

SITE DEVELOPMENT PLANS
FOR
CARDINAL BRUSH BUILDING EXPANSION
ADDRESS: 15790 S. KEELER TERRACE
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

UTILITY COMPANIES

ATMOS ENERGY
MS. BECCA HOLBROOK (913) 603-9191
(becca.holbrook@atmosenergy.com)
25090 W. 110TH TERRACE
OLATHE, KANSAS 66061

EVERGY
MS. GWEN CORCHES (916) 652-1842
(gwen.corches@evergy.com)
15215 W. 106TH STREET
LENEXA, KANSAS 66219

AT&T
MR. STEPHEN "TROY" MITCHELL (913) 383-4934
(sm5517@att.com) (913) 2938453 CELL

WATERONE
MS. JAN HARDIE (913) 895-5775
(msanderson@waterone.org)
10751 RENNER BLVD.
LENEXA, KANSAS 66223

COMCAST CABLE CO.
MR. ANDY BELL (816) 795-2255
(andrew_bell@comcast.com)
4700 LITTLE BLUE PARKWAY
INDEPENDENCE, MISSOURI 64057

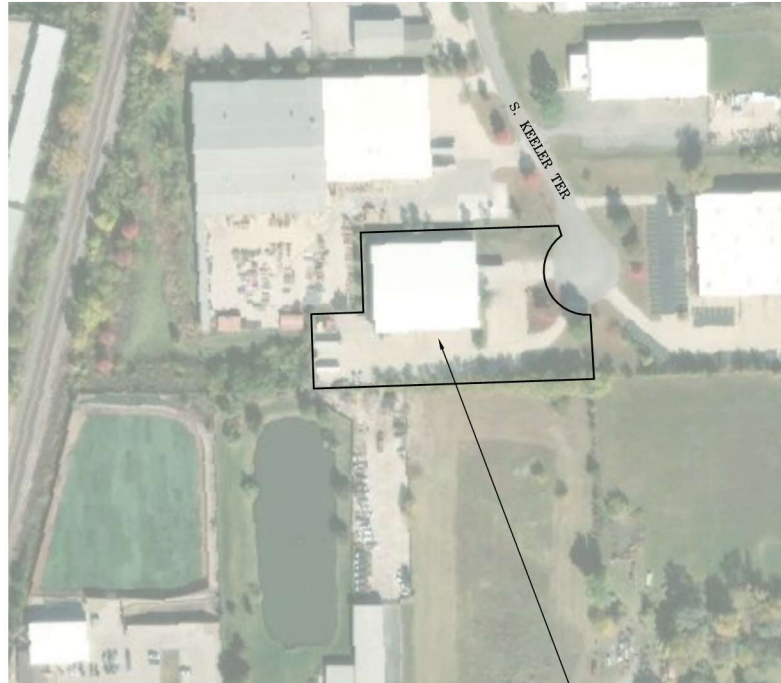
CONSOLIDATED COMMUNICATIONS
MELISSA STRINGER (913) 322-9622
(MELISSA.STRINGER@CONSOLIDATED.COM)
14859 W. 95TH STREET
LENEXA, KS 66215

CITY OF OLATHE (PUBLIC) (913) 971-9311
1385 S. ROBINSON DRIVE
OLATHE, KANSAS 66051 (913) 971-9099 FAX

GOOGLE FIBER
MS. DOUG POLK (816) 548-1909
(dpolk@google.com)
908 BROADWAY BLVD.
KANSAS CITY, MO 66105

SPECTRUM
MR. STEVEN BAXTER (913) 643-1901
(STEVEN.BAXTER@CHARTER.COM)
6221 W. 119TH STREET
OVERLAND PARK, KANSAS 66213

SOUTHERN STAR PIPELINE
MR. MIKE BOSCH (913) 422-631
(mike.degrove@sscsp.com)
8195 COLE PARKWAY
SHAWNEE, KS 66227



PROJECT LOCATION

BENCHMARK:

VERTICAL DATUM = NAVD 88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK.
1. TOP OPERATING NUT ON FIRE HYDRANT LOCATED SOUTH OF THE SOUTHEAST CORNER OF THE EXISTING BUILDING ALONG THE EXISTING DRIVEWAY. ELEVATION = 1064.24'

LEGAL DESCRIPTION:

LOT 2, KEELER TERRACE ADDITION, A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, FROM GENERAL WARRANTY DEED FILED IN BOOK 201310 AT PAGE 001437

GROSS AREA = ±103,595 ± ±2.38ACRES

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200715, JOHNSON COUNTY, KANSAS, MAP NO. 200910201096, DATED AUGUST 3, 2009.

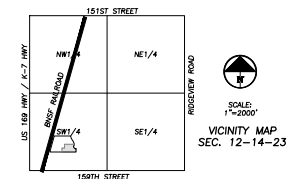
INDEX	
C000	COVER SHEET
C001	GENERAL NOTES
C002	DEMOLITION PLAN
C100	SITE PLAN
C200	GRADING/UTILITY PLAN
C201	FIRE PROTECTION PLAN
LS-1	LANDSCAPING AND TREE PRESERVATION

PREPARED & SUBMITTED BY:

PHILIPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.

OWNER/DEVELOPER:

CARDINAL BRUSH CORPORATION
CLEARVIEW INVESTMENTS LLC
15790 S. KEELER TERR.
OLATHE, KS 66062
800-350-2497 OFFICE
JIM@CARDINALBRUSH.COM
CONTACT: JIM HARTSOOK



LEGEND	
— PL —	PROPERTY LINE
— LOT LINE —	LOT LINE
— R/W —	RIGHT-OF-WAY
— 2' CURB & GUTTER —	2' CURB & GUTTER
ASPHALT PAVEMENT	ASPHALT PAVEMENT
CONCRETE PAVEMENT	CONCRETE PAVEMENT
CONCRETE SIDEWALK	CONCRETE SIDEWALK



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.

PHILIPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155
913-393-1166
www.philipseng.com

PLANNING
ENGINEERING
IMPLEMENTATION
PHI

COVER SHEET
CARDINAL BRUSH BUILDING EXPANSION
ADDRESS: 15790 S KEELER TERRACE
OLATHE, JOHNSON COUNTY, KANSAS

No.	Date	Revised Per City Comments	Revised Per City Comments
1	08-12-2013		
2	08-12-2013		
3	08-12-2013		
4	08-12-2013		
5	08-12-2013		
6	08-12-2013		
7	08-12-2013		
8	08-12-2013		
9	08-12-2013		
10	08-12-2013		

SHEET
C000

A. All construction materials and procedures on this project shall conform to the latest revision of the following:

- 1. City Ordinance 8.53.14, Sanitary and Fire Department and Municipal Code

B. The contractor shall have one (1) signed copy of the plans (approved by the job) and one (1) copy of the appropriate Design and Construction Standards and Specifications of the City at all times.

C. The contractor will be responsible for securing all permits, bonds and insurance required by the contract. The contractor shall be responsible for obtaining all necessary permits, bonds and insurance from the State and federal authorities having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be included in the contract price.

D. The contractor is responsible for coordination of his and sub-contractor's work. The contractor shall assume the responsibility for protecting and maintaining his work during the construction period and between the various trades. The contractor shall coordinate with the City and other contractors.

E. The demolition and removal (reconstruction) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material shall be disposed of in accordance with the applicable state and federal regulations. The disposal of waste material shall be in accordance with all state, local and federal regulations.

F. Contractor shall be responsible for all materials, including but not limited to, all utilities, storm drainage, and other features, which are to be removed or replaced. The contractor shall be responsible for obtaining all necessary permits, bonds and insurance from the State and federal authorities having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be included in the contract price.

G. All existing utilities indicated on the drawings are according to the best information available to the Engineer. The contractor shall be responsible for verifying the location and depth of all utilities. The contractor shall be responsible for the exact location of all utility prior to any construction. All underground utilities shall be protected and shall not be damaged. The contractor shall be responsible for the protection of the contractor for on or replaced or repaired by the contractor at his expense.

H. The contractor will be responsible for all existing or existing utilities, pavement, structures and other features, which are to be removed or replaced. The contractor shall be responsible for obtaining all necessary permits, bonds and insurance from the State and federal authorities having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be included in the contract price.

I. The contractor shall verify the flow of all existing storm or sanitary sewer connections and utility crossings.

J. **SAFETY NOTICE TO CONTRACTORS:** In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property. The contractor shall be responsible for the safety of all persons and property on the job site during all working hours. Any construction disturbance by the engineer of the contractor's pole position is not intended to be a safety hazard. The contractor shall be responsible for the safety of all persons and property on the job site during all working hours.

K. Refer to the bidding plans for all lighting electrical requirements, including condensation, pole placement, poles, etc.

1. BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

1. PAVING SLAB MARKING STRIPS SHALL BE FOUR INCH (4") WIDE, WHITE STRIPES. STATE AND LOCAL AND HANDCAP MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
2. HANDCAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
3. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF URBAN TRAFFIC CONTROL DEVICES".
4. STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF URBAN TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 18", 16 GAUGE STEEL, AND SHALL BE PROTECTED BY AN APPROVED PROTECTIVE DEVICE.
5. TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE STRIPING WILLIAMS "S" TRAFFIC MARKING 7058-B-2992 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH THE WILLIAMS "S" TRAFFIC MARKING SYSTEM. APPLY ON A CLEAN, DRY, AND SURFACE. THE AMBIENT TEMPERATURE SHALL NOT BE LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.
6. SIGNAGE IS APPROVED APPROVED THROUGHOUT A SEPARATE APPLICATION AND MUST MEET THE REQUIREMENTS OF USD 185.0.190.

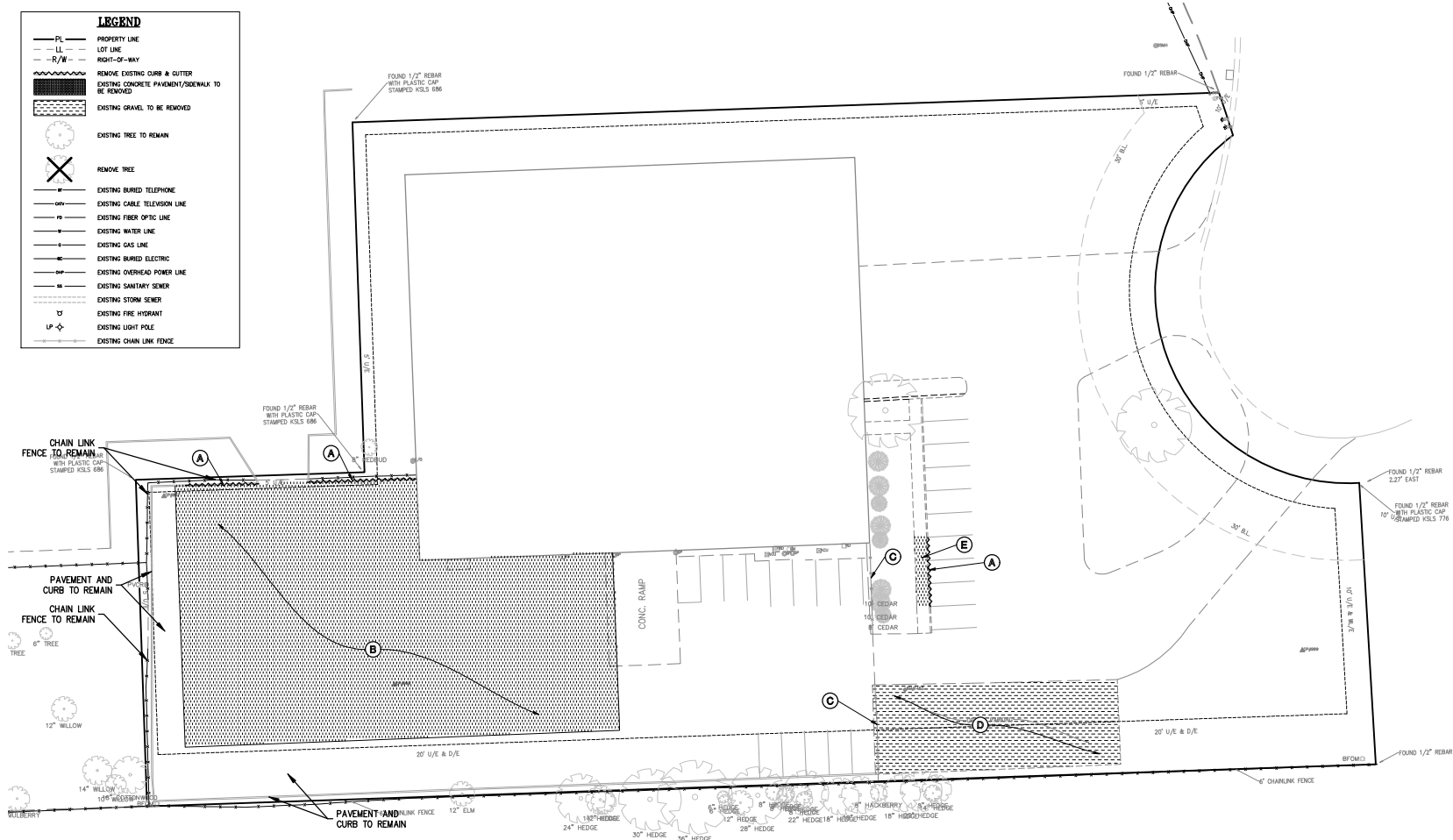
1. **CONTOURS AND ELEVATIONS:** Existing and proposed contours shall be shown on plans at one foot (1") contour intervals, unless otherwise specified. Contours shall be established and marked on the ground to a representative thickness. Contractor shall hold these elevations in place for pavement and subgrade thickness.
2. If the contractor does not accept existing topography as shown on the plans, unless exception, he shall have made his own survey of the site and shown the same on the plans. It shall be the owner's responsibility to have the survey confirmed.
3. **CLEANING AND GRADING:** Prior to beginning preparation of the subgrade, the contractor shall remove all buildings and shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious materials. The total stripping depth shall be based on shown subgrade elevations and shall be uniform across the entire project. Contours, the total stripping depth, and the location of the stripping shall be shown on the plans. Stripping shall be done in a timely manner and incorporated into structural fills.
4. Prior to the start of the grading, the contractor shall strip all topsoil and vegetation from the area to be graded, and establish at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor shall reseed and/or plant the area with the same seed and/or plants as were removed. The contractor shall be responsible to a minimum of 90% of the area to be seeded or planted. The contractor shall be responsible for the installation of landscaping or irrigation (if any) at locations specified on drawings. At the time of the grading, the contractor shall strip all topsoil and vegetation from the area to be graded and shall be shown on the plans.
5. Contractor shall strip and/or existing pavement as necessary to ensure a smooth fit and continuous grade. Contractor shall ensure positive drainage away from buildings at all interior and paved areas.
6. **GRADIENT PREPARATION:** Prior to placement of the final subgrade, the existing subgrade shall be profiled and approved under the direction of the Contracting Engineer.
7. **PROTECTORING:** Subsequent to completion of stripping and re-vegetation, all existing buildings and pavement areas to receive replacement fill shall be systematically profiled using a tandem roller track layout to approximately 20,000 pounds per square foot. The contractor shall be responsible for the installation of the track layout on the site. The contractor shall ensure that the track layout is not removed or damaged and shall be shown on the plans.
8. **EXHAUSTION:**
 - a. **GENERAL:** All earthwork shall conform to the recommendations of the Geotechnical report. Solid and fill materials shall be placed in layers according to the project requirements in reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the contractor shall follow the recommendations and specifications.
 - b. **SURFACE TREATMENT:** Surface water shall be intercepted and drained during the placement of fill.

[illegible]

GENERAL NOTES
CARDINAL BRUSH BUILDING EXPANSION
ADDRESS: 15790 S KEELER TERRACE
OLATHE, JOHNSON COUNTY, KANSAS

[illegible]

SHEET
C001



- (A) REMOVE EXISTING CURB.
- (B) REMOVE EXISTING CONCRETE PAVEMENT.
- (C) REMOVE EXISTING CHAIN LINK FENCE WITH VINYL SLATS.
- (D) REMOVE EXISTING GRAVEL AREA.
- (E) REMOVE EXISTING CONCRETE SIDEWALK.

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.

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVEWAYS, DRIVEWAY STRUCTURES, UTILITY STRUCTURES, AND ALL OTHER STRUCTURES AND MATERIALS. ALL REMAINING PLACES OF ALL STRUCTURES AND MATERIALS TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.
5. REFER TO THE BUILDING PLANS FOR SITE LIGHTING ELECTRICAL MODIFICATIONS (IF ANY) TO THE EXISTING ELECTRICAL SYSTEM.



PLANNING
FINANCING
IMPLEMENTATION

DEMOLITION PLAN
CARDINAL BRUSH BUILDING EXPANSION
ADDRESS: 15790 S KEELER TERRACE
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	BY	REVISIONS
250334	05-12-2005	108 JUC	REVISED PER CITY COMMENTS

SHEET
C002



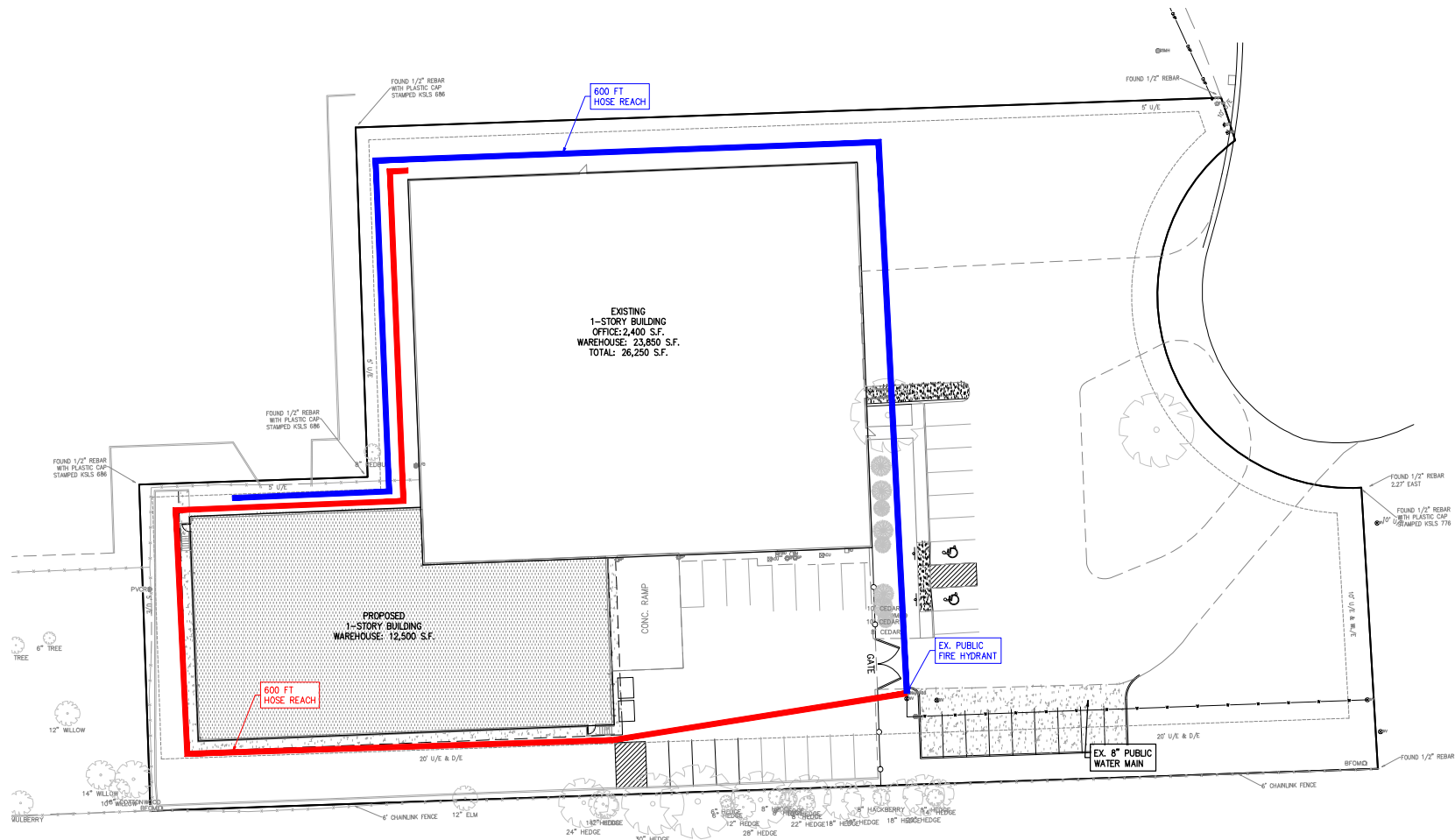
Know what's below.
Call before you dig.

\\p0101-wm\proj\proj\170535\170535.dwg Project: 170535.dwg Layout: 170535.dwg May 08, 2025 - 12:24pm Dakota Brown



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.



LEGEND	
— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— EX —	EXISTING WATER LINE
— FH —	FIRE HOSE REACH



PHILIP ENGINEERING, INC.
1001 N. Webster
Olathe, Kansas 66061
(913) 765-1100
www.philipeng.com



FIRE PROTECTION PLAN
CARDINAL BRUSH BUILDING EXPANSION
ADDRESS: 15790 S KEELER TERRACE
OLATHE, JOHNSON COUNTY, KANSAS

No.	Date	Revised Per City Comments
1	05-12-2025	

PROJECT NO. 202504
SHEET NO. 01
DRAWN BY: JLB
CHECKED BY: JLB
DATE: 05-12-2025

SHEET
C201