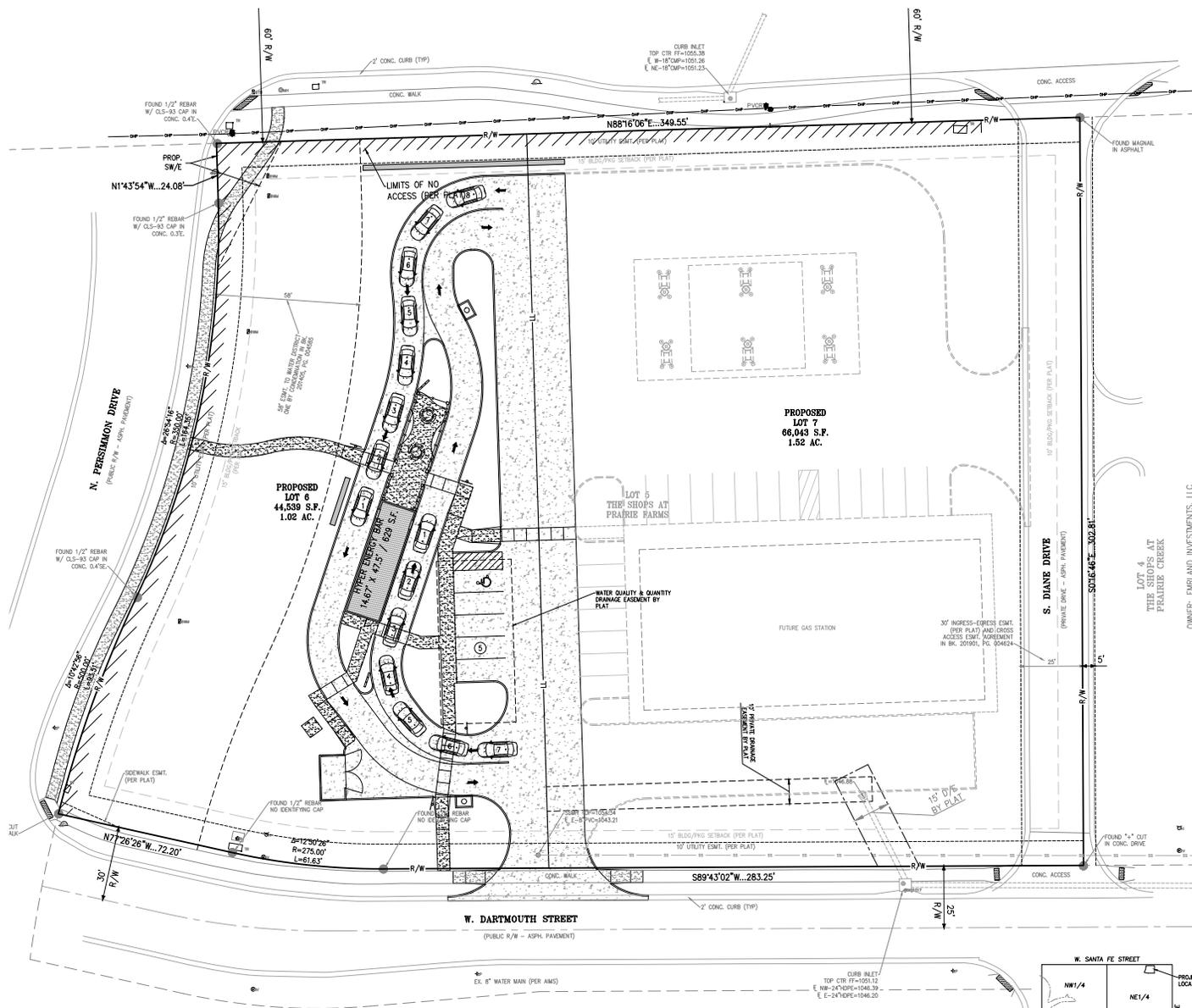


\\VNFPS-SERVER\proj\p\24081\plan\Utility\GENERAL SITE.dwg Layer:1 Nov 25, 2024 - 10:09am Dasha Ryan



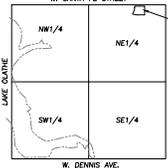
Know what's below.
Call before you dig.

UTILITY NOTES:
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LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



TRACT A
RANCH VILAS AT
PRAIRIE FARMS

LEGAL DESCRIPTION:
LOT 5, THE SHOPS AT PRAIRIE FARMS, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.
GROSS AREA = 22.54 ACRES / ±110,563 SQ.FT.



SCALE: 1"=200'
VICINITY MAP
SEC. 33-13-23

LEGEND

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

SITE DATA

PROPOSED LOT 6	44,539.35 S.F. / 1.02 AC.
ZONING	C-2
EXISTING	C-2
PROPOSED	C-2
PROPOSED BUILDING (1-STORY)	629 S.F.

PARKING SUMMARY

PROPOSED PARKING	4
STANDARD STALLS (9'-0" X 18'-0")	4
ACCESSIBLE STALLS	1
TOTAL STALLS	5
REQUIRED ACCESSIBLE STALLS	1-25
TOTAL STALLS	1
REQUIRED ACCESSIBLE STALLS	1



Professional Engineer, Inc.
1001 N. Winkler
Olathe, Kansas 66041
www.prairiepartners.com

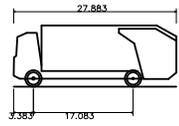
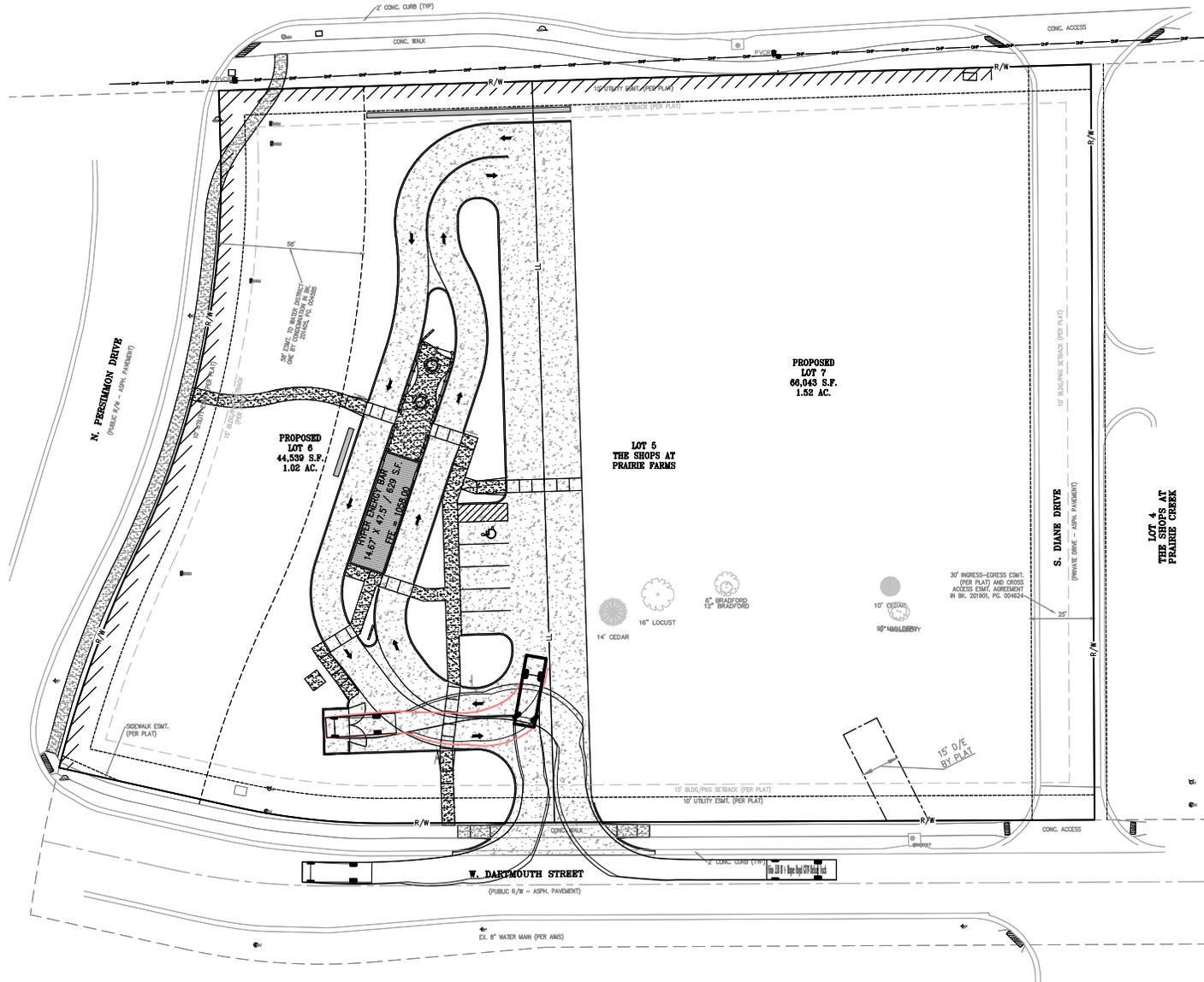


OVERALL SITE PLAN
HYPER ENERGY BAR
OLATHE, JOHNSON COUNTY, KANSAS
ADDRESS: 2250 W. DARTMOUTH STREET

PROJECT NO. 24081
DATE OF APPROVAL 11/25/2024
DATE OF AMENDMENT
SCALE OF APPROVAL 1"=200'
DATE OF AMENDMENT
SCALE OF AMENDMENT

By	Date	Revised For	Comments
DES	11/25/2024	REVISED PER STAFF COMMENTS	

SHEET
C100



Hino 338 M + Wayne Royal GT14 Refuse Truck
 Overall Length 27.863ft
 Overall Width 17.083ft
 Overall Body Height 3.253ft
 Min. Body Ground Clearance 1.918ft
 Track Width 8.042ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 27.400ft

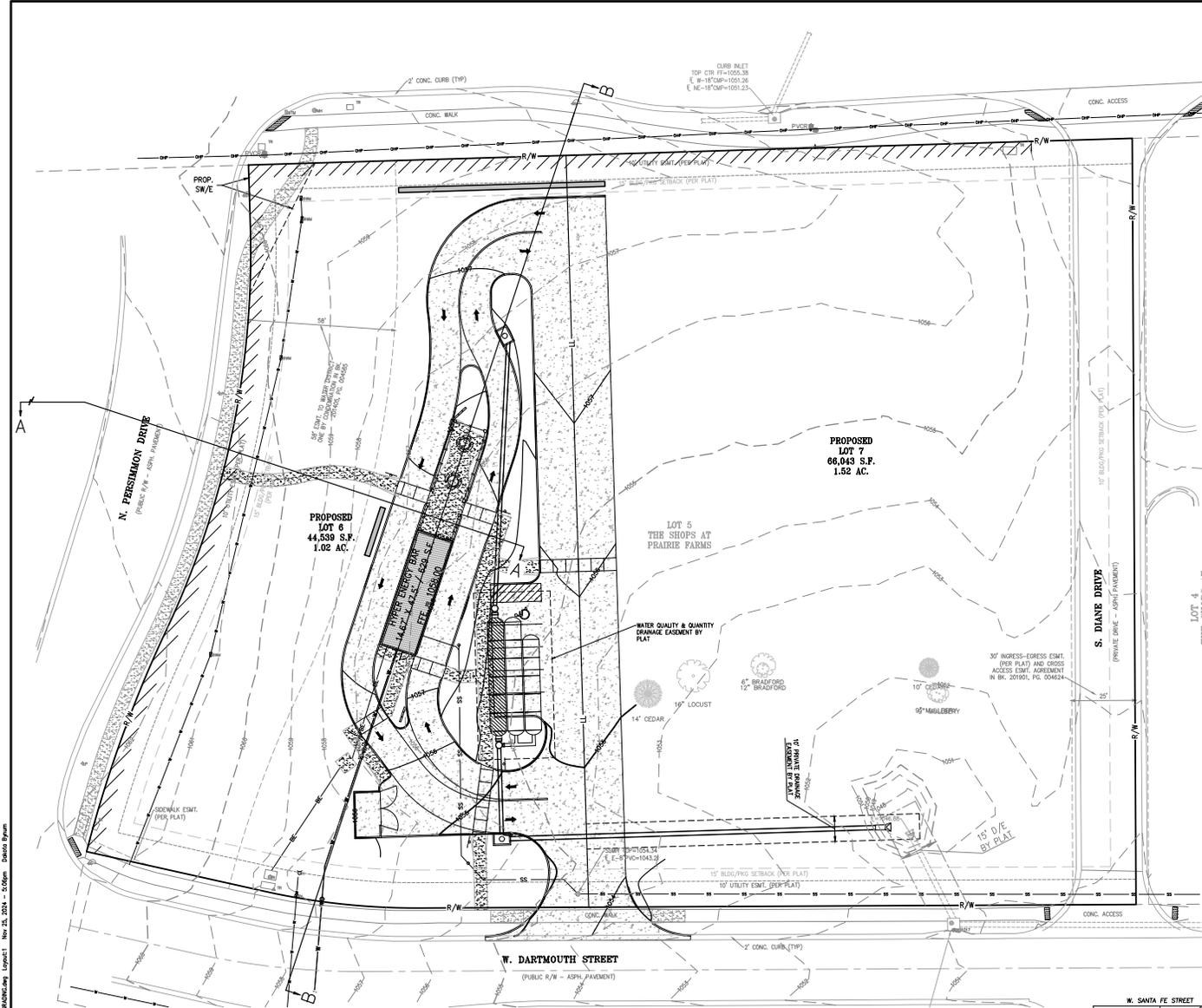


TRUCK TURN PLAN
 HYPER ENERGY BAR
 OLATHE, JOHNSON COUNTY, KANSAS
 ADDRESS: 2250 W. DARTMOUTH STREET

PROJECT NO.	DATE	NO.	DESCRIPTION
240881	11-22-2024	1	REVISED PER STAFF COMMENTS



SHEET
C102

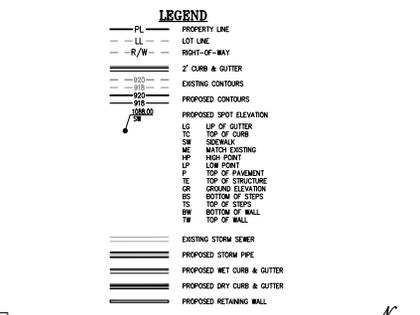


SITE GRADING NOTES:

- CONTOURS AND ELEVATIONS:** Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted. Proposed contours and elevations shown represent approximate final grade. Contractor shall hold down subgrades to allow for pavement and sub-base thicknesses.
- If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made at his expense a topographic survey by a registered land surveyor and submit it to the owner for review.
- CLEARING AND GRUBBING:** Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of geotechnical operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fill.
- TOPSOIL STRIPPING:** Prior to the start of site grading, the contractor shall strip a topsoil from areas to be graded, and stockpiled at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor shall be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and ILL.
- Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade. Contractor shall ensure positive drainage away from building for all areas.
- SUBGRADE PREPARATION:** Prior to placement of new fill material, the existing subgrade shall be prepared and approved under the direction of the Geotechnical Engineer or his representative.
- PROFILING:** Subsequent to completion of stripping and over-excavation, of building and pavement areas to receive engineered fill should be systematically profiled using a tandem axle spring truck loaded to approximately 25,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be profiled within 48 hours of paving. Unfinished soils that are detected and that can not be incorporated should be over-excavated and replaced with controlled structural fill.
- EARTHWORK:**
 - GEOTECHNICAL:** All earthwork shall conform to the recommendations of the Geotechnical report. Soil report and its recommendations are herein incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Items specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.
 - SURFACE WATER:** Surface water shall be intercepted and diverted during the placement of fill.
 - FILL:** All fill shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris, in areas where the thickness of the engineered fill is greater than 18". The building and pavement construction shall not commence until so authorized by the on-site geotechnical engineer to allow for consolidation.
 - BUILDING SUBGRADE:** As specified in the Geotechnical Engineering Report, the upper section of building subgrade shall consist of low Volume Change (LC) material unless an approved contractor grade fill or low to moderate plasticity cohesive soil materials stabilized with Class C Flyash. Granular fill shall consist of compacted granular materials with a maximum particle size of ten (10) inches or less, such as limestone screenings. Refer to geotechnical report for complete requirements.
 - EXISTING SLOPES:** Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benchered providing a minimum vertical face of ten feet (10'). The benches should be cut wide enough to accommodate the construction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose measurement), unless otherwise approved by the Geotechnical Engineer.
 - COMPACTION REQUIREMENTS:** The upper 6 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (Standard proctor compaction). The moisture content of the fill at placement shall be controlled to be within a range of 5% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within the range until completion of each lift. Where compaction earth fill is to be large lift or impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
- All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavement within ADA parking areas shall meet 2% total slope. All grades around building shall be held down 6" from finish floor and slope away another 6" to 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this requirement.
- TESTING AND INSPECTION:** Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fill and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and other industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.
- CLASSIFICATION:** All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.
- PERMANENT RESTORATION:** All areas disturbed by earthwork operations shall be sodded, unless shown otherwise by the landscaping plan or erosion control plan.
- UTILITIES:** The contractor is specifically cautioned that the location and/or elevation of existing utilities are shown on these plans in based on records of the various utility companies, and where possible, measurements taken in the field. This 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 location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- LAND DISTURBANCE:** The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.S. permit for storm water discharge associated with construction activities. Refer to project S&P/P.P. requirements.

Earthwork Summary
Hyper Energy Bar
11/27/2024

Raw Excavation	182 Cu. Yds.
In Place Compaction (+15%)	-697 Cu. Yds.
Building Adjustment	47 Cu. Yds. (assume 24" of additional excavation)
Pavement Adjustment	645 Cu. Yds. (assume 12" of additional excavation)
On Site Net	176 Cu. Yds.



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Approved for construction, date:
Date: 11/27/2024
By: [Signature]
Title: [Title]



GRADING PLAN
HYPER ENERGY BAR
OLATHE, JOHNSON COUNTY, KANSAS
ADDRESS: 2250 W. DARTMOUTH STREET

PROJECT NO. Z4681	DATE	NOV 27 2024	REVISIONS	
PROJECT DATE APPROVED DATE	NO.	11/27/2024	REVISIONS	
DATE OF APPROVAL	NO.		REVISIONS	
DATE OF APPROVAL	NO.		REVISIONS	

SHEET
C200

