PRELIMINARY DEVELOPMENT PLANS

CENTAUR ANIMAL HEALTH

LOT 5, OLATHE INDUSTRIAL TRACTS, THIRD PLAT
1225 W. PITTMAN STREET
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

INDEX

C000	COVER SHEET
C100	OVERALL SITE PLAN
C101	SITE PLAN
C102	PHASING PLAN
C103–C104	TRUCK TURN PLAN
C200	OVERALL GRADING PLAN
C300	UTILITY PLAN
	LANDSCAPE PLANS
	ARCHITECTURAL PLANS

UTILITY COMPANIES:

EVERGY (816) 652–1852
AMANDA KAUER (Amanda.Kauer@evergy.com) (605) 321–6121–CELL
16215 W. 108TH STREET
LENEXA, KANSAS 66219

ATMOS ENERGY
TONY BENDICT (tony.bendict@atmosenergy.com) (913) 254–6344
25090 W. 110TH TER. (913) 768–4924 FAX
OLATHE, KS 66061

COMCAST CABLE CO. (816) 795–2257
JIM DUFF (816) 795–0346 FAX
(james_duff@cable.comcast.com)
3400 W. DUNCAN ROAD
BLUE SPRINGS, MISSOURI 64015

CITY OF OLATHE (913) 971–9311
1385 S. ROBINSON DRIVE (913) 971–8504 FAX
OLATHE, KS 66051

CONSOLIDATED COMMUNICATIONS (913) 322–9622
MELISSA STRINGER
(melissa.stringer@consolidated.com)
14859 W. 95TH STREET
LENEXA, KS 66215

AT&T (913) 383–4929
CLAYTON ANSPAUGH (ca4089@att.com) (913) 383–4849 FAX
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207

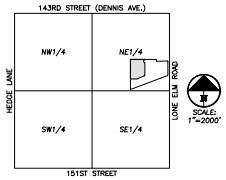
SPECTRUM CABLE (913) 440–4189
450 N. ROGERS RD.
OLATHE KS. 66062

GOOGLE FIBER
MS. TERESA ERB(TERESAERB@GOOGLE.COM) (913) 551–4492
908 BROADWAY BLVD.
KANSAS CITY, MO 66105

PROJECT LOCATION

PREPARED & SUBMITTED BY:

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



VICINITY MAP
SEC. 3–14–23

BENCHMARKS:

JCVN BM #283 ELEVATION: 1065.66
2" ALUMINUM DISK STAMPED JOHNSON COUNTY BM 283 IN TOP OF S.W. CORNER OF BRIDGE ABUTMENT LONE ELM BRIDGE OVER BNSF RR TRACKS.

BM "3" ELEVATION: 1048.70
"□" CUT MID SOUTH END SIDEWALK N. SIDE PITTMAN STREET AT S.E. CORNER HAZMAT RESPONSE BUILDING SOUTH OF OLD 56 HIGHWAY.

BM "4" ELEVATION: 1044.72
SET 2" ALUM. KDOT CAP STAMPED 19A IN SOUTHEAST CORNER HEADWALL RCB.

LEGAL DESCRIPTION:

REPLAT AND RESURVEY OF LOT 4, OLATHE INDUSTRIAL TRACTS, SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, CONTAINING 6.9832 ACRES, MORE OR LESS OF REPLATTED LAND.

GROSS AREA = ±6.98 ACRES / ±304,186 SQ.FT.

FLOOD NOTE:

THE SUBJECT 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. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0093G, AND DATED AUGUST 3, 2009.

811
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.

N

SCALE: 1"=200'
0' 200' 400'

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com
PLANNING
ENGINEERING
SURVEYING

COVER SHEET
CENTAUR ANIMAL HEALTH
LOT 5, OLATHE INDUSTRIAL TRACTS, THIRD PLAT
1225 W. PITTMAN ST. OLATHE, JOHNSON COUNTY, KANSAS

Nos.	Date	Revisions:	By	App.
1.	10-13-2025	REVISED PER STAFF COMMENTS	DGB	DAF
2.	10-30-2025	REVISED PER STAFF COMMENTS	DGB	DAF

PROJECT NO. 250871
DATE:09-16-2025 DRAWN:DGB
CHECKED: DAF APPROVED: JCC
CERTIFICATE OF AUTHORIZATION NUMBER: CA-1463
CERTIFICATE OF AUTHORIZATION NUMBER: CE-1463
PHELPS ENGINEERING, INC.
PHELPS ENGINEERING, INC.
PHELPS ENGINEERING, INC.

SHEET
C000

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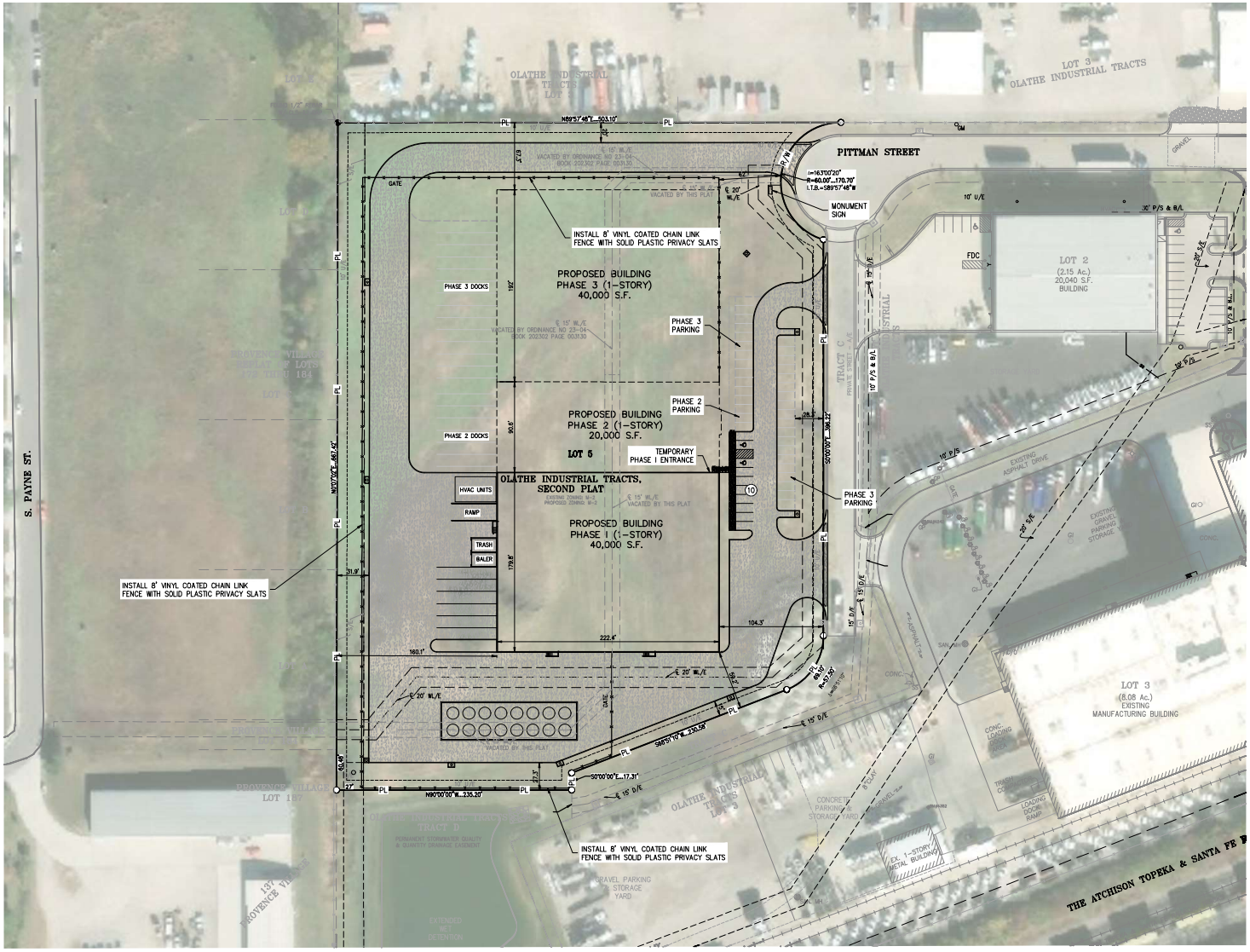

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GROSS AREA = ±6.98 ACRES / ±304,186 SQ.FT.

SIGNAGE NOTE:

1. ALL SIGNAGE MUST BE REVIEWED AND APPROVED SEPARATELY THROUGH THE SIGN PERMIT PROCESS.

SCREENING NOTES:

1. ALL NEW ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.

2. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK YARDS.

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LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ASPHALT MILLINGS
- ASPHALT PAVEMENT
- PROPOSED BUILDING
- FENCE - 8' CHAIN LINK
- PROPOSED CURB
- PROPOSED CURB & GUTTER

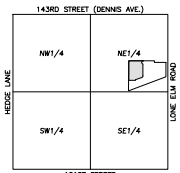
Standards →	Site 3, 4, 5, or 6	Site 3, 5, or 6
Height (maximum)	Buildings: 55 feet Other Structures (including signs): 100 feet. The structure must be set back from all property lines a distance at least equal to its height	12 stories/144 feet
Front yard (minimum)	30 feet	20 feet
Side yard (minimum)	10 feet	10 feet
Rear yard (minimum)	10 feet	10 feet
Parking/paving location	30 feet from streetright-of-way 10 feet from property lines	20 feet from streetright-of-way 7½ feet from property lines
Open space (see Section 18.30.170)	15% of net site area	n/a

SITE DATA

LOT 4	304,186 S.F. / 6.98 AC. ±
ZONING EXISTING/PROPOSED	M-2
BUILDING AREA PHASE I (1-STORY) PHASE II (1-STORY) PHASE III (1-STORY) TOTAL	40,000 S.F. 20,000 S.F. 40,000 S.F. 100,000 S.F.
FAR (INCLUDES FUTURE)	0.3287
OPEN SPACE (INCLUDES FUTURE) IMPERVIOUS AREA (INCLUDES FUTURE)	2.03 AC. (29%) 4.95 AC. (71%)

PARKING SUMMARY

REQUIRED PARKING (PER PARKING STUDY) PROPOSED FUTURE TOTAL	 10 25 35
PROPOSED PARKING PROPOSED STALLS DEFERRED STALLS TOTAL STALLS	 10 37 47
REQUIRED ACCESSIBLE STALLS TOTAL STALLS REQUIRED ACCESSIBLE STALLS	 26-50 2



VICINITY MAP
SEC. 3-14-23

N

SCALE: 1"=50'

0' 50' 100'

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OVERALL SITE PLAN

CENTAUR ANIMAL HEALTH
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PROJECT NO. 250871
DATE 09-16-2025 DRAWN DGB
CHECKED DAF APPROVED JCC
CERTIFICATE OF AUTHORIZATION NUMBER: PE-1_2-82
CERTIFICATE OF AUTHORIZATION NUMBER: 2006000126
AREA OF WORK: 1960-2022/2025/26
DIRECTORY: 2025/250871

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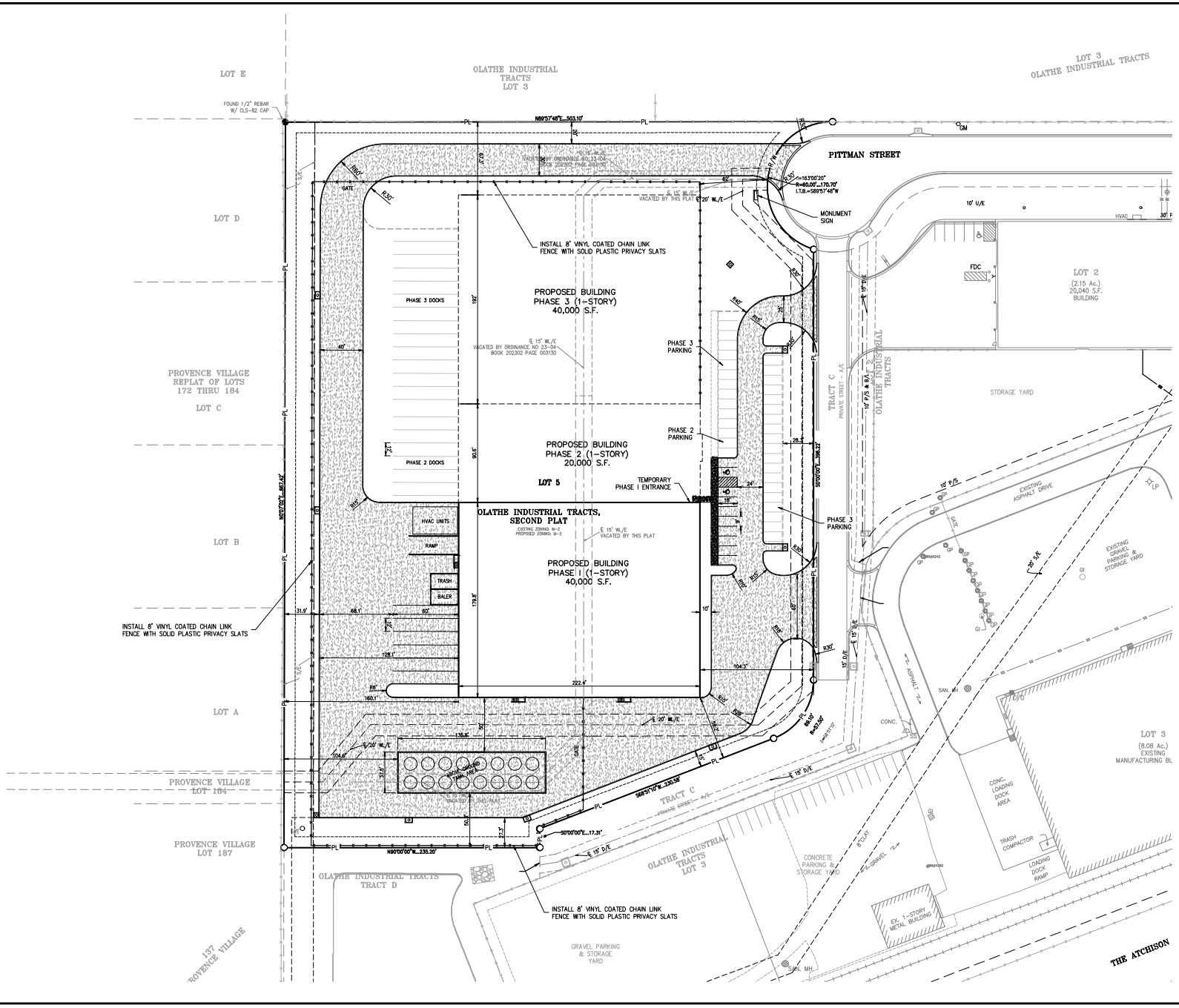

PHELPS ENGINEERING, INC.
1020 N. Waterfront Parkway
Wichita, Kansas 67206
(316) 630-1040
www.phelpsengineering.com

PHELPS ENGINEERING

SITE PLAN

CENTAUR ANIMAL HEALTH
LOT 5, OLATHE INDUSTRIAL TRACTS, THIRD PLAT
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PROJECT NO. 250871
DATE: 09-16-2025 DRAWN: DGB
CHECKED: DAF APPROVED: JCC
CERTIFICATE OF AUTHORIZATION NUMBER: PHENG_L_2F
CERTIFICATE OF AUTHORIZATION ARCHITECTURE: CA-2001-000
CERTIFICATE OF AUTHORIZATION AGE & LANDSCAPE: 2007000126
CERTIFICATE OF AUTHORIZATION SURVEYING: 2010000085

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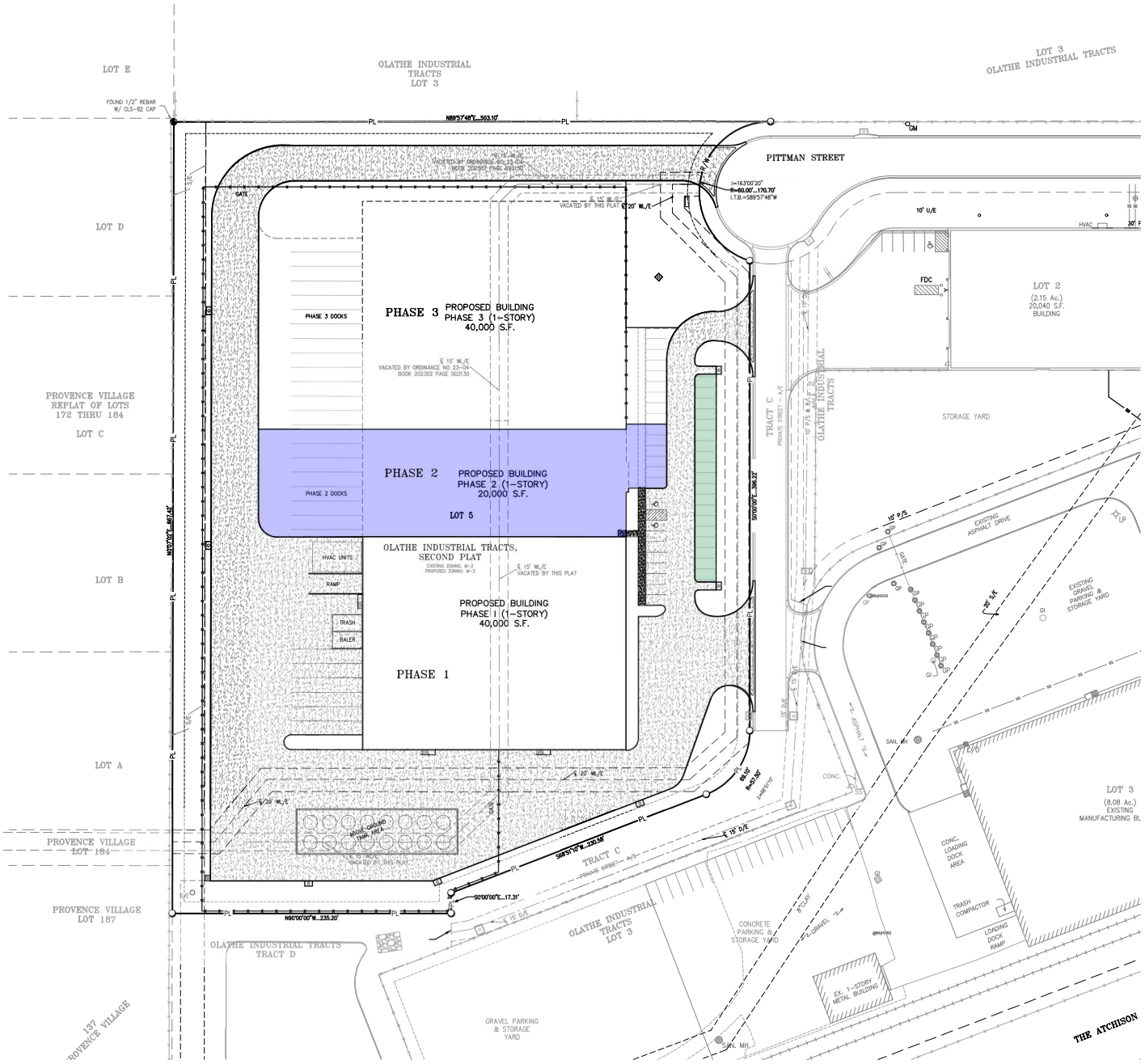

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	PHASE 1
	PHASE 2
	PHASE 3

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PHASING PLAN

CENTAUR ANIMAL HEALTH
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PROJECT NO. 250871
DATE: 09-16-2025 DRAWN: DGB
CHECKED: DAF APPROVED: JCC
CERTIFICATE OF AUTHORIZATION NO. E-2000
LAND SURVEYING - LS-82
CERTIFICATE OF AUTHORIZATION NO. LS-2000
CERTIFICATE OF AUTHORIZATION NO. 2006-0000-00/20200126
EXPIRATION: 2026-12-31

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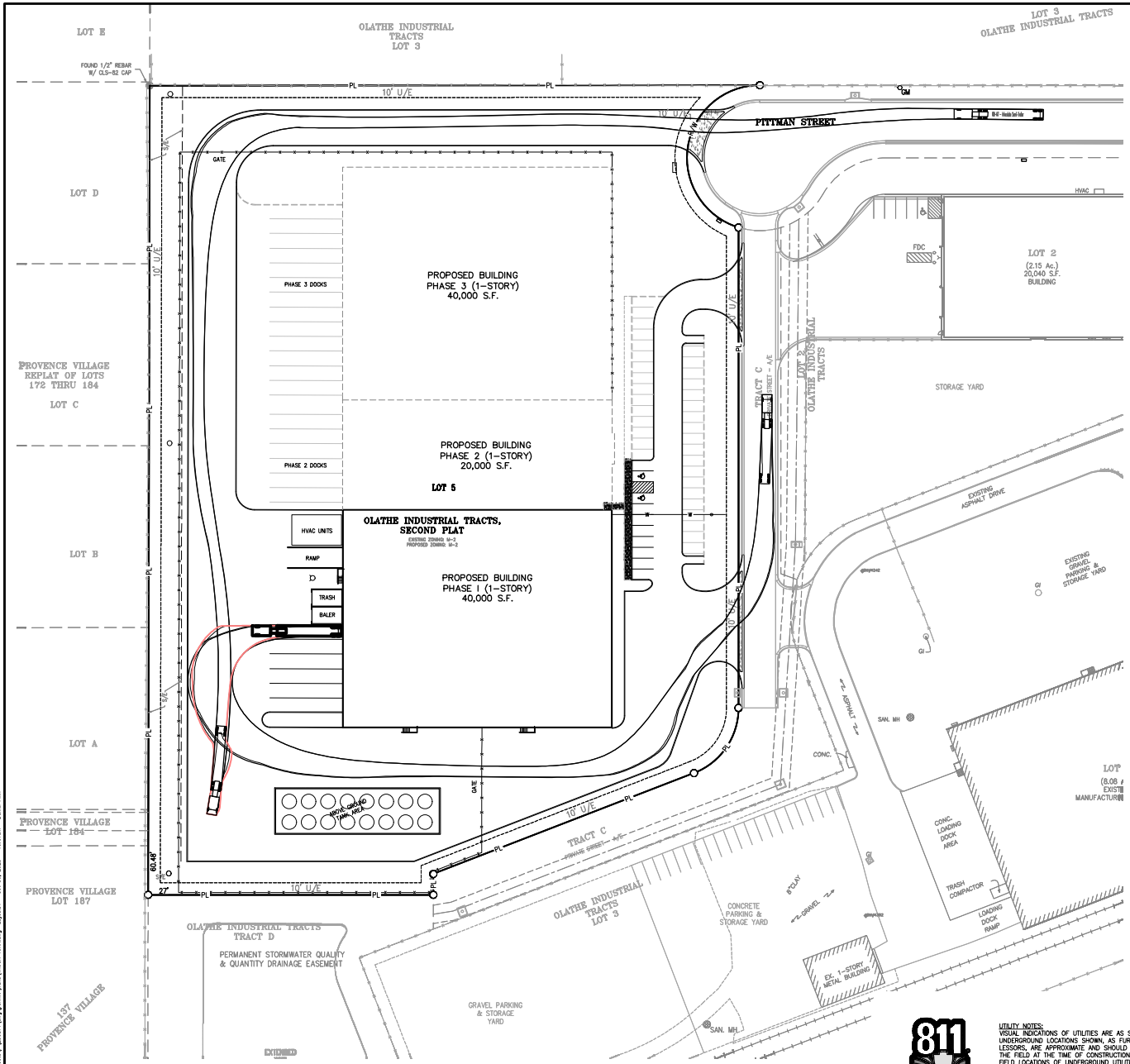

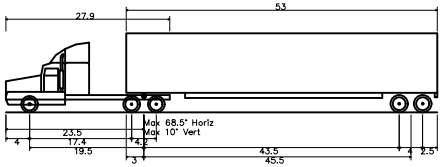

WB-67 – Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

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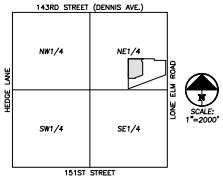

VICINITY MAP
SEC. 3-14-23

SCALE: 1"=40'
0' 40' 80'

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TRANSPORTATION

TRUCK TURN PLAN

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PROJECT NO. 250871
DATE 09-16-2025 DRAWN DGB
CHECKED DAF APPROVED JCC
CERTIFICATE OF AUTHORIZATION NUMBER: PHENG-L-32
CERTIFICATE OF AUTHORIZATION NUMBER: PHENG-S-2002
AREA 3 (PHENG-2002/2001)26
DIRECTORY 2010/2008

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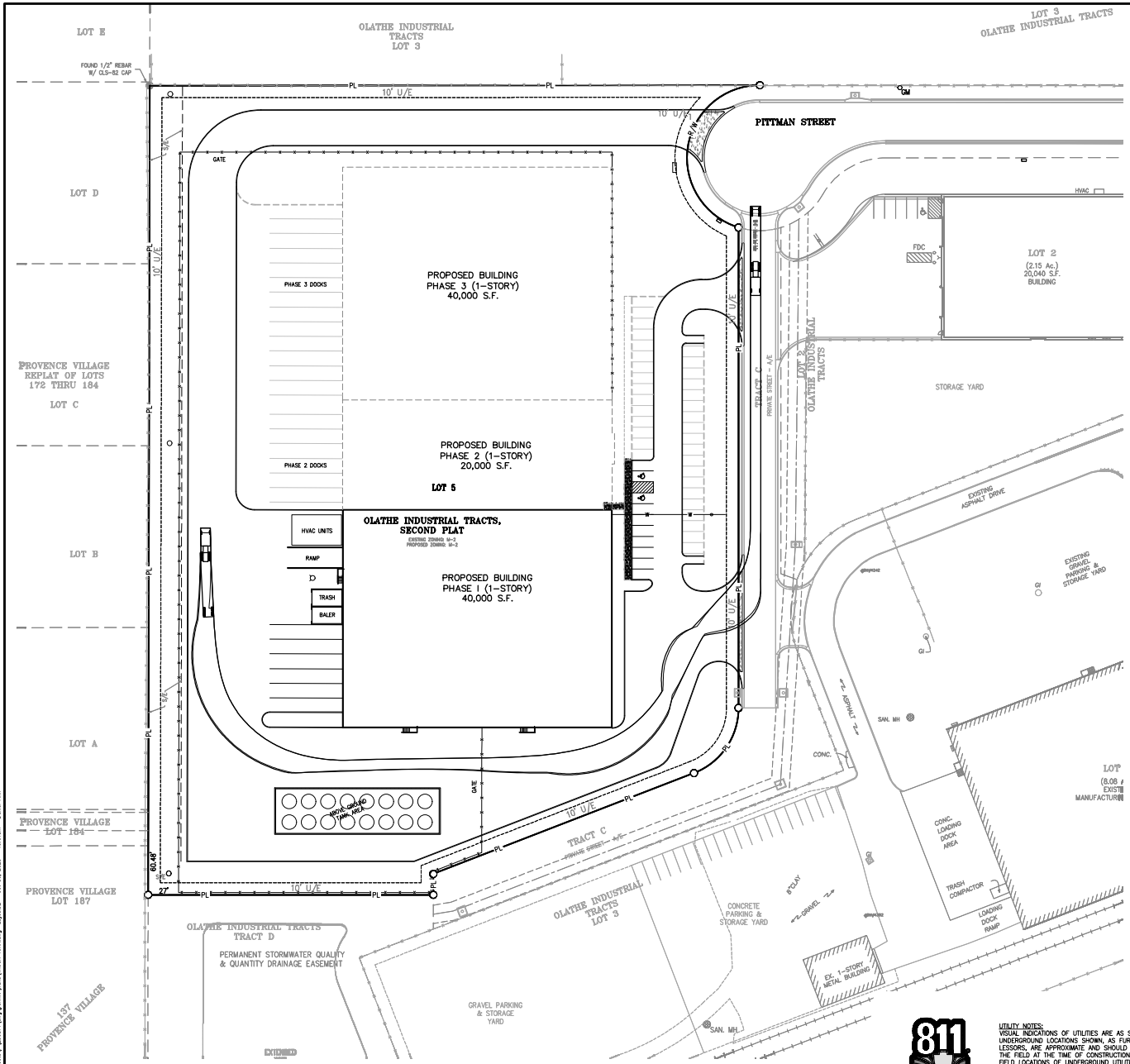

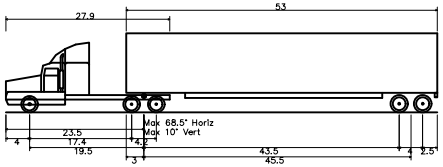

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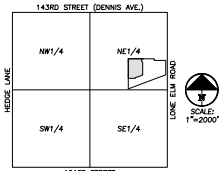
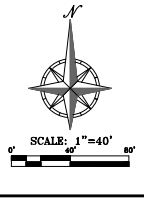


VICINITY MAP
SEC. 3-14-23



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TRUCK TURN PLAN

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CERTIFICATE OF AUTHORIZATION
CNO: 2006-0065
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CNO: 2006-0065
CERTIFICATE OF AUTHORIZATION
CNO: 2006-0065-20220026
CERTIFICATE OF AUTHORIZATION
CNO: 2006-0065-20180026

SHEET
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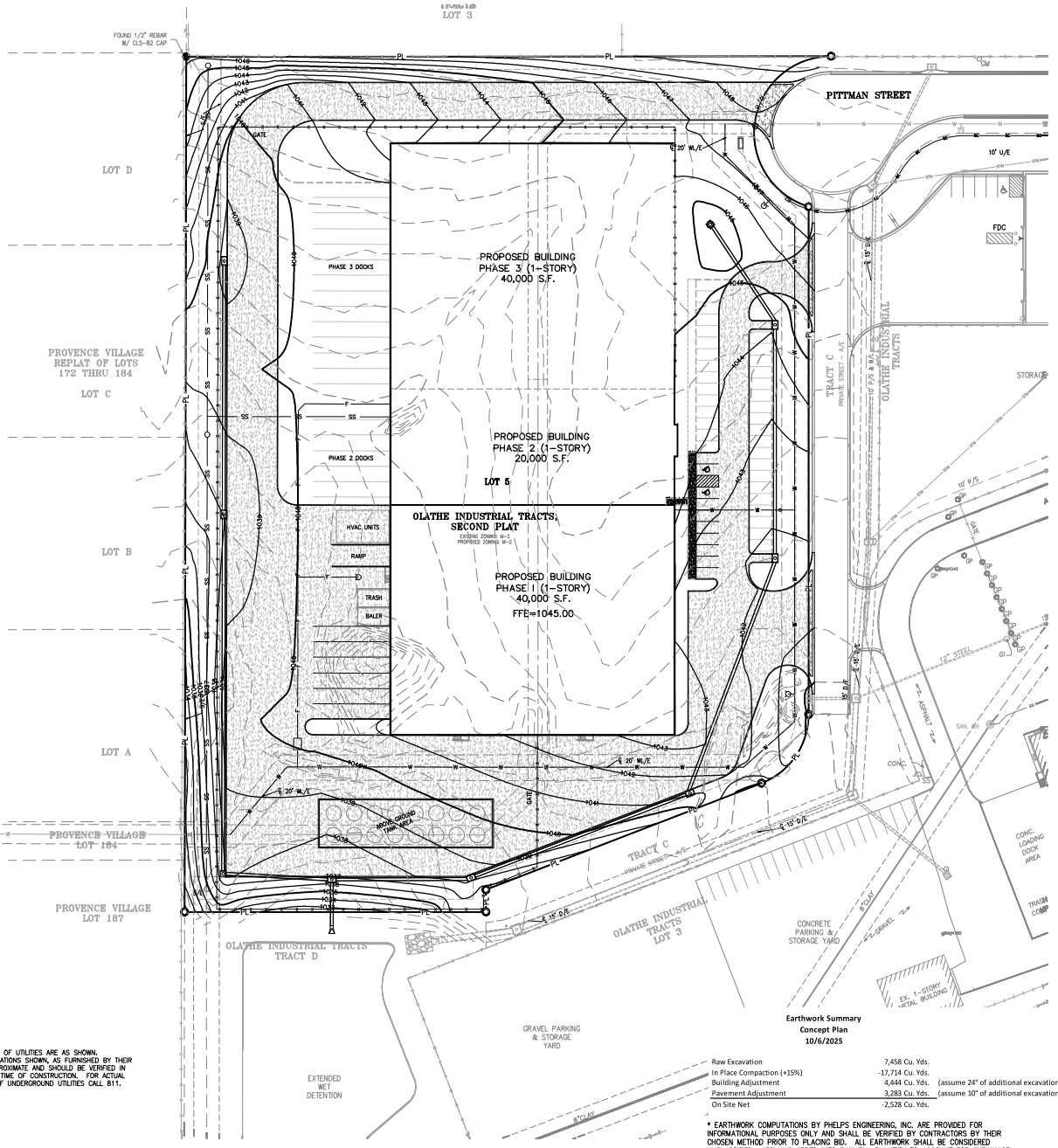
\\phelps-server\projects\P\250871\dwg\permit plans\TRUCK TURN.dwg, Layout:2 Oct 30, 2025 - 10:01am Daniel Finn



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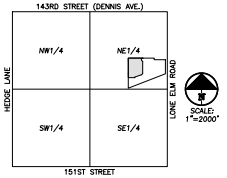
LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	2' CURB & GUTTER
920	EXISTING CONTOURS
920	PROPOSED CONTOURS
918	
918	
1045.00 SW	PROPOSED SPOT ELEVATION
LG	LIP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
P	TOP OF PAVEMENT
TE	TOP OF STRUCTURE
GR	GROUND ELEVATION
BS	BOTTOM OF STEPS
TS	TOP OF STEPS
BW	BOTTOM OF WALL
TW	TOP OF WALL
	EXISTING STORM SEWER
	PROPOSED STORM PIPE

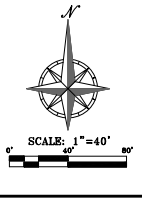
Earthwork Summary
Concept Plan
10/6/2025

Raw Excavation	7,458 Cu. Yds.	
In Place Compaction (+15%)	-17,714 Cu. Yds.	
Building Adjustment	4,444 Cu. Yds.	(assume 24" of additional excavation)
Pavement Adjustment	3,283 Cu. Yds.	(assume 10" of additional excavation)
On Site Net	-2,528 Cu. Yds.	

* EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW FILL QUANTITY TO ACCOUNT FOR SHRINKAGE.



VICINITY MAP
SEC. 3-14-23



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OVERALL GRADING PLAN

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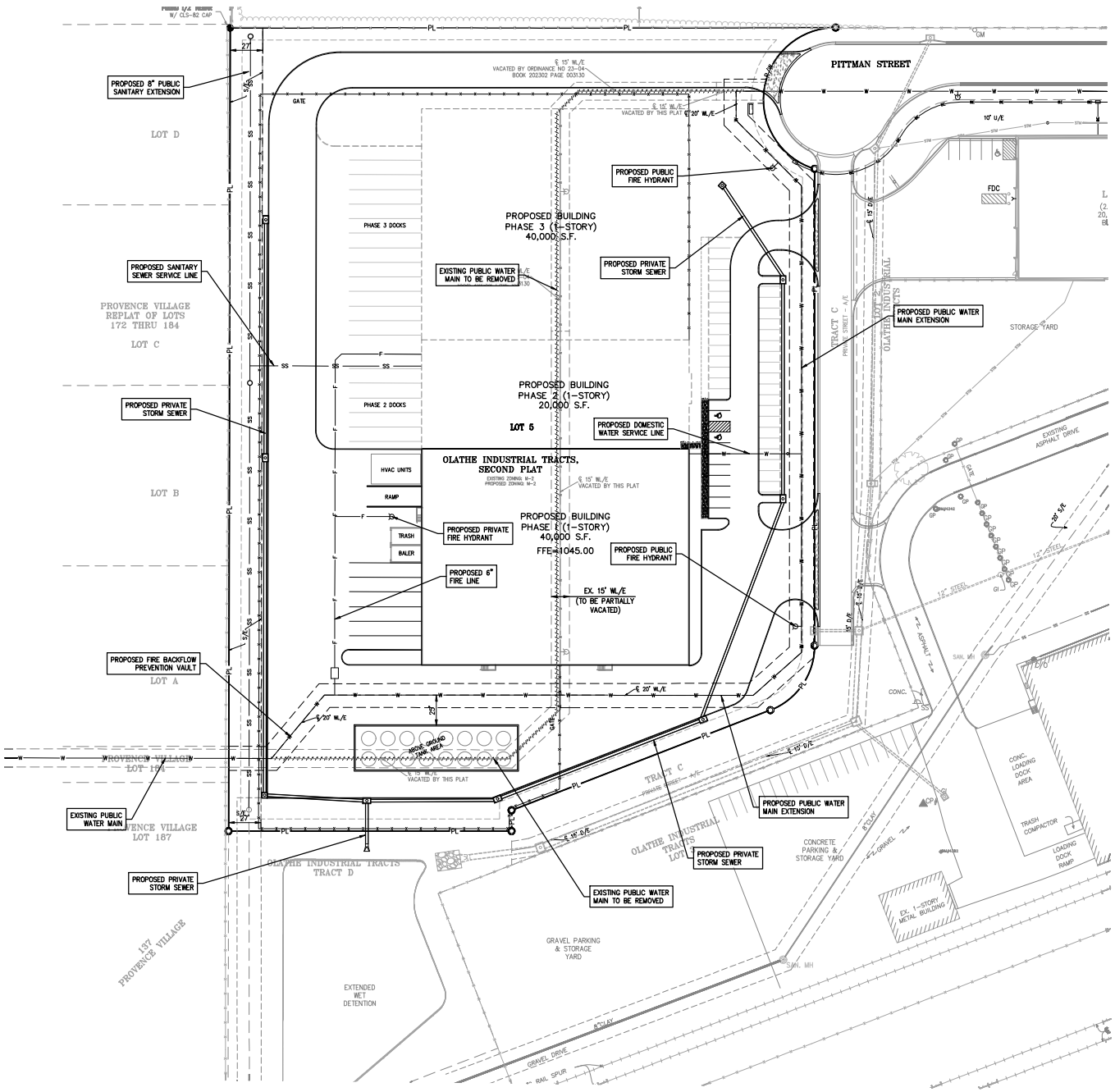
2.	10-30-2025	REVISED PER STAFF COMMENTS	DGB	DAF

PROJECT NO. 250871
DATE 09-16-2025 DRAWN DGB
CHECKED: DAF APPROVED: JCC
CERTIFICATE OF AUTHORIZATION NO. CA-2146 PLS - JP
CERTIFICATE OF AUTHORIZATION NO. CE-1451 PLS
CERTIFICATE OF AUTHORIZATION NO. LA-2146 PLS
SHEET C200



SCREENING NOTES:

1. ALL NEW ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.

2. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK YARDS.

WATER SERVICE NOTES:

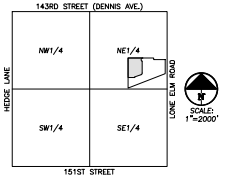
METER PIT OR VAULT LOCATION SHOULD MEET THE FOLLOWING CONDITIONS/REQUIREMENTS:

1. AT OR WITHIN 1 FOOT OF THE CUSTOMER'S PROPERTY LINE.
2. IN A GRASSY AREA.
3. ON LEVEL GROUND.
4. ON THE CUSTOMER'S SIDE OF THE SIDEWALK.
5. NOT BEHIND A FENCE, RETAINING WALL OR OTHER STRUCTURE.
6. TAPS 4 INCH OR LARGER ARE MADE WITH A TAPPING SLEEVE & VALVE.
7. CLEARANCE OF 2-3 FEET FROM METER OR STRUCTURE.
8. FIRELINE VAULT MUST BE AT LEAST 7 FEET AWAY FROM THE WATER MAIN.
9. ALL BACKFLOW ASSEMBLIES INSTALLED MUST BE UCS APPROVED.

BACKFLOW DEVICE NOTE:
THE BACKFLOW PREVENTION DEVICE FOR THE BUILDING DOMESTIC WATER SUPPLY SHALL BE LOCATED INSIDE THE BUILDING (RE: BUILDING PLANS) IN ACCORDANCE WITH CITY STANDARDS AND REQUIREMENTS.

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
CATV	EXISTING CABLE TELEVISION LINE
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC LINE
OHP	EXISTING OVERHEAD POWER LINE
OHT	EXISTING OVERHEAD TELEPHONE LINE
S	EXISTING SANITARY SEWER LINE
24"HDPE	EXISTING STORM SEWER LINE (& SIZE)
BT	EXISTING BURIED TELEPHONE LINE
6"	EXISTING WATER LINE (& SIZE)
BE	PROPOSED BURIED ELECTRIC LINE
SS	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE (& SIZE)
W	PROPOSED WATER LINE (& SIZE)



VICINITY MAP
SEC. 3-14-23

SCALE: 1"=40'
0' 40' 80'

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LOT 5, OLATHE INDUSTRIAL TRACTS, THIRD PLAT
1225 W. PITTMAN ST. OLATHE, JOHNSON COUNTY, KANSAS

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