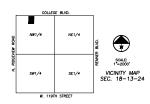
PRAIRIE RIDGE PLAZA FIRST PLAT LOT 3 (EXCEPTED TRACT)



BUILDING SETBACK LINE ____ P/S ____ PARKING SETBACK LINE TREE PRESERVATION SETBACK LINE STANDARD DUTY ASPHALT PAVENEN HEAVY DUTY ASPHALT PAVEMEN

CONCRETE SIDEWALK

LEGEND

KEY NOTES:

A TYPE B CURB & GUTTER

C CONCRETE SIDEWALK (PRIVATE)

Q CONSTRUCT COLORED CONCRETE PEDESTRIAN GATEWAY

R NO PARKING SIGN.

LEGAL DESCRIPTION:

GROSS AREA = ±3.8941 ACRES / ±169.627 SQ.FT.

SITE DATA

LOT 1	149,644 S.F. / 3.44 AC.
ZONING	C-3
TOTAL BUILDING SQUARE FOOTAGE	26,958 S.F.
F.A.R.	0.17
OPEN SPACE	25% REQ. (37,452 S.F.) PROVIDED (70,330 S.F.)

DARKING STIMMARY

I AIMING DOMINING		
	MIDLAND CARE PROPOSED PARKING STANDARD STALLS (9'-0" X 18'-0") ACCESSIBLE STALLS TOTAL STALLS	97 8 105
	REQUIRED ACCESSIBLE STALLS TOTAL STALLS REQUIRED ACCESSIBLE STALLS	101-125 5

PARKING CALCULATIONS

MEDICAL OFFICE 500 SQ. FT. PER STALL 26,958 SQ. FT. / 500 = 54 STALLS

PREPARED BY:

PHELPS ENGINEERING, INC. 1270 N. WINCHESTER OLATHE, KANSAS 66061 (913) 393-1155 (913) 393-1166 FAX

21 CIRNER:



SHEET

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CENTER

SITE PLAN

– JOHNSON COUNTY PACE C

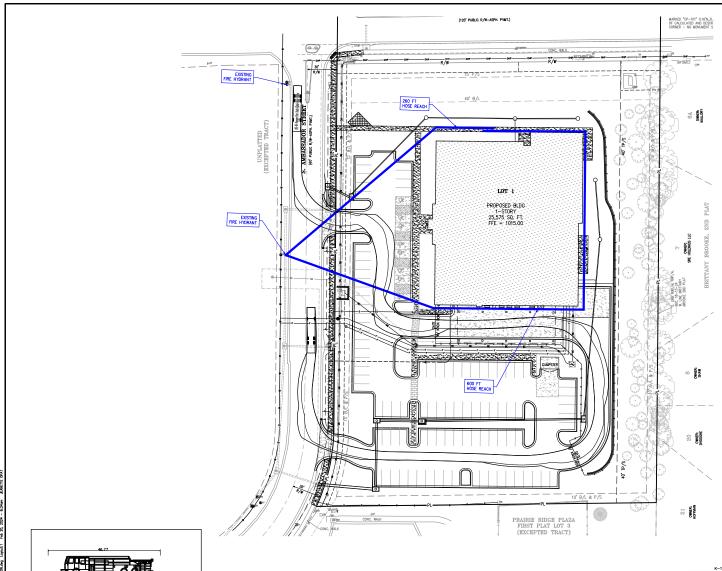
E BLVD AND AMBASSADOR
OLATHE, KANSAS

CARE -COLLEGE

MIDLAND

JA OMO

Know what's below.



STIPULATION	MET	
1. Fire hydrants that supply water must meet the fire flow in accordance with IFC		
Appendix B105, or the sprinkler system demand, whichever is greater; otherwise	Provided	
the water supply for hydrants is required to be looped to existing mains.		
2. Dead-end water mains with fire hydrants are not permitted unless water		
supply calculations can be provided that demonstrates an adequate water supply	N/A	
is provided; otherwise the water supply for hydrants is required to be looped to		
existing mains.		
3. Structures without Fire Sprinklers: fire hydrants are required within 400 feet of	N/A	
all structures without an automatic sprinkler system (travel distance).		
4. Structures with Fire Sprinklers: all portions of the buildings shall be within 600		
feet of hose travel distance from a hydrant(s) for buildings with an automatic	Provided	
sprinkler system.		
SA. A fire department connection (FDC) is required within 100 feet of a hydrant		
for each building with an automatic sprinkler. The FDC is required to be	Provided	
accessible from a fire apparatus access road.		
5B. Clear space around and immediate access to fire department connections,		
not less than 3-feet in width, shall be provided without obstruction by fences,	Provided	
bushes, trees, walls, or any other fixed or moveable object.		
SC. Provide striping on the pavement in front of the Fire Department Connection		
(FDC) the depth and width of vehicle stall (8 feet by 20 feet). Provide a no	Provided	
parking sign.		
6A. Roads are required to be at least 20 feet wide, provide a 28 foot turning		
radius for fire apparatus to make turns, and be an all-weather surface that can	Provided	
support at least 75,000 pounds.		
6B. Please provide a turning template that shows fire department apparatus		
access is possible or provide a revised turning radius for entry points less than a	Provided	
28-foot turning radius.		
6C. Where fire hydrants or fire department connections are porvided adjacent to		
the road, at least that area of the road (the length of the apparatus) is required to	Provided	
be 26 feet wide.		
6D. The fire apparatus access road shall comply with the requirements of this		
section and shall extend to within 150 feet of all portions of the facility and all	N/A	
portions of the exterior walls of the first story of the building is not protected by	N/A	
an automatic fire sprinkler system.		
6E. The fire apparatus access road shall comply with the requirement of this		
section and shall extend to within 300 feet of all portions of the facility and all	Provided	
portions of the exterior walls of the first story of the building that is protected by		
an automatic fire sprinkler system.		

CENTER

FIRE PROTECTION PLAN
ID CARE — JOHNSON COUNTY PACE CI
COLLEGE BLVD AND AMBASSADOR
OLATHE, KANSAS

MIDLAND

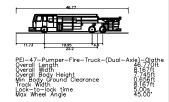
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Date 2-5-24 -20-24

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20 OWNER: DHOOGHE

21 OWNER HOFFLAN

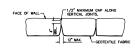
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PRAIRIE RIDGE PLAZA FIRST PLAT LOT 3 (EXCEPTED TRACT)

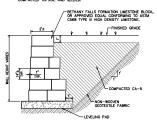
N. LINE NW1/4, SEC. 18-13-24-

COLLEGE BOULEVARD

LOT 1 PROPOSED BLDG 1-STORY 25,875, SQ. FT. FFE = 1015.00



LIMESTONE BLOCK JOINTING DETAIL



LIMESTONE BLOCK WALL DETAIL DETAIL DETAIL IS CONCEPTUAL WALLS OVER 4" IN HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER

LEGEND

—PL—	PROPERTY LINE
u	LOT LINE
R/W	RIGHT-OF-WAY
	2' CURB & GUTTE
920 918	EXISTING CONTOUR
920	PROPOSED CONTOL

UTILITY NOTES:
VISUAL NDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERRIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
PIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811. Know what's below. Call before you dig.

€ 10° ESMT. TO K.C.P. BK. 200707, PG. 0032



CENTER GRADING PLAN

- JOHNSON COUNTY PACE C
GE BLVD AND AMBASSADOR
OLATHE, KANSAS CARE -COLLEGE MIDLAND

By JMO

SHEET C2

Know what's below. Call before you dig.

KEY NOTES:

- CONTINCIDE TO DESCRIPTION WHEN AND COORDINATE FOR OTH OF CASHS.

 TO NORTH IN 2 27 FAMOUS COURTED FOR ROOTED BRILDING DOSEDOR

 SERVICE. TAPPING SUDGE SWILL BE 37 WINNIAM FROM ANY TITTINGS TOUND

 IN CONVAINT, CONFACT OFF OF CASHS FOR THE PROPER SEQUENCEMENT.

 BETTER STATEMENT OF CONTINUED FOR THE PROPERTY OF THE PROPER
- MATERONE.

 **MATERONE AND INSTALL 2" MATER METER IN PIT PER CITY OF CATHE RECOGNISTS. THERE SHALL RE 2" OF CLEMANCE AMOUND HE AND THE ST COURSEAST. AMOUND HE AND THE ST COURSE SHALL RE 2" OF CLEMANCE AMOUND HE AND THE ST COURSE SHALL RE 2" OF CLEMANCE AMOUND HE AND THE ST COURSE SHALL RES FOR THE AND THE AND
- 3" DOMESTIC WATERLINE ENTRY TO BUILDING, CONTRACTOR SHALL BE SEPONSBUE OF INSTILLINE AND APPORTENMENTS ON THE DOMESTIC LINE SUCH AS BROFFLOW PREVENTION DEVICES (USC APPROVED RPZ) (RE: BUILDING PLANS), CATE WAVES, REDUCERS, BENDS, TESS, ETC., WHICH MAY BE BEDUIRED, CONTRACT TO CORGINATE WITH WATER LITELY.
- CONTRACTOR TO EXPOSE MATER MAIN AND COORDINATE ORE CITY OF OLATHE TO INSTALL BY ME THEN SLEEKE AND VALVE FOR PROPOSED FIRE LINE. TAPPING SLEEVE SHALL BE S' MINIMAIN FROM ANY FITTINGS FOUND IN DECAMPION. CONTROL OF THE OR
- (W6)

 6° SPRINKLER ENTRY AND FIRE DEPT. CONNECTION (RE: ARCH.) CONTRACTOR SHALL BE REQUIRED TO INSTALL MY APPROVED DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY, GATE VALVES, REDUCERS, BENDS, TEES, FIT METRICA CITY FEB PEPT AND WATER DEPT CHERRA.
- CONTRACTOR INSTALL 2" TYPE K COPPER DOMESTIC SERVICE LINE FROM WATER MAIN TAP TO WATER METER. SERVICE LINE SHALL RUN PERPENDICULAR TO
- (W7) FIRE SUPPRESSION PIPE TO REMOTE FDC
- W8 REMOTE FIRE HYDRANT DEPARTMENT CONNECTION (MAXIMUM 100' FROM PROPOSED PUBLIC FIRE HYDRANT).
- E1 INSTALL 4" CONDUIT FROM EXISTING SECTIONALIZER TO TRANSFORMER
- PROPOSED LOCATION OF CONCRETE TRANSFORMER PAD. CONTRACTOR TO CHERPY EXACT LOCATION AND SIZE WITH KCPL PROPE TO CONSTRUCTION CONCRETOR SHALL BE RESPONSIBLE FOR INSTITULATION OF CONCRETE PAD AND CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL CONCRINE SAM DORN WITH THE ELECTRIC COMPANY.
- (E3) INSTALL 4" CONDUIT FROM TRANSFORMER TO BUILDING.
- (81) CONNECT TO EXISTING SANITARY SEWER SERVICE STUB.
- (2) INSTALL SANITARY SEWER SERVICE LINE.
- (\$3) CONNECT TO BLDG, INTERIOR PLUMBING.
- (\$4) EXISTING SANITARY SEWER SERVICE STUB TO BE REMOVED TO 5 FEET FROM AND MAIN AND PERMANENTLY CAPPED.
- (D1) INSTALL STORM STRUCTURE.
- (D2) CONNECT TO EXISTING INLET.
- (D3) CONVERT EXISTING CURB INLET TO JUNCTION BOX.
- (L1) RELOCATED STREET LIGHT LOCATION (PUBLIC), CONTRACTOR TO COORDINATE AND PROVIDE NEW BASE AND WIRING,

LEGEND

——PL —	PROPERTY LINE
u	LOT LINE
— −R/W− —	RIGHT-OF-WAY
	EXISTING CABLE TELEVISION LINE
— n —	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EXISTING BURIED ELECTRIC LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING OVERHEAD TELEPHONE LINE
— ss ——	EXISTING SANITARY SEWER LINE
24"HDPE	EXISTING STORM SEWER LINE (& SIZE
—-r—	EXISTING BURIED TELEPHONE LINE
——*—6*—	EXISTING WATER LINE (& SIZE)
	PROPOSED CABLE TELEVISION LINE
— го —	PROPOSED FIBER OPTIC LINE
——G——	PROPOSED GAS LINE
——эE——	PROPOSED BURIED ELECTRIC LINE
—— ss ——	PROPOSED SANITARY SEWER LINE
	PROPOSED OVERHEAD POWER LINE
	PROPOSED STORM SEWER LINE (& SG
—— вт ——	PROPOSED BURIED TELEPHONE LINE
w6"-	PROPOSED WATER LINE (& SIZE)
——F—6"—	PROPOSED FIRE LINE (& SIZE)
sts	PROPOSED ROOF DRAIN (& SIZE)



FENCHMENNS, INC.
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UTILITY PLAN
CARE — JOHNSON COUNTY PACE CENTER
COLLEGE BLVD AND AMBASSADOR
OLATHE, KANSAS

MIDLAND

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CHEET SHEET

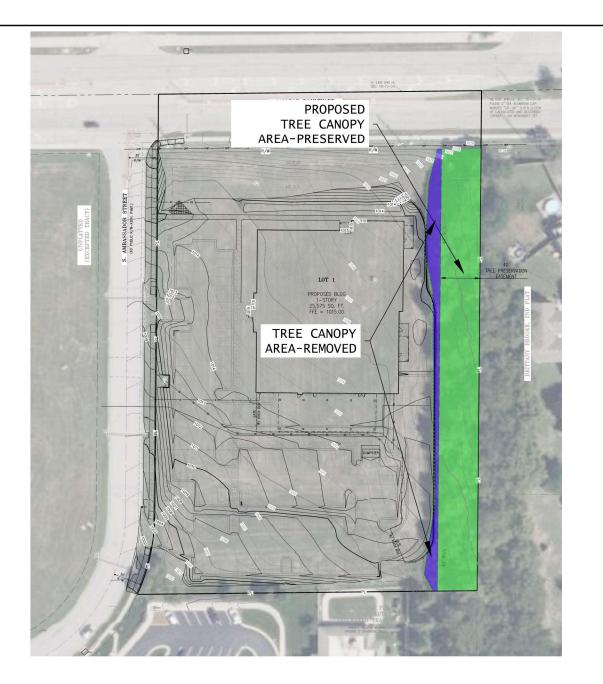
C3



LEGEND TREE REMOVAL AREA

0.42 ACRES PERCENT OF TREES PRESERVED 82.35%





TREE CANOPY EXHIBIT

D CARE — JOHNSON COUNTY PACE CI
COLLEGE BLVD AND AMBASSADOR
OLATHE, KANSAS MIDLAND

JANO By

C4

ENGINEER/APPLICANT:

SITE PLAN
MIDLAND CARE — JOHNSON COUNTY PACE CENTER
COLLEGE BLVD AND AMBASSADOR
OLATHE, KANSAS



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