



STAFF REPORT

Planning Commission Meeting: April 27, 2026

Application:	RZ26-0004: Request for approval of a Rezoning and Preliminary Site Development Plan for Forest View Townhomes
Location:	Southwest of K-7 Highway and W. 119 th Street
Owner/Applicant:	Brian Rodrock; Rodrock Development
Engineer:	Judd Claussen; Phelps Engineering, Inc.
Staff Contact:	Emily Carrillo; Senior Planner

Site Area:	<u>12.57 ± acres</u>	Proposed Use:	<u>Residence, Multifamily, 5 or more units</u>
Existing Use:	<u>Undeveloped</u>	Plat:	<u>Unplatted</u>
Existing Zoning:	<u>CTY-RUR (County Rural)</u>	Proposed Zoning:	<u>R-3 (Residential Low-Density Multifamily)</u>
Lots:	<u>14</u>	Tracts:	<u>5</u>

Plan Olathe Land Use Category		Existing Use	Existing Zoning
Site	Urban Mixed-Use Center and Primary Greenways	Undeveloped	CTY-RUR
North	Conventional Neighborhood	Residence, Single-Family Detached	R-1
South	Primary Greenway	Residence, Single-Family Detached	RP-1
East	Urban Mixed-Use Center	Undeveloped	CTY-RUR
West	Primary Greenways	Residence, Single-Family Detached	RP-1

1. Introduction

The applicant is requesting a rezoning to the R-3 (Residential Low-Density Multifamily) District, along with a preliminary site development plan and preliminary plat for the Forest View Townhomes development, located southwest of K-7 Highway and W. 119th Street. The subject property consists of approximately 12.57 acres.

The preliminary development plan proposes 14 multifamily townhome buildings containing a total of 72 two-story dwelling units. Associated site amenities include a covered picnic area, walking trails with seating areas, and recreational sports stations. The plan also incorporates approximately seven (7) acres of open space, including more than three (3) acres of preserved natural areas and tree canopy. These areas are intended to serve as a natural amenity and support the preservation of existing environmental features on the site.

2. History

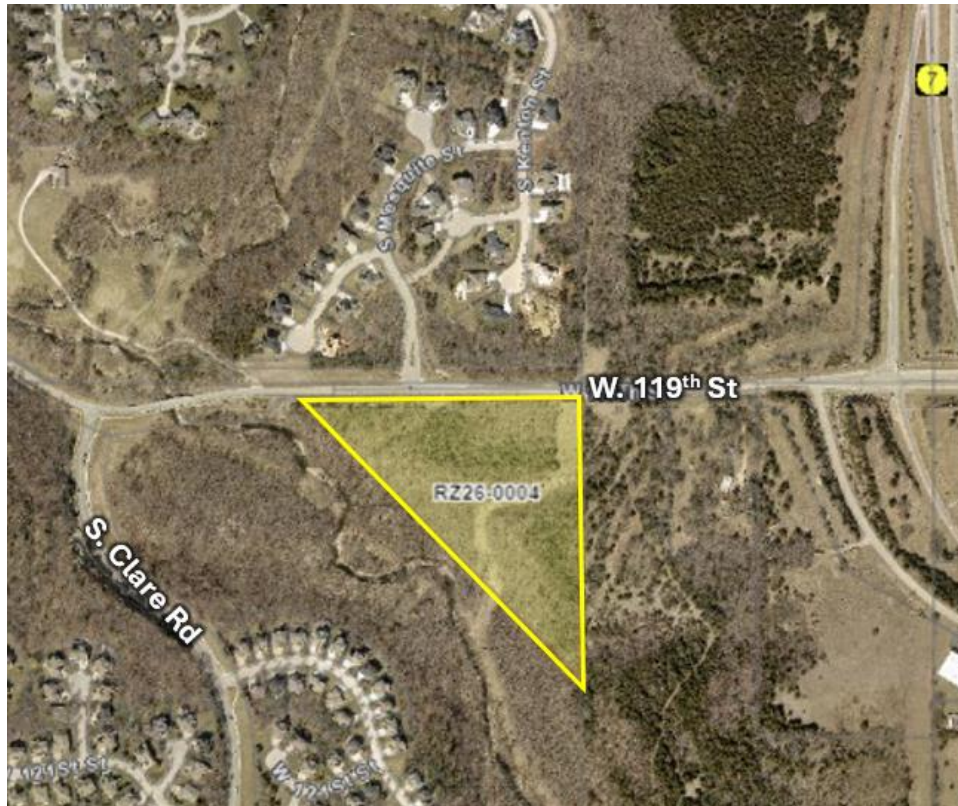
The property was annexed into the City of Olathe in September 1998 (ANX-05-98) and has historically remained undeveloped, consisting of natural trees and vegetation. No other zoning or development applications have been submitted or approved for the site.

3. Existing Conditions

The site is characterized by heavily wooded conditions and steep topography, sloping to the south and west toward Little Cedar Creek and the adjacent floodway located along the southwestern property line.



View of subject property looking south and east from intersection of Mesquite and 119th St.



Aerial view of the subject property outlined in yellow.

4. Zoning Standards

- a. **Land Use** – The proposal was submitted and reviewed prior to the adoption of the updated Comprehensive Plan (Elevate Olathe) on April 21, 2026. The site is designated as *Urban Mixed Use Center* and *Primary Greenway* on the PlanOlathe Comprehensive Plan Future Land Use Map and *Mixed-Use* within the *K-7 Subarea* on the recently adopted Elevate Olathe Future Land Use Map. The applicant is requesting to rezone this site to the R-3 District which aligns with the property’s designation as *Urban Mixed Use Center* and *Primary Greenways* on the PlanOlathe Future Land Use Map. The site is also within the K-7 Corridor Study area and is designated for several different uses, including Parks and Open space, Low-Density Residential, and Commercial. The Low-Density Residential category is intended to provide single-unit detached homes as well as low-density attached housing.

The R-3 District is intended to accommodate well-designed multifamily residential developments that emphasize open space and provide a range of housing types in proximity to services. In this case, the subject property’s location near the 119th Street and K-7 Highway intersection supports mixed residential development, providing a blend of housing types as part of a transition to planned commercial uses along the K-7 corridor.

Land uses permitted in the R-3 District align with the future land use designation. The dimensional standards referenced below are based on Column-2 of the R-3 District Dimensional Standards within the Unified Development Ordinance (UDO):

- b. **Density** – The development has a density of 5.73 dwelling units per net acre, which is less than the maximum density of 15 units per acre allowed by the R-3 District.
- c. **Building Height** – Building heights within the R-3 District are limited to three (3) stories and a height of 40 feet. The proposed 2-story buildings are 27 feet tall, measured to the average roof height in accordance with UDO 18.30.110, meeting UDO requirements.
- d. **Setbacks** – The R-3 District requires a minimum front yard setback of five (5) feet, a corner side yard setback of 20 feet, and a rear yard setback of 15 feet. The preliminary development plan complies with all applicable dimensional standards of the R-3 District, with the exception of select buildings for which the applicant is requesting a waiver to reduce the required corner side yard setback, as described in Section 10 of this report.
- e. **Open Space** – The R-3 District requires a minimum of 15% of the site (1.64 acres) to be provided as common open space, with at least 50% (0.82 acres) of the required open space designated as active space. The applicant proposes 7.20 acres of common open space, including 0.82 acres of active open space consisting of a recreational path with exercise stations, a covered picnic area and open playing fields. As proposed, the development meets the UDO requirements.

5. K-7 Corridor Design Guidelines

The subject property is located within the K-7 Corridor Area, which is governed by design guidelines intended to ensure high-quality development within the corridor. These guidelines emphasize the incorporation of pedestrian amenities, including areas of interest and interaction, as well as publicly accessible pedestrian connections between public and private spaces, and encourage consistent architectural styles and cohesive design themes. The proposed development is consistent with the K-7 Corridor Design Guidelines, as it incorporates a connected pedestrian network and amenity areas, and exceeds Class 1 material requirements on all building facades.

6. Development Standards

- a. **Phasing** – The development is proposed to be constructed in two (2) phases in accordance with the Phasing Plan dated March 30, 2026, and included in this meeting packet. Phase 1 includes Buildings 1–9 and Tracts A, B, and D, which provide required detention facilities as well as the picnic area, walking trail and recreational amenities. Phase 2 includes Buildings 10–14 and common Tracts C and E. In accordance with UDO Section 18.30.120.E, Phase 1 amenities must be installed, or a financial guarantee provided, prior to recording the plat for Phase 2.
- b. **Access/Streets** – The development will be accessed at the intersection of W. 119th Street and Mesquite Street. Mesquite Street will be constructed and, as it curves eastward, transitions into 119th Terrace, which will intersect with Kenton Street. In Phase 2, Kenton Street will extend south and east to the property line, where it will connect to a future collector street identified off-site. Each townhome unit will be served by individual driveway access from the proposed local street network.

The developer is responsible for constructing a 10-foot sidewalk along the south side of W. 119th Street and an eastbound right-turn lane on W. 119th Street to accommodate the proposed development. No additional roadway improvements are required, as determined

by the Traffic Impact Study submitted by the applicant and reviewed by the City of Olathe Traffic Division.

- c. **Parking** – The proposal provides 2 parking stalls per unit, including a single-car garage for each townhome, thereby exceeding the minimum requirement of 1.5 parking stalls per multifamily dwelling unit.
- d. **Landscaping/Screening** – A 25-foot master landscaping tract is provided along the south side of W. 119th Street, consistent with UDO Section 18.30.130.H. Street trees are provided along both sides of all internal local streets. Existing natural vegetation and tree canopy along the south and west portions of the site contribute toward the required Type 3 buffer requirements in these areas. Multifamily districts requires a minimum of one (1) tree per dwelling unit, exclusive of street trees and buffer plantings. The proposal includes 20 newly planted trees, and at least 52 existing trees remain within eligible non-buffer areas, satisfying the minimum tree requirement. Utility screening will be further refined with the final site development plan application.
- e. **Tree Preservation** – The project preserves approximately 28% of the existing contiguous tree canopy and understory, exceeding the minimum 20% requirement per the UDO. The existing tree canopy located in the southern portion of the site will be preserved, with tree removal limited to that necessary to accommodate grading and stormwater detention requirements. Based on neighborhood feedback, the applicant is collaborating with staff on identifying opportunities for additional tree preservation along 119th Street which is a characteristic of this corridor to provide significant natural preserved areas.
- f. **Stormwater/Detention** – The property is subject to all Title 17 requirements of the Municipal Code. One (1) dry detention basin is proposed along the southern portion of the property and located within common Tract D to be owned and maintained by the property owner and/or homeowner association.
- g. **Public Utilities** – The property is located within both the WaterOne and City of Olathe sewer service areas. A water main is located along 119th Street and a public main extension will serve the property. A sewer main is located along the eastern side of the property and will serve the site.

7. Site Design Standards

The site is designated as *Urban Mixed Use Center* and *Primary Greenway* on the PlanOlathe Future Land Use Map and *Mixed-Use* within the *K-7 Subarea* on the recently adopted Elevate Olathe Future Plan Use Map. The proposal was submitted and reviewed prior to the adoption of the updated Comprehensive Plan (Elevate Olathe).

The property is subject to Site Design Category 3 based on the Urban Mixed-Use Center and Primary Greenway designations in the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- a. **Landscape Options** – The development provides a 25-foot master landscape area along 119th Street, exceeding the requirement to provide at least a 20-foot landscape area.
- b. **Outdoor Amenity Space Options** – The development dedicates 65% of the site as outdoor amenity space, exceeding the requirement that 10% of the site area uses one

of the prescribed outdoor amenity space options. The development preserves existing trees and the stream corridor to meet the natural feature option and provides a winding recreational path throughout the site, a shared picnic area with shelter, and open play areas to meet the common area and plaza/courtyard options.

- c. **Pedestrian Connectivity** – The proposal provides direct pedestrian connections between all buildings, amenities, and the public sidewalk. All pedestrian pathways are either separated from or clearly differentiated from vehicular use areas. In addition, the development includes two (2) pedestrian gateways and cross-property connection options, providing multiple pedestrian routes throughout the site and exceeding the requirements of Site Design Category 3.
- d. **Drainage Feature** – The development includes a dry bottom basin designed with shallow slopes and a natural curvilinear appearance. The basin is integrated into the site design to preserve natural drainage patterns, including existing trees and vegetation, and meets applicable code requirements.

8. Building Design Standards

The proposed townhome buildings are subject to the Horizontally Attached Residential category as established in UDO 18.15.020.G.4. The proposed development includes 14 townhome buildings, and elevations are included in this meeting packet. Townhomes are 2-story with walk-out back patio and attached single car garage and covered front entries.

Color elevations were provided with the preliminary site development plan showing the proposed building materials and architectural style. The following table lists the applicable design requirements and proposed design elements:

<i>Design Standard</i>	<i>UDO Requirement</i>
<i>Front Entryway</i>	<i>Each unit must have a front porch or recessed entryway on 1 primary façade that is at least 4 feet deep and 6 feet wide.</i> Each unit meets this requirement by providing a front porch or recessed entryway that is at least 4 feet deep and 9 feet wide, exceeding the requirement.
<i>Garages</i>	<i>All street-facing garages must be recessed a minimum of 2 feet from the front line of the building's primary facade.</i> All garages are recessed 4 feet from the front line of the building's primary façade, exceeding the requirement.
<i>Windows</i>	<i>Each unit must be provided at least 2 separate windows that are no less than 6 square feet in size along each primary façade.</i> Each unit provides at least 3 separate windows that range between no less than 9-36 square feet in size along each primary façade, exceeding the requirement.

<i>Horizontal Articulation</i>	<p><i>A horizontal articulation tool must be used to differentiate each individual dwelling unit on primary facades.</i></p> <p>Each dwelling unit utilizes a 4-foot wall offset to differentiate between units on primary façades.</p>
<i>Vertical Articulation</i>	<p><i>A vertical articulation tool must be used to differentiate each individual dwelling unit on primary facades.</i></p> <p>Each dwelling unit provides a change in roof form or pitch to differentiate between units on primary façades.</p>
<i>Roofing Materials</i>	<p><i>Must use Class 1 or 2 roofing materials.</i></p> <p>The buildings use a Class 2 laminated dimensional asphalt shingle.</p>

Across the development, a minimum of 75% Class 1 materials are utilized on all primary and secondary facades, exceeding material requirements. Each building incorporates a combination of Class 1 stone veneer, genuine stucco, and glass, with Class 3 fiber cement lap siding used as an accent material. The buildings are predominantly clad in contrasting light and dark stone veneer designed to resemble brick, complemented by stucco in light and dark neutral tones and lap siding accents in charcoal, bronze, and wood tones, utilizing a cohesive palette of light neutrals, steel, charcoal, bronze, tan, and wood tones.

9. Public Notification and Neighborhood Meeting

The applicant held the required neighborhood meeting on March 31, 2026, with 13 individuals in attendance. Questions were raised regarding traffic, pedestrian connectivity and safety, utilities, project ownership, parking, and preservation of existing trees along W. 119th Street. The applicant addressed these topics, including proposed traffic improvements, internal pedestrian connections, compliance with parking requirements, utility coordination, and will continue to explore additional preservation of the existing tree canopy along the corridor. Additionally, three (3) letters of public correspondence are included in the packet addressing similar feedback from the neighborhood meeting.

10. Waiver Request

Section 18.40.240 of the UDO provides a mechanism for waivers to be considered when unnecessary hardships can be demonstrated or where the exception would result in superior design. The applicant has submitted a justification statement for the requested waiver, which is attached to this report. The applicant is requesting a waiver from UDO 18.20.090. B, which requires a minimum corner side yard setback of 20 feet. This standard applies to Buildings 3, 6, and 11 within the proposed development. The applicant is proposing to reduce the setback to 15 feet. Staff is supportive of the requested corner side yard setback reduction, as required street trees and enhanced foundation landscaping are provided. The affected side elevations are also consistent with adjacent building front yard setbacks of 15 feet, and all elevations exceed primary façade material requirements, enhancing the quality of visible facades. This also provides for some additional landscape area adjacent to 119th Street.

11. UDO Rezoning Criteria

The Future Land Use Map of the PlanOlathe Comprehensive Plan identifies the subject property as *Urban Mixed Use Center* and *Primary Greenway*. The site is also located within

the K-7 Corridor Study area and is designated for several different uses, including Parks and Open Space, Low-Density Residential, and Commercial. The proposed multifamily residential development is consistent with and supported by both future land use designations and the corridor study. The proposed land use is also supported by the Mixed Use designation of the Elevate Olathe Comprehensive Plan which provides the opportunity for a mixture of uses along this portion of the K-7 Corridor.

The Urban Mixed Use Center designation of PlanOlathe encourages a mixture of residential, employment, shopping and civic uses. The proposed low-density multifamily townhome development is located adjacent to existing residential uses and near the 119th Street and K-7 corridor, identified as an Urban Mixed Use Center in PlanOlathe. While the development provides a lower-intensity residential product, it contributes to the overall intent of the designation by introducing additional housing options in an area planned for future mixed-use and commercial growth.

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

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

LUCC-3.1: Encourage Housing Near Services. *Encourage higher density housing development near transit services, commercial centers, and planned transit nodes and corridors to create activity areas that add to the community's quality of life. .*

HN-2.1: Full Range of Housing Choices. *Encourage residential development that supports the full range of housing needs in the community by ensuring a variety of housing types, prices and styles are created and maintained in the community.*

HN-4.2: Move-Up and Executive Housing. *Encourage housing products that will meet the needs and preferences of residents at different stages of life.*

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 multifamily townhome development meets several policies of PlanOlathe by supporting a range of housing options in proximity to services and future commercial and corridor areas, while providing appropriate transitions to adjacent residential uses. The Olathe 2040 Future Ready Strategic Plan identifies strategies that align with the proposal to promote and encourage a mix of housing types and opportunities throughout the community and encourage new residential to attract people to work and live in Olathe. The development aligns with the PlanOlathe Future Land Use Map, which designates the property as both *Urban Mixed Use Center* and *Primary Greenways*.

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

The character of the neighborhood reflects a transitional area influenced by both existing residential development and planned corridor growth. The surrounding neighborhood to the north includes compatible uses such as existing single-family homes, as well as approved plans for multifamily apartments and townhomes. Adjacent land to the south and west is designated as open space and parkland within a natural stream corridor and is also adjacent to traditional single-family residential uses. The character of these adjacent areas and the corridor is defined by high-quality design and materials that are integrated into the natural landscape and topography. The vacant land to the east is anticipated to develop in a manner consistent with future mixed-use and commercial growth along the corridor.

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

The proposed low density multifamily development serves as a compatible use to the existing residential districts in the vicinity and provides an appropriate transition to the mixed-use area identified at the K-7 Highway and 119th Street corridor.

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

The site is currently zoned County Rural which does not permit the development of multifamily housing. The entire site is proposed to be zoned to the R-3 District, which permits uses such as multifamily, senior housing, townhomes, and assisted living facilities.

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

The property has remained undeveloped since prior to being annexed into the City in 1998.

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

This development is not anticipated to negatively impact nearby properties. The proposed townhomes are located at the northeast corner of the site, in proximity to an arterial street. A greenway is located both west and south of the proposed buildings, creating separation from the single-family residential neighborhood located southwest. The development provides a transition of uses to future commercial development near the intersection of 119th Street and K-7 Highway.

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

Staff has not received any information indicating that the proposal would have a detrimental impact on the value of 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 increase in residential density in this area has been evaluated through a traffic impact study, and acceptable traffic operations for the roadway networks

surrounding the project site can be expected. A right turn lane into the development on 119th Street is required. Within the development, driveways and garage spaces are provided in adequate quantities to support the housing units.

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

The development is not anticipated to create pollution or other environmental harm. The development will follow all regulations and requirements pertaining to stormwater, air quality, noise, and other related items. The development is maintaining existing tree stands and planting new vegetation in accordance with the UDO.

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

Development of the subject property as multifamily will generate property taxes, and sales taxes by residents frequenting nearby commercial developments.

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

12. Staff Recommendation

Staff recommends approval the rezoning and preliminary site development plan (RZ26-0004) with the following stipulations:

- A. Staff recommends approval of RZ26-0004, Forest View Townhomes, for the following reasons:
 - 1. The proposed development complies with the policies and goals of the PlanOlathe Comprehensive Plan which this development was reviewed against.
 - 2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the R-3 District with no stipulations.
- C. Staff recommends approval of the preliminary site development plan with the following stipulations:
 - 1. A waiver is granted from UDO 18.20.090.B to reduce the minimum corner side yard setback from 20' to 15' feet.
 - 2. Genuine stucco must be used where stucco is identified on all primary facades to meet UDO requirements as a Class 1 material.
 - 3. Prior to issuance of any land disturbance permit, the applicant shall coordinate with staff to identify and document areas for additional tree preservation along the 119th

Street frontage, consistent with the corridor's established character of significant natural, preserved areas.

4. 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.



PLANNING
ENGINEERING
IMPLEMENTATION

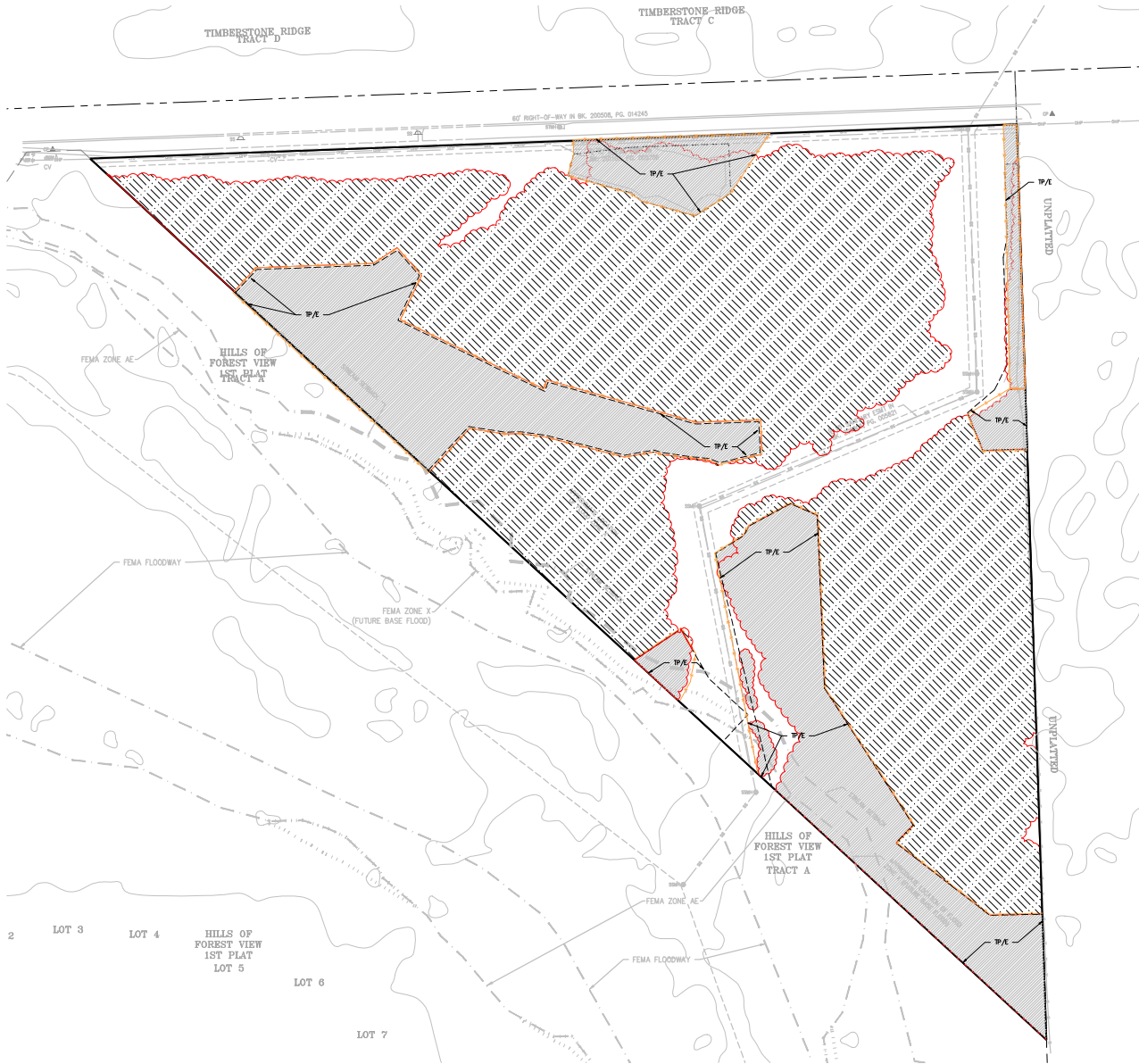
Date: March 4, 2026

To: Taylor Vande Velde
Olathe Planning Dept.

From: Judd D. Claussen, P.E.
Phelps Engineering, Inc.

**Re: Statement of Purpose for Zoning Amendment
Forest View Townhomes
PEI #250799**

This vacant property is currently zoned County RUR. The applicant is requesting R-3 zoning on the property so that the property may be developed as residential low density multi-family.

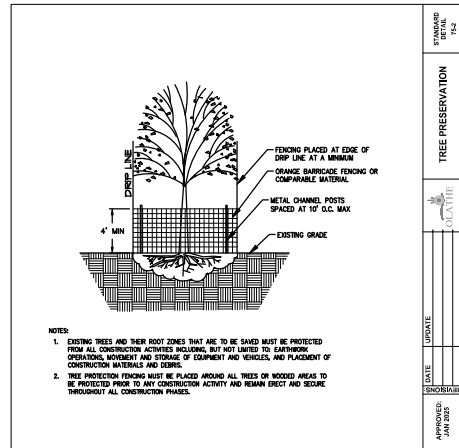


EXISTING TREES AND THEIR ROOT ZONES ABUTTING PROPERTY MUST BE PROTECTED FROM ALL CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO: EARTHWORK OPERATIONS, MOVEMENT AND STORAGE OF EQUIPMENT AND VEHICLES, AND PLACEMENT OF CONSTRUCTION MATERIALS AND DEBRIS.

TREE PRESERVATION LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREE AREA PRESERVED (2.94 Acres, 28.4%)
	EXISTING TREE AREA REMOVED (7.43 Acres, 71.6%)
	TREE PROTECTION FENCING

Tree Protection

1. Tree protection zones shall be delineated on-site with tree protection fencing prior to any land disturbing activities.
2. Tree protection fencing shall be composed of orange, contractor-grade material that is at least four (4) feet in height and supported by metal channel posts spaced at a maximum of ten (10) feet on center.
3. Tree protection fence shall be securely fastened to the top, middle, and bottom of each post.
4. Tree protection fence shall be inspected each workday and maintained in effective operating condition. Perform necessary maintenance to ensure the all delineated woodlands are delineated and protected throughout all construction phases.
5. All tree protection fencing shall be properly removed from site after all phases of construction are completed.



DATE	DESCRIPTION	BY	DATE
JAN 2024	TREE PRESERVATION	PHILIP	1/14



Know what's below.
Call before you dig.

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

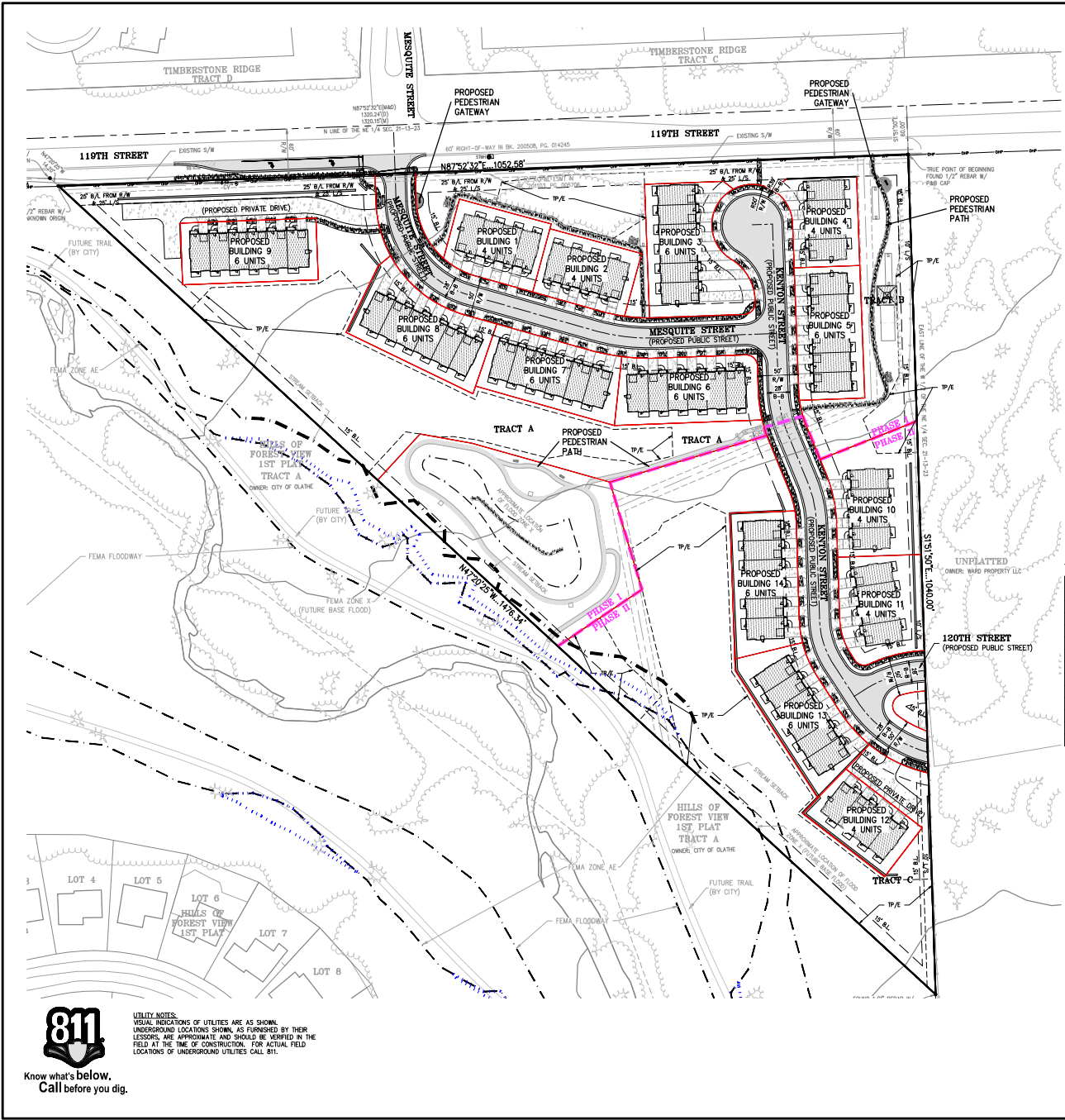
PHILIP ENGINEERING, INC.
1011 N. Webster
Chickasha, Oklahoma 73015
Phone: 405-982-1111
www.philipengineering.com



TREE PRESERVATION PLAN
FOREST VIEW TOWNHOMES
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	250799	DATE	10/29/2023
NO.	1	BY	PH
REVISION	REVISED PER CITY COMMENTS	DATE	01/14/2024
NO.	2	BY	PH
REVISION	REVISED PER CITY COMMENTS	DATE	01/14/2024

SHEET
C001



PARCEL	AREA (S.F.)	AREA (AC)
TRACT B	56281.54	1.2920
TRACT D	46441.54	1.0682
PLAT	547338.77	12.5652
TRACT C	90732.90	2.0949
ROW	73571.13	1.6880
TRACT E	1466.91	0.0337
TRACT A	92244.08	2.1376
1	10051.44	0.2307
2	9589.64	0.2201
3	17291.85	0.3970
4	9439.10	0.2165
5	13320.99	0.3058
6	14154.85	0.3250
7	13822.77	0.3173
8	14988.77	0.3443
9	12810.00	0.2941
10	15710.70	0.3607
11	12738.83	0.2924
12	9428.23	0.2164
13	14785.21	0.3394
14	14028.97	0.3221

LEGEND	
— PL —	PROPERTY LINE
— LL —	PROPOSED LOT LINE
— LL —	EXISTING LOT LINE
— R/W —	RIGHT-OF-WAY
—	2' CURB & GUTTER
— B/L —	BUILDING SETBACK LINE
— P/L —	PARKING SETBACK LINE
— L/S —	LANDSCAPE SETBACK LINE
—	PHASING LINE
—	PROPOSED BUILDING
—	ASPHALT PAVEMENT - STANDARD DUTY
—	CONCRETE PAVEMENT
—	CONCRETE SIDEWALK
—	RETAINING WALL W/ HANDRAIL

LEGAL DESCRIPTION:

Part of the NE 1/4 of Section 21, T13S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of the NE 1/4 of Section 21, T13S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas; thence N 87°52'32" E, along the North line of said NE 1/4, a distance of 1,320.24 feet to the Northeast corner of the W 1/2 of said NE 1/4; thence S 01°51'50" E, along the East line of the W 1/2 of said NE 1/4, a distance of 60.00 feet to a point on the South right-of-way line of 119th Street, as now established, filed at the Register of Deeds Office, Johnson County, Kansas in Book 200508, Page 014245, said point also being the TRUE POINT OF BEGINNING; thence continuing S 01°51'50" E, along the East line of the W 1/2 of said NE 1/4, a distance of 1,040.00 feet to a corner on the Northeastly line of Tract "A", HILLS OF FOREST VIEW, 1ST PLAT, a subdivision of land in the City of Olathe, Johnson County, Kansas; thence N 47°20'25" W, along the Northeastly line of said Tract "A", a distance of 1,476.34 feet to a corner on the North line of said Tract "A", said point also being on the South right-of-way line of said 119th Street and parallel with the North line of said NE 1/4, a distance of 1,052.58 feet to the TRUE POINT OF BEGINNING.

GROSS AREA = ±12.5652 ACRES

ZONING BULK REGULATIONS

EXISTING: RP-1 & CITY RUR	ZONING	
	PROPOSED: R-3, COLUMN 2	PROVIDED
BUILDING SETBACKS (CODE SECTION 18.30.090)		
LOCATION	REQUIRED	PROVIDED
FRONT YARD	5 FT	15 FT
SIDE YARD	NA	7.5 FT
REAR YARD	15 FT	15 FT
CORNER YARD	20 FT	*15 FT
*NA=NEAR REQUESTED		
LANDSCAPE SETBACKS (CODE SECTION 18.15.115)		
LOCATION	REQUIRED	PROVIDED
FROM P/L	20 FT	20 FT
FROM R/W	20 FT	20 FT

BUILDING HEIGHTS

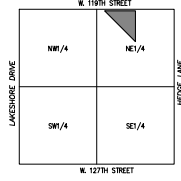
BUILDING DATA	MAXIMUM	PROVIDED
4-UNIT	3 STORIES/40 FEET	26'-8"
6-UNIT	3 STORIES/40 FEET	26'-8"

SITE DATA

LOT 1:		
TOTAL	547,338 S.F. / 12.5652 Ac.	
PHASE I	357,869 S.F. / 8.2155 Ac.	
PHASE II	189,469 S.F. / 4.3497 Ac.	
ZONING:		
EXISTING	RP-1 & CITY RUR	
PROPOSED	RP-3	
PHASE I:		
PROPOSED BUILDING UNITS (2.5-STORY)	48 UNITS	
DENSITY	5.84 UNITS PER ACRE	
LENGTH OF STREET	1187 L.F.	
PRIVATE DRIVE	848 S.F.	
PHASE II:		
PROPOSED BUILDING UNITS (2.5-STORY)	24 UNITS	
DENSITY	5.52 UNITS PER ACRE	
LENGTH OF STREET	564 L.F.	
PRIVATE DRIVE	300 S.F.	
TOTAL:		
PROPOSED BUILDING UNITS (2.5-STORY)	72 UNITS	
DENSITY	5.73 UNITS PER ACRE	
LENGTH OF STREET	1,751 L.F.	
PRIVATE DRIVE	1,255 S.F.	
CONNECTIVITY RATIO (MIN. 1.7 REQ'D)	2.25	

PARKING SUMMARY TABLE

PARKING REQUIREMENTS (CODE SECTION 18.30.160)	
REQUIRED - LOT 1	
1.5 PER DWELLING UNIT x 72 UNITS	108
PROVIDED - LOT 1	
DRIVEWAY SPACES	72
GARAGE SPACES	72
TOTAL	144



SCALE: 1"=200'
VICINITY MAP SEC. 21-13-23



UTILITY NOTES:
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Cory N. Winkler
Chris. James Ashok
PHILIPS ENGINEERING, INC.
1000 N. W. 10th St., Suite 100
Olathe, KS 66061
www.philipseng.com



PRELIMINARY PLAN & DEVELOPMENT PLAN
FOREST VIEW TOWNHOMES
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

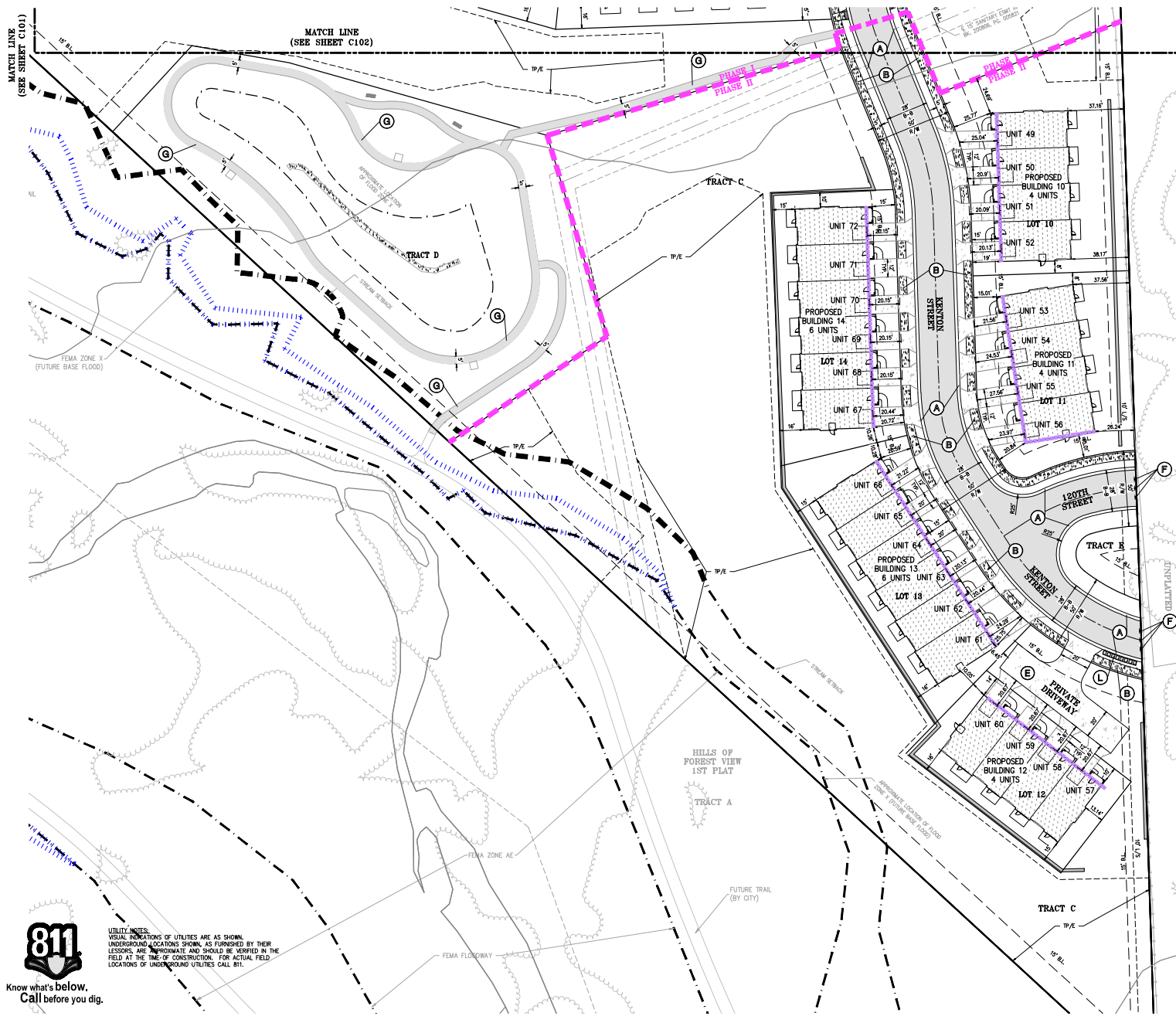
NO.	DATE	BY	FOR	REVISIONS
1	04/17/2008	JW	PHILIPS ENGINEERING, INC.	ISSUED FOR PERMITS
2	04/17/2008	JW	PHILIPS ENGINEERING, INC.	REVISED PER CITY COMMENTS

SHEET
C100

PROJECT NO. 250999
 DATE: 04/17/2024
 DRAWN BY: J. W. BISHOP
 CHECKED BY: J. W. BISHOP
 APPROVED BY: J. W. BISHOP
 PROJECT LOCATION: 120TH STREET & HILLTOP DRIVE, OLAHE, MO
 SHEET NO. C103 OF 103

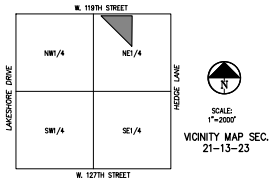
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- LEGEND**
- PL — PROPERTY LINE
 - - - LL - PROPOSED LOT LINE
 - - - LL - EXISTING LOT LINE
 - - - R/W - RIGHT-OF-WAY
 - 2" CURB & GUTTER
 - S/A - BUILDING SETBACK LINE
 - P/S - PARKING SETBACK LINE
 - L/S - LANDSCAPE SETBACK LINE
 - PHASING LINE
 - ▨ PROPOSED BUILDING
 - ▨ ASPHALT PAVEMENT - STANDARD DUTY
 - ▨ CONCRETE PAVEMENT
 - ▨ CONCRETE SIDEWALK
 - ▨ RETAINING WALL W/ HANDRAIL
 - ▨ PRIMARY FACADES

- SITE KEY NOTES:**
- (A) CONSTRUCT PUBLIC 2 FT TYPE "A" ROLL BACK CONCRETE CURB & GUTTER PER CITY OF OLAHE STANDARD DETAIL 21-1.
 - (B) CONSTRUCT PUBLIC 5 FT WIDE CONCRETE SIDEWALK PER CITY OF OLAHE STANDARD DETAIL 21-4.
 - (C) CONSTRUCT PUBLIC SIDEWALK RAMP (TYPE 0) WITH DETECTABLE WARNING PER CITY OF OLAHE STANDARD DETAIL 21-10.
 - (D) CONSTRUCT PUBLIC SIDEWALK RAMP (RIB BLOCK) WITH DETECTABLE WARNING PER CITY OF OLAHE STANDARD DETAIL 21-10.
 - (E) CONSTRUCT CONCRETE PAVEMENT.
 - (F) INSTALL (3) - DIAMOND REFLECTORIZED PANELS (DM-1)
 - (G) CONSTRUCT CONCRETE OR ASPHALT PATH.
 - (H) INSTALL MONUMENT SIGN (REFER TO ARCH PLANS).
 - (I) CONSTRUCT RESIDENTIAL DRIVE (TYPE A CURB) PER CITY OF OLAHE STANDARD DETAIL 21-11.
 - (J) CONSTRUCT PAVED CROSSWALK WITH TWO 6 INCH WIDE WHITE (YELLOW STRIPES SPACED 5 FEET APART ALONG TRAVEL PATH.
 - (K) CONSTRUCT PEDESTRIAN GATEWAY WITH STAMPED COLORED CONCRETE, BENCH, & LANDSCAPING.
 - (L) CONSTRUCT CONCRETE PAD FOR TRASH AND RECYCLING BINS.
 - (M) RELOCATED PEDESTRIAN CROSSING SIGN WITH FLASHING BEACONS.
 - (N) CONSTRUCT PAVED CROSSWALK WITH TWO 6 INCH WIDE WHITE (YELLOW STRIPES SPACED 5 FEET APART ALONG TRAVEL PATH.
 - (O) INSTALL LANE WIDENING (REFER TO OLAHE STANDARD DETAIL 13-7)
 - (P) CONSTRUCT PAVING STRUCTURE AND YARD GAMES (RE: LANDSCAPE).



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 200 N. Woodruff
 Olathe, Kansas 66041
 Phone: 816.251.1100
 Fax: 816.251.1101
 www.phaseeng.com

PLANNING ARCHITECTURE ENGINEERING

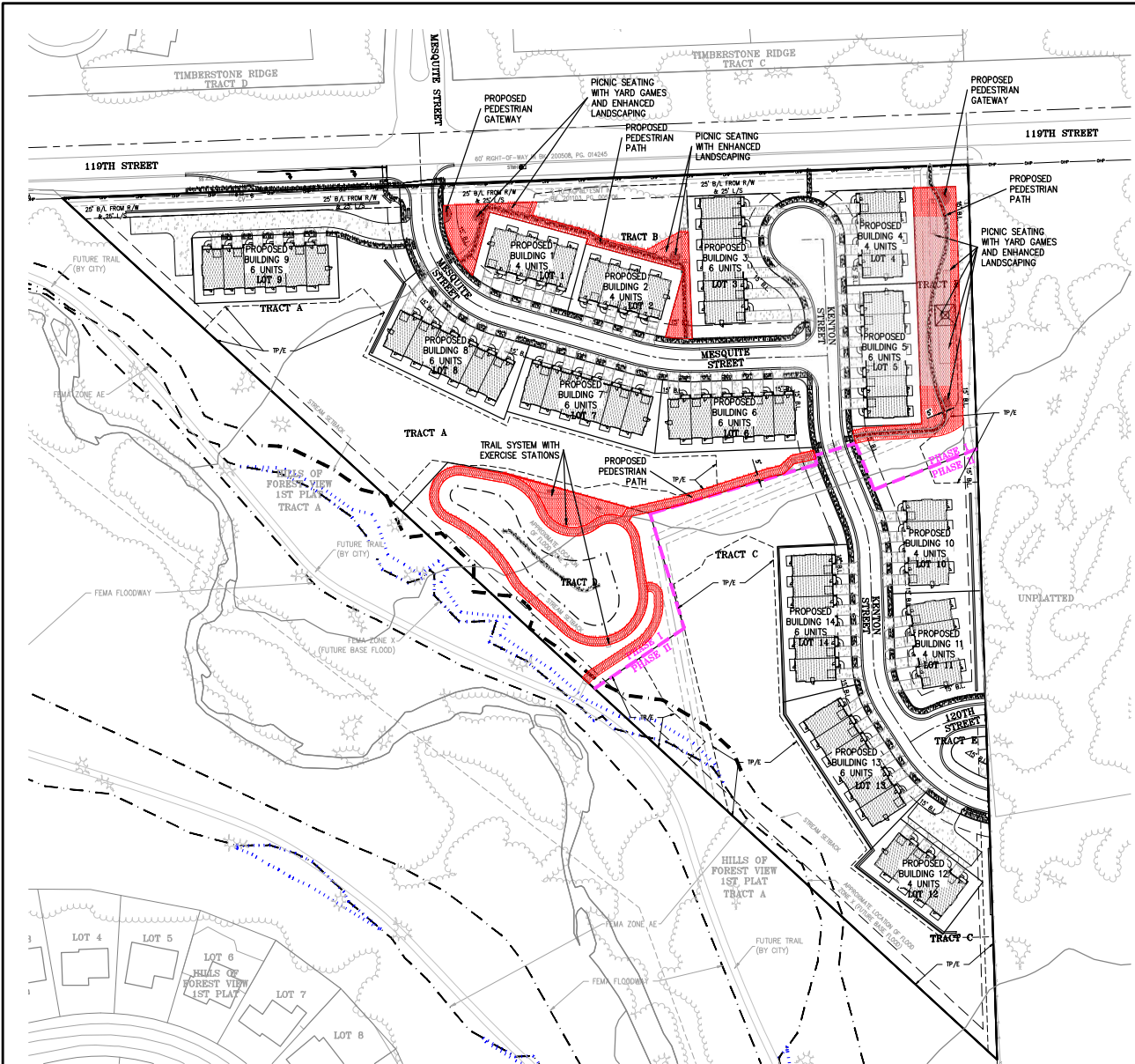
PHASE ENGINEERING, INC.

SITE PLAN - ENLARGED
 FOREST VIEW TOWNHOMES
 CITY OF OLAHE, JOHNSON COUNTY, KANSAS

NO.	DATE	REVISION
1	04/17/2024	ISSUED FOR PERMITS
2	04/17/2024	REVISED PER CITY COMMENTS

PROJECT NO. 250999
 SHEET NO. C103 OF 103

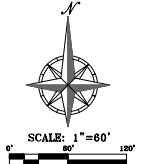
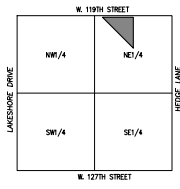
SHEET C103



- LEGEND**
- PL — PROPERTY LINE
 - - - LL - LOT LINE
 - - - R/W - RIGHT-OF-WAY
 - C — 2' CURB & GUTTER
 - 4" CURB
 - S/A — BUILDING SETBACK LINE
 - P/S — PARKING SETBACK LINE
 - L/S — LANDSCAPE SETBACK LINE
 - [Pattern] — PROPOSED BUILDING
 - [Pattern] — CONCRETE PAVEMENT
 - [Pattern] — CONCRETE SIDEWALK
 - [Pattern] — OPEN SPACE
 - [Pattern] — ACTIVE OPEN SPACE
 - — RETAINING WALL W/ HANDRAIL
 - — PHASING LINE

OPEN SPACE TABLE

ZONING R-3, COLUMN 2 (SITE DESIGN CATEGORY 3- UDO 18.15.115.6)		
GROSS AREA	12.57 ACRES	
NET AREA	10.92 ACRES	
COMMON OPEN SPACE REQUIRED (15% OF)	1.64 ACRES	15.0%
COMMON OPEN SPACE PROVIDED	7.20 ACRES	65.9%
ACTIVE OPEN SPACE REQUIRED (50% OF)	0.82 ACRES	50% OF
ACTIVE OPEN SPACE PROVIDED	0.83 ACRES	50% OF



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Olathe, Kansas 66048
(913) 765-1000
www.philipseng.com



OPEN SPACE PLAN
FOREST VIEW TOWNHOMES
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	BY	CHKD.
250709	11/13/2024	JM	JM
DESCRIPTION	DATE	BY	CHKD.
EXCEPTION APPROVED	11/13/2024	JM	JM
DATE	BY	CHKD.	
11/13/2024	JM	JM	
DATE	BY	CHKD.	
11/13/2024	JM	JM	

SHEET
C104



- LEGEND**
- PL — PROPERTY LINE
 - LL — LOT LINE
 - - - R/W - RIGHT-OF-WAY
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING STORM SEWER
 - PROPOSED STORM PIPE
 - PROPOSED NET CURB & GUTTER
 - PROPOSED RETAINING WALL W/ HANDRAIL
 - SLAB ON GRADE
 - PHASING LINE
- S.O.G.

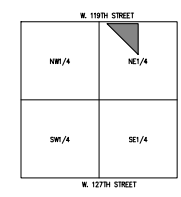
BENCHMARK:
 JOHNSON COUNTY BENCHMARK NO.236 ELEV.=895.72
 2" ALUMINUM MONUMENT

AT K-7 HIGHWAY & 119TH STREET, GO WEST ON 119TH STREET ± 0.6 MILES TO 1ST CONCRETE BRIDGE OVER LITTLE CEDAR CREEK, BEING THE 1ST BRIDGE WEST OF K-7 HIGHWAY.

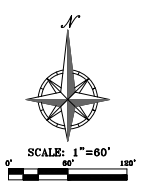
FLOOD NOTE:
 A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X(FUTURE BASE FLOOD), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0062C, AND DATED AUGUST 3, 2009.



SCALE: 1"=2000'
 VICINITY MAP SEC. 21-15-23



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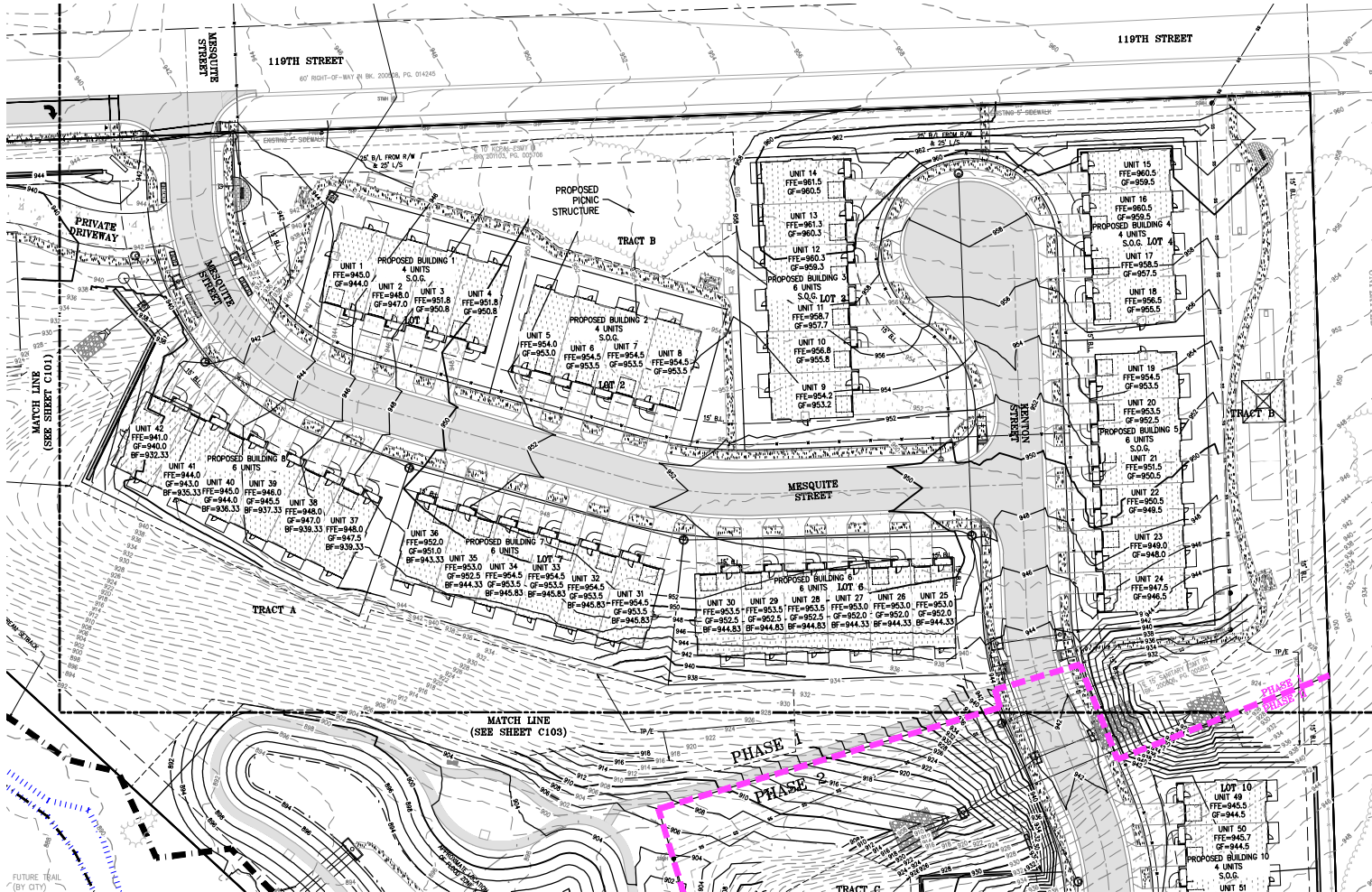
HELPS ENGINEERING, INC.
 1001 N. Winchester
 Olathe, MO 64040
 Phone: (913) 799-1900
 Fax: (913) 799-1904
 www.helpsengineering.com



GRADING PLAN - OVERALL
 FOREST VIEW TOWNHOMES
 CITY OF OLATHE, JOHNSON COUNTY, KANSAS

NO.	DATE	BY	CHKD.	REVISION
1	03/07/2009			REVISED PER CITY COMMENTS
2	04/17/2009			REVISED PER CITY COMMENTS

SHEET
C200



- LEGEND**
- PL PROPERTY LINE
 - - - LL LOT LINE
 - - - R/W RIGHT-OF-WAY
 - PHASING LINE
 - - - EXISTING CONTOURS
 - - - PROPOSED CONTOURS
 - EXISTING STORM SEWER
 - PROPOSED STORM PIPE
 - PROPOSED MET CURB & GUTTER
 - PROPOSED DRY CURB & GUTTER
 - PROPOSED RETAINING WALL W/ HANDBAIL
 - SLAB ON GRADE
 - PROPOSED SPOT ELEVATION
 - LC LP OF CUTTER
 - TC TOP OF CURB
 - SW SIDEWALK
 - ME MATCH EXISTING
 - HP HIGH POINT
 - LP LOW POINT
 - F TOP OF FRACTION
 - GR GREENING ELEVATION
 - BS BOTTOM OF STEPS
 - TS TOP OF STEPS
 - BW GRADE AT BOTTOM OF WALL
 - TW GRADE AT TOP OF WALL
- S.O.G. 100.00

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 1001 N. Winchester
 Overland Park, KS 66204
 (913) 339-9999
 www.philipseng.com

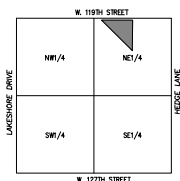


GRADING PLAN - ENLARGED
 FOREST VIEW TOWNHOMES
 CITY OF OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	25099R
DATE	03/17/2024
DESIGNER	PHILIPS ENGINEERING, INC.
DATE OF APPROVAL	03/17/2024
APPROVED BY	[Signature]
DATE OF APPROVAL	03/17/2024
APPROVED BY	[Signature]



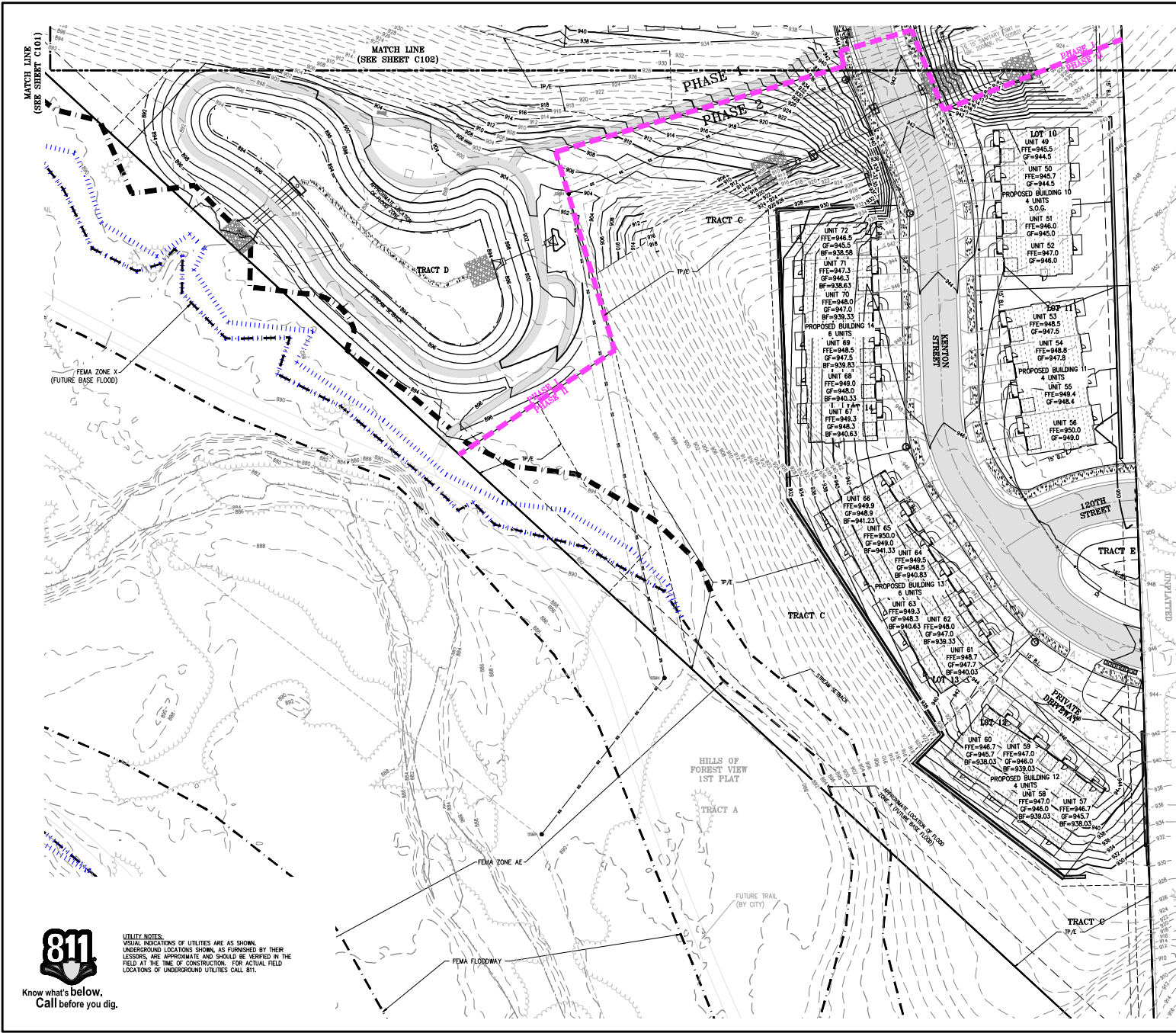
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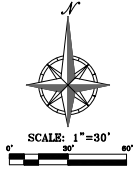
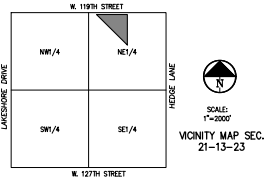
SCALE: 1"=300'
 VICINITY MAP SEC. 21-13-23



SHEET
C202



- LEGEND**
- PL PROPERTY LINE
 - - - LL LOT LINE
 - - - R/W RIGHT-OF-WAY
 - PHASING LINE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING STORM SEWER
 - PROPOSED STORM PIPE
 - PROPOSED WET CURB & GUTTER
 - PROPOSED DRY CURB & GUTTER
 - PROPOSED RETAINING WALL W/ HANDRAIL
 - S.O.G. SLAB ON GRADE
 - PROPOSED SPOT ELEVATION
 - LG LP OF GUTTER
 - TC TOP OF CURB
 - SW SIDEWALK
 - ME MASON EXISTING
 - HP HIGH POINT
 - LP LOW POINT
 - P TOP OF PAVEMENT
 - TS TOP OF STRUCTURE
 - BS BOTTOM OF STEPS
 - OK GROUND ELEVATION
 - TS TOP OF STEPS
 - BM GRADE AT BOTTOM OF WALL
 - TW GRADE AT TOP OF WALL



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 Olathe, Kansas 66041
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 www.phaseeng.com

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GRADING PLAN - ENLARGED
 FOREST VIEW TOWNHOMES
 CITY OF OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	250999
DATE	11/17/2028
SCALE	1"=2000'
DESIGNED BY	PHASE ENGINEERING, INC.
CHECKED BY	PHASE ENGINEERING, INC.
DATE OF APPROVAL	11/17/2028
APPROVED BY	PHASE ENGINEERING, INC.
DATE OF APPROVAL	11/17/2028
APPROVED BY	PHASE ENGINEERING, INC.

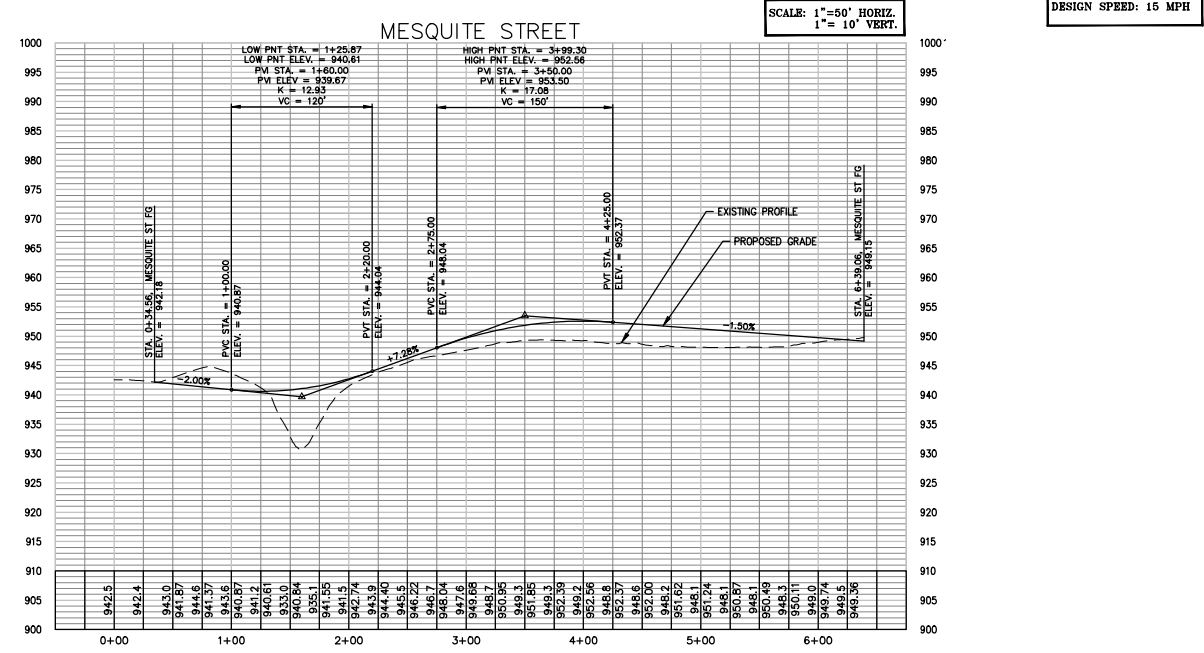
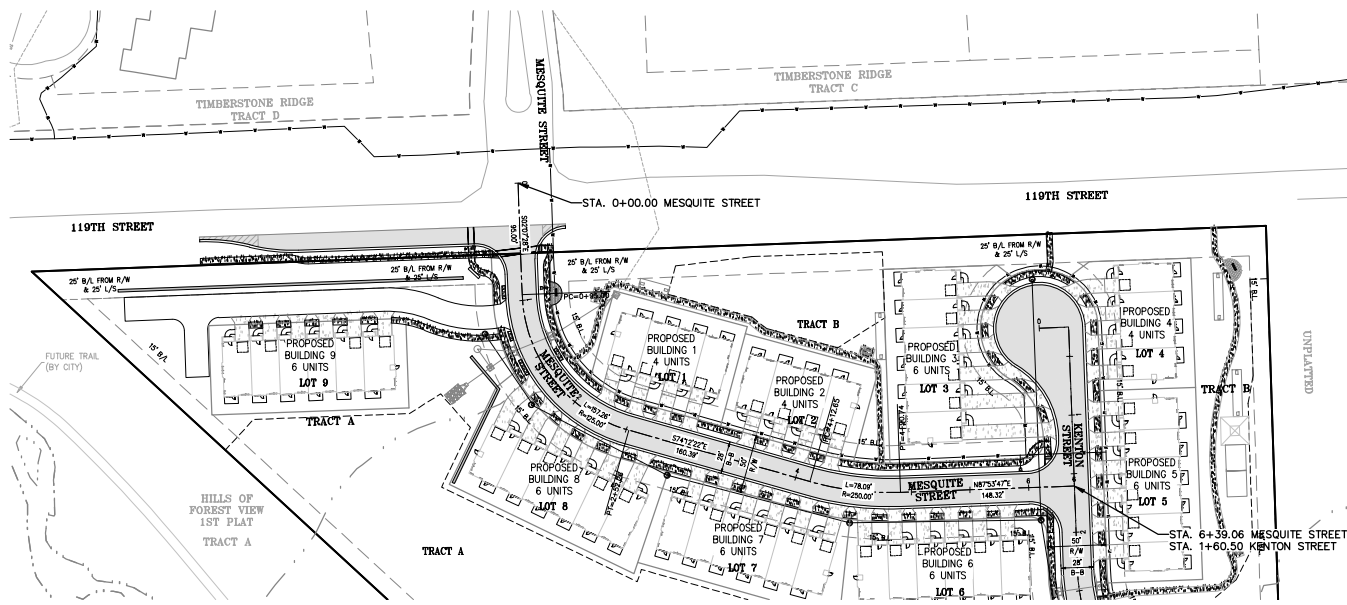
SHEET
C203

\Users\jordan\My Documents\250999\My Documents\Grading Plan - ENLARGED.dwg EXPLODED Apr 17, 2028 - 11:36am John Webber



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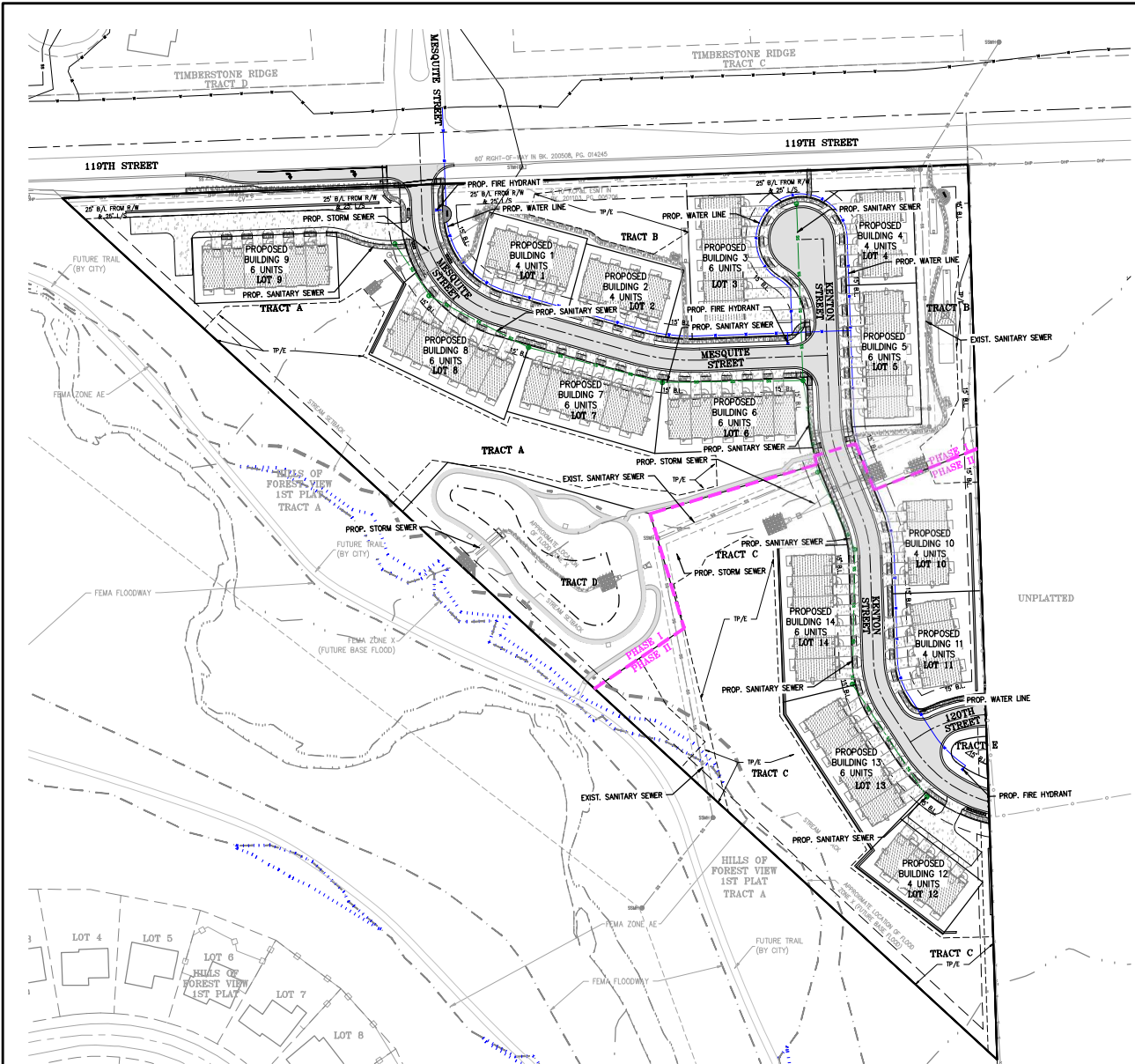


STREET PLAN & PROFILE
FOREST VIEW TOWNHOMES
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

No.	Date	Revised For
1	03/17/2008	REVISED PER CITY COMMENTS
2	04/17/2008	REVISED PER CITY COMMENTS

PROJECT NO. 200709
SHEET NO. C204
DATE: 04/17/2008
CITY OF OLATHE
JOHNSON COUNTY, KANSAS

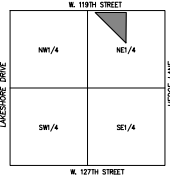
SHEET
C204



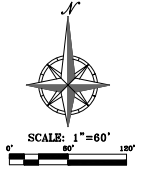
NOTE:
ALL TOWNHOMES TO HAVE FIRE SUPPRESSION. ADDITIONAL FIRE HYDRANTS WILL BE PROVIDED TO MEET FIRE CODE STANDARDS AT PERMIT STAGE. HYDRANTS WILL BE PROVIDED WITHIN 100 FT OF ALL FIRE DEPARTMENT CONNECTIONS.

- LEGEND**
- PL — PROPERTY LINE
 - LL — LOT LINE
 - R/W — RIGHT-OF-WAY
 - COM — EXISTING COMMUNICATIONS LINE
 - OHC — EXISTING OVERHEAD COMMUNICATIONS LINE
 - G — EXISTING GAS LINE
 - BE — EXISTING BURIED ELECTRIC LINE
 - OHP — 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
 - — PHASING LINE

- UTILITY COMPANIES:**
- ATMOS ENERGY TERRITORY
ATMOS ENERGY
CAMERON PARKS (CAMERON.PARKS@ATMOSENERGY.COM) (816) 560-1970 – OFFICE
25500 W. 110TH TERRACE
OLATHE, KS 66061
 - EVERY (METRO) CONTACT SOUTHERN JOCO
EVERY
JUSTIN AMBERSON (JUSTIN.AMBERSON@EVERY.COM) (816) 810-4363
1615 W. 108TH STREET
LENEXA, KS 66219
 - CITY OF OLATHE – PUBLIC SEWER
CHRIS FARNEY (C.FARNEY@OLATHEKS.ORG) (913) 971-9451
WATER DISTRICT NO. 1 OF JOHNSON COUNTY
10747 RENNER BLVD.
LENEXA, KS 66219
 - WATER MAINS
ELIZABETH MALONEY (EMALONEY@WATERONE.ORG) (913) 895-5467 – OFFICE
 - WATER SERVICES
CHRIS ANDERSON (CANDERSON@WATERONE.ORG) (913) 895-5754 – OFFICE
 - GOOGLE FIBER
LAUREN MAROUCCI (KC-GOOGLE-UC@GOOGLE.COM) (913) 663-1800



SCALE:
1"=2000'
VICINITY MAP SEC.
21-13-23



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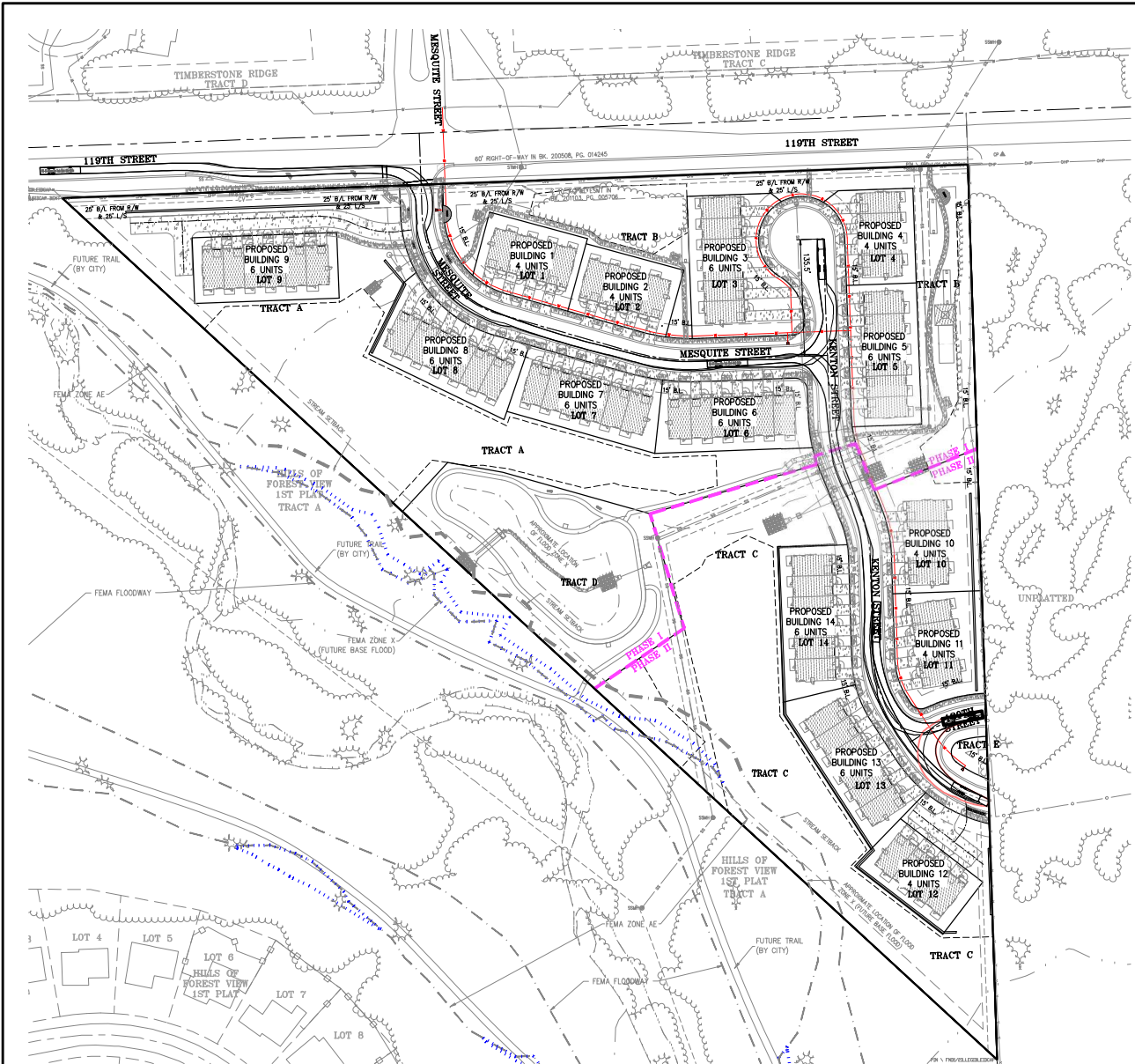
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1001 N. Winchester
Olathe, Kansas 66048
(913) 766-9999
www.philipsengineering.com



UTILITY PLAN
FOREST VIEW TOWNHOMES
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

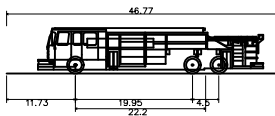
NO.	DATE	BY	CHKD.	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS
1	04/17/2008	JAN	JAN		

SHEET
C300

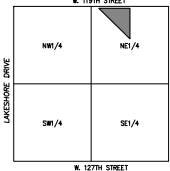


- LEGEND**
- PL — PROPERTY LINE
 - LL — LOT LINE
 - - - R/W - - - RIGHT-OF-WAY
 - - - W - - - PROPOSED WATER LINE
 - - - F - - - PROPOSED FIRE LINE
 - ⊕ — FIRE HYDRANT
 - P — PAVING LINE

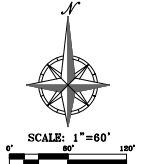
NOTE:
 ALL TOWNHOMES TO HAVE FIRE SUPPRESSION. ADDITIONAL FIRE HYDRANTS WILL BE PROVIDED TO MEET FIRE CODE STANDARDS AT PERMIT STAGE. HYDRANTS WILL BE PROVIDED WITHIN 100 FT OF ALL FIRE DEPARTMENT CONNECTIONS.



PEI-47-Pumper-Fire-Truck-(Dual-Axle)-Olathe
 Overall Length 46.770ft
 Overall Width 8.167ft
 Overall Body Height 7.745ft
 Min Body Ground Clearance 0.658ft
 Track Width 8.167ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 45.00°



SCALE: 1"=200'
 VICINITY MAP SEC. 21-13-23



Know what's below.
 Call before you dig.

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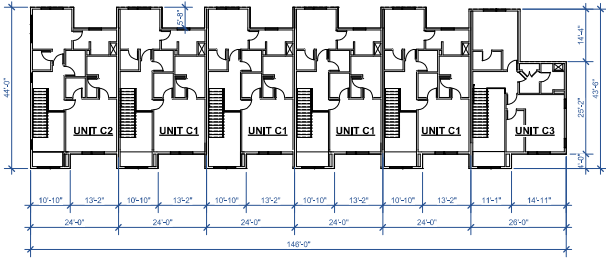


FIRE PROTECTION PLAN - TRUCK TURN
 FOREST VIEW TOWNHOMES
 CITY OF OLATHE, JOHNSON COUNTY, KANSAS

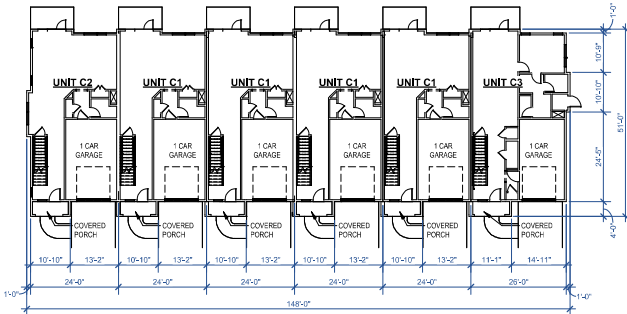
NO.	DATE	BY	FOR
1	11/17/2020	PHILIPS	REVISED PER CITY COMMENTS
2	01/17/2021	PHILIPS	REVISED PER CITY COMMENTS

SHEET
C301

C:\Users\jwhitney\OneDrive\Documents\Projects\2020\202007\Fire Protection\Plan\Map\811\811.dwg Apr 17, 2020 11:30am john whitney



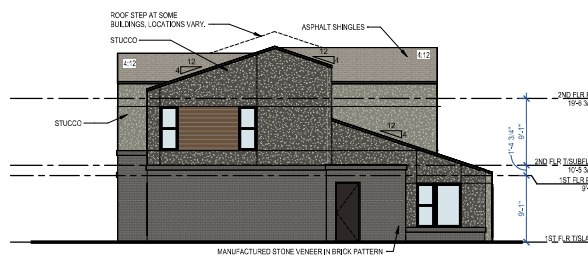
6-UNIT TOWNHOMES - 2ND FLOOR BUILDING PLAN
1/8" = 1'-0"



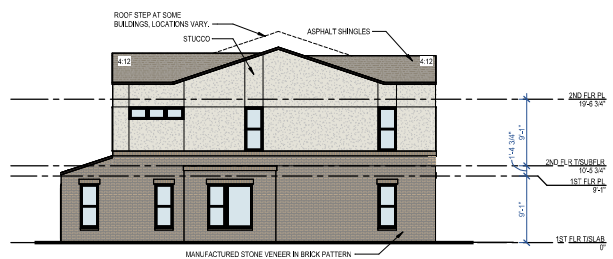
6-UNIT TOWNHOMES - 1ST FLOOR BUILDING PLAN
1/8" = 1'-0"

STUCCO MOUNTAIN ROAD - SW 1015 OR SIMILAR	MANUFACTURED STONE VENEER BRICK PATTERN (TAN BLEND) PROVA OR SIMILAR
STUCCO DREDAVIM-FE - SW 7638 OR SIMILAR	MANUFACTURED STONE VENEER BRICK PATTERN (CHARCOAL BLEND) PROVA OR SIMILAR
STUCCO SKIN LINE STEEL - SW 1015 OR SIMILAR	FIBER CEMENT LAP SIDING WOODSTONE ASPEN RIDGE OR SIMILAR
STUCCO URBANE BRONZE - SW 7048 OR SIMILAR	FIBER CEMENT LAP SIDING URBANE BRONZE - SW 7048 OR SIMILAR
ASPHALT SHINGLES TAMKO HERITAGE WEATHERED WOOD OR SIMILAR	FIBER CEMENT LAP SIDING SHYLINE STEEL - SW 1015 OR SIMILAR

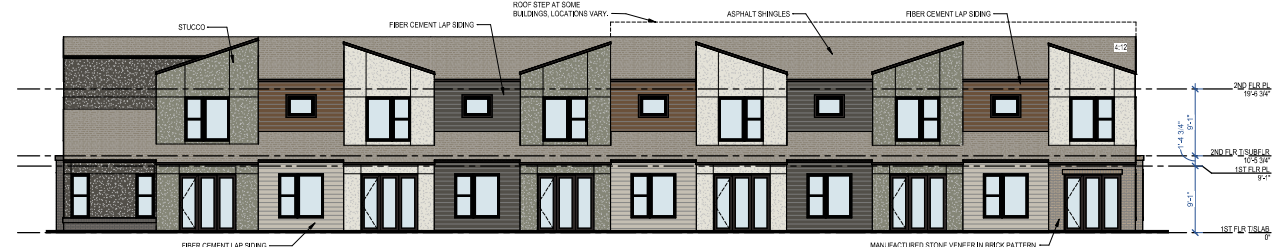
MATERIAL LEGEND



6-UNIT TOWNHOMES - RIGHT ELEVATION
1/8" = 1'-0"
PRIMARY FACADE AT BUILDINGS 3 & 9
SECONDARY FACADE AT ALL OTHER BUILDINGS



6-UNIT TOWNHOMES - LEFT ELEVATION
1/8" = 1'-0"
PRIMARY FACADE AT BUILDINGS 3 & 6
SECONDARY FACADE AT ALL OTHER BUILDINGS



6-UNIT TOWNHOMES - REAR ELEVATION
1/8" = 1'-0"
SECONDARY FACADE AT ALL BUILDINGS



6-UNIT TOWNHOMES - FRONT ELEVATION
1/8" = 1'-0"
PRIMARY FACADE AT ALL BUILDINGS

FRONT ELEVATION
PRIMARY FACADE AT ALL BUILDINGS

CLASS 1 (MIN. 70%)	MATERIAL	AREAS (SF.)	PERCENT
CLASS 1 (MIN. 70%)	GLAZING	748.75	22.95%
	MANUFACTURED STONE VENEER	843.56	25.85%
	STUCCO	970.97	29.26%
TOTAL			78.56%

CLASS 3	MATERIAL	AREAS (SF.)	PERCENT
CLASS 3	METAL ROOF	354.34	10.97%
	FIBER CEMENT LAP SIDING & TRIM	343.37	10.52%
TOTAL			21.44%

LEFT ELEVATION
PRIMARY FACADE AT BUILDINGS 3 & 6
SECONDARY FACADE AT ALL OTHER BUILDINGS

CLASS 1 (MIN. 70% AT PRIMARY FACADE, MIN. 50% AT SECONDARY FACADE)	MATERIAL	AREAS (SF.)	PERCENT
CLASS 1 (MIN. 70% AT PRIMARY FACADE, MIN. 50% AT SECONDARY FACADE)	GLAZING	123.16	11.13%
	MANUFACTURED STONE VENEER	542.75	49.06%
	STUCCO	440.39	39.81%
TOTAL			100.00%

RIGHT ELEVATION
PRIMARY FACADE AT BUILDINGS 3 & 9
SECONDARY FACADE AT ALL OTHER BUILDINGS

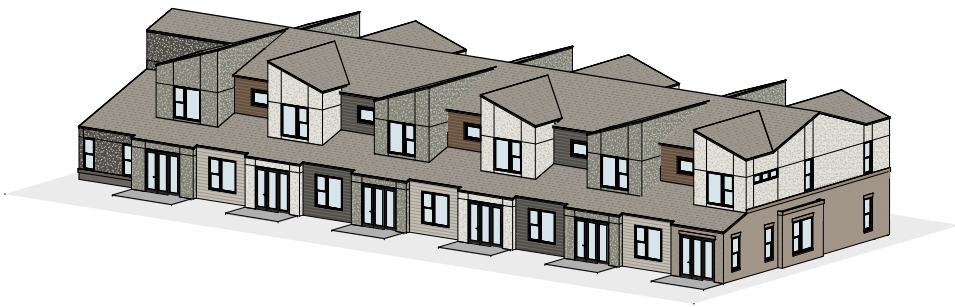
CLASS 1 (MIN. 70% AT PRIMARY FACADE, MIN. 50% AT SECONDARY FACADE)	MATERIAL	AREAS (SF.)	PERCENT
CLASS 1 (MIN. 70% AT PRIMARY FACADE, MIN. 50% AT SECONDARY FACADE)	GLAZING	66.73	6.21%
	MANUFACTURED STONE VENEER	414.16	38.53%
	STUCCO	817.58	48.15%
TOTAL			92.89%

CLASS 3	MATERIAL	AREAS (SF.)	PERCENT
CLASS 3	METAL ROOF	27.22	2.53%
	FIBER CEMENT LAP SIDING & TRIM	49.25	4.58%
TOTAL			7.11%

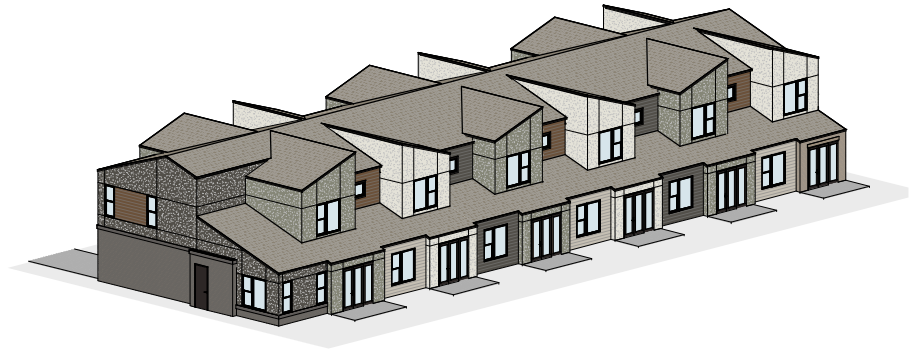
REAR ELEVATION
SECONDARY FACADE AT ALL BUILDINGS

CLASS 1 (MIN. 50%)	MATERIAL	AREAS (SF.)	PERCENT
CLASS 1 (MIN. 50%)	GLAZING	845.65	29.61%
	MANUFACTURED STONE VENEER	97.71	3.42%
	STUCCO	1113.73	39.00%
TOTAL			72.03%

CLASS 3	MATERIAL	AREAS (SF.)	PERCENT
CLASS 3	FIBER CEMENT LAP SIDING & TRIM	798.71	27.97%
TOTAL			27.97%



4 6-UNIT TOWNHOMES - PERSPECTIVE
NTS



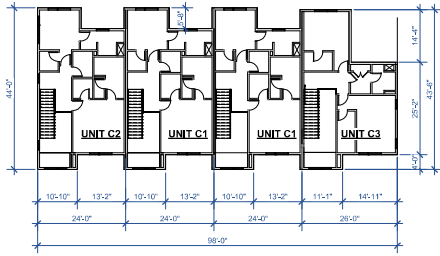
2 6-UNIT TOWNHOMES - PERSPECTIVE
NTS



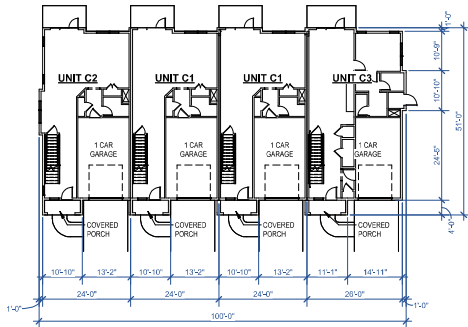
3 6-UNIT TOWNHOMES - PERSPECTIVE
NTS



1 6-UNIT TOWNHOMES - PERSPECTIVE
NTS



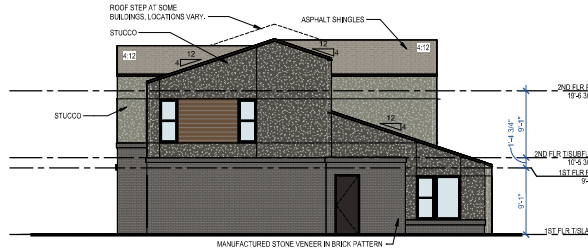
6 4-UNIT TOWNHOMES - 2ND FLOOR BUILDING PLAN
1/16" = 1'-0"



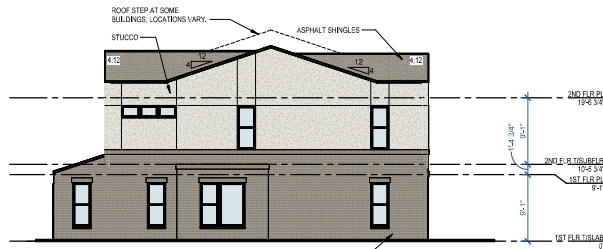
5 4-UNIT TOWNHOMES - 1ST FLOOR BUILDING PLAN
1/16" = 1'-0"

MATERIAL LEGEND	
STUCCO MOUNTAIN ROAD - SW 1015 OR SIMILAR	MANUFACTURED STONE VENEER BRICK PATTERN (TAN BLEND) PROVA OR SIMILAR
STUCCO ORNDORF MFE - SW 7636 OR SIMILAR	MANUFACTURED STONE VENEER BRICK PATTERN (CHARCOAL BLEND) PROVA OR SIMILAR
STUCCO SKINNE STEEL - SW 1015 OR SIMILAR	FIBER CEMENT LAP SIDING WOODSTONE ASPEN RIDGE OR SIMILAR
STUCCO URBANE BRONZE - SW 7048 OR SIMILAR	FIBER CEMENT LAP SIDING URBANE BRONZE - SW 7048 OR SIMILAR
ASPHALT SHINGLES TAMKO HERITAGE WEATHERED WOOD OR SIMILAR	FIBER CEMENT LAP SIDING SKYLINE STEEL - SW 1015 OR SIMILAR

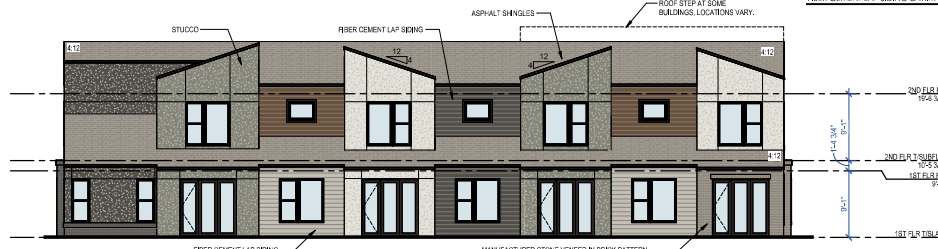
MATERIAL LEGEND



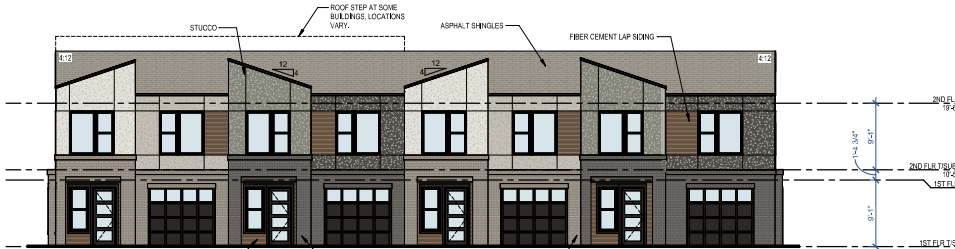
4 4-UNIT TOWNHOMES - RIGHT ELEVATION
1/8" = 1'-0"
PRIMARY FACADE AT BUILDINGS 1 & 11
SECONDARY FACADE AT ALL OTHER BUILDINGS



3 4-UNIT TOWNHOMES - LEFT ELEVATION
1/8" = 1'-0"
PRIMARY FACADE AT BUILDING 4
SECONDARY FACADE AT ALL OTHER BUILDINGS



2 4-UNIT TOWNHOMES - REAR ELEVATION
1/8" = 1'-0"
PRIMARY FACADE AT BUILDINGS 1 & 2
SECONDARY FACADE AT ALL OTHER BUILDINGS



1 4-UNIT TOWNHOMES - FRONT ELEVATION
1/8" = 1'-0"
PRIMARY FACADE AT ALL BUILDINGS

FRONT ELEVATION
PRIMARY FACADE AT ALL BUILDINGS

CLASS 1 (MIN. 70%)	MATERIAL	AREAS (SF.)	PERCENT
GLAZING		499.21	22.74%
MANUFACTURED STONE VENEER		573.88	26.14%
STUCCO		651.19	29.66%
TOTAL			78.53%

CLASS 3	MATERIAL	AREAS (SF.)	PERCENT
ASPHALT DOOR		237.56	10.82%
FIBER CEMENT LAP SIDING & TRIM		733.85	10.65%
TOTAL			21.47%

LEFT ELEVATION
PRIMARY FACADE AT BUILDING 4
SECONDARY FACADE AT ALL OTHER BUILDINGS

CLASS 1 (MIN. 70% AT PRIMARY FACADE, MIN. 50% AT SECONDARY FACADE)	MATERIAL	AREAS (SF.)	PERCENT
GLAZING		123.16	11.13%
MANUFACTURED STONE VENEER		542.75	49.06%
STUCCO		440.39	39.81%
TOTAL			100.00%

RIGHT ELEVATION
PRIMARY FACADE AT BUILDINGS 1 & 11
SECONDARY FACADE AT ALL OTHER BUILDINGS

CLASS 1 (MIN. 70% AT PRIMARY FACADE, MIN. 50% AT SECONDARY FACADE)	MATERIAL	AREAS (SF.)	PERCENT
GLAZING		66.73	6.21%
MANUFACTURED STONE VENEER		414.16	38.53%
STUCCO		572.88	48.15%
TOTAL			92.89%

CLASS 3	MATERIAL	AREAS (SF.)	PERCENT
ASPHALT DOOR		27.22	2.53%
FIBER CEMENT LAP SIDING & TRIM		49.25	4.58%
TOTAL			7.11%

REAR ELEVATION
PRIMARY FACADE AT BUILDINGS 1 & 2
SECONDARY FACADE AT ALL OTHER BUILDINGS

CLASS 1 (MIN. 70% AT PRIMARY FACADE, MIN. 50% AT SECONDARY FACADE)	MATERIAL	AREAS (SF.)	PERCENT
GLAZING		558.79	29.00%
MANUFACTURED STONE VENEER		97.71	5.07%
STUCCO		792.85	41.15%
TOTAL			75.22%

CLASS 3	MATERIAL	AREAS (SF.)	PERCENT
FIBER CEMENT LAP SIDING & TRIM		477.53	24.78%
TOTAL			24.78%



④ 4-UNIT TOWNHOMES - PERSPECTIVE
NTS



② 4-UNIT TOWNHOMES - PERSPECTIVE
NTS



③ 4-UNIT TOWNHOMES - PERSPECTIVE
NTS



① 4-UNIT TOWNHOMES - PERSPECTIVE
NTS



PERSPECTIVE FROM 119TH ST.

RODROCK - FOREST VIEW TOWNHOMES | 119TH & LITTLE CEDAR CREEK | OLATHE, KS

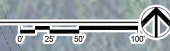
783425 04.17.2026

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PRELIMINARY DEVELOPMENT PLAN
 SITE PLAN

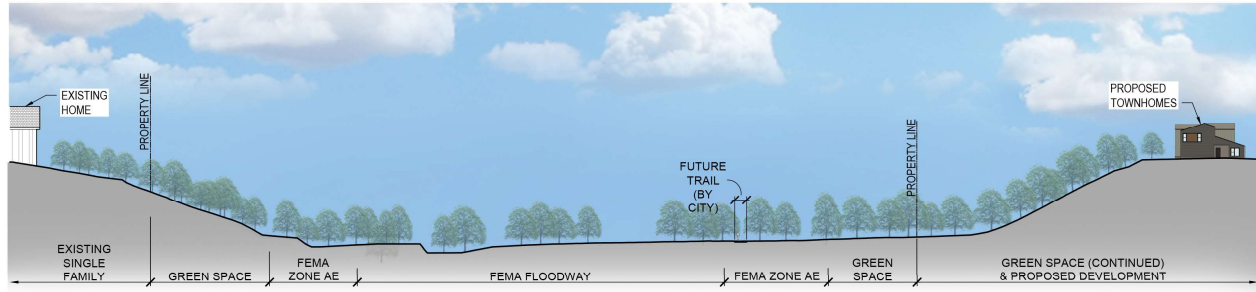
1" = 50'-0"



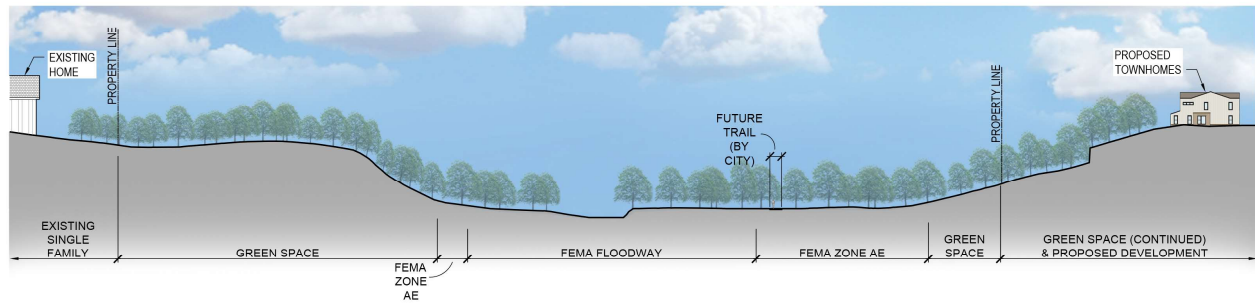
SITE PLAN

RODROCK - FOREST VIEW TOWNHOMES | 119TH & LITTLE CEDAR CREEK, OLATHE, KS

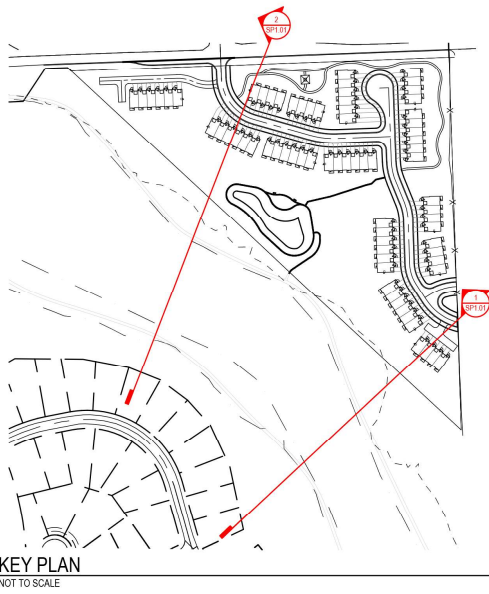




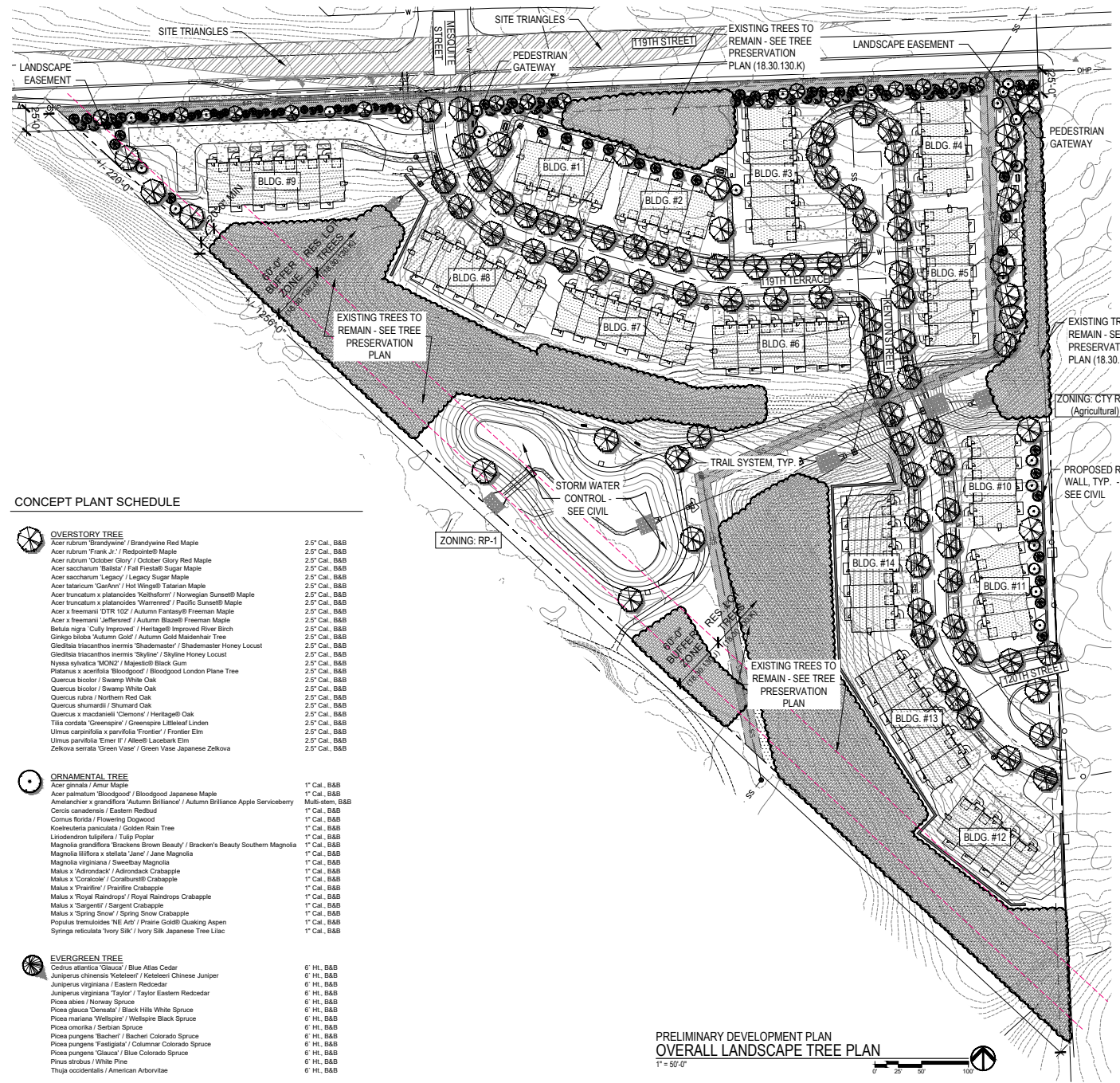
2 SITE SECTION
1" = 40'-0"



1 SITE SECTION
1" = 40'-0"



KEY PLAN
NOT TO SCALE



CONCEPT PLANT SCHEDULE

OVERSTORY TREE	Quantity	Notes
Acer rubrum 'Bridgeway' / Brandywine Red Maple	2.5' Cal. B&B	
Acer rubrum 'Frank Jr.' / Redpointe Maple	2.5' Cal. B&B	
Acer rubrum 'October Glory' / October Glory Red Maple	2.5' Cal. B&B	
Acer saccharum 'Balsam' / Fall Festival Sugar Maple	2.5' Cal. B&B	
Acer saccharum 'Legacy' / Legacy Sugar Maple	2.5' Cal. B&B	
Acer tartaricum 'GarAnn' / Hot Wings® Tatarian Maple	2.5' Cal. B&B	
Acer truncatum x platanoides 'Katsuhiko' / Norwegian Sunset® Maple	2.5' Cal. B&B	
Acer truncatum x platanoides 'Warrenred' / Pacific Sunset® Maple	2.5' Cal. B&B	
Acer x freemanii 'Autumn Gold' / Autumn Gold Freeman Maple	2.5' Cal. B&B	
Acer x freemanii 'Autumn Blaze' / Autumn Blaze Freeman Maple	2.5' Cal. B&B	
Betula nigra 'Cully Improved' / Heritage® Improved River Birch	2.5' Cal. B&B	
Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2.5' Cal. B&B	
Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2.5' Cal. B&B	
Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	2.5' Cal. B&B	
Nyssa sylvatica 'MonZn' / Majestic® Black Gum	2.5' Cal. B&B	
Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	2.5' Cal. B&B	
Quercus bicolor / Swamp White Oak	2.5' Cal. B&B	
Quercus laevis / Northern Red Oak	2.5' Cal. B&B	
Quercus shumardii / Shumard Oak	2.5' Cal. B&B	
Quercus x macdanielii 'Clemons' / Heritage® Oak	2.5' Cal. B&B	
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5' Cal. B&B	
Ulmus carpinifolia x parvifolia 'Frontier' / Frontier Elm	2.5' Cal. B&B	
Ulmus parvifolia 'Emer It' / Allee® Lacebark Elm	2.5' Cal. B&B	
Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	2.5' Cal. B&B	

ORNAMENTAL TREE	Quantity	Notes
Acer ginnala / Annu Maple	1' Cal. B&B	
Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	1' Cal. B&B	
Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	Multi-stem, B&B	
Cercis canadensis / Eastern Redbud	1' Cal. B&B	
Cornus florida / Flowering Dogwood	1' Cal. B&B	
Koeleruteria paniculata / Golden Rain Tree	1' Cal. B&B	
Liriodendron tulipifera / Tulip Poplar	1' Cal. B&B	
Magnolia grandiflora 'Bracken's Brown Beauty' / Bracken's Beauty Southern Magnolia	1' Cal. B&B	
Magnolia liliflora x stellata 'Jane' / Jane Magnolia	1' Cal. B&B	
Magnolia virginiana / Sweetbay Magnolia	1' Cal. B&B	
Malus x 'Adirondack' / Adirondack Crabapple	1' Cal. B&B	
Malus x 'Coralcolor' / Coralcolor® Crabapple	1' Cal. B&B	
Malus x 'Prairie Fire' / Prairie Fire Crabapple	1' Cal. B&B	
Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	1' Cal. B&B	
Malus x 'Sargentii' / Sargent Crabapple	1' Cal. B&B	
Malus x 'Spring Snow' / Spring Snow Crabapple	1' Cal. B&B	
Populus tremuloides 'NE Ariz' / Prairie Gold® Quaking Aspen	1' Cal. B&B	
Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	1' Cal. B&B	

EVERGREEN TREE	Quantity	Notes
Cedrus atlantica 'Glauc' / Blue Atlas Cedar	6' Ht. B&B	
Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper	6' Ht. B&B	
Juniperus virginiana / Eastern Redcedar	6' Ht. B&B	
Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	6' Ht. B&B	
Picea abies / Norway Spruce	6' Ht. B&B	
Picea glauca 'Densata' / Black Hills White Spruce	6' Ht. B&B	
Picea mariana 'Wellsprite' / Wellsprite Black Spruce	6' Ht. B&B	
Picea omorika / Serbian Spruce	6' Ht. B&B	
Picea pungens 'Bachner' / Bacheri Colorado Spruce	6' Ht. B&B	
Picea pungens 'Fastigata' / Columnar Colorado Spruce	6' Ht. B&B	
Picea pungens 'Glauc' / Blue Colorado Spruce	6' Ht. B&B	
Pinus strobus / White Pine	6' Ht. B&B	
Thuja occidentalis / American Arborvitae	6' Ht. B&B	

PRELIMINARY DEVELOPMENT PLAN OVERALL LANDSCAPE TREE PLAN 1" = 50'-0"

- GENERAL NOTES:
- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO MAKE A FIELD SURVEY OF THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
 - THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO OBTAIN GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - ALL TREES SHALL BE A MINIMUM OF 6" FROM PAVED EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
 - ALL PLANTINGS OF THE SAME SPECIES SHALL BE EQUALLY SPACED AROUND AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
 - NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL NOTIFY ALL PROPOSED PLANTING BED EDGES. SET OUT SHRUBS IN INTENDED LOCATIONS AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. APPROVAL OF FINAL PLANT MATERIAL LOCATIONS IS SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT.
 - ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO L3.00 FOR GENERAL PERFORMANCE SPECIFICATIONS AND THE PROJECT SPECIFICATIONS FOR MORE DETAILED IRRIGATION SYSTEM DESCRIPTION.
 - REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
 - REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
 - IN THE EVENT OF WORK OR ON THE TANTANARY 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.
 - UNLESS SPECIFIED OTHERWISE ON THE PLANS, ALL LANDSCAPE BEDS ARE TO BE DEFINED USING V-CUT (GLAZIATED) CURB METHOD. STEEL EDGING IS ONLY TO BE USED ALONG AREAS OF ADJACENT ADJACENT TO SOFTSCAPES (CURB AREAS, BALANCED LANDSCAPE BEDS, ETC.) WHERE ROCK IS ADJACENT TO PAVED EDGE. V-CUTTING SHOULD STILL BE USED TO PROVIDE ROCK CONTAINMENT.
 - ALL SIGNAGE MUST COMPLY WITH UDO AND MUST BE APPROVED ADMINISTRATIVELY THROUGH A SEPARATE APPLICATION.
 - ALL PRIVATE TRAILS ARE TO BE (B) FIVE (5) FEET WIDE WITH A MINIMUM OF FOUR (4) INCH DEEP ASPHALT OR CONCRETE SURFACE. SEE CIVIL FOR DETAILS.

- LANDSCAPE REQUIREMENTS (OLATHE, KS)
- LANDSCAPING, BUFFERS AND SCREENING (18.30.130)
- A. F. ACKNOWLEDGED
- G. STREET TREES: 40 O.C. AVERAGE
- 119TH STREET - ARTERIAL STREET
 MESQUITE/119TH TER. AVE/120TH ST. +/- 2,700 LF / 40 LF = 68 TREES 68 TREES
- H. LANDSCAPING ALONG ARTERIAL / COLLECTOR STREETS
- 119TH ST. (ARTERIAL) +/- 1,260 LF / 100 LF = 10.6
 - EVERGREEN TREES +/- 10.50" x 8" = 84 TREES 88 TREES - EXISTING*
 - SHADE TREES +/- 10.50" x 8" = 21 TREES 10 TREES - EXISTING*
 - ORNAMENTAL TREES +/- 10.50" x 11" TREES 9 TREES - EXISTING*
 *TREE SURVEY TO BE PROVIDED WITH FINAL DEVELOPMENT PLAN.
- I. SCREENING ACKNOWLEDGED. SCREENING WILL BE PROVIDED WHEN LOCATIONS OF GROUND MOUNTED EQUIPMENT ARE KNOWN
- J. BUFFERS
 PROPOSED ZONING: RP-1
 WEST PROPERTY ADJACENT ZONING = RP-1
 BUFFER TYPE 3 REQUIRED = WIDTH 20FT AND...

- TOTAL DISTANCE = +/- 1,478 LF
 WIDTH = +/- 220 LF / 100 x 2.2
 - SHADE TREES +/- 2.2' x 1.5" = 3 TREES 3 TREES
 - ORNAMENTAL TREES +/- 2.2' x 1.5" = 3 TREES 3 TREES
 - SHRUBS / GRASSES +/- 2.2' x 2.0" = 17 SHRUBS 17 SHRUBS MIN.
- SOUTH +/- 1,260 LF / 100 x 12.6
 - SHADE TREES +/- 12.50" x 1.5" = 19 TREES EXISTING TO REMAIN
 - ORNAMENTAL TREES +/- 12.50" x 1.5" = 13 TREES EXISTING TO REMAIN
 - EVERGREEN TREES +/- 12.50" x 1.5" = 19 TREES EXISTING TO REMAIN
 - SHRUBS / GRASSES +/- 12.50" x 2.0" = 440 SHRUBS EXISTING TO REMAIN
- *EAST PROPERTY ADJACENT ZONING = CITY RUR (AG)
 BUFFER TYPE 1 REQUIRED = WIDTH 10 FT
 TOTAL DISTANCE = +/- 1,040 LF / 100 = 10.4
 - SHADE TREES +/- 10.4" x 1" = 10 TREES 10 TREES
 - ORNAMENTAL TREES +/- 10.4" x 1" = 10 TREES 10 TREES
 - SHRUBS +/- 10.4" x 2.0" = 208 SHRUBS 208 SHRUBS MIN.
- K. RES. LOTS: 1 TREE (DU) FOR MULTIFAMILY - 72 UNITS = 72 TREES 72 TREES ORNAMENTAL, 8 EVERGREEN + EXISTING TO REMAIN
- TOTAL AREA OF EXISTING TREES PRESERVED = +/- 116,120 SF
 - 8 FT WIDTH BUFFER PROVIDED +/- 2X THE REQUIRED WIDTH OF 20 FT
 - ENVIRONMENTALLY SUSTAINABLE DESIGN (ESD) REQUIREMENT +/- 68,835 SF
 - 52 TREES REMAINING TO SATISFY REQUIREMENT +/- (7) REQUIRED - 20 PROPOSED NEW PROVIDED +/- (52) REMAINING +/- 68,835 SF
 - ESD REQUIREMENT +/- 1,200 SF AVERAGE AREA OF EXISTING TO REMAIN USED TO SATISFY RESIDENTIAL TREE REQUIREMENT. THIS IS EQUIVALENT TO (2) 40 FT DIAMETER TREES.

- L. NON-RESIDENTIAL LANDSCAPING N/A
- M. PARKING AND VEHICULAR USE AREAS N/A
- N. ENVIRONMENTALLY SUSTAINABLE DESIGN (ESD) PRINCIPLES ACKNOWLEDGED
- O. BUILDING FACADE / FOUNDATION LANDSCAPING: ACKNOWLEDGED. DETAILED PLANTINGS WILL BE PROVIDED WITH FINAL DEVELOPMENT PLAN.
- P. RESIDENTIAL TRAFFIC ISLANDS, THOROUGHFARE RIGHTS-OF-WAY, PLANTING RESTRICTIONS: N/A
- UTILITY EASEMENTS
 EXISTING TREES TO REMAIN

nspj ARCHITECTS
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 P. 913.831.1415
 NSPJARCH.COM
 9415 NALL AVE., #300
 PRAIRIE VILLAGE, KANSAS, 66202



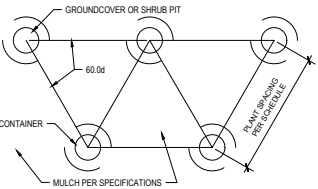
A NEW MULTI-FAMILY DEVELOPMENT FOR:
FOREST VIEW TOWNHOMES
 119TH & LITTLE CEDAR CREEK
 OLATHE, KANSAS
 PRELIMINARY DEVELOPMENT PLAN
 119TH TER. AVE. / 120TH ST.

REVISIONS

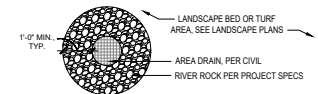
JOB NO. 178425 DATE 03.04.26
 DRAWN BY KRM / BNH

SHEET NAME OVERALL LANDSCAPE TREE PLAN
 SHEET NO. **L1.00**

Inches Between Plants	Plant Quantities Per Square Foot
12"	Square Feet x 15
18"	Square Feet x 31
24"	Square Feet x 47
30"	Square Feet x 19
36"	Square Feet x 12
48"	Square Feet x 27



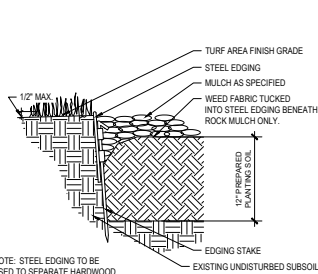
7 DOWNSPOUT/SPLASH BLOCK DETAIL NOT TO SCALE



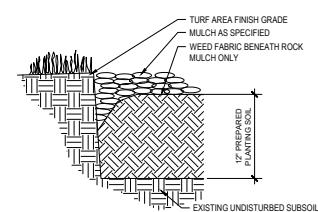
6 LANDSCAPE AREA DRAIN DETAIL NOT TO SCALE

- NOTES:
 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
 2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.

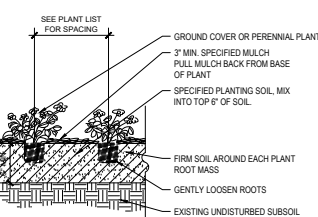
11 PLANT SPACING DETAIL NOT TO SCALE



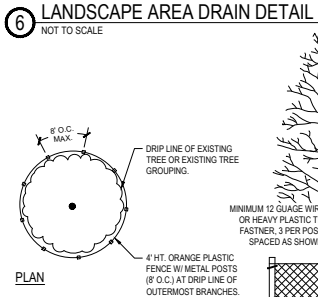
10 STEEL EDGING DETAIL NOT TO SCALE



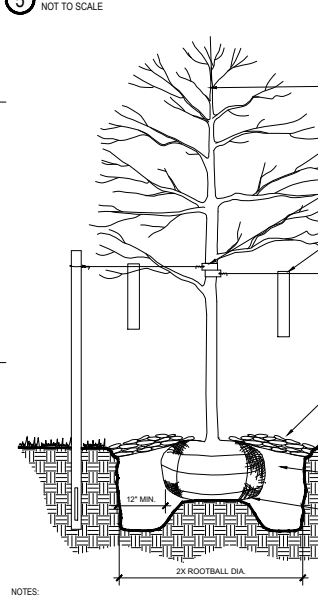
9 V-CUT EDGING DETAIL NOT TO SCALE



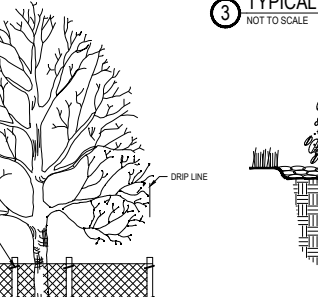
8 PERENNIAL & GROUND COVER PLANTING NOT TO SCALE



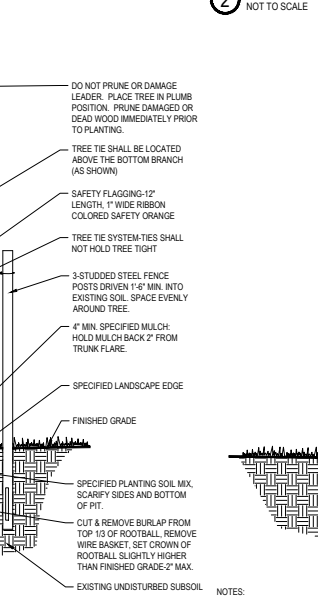
5 TREE PRESERVATION DETAIL NOT TO SCALE



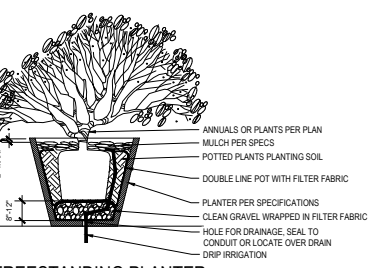
4 DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE



3 TYPICAL FREESTANDING PLANTER NOT TO SCALE



2 SHRUB PLANTING DETAIL NOT TO SCALE



1 EVERGREEN TREE PLANTING DETAIL NOT TO SCALE

- GENERAL NOTES:
- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS WHICH MAY AFFECT THE PROPOSED WORK.
 - THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE BED TO OBTAIN GREATER COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CRIPPER GROUNDCOVER SHALL BE A MINIMUM OF 1" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 7" FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 3" FROM PAVED EDGE.
 - NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL OBTAIN ALL PROPOSED PLANTING BEDS CUT SET OUT SHIRERS BY INTENDED LOCATIONS, AND STATE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
 - CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO ORDERING.
 - CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.
 - REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT PROCEED WITH THE WORK UNLESS THE DISCREPANCY HAS BEEN RESOLVED. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO COMPLETE THE PROJECT.
 - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNERS ACCEPTANCE OF FINISHED JOB. (NOTE: UNUSUAL MATERIALS SHALL BE SPECIFIED TO AVOID UNUSUAL WEAR AND TEAR). RECOMMENDED DATES FOR PLANT MATERIAL INSTALLATION SHALL BE FEBRUARY 15- MAY 31 AND SEPTEMBER 15- DECEMBER 15.
 - THE PROJECT MAY BE AWARDED COMPLETION IN PHASES BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER & LANDSCAPE ARCHITECT WHEN PHASE IS COMPLETE & A FINAL WALK THROUGH SHALL BE CONDUCTED. CONTRACTOR SHALL IDENTIFY ON THE PLANS THE LIMITS OF COMPLETED WORK AND/OR PHASES PRIOR TO THE WALK THROUGH.
 - LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE PERIOD SHALL BE IN EFFECT.
 - FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.
- MATERIALS:
- PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND FREE OF ALL FOREIGN SUBSTITUTES.
 - PLANT MATERIAL SHALL NOT BE PRIOR PRUNED TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
 - SHRUBBED BARK MULCH SHALL BE FINELY CHIPPED AND SHRUBBED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTITUTES.
 - CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR TIE SYSTEMS. PROVIDE THE FOLLOWING OR APPROVED EQUIVAL: "CONCH TREE TIE" & LIGHTWEIGHT "KULA TIE" BY HEAVYWEIGHT POLYESTER CHAIN TIE OR "PLASTIC BAND TIE" BY TAPED BEADS THAT SNAP LOCK BY AN ALL LEADERS AND SOPS. ALL DECIDUOUS AND EVERGREEN TREES TO BE STAINED, INCLUDING ALL UPROOT EVERGREEN SHRUBS GREATER THAN 31" AT HEIGHT.
 - SEED SHALL BE A SUN & PARTIAL SHADE, COOL SEASON GRASS BLEND OF 50% KENTUCKY BLUEGRASS (POA PRATENSIS), 30% OWENS CORONILLA (LONICERA RUBRA VARIETY), 10% PERENNIAL RYEGRASS (LOLIA PERENNIS), 10% RED TOP (POA ALBA), 50% SEED AT A RATE OF 5-8 LBS/1,000 SQ. YARD. SEED SHALL BE MIXED WITH FINE FIBRIL.
 - SOIL SHALL BE CERTIFIED TURFGRASS SOIL COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE CUT THICKNESS, SOIL STRENGTH, SOIL PH, AND NUTRIENT CONTENT. SOIL SHALL BE A BLEND OF NOT LESS THAN 1 IMPROVED KENTUCKY BLUEGRASS (POA PRATENSIS) VARIETIES, A NATIVE MIXTURE OF HOLLOWGRO, REBEL, OR PALFON, FINE FIBRIL TALL FESCUE (PASTORALIS ARVENSIS), AND PVP. SOIL SHALL BE 10% ORG. AND 90% INORG. SOIL. IT SHALL BE A BLEND OF 20% KENTUCKY BLUEGRASS, 70% PRELIMATED TALL FESCUE, AND 10% RYE. SOIL SHALL BE WELL ROOTED, 2 YEAR OLD STOCK HARVESTED IN JULY. FERTILIZER 3 WEEKS PRIOR TO CUTTING. SOIL SHALL BE MIXING CUT & WEEDS SHALL BE MIXING CUT & WEEDS (GROWING NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
 - ALL NEW PLANT BEDS, TURF AREAS, AND NATIVE PLANTING AREAS (IF APPLICABLE) ARE TO BE IRRIGATED. REFER TO SPECIFICATIONS.
 - BACK BEDS SHALL BE 18" DEEP FOR TURF AREAS, 24" DEEP FOR TURF BEDS, 12" DEEP FOR ROCK BEDS, OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC 18" MIN. DEPTH. PROVIDE METAL EDGING FOR ALL ROCK BEDS EXCEPT WHERE ADJACENT TO PAVEMENT OR OTHER HARD SURFACES. CONTRACTOR TO PROVIDE 18" DEEP ROCK BEDS WITH 18" DEEP FILTER FABRIC. METAL EDGING TO BE COMMET STEEL LANDSCAPE EDGING, 14 GAUGE X 4" HT. COLOR TO BE BLACK OR APPROVED EQUAL.
 - NETAL EDGING TO BE COMMET STEEL LANDSCAPE EDGING, 14 GAUGE X 4" HT. COLOR TO BE BLACK OR APPROVED EQUAL.
 - FILTER FABRIC TO BE DAWNIT PPO - 5 WOOD BARRIER 500 NEEDLE PUNCH WOVEN, COLOR BLACK, OR APPROVED EQUAL.
- INSTALLATION:
- RECOMMENDED DATES FOR TREE AND SHRUB PLANTING SHALL BE FEBRUARY 15- MAY 31 AND SEPTEMBER 15- DECEMBER 15.
 - TRIP TOP SOIL & SAND FOR NUTRIENT ENRICHMENT TO BE DELIVERED TO A DEPTH OF 8" FOR ALL LAWN AREAS AND MIXED WITH FINISH SOIL MIX. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 1,000 SQUARE FEET. REFER TO PLANTING DETAILS FOR PLANTING DEPTHS FOR PERENNIALS AND SHRUBS AND TREE PLANTING.
 - AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
 - PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 20% TOPSOIL, 20% COMPOST, AND 20% TURF, AND 60% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FINE FIBRIL MULCH POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUBS, SOIL OR SUBSTANCES 2" OR MORE IN DIAMETER.
 - MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3" MULCH. INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".
 - METAL EDGING TO BE INSTALLED WITH CORRESPONDING METAL STAYS PER MANUFACTURERS RECOMMENDATIONS; INCLUDING CORNER EDGING STAYERS (WHERE EDGING MAKES A 90 DEGREE TURN, IF APPLICABLE). DO NOT END EDGING. EDGING SHOULD BE LAID OUT IN ADVANCE OF INSTALLATION TO ENSURE PRESS CAN BE CUT AND CORNER STAYERS PROPERLY INSTALLED.
 - FILTER FABRIC IS TO BE INSTALLED WITH GARDEN STAPLES AND PROVIDE APPROXIMATELY 2" MIN. OVERLAP AT ALL SEAMS.
- IRRIGATION PERFORMANCE SPECIFICATIONS (IRRIGATION IS TO BE DESIGN BUILT BY CONTRACTOR):
- PROVIDE 100% COVERAGE COMPLETE WORKING IRRIGATION SYSTEM FOR ALL NEW TURF AREAS (SEED AND/OR SOIL), ALL NEW PLANTING BEDS, ALL NEW NATIVE AREAS, AND ALL NEW TREES AND EXISTING TREES TO REMAIN. INCLUDE ELECTRICAL CONNECTION WITH GRADING AS REQUIRED AND IRRIGATION SIZES AS NECESSARY. PROVIDE ALL PLANTING BEDS PRIOR TO INSTALLATION. PROVIDE PLAN SHOWING ALL IRRIGATION MATERIALS INCLUDING ALL EQUIPMENT SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY JURISDICTION (SUCH FOR IRRIGATION SYSTEMS & BACKFLOW PREVENTOR, AND METERING METHODOLOGY). CONTRACTOR SHALL SUBMIT ALL DRAWINGS TO LANDSCAPE ARCHITECT 1 OWNER AFTER FINAL INSTALLATION AND PRIOR TO FINAL ACCEPTANCE. INCLUDING ALL HEAD & EQUIPMENT LOCATIONS AND MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED. CONTRACTOR SHALL PROVIDE, ON SITE, WALL THICKNESS OF THE SYSTEM AND FULLY DESCRIBE ITS OPERATION WITH OWNER. CONTRACTOR SHALL ACHIEVE FINAL ACCEPTANCE WHEN SYSTEM IS FULLY OPERATIONAL, AND APPROVED BY OWNER AND ASSET OWNERS. CONTRACT MANUALS HAVE BEEN ACCEPTED AND APPROVED.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EQUIPMENT FOR FULLY OPERATIONAL SYSTEM, INCLUDING, BUT NOT LIMITED TO:
- ZONE CONTROL DEVICE
 - DECEIDERS
 - WEATHER SENSORS AS COORDINATED WITH OWNER (RAIN SENSORS AT A MINIMUM)
 - DRIP LINES, SPRAY HEADS, ROTORS (TO BE ILLUSTRATED IN SHOP DRAWINGS AND PROVIDED TO LANDSCAPE ARCHITECT)
 - ELK BACKFLOW PREVENTOR
 - PIPING WITH FITTINGS AND SLEEVES
 - ALL WIRING AND CONNECTIONS
 - VALVES AND VALVE BOXES
 - PRESSURE REGULATORS (IF REQUIRED - COORDINATE WITH PROJECT MEP AND/OR CIVIL ENGINEERS)
- DRINK SPECIFICATIONS:
- MINIMUM WORKING PRESSURE RATINGS:
 - PRESSURE PIPING: 150 PSIG (1035 KPA)
 - CIRCUIT AND DRAIN PIPING: 120 PSIG (800 KPA)
 - MAIN LINE TO BE CL-200 POLYETHYLENE GLYCOL OR ASTM D 1785, PVE 1120, SCHEDULE 40, SOCKET-TYPE FITTINGS; AND SOLVENT-CEMENTED JOINTS OR APPROVED EQUAL.
 - PIPE UP TO AND INCLUDING 2 1/2 INCHES IN DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.
 - PIPE GREATER THAN 2 1/2 INCHES IN DIAMETER SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
 - IF THROUST BLOCKS SHALL BE REQUIRED IN CONNECTION WITH RUBBER GASKET JOINT PPE.
 - LATERAL LINES TO BE CL-200 PVC PIPE OR APPROVED EQUAL.
 - DRIP TUBING POLY TUBING OR APPROVED EQUAL.
 - SLEEVES MINIMUM DIAMETER OF 2" TIMES LARGER THAN THE PIPE OR PIPES; SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2" INCH DIAMETER AND SHALL BE SCHEDULED 40 PVC PIPE.
 - PLASTIC FITTINGS:
 - UTILIZED THROUGHOUT THE SYSTEM (MANS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES.
 - UTILIZED FOR LATERALS OF FLEXIBLE POLYETHYLENE PIPE. TYPE 1 PVC INSERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 2069.
 - A PIPE AND FITTING SHALL BE JOINED WITH STAINLESS STEEL LOCKING NIPPLE CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
 - MINIMUMER:
 - IN LAWN AND PLANTING AREAS:
 - MANS - MINIMUM 6 INCHES BELOW FINISH GRADE.
 - LATERALS AND CONTROL VALVES - MINIMUM 12 INCHES BELOW FINISH GRADE.
 - ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.
 - CLEARANCES: MINIMUM OF 3 INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.

nspj ARCHITECTS
 ARCHITECTURE LANDSCAPE ARCHITECTURE
 P. 913.831.1415
 NSPJARCH.COM
 9415 NALL AVE, #300
 PRAIRIE VILLAGE, KANSAS 66202

NOT FOR CONSTRUCTION

A NEW MULTI-FAMILY DEVELOPMENT FOR:
FOREST VIEW TOWNHOMES
 119TH & LITTLE CEDAR CREEK
 OLATHE, KANSAS

REVISIONS

JOB NO. DATE
 78345 03.04.26
 DRAWN BY: KRM /BNH
 SHEET NO. **L3.00**
 SHEET NAME: PLANTING DETAILS



PLANNING
ENGINEERING
IMPLEMENTATION

Date: April 8, 2026

Meeting Date: March 31, 6:00-8:00 PM

Location of Meeting: Community Center of Olathe
1205 E Kansas City Rd
Olathe, KS 66061

Project: Forest View Townhomes

Project/File No.: 250799

Neighborhood Attendees: See attached Sign in Sheet

Development Team: Judd Claussen – Phelps Engineering
John Webber – Phelps Engineering
Brad Hus– NSPJ Architects
Iris Abramof- NSPJ Architects
Clint Evans- NSPJ Architects
Jeff Gifford- Rodrock Development

Copy: Olathe Planning Department

1. Judd Claussen welcomed attendees. Attendees signed the sign-in sheet.
2. Judd Claussen introduced the project location using an aerial of the surrounding area. The site is located west of K-7 and 119th Street, just south of Timberstone Ridge and east of Forest View.
3. Invitations for this meeting were mailed to all residents within 500 feet of the property. It was noted that some Forest View residents were not aware of the meeting until the day of, through their HOA.
4. The following public hearing and City Council dates were presented:
 - City Planning Commission Public Hearing: April 27, 2026 at 7:00 PM. Attendees were advised to verify the meeting location on the City of Olathe website prior to attending.
 - City Council Action: May 19, 2026.
 - A notice of proposed rezoning has been posted on the property.
5. The property is currently zoned CTY RUR. Adjacent zoning includes R-1 Single Family to the north, RP-1 to the west, RP-3 to the northeast, and PRB-2 surrounding the area. The current CTY RUR zoning is derived from the annexation of this land into the jurisdiction of Olathe from the county. The property has never been officially zoned. Our application is intended to zone the property R-3.

PHELPS ENGINEERING, INC.

1270 N. Winchester – Olathe, Kansas 66061 – (913) 393-1155 – Fax (913) 393-1166 – www.phelpsengineering.com

6. Per the current Future Land Use Plan, the site is designated as Urban Mixed Use Center under the K-7 Corridor Plan. The applicable land use categories include:

- Low-density residential
- Parks and open space
- Conservation

The low-density residential category within this designation is oriented toward attached multifamily units rather than detached single-family homes.

7. The Rodrock family previously dedicated approximately 40 acres adjacent to Forest View for public use. A public trail is planned for this area. The proposed development includes a pedestrian path connection to this future trail.

8. The proposed site plan includes 14 buildings ranging from 4 to 6 units per building:

- Phase 1: 48 units
- Phase 2: 24 units, including a stream crossing

9. The landscape and amenity plan was presented. Amenities include a picnic structure, pedestrian paths, grills, and lawn game areas.

10. The site presents significant topographic challenges. Each unit includes a one-car attached garage. The landscape plan preserves tree buffers to the south and west.

11. Question: Why are street connections shown to the east?

Response: The connections are included for community connectivity and future development design considerations. The layout also satisfies IFC requirements for fire truck maneuverability.

12. The HOA president raised concerns regarding traffic impact from 52 units. Key items noted:

- 119th Street is planned to be widened to a 4-lane divided arterial, with expansion to the north.
- A resident noted that a westbound left turn lane may be a higher priority than an eastbound right turn lane. The development team indicated this is being discussed with the City.
- The idea of an acceleration lane onto eastbound 119th from this development was also discussed.
- Residents think that the eastbound right-turn lane is great, but that is not enough to address their traffic concerns.

13. Site sections were presented showing the significant grade change across the property.

14. Iris Abramof presented building elevations, floor plans, and renderings. Key details:

- Exterior materials: modern design using a mix of stucco, lap siding, glass, and stone.
- Pitched roof with asphalt shingles.
- The garage entry is recessed to provide architectural depth and visual interest.
- Each unit includes a private patio or deck and approximately 1,600 SF of livable space.

15. Question: Will units have basements?

Response: Most units will have basements. Some units will be stepped due to grade, but basements are anticipated for the majority. Units having slab on grade are along the northern area of the site where excavating basements would be into rock shelf.

16. Question: Will any units have a main-floor bedroom?

Response: Yes. At least one unit per building will include a main-floor bedroom. Each unit also includes a one-car attached garage.

17. Question: Will units be available for rent or for sale?

Response: Jeff Gifford (Rodrock Development) indicated this has not yet been determined.

18. Judd Claussen closed the formal presentation by reiterating the upcoming public hearing dates. The City Planning Commission public hearing is scheduled for April 27, 2026 at 7:00 PM. City Council action is tentatively scheduled for May 19, 2026. Attendees were encouraged to confirm meeting details on the City of Olathe website.

General Questions and Discussion

The following items were discussed during the open question period following the formal presentation.

1. Question: Was this property owned by someone else?

Response: Not recently, it has been in the possession of the Rodrock family for a long time.

2. A Forest View resident expressed support for the residential use of the site over a more dense or commercial use, but raised concerns about traffic. The resident noted a preference to avoid an acceleration lane with a curb cut and expressed interest in pocket parks along 119th Street.

Response: Pocket parks along this segment of 119th Street are not planned beyond what is currently shown. The team noted NSPJ Architects is involved in the landscape design, and that the city has concerns with too much pedestrian presence along 119th and preferred that all this activity be pushed interior to the site. The SE street connections meet IFC requirements for fire truck maneuverability.

3. The HOA president expressed appreciation for the renderings but noted the design does not feel consistent with Rodrock's typical product. Concerns were also raised that signage on the property implied single-family homes rather than attached multifamily units.

Response: The future land use designation supports multifamily development rather than detached single-family homes.

4. Residents questioned if this was Rodrock's first townhome development.

Response: No, they have done townhomes in other areas of Olathe and Johnson County.

5. Question: Does the site require two points of egress?

Response: Yes it is shown as two points of egress. The second egress connection can be constructed to the east as part of Phase 2 into future development.

6. Question: Are there plans for an arterial street through these properties (note: properties referenced are east of this site) ?

Response: There are future roads east of this site and this will likely align with the proposed streets for the RP-3 on the north side of 119th, which is further east of this site.

7. Question: Is on-street parking provided? Is there sufficient parking overall?

Response: On-street parking is permitted on public roads. The site exceeds parking requirements through 1 garage and 1 driveway space per unit alone. Concerns were raised that residents may not use both the garage and driveway spaces, reducing effective parking availability. The total number of on-street spaces is to be determined and will be shared with neighbors. One resident asked if we would consider providing additional parking along the driveways. This may be a consideration but provided on an as-needed basis.

8. Question: Will there be a requirement to park in the garages?

Response: No, but all units will have driveways to park in as well.

9. Question: Will the greenspaces become parking fields if more parking is needed?

Response: No, greenspaces are required. There are no plans to create parking in any of the greenfields.

10. Residents expressed concern that this development will worsen existing traffic conditions on Clare Road. Pedestrian safety concerns were also raised, including the inability to safely cross Clare Road and reported accidents near 121st and 127th Streets.

Response: Pedestrian and crosswalk concerns will be shared with City staff. There was recently a crosswalk with signage and flashing light added at 119th & Mesquite. The City's Capital Improvement Program (CIP) will address future road improvement needs. Project team does not have detailed information or timelines for the 119th Street corridor improvements (including wider walkways).

11. Will our proposed entry align with existing Mesquite?

Response: Yes

12. Question: Is the property currently zoned R-1?

Response: No. The property is currently zoned CTY RUR. The rezoning application requests R-3, which is consistent with the City's future land use designation in Plan Olathe.

13. Question: Would the developer consider R-1?

Response: It has been considered in the past, but that does not meet the comprehensive plan vision for this area.

14. Question: Will the development include a clubhouse or pool?
Response: No. Amenities are limited to outdoor gathering spaces, pedestrian paths, grills, and lawn game areas.
15. Question: What is the anticipated price point if units are sold?
Response: Approximately \$425,000 to \$475,000 per unit.
16. Question: Are the overhead power lines in conflict with the proposed trees?
Response: No. The power lines are within the utility easement and the proposed trees are not located within easement and are further back (to south). The berm is south of the power lines.
17. A resident asked about the Kenton Street grading plan.
Response: The grading plan was available for review and discussion at the meeting. (this area and grading was reviewed with resident after the meeting, generally discussing the grades of the proposed Kenton street).
18. Question: Will utilities be buried?
Response: Yes. All new utilities will be buried.
19. Question: Will utility installation require service shutdowns?
Response: Water will be hot-tapped; no service shutdowns are anticipated. Power work will be handled similarly. A lane closure will be required for turn lane construction, but no utility shutoffs are planned.
20. Question: What is the anticipated construction timeline?
Response: Utility construction is expected over the winter of 2026-2027, with street paving in Spring/Summer 2027. Home site construction is anticipated to begin in 2027. Full buildout is estimated at approximately three years.
21. A resident suggested reducing the two northern buildings from 6-unit to 4-unit buildings in order to maintain the existing trees for the buffer, rather than installing a berm with proposed new trees.. A Timberstone resident at the north boundary also raised concerns about line-of-sight impacts from the proposed development.
Response: The team will evaluate options to preserve some of the existing tree buffer. Line-of-sight impacts for the Timberstone neighbor will also be reviewed.
22. Concerns were raised about crosswalk safety at the connection to Timberstone from 119th Street.
Response: The team will evaluate mirroring the median design used on Mesquite to the north. No additional right-of-way acquisition is planned on the south side of 119th Street. The City plans to expand the roadway to the north for the divided arterial, but project team does not have detailed information or timelines for these improvements. As it stands, this development would not be enough to trigger these improvements.

23. Judd Claussen reiterated the upcoming public hearing dates to close the meeting. The City Planning Commission public hearing is scheduled for April 27, 2026 at 7:00 PM. City Council action is scheduled for May 19, 2026. Attendees were encouraged to verify the meeting location on the City of Olathe website prior to attending.

This concluded the meeting.

Public Information Sign In Sheet - In Person Meeting
 Forest View Townhomes
 Meeting Location: Olathe Community Center
 Tuesday, March 31, 2026

No.	First and Last Name	Address	Phone #	Email
1	Pete Trinn	1004 PAYME O	LATHE 913-484-6489	
2	Pat Ward	15970 Quivira	913 515 8451 or 913 681 6337	55413635@att.com
3	Stella Huenter	Honey Creek, IA 51542 25908 Mountain Lane	402-706-8412	rshuenter@gmail.com
4	Pat Martin	23728 W. 118 th (66061)	913 406 7282	
5	JOSH JONES	11841 S. KENTON ST.	816-564-0280	jjones@tcco.com
6	BRAD GARDNER	23381 W 125 th		brad.g.gardner@gmail.com
7	Erica Muldfelt	24136 W 124 St	620-431-1782	erica.muldfelt@gmail.com
8	Patrick Ward	1401 S. Lakestone Dr, Olathe	816-215-2197	pward@olsson.com
9	BRANDON BRENSSE	12385 S HASTINGS, OLATHE	(913) 908-0241	BBRENSSE@imad.com
10	Jim Soper	23733 W 118 th Ter	913-221-5522	jim@sopershosta.com
11	JAN SOPER	23733 W 118 th Ter	913-221-5523	jan@sopershosta.com
12	Peter Wilkin	23325 W 119 th	913-486-3325	peterewa@blitz-it.net
13	ANDERS WILKIN	23325 W 119 th St	913-832-3949	AndersWilkin@gmail.com
14				
15				

21



PLANNING
ENGINEERING
IMPLEMENTATION

Date: March 31, 2026
To: City of Olathe, Kansas
From: Doug Ubben, Jr., P.E., Phelps Engineering, Inc.
Re: Request for Waiver – Corner Yard Setback
PEI #250799

Requirement:

UDO Section 18.20.090 – R3, Site Column 2
Corner side yard (minimum) – 20 ft

Proposal:

To reduce the minimum corner side yard setback to 15 feet for the above-referenced project. Site topography limits the buildable area for the project. The 15-foot corner side setback matches the provided front setback, maintaining consistent spacing across both street-facing yards.

The approving authority may approve the waiver if the applicant demonstrates one (1) or more of the following, and if the area proposed for modification is illustrated on the plat or site development plan:

(a) An alternative higher quality development design with no negative impacts to either the residential or nonresidential properties.

RESPONSE: The developable space on the site is constrained by the steep conditions slopes over a large portion of the site. The reduced corner yard setback allows the development to stay confined within the developable area. The 5 foot reduction in setback on the corner side yards will not have any negative impacts to neighboring properties as the locations of the reduced setbacks are all internal to the site.

(b) Development restrictions imposed on the property to ensure low impact land uses, low scale buildings and a site design arrangement in which adjoining residential properties will not be negatively impacted by any change in the applicable regulations.

RESPONSE: The developable space on the site is constrained by the steep conditions slopes over a large portion of the site. The reduced corner yard setback allows the development to stay confined within the developable area. The 5 foot reduction in setback on the corner side yards will not have any negative impacts to neighboring properties as the locations of the reduced setbacks are all internal to the site.

PHELPS ENGINEERING, INC.

1270 N. Winchester – Olathe, Kansas 66061 – (913) 393-1155 – Fax (913) 393-1166 – www.phelpsengineering.com

(c) Existing topography, hedgerows or natural features provide significant screening and an appropriate buffer for adjoining properties.

RESPONSE: There is a large tree canopy between this development and the existing subdivision.

(d) Significant buffers are provided on adjoining residential properties and those properties will not be negatively impacted by a change in the applicable regulations.

RESPONSE: There is a large tree canopy between this development and the existing subdivision.

(e) The regulation impose an unnecessary hardship upon the property owner arising from conditions unique to the property and alternative site design, building design and building arrangements are not possible. In such instances, findings shall be prepared that:

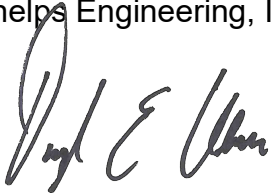
(i) No private rights will be injured or endangered by the waiver.

(ii) The public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted.

RESPONSE: The developable space on the site is constrained by the steep conditions slopes over a large portion of the site, which is unique. The setback requirement causes an unnecessary hardship due to these conditions. There will be no loss or inconvenience to neighboring properties with this waiver.

Sincerely,

Phelps Engineering, Inc.

A handwritten signature in black ink, appearing to read "Doug E. Ubben". The signature is written in a cursive, flowing style.

Doug Ubben, Jr., P.E.

Anna Will

From: Planning Contact
Subject: FW: RZ26-0004

From: Pam Wiksten <wikstenp@gmail.com>
Sent: Sunday, April 19, 2026 3:40 PM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: RZ26-0004

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are writing to you to express our concern about case rz26-0004 that proposes rezoning of the area from rp-1 to rp-3. The plan would include 72 dwelling units. If each unit had one individual with one car, there would be 72 additional drivers trying to access 119th which is already heavily traveled. This is especially so during rush hour.

Additionally, an apartment complex is in the development stage(just northeast of the proposed Forest View townhouses) that will result in more traffic on 119th. The City of Olathe acknowledges the traffic issues on 119th and Clare and has proposed construction of a round-about at that intersection to slow the CURRENT flow of traffic.

Aesthetically, it would be unfortunate to destroy a pretty, peaceful part of the neighborhood to build townhomes.

Thank you for reading our concerns.

Pam and Cliff Wiksten
18 year residents of the Estates of Forest View
24187 W. 121 Terrace
816-506-0516-Pam
816-506-7842-Cliff

Joshua B. Jones & Kimberly D. Jones
Timberstone Ridge Resident (Lot 24)
11841 S. Kenton St
Olathe, KS 66061

April 20, 2026

City of Olathe Representatives
Land Planning and Zoning

Dear City of Olathe Representatives:

Thank you for taking time to meet with our neighborhood group and sharing information related to the Forest View Townhome development and planned rezoning of land along 119th Street.

As an adjacent resident to this planned development, we have shared concerns with the current layout and planned community that we hope the city and developer will consider and make adjustments to maintain the look and feel of the entire 119th corridor west of K7. We believe the following notes and suggested modifications will not only enhance the new townhome development but also preserve the investment and atmosphere current residents and developments have established for the area:

1 - Please preserve a 30+ foot buffer of existing trees and vegetation along 119th Street and shift the northern most new townhome buildings slightly south to accommodate. Additional berms and new landscaping can and should be incorporated along this area to enhance and fill in elements consistent with the adjacent Forrest View and Timberstone Ridge developments. This is the single biggest element that will allow for a natural preservation of the area and provide a natural level of separation for new residents in the townhomes and for current adjacent developments.

2 – Please invest in a divided island entry for the new townhome development with landscaping, natural stone and enhanced signage. Again, this effort will help maintain the look and feel of the area and entrances of nearby developments and potentially help with increased traffic flow and safety.

3 – Please ensure overall focus and finalization of the new townhome development account for the natural forested elements of the area and utilize existing terrain and vegetation to create a neighborhood that is consistent with nearby established developments along 119th Street. The

City of Olathe Representatives

April 20, 2026

Page 2

future expansion and connection to land east of the development – inclusive of new roadways and entrances- should be considered and fully understood as approvals and roadway layouts are finalized for each phase.

Thank you again for listening to our concerns and reviewing our proposed modifications to help maintain the natural beauty and ambiance of our area. We look forward to seeing the final plans and recommendations in the next steps of this process.

Kind Regards,

Two handwritten signatures in blue ink. The first signature is a large, stylized cursive signature, and the second is a smaller, more compact cursive signature.

Joshua B. Jones & Kimberly D. Jones

Dear Members of the Olathe City Planning Commission,

Our community is defined by its natural beauty, an identity reflected in the names Forestview and Timberstone Ridge. The Forestview waterfall serves as a cherished gathering place, where residents capture prom, senior and other milestone photos. Mature tree lines along 119th and between neighborhoods represent decades of growth and are vital to the local ecosystem, stormwater management, and the character of our community.

We, the undersigned residents of Timberstone Ridge, respectfully submit this petition to share our perspective and recommendations regarding the proposed Forestview Townhomes at 119th & Mesquite. We support thoughtful development that aligns with the established character of our community, preserves its natural assets and carefully considers long-term infrastructure.

To preserve the **character of our community**, which is deeply rooted in its **native vegetation**, we respectfully but strongly request the following:

- Maintain a minimum 30-foot buffer along 119th, preserving existing natural vegetation wherever feasible.
- Ensure landscaping, including trees, berms, and plantings, enhances and reinforces the existing tree line while creating a cohesive, high-quality entrance.
- Incorporate natural stone materials throughout the development, with particular emphasis at the entrance.
- Design a divided entrance that mirrors Timberstone Ridge to achieve visual symmetry and elevated curb appeal, including complementary hardscaping elements.
- Utilize natural stone on the west-facing retaining wall (along Clare/Forestview) to ensure consistency with surrounding aesthetics.
- Reevaluate overall development density and consider reducing the total number of units to better align with the surrounding area.
- Relocate the northeast buildings further south to preserve additional tree buffer, maintaining the wooded character and visual continuity along 119th.

Given our understanding of the below, we remain concerned about **traffic safety** in the area. Residents have experienced accidents and near-misses and turning onto 119th from any direction can be challenging and unsafe at times. Based on current and planned development, we understand that:

- There are no plans to widen 119th Street west of K-7, despite anticipated growth.
- High Meadows (approximately 700 units / 1,100 vehicles) is expected to route primarily north via Dunraven Street once completed, with a planned stoplight at 119th & Dunraven.
- No signal is planned at the Forestview Townhomes entrance (serving approximately 72 units / 150 vehicles), raising safety concerns.
- A roundabout is planned at 119th & Clare approximately in the next 7 years.
- Clare Road is expected to widen to four lanes within 10–15 years.

We respectfully request that the Planning Commission require a comprehensive traffic impact study addressing Forestview Townhomes and its cumulative effects with nearby projects,





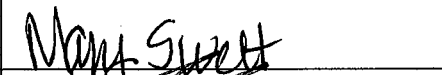
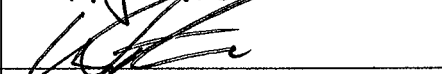






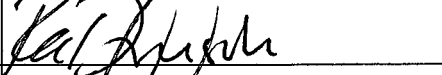

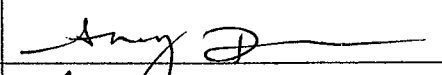

including High Meadows. Based on the results, appropriate mitigation measures such as signalization, dedicated turn lanes, roundabouts and/or alternative access points can be implemented to ensure safe and efficient traffic flow along 119th Street.




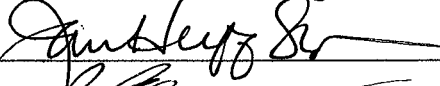
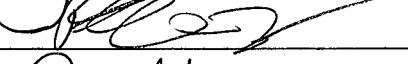
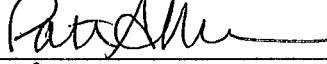


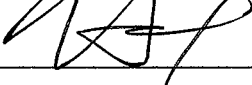
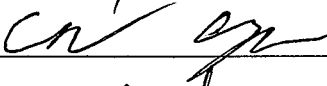


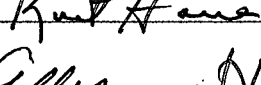
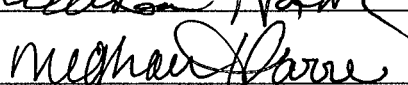
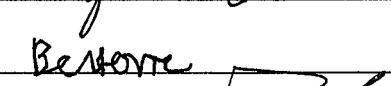

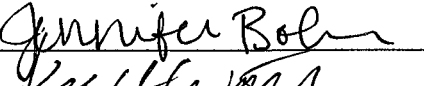
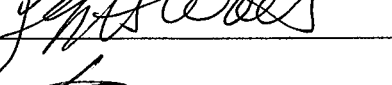

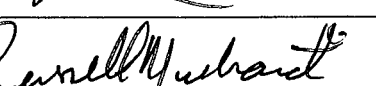
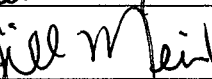

The impact study should also evaluate the safety of pedestrians, cyclists, and e-bike users, with recommendations for improvements such as marked crossings, sidewalks and connectivity to existing or planned trails.

Thank you for your time and consideration.

Sincerely,

The Undersigned Timberstone Ridge Residents

Name	Address	Signature
CRAIG GOERING	23736 W 118 th Terr.	
Amber Goering	23736 W 118 th Terr	
Jim Sopar	23733 W 118 th Terr	
Chris Swett	23714 W 118 th Terrace	
Mary Swett	23714 W 118 th Terr	
Ken Mestemacher	11796 S Mesquite St	
Julie Brack	11796 S Mesquite St	
Joseph Brazil	11774 S Mesquite St	
Joe Bri	11714 S. Mesquite St.	
ALEXIA STARK	11770 S MESQUITE ST	
Jace Stark	11770 S Mesquite St	
JosacBeve	11764 S. Mesquite	
RON DOMSCH	11672 Southkenton	
Michael Davoren	11673 S. Kenton St	
Amy Davoren	11673 S. Kenton St	
Regina Fairbanks	11682 S Kenton	

Name	Address	Signature
Alan Fairbanks	11682 S Kenton	
Cory Bates	11786 S. Mesquite	
Heather Bates	11786 S Mesquite	
Jan Soper	23733 W. 118 th Terr.	
Patrick Martin	23728 W. 118 th Terr.	
Patricia Martin	23728 W. 118 th Terr	
Melanie Webb	23749 W. 118 th Terr	
Jeremy Webb	23749 W. 118 th Terr	
Heather Fox	23752 W. 118 th Terr	
Charles Campang	23752 W. 118 th Terr	
Jana Vogel	23744 W 118 th Terr	
Samuel J Vogel	23744 W 118 th Terr	
KURT HARRE	23717 W 118 th TER	
Allison Harre	23717 W. 118 th Terr	
Meghan Harre	23717 W 118 th Terr	
Ben Harre	23717 W 118 th Terr.	
CASEY BOHR	23698 W. 118 th St.	
Jennifer Bohr	23698 W. 118 th St.	
Jeff Watt	11758 W Mesquite ST	
Ilya Katsman	11698 S Kenton St	
ELINA KATSMAN	" "	
Russ Meinhardt	11663 S. Kenton St	
Jill Meinhardt	11663 S. Kenton St.	