

LEGAL DESCRIPTION:

All that part of Lot 1, JOHNSON COUNTY FAMILY SERVICES, a subdivision in the City of Olathe, Johnson County, Kansas, being more particularly described by Scott S. Chelms, KS LS-306, Platteau Engineering, Inc. Project No. 230467, August 29, 2023, as follows:

Beginning at the Southwest corner of said Lot 1; thence S 87°56'23" W, along the South line of said Lot 1, a distance of 254.58 feet, to the most Southerly-Southwestern corner, of said Lot 1; thence along the Westerly line of said Lot 1, for the following three (3) courses, thence N 2°04'44" W, a distance of 70.21 feet; thence S 89°15'28" W, a distance of 46.02 feet; thence N 2°04'44" W, a distance of 162.50 feet, to a point on the South line of Vacated Poplar Terrace, vacated by Ordinance 87-93 recorded in Book 2643 at Page 347, in the Office of the Register of Deeds, in said Johnson County, Kansas; thence N 89°24'25" E, along the South line of said Vacated Poplar Terrace, a distance of 300.67 feet, to a point on the East line of said Lot 1; thence S 2°03'37" E, along the East line of said Lot 1, a distance of 230.50 feet, to the Point of Beginning, containing 1,525.00 acres, more or less.



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.

SITE DATA

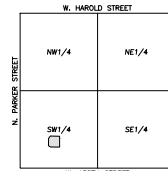
LOT 1B	66,429 S.F. / 1.5250 AC.
ZONING EXISTING	MP-1
PROPOSED BUILDING (1-STORY)	9,047 S.F.
OPEN SPACE	
SITE AREA	66,429 S.F.
REQUIRED OPEN SPACE (20%)	13,286 S.F.
PROVIDED OPEN SPACE	29,433 S.F.

PARKING SUMMARY

PROPOSED PARKING	
STANDARD STALLS (16'-0" X 9'-0")	12
NON-STANDARD STALLS (16'-0" X 11'-0")	7
NON-STANDARD STALLS (30'-0" X 11'-0")	3
ACCESSIBLE STALLS	23
TOTAL STALLS	25
REQUIRED PARKING STALLS (1/800 S.F.)	11
TOTAL STALLS ACCESSIBLE STALLS	1

SETBACKS

BUILDING LINE		
FROM RIGHT-OF-WAY	50'	50'
FROM SIDE YARD	10'	20'
FROM REAR YARD	10'	123'
PARKING SETBACK		
FROM RIGHT-OF-WAY	30'	33'
FROM SIDE YARD	10'	11'



VICINITY MAP
SEC. 13-23-26

SITE PLAN NOTES:

- All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
A) City Ordinances & O.S.J.A. Regulations.
B) The City of Olathe Technical Specifications and Municipal Code.
C) Project Technical Specifications.
- The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
- The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Olathe, Kansas, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
- The demolition and removal/relocation 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 removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
- Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals and poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in Item Bid.
- All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of any utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
- The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. The engineer or discrepancies.
- SAFETY NOTICE TO CONTRACTOR:** 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 during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to insulate release of the adequacy of the contractor's safety measures, in, on or near the construction site.
- Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

SITE KEY NOTES:

- CONSTRUCT ASPHALT PAVEMENT
- CONSTRUCT 2" CONCRETE CURB AND GUTTER
- CONSTRUCT CONCRETE PAVT
- INSTALL PAVEMENT MARKING (4" WHITE PAINTED PARKING LINES)
- 3" PAINTED ISLAND STRIPPING SHALL BE 4" YELLOW STRIPES @ 2' O.C. AND 40'
- CONSTRUCT PRIVATE CONCRETE SIDEWALK
- CONSTRUCT CONCRETE TRANSFORMER PAD
- CONSTRUCT CONCRETE GENERATOR PAD
- CONSTRUCT 8" WHITE SOLID VINYL FENCE (TAN COLOR)
- INSTALL 6" TALL 28" WIDE AMERISTAR PASSPORT II MAJESTIC SHOWING GATE WITH SCREENING MESH
- CONSTRUCT ACCESSIBLE PARKING SPACE, INSTALL PAVEMENT MARKINGS, LAYDOWN CURB & BUMPUPS, SEE ACCESSIBLE PARKING SPACE DETAIL
- PROPOSED COVERED PARKING
- INSTALL PRIVATE SIDEWALK RAMP
- CONSTRUCT 6" MONOLITHIC CURB
- INSTALL PUBLIC SIDEWALK RAMP (OBT DETECTABLE WARNING TILES)
- CONSTRUCT CONCRETE PAVEMENT
- CONSTRUCT MSE RETAINING WALL
- CONSTRUCT 6" P.C.C. STANDARD CITY COMMERCIAL DRIVEWAY APRON
- INSTALL 8" BOLLARD W/ YELLOW PLASTIC COVER
- CONSTRUCT LAYDOWN CURB
- CONSTRUCT 6" AMERISTAR MONTAGE II MAJESTIC FENCE WITH SCREENING MESH
- CONSTRUCT CONCRETE PUBLIC SIDEWALK
- 4"x4" CONCRETE PAD WITH X' FLAGPOLE
- 1000 GALLON PROPANE TANK
- CONSTRUCT 6" TALL LOCKING PEDESTRIAN GATE



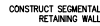
PLATTEAU ENGINEERING, INC.
3001 N. WOODLAND STREET, SUITE 100
OLATHE, KANSAS 66404
TEL: 913.781.1111
WWW.PLATTEAUENGINEERING.COM



SITE PLAN
OLATHE MED. ACT. STATION
OLATHE, KS
PRELIMINARY DEVELOPMENT PLANS

PROJECT NO.	DATE	BY	APP.
230467	2-21-24	KL	KL
REVISIONS	DATE	BY	APP.
1	2-21-24	KL	KL
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SHEET
C1



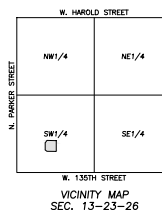
PROPOSED
9,047 S.F.
-STORY BUILDING

[illegible]

THE CONTRACTOR SHALL BE RESPONSIBLE THAT THE SIDEWALK/CROSSWALK SHALL NOT EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE (IN THE DIRECTION OF TRAVEL, EXCEPT AT RAMP LOCATIONS).

Raw Excavation	3,841 Cu. Yds.	
In Place Compaction (+15%)	-146 Cu. Yds.	
Pavement Adjustment	804 Cu. Yds.	(assume 12" of additional excavation)
Building Adjustment	503 Cu. Yds.	(assume 18" of additional excavation)
On Site Net	5,001 Cu. Yds.	

===== PL =====	PROPERTY LINE
===== 2' CURB & GUTTER =====	
===== EXISTING CONTOURS =====	
===== PROPOSED CONTOURS =====	
===== PROPOSED SPOT ELEVATION =====	
LG LIP OF GUTTER	
TC TOP OF CURB	
SW SIDEWALK	
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	
BTW BOTTOM OF WALL	
SW TOP OF WALL	
===== EXISTING STORM SEWER =====	
===== PROPOSED STORM PIPE =====	
===== PROPOSED NET CURB & GUTTER =====	
===== PROPOSED DRY CURB & GUTTER =====	
===== PROPOSED RETAINING WALL =====	



BENCHMARK:
"□" CUT IN LIGHT POLE BASE @ THE NORTHWEST CORNER OF
SANTA FE STREET & NORTH MONROE STREET
ELEV.=1019.475

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 CLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091C00786, AND DATED AUGUST 3, 2009.

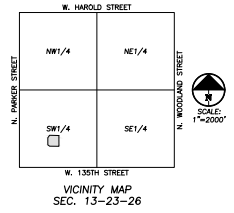
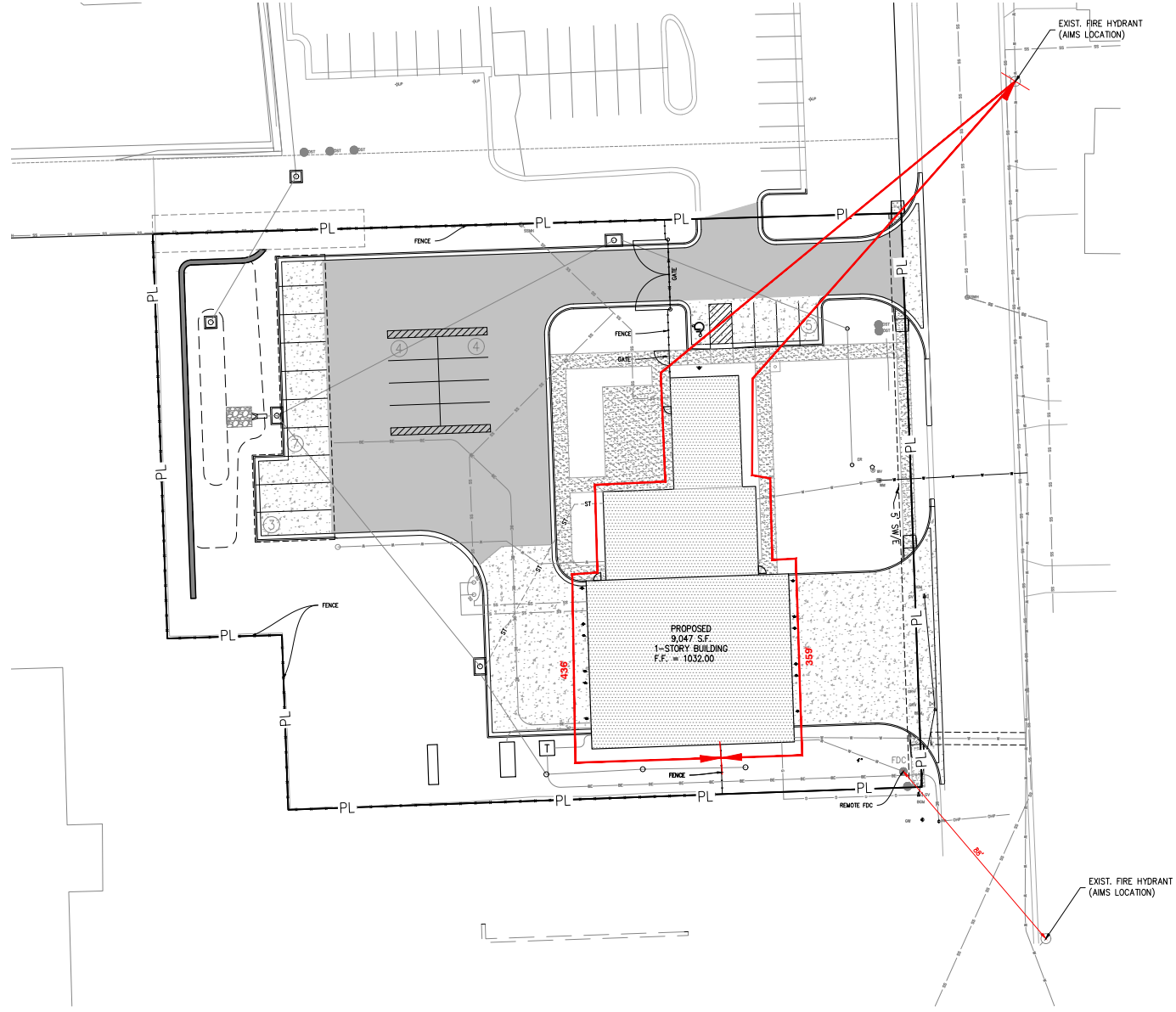


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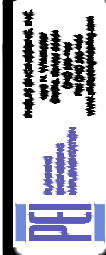
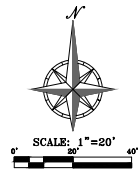
GRADING PLAN
OLATHE MED ACT STATION
OLATHE, KS
PRELIMINARY DEVELOPMENT PLANS

[illegible]

SHEET
C2

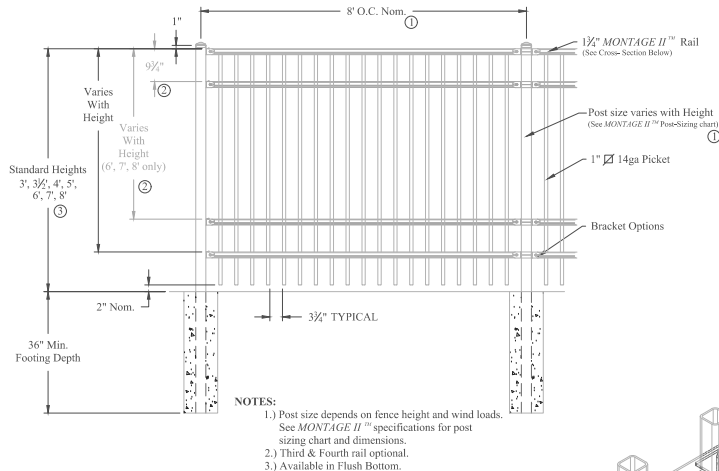


- LEGEND:**
- PL — PROPERTY LINE
 - LOT LINE
 - R/W — RIGHT-OF-WAY
 - HOSE REACH
 - ⊕ FIRE HYDRANT



PRELIMINARY—FIRE HOSE REACH
OLA THE MED ACT STATION
OLATHE, KS
PRELIMINARY DEVELOPMENT PLANS

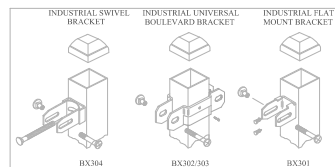
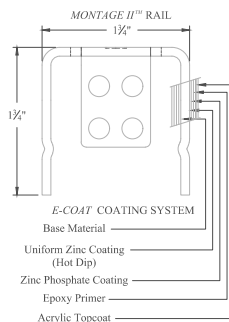
PROJECT NO.	DATE	BY	REVISIONS
230487	2-27-24	DAW	REVISED PER CITY COMMENTS
DESIGNED BY	DATE	BY	REVISIONS
ENGINEER OF AUTHORITY	DATE	BY	REVISIONS
CHECKED BY	DATE	BY	REVISIONS
APPROVED BY	DATE	BY	REVISIONS



RAKING DIRECTIONAL ARROW
Welded panel can be raked 30° over 8' with arrow pointing down grade.

PROFUSION™ WELDING PROCESS
No exposed welds,
Good Neighbor profile - Same appearance on both sides

MONTAGE II™ RAIL
Specially formed high strength architectural shape.



HEAVY INDUSTRIAL STRENGTH WELDED STEEL PANEL

PRE-ASSEMBLED

MONTAGE II MAJESTIC 2/3/4-RAIL

DR: RTM SH . 1 of 1 SCALE: DO NOT SCALE

CK: ME Date 6/28/10 REV: b

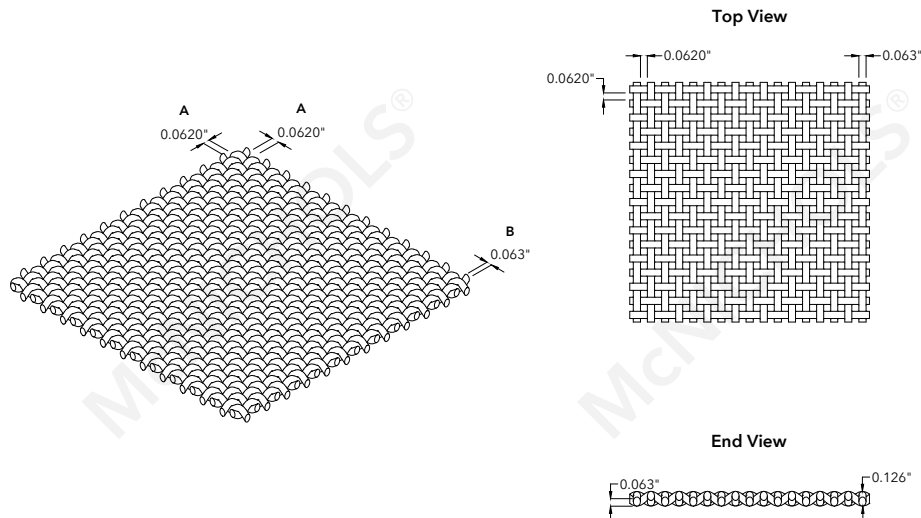


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Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

2HMS0


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McNICHOLS® WIRE MESH

MESH TYPE Square
 CONSTRUCTION TYPE Woven
 PRIMARY MATERIAL Carbon Steel
 WEAVE or TRIM TYPE Woven - Plain Weave
 PERCENT OPEN AREA 25%
 MESH SIZE 8 x 8
A OPENING SIZE 0.0620" x 0.0620"
B WIRE DIAMETER/WIRE GAUGE 0.063" Thick (16 Gauge)

DRAWING

NOT TO SCALE

Item Number 360863

Revision Date 02.23.2021

Page Number 1 of 1

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