



STAFF REPORT

Planning Commission Meeting: July 28, 2025

Application:	SU25-0002: Special Use Permit for a Homeless Shelter with a Preliminary Site Development Plan for the Salvation Army Family Lodge Expansion
Location:	Northeast of E. Santa Fe Street and N. Woodland Road
Owner:	Lt. Nate Woodard, Salvation Army
Applicant/Engineer:	Matt Schlicht, Engineering Solutions
Staff Contact:	Nathan Jurey, AICP, Senior Planner

Site Area: 1.01 acres
- 0.80 acres existing **Zoning:** RP-4 (existing) & R-4 District (proposed) See Case RZ25-0006 in this agenda
- 0.21 acres new

Proposed Use: Homeless Shelter **Plat:** Cornwall & Barton's Addition to Olathe

Dwelling Units 18 Units
(14 existing & 4 new)

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Urban Center / Downtown	Homeless Shelter	RP-4 (existing) & R-4 (proposed)
North	Urban Center / Downtown	Single-Family Residences	R-1
South	Urban Center / Downtown	Religious Institution & Social Services	CP-2
East	Urban Center / Downtown	Single-Family Residence, Religious Institution & Social Services	R-5 & CP-2
West	Urban Center / Downtown	Single-Family Residence, Event Space, & Social Services	C-2

1. Introduction

The Salvation Army is requesting special use approval of the homeless shelter use with a preliminary site development plan to expand their existing family shelter from 14 units to 18 units. The applicant provided a Statement of Purpose describing the requested special use, which is included in the agenda packet. The subject 1.01-acre property is located northeast of Woodland Road and Santa Fe Street. Also included in this agenda packet is a separate request to rezone (RZ25-0006) a portion of this property to the R-4 District to allow Salvation Army to pursue special use approval of this use, as this use is not permitted in the current CP-2 District zoning. Special use applications are reviewed by the Planning Commission for a public hearing and recommendation and are subject to City Council approval.

2. History

The subject 1.01-acre property was originally platted as part of the *Cornwall & Barton's Addition to Olathe* in 1883 and residential buildings were constructed on the property around the 1950s. The property was zoned to the C-3 and R-5 Districts in 1970 (Ord. 346-C) and rezoned to the CP-2 District in 2010 (Ord. 10-20, RZ-09-012) for the Salvation Army Chapel Addition project. The existing homes were demolished around 2010 as part of the project for the chapel addition to the main Salvation Army building located east of the subject property. In 2012, the northern 0.80 acres of the subject property was rezoned to the RP-4 District (Ord. 12-14, RZ12-0003) and a special use (Res. 12-1046, SU12-0005) approved for the existing Salvation Army Family Lodge.

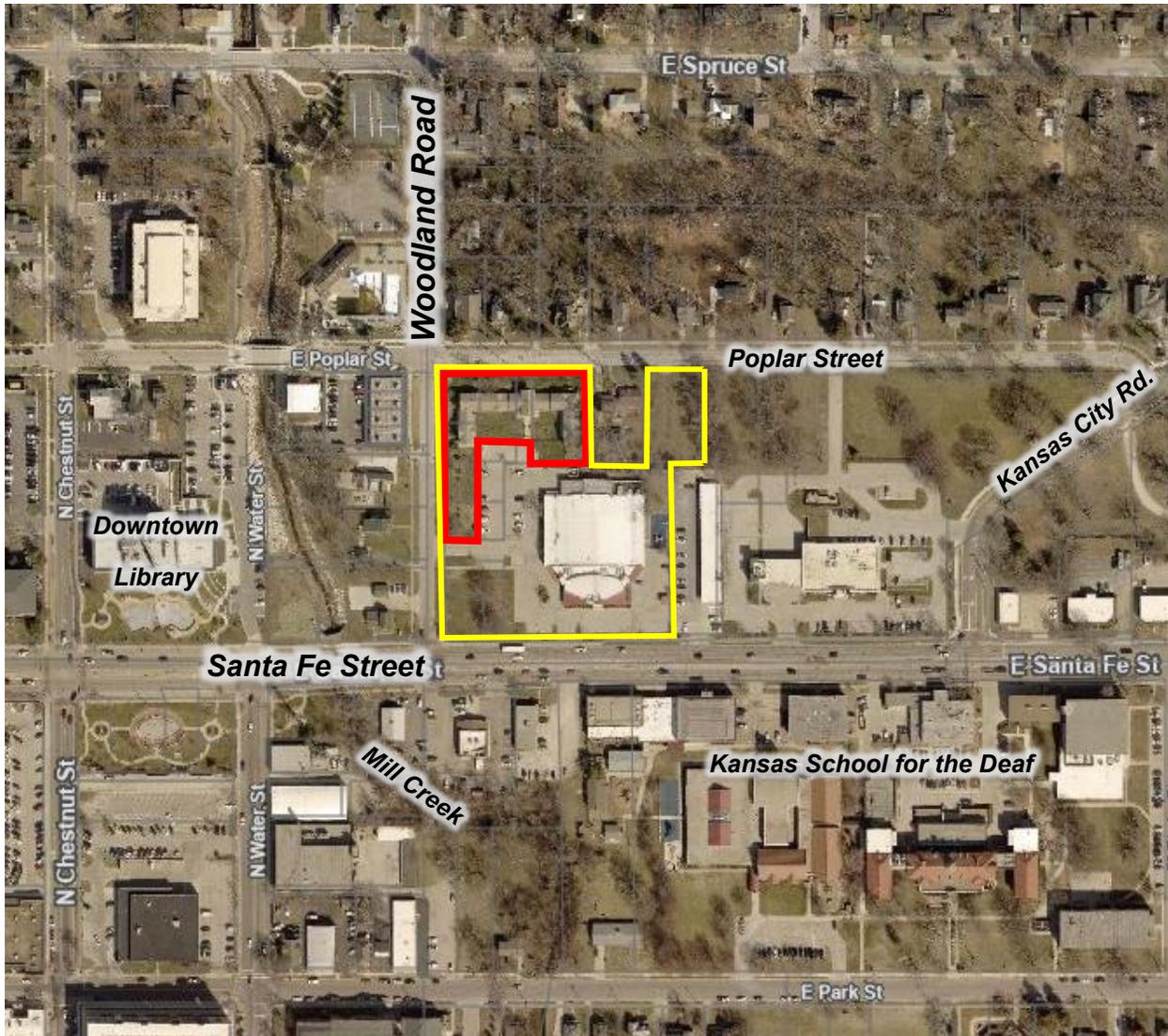
The subject property is part of Salvation Army's larger campus, and includes their main building for church services, daycare, and social service programs. The main building was constructed in 1966 for Safeway Grocery and the Salvation Army purchased the property in 1982. The Salvation Army originally started their transitional housing program in 1995 in the former Motor Coach Inn, at the corner of Woodland Road and Santa Fe Street. That building was demolished and replaced with their current 14-unit Salvation Army Family Lodge in 2012.

3. Existing Conditions

The northern portion of the subject property includes the existing 14-unit Salvation Army Family Lodge, which is a single-story building with sloped roofs and is predominantly clad with red brick and horizontal lap siding. The southern portion is a relatively flat yard area with no existing buildings. Within the 1.01-acre property, there is an existing community garden and trees and shrubs located along the streets. Overhead power lines and underground sanitary sewer lines bisect the northern and southern portions of this property.



View of subject property looking northeast from Woodland Road at the driveway entrance.



Subject property outlined in red and overall Salvation Army campus in yellow.

4. Zoning Standards

The property is subject to the conventional standards of the R-4 District found in Column 1 of UDO 18.20.100. The following is a summary of the applicable land use and dimensional standards.

- a. **Land Use** – The Salvation Army Family Lodge is categorized under the homeless shelter land use, which requires special use approval in the R-4 and RP-4 Districts per UDO 18.20.500. The existing shelter received special use approval in 2012 and the proposed expansion must also receive special use approval.

Staff reviewed the Statement of Purpose, included in the agenda packet, which describes the proposed use submitted and found that the use as described is more residential in nature and compatible with the nearby residential uses. Additionally, the adjacent social service uses complement the shelter by providing services for its residents. Staff supports the request to expand the existing homeless shelter and further analysis through the Golden Criteria is provided in Section 11 of the report.

- b. **Density** – The proposal complies with the maximum density of 18 dwelling units per acre with the proposed 18 total units on this 1.01-acre property.
- c. **Building Height** – The proposed one-story buildings are 13 feet tall, complying with the maximum building height of 3 stories and 40 feet allowed in the R-4 & RP-4 Districts.
- d. **Setbacks** – The proposed building is setback 29 feet from Woodland Road, which is consistent with the existing homeless shelter building and complies with the minimum front yard setback of 20 feet required in the R-4 District. No changes to the existing building are proposed and setback requirements do not apply between the proposed building and the main Salvation Army campus as the entire property is under single ownership.
- e. **Site Coverage** – The RP-4 & R-4 Districts limit coverage to a maximum of 60% of the site and the overall property complies as only 54% of the site is covered by impervious area.
- f. **Open Space** – The RP-4 and R-4 Districts require common and active open spaces to cover a minimum of 10% and 5% of the site respectively. The Salvation Army maintains a community orchard and garden on their overall property that provides 0.35 acres of common and active open space, exceeding the minimum requirements.

5. Original Town Overlay

The subject property is within the Original Town Overlay District, which is generally located between Harold Street and Dennis Street to the north and south and between Ridgeview Street and Parker Street to the east and west. The purpose of the Original Town Overlay District is to provide a measure of flexibility to promote development or redevelopment that is in conformity with existing conditions. The proposed development is consistent with the existing Salvation Army Family Lodge and complies with the Original Town Overlay District.

6. Development Standards

- a. **Access/Streets** – The site is accessed via Woodland Road and Santa Fe Street. No changes to the existing access are proposed and no road improvements are required with this development.
- b. **Parking** – As the entire site is under single ownership, the existing parking lot provides parking for the residential units and the functions within the main building. There are 93 existing parking spaces on the overall property and a minimum of 93 stalls are required to meet the UDO requirements established in UDO 18.30.160. Of the 93 existing stalls, 18 stalls are for the 18 residential units and 75 stalls are required to accommodate the peak parking demand of the main building, which occurs during the main church service. In general, the proposed land use generates a lower parking demand than other residential land uses.
- c. **Landscaping/Screening** – The existing trees along Woodland Road will be preserved to meet minimum street tree requirements along the new 4-unit building. A stipulation is included in staff's recommendation requiring that any trees or plantings located on the overall Salvation Army property that are dead, diseased or dying or damaged during construction must be replaced as required by UDO.
- d. **Public Utilities** – The site is served by City of Olathe water and sanitary sewer. The building will connect to the existing water line located along Woodland Road and the existing public sewer line located north of the proposed building.

7. Site Design Standards

The property is subject to Site Design Category 3 based on the Urban Center / Downtown designation in the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements.

- a. **Landscape Options** – The development must implement at least one (1) of the landscape options prescribed by code. The proposal includes a landscaped area planted with shrubs and trees that is 29 feet deep, exceeding the minimum requirement of a 20-foot deep landscaped area for the planted buffer option.
- b. **Pedestrian Connectivity** – At least two (2) of pedestrian connection options prescribed by code must be implemented. The proposal meets this requirement by providing a pedestrian gateway feature at the sidewalk entrance along Woodland Road and creating a cross-property connection by adding sidewalk that connects the existing family lodge building to the main campus building.

8. Building Design Standards

The proposed building is subject to the Horizontally Attached Residential Building design standards according to UDO Section 18.15.020. However, Section 18.60.020 allows the expansion of nonconforming buildings if the proposal matches the existing design and materials, is compatible with surrounding properties, and meets applicable review requirements.

The proposed building is an expansion of the existing homeless shelter use. The proposed building design is appropriate and incorporates similar materials and design features that match the existing homeless shelter facility. Additionally, the building design is consistent and cohesive with the overall Salvation Army campus and blends in with the surrounding properties. Therefore, staff supports this exception to the Horizontally Attached Residential Building design standards.

9. Public Notification and Neighborhood Meeting

The applicant sent the required public notification letters to surrounding properties within 200 feet by certified mail and posted signs on the subject property as required by UDO. Neighborhood notice was also sent to property owners within 500 feet of the property and a neighborhood meeting was held on July 7, 2025 with three (3) attendees. The applicant answered all questions about the general operations of the existing Salvation Army Family Lodge. Staff have not received any public correspondence regarding this application.

10. Time Limit

According to UDO 18.40.100.F.4, special use permits are approved for a five (5) year period unless otherwise recommended by the Planning Commission and approved by the City Council. The applicant requested approval of a 15-year time-period for the homeless shelter use and staff is supportive of this request. The existing use is well established at this location and there have been no adverse impacts cited on this property or concerns raised by surrounding property owners through consideration of this special use permit request.

11. UDO Special Use Criteria

Special use applications are reviewed against the Golden Criteria listed in UDO Section 18.40.100.F to ensure compatibility with the surrounding area. This application was reviewed against this criteria and staff's findings are detailed below.

A. ***The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.***

The proposed use, as described in the Statement of Purpose, generally aligns with the Future Land Use Map of the PlanOlathe Comprehensive Plan, which identifies the subject property as Urban Center / Downtown and also within the City Center District. The Urban Center / Downtown future land use category is envisioned as a primary business, government, and commercial hub for Olathe that is surrounded by the necessary households to make the Urban Center successful. The City Center District is a mixed-use urban area with civic, institutional, commercial, and residential uses and the proposed use aligns with this designation as it is a civic use that serves the community.

The Salvation Army is a civic institution that has been in downtown Olathe for over 40 years and has successfully run the Salvation Army Family Lodge since 1995. The proposed expansion of the existing shelter will allow the Salvation Army to provide temporary housing to more families in need. Approval of this request will achieve numerous policies of PlanOlathe, including the following:

LUCC-3.1: Encourage Housing Near Services. Encourage higher density housing development near transit services and commercial centers to create activity areas that add to the community's quality of life.

OT-1.2: Original Town Neighborhoods. Encourage a balanced mix of complementary and support land uses in each Original Town neighborhood, with a predominantly residential land use character. Support a mix of housing types for all income levels, family types, and age groups, with a variety of prices and rent levels.

HN-4.1: Affordable Housing. Pursue strategies to meet the community's affordable housing needs, including housing options within the financial means of service workers, new professionals, seniors, students, and low income residents.

Additionally, the proposed use also conforms with the Olathe 2040: Future Ready Strategic Plan. The proposed use will help achieve the vision that *Olathe is an inclusive community where everyone can live a productive life, where there are good jobs, attainable housing, quality amenities, access to quality education, child care, and health services.* The Salvation Army Family Lodge also helps achieve several goals of Olathe 2040, including the following:

Diverse Housing and Quality Neighborhoods: Diversify housing choices.

People Reach Their Full Potential: Improve opportunities for employment, education, and community resources.

B. ***The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).***

The proposed expansion matches the architectural design of the existing Salvation Army Family Lodge and is a one-story residential building with sloped roof construction, similar to the residential homes to the north and east.

C. ***The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.***

This proposed use, as described in the Statement of Purpose, is in harmony with other residential zoning and uses to the north and east. Additionally, the proposed use complements the social services provided by Salvation Army on their main campus and those provided by Catholic Charities to the west.

D. ***The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.***

The proposed expansion is not permitted within the existing CP-2 District; however, a related request to rezone to the R-4 District is being considered on this agenda (RZ25-0006). The property is suitable for the uses allowed in the requested R-4 District as the remainder of the property is already within the RP-4 District. The R-4 District requires a special use permit for the proposed use to ensure that adequate precautions are taken to assure compatibility with surrounding uses.

E. ***The length of time the property has remained vacant as zoned.***

The land for the existing Salvation Army Family Lodge building was zoned to the RP-4 District and received special use approval in 2012. The land for the proposed expansion was rezoned to the CP-2 District in 2010 (Ord. 10-20) and the existing single-family homes were demolished for the Salvation Army Chapel Addition project. Since then, the subject property has been used as an open yard area for the Salvation Army. A rezoning application (RZ25-0006) is included in this agenda packet to rezone the property to the R-4 District.

F. ***The extent to which approval of the application would detrimentally affect nearby properties.***

Staff has not received information indicating the existing Salvation Army Family Lodge or the proposed expansion will detrimentally affect nearby properties. The Olathe Police Department and Community Enhancement have no concerns with the proposed expansion.

G. ***The extent to which development under the proposed district would substantially harm the value of nearby properties.***

Staff has not received any information indicating that the existing or proposed development will substantially harm the value of nearby properties.

H. ***The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.***

The proposed expansion of four (4) residential units will not adversely affect the capacity or safety of the road network. Adequate parking exists on the overall Salvation Army property to accommodate the proposed expansion and all other functions of the Salvation Army.

Additionally, the mass transit network in this area helps support the residents of the shelter by providing an additional transportation option with the nearby RideKC bus stop at Cherry Street and Santa Fe Street.

I. ***The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.***

The existing use and proposed expansion will continue to follow all regulations and codes pertaining to stormwater, air quality, noise, and other impacts on the environment. Quiet hours are enforced in the evening by the Salvation Army and the Olathe Police Department has no concerns with the proposed expansion.

J. ***The economic impact of the proposed use on the community.***

The Salvation Army Family Lodge provides great value to the community by providing temporary housing and other critical wrap-around support services for families in need.

K. ***The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.***

There is no gain to the public health, safety, or welfare if the special use application for the proposed expansion were denied. If the special use application were denied, the proposed expansion would not be permitted and the existing Salvation Army Family Lodge building could continue to operate as approved by special use in 2012.

12. Staff Recommendation

- A. Staff recommends approval of SU25-0002, Salvation Army Family Lodge Expansion for the following reasons:
 - 1. The proposal conforms to the Goals, Objectives and Policies of the Comprehensive Plan
 - 2. The proposal complies with the Unified Development Ordinance (UDO) criteria for considering special use permit requests.
- B. Staff recommends approval of the special use permit (SU25-0002) with the following stipulations:
 - 1. The special use permit to allow the *Homeless Shelter* use for the Salvation Army Family Lodge is valid for a period of fifteen (15) years following the date of the approved Resolution.
 - 2. The *Homeless Shelter* use is approved as described in the Statement of Purpose letter submitted by the applicant and included in the agenda packet.
- C. Staff recommends approval of the preliminary site development plan with the following stipulation:
 - 1. Any trees or plantings located on the Salvation Army property that are damaged during construction or are dead, diseased, dying, or missing must be replaced as required by UDO 18.30.130.



Kansas & Western Missouri Division

The Salvation Army

"...there is no reward equal to that of doing the most good to the most people in the most need." –Evangeline Booth

To Whom It May Concern,

Proposed Land Use:

The proposed land use as defined by the Unified Development Ordinance (UDO) is a homeless shelter. The Salvation Army Family Lodge seeks approval to expand our existing homeless shelter and transitional housing services on our current property.

Population Served:

We serve families experiencing homelessness who have minor children in their care. These families are often in crisis and need both immediate shelter and longer-term support to achieve stability. The program is not licensed by the State of Kansas, as licensing is not required for this type of family-focused emergency housing and transitional support.

Purpose of the Expansion & Current Capacity:

Currently, The Salvation Army Family Lodge provides 11 emergency housing units and 3 transitional housing units on-site. We are requesting to add additional transitional housing units in response to a growing and urgent need for shelter and affordable transitional options in Johnson County. The demand for family shelter continues to exceed our capacity, and this expansion would allow us to serve more families and help them move toward long-term stability.

OLATHE CORPS COMMUNITY CENTER

420 E. Santa Fe, Olathe, KS 66061-3446

Phone 913.782.3640

www.salarmymokan.org

Lyndon Buckingham, General

Evie Diaz, Territorial Commander

Major Kelly J Collins, Divisional Commander

Lieutenants Nate and Cherie Woodard, Corps Officers



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Mission & Wrap-Around Services Provided:

The Salvation Army Family Lodge is committed to breaking the cycle of homelessness for families in Johnson County. Our approach is holistic. In addition to housing, we provide supportive services that include case management, life skills development, and emergency assistance.

Families with elementary-aged children are eligible for full scholarships to our Red Shield Out of School Care Program. This program includes before- and after-school care, as well as a summer day camp—key supports for working parents striving to regain independence.

Additional amenities on the property include a children's playground, food pantry, community programs, and access to spiritual support through church services.

Resident Intake Process:

All family intakes occur in a private setting at The Salvation Army Community Center, where a case manager conducts a detailed intake process. This includes assessing needs, reviewing eligibility, and walking through the program policies and expectations.

Resident Rules and Limitations:

Our emergency shelter program typically supports families for 60 to 90 days, while transitional housing ranges from 180 to 365 days, depending on the needs and progress of each family. These timeframes can be adjusted at our discretion based on the circumstances of the family.

OLATHE CORPS COMMUNITY CENTER

420 E. Santa Fe, Olathe, KS 66061-3446

Phone 913.782.3640

www.salarmymokan.org

Lyndon Buckingham, General

Evie Diaz, Territorial Commander

Major Kelly J Collins, Divisional Commander

Lieutenants Nate and Cherie Woodard, Corps Officers



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All residents must adhere to program policies that ensure a safe and respectful environment. Criminal sex offenders are not permitted in the program. Quiet hours are enforced in the evening, and expectations around employment or job readiness activities are built into case management plans.

Supervision and Safety Measures:

To maintain a secure and structured environment, The Salvation Army has a trained on-site monitor outside of regular business hours. This staff member ensures the safety of all residents and monitors compliance with rules and curfews. During the day, our case management and support staff are available to assist residents with their goals and address any concerns.

Description of New Units and Site Layout:

The new units being proposed will be part of the transitional housing program, designed for families with additional barriers to stability who may need more time and support. These transitional units will be located outside the gated area that encloses our emergency shelter units. This layout mirrors our current setup, which includes three transitional units already located outside the gate.

Transitional housing participants have slightly more autonomy and fewer restrictions compared to emergency shelter residents, reflecting their progress toward independent living. While the expectations remain clear and accountability is maintained, this less restrictive setup has proven to be effective and appropriate for their stage in their journey to independence.

Captain Nate Woodard
Corps Officer of The Salvation Army of Johnson County

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420 E. Santa Fe, Olathe, KS 66061-3446

Phone 913.782.3640

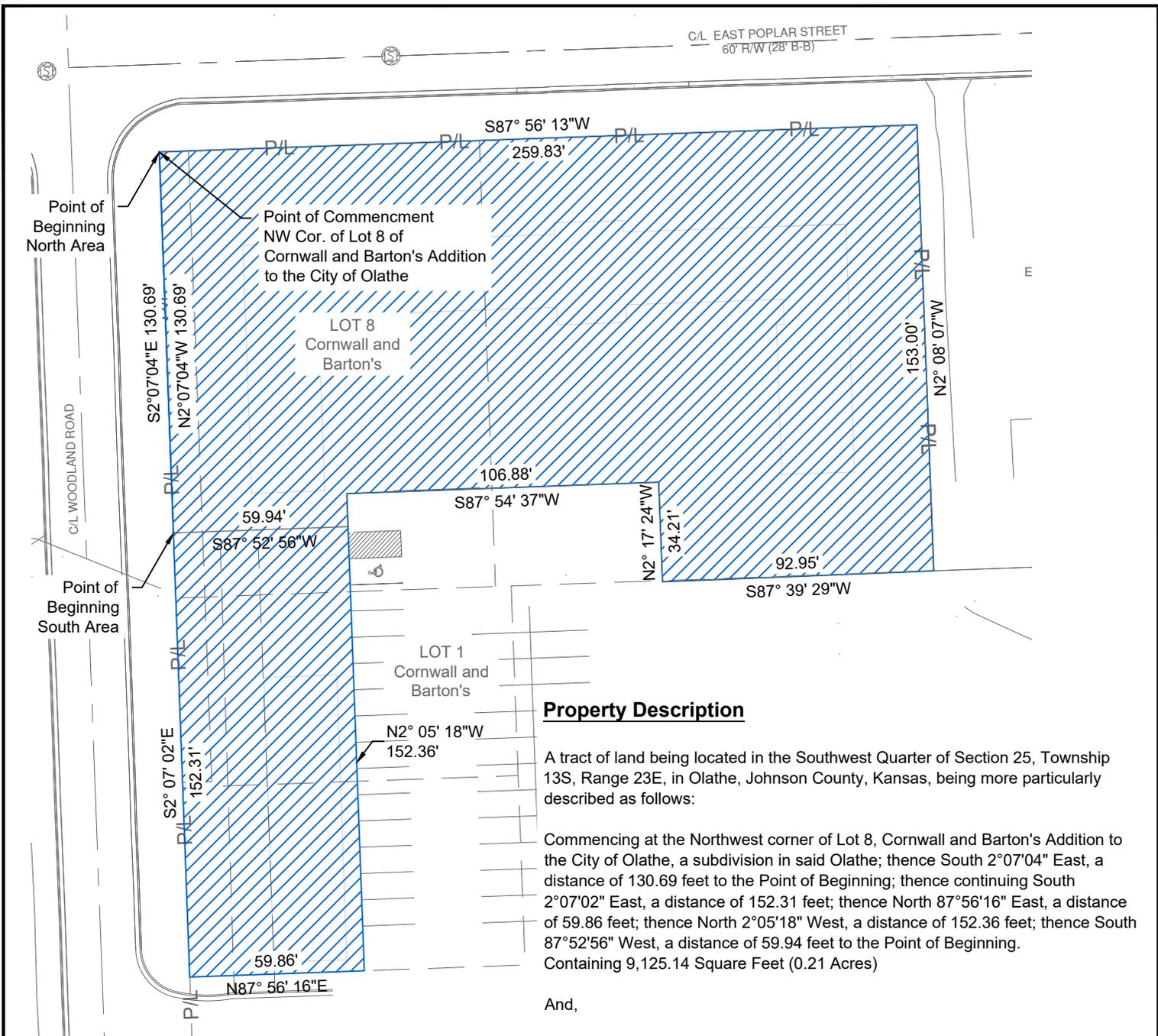
www.salarmymokan.org

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Property Description

A tract of land being located in the Southwest Quarter of Section 25, Township 13S, Range 23E, in Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of Lot 8, Cornwall and Barton's Addition to the City of Olathe, a subdivision in said Olathe; thence South 2°07'04" East, a distance of 130.69 feet to the Point of Beginning; thence continuing South 2°07'02" East, a distance of 152.31 feet; thence North 87°56'16" East, a distance of 59.86 feet; thence North 2°05'18" West, a distance of 152.36 feet; thence South 87°52'56" West, a distance of 59.94 feet to the Point of Beginning. Containing 9,125.14 Square Feet (0.21 Acres)

And,

Beginning at the Northwest corner of Lot 8, Cornwall and Barton's Addition to the City of Olathe, a subdivision in the City of Olathe, Johnson County, Kansas; thence North 87°56'16" East, a distance of 259.83 feet; thence South 02°08'07" East, a distance of 153.00 feet; thence South 87°39'29" West, a distance of 92.95 feet; thence North 02°17'24" West, a distance of 34.21 feet; thence South 87°54'37" West, a distance of 106.88 feet; thence South 02°05'23" East, a distance of 11.34 feet; thence South 87°52'56" West, a distance of 59.94 feet; thence North 02°07'04" West, a distance of 130.69 feet, returning to the Beginning. Containing 34,831.98 Square Feet (0.80 Acres)

KS
Prepared By:
Matthew J. Schlicht
LS-1586



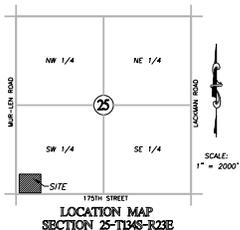
Exhibit
Special Use Exhibit
SHEET 1 OF 1

DATE: 6-25-2025
PROJECT NUMBER:
Salvation Army
REV. TO DWG.: N/A
SCALE: 1"=50'

Special Use Exhibit
Salvation Army
Phase 2
Olathe, Johnson County, Kansas

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

LEGAL DESCRIPTION:



Salvation Army Phase 4

Preliminary Site Development Plans

420 EAST SANTA FE ST CITY OF OLATHE, KANSAS

LEGEND:

Property Line	— PL —
Utility Easement	— U/E — U/E — U/E
Existing Underground Power	— UGP — UGP — UGP
Existing Conc. Curb & Gutter	— CG — CG — CG
Existing Wood Fence	— X — X — X
Existing Gas Main	— GAS — GAS — GAS
Existing Water Main	— W/M — W/M — W/M
Existing Storm Sewer	— STM — STM — STM
Existing Sanitary Sewer	— SAN — SAN — SAN
Existing Underground Telephone	— UGT — UGT — UGT
Existing Overhead Power	— OHP — OHP — OHP
Proposed Storm Sewer	— STM — STM — STM
Proposed Sanitary Sewer	— SAN — SAN — SAN
Proposed Underground Power	— UGP — UGP — UGP
Proposed Gas Service	— GAS — GAS — GAS
Proposed 8" D.I.P. Water	— W/M — W/M — W/M
Proposed Electrical Service	— UGP — UGP — UGP

PRIVATE CONCRETE DRIVE

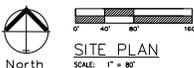
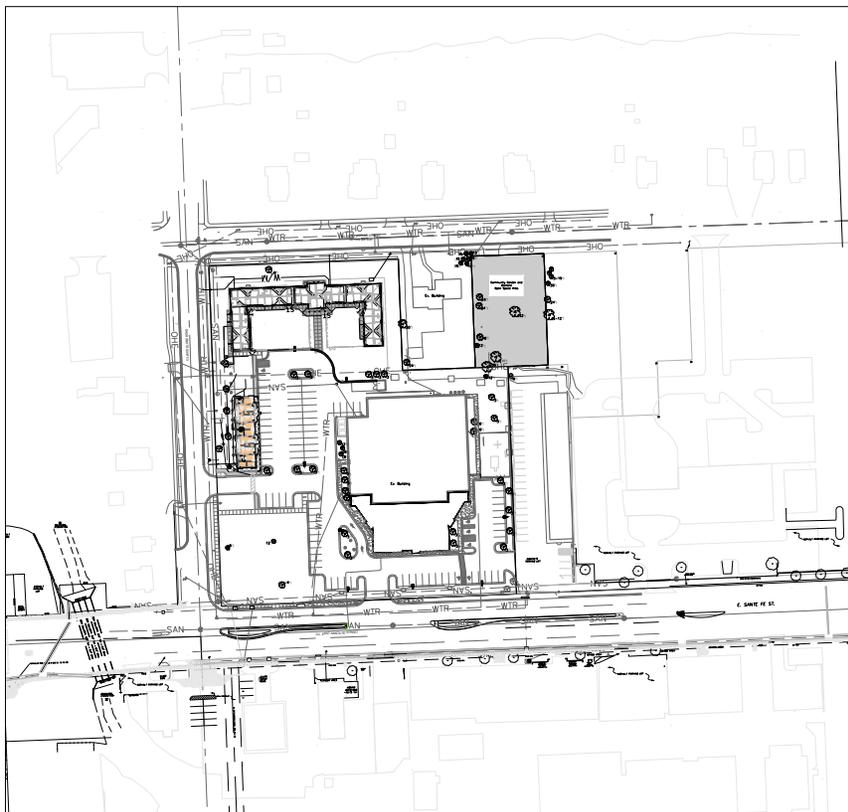
PROJECT NOTES:

1. ALL APPROPRIATE PUBLIC UTILITIES SHALL BE PROVIDED TO EACH BUILDING WITHIN THE SUBJECT PROPERTY.
2. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON USGS DATA.
3. UTILITY EASEMENTS & BOXES SHALL BE COORDINATED W/ UTILITY COMPANIES, BE AS INCONSPICUOUS AS POSSIBLE & BE SCREENED BY EVERGREEN SHRUBS.
4. STREET LIGHTING SHALL BE CITY OF OLATHE STANDARD RESIDENTIAL PUBLIC STREET LIGHT.
5. FIRE HYDRANTS SHALL BE LOCATED PER CITY OF OLATHE FIRE MARSHALL DIRECTION.
6. THE FEMA 100-YEAR FLOODPLAIN DOES NOT AFFECT THIS SITE ACCORDING TO MAP # 20014218F DATED JUNE 17, 2002.
7. TRAIL LOCATIONS ARE CONCEPTUAL ONLY. FINAL LOCATIONS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.



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 1-800-344-7233, KANSAS OR 1-800-344-7483, MISSOURI.



INDEX OF SHEETS:

- C.001 COVER SHEET
- C.050 -- PRE-CLEARING PLAN
- C.051 -- INACTIVE AREA STABILIZATION PLAN
- C.052 -- FINAL RESTORATION PLAN
- C.053 -- EROSION CONTROL DETAILS
- C.100 -- SITE PLAN
- C.200 -- GRADING PLAN

DEVELOPER/OWNER:

Owner: SALVATION ARMY
Address: 19 W ALGONQUIN RD
DES PLAINES, IL 60016-6000

SURVEYING / CIVIL ENGINEERING:

MATTHEW J. SCHLICHT
ENGINEERING SOLUTION (CIVIL ENGINEERING & SURVEYING)
(913) 623-8888 (F) (913) 623-9949 (F)
30 SE 30TH STREET
LEES SUMMIT, MO 64082
E-MAIL: WWW.ENGINEERINGSOLUTIONSKC.COM
ESNF@ES-KC.COM

Authorization to begin construction expires one year from the signature date.

APPROVED BY:

CITY ENGINEER _____ DATE _____

APPROVED BY:

MATTHEW J. SCHLICHT, KANSAS P.E. NO. 19071 _____ DATE _____

UTILITY CONTACTS

SANITARY SEWERS
City of Olathe, Public Works
1385 S. Robinson Dr.
Olathe, KS 66051 913-971-9051
Office 913-971-9099 Fax

STORM SEWER & STREETS
City of Olathe, Public Works
1385 S. Robinson Dr.
Olathe, KS 66051
913-971-9051 Office
913-971-9099 Fax

ELECTRICAL
Kansas City Power and Light
16215 W 108th St,
Lenexa, KS 66219
913-894-3075 Office
913-894-3086 Fax
Maren Doherty, Engineering
Maren.Doherty@kcpl.com

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913-254-6328 Office
913-254-6399 Fax
David Huggins
dave.huggins@atmosenergy.com

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9444 Noll, Fir 1
Overland Park, KS 66207
913-383-4919 Office
913-383-4849 Fax
John Harper, Construction-Engineering
jh267@aol.com

UTILITY LOCATES
Kansas One Call
316-687-2470 Office
Website-<http://www.kansasonecall.com/>
"Call 811 Before You Dig!"

WATER SUPPLY
City of Olathe
1385 S. Robinson Drive
Olathe, KS
Office 913-971-9311



Professional Registration
Matthew
Engineering 20060218E-D
Surveying 2002001218E
Kansas
Engineering E 1999
Surveying LS-219
Oklahoma
Engineering 0204
Missouri
Engineering CA927

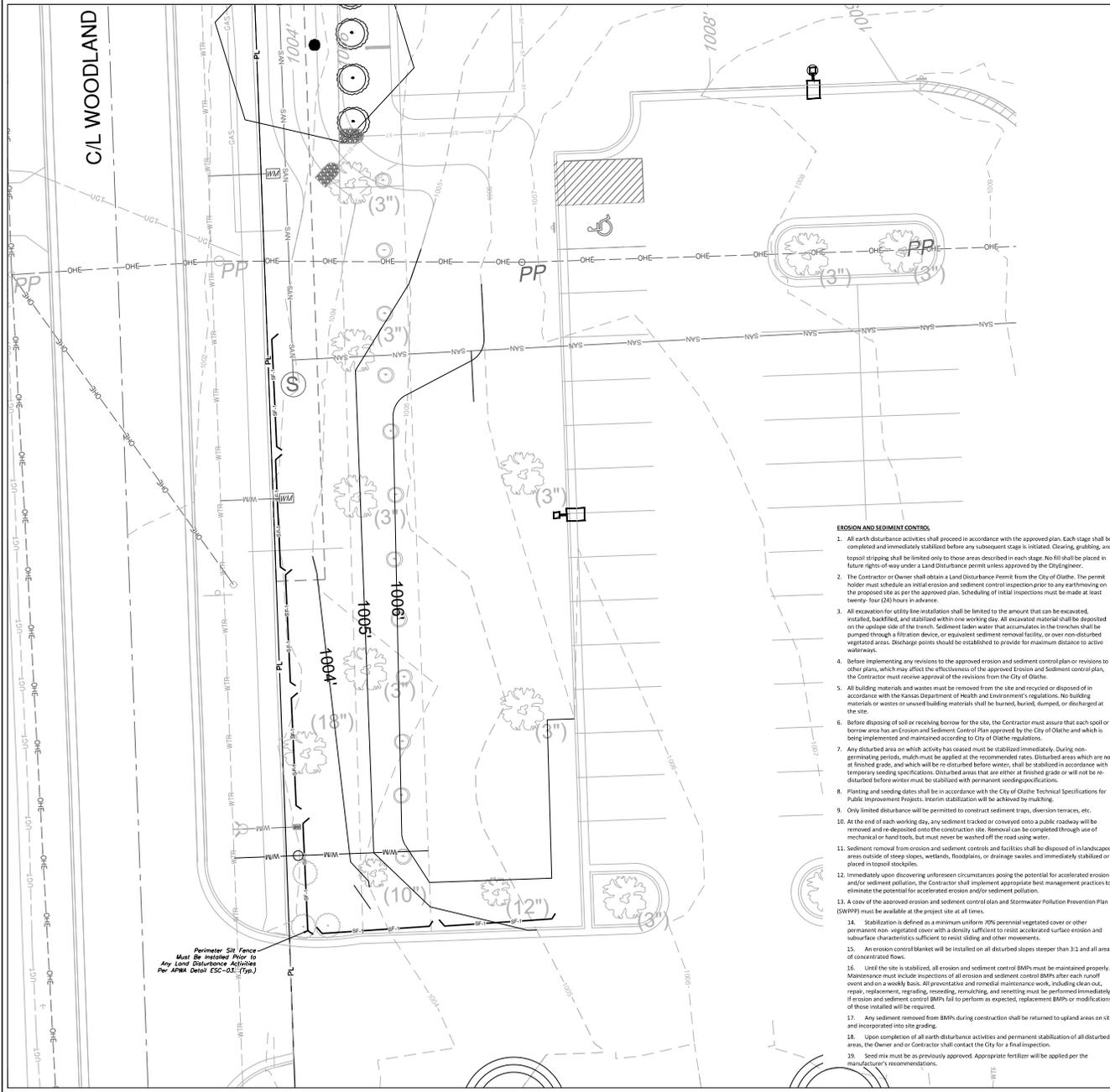
Salvation Army Phase 4
420 East Santa Fe St
Olathe, Johnson County, Kansas

Project: Salvation Army
Location: 420 East Santa Fe St
Issue Date: February 21, 2010

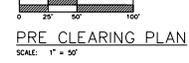
Cover Sheet
Civil Construction Plans for:
Salvation Army Phase 4
Olathe, Johnson County, Kansas

Matthew J. Schlicht
MO PE #2006019708
KS PE #19071
OK PE #25226
NE PE #14330

REVISIONS
REV. 6-30-25
REV. 7-14-25
REV. 7-17-25



DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.



NOTES
 The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.
 Sediment traps shall be installed and maintained until the construction site has been stabilized to protect the downstream lake from sedimentation.

SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR



MAINTENANCE:
 TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:
SEDIMENT CAPTURE DEVICES: SEDIMENT TRAPS SHALL BE REMOVED FROM THE UPSTREAM OR UPDRAIN SIDE OF THE FILTER FABRIC FENCES. WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE, STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER SHALL BE REMOVED AND DEPOSITED PROPERLY.
TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:
 INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RE-instALLED SHALL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTOR AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH WHEATGRASS AT A RATE OF 15 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 50% IN THREE EQUAL PARTS OF THINBLADE, TURP-TYPE, TALL FESCUE AND 50% BLUEBERBERG AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEEDED.
 ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:
STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
STRUCTURAL CONTROLS: FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPDRAIN SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
DISCHARGE POINTS: DISCHARGE POINTS LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.
CONSTRUCTION ENTRANCE: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERSON PERFORMING THE INSPECTION IF DSA AUTHORIZED TO DO SO.

EROSION CONTROL DESCRIPTION:
 1) SILT FENCE SHALL BE PLACED AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS

2) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN
EROSION CONTROL PROCEDURE:
 1) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADDED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

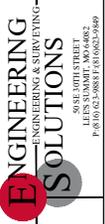
TEMPORARY CONSTRUCTION ENTRANCE NOTES:
 A) INSTALLATION
 1) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED.
 2) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA. GRASS AND CROWN FOR POSITIVE DRAINAGE.
 3) 18" SLOPE TOWARDS THE PUBLIC ROAD EXCEED 2% CONSTRUCT AT A TO 8 INCH BROAD WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
 4) INSTALL PRE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE. STITCHES ALONG DRAINAGE.
 5) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
 6) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM DRAINAGE TO A SEDIMENT CONTROL DEVICE.
 7) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON OR ABOVE THE FOUNDATION TO IMPROVE STABILITY
 B) TROUBLESHOOTING
 1) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
 - INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
 - INSTALL DIVERSION OR OTHER RUNOFF CONTROL MEASURES
 - SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
 - PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY

C) INSPECTION AND MAINTENANCE
 1) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
 2) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
 3) TOP DRESS WITH CLEAN 1/2 AND 3/4 INCH STONE AS NEEDED
 4) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKS OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
 5) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

NOTE
 EROSION CONTROL IS PROVIDED FOR CITY OF OLATHE REQUIREMENTS AND NOT REVIEWED BY JCW

- EROSION AND SEDIMENT CONTROL**
- All earth disturbance activities shall proceed in accordance with the approved plan. Each stage shall be completed and immediately stabilized before any subsequent stage is initiated. Clearing, grubbing, and topsoil stripping shall be limited only to those areas described in each stage. No fill shall be placed in future rights of way under a Land Disturbance permit unless approved by the City Engineer.
 - The Contractor or Owner shall obtain a Land Disturbance Permit from the City of Olathe. The permit holder must schedule an initial erosion and sediment control plan to any earthmoving on the proposed site as per the approved plan. Scheduling of initial inspections must be made at least twenty (20) hours in advance.
 - All excavation for utility line installation shall be limited to the amount that can be excavated, installed, backfilled, and stabilized within one working day. All excavated material shall be deposited on the up-slope side of the trench. Sediment laden water that accumulates in the trenches shall be pumped through a filtration device, or equivalent sediment removal facility, or over non-disturbed vegetated areas. Discharge points should be established to provide for maximum distance to active waterways.
 - Before implementing any revisions to the approved erosion and sediment control plan or revisions to other plans, which may affect the effectiveness of the approved Erosion and Sediment control plan, the Contractor must receive approval of the revisions from the City of Olathe.
 - All building materials and wastes must be removed from the site and recycled or disposed of in accordance with the Kansas Department of Health and Environment's regulations. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
 - Before disposing of soil or recycling borrow for the site, the Contractor must ensure that each spoil or borrow area has an Erosion and Sediment Control Plan approved by the City of Olathe and which is being implemented and maintained according to City of Olathe regulations.
 - Any disturbed area on which activity has ceased must be stabilized immediately. During non-planting periods, mulch must be applied at the recommended rates. Disturbed areas which are not at finished grade, and which will be re-disturbed before winter, shall be stabilized in accordance with temporary seeding specifications. Disturbed areas that are either at finished grade or will not be re-disturbed before winter must be stabilized with permanent seeding specifications.
 Planting and seeding dates shall be in accordance with the City of Olathe Technical Specifications for Public Improvement Projects.
 Only limited disturbance will be permitted to construct sediment traps, diversion terraces, etc.
 - At the end of each working day, any sediment tracked or conveyed onto a public roadway will be removed and re-deposited onto the construction site. Removal can be completed through use of mechanical or hand tools, but never be washed off the road surface.
 - Sediment removal from erosion and sediment control devices shall be disposed of in landscaped areas outside of steep slopes, wetlands, floodplains, or drainage swales and immediately stabilized or placed in spoil stockpiles.
 - Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the Contractor shall implement appropriate best management practices to eliminate the potential for accelerated erosion and/or sediment pollution.
 - A copy of the approved erosion and sediment control plan and Stormwater Pollution Prevention Plan (SWPPP) must be available at the project site at all times.
 - Stabilization is defined as a minimum uniform 70% perennial vegetated cover or other permanent non-vegetated cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
 - An erosion control blanket will be installed on all disturbed slopes steeper than 3:1 and all areas of concentrated flow.
 - Until the site is stabilized, all erosion and sediment control BMPs must be maintained properly. Maintenance must include inspections of all erosion and sediment control BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, upgrading, reseeding, re-mulching, and re-planting must be performed immediately. If erosion and sediment control BMPs fail to perform as expected, replacement BMPs or modifications of those installed will be required.
 - Any sediment removed from BMPs during construction shall be returned to upland areas on site and incorporated into the grading.
 - Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the Owner and/or Contractor shall contact the City for a final inspection.
 - Seed mix must be as previously approved. Appropriate fertilizer will be applied per the manufacturer's recommendations.

Perimeter Silt Fence Must Be Installed Prior to Any Land Disturbance Activities Per APWA Detail C5C-11.1 (Type)



Professional Registration
 Melissa
 Engineering 202002108-0
 Surveying 202002108-0
 Kansas
 Engineering 1-8-219
 Oklahoma
 Engineering 04264
 Nebraska
 Engineering 04267

Salvation Army Phases 4
 420 East Santa Fe St
 Olathe, Johnson County, Kansas

Pre-Clearing Plan
 Civil Construction Phases for
 Salvation Army Phases 4
 Olathe, Johnson County, Kansas
 MC09, LSD 6, Sec. 2
 11/20/23

Pre-Clearing Plan
 Civil Construction Phases for
 Salvation Army Phases 4
 Olathe, Johnson County, Kansas
 MC09, LSD 6, Sec. 2

Matthew J. Schmitt
 MS PE 2006019708
 NE PE 19071
 NE PE 1-14330

REVISIONS
 REV. 6 - 30-25
 REV. 7 - 14-25
 REV. 7 - 17-25

C/L WOODLAND



FINAL RESTORATION PLAN

SCALE: 1" = 30'



SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR

LEGEND

- PHASE 1 SILT FENCE — SF-1 — SF-1
- PHASE 2 SILT FENCE — SF-2 — SF-2

SEED AND MULCH NOTES:

Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall conform to seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix.

Seed and Fertilizer Rate:
 Mix 1 - Ryegrass / Blue Grass — 100 lbs. per Acre
 Mix 1 - Tall Fescue / Blue Grass — 150 lbs. per Acre
 Lime — 2000 lbs per Acre (50 lbs per 1000 sq. ft.)
 Fertilizer — 800 to 1200 lbs per Acre (20 lbs per 1000 sq. ft.)

During the dates December 15th through May 31 time fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:
 Lime - 100% of specified quantity
 Fertilizer - 75% of the specified quantity
 Seed - 50% of the specified quantity
 Mulch - 100% of the specified quantity

Mulch shall be Vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.). Mulch shall be embedded by smooth working tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapes shall be provided.

NOTES:

The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

Sediment traps shall be installed and maintained until the construction site has been stabilized to protect the downstream lake from sedimentation.

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTE
 EROSION CONTROL IS PROVIDED FOR CITY OF OLATHE REQUIREMENTS AND NOT REVIEWED BY JCW

SILT FENCING TO BE LEFT IN PLACE UNTIL VEGETATIVE COVERAGE

Proposed 25' x 100' Bldg
 4 Units

Crosswalk



Professional Registration
 Missouri
 Engineering 200002106-D
 Surveying 200002110-D
 Kansas
 Engineering E-1602
 Surveying LS-219
 Oklahoma
 Engineering 0324
 Nebraska
 Engineering CA2621

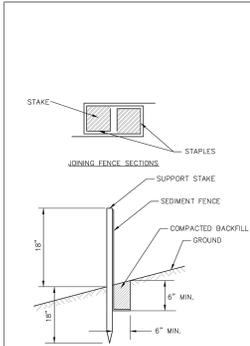
Salvation Army Phases 4
 420 East Santa Fe St
 Olathe, Johnson County, Kansas

Project: Salvation Army
 Location: Olathe, MO
 Issue Date: February 21, 2020

Final Restoration Plan
 Civil Construction Plans for
 Salvation Army Phase 4
 Olathe, Johnson County, Kansas
 MC09_LSD 6, Sec. 2

Matthew J. Schmitt
 MO PE #200610308
 KS PE #19071
 NE PE #25252
 NE PE #E-14330

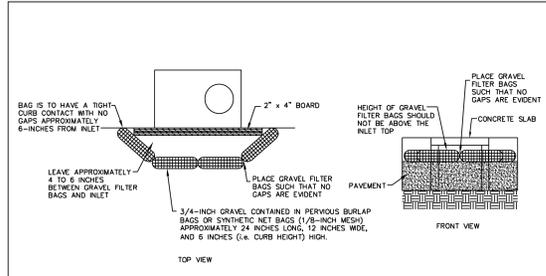
REVISIONS
 REV. 6-30-25
 REV. 7-14-25
 REV. 7-17-25



NOTES:

1. STAKES SPACED @ 6' MAXIMUM ON OPEN RUNS AND 3' IN DITCHES AND INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. USE 2" x 2" WOOD OR EQUIVALENT STEEL STAKES.
2. SEDIMENT FENCE MUST BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.
3. ATTACH FABRIC TO UPSTREAM SIDE OF POSTS.
4. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE AND SHALL BE UNIFORMLY DISTRIBUTED ON THE SOURCE AREA PRIOR TO TOPSOILING.
5. ANY SECTION OF SEDIMENT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.
6. THE MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/2 ACRE PER 100 FEET OF SILT FENCE. FILTER FENCE SHALL HAVE DOWNSLOPED ENDS TAPERED TO A 4:1 SLOPE ON A DOWNHILL SLOPE.
7. THE MAXIMUM SLOPE LENGTH BEHIND THE SILT FENCE IS 100 FEET AND THE MAXIMUM GRADIENT BEHIND THE SILT FENCE IS 50% (2:1).
8. THE FENCE SHALL BE PLACED ALONG THE SITE CONTOURS. UNDER NO CIRCUMSTANCES SHOULD SILT FENCES BE CONSTRUCTED IN STREAMS, SWALES, OR DITCHES WHERE FLOWS ARE LIKELY TO EXCEED 1 CUBIC FOOT PER SECOND (CFS).

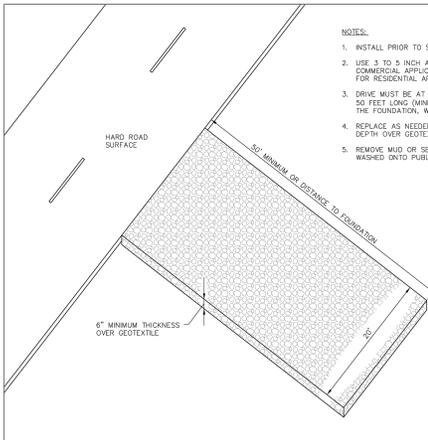
STANDARD DETAIL 752
STANDARD SEDIMENT FENCE (16")
OLATLIE
DATE: _____
UPDATE: _____
APPROVED: JAN 2024



NOTE:
AFTER CONSTRUCTION OF INLETS, FILTER BAGS SHALL BE PLACED AROUND PROPOSED FENCES.

GRAVEL FILTER BAGS
(16" x 4' Every 10')

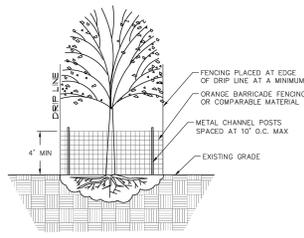
STANDARD DETAIL 757
GRAVEL BAG CURB INLET SEDIMENT TRAP
OLATLIE
DATE: _____
UPDATE: _____
APPROVED: JAN 2024



NOTES:

1. INSTALL PRIOR TO START OF GRADING.
2. USE 3 TO 5 INCH AGGREGATE STONE FOR COMMERCIAL APPLICATIONS AND 2 TO 3 INCH FOR RESIDENTIAL APPLICATIONS.
3. DRIVE MUST BE AT LEAST 20 FEET WIDE AND 50 FEET LONG (MINIMUM) OR THE DISTANCE TO THE FOUNDATION, WHICHEVER IS LESS.
4. REPLACE AS NEEDED TO MAINTAIN 6 INCH DEPTH OVER GEOTEXTILE.
5. REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROAD IMMEDIATELY.

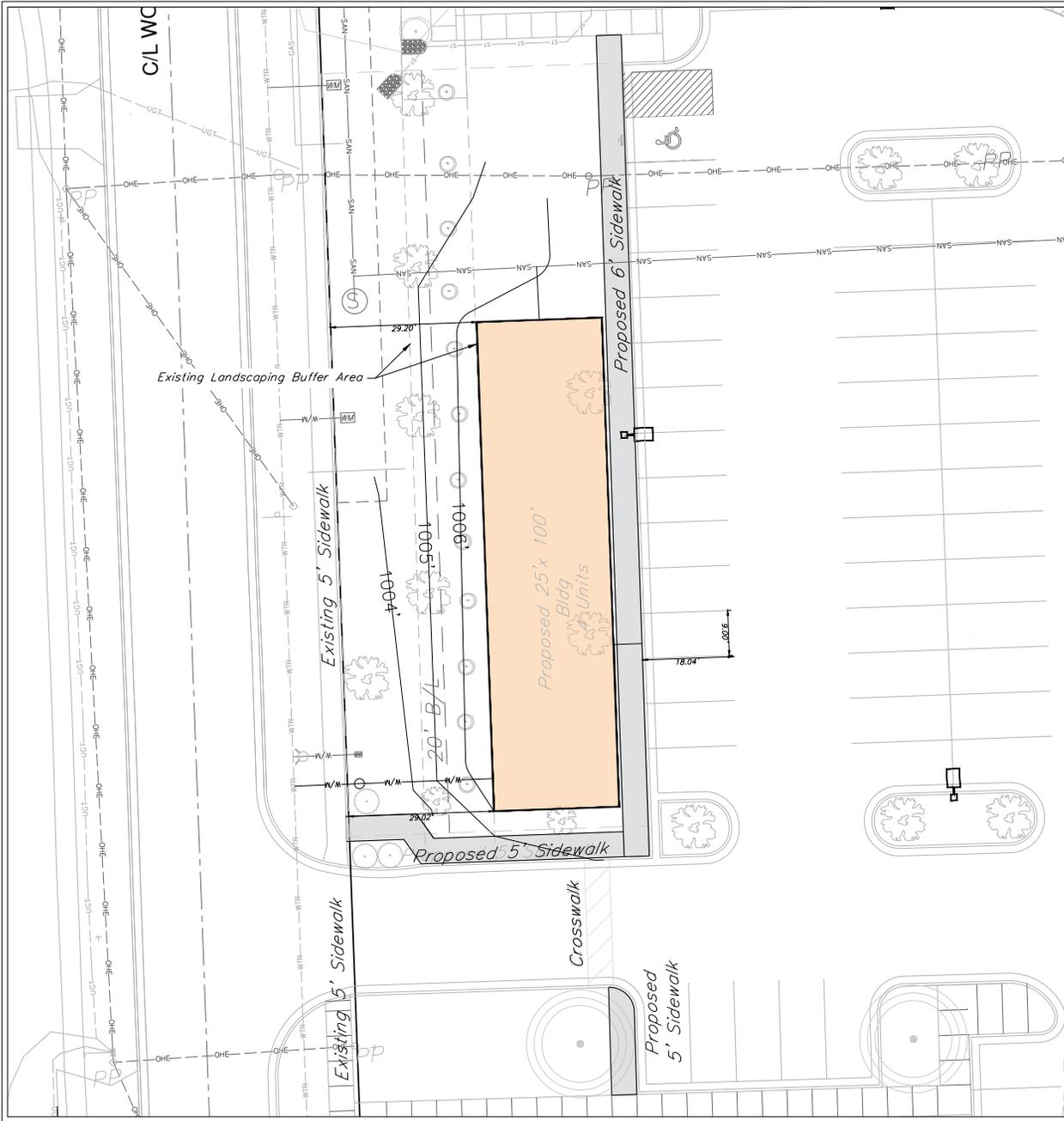
STANDARD DETAIL 7511
ROCK CONSTRUCTION ENTRANCE
OLATLIE
DATE: _____
UPDATE: _____
APPROVED: JAN 2024



NOTES:

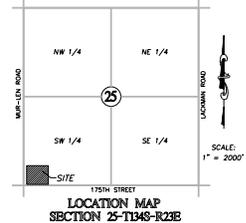
1. EXISTING TREES AND THEIR ROOT ZONES THAT ARE TO BE SAVED MUST BE PROTECTED FROM ALL CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, MOVEMENT AND STORAGE OF EQUIPMENT AND VEHICLES, AND PLACEMENT OF CONSTRUCTION MATERIALS AND DEBRIS.
2. TREE PROTECTION FENCING MUST BE PLACED AROUND ALL TREES OR WOODED AREAS TO BE PROTECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND REMAIN ERECT AND SECURE THROUGHOUT ALL CONSTRUCTION PHASES.

STANDARD DETAIL 752
TREE PRESERVATION
OLATLIE
DATE: _____
UPDATE: _____
APPROVED: JAN 2024



SITE PLAN

SCALE: 1" = 10'



Site Data Table

Total Site Area	4.16 Acres
Current Zoning	CP-2
Area to Rezone	0.21 Acres
Reason to Rezone	R-4

Existing Site Impervious Area

Total Area	4.16 acres
Ex. Homeless Shelter Use Area	0.80 acres
Impervious Area	2.08 acres (49.9% of Site)
Pervious Area	2.08 acres (50.1% of Site)

Developed Site Impervious Area

Total Area	4.16 acres
Total Homeless Shelter Use Area	1.01 acres
Impervious Area	2.25 acres (54.1% of Site)
Pervious Area	1.91 acres (45.9% of Site)

Proposed Units

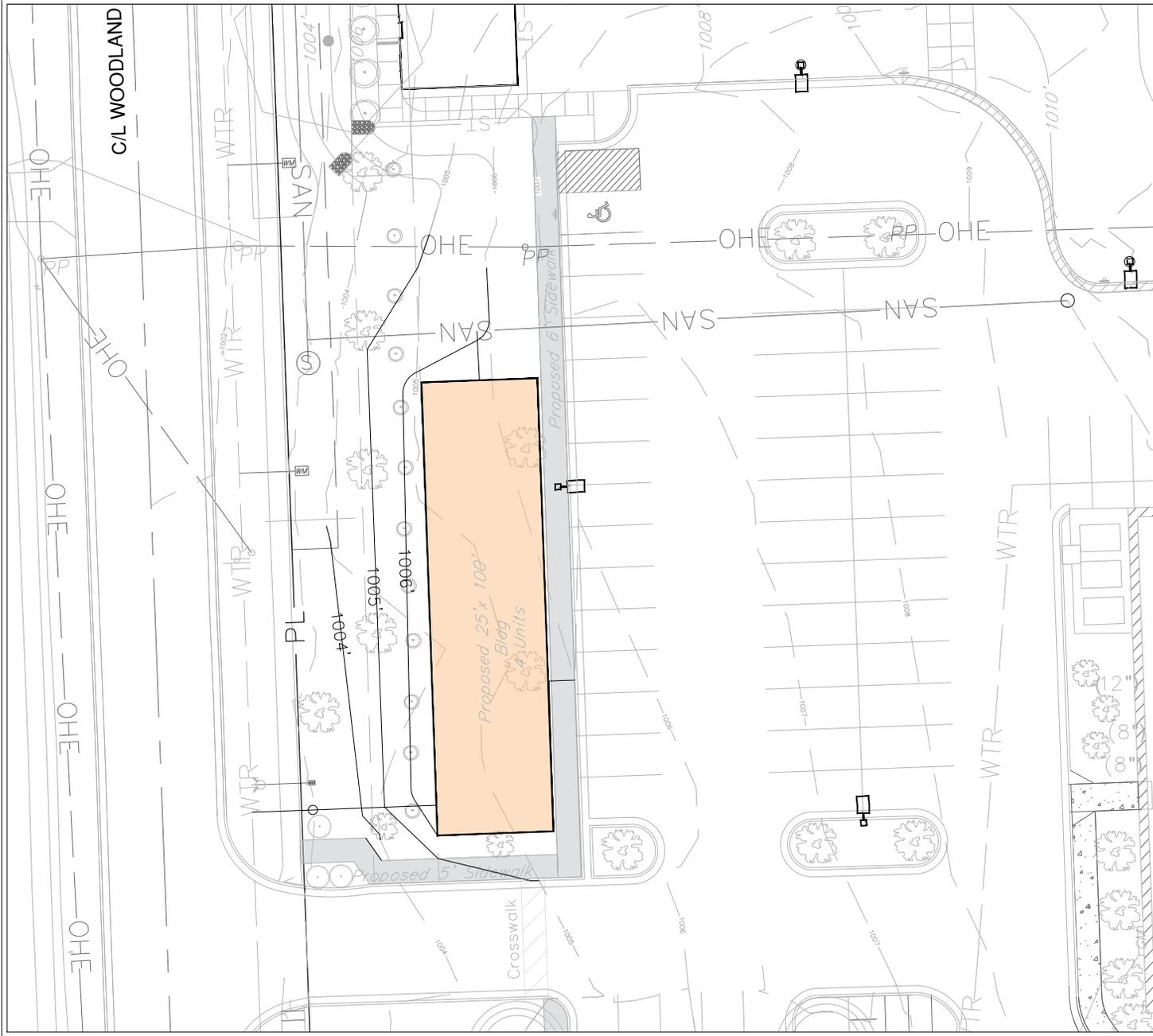
Existing Units	14
Net Density	18 Units/Ac proposed, 18 Units/Ac max

Common Space Provided: 0.35 acres, 0.1 acres required (10% min.)
 Active Open Space Provided: 0.35 acres, 0.05 acres required (5% min.)

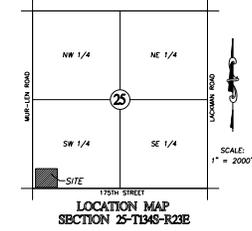
LEGEND:

- Property Line ———— P ————
- Utility Easement ———— U/E ———— U/E
- Existing Underground Power ———— UGP ———— UGP
- Existing Conc. Curb & Gutter ————
- Existing Wood Fence ———— X ———— X
- Existing Gas Main ———— GAS ————
- Existing Water Main ———— X-W/Wk ———— X-W/Wk
- Existing Storm Sewer ———— X-STM ———— X-STM
- Existing Sanitary Sewer ———— X-SAN ———— X-SAN
- Existing Underground Telephone ———— UGT ———— UGT
- Existing Overhead Power ———— OHE ————
- Proposed Storm Sewer ———— STM ————
- Proposed Sanitary Sewer ———— SAN ———— SAN
- Proposed Underground Power ———— UGT ———— UGT
- Proposed Gas Service ———— GAS ————
- Proposed 8" D.I.P. Water ———— W/M ———— W/M
- Proposed Electrical Service ———— UGP ———— UGP





GRADING PLAN
SCALE: 1" = 10'



LEGEND:

- Property Line ——— PL ———
 - Utility Easement ——— U/E ——— U/E ——— U/E
 - Existing Underground Power ——— UGP ——— UGP ——— UGP
 - Existing Conc. Curb & Gutter ———
 - Existing Wood Fence ——— X ——— X ——— X
 - Existing Gas Main ——— GAS ———
 - Existing Water Main ——— X-W/M ——— X-W/M ——— X-W/M
 - Existing Storm Sewer ——— X-STW ——— X-STW ——— X-STW
 - Existing Sanitary Sewer ——— X-SAN ——— X-SAN ——— X-SAN
 - Existing Underground Telephone ——— UGT ——— UGT ——— UGT
 - Existing Overhead Power ——— OHE ———
 - Proposed Storm Sewer ——— STW ———
 - Proposed Sanitary Sewer ——— SAN ——— SAN ——— SAN
 - Proposed Underground Power ——— UGT ——— UGT ——— UGT
 - Proposed Gas Service ——— GAS ———
 - Proposed 8" D.I.P. Water ——— W/M ——— W/M ——— W/M
 - Proposed Electrical Service ——— UGP ——— UGP ——— UGP
- PRIVATE CONCRETE DRIVE



Professional Registration
 Missouri
 Engineering 200002100-D
 Surveying 200002100-D
 Kansas
 Engineering E-1690
 Surveying LS-219
 Oklahoma
 Engineering 0204
 Nebraska
 Engineering CA8291

Salvation Army Phases 4
 420 East Santa Fe St
 Olathe, Johnson County, Kansas

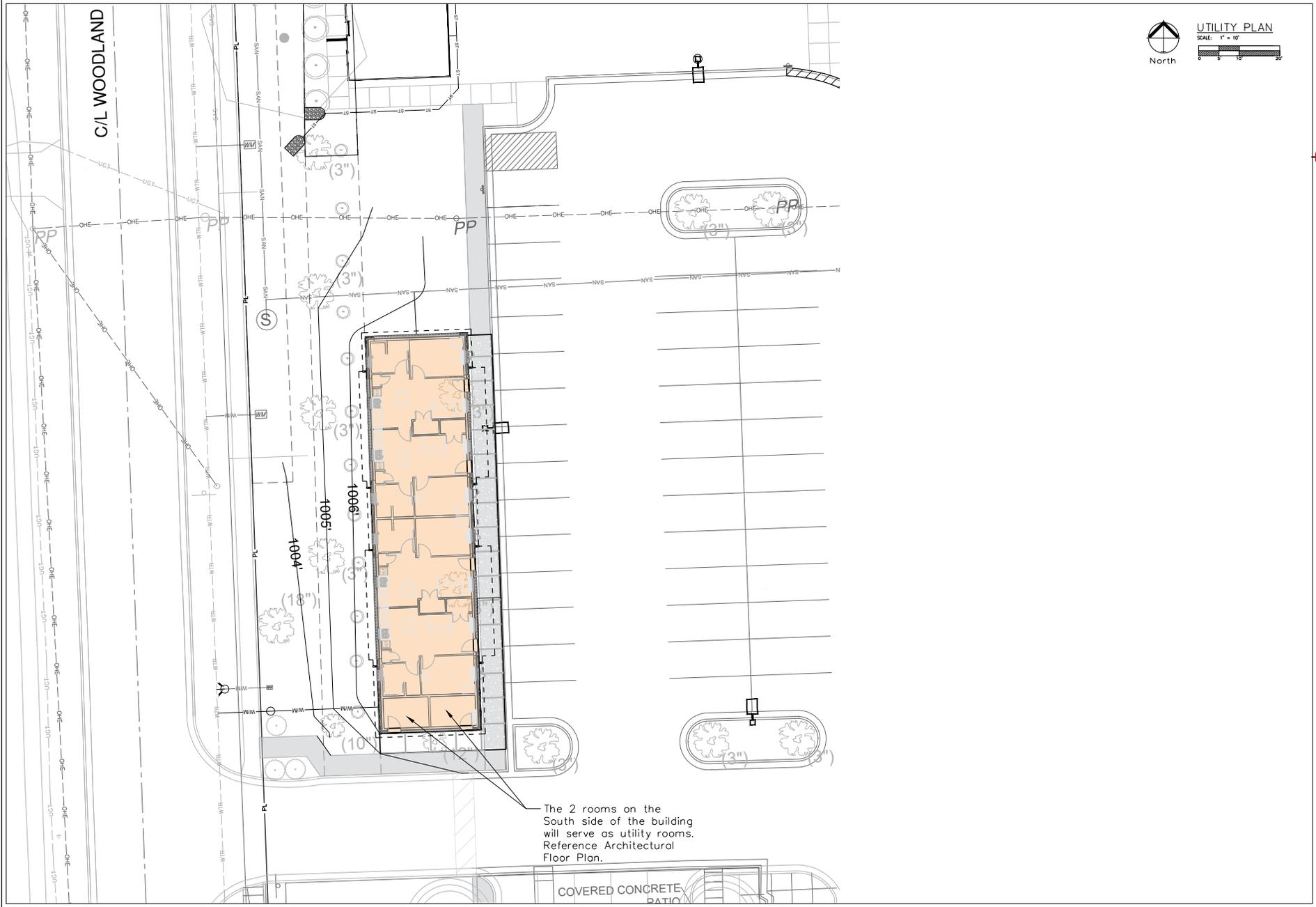
PROJECT: Salvation Army
 Olathe, Kansas
 DRAWN: [Name]
 DATE: February 21, 2020

GRADING PLAN
 Civil Construction Plans for
 Salvation Army Phase 4
 Olathe, Johnson County, Kansas

Matthew J. Schmitt
 M.S., P.E. 2006011008
 L.S., P.E. 19071
 S.S., P.E. 2525
 NE PE E-14330

REVISIONS

REV. 6-30-25
REV. 7-14-25
REV. 7-17-25



UTILITY PLAN
SCALE: 1" = 10'

C/I/ WOODLAND

The 2 rooms on the South side of the building will serve as utility rooms. Reference Architectural Floor Plan.

COVERED CONCRETE PATIO

Utility Plan

Civil Construction Plans for:
Salvation Army Phase 4
Olathe, Johnson County, Kansas

Phase: Salvation Army
Location: Olathe, KS
Issue Date: February 21, 2025

Salvation Army Phase 4
420 East South Main, Fr. St
Olathe, Johnson County, Kansas

Professional Registration
Matthew J. Schlicht
Professional Engineer
Engineering 200002186-D
Surveying 200002186-D
Kansas
Engineering E-1699
Surveying LS-219
Oklahoma
Engineering 024
Mechanical
Engineering CAS247



Matthew J. Schlicht
KS PE 200002186-D
KS PE 19077
KS PE 25225
NE PE E-14335

REVISIONS

REV. 6-30-25
REV. 7-14-25
REV. 7-17-25



Exterior materials shall match adjacent Johnson County Family Lodge building



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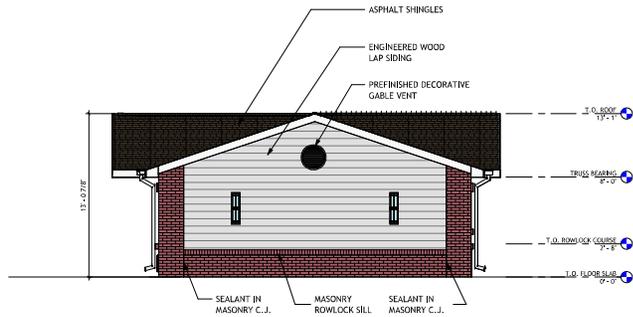


Exterior materials shall match adjacent Johnson County Family Lodge building

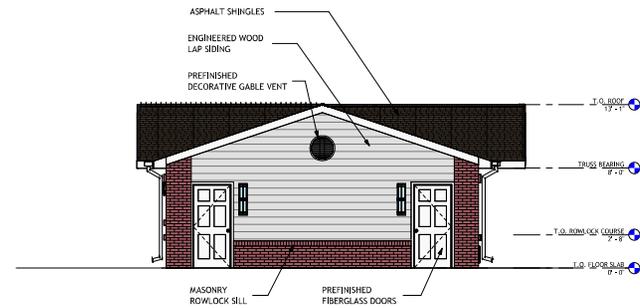


wnbarchitects

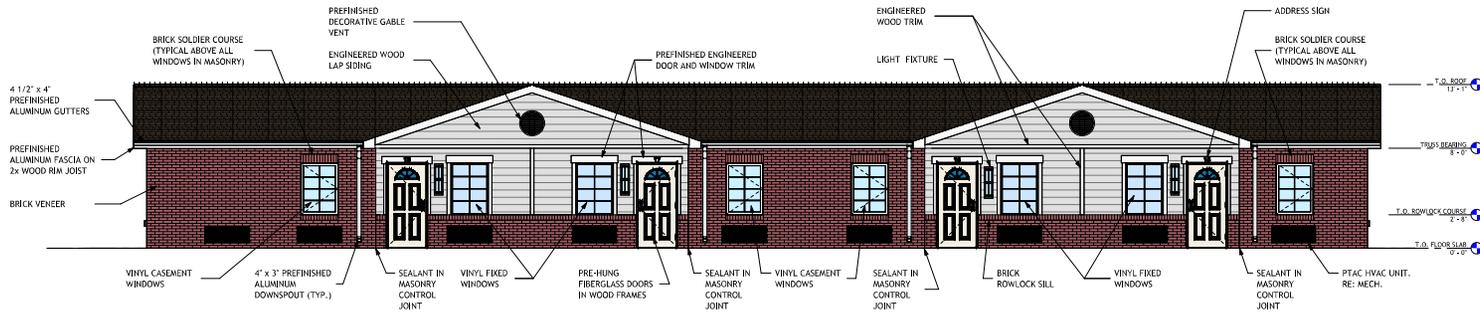
317 Delaware
Kansas City, MO 64105
816-383-3331
www.wnbarchitects.com



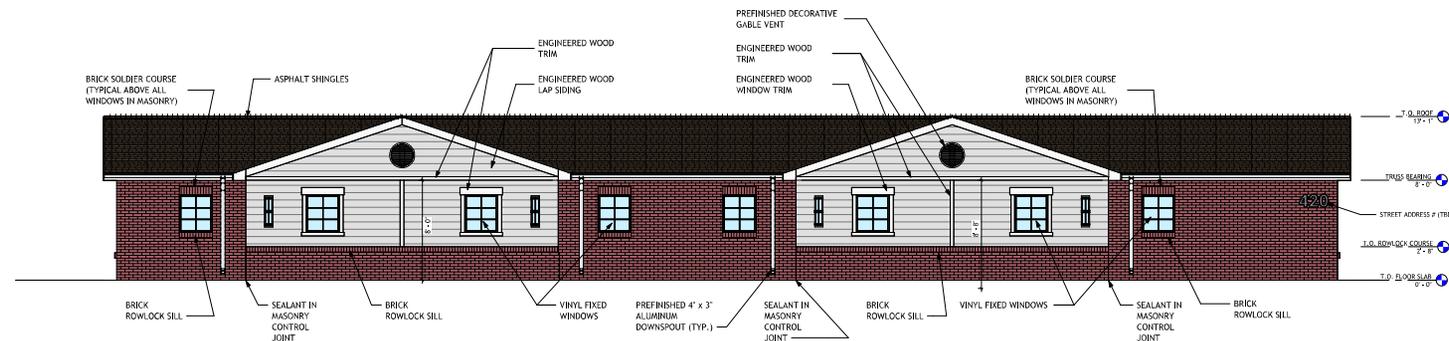
1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

OLATHE TRANSITIONAL HOUSING

THE SALVATION ARMY OF KANSAS AND WESTERN MISSOURI

SANTE FE AND WOODLAND

C/I WOODLAND

MATCH NUMBER OF EXISTING TREES WITH NEW TREES AS NEEDED. ADD NEW TREES TO REPLACE DISEASED OR DEAD TREES ACROSS ENTIRE SITE.

EXISTING LANDSCAPING BUFFER AREA

EXISTING SHRUBS TO REMAIN

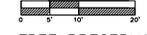
EXISTING TREES TO REMAIN

THREE SHRUBS TO BE ADDED

EXISTING TO BE REMOVED

EXISTING TO BE REMOVED

EXISTING TO BE REMOVED

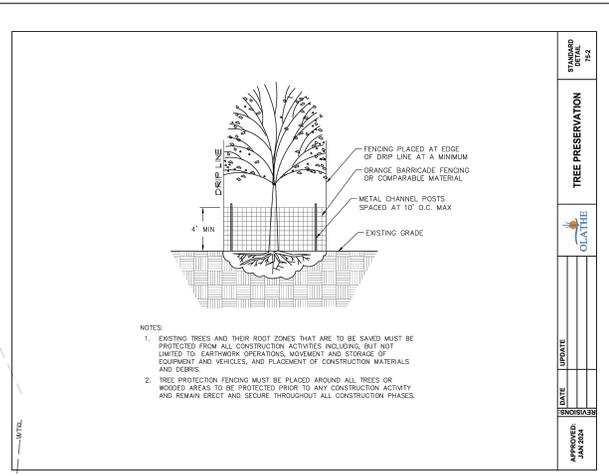


TREE PRESERVATION PLAN
SCALE: 1" = 10'

GENERAL NOTES:

- TRASH WILL BE COLLECTED IN THE TRASH DUMPSTER WITHIN THE EXISTING TRASH ENCLOSURE AREA.
- AREA OF WOODLAND ROAD THAT IS NOT THRIVING WILL BE RESEED.
- ADD NEW TREES TO REPLACE DISEASED OR DEAD TREES.
- ADD PRESERVATION FENCING AS NECESSARY TO PROTECT SHRUBS CLOSE TO BUILDING FOUNDATION.
- ALL GROUND AND BUILDING MOUNTED UTILITIES AND EQUIPMENT WILL BE SCREENED FROM VIEW AS REQUIRED BY UDO 18.30.130.1. ANY ELECTRIC AND GAS METERS SHALL BE PLACED ON THE NORTH FACADE OF THE BUILDING.

ALL GROUND AND BUILDING MOUNTED UTILITIES AND EQUIPMENT WILL BE SCREENED FROM VIEW AS REQUIRED BY UDO 18.30.130.1. ANY ELECTRIC AND GAS METERS SHALL BE PLACED ON THE NORTH FACADE OF THE BUILDING.



NOTES:

- EXISTING TREES AND THEIR ROOT ZONES THAT ARE TO BE SAVED MUST BE PROTECTED FROM ALL CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO: EARTHWORK OPERATIONS, MOVEMENT AND STORAGE OF EQUIPMENT AND VEHICLES, AND PLACEMENT OF CONSTRUCTION MATERIALS AND DEBRIS.
- TREE PROTECTION FENCING MUST BE PLACED AROUND ALL TREES OR WOODED AREAS TO BE PROTECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND REMAIN ERECT AND SECURE THROUGHOUT ALL CONSTRUCTION PHASES.

DATE		UPDATE	REVISION



Neighborhood Meeting
July 7, 2025
Salvation Army
Olathe, KS

Application No RZ25-0006 & SU25-0002

Meeting date: July 7, 2025

Notices were sent for the neighborhood meeting on June 26, 2025 via USPS mail. Notice in included with this submittal

Sign in sheet

- Makenzi Smith, 430 E Santa Fe
- Ryan Evans, 430 E Santa Fe
- Robin Essex, City Council

Presenters

Matt Schlicht, Engineering Solutions
Craig Brannin, WNB Architects
Nate Woodard, Salvation Army

Comments / Discussion from neighbors

- Transitional Housing tenant and how selected
- Are background checks performed
- Security measures
- Overhead electrical onsite is within the trees and needs to be corrected
- No Visitors to the residents
- Onsite Managers

Meeting concluded at 6:45 pm

Notes taken and provided by Matt Schlicht, Engineering Solutions