

**LEGAL DESCRIPTION:**  
 THIS DESCRIPTION WAS PREPARED BY PHELPS ENGINEERING, INC., KS GLS-82 ON FEBRUARY 5, 2026, FOR PROJECT NO. 240042. ALL OF LOTS 5, 6, 7, 8 AND PART OF LOT 9, TRACT A AND PLATTED RIGHT-OF-WAY OF WATERFORD DRIVE, WATERFORD GLEN ESTATES, A PLATTED SUBDIVISION OF LAND AND TOGETHER WITH ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 23 EAST, NOW IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, THENCE N 14°53' W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1281.25 FEET, THENCE S 88°02'10" W, A DISTANCE OF 60.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LONG ELM ROAD, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S 88°02'10" W, ALONG THE NORTH PLAT LINE OF PACIFIC SUNWEAR, AMENDED 1ST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS AND ITS EASTERLY AND WESTERLY EXTENSIONS, A DISTANCE OF 2572.72 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MONTICELLO ROAD, AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MONTICELLO ROAD, FOR THE FOLLOWING TWO (2) COURSES; THENCE N 13°27' W, A DISTANCE OF 1102.02 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 3650.00 FEET, AN ARC DISTANCE OF 148.00 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, SAID POINT ALSO BEING THE SOUTH MOST PLAT CORNER OF LONG ELM COMMERCE CENTER, FIFTH PLAT; A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE N 13°27' W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15 AND THE EAST PLAT LINE OF SAID LONG ELM COMMERCE CENTER, FIFTH PLAT, A DISTANCE OF 1134.32 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 15, SAID POINT ALSO BEING THE NORTHWEST PLAT CORNER OF SAID LONG ELM COMMERCE CENTER, FIFTH PLAT; THENCE N 88°19'57" E, A DISTANCE OF 1566.10 FEET; THENCE S 12°02'42" W, A DISTANCE OF 433.66 FEET; THENCE S 14°53' E, A DISTANCE OF 320.00 FEET, TO AN ANGLE POINT ON THE NORTHERLY PLAT LINE OF SAID WATERFORD GLEN ESTATES; THENCE ALONG THE NORTHERLY PLAT LINE OF SAID WATERFORD GLEN ESTATES, FOR THE FOLLOWING THREE (3) COURSES; THENCE N 69°39'44" E, A DISTANCE OF 327.84 FEET; THENCE S 81°17'09" E, A DISTANCE OF 240.78 FEET; THENCE S 28°52'19" E, A DISTANCE OF 275.91 FEET, TO AN ANGLE POINT ON THE NORTHERLY PLAT LINE OF TRACT A OF SAID WATERFORD GLEN ESTATES; THENCE S 55°28'17" E, ALONG THE NORTHERLY LINE OF SAID TRACT A, A DISTANCE OF 557.37 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID LONG ELM ROAD; THENCE S 14°53' E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG ELM ROAD, A DISTANCE OF 122.82 FEET, TO THE POINT OF BEGINNING, CONTAINING 60.4645 ACRES, MORE OR LESS, OF WHICH 44.5285 ACRES OF UNPLATTED LAND AND 15.9360 ACRES OF REPLATTED LAND, MORE OR LESS, SUBJECT TO THAT PART IN STREETS AND ROADS.

**NOTE:**  
 ALL SIGNAGE MUST COMPLY WITH UDO AND MUST BE APPROVED ADMINISTRATIVELY THROUGH A SEPARATE APPLICATION.

OWNER:  
 MARVIN C. AND MAREE C. ALLEN  
 BK. 3252, PL. 529

**LOT 1**  
 PACIFIC SUNWEAR AMENDED 1ST PLAT  
 OWNER: 167 LOGISTICS CENTRE WEST, LLC

**LOT 1**  
 PACIFIC SUNWEAR AMENDED 1ST PLAT  
 OWNER: BLOCK B FT SPE, LLC

**INDUSTRIAL PARKING SUMMARY TABLE**

STANDARD	REQUIREMENT	PROVIDED
1 STALL PER 1,500 S.F.*	174	174
STANDARD SPACES	322	322
ACCESSIBLE SPACES	3	3
TOTAL	330	330
REQUIRED - LOT 1 (WAREHOUSING)		
1 STALL PER 1,500 S.F.*	54	54
STANDARD SPACES	88	88
ACCESSIBLE SPACES	4	4
TOTAL	92	92
REQUIRED - LOT 2 (WAREHOUSING)		
1 STALL PER 1,500 S.F.*	10	10
STANDARD SPACES	5	5
ACCESSIBLE SPACES	6	6
TOTAL**	16	16

\* WAREHOUSE USE DOES NOT HAVE A SPECIFIC MINIMUM PARKING STALL PER SQUARE FOOTAGE REQUIREMENT PER UDO. PRELIMINARY DESIGN ASSUMES 1 STALL PER 1,500 SF WHICH IS CONSISTENT WITH OTHER WAREHOUSE USES IN THE PARK.

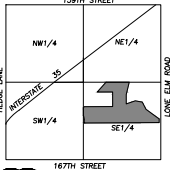
\*\* LOT 3 INCLUDES ADDITIONAL TRAILER AND TRACTOR SPACES THAT CAN BE UTILIZED TO BY AUTOS TO MEET THE PRELIMINARY DESIGN ASSUMPTION FOR MINIMUM PARKING.

**INDUSTRIAL SITE & BUILDING SUMMARY TABLE**

LOT	TRACT	SITE AREA	FAIR
LOT 1	TRACT A	15.71 AC.	0.3812
LOT 2	TRACT B	8.59 AC.	0.2142
LOT 3	TRACT C	4.29 AC.	0.2047
	TRACT A	4.75 AC.	
	TRACT B	3.59 AC.	
	TRACT C	20.09 AC.	
	R/W	1.44 AC.	
	TOTAL	60.46 AC.	0.1351
BUILDING #1	BUILDING AREA	260,870 S.F.	30 FT
BUILDING #2	BUILDING AREA	80,000 S.F.	30 FT
BUILDING #3	BUILDING AREA	15,500 S.F.	30 FT
	TOTAL	356,370 S.F.	

**ZONING REGULATIONS**

EXISTING CITY PERMITS	PROPOSED M-2 ZONING	
REQUIRED	REQUIRED	
FRONT YARD	30 FT	138 FT
SIDE YARD	10 FT	266 FT
REAR YARD	10 FT	77 FT



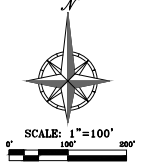
**UTILITY NOTES:**  
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS WELL AS LESSONS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

PHILIPS ENGINEERING, INC.  
 1500 W. 10TH ST., SUITE 100  
 OLAHE, KS 66450  
 TEL: 781-766-1111  
 WWW.PHELPSENGINEERING.COM



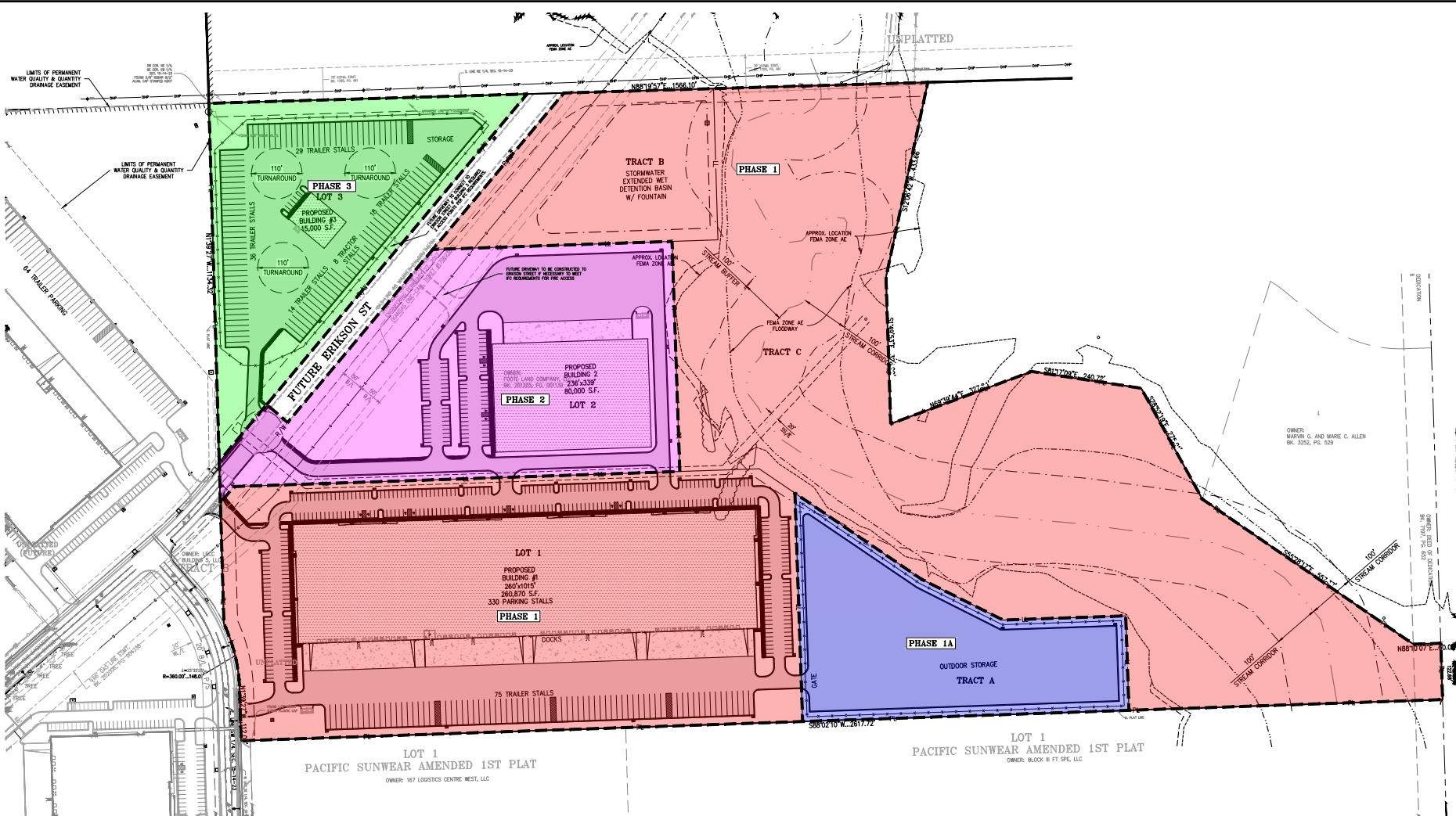
**SITE PLAN - OVERALL**  
 LONE ELM COMMERCE CENTER - SIXTH PLAT  
 OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	BY	REVISIONS
240042	02/05/2026	MS	ISSUED FOR PERMITS
		MS	REVISED PER COMMENTS
		MS	REVISED PER STAFF COMMENTS



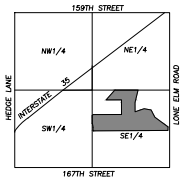
SHEET  
**C100**

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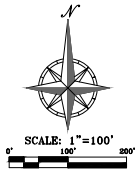
Know what's below.  
Call before you dig.

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SCALE:  
1"=2000'  
VICINITY MAP  
SEC. 15-14-23

- LEGEND**
- PHASE I
  - PHASE IA
  - PHASE II
  - PHASE III



Prepared by: **PHI**  
Professional Engineers  
1500 W. 159th St.  
Olathe, MO 64045  
www.phiconsulting.com

**PHASING PLAN**  
LONE ELM COMMERCE CENTER - SIXTH PLAT  
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	BY	REVISION
240242	01/25/24	CS	ISSUED FOR PERMITS
240242	02/08/24	CS	REVISED PER STAFF COMMENTS
240242	02/22/24	CS	REVISED PER STAFF COMMENTS

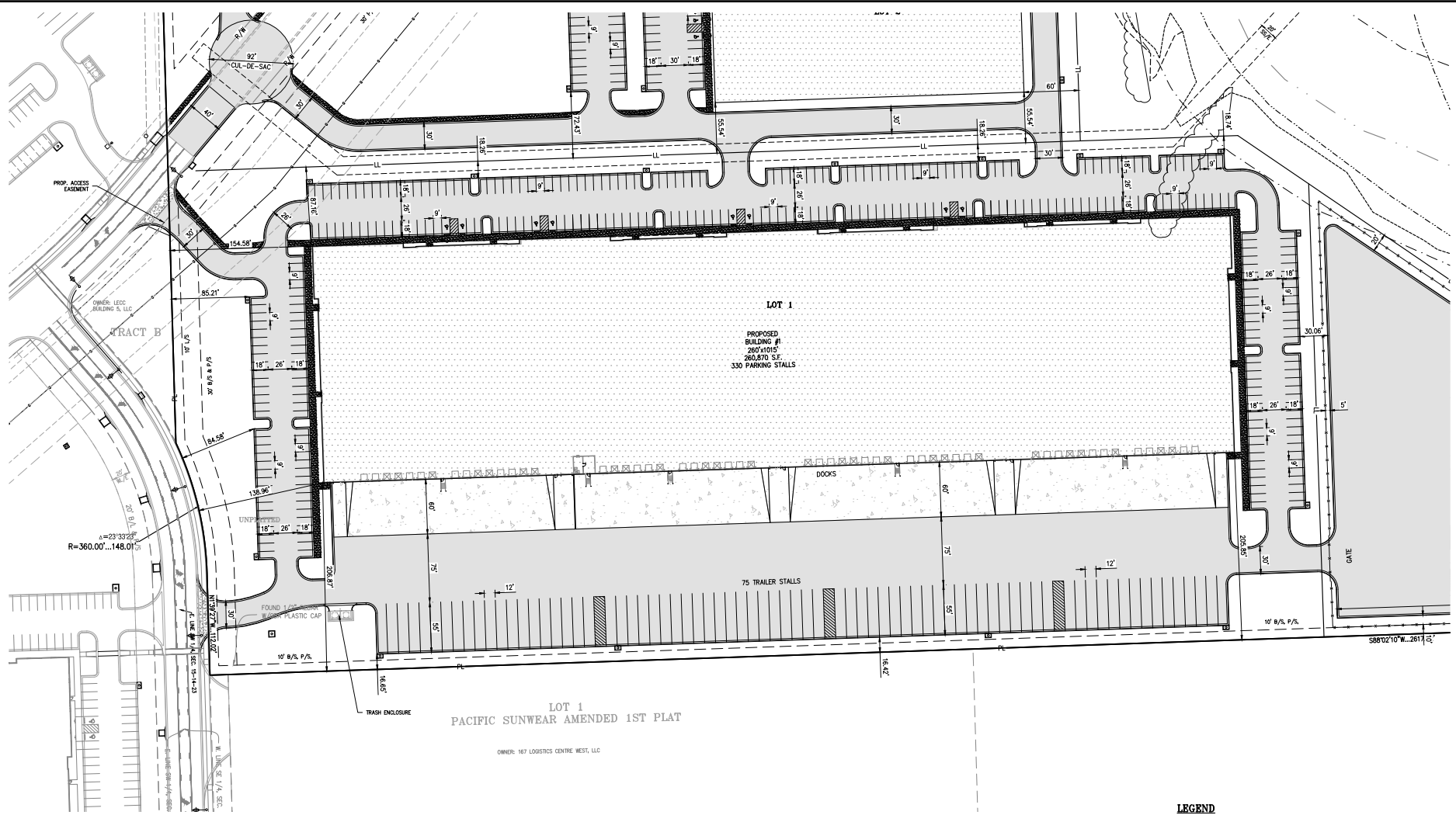
SHEET  
**C101**

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LOT 1  
PACIFIC SUNWEAR AMENDED 1ST PLAT

OWNER: 167 LOGISTICS CENTRE WEST, LLC

- LEGEND**
- PL — PROPERTY LINE
  - LL — LOT LINE
  - R/W — RIGHT-OF-WAY
  - 2" CURB & GUTTER
  - 6" CURB
  - B/L — BUILDING SETBACK LINE
  - P/S — PARKING SETBACK LINE
  - L/S — LANDSCAPE SETBACK LINE
  - ▨ PROPOSED BUILDING
  - ▨ ASPHALT PAVEMENT
  - ▨ CONCRETE PAVEMENT
  - ▨ CONCRETE SIDEWALK



Planning & Architecture, Inc.  
1001 N. Washington  
Olathe, Kansas 66041  
Tel: 781-333-3333  
Fax: 781-333-3333  
www.planningandarchitecture.com

Architect  
Professional Seal  
www.planningandarchitecture.com

**SITE PLAN - ENLARGED**  
LONE ELM COMMERCE CENTER - SIXTH PLAT  
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	NO.	DESCRIPTION	BY	DATE	REVISIONS
245292	04/05/09	1	ISSUE FOR PERMITS	DLB	04/05/09	
		2	REVISED PER STAFF COMMENTS	DLB	04/05/09	

SHEET  
**C102**

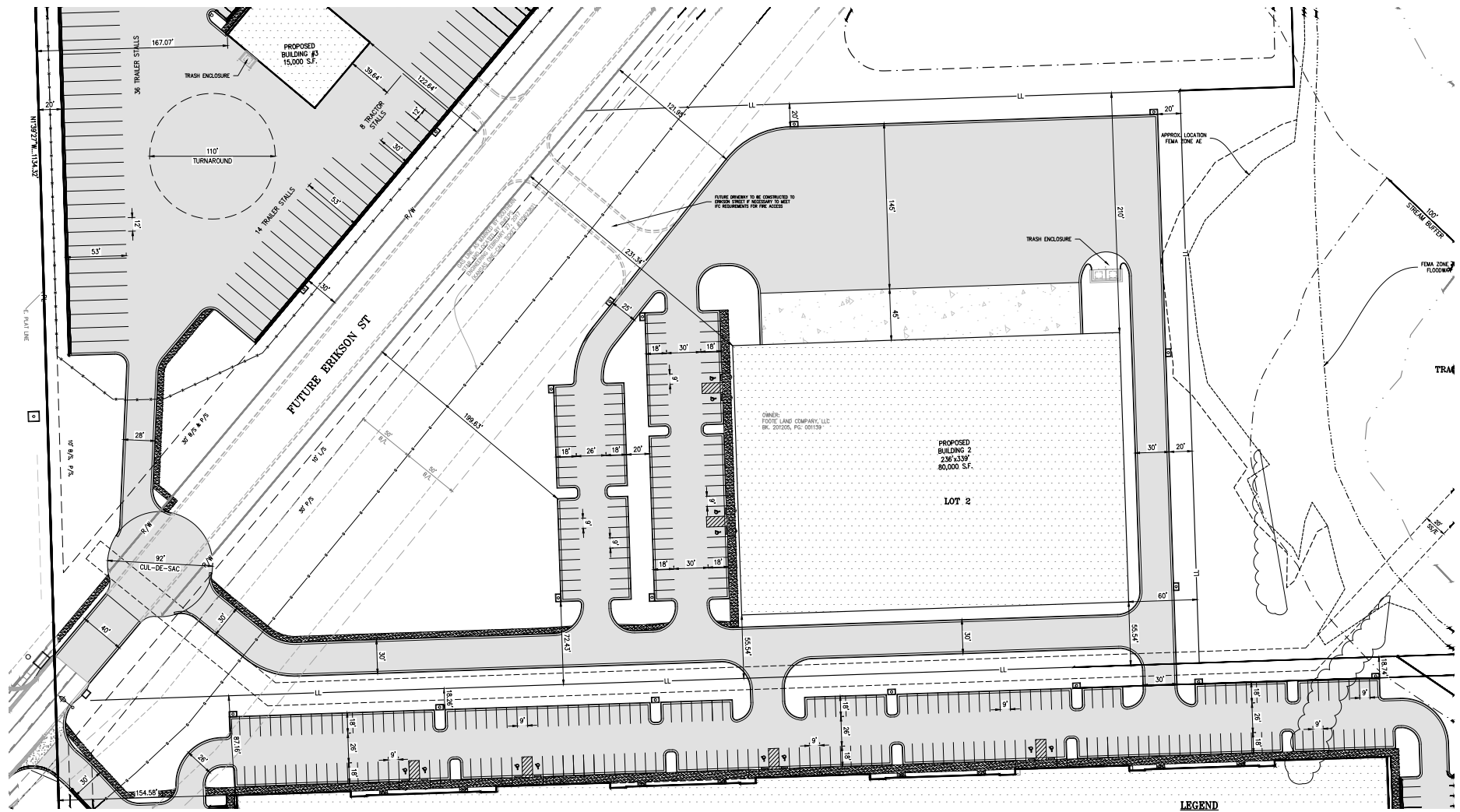


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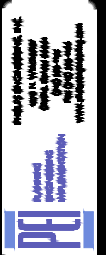


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LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



- LEGEND**
- PL — PROPERTY LINE
  - LL — LOT LINE
  - - - R/W - - - RIGHT-OF-WAY
  - — — 2" CURB & GUTTER
  - 6" CURB —
  - B/A — BUILDING SETBACK LINE
  - P/S — PARKING SETBACK LINE
  - L/S — LANDSCAPE SETBACK LINE
  - [Pattern] PROPOSED BUILDING
  - [Pattern] ASPHALT PAVEMENT
  - [Pattern] CONCRETE PAVEMENT
  - [Pattern] CONCRETE SIDEWALK



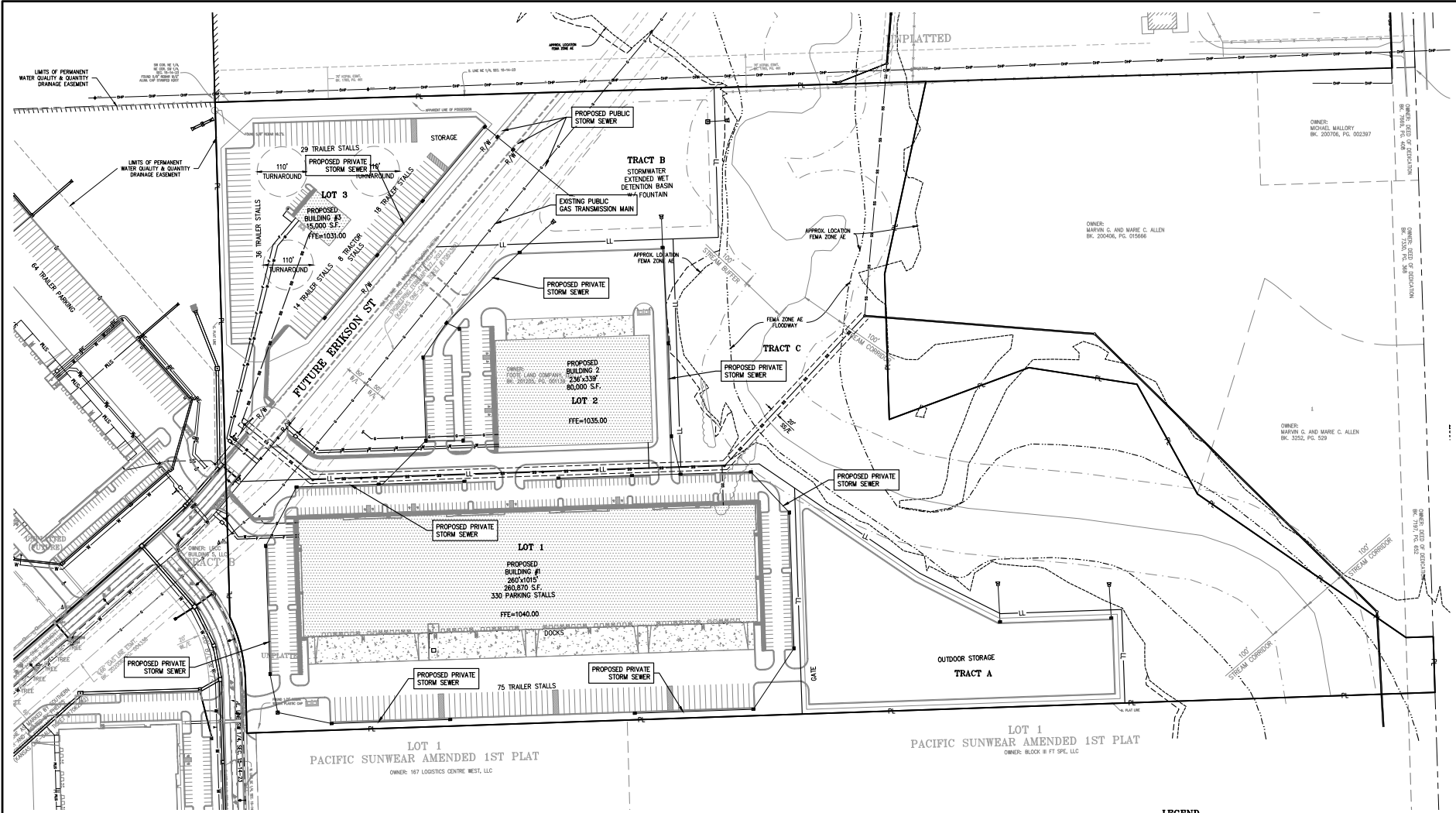
**SITE PLAN - ENLARGED**  
LONE ELM COMMERCE CENTER - SIXTH PLAT  
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	NO.	DESCRIPTION	BY	REVISION
245292	04/06/09	1	ISSUE FOR PERMITS	DP	ISSUED PER STAFF COMMENTS
245292	04/06/09	2	ISSUE FOR PERMITS	DP	REVISED PER STAFF COMMENTS

SHEET  
**C104**



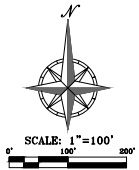




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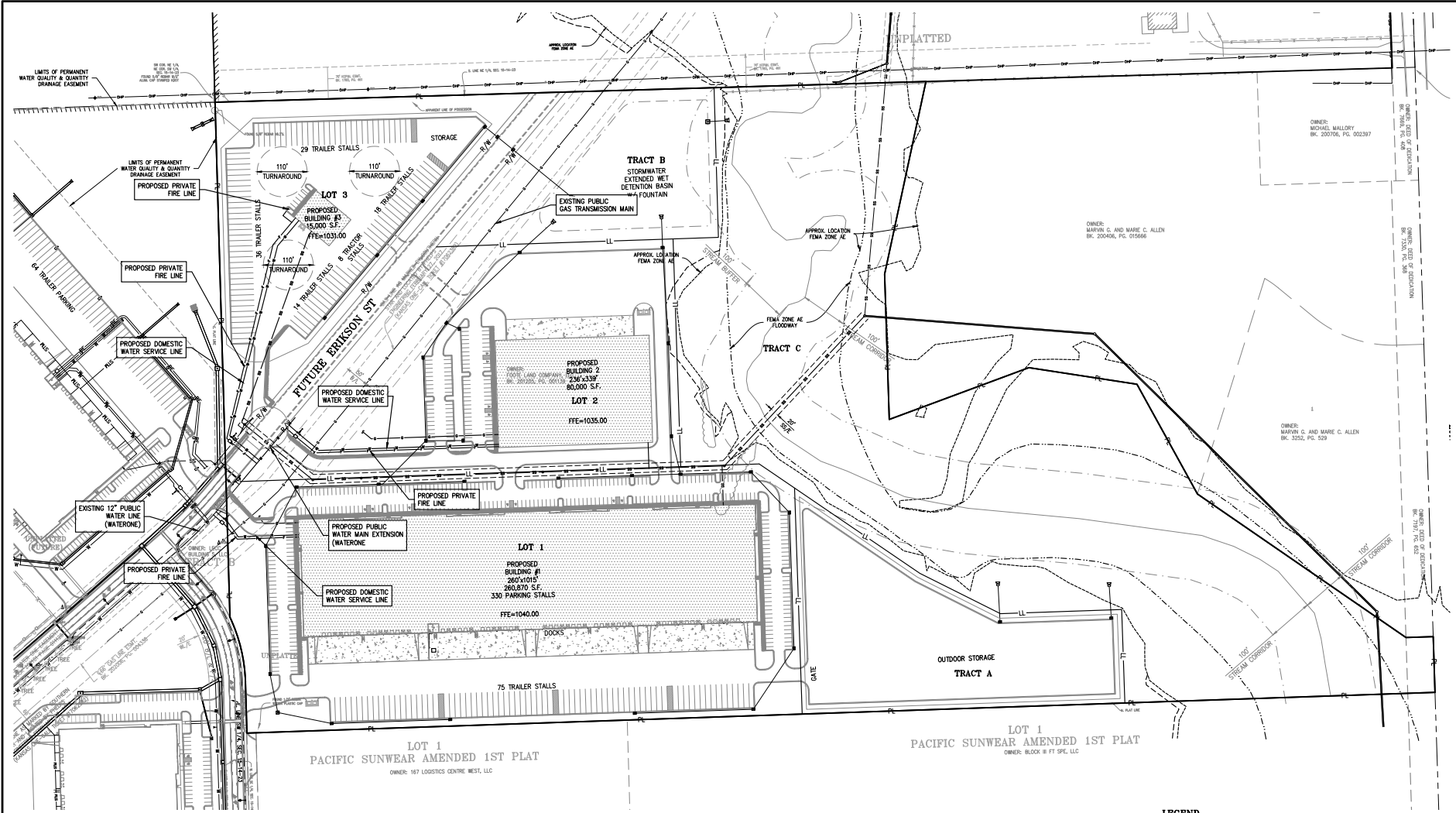
- LEGEND**
- PL — PROPERTY LINE
  - LL — LOT LINE
  - R/W — RIGHT-OF-WAY
  - COM — EXISTING COMMUNICATIONS LINE
  - OHG — EXISTING OVERHEAD COMMUNICATIONS LINE
  - G — EXISTING GAS LINE
  - BE — EXISTING BURIED ELECTRIC LINE
  - CHP — EXISTING OVERHEAD POWER LINE
  - SS — EXISTING SANITARY SEWER LINE
  - — EXISTING STORM SEWER LINE
  - W — EXISTING WATER LINE
  - G — PROPOSED GAS LINE
  - BE — PROPOSED BURIED ELECTRIC LINE
  - SS — PROPOSED SANITARY SEWER LINE
  - — PROPOSED STORM SEWER LINE
  - W — PROPOSED WATER LINE
  - F — PROPOSED FIRE LINE
  - STM — PROPOSED SECONDARY STORM
  - COM — PROPOSED COMMUNICATIONS LINE



**UTILITY PLAN — STORM SEWER**  
LONE ELM COMMERCE CENTER — SIXTH PLAT  
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	NO.	BY	REVISION	COMMENTS
242622	02/20/2024	1	DL	REVISED PER STAFF COMMENTS	
		2	DL	REVISED PER STAFF COMMENTS	

SHEET  
**C300**



PROJECT NO. 245242  
 DATE 02-22-2024  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE 02-22-2024  
 PROJECT NO. 245242  
 DATE 02-22-2024  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE 02-22-2024



Know what's below.  
Call before you dig.

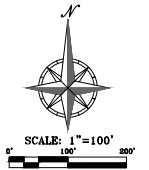
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- FIRE NOTES:**
- FIRE LINE MARKING AND FIRE LINE SIGNS ARE REQUIRED FOR APPARATUS ACCESS ROADS PER SECTION 503.3 AND CITY ORDINANCE 16.05.000 (SECTION 503.1).
  - THE CURB ADJACENT TO ALL FIRE HYDRANTS AND THE REMOVE FIRE DEPARTMENT CONNECTION SHALL BE PAINTED YELLOW. A "NO PARKING - FIRE LANE" SIGN SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS AND THE REMOVE FIRE DEPARTMENT CONNECTION.
  - CONTRACTOR TO PROVIDE FIRE STRIPING PLAN TO CITY OF OLAHE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION.

- WATER SERVICE NOTES:**  
METER PIT OR VALVE LOCATION SHOULD MEET THE FOLLOWING CONDITIONS/REQUIREMENTS:
- AT OR WITHIN 4 FEET OF THE CUSTOMER'S PROPERTY LINE.
  - IN A GRASSY AREA.
  - ON LEVEL GROUND.
  - ON THE CUSTOMER'S SIDE OF THE SIDEWALK.
  - NOT BEHIND A FENCE, RETAINING WALL OR OTHER STRUCTURE.
  - 40% IF SUCH OR LARGER ARE MADE WITH A TAPPING SLEEVE & VALVE.
  - CLEARANCE OF 3'-3" FEET FROM METEOR OR STRUCTURE.
  - PIPELINE VALVE MUST BE AT LEAST 7 FEET AWAY FROM THE WATER MAIN.
  - ALL BACKFLOW ASSEMBLIES INSTALLED MUST BE ICE APPROVED.

**LEGEND**

— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
COM	EXISTING COMMUNICATIONS LINE
OCM	EXISTING OVERHEAD COMMUNICATIONS LINE
G	EXISTING GAS LINE
BC	EXISTING BURIED ELECTRIC LINE
CHP	EXISTING OVERHEAD POWER LINE
SS	EXISTING SANITARY SEWER LINE
—	EXISTING STORM SEWER LINE
W	EXISTING WATER LINE
G	PROPOSED GAS LINE
BC	PROPOSED BURIED ELECTRIC LINE
SS	PROPOSED SANITARY SEWER LINE
—	PROPOSED STORM SEWER LINE
W	PROPOSED WATER LINE
F	PROPOSED FIRE LINE
STM	PROPOSED SECONDARY STORM
COM	PROPOSED COMMUNICATIONS LINE



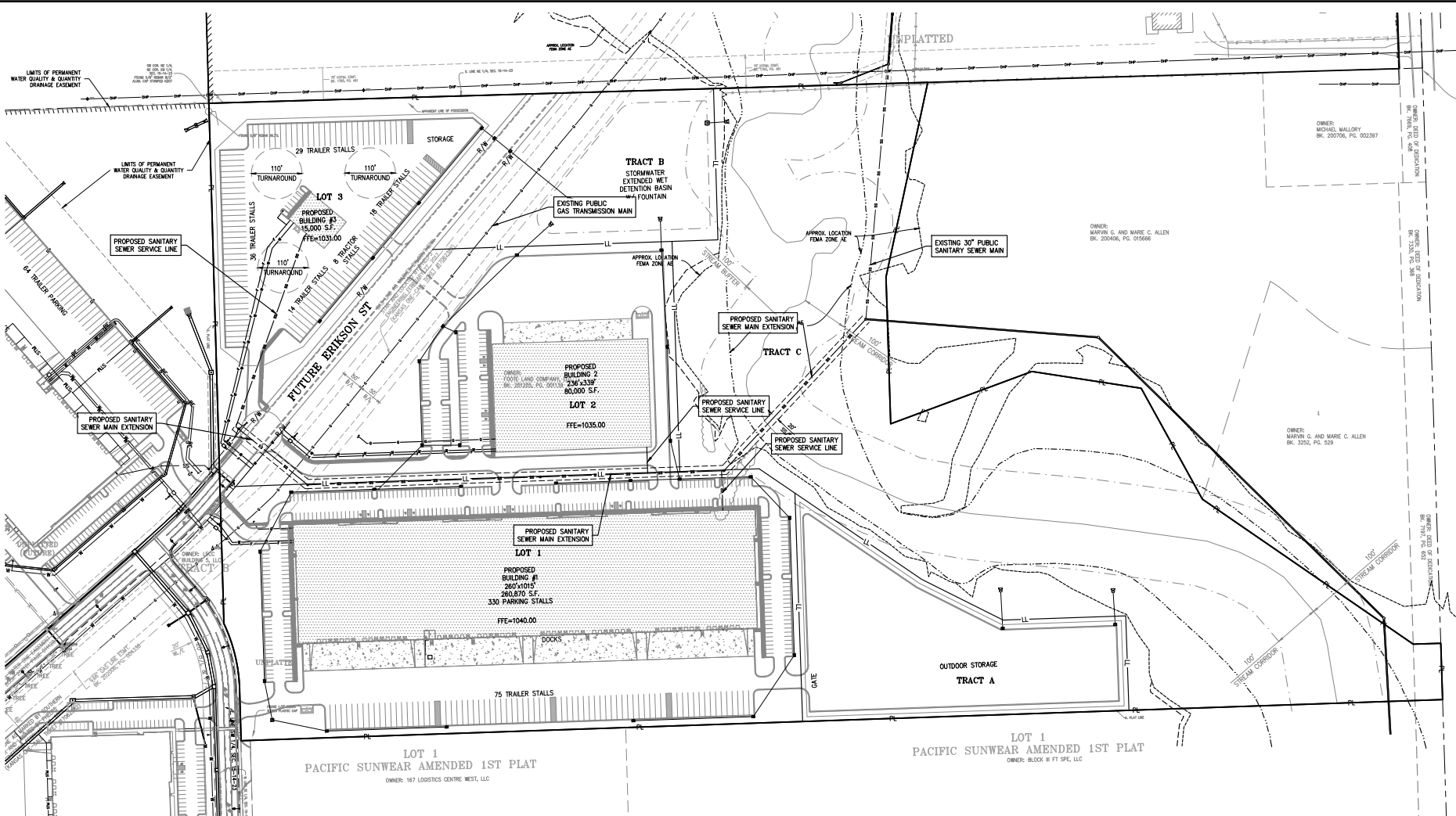
Project developed by: **PH**  
 PH Engineering & Construction, Inc.  
 1001 N. Westgate Blvd., Suite 100  
 Olathe, MO 64070  
 Phone: 816.765.1100  
 Fax: 816.765.1101  
 Website: www.ph-engineering.com

**UTILITY PLAN - WATER**  
LONE ELM COMMERCE CENTER - SIXTH PLAT  
OLATHE, JOHNSON COUNTY, KANSAS

NO.	DATE	BY	REVISIONS
1	02-22-2024	[Name]	ISSUED PER STAFF COMMENTS
2	02-22-2024	[Name]	REVISED PER STAFF COMMENTS

SHEET  
**C301**

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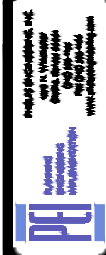
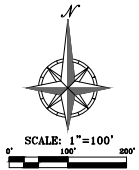


- SANITARY SEWER NOTES:**
1. ALL SERVICE LINES SHALL BE 6" PVC (SDR-35) W/ RUBBER-GASKETED JOINTS (UNLESS OTHERWISE NOTED).
  2. ALL 6" SERVICE LINES TO BE INSTALLED AT 1.00% UNLESS OTHERWISE NOTED.
  3. THREE (3) FEET OF COVER SHALL BE MAINTAINED AT ALL TIMES OVER THE TOP OF THE SANITARY SEWER MAIN & SERVICE STUBS. NO ROOF DRAINS OR OUTLETS AND DOWNPOUTS SHALL CONNECT TO SANITARY SERVICE.
  4. IN THE EVENT OF WORK IN OR ON THE PUBLIC SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SERVICE EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

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- LEGEND**
- PL — PROPERTY LINE
  - - - LOT LINE
  - - - LL - - RIGHT-OF-WAY
  - R/W-
  - COM EXISTING COMMUNICATIONS LINE
  - OCM EXISTING OVERHEAD COMMUNICATIONS LINE
  - G EXISTING GAS LINE
  - BE EXISTING BURIED ELECTRIC LINE
  - CHP EXISTING OVERHEAD POWER LINE
  - SS EXISTING SANITARY SEWER LINE
  - EXISTING STORM SEWER LINE
  - W EXISTING WATER LINE
  - G PROPOSED GAS LINE
  - BE PROPOSED BURIED ELECTRIC LINE
  - SS PROPOSED SANITARY SEWER LINE
  - PROPOSED STORM SEWER LINE
  - W PROPOSED WATER LINE
  - F PROPOSED FIRE LINE
  - STM PROPOSED SECONDARY STORM
  - COM PROPOSED COMMUNICATIONS LINE



**UTILITY PLAN - SANITARY SEWER**  
 LONE ELM COMMERCE CENTER - SIXTH PLAT  
 OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	BY	REVISION
245292	04/06/2006	MS	ISSUED FOR PERMITS
245292	04/06/2006	MS	REVISED PER STAFF COMMENTS
245292	04/06/2006	MS	REVISED PER STAFF COMMENTS

SHEET  
**C302**