



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

[illegible]

1. BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FROM BACK OF CURB TO BACK OF CURB.

1. PARKING SLIP MARKING STRIPS SHALL BE FOUR INCH (4") WIDE WHITE STRIPS. DIRECTIONAL ARROW AND HANDCAP SLIP MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
2. HANDCAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL, (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
3. TRAFFIC CONTROL DEVICES AND PAYMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
4. STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL, SHALL BE ENOUGH GRADE REDUCED.
5. TRAFFIC CONTROL AND PAYMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SIGNS B-2992 OR APPROVED EQUIV. THE PREVENTED MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. APPLY TO ALL DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60° AND HUMIDITY. TWO COATS SHALL BE APPLIED.

REPLAT AND RESURVEY OF LOT 4 and TRACT C, OLATHE INDUSTRIAL TRACTS, SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.

LOT 5	REQUIRED PARKING 1 PER 1500 SF	22
	PROPOSED PARKING	20
LOT 6	REQUIRED PARKING 1 PER 1500 SF	22
	PROPOSED PARKING	28

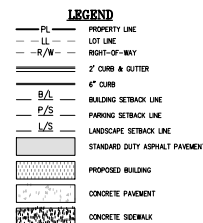
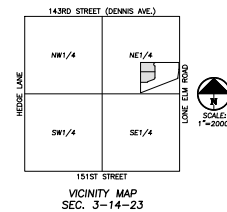
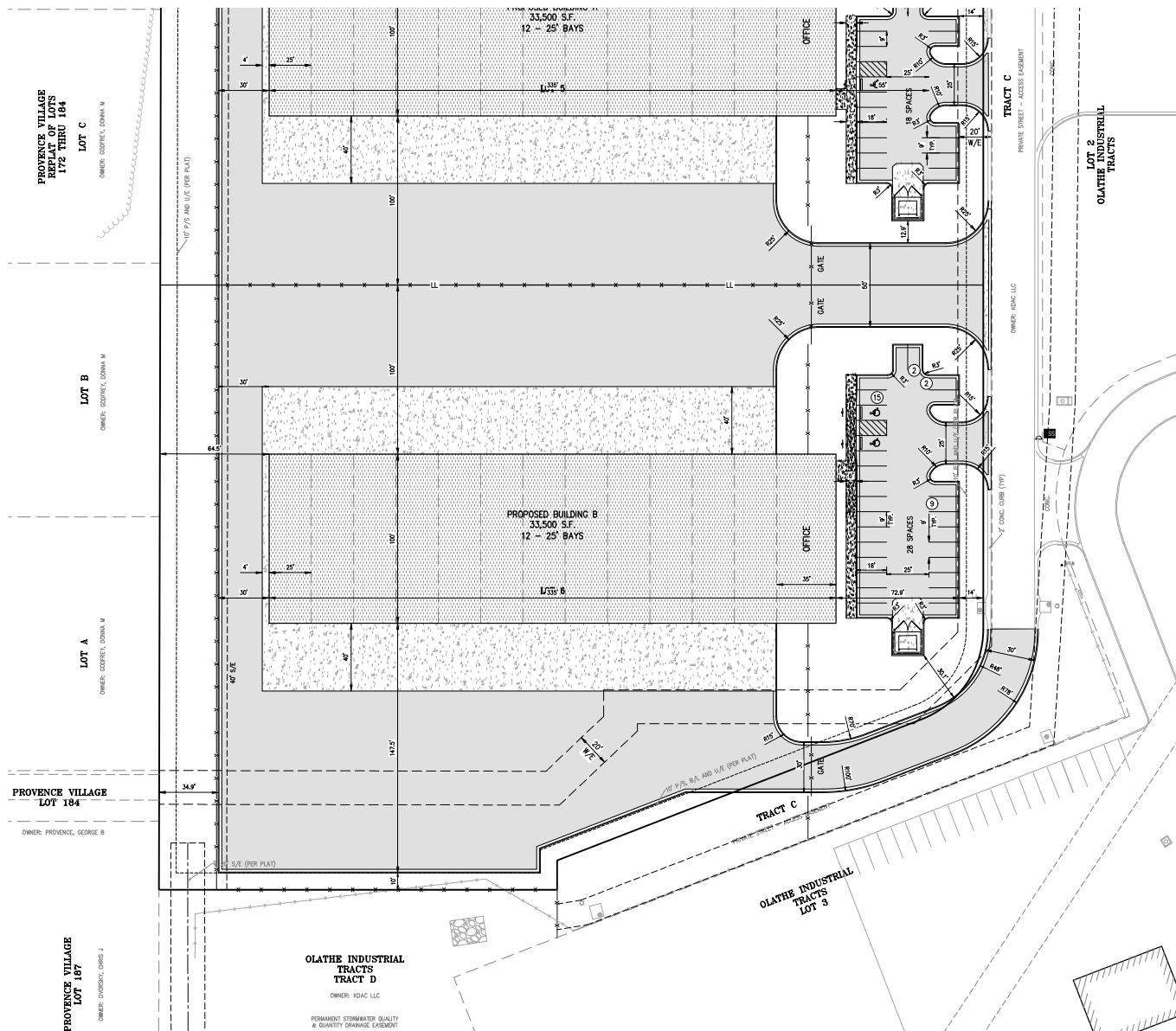
LEGEND

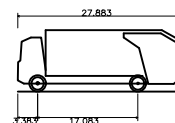
	— PL —	PROPERTY LINE
	— LL —	LOT LINE
	— R/W —	RIGHT-OF-WAY
		2' CURB & GUTTER
		6" CURB
	B/L	BUILDING SETBACK LINE
	P/S	PARKING SETBACK LINE
	L/S	LANDSCAPE SETBACK LINE
		ASPHALT PAVEMENT
		PROPOSED BUILDING
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK



SCALE: 1"=40'

ST. HELMS ENGINEERING, INC.
2520 N. Winchester
Chula Vista 92024
(619) 591-7155
Fax (619) 591-0444
www.sthelmsengineering.com





Hino 338 M + Wayne Royal GT14 Refuse Truck	
Overall Length	27.883ft
Overall Width	8.042ft
Overall Body Height	10.488ft
Min Body Ground Clearance	1.318ft
Track Width	8.042ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	27.400ft



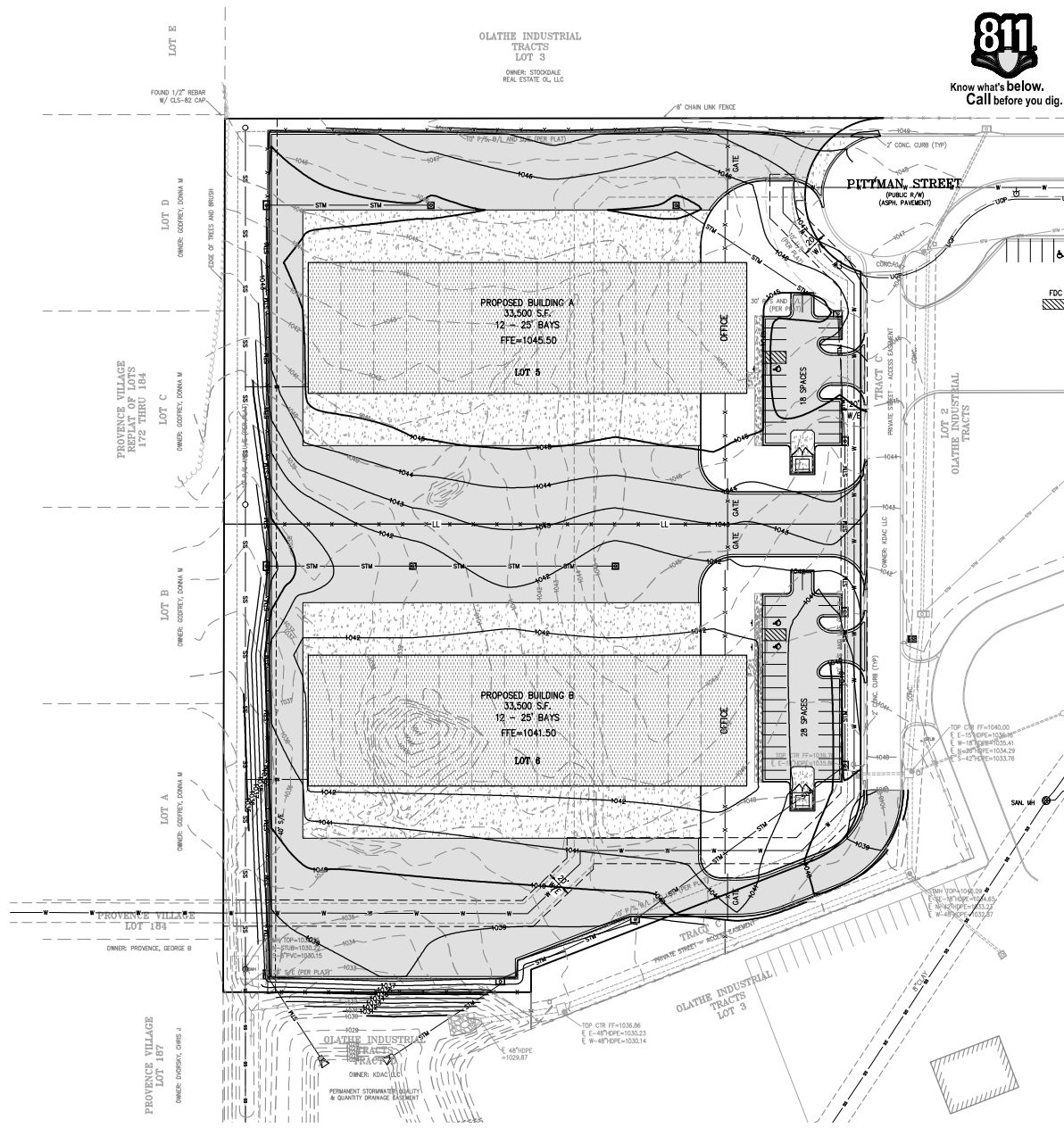
HELPERS ENGINEERING, INC.
1250 N. Winchester
Olathe, Kansas 66041
(913) 345-7975
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TRUCK TURN PLAN
LOT 5 & 6, OLATHE INDUSTRIAL TRACTS THIRD PLAT
OLATHE, JOHNSON COUNTY, KANSAS
ADDRESS: 1225 W. PITTMAN ST.

PROJECT NO.	No.	Date	Reference	App.	By
240713					
PROJECT-17-2024 DOWN-SH					
CHECKED DRAFT APPROVED-JDC					
SUBMITTAL OF AUTHORIZATION					
FOR DISBURSEMENT					
FOR DISBURSEMENT					
CERTIFICATE OF AUTHORIZATION					
CERTIFICATE					

SHEET
C1.3



Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
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FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLAHE, COMMUNITY NO. 200173, JOHNSON COUNTY.

BENCHMARK: VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING
(JOHNSON COUNTY VERTICAL NETWORK)

1. SET "A" CUT ON SW CORNER OF CURB INLET ON SOUTHERN SIDE OF
CUL-DE-SAC
ELEVATION = 1047.00

2. SET "B" CUT ON SW CORNER OF CURB INLET ON SOUTHWEST SIDE OF PRIVATE
STREET
ELEVATION = 1039.79

Raw Excavation
In Place Compaction
Building Adjustment
Pavement Adjustment
On Site Net

INFORMATION
CHOSEN METH
UNCLASSIFIED

LEGEND

— PL — PROPER
 — LL — LOT LINE
 — R/W — RIGHT-OF-WAY

— 920 — EXISTING
— 920 —

XXXXXX
TW

THE P L P

TS
BW
TW

PROPOS

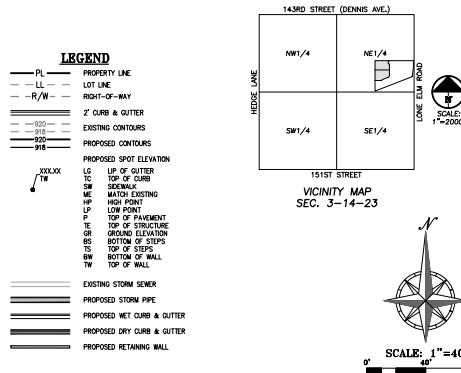
PROPOS

SITE GRADING NOTES:

- [illegible]

Earthwork Summary Concept Plan 4/17/2024		
Raw Excavation	5,383 Cu. Yds.	
In Place Compaction (+15%)	-20,139 Cu. Yds.	
Building Adjustment	13,257 Cu. Yds.	(assume 24" of additional excavation)
Pavement Adjustment	2,037 Cu. Yds.	(assume 10" of additional excavation)
On Site Net	538 Cu. Yds.	

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



STANLEY ENGINEERING, INC.
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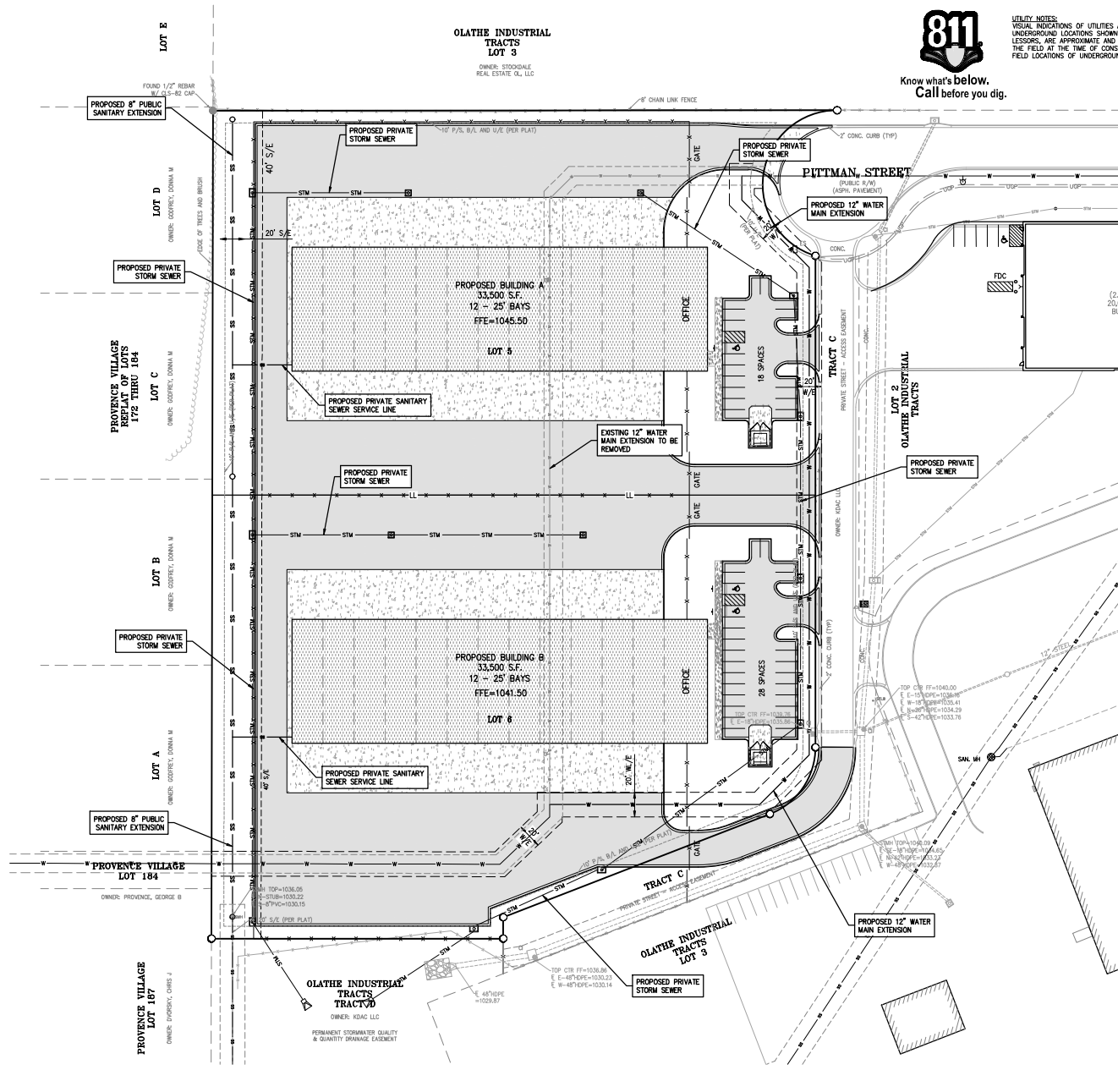


PLANNING
ENGINEERING
MANAGEMENT

GRADING PLAN
LOT 5 & 6, OLATHE INDUSTRIAL TRACTS THIRD PLAT
OLATHE, JOHNSON COUNTY, KANSAS
ADDRESS: 1225 W. PITTMAN ST.

Project No.	Date	Revision	By
PROJECT NO. 24-0013			
AUGUST 17-2014 [REVIEW]			
SECOND DAI APPROVED, EDC			
OPERATE OF AUTHORIZATION			
DWIGHT WILSON - 15-AR			
16-28-2016 - 15-JR			
CERTIFICATE OF AUTHORIZATION AND STATEMENT OF WORKS			

SHEET
C2



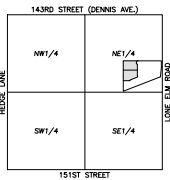
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UTILITY NOTES:

- The contractor is specifically cautioned that the location and/or elevation of utilities shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field locations of utilities. It shall be the responsibility of the contractor to coordinate with and relocate all existing utilities which conflict with the proposed improvements shown on the plans.
 - The contractor shall verify the exact location and elevation of the existing storm sewer lines and the existing location of locations where the proposed storm sewer collects or returns to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall consult the design engineer. No plans shall be laid out or directed in violation of the design engineer.
 - It will be the contractor's responsibility to field verify the top of all manholes and boxes as necessary to match the grade of the adjacent area. Top of existing manholes shall be noted as necessary to be in line with proposed pavement elevations, and to be 6-inches above finished ground elevation in non-paved areas. No repairs or additional compensation will be made to the contractor for making field adjustments to the manholes and boxes.
 - The contractor shall include pipe information and vertical pipe information in the center of the structure. Definition symbols shown for storm sewer pipes are removed from the center of each line and manhole. The contractor shall adjust the horizontal location of the pipe to go to the head of the pipe. All storm sewers shall be connected to manholes. Provide cleanouts on roof drain lines at 100' max. Spacing and at all low points. Do not connect roof drain directly to storm sewer pipe.
 - The contractor shall be responsible for furnishing and installing of all sanitary sewer service lines from the buildings to the public line. All work shall conform to the requirements of the City and Johnson County Unified Sanitary District.
 - The contractor shall be responsible for securing all permits, bonds and insurance required by the contract documents, City, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
 - By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
 - The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidents required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact field locations of all utilities. Contractor shall verify conditions prior to installation of utility line.
 - All 60 material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the 60 areas. All utilities are to be placed in trench conditions.
 - Contractor shall notify the utility authorities inspection 48 hours before connecting to any existing line.
 - Water lines shall be as follows (unless otherwise shown on plans):
 - Pipe sizes less than 3-inches that are installed below grade and outside building shall comply with the following:
 - Sanitary Sewer: 12" and 18" shall be cast iron pipe, 12" shall be ductile iron pipe, 18" shall be ductile iron pipe.
 - Water: 12" and 18" shall be ductile iron pipe, 24" shall be ductile iron pipe.
 - Pipe sizes 3-inches through 48-inches that are installed below grade and outside building shall comply with one of the following:
 - Sanitary Sewer: 12" and 18" shall be cast iron pipe, 24" shall be ductile iron pipe, 30" shall be ductile iron pipe.
 - Water: 12" and 18" shall be ductile iron pipe, 24" shall be ductile iron pipe, 30" shall be ductile iron pipe.
 - Sanitary Sewer: 12" and 18" shall be cast iron pipe, 24" shall be ductile iron pipe, 30" shall be ductile iron pipe.
 - Water: 12" and 18" shall be ductile iron pipe, 24" shall be ductile iron pipe, 30" shall be ductile iron pipe.
- Minimum trench width shall be 3 feet.
- Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust loading as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to waterline's specifications for residential service.
- All waterlines shall be laid out, ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, a 34" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
- Sanitary conflicts will be resolved prior to permit issuance.
- In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing (or around) to provide the same clearance. The waterline shall have mechanical joints with appropriate thrust loading as required to provide a minimum of 34" clearance. Bending requirements of AASHTO A21.15 or AASHTO 21.11 (AASHTO C-151) (CLASS 50).
- All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approved prior to backfill will constitute violation of code.
- All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to unexcavated building possession and the final connection of service. Contractor shall coordinate with utility companies for installation requirements and specifications.
- Refer to building plans for site lighting and security system, including, parking lot security system and associated code requirements. Coordinate with Owner that all required conditions are in place at building prior to installing.
- When a building utility connection from the utilities leading up to the building cannot be made immediately, temporarily mark at each site utility terminations.
- Refer to the building plans for site lighting and security system, including conduits, pole lines, pull boxes, etc.

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- EXISTING CABLE TELEVISION LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING BURIED ELECTRIC LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE (6" SIZE)
- EXISTING BURIED TELEPHONE LINE
- EXISTING WATER LINE (6" SIZE)
- PROPOSED CABLE TELEVISION LINE
- PROPOSED FIBER OPTIC LINE
- PROPOSED GAS LINE
- PROPOSED BURIED ELECTRIC LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED OVERHEAD POWER LINE
- PROPOSED OVERHEAD TELEPHONE LINE
- PROPOSED STORM SEWER LINE (6" SIZE)
- PROPOSED BURIED TELEPHONE LINE
- PROPOSED WATER LINE (6" SIZE)
- PROPOSED FIRE LINE (6" SIZE)
- PROPOSED ROOF DRAIN (6" SIZE)



PROVINCE VILLAGE
LOT 167
OWNER: PROVINCE, GEORGE B

PROVINCE VILLAGE
LOT 168
OWNER: PROVINCE, GEORGE B

PROVINCE VILLAGE
LOT 169
OWNER: PROVINCE, GEORGE B

PROVINCE VILLAGE
LOT 170
OWNER: PROVINCE, GEORGE B

PROVINCE VILLAGE
LOT 171
OWNER: PROVINCE, GEORGE B

PROVINCE VILLAGE
LOT 172
OWNER: PROVINCE, GEORGE B

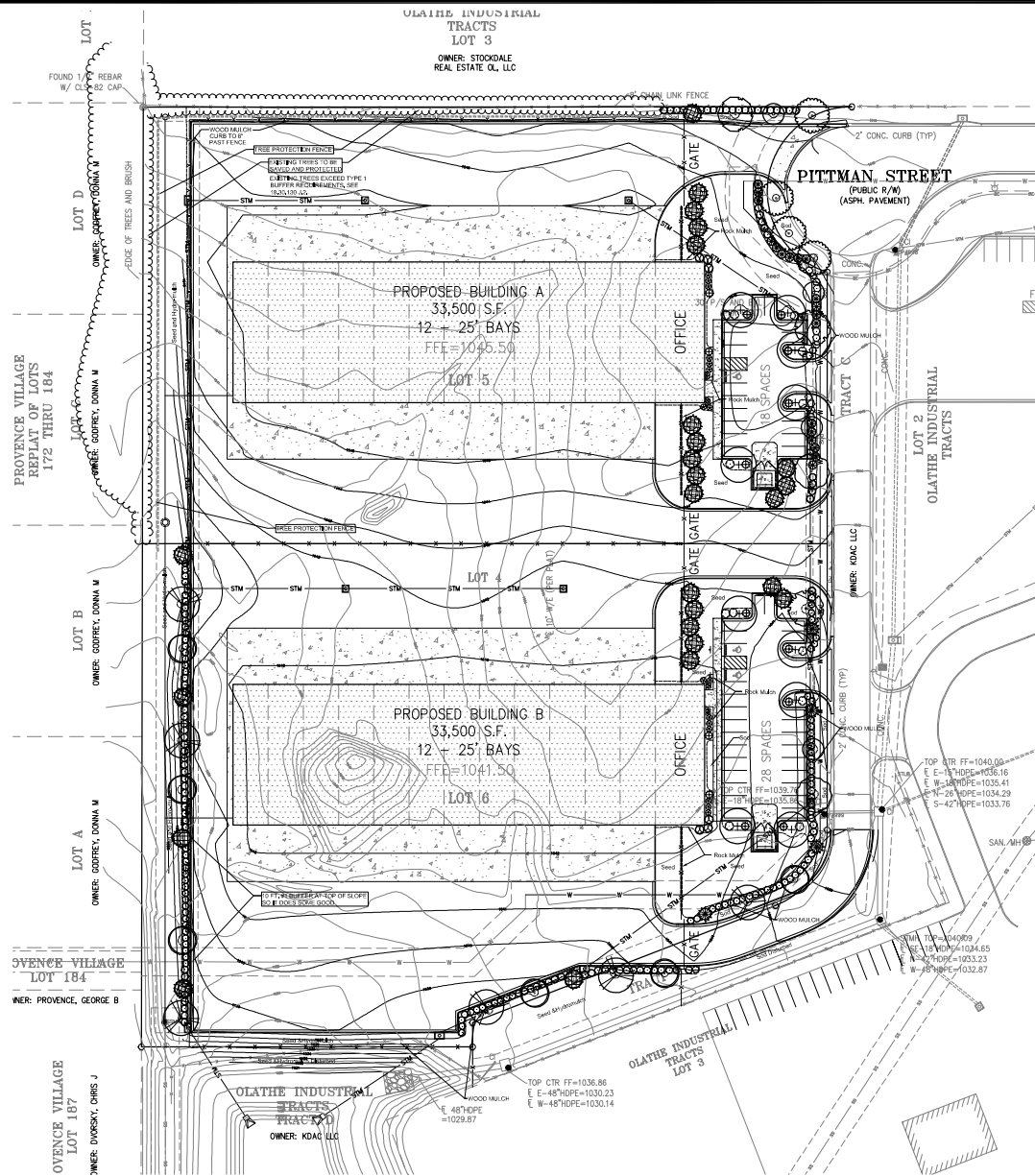
PROVINCE VILLAGE
LOT 173
OWNER: PROVINCE, GEORGE B

PROVINCE VILLAGE
LOT 174
OWNER: PROVINCE, GEORGE B

PROVINCE VILLAGE
LOT 175
OWNER: PROVINCE, GEORGE B

PROVINCE VILLAGE
LOT 176
OWNER: PROVINCE, GEORGE B

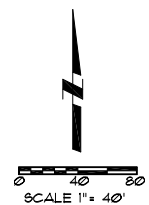
PROVINCE VILLAGE
LOT 177
OWNER: PROVINCE, GEORGE B



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
	2	Acer rubrum 'Red Pointe' / Red Pointe Red Maple	B & B	2"	Cal
	4	Cercis canadensis / Oklahoma Redbud	B & B	1"	cal.
	6	Chionanthus virginicus / White Fringetree	B & B	1"	cal.
	10	Gleditsia triacanthos 'Skyline' / 'Skyline' Honey Locust	B & B	2.5"	Cal
	4	Gymnocladus dioica 'Espresso' / Kentucky Coffee Tree Male Only/Seedless	B & B	2"	Cal
	25	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B & B		6' hgt.
	6	Quercus bicolor / Swamp White Oak	B & B	2.5"	Cal
	1	Quercus phellos / Willow Oak	B & B	2.5"	Cal
	2	Ulmus americana 'Valley Forge' / American Elm	B & B	2"	Cal
SHRUBS					
	86	Forsythia x intermedia 'Karl Sax' / Karl Sax Forsythia 24"-30"	3 gal		
	19	Juniperus chinensis 'Sea Green' / Sea Green Juniper 24"-30" hgt. & sp.	5 gal		
	14	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 24" sp.	3 gal		
	6	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark 24"-30" hgt. & sp.	3 gal		
	96	Rhus aromatica / Fragrant Sumac 24"-30" hgt. & sp.	3 gal		
	12	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 18"-24" sp.	3 gal		
	14	Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac 24"-30" hgt. & sp.	5 gal		
	16	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea 18"-24" hgt.	3 gal		
GRASSES					
	20	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass 24" hgt.	3 gal		

City Required Notes:
-No tree, shrub, or woody vegetation will be planted within 10ft. of a fire hydrant or fire department connection (FDC).
-No tree will be planted within 15ft. of a streetlight.
-Any landscape materials used for screening must be at least the height of the material that it is intended to screen.
-All disturbed lawn areas will be sodded except for large areas that are not feasible to sod. They will be drill seeded and hydromulched.
-Landscape areas must be irrigated.
-Exterior ground-mounted or building mounted utilities must be screened on 3 sides with plantings at least as tall as the utility box at the time of planting, or an architectural treatment compatible with the building.



Preliminary Landscape Plan
Lots 5 & 6
Olathe Industrial Tracts, 3rd Plat
Lot 4 Olathe Industrial Tracts
Olathe, Kansas.



Oppermann LandDesign, LLC
Land Planning • Landscape Architecture
59 Debus Lane
New Windsor, New York 12553
peter.oppermann56@gmail.com
913.562.5596

Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-368-SAFE (344-7233) to have utilities located.

05/13/2024

LS-1