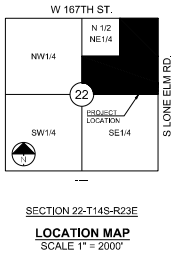


LEGEND:	
AE	- ACCESS EASEMENT
BC	- BACK OF CURB
B/B	- BACK TO BACK
BM	- BENCHMARK
BL & BL	- BUILDING LINE
CO	- CLEANOUT
TJB	- TELEPHONE JUNCTION BOX
C&G	- CURB AND GUTTER
D/E	- DRAINAGE EASEMENT
E/E	- ELECTRICAL EASEMENT
EL	- ELEVATION
FL	- FLOW LINE
Q/E	- GAS LINE EASEMENT
HDPE	- HIGH-DENSITY POLYETHYLENE
L/E	- LANDSCAPE EASEMENT
MSFE	- MINIMUM SERVICEABLE FLOOR ELEVATION
PVC	- POLYVINYL CHLORIDE
PL	- PROPERTY LINE
PUB/E	- PUBLIC EASEMENT
RCP	- REINFORCED CONCRETE PIPE
ROW or RW	- RIGHT-OF-WAY
SE	- SANITARY SEWER EASEMENT
SL	- SERVICE LINE
S/W	- SIDEWALK
TE	- TOP ELEVATION
U/E	- UTILITY EASEMENT
WSE	- WATER SURFACE ELEVATION
W/E	- WATERLINE EASEMENT
	- ASPHALT PAVEMENT - EXISTING
	- ASPHALT PAVEMENT - PROPOSED
	- CONCRETE PAVEMENT - EXISTING
	- ASPHALT PAVEMENT - EXISTING
	- CONCRETE SIDEWALK - EXISTING
	- CONCRETE SIDEWALK - PROPOSED
	- CURB & GUTTER
	- CURB & GUTTER - EXISTING
	- TREELINE
	- EXISTING LOT AND RW LINES
	- EXISTING PLAT LINES
	- PL - PROPERTY LINES
	- ROW - RIGHT-OF-WAY
	- SANITARY SEWER MAIN
	- SANITARY SEWER MAIN - EXIST.
	- STG - STORM SEWER
	- STORM SEWER - EXISTING
	- C&G - CABLE TV - EXISTING
	- F&O - FIBER OPTIC CABLE - EXISTING
	- TEL - TELEPHONE LINE - EXIST.
	- EL - ELECTRIC LINE - EXISTING
	- O&P - OVERHEAD POWER LINE - EXIST.
	- U&E - UNDERGROUND ELECTRIC - EX.
	- G - GAS LINE - EXISTING
	- W - WATERLINE - EXISTING
	- LIGHT - EXISTING
	- EXISTING MANHOLE
	- CLEANOUT
	- EXISTING SANITARY MANHOLE
	- PROPOSED SANITARY MANHOLE
	- EXISTING AREA INLET
	- EXISTING CURB INLET
	- EXISTING GRADE INLET
	- EXISTING JUNCTION BOX
	- EXISTING STORM MANHOLE



PRELIMINARY DEVELOPMENT PLAN

FOR FTI

IN THE CITY OF OLATHE

JOHNSON COUNTY, KANSAS

GENERAL NOTES:

- The Engineer and/or its representatives can not or will not provide a warranty, expressed or implied, for the construction of the designs presented in these plans. It is recommended that third party observation be provided by a qualified firm to provide continuous construction observation of the proposed improvements.
- All construction shall conform to the City Technical Specifications and Design Criteria, State Road and Bridge Specifications, American Public Work Association (APWA) (Kansas City Chapter) Specifications and/or the Project Specifications as applicable. Contractor shall notify the Engineer of any discrepancies between the standard specifications and the Project Specification and Contract Documents.
- Contractor is responsible for verifying quantities prior to bidding, as well as becoming familiar with and satisfying himself as to the general, local and site conditions that may affect cost, progress, and performance of work.
- Contractor shall promptly give engineer written notice of all conflicts, errors, ambiguities or discrepancies that the contractor discovers in the bidding documents and confirm that the written resolution thereof by the engineer is acceptable to contractor.
- Contractor is responsible for the public safety of the project and the safety of the public and shall adhere to all federal, state and local safety regulations.
- Contractor is responsible for coordinating construction activities with other contractors concurrently working onsite. Contractor shall coordinate all subcontractor activities, and shall be the sole contact for the owner.
- Contractor shall secure all required permits, insurance requirements and bonding prior to construction. Insurance certificates 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 traffic 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 obligation of the contract.
- Contractor is responsible for the coordination of all material testing 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.
- Contours have been shown at 4-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
- The existing site topography depicted on the plans by contouring has been established by aerial photography and field verified by G.P.S. observation near May 7th, 2020. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
- Proposed contours are to approximate finished grade.
- Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spots. The site shall be left in a movable condition and positive drainage maintained throughout.
- Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
- Prior to earthwork activities, pre-erosion erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
- All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
- Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a standard proctor test (AASHTO T99/ASTM 698).
- Subgrade for pavements shall be pre-qualified prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
- Subgrade for building pad shall include a minimum of 24-inches of Low Volume Change (LVC) material (DOT stabilized subgrade and 4" aggregate base), or as identified in the site specific Geotechnical Report.
- Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than C:1 shall be benched.
- The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
- All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
 - Turf Areas - 2.5% Minimum, 4:1 V Maximum
 - Paved Areas - 1.25% Minimum, 5:1 Maximum
- A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
- All disturbed areas shall be seeded, sodded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
- All disturbed areas in the right-of-way shall be sodded.
- Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
- Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clear of all debris and in good working order. Additional erosion and sediment control measures shall be installed as required.
- Design of earth retaining wall systems over 4-feet in height shall be provided by others and has not been provided with these documents. The owner shall engage a Geotechnical Engineer review the available soil bearing capacity, lateral soil pressures, and global stability of all earth retaining systems over 4-feet in height prior to and during construction.

UTILITIES:

- Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer.
- The contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the negligence of the contractor shall be repaired at the contractor's expense.
- Contractor shall verify flowlines and structure types prior to construction, and shall notify Engineer of any discrepancies. Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of the structures.
- Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary sewer lines, manholes, and sanitary sewer service laterals, as measured from edge to edge. If minimum separations can not be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.
- Payment for trenching, backfilling, pipe embedment, Boxable II, backfill materials, clean up, seeding, sodding and any other items necessary for the construction of the utility line shall be included in the contract price for the utility installation.
- The Contractor shall be responsible for contacting respective utility companies 48-hours in advance for the inspection of any proposed utility main extension or service line or service connection to any existing main.
- Trench spoils shall be neatly placed onsite in localized piles adjacent to the trench, and compacted to prevent saturation and excess sediment runoff. Unsuitable materials, excess rock and shale, asphalt, concrete, trees, trash etc. shall be properly disposed of offsite. Materials may be wasted onsite at the direction of the Owner or his appointed representative. All excavation is considered undercut, unless noted otherwise. Unclassified excavation for utility trenching is subsidiary to the unit price provided for the pipe. Any quantity provided for rock excavation is estimated based on the best information provided to the Project Engineer. The Engineer has the authority to identify and define the physical characteristics to determine this classification. Contractor is required to dispose of excess rock from their trenches by disposing it in areas as specified by the Project Engineer.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	OVERALL SITE PLAN
C1.1	NORTH PARCEL SITE PLAN
C1.2	SOUTH PARCEL SITE PLAN
C2.1	OVERALL GRADING PLAN
C2.2	NORTH PARCEL GRADING PLAN
C2.3	SOUTH PARCEL GRADING PLAN
C3.0	OVERALL UTILITY PLAN
C4.1	EXISTING DRAINAGE MAP
C4.2	PROPOSED DRAINAGE MAP
F1.0	OVERALL FIRE PLAN
L1.0	OVERALL LANDSCAPE PLAN
L1.1	NORTH PARCEL LANDSCAPE PLAN
L1.2	SOUTH PARCEL LANDSCAPE PLAN
L1.3	SOUTH PARCEL LANDSCAPE PLAN(2)
L2.0	TREE PRESERVATION PLAN
PP1.0	OVERALL PRELIMINARY PLAT
PP1.1	LOT 1 PRELIM PLAT
PP1.2	LOT 2 PRELIM PLAT
PP1.3	LOT 3 PRELIM PLAT
PP2.0	OVERALL PHASING PLAN

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OLATHE, KS 66450
(913) 492-5158 • Fax: (913) 492-3400
WWW.SCHLAGEL-ASSOCIATES.COM
Schlagel Associates, Inc. is an Equal Opportunity Employer
M/F/D/V

PREPARED BY:

SCHLAGEL & ASSOCIATES P.A.

FTI
PRELIMINARY DEVELOPMENT PLAN
167TH STREET AND LONE ELM ROAD
OLATHE, KANSAS

DEVELOPER:

ARCO CONSTRUCTION
ZACK HAHN / ZACK MACIOCE
5450 NW 40TH ST.
RIVERSIDE, MO 64150
p (816) 285-6324

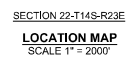
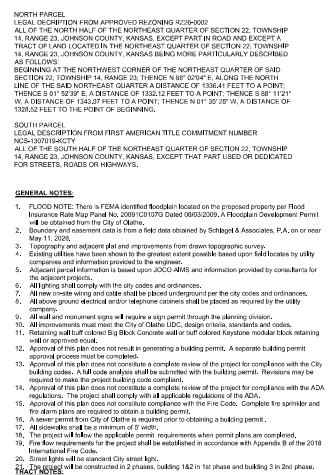
OWNER:

167TH OLATHE 4, LLC
&
167TH OLATHE 5, LLC
201 MAIN STREET
MENASHIA, WI 54952

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
07/25/2020	DESIGNED	FTI	07/25/2020	CHECKED	FTI
07/25/2020	DESIGNED	FTI	07/25/2020	CHECKED	FTI
07/25/2020	DESIGNED	FTI	07/25/2020	CHECKED	FTI
07/25/2020	DESIGNED	FTI	07/25/2020	CHECKED	FTI
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07/25/2020	DESIGNED	FTI	07/25/2020	CHECKED	FTI
07/25/2020	DESIGNED	FTI	07/25/2020	CHECKED	FTI
07/25/2020	DESIGNED	FTI	07/25/2020	CHECKED	FTI
07/25/2020	DESIGNED	FTI	07/25/2020	CHECKED	FTI

COVER SHEET

SHEET
C0.0



PREPARED BY:

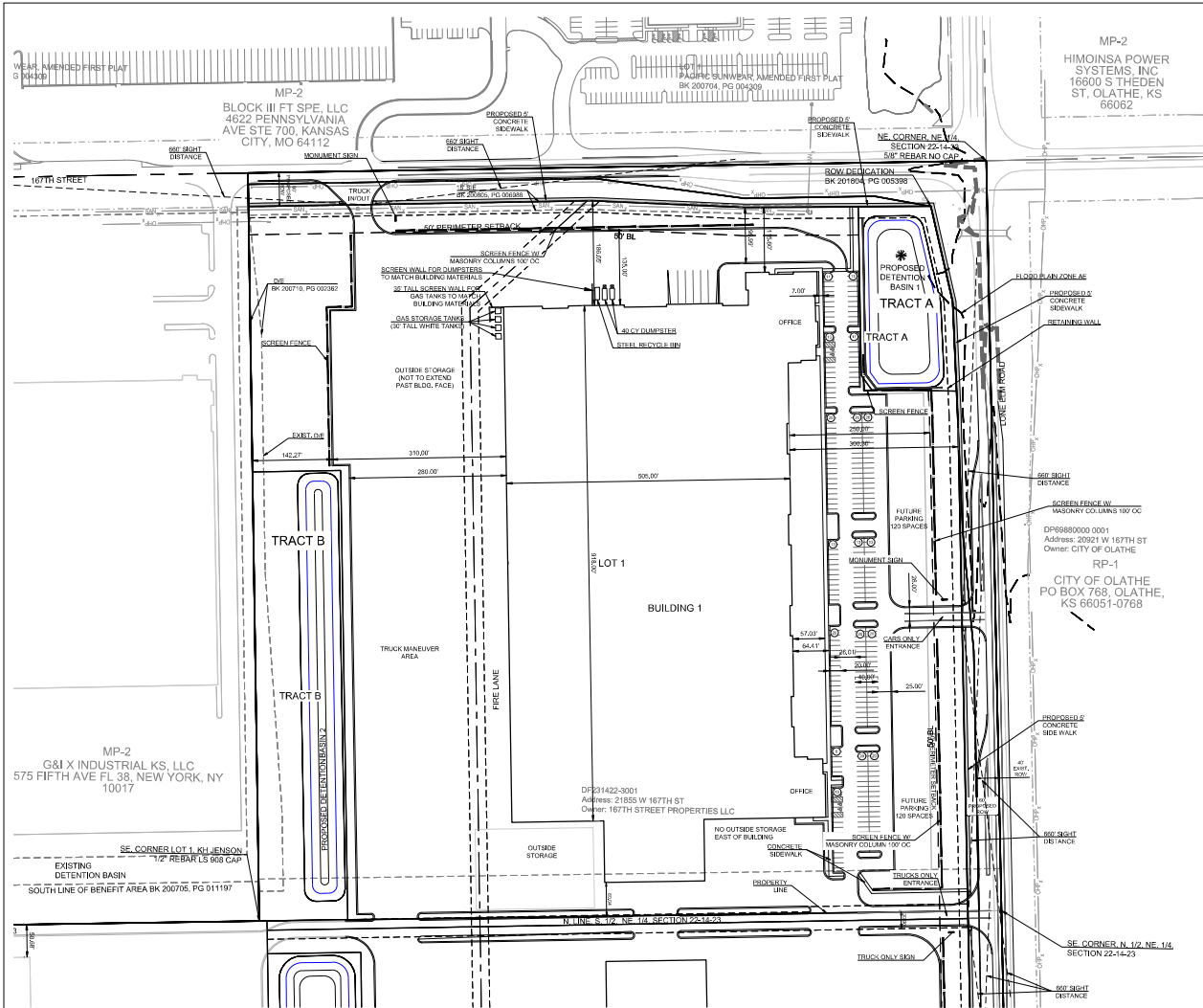
SCHLAGEL & ASSOCIATES, P.A.

FTI
PRELIMINARY DEVELOPMENT PLAN
167TH STREET AND LONE ELM ROAD
OLATHE, KANSAS

REVISION DATE	DESCRIPTION
DATE	CITY COMMENTS
06/05/09	CITY COMMENTS
07/25/09	CITY COMMENTS
07/21/09	CITY COMMENTS
DATE PREPARED:	
INCL. NUMBER	
2006-098	

OVERALL SITE
PLAN

SHEET
C1.0



BUILDING 1 & 2 SITE DATA

EXISTING ZONING: RP-1
ELEVATE OLATHE DISSEMINATION
COMPOSITE STANDARD FROM LDD
TOTAL &2 GROSS SITE AREA
EXISTING ROW AREA
PROPOSED ADDITIONAL ROW AREA
EXISTING ROW AREA
BUILDING COVERAGE AREA
PARKING COVERAGE AREA
OPEN SPACE REQUIRED PER CODE 18,20,200,1119A
OPEN SPACE PROVIDED

&2 SETBACK DATA

FRONT YARD SETBACK PER CODE 18,20,200,1
FRONT YARD SETBACK PROPOSED
SIDE YARD SETBACK PER CODE 18,20,200,1
SIDE YARD SETBACK PROPOSED
REAR YARD SETBACK PER CODE 18,20,200,1
REAR YARD SETBACK PROPOSED
PARKING SETBACK FROM STREET 15 PER CODE 18,20,200,1
PARKING SETBACK FROM LOT LINES PROPOSED
PARKING SETBACK FROM LOT LINES PROPOSED
BUILDING SETBACK FROM ARTERIAL ST. PER CODE 18,15,130,1
BUILDING SETBACK FROM ARTERIAL ST. PROPOSED

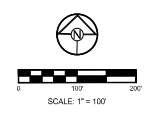
&2 PARKING DATA

PARKING USE
PARKING REQUIRED PER CODE 18,36,190,K
PARKING REQUIRED FOR OFFICE
PARKING REQUIRED FOR MANUFACTURING
TOTAL PARKING REQUIRED PER FTH EMPLOYEES
PARKING PROVIDED

&2 INDUSTRIAL
&2 SITE 1
40.38 ACRES (CL OF LONE ELM RD. & 167TH ST.)
2.74 ACRES (CL OF LONE ELM RD. & 167TH ST.)
1.15 ACRES (CL OF LONE ELM RD. & 167TH ST.)
36.49 ACRES (1.583,541,40 S.F.)
84,886.27 S.F.
61,987.75 S.F.
238,425.65 S.F.
422,315.03 S.F. (93.38%)

30 FT. (EXCEPT ARTERIAL STREETS USE PERIMETER FROM SITE DESIGN STANDARDS)
115.6 FT. (TO BUILDING FOOTPRINT)
10 FT.
10 FT.
10 FT.
NA (RANGE SERVICE DRIVE)
10 FT.
10 FT.
10 FT.
10 FT.
115.6 FT.

INDUSTRIAL-PROCESS PLANT
1 PER 1,500 S.F.
37 SPACES (22,847,000.0 S.F.)
154 SPACES (HLS 138 S.F. 2000)
230 TOTAL (FIRST SHIFT 138 SECOND SHIFT 92)
288 SPACES



SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

16700 S. 16TH ST., SUITE 100
OLATHE, KS 66062
(913) 452-5158 • Fax: (913) 452-4000
WWW.SCHLAGEL-ASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES P.A.

FTI

PRELIMINARY DEVELOPMENT PLAN

167TH STREET AND LONE ELM ROAD

OLATHE, KANSAS

DATE	DESCRIPTION
05/20/2018	167TH STREET AND LONE ELM ROAD
05/20/2018	167TH STREET AND LONE ELM ROAD
05/20/2018	167TH STREET AND LONE ELM ROAD
05/20/2018	167TH STREET AND LONE ELM ROAD
05/20/2018	167TH STREET AND LONE ELM ROAD
05/20/2018	167TH STREET AND LONE ELM ROAD
05/20/2018	167TH STREET AND LONE ELM ROAD
05/20/2018	167TH STREET AND LONE ELM ROAD
05/20/2018	167TH STREET AND LONE ELM ROAD
05/20/2018	167TH STREET AND LONE ELM ROAD

DESIGNED BY: SCH

CHECKED BY: SCH

DATE PREPARED: 05/20/2018

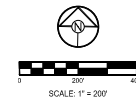
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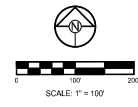
NORTH PARCEL

SITE PLAN

SHEET

C1.1

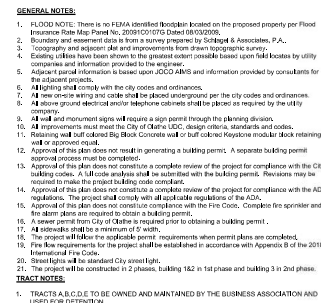




SHEET	C2.2
NORTH PARCEL GRADING PLAN	
DRAWN BY: SCH CHECKED BY: SCH DATE PREPARED: NOV. 14, 2006	DESCRIPTION: CITY COMMENTS: CITY COMMENTS: CITY COMMENTS:

FTH
PRELIMINARY DEVELOPMENT PLAN
167TH STREET AND LONE ELM ROAD
OLATHE, KANSAS

SCHLAGEL & ASSOCIATES, P.A.
 PREPARED BY:
SCHLAGEL
BUSINESS PLANNERS SURVISORS LANDSCAPE ARCHITECTS
 1450 West 107th Street • Suite, Kansas 66115
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WWW.SCHLAGELASSOCIATES.COM
 REGISTRATION NO.: KS-000000000
 IBC-206 / A-278 / B-3-54



1. TRACTS A,B,C,D,E TO BE OWNED AND MAINTAINED BY THE BUSINESS ASSOCIATION AND USED FOR DETENTION.

LEGEND:

- | | |
|---|------------------------------------|
| AE | ACCESS EASEMENT |
| BL or B.L. | BUILDING LINE |
| DE | DRAINAGE EASEMENT |
| PL | PROPERTY LINE |
| ROW or R/W | RIGHT-OF-WAY |
| SE | SANITARY SEWER EASEMENT |
| SW | SIDEWALK |
| UE | UTILITY EASEMENT |
| WE | WATERLINE EASEMENT |
|  | ASPHALT PAVEMENT - EXISTING |
|  | ASPHALT PAVEMENT - PROPOSED |
|  | CONCRETE SIDEWALK - EXISTING |
|  | CONCRETE SIDEWALK - PROPOSED |
|  | CURBS & GUTTER |
|  | CURBS & GUTTER - EXISTING |
|  | EXISTING LOT AND ROW LINES |
|  | EXISTING PL |
|  | PROPERTY LINES |
|  | RIGHT-OF-WAY |
|  | SANITARY SEWER MAIN |
|  | SANITARY SEWER MAIN - EXIST. |
|  | STORM SEWER |
|  | STORM SEWER - EXISTING |
|  | CABLE TV - EXISTING |
|  | FIBER OPTIC CABLE - EXISTING |
|  | TELEPHONE LINE - EXIST. |
|  | ELECTRIC LINE - EXISTING |
|  | OVERHEAD POWER LINE - EXIST. |
|  | UNDERGROUND CABLE - ELECTRIC - EX. |
|  | WATERLINE - EXISTING |
|  | LIGHT - EXISTING |
|  | EXISTING MANHOLE |
|  | CLEANOUT |
|  | EXISTING SANITARY MANHOLE |
|  | PROPOSED SANITARY MANHOLE |
|  | EXISTING CLEANOUT |
|  | EXISTING STORM MANHOLE |

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WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificates of Authority
EE-296 BLA-29 RL-5-54

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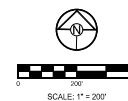
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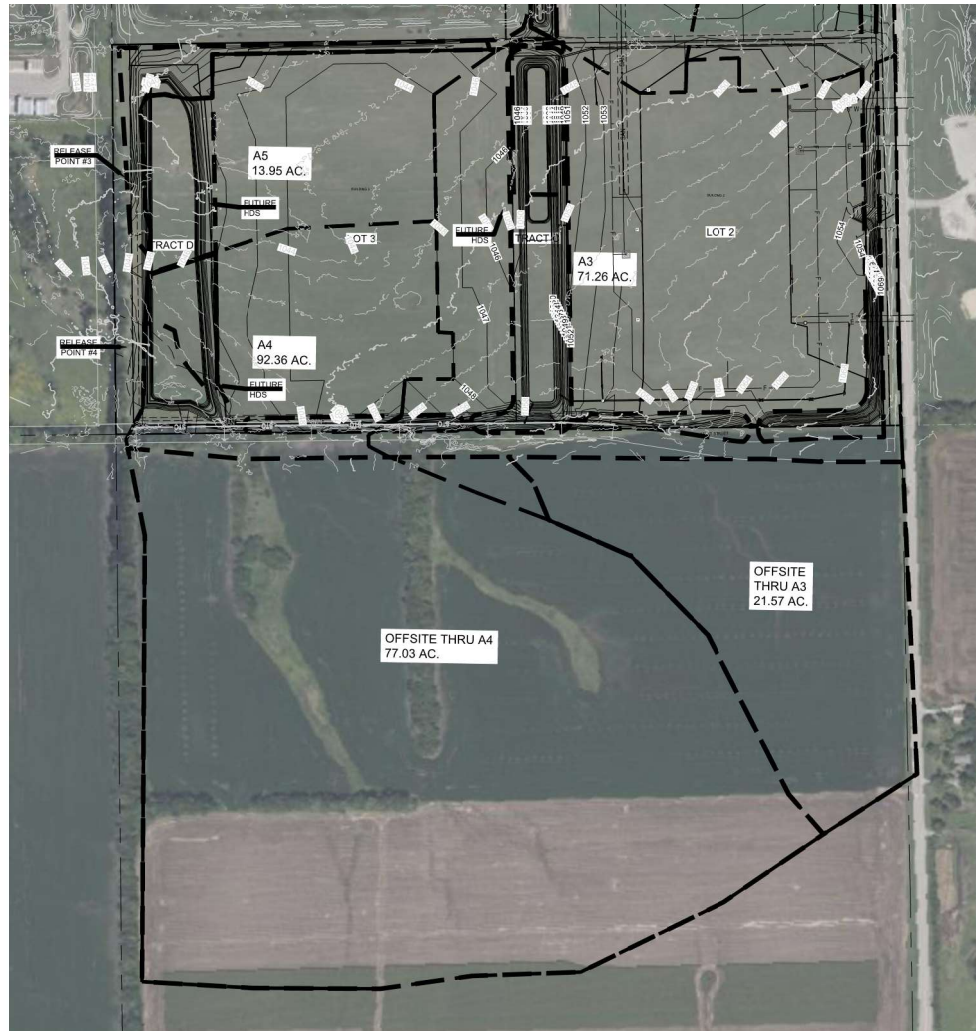
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PRELIMINARY DEVELOPMENT PLAN
167TH STREET AND LONE ELM ROAD
OLATHE, KANSAS

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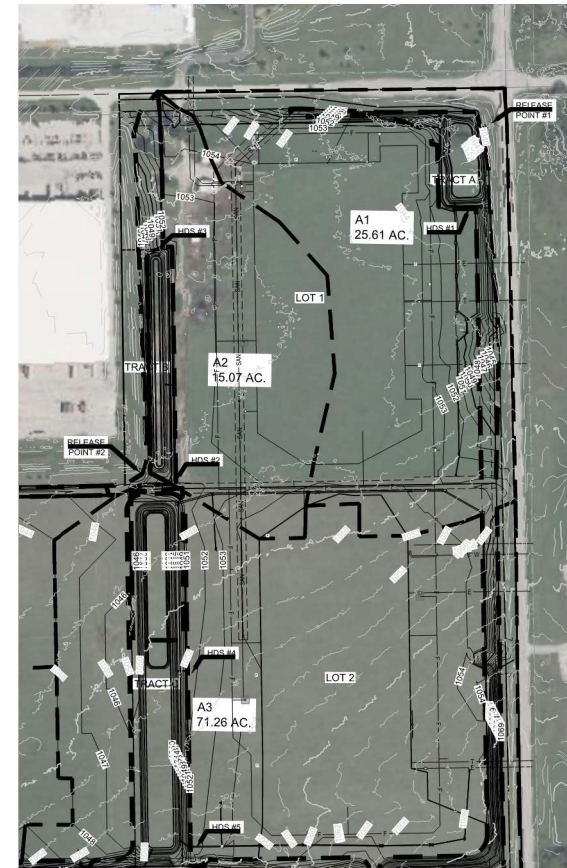
OVERALL UTILITY PLAN

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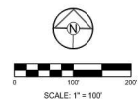




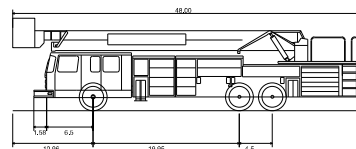
SOUTH SECTIONS



NORTH SECTIONS



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07-22-2008	85. CITY COMMENTS
07-22-2008	86. CITY COMMENTS
07-22-2008	87. CITY COMMENTS
07-22-2008	88. CITY COMMENTS
07-22-2008	89. CITY COMMENTS
07-22-2008	90. CITY COMMENTS
07-22-2008	91. CITY COMMENTS
07-22-2008	92. CITY COMMENTS
07-22-2008	93. CITY COMMENTS
07-22-2008	94. CITY COMMENTS
07-22-2008	95. CITY COMMENTS
07-22-2008	96. CITY COMMENTS
07-22-2008	97. CITY COMMENTS
07-22-2008	98. CITY COMMENTS
07-22-2008	99. CITY COMMENTS
07-22-2008	100. CITY COMMENTS



Olathe100 RMAP
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Wall to Wall Turning Radius

48.00ft
9.000ft
10.927ft
1.357ft
8.167ft
5.00s
47.580ft

LEGEND:

- | | |
|---|--------------------------------|
| AE | - ACCESS EASEMENT |
| BL or B.L. | - BUILDING LINE |
| DIE | - DRAINAGE EASEMENT |
| PL | - PROPERTY LINE |
| ROW or R/W | - RIGHT-OF-WAY |
| S/E | - SANITARY SEWER EASEMENT |
| S/W | - SIDEWALK |
| UT | - UTILITY EASEMENT |
| W/E | - WATERLINE EASEMENT |
|  | - ASPHALT PAVEMENT - EXISTING |
|  | - ASPHALT PAVEMENT - PROPOSED |
|  | - CONCRETE SIDEWALK - EXISTING |
|  | - CONCRETE SIDEWALK - PROPOSED |
|  | - CURB & GUTTER |
|  | - CURB & GUTTER - EXISTING |
|  | - EXISTING LOT AND R/W LINES |
|  | - EXISTING PLAT LINES |
|  | - PROPERTY LINES |
|  | - RIGHT-OF-WAY |
|  | - SANITARY SEWER MAIN |
|  | - SANITARY SEWER MAIN - EXIST. |
|  | - STORM SEWER |
|  | - STORM SEWER - EXISTING |
|  | - CABLE TV - EXISTING |
|  | - BIRCH OPTIC CABLE - EXISTING |
|  | - TELEPHONE LINE - EXIST. |
|  | - ELECTRIC LINE - EXISTING |
|  | - OVERHEAD POWER LINE - EXIST. |
|  | - UNDERGROUND ELECTRIC - EX. |
|  | - GAS LINE - EXISTING |
|  | - WATERLINE - EXISTING |
|  | - LIGHT - EXISTING |
|  | - EXISTING MANHOLE |
|  | - CLEANOUT |
|  | - EXISTING SANITARY MANHOLE |
|  | - PROPOSED SANITARY MANHOLE |
|  | - EXISTING CURB INLET |
|  | - EXISTING STORM MANHOLE |



SCHLAGEL
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WWW.SCHLAGELASSOCIATES.COM
Kansas State Certified of Authority

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

FTI
PRELIMINARY DEVELOPMENT PLAN
167TH STREET AND LONE ELM ROAD
OLATHE, KANSAS

[illegible]

OVERALL FIRE PLAN

SHEET
F1.0



CURRENT COMPREHENSIVE PLAN LAND USE
PROPOSED LAND USE
EXISTING ZONING
PROPOSED ZONING
GROSS SITE AREA
RIGHT OF WAY AREA (ARTERIAL)
NET SITE AREA

M-2
M-2
M-2
M-2
128.3 AC
11.32 AC
114.98 AC (5,008,528.8 S.F.)

FRONT YARD SETBACK PER CODE 18.29.200.B.1
FRONT YARD SETBACK PROPOSED
SIDE YARD SETBACK PER CODE 18.29.200.B.1
SIDE YARD SETBACK PROPOSED
REAR YARD SETBACK PER CODE 18.29.200.B.1
REAR YARD SETBACK PROPOSED
PARKING SETBACK FROM STREETS PER CODE 18.25.200.B.1
PARKING SETBACK PROPOSED
PARKING SETBACK FROM LOT LINES PER CODE 18.29.200.B.1
PARKING SETBACK FROM LOT LINES PROPOSED
BUILDING SETBACK FROM ARTERIAL ST. PER CODE 18.15.130.C.1
BUILDING SETBACK FROM ARTERIAL ST. PROPOSED

30 FT. (EXCEPT ARTERIAL STREETS USE
PERIMETER FROM SITE DESIGN STANDARDS)
30 FT.
10 FT.
115
10 FT.
NA SINCE SERVICE DRIVE
30 FT.
30 FT.
10 FT.
10 FT.
50 FT.
50 FT.

LOT #	AREA (SF)
EX. ROW 1	119,670.69
LOT 1	1,431,475.88
PROPOSED ROW 1	37,268.29
PROPOSED ROW 2	12,695.10
TRACT A	51,032.65
TRACT B	126,000.00

LOT 1 GROSS AREA: 36.93 AC (1,608,508.53 S.F.)

- [illegible]

1. TRACTS A,B,C,D TO BE OWNED AND MAINTAINED BY THE BUSINESS ASSOCIATION AND USED FOR DETENTION.

ARCO CONSTRUCTION
ZACK HAHN / ZACK MACIOCE
5450 NW 40TH ST.
RIVERSIDE, MO 64150
p (816) 282-6324

167TH OLATHE 4, LLC
&
167TH OLATHE 5, LLC
201 MAIN STREET
MENASHA, WI 54952

LEGEND:

- AE ACCESS EASEMENT
- BL or BL BUILDING LINE
- DE DRAINAGE EASEMENT
- PL PROPERTY LINE
- ROW or R/W RIGHT-OF-WAY
- SE SANITARY SEWER EASEMENT
- SW SIDEWALK
- UE UTILITY EASEMENT
- WE WATERLINE EASEMENT
- EXISTING LOT AND R/W LINES
- EXISTING PLAT LINES
- PROPERTY LINES
- RIGHT-OF-WAY



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KE-296 #JA-25 #LS-54

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OLATHE, KANSAS

[illegible]

LOT 1 PRE
PLAT

SHEET
PP1.1

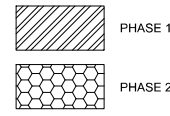
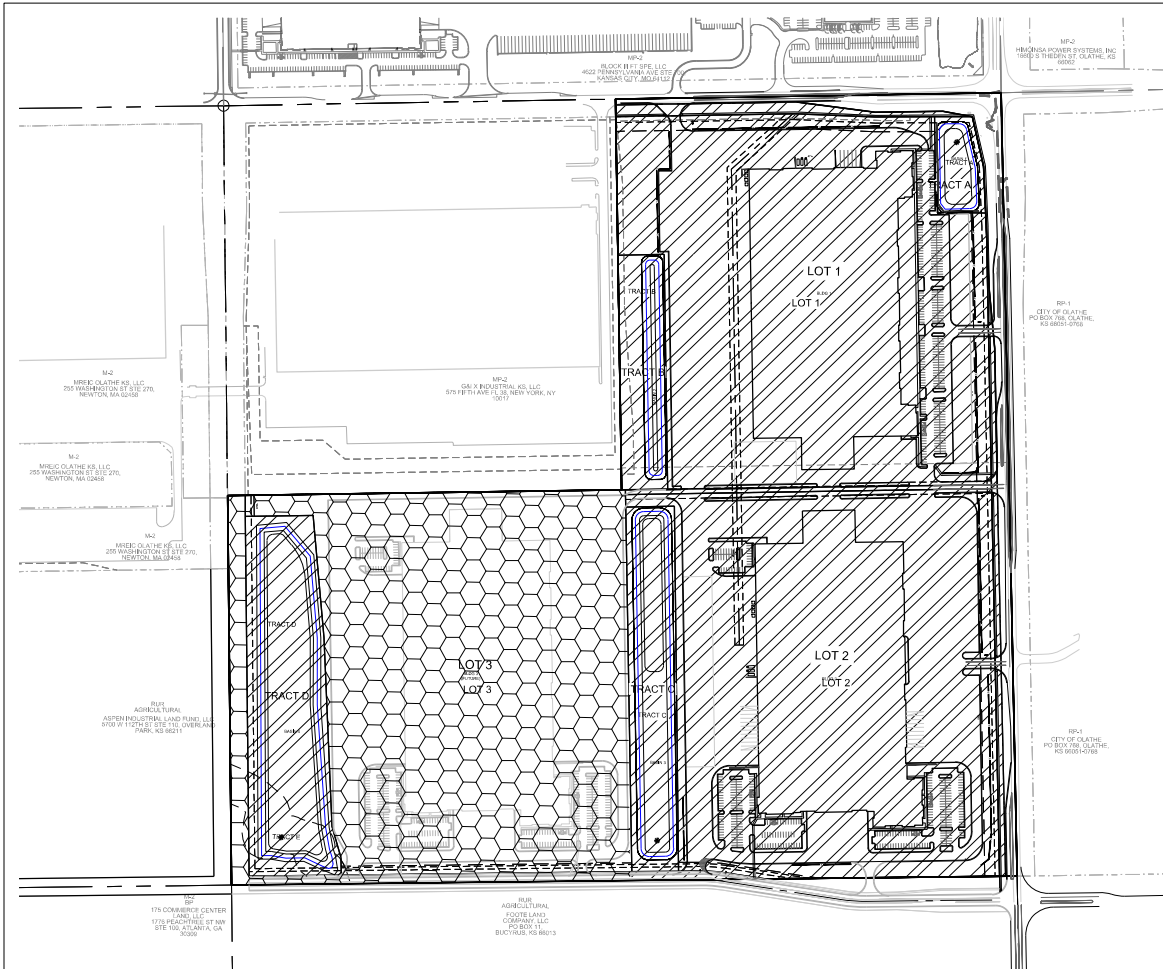


1. TRACTS A,B,C,D TO BE OWNED AND MAINTAINED BY THE BUSINESS ASSOCIATION AND USED FOR DETENTION.



PP1.2

SHEET
PP1.3



- GENERAL NOTES:**
1. FLOOD NOTE: There is no FEMA identified floodplain located on the proposed property per Flood Insurance Rate Map Panel No. 200901010G Dated 08/20/2009.
 2. Boundary and easement data is from a survey prepared by Schlager & Associates, P.A.
 3. Topography and adjacent plat and improvements from owner topographic survey.
 4. Existing utilities have been shown to the greatest extent possible based upon field notes by utility companies and information provided to the engineer.
 5. Adjacent parcel information is based upon JCCO-ARMS and information provided by consultants for the adjacent parcels.
 6. All lighting shall comply with the city codes and ordinances.
 7. All new on-site wiring and cable shall be placed underground per the city codes and ordinances.
 8. All above ground electrical and/or telephone cables shall be placed as required by the utility company.
 9. All wall and monument signs will require a sign permit through the planning division.
 10. All improvements must meet the City of Olathe LDC, Regulations, standards and codes.
 11. Retaining wall shall include Big Block Concrete wall with full column Kerastone modular block retaining wall or approved equal.
 12. Approval of this plan does not result in generating a building permit. A separate building permit application process must be completed.
 13. Approval of this plan does not constitute a complete review of the project for compliance with the City building codes. A final code review shall be submitted with the building permit. Revisions may be required to make the project building code compliant.
 14. Approval of this plan does not constitute a complete review of the project for compliance with the ADA regulations. The project shall comply with all applicable regulations of the ADA.
 15. Approval of this plan does not constitute compliance with the Fire Code. Complete fire sprinkler and fire alarm plans are required to obtain a building permit.
 16. A separate permit from City of Olathe is required prior to obtaining a building permit.
 17. All setbacks shall be a minimum of 5' width.
 18. The project will follow the applicable permit requirements when permit plans are completed.
 19. Fire flow requirements for the project shall be established in accordance with Appendix B of the 2018 International Fire Code.
 20. Street lights will be standard City street light.
 21. The project will be constructed in 2 phases, building 142 in 1st phase and building 3 in 2nd phase.

- TRACT NOTES:**
1. TRACTS A,B,C,D,E TO BE OWNED AND MAINTAINED BY THE BUSINESS ASSOCIATION AND USED FOR OPERATION.

- LEGEND:**
- AE - ACCESS EASEMENT
 - BL or B.L. - BUILDING LINE
 - D/E - DRAINAGE EASEMENT
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 - ROW or R.W. - RIGHT-OF-WAY
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- EXISTING PLAT LINES
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- ROW - RIGHT-OF-WAY
- SA - SANITARY SEWER MAIN - EXIST.
- STO - STORM SEWER
- STORM SEWER - EXISTING
- CABLE TV - EXISTING
- F/O - FIBER OPTIC CABLE - EXISTING
- T - TELEPHONE LINE - EXIST.
- E - ELECTRIC LINE - EXISTING
- O/P - OVERHEAD POWER LINE - EXIST.
- U/E - UNDERGROUND ELECTRIC - EX.
- G - GAS LINE - EXISTING
- W - WATERLINE - EXISTING
- L - LIGHT - EXISTING
- M - EXISTING MANHOLE
- C - CLEANOUT
- S - EXISTING SANITARY MANHOLE
- P - PROPOSED SANITARY MANHOLE
- I - EXISTING CURB INLET
- S - EXISTING STORM MANHOLE

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PREPARED BY:

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FTI

PRELIMINARY DEVELOPMENT PLAN
167TH STREET AND LONE ELM ROAD
OLATHE, KANSAS

DATE	DESCRIPTION
06/25/2019	10% COMMENTS
07/15/2019	20% COMMENTS
07/22/2019	30% COMMENTS
07/22/2019	40% COMMENTS
07/22/2019	50% COMMENTS
07/22/2019	60% COMMENTS
07/22/2019	70% COMMENTS
07/22/2019	80% COMMENTS
07/22/2019	90% COMMENTS
07/22/2019	100% COMMENTS

OVERALL PHASING PLAN

SHEET
PP2.0

