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**disclaimer:**

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**project description:**

New truck terminal with a two story office building and tractor / trailer storage.

**vicinity map:**



**code review:**

governing municipality: Olathe, Kansas  
governing code: 2018 IBC

zoning: M-2

site area: 21.20 acres +/-

building area: 24,000 sq. ft.

parking ratio: 2.5 spaces / 1,000 sq. ft.  
parking required: 60 spaces  
parking provided: standard stalls = 124  
accessible stalls = 5  
trailer parking = 134  
tractor parking = 181

construction: II B

stories: two

building height: 32'-0" top of parapet

fire suppression: yes

**sheet index:**

A0.0 cover sheet

**Civil**

- C100 site plan - aerial
- C101 site plan
- C102 open space plan
- C200 grading plan
- C201 tree preservation plan
- C300 utility plan
- C301 fire protection plan
- C400 private details

**Stormwater**

- A1 existing conditions map
- A2 proposed conditions map
- A3 stormwater treatment plan
- B1 existing drainage map
- B2 proposed drainage map

**Landscape**

- LS-1 landscape plan

**Architectural**

- A2.1 first floor plan
- A2.2 mezzanine floor plan
- A2.3 canopy plan & elevations
- A3.1 exterior elevations

**client:**

Trans-System, Inc.  
PO Box 3456  
Cheney, WA 99220

**architect:**

Johnathon Phillips, AIA  
Davidson Architecture & Engineering  
4301 Indian Creek Parkway  
Overland Park, Kansas 66207  
p: 913.451.9390

**civil engineer:**

Judd Claussen, PE  
Phelps Engineering Inc.  
1270 N Winchester  
Olathe, Kansas 66061  
p: 913.393.1155

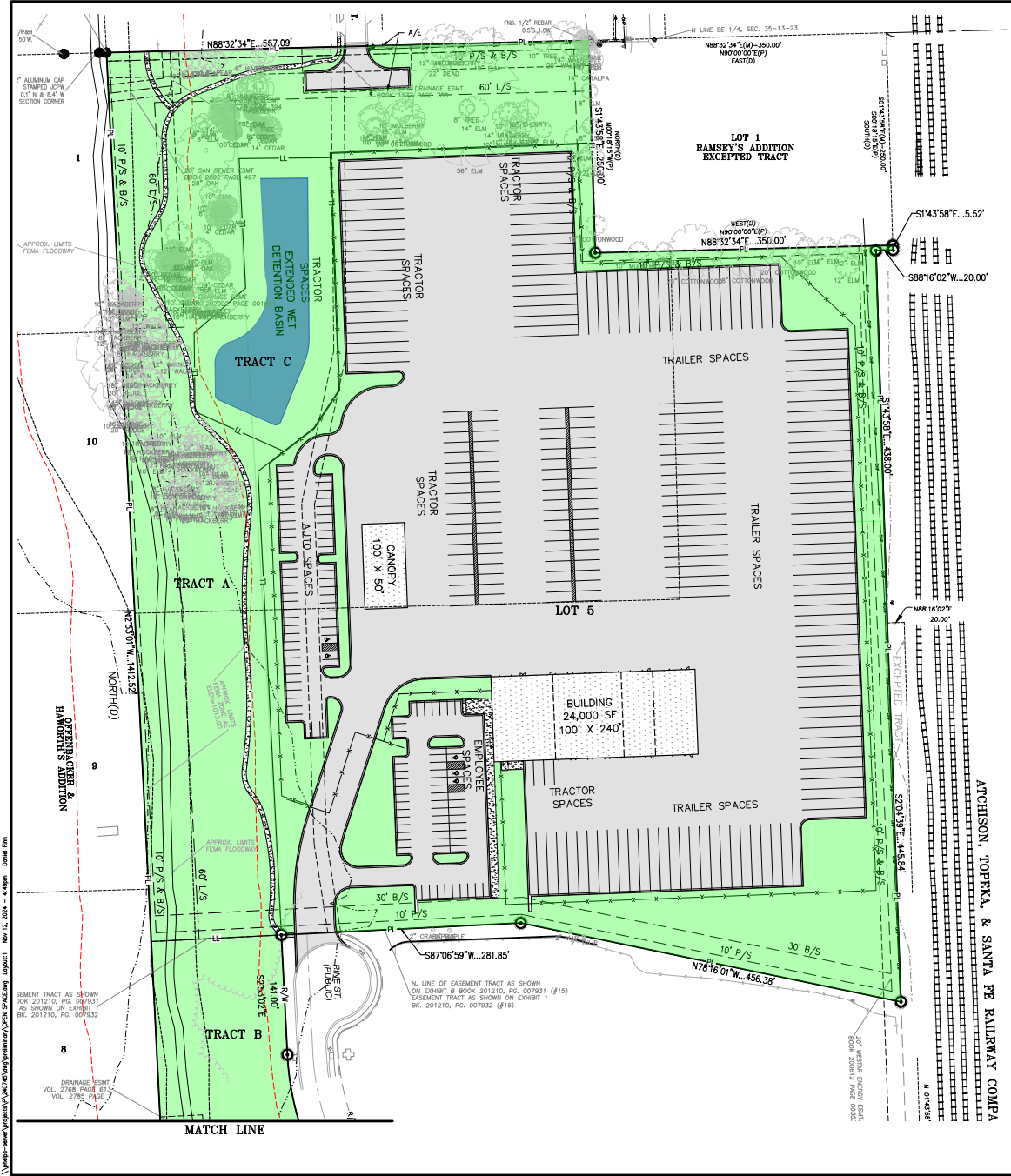
revisions	<input type="checkbox"/>
10.21.2024	1
11.12.2024	2

a new development for  
**Trans-System**  
Pine Street  
Olathe, Kansas



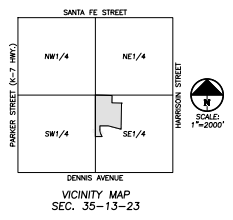






**LEGAL DESCRIPTION:**  
 All that part of the Southeast Quarter of Section 35, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described by Phelps Engineering, Inc., RS 03-82, on September 24, 2024, for project 240745 as follows:

Beginning at the Northeast corner of the Southeast Quarter of add Section 35, thence N 88°32'54" E, along the North line of the Southeast Quarter of add Section 35, a distance of 567.09 feet; thence S 14°35'58" E, a distance of 250.00 feet; thence N 88°32'54" E, a distance of 300.00 feet, to a point on the Western right-of-way line of Atlatlan, Topoka, & Santa Fe Railway Company, as now established, thence along said Western right-of-way line for the following three (3) courses: thence S 14°35'58" E, a distance of 5.52 feet; thence S 87°05'07" W, a distance of 20.00 feet; thence S 14°35'58" E, a distance of 438.00 feet; thence S 7°04'30" E, a distance of 445.84 feet, to the Northeast east corner of OLATHE COMMERCE PARK, SECOND PLAT, a plat subdivision in the City of Olathe, Johnson County, Kansas, thence along the Northern plot line of said OLATHE COMMERCE PARK, THIRD PLAT, and the Northern plot line of OLATHE COMMERCE PARK, SECOND PLAT, a plat subdivision in the City of Olathe, Johnson County, Kansas, for the following three (3) courses: thence N 79°05'07" W, a distance of 406.38 feet; thence S 87°05'07" W, a distance of 281.85 feet, to the Northeast east corner of add OLATHE COMMERCE PARK, SECOND PLAT, thence along the Western plot line of add OLATHE COMMERCE PARK, SECOND PLAT, for the following three (3) courses: thence S 23°53'07" E, a distance of 141.00 feet; thence Southerly on a curve to the left, said curve having an initial tangent bearing of S 23°53'07" E, a radius of 330.00 feet, and an arc distance of 166.52 feet; thence Southerly on a curve to the right, said curve being tangent to the last described course and having a radius of 370.00 feet, an arc distance of 71.51 feet; thence S 87°05'07" W, a distance of 222.82 feet, to a point on the Northern line of OLATHE COMMERCE PARK, a plat subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being on the West line of the Southeast Quarter of add Section 35, thence N 23°53'07" W, along said West line of add Southeast Quarter of add Section 35, a distance of 141.00 feet, to the Point of Beginning, containing 823,282 square feet or 21,196 acres, more or less, of unpatented land.



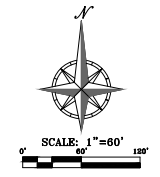
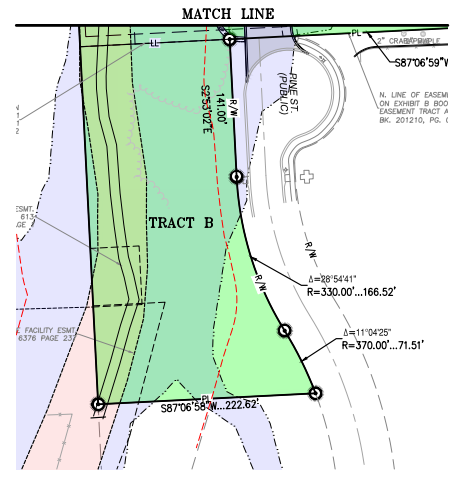
**OPEN SPACE DATA**

LOT 5	14.16 AC.
TRACT A	4.84 AC.
TRACT B	1.42 AC.
TRACT C	0.98 AC.
TOTAL	21.40 AC.

IMPERVIOUS AREA	11.28 AC (53%)
OPEN SPACE	9.92 AC (47%)

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



Prepared by Phelps Engineering, Inc.  
 1400 W. 15th Street  
 Olathe, Kansas 66045  
 Phone: 913.781.1100  
 Fax: 913.781.1101  
 www.phelpseng.com

**OPEN SPACE PLAN**  
 OLATHE COMMERCE PARK TRANS-SYSTEM  
 ADDRESS: S. PINE STREET  
 OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	240745	DATE	11-12-2024
BY	PH	REVISIONS	REVISED FOR PERMITS
CHECKED	PH	DATE	11-12-2024
DATE	11-12-2024	REVIEWED FOR PERMITS	REVIEWED FOR PERMITS
PROJECT NO.	240745	DATE	11-12-2024
BY	PH	REVISIONS	REVISED FOR PERMITS
CHECKED	PH	DATE	11-12-2024
DATE	11-12-2024	REVIEWED FOR PERMITS	REVIEWED FOR PERMITS

SHEET  
**C102**





Know what's below.  
Call before you dig.

UTILITY NOTES:  
VISUAL INDICATIONS OF UTILITIES ARE 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.

Professional Seal  
P.E. License No. 24745  
S.E. License No. 11-12-2024  
CITY OF Olathe, MO  
DATE: 11-12-2024  
SHEET NO. C200  
PROJECT NO. 24745



**GRADING PLAN**  
OLATHE COMMERCE PARK TRANS-SYSTEM  
ADDRESS: S. PINE STREET  
OLATHE, JOHNSON COUNTY, KANSAS

**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.

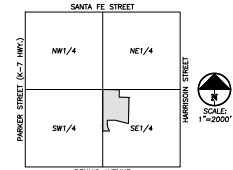
A PORTION OF THIS PROPERTY LIES WITHIN ZONE X (SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF THE ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES FROM THE ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE 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 PITTSBURGH, COMMUNITY NO. 2007977, JOHNSON COUNTY, KANSAS, MAP NO. 200702060, AND DATED AUGUST 3, 2009.

**BENCHMARK:**

VERTICAL DATUM = NAVD83 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK

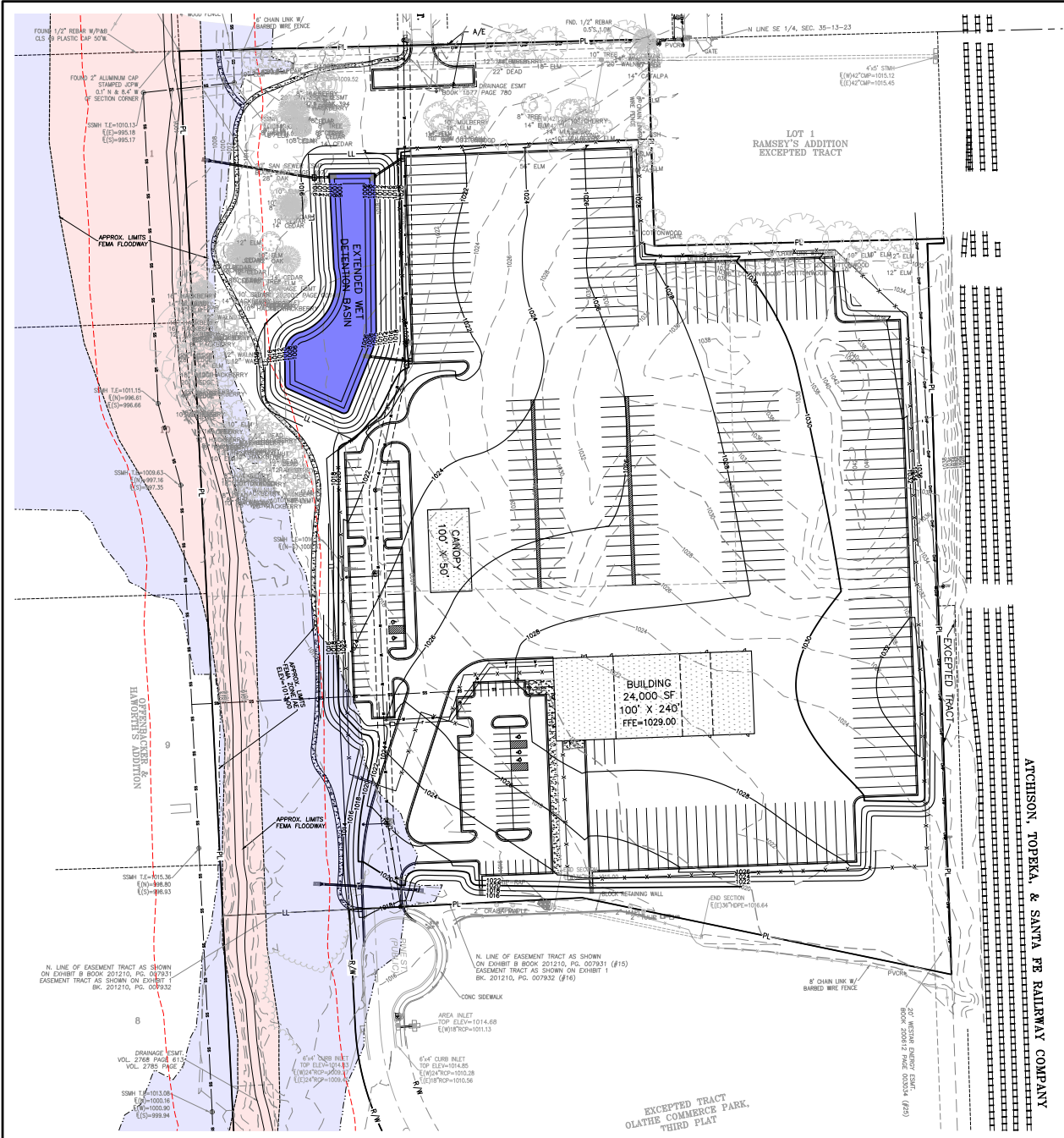
1. SET "C" CORNER IN SOUTHWEST CORNER OF CURB INLET AT LOT SOUTHWEST OF PROPERTY  
ELEVATION = 1029.89
2. SET CAP IN ALONG STORM END SECTION ON NORTH SIDE OF PROPERTY  
ELEVATION = 1024.29
3. MAG NAIL ALONG BACK OF CURB ON SOUTHWEST SIDE OF INTERSECTION NORTHWEST OF PROPERTY  
ELEVATION = 1026.15
4. MAG NAIL ALONG BACK OF CURB AT ROAD WEST OF PROPERTY  
ELEVATION = 1024.18
5. MAG NAIL ALONG BACK OF CURB AT ROAD WEST OF PROPERTY, SOUTH OF PREVIOUS  
ELEVATION = 1027.18



VICINITY MAP  
SEC. 35-13-23

**LEGEND**

- PL - PROPERTY LINE
- LL - LOT LINE
- R/W - RIGHT-OF-WAY
- 2" - 2" CURB & GUTTER
- 100' - EXISTING CONTOURS
- 100' - PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- UP OF GUTTER
- TOP OF CURB
- SCHEMATIC
- MATCH EXISTING
- HIGH POINT
- LOW POINT
- TOP OF PAVEMENT
- GROUND ELEVATION
- TOP OF STRUCTURE
- TOP OF STEPS
- BOTTOM OF CURB
- BOTTOM OF WALL
- TOP OF WALL
- TOP OF WALL
- EXISTING STORM SEWER
- PROPOSED STORM PIPE
- PROPOSED WET CURB & GUTTER
- PROPOSED DRY CURB & GUTTER
- PROPOSED RETAINING WALL
- FEMA ZONE AE - FLOODWAY
- FEMA ZONE AE (100-YEAR FLOODPLAIN)
- STREAM CORRIDOR



EXCEPTED TRACT  
OLATHE COMMERCE PARK,  
THIRD PLAT

ATCHISON, TOPEKA, & SANTA FE RAILWAY COMPANY



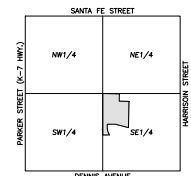
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Professional Seal  
Kurt A. Winkler  
P.E., S.E., L.S., L.P.  
KAW@KAWENGINEERS.COM  
WWW.KAWENGINEERS.COM

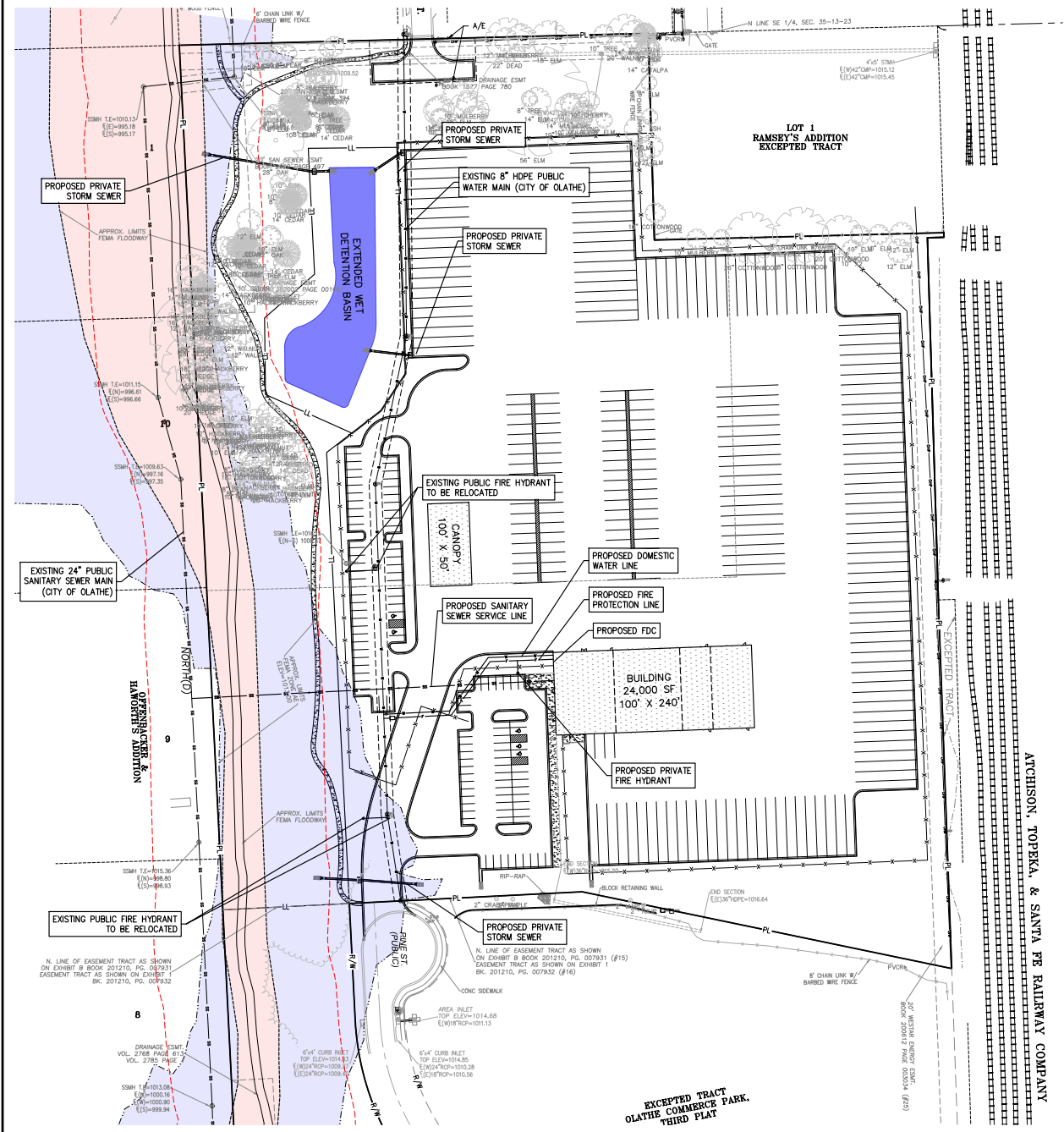


**UTILITY PLAN**  
OLATHE COMMERCE PARK TRANS-SYSTEM  
ADDRESS: S. PINE STREET  
OLATHE, JOHNSON COUNTY, KANSAS



VICINITY MAP  
SEC. 35-13-23

- LEGEND**
- PL — PROPERTY LINE
  - LL — LOT LINE
  - R/W — RIGHT-OF-WAY
  - TW — EXISTING CABLE TELEVISION LINE
  - FO — EXISTING FIBER OPTIC LINE
  - G — EXISTING GAS LINE
  - BE — EXISTING BURIED ELECTRIC LINE
  - PO — EXISTING OVERHEAD POWER LINE
  - OT — EXISTING OVERHEAD TELEPHONE LINE
  - SW — EXISTING SANITARY SEWER LINE
  - SS — EXISTING STORM SEWER LINE (A SIZE)
  - TW — EXISTING BURIED TELEPHONE LINE
  - W — EXISTING WATER LINE (A SIZE)
  - CANV — PROPOSED CABLE TELEVISION LINE
  - FO — PROPOSED FIBER OPTIC LINE
  - G — PROPOSED GAS LINE
  - BE — PROPOSED BURIED ELECTRIC LINE
  - SS — PROPOSED SANITARY SEWER LINE
  - SW — PROPOSED OVERHEAD POWER LINE
  - TW — PROPOSED STORM SEWER LINE (A SIZE)
  - BT — PROPOSED BURIED TELEPHONE LINE
  - W — PROPOSED WATER LINE (A SIZE)
  - F — PROPOSED FIRE LINE (A SIZE)
  - ST — PROPOSED ROOF DRAIN (A SIZE)



EXCEPTED TRACT  
OLATHE COMMERCE PARK,  
THIRD PLAT

ATCHISON, TOPEKA, & SANTA FE RAILWAY COMPANY

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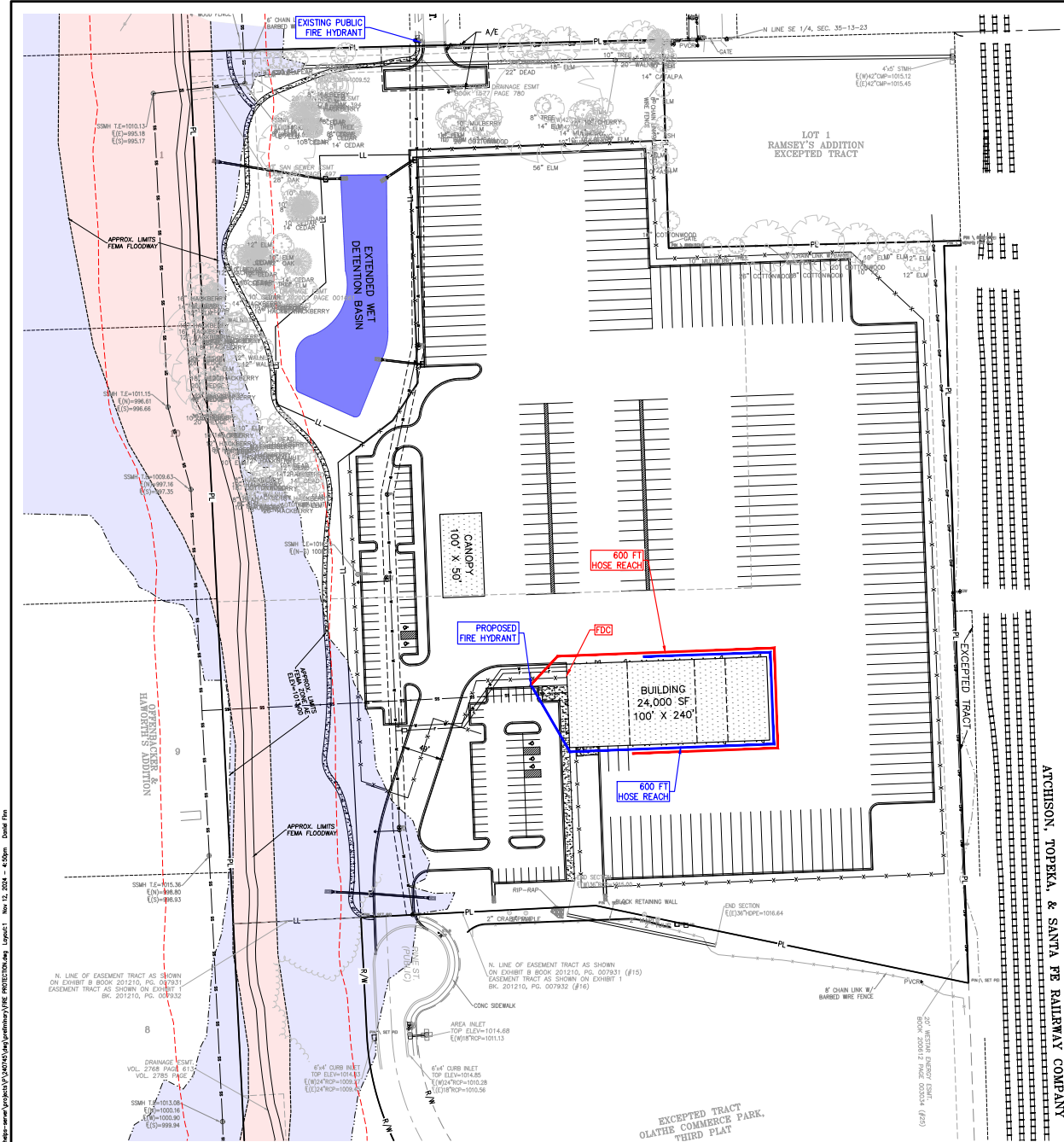
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317-0245	11-12-2024	1	REVISED	REVISED PER NEIGHBOR FEEDBACK
317-0245	11-12-2024	2	REVISED	REVISED PER NEIGHBOR FEEDBACK

SHEET  
C300



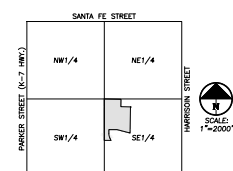
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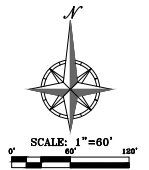
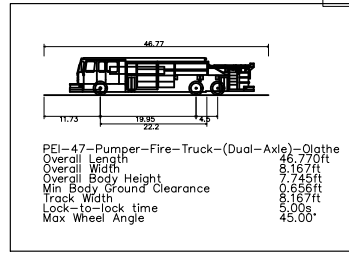


**NOTES:**

- 1. Clear space around and immediate access to fire department connections, not less than 3-feet in width, shall be provided without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. OMC 16.05.341, IFC Amended Section 912.4
- 2. Provide striping on the pavement in front of the Fire Department Connection (FDC) the depth and width of a vehicle stall (8 feet by 20 feet). Provide a no parking sign. OMC 16.05.200, IFC Amended Section 503.3.



VICINITY MAP  
SEC. 35-13-23



**FIRE PROTECTION PLAN**  
OLATHE COMMERCE PARK TRANS-SYSTEM  
ADDRESS: S. PINE STREET  
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	24725
DATE	11-12-2024
DESIGNED BY	AMERICAN
CHECKED BY	AMERICAN
DATE OF APPROVAL	
APPROVED BY	
DATE OF APPROVAL	
APPROVED BY	
DATE OF APPROVAL	
APPROVED BY	

SHEET  
**C301**













Know what's below.  
Call before you dig.

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FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

Project: Olathe Commerce Park Trans-System  
Location: Olathe, KS



STORMWATER TREATMENT PLAN  
OLATHE COMMERCE PARK TRANS-SYSTEM  
ADDRESS: S. PINE STREET  
OLATHE, JOHNSON COUNTY, KANSAS

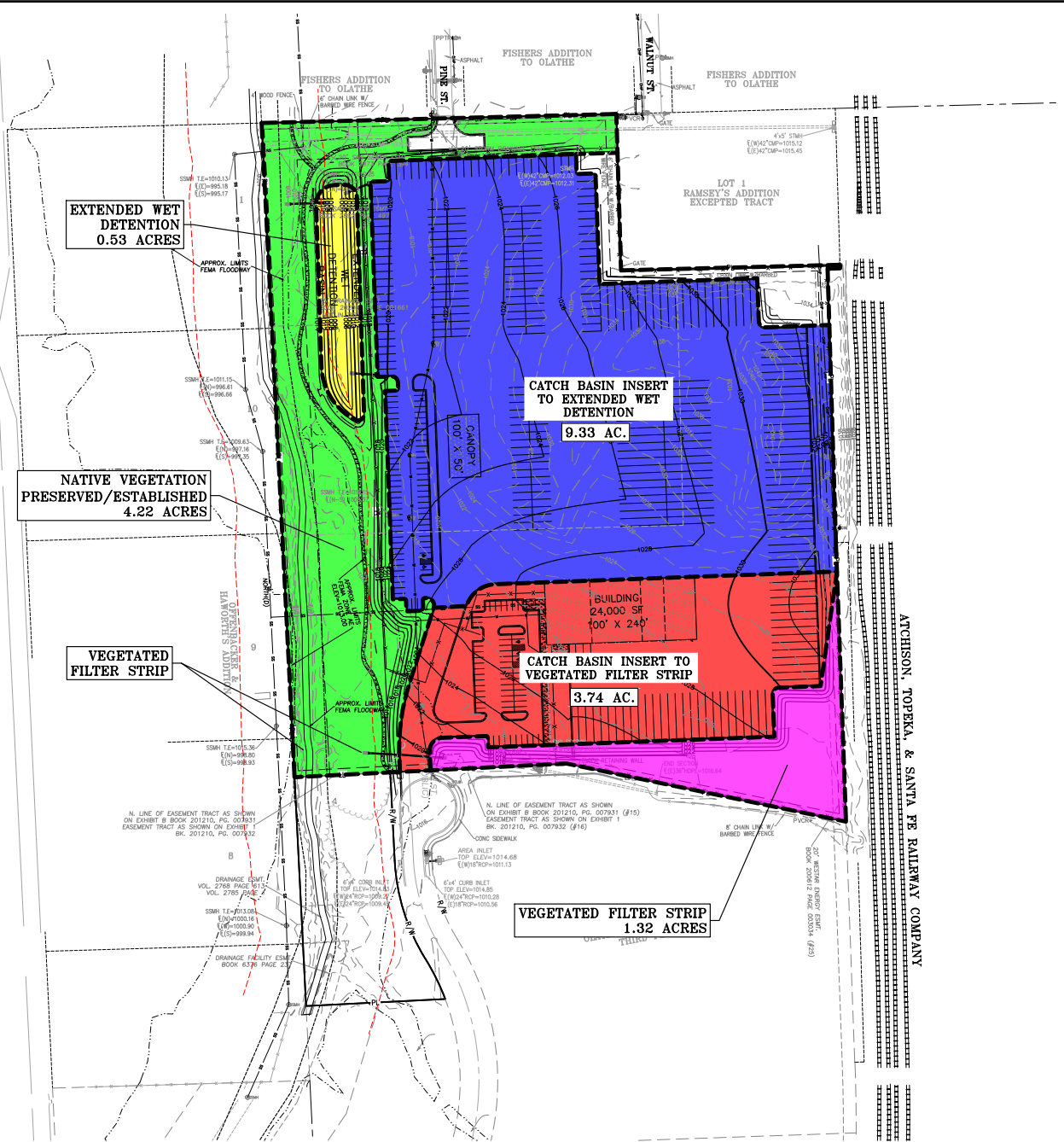
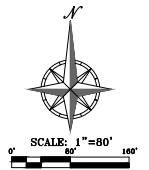
Table with columns: No., Date, Revision, Description

SHEET  
A3

WORKSHEET 1: REQUIRED LEVEL OF SERVICE - UNDEVELOPED SITE  
A. Predevelopment CN  
B. Postdevelopment CN  
C. Level of Service (LOS) Calculation

WORKSHEET 2: DEVELOP MITIGATION PACKAGE(S) THAT MEETS REQUIRED LOS  
Proposed BMP Option Package No. 1

LEGEND  
CATCH BASIN INSERTS TO EXTENDED WET DETENTION  
CATCH BASIN INSERTS TO VEGETATIVE FILTER STRIP  
NATIVE VEGETATION  
EXTENDED WET DETENTION BASIN  
VEGETATIVE FILTER STRIP  
DRAINAGE BOUNDARY FOR LOS VALUE RATING CALCULATION



Vertical text on the left margin: 202405, 09/24/2024, 2:00pm, David Finn





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Provided in accordance with  
Kansas Statutes  
K.S.A. 16-1101 through 16-1108  
www.kanreg.com

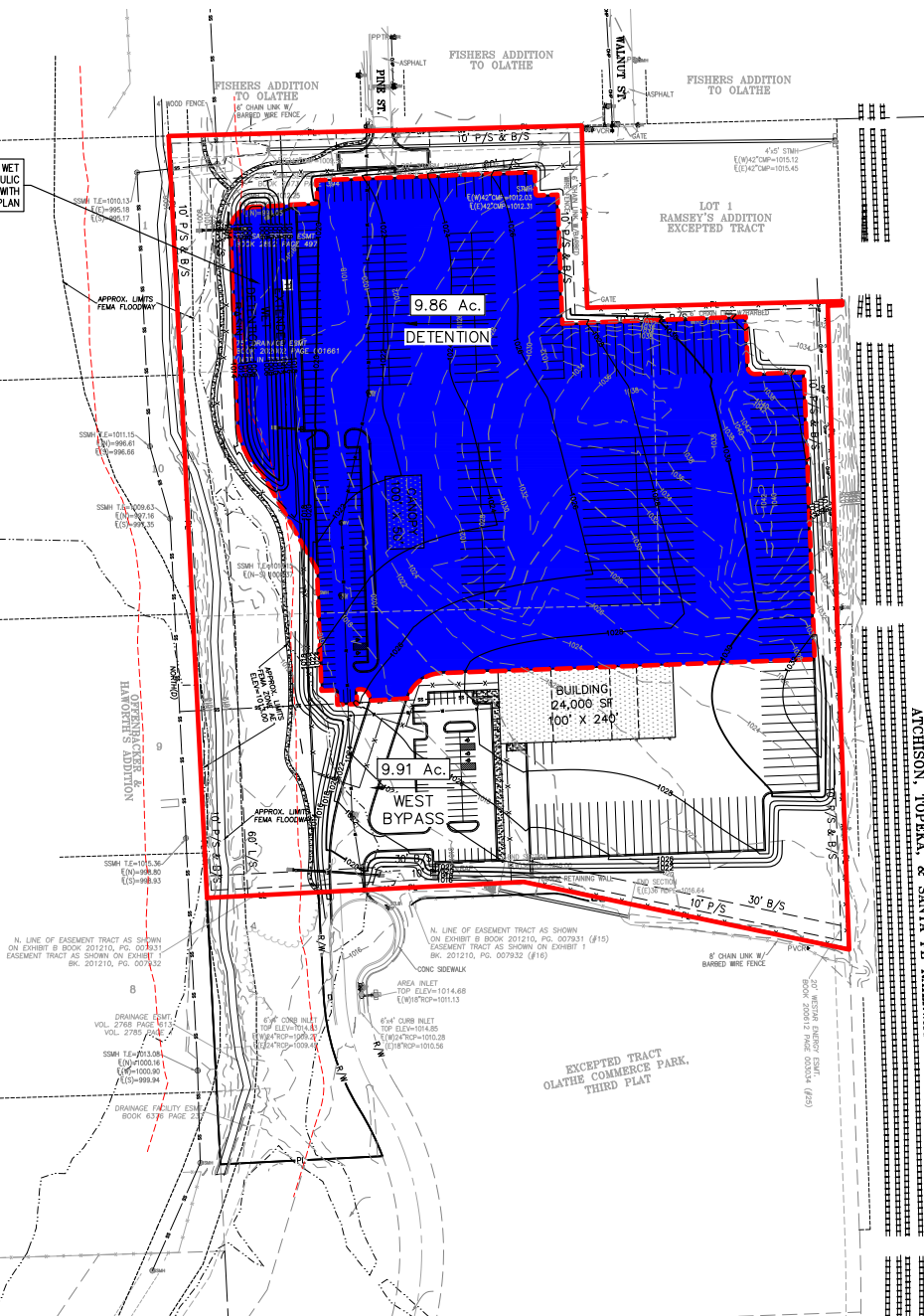


**PROPOSED DRAINAGE MAP**  
OLATHE COMMERCE PARK TRANS-SYSTEM  
ADDRESS: S. PINE STREET  
OLATHE, JOHNSON COUNTY, KANSAS

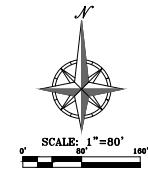
PROJECT NO.	DATE	NO.	BY	APP.
24745				

SHEET  
B2

PROPOSED EXTENDED WET  
DETENTION BASIN. HYDRAULIC  
MODELING TO BE PROVIDED WITH  
FINAL DEVELOPMENT PLAN



- LEGEND**
- PL — PROPERTY LINE
  - LOT LINE
  - R/W — RIGHT-OF-WAY
  - DRAINAGE BOUNDARY FOR ISO-MALE RAINING CALCULATION
  - 1.62 AC. DETENTION DENOTES FLOW DIRECTION



\\hdsr-svr01\proj\17\170424\Unimaster\Unimaster - 02.dwg User:dlr Date: 09/20/2024 8:41:58 AM