



STAFF REPORT

Planning Commission Meeting: April 13, 2026

Application:	<u>RZ26-0002</u>: Request for approval of a Rezoning and Preliminary Site Development Plan for DRG Olathe
Location:	Southwest of 167 th Street and Lone Elm Road
Owner:	167 th Street Properties, LLC
Applicant:	Curran Darling, Distribution Realty Group
Engineer/Architect:	Chris Hafner, Davidson Architecture and Engineering
Staff Contact:	Jessica Schuller, AICP; Senior Planner

Site Area: 37.63 acres **Proposed Use:** Warehousing, Storage, Wholesale, and Distribution Facilities

Building Area: 558,960 square feet **Plat:** Unplatted

Existing Zoning: CTY RUR **Proposed Zoning:** M-2 (General Industrial)

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Industrial Area	Undeveloped	CTY RUR
North	Industrial Area	Vacant / Warehousing/Distribution	MP-2
South	Industrial Area	Undeveloped	CTY RUR
East	Primary Greenway	City Park	RP-1
West	Industrial Area	Warehousing/Distribution	M-2

1. Introduction

The applicant is requesting a rezoning to the M-2 (General Industrial) District and preliminary site development plan for two single-story speculative warehousing/distribution facilities totaling 558,960 on 37.63± acres, located south of 167th Street and west of Lone Elm Road. The buildings are single-loaded dock warehouses with overhead doors facing interior to the property and primary building entrances facing public roadways. The property is currently undeveloped and retains county rural zoning.



Site Location Map

2. History

The property was annexed into the City of Olathe in August of 2025 and has historically been used for residential, farming and agricultural purposes. No other zoning or development applications have been submitted or approved on this site.

3. Existing Conditions

The subject property is located south of 167th Street and west of Lone Elm Road, which are paved 2-lane roadways with intersection turn lanes. A single-family residential structure and livestock pens exists on the property today, with a gravel driveway connecting to 167th Street. There are existing significant trees located near the existing residential structure which will require preservation or mitigation with this application.



Site Photo Looking Southeast

4. Zoning Standards

- a. **Land Use** – The applicant’s request to rezone this site to the M-2 District aligns with the property’s designation as an Industrial Area on the PlanOlathe Comprehensive Plan Future Land Use Map. The M-2 District generally supports industrial buildings grouped around major transportation systems. The applicant expects this development to largely be occupied by the *warehousing, storage, wholesale, and distribution facility* land use, which is permitted by right in the M-2 District and similar to the surrounding area.

M-2 District uses include a number of industrial and service-type uses including warehousing/distribution and cold storage. Staff recommends the restriction of some land uses on the subject property due to its location at the intersection of two arterial roadways, proximity to public open space, and greater intensity of these uses. Staff worked with the applicant on these use restrictions and the applicant is amenable to the following restrictions:

- (1) Power Generation Plant
- (2) Parking Lots, Surface, as Principal Use

- (3) Public Utility Storage and Service Yards
 - (4) Automobile Storage or Towing (Tow Lot)
 - (5) Paper Manufacturing
 - (6) Recycling Centers, Drop-Off
 - (7) Rendering and Meat Byproduct Processing
 - (8) Petroleum Bulk Stations and Terminals
 - (9) Textile, Clothing and Leather Manufacturing
 - (10) Bus/Truck Maintenance, Including Repair and Storage
 - (11) Storage Area or Lot, except when as an accessory use to a building, and not visible from arterial and collector roadways
- b. **Building Height** – Building heights within the M-2 District are limited to a maximum of 55 feet in height (Column 1 Dimensional Standards). The proposed distribution buildings are 50 feet tall at their highest point, in compliance with UDO requirements.
- c. **Setbacks** – The M-2 District requires 30-foot front yard setbacks, 30-foot paving setbacks from right-of-way, and 10-foot side and rear yard setbacks. The preliminary plan meets all the dimensional requirements of the M-2 District.
- d. **Open Space** – The M-2 District requires 15% of the net site to be maintained as open space, and 27% open space is provided, exceeding UDO requirements.

5. Development Standards.

- a. **Access/Streets** – Access to the development is proposed along 167th Street where full site access is provided. This driveway aligns with an existing drive on the north side of the roadway. Two additional full-access driveways are located on Lone Elm Road near the center of the site and at the southern edge of the property. The southern access will be shared with the future industrial development located to the south. Both right and left turn lanes will be constructed at all entrances.
- b. **Parking** – The applicant provided a parking analysis as required for the *warehousing, storage, wholesale, and distribution* use. The analysis estimates one (1) parking stall per 1,000 feet of office area and one (1) stall per 3,000 square feet of warehousing area. Provided parking exceeds these estimates with 222 stalls provided for Building 1 and 223 stalls provided for Building 2. Additionally, parking for 78 trailers is provided for each building, in addition to loading areas at the dock bays.
- c. **Landscaping/Screening** – The applicant provided a preliminary landscape plan meeting the requirements of the UDO. Landscape buffers are required along the perimeter of the site. A 50-foot-wide landscape area is provided along 167th Street and Lone Elm Road, and 25 and 30-foot landscape areas are provided along the south and west property lines. These areas contain a mix of deciduous and evergreen trees. Berms will be considered along 167th Street and Lone Elm Road at the time of final site development plan, to provide additional screening and softening from roadways, based upon final site grading.

Further refinements and landscaping details will be provided at the time of Final Site Development Plan, including shrubs and ground cover, and all landscaping will meet the requirements of the UDO.

- d. **Tree Preservation** – The site contains several existing significant trees, primarily located around the existing residential structure, for a total of 318 caliper inches on site. These trees will be removed during site grading, and mitigated on a caliper inch basis, per UDO requirements at the time of Final Site Development Plan.
- e. **Stormwater/Detention** – The property is subject to all Title 17 requirements of the Municipal Code. One wet detention basin will be located central to the property and will not be visible from adjacent roadways. This basin will be placed in common tracts to be maintained by the property owners and/or business associations.
- f. **Public Utilities** – The property is in City of Olathe sewer and WaterOne service areas. An existing sanitary sewer main is on site and will service the development. An existing water main runs along the north side of 167th Street and will service the development for domestic and fire service.

6. Site Design Standards

The property is subject to Site Design Category 6 based on the Industrial Area designation of the Plan Olathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – Parking lots must be broken up into parking pods with no more than 320 stalls and the largest parking pod includes 40 stalls, complying with this requirement.
- b. **Drainage Feature** – Tract A is a wet detention basin located central to the property and is not required to be designed as an amenity as it is not visible to the public. Additional landscape screening is provided on the north side of the basin to screen from 167th Street.
- c. **Increased Setback** – All buildings are setback over 50 feet from arterial streets as required by UDO.
- d. **Perimeter Landscaping** – The planted buffer area along 167th Street and Lone Elm Road is 50 feet wide and planted with a mix of deciduous and evergreen trees, meeting the requirements for landscaping along arterial roadways. The applicant will consider the feasibility of berms along arterial roadways, as an additional screening measure, at the time of Final Site Development Plan.

7. Building Design Standards

Buildings in the M-2 District are subject to building design standards for Industrial Buildings (UDO 18.15.020.G.10). Color elevations were provided with the preliminary site development plan showing the proposed building materials and architectural style. Proposed materials consist of textured and painted concrete panels with reveals, and glass, in shades of blue, medium and light gray, and white. Dock walls face internal to the development and will not be visible from adjacent roadways. All dock wall facades are considered secondary facades.

The following table lists the applicable design requirements of the UDO and proposed design elements:

Table 1: Building Design Standards	Design Requirements <i>(Industrial Buildings)</i> <i>Proposed Design</i>
<i>Building Entryway</i>	<p><i>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</i></p> <p>Each building includes canopies that project over building entrances, meeting UDO requirements.</p>
<i>Garage and Overhead Doors</i>	<p><i>Garage and overhead doors may only face a local or collector public street, unless completely screened from view.</i></p> <p>All overhead doors are oriented internally to the property and do not face public streets. A 40-foot long tilt-up screen wall is located on the north corner of both buildings to screen the truck court from public view along 167th Street.</p>
<i>Horizontal & Vertical Articulation</i>	<p><i>Each primary façade must provide horizontal and vertical articulation every 100 linear feet of the façade.</i></p> <p>Each primary façade has an element of horizontal and vertical articulation every 100 linear feet or less through variation in parapet height of four (4) feet and building offsets of four (4) feet, as required by the UDO.</p>

Primary facades are required to utilize a minimum of two (2) Class 1 and Class 2 materials on 75% of the façade, with a minimum of 15% glass on the first floor. Secondary facades must utilize a minimum of two (2) Class 1, Class 2 and Class 3 materials on 40% of the façade. All facades provide two Class 1 and 2 materials, including glass and finished concrete panels with reveals, and all front-facing primary facades exceed the minimum percentage of first-floor glass required. Secondary facades utilize two distinct colors and patterns of Class 2 tilt-up concrete panels, with clerestory glazing over dock doors.

8. Public Notification and Neighborhood Meeting

The applicant mailed the required public notification letters to surrounding property owners within 200 feet and posted a sign on the subject property per UDO requirements. A neighborhood notification letter was also provided to property owners within 500 feet of the site, per UDO requirements. Staff and the applicants have not received any correspondence regarding the project.

9. UDO Rezoning Criteria

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as an Industrial Area. Industrial areas are designated for more intensive land uses, including manufacturing, assembly, and distribution. Research, warehousing, and other light industrial uses are also appropriate in industrial areas.

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below.

A. *The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.*

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as an Industrial Area. The M-2 District directly aligns with the Industrial Area future land use category. This request conforms with the PlanOlathe Comprehensive Plan and the following policy elements of the Comprehensive Plan:

LUCC-1.1: Consistency with the Comprehensive Plan. Land use proposals should be consistent with the vision of the Comprehensive Plan, as well as applicable local ordinances and resolutions.

ES-1.3: Targeted Industries. Promote Olathe as an ideal place for desirable new industries, especially those that would diversify the employment base, reflect the labor force capabilities of the community, and complement Olathe's high quality of life.

B. *The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).*

The character of the surrounding area consists primarily of industrial and employment uses, and public open space (Lone Elm Park) to the east. Existing uses include bottling facilities and warehouse and distribution facilities. Structures in the vicinity are primarily very large tilt-up concrete buildings with limited office area, reflecting the area's functional and utilitarian design. The proposed warehouse and distribution development is cohesive and compatible with the character of the area.

However, the M-2 District does allow a number of land uses that are less compatible with the character of the surrounding development due to the intensity of that use or its reliance on outdoor storage. Staff worked with the applicant and they are amenable to restricting the list of uses provided in staff's recommendation.

C. *The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.*

The proposed M-2 (General Industrial) District and warehousing and distribution facilities are in harmony with the surrounding properties, as most have also been rezoned to the M-2 District and are developed with compatible industrial and warehouse & distribution facilities.

D. *The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.*

The property currently retains the CTY RUR (County Rural) District zoning and must be rezoned to a City zoning district before it may be developed.

E. *The length of time the property has remained vacant as zoned.*

The property has retained County RUR zoning since it was annexed in 2025. The site is currently undeveloped and was used for agricultural purposes before annexation.

F. The extent to which approval of the application would detrimentally affect nearby properties.

Staff has not received information indicating the proposed project will detrimentally affect nearby properties. Approval of this application would allow a similar type of development to the surrounding properties already zoned to the M-2 District.

G. The extent to which development under the proposed district would substantially harm the value of nearby properties.

The development as proposed is not anticipated to have any detrimental impact on the value of nearby properties, which are zoned for similar uses. The proposed development is similar to the surrounding developed properties regarding site and building design.

H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

The proposed warehouse and distribution uses will not cause any adverse effect on traffic and safety of the road network. New turn lanes are required at site entrances, and on-site parking will be provided as required by UDO.

I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

This development is not anticipated to create pollution or other environmental harm. The development will follow all regulations and codes pertaining to stormwater, air quality, noise, and other impacts on the environment.

J. The economic impact of the proposed use on the community.

The proposed development will contribute to the local economy by generating additional property taxes to be collected by the City and creating new employment opportunities.

K. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The proposed rezoning does not negatively impact public health, safety, or welfare as presented. If the rezoning were denied, the development could not be constructed as a City zoning district is required prior to development.

10. Staff Recommendation

A. Staff recommends approval of RZ26-0002, DRG Olathe, for the following reasons:

1. The proposed development complies with the policies and goals of the PlanOlathe Comprehensive Plan.
2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.

- B. Staff recommends approval of the rezoning to the M-2 District with the following stipulations:
1. The following uses are prohibited in the M-2 District:
 - a) Power Generation Plant
 - b) Parking Lots, Surface, as Principal Use
 - c) Public Utility Storage and Service Yards
 - d) Automobile Storage or Towing (Tow Lot)
 - e) Paper Manufacturing
 - f) Recycling Centers, Drop-Off
 - g) Rendering and Meat Byproduct Processing
 - h) Petroleum Bulk Stations and Terminals
 - i) Textile, Clothing and Leather Manufacturing
 - j) Bus/Truck Maintenance, Including Repair and Storage
 - k) Storage Area or Lot, except when as an accessory use to a building, and not visible from arterial and collector roadways
- C. Staff recommends approval of the preliminary site development plan with the following stipulations:
1. Only 1 (one) full access drive to Lone Elm Road near the common property line between RZ26-0001 (Hedge Industrial Park East) and RZ26-0002 (DRG Olathe) developments will be allowed, which will serve both developments. This access may be public or private. This access drive may be constructed on either side of the shared property line if an access easement is granted to the adjacent property. If this drive is private, any required agreements and access easements must be executed by all properties using the drive prior to any final plat recording.
 2. Traffic improvements, and associated timing, will be made in accordance with the Traffic Impact Study dated February 2026, the Olathe Access Management Plan, and approval of the City Engineer. The Traffic Impact Study is required to be updated with each development phase and must adhere to Access Management Plan and City Engineer requirements.
 3. Landscaping and tree mitigation will be provided in accordance with all UDO requirements at the time of Final Site Development Plan.
 4. Any fence which extends beyond the front line of the building must be decorative in nature and will not consist of chain-link material.
 5. Barbed wire fencing is not permitted in the development.
 6. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be

screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.

March 31st, 2026

Rezoning, Preliminary Site Development Plan, Preliminary Plat for DRG Olathe.

Statement of Purpose:

The 36.43-acre site located at 21855 W. 167th Street was recently annexed into the City of Olathe and requires rezoning to align with Olathe zoning classifications. The request for M-2 Zoning aligns with the corridor development pattern and conforms with the Future Land Use Map.

2 buildings, 307,800 sq.ft. and 251,160 sq.ft. for spec industrial.





a new development for
DRG Olathe
21855 W. 167th Street
Olathe, Kansas

date
02.18.2026
drawn by
DAE
checked by
DAE
revisions

sheet number
A1.0

drawing type
preliminary
project number
25110

1 Existing Conditions / Zoning Area
scale: 1" = 80'-0"



Building	Building Area	Dimensions	Parking Spaces	Dock Doors	Trailer Spaces	Drive-in Doors	Clear Ht.	Bldg. Ht.	Site Area
1	251,160 sq. ft.	230' x 1,092'	221	53	78	6	36'-0"	38' - 4"	764,659 sq. ft., 17.55 ac.
2	282,410 sq. ft.	289' x 1,028'	223	60	78	2	36'-0"	38' - 4"	822,316 sq. ft., 18.88 ac.
R.O.W.	-	-	-	-	-	-	-	-	52,197 sq. ft., 1.20 ac.
Total	543,570 sq. ft.	-	445	113	156	8	-	-	1,639,174 sq. ft., 37.63 ac.

Site Analysis

Current Zoning: County RUR Agricultural
Proposed Zoning: M-2 (General Industrial)

Total Site Area: 1,639,174 sq. ft., 37.63 ac.
Updated Site Area (less dedicated R.O.W. along perimeter and interior): 1,586,677 sq. ft., 36.43 ac.
Total Impervious Area: 1,157,271 sq. ft., 26.57 ac., 73% coverage
Total Green Space: 429,706 sq. ft., 9.86 ac., 27% coverage

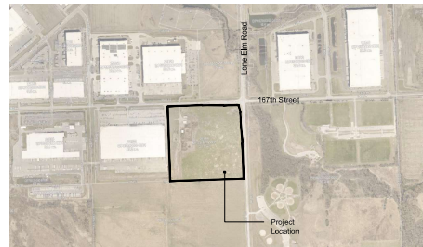
Parking: (analysis based on preliminary assumptions, parking counts may vary based on future tenants)

Building 1
Office Area: 37,674 sq. ft., 1,000 x 3.8 = 143 spaces (assumes 15% office use)
Warehouse: 213,486 sq. ft., 3,000 sq. ft. = 71
Total: 214 required, 222 provided

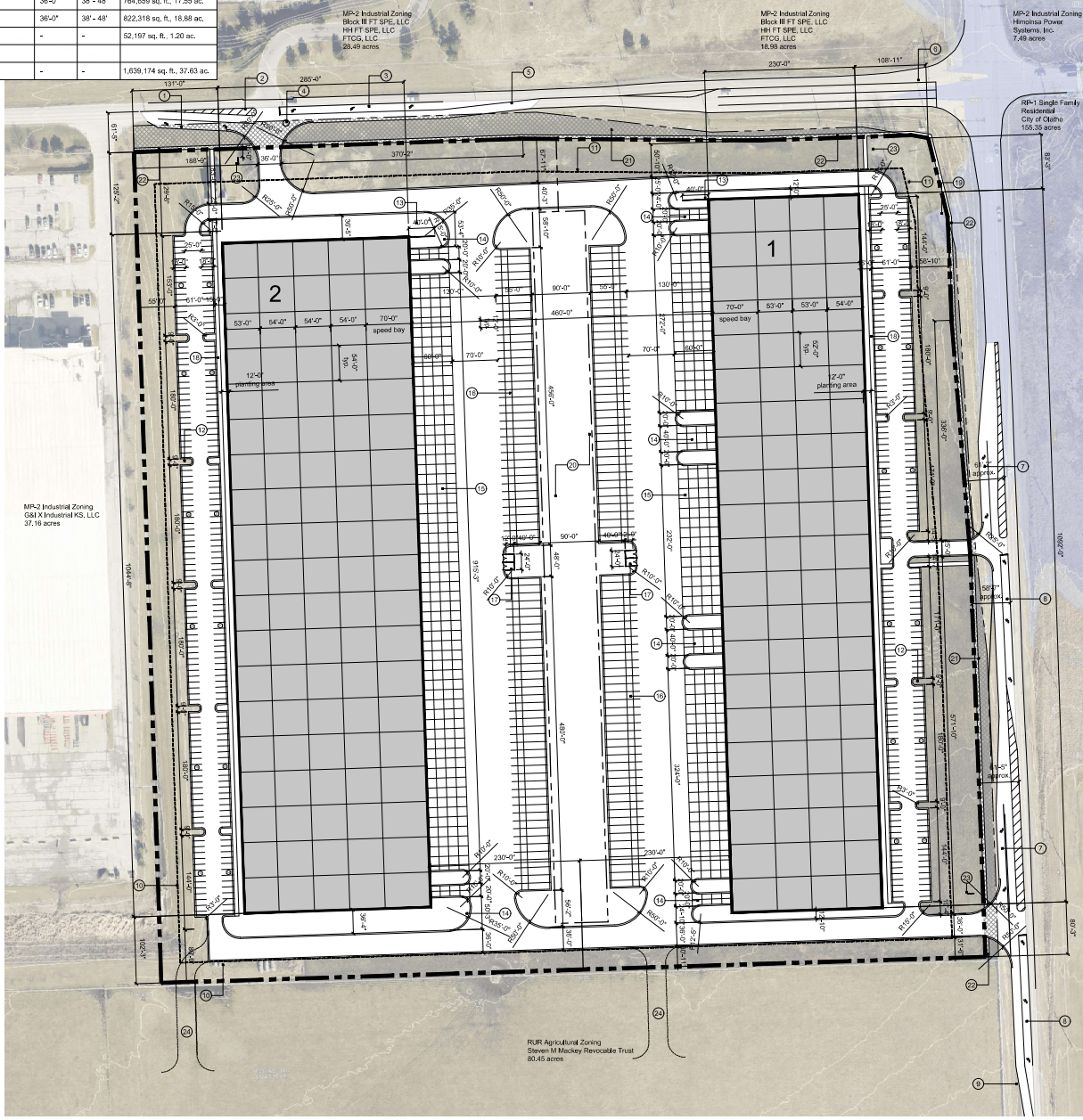
Building 2
Office Area: 29,241 sq. ft., 1,000 x 3.8 = 111 spaces (assumes 10% office use)
Warehouse: 263,169 sq. ft., 3,000 sq. ft. = 88 spaces
Total: 199 spaces, 223 provided

- General Notes**
- Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities, meter banks and coolers must be screened from public view with three (3) sided landscaping or with an architectural treatment compatible with the building architecture.
 - When off-street loading facilities are gated, fenced or secured by any other means, staging or parking for tractor trailers, trucks, or other such delivery vehicles must be accommodated within a designated parking area on site. Staging of vehicles on public right-of-way is prohibited.
 - All new on-site wiring and cables must be placed underground.

- Planning Notes**
- 150' right turn lane into site with reduced taper to align with adjacent development curb.
 - Provide striping to create lane transition with left turn lane into development.
 - Left turn lane with 250' stacking and 150' taper into development from 167th Street.
 - Relocate existing overhead power pole with road improvements shown.
 - Provide through lane with creation of left turn lane and terminate at intersection with existing edge of pavement.
 - Existing striping improvements to remain at 167th & Lone Elm.
 - 150' right turn lane with 150' taper off Lone Elm into development.
 - Left turn lane with 200' stacking and 100' taper into development off Lone Elm.
 - Transition paving to existing edge of pavement along Lone Elm.
 - Dashed line represents 30' setback from property line along south and west boundaries.
 - Dashed line represents 50' setback from property line along north and east boundaries.
 - Provide 8'-0" landscape island every 20 parking stalls, as shown.
 - Provide 47' long lift-up screen wall on north corner of each building to screen truck court from public view along 167th Street.
 - Drive-in door location with concrete drive.
 - Provide 60"x4" concrete dock apron along truck court.
 - Provide 10'-0" concrete dolly pad for limits of trailer storage spaces.
 - 78"x6" concrete trash enclosure (2 per building), 12' x 12' with prefinished metal doors on 6" diameter concrete filled steel pipe bollards.
 - Provide 6'-0" concrete sidewalk along frontage of passenger vehicle stalls.
 - Private development of site remains out of FEMA floodplain limits in northeast corner of site.
 - Green space between trailer storage stalls to be utilized as regional stormwater detention dry pond per civil engineering plans.
 - Hatched area represents right-of-way dedication to meet current Olathe access management plan, 35,887 sq. ft. to be dedicated along 167th Street frontage, 16,510 sq. ft. to be dedicated along Lone Elm Road frontage.
 - 3'-0" wide concrete sidewalk within right-of-way along frontage of 167th and Lone Elm.
 - Location of future monument sign to meet all City of Olathe sign standards.
 - Approximate location of drive aisle to provide access for adjacent property.



2 Vicinity Map
scale: 1" = 1,000'
north



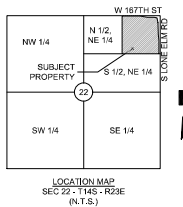
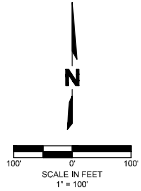
1 Site Plan
scale: 1" = 80'-0"
north

a new development for
DRG Olathe
21855 W. 167th Street
Olathe, Kansas

date: 03.16.2026
drawn by: DAE
checked by: DAE
revisions:
04.01.2026 02

sheet number
A1.1
drawing type: preliminary
project number: 25110

ALTA/NSPS LAND TITLE SURVEY OF
PART OF THE
N 1/2, NE 1/4, SEC. 22 - T14S - R23E
OLATHE, JOHNSON COUNTY, KANSAS



PROPERTY DESCRIPTION: AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY
ALL OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, EXCEPT PART IN ROAD.

AND EXCEPT A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22, TOWNSHIP 14, RANGE 23; THENCE N 88° 07' 04" E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1334.41 FEET TO A POINT; THENCE S 01° 35' 39" E, A DISTANCE OF 1332.07 FEET TO A POINT; THENCE S 88° 11' 21" W, A DISTANCE OF 1343.07 FEET TO A POINT; THENCE N 01° 35' 26" W, A DISTANCE OF 1332.52 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. KCC251368, EFFECTIVE JUNE 03, 2025 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRM'S POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, NAD 1983, NORTH ZONE.

TITLE RELATED NOTES: SCHEDULE B EXCEPTIONS

ITEMS 1-7 & 18-19 ARE NOT SHOWN HEREON AS THEY ARE GENERAL EXCEPTIONS OR OTHERWISE NOT SURVEY RELATED.

ITEM 8. EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY FILED IN MISC. BOOK 18, PAGE 444. -THIS ITEM AFFECTS THE SUBJECT PROPERTY HOWEVER IT IS NOT PLOTTABLE BY DESCRIPTION.

ITEM 9. DEED OF DEDICATION TO THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, STATE OF KANSAS FILED IN BOOK 5284, PAGE 134. -THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 10. PERMANENT DRAINAGE EASEMENT TO THE CITY OF OLATHE FILED IN BOOK 200725, PAGE 003509. -THIS ITEM ONCE AFFECTED THE SUBJECT PROPERTY BUT NOW FALLS ENTIRELY WITHIN THE PUBLIC RIGHT-OF-WAY.

ITEM 11. MAIN EXTENSION PETITION AND AGREEMENT CREATING A BENEFIT AREA FILED IN BOOK 200705, PAGE 011197. -THIS ITEM AFFECTS THE SUBJECT PROPERTY HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 12. PERMANENT EASEMENT TO WATER DISTRICT NO. 1 OF JOHNSON COUNTY (KANSAS) FILED IN BOOK 200706, PAGE 003132. -THIS ITEM ONCE AFFECTED THE SUBJECT PROPERTY BUT NOW FALLS ENTIRELY WITHIN THE PUBLIC RIGHT-OF-WAY.

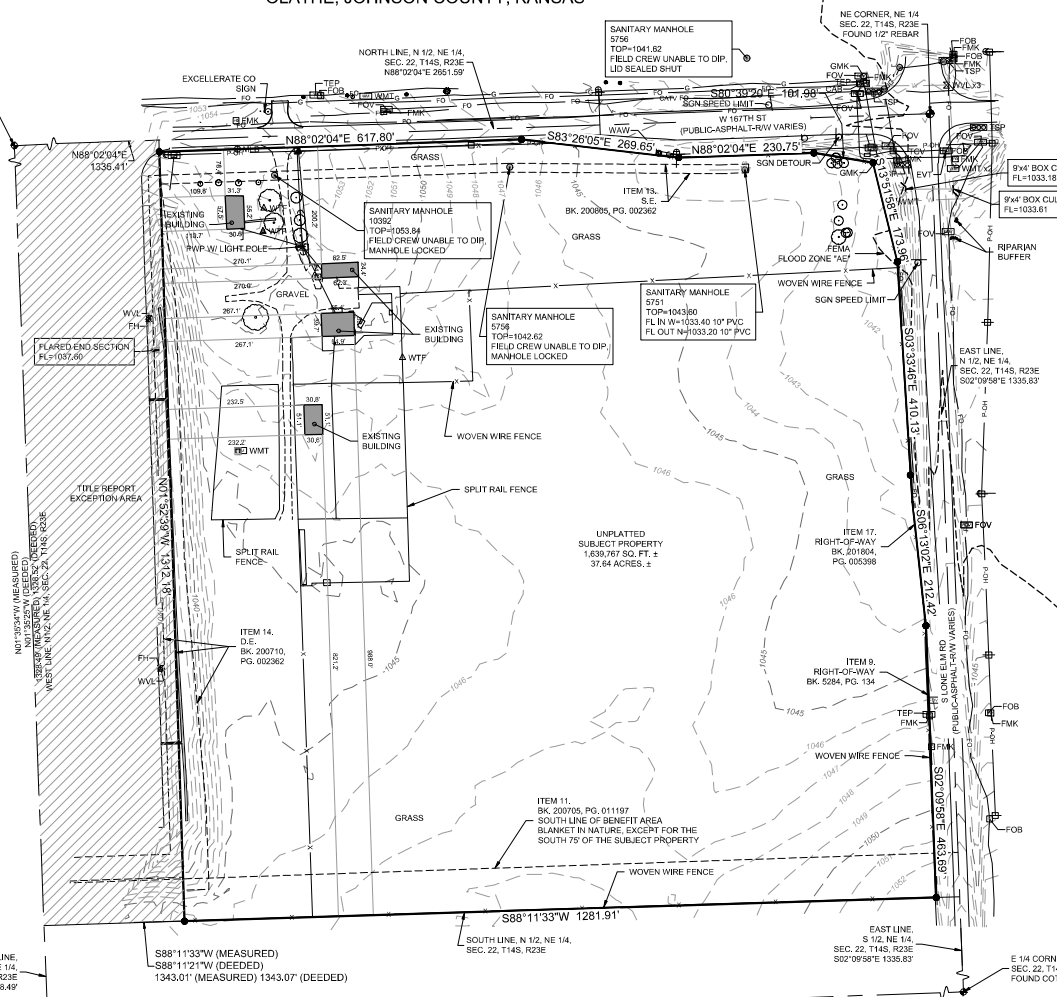
ITEM 13. PERMANENT SEWER EASEMENT TO THE CITY OF OLATHE, KANSAS FILED IN BOOK 200710, PAGE 002357, CORRECTED PERMANENT SEWER EASEMENT FILED IN BOOK 200805, PAGE 000869. -THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 14. PERMANENT DRAINAGE EASEMENT FILED IN BOOK 200710, PAGE 002382. -THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 15. STATEMENT OF PLANNED ZONING FILED IN BOOK 200710, PAGE 003758. -THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY BUT AFFECTS THE EXCEPTED TRACT, NOTHING TO PLOT OR SHOW HEREON.

ITEM 16. ORDINANCE NO. 07-14 ANNEXING CERTAIN LANDS FILED IN BOOK 200710, PAGE 004034. -THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY BUT AFFECTS THE EXCEPTED TRACT, NOTHING TO PLOT OR SHOW HEREON.

ITEM 17. DEDICATION FOR A PUBLIC STREET TO THE CITY OF OLATHE, KANSAS FILED IN BOOK 201804, PAGE 005398. -THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.



- ALTA/NSPS TABLE NOTES:
- MONUMENTS FOR THIS SURVEY HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAN.
 - THE PHYSICAL ADDRESS OF THE SUBJECT TRACT IS 2185 W 167TH ST, OLATHE, KS 66002 ACCORDING TO THE TITLE REPORT.
 - ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 200910C01090, MAP REVISED AUGUST 08, 2009, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND WITHIN FLOOD ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED).
 - THE SUBJECT PROPERTIES CONTAINS A TOTAL OF 1.639767 SQUARE FEET OR 37.64 ACRES MORE OR LESS.
 - VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD 88).
 - A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY. ACCORDING TO JOHNSON COUNTY'S AUTOMATED INFORMATION MAPPING SYSTEM, THE SUBJECT PROPERTY IS ZONED "AGRICULTURAL".
 - EXTERIOR DIMENSIONS OF ALL VISIBLE BUILDINGS ON THE SUBJECT PROPERTY ARE SHOWN AT GROUND LEVEL.
 - ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THIS SURVEY.
 - THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND MARKING PROVIDED BY KANSAS ONE CALL SYSTEM, INC. FROM ONE CALL REQUEST NUMBER 2520400. THE SURVEYOR MAKES NO GUARANTEE THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FACILITIES.
 - UNDERGROUND UTILITIES HAVE BEEN LOCATED PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST PERFORMED BY ECHO GPR ON JULY 15, 2025 UNDER QUOTE "2652".
 - THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT PROPERTY.

LEGEND			
● SCR	SECTION CORNER	⊙ SMH	SANITARY MANHOLE
⊙ SET	SET MONUMENT	S.E.	SANITARY SEWER EASEMENT
⊠ CAB	CABLE BOX	⊠ SGN	SGN SIGN
⊙ CTR	CONIFEROUS TREE	⊠ TEL	TELEPHONE PEDESTAL
⊙ DTR	DECIDUOUS TREE	⊠ TSMH	TRAFFIC SIGNAL MANHOLE
D.E.	DRAINAGE EASEMENT	---	CATV --- UNDERGROUND CABLE TV LINE
⊠ ELN	ELECTRIC RISER	---	FO --- UNDERGROUND FIBER OPTIC LINE
⊠ EMT	ELECTRIC METER	---	G --- UNDERGROUND GAS LINE
⊠ EVT	ELECTRIC VAULT	---	PJUG --- UNDERGROUND POWER LINE
⊠ FMK	FIBER OPTIC MARKER	---	SS --- UNDERGROUND SANITARY SEWER
⊠ FOV	FIBER OPTIC VAULT	---	SD --- UNDERGROUND STORM LINE
⊠ FH	FIRE HYDRANT	W	UNDERGROUND WATER LINE
⊠ GMK	GAS MARKER	W	WATER FAUCET
---	GUY WIRE	WTF	WATER FAUCET
⊠ MBS	MAIL BOX	⊠ WMT	WATER METER
---	OVERHEAD POWER LINE	⊠ WLV	WATER VALVE
⊠ PWP	POWER POLE	⊠ WAW	WATER WELL

SURVEYORS CERTIFICATION:
TO: DISTRIBUTION REALTY GROUP, LLC; 167H STREET PROPERTIES, L.L.C., A KANSAS LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 7A, 8, 11A, 11B AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 03, 2025.

OLSSON, KS CLS 114
JEFFREY P. MEANS, KS PLS 1381
JULY 25, 2025
MEANS@OLSSON.COM

DATE OF SURVEY
2025-07-03 - 1ST SUBMITTAL
2025-07-15 - PRIVATE UTILITY LOCATE
2025-07-25 - 2ND SUBMITTAL

drawn by: JAC/LSK/SP/HP
checked by: JPM
approved by: JPM
project no.: 205-23282
file name: ALTA_205-23282.DWG

OLSSON
Jeffrey P. Means, PLS 1381
North Kansas City, MO 64116
FAX 816.351.1868
www.olsson.com

SHEET
1 of 1

USER: jpkilcont
DATE: 2025-07-25 10:58:00
FILE: \\s01\work\2025\2025-07-25\ALTA_205-23282.dwg

Demolition Legend

- remove existing structures and associated pipe
- remove existing power/light pole and associated wiring
- remove existing trees
- existing building demolition
- existing compacted dirt
- remove full depth existing pavement and curb & gutter
- remove existing retaining wall/fence
- remove existing sidewalk & landscaping
- Saw cut

Demolition Legend

- Coordinate removal of existing/former gas main with utility.
- Coordinate removal of existing/former sanitary sewer lines with city.
- Coordinate removal of existing/former water lines with utility.
- Remove full existing storm sewer lines and structures as shown.
- Coordinate removal of existing/former telecom/data with utility
- Coordinate removal of existing primary & secondary electrical with utility

Property Legend

- right of way
- property lines
- easements
- setbacks

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

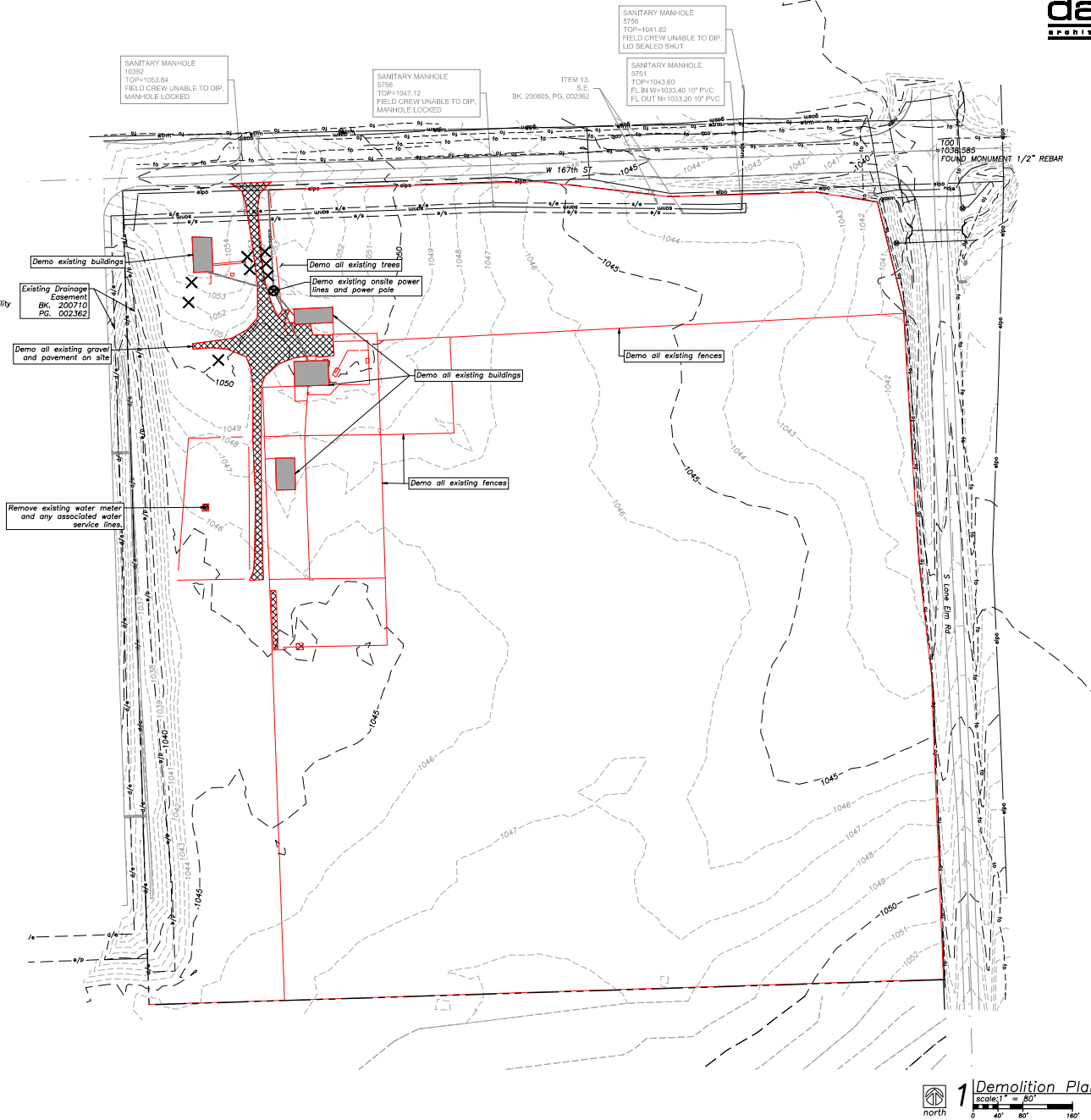
- sanitary main
- sanitary service
- storm sewer (existing)
- storm sewer (solid wall, proposed)
- storm sewer (perforated, proposed)
- water main
- water service (fire)
- water service (domestic)
- water service (irrigation)
- natural gas main
- natural gas service schematic
- underground primary electric
- underground secondary electric
- overhead electric
- underground cable/phone/data
- underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

Symbols

- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section



Know what's below.
Call before you dig.

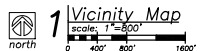
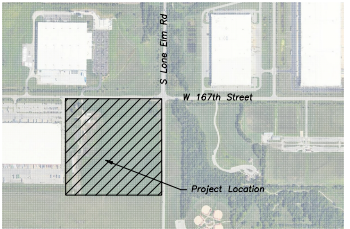


1 Demolition Plan
scale: 1" = 80'
north

a new development for
DRG Olathe
21855 W. 167th Street
Olathe, KS

date: 02.16.2026
drawn by: DJL
checked by: DAE
revisions:
03.16.2026 1
04.01.2026 2

sheet number
C1.1
drawing type: preliminary
project number: 25110



Johnson County Benchmarks: JCVCN

Johnson County Benchmark No. 277
2" Aluminum Barntsen Disk Stamped "BM 277"
Located on 167th Street 0.0 mi east of Lone Elm Road.
Monument located approx. 120 feet east of street intersection,
set on top of SW corner wing wall of small bridge.
Elevation: 1038.09'

- Site Plan Notes:**
- Proposed curb & gutter where indicated (see legend).
 - Proposed 6' wide concrete sidewalk.
 - Proposed concrete commercial entrance.
 - Proposed wet detention basin.
 - Proposed Standard asphalt pavement.
 - Proposed Heavy duty asphalt pavement.
 - Proposed Heavy duty concrete pavement.
 - Proposed public street turn lane improvements.
 - Proposed trash enclosure.
 - Proposed 5' wide concrete public sidewalk.

Floodplain Note:
This property is located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) and within flood zone AE (Base Flood Elevations Determined) of the Flood Insurance Rate Map, Community Panel No. 20091C01080 which bears an effective date of August 3, 2009.

- Utility Legend**
- existing
 - proposed
- Linetypes**
- sanm sanitary main
 - sanse sanitary service
 - ssw storm sewer (existing)
 - sswp storm sewer (solid wall, proposed)
 - sswf storm sewer (solid wall, proposed)
 - sswp storm sewer (perforated, proposed)
 - wim water main
 - wir water main
 - wfd water service (fire)
 - wdd water service (domestic)
 - wir water service (irrigation)
 - gsm natural gas main
 - gss natural gas service schematic
 - ebu underground primary electric
 - esu underground secondary electric
 - elo overhead electric
 - adu underground cable/phone/data
 - adu underground cable/phone/data service
 - fc fence-chainlink
 - fw fence-wood
 - fbw fence-barbed wire
 - tr treeline

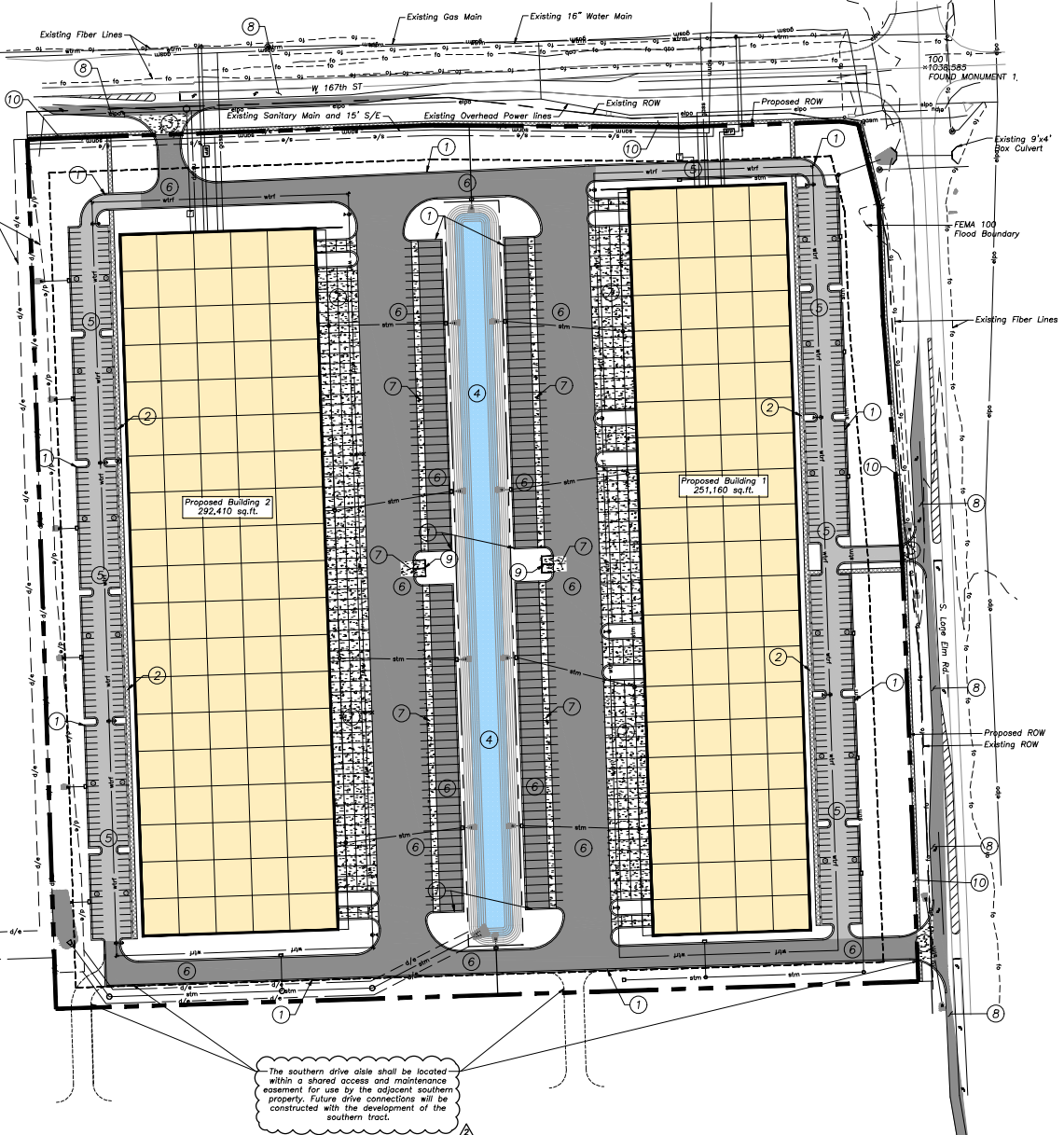
- Construction Legend**
- heavy duty concrete pavement
 - standard duty asphalt
 - heavy duty asphalt
 - concrete sidewalk
 - proposed building
 - proposed wet detention basin
 - standard curb & gutter
 - standard dry curb & gutter

- Property Legend**
- right of way
 - property lines
 - u/a easements
 - u/b setbacks

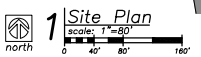
- Grading Legend**
- existing minor contour
 - existing major contour
 - proposed minor contour
 - proposed major contour

- Americans with Disabilities Act (ADA) Notes:**
- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
 - All ADA parking areas shall have NO slopes greater than 2% in any direction.

- Symbols**
- sanitary manhole
 - service cleanout
 - force main release valve
 - rectangular structure
 - circular structure
 - fire hydrant
 - water valve
 - water meter
 - backflow preventer
 - natural gas meter
 - service transformer (pad mount)
 - primary switch gear
 - light pole
 - cable/phone/data junction box
 - street light
 - pedestrian street light
 - electric pole
 - guy wire
 - end section



The southern drive aisle shall be located within a shared access and maintenance easement for use by the adjacent southern property. Future drive connections will be constructed with the development of the southern tract.



a new development for
DRG Olathe
21855 W. 167th Street
Olathe, KS

date 02.18.2026
drawn by DJL
checked by DAE
revisions
03.16.2026 1
04.01.2026 2

sheet number
C1.2
drawing type preliminary
project number 25110

Utility Legend

— soim	existing sanitary main
— wim	existing water main
— sm	existing storm sewer
— gsm	existing gas main
— ebu	existing underground electric
— epo	existing overhead electric
— du	existing underground data
— psoim	proposed sanitary main
— psoim	proposed sanitary service
— pwim	proposed water main
— wfl	proposed fire line
— wsd	proposed water service
— psm	proposed private storm sewer
— psim	proposed public storm sewer
— gsm	proposed gas main
— gss	proposed gas service
— ebu	proposed underground primary electric
— ebu	proposed underground secondary electric
— epo	proposed overhead electric
— du	proposed underground data

Property Legend

—	right of way
- - -	property lines
- - - -	easements

Utility Legend

—	existing
- - -	proposed

Linetypes

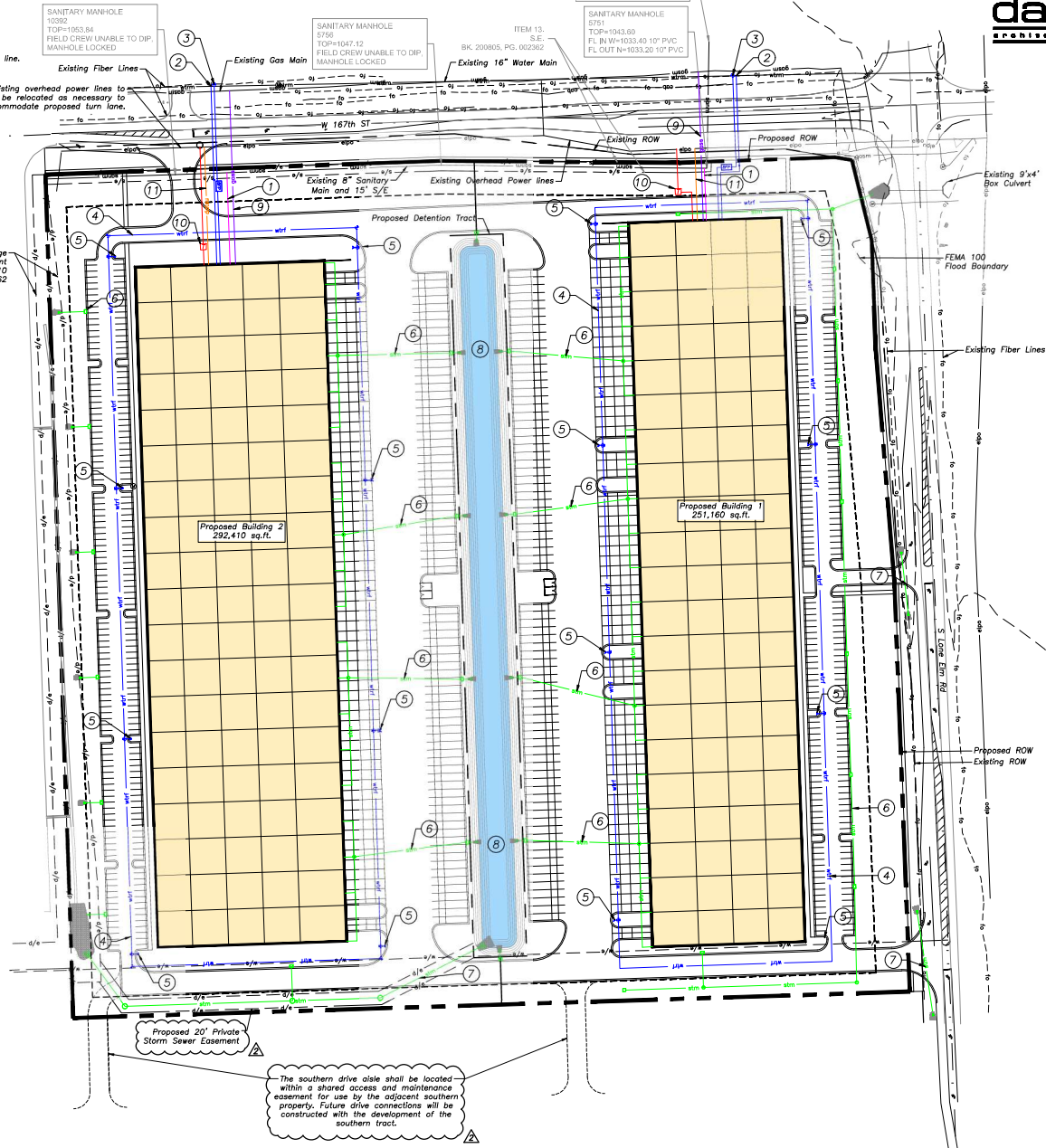
— soim	sanitary main
— soim	sanitary service
— sm	storm sewer (existing)
— sm	storm sewer (solid wall, proposed)
— sm	storm sewer (solid wall, proposed)
— sm	storm sewer (perforated, proposed)
— wim	water main
— wfl	water service (fire)
— wsd	water service (domestic)
— wsd	water service (irrigation)
— gsm	natural gas main
— gss	natural gas service schematic
— ebu	underground primary electric
— ebu	underground secondary electric
— epo	overhead electric
— du	underground cable/phone/data
— du	underground cable/phone/data service
—	fence—chainlink
—	fence—wood
—	fence—barbed wire
—	treeline

Symbols

⊙	sanitary manhole
⊙	service cleanout
⊙	force main release valve
□	rectangular structure
○	circular structure
⊙	fire hydrant
⊙	water valve
⊙	water meter
⊙	backflow preventer
⊙	natural gas meter
⊙	service transformer (pad mount)
⊙	primary switch gear
⊙	light pole
⊙	cable/phone/data junction box
⊙	street light
⊙	pedestrian street light
⊙	electric pole
⊙	guy wire
⊙	end section

Utility Plan Notes:

1. Proposed sanitary sewer service line.
2. Proposed domestic water tap, meter, and service line.
3. Proposed fire tap, BFP, and service line.
4. Proposed fire protection loop.
5. Proposed fire hydrant (16).
6. Proposed private storm sewer system.
7. Proposed public storm line.
8. Proposed wet detention basin.
9. Proposed gas service line.
10. Proposed transformer and electrical service.
11. Proposed data service line.



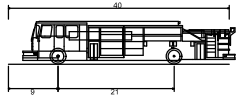
Know what's below.
Call before you dig.

1 Utility Plan
scale: 1" = 80'
north

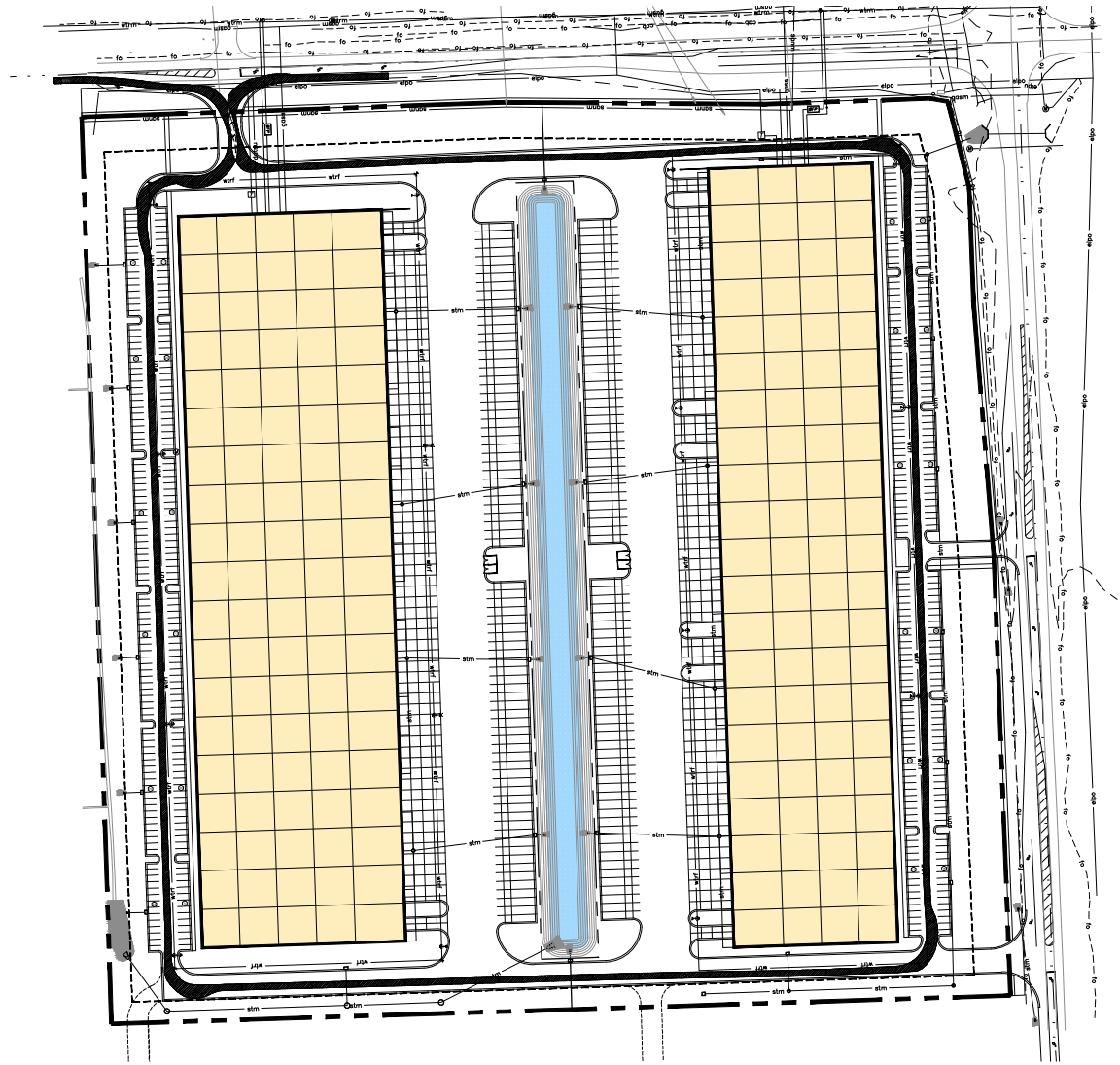
a new development for
DRG Olathe
21855 W. 167th Street
Olathe, KS

date: 02.18.2026
drawn by: DJL
checked by: DAE
revisions:
03.16.2026 1
04.01.2026 2

sheet number:
C1.3
drawing type:
preliminary
project number:
25110



Olathe Fire Truck	40.000ft
Overall Length	8.167ft
Overall Width	7.745ft
Overall Body Height	0.656ft
Min Body Ground Clearance	8.167ft
Track Width	5.00s
Lock-to-lock time	47.583ft
Wall to Wall Turning Radius	



1 Fire Truck Turning Exhibit
 Scale: 1" = 80'



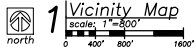
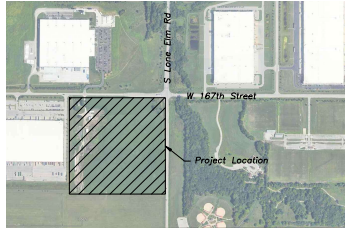
Know what's below.
 Call before you dig.

a new development for
DRG Olathe
 21855 W. 167th Street
 Olathe, KS

Date: 02.18.2026
 Drawn by: DJL
 Checked by: DAE
 Revisions:
 03.16.2026 1
 04.01.2026 2

Sheet Number:
C1.4
 Drawing Type:
 preliminary
 Project Number:
 25110

Preliminary Plat
DRG 167th and Lone Elm
Section 22, Township 14S, Range 23E
In The City of Olathe, Johnson County, Kansas



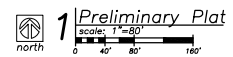
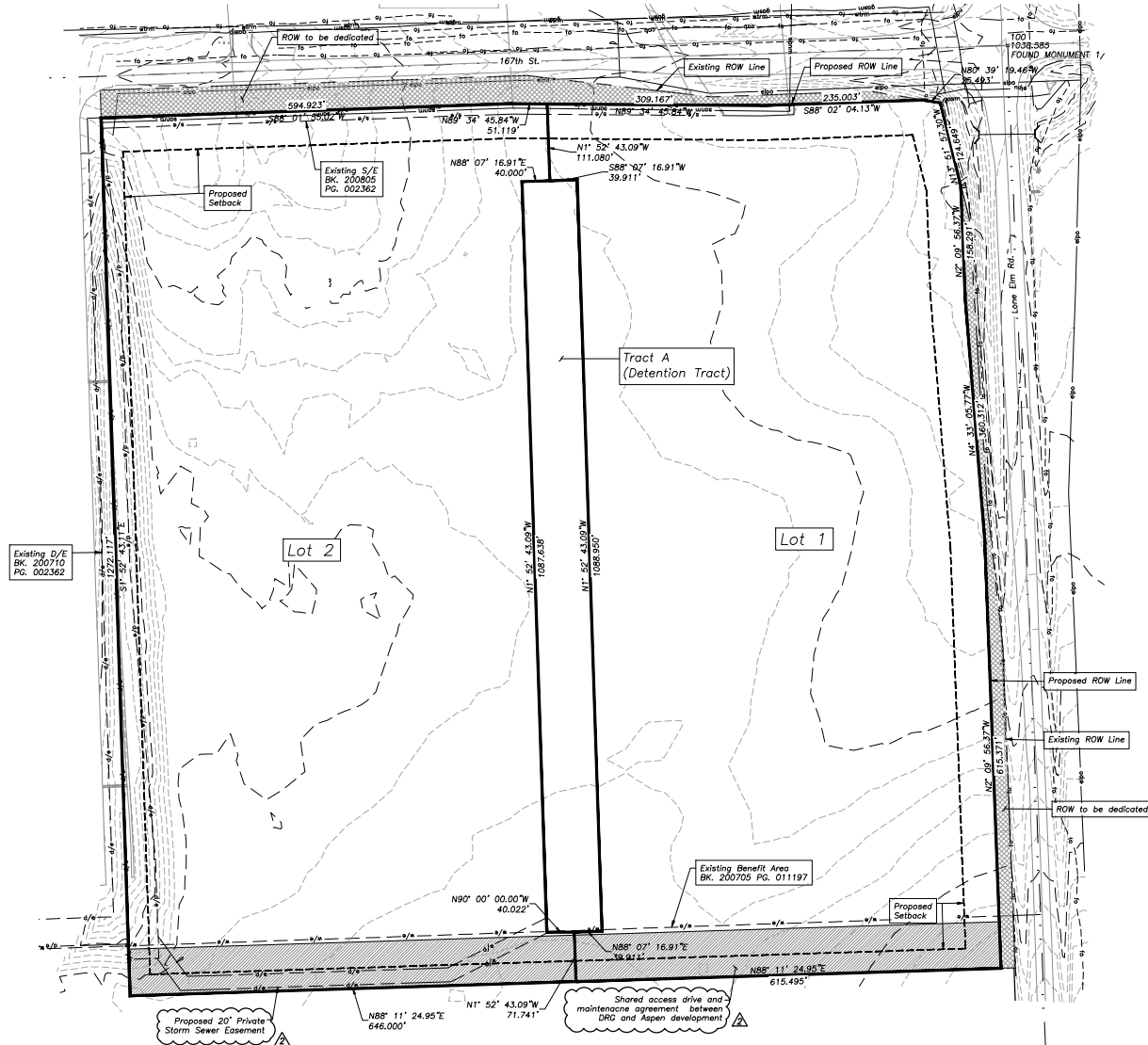
LEGAL DESCRIPTION:

ALL OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, EXCEPT PART IN ROAD.
AND EXCEPT: A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22, TOWNSHIP 14, RANGE 23; THENCE N 88° 02' 04" E, ALONG THE NORTH LINE OF THE SAID NORTHEAST QUARTER A DISTANCE OF 1336.41 FEET TO A POINT; THENCE S 01° 52' 39" E, A DISTANCE OF 1332.12 FEET TO A POINT; THENCE S 88° 11' 21" W, A DISTANCE OF 1343.07 FEET TO A POINT; THENCE N 01° 35' 25" W, A DISTANCE OF 1328.52 FEET TO THE POINT OF BEGINNING.

Johnson County Benchmarks: JCVCN

Johnson County Benchmark No. 277
2" Aluminum Bertsen Disk Stamped "BM 277"
Located on 167th Street 0.0 mi east of Lone Elm Road.
Monument located approx. 120 feet east of street intersection,
set on top of SW corner wing wall of small bridge.
Elevation: 1038.09'

Data Table		
Area	Sqft	Ac.
Lot 1	721,236	16.56
Lot 2	778,900	17.88
Tract A	86,841	1.99
ROW Dedication	52,197	1.20
Total	1,639,174	37.63



a new development for
DRG Olathe
21855 W. 167th Street
Olathe, KS

date: 02.18.2026
drawn by: DJL
checked by: DAE
revisions:
03.16.2026 1
04.01.2026 2

sheet number
C1.5
drawing type:
preliminary
project number:
25110

Grading Legend

- existing minor contour
- existing major contour
- - - proposed minor contour
- - - proposed major contour

Property Legend

- right of way
- - - property lines
- - - easements
- - - setbacks

Utility Legend

- existing
- - - proposed

Linetypes

- ==== sanitary main
- ==== sanitary service
- ==== storm sewer (existing)
- ==== storm sewer (solid wall, proposed)
- ==== storm sewer (perforated, proposed)
- ==== water main
- ==== water service (fire)
- ==== water service (domestic)
- ==== water service (irrigation)
- ==== natural gas main
- ==== natural gas service schematic
- ==== underground primary electric
- ==== underground secondary electric
- ==== overhead electric
- ==== underground cable/phone/data
- ==== underground cable/phone/data service
- ==== fence-chainlink
- ==== fence-wood
- ==== fence-barbed wire
- ==== treeline

Symbols

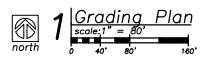
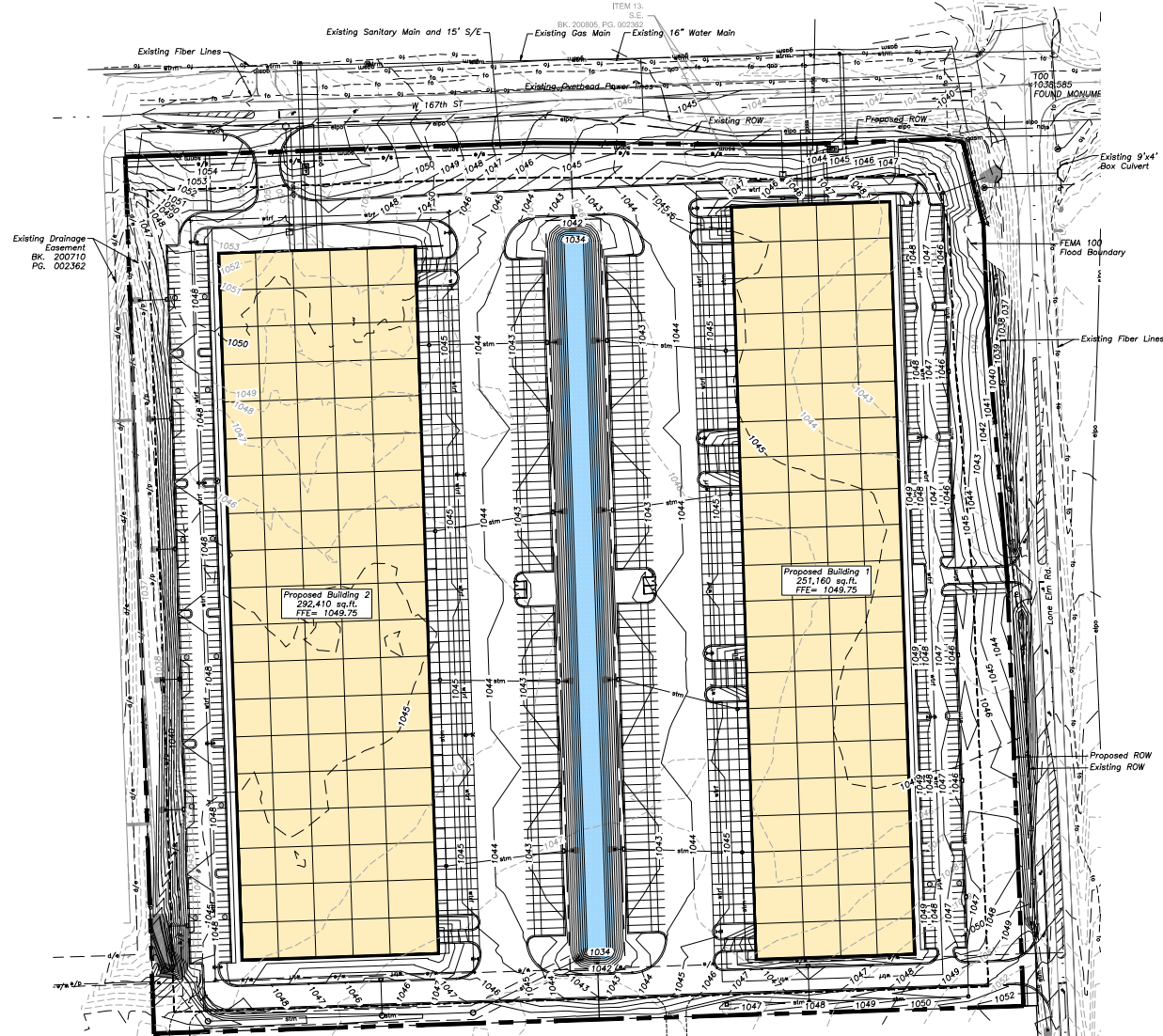
- ⊙ sanitary manhole
- ⊙ service cleanout
- ⊙ force main release valve
- ▭ rectangular structure
- circular structure
- ⊕ fire hydrant
- ⊕ water valve
- ⊕ water meter
- [BFP] backflow preventer
- ⊕ natural gas meter
- ⊕ service transformer (pad mount)
- ⊕ primary switch gear
- ⊕ light pole
- ⊕ cable/phone/data junction box
- ⊕ street light
- ⊕ pedestrian street light
- ⊕ electric pole
- guy wire
- ⊕ end section



Know what's below.
Call before you dig.

Floodplain Note:

This property is located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) and within flood zone AE (Base Flood Elevations Determined) of the Flood Insurance Rate Map, Community Panel No. 200910108C which bears an effective date of August 3, 2009.



a new development for
DRG Olathe
21855 W. 167th Street
Olathe, KS

date: 02.18.2026
drawn by: DAE
checked by: DJL
revisions:
03.06.2026 1
04.01.2026 2

sheet number:
C2.1
drawing type:
preliminary
project number:
25110

Drainage Legend

- drainage area
- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Property Legend

- right of way
- property lines
- easements
- setbacks

Utility Legend

- existing
- proposed

Linetypes

- sanitary main
- sanitary service
- storm sewer (existing)
- storm sewer (solid wall, proposed)
- storm sewer (solid wall, proposed)
- storm sewer (perforated, proposed)
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- water service (domestic)
- water service (irrigation)
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- underground secondary electric
- overhead electric
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- underground cable/phone/data service
- fence-chainlink
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Symbols

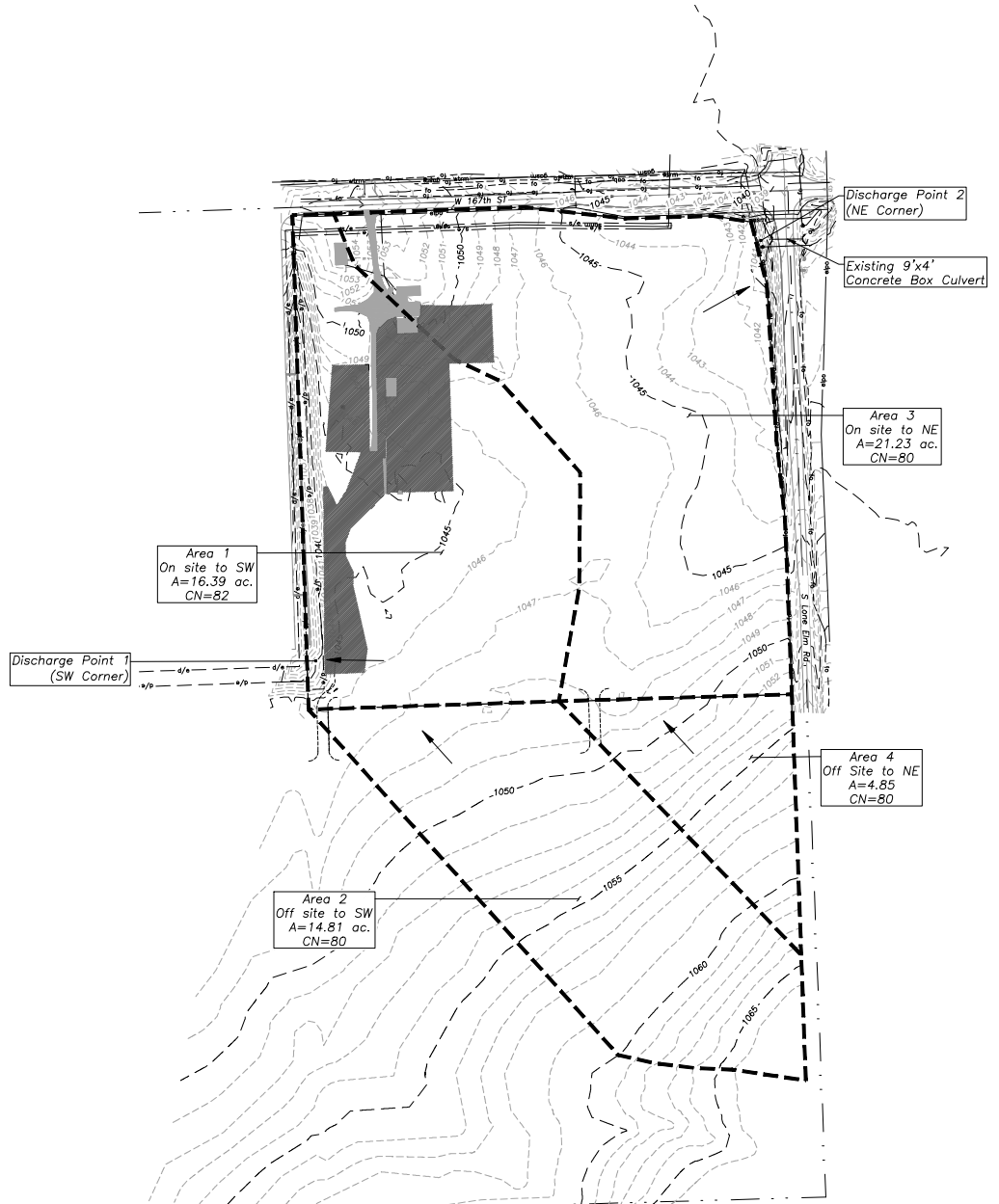
- ⊙ sanitary manhole
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- ⊙ water valve
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- ⊙ street light
- ⊙ pedestrian street light
- ⊙ electric pole
- ⊙ guy wire
- ⊙ end section

Pre-Construction On-Site Impervious Area Calculations

	Square Feet	Acres
Area of Site	1639598.40	37.63
Impervious Area	26799.03	0.61
Rainure Poor Cond.	178902.80	4.13
Perious Area	1432688.40	32.89



Know what's below.
Call before you dig.



a new development for
DRG Olathe
21855 W. 167th Street
Olathe, KS

date: 02.18.2026
drawn by: DJL
checked by: DAE
revisions:
03.16.2026 1
04.01.2026 2

sheet number:
C3.1
drawing type:
preliminary
project number:
25110

Existing Drainage Map
Scale: 1" = 150'
0 75 150 300

Drainage Legend

----- drainage area

Grading Legend

----- existing minor contour
----- existing major contour
----- proposed minor contour
----- proposed major contour

Property Legend

----- right of way
----- property lines
----- easements
----- setbacks

Utility Legend

----- existing
----- proposed

Linetypes

sanm sanitary main
sanms sanitary service
ssw storm sewer (existing)
sswp storm sewer (solid wall, proposed)
sswp storm sewer (solid wall, proposed)
sswp storm sewer (perforated, proposed)
wmm water main
wms water service (fire)
wmd water service (domestic)
wmi water service (irrigation)
ngm natural gas main
ngms natural gas service schematic
epu underground primary electric
esu underground secondary electric
oeo overhead electric
cdu underground cable/phone/data
cdsu underground cable/phone/data service
fch fence-chainlink
fwo fence-wood
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Symbols

sanitary manhole
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service transformer (pad mount)
primary switch gear
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cable/phone/data junction box
street light
pedestrian street light
electric pole
guy wire
end section

Discharge Point	Peak Discharge Rate (cfs)			Tributary Area (acres)
	1-Year	10-year	25-year	
SW Corner (pre)	38.10	95.57	125.81	31.20
SW Corner (post)	36.08	88.54	117.18	46.13
Change	-3.42	-7.03	-8.64	+14.93
NE Corner (pre)	26.52	68.51	60.78	26.08
NE Corner (post)	23.97	59.84	64.57	11.15
Change	-2.55	-17.67	-26.21	-14.93
Total	-5.97	-24.70	-34.84	

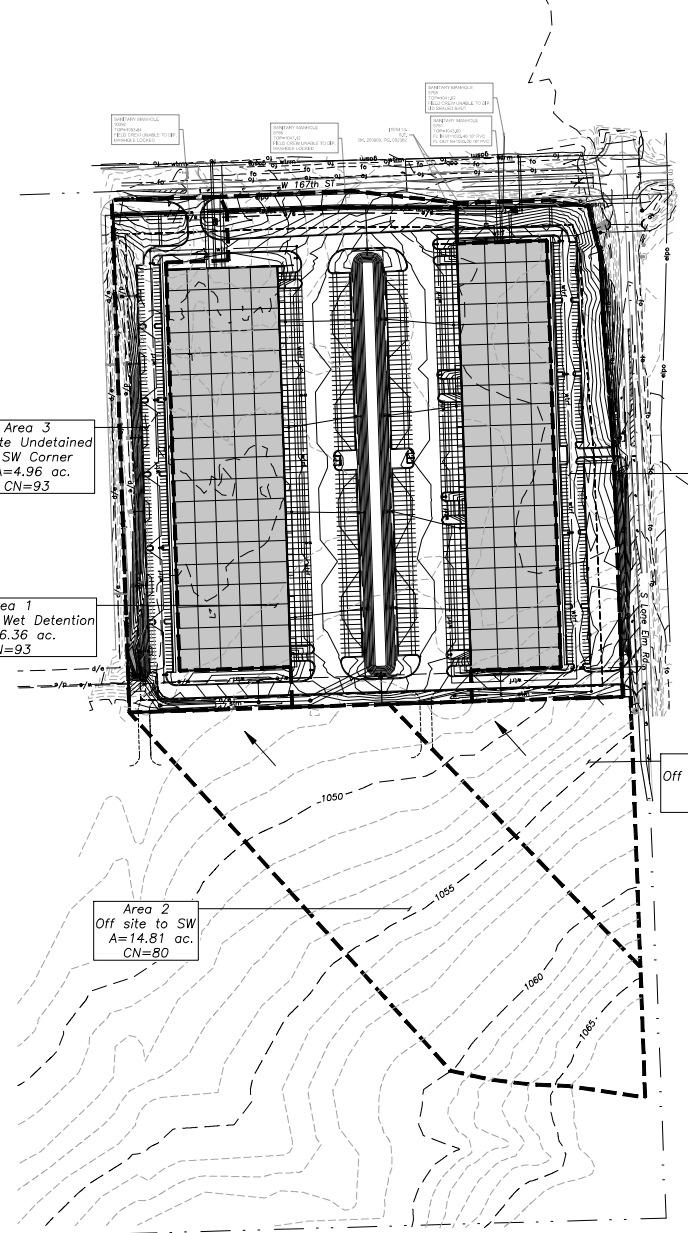
Area 3
On Site Undetained
to SW Corner
A=4.96 ac.
CN=93

Area 1
On Site to Wet Detention
A=26.36 ac.
CN=93

Area 2
Off site to SW
A=14.81 ac.
CN=80

Area 5
On Site Undetained
to NE Corner
A= 6.30 ac.
CN=93

Area 4
Off Site to NE
A=4.85
CN=80



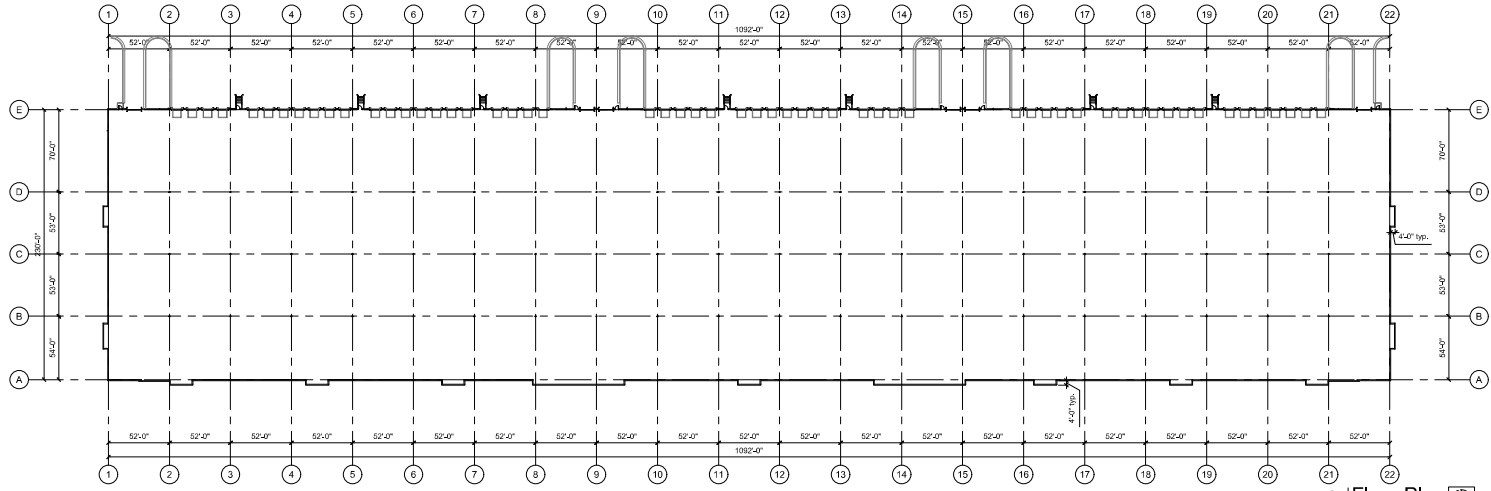
Know what's below.
Call before you dig.

1 Proposed Drainage Map
Scale: 1" = 150'
0 75 150 300

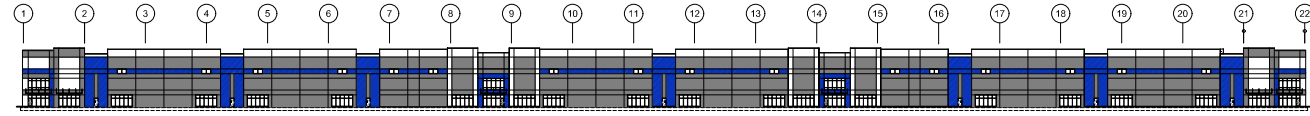
a new development for
DRG Olathe
21855 W. 167th Street
Olathe, KS

date: 02.18.2026
drawn by: DJL
checked by: DAE
revisions:
03.16.2026 1
04.01.2026 2

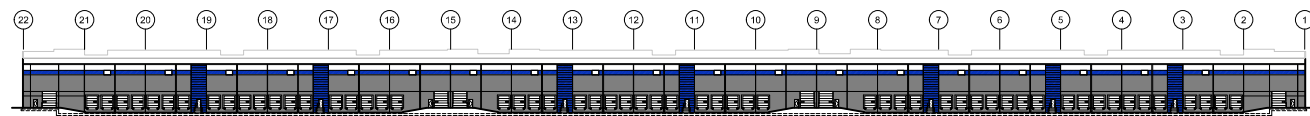
sheet number
C3.2
drawing type
preliminary
project number
25110



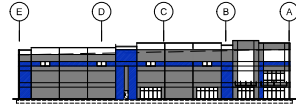
1 Floor Plan
scale: 1" = 50'-0"
north



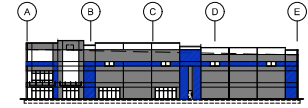
2 East Elevation - Primary
scale: 1" = 50'-0"



3 West Elevation - Secondary
scale: 1" = 50'-0"



5 South Elevation - Primary
scale: 1" = 50'-0"



4 North Elevation - Primary
scale: 1" = 50'-0"

Exterior Materials and Finishes:

concrete @ US panels:		glass:
	P1 - color: White Sherwin Williams SW7063 Nebulous White	1" insulated double-pane glass with low-E coating and argon fill *use SOLARBAN 70 as basis (to meet U-value .28 and SHGC value 0.27) *insulated metal cap, flashing, gutters, downspouts, and scoops: color: Finesse Charcoal Gray Prefabricated prefinished metal canopies, Mapes, Skycape or equal color: Charcoal Gray exterior hollow metal doors and frames paint to match adjacent wall: Pro Industrial High Performance Epoxy, semi-gloss, 1 coat primer, 2 coats paint to cover, colors: SW7075 Web Gray and SW7074 Software Paint interior side of doors and frames SW7056 Reserved White
	P2 - color: Light Gray Sherwin Williams SW7011 Gray Screen	bolts: galvanized, paint safety yellow
	P3 - color: Medium Gray Sherwin Williams SW7074 Software	prefinished metal: prefinished, manufacturer's standard gray
	P4 - color: Blue Accent Sherwin Williams Medium Blue (TBD)	locusts: prefinished to match adjacent wall color
	Sherwin Williams Corflex UltraCrete adient bone coating (medium texture) or by equal manufacturer such as Tex-Cote 300 Ultra-Tex is the basis of design for texture on all concrete panels. Finish paint SW A-102 Exterior Latex Flat or Tex-Cote D.F. Color Code shall be installed over texture coat per manufacturer's recommendations.	deck walls: dark gray
steel:	Stallex 2C or equal, caulking colors selected to match adjacent walls	deck insulation: prefinished, manufacturer's standard gray
storefront:	anodized aluminum frame, color: clear	

A new development for
DRG Olathe
21855 W. 167th Street
Olathe, Kansas

date: 03.16.2026
drawn by: DAE
checked by: DAE
revisions:

sheet number:
A3.1
drawing type:
PDP
project number:
25110

Building 1 - East Facade - Primary (52,968 tot. SF)			
Material Name	Material Class	Material Square Footage	Material Percentage
Tilt-up concrete panel patterned with v-vevals and color changes	Class II	47,776 sf	90.2%
Clear Glazing	Class I	5,192 sf	9.8%
Clear Glazing at ground floor (to 24")		4,880 sf	17.8%

Building 1 - South Facade - Primary (10,731 tot. SF)			
Material Name	Material Class	Material Square Footage	Material Percentage
Tilt-up concrete panel patterned with v-vevals and color changes	Class II	9,743 sf	90.8%
Clear Glazing	Class I	988 sf	9.2%
Clear Glazing at ground floor (to 24")		860 sf	15.5%

Building 1 - North Facade - Primary (10,731 tot. SF)			
Material Name	Material Class	Material Square Footage	Material Percentage
Tilt-up concrete panel patterned with v-vevals and color changes	Class II	9,743 sf	90.8%
Clear Glazing	Class I	988 sf	9.2%
Clear Glazing at ground floor (to 24")		860 sf	15.5%

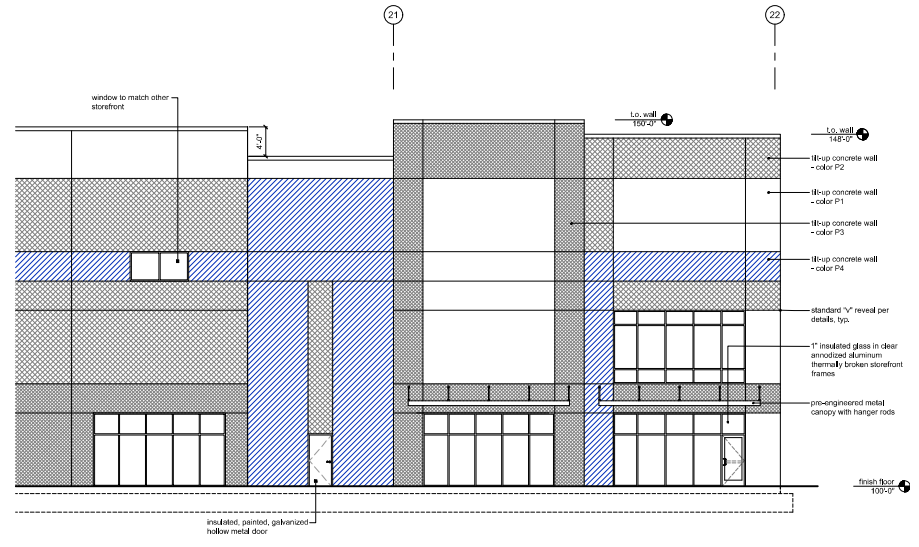
Building 1 - West Facade - Secondary (44,535 tot. SF)			
Material Name	Material Class	Material Square Footage	Material Percentage
Tilt-up concrete panel patterned with v-vevals and color changes	Class II	34,182 sf	76.8%
Tilt-up concrete with horizontal v-vevals and color change	Class II	3,759 sf	8.4%
Clear Glazing	Class I	456 sf	1%
Metal Panel (garage doors)	Class IV	6,138 sf	13.8%

Exterior Materials and Finishes:

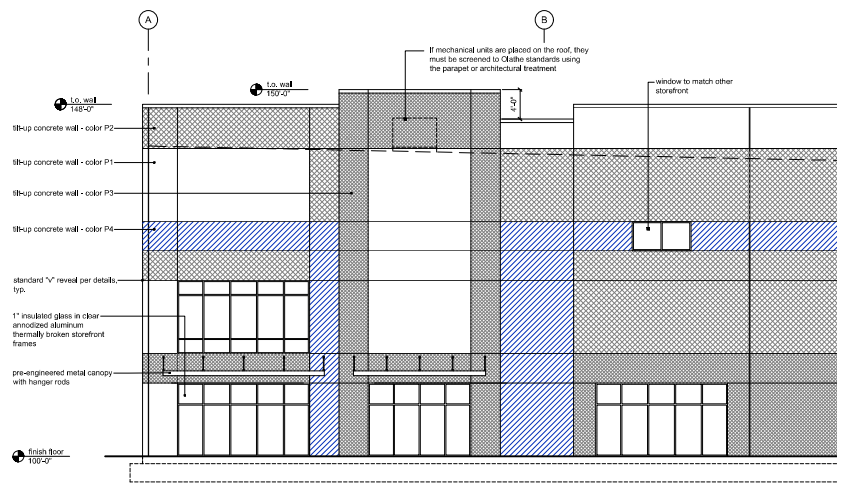
- concrete tilt-up panels:**
- P1 - color: White
Sherwin Williams SW7063 Nebulous White
 - P2 - color: Light Gray
Sherwin Williams SW7071 Gray Screen
 - P3 - color: Medium Gray
Sherwin Williams SW7074 Software
 - P4 - color: Blue Accent
Sherwin Williams Medium Blue (TBD)
- Sherwin Williams CorFlex Ultra-Crete solvent borne coating (medium texture) or by equal manufacturer such as Teco-Cole 300 Ultra-Tex is the basis of design for texture on all concrete panels. Finish paint SW A-100 Exterior Latex Flat or Teco-Cole DFC Color Coat shall be installed over texture coat per manufacturer's recommendations.
- glass:**
Skatlex 2C or equal, caulking colors selected to match adjacent walls
- steel:**
anodized aluminum frame, color: clear

- glass:**
1" insulated clear-glass with low-E coating and argon fill
*use SOLARBAN 70 as base (to meet U-value: 28 and SHGC value 0.27)
- profinished metal cap, flashing, awnings, downspouts, and scoopers:**
color: 1. Firestone Charcoal Gray
Profinished, profinished metal cap, awnings, downspouts, and scoopers.
- exterior hollow metal doors and frames paint to match adjacent wall:**
color: Charcoal Gray
Pro Industrial High Performance Epoxy, semi-gloss, 1 coat primer, 2 coats paint to doors, colors: SW7073 Web Gray and SW7074 Software
Paint interior side of doors and frames SW7056 Reserved White.
- bolts:**
galvanized, paint safety yellow
- overhead doors:**
profinished, manufacturer's standard gray
- louvers:**
Profinished to match adjacent wall color
- deck rails:**
dark gray
- deck bolting:**
profinished, manufacturer's standard gray

- a) All exterior-mounted and all rooftop building HVAC and mechanical equipment, vents, piping, roof access ladders, and utility meters must be located out of view or otherwise screened from public view from all adjacent streets. Screening must be accomplished with landscaping, screen walls, building elements, or a combination of these methods.
- b) Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities, meter banks and coolers must be screened from public view with three sided landscaping or with an architectural treatment compatible with the building architecture.
- c) All signage must comply with UDO 16.50.100 and must be approved through a separate application.



1 Enlarged East Elevation
scale: 1/8" = 1'-0"

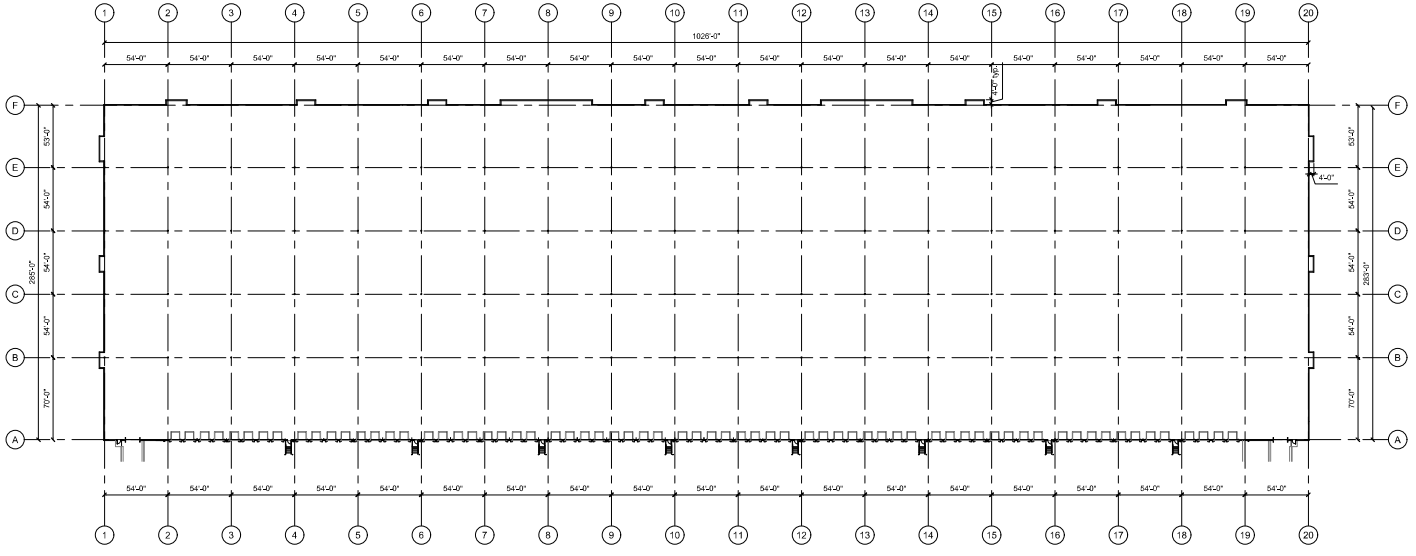


2 Enlarged North Elevation
scale: 1/8" = 1'-0"

A new development for
DRG Olathe
21855 W. 167th Street
Olathe, Kansas

date: 03.16.2026
drawn by: DAE
checked by: DAE
revisions: 04.01.2026

sheet number:
A3.2
drawing type: PDP
project number: 25110



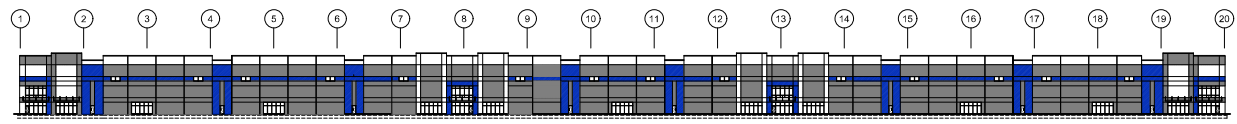
1 Floor Plan
scale: 1" = 50'-0"
north

Exterior Materials and Finishes:

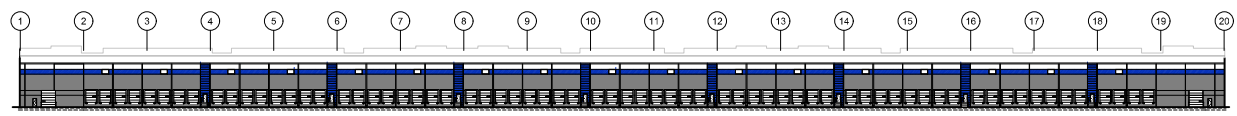
- concrete fill up panels:
- P1 - color: White
Sherwin Williams SW7063 Nebulous White
- P2 - color: Light Gray
Sherwin Williams SW7071 Gray Screen
- P3 - color: Medium Gray
Sherwin Williams SW7074 Software
- P4 - color: Blue Accent
Sherwin Williams Medium Blue (TBD)

Sherwin Williams Corflex UltraCrest solvent borne coating (medium texture) or by equal manufacturer such as TenCote 200 UltraTex is the basis of design for texture on all concrete panels. Finish paint SW A-100 Exterior Latex Flat or TenCote D-F Color Coat shall be installed over texture coat per manufacturer's recommendations.

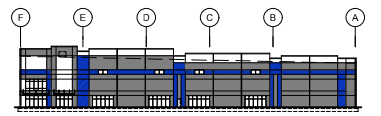
- caulk: Sikaflex 2C or equal, caulking colors selected to match adjacent wall structure
- storefronts: anodized aluminum frame, color: clear
- glass: 1" insulated clear/leer glass with low-E coating and argon fill. Use SOLARGARD 70 as basis to meet U-value .20 and SHGC value 0.27
- prefinished metal door divisions, windows, storm doors, and accessories: color T: Finesse Charcoal Gray
- prefabricated precasted metal canopies, Mapes, Skyscape or equal: color: Charcoal Gray
- exterior hollow metal doors and frames paint to match adjacent wall: Pro Industrial High Performance Epoxy, semi-gloss, (1 coat primer, 2 coats paint to cover), colors: SW7075 Web Gray and SW7074 Software Paint interior side of doors and frames SW7066 Reserved White
- beliefs: galvanized, paint safety yellow
- overhead doors: prefinished, manufacturer's standard gray
- housings: prefinished to match adjacent wall color
- dock seals: dark gray
- dock levelers: prefinished, manufacturer's standard gray



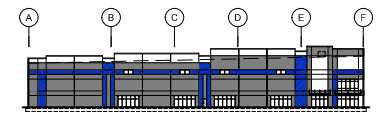
2 West Elevation - Primary
scale: 1" = 50'-0"



3 East Elevation - Secondary
scale: 1" = 50'-0"



5 South Elevation - Primary
scale: 1" = 50'-0"



4 North Elevation - Primary
scale: 1" = 50'-0"

A new development for
DRG Olathe
21855 W. 167th Street
Olathe, Kansas

date: 03.16.2026
drawn by: DAE
checked by: DAE
revisions: △

sheet number:
A3.3
drawing type:
PDP
project number:
25110

Building 2 - East Facade - Secondary (28,535 tot. SF)			
Material Name	Material Class	Material Square Footage	Material Percentage
Tilt-up concrete panel patterned with veneals and color changes	Class II	25,974 sf	67.4%
Tilt-up concrete with horizontal veneals and color change	Class II	2,437 sf	6.3%
Clear Glazing	Class I	498 sf	1.1%
Metal Panel (garage doors)	Class IV	3,716 sf	25.2%

Building 2 - South Facade - Primary (13,597 tot. SF)			
Material Name	Material Class	Material Square Footage	Material Percentage
Tilt-up concrete panel patterned with veneals and color changes	Class II	12,159 sf	90%
Clear Glazing	Class I	1,348 sf	10%
Clear Glazing at ground floor (to 24')		1,220 sf	17.7%

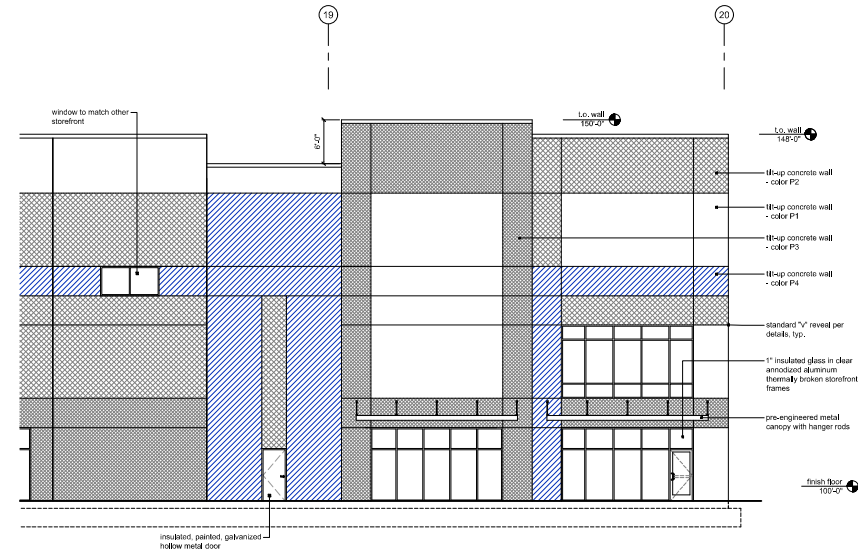
Building 2 - West Facade - Primary (91,126 tot. SF)			
Material Name	Material Class	Material Square Footage	Material Percentage
Tilt-up concrete panel patterned with veneals and color changes	Class II	47,260 sf	52.5%
Clear Glazing	Class I	3,836 sf	7.5%
Clear Glazing at ground floor (to 24')		3,420 sf	16.1%

Building 2 - North Facade - Primary (13,597 tot. SF)			
Material Name	Material Class	Material Square Footage	Material Percentage
Tilt-up concrete panel patterned with veneals and color changes	Class II	12,159 sf	90%
Clear Glazing	Class I	1,348 sf	10%
Clear Glazing at ground floor (to 24')		1,220 sf	17.7%

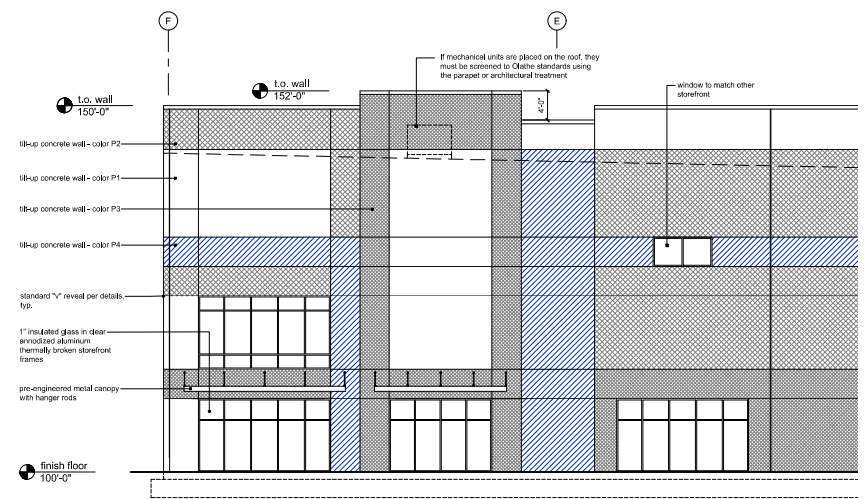
Exterior Materials and Finishes:

- concrete tilt-up panels:**
- P1 - color: White
Sherwin Williams SW7063 Nebulous White
 - P2 - color: Light Gray
Sherwin Williams SW7071 Gray Screen
 - P3 - color: Medium Gray
Sherwin Williams SW7074 Software
 - P4 - color: Blue Accent
Sherwin Williams Medium Blue (TBD)
- Sherwin Williams ConFlex UltraCrete solvent borne coating (medium texture) or by equal manufacturer such as Tex-Cote 300 Ultra-Tex is the basis of design for texture on all concrete panels. Finish paint SW A-100 Solvent Latex Flat or Tex-Cote D.F. Color Coat shall be installed over texture coat per manufacturer's recommendations.
- metal:**
Stainless 2C or equal, caulking colors selected to match adjacent walls.
- standards:**
anodized aluminum frame, color: clear
- glass:**
1" insulated clear/leer glass with low-E coating and argon fill
*use SOLARBAN 70 as basis (to meet U-value, 28 and SHGC value 0.27)
- insulated metal cap flashing, gutters, downspouts, and sdrains:**
color: 1" Finestone Charcoal Gray
Pentablocator prefinished metal canopies, Mauve, Skycape or equal.
- color:** Charcoal Gray
- exterior hollow metal doors and frames paint to match adjacent wall:**
Pro Industrial High Performance Epoxy semi-gloss, 1 coat primer, 2 coats paint to cover, colors: SW7073 Web Gray and SW7074 Software
Paint interior side of doors and frames SW7006 Reserved White
- bolts:**
galvanized, paint safety yellow
- finished doors:**
prefinished, manufacturer's standard gray
- bolts:**
prefinished to match adjacent wall color
- lock seals:**
dark gray
- door hardware:**
prefinished, manufacturer's standard gray

- a) All exterior-mounted and all rooftop building HVAC and mechanical equipment, vents, piping, roof access ladders, and utility meters must be located out of view or otherwise screened from public view from all adjacent streets. Screening must be accomplished with landscaping, screen walls, building elements, or a combination of these methods.
- b) Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utility meter banks and coolers must be screened from public view with three sided landscaping or with an architectural treatment consistent with the building architecture.
- c) All signage must comply with UDO 15.50.100 and must be approved through a separate application.



1 Enlarged West Elevation - Primary
scale: 1/8" = 1'-0"



4 Enlarged South Elevation - Primary
scale: 1/8" = 1'-0"

A new development for
DRG Olathe
21855 W. 167th Street
Olathe, Kansas

date: 03.16.2026
drawn by: DAE
checked by: DAE
revisions:

sheet number:
A3.4
drawing type: PDP
project number: 25110



1 Typical Corner
 not to scale



2 Typical Corner - Evening
 not to scale



3 Typical Mid-section
 not to scale

A new development for
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 21855 W. 167th Street
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date
 03.16.2026
 drawn by
 DAE
 checked by
 DAE
 revisions



sheet number
A3.5
 drawing type
 PDP
 project number
 25110



a new development for
DRG Olathe
21855 W. 167th Street
Olathe, Kansas

date
02.18.2026
drawn by
DAE
checked by
DAE
revisions

sheet number
A1.0

drawing type
preliminary
project number
25110

1 Existing Conditions / Zoning Area
scale: 1" = 80'-0"



Landscape Calculations

18.30.130 Landscaping, Buffers and Screening
18.30.130 D.7. Minimum Plant Specifications

Deciduous shade trees: 2'-1/2" to 3" caliper measured 6' above ground
Evergreen trees: 6' to 8' in height
Small deciduous or ornamental trees: 1' to 1'-1/2" caliper measured 6" above ground
Deciduous and evergreen shrubs: 24" high plant size and 3'-5' spacing

18.30.130 G. Street Trees
2. a. 40 lineal foot spacing typical

18.30.130 J. Buffers
South: AG (County) Buffer Type 1

West: MP-2 Buffer Type 1
Buffer Type 1: 10' minimum width, 1 shade per 100 lineal feet, 1 ornamental per 100 lineal feet, 1 evergreen per 100 lineal feet, 20 shrubs per 100 lineal feet, no constructed features

18.30.130 L. Nonresidential Landscaping
1. Street separation nonresidential from residential: 15' landscape area, 1 shade every 30', ornamental for every 3 shade required.

2. Street separation nonresidential from nonresidential: 1 shade every 50', ornamental for every 3 shade required.

18.30.130 M. Parking and Vehicular Use Areas
2. Perimeter
a. Screen parking areas (2) shrubs that form a continuous visual screen at least 3' in height

3. Interior
a. One island per 20 parking spaces
b. One shade tree per island

18.30.130 O. Building Facade / Foundation Landscaping
2. Location
a. 25% along each facade that faces public right-of-way

4. Planting areas 6' in width, or 20% of wall height
5. Building facade landscape must be irrigated (existing)

18.30.130 G. Street Trees
2. a. 40 lineal foot spacing typical

East: 1,259 lineal feet / 40 = 31 shade trees required
North: 570 lineal feet / 40 = 14 shade trees required

18.30.130 J. Buffers
South: AG (County) Buffer Type 1

615 lineal feet
Buffer Type 1: 10' minimum width, 1 shade per 100 lineal feet (6 required), 1 ornamental per 100 lineal feet (6 required), 1 evergreen per 100 lineal feet (6 required), 20 shrubs per 100 lineal feet (120 required), no constructed features

18.30.130 L. Nonresidential Landscaping
1. Street separation nonresidential from residential: 15' landscape area, 1 shade every 30', ornamental for every 3 shade required.

2. Street separation nonresidential from nonresidential: 1 shade every 50', ornamental for every 3 shade required.

North: 570 lineal feet / 50 = 11 shade trees / 4 ornamental trees
East: 1,259 lineal feet / 30 = 42 shade trees / 14 ornamental trees

18.30.130 M. Parking and Vehicular Use Areas
2. Perimeter
a. Screen parking areas (2) shrubs that form a continuous visual screen at least 3' in height. At least 1/3 of plantings must be evergreen species.

East: 1,026 lineal feet / 3 = 342 shrubs

3. Interior
a. One island per 20 parking spaces: 222 spaces / 20 = 11 islands required, or 1,815 sq. ft. (165 sq. ft. per island), 16 provided

Building 2

18.30.130 G. Street Trees
2. a. 40 lineal foot spacing typical

North: 646 lineal feet / 40 = 16 shade trees required
18.30.130 J. Buffers
South: AG (County) Buffer Type 1 - 646 lineal feet

Buffer Type 1: 10' minimum width, 1 shade per 100 lineal feet (6 required), 1 ornamental per 100 lineal feet (6 required), 1 evergreen per 100 lineal feet (6 required), 20 shrubs per 100 lineal feet (120 required), no constructed features

West: MP-2 Buffer Type 1 - 1,272 lineal feet
Buffer Type 1: 10' minimum width, 1 shade per 100 lineal feet (12 required), 1 ornamental per 100 lineal feet (12 required), 1 evergreen per 100 lineal feet (13 required), 20 shrubs per 100 lineal feet (254 required), no constructed features

18.30.130 L. Nonresidential Landscaping
2. Street separation nonresidential from nonresidential: 1 shade every 50', ornamental for every 3 shade required.

North: 646 lineal feet / 50 = 13 shade trees / 4 ornamental trees
18.30.130 M. Parking and Vehicular Use Areas
2. Perimeter
a. Screen parking areas (2) shrubs that form a continuous visual screen at least 3' in height

3. Interior
a. One island per 20 parking spaces: 226 spaces / 20 = 11 islands required, or 1,815 sq. ft. (165 sq. ft. per island), 14 provided

General Landscape Notes
a. The developer, its successor and / or subsequent owners and their agents will maintain landscaping on the property on a continuing basis for the life of the development.

b. Plant materials which exhibit evidence of insect pests, disease and / or damage must be appropriately treated. Dead plants must be promptly removed and replaced.

c. All landscaping is subject to periodic inspection by the Planning Official or designee.

d. The property owner will maintain landscape areas in good condition and in a way that presents a healthy, neat and orderly appearance. This maintenance must include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, in accordance with acceptable horticultural practices.

e. The City may cause removal of any dead or diseased trees, plants, and shrubs on private property within the City, when those trees, plants, and shrubs constitute a hazard of life and / or property or harbor insects or disease which constitutes a potential threat to other trees, plants or shrubs within the City. If the Planning Official determines that the removal of any diseased tree, plant, or shrub is necessary, the Planning Official will provide the property owner written notice of the required maintenance or removal. No tree, shrub, or woody vegetation shall be planted within a distance of 10' from any fire hydrant or Fire Department Connection (FDC). No trees shall be planted within 15' of a streetlight.

f. All exterior mounted and all rooftop building HVAC and mechanical equipment, vents, piping, roof access ladders, and utility meters must be located out of view or otherwise screened from public view from all adjacent streets and residentially developed or zoned properties. Screening must be accomplished with landscaping, screen walls, building elements, or a combination of these methods.

g. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utility meter banks and coolers must be screened from public view with three (3) sided landscaping or with an architectural treatment compatible with the building architecture.

h. All new on-site wiring and cables must be placed underground.

i. Detailed landscape plan depicting shrubs and ground cover to be provided with Final Development Plan.

BMP Planting Schedule
Native grasses and forbes: 5.08 acs provide and install a combination of both native grass and forbes at the listed lbs. per acre as established per the APWA BMP Manual.

Native grasses (12 lbs per acre):
chamomelum mollisum (northern sea oats)
panicum virgatum (switchgrass)

Forbes (3 lbs per acre):
rubusida hirs (black-eyed susan)
baptisa australis (wild late ridge)
rabbida pinnata (yellow coneflower)
serotium digitale (toughie heart tongue)
lilalis pycnostachya (prairie blazing star)

Cover crop (60 lbs per ac.):
elymus canadensis (canadian wild rye)

BMP Native grasses/forbes

18.30.130 O. Building Facade / Foundation Landscaping
2. Location
a. 25% along each facade that faces public right-of-way

4. Planting areas 6' in width, or 20% of wall height
5. Building facade landscape must be irrigated (existing)

18.30.130 G. Street Trees
2. a. 40 lineal foot spacing typical

East: 1,259 lineal feet / 40 = 31 shade trees required
North: 570 lineal feet / 40 = 14 shade trees required

18.30.130 J. Buffers
South: AG (County) Buffer Type 1

615 lineal feet
Buffer Type 1: 10' minimum width, 1 shade per 100 lineal feet (6 required), 1 ornamental per 100 lineal feet (6 required), 1 evergreen per 100 lineal feet (6 required), 20 shrubs per 100 lineal feet (120 required), no constructed features

18.30.130 L. Nonresidential Landscaping
1. Street separation nonresidential from residential: 15' landscape area, 1 shade every 30', ornamental for every 3 shade required.

2. Street separation nonresidential from nonresidential: 1 shade every 50', ornamental for every 3 shade required.

North: 570 lineal feet / 50 = 11 shade trees / 4 ornamental trees
East: 1,259 lineal feet / 30 = 42 shade trees / 14 ornamental trees

18.30.130 M. Parking and Vehicular Use Areas
2. Perimeter
a. Screen parking areas (2) shrubs that form a continuous visual screen at least 3' in height. At least 1/3 of plantings must be evergreen species.

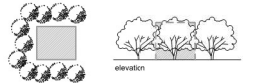
East: 1,026 lineal feet / 3 = 342 shrubs

3. Interior
a. One island per 20 parking spaces: 222 spaces / 20 = 11 islands required, or 1,815 sq. ft. (165 sq. ft. per island), 16 provided

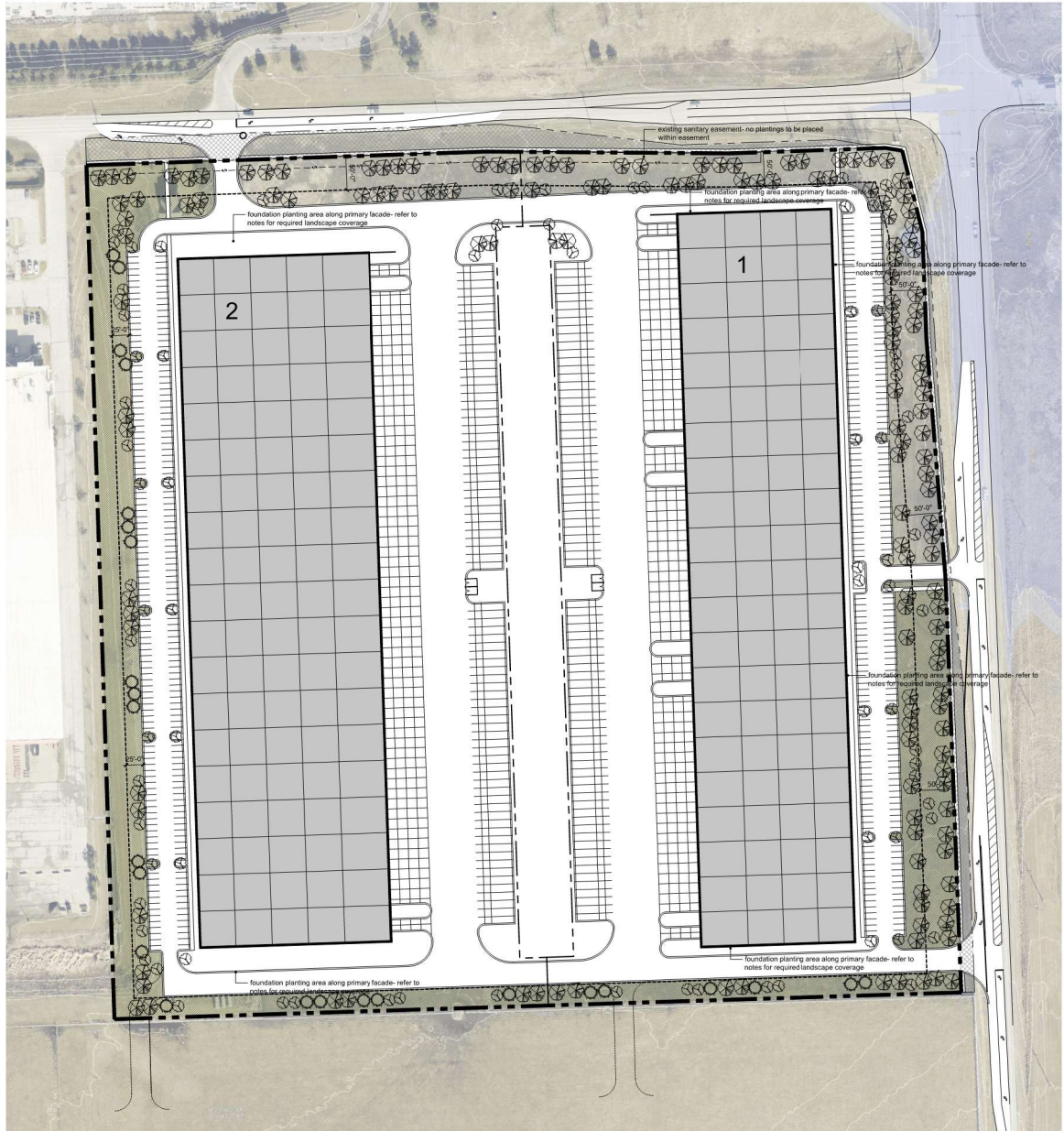
plant schedule

	item	qty.	common name	botanical name	size & condition	calipers removed	calipers provided
SHRUB TREE		156	Norway Maple	Acer platanoides var.	2'-1/2" - 3" cal.		390 in. cal.
			Red Maple	Acer rubrum var.			
			Swamp White Oak	Quercus bicolor			
SMALL TREE		25	Eastern Red Cedar	Juniperus virginiana	6' - 8' in height	318 in. cal.	31 in. cal.
			Columnar Eastern White Pine	Pinus strobus 'Fastigata'	1-1/4" cal.		
			Skyrocket Juniper	Juniperus scopulorum 'Skyrocket'			
ORNA		82	Eastern Redbud	Cercia Canadensis			
			Ashmun Brilliance Serviceberry	Amelanchier x grandiflora			
			Flame Arrow Maple	Acer ginnala 'Flame'	1" - 1-1/2" cal. min.		82 in. cal.
			Bloodgood Japanese Maple	Acer palmatum 'Bloodgood'			
Tree Replacement Totals						318 in. cal.	503 in. cal.

Refer to A1.0 sheet for location of trees being removed. Replacement calipers are required in addition to the site landscaping required by UOD 18.30



Typical Screening of Ground Mounted Utilities
Screening of utility boxes is to be on three sides, min.
Screening to be at least as tall as the utility at the time of planting.
at other Olathe screening requirements must be met.



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