



STAFF REPORT

Planning Commission Meeting: September 22, 2025

Application:	RZ25-0010: Request for approval of a rezoning from the R-1 (Single-Family Residential) District to the O (Office) District and preliminary site development plan for Advent Health.
Location:	14345 W. 119 th Street
Owner:	Ethiopian Christian Fellowship Church
Applicant:	Jason Piper; Advent Health
Engineer:	Nick Hanaway; Renaissance Infrastructure Consulting
Staff Contact:	Andrea Morgan, AICP; Planner II

Site Area:	<u>4.00± acres</u>	Proposed Use:	<u>Medical Office</u>
Building Area:	<u>22,528 sq.ft.</u>	Plat:	<u>Ethiopian Christian Fellowship Church</u>
Existing Zoning:	<u>R-1 (Residential Single-Family)</u>	Proposed Zoning:	<u>O (Office)</u>
Lots:	<u>1</u>	Tracts:	<u>0</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. **Land Use** – 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. **Setbacks** – 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. **Access/Streets** – 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. **Landscaping/Screening** – 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. **Tree Preservation** – The subject property will preserve 41% of the existing tree canopy, exceeding the required 30%.
- e. **Stormwater/Detention** – 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. **Public Utilities** – 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. **Landscape Options** – 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. **Parking Pod Size** – 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. **Pedestrian Connectivity** – 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 area located at the pedestrian connection from W. 119th Street.
- d. **Drainage Feature** – Open drainage and detention areas visible to the public must be incorporated into the design of the site as an attractive amenity or 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
<i>Building Entryway</i>	<i>The main building entry must be defined with a projection from the façade or a recessed area.</i> The main entrance on the west primary façade is defined by a covered projection, meeting UDO requirements.
<i>Horizontal Articulation</i>	<i>Horizontal articulation is required every 75 feet across the length of primary façades.</i>

	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.
<i>Vertical Articulation</i>	<i>Vertical articulation of at least two feet in height is also required every 75 feet across the length of primary façades.</i> 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.
<i>Building Materials - Primary Facades</i>	<i>Primary facades must use two materials from Class 1 or 2 on at least 70% of the façade, and a minimum of 25% glass.</i> 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.
<i>Building Materials - Secondary Facades</i>	<i>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.</i> 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
 - l. 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

LEGEND

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

LEGAL DESCRIPTION

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

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

FLOOD PLAIN NOTE

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

UTILITY COMPANIES

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

Site is composed of the following Assessor Parcels:

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

Sheet List Table

Sheet Number	Sheet Title
C01	Title Sheet
C02	General Notes
C03	Existing Conditions
C04	Demo Plan
C05	General Layout
C06	Grading Plan
C07	Utility Plan
C08	Fire Turn Plan
C09	Trash Turn Plan
C10	Standard Details I
C11	Standard Details II
C12	Standard Details III
C13	Standard Details IV
C14	Standard Details V
C15	Standard Details VI
L01	Landscape Preservation Plan
L02	Landscape Plan
L03	Landscape Details

Project Applicant and Owner

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

Project Architect

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

Project Engineer

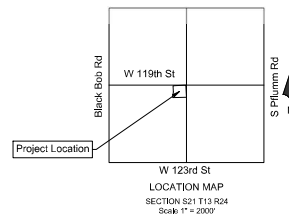
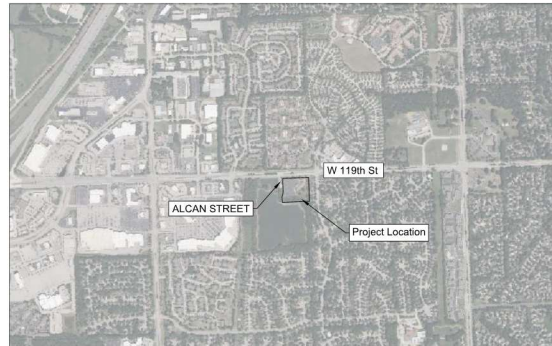
Nick Hanaway
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Project Landscape Architect

Andrea Lemken
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Project Surveyor

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



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.



Preliminary Development Plan

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

Title Sheet

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

DRAWN BY: ZH CHECKED BY: NH



Sheet
C01

1. All Accessible route construction shall conform to the latest version of the ADA Standards for Accessible Design published by the Department of Justice and the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way published by the United States Access Board.
2. Other than ramps and ramp runs, walking surfaces must have running slopes not steeper than 1:20.
3. The cross slope of walking surfaces shall not be steeper than 2%.
4. The minimum width for a linear segment of accessible route shall be 36 inches.
5. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches wide, clear width shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches leaving the turn.
6. Where the accessible route makes a 90 degree turn, the clear width shall be 60 inches at intervals of 200 feet maximum. Passing spaces shall be 60 inch by 60 inch minimum.
7. Ramp runs shall have a running slope not steeper than 1:12.
8. Ramp runs with a rise greater than 6 inches shall have handrails.
9. Ramp landings with a maximum slope of 1:48 shall be provided before and after ramp runs.
10. The maximum rise of a ramp run shall be 36 inches.
11. The maximum curb slope between the pavement and the curb at a curb ramp shall be 1:20.
12. Curb ramp landings with a maximum slope of 1:48 shall be provided at the top of curb ramps with a clear width of 60 inches.
13. Detectable warning surfaces complying with the latest ADA Standards shall be provided at pedestrian street crossings and refuge islands.
14. Passenger loading zones shall be provided adjacent to any ADA Accessible stall and have a 2% maximum slope in all directions.
15. Engineer shall inspect site conditions and contact the engineer if field conditions do not match plan prior to construction.

1. All construction shall conform to the City of Olathe minimum design standards.
2. Contractor shall keep a full set of City of Olathe Standard Details on site at all times.
3. The contractor shall coordinate with the City of Olathe regarding all events in the field and report any discrepancies to the architect/engineer prior to beginning work.
4. The contractor shall verify the exact location of all existing utilities, take care to protect utilities that are not shown on the 24-hour utility map and coordinate with the City of Olathe regarding all events in the field and report any discrepancies to the architect/engineer prior to beginning work.
5. The contractor shall comply with all local codes, obtain all permits, and pay all utility fees prior to beginning work.
6. In addition 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 the start of work.
7. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Adjust all utilities prior to installation of pavement.
8. The contractor shall protect all trees to remain, in accordance with the specifications. Do not operate or store heavy equipment, nor handle, nor store materials within the drip lines of trees or outside the limit of grading.
9. Concrete walks and pads shall have a broom finish. All concrete shall be 4,000 p.s.i., unless otherwise specified. Compacts. All concrete shall be finished to match existing concrete and in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete.
10. All damage to existing asphalt pavement to remain which results from new construction shall be replaced with like materials at contractor's expense.
11. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
12. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
13. The contractor shall remove all materials and equipment from the site and leave no more than 30% recycled material in the base course and no recycled material in the surface course.

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

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

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

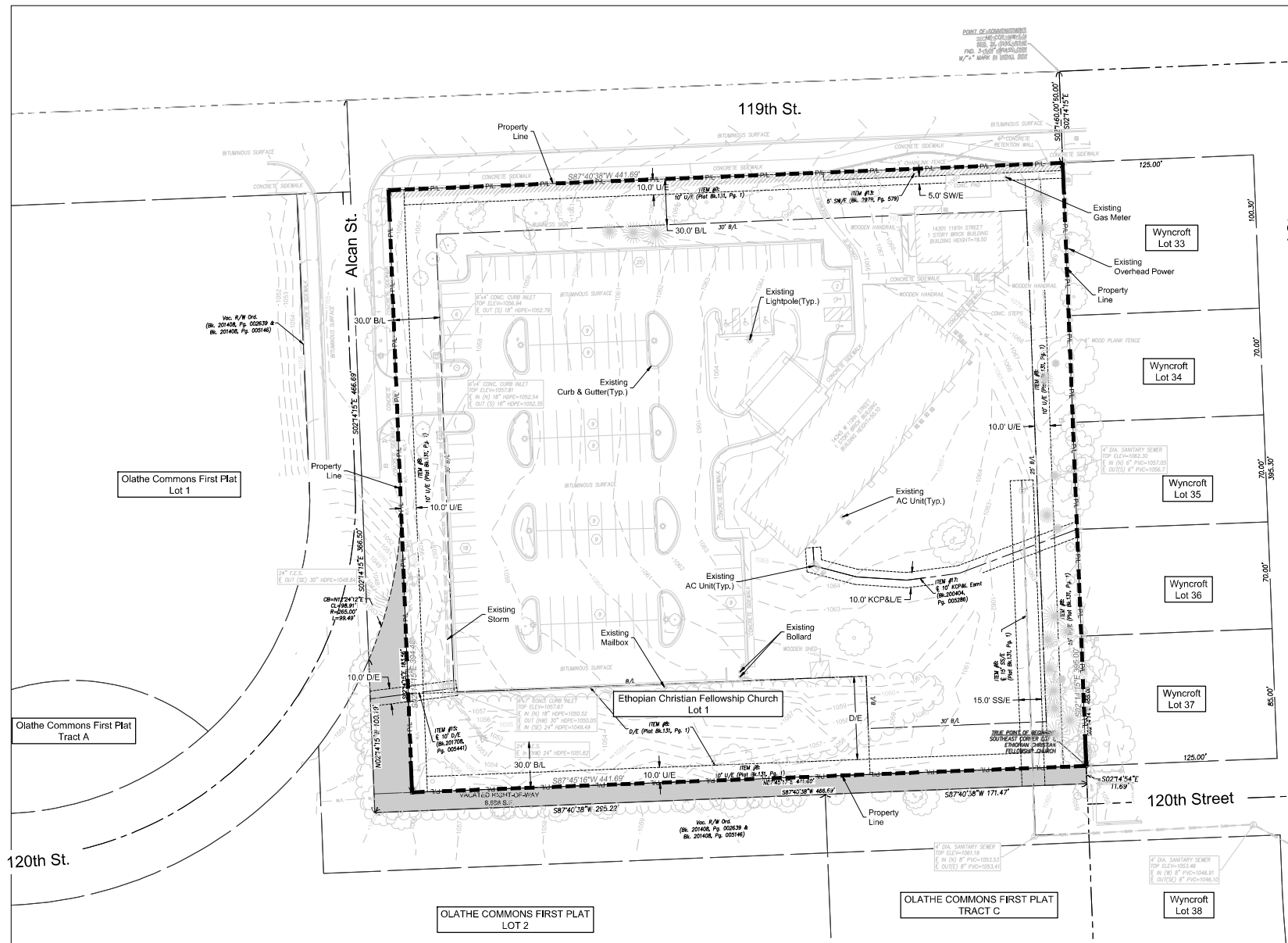
1. **CONTOURS AND ELEVATIONS:** Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted. Proposed contours and elevations shown represent minimum finish elevations.
2. **CLEARING AND GRUBBING:** Prior to the start of grading and earthwork, the areas to be graded shall be stripped of all vegetation, organic matter, and topsoil, to a minimum depth of four inches (4") or as otherwise directed by the Geotechnical Engineer. Stripping materials shall not be incorporated into the subgrade. Topsoil shall be stockpiled in areas not to be graded.
3. **TOPSOIL:** Prior to the start of grading, the contractor shall strip all topsoil from areas to be graded and stockpile at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas to be graded by the contractor. Topsoil shall be replaced to a minimum depth of four inches (4") and in accordance with specifications for landscaping. Subgrade below turf areas shall have a minimum 6" depth of soil free of rock larger than 3".
4. **PROOF ROLLING:** Prior to the placement of new fill material, the existing subgrade shall be proof rolled and approved under the direction of the Geotechnical Engineer or his representative.
proof rolling: Prior to the placement of new fill material, the existing subgrade shall be proof rolled and approved under the direction of the Geotechnical Engineer. Unsuitable areas identified by the proof rolling shall be underlain and replaced with controlled structural fill or treated with fly ash per the Geotechnical report.

- A. **GEOTECHNICAL:** All earthwork shall conform to the recommendations of the Geotechnical report.
- B. **1. SURFACE WATER:** Surface water shall be intercepted and diverted during the placement of fill.
- C. **2. 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. **3. EXISTING SLOPES:** Where fill material is to be placed on existing slopes greater than 5:1 (horizontal) to vertical, existing slope shall be benchtop provided a minimum vertical face of twelve (12) inches (3'). Fill material shall be placed on a minimum of 12 inches (3') of compacted native fine (9") (loose fit measurement), unless otherwise approved by the Geotechnical Engineer.
- E. **4. COMPACTION REQUIREMENTS:** Earth fill material shall be placed and compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall be within a range of -2% to 3% above the optimum moisture content as defined by the standard proctor compaction procedure. 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.
- F. **7. TESTING AND INSPECTION:** Testing and inspection services required to make tests required by the specifications and to observe the placement of fills and other work performed on this project shall be provided by the owner's laboratory (Geotechnical Engineer) selected by the owner. The cost of testing will be the owner's responsibility.
- G. **8. SEEDING:** All areas disturbed by earthwork operations in the right-of-way shall be seeded.

1. All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of Olathe, State, of any of the General Engineering Codes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers of Olathe, State. The Cities standards shall overrule.
2. The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil erosion during the project. The contractor's erosion control measures shall conform to Olathe, State Technical Provisions and Specifications.
3. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offset sedimentation.
4. The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become established and stabilized. Erosion control devices shall remain in place until the 70% established vegetation is in place, or the duration of the project, whichever is longer.
5. The contractor shall temporarily seed and mulch all disturbed areas if there has been no construction activity on them for a period of fourteenth (14) calendar days.
6. Install 6" hooks on sill fence every 100'.
7. Contractor to install all Phase I erosion control devices prior to construction.
8. Contractor shall replace disturbed area with seed or sod, as indicated on the plans, and shall be installed within 14 days after paving completion and final topsoil grading.
9. Topsoil replacement shall be 6" thick.
10. Silt fence to be installed in accordance with Olathe, State Standard Details.
11. Refer to APWA 2150 for good housekeeping and spill measures.
12. The contractor shall inspect erosion control devices 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.

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility Companies, and that the Contractor shall not be held responsible for the accuracy of the information. The Contractor shall not be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and record the location of all existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of Johnson County, Olathe Technical Specifications and Design Criteria.
3. The Contractor shall be responsible for determining the location of existing storm sewer locations and the existing elevations at locations where the proposed storm sewer sections or releases to existing ground. If discrepancies are encountered from the information shown on the plans, The contractor shall contact the design engineer for clarification.
4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent areas. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement surface, and to be at least 18" above the finished ground elevations in non-paved areas.
5. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
6. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Detailed cross section shown for storm sewer pipes and manholes. The Board of Public Utilities shall be responsible for the design engineer 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.
7. 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 approved fire protection and domestic water system, if not furnished by the City of Olathe. The Board of Public Utilities shall be responsible for the design engineer. 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.
8. 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.
9. The contractor shall be responsible for obtaining all permits and design required by the contract documents, Olathe, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by the construction documents. The cost for all permit bonds and insurance shall be the contractors responsibility. The cost shall be included in the bid.
10. By the signing of these contract documents, the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
11. The contractor shall be responsible for providing 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 approved operation. The Board of Public Utilities shall be responsible for the design engineer. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
12. All fill material is to be in place, compacted, and consolidated before installation of project structures. Contractor shall be responsible to provide written confirmation that this requirement has been met and that utilities may proceed in the fill. All utilities are to be placed in trench conditions.
13. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any utility.
14. Storm sewer pipe (drain) shall be as follows (unless otherwise shown on plans).
 - PVC SDR 35 per ASTM D3034, for pipes less than 12" deep.
 - PVC SDR 36 per ASTM D3034, for pipes 12" to 20" deep.
15. Waterlines shall be as follows (unless otherwise shown on plans):
 - 8" and larger - ductile iron pipe per AWWA C151
 - between 2" and 6" - copper tube Type "K" per ANSI B16.22 or ductile iron pipe per AWWA C150
 - smaller than 2" - copper tube Type "K" per ANSI B16.22
16. Fire line size is shown for reference only, fire protection engineer shall verify all sizes and fire flow demand prior to construction.
17. Minimum trench width shall be 2 feet.
18. Contractor shall maintain a minimum of 42" of cover on all waterlines. All water line joints shall be made in accordance with best blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to the Board of Public Utilities specifications for commercial services.
19. All waterlines shall be kept ten feet (10') apart (parallel) from sanitary sewer lines or manholes when crossing. When crossing, the waterline shall be installed on the pipe to outside edge of pipe) of the waterline above the sewer line is required.
20. Trench Drain shall be ACO S200K or approved equal.
21. Trench Drain shall be installed in accordance with the manufacturer's installation instructions and requirements.
22. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of the crossing (or easened in concrete for the same distance). The waterline shall be installed with the appropriate thrust blocking as required to provide a minimum of 18" clearance. Meeting requirements ANSI A21.1 or ANSI 21.1.1 (AWWA C151)(Class 50).
23. All underground storm, sanitary, water and other utility lines shall be installed, installed and approved in accordance with the specifications. Failure to have inspection approval prior to backfill shall constitute rework.
24. 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 all required inspections and/or certifications.
25. 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.
26. When a building utility is not shown on the plans, the contractor shall refer to the building cannot be made immediately, temporarily mark all such utility terminations.

1. All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of 13435 W 119th Street, Olathe, KS 66062, and the general provisions of the Technical Provisions & Standard Drawings for Roads and Sewers, of 13435 W 119th Street, Olathe, KS 66062, the Cities standards shall override.
2. The contractor shall provide evidence that his insurance meets the requirements of Olathe, KS.
3. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
4. The contractor is responsible for the protection of all property owners and adjacent property. Any property owners 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.
5. The contractor shall be responsible for the restoration of the right-of-way and for the required improvements including, but not limited to, curbs, drainage, sidewalk, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
6. The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, mud and restore the right-of-way, or adjacent properties to original or better condition.
7. The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements.
8. The contractor shall set and maintain all traffic control devices, street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
9. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Olathe, State sidewalk standards.
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 a City permit.
11. All work shall be confined within easements and/or construction limits as shown on the plans.
12. Curb cracks and huts shall be provided at all high points, low points, ADA ramps, curbs, openings, and at each side of all curb inlets when setting string line.
13. Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
14. All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing shall be shown. The contractor shall be responsible for locating or contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
15. 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.
16. By accepting this construction contract, the contractor agrees to hold the engineer and the public responsible for the safety of the construction workers and the vehicle. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
17. 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 conformance with construction standards shall be in conformance with the City Traffic Control Requirements.



Preliminary Development Plan	
25-0141	
AdventHealth Medical Office Building 14345 W 119th Street, Olathe, KS 66062	
Existing Conditions	
2	08/25/25
1	08/25/25
NO.	DATE
DESIGNED BY	CHECKED BY
ZH	MR
Renaissance Infrastructure Consulting 400 E 17th Street Kansas City, Missouri 64108 www.ri-infrastructure.com 816.800.0950 E-2010336358	
Sheet C03	

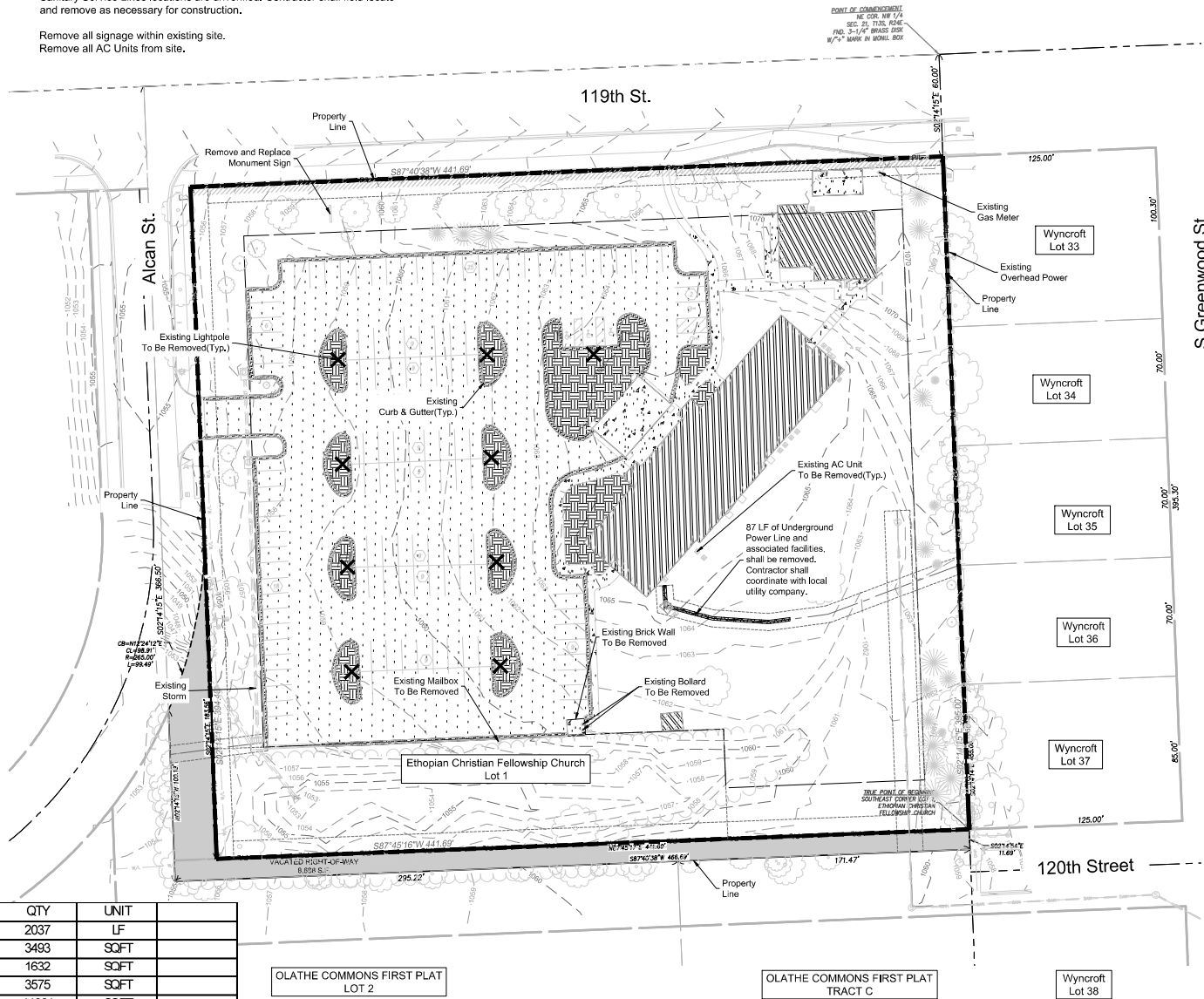
DEMO LEGEND

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

Note:

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

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



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



Preliminary Development Plan

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

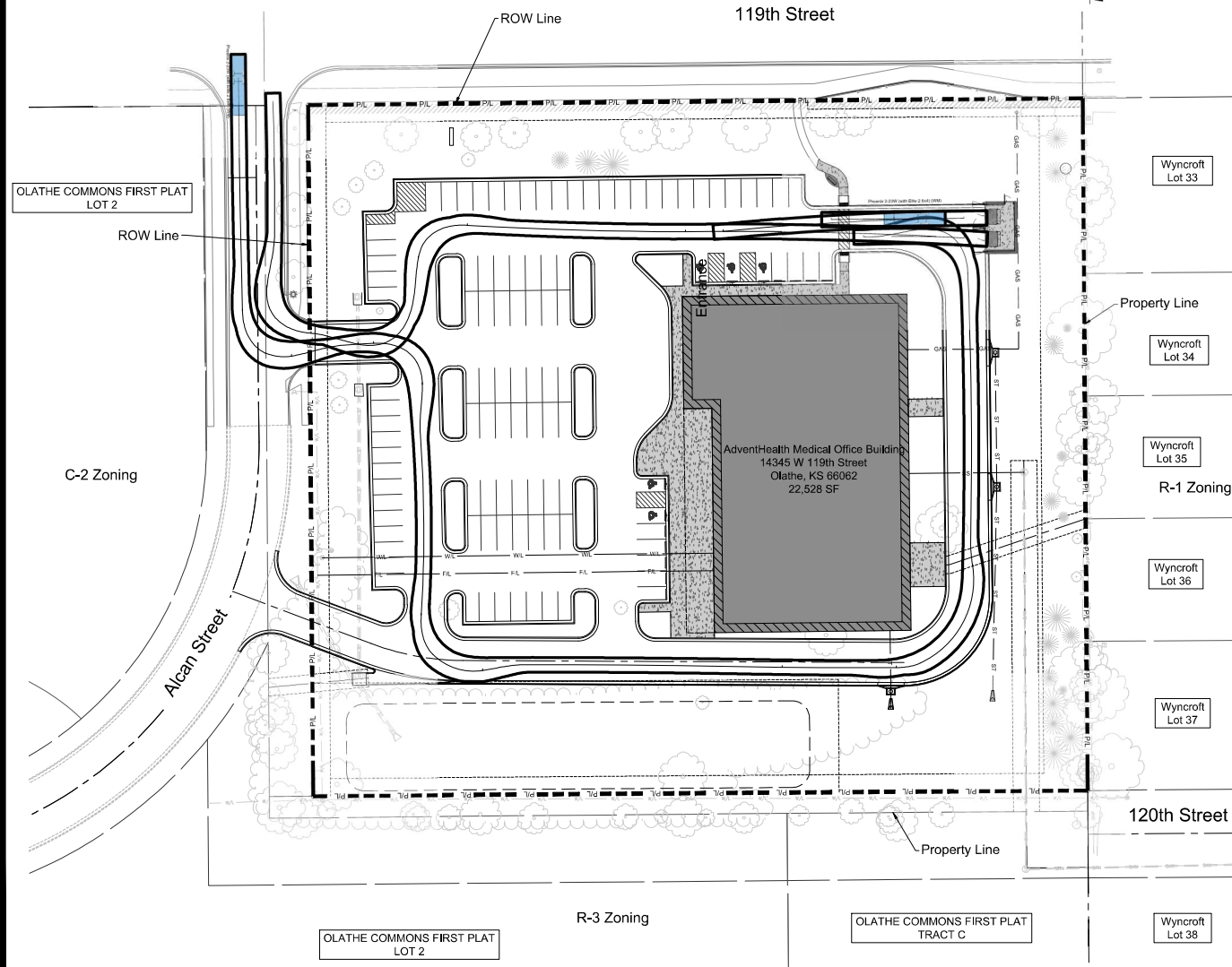
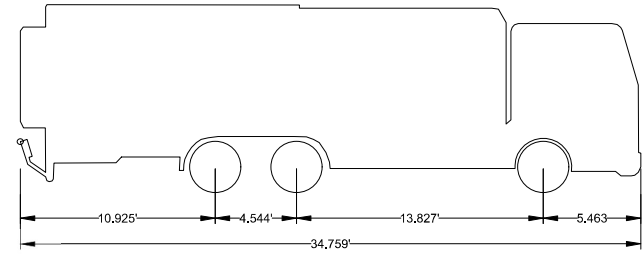
Demo Plan

Renaissance
Infrastructure
Consulting

400 E 17th Street
Kansas City, Missouri 64108
www.re-inf.com
816.800.0962
MJC Certificate of Authority E-2010033638

Sheet
C04

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



Preliminary Development Plan

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

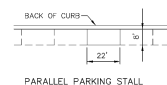
Trash Turn Plan

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

DRAWN BY: ZHI CHECKED BY: ME

Renaissance Infrastructure Consulting
 400 E. 17th Street
 Kansas City, Missouri 64108
 816.800.0950
 www.ri-consult.com
 M.O. Certificate of Authority: E-2010033638

Sheet
 C09



δ°	A	B	C	D	E	F
45°	20.5'	17.3'	12.7'	50.6'	6.4'	3.2'
60°	12.6'	19.6'	10.4'	55.2'	7.8'	2.3'
90°	0.0'	20.0'	9.0'	64.0'	9.0'	0.0'

δ°	A	B	C	D
45°	20.5"	20.5"	12.7"	36.5"
60°	12.6"	21.8"	10.4"	37.8"
90°	0.0"	20.0"	9.0"	44.0"

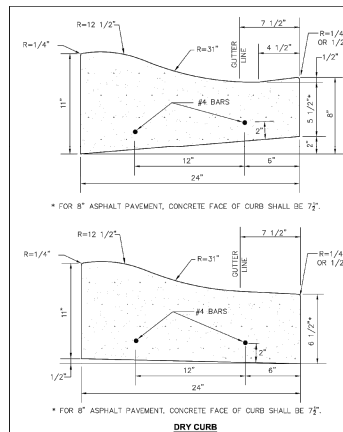
δ'	A	B	C	D	E
45°	19,1'	19,1'	12,7'	66,2'	9,0'
60°	11,6'	20,1'	10,4'	68,2'	5,2'
90°	0,0'	18,0'	9,0'	72,0'	0,0'

PARKING LOT DETAILS



APPROVED:
JAN 2025

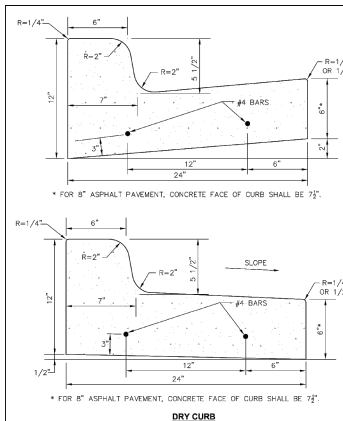
UNDOING
DETAIL



NOTES

- EXPANSION JOINTS SHALL BE FORMED BY A FULL DEPTH CUT THROUGH THE JOINT FILLER, DUE TO THE CONTAMINATION OF THE JOINT FILLER WITH OIL, GREASE AND BEING SECURED SO THAT THEY ARE NOT DAMAGED BY THE PLACEMENT OF THE CONCRETE AT THESE JOINTS. THE EDGES OF THE JOINTS SHALL BE FINISHED TO AN EVENING TOL 0.08125" (1/8") HIGH MATCH.
- EXPANSION JOINTS SHALL BE FORMED AT CURB AND DITCH, OTHER STRUCTURES AND AT 10' MAXIMUM SPACING. EXPANSION JOINTS SHALL NOT BE SPACED MORE THAN 10' ON ANY CURB OR DITCH. HAND Laid CURBS AND GUTTERS AND MORE THAN 10' ON ANY CURB OR DITCH. CURBS AND GUTTER PROVIDED 3/4" INCH THICK CURB SHALL BE FORMED TO THE CURB AT RIGHT ANGLES TO THE ALIGNMENT OF THE CURB.
- CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF 10" TO 12" TO THE SURFACE AND TO A WIDTH NOT TO EXCEED 1/2". CONTRACT JOINTS SHALL BE FORMED BY INSURING A REMOVABLE MATERIAL IS PLACED IN THE JOINT BY OTHER METHODS APPROVED BY THE ENGINEER. THE JOINTS SHALL BE FORMED BY CONTRACTION OF CONSTRUCTION JOINTS SHALL BE FORMED AT 10' MAXIMUM SPACING.
- TWO 2" x 4" x 6" SMOOTH DOMES SHALL BE USED ON EXPANSION JOINT LOCATIONS. THE DOMES SHALL BE PLACED IN THE JOINTS TO OVERLAP THE JOINTS BY A MINIMUM OF 6".
- REPAIRS TO REQUIRED FOR CURBS
- REPAIRS TO REQUIRED FOR ASPHALT.
- KOMBAR CONCRETE SHALL BE USED.
- CONCRETE SHALL BE PLACED IN CLIMATE TECHNICAL SPECIFICATIONS SECTION 2000 AND 2001.

APPROVED: JAN 2025	DATE	UPDATE	 TYPE A CURB AND GUTTER	STANDARD DETAIL Sd. 4



NOTES:

- 3 EXPANSION JOINTS SHALL BE FORMED BY A 1/2" DEEP, 1/2" WIDE GUTTER CUTTING AND FILLER, CUT TO THE CONFIGURATION OF THE JOINT. JOINTS SHALL BE FORMED AND BE SECURED SO THAT THEY ARE NOT OPEN TO THE SURFACE. JOINTS SHALL BE FORMED WITH THESE JOINTS SHALL BE ROUNDED WITH AN 8" RADIUS. JOINTS SHALL BE 1/2" WIDE WITH A 1/2" DEPTH.
- 4 EXPANSION JOINTS SHALL BE FORMED WHERE CURBS AND GUTTERS ADJACENT OTHER STRUCTURES MEET. JOINTS SHALL BE FORMED WHERE HAND LAID CURBS AND GUTTER NOT MORE THAN 12" WIDE MEET. JOINTS SHALL BE FORMED WHERE GUTTERS PROVIDE A 3/4" HIGH THICK CURB TO A 1/2" HIGH THICK CURB. JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE CURB.
- 5 CONTRACTION JOINTS SHALL BE CONSTRUCTED TO THE DEPTH OF THE CURB AND GUTTER TO A DEPTH OF NOT LESS THAN ONE AND ONE HALF INCHES. JOINTS SHALL BE FORMED TO THE SURFACE AND TO A WIDTH NOT TO EXCEED 1/2" IN WIDTH. JOINTS SHALL BE FORMED BY INSERTING A REMOVABLE MATERIAL INTO THE JOINT. JOINTS SHALL BE FORMED BY OTHER METHODS APPROVED BY THE ENGINEER.
- 6 CONTRACTION JOINTS SHALL BE FORMED AT THE FOLLOWING LOCATIONS:
 - a TWO 24" x 48" SMOOTH DOWELS SHALL BE USED ON EXPANSION JOINT LOCATIONS. THE DOWELS SHALL BE PLACED 12" FROM EACH END OF THE JOINT. THE JOINTS SHALL BE FORMED TO OVERLAP THE JOINTS BY A MINIMUM OF 6".
 - b JOINTS SHALL BE FORMED TO OVERLAP THE JOINTS BY A MINIMUM OF 6".
- 7 CONTRACTION JOINTS SHALL BE CONSTRUCTED ON A MINIMUM OF 3" ASPHALT.
- 8 KROMATON CEMENT SHALL BE USED.
- 9 JOINTS SHALL BE FORMED TO THE GLASS TECHNICAL SPECIFICATIONS SECTION 2000 AND REVISIONS.

APPROVED: JAN 2025	NOISE					 TYPE B CURB AND GUTTER	STANDARD DETAIL 94.2

TYPE B
IRB AND GUTTER

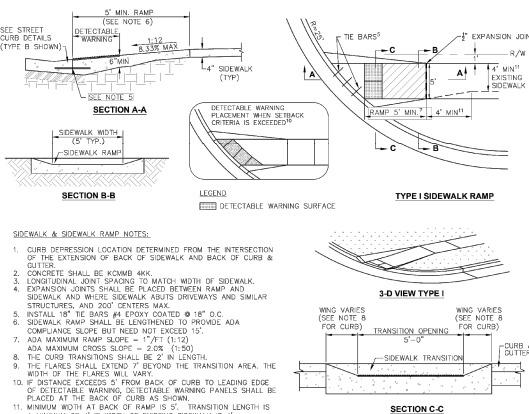
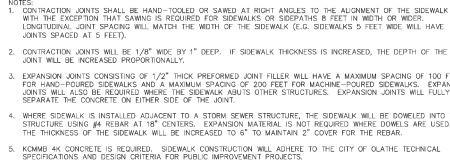
APPROVED: JAN 2025	DATE	UP

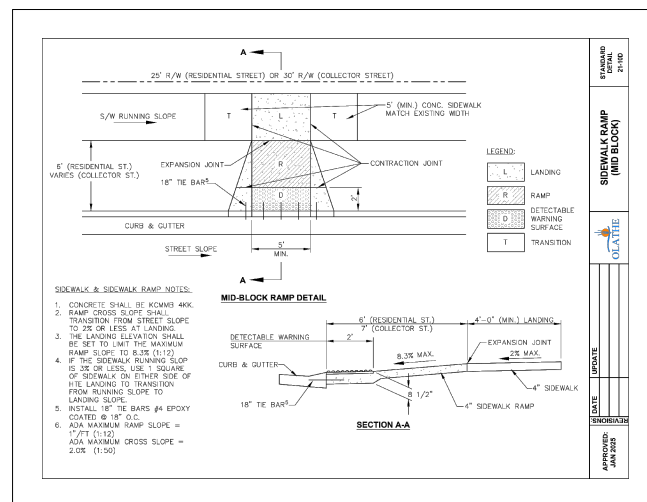
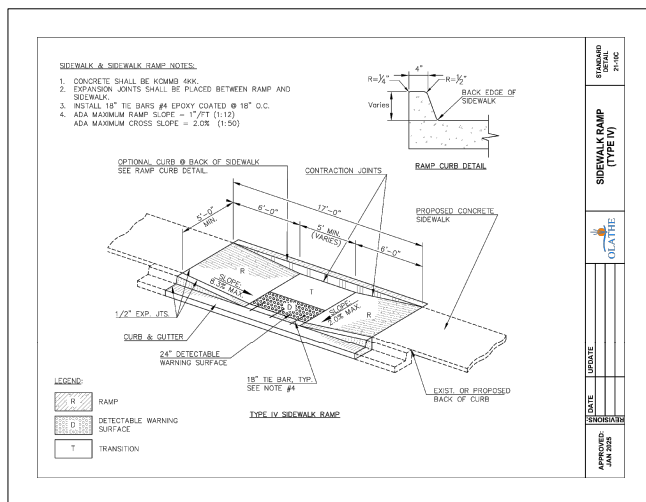
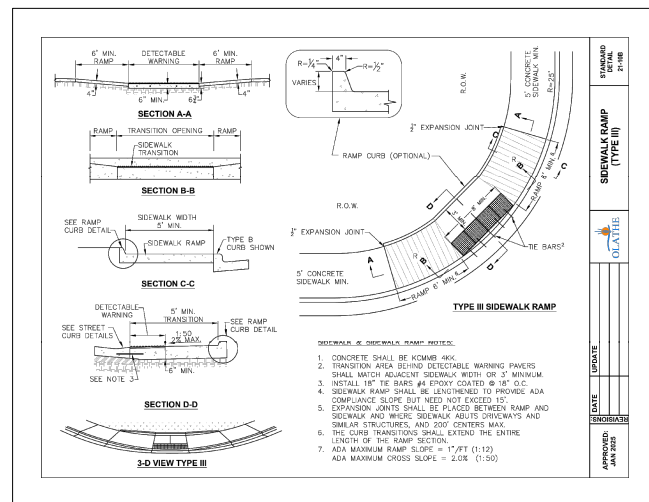
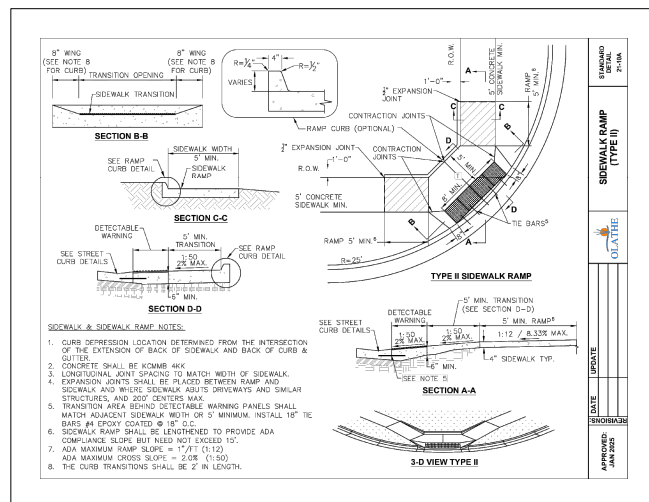
Preliminary Development Plan

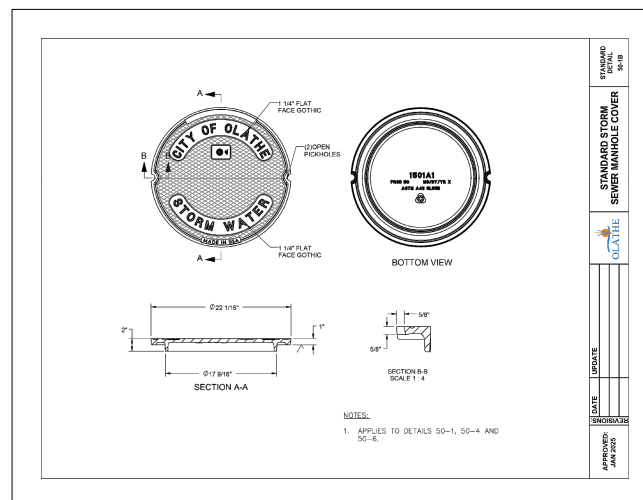
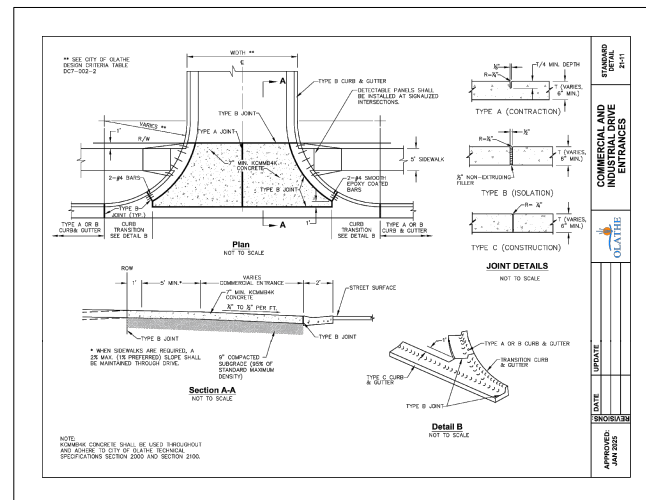
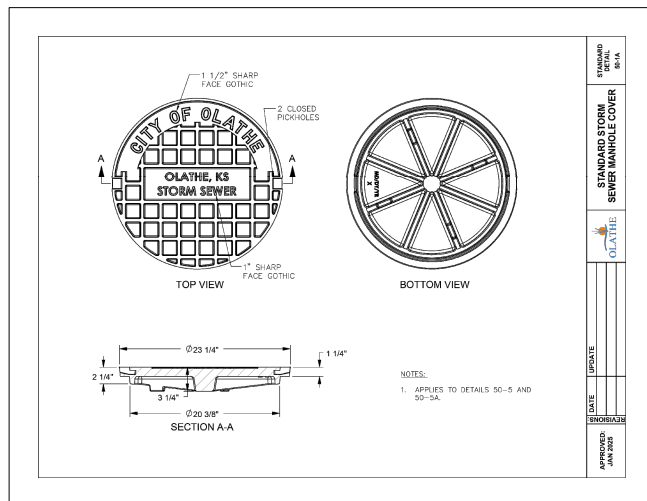
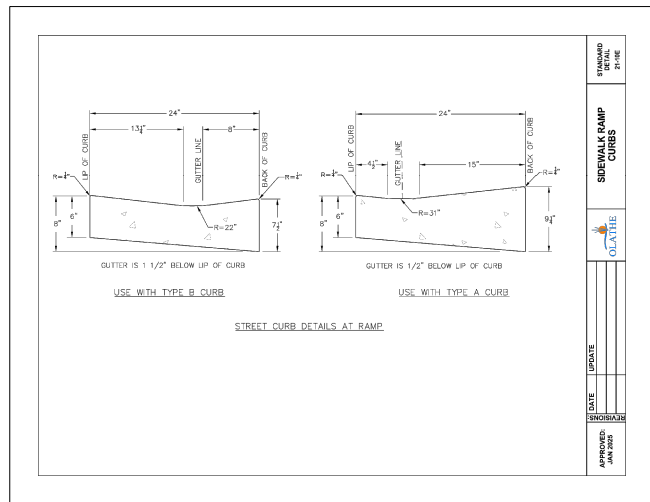
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AdventHealth Medical Office Building
345 W 19th Street, Olathe, KS 66062

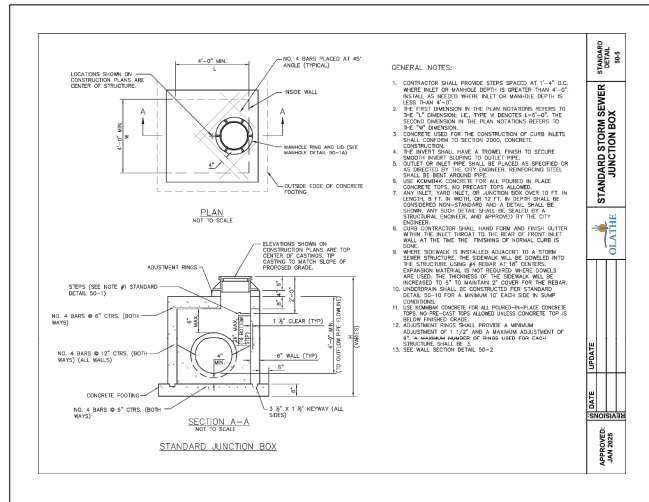
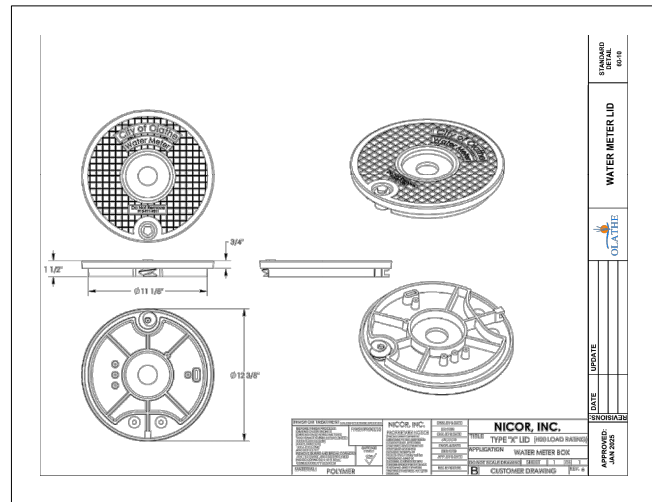
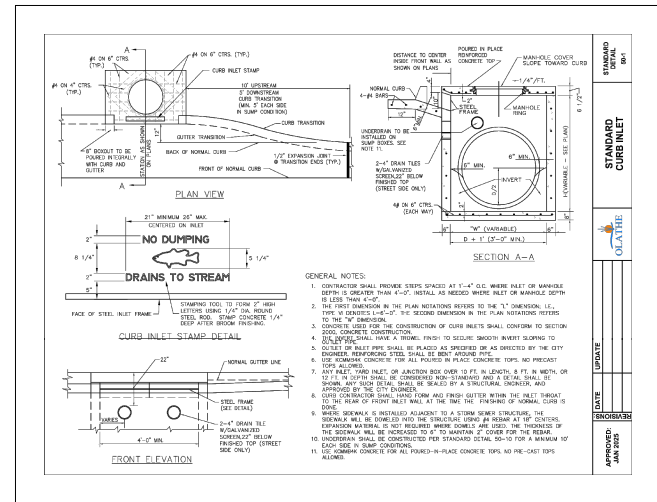
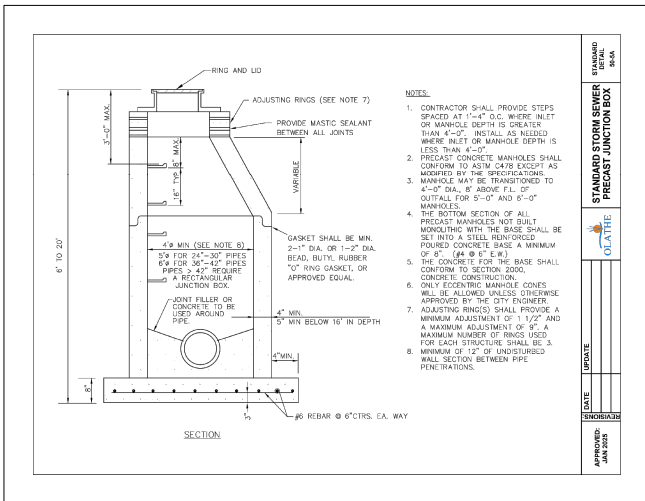
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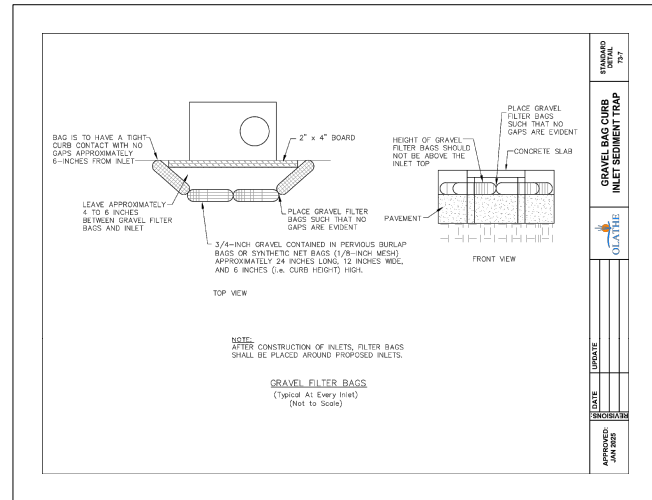
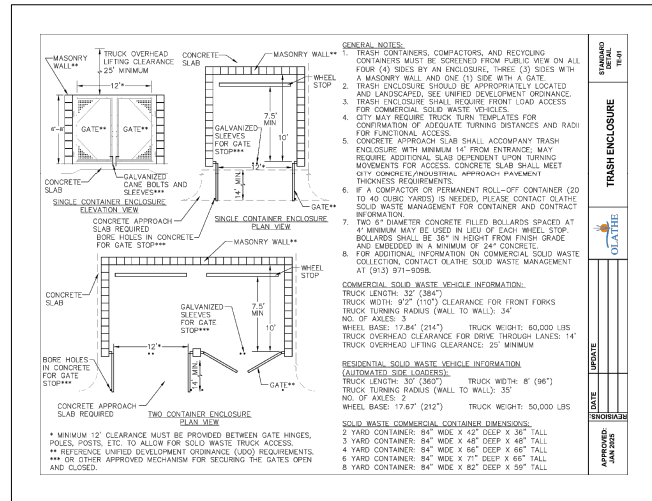
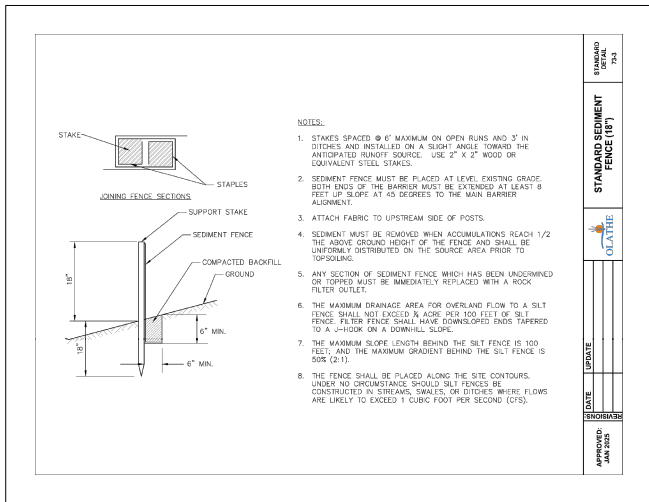
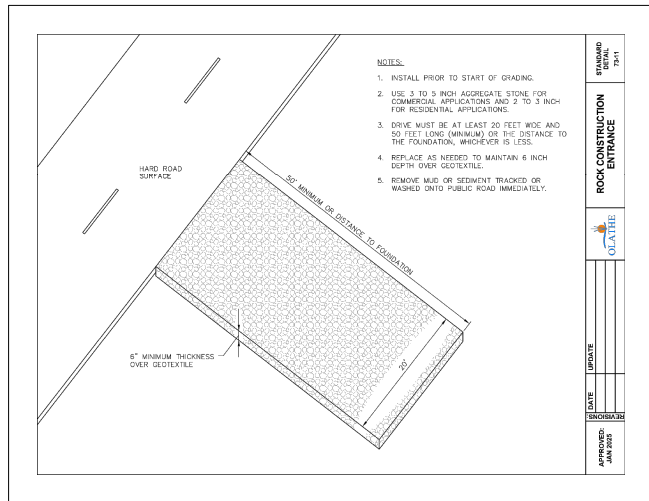
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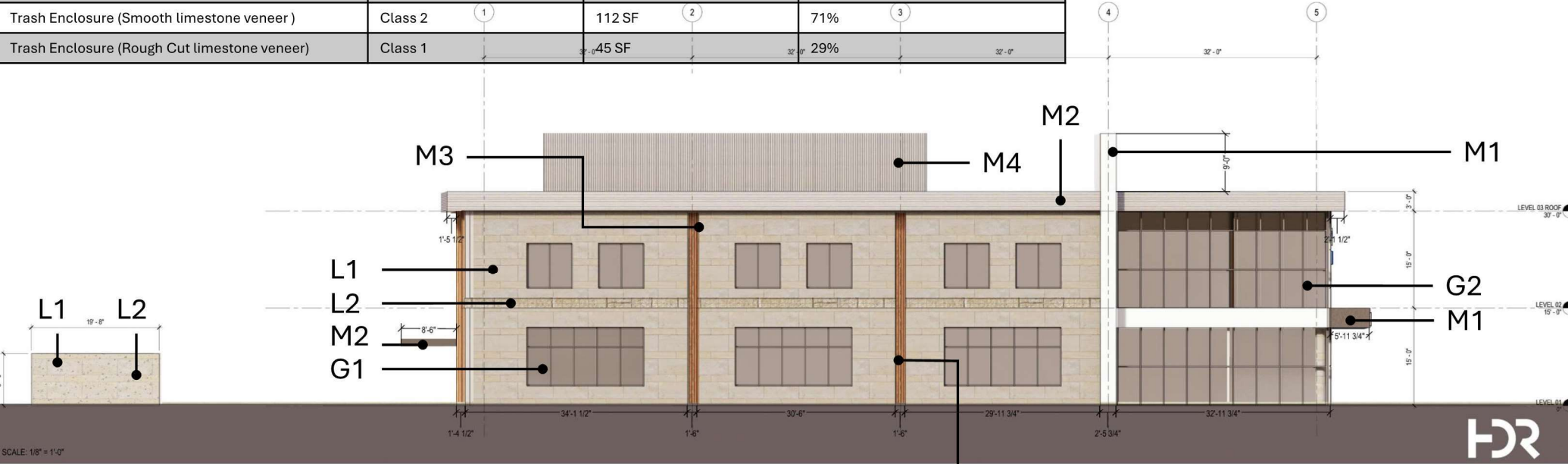








Material Name	Material Classification	Material Square Footage	Material Percentage
Insulated Metal Panel with embossed finish	Class 1	217 SF	4%
Insulated Metal Panel with smooth finish	Class 1	569 SF	11%
Ribbed Metal Panel	Class 3	533 SF	10%
Smooth limestone veneer	Class 2	1,883 SF	35%
Rough Cut limestone veneer	Class 1	161 SF	3%
Opti-gray Glazing	Class 1	780 SF	15%
Opti-clear Glazing	Class 1	889 SF	17%
Trash Enclosure (Smooth limestone veneer)	Class 2	112 SF	71%
Trash Enclosure (Rough Cut limestone veneer)	Class 1	45 SF	29%

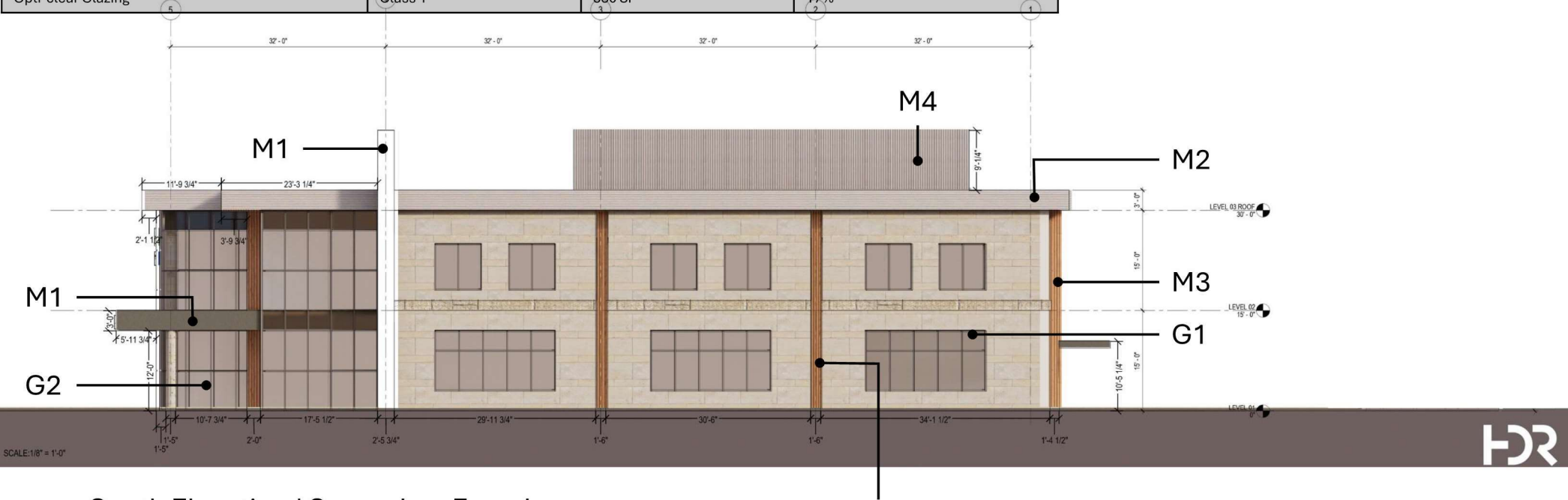


North Elevation | Primary Facade

Vertical Element
Depth 1' - 3"

- 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
Insulated Metal Panel with embossed finish	Class 1	177 SF	4%
Insulated Metal Panel with smooth finish	Class 1	559 SF	10%
Ribbed Metal Panel	Class 3	543 SF	11%
Smooth limestone veneer	Class 2	1,919 SF	38%
Rough Cut limestone veneer	Class 1	194 SF	4%
Opti-gray Glazing	Class 1	780 SF	16%
Opti-clear Glazing	Class 1	830 SF	17%



South Elevation | Secondary Facade

Vertical Element
Depth 1'- 3"

- 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.

Northwest Elevation



Southeast Elevation



OLATHE TREE PRESERVATION

Tree Preservation (Per UDO 19.30.240)
Protected Tree Designations: A significant tree means a tree of eight (8) inches or greater, as measured four and one-half (4 1/2) 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 survey.

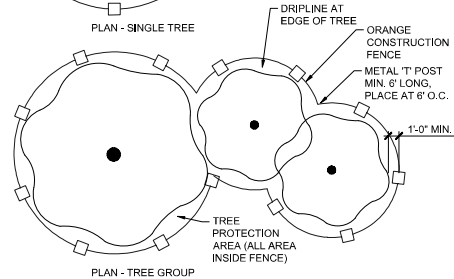
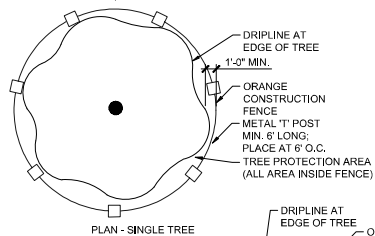
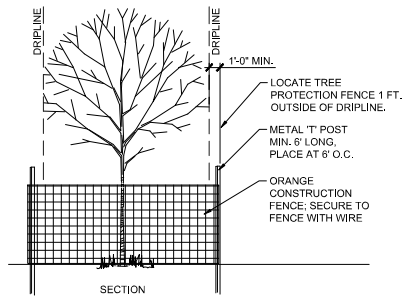
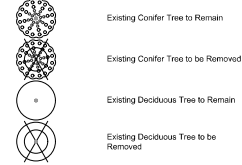
Required: 30% significant trees preserved (up to 90% of sig. trees mitigated) for nonresidential use

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

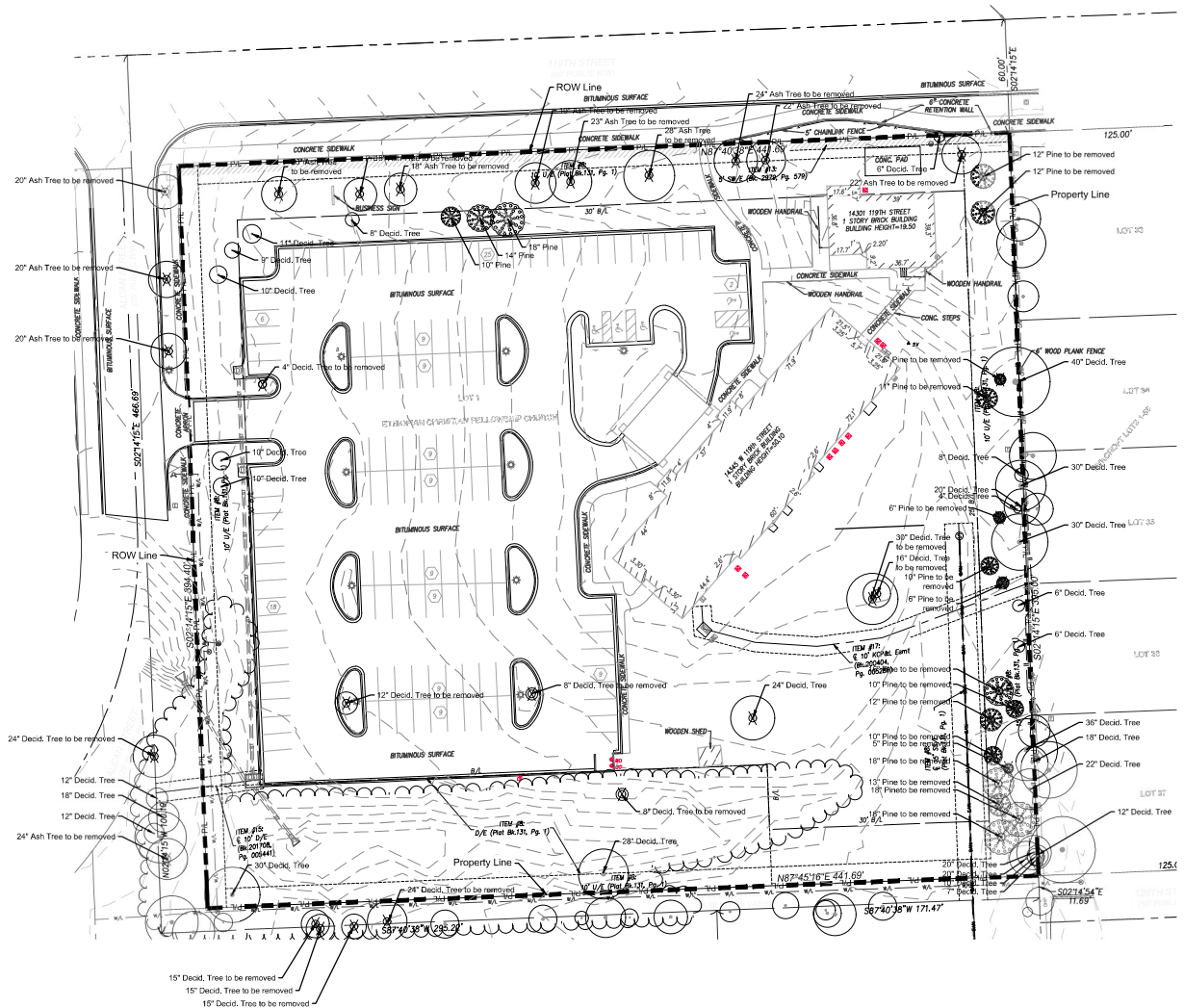
EXISTING PLANT LEGEND

SYMBOL BOTANICAL / COMMON NAME

EXISTING PLANTS



TREE PROTECTION DETAIL - NTS



Preliminary Development Plan

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

Landscape Preservation Plan

Renaissance
Infrastructure
Consulting

8603 Pennrose Lane
Lenexa, Kansas 66219
www.rencorp.com
E-1814

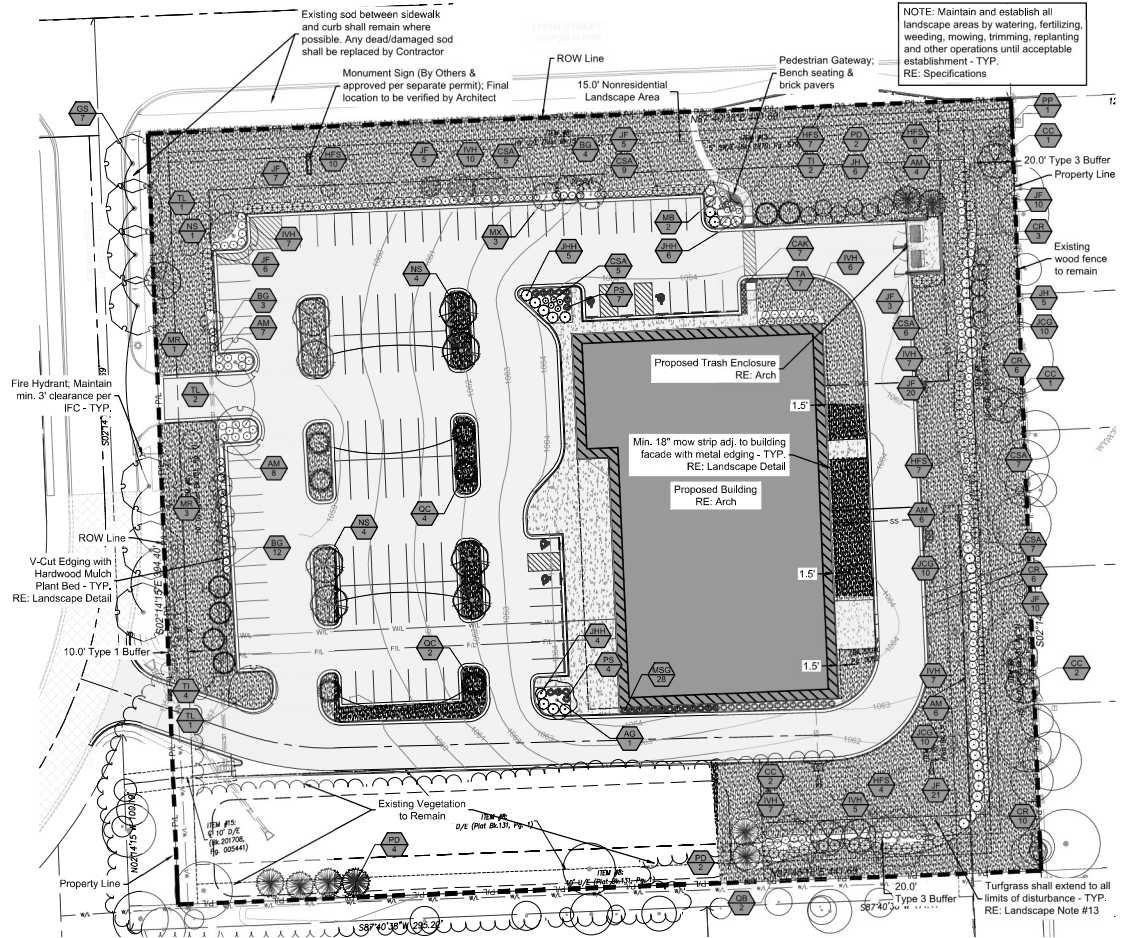
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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AG	Acer glabrum / Paperbark Maple	2.5" Cal.	8&B	1
	GS	Quercus bicolor / Swamp White Oak	2.5" Cal.	8&B	7
	NS	Nyssa sylvatica 'Wildfire' / Black Gum	2.5" Cal.	8&B	9
	OB	Quercus robur x alba 'Chimschmidt' TM / Crimson Spire Oak	2.5" Cal.	8&B	2
	QC	Quercus robur x alba 'Chimschmidt' TM / Crimson Spire Oak	2.5" Cal.	8&B	6
	TL	Tilia americana 'Lincoln' / Lincoln American Linden	2.5" Cal.	8&B	4
EXISTING PLANTS					
	EXC	Existing Conifer Tree	---	---	19
	EXD	Existing Deciduous Tree	---	---	79
EVERGREEN					
	JH	Juniperus virginiana 'Hillspire' / Hillspire Juniper	6" Ht.	8&B	11
	PD	Picea glauca 'Densata' / Black Hills Spruce	6" Ht.	8&B	8
	PP	Picea pungens 'Fat Albert' / Colorado Spruce	6" Ht.	8&B	1
	TI	Thuja x 'Green Giant' / Green Giant Arborvitae	6" Ht.	8&B	6
ORNAMENTAL					
	CC	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	1.5" Cal.	8&B	6
	MB	Magnolia grandiflora 'Bracken Brown Beauty' / Bracken's Beauty Southern Magnolia	1.5" Cal.	8&B	2
	MR	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	1.5" Cal.	8&B	4
	MX	Malus x 'Spring Snow' / Spring Snow Crab Apple	1.5" Cal.	8&B	3
SHRUBS					
	AM	Arctostaphylos 'Morton' TM / Inroque Beauty Black Chokeberry	3 Gal.	---	31
	CR	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	3 Gal.	---	25
	CSA	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	3 Gal.	---	39
	HFS	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	3 Gal.	---	34
	IWH	Ilex virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	3 Gal.	---	49
EVERGREEN SHRUBS					
	BG	Buxus x 'Green Velvet' / Boxwood	5 Gal.	---	19
	JCO	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal., 18"-24" Ht. Min.	---	30
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	---	87
	JHH	Juniperus horizontalis 'Hughes' / Hughes Juniper	5 Gal.	---	15
	TA	Thuja occidentalis 'Art Boe' / North Pole® Arborvitae	5 Gal., 5' Ht. Min.	---	7
GRASSES					
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 Gal.	---	7
	MSG	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 Gal.	---	28
	PS	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	3 Gal.	---	11
GROUND COVERS					
	DG	Mow Strip Decorative Gravel, RE: Notes & Specifications / 1"-3" Missouri Rainbow from Local Source	MULCH	---	236 sf
	TF	Turfgrass Sod Fescue Mix, RE: Notes / Fescue Sod	SOD	---	54,345 sf

GENERAL NOTE
1. 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

Provided: 119th Street

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 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. wall or berm 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 property.

Provided: East (395'): Type 3 = 20' buffer, 6 shade (14 existing), 4 ornamental, 6 evergreen, 138 shrubs Southeast (164'): Type 3 = 20' buffer, 2 shade, 2 ornamental, 2 evergreen, 57 shrubs Southwest (277'): Type N = 16' buffer, 1.5 EPU's / 100 LF = 4.16 EPU's required Existing vegetation + 4 evergreen West (394'): Type 1 = 10' buffer, 4 shade (2 existing), 4 ornamental, 4 evergreen, 79 shrubs

Nonresidential 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 Plan Map for residential use

Required: 15' width, 1 shade or ewg tree / 30' street frontage + 1 ornamental / 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)

Required: 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.O)

Applicability: Nonresidential developments. Does not apply to building facades abutting a sidewalk or the rear yard. Building facades adjacent to public ROW or a parking lot

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

NOTE: Maintain and establish all landscape areas by watering, fertilizing, weeding, mowing, trimming, replanting and other operations until acceptable establishment - TYP. RE: Specifications

Preliminary Development Plan

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

Landscape Plan

DRAWN BY: AL CHECKED BY: AL

2 06/03/2025 RCP Revision 1

3 02/03/2025 RCP Revised

NO DATE RCP Revision

REVISIONS

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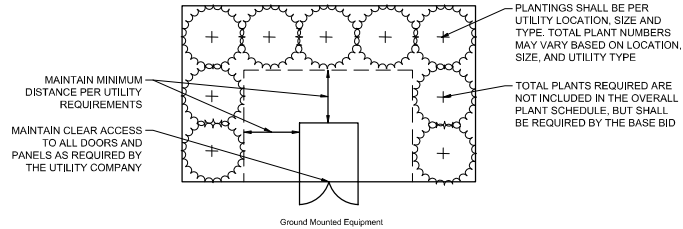
GENERAL LANDSCAPE REQUIREMENTS

1. TREES MUST NOT BE PLACED WITHIN UTILITY EASEMENTS, BUT WITHIN ADJACENT AREAS THAT DO NOT CONFLICT WITH SUCH PUBLIC EASEMENTS AND MEET SITE LANDSCAPING REQUIREMENTS.
2. 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 DAMAGE MUST BE APPROPRIATELY TREATED. DEAD PLANTS MUST BE PROMPTLY REMOVED AND REPLACED.
4. 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.
6. 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.
9. 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.
10. 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.
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.

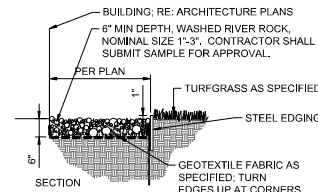
LANDSCAPE NOTES

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.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING 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.
5. 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.
8. 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 LANDSCAPE ISLAND.
9. ALL TREES SHALL BE STAKED PER DETAIL.
10. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN 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 WRITTEN 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 CONSTRUCTION.
15. ALL GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).

NOTE: FINAL SCHEDULE OF PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION



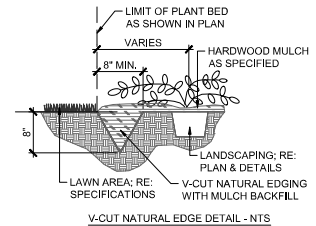
UTILITY BOX SCREENING DETAILS - NTS



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

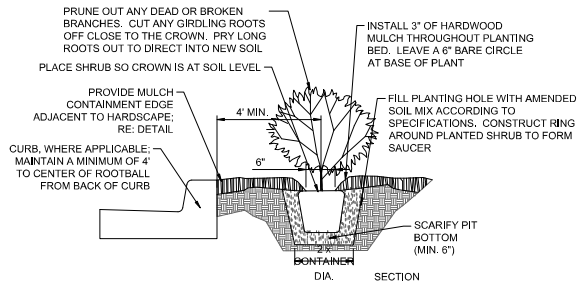
MOW EDGE DETAIL - NTS

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



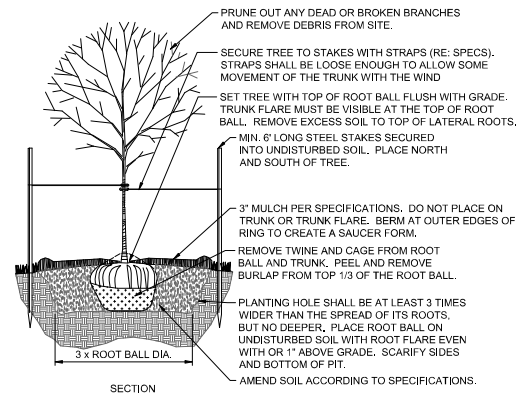
V-CUT NATURAL EDGE DETAIL - NTS

- NOTES:
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
 2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

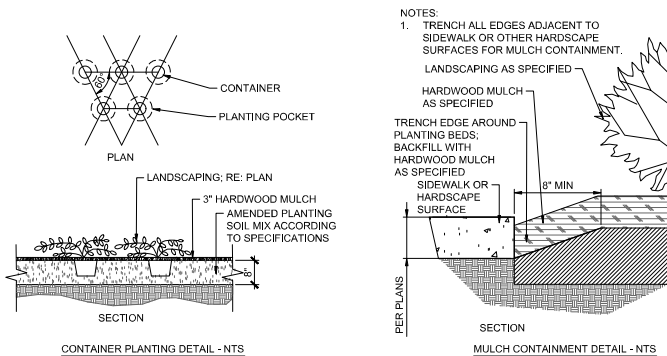


- NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
 3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
 4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4\"/>

SHRUB PLANTING DETAIL - NTS



DECIDUOUS TREE PLANTING DETAIL - NTS



CONTAINER PLANTING DETAIL - NTS

MULCH CONTAINMENT DETAIL - NTS

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 Corcoran – 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**

- *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**
 - *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,



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**Neighborhood Meeting
08.28.2025**

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