

# AdventHealth Medical Office Building

14345 W 119th Street, Olathe, KS 66062  
Section 21, Township 13, Range 24

## Preliminary Development Plan

### LEGEND

Existing Section Line	Proposed Right-of-Way
Existing Right-of-Way Line	Proposed Property Line
Existing Lot Line	Proposed Lot Line
Existing Easement Line	Proposed Easement
Existing Curb & Gutter	Proposed Curb & Gutter
Existing Sidewalk	Proposed Sidewalk
Existing Storm Sewer	Proposed Storm Sewer
Existing Storm Structure	Proposed Storm Structure
Existing Waterline	Proposed Fire Hydrant
Existing Gas Main	Proposed Waterline
Existing Sanitary Sewer	Proposed Sanitary Sewer
Existing Sanitary Manhole	Proposed Sanitary Manhole
Existing Contour Major	Proposed Contour Major
Existing Contour Minor	Proposed Contour Minor
Future Curb and Gutter	
U/E Utility Easement	A/E Access Easement
SS/E Sanitary Sewer Easement	T/E Temporary Easement
D/E Drainage Easement	

### LEGAL DESCRIPTION

All of the North 466.69 feet of the East 466.69 feet of the North One-Half of the Northwest One-Quarter, of Section 21, Township 13 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northeast corner of the Northwest One-Quarter of said Section 21; thence South 01 degree 16 minutes 24 seconds East along the East line of the Northwest One-Quarter of said Section 21, a distance of 466.69 feet to a point; thence South 88 degrees 38 minutes 57 seconds West parallel to the North line of the Northwest quarter of said Section 21, a distance of 466.69 feet to a point; thence North 01 degree 16 minutes 24 seconds West parallel to the East line of the Northwest quarter of said Section 21, a distance of 466.69 feet to the North line of the said Northwest One-Quarter; thence North 88 degrees 38 minutes 57 seconds East along the said North Line a distance of 466.69 feet to the Point of Beginning and containing 5.000 acres, more or less.

### FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 20091C0065G, revised August 3, 2009, portions of this tract lie in: ZONE X, defined as area of minimal flood hazard.

### UTILITY COMPANIES

COMPANY	NAME	EMAIL ADDRESS	PHONE NO.	CELL
AT&T	Randy Gaskin	rg513@att.com	913.383.6948	
Google	Marshall Martens	mmartens@google.com	415.736.6597	
Johnson Co. Wastewater	Andrew Wendel	andrew.wendel@jcw.org	913.715.8540	913.908.4274
Kansas City Power & Light - Distribution	Chris Beilman	chris.beilman@kcpl.com	913.894.3025	816.810.4079
Kansas City Power & Light - Transmission	Marcus Robinson	marcus.robinson@kcpl.com	816.245.3777	
Kansas Gas Service	David Teetley	David.Teetley@kogas.com	913.599.8933	
Level 3 Communications	Clement Heinstetter	clement.heinstetter@level3.com	913.312.2744	913.205.4126
Southern Star Central Gas Pipeline	Bob Bath	bob.bath@sscop.com	913.387.9202	913.387.9202
Southern Star Central Gas Pipeline	Mike DeGraeve	mike.degraeve@sscop.com	270.852.5125	
Southern Star Central Gas Pipeline	Andy Zeller	Andrew.Zeller@sscop.com		
Southern Star Central Gas Pipeline	Pete Watson	Pete.Watson@sscop.com		
Southern Star Central Gas Pipeline	Jason Tyson	Jason.R.Tyson@sscop.com		
TCA (AT&T Local Services)				
Unite Private Networks	Sean Brown	sean.brown@unite.com		813.533.2611
Verizon	To whom it may concern	investigations@verizon.com	972.729.6322	
WaterOne	Jan Hardie	jhardie@waterone.org	913.895.5775	

Site is composed of the following Assessor Parcels:

Parcel ID	Address	Owner	Existing Zoning	Proposed Zoning	Proposed Use
DP23670000 0001	14345 W 119th St, Olathe, KS 66062	Shawnee Mission Medical Center	R-1	O	Medical Office

Sheet List Table	
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C03	Existing Conditions
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C08	Fire Turn Plan
C09	Trash Turn Plan
C10	Standard Details I
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C12	Standard Details III
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L01	Landscape Preservation Plan
L02	Landscape Plan
L03	Landscape Details

### Project Applicant and Owner

Jason Piper  
Shawnee Mission Medical Center, Inc.  
7820 W 165th St  
Overland Park, KS 66223

### Project Architect

Jacqueline S Foy  
HDR Inc.  
10450 Holmes Rd Ste 600  
Kansas City, MO 64131

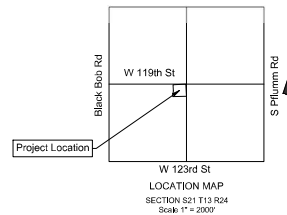
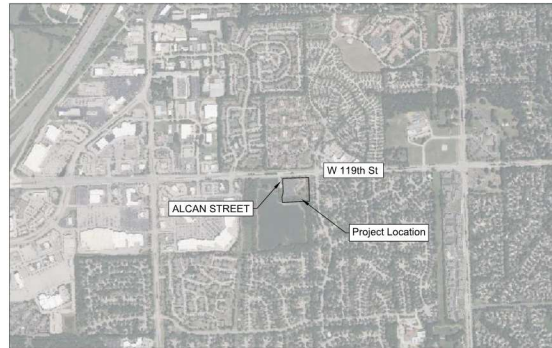
### Project Engineer

Nick Hanaway  
Renaissance Infrastructure Consulting, LLC  
8653 Penrose Lane  
Lenexa, KS 66219

### Project Landscape Architect

Andrea Lemken  
Renaissance Infrastructure Consulting, LLC  
8653 Penrose Lane  
Lenexa, KS 66219

Project Surveyor  
Wayne Malnicof  
Renaissance Infrastructure Consulting, LLC  
8653 Penrose Lane  
Lenexa, KS 66219



Preliminary Development Plan

25-0141  
AdventHealth Medical Office Building  
14345 W 119th Street, Olathe, KS 66062

Title Sheet

2	06/03/2020	KCP Revision 1
1	03/03/2020	KCP Revision 1
NO.	DATE	REVISION

DRAWN BY: ZH CHECKED BY: NH

Renaissance  
Infrastructure  
Consulting  
865.800.2950  
www.rii-consulting.com  
400 E 17th Street  
Kansas City, Missouri 64108  
E-2010033636



Sheet  
C01

ADA ACCESSIBLE ROUTE NOTES

1. All Accessible route construction shall conform to the latest version of the ADA Standards for Accessible Design published by the Department of Justice and the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way published by the United States Access Board.
2. Other than ramps and ramp runs, walking surfaces must have running slopes not steeper than 1:20.
3. The cross slope of walking surfaces shall not be steeper than 2%.
4. The minimum width for a linear segment of accessible route shall be 36 inches.
5. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches wide, clear width shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches leaving the turn.
6. An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be 60 inch by 60 inch minimum.
7. Ramp runs shall have a running slope not steeper than 1:12.
8. Ramp runs with a rise greater than 6 inches shall have handrails.
9. Ramp landings with a maximum slope of 1:48 shall be provided before and after ramp runs.
10. The maximum rise of a ramp run shall be 30 inches.
11. The maximum counter slope between the pavement and the curb at a curb ramp shall be 1:20.
12. Curb ramp landings with a maximum slope of 1:48 shall be provided at the top of curb ramps with a clear width of 60 inches.
13. Detectable warning surfaces complying with the latest ADA Standards shall be provided at pedestrian street crossings and refuge islands.
14. Passenger loading zones shall be provided adjacent to any ADA Accessible stall and have a 2% maximum slope in all directions.
15. Contractor to field verify existing site conditions and contact the engineer if field conditions do not match plan prior to constructing.

LAYOUT & PAVING NOTES

1. All construction shall conform to the City of Olathe minimum design standards.
2. Contractor shall keep a full set of City of Olathe Standard Details onsite at all times.
3. The contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.
4. The contractor shall verify the exact location of all existing utilities, take care to protect utilities that are to remain, and repair contractor caused damage according to current local standards and at the contractor's expense. Coordinate all construction with the appropriate utility company.
5. The contractor shall comply with all local codes, obtain all permits, and pay all fees prior to beginning work.
6. Prior to installing, constructing, or performing any work in the public right of way or on the public storm sewer line (including concrete pavement or connecting private drainage systems to the storm sewer), contact City Public Works at 913-261-4444 for inspection of the work. Contact must be made at least 24 hours prior to start of the pavement.
7. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Adjust all utilities prior to installation of pavement.
8. The contractor shall protect all trees to remain, in accordance with the specifications. Do not operate or store heavy equipment, nor handle, nor store materials within the drip lines of trees or outside the limit of grading.
9. Concrete walks and pads shall have a broom finish. All concrete shall be 4,000 p.s.i. unless otherwise noted. Curb ramps, sidewalk slopes and driveway ramps shall be constructed in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete.
10. All damage to existing asphalt pavement to remain which results from new construction shall be replaced with like materials at contractor's expense.
11. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
12. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
13. For all asphalt pavement, the contractor shall have no more than 30% recycled material in the base course and no recycled material in the surface course.

PAVEMENT MARKING AND SIGNAGE NOTES

1. Parking stall marking stripes shall be four inch (4") wide white stripes. Handicap stall marking shall be furnished at locations shown on plans.
2. Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices."
3. Traffic control and pavement markings shall be painted with a white Sherwin Williams TM2125 HOTLINE Fast Dry or approved equal. The pavement marking shall be applied in accordance with manufacturers recommendations. Apply on a clean, dry surface and at a surface temperature of not less than 70°F and the ambient air temperature shall be not less than 60°F and rising. Two coats shall be applied.

WRITTEN SEQUENCING

1. **Implement Pre-Construction Plan:**  
All temporary structural BMP's shown on the BMP plan must be in place before any site disturbance. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
2. **Clear and Stabilize Work Areas:**  
Grade contractor areas and place all-leather surface on contractor areas.
3. **Clearing and Grubbing:**  
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

GRADING NOTES

1. All construction shall conform to the City's minimum design standards.
2. Spot Grades shown herein shall govern over finished grades.
3. The contractor shall provide evidence that his insurance meets the requirements of the Project.
4. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
5. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
6. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, streetlight and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
7. The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
8. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specified written approval is granted by the City.
9. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA).
10. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
11. All work shall be confined within easements and/or construction limits as shown on the plans.
12. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
13. All National Pollution Discharge Elimination System (NPDES) standards shall be met.
14. Public and Private utility facilities shall be moved or adjusted as necessary by the owners to fit the new construction unless otherwise noted on the plans. The Contractor is responsible for the cost of utility relocations unless otherwise indicated on the plans.

EARTHWORK NOTES:

1. **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 finish grade.
2. **CLEARING AND GRUBBING:** Prior to the start of grading and earthwork, the areas to be graded shall be stripped of all vegetation, organic matter, and topsoil, to a minimum depth of four inches (4") or as otherwise directed by the Geotechnical Engineer. Stripping materials shall not be incorporated into structural fills. Topsoil materials shall not be used in building and pavement areas.
3. **TOPSOIL:** Prior to the start of grading, the contractor shall strip all topsoil from areas to be graded and stockpile at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will 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. Subgrade below turf areas shall have a minimum 6" depth of soil free of rock larger than 3".
4. **SUBGRADE PREPARATION:** Prior to placement of new fill material, the existing subgrade shall be proof rolled and approved under the direction of the Geotechnical Engineer or his representative.
5. **proof rolling:** Prior to the placement of new fill material, the existing subgrade shall be proof rolled and approved under the direction of the Geotechnical Engineer. Unsuitable areas identified by the proof rolling areas shall be undercut and replaced with controlled structural fill or treated with fly ash per the Geotechnical report.
6. **EARTHWORK:**
  - A. **GEOTECHNICAL:** All earthwork shall conform to the recommendations of the Geotechnical report.
  - B. **SURFACE WATER:** Surface water shall be intercepted and diverted during the placement of fill.
  - C. **FILLS:** All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil, and debris. All fill required for project shall be provided by the Contractor. Material shall be pre-approved by the Engineer prior to placement.
  - D. **EXISTING SLOPES:** Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose fit measurement), unless otherwise approved by the Geotechnical Engineer.
  - E. **COMPACTION REQUIREMENTS:** Earth fill material shall be placed and 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 at the time of placement and compaction shall be within a range of -2% to 3% above the optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where composition of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
7. **TESTING AND INSPECTION:** Testing and inspection services required to make tests required by the specifications and to observe the placement of fills and other work performed on this project shall be provided by a commercial testing laboratory (Geotechnical Engineer) selected by the owner. The cost of testing will be the owner's responsibility.
8. **SEEDING:** All areas disturbed by earthwork operations in the right-of-way shall be seeded.

EROSION CONTROL NOTES

1. All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of Olathe, State. If any of the general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers of Olathe, State. The Cities standards shall override.
2. The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to Olathe, State Technical Provisions and Specifications.
3. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and off-site sedimentation.
4. The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become established and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.
5. The contractor shall temporarily seed and mulch all disturbed areas if there has been no construction activity on them for a period of fourteen (14) calendar days.
6. Install "J" Hooks on silt fence every 100 LF.
7. Contractor to install all Phase I erosion control devices prior to construction.
8. Contractor shall replace disturbed area with seed or sod, as indicated on the plans, and shall be installed within 14 days after paving completion and final topsoil grading.
9. Topsoil replacement shall be 6" thick.
10. Silt fence to be installed in accordance with Olathe, State Standard Details.
11. Refer to APWA 2150 for good housekeeping and spill measures.
12. The Contractor shall inspect erosion control devices every 7 days and within 24 hours of a storm of 0.5 inches or more. The Contractor shall repair damage, clean out sediment, and add additional erosion control devices as needed, as soon as practicable, after inspection. The Contractor shall also inspect and assure that all sediment control devices are in working condition prior to any forecasted rainfall.

SITE UTILITY NOTES

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as 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 location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate and/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of Johnson County, Olathe, Kansas Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing storm sewer locations and the existing elevations at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, The contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of the curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. spacing and at all bend points. Do not connect roof drains directly to storm sewer pipes.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, back flow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system. If not furnished or installed by the Board of Public Utilities, Coordinate with the Board of Public Utilities. All costs associated with the complete water system for the building shall be the responsibility of the contractor. All work shall conform to the requirements of Johnson County, Olathe.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the building to the public line. The contractor shall refer to the architectural plans for specific locations and elevations of the service lines of the building connection. All work shall conform to the requirements of Olathe.
8. The contractor is responsible for securing all permits, bonds and insurance required by the contract documents, Olathe, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by the construction documents. The cost for all permit bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
9. 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.
10. 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 structure. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact line-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
11. All fill 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 fill areas. All utilities are to be placed in trench conditions.
12. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
13. Storm sewer roof drain(s) shall be as follows (unless otherwise shown on plans):
  - PVC SDR 35 per ASTM D3034, for pipes less than 12" deep.
  - PVC SDR 26 per ASTM D3034, for pipes 12" to 20" deep.
14. Waterlines shall be as follows (unless otherwise shown on plans):
  - for 8" and larger: ductile iron pipe per AWWA C150
  - between 2" and 6": copper tube Type "K" per ANSI B16.22 or ductile iron pipe per AWWA C150
  - For smaller than 2": copper tube Type "K" per ANSI B16.22
15. Fire line size is shown for reference only, fire protection engineer shall verify all sizes and fire flow demand prior to construction.
16. Minimum trench width shall be 2 feet.
17. Contractor shall maintain a minimum of 42" of cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to the Board of Public Utilities specifications for commercial services.
18. All waterlines shall be kept ten feet (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, an 18" vertical clearance (outside edge of pipe to outside edge of pipe) of the waterline above the sewer line is required.
19. Trench Drain shall be ACO S200K or approved equal.
20. Trench Drain shall be installed in accordance with the manufacturer's installation instructions and recommendations.
21. 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 the crossing (or encased in concrete the same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18" clearance. Meeting requirements ANSI A21.10 or ANSI 21.11 (AWWA C151)(C150).
22. All underground storm, sanitary, water and other utility lines shall be inspected, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
23. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
24. refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place and tested prior to paving.
25. When a building utility Connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such utility terminations.

GENERAL NOTES

1. All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of 14345 W 119th Street, Olathe, KS 66062. If any general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of 14345 W 119th Street, Olathe, KS 66062, the Cities standards shall override.
2. The contractor shall provide evidence that his insurance meets the requirements of Olathe, State.
3. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
4. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
5. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
6. The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
7. The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements.
8. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
9. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Olathe, State sidewalk details.
11. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
12. All work shall be confined within easements and/or construction limits as shown on the plans.
13. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
14. Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
15. All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
16. The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
17. By use of these construction documents the contractor hereby agrees that he 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.
18. The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
19. Geogrid, footings, or other elements of the retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property.
20. All building and life safety issues shall comply with the 2012 International Fire Code and local amendments as adopted by Olathe, State
21. Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
22. Contractor shall restore all disturbed right-of-way upon project completion.
23. Prior to construction, contractor shall install pre-construction erosion control measures.

Preliminary Development Plan

25-0141

AdventHealth Medical Office Building  
14345 W 119th Street, Olathe, KS 66062

General Notes

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DESCRIPTION

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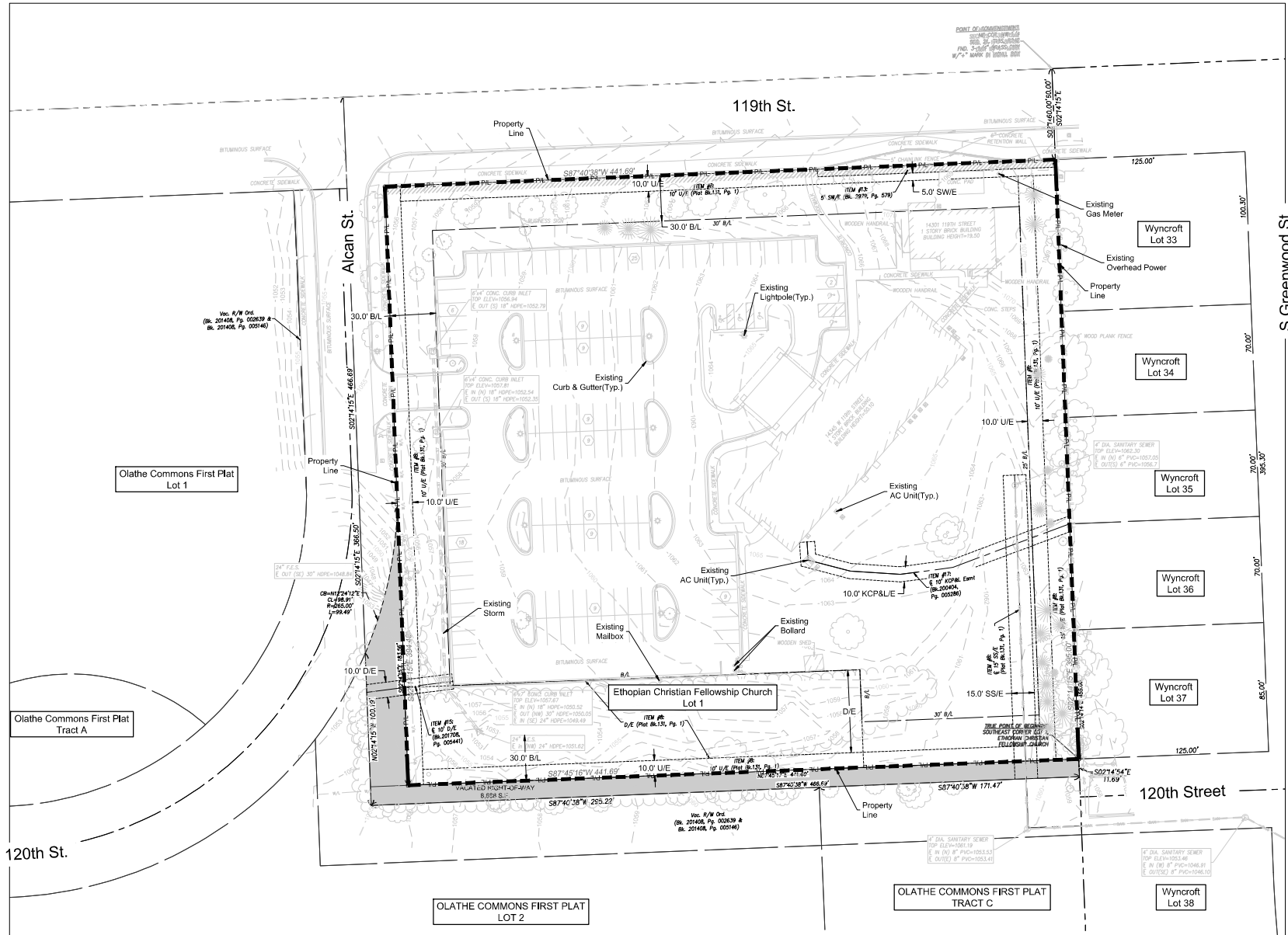
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Sheet  
C02

Revised: 2/25/2025  
2/25/2025 5:00am  
2/25/2025 5:00am  
2/25/2025 5:00am



Preliminary Development Plan

25-0141

AdventHealth Medical Office Building

14345 W 119th Street, Olathe, KS 66062

Existing Conditions

1	000000	100' Station 1
2	000000	100' Station 1
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7	000000	100' Station 1
8	000000	100' Station 1
9	000000	100' Station 1
10	000000	100' Station 1
11	000000	100' Station 1
12	000000	100' Station 1
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Renaissance Infrastructure Consulting

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Kansas City, Missouri 64108  
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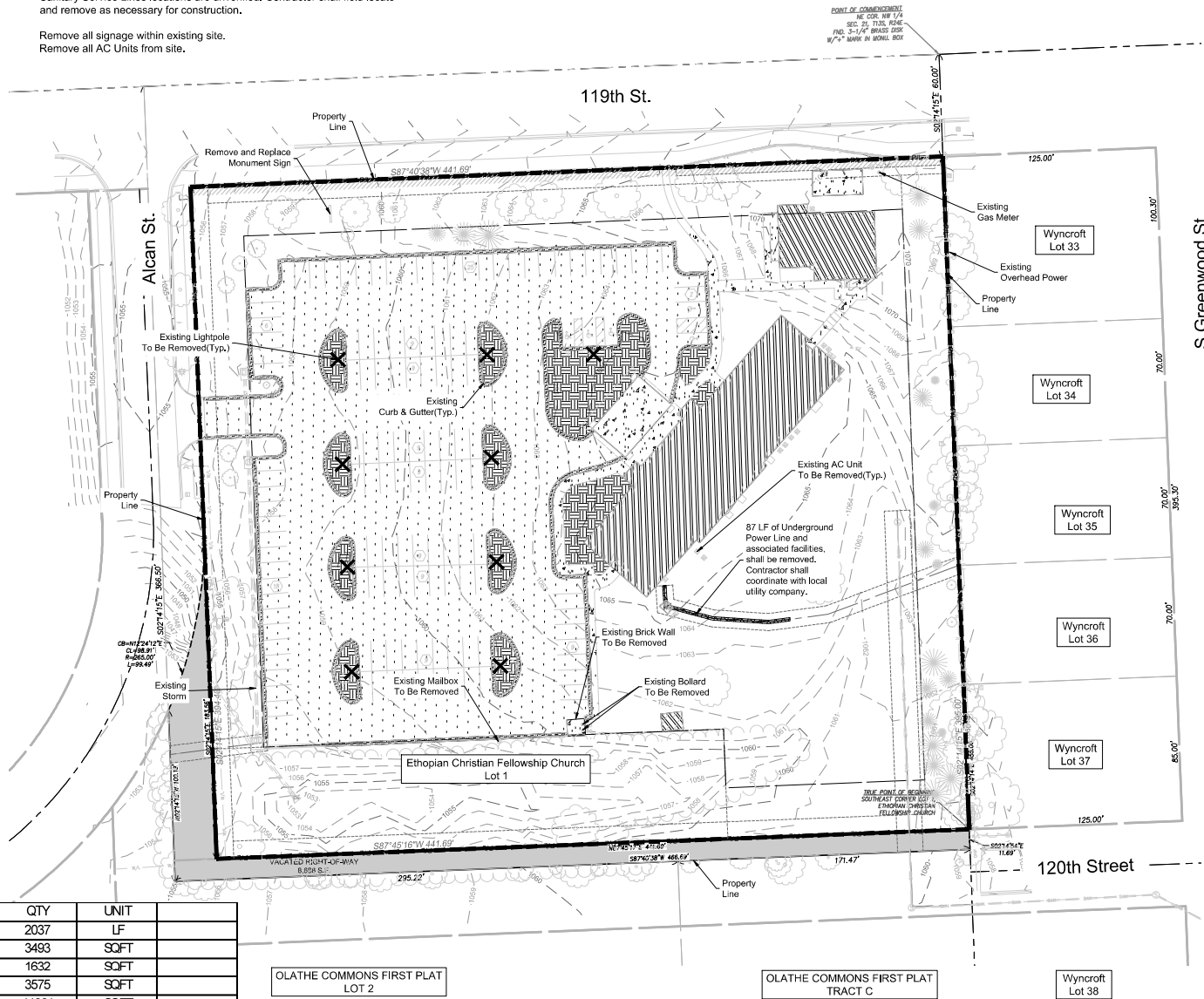
# DEMO LEGEND

- Curb & Gutter
- Concrete Pavement
- Asphalt Pavement
- Existing Building & Features
- Landscape Features
- Light Pole
- Utilities

## Note:

Sanitary Service Lines locations are unverified. Contractor shall field locate and remove as necessary for construction.

Remove all signage within existing site.  
Remove all AC Units from site.



ITEM	QTY	UNIT	
Curb & Gutter	2037	LF	
Concrete Sidewalk	3493	SOFT	
Concrete Pavement	1632	SOFT	
Asphalt Pavement	3575	SOFT	
Existing Building & Structures	11381	SOFT	
Landscaping Features	6886	SOFT	
Light Pole	9	EA	
Sgns	5	EA	

OLATHE COMMONS FIRST PLAT  
LOT 2

OLATHE COMMONS FIRST PLAT  
TRACT C

Wyncroft  
Lot 38



Preliminary Development Plan

25-0141  
AdventHealth Medical Office Building  
14345 W 119th Street, Olathe, KS 66062

Demo Plan

**Renaissance**  
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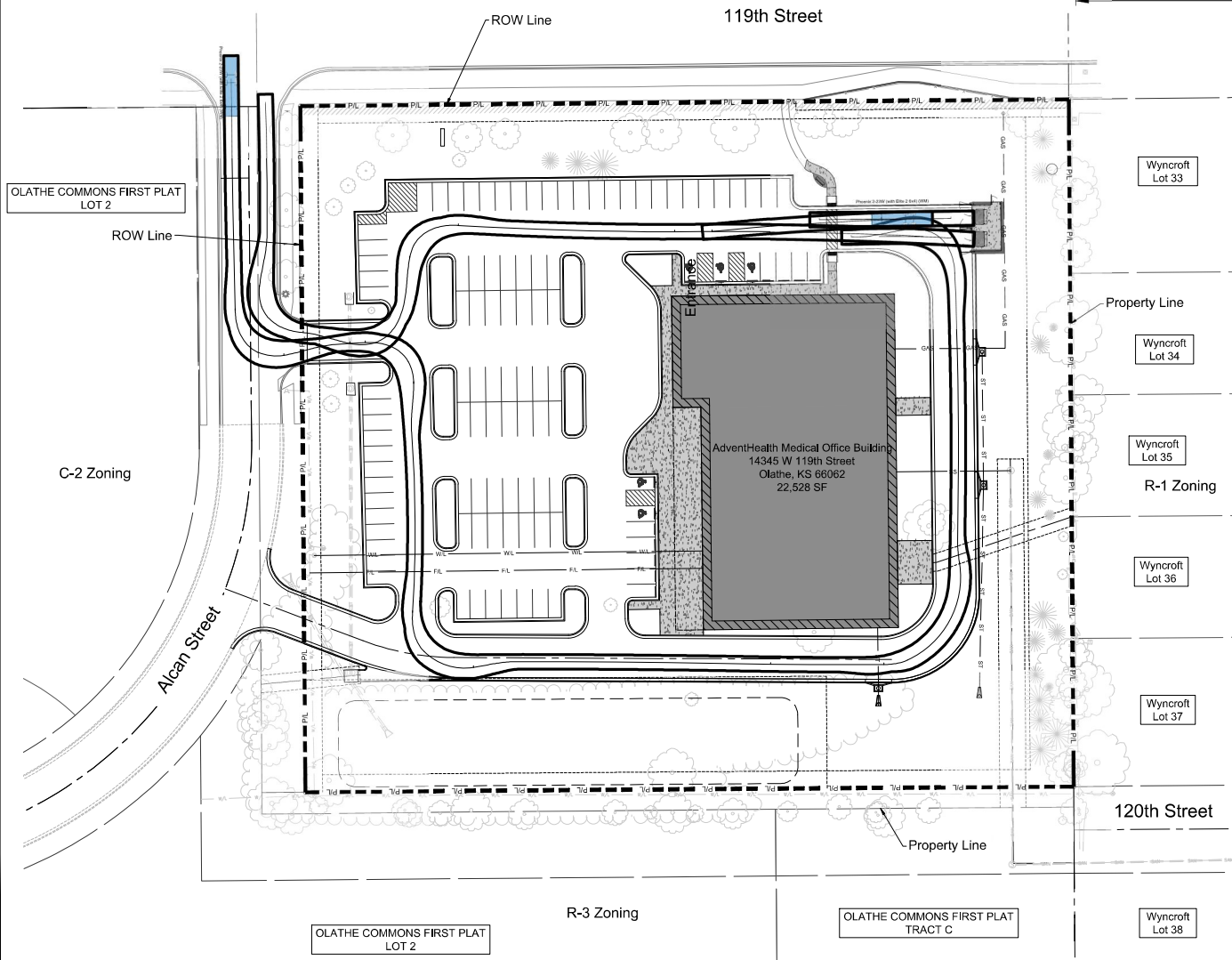
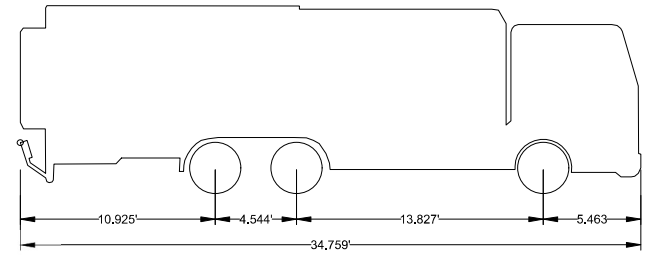








Vehicle library: REFUSE\_EUROPE  
 Name: Phoenix 2-23W (with Elite 2 6x4)  
 Width [ft]: 8.301  
 Height [ft]: 10.518  
 Front track [ft]: 8.202  
 Back track [ft]: 8.202  
 Total vehicle length [ft]: 34.759  
 Average steering angle: 36.671°  
 Turn time (sec.): 4.0  
 Turning radius (curb to curb) [ft]: 30.345  
 Turning radius (wall to wall) [ft]: 33.602



Preliminary Development Plan

25-0141  
 AdventHealth Medical Office Building  
 14345 W 119th Street, Olathe, KS 66062

Trash Turn Plan

2	06/03/2020	PCP Revision 1
1	07/03/2020	PCP Revision 1
NO.	DATE	REVISION

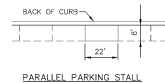
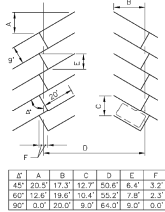
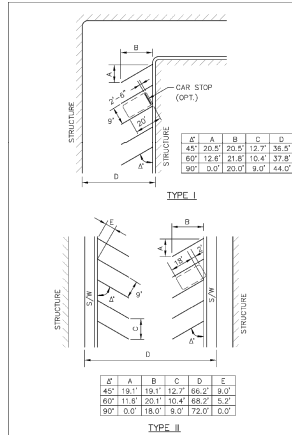
DRAWN BY: ZH CHECKED BY: NH

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PREPARED BY: JAW/25 2020-05-01 10:00  
 DATE: 2020-05-01 10:00  
 FILE: 2020-05-01 10:00

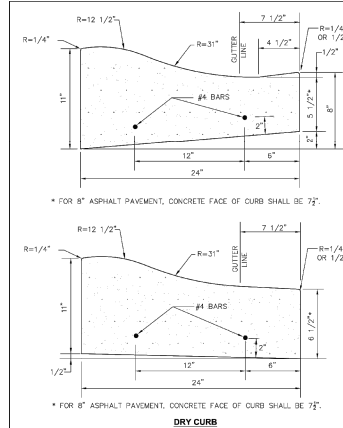


PARKING LOT DETAILS



DATE:   
UPDATE:   
APPROVED:   
JAN 2025

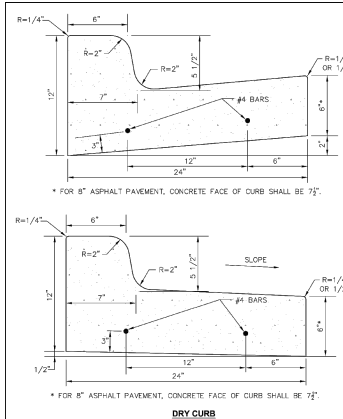
STANDARD  
DETAIL  
21-1



- NOTES:
1. EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER CUT TO THE CONFIGURATION OF THE FULL SIZE OF THE CURB AND OUTER SECTION AND BEING SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS. THE EDGES OF THESE JOINTS SHALL BE ROUNDED WITH AN EDGING TOOL ONE-EIGHTH (1/8) INCH RADIUS.
  2. EXPANSION JOINTS SHALL BE PLACED WHERE CURB AND GUTTER ADJUTS OTHER STRUCTURES AND AT ALL POINTS OF TANGENTS TO CURVES. EXPANSION JOINTS SHALL NOT BE SPACED MORE THAN 50 FEET APART ON STRAIGHT RUNS FOR HAND LAID CURB AND GUTTER AND NOT MORE THAN 200 FEET APART FOR MACHINE LAID CURB AND GUTTER PROVIDED 3/4 INCH THICK JOINT FILLER IS USED. ALL JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE CURB AND GUTTER.
  3. CONTRACTION JOINTS SHALL BE CONSTRUCTED BY SAWING THROUGH THE CURB AND GUTTER TO A DEPTH OF NOT LESS THAN ONE AND ONE-FOURTH (1 1/4) INCHES BELOW THE SURFACE AND TO A WIDTH NOT TO EXCEED THREE-EIGHTHS (3/8) INCH OR THEY MAY BE FORMED BY INSERTING A REMOVABLE METAL TEMPLATE IN THE FRESH CONCRETE, OR BY OTHER METHODS APPROVED BY THE ENGINEER. SEALING OF JOINTS IS NOT REQUIRED. CONTRACTION OR CONSTRUCTION JOINTS SHALL BE LOCATED 10 FEET APART.
  4. TWO 24" #4 SMOOTH DOWELS SHALL BE USED AT EXPANSION JOINT LOCATIONS. THE DOWELS SHALL EXTEND THROUGH THE JOINT AND OVERLAY THE #4 BARS A MINIMUM OF 6".
  5. REBAR IS NOT REQUIRED FOR CURB CONSTRUCTION ON A MINIMUM OF 3" ASPHALT.
  6. KOMBARK CONCRETE SHALL BE USED THROUGHOUT AND ADHERE TO CITY OF OLATHE TECHNICAL SPECIFICATIONS SECTION 2000 AND SECTION 2100.

DATE:   
UPDATE:   
APPROVED:   
JAN 2025

STANDARD  
DETAIL  
21-1



- NOTES:
1. EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER CUT TO THE CONFIGURATION OF THE FULL SIZE OF THE CURB AND OUTER SECTION AND BEING SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS. THE EDGES OF THESE JOINTS SHALL BE ROUNDED WITH AN EDGING TOOL ONE-EIGHTH (1/8) INCH RADIUS.
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DATE:   
UPDATE:   
APPROVED:   
JAN 2025

STANDARD  
DETAIL  
21-2

Preliminary Development Plan

25-0141  
AdventHealth Medical Office Building  
14345 W 119th Street, Olathe, KS 66062

Standard Details I

2	08/25/2025	KCP Revision 1
1	07/03/2025	KCP Standard
NO.	DATE	REVISION

DRAWN BY:   
CHECKED BY:   
21

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- 4



- SIDEWALK & SIDEWALK RAMP NOTES:

- CURB DIRECTION LOCATION DETERMINED FROM THE INTERSECTION OF THE EXTENSION OF BACK OF SIDEWALK AND BACK OF CURB TO CENTERLINE.
- CONCRETE SHALL BE KOWM C&G.
- LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
- TRANSVERSE JOINTS TO MATCH SPACING BETWEEN RAMP AND SIDEWALK AND WHERE SIDEWALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 200' CENTERS MAX.
- MINIMUM JOINT SPACING SHALL BE 10' ± 18" O.C.
- SIDEWALK RAMP SHALL BE LENGTHENED TO PROVIDE ADA COMPLIANCE SLOPE BUT NEED NOT EXCEED 15'.
- ADA MAXIMUM RAMP SLOPE = 1:12
- ADA MAXIMUM CROSS SLOPE = 2% (1:50)
- THE CURB TRANSITIONS SHALL BE 2' MINIMUM.
- TRANSITION SHALL BE 10' MINIMUM TRANSITION AREA. THE WIDTH OF THE FLAMES WILL VARY.
- IF DISTANCE EXCEEDS 5' FROM BACK OF CURB TO PANELS LEAVE BACK OF CURB TO PANELS LEAVE PANELS SHALL BE PLACED AT THE BACK OF CURB OR SIDEWALK.
- MINIMUM WIDTH AT BACK OF CURB IS 4' ± 5'. TRANSITION LENGTH IS 4' ± 5'.
- MINIMUM WIDTH OF EXISTING SIDEWALK IS 4'.

