

EXISTING STORM MANHOLE LIGHT - EXISTING

WATER METER

WATER VALVE

# PROJECT ź. SE1/4 1

W HAROLD ST

W. SANTE FE ST. SECTION 27-13-23

LOCATION MAP

#### UTILITY COMPANIES:

W. 127TH ST

UTILITY TECHNICAL 1385 S. ROBINSON OLATHE, KS 66061 P:913-971-9066

CITY OF OLATHE WATER UTILITY TECHNICAL SUPPORT 1385 S. ROBINSON OLATHE, KS 66061 P:913-971-9066

DEVELOPER SERVICES P913-895-5700 Fax 913-895-5607 Craig Mills 913-895-5638

CITY OF QUATHE STORM SEWERS PUBLIC WORKS DEPARTMENT 1385 S. ROBINSON OLATHE, KS 66061 P:913-971-9045

### KANSAS ONE CALL

WWW.KANSASONECALL.COM

MAREN DOHERTY, GENERAL DESIGN TECH 16215 W. 108TH STREET LENEXA, KS 66219-1347 P:913-894-3075 MAREN.DOHERTY@KCPL.COM

ATMOS ENERGY
CAMERON PARKS, COMMERCIAL PROJECT REP
25080 W. 110TH TERRACE
OLATHE, KS 66061 P:816-560-1970 F:913-254-6399 cameron.parks@atmosenergy.com

- Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The contractor is responsible for contractor the respective unity corresponses and shell ocative guillies prior to construction and stendingly any operation contribution of the Engineer of the contribution of the Engineer contribution of the structure.

  Provide shop drawings for all precents and manufacturate cells y structures for review by the Engineer prior to construction of the structures.

- the attractors.

  Uilty's Sparation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary server lines, marticles, and sanitary server service literals, as measured from degle to degle. If minimum separations can be obbied, corroller enzement of the senitarity line shall be reprired 10 feet in each direction of the conflict. Payment for trenching, backfilling, pipe enterbetment (bawale fill, backfill materials, clear to up, seeding, sodding and any other terrer recessions of the construction of the utility in earlier to eniclosed in the control profe for the utility installation.

- other tense necessary for the construction of the utility line shall be included in the contract price for the utility installation. The Contractor shall be necessarily contained a shall be responsible for containing respective fully companies 48-hours in advance for the inspection of any proposed utility main extension or service into or service connection to any existing main, assurance and excess section of the shall be used to a service connection to any existing main.

  Section of the Contractor is serviced as a shall be used to a service contractor and service section of the shall be used to the properly disposed of offsite. Materials may be wasted orable at the direction of the Owner or his appointed representative. All ecoactions to considered undesired for users loaded orables, but chases leaded contraction for stally teredination for stally teredination for stally teredination for stally teredination for stally teredinated to the second or the s

# REVISED PRELIMINARY DEVELOPMENT PALN STAG'S RIDGE LOT 2 REVISED PDP

# IN THE CITY OF OLATHE JOHNSON COUNTY, KANSAS

Lot 2: STAG'S RIDGE, a Subdivision in the City of Olathe, Johnson County, Kansas

RECOMMENDED DESCRIPTION: (NORTH HALF LOT 2, STAG'S RIDGE)

Part of Lot 2, STAG'S RIDGE, a subdivision in the City of Olathe, Johnson County, Kansas, as described by Aaron T. Reuter, Kansas PS-1429, of Schlagel, Kansas LS-54, on May 9, 2025, as follows

Part of Lot 2, STAG'S RIDGE, a subdivision in the City of Otalhe, Johnson County, Kansas, except for the following described tract, and containing 69,823.39 square feet, more or less. As described by Aaron T. Reuter, Kansas PS-1429, of Schlage Kansas LS-54, on May 9, 2025, as follows:

Registring in the Northeast corror of said LoS, \$5,805 SERIGE, said year being point of constant. Prince Southwested virtual for \$1.00 on the Earthry five of said LoS. Co as corre to the right, having an initial angree bearing of Souther \$0.00 degrees \$0.00 minutes \$1.00 on the Earthry five of said LoS. Co as corre to the right, having an initial angree bearing \$0.00 minutes \$1.00 on the Earthry five of said LoS. Co as corred to the right, having an initial angree bearing \$0.00 minutes \$1.00 on the Earthry five of said LoS. Co as countered to \$1.00 on the Earthry five of said LoS. Co as countered to \$1.00 on the Earthry five of said LoS. Co as countered to \$1.00 on the Earthry five of said LoS. Co as countered to \$1.00 on the Earthry five of said LoS. Co as countered and to \$1.00 on the Earthry five of said LoS. Co as countered and point of \$1.00 on the Earthry five of said LoS. Co as countered and point of \$1.00 on the Earthry five of said LoS. Co as countered and point of \$1.00 on the Earthry five of said LoS. Co as countered and point of \$1.00 on the Said LoS. Co as countered and point of \$1.00 on the Said LoS. Co as countered and point of \$1.00 on the Said LoS. Co as countered and point of \$1.00 on the Said LoS. Co as countered and point of \$1.00 on the Said LoS. Co as countered and point of \$1.00 on the Said LoS. Co as countered and point of \$1.00 on the Said LoS. Co as countered and point of \$1.00 on the Said LoS. Co as countered and point of \$1.00 on the Said LoS. Co as countered and \$1.00 on the Said LoS. Countered and \$1.00 on the singth of 58-40 feet, continuing along said Westerly line North 02 degrees 00 minutes 10 seconds, and an air 008.35 feet to the Point of Beginning, and containing 51,336.79 square feet, more or less.

#### **OLATHE STREETS AND STORM DRAINAGE NOTES:**

- The City of Olathe plan review is only for general conformance with Olathe design criteria and the City code. y is not responsible for the accuracy and adequacy of the design, or dimensions and elevations. City of Olathe, rough approval of this document, assumes no responsibility other than as stated above for the completering.
- Contractor shall have one (1) signed copy of the plans (approved by the city of Olathe) and one (1) copy of
  the appropriate Technical Specifications and Desian Criteria for Public Improvement Projects at the job site at all
- 4. Construction of the improvements shown or implied by this set of drawings shall not be initiated or any part thereof undertaken until the City Engineer is notified of such intent, and all required and properly-executed bonds and contract agreements are received and approved by the City Engineer.
- 5. The City of Olathe Technical Specifications for Public Improvement Projects, latest edition, shall govern
- 6. All existing utilities indicated on the drawings are according to the best information available to the City Engineer; however, all utilities actually existing may not be shown. Utilities damaged through the negligence of the Contractor to obtain the location of same shall be repaired or replaced by the Contractor at his expense.
- Backfill within the right-of-way shall be compacted to ninety-five (95) percent of maximum density at optimum moisture. No fill shall be placed in future rights-of-way under a Land Disturbance permit unless approved by the City Engineer.
- 8. All trench excavation beneath existing and proposed streets shall be backfilled in accordan with Technical Specification Section 4000. Alternate backfill materials shall require the approval of the City
- 9. Sidewalk locations are shown for informational purposes. Sidewalk and ramp construction shall be required when noted on the plans and/or contained in the summary of quantities.
- 10. Soil sampling and compaction testing shall be performed by a qualified technician at locations determined by the City Engineer. All sampling and testing expenses shall be paid for by the Contractor
- 11. Where available, all water required for the construction of this project shall be purchased from the Public Works Department through the use of a fire hydrant water meter. Meters can be obtained from the Public Works Department, Field Operations Division for a nominal deposit, refundable upon the return of the meter.
- 12. Saturday work shall be as approved by the City Engineer. No work shall be permitted on Sunday or a Holiday
- 14. If precast concrete storm sewer structures are to be used on this project, the Contractor shall, subsequent to review by the Design Engineer, submit shop, drawings to the City Engineer prior to fabrication of the structures Failure to do so may be cause for rejection.
- Monument boxes conforming to all applicable Standard Details shall be installed when the quarter section corners are located within the limits of the new street.
- 16. Where a new street is to connect to an existing street, all deteriorated or cracked asphalt within five (§) feet of the connection point shall be removed to a depth where sound material is found. If full depth pavement removal is required, the subgrade shall be recompacted to ninety-five (95) percent of maximum density at optimum mosture.

## GENERAL NOTES:

- The Equipment and/or it is representatives can not it will not provide a warrant, proposed of implact, for the consiguration of the notifying presented in these glaces it. It is recommended that the only object representation be provided by a qualified from to provide continuous construction observation of the proposed improvements. Accordance of the proposed improvements, and construction statut confrom the face of the Soot Technical Specifications and Design Confering, States Read and Bridge Accordance of the Soot Section Specification and Conference of the Soot Section Specification as a special-bit Contractor shall notify the Engineer of any discrepancies between the standard specifications and the Project Specification and Conference Comments.
- and the Voyed Specification and Contract Documents.

  Contractor is responsible for writhing quantifies prior to bidding, as well as becoming familiar with and satisfying himself as to the general, local and site conditions that may reflect cost, progress, and performance of vork.

  Contractor shall promptly give engineer withen notice of all controls, enrors, analytikes or discoperacies that the contractor discovers in the bidding documents and confirm that the written resolution thereof by the engineer is acceptable to encountered.
- Contractor is responsible for the jobsite safety of the project and the safety of the public and shall adhere to all federal.
- ertificates shall name Owner and Engineer as additional insured. Water for use on site must be purchased from the local water utility having jurisdiction, and shall be purchased per their
- requirements.
  All staff control required in conjunction with the proposed construction shall be in conformance with the Manual of Uniform
  Traffic Control Devices (MUTCD) and shall be a subsidiary eldipation of the contract.

  Contractor is responsible for the control and of all material staffing required for their work. This includes scheduling of tests, coordinating and providing access to sample locations, and satisfying all test result reporting requirements.

# EARTHWORK:

- It is recommended that a Geotechnical Engineer observe and document all earthwork activities.

  Continue have been shown if 1-dox or 2-book intervals, as exclused, Geoding shall consist of competeng the earthwork continues that the properties of the continues of

- manipulation of utility branch spoils. This sits shall be left in a movable condition and positive dramage maintained transport of the property of the property of the property of the property of the provided for rock or shall securation, unless specifically stated otherwise. Prior to cartivose drivinites, pre-distantioner cortison and socialment control devices shall be in place per the Storm Water Polision Prevention jates and/or the Ecosion and Sodiment Control Plan propered for this salle. All logical shall be singled often all resets be a graded and solicitied adjusters to the leat on a ross specified by the All logical shall be set less of the property of the propert
- or his appointed representative.

  Unless offerwise specified in the Geolechnical Report, all fills shall be placed in maximum (Jahn Iffs and compacted to \$5-person of maximum dentity as defined using a standard proton test (MASHTO 196ASTM 196B), rule outproton. As a considerable of the control of maximum dentity as defined using a standard proton test (MASHTO 196ASTM 196B), rule outproton. As rease exhibiting occasive purpring and heaving shall be removed, filled and compacted with suitable materials and released out all acceptable results are activated and final approval has been obtained from the Geolechnical Engineer. Subgrade for building of shall include a manimum of 18-choice of tow Volume Change (VC) material, or a sterified in
- Suggiator of Usbaning past sales in indused a Imministration to restriction to Convince Clearing (EUC) Institution, as submitted in the sele specific Conformation and Conformation (EPI) materials shall be be proclassication and shall not include organize matter, debris or toppool. All filling placed on submitted in the 1st shall be benefited.

  The Contractor shall be responsible for redistributing the toppool over proposed furf and landscaped areas to a minimum depth of E-Cross below finally grade.

- depth of 4-inches below field glade, durings, Unless noted otherwise the following grades shall apply: In American Statement of the Commission of the Commi

- Section 24/00, lated control, unterso were received.

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  In the high deplet with the locations, and the location of the loc

# FIRE ACCESS PLAN

OWNER/DEVELOPER:

IN@STAGCOMMERCIAL.COM

STAG'S RIDGE LLC KEVIN TUBBESING 7021 JOHNSON DRIVE MISSION, KANSAS 66202 Sheet List Table

COVED SHEET PRELIMINARY SITE PLAN C2.0 PRELIMINARY GRADING PLAN PRELIMINARY UTILITY PLAN ш ß

PREPARED BY:

SCHLAGEL & ASSOCIATES, F

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STAG'S RIDGE LOT ISED PRELIMINARY [ REV

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DG

MILLR

C<sub>0.0</sub>

COVER SHEET





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AGSCAPE AF
LANDSCAPE AF
R3, Kansas 66215
3) 492-8400
ATES.COM

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P

KANSAS

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T 2 REVISED PDP O DEVELOPMENT P

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All disturbed areas in the right-of-way shall be sodded, per city

EXTG. SPOT ELEVATION PROPOSED TOP OF CURB ELEV.

OR LIP OF CURB OR SPOT ELEVATION

PROPOSED CONTOUR

PRELIMINARY

GRADING PLAN

**C2.0** 



