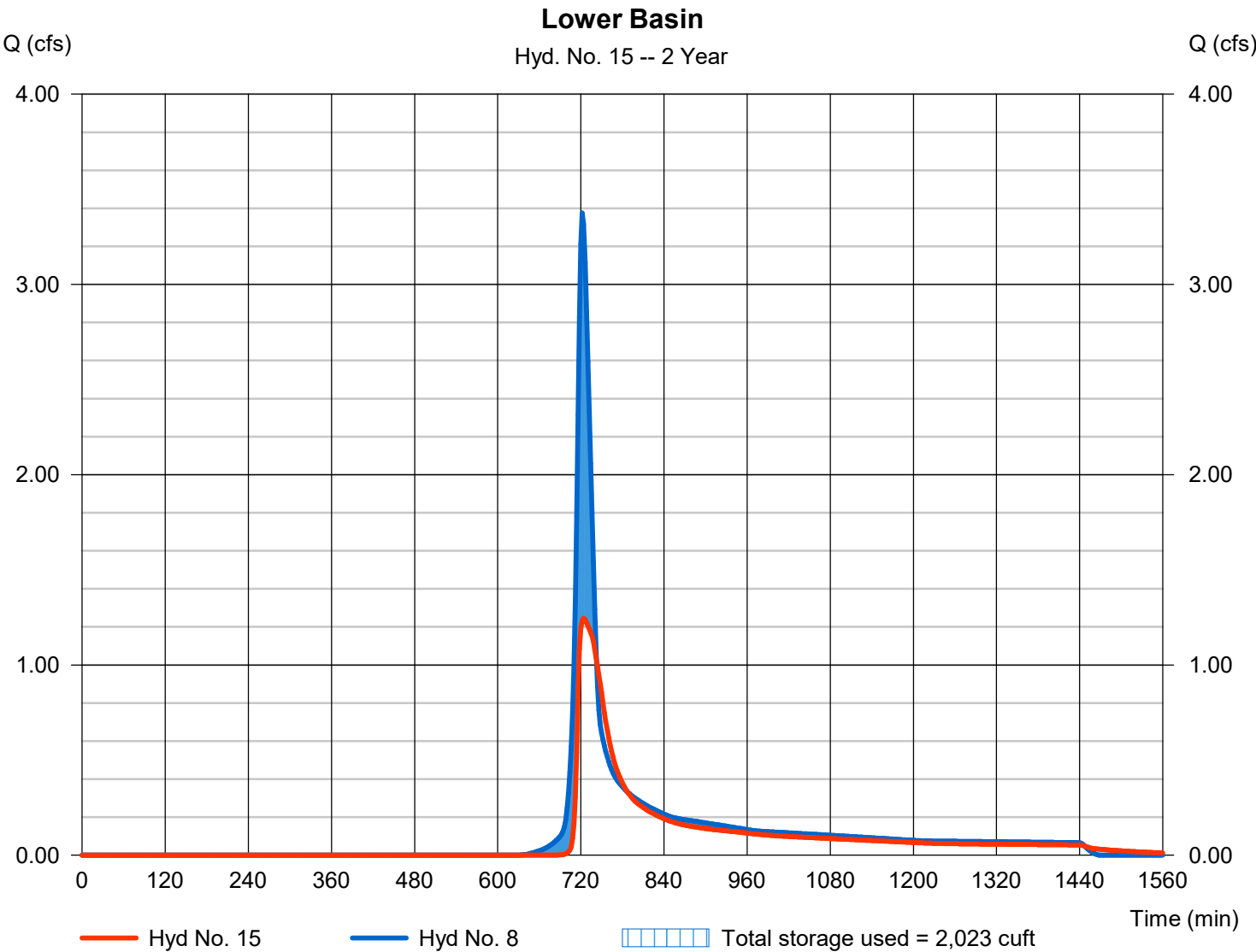
Hydrograph Report

Hyd. No. 15

Lower Basin

Hydrograph type	= Reservoir	Peak discharge	= 1.244 cfs
Storm frequency	= 2 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 7,801 cuft
Inflow hyd. No.	= 8 - Lower Detention	Max. Elevation	= 1001.01 ft
Reservoir name	= Lower Proposed Basin	Max. Storage	= 2,023 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

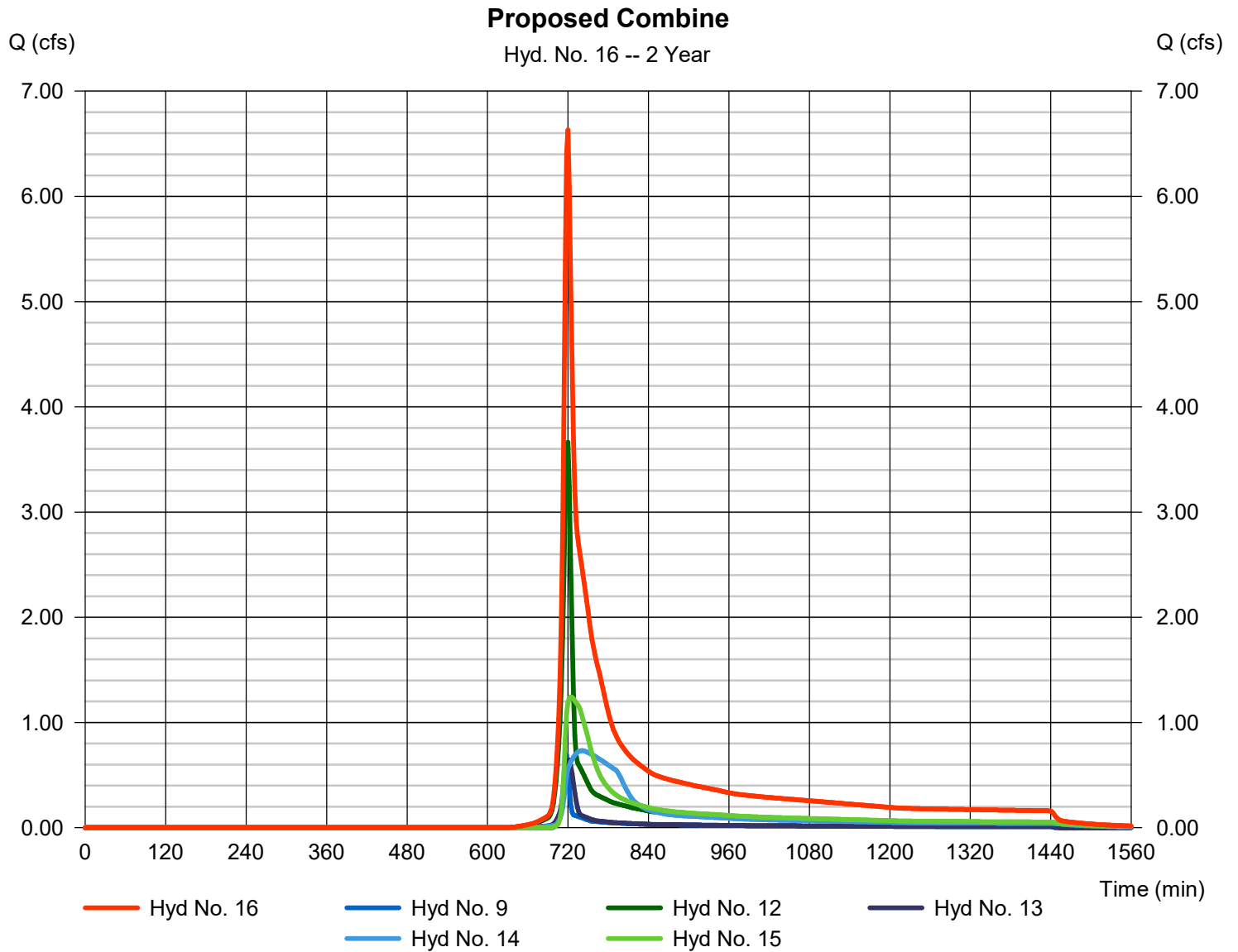
Thursday, 05 / 21 / 2026

Hyd. No. 16

Proposed Combine

Hydrograph type = Combine
 Storm frequency = 2 yrs
 Time interval = 2 min
 Inflow hyds. = 9, 12, 13, 14, 15

Peak discharge = 6.632 cfs
 Time to peak = 720 min
 Hyd. volume = 24,517 cuft
 Contrib. drain. area = 4.420 ac



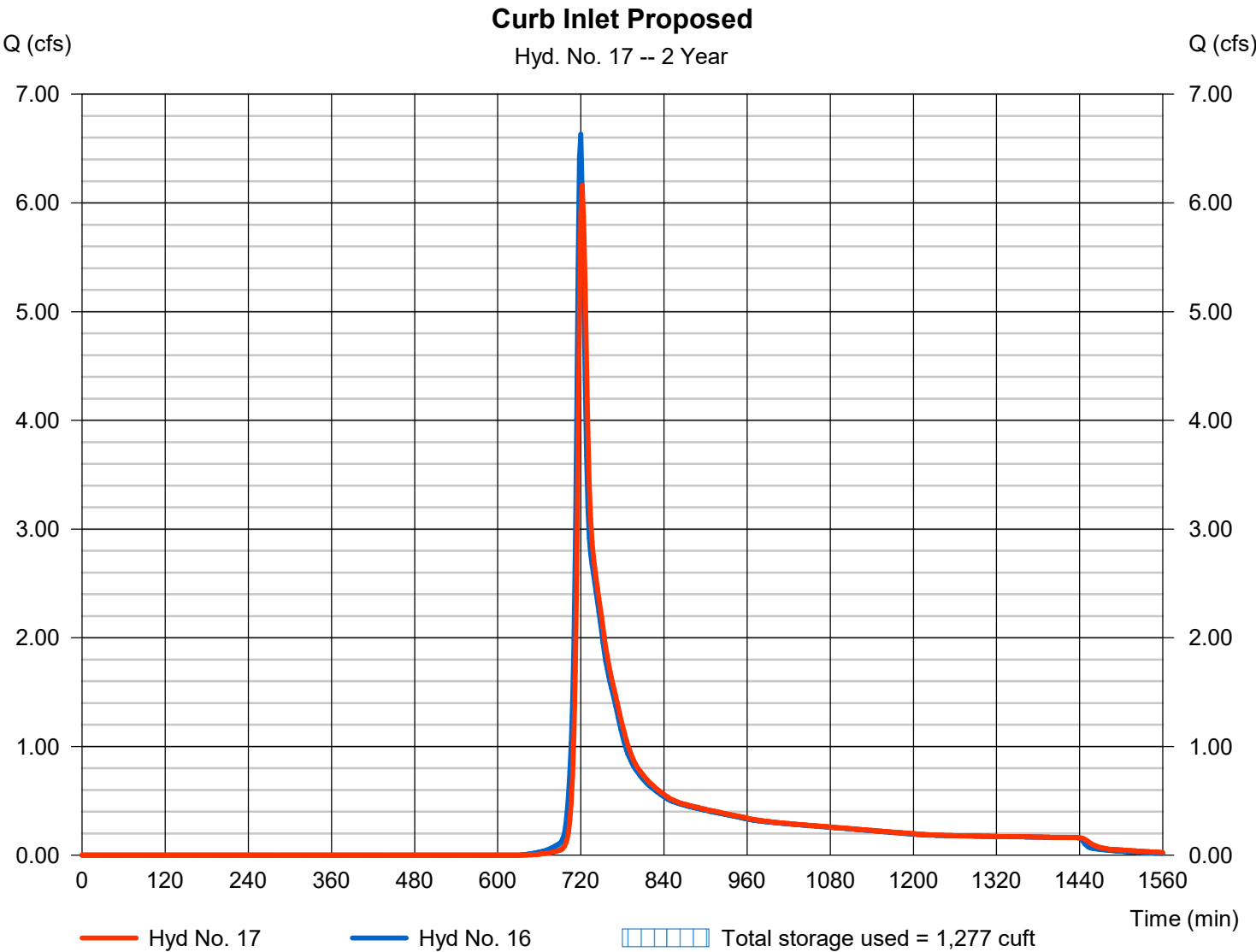
Hydrograph Report

Hyd. No. 17

Curb Inlet Proposed

Hydrograph type	= Reservoir	Peak discharge	= 6.162 cfs
Storm frequency	= 2 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 24,515 cuft
Inflow hyd. No.	= 16 - Proposed Combine	Max. Elevation	= 992.95 ft
Reservoir name	= Curb Inlet	Max. Storage	= 1,277 cuft

Storage Indication method used.

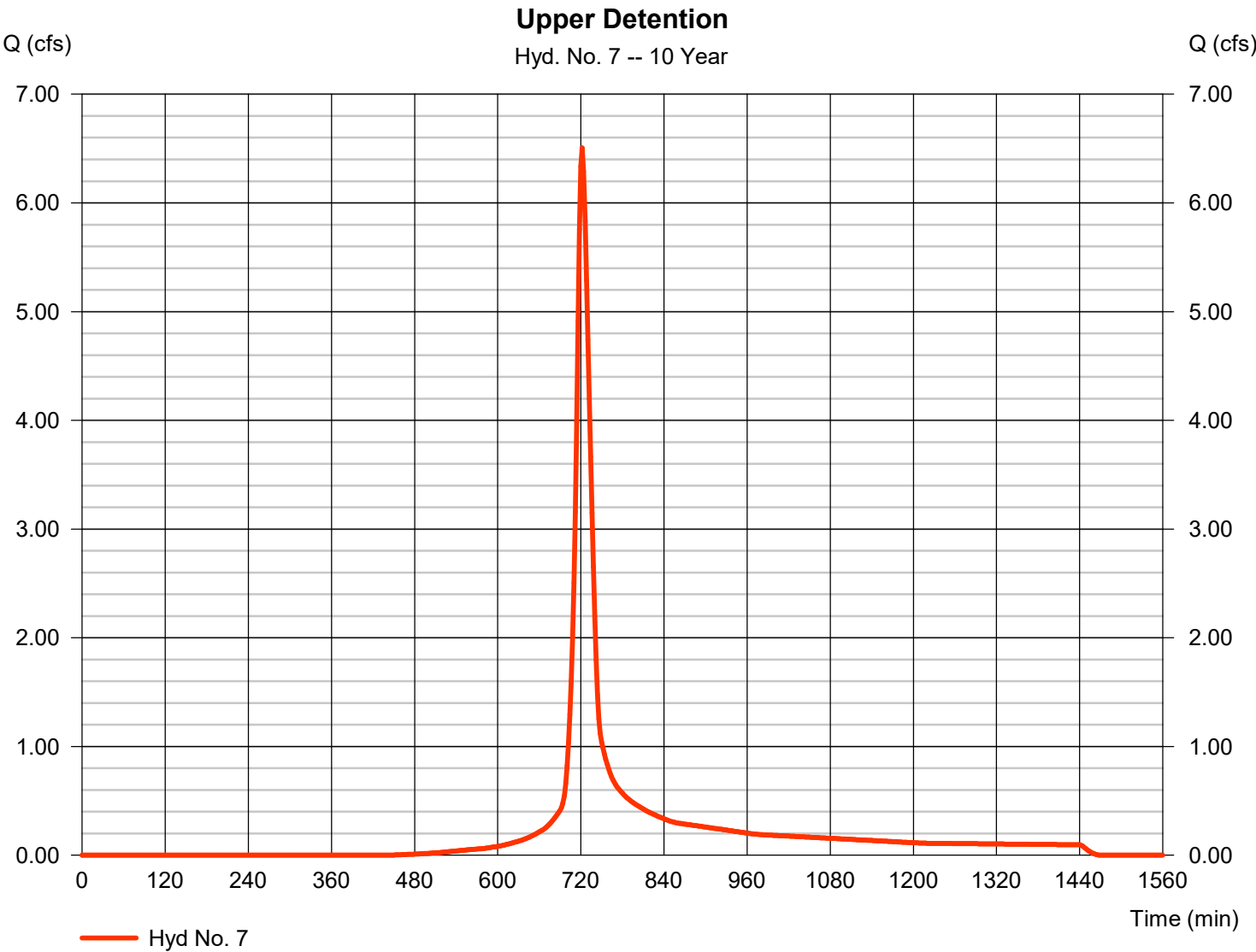


Hydrograph Report

Hyd. No. 7

Upper Detention

Hydrograph type	= SCS Runoff	Peak discharge	= 6.506 cfs
Storm frequency	= 10 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 20,247 cuft
Drainage area	= 2.290 ac	Curve number	= 82
Basin Slope	= 4.0 %	Hydraulic length	= 715 ft
Tc method	= User	Time of conc. (Tc)	= 10.50 min
Total precip.	= 4.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

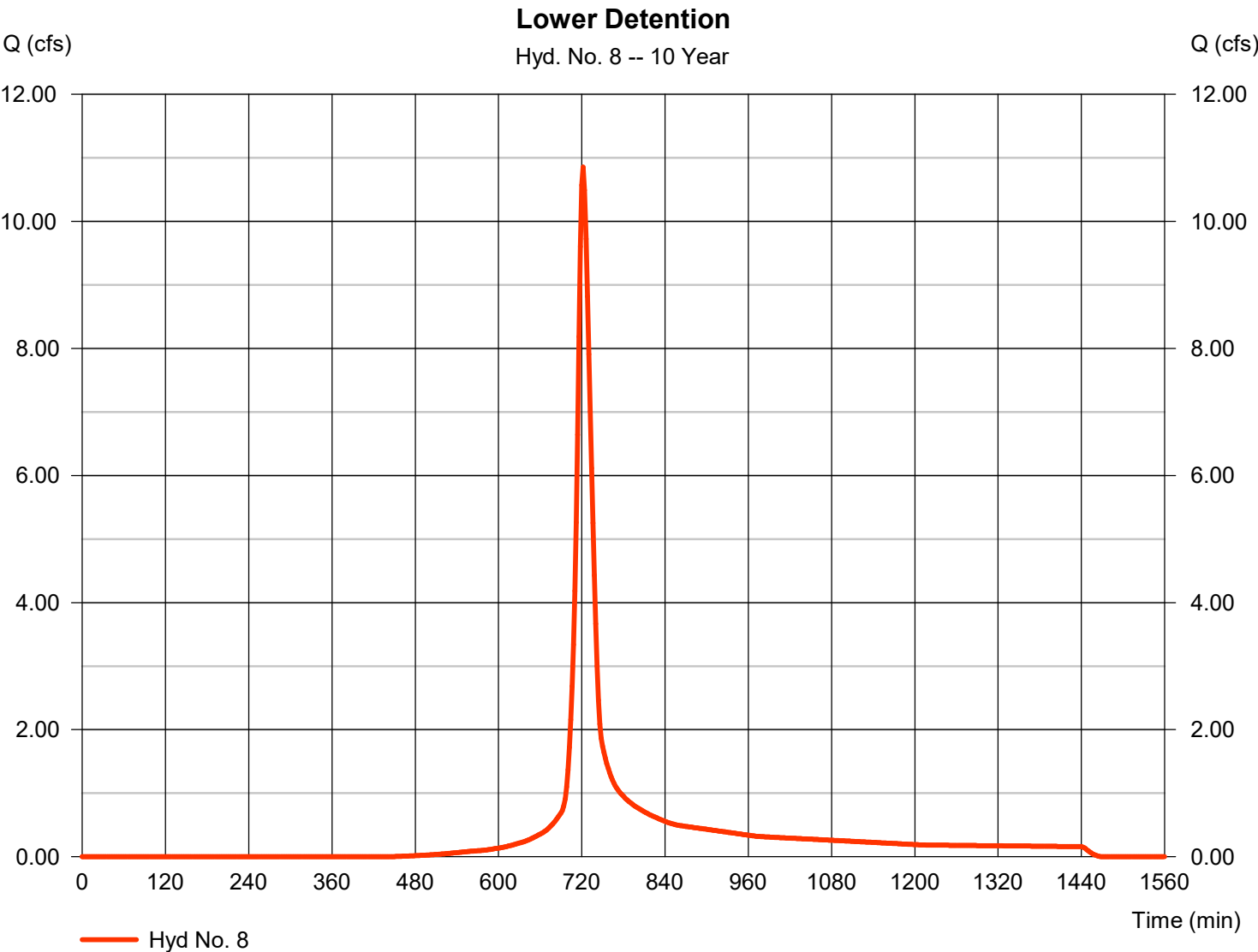


Hydrograph Report

Hyd. No. 8

Lower Detention

Hydrograph type	= SCS Runoff	Peak discharge	= 10.85 cfs
Storm frequency	= 10 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 33,774 cuft
Drainage area	= 3.820 ac	Curve number	= 82
Basin Slope	= 4.0 %	Hydraulic length	= 715 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 4.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

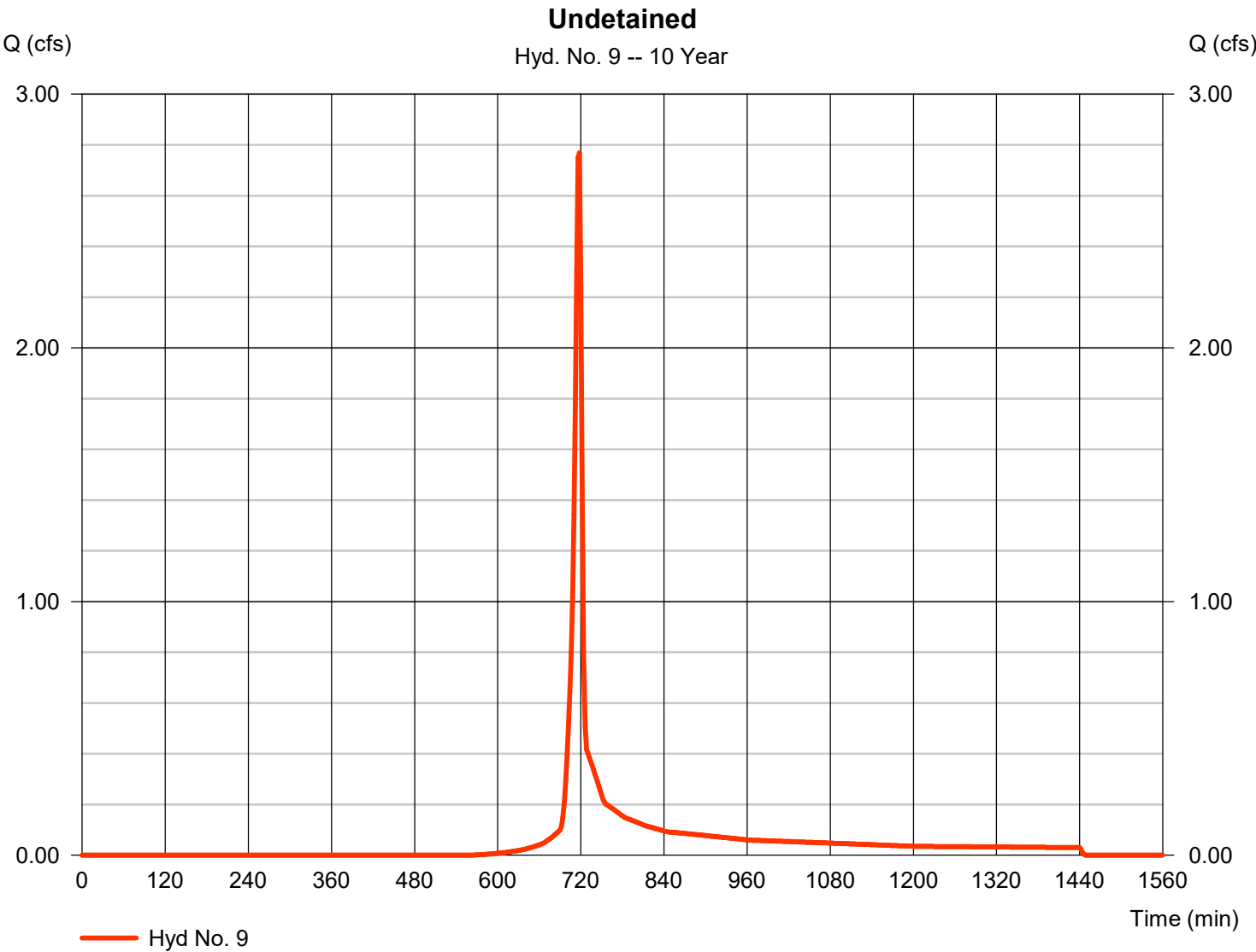


Hydrograph Report

Hyd. No. 9

Undetained

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.768 cfs
Storm frequency	=	10 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	5,560 cuft
Drainage area	=	0.880 ac	Curve number	=	75
Basin Slope	=	10.0 %	Hydraulic length	=	750 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

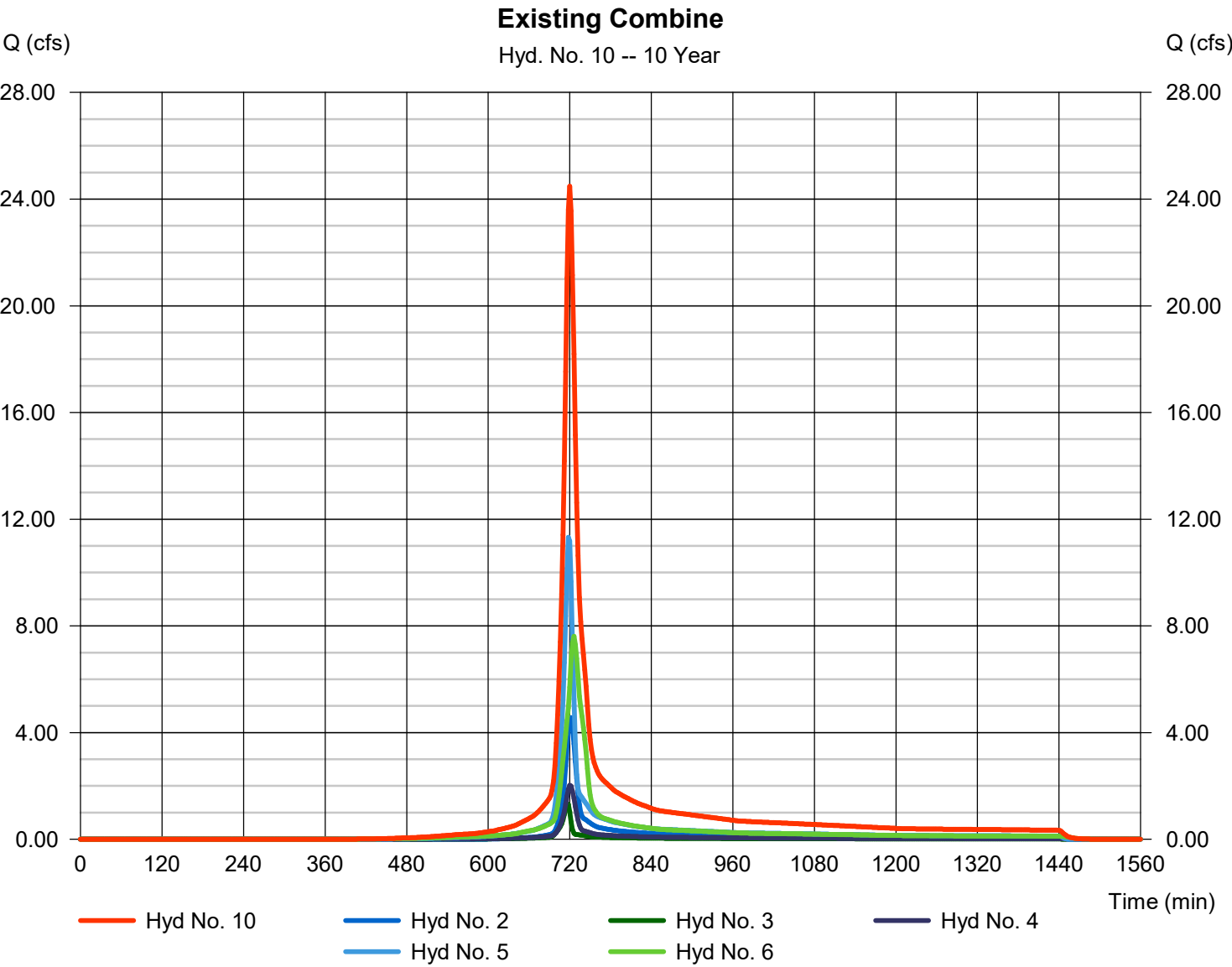


Hydrograph Report

Hyd. No. 10

Existing Combine

Hydrograph type	= Combine	Peak discharge	= 24.48 cfs
Storm frequency	= 10 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 71,819 cuft
Inflow hyds.	= 2, 3, 4, 5, 6	Contrib. drain. area	= 5.630 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

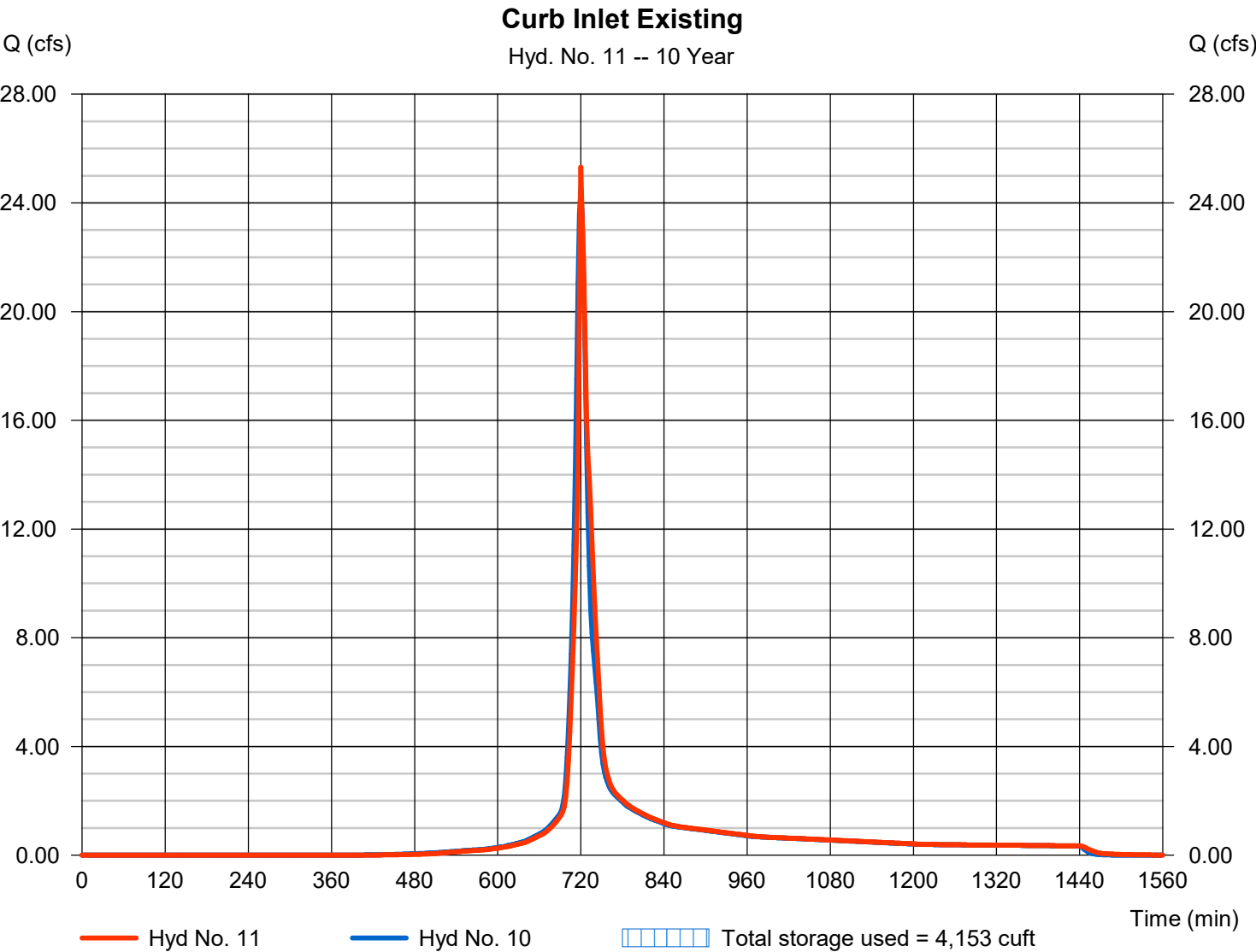
Thursday, 05 / 21 / 2026

Hyd. No. 11

Curb Inlet Existing

Hydrograph type	= Reservoir	Peak discharge	= 25.32 cfs
Storm frequency	= 10 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 71,817 cuft
Inflow hyd. No.	= 10 - Existing Combine	Max. Elevation	= 995.82 ft
Reservoir name	= Curb Inlet	Max. Storage	= 4,153 cuft

Storage Indication method used.



Hydrograph Report

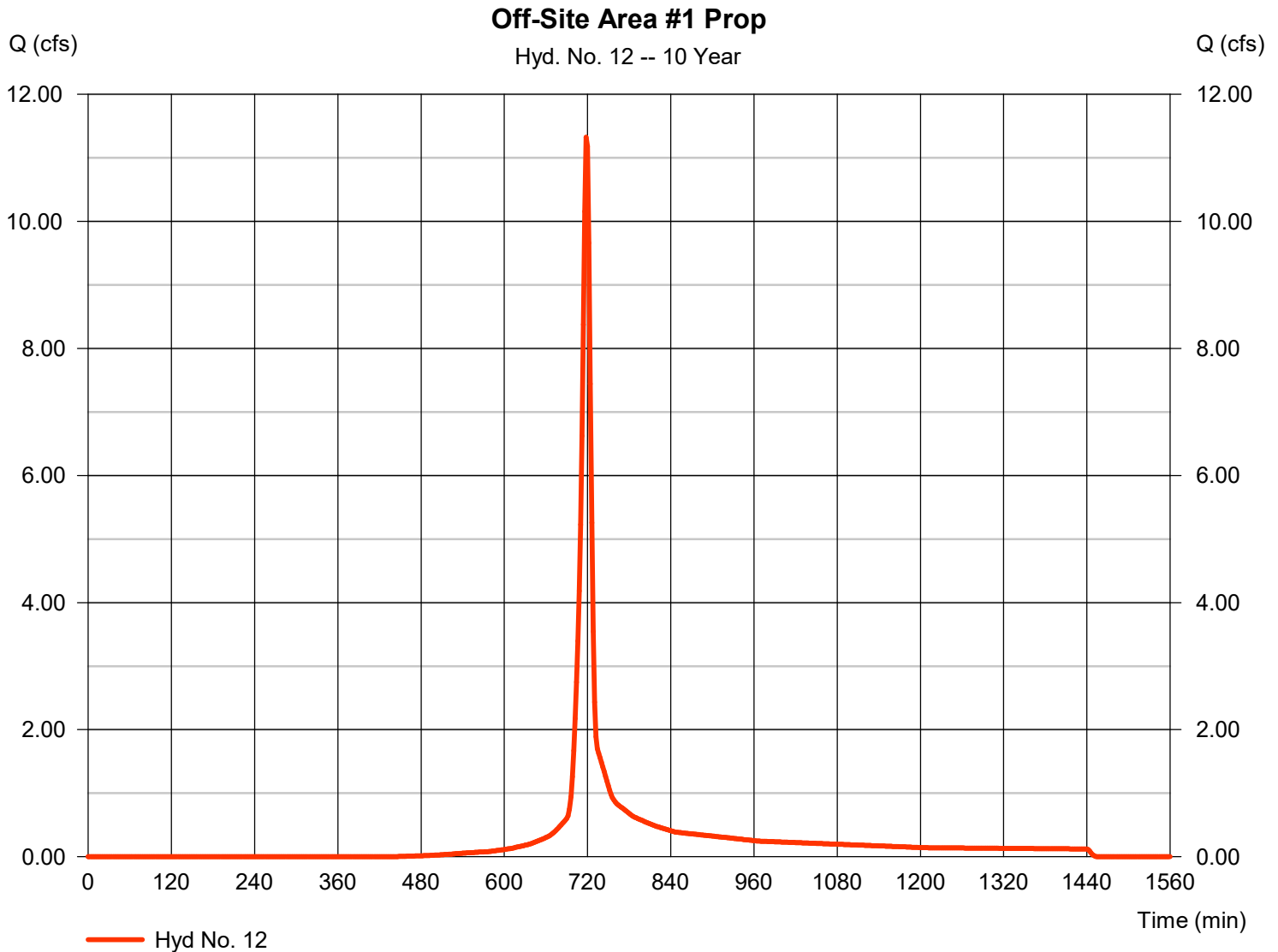
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Hyd. No. 12

Off-Site Area #1 Prop

Hydrograph type	= SCS Runoff	Peak discharge	= 11.33 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 25,982 cuft
Drainage area	= 2.960 ac	Curve number	= 82
Basin Slope	= 5.0 %	Hydraulic length	= 650 ft
Tc method	= LAG	Time of conc. (Tc)	= 9.40 min
Total precip.	= 4.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

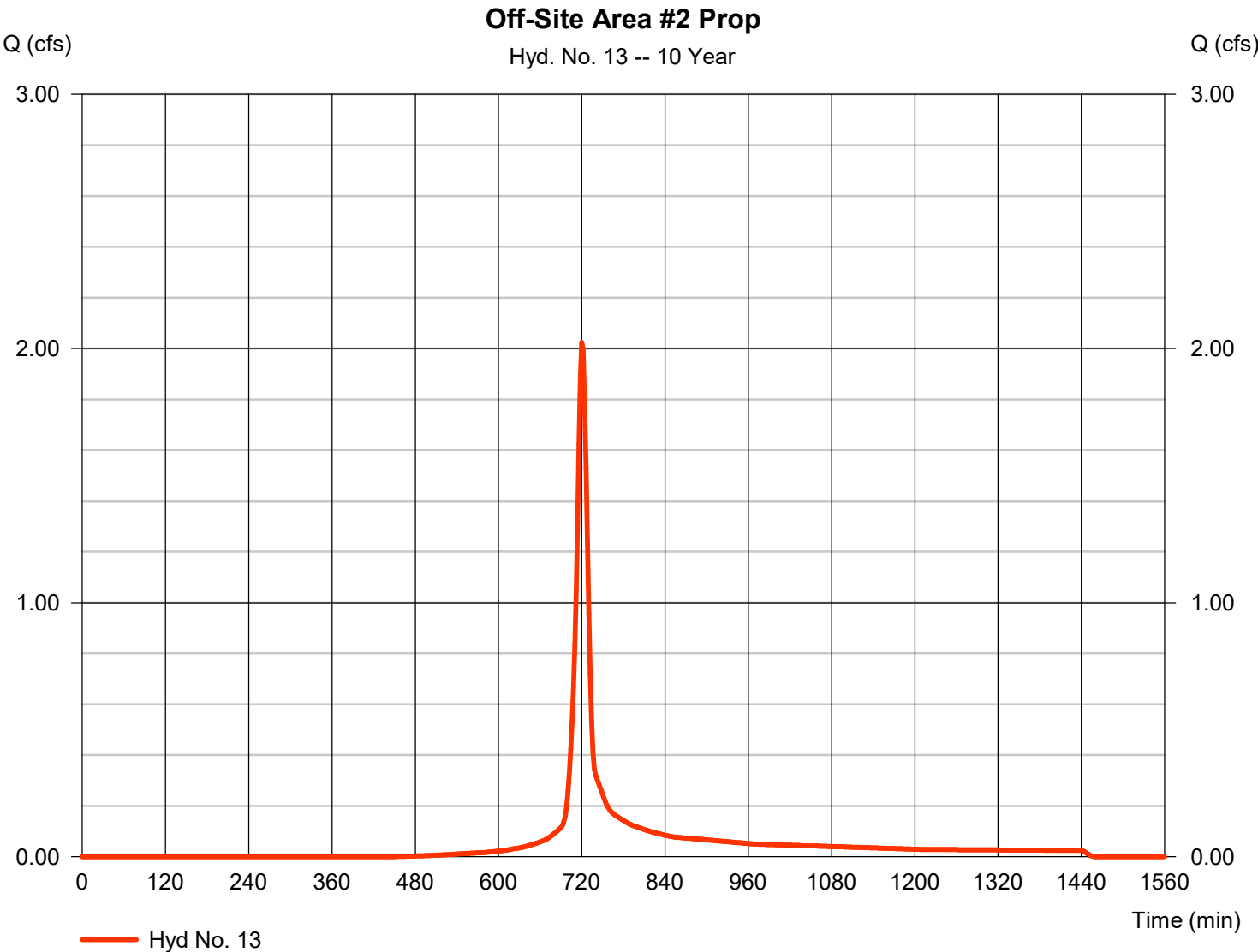


Hydrograph Report

Hyd. No. 13

Off-Site Area #2 Prop

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.023 cfs
Storm frequency	=	10 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	5,250 cuft
Drainage area	=	0.580 ac	Curve number	=	82
Basin Slope	=	5.0 %	Hydraulic length	=	852 ft
Tc method	=	LAG	Time of conc. (Tc)	=	11.70 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



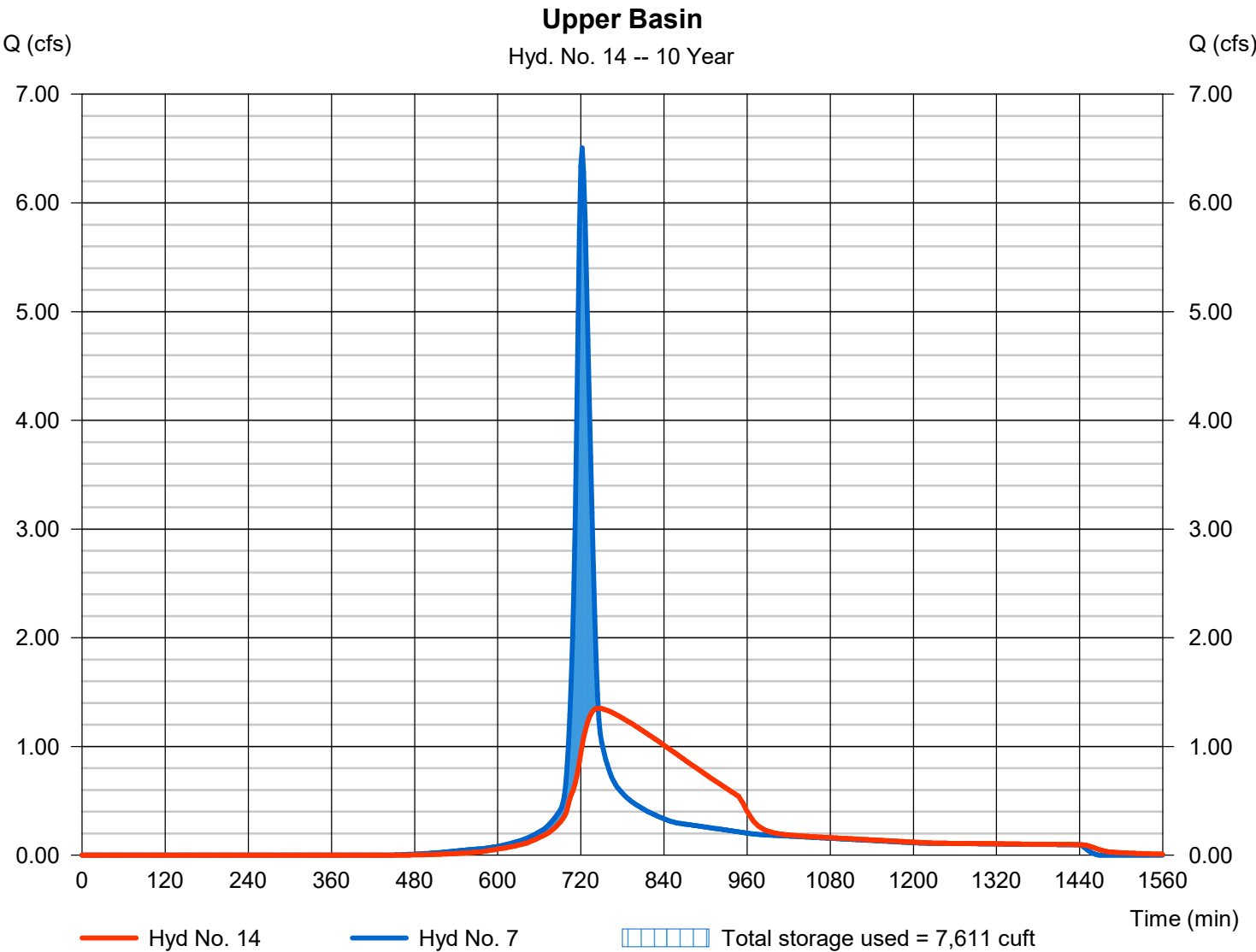
Hydrograph Report

Hyd. No. 14

Upper Basin

Hydrograph type	= Reservoir	Peak discharge	= 1.352 cfs
Storm frequency	= 10 yrs	Time to peak	= 746 min
Time interval	= 2 min	Hyd. volume	= 20,243 cuft
Inflow hyd. No.	= 7 - Upper Detention	Max. Elevation	= 1036.34 ft
Reservoir name	= Upper Proposed Basin	Max. Storage	= 7,611 cuft

Storage Indication method used.



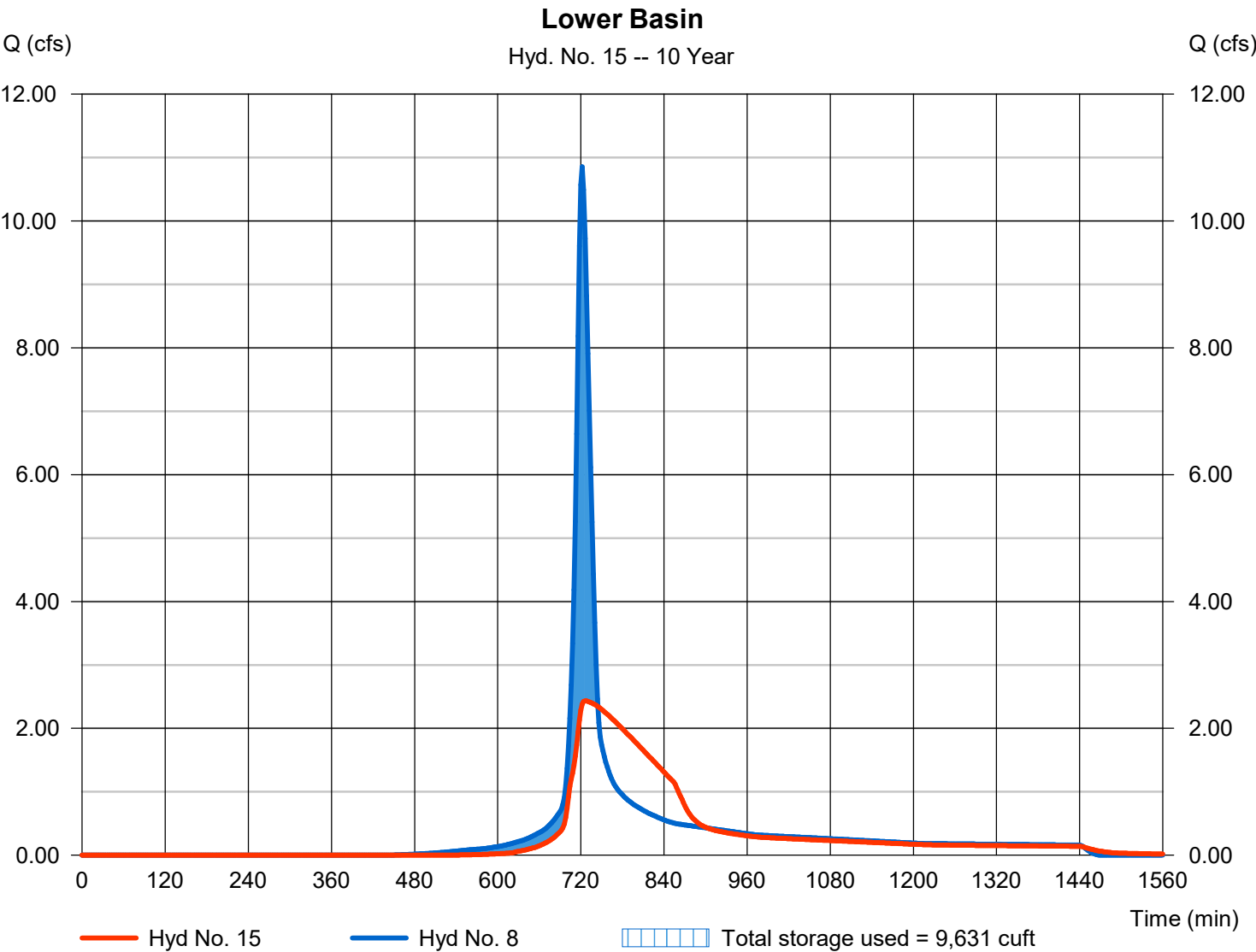
Hydrograph Report

Hyd. No. 15

Lower Basin

Hydrograph type	= Reservoir	Peak discharge	= 2.435 cfs
Storm frequency	= 10 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 27,139 cuft
Inflow hyd. No.	= 8 - Lower Detention	Max. Elevation	= 1004.82 ft
Reservoir name	= Lower Proposed Basin	Max. Storage	= 9,631 cuft

Storage Indication method used.

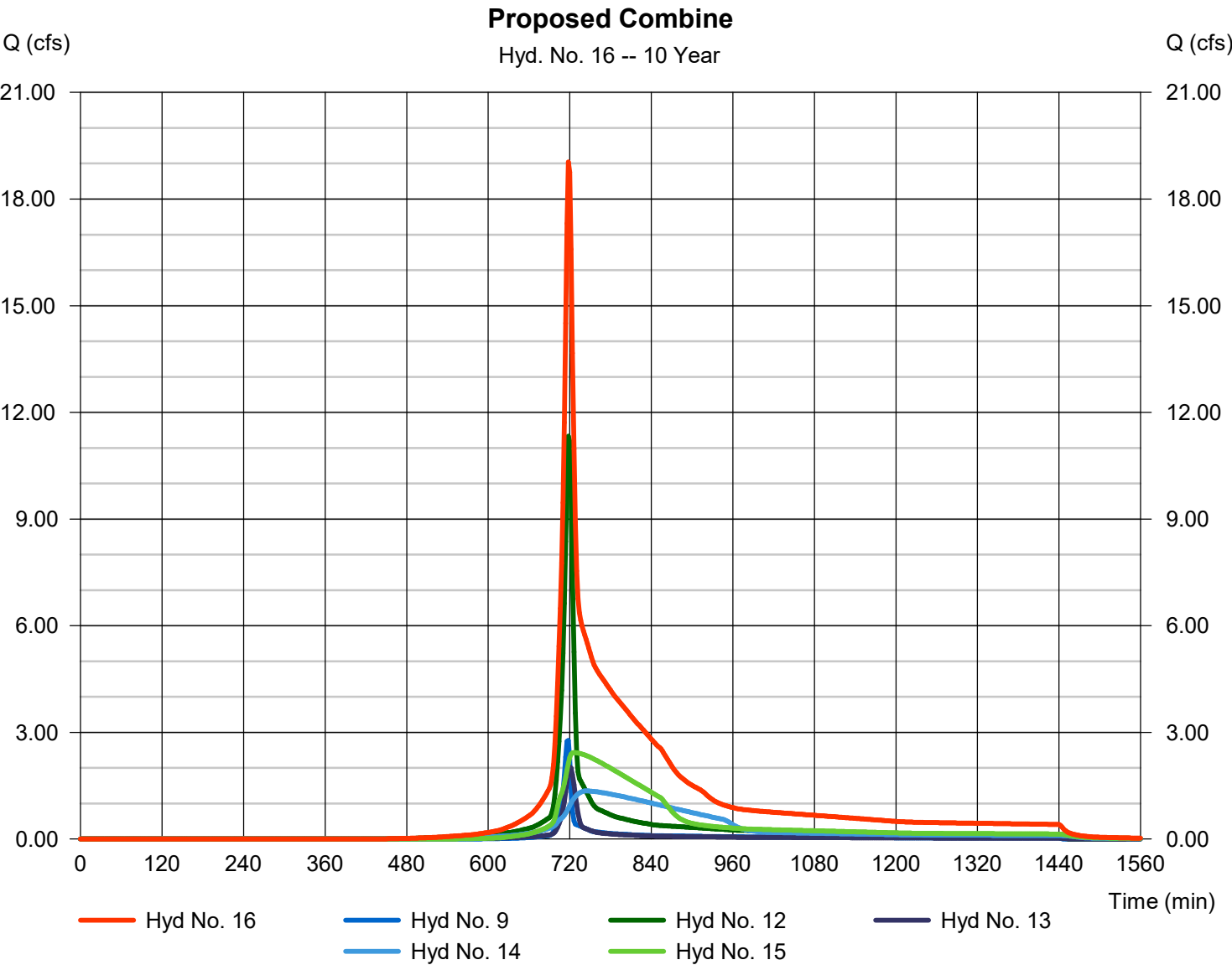


Hydrograph Report

Hyd. No. 16

Proposed Combine

Hydrograph type	= Combine	Peak discharge	= 19.04 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 81,828 cuft
Inflow hyds.	= 9, 12, 13, 14, 15	Contrib. drain. area	= 4.420 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

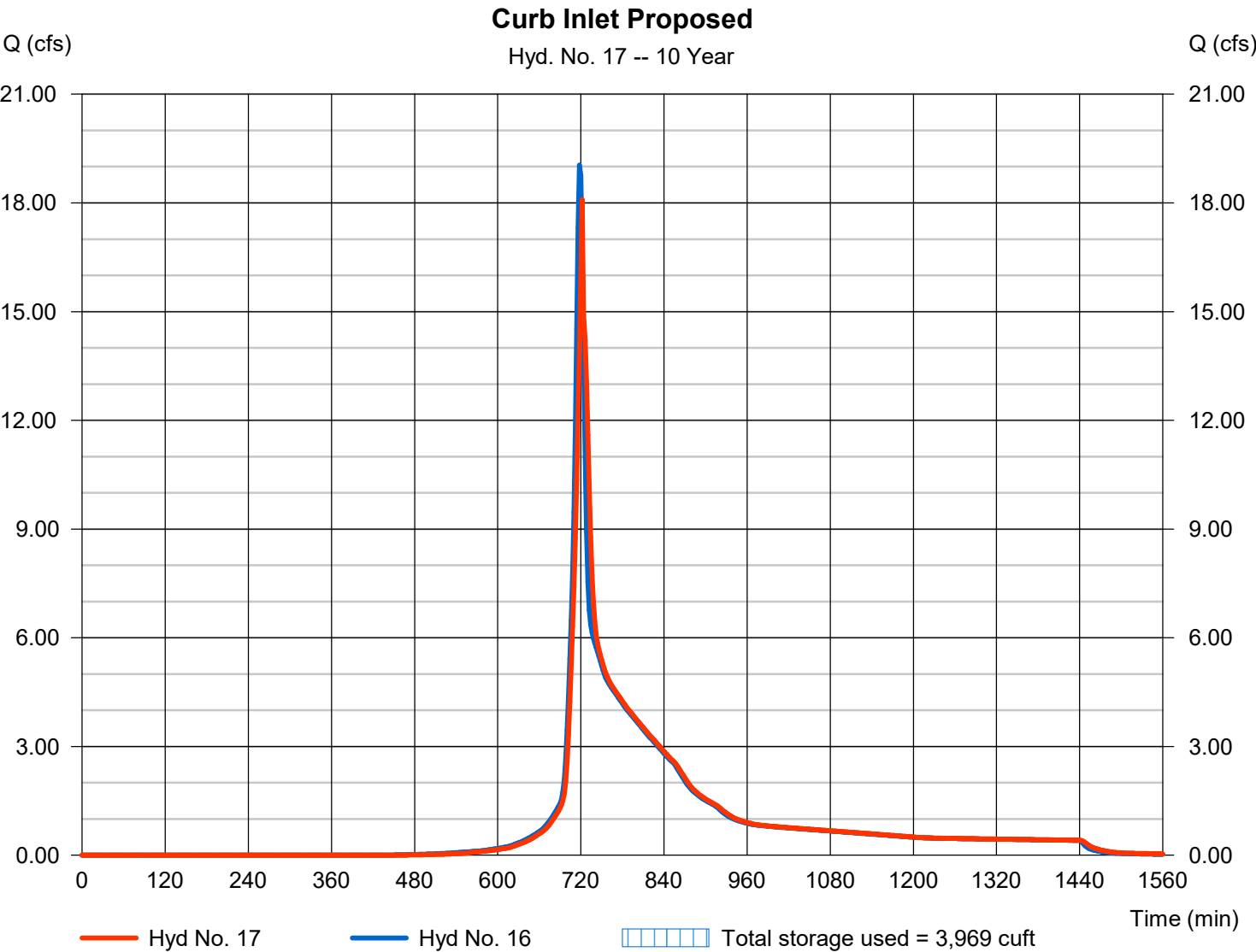
Thursday, 05 / 21 / 2026

Hyd. No. 17

Curb Inlet Proposed

Hydrograph type	= Reservoir	Peak discharge	= 18.09 cfs
Storm frequency	= 10 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 81,826 cuft
Inflow hyd. No.	= 16 - Proposed Combine	Max. Elevation	= 995.64 ft
Reservoir name	= Curb Inlet	Max. Storage	= 3,969 cuft

Storage Indication method used.

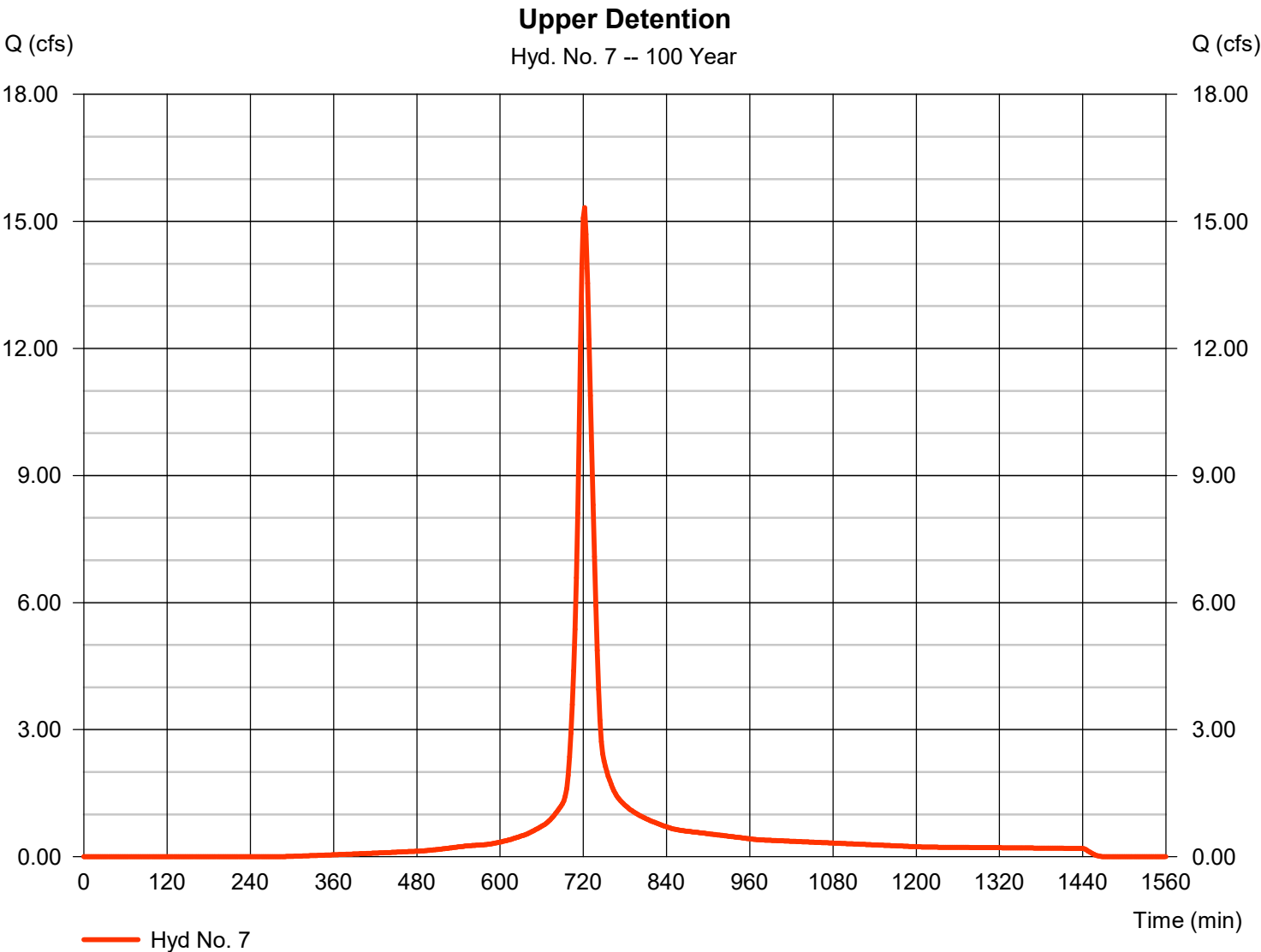


Hydrograph Report

Hyd. No. 7

Upper Detention

Hydrograph type	=	SCS Runoff	Peak discharge	=	15.32 cfs
Storm frequency	=	100 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	48,665 cuft
Drainage area	=	2.290 ac	Curve number	=	82
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	User	Time of conc. (Tc)	=	10.50 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

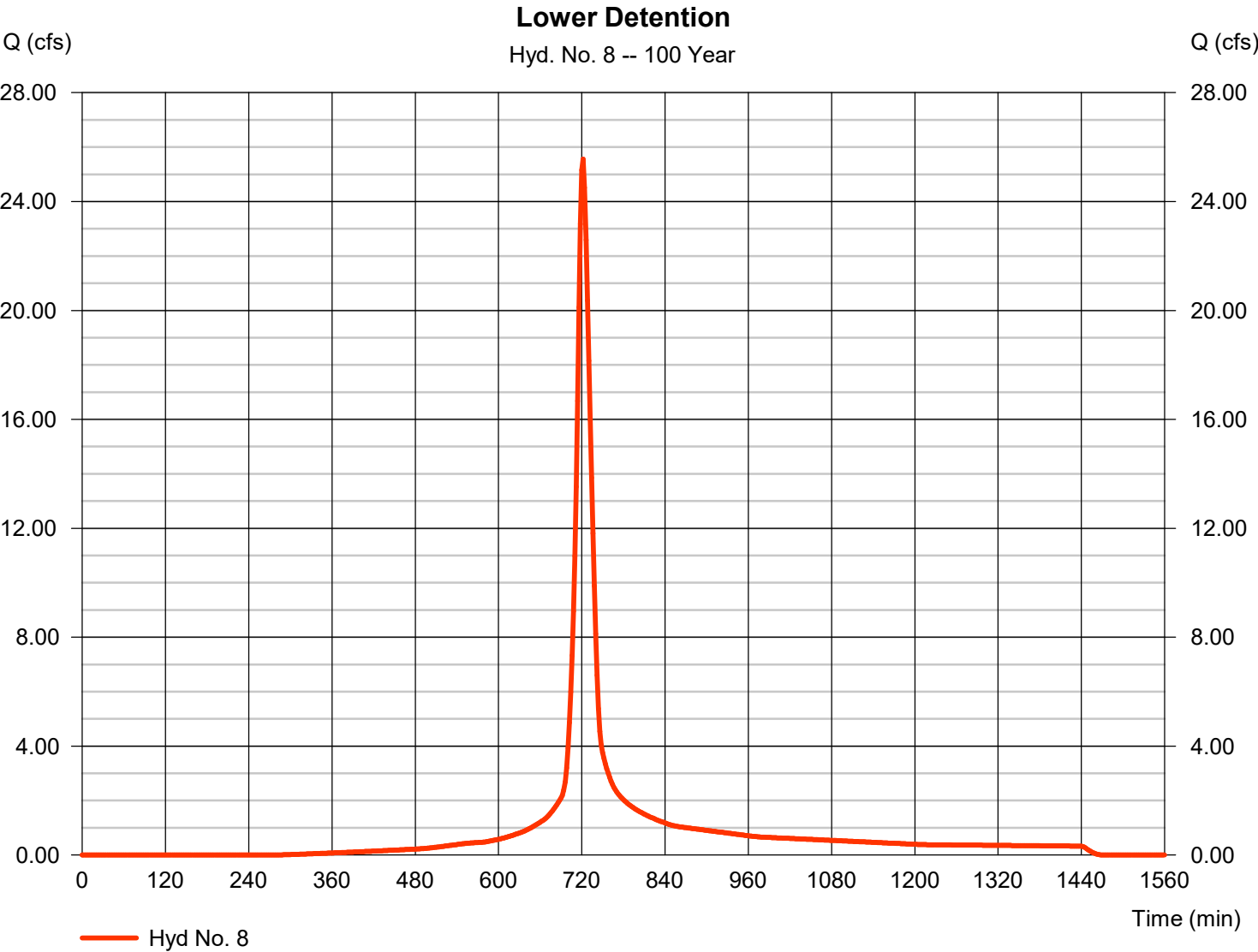


Hydrograph Report

Hyd. No. 8

Lower Detention

Hydrograph type	= SCS Runoff	Peak discharge	= 25.56 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 81,180 cuft
Drainage area	= 3.820 ac	Curve number	= 82
Basin Slope	= 4.0 %	Hydraulic length	= 715 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

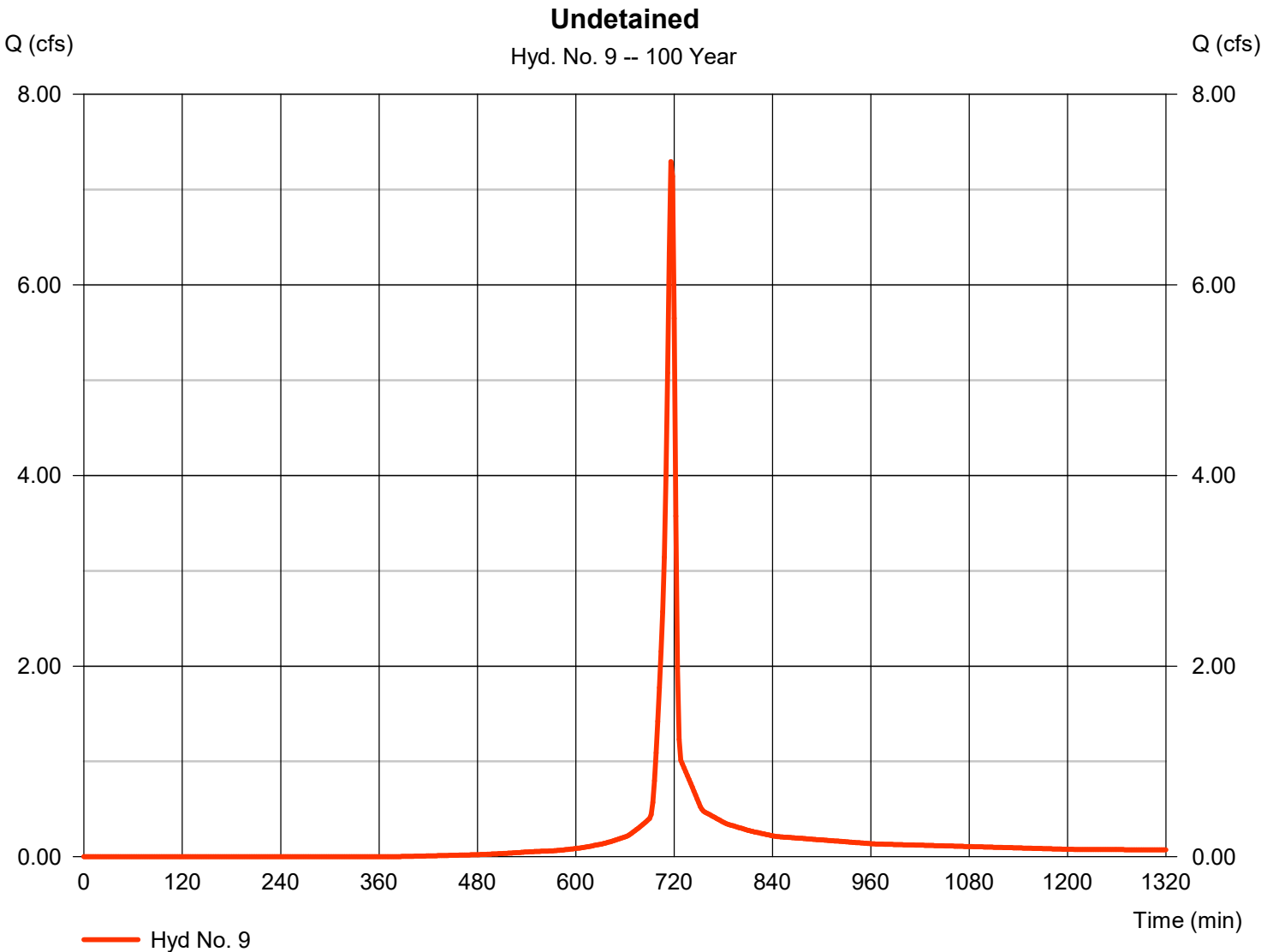
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Thursday, 05 / 21 / 2026

Hyd. No. 9

Undetained

Hydrograph type	=	SCS Runoff	Peak discharge	=	7.293 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	14,963 cuft
Drainage area	=	0.880 ac	Curve number	=	75
Basin Slope	=	10.0 %	Hydraulic length	=	750 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

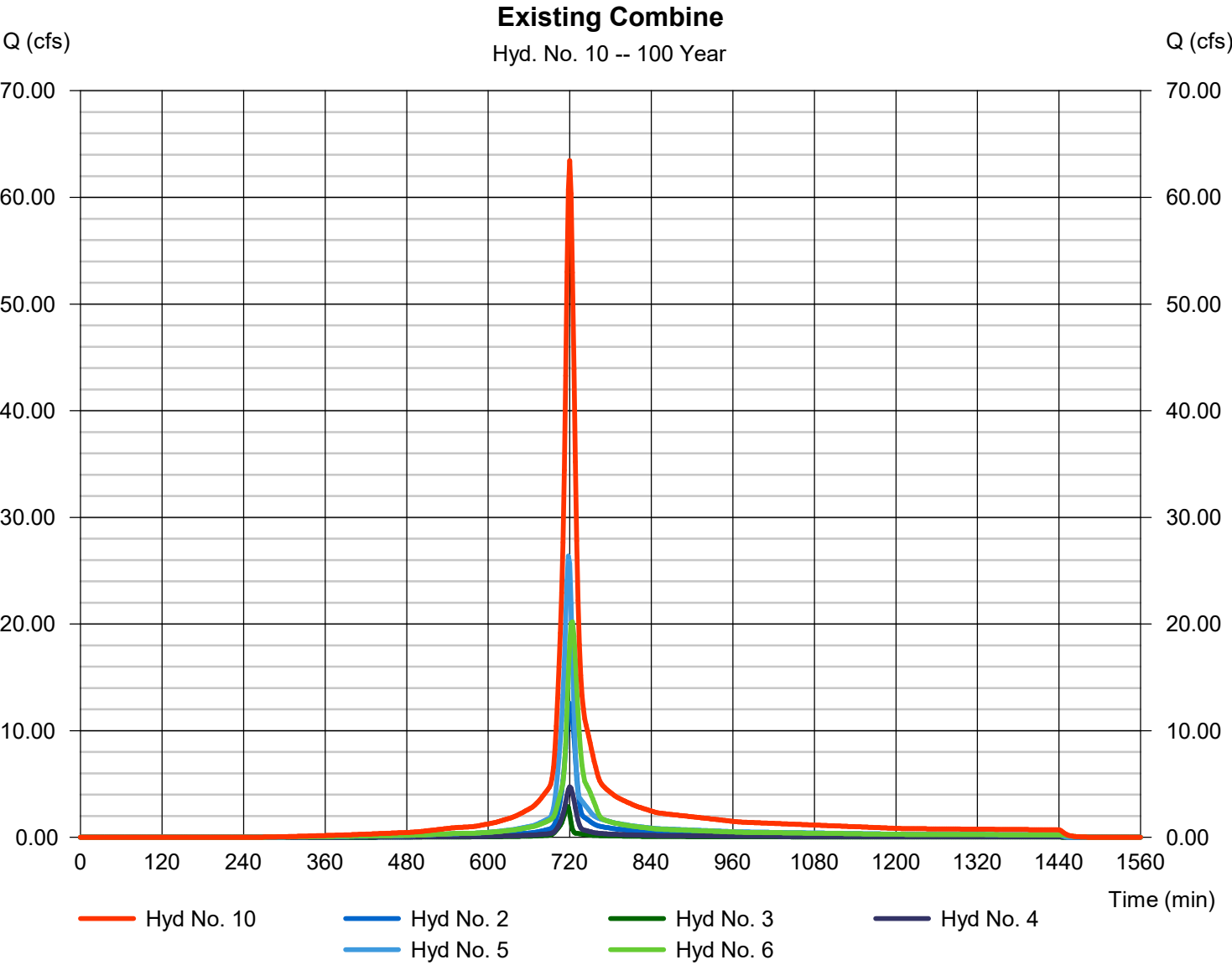


Hydrograph Report

Hyd. No. 10

Existing Combine

Hydrograph type	= Combine	Peak discharge	= 63.43 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 173,613 cuft
Inflow hyds.	= 2, 3, 4, 5, 6	Contrib. drain. area	= 5.630 ac



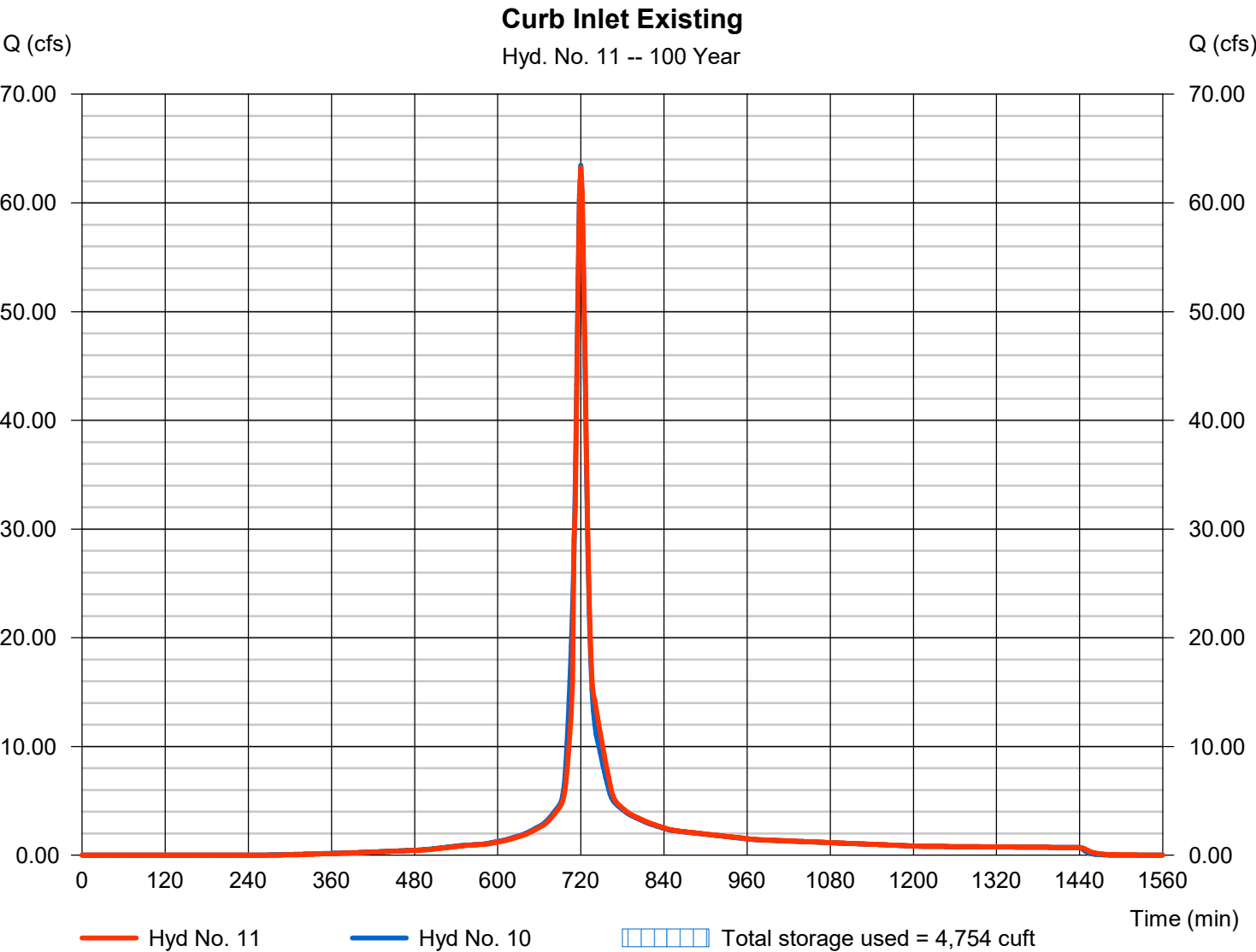
Hydrograph Report

Hyd. No. 11

Curb Inlet Existing

Hydrograph type	= Reservoir	Peak discharge	= 63.24 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 173,611 cuft
Inflow hyd. No.	= 10 - Existing Combine	Max. Elevation	= 996.42 ft
Reservoir name	= Curb Inlet	Max. Storage	= 4,754 cuft

Storage Indication method used.



Hydrograph Report

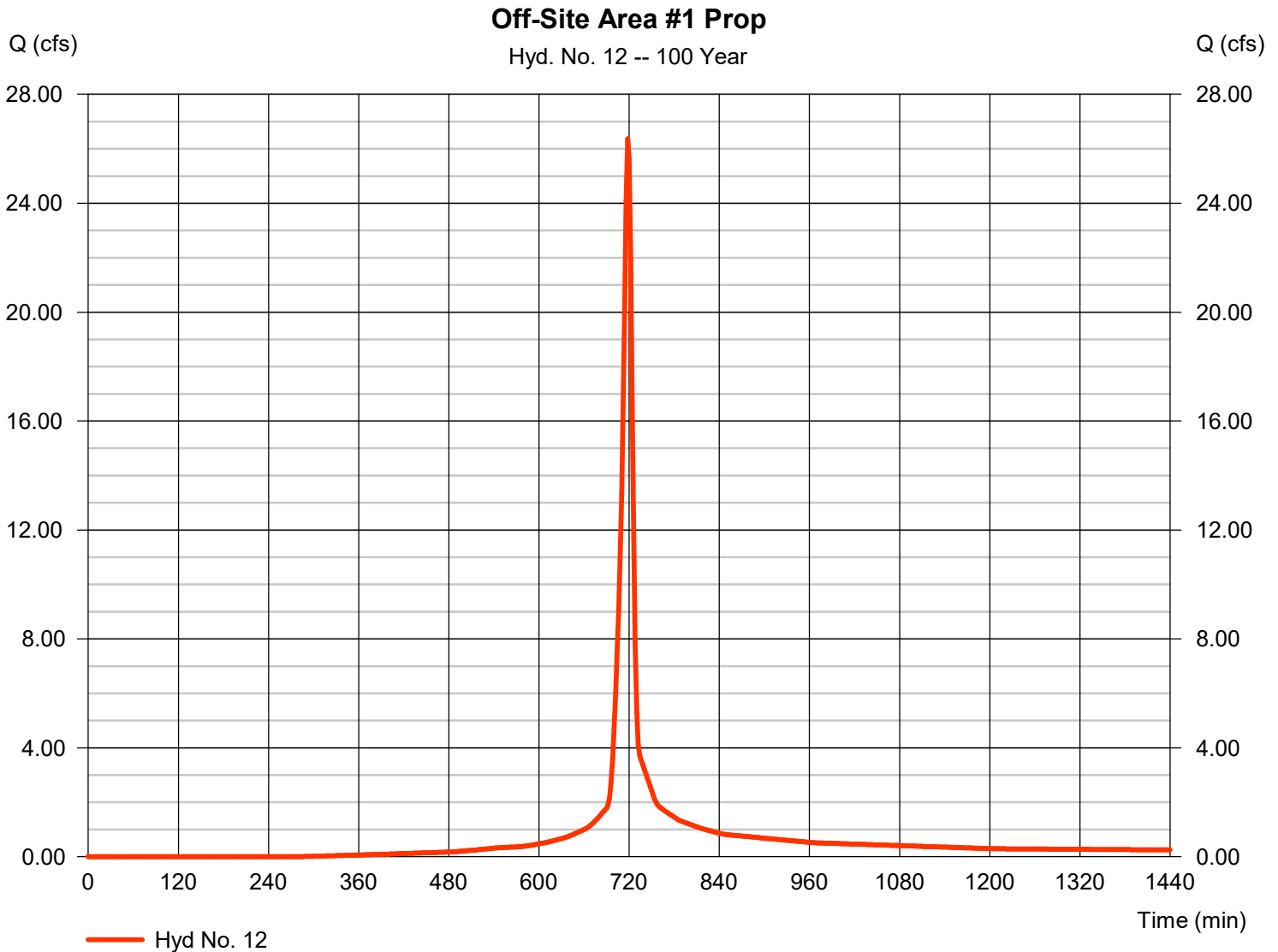
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Thursday, 05 / 21 / 2026

Hyd. No. 12

Off-Site Area #1 Prop

Hydrograph type	= SCS Runoff	Peak discharge	= 26.37 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 62,452 cuft
Drainage area	= 2.960 ac	Curve number	= 82
Basin Slope	= 5.0 %	Hydraulic length	= 650 ft
Tc method	= LAG	Time of conc. (Tc)	= 9.40 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

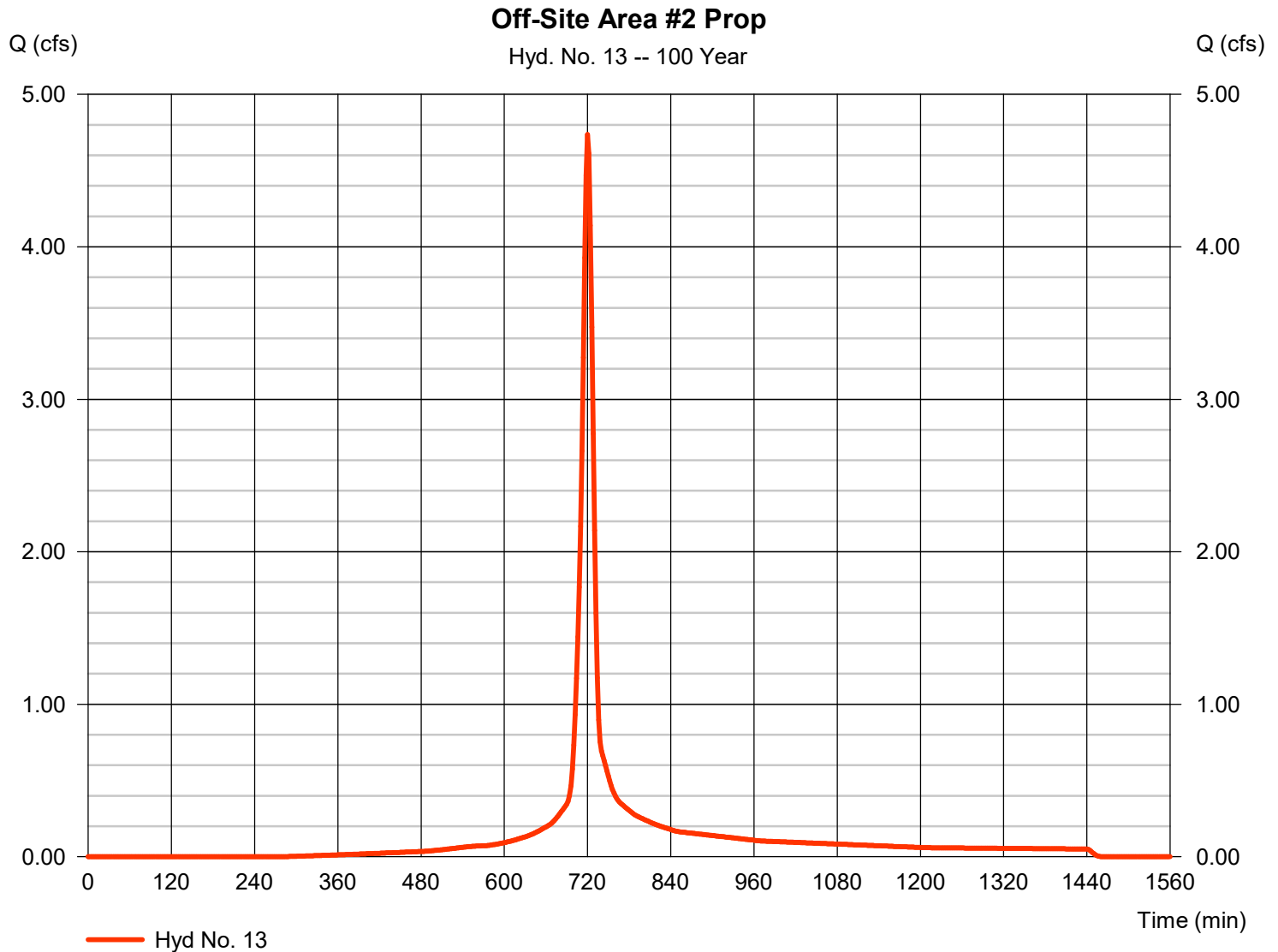
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Thursday, 05 / 21 / 2026

Hyd. No. 13

Off-Site Area #2 Prop

Hydrograph type	= SCS Runoff	Peak discharge	= 4.736 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 12,620 cuft
Drainage area	= 0.580 ac	Curve number	= 82
Basin Slope	= 5.0 %	Hydraulic length	= 852 ft
Tc method	= LAG	Time of conc. (Tc)	= 11.70 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

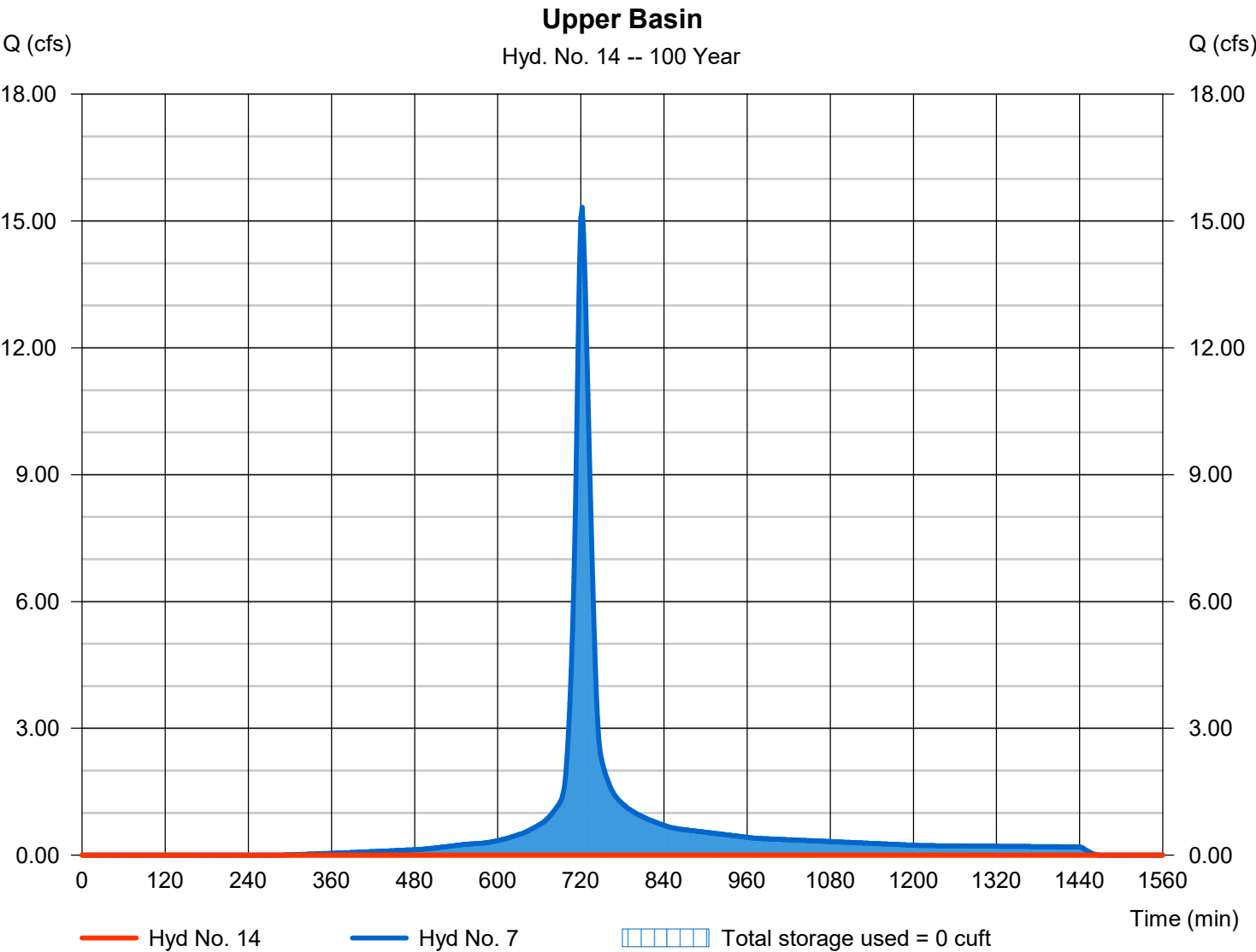
Thursday, 05 / 21 / 2026

Hyd. No. 14

Upper Basin

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 100 yrs	Time to peak	= n/a
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 7 - Upper Detention	Max. Elevation	= 0.00 ft
Reservoir name	= Upper Proposed Basin	Max. Storage	= 0 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

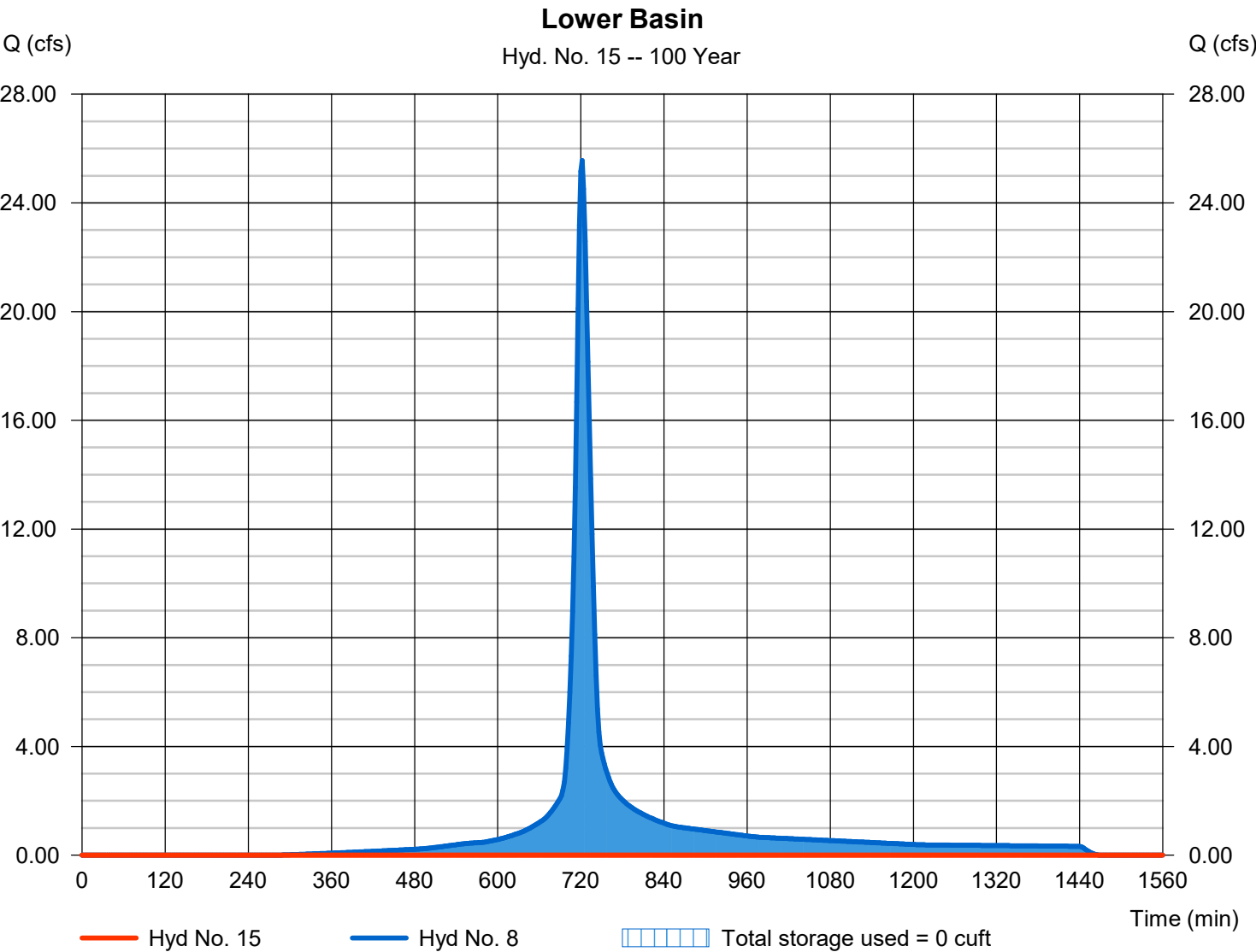
Thursday, 05 / 21 / 2026

Hyd. No. 15

Lower Basin

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 100 yrs	Time to peak	= n/a
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 8 - Lower Detention	Max. Elevation	= 0.00 ft
Reservoir name	= Lower Proposed Basin	Max. Storage	= 0 cuft

Storage Indication method used.

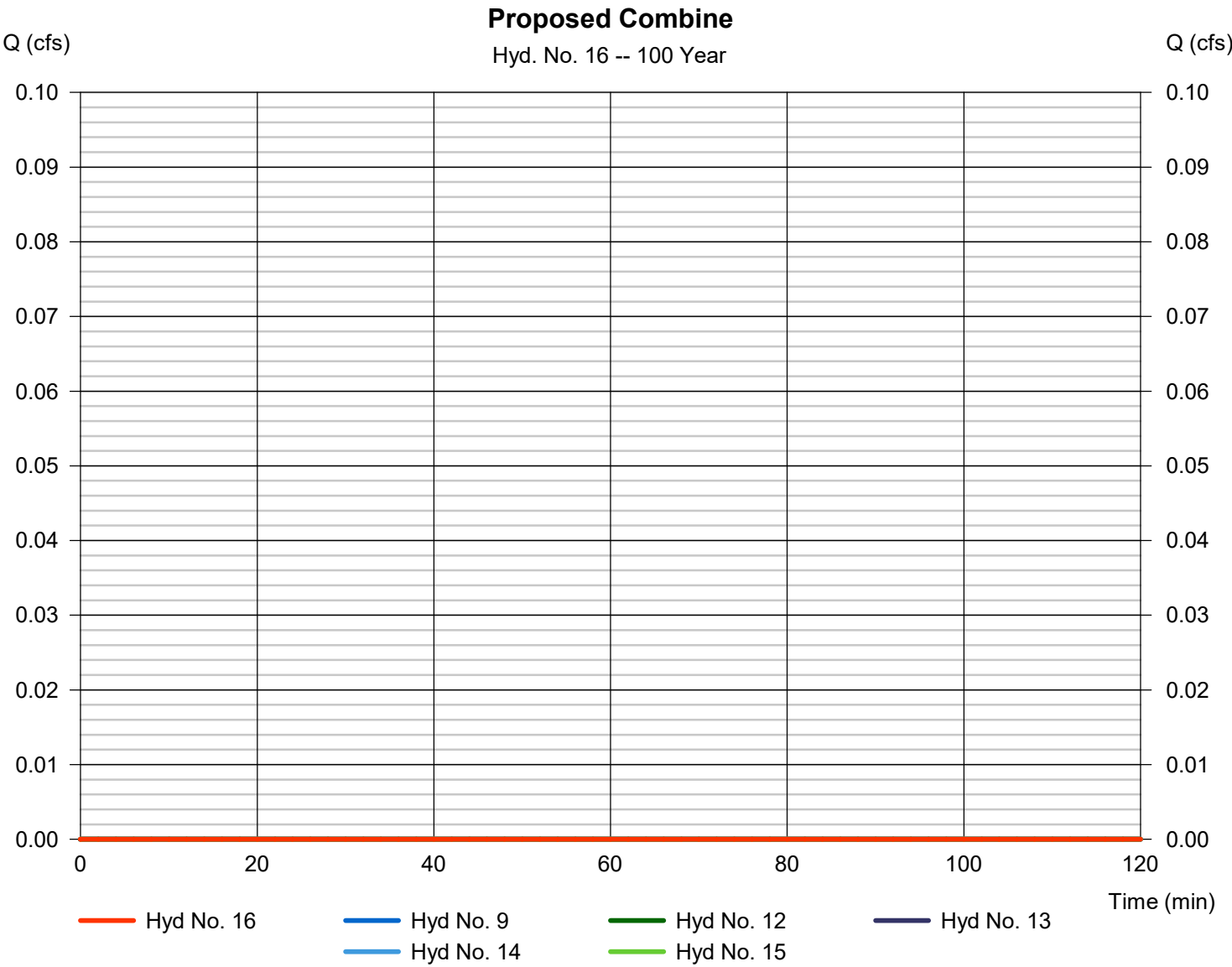


Hydrograph Report

Hyd. No. 16

Proposed Combine

Hydrograph type	= Combine	Peak discharge	= 0.000 cfs
Storm frequency	= 100 yrs	Time to peak	= n/a
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyds.	= 9, 12, 13, 14, 15	Contrib. drain. area	= 4.420 ac



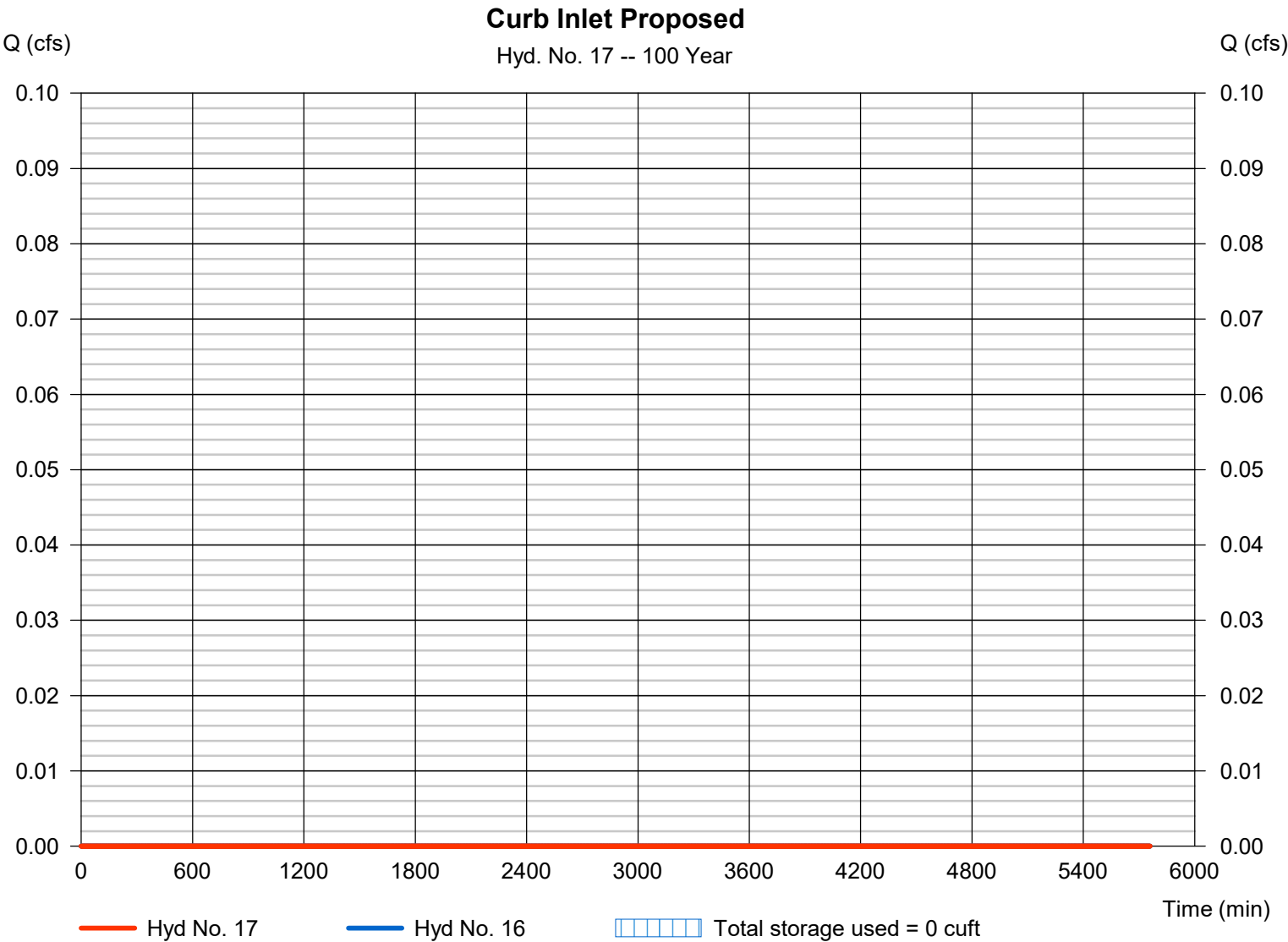
Hydrograph Report

Hyd. No. 17

Curb Inlet Proposed

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 100 yrs	Time to peak	= n/a
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 16 - Proposed Combine	Max. Elevation	= 0.00 ft
Reservoir name	= Curb Inlet	Max. Storage	= 0 cuft

Storage Indication method used.



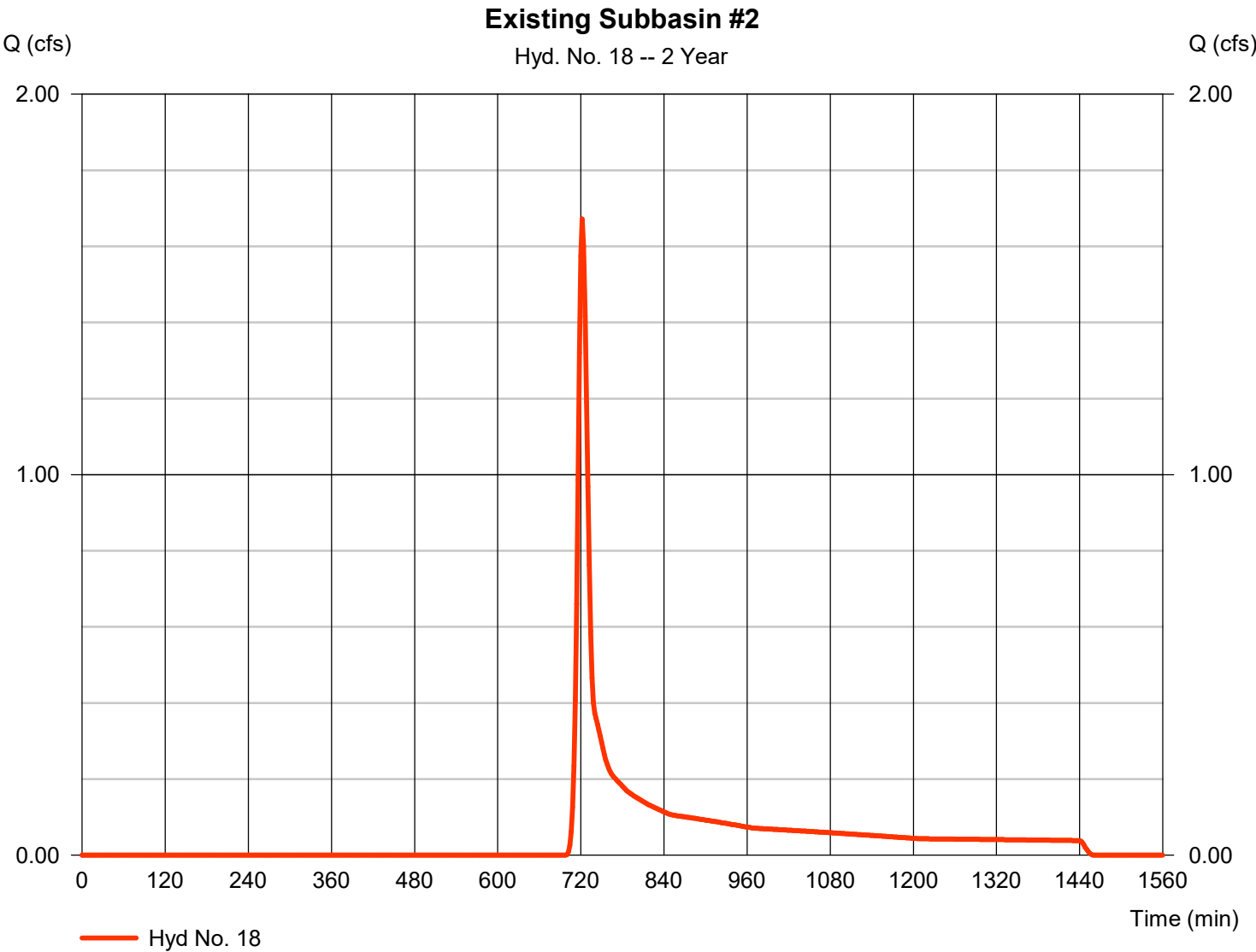
EXISTING SUBBASIN #2

Hydrograph Report

Hyd. No. 18

Existing Subbasin #2

Hydrograph type	= SCS Runoff	Peak discharge	= 1.672 cfs
Storm frequency	= 2 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 4,991 cuft
Drainage area	= 2.980 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 12.50 min
Total precip.	= 2.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

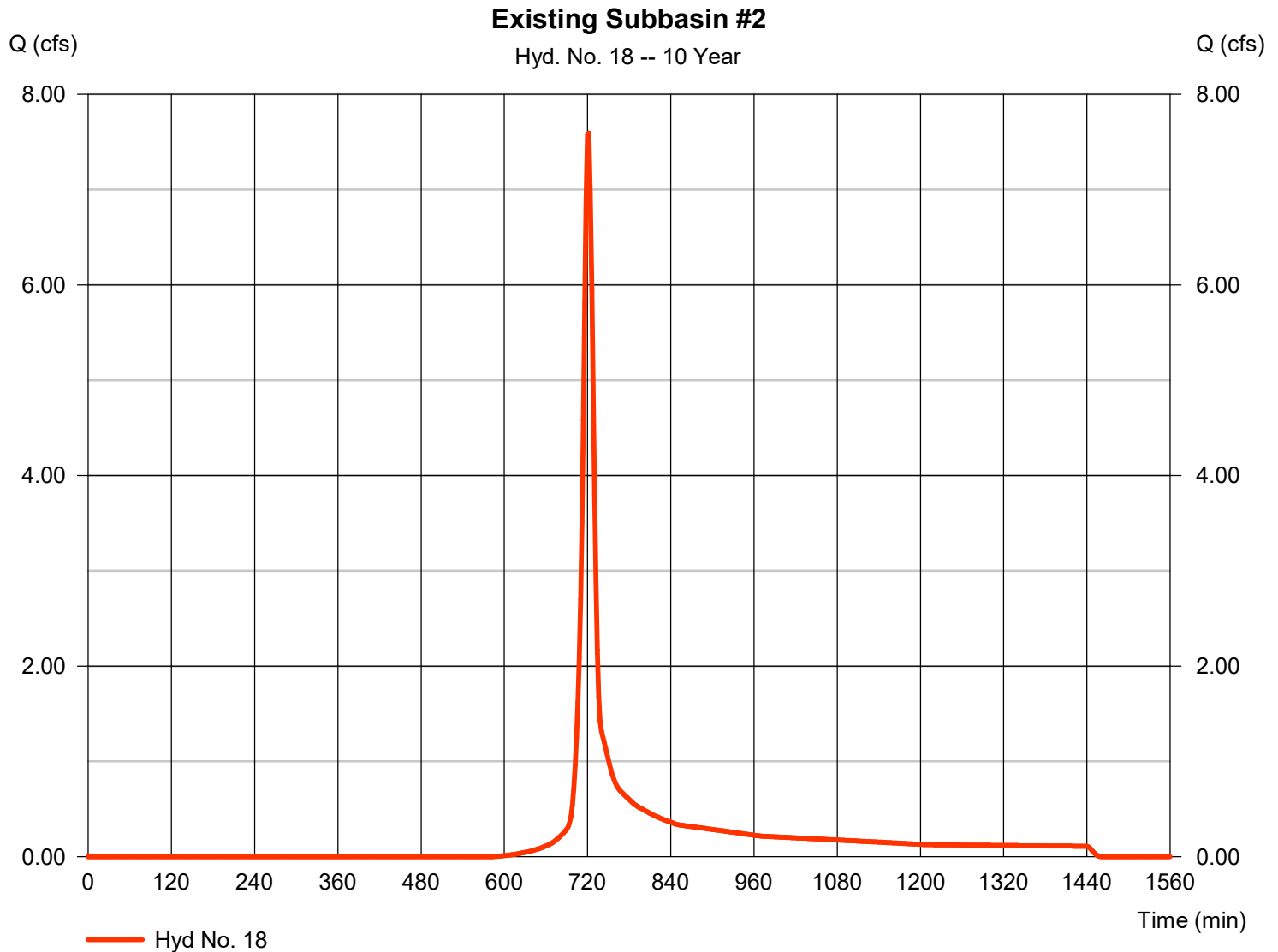
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Thursday, 05 / 21 / 2026

Hyd. No. 18

Existing Subbasin #2

Hydrograph type	= SCS Runoff	Peak discharge	= 7.593 cfs
Storm frequency	= 10 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 19,881 cuft
Drainage area	= 2.980 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 12.50 min
Total precip.	= 4.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

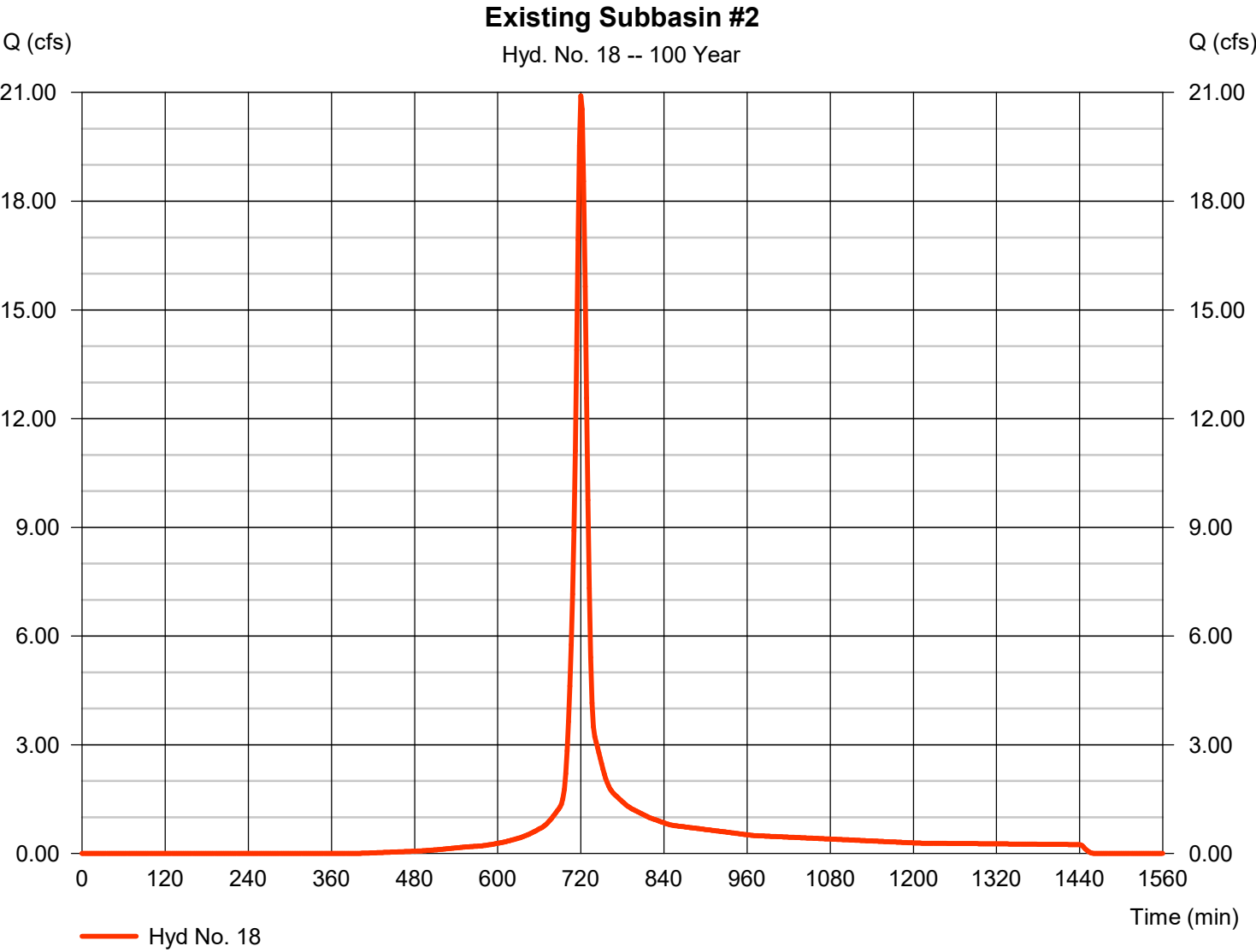


Hydrograph Report

Hyd. No. 18

Existing Subbasin #2

Hydrograph type	= SCS Runoff	Peak discharge	= 20.91 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 54,449 cuft
Drainage area	= 2.980 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 12.50 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



PROPOSED SUBBASIN #2

Hydrograph Report

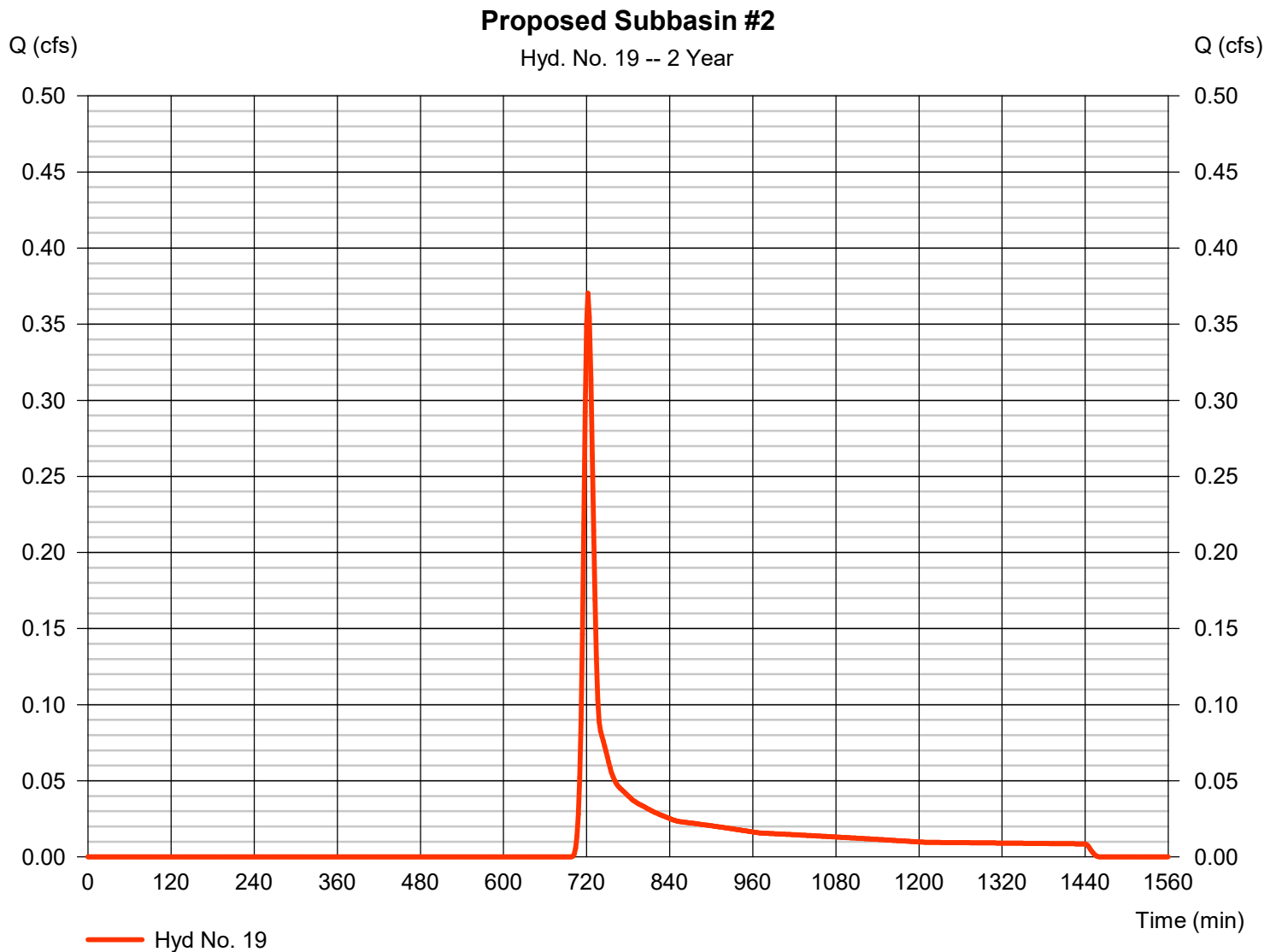
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Thursday, 05 / 21 / 2026

Hyd. No. 19

Proposed Subbasin #2

Hydrograph type	= SCS Runoff	Peak discharge	= 0.370 cfs
Storm frequency	= 2 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 1,105 cuft
Drainage area	= 0.660 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 12.50 min
Total precip.	= 2.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

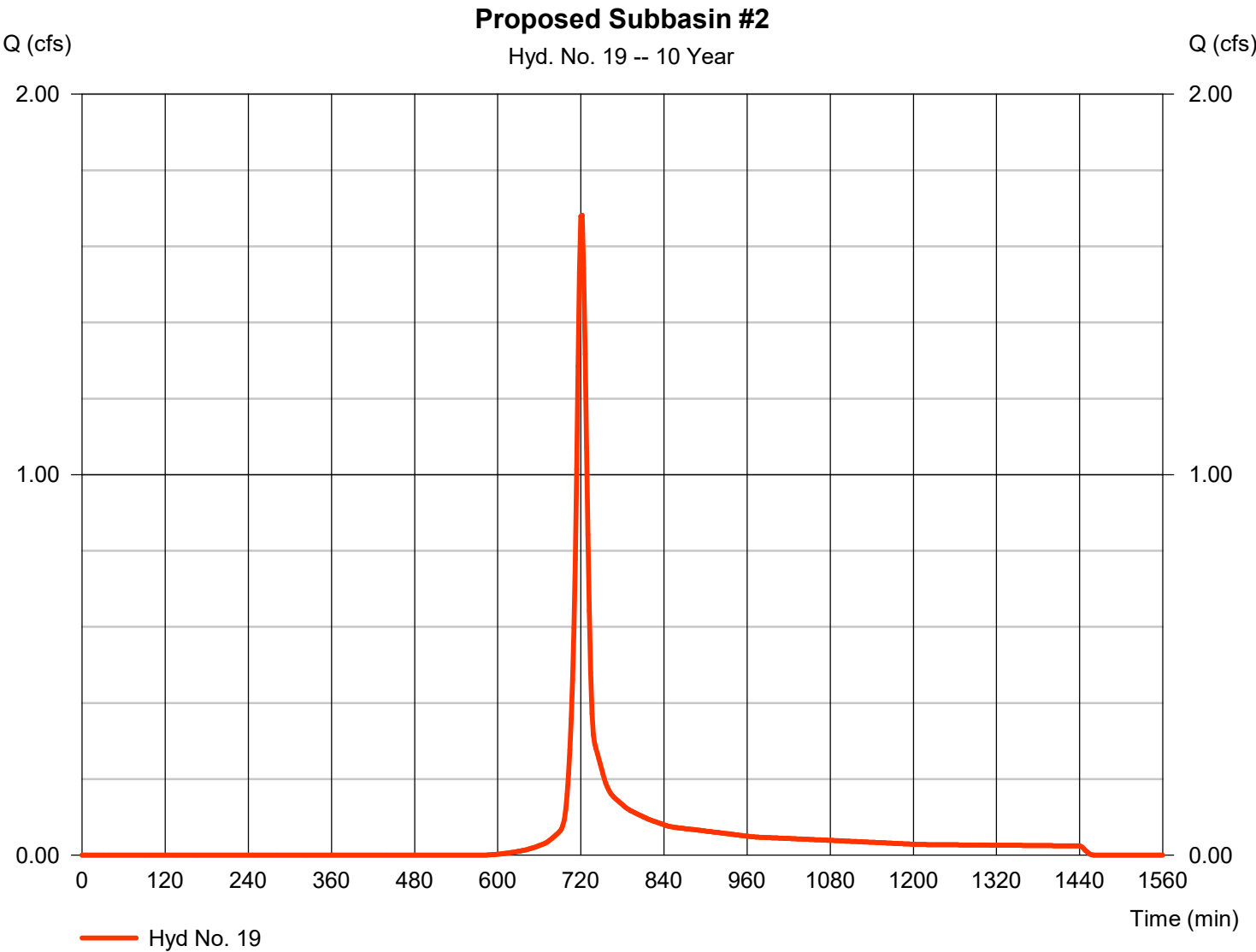


Hydrograph Report

Hyd. No. 19

Proposed Subbasin #2

Hydrograph type	= SCS Runoff	Peak discharge	= 1.682 cfs
Storm frequency	= 10 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 4,403 cuft
Drainage area	= 0.660 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 12.50 min
Total precip.	= 4.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

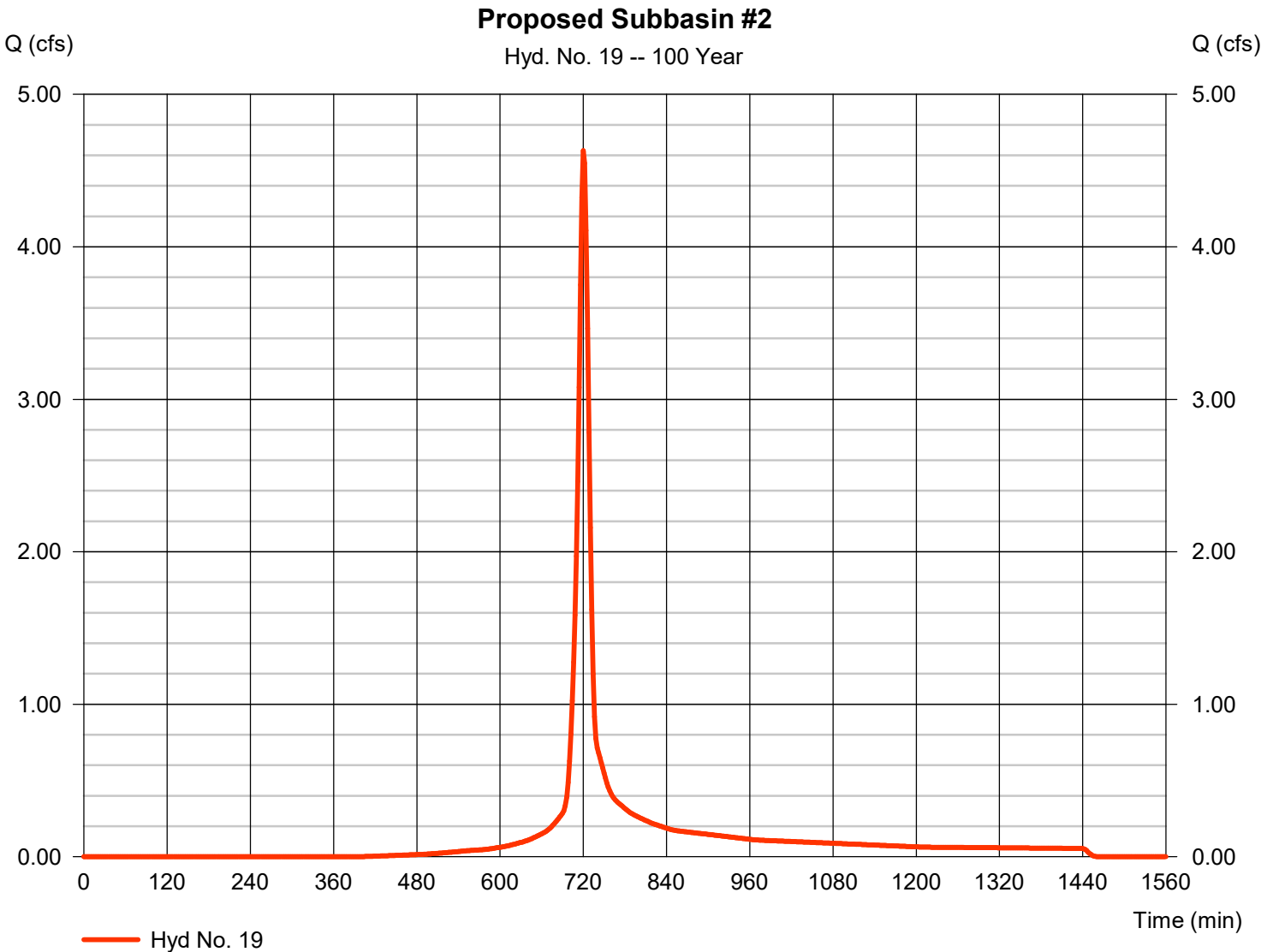
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Thursday, 05 / 21 / 2026

Hyd. No. 19

Proposed Subbasin #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.630 cfs
Storm frequency	=	100 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	12,059 cuft
Drainage area	=	0.660 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	12.50 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



StormTech MC-3500 Chamber

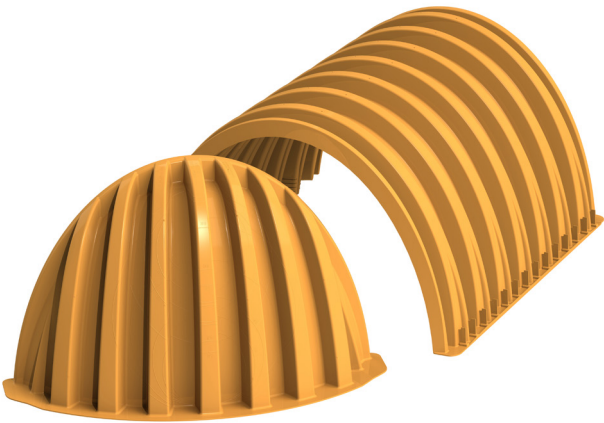
Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots, thus maximizing land usage for private (commercial) and public applications. StormTech chambers can also be used in conjunction with Green Infrastructure, thus enhancing the performance and extending the service life of these practices.

MC-3500 Chamber (not to scale)

Nominal Specifications

Size (LxWxH)	90" x 77" x 45" (2286 x 1956 x 1143 mm)
Chamber Storage	109.9 ft ³ (3.11 m ³)
Min. Installed Storage*	175.0 ft ³ (4.96 m ³)
Weight	134 lbs (60.8 kg)

*Assumes a minimum of 12" (300 mm) of stone above, 9" (230 mm) of stone below chambers, 6" (150 mm) of stone between chambers/end caps and 40% stone porosity.



MC-3500 Chamber (not to scale)

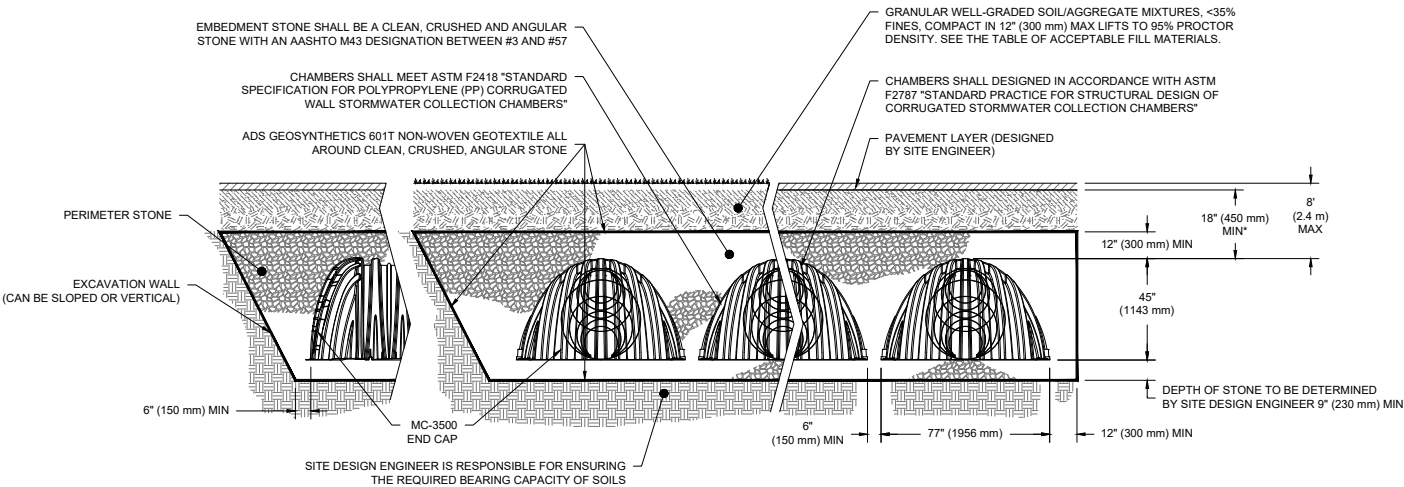
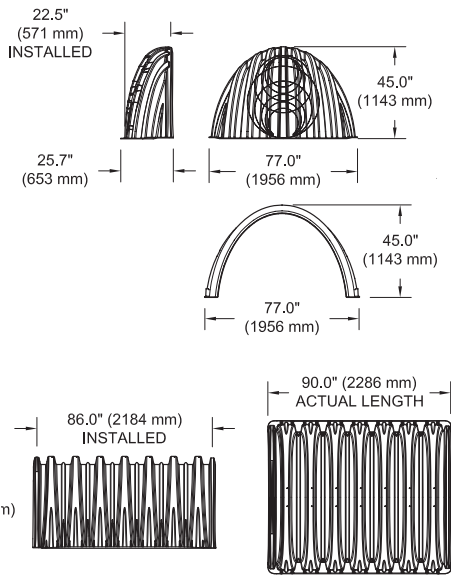
Nominal Specifications

Size (LxWxH)	26.5" x 71" x 45.1" (673 x 1803 x 1145 mm)
End Cap Storage	14.9 ft ³ (0.42 m ³)
Min. Installed Storage*	45.1 ft ³ (1.28 m ³)
Weight	49 lbs (22.2 kg)

*Assumes a minimum of 12" (300 mm) of stone above, 9" (230 mm) of stone below, 6" (150 mm) of stone perimeter, 6" (150 mm) of stone between chambers/end caps and 40% stone porosity.

Shipping

- 15 chambers/pallet
- 7 end caps/pallet
- 7 pallets/truck



*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (600 mm)