

STAFF REPORT

Planning Commission Meeting: September 22, 2025

RZ25-0010: Request for approval of a rezoning from the R-1 (Single-Family Residential) District to the O (Office) Application:

District and preliminary site development plan for

Advent Health.

Location: 14345 W. 119th Street

Owner: Ethiopian Christian Fellowship Church

Jason Piper; Advent Health Applicant:

Nick Hanaway; Renaissance Infrastructure Consulting **Engineer:**

Staff Contact: Andrea Morgan, AICP; Planner II

Site Area: 4.00± acres **Proposed Use:** Medical Office

Building Area: Plat: Ethiopian Christian 22,528 sq.ft.

Fellowship Church

Proposed Zoning: R-1 (Residential O (Office) **Existing Zoning:**

Single-Family)

Lots: Tracts: 0 <u>1</u>

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Conventional Neighborhood	Religious Institution	R-1 (Single-Family Residential)
North	Conventional Neighborhood	Residential Multifamily	RP-3 (Planned Low Density Multifamily)
South	Mixed Density Residential Neighborhood	Vacant	R-3 (Residential Low Density Multifamily)
East	Conventional Neighborhood	Single Family Residential	R-1 (Residential Single-Family)
West	Neighborhood Commercial Center	Vacant	C-2 (Community Center)

1. Introduction

The applicant is requesting a rezoning from the R-1 (Single-Family Residential) District to the O (Office) District with a preliminary site development plan for an Advent Health medical office facility. The approximately 4.00 acre property is located at 14354 W. 119th Street, southeast of 119th Street and Alcan Street.

Advent Health is requesting the rezoning to build a 2-story, 22,528 square foot medical office building with various outpatient services including primary care, specialty clinics, diagnostic imaging, laboratory testing and an off-campus emergency department. The outpatient services will support routine care, preventive services, and follow-up visits and will be open Monday – Friday following standard clinic hours approximately 7:00 AM to 5:00 PM. The off-campus emergency department is a fully licensed ER and will treat urgent medical conditions, but it is not classified as a hospital. This Rezoning to the Office District is required prior to the redevelopment of the site.

2. History

A single-family home existed on the east portion of the property under Agricultural zoning until it was incorporated into the larger church property in 2003. The property was rezoned to the R-1 (Single-Family Residential) District in August 2001 through Ordinance 01-71 (RZ-01-14) for Ethiopian Fellowship Christian Church with an associated preliminary site development plan (PR-33-01). The Ethiopian Fellowship Christian Church was constructed in 2004.

3. Existing Conditions

The subject property is currently developed with a religious institution and parking area. The site gently slopes to the southwest and has existing mature vegetation along the south property line.



Aerial map with subject property outlined in yellow



View of the site looking southeast.

4. Zoning Standards

- a. <u>Land Use</u> The requested Office District permits a variety of employment-focused uses as listed in UDO 18.20.500. The applicant and staff have agreed on narrowing the land uses available for the property by prohibiting the uses listed in the recommended stipulations. Due to the proximity of adjacent residential, expected traffic demand, hours of operation and other activities typically generated by these uses; therefore, staff is recommending these uses be prohibited in this district. Staff worked with the applicant on these use restrictions and the applicant is amenable to the list provided in Section 10 (Staff Recommendation) of this report.
- b. **Building Height** The majority of the proposed two-story building is approximately 33 feet tall and certain accent features including the architectural tower wall is 42 feet in height. Therefore, the proposed height complies with the maximum height permitted in the Office District which is 42 feet and a maximum of three stories in height.
- c. <u>Setbacks</u> Buildings in the Office District must be setback at least 20 feet from the front property line and 10 feet from side and rear property lines. The building is setback 115 feet from 119th Street and 224 feet from the property line along Alcan Street. Additionally, the building is located 100 feet from the nearest residential property line to the east and 90 feet to the nearest residential property line to the south. The parking and paved areas are setback 40 feet from the north and west property lines and 62 feet from the south property line, exceeding all parking/paving setbacks of the Office District.

d. **Open Space** – The development is providing approximately 8,015 square feet of open space, or about 46% of the site exceeding the minimum 25% required in the Office District.

5. Development Standards

a. <u>Access/Streets</u> – The existing access to the site from Alcan Street will remain and an additional access point south of the existing access point will be added to allow to increase site circulation. A drive aisle will wrap around the south, east, and north side of the building to facilitate patient transfers when necessary. The applicant has indicated that patients are transferred out of the emergency department to a hospital by ambulance approximately once per week.

The Olathe Commons development, directly south, will construct 120th Street, connecting Alcan Street to the Olathe Pointe development. The Olathe Commons developer will also be modifying the 119th Street and Alcan Street intersection to comply with City's Access Management Plan. The applicant is aware of these changes and conducted the necessary traffic impact study based on these improvements.

- b. Parking The Medical Office use is required to provide 1 parking stall per 500 square feet of gross floor area for a total of 45 parking stalls. The applicant is proposing to utilize the existing parking area and provide 100 regular parking stalls and five (5) ADA parking stalls. Staff is supportive of the additional parking stalls due to the stated operations of the building and the number of employees and anticipated patrons.
- c. <u>Landscaping/Screening</u> The applicant provided a landscape plan meeting all UDO requirements. Along W. 119th Street 2 deciduous shade trees, 13 evergreens, and 5 ornamental trees are being provided to meet the nonresidential landscaping buffer requirements.

Parking lots are screened from right-of-way to a height of three feet with a mix of shrubs, and interior parking lot islands provide the required deciduous trees. Foundation landscaping is also provided along the north, and west façades meeting foundation landscaping requirements.

A 10-foot Type 1 buffer is provided along the west property line with a mixture of 6 deciduous shade trees, 4 evergreens, 4 ornamental trees, and 79 shrubs exceeding UDO requirements.

Along the east and a portion of the south property lines, the required 20-foot Buffer Type 3 is being provided between this development and the adjacent residential properties. In lieu of a minimum 20-foot-wide Buffer Type 3 to the southwest, a 16-foot-wide natural Buffer Type 'N' is provided as permitted by the UDO. This Type 'N' Buffer will accommodate the existing detention basin and preserve mature vegetation.

- d. <u>Tree Preservation</u> The subject property will preserve 41% of the existing tree canopy, exceeding the required 30%.
- e. <u>Stormwater/Detention</u> One (1) detention basin exists on site and will remain to comply with Title 17 stormwater requirements of the Municipal Code. A stormwater management report was submitted with this application and reviewed by staff.
- f. <u>Public Utilities</u> The site is located within the City of Olathe water and Johnson County sewer service areas. There is an existing sanitary sewer main located in the southeast portion of the site and an existing water main along the west property line serving the property.

6. Site Design Standards

The site is designated as Conventional Neighborhood on the PlanOlathe Future Land Use Map; however, due to the proposed Office zoning designation, the site is subject to Site Design Category 5. The following is a summary of the applicable site design requirements:

a. <u>Landscape Options</u> – Site Design Category 5 offers two (2) options for landscape buffers adjacent to arterial roads or any noncommercial or nonindustrial zoning district: a 40-foot planted buffer with no fence or wall or a 15-foot buffer with a fence or wall. The applicant is utilizing the 40-foot planted buffer along W. 119th Street, with landscaping to meet these requirements.

Nonresidential buildings must also be setback at least 100 feet from an adjoining R-1 (Single-Family Residential) District. The site abuts a R-1 District along the east property line and the proposed medical office building is setback 100 feet meeting this requirement.

- b. <u>Parking Pod Size</u> The maximum number of parking stalls allowed in one parking pod is 160. The applicant is meeting this UDO requirement with the largest pod containing 24 spaces.
- c. <u>Pedestrian Connectivity</u> Enhanced pedestrian connections are required to encourage pedestrian use and integrate with surrounding land uses. The proposal encourages pedestrian use by providing a pedestrian gateway with a well-landscaped and hardscaped seating aera located at the pedestrian connection from W. 119th Street.
- d. <u>Drainage Feature</u> Open drainage and detention areas visible to the public must be incorporated into the design of the site as an attractive amenity of focal point. The existing detention basin will preserve existing trees and vegetation creating a natural drainage feature.

7. Building Design Standards

The building is subject to the **Office Building** category of UDO Section 18.15.020.G.8. The building will consist of high-quality architectural metal, glass and an abundance of stone elements. The north and west façades are considered primary façades. The following table lists the applicable design requirements and proposed design elements:

Building Design Standard	UDO Design Requirements Proposed Design	
Building Entryway	The main building entry must be defined with a projection from the façade or a recessed area.	
	The main entrance on the west primary façade is defined by a covered projection, meeting UDO requirements.	
Horizontal Articulation	Horizontal articulation is required every 75 feet across the length of primary façades.	

	Horizontal articulation is incorporated on each primary façade through several offsets of the main building walls which are further emphasized through the variations in materials used.
Vertical Articulation	Vertical articulation of at least two feet in height is also required every 75 feet across the length of primary façades.
	Vertical articulation is incorporated through several variations in roof height on each primary façade and variations between the main roofline and architectural features such as the blade wall.
Building Materials - Primary Facades	Primary facades must use two materials from Class 1 or 2 on at least 70% of the façade, and a minimum of 25% glass.
	All primary facades exceed the primary façade material requirements including 100% Class 1 and 2 materials with 32% glass on the north primary façades and 51% on the west primary façade.
Building Materials - Secondary Facades	Secondary facades must use two materials from Class 1 or Class 2 on at least 50% of the façade, and a minimum of 15% glass.
	The secondary façades provide greater than 50% Class 1 and 2 materials and greater than 15% glass, exceeding UDO requirements.

The proposed building is primarily comprised on all four façades of Class 1 rough cut limestone veneer and Class 1 glazing. The building is required to include a combination of two (2) materials from Class 1 or Class 2 on 70% of the primary façades. All primary façades are clad in 100% Class 1 (rough cut limestone veneer, architectural metal panel, and glass) and Class 2 (smooth limestone veneer) materials, exceeding UDO requirements. All secondary building façades are clad in over 80% Class 1 (rough cut limestone veneer, architectural metal panel, glass) and Class 2 (smooth limestone veneer) materials, exceeding UDO requirements.

The color scheme of the building includes two different tones of natural beige with grey glazing and natural wood look accents. The natural color scheme helps the building blend into the natural environment and will complement the future Olathe Commons development to the south.

8. Public Notification and Neighborhood Meeting

The applicant mailed the required public notification letters to surrounding properties within 200 feet and posted public notice signs on the subject property per Unified Development Ordinance (UDO) requirements. The applicant also held a meeting with the surrounding property owners on August 28, 2025 and 1 individual attended the meeting. The primary topics of discussion included business operations, landscaping, screening, site history, stormwater,

roadway improvements and traffic as detailed in the attached meeting minutes. Staff has not received any correspondence from surrounding property owners.

9. UDO Rezoning Criteria

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as a Conventional Neighborhood. Conventional Neighborhoods typically consist of single-family housing on individual building lots. PlanOlathe also includes Neighborhood Centers distributed throughout neighborhoods to provide local access to convenience goods and services. PlanOlathe identifies a Neighborhood Center on the property directly to the west, a portion of which was rezoned to the R-3 District in 2024.

While the Office District does not directly align with the future land use map designation of the property, the proposed Office District and medical office center use is appropriate for this property given the adjacency to 119th Street and the existing Olathe Pointe shopping center. Additionally, the proposed plan places the building near the street corner, and provides significant landscaping and screening adjacent to residential properties. Staff supports the rezoning to the Office District based on the analysis provided below.

The proposed zoning request meets the following policy elements of the Comprehensive Plan:

LUCC-8.1: Mixture of Complementary Land Uses. In existing neighborhoods, a mixture of land use types, housing sizes and lot sizes may be possible if properly planned and respectful of neighborhood character. Whenever land uses are mixed, careful design will be required in order to ensure compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.

ES-1.1: Economic Partnership. Support the efforts of public and private organizations to diversify the local economy and pursue partnerships among the public, private and nonprofit sectors. Encourage industries and business to establish job partnerships with educational institutions and other economic development organizations.

ES-2.1: Balance of Jobs and Housing. Use the Future Land Use Map, zoning and other tools to ensure that there is an adequate supply of residential, employment and commercial lands, in order to provide a sustainable balance of jobs and housing in the community.

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 proposed use does not directly align with the Conventional Neighborhood future land use designation of the comprehensive plan; however, the development is adjacent to a designated Neighborhood Center and well-established commercial shopping centers. The proposal also meets several policies of PlanOlathe, including land use goals for design to ensure compatibility of varying land uses (LUCC-8.1) and economic sustainability principles to promote a diverse tax base and fiscal sustainability (ES 1.1 and 2). The proposal will optimize access to physical and mental health care and create

a community where people of all ages and abilities thrive along with creating opportunities for employment, education, and community resources.

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 surrounding properties generally consist of two-story multifamily developments to the north, and two-story single-family homes to the east and south with commercial zoning and uses to the west. The commercial zoned property directly to the west is currently vacant but abuts a regional commercial center, characterized by large parking areas and large inline retail and pad-site buildings with high-quality architecture.

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 surrounding neighborhood has a variety of land uses including single-family residential, multi-family residential, and commercially zoned property to the west. The proposed medical office building will be constructed of high-quality building materials. The medical office building is in harmony with the existing uses as it will create a transition from the commercial uses to the west to the residential properties to the east.

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

The property could still be developed for residential uses or one of the public/semi-public uses permitted in the R-1 District; however, the proximity to a major arterial roadway and adjacent commercial zoning to the west limits the desirability for single-family residential development.

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

The site has been residentially zoned since 2001.

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

The proposed rezoning will not detrimentally affect nearby properties as presented. The building utilizes high-quality materials and design, and careful attention was given to the landscape buffers and screening to nearby residential properties.

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

The district as proposed provides uses and design standards that are not anticipated to have any detrimental impact on surrounding properties.

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 use has been evaluated for its impact on the surrounding road network which will support the proposed development. The development is adjacent to one major arterial roadway with sufficient capacity for the anticipated vehicular trips. Peak travel times occur in the weekday mornings and afternoon for the medical office. Additionally, sufficient parking will be provided on the property to accommodate staff and patients during expected peak travel times.

I. The extent to which the proposed use would create air pollution, water pollution, noise 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. It is expected that there will be approximately one ambulance transfer at the facility per week that would only occur in the case of an emergency department patient needing advanced care. The development will comply with the City's stormwater requirements and provide best management practices for water quality

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

The proposed development is expected to have a positive impact on Olathe's economy by adding 70 new jobs. Additionally, the employees, patients and visitors are expected to visit nearby commercial developments to generate additional sales tax revenue for the City.

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.

There is no gain or detriment to the public health, safety and welfare due to the denial of the application. If the rezoning were denied, the property would be restricted to the residential and public/semi-public uses permitted in the existing R-1 District.

10. Staff Recommendation

- A. Staff recommends approval of **RZ25-0010**, Advent Health, for the following reasons:
 - 1. The proposed development complies with the policies and goals of the Comprehensive Plan.
 - 2. The requested rezoning meets the Unified Development Ordinance criteria for considering rezoning applications.
- B. Staff recommends approval of the rezoning to the Office District with the following stipulation:
 - 1. The following land uses are prohibited:
 - a. Any Distance Restricted Business as listed in Olathe Municipal Code Chapter 5.43
 - b. Business Service Centers/Business Support
 - c. Catering/Food Service

- d. Conference and Retreat Center
- e. Courier and Messenger Services
- f. Data Processing, Hosting and Related Services
- g. Environmental Monitoring Stations
- h. Hotel, Boutique (50 Rooms Maximum)
- i. Hotel/Motel
- j. Laboratories Research and Testing
- k. Laundry, Pick-up Only and Garment Services
- I. Nonstore Retail/Internet Retail
- m. Parking Lots, Underground Structure, as Principal Use
- n. Post Office and Postal Substations
- o. Postal Service Receptacle Pods Designated on a Plat/Plan
- p. Public Transportation Facility
- q. Radio and Television Broadcasting or Recording Studio
- r. Research and Development
- s. Rooming House (Includes Fraternity/Sorority Houses and Dorms)
- t. Schools, Colleges and Universities
- u. Woodworking Shops
- C. Staff recommends approval of the preliminary site development plan with the following stipulations:
 - 1. Signage must be reviewed and approved through a sign permit.
 - 2. 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.



Project Narrative

AdventHealth is requesting a rezoning from R-1 (Residential) to O (Office) to allow for the development of a 2-story, 22,528-square-foot Medical Office Building (MOB) and Off-Campus Emergency Department on its existing 4-acre property in Olathe. The current structures will be demolished to make way for this new, modern healthcare facility.

Medical Office Building

- Outpatient services including primary care, specialty clinics, diagnostic imaging, and laboratory testing
- Designed for routine care, preventive services, and follow-up visits
- Open Monday–Friday during standard clinic hours

Off-Campus Emergency Department

- A fully licensed ER, open 24/7/365. Structurally separate and distinct from a hospital.
- Treats urgent conditions such as chest pain, broken bones, breathing problems, allergic reactions, and high fevers
- Seamless transfer to the main hospital for patients needing surgery or advanced specialty care
- Staffed by board-certified emergency physicians, nurses, and support staff
- Equipped with advanced imaging and lab services for rapid diagnosis

Community Benefits

- Convenience: Combines outpatient services and emergency care in one location
- Access: Care close to where residents live and work
- Quality: Trusted AdventHealth standard of care
- Capacity: Designed to meet the growing healthcare needs of Olathe and surrounding communities

Conclusion

The AdventHealth Olathe Campus will serve as a patient-centered healthcare hub, combining convenience, speed, and high-quality care to ensure better access for a rapidly expanding community.

AdventHealth Medical Office Building

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

Preliminary Development Plan





Sheet List Table Sheet Title Title Sheet General Notes C03 Existing Conditions Demo Plan General Layout Grading Plan Utility Plan Fire Turn Plan Trash Turn Plan Standard Details I C13 Standard Details IV Standard Details V C15 Standard Details VI Landscape Preservation Plan L01 Landscape Plan Landscape Details

Project Applicant and Owner

Jason Piper Shawnee Mission Medical Center, Inc. 7820 W 165th St

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

Nick Hanaway
Renaissance Infrastructure Consulting, LLC 8653 Penrose Lane

Project Landscape Architect

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

Project Surveyor Wayne Malnicof 8653 Penrose Lane Lenexa, KS 66219

UTILITY COMPANIES

COMPANY	NAME	EMAIL ADDRESS	PHONE NO.	CELL
AT&T	Randy Gaskin	rg9513@att.com	913.383.6948	
Google	Marshall Martens	mmartens@google.com	415.736.6597	
Johnson Co. Wastewater	Andrew Wendel	andrew.wendel@jcw.org	913.715.8540	913.908.4274
Kansas City Power & Light - Distribution	Chris Beilman	chris.beilman@kcpl.com	913.894.3025	816.810.4079
Kansas City Power & Light - Transmission	Marcus Robinson	marcus.robinson@kcpl.com	816.245.3777	
Kansas Gas Service	David Teefey	David.Teefey@onegas.com	913.599.8933	
Level 3 Communications	Clement Helmstetter	clement.helmstetter@level3.com	913.312.2744	913.205.4126
Southern Star Central Gas Pipeline	Bob Bath	bob.bath@sscgp.com	913.387.9202	913.387.9202
Southern Star Central Gas Pipeline	Mike DeGraeve	mike.degraeve@sscgp.com	270.852.5125	
Southern Star Central Gas Pipeline	Andy Zeller	Andrew.Zeller@sscgp.com		
Southern Star Central Gas Pipeline	Pete Watson	Pete.Watson@sscgp.com		
Southern Star Central Gas Pipeline	Jason Tyson	Jason.R.Tyson@sscgp.com		
TCA (AT&T Local Services)				
Unite Private Networks	Sean Brown	sean.brown@upnllc.com		813.533.2611
Verizon	To whom it may concern	investigations@verizon.com	972.729.6322	
WaterOne	Jan Hardie	jhardie@waterone.org	913.895.5775	

Site is composed of the following Assesor Parcels:

Parcel ID	Address		Owner	Existing Zoning	Proposed Zoning	Proposed Use
DD22670000 0001	1/3/5 W 110th St	Olatho KS 66062	Shawnoo Mission Modical Contor	D 1	0	Modical Office

LEGEND

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

LEGAL DESCRIPTION

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

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

W 119th St Project Location LOCATION MAP

FLOOD PLAIN NOTE

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

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.



Sheet C01

Project Architect Project Engineer Lenexa, KS 66219

Preliminary Development Plan

Sheet

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- Other than ramps and ramp runs, walking surfaces must have running slopes not steeper than
- The cross slope of walking surfaces shall not be steeper than 2%
- The closes stope of withining surfaces shall not one steeper than 2.28.

 The minimum with for a linear segment of accessible route shall be 36 inches.

 Where the accessible route makes a 180 degree turn around an element which is less than 48 inches within a lear with shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches leaving the turn.
- An accessible route with a clear width less than 60 inches shall provide passing spaces at
- An accessione route with a clear with less than on incress shall provide passan intervals of 200 feet maximum. Passing spaces shall be 60 inch by 60 inch min Ramp runs shall have a running slope not steeper than 1:12.

 Ramp runs with a rise greater than 6 inches shall have handrails.
- Ramp landings with a maximum slope of 1:48 shall be provided before and after ramp runs.
- The maximum rise of a ramp run shall be 30 inches.

 The maximum counter slope between the pavement and the curb at a curb ramp shall be 1:20.
- 12. Curb ramp landings with a maximum slope of 1:48 shall be provided at the top of curb ramps with a clear width of 60 inches
- Detectable warning surfaces complying with the latest ADA Standards shall be provided at pedestrian street crossings and refuge islands.
- Passenger loading zones shall be provided adjacent to any ADA Accessible stall and have a 2% maximum slope in all directions
- Contractor to field verify existing site conditions and contact the engineer if field conditions do not
- match plan prior to construction

LAYOUT & PAVING NOTES

- on shall conform to the City of Olathe minimum design standards
- Contractor shall expand used to City of Olathe Standard Details or smith the grant and use. Contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architectionine
- are to remain, and repair contractor caused damage according to current local standards and at the contractor's expense. Coordinate all construction with the appropriate utility company
- The contractor shall comply with all local codes, obtain all permits, and pay all fees prior to beginning
- work.
 Prior to installing, constructing, or performing any work in the public right of way or on the public storm sewer line (including concrete pavement or connecting private drainage systems to the storm sewer), contact City Public Works at ### #### for inspection of the work. Contact must be made at least 24 hours prior to start of the work.
- Provide a smooth transition between existing pavement and new pavement. Field adjustment of final
- grades may be necessary. Adjust all utilities prior to installation of pavement. Field adjustment of lina grades may be necessary. Adjust all utilities prior to installation of pavement.

 The contractor shall protect all trees to remain, in accordance with the specifications. Do not operate or store heavy equipment, nor handle, nor store materials within the drip lines of trees or outside the limit of grading
- Concrete walks and pads shall have a broom finish. All concrete shall be 4 000 p.s.i. unless Concrete walks and pass snall nake a froom mins. All concrete snall net 4,000 p.s.t. unless otherwise noted. Curb ramps, sidewalk slopes, and driveway ramps shall be constructed in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete.
- All damage to existing asphalt pavement to remain which results from new construction shall be replaced with like materials at contractor's expense.
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 1. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.

 12. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.

 13. For all asphalt peavement, the contractor shall have no more than 30% recycled material in the base course and no recycled material in the surface course.

- PAVEMENT MARKING AND SIGNAGE NOTES

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

WRITTEN SEQUENCING

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

GRADING NOTES

- All construction shall conform to the City's minimum design standards.
- Spot Grades shown herein shall govern over finished grades.
 The contractor shall provide evidence that his insurance meets the requirements of the Project.
 All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor is responsible for the protection of all property corners and section corners. Any property recommendor is recipion to recommendor in the contraction of the contraction and the c
- such as curbs, driveways, sidewalks, streetlight and traffic signal junction boxes, traffic signal loop lead ins. signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
- The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the previous measures are not effective, the contractor shall remove any debris, slit, or mud and restore the right-of-way, or adjacent properties to original or better condition.
- The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.

 All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities
- 10. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public
- Works Department, in addition to all other permits.

 All work shall be confined within easements and/or construction limits as shown on the plans
- Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line
- side of an aurun lines betting stimp line.

 All National Pollution Discharge Elimination System (NPDES) standards shall be met.

 Public and Private utility facilities shall be moved or adjusted as necessary by the owners to fit the new construction unless otherwise moted on the plants. The Contractor is research before the cost of utility relocations unless otherwise indicated on the plans.

- CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one feet (1') contour intervals, unless otherwise noted. Proposed contours and elevations shown represent approximate finish grade.
- CLEARING AND GRUBBING: Prior to the start of grading and earthwork, the areas to be graded shall be stripped of all vegetation, organic matter, and topsoil, to a minimum depth of four inches (4") or as otherwise directed by the Geotechnical Engineer. Stripping materials shall not be incorporated into structural fills. Topsoil materials shall not be used in building and pavement areas
- TOPSOIL: Prior to the start of grading, the contractor shall strip all topsoil from areas to be graded and stockpile at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. Subgrade below turf areas shall have a
- (o) and in accordance with specimentations to antiseaguing, solugiated below this areas shall have a minimum 6" depth of soil free of rock larger than 3".

 SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proof rolled and approved under the direction of the Geotechnical Engineer or his representative.
- rolled wild approved in the disease of the disease Geotechnical report. FARTHWORK
- GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnica
- SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil, and debris. All fill required for project shall be provided by the Contractor Material Shall be pre-approved by the Engineer prior to placement.
- D. EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (norizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). Fill material shall be placed and compacted in horizontal lifts not exceeding nine inched (9") (loose fit measurement), unless otherwise approved by the Geotechnical Engineer
- E. COMPACTION REQUIREMENTS: Earth fill material shall be placed and compacted to a ninimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall be within a range of -2% to 3% above the optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers
- TESTING AND INSPECTION: Testing and inspection services required to make tests required by the specifications and to observe the placement of fills and other work performed on this project shall be provided by a commercial testing laboratory (Geotechnical Engineer) selected by the owner. The cost of testing will be the owner's responsibility,
- SEEDING: All areas disturbed by earthwork operations in the right-of-way shall be seeded.

EROSION CONTROL NOTES

- All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of Clathe State. If any of the general notes conflict with the Technical Provisions & Standard Drawings fo Roads and Sewers of Clathe, State. The Cities standards shall override.
- The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to Olathe, State Technical Provisions and Specifications. Erosion control plan modifications shall be required if the plan fails to substantially control
- erosion control plain modifications shall be required it me plan fails to substantially control erosion and offsite sedimentation.

 The confractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.

 The contractor shall temporarily seed and mulch all disturbed areas if there has been no
- construction activity on them for a period of fourteen (14) calendar days
- Install ".I' Hooks on silt fence every 100 LF
- Contractor shall replace disturbed area with seed or sod, as indicated on the plans, and shall be
- installed within 14 days after paying completion and final topsoil grading Topsoil replacement shall be 6" thick
- Silt fence to be installed in accordance with Olathe, State Standard Details Refer to APWA 2150 for good housekeeping and spill measures.
- 12. The Contractor shall inspect erosion control devices every 7 days and within 24 hours of a storm of 0.5 inches or more. The Contractor shall repair damage, clean out sediment, and add additional erosion control devices as needed, as soon as practicable, after inspection. The Contractor shall also inspect and assure that all sediment control devices are in working condition prior to any forecasted rainfall.

SITE UTILITY NOTES

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as Shown on these plans is based on records of the various utility Companies, und where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request appropriate utility companies at least 46 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate and/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
- The construction of storm sewers on this project shall conform to the requirements
- of Johnson County, Olathe Technical Specifications and Design Criteria.

 The contractor shall field verify the exact location and elevation of the existing storm sewer locations and the existing elevations at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans. The contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
- It will be the contractors responsibility to field adjust the top of all manholes and triving the contractors responsionly to help adjust the top of an manifoles and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and hoves
- Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of the curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max, spacing and at all bend points. Do not connect roof drains directly to storm sewer pipes.
- The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, back flow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system, if not furnished or installed by the Board of Public Litilities. Coordinate with the Board of Public Utilities. All costs associated with the complete water system for the building shall be the responsibility of the contractor. All work shall conform to the requirements of Johnson County, Olathe
- Johnson County, Olarine.

 The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the building to the public line. The contractor shall refer to the architectural plans for specific locations and elevations of the service lines of the building connection. All work shall conform to the requirements of Olathe.
- The contractor is responsible for securing all permits, bonds and insurance required by the contract documents, Olathe, and all other governing agencies (including local county, state and federal authorities) having jurisdiction over the work proposed by the construction documents. The cost for all permit hands and insurance shall be the
- contractors responsibility and shall be included in the bid for the work.

 By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the reistic shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project. The contractor shall be responsible for furnishing all materials, tools and equipment
- and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structure. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify
- connection points prior to installation of utility line.

 All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All
- utilities are to be placed in trench conditions.

 12. Contractor shall notify the utility authorities inspectors 49 hours before connecting to any existing line.
- 13 Storm sewer mof drains(st) shall be as follows (unless otherwise shown on plans) -PVC SDR 35 per ASTM D3034, for pipes less than 12' deep.
 -PVC SDR 26 per ASTM D3034, for pipes 12' to 20' deep.
- Waterlines shall be as follows (unless otherwise shown on plans): -for 8" and larger: ductile iron pipe per AWWA C150
 -between 2" and 6": copper tube Type "K" per ANSI 816.22 or ductile iron pipe per -between 2" an AWWA C150
- -For smaller than 2":copper tube Type "K" per ANSI 816.22 15. Fire line size is shown for reference only, fire protection engineer shall verify all sizes and fire flow demand prior to construction.
- Minimum trench width shall be 2 feet. 17 Contractor shall maintain a minimum of 42" of cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifica and construction plans. Water mains and service lines shall be constructed in
- accordance to the Board of Public Utilities specifications for commercial services All waterlines shall be kept ten feet (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, an 18" vertical clearance (outside edge of pipe) of the waterline above the sewer line is required.
- Trench Drain shall be ACO S200K or approved equal.
- Trench Drain shall be installed in accordance with the manufacturer's installation instructions and recommendations.
 In the event of a vertical conflict between waterlines, sanitary lines, storm lines and
- gas lines (existing and proposed), the sanitary line shall be ductile iron nine with gas lines (extraggle the proposed), the saminary time shall be ducted into paper mechanical joints at least 10 feet on both sides of the crossing (or encased in concrete the same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18" clearance. Meeting requirements ANSI A21.10 or ANSI 21.11 (AWWA C151)(Class 50).
- All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
- 23. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications
- refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place and tested prior to paving.
- 25. When a building utility Connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such utility terminations

- All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of 14345 W 119th Street, Olathe, KS 66062. If any general notes conflict with the Technical Provisions & books. If any general notes cominic with the Technical Provisions & Standard Drawings for Roads and Severs, of 14345 W 119th Street, Olathe, KS 66062, the Cities standards shall override. The contractor shall provide evidence that his insurance meets the
- requirements of Olathe, State.
- All traffic control shall be in conformance with the Manual of Liniform Traffic Control Devices (MUTCD).
- The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of State, at the contractor's expense. The contractor shall be responsible for the restoration of the right-of-way
- and for damaged improvements such as curbs, driveways, sidewalks street light and traffic signal junction boxes, traffic signal loop lead ins signal poles, irrigation systems, etc. Damaged improvements shall be epaired in conformance with the latest City standards and to the City's eatiefaction
- The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
- The contractor shall remove existing trees and shrubbery within the

approval is granted by the City

- right-of-way adjacent to future thoroughfare improvements.
 The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific writter
- All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Olathe, State sidewalk
- Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
- 12. All work shall be confined within easements and/or construction limits as shown on the plans
- Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
- Any existing and/or temporary storm sewer pipes and box culverts to be Any existing amon't emporary storm sewer pipes and box currents to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi, The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voide
- All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by
- the contractor at his expense.

 The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for
- removal. The contractor shall repair all damages at his expense. By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages
- related to the project.

 The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
- Geogrid, footings, or other elements of the retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private
- 20. All building and life safety issues shall comply with the 2012 International
- Fire Code and local amendments as adopted by Olathe, State
 21. Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
- 22. Contractor shall restore all disturbed right-of-way upon project
- 23. Prior to construction, contractor shall install pre-construction erosion control measures

General

Building KS 66062

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25-0141 Medical (Street, Ol

AdventHealth I 1345 W 119th S

Plan

Development

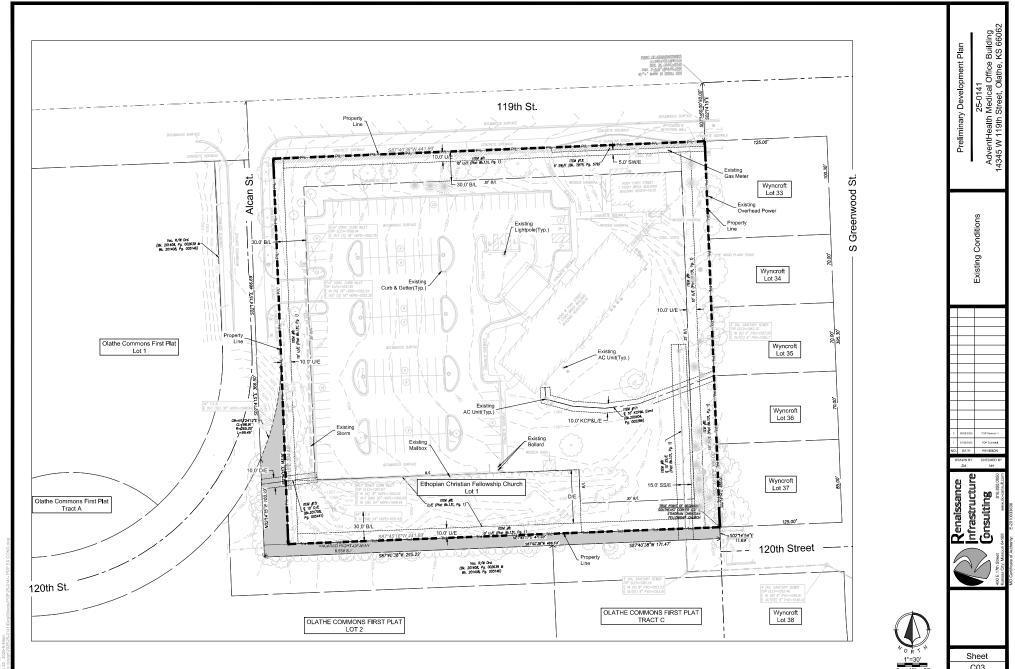
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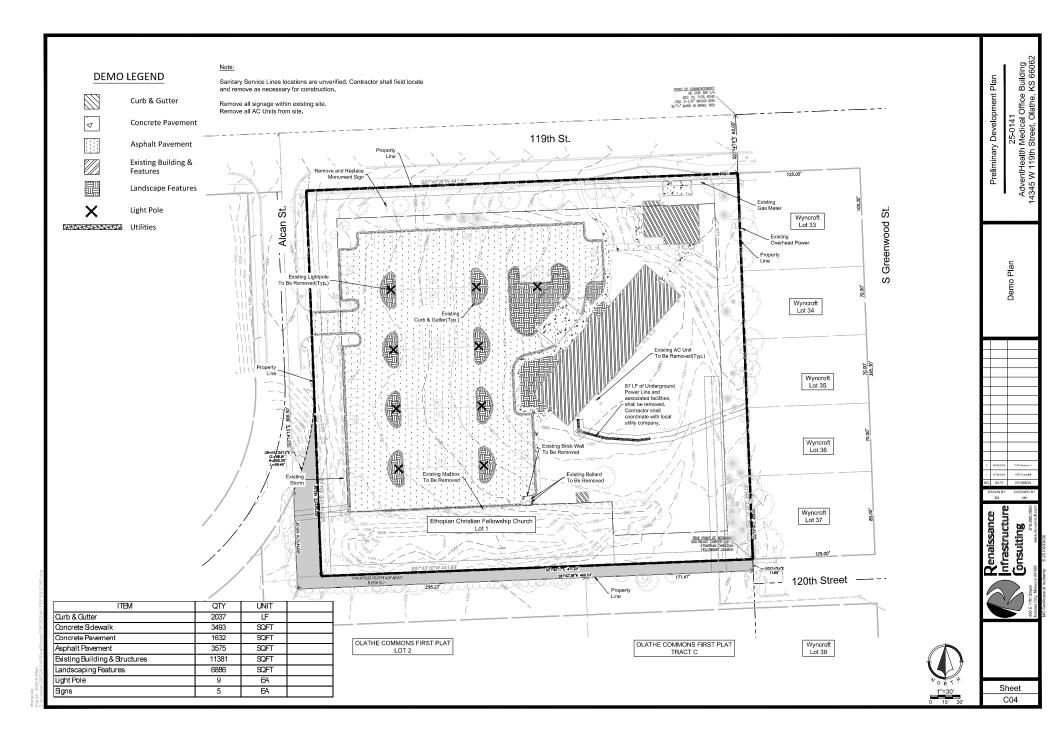
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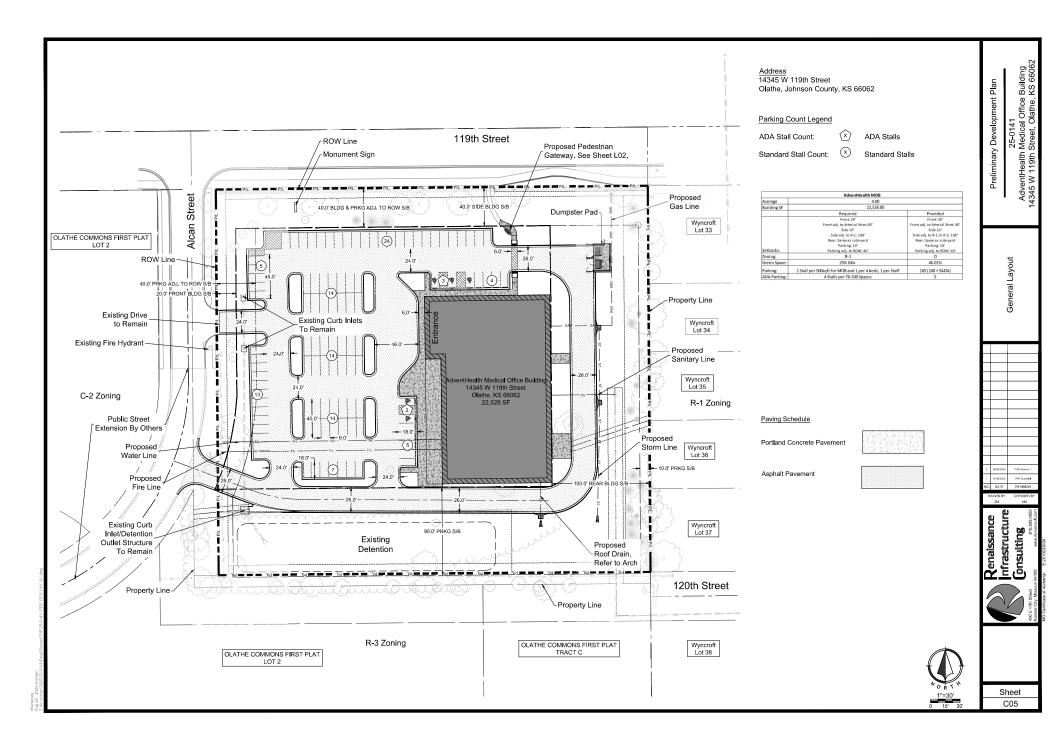
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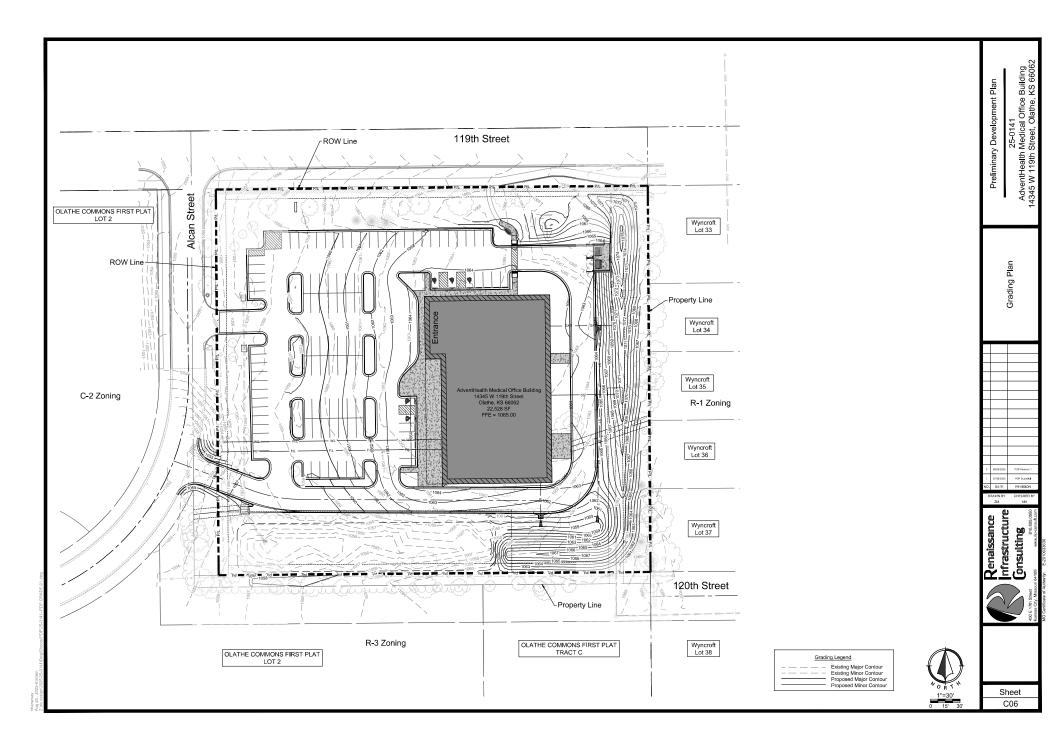
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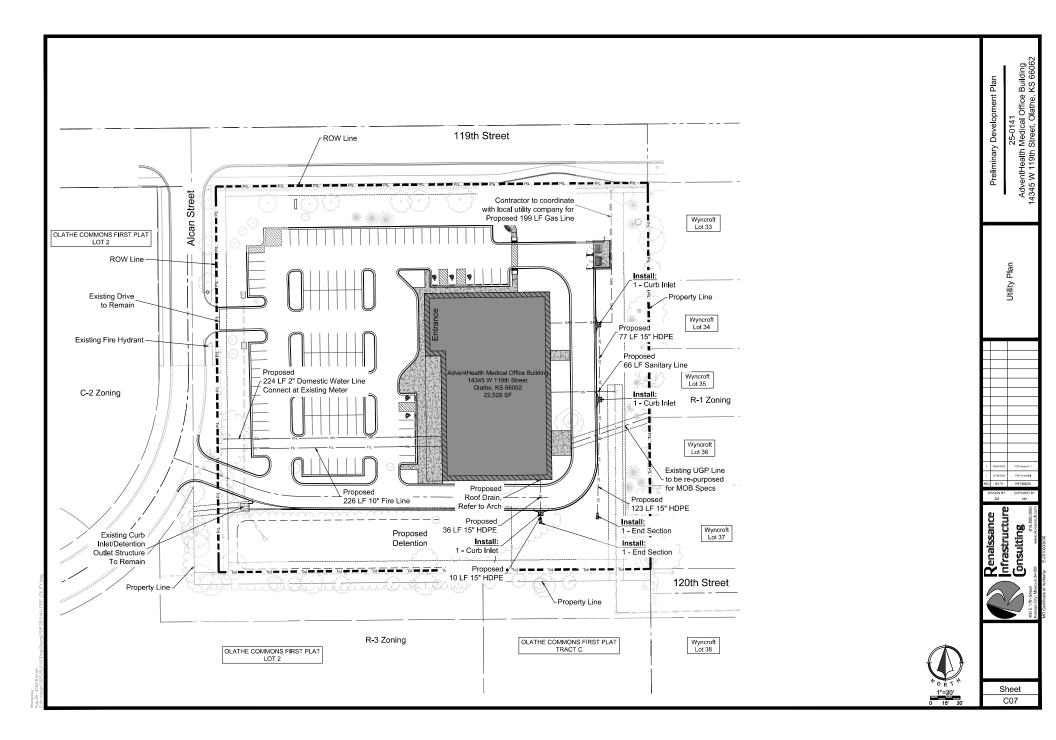


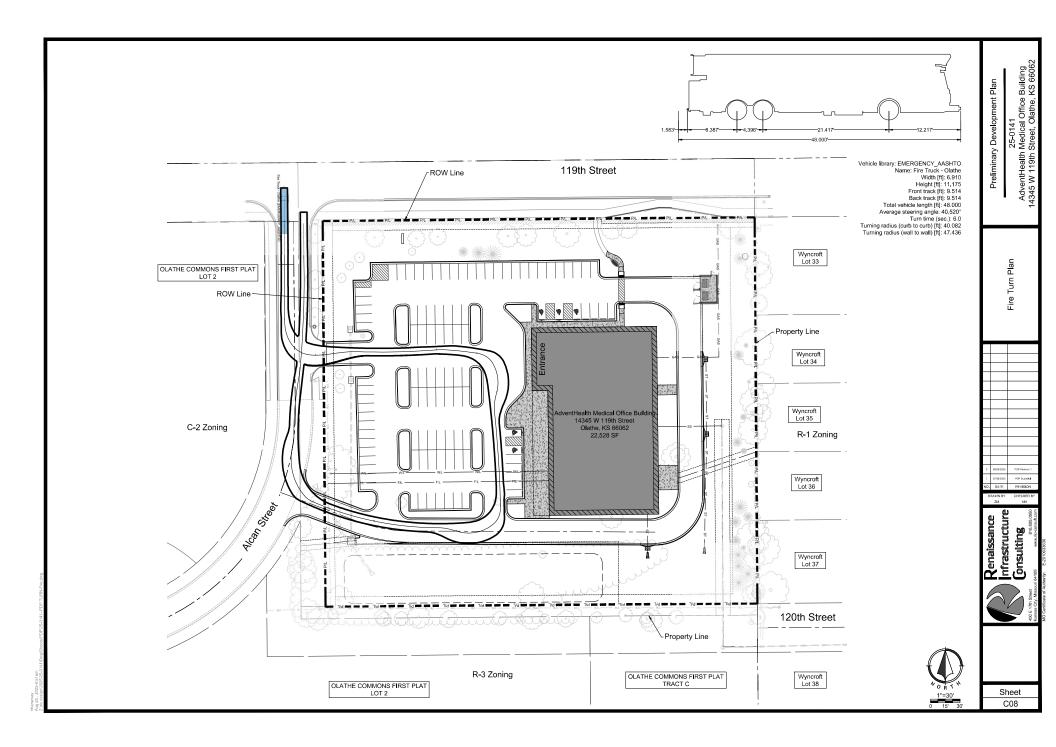
C03

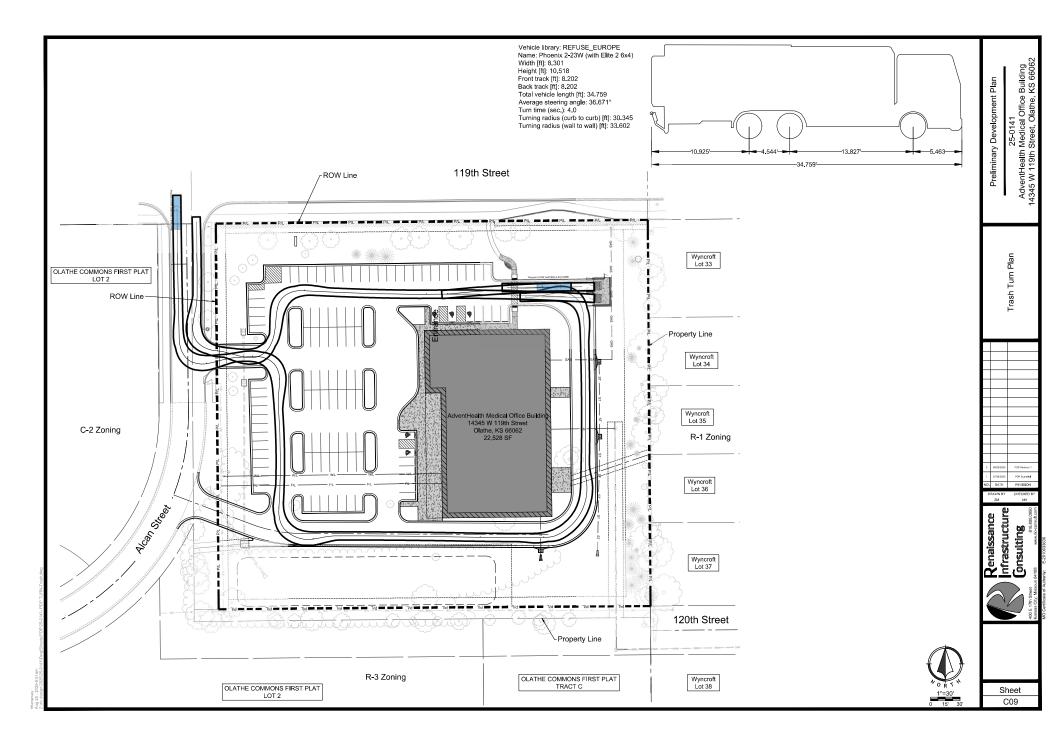




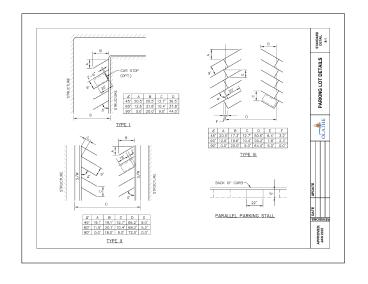


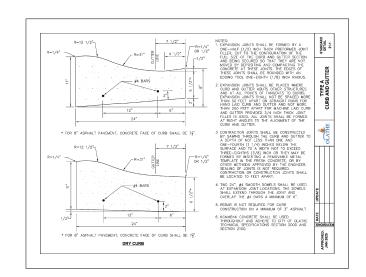


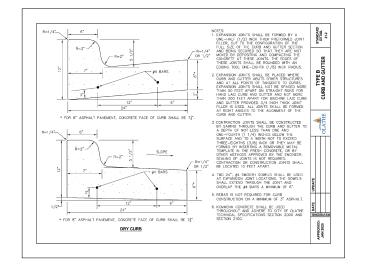




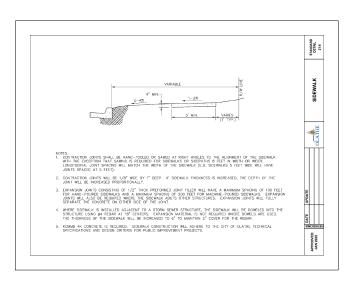
Sheet C10

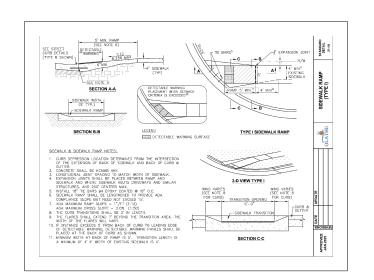






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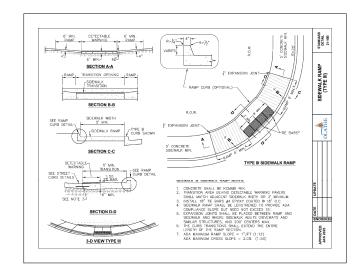




Sheet C12

8" WING 8" WING (SEE NOTE 8 (SEE NOTE 8 FOR CURB) TRANSITION OPENING FOR CURB) STANDARD DETAIL 21-10A R=1/4" R=1/2" SDEWALK TRANSITION RAMP CURB (OPTIONAL) SIDEWALK MIDTH 5 MIN. SIDEWALK RAMP SIDEWALK F OLATHE TRANSTION
TRANST TYPE II SIDEWALK RAME DETECTABLE SECTION D-D)
WARNING, S' MIN. TRANSTION
(SEE SECTION D-D)
WARNING, S' MIN. RAMP⁵
23 MAX 24 WAX 1:12 / 8.332 MAX SIDEWALK & SIDEWALK RAMP NOTES: SOFTMAX & SUCREMAX RAW INSTEE.

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25' R/W (RESIDENTIAL STREET) OR 30' R/W (COLLECTOR STREET)

MID-BLOCK RAMP DETAIL

DETECTABLE WARNING 2'
SURFACE

STREET SLOPE

SICKIMA E SICKIMA RAWN NOTES

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SIDEWALK & SIDEWALK RAMP NOTES:

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R RAMP

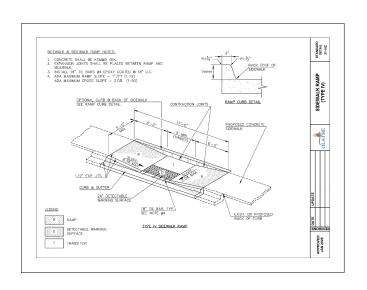
4"-0" (MIN.) LANDING

EXPANSION JOINT

CONTRACTION JOINT

6' (RESIDENTIAL ST.) 7' (COLLECTOR ST.)

SECTION A-A







Standard Details IV

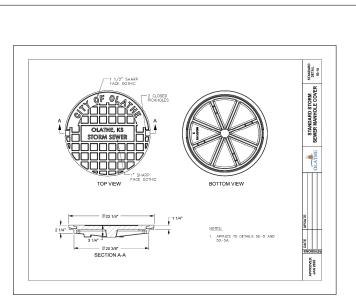
STANDARD STORM SEWER MANHOLE COVER

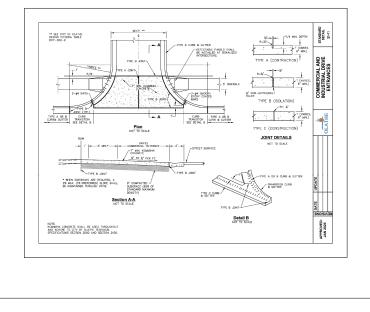
nfrastructure Onsulting Zenaissance

Sheet

C13

TANDARD DETAIL 21-18E SIDEWALK RAMP CURBS GUTTER IS 1 1/2" BELOW UP OF CURB GUTTER IS 1/2" BELOW LIP OF CURB USE WITH TYPE B CURB USE WITH TYPE A CURB STREET CURB DETAILS AT RAMP APPROVED: JAN 2925





BOTTOM VIEW

SECTION B-B SCALE 1:4

1. APPLIES TO DETAILS 50-1, 50-4 AND 50-6.

NOTES:

SECTION A-A



Standard Details V



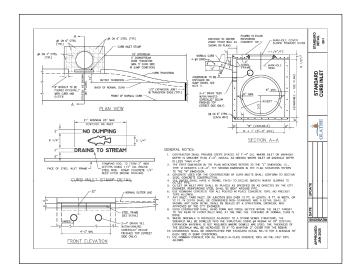
STANDARD DETAIL 60:10

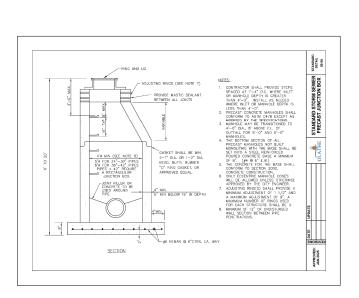
WATER

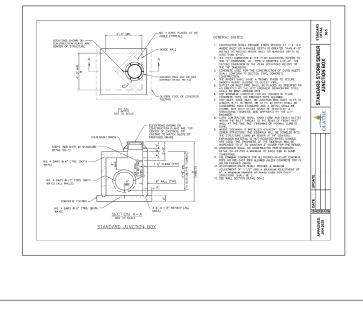
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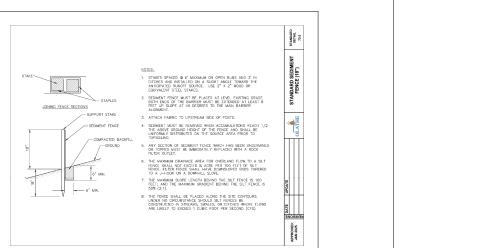


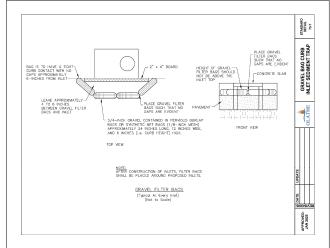


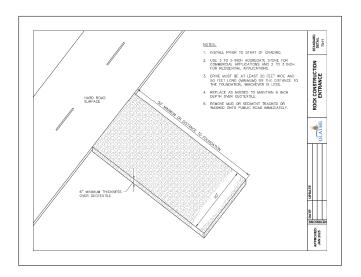


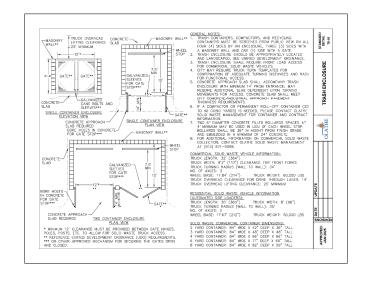


II CONTI









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

Plan

Preliminary Development

ASSESSES POP Revision 1
POP Revision 900 Submits
POP Submits
VIDENTIFY CHECKED BY
NH NH

Renaissance grant for the following grant grant

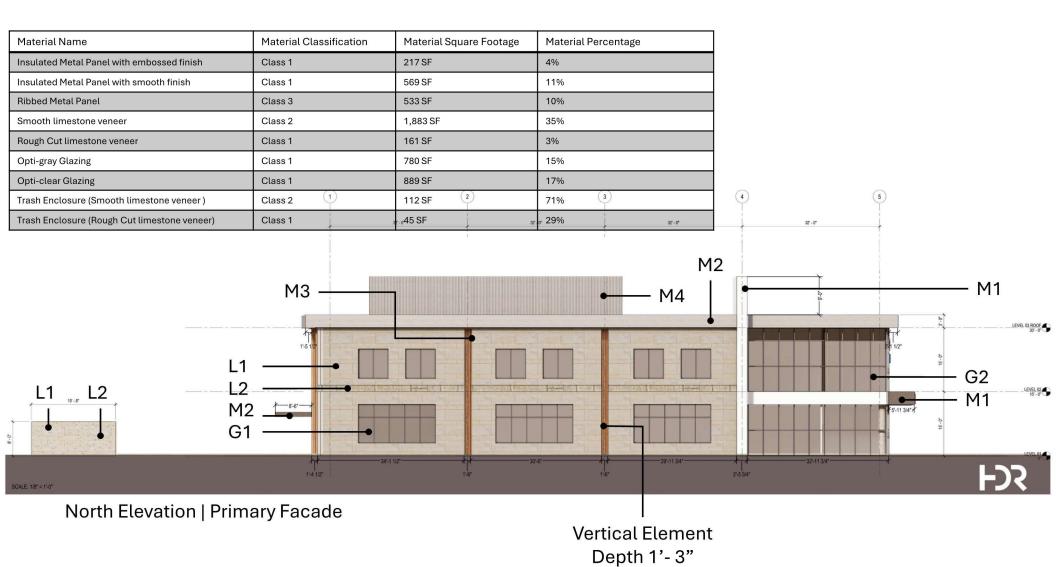
Sheet C15

Material Name	Material Classification	Material Square Footage	Material Percentage
Insulated Metal Panel with embossed finish	Class 1	1,262 SF	14%
Insulated Metal Panel with smooth finish	Class 1	923 SF	11%
Ribbed Metal Panel	Class 3	1,047 SF	12%
Smooth limestone veneer	Class 2	2,978 SF	34%
Rough Cut limestone veneer	Class 1	278 SF	3%
Opti-gray Glazing	Class 1	2,231 SF	26%
Trash Enclosure (Smooth limestone veneer)	Class 2	220 SF	71%
Trash Enclosure (Rough Cut limestone veneer)	Class 1	90 SF	29%



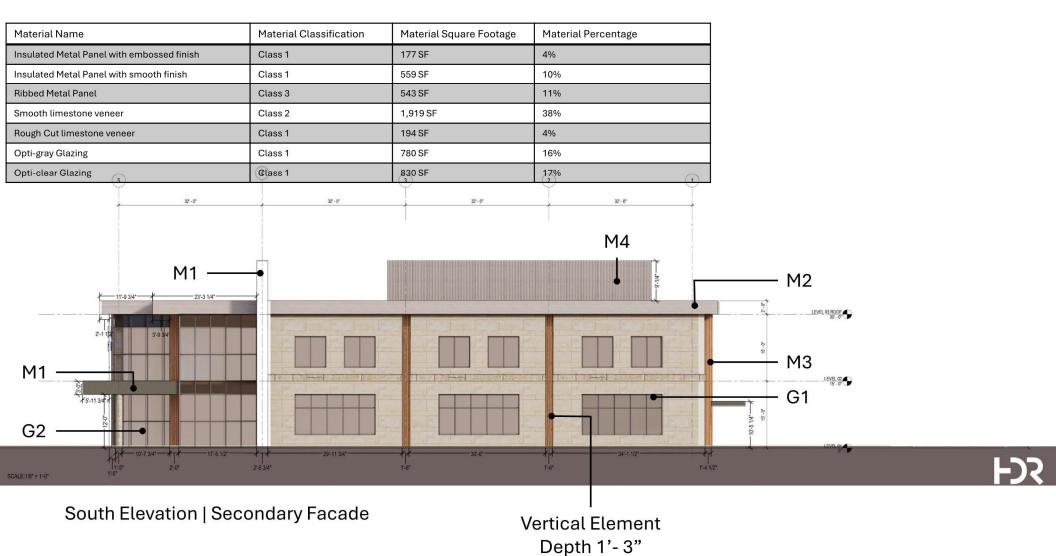
All exterior ground mounted and all rooftop building HVAC and mechanical equipment, vents, piping, roof access
ladders, and utility meters must be located out of view or otherwise screened from public view. Screening must be
accomplished with landscaping, screen walls, building elements, or a combination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

[•] Signage is approved administratively by a separate application and is subject to the requirements of UDO 18.50.190.



All exterior ground 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. Screening must be accomplished with landscaping, screen walls, building elements, or a combination of these methods.

[•] Signage is approved administratively by a separate application and is subject to the requirements of UDO 18.50.190.



All exterior ground 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. Screening must be accomplished with landscaping, screen walls, building elements, or a combination of these methods.

[•] Signage is approved administratively by a separate application and is subject to the requirements of UDO 18.50.190.

Material Name	Material Classification	Material Square Footage	Material Percentage 8,784
Insulated Metal Panel with embossed finish	Class 1	2,916 SF	33%
Insulated Metal Panel with smooth finish	Class 1	831 SF	10%
Rough Cut limestone veneer	Class 1	542 SF	6%
Opti-clear Glazing	Class 1	4,495 SF	51%



West Elevation | Primary Facade

- All exterior ground 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. Screening must be accomplished with landscaping, screen walls, building elements, or a combination of these methods.
- Signage is approved administratively by a separate application and is subject to the requirements of UDO 18.50.190.







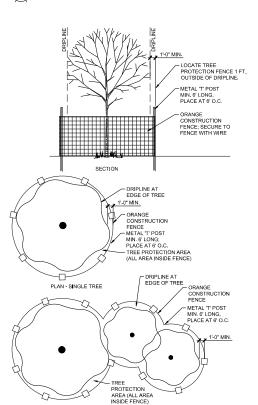
VIAITIE INCE PRESERVATION
Tree Preservation (Per UDO 18.30.240)
Protected Tree Designations: A significant tree means a tree of eight (8) inches or greater, as measured four and one-half (4%) feet above the ground, for all tree species except for non-native invasive species. The applicant may omit trees that are not considered significant from the tree

Required: 30% significant trees preserved (up to 90% of sig. trees mitigated) for nonresidential use

Provided: Total Existing: 1,017 cal. in. @ 30% = 305 cal. in. to be preserved/mitigated Existing to be preserved: 421 cal. in. (41%)

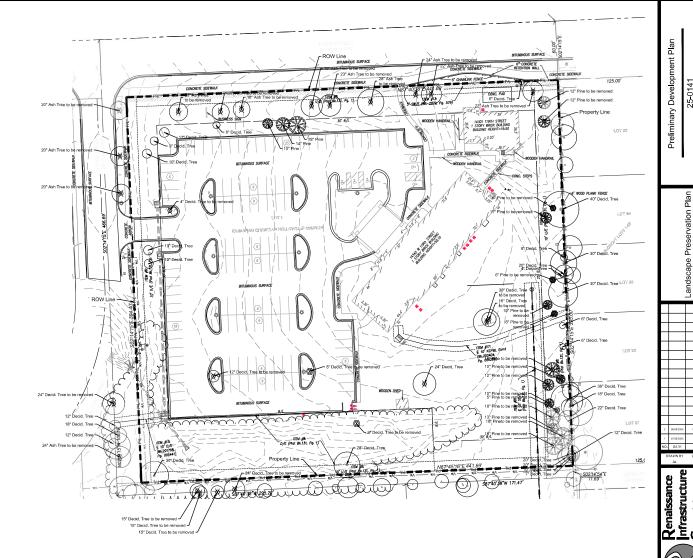
EXISTING PLANT LEGEND

SYMBOL BOTANICAL / COMMON NAME EXISTING PLANTS Existing Conifer Tree to be Removed Existing Deciduous Tree to Remain



TREE PROTECTION DETAIL - NTS

PLAN - TREE GROUP





Consulting

Sheet

L01

Building KS 66062

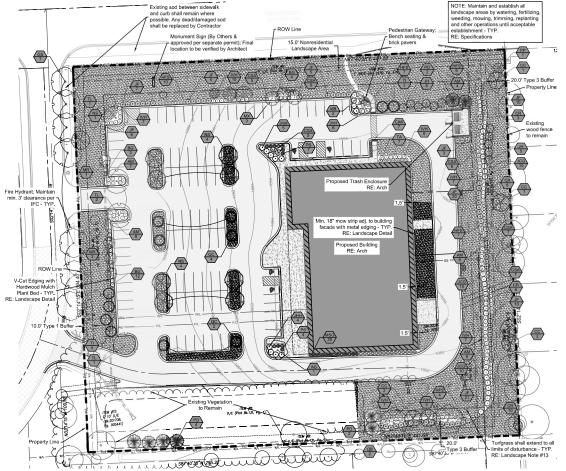
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AdventHealth N 4345 W 119th S

GENERAL NOTE

REFER TO SHEET L03 FOR LANDSCAPE DETAILS AND NOTES.

IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN. ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED
WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY



OLATHE LANDSCAPE CALCULATIONS

Street Trees (Per UDO 18.30,130.G)
Required: 1 tree / 40' street frontage

Alcan Street = 7 street trees

*Street trees are required along street right-of-way of public or private street frontage. excluding arterial and minor arterial streets where perimeter landscaping is required by this section

Screening (Per UDO 18.30.130.I) Required: All exterior-mounted

All exterior-mounted equipment and trash screened from public view Provided: As required

Buffer (Per UDO 18.30.130.J)
Required: Type 1: 10' width buffer = 1 shade. 1 ornamental. 1 evergreen. + 20 shrubs / 100'

Type 3: 20' width buffer = 1.5 shade, 1 ornamental, 1.5 evergreen, + 35 shrubs / 100' + min. 6' ht.

Type N: 20% reduction in width; Any combination of trees or shrubs is acceptable where: (1) the existing vegetation provides at least the number of equivalent planting units required by Table 18.30.130-2, or (2) the existing vegetation provides complete visual screening from the adjoining

East (395'): Type 3 = 20' buffer, 6 shade (14 existing), 4 ornamental, 6 evergreen, 138 shrubs Southeast (1641; Type 3 = 20' buffer, 2 shade, 2 ornamental, 2 evergreen, 5' shrubs Southwest (277): Type N = 16' buffer, 1,5 ePUs / 100 LF = 4.16 EPUs required

Existing vegetation + 4 evergreen

West (394'): Type 1 = 10' buffer, 4 shade (2 existing), 4 ornamental, 4 evergreen, 79 shrubs

Nomesidential Landscaping (Per UDO 18.30.130.L)

Applicability: Within the front and corner side yards where a street separates a nonresidential use from property zoned or designated on the Comprehensive Pien Map for residential use

Required. 15' width; 1 shade or evg tree / 30' street frontage + 1 omamental / 3 trees

Provided: 119th Street (442') = 15' width, 2 existing shade, 13 evergreen trees (3 existing), 5 ornamentals

Parking & Vehicular Use Areas; Perimeter (Per UDO 18.30.130.M.2) Required: cont. shrub hedge min. 3' ht. adj. to ROW Provided: cont. shrub hedge as required

Parking & Vehicular Use Areas; Interior (Per UDO 18.30.130.M.3)

1 island / 20 parking spaces; 1 shade tree / island Provided: 106 parking spaces = 5 parking islands & trees min.

Building Facade/Foundation Landscaping (Per UDO 18.30.130.0)
Applicability: Nonresidential developments. Does not apply to building facades abutting a sidewalk or

Applicationally, Normoscienta overeignments, Does not apply to uniting factores around a solvent for the rear yard. Building facedes adjacent to public ROW or a parking to.

Required: Landscape area equivalent to 25% building facede with 75% plant coverage; shrubs must be 3' ht.; deciduous & ornamental trees incorporated where appropriate. Planting areas must have a millimum width of either six (6) feet or the equivalent of twenty (20) /

percent of the building façade height as measured from the ground elevation to the top

of the wall or parapet, whichever is greater. North: adjacent to sidewalk East: not facing public ROW or parking lot South: not facing public ROW or parking lot West: adjacent to sidewalk



Renaissance Infrastructure

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Plan

Development

Preliminary

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Sheet L02

- 1 TREES MUST NOT BE PLACED WITHIN LITHITY FASEMENTS, BUT WITHIN AD IACENT AREAS THAT DO NOT CONFLICT WITH SUCH PUBLIC EASEMENTS AND MEET SITE LANDSCAPING REQUIREMENTS.
- 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.
- 3 PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE AND/OR PLANT WATERIALS WHICH EARIEM EVIDENCE OF INSECT PESTS, DISEASE, AND/OP DAMAGE MUST BE APPROPRIATELY TREATED. DEAD PLANTS MUST BE PROMPTLY REMOVED AND REPLACED.
- ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE PLANNING OFFICIAL OR DESIGNEE.
- 5. 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.
- 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 TO LIFE AND/OR PROPERTY OR HARBOR INSECTS OR DISEASE WHICH CONSTITUTES A POTENTIAL THREAT TO OTHER TREES, PLANTS, OR SHRUBS WITHIN THE CITY
- 7. NO TREE, SHRUB, OR WOODY VEGETATION WILL BE PLANTED WITHIN A DISTANCE OF 10 FEET FROM ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC) TO THE SPRINKLER SYSTEM.
- 8. NO TREES MAY BE PLANTED WITHIN 15 FEET OF A STREET LIGHT.
- 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
- 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
- 11. ALL NEW ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
- 12. ANY LANDSCAPE MATERIAL TO BE USED FOR SCREENING MUST BE AT LEAST THE HEIGHT OF THE MATERIAL THAT IT IS INTENDED TO SCREEN

LANDSCAPE NOTES

- 1 LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- 2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT OLIANTITIES PRIOR TO RIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- 4. PLANT SYMBOLS ON LANDSCAPE PLAN ARE SHOWN AT FULL MATURE SIZE. ACTUAL PLANT SIZES AT INSTALLATION MAY BE SMALLER AND SHALL BE THE MINIMUM PLANTING SIZE SPECIFIED IN PLANT SCHEDULE.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- 6. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- 7. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR
- 9. ALL TREES SHALL BE STAKED PER DETAIL
- 10. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE TWEEN PLANT AND ADJACENT PAVEMENT
- 11. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN. ITEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- 12. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- 13. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- 14. ALL LANDSCAPE AREAS SHALL BE IRRIGATED, TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR, PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION, IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP
 DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO

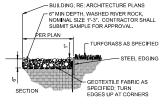
PRUNE OUT ANY DEAD OR BROKEN

15. ALL GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR

BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION PLANTINGS SHALL BE PER UTILITY LOCATION, SIZE AND TYPE TOTAL PLANT NUMBERS MAY VARY BASED ON LOCATION TOTAL PLANTS REQUIRED ARE DISTANCE PER UTILITY NOT INCLUDED IN THE OVERALL REQUIREMENTS PLANT SCHEDULE BUT SHALL MAINTAIN CLEAR ACCESS TO ALL DOORS AND PANELS AS REQUIRED BY THE UTILITY COMPANY

NOTE: FINAL SCHEDULE OF PLANTS SHALL BE APPROVED

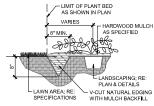
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE UTILITY BOX SCREENING DETAILS - NTS



- SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE
- PERFENDICULAR AND FLUSH WITH TOP OF CONCRETE
 ALL JOINTS SHALL BE SECURELY STAKED
 CONTRACTOR SHALL CUT TOP EDGES AS NEEDED TO BE
 PARALLEL WITH GRADE.
- PARALLEL WITH GRADE.
 ALL GRAVEL SHALL BE INSTALLED OVER A GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).
 GRAVEL SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. FILTER FABRIC SHALL NOT BE VISIBLE AFTER

GRAVEL INSTALLATION. MOW EDGE DETAIL - NTS

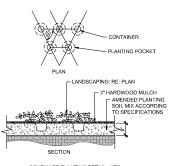
- CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT
- TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



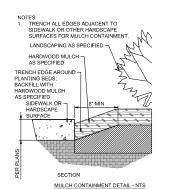
V-CUT NATURAL EDGE DETAIL - NTS

- TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
- TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO

PRUNE OUT ANY DEAD OR BROKEN BRANCHES AND REMOVE DEBRIS FROM SITE. SECURE TREE TO STAKES WITH STRAPS (RE-SPECS). STRAPS SHALL BE LOOSE ENOUGH TO ALLOW SOME MOVEMENT OF THE TRUNK WITH THE WIND SET TREE WITH TOP OF ROOT BALL FLUSH WITH GRADE TRUNK FLARE MUST BE VISIBLE AT THE TOP OF ROOT
BALL. REMOVE EXCESS SOIL TO TOP OF LATERAL ROOTS. - MIN. 6' LONG STEEL STAKES SECURED INTO UNDISTURBED SOIL. PLACE NORTH AND SOUTH OF TREE. 3" MULCH PER SPECIFICATIONS. DO NOT PLACE ON TRUNK OR TRUNK FLARE. BERM AT OUTER EDGES OF RING TO CREATE A SAUCER FORM. REMOVE TWINE AND CAGE FROM ROOT BALL AND TRUNK. PEEL AND REMOVE BURLAP FROM TOP 1/3 OF THE ROOT BALL PLANTING HOLE SHALL BE AT LEAST 3 TIMES. WIDER THAN THE SPREAD OF ITS ROOTS BUT NO DEEPER, PLACE ROOT BALL ON UNDISTURBED SOIL WITH ROOT FLARE EVEN WITH OR 1" ABOVE GRADE. SCARIFY SIDES 3 x ROOT BALL DIA AMEND SOIL ACCORDING TO SPECIFICATIONS SECTION



CONTAINER PLANTING DETAIL - NTS



BRANCHES. CUT ANY GIRDLING ROOTS OFF CLOSE TO THE CROWN. PRY LONG INSTALL 3" OF HARDWOOD MULCH THROUGHOUT PLANTING ROOTS OUT TO DIRECT INTO NEW SOIL BED. LEAVE A 6" BARE CIRCLE PLACE SHRUB SO CROWN IS AT SOIL LEVEL PROVIDE MULCH - FILL PLANTING HOLE WITH AMENDED CONTAINMENT EDGE SOIL MIX ACCORDING TO SPECIFICATIONS, CONSTRUCT RING ADJACENT TO HARDSCAPE RE: DETAIL AROUND PLANTED SHRUB TO FORM CURB WHERE APPLICABLE MAINTAIN A MINIMUM OF 4 TO CENTER OF ROOTBALL FROM BACK OF CURE SCARIFY PIT BOTTOM (MIN. 6") DIA. SECTION

1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX

- CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS
- LARGER THAN 4' MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS

DECIDUOUS TREE PLANTING DETAIL - NTS

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September 2nd, 2025

RE: AdventHealth Medical Office Building – 14345 W 119th Street, Olathe, KS Neighborhood Meeting Minutes – RZ25-0010

A neighborhood meeting was held at the Ethiopian Christian Fellowship Church to discuss the proposed application for rezoning of the property to the O (Office District), case RZ25-0010. The rezoning is for a proposed AdventHealth medical office building located at 119th Street, Olathe, KS 66062. Below is a list of attendees and meeting minutes from the neighborhood meeting:

Attendees

Design Team / Owner Group

- Jason Piper AdventHealth
- Lisa Johnson AdventHealth
- Jackie Foy HDR
- Nick Hanaway RIC
- Chip Corcorran RIC

Neighborhood Residents

Tom Kearney

Meeting Minutes

1. Project Presentation

Jackie Foy, architect with HDR, presented the project overview, including the site layout and architectural renderings.

2. Neighborhood Questions & Discussion

Location of dumpsters

- O Resident: Are those the dumpsters?
- Response: Yes. The trash enclosure is located at the northwest corner of the site.

Historical house north of the church

- Resident: Asked about removal of the small house north of the church, noting its historical significance as the residence of John Speer.
- Response: The house is being removed. The team was not aware of its local historical significance and will research further. One option may be to add a plaque at the pedestrian gateway recognizing its history.

Facility type

- Resident: Is this an urgent care?
- Response: No. This will be a free-standing emergency department and medical office building.
 The office will include outpatient services such as primary care, specialty clinics, and
 laboratory testing.

Ambulance activity

- Resident: Expressed concerns about ambulance traffic.
- Response: The facility will operate as a fully licensed 24/7/365 emergency department, but it is distinct from a hospital. The ER treats urgent conditions (e.g., allergic reactions, broken bones) and transfers patients to hospitals for advanced care or surgery. Ambulances would primarily be used for transfers. Patients are not typically brought here by ambulance. Also, ambulances generally do not use lights and sirens in residential areas unless on highways.



Screening and buffering

- Resident: Asked if a berm or wall will be built, noting prior commitments by earlier developers and the church that were not completed.
- Response: The east property line will maintain a 100' buffer per City code, with a new 6' berm and tree buffer extending south to connect with the detention basin. Additional trees will be added to fill in areas where past plantings were not completed.

Detention basin

- o Resident: Will the existing detention basin remain? It is currently overgrown with weeds.
- Response: Yes. The basin will remain, and the existing trees will continue to provide screening.

• Extension of 120th Street

- Resident: Will 120th Street be extended?
- Response: No. This development does not include extending 120th Street.

Traffic impacts

- Resident: Asked about traffic at Alcan Street and 119th Street, especially considering the Olathe Commons project. Noted there is already a large amount of traffic on 119th Street.
- Response: RIC performed a traffic study for this project. Olathe Commons also conducted a study and is implementing street improvements, including closure of the left turn lane at Alcan Street, to address traffic impacts.

General concerns

- Resident: Noted he is a 30-year resident and expressed that he is not enthusiastic about the rezoning for medical office use.
- Response: The design team acknowledged his concerns, thanked him for attending, and reminded him that the Planning Commission meeting is scheduled for September 22, where public comments are welcomed.

If you have any further questions, or if we can be of any assistance, please do not hesitate to contact us.

Thanks.

Nick Hanaway, P.E.

Vice President / Project Manager

nhanaway@ric-consult.com | 816.377.7261 (c)



Neighborhood Meeting 08.28.2025					
Address	Phone Number	Email Address			
		Thereway @ ric-consult.com f. Kearney Orecketman 1. com			
11918 S. Greenwood	9/3-461-9328	t. Kegrney Precketman COM			
		· .			
	08.28.2025	08.28.2025 Address Phone Number			