

Drawing name: C:\ACD\ACDdocs\Kimley-Horn\Chase Olathe\Project Files\4-CADD\PlanSheets\CO-00 COVER.dwg May 27, 2025 12:55pm by: Jake.Bisby COVER SHEET

PRELIMINARY SITE DEVELOPMENT PLAN

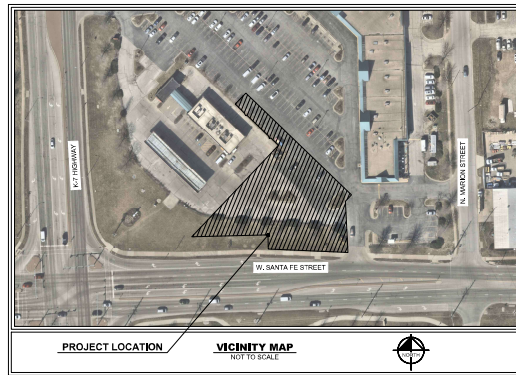
FOR

CHASE
LOCATED AT
1062 W. SANTE FE STREET
OLATHE, KS

SUBMITTAL DATE: 05/27/2025

GENERAL NOTES:

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE CITY OF OLATHE "TECHNICAL SPECIFICATIONS" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS. ANY WORK NOT COVERED BY CITY OF OLATHE SPECIFICATIONS SHALL CONFORM TO KANSAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, BONDS, AND INSURANCE REQUIRED BY THE CITY.
3. THE IMPROVEMENTS SHOWN ON THIS PLAN ARE PRIVATE IMPROVEMENTS. COORDINATE WITH CITY FOR REQUIRED PERMITS, BONDS AND INSURANCE.
4. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF OLATHE, KANSAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE WHAT INSPECTIONS ARE REQUIRED BY THE AHJ.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. THE DEVELOPER/OWNER SHALL CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
7. ALL EXCESS MATERIAL SHALL BE REMOVED LEGALLY FROM SITE AND DISPOSED OF OFF SITE.
8. TRAFFIC CONTROL AND MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT AND MUTCD.
9. EROSION CONTROL MEASURES SHALL BE PROVIDED AT ALL LOCATIONS WHERE DRAINAGE IS LEAVING THE PROJECT SITE. THE EROSION CONTROL PLAN SHOWS MINIMUM EROSION CONTROL MEASURES TO BE PROVIDED. ADDITIONAL SITE SPECIFIC MEASURES MAY BE NECESSARY AND SHALL BE PROVIDED BY THE DEVELOPER/OWNER, AT THE CONTRACTOR'S EXPENSE.
10. ANY EXISTING OR NEW STORM SEWER INLETS IN USE DURING DEMOLITION, GRADING OR CONSTRUCTION SHALL HAVE INLET PROTECTION AS SPECIFIED.



LEGAL DESCRIPTION

LOT 1, WEST SANTA FE PLAZA SHOPPING CENTER, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

BENCHMARK

894+99 ALUMINUM BENCHMARK LOCATED ON TOP OF SOUTH END DOUBLE END REINFORCED CONCRETE BOX 160 FEET WEST & 110 FEET NORTH OF 19TH STREET & PARKER (67 HIGHWAY)
ELEVATION = 894.49

PROJECT DESIGN TEAM

ARCHITECT

BIGG ARCHITECTS
CONTACT: JAMIE DE JESUS
PHONE: (813) 323-9233

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
4727 GALLARDOIA PARKWAY, SUITE 250
OKLAHOMA CITY, OK 73142
CONTACT: STEVEN COOKSEY, P.E.
PHONE: (405) 241-5426

SURVEY

JULI SURVEY LLC
8680 N. GREEN HILLS ROAD
KANSAS CITY, MO 64114
CONTACT: JOHN B. YOUNG, P.L.S.
PHONE: (816) 741-1017

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
CONTACT: SEAN RAY
PHONE: (816) 319-2182

PERMITTING / UTILITY CONTACTS

BUILDING DEPARTMENT

CITY OF OLATHE BUILDING CODES INSPECTION
1225 S. HAMILTON CIRCLE
OLATHE, KS 66061
PHONE: (913) 971-7900

WATER SERVICE

CITY OF OLATHE WATER
100 E. SANTA FE STREET
OLATHE, KS 66061-3409
PHONE: (913) 971-8600

FIRE PREVENTION

CITY OF OLATHE
1225 S. HAMILTON CIRCLE
OLATHE, KS 66061
PHONE: (913) 971-9949

SANITARY SEWER SERVICE

CITY OF OLATHE WATER
100 E. SANTA FE STREET
OLATHE, KS 66061-3409
PHONE: (913) 971-8600

ELECTRIC SERVICE

EVERGY
1200 MAIN STREET
KANSAS CITY, MO 64105
CONTACT: KYLE BURKHARDT
PHONE: (785) 509-2458

TELEPHONE

AT&T
PHONE: (800) 286-8313

SHEET LIST TABLE

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OWNER / DEVELOPER

CHASE

JP MORGAN CHASE BANK, N.A.
131 S. DEARBORN, FLOOR 5
CHICAGO, IL 60603
PHONE: (813) 323-9233
CONTACT: MELISSA JONES

PLANS PREPARED BY

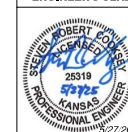
Kimley»Horn

805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
MAIN: (816) 652-0350 | www.kimley-horn.com
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PLAN REVISIONS

| REVISION NO. | DATE | REMARKS |
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ENGINEER'S SEAL



FILE NUMBER
015071087

SHEET NUMBER
C0-00

TOTAL SHEETS
14



PROGRESS SET

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

- ## DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING UTILITIES, STRUCTURES, AND/OR EQUIPMENT, CONCRETE, ASPHALT, DRIVEWAYS, DRIVE ALLEYS, AND ALL APPEARANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL ITEMS FROM THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND IDENTIFY ALL ITEMS TO BE REMOVED. IF THERE IS ANY QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR THE DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR KDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION

16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE EXCAVATION OR OTHER DISTURBANCE OF THE BOTTOM OF THE WATER BODY RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIER MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL THE CONSTRUCTION COMPLETION. WHEN THE TURBIDITY BARRIER IS REMOVED THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS, AT NO TIME SHALL THE CONTRACTOR DISCHARGE ANY EXCESSIVE TURBID WATER QUALITY STANDARDS PER KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT.
17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SOILS WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL PROTECTION AGENCY PERMIT AND THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER RESOURCES DISTRICT.

18. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
19. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.

3. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEVATIONS, RAMPS, CURB RAMPS, STRIPING, AND PAVING MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
4. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE EXISTING PREDISTRESSED CONCRETE ADA AND FWA EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESSIBLE AREAS, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1:12 (8.33 PERCENT). IN NO CASE SHALL A SIDEWALK SLOPE EXCEED 1:20 (5.0 PERCENT). IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AREAS SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
5. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BORDERS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO ANY EXCEEDANCE. IF EXCEEDANCES ARE ENCOUNTERED, CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL ACCORDANCE WITH THE SHOWN, SPECIFIED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND PROTECTION IN ACCORDANCE WITH THE DETAILS CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE DEFLECTION SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE KEPT CLEAN AND FREE OF OBSTRUCTIONS. WHEN THE PIPE HAS BEEN LOWERED INTO THE TRENCH, VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN ACCORDANCE WITH THE STANDARD MEAN ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR TO THE PIPE AND FITTINGS. ALL MATERIALS SHALL BE KEPT IN SUCH A MANNER AS HAS PLANS OR INSPECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, ARE NECESSARY TO PROTECT THE INTERESTS OF THE PROJECT. ALL SURPLUS MATERIAL SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE FOR COMBUSTIBLES BEING BROUGHT ON TO THE PROJECT.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COVERED BY BACK FILL IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT OR ANY OF THE CONTRACT DOCUMENTS OR THE SPECIFICATIONS OR REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDING NOTIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF KANSAS CONSTRUCTION STORMWATER PERMIT AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS, WITH NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

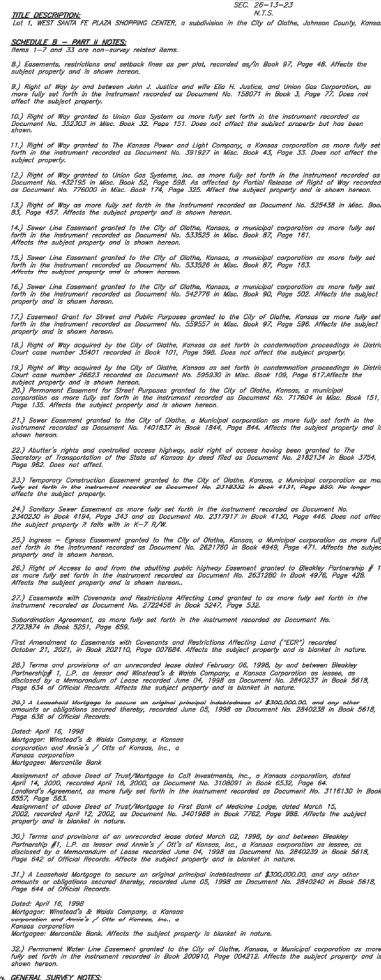
4. BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL MAINTAIN ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST COMPLETELY ELIMINATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEANING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GEED AS THE EQUIPMENT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA. THERE SHALL ALSO BE A PLAN FOR THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOADING/POTENTIAL FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE SET BACK AT LEAST 100 FEET FROM ANY TREATED OR DISPOSED.
9. SUFFICIENT CLAY AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL, ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TONIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR OTHER WATERWAYS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED.

15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES CANNOT SUBSTANTIALLY REDUCE THE MAJORITY OF DIRT OR MUD, THEN TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADSIDE OR INTO STREAMS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DRAINAGE SYSTEM AND ANY EROSION THAT MAY HAVE COLLECTED IN THE FORMS BEFORE SITE OFFSETS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES THE FILLING OF GULLIES FOR FILLITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETEIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDING AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED TO FIVE PERCENT (5%) ABOVE THE DESIGN CAPACITY.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN A CALENDAR DAY'S FOLLOWING THE INSPECTION.



| <i>Point #</i> | <i>Northing</i> | <i>Easting</i> | <i>Elevation</i> | <i>Description</i> |
|----------------|-----------------|----------------|------------------|--------------------|
| 1 | 216336.28 | 2213088.64 | 984.49 | BM-169 |
| 40 | 216456.14 | 2213342.29 | 1001.59 | SQUARE CUT |
| 50 | 216301.91 | 2213402.22 | 1001.53 | 600 NAIL |
| 51 | 216387.02 | 2213693.50 | 1005.94 | 6000 NAIL |

BENCHMARK:
BM-169: Alum Disk Located on top of South end double end reinforced concrete box 140 feet West & 110 feet North of 135th Street & Parker (K-7 highway)
Elevation = 984.49

UTILITY ASSE:
The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.1.c. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately determined, and is hereby depicted in addition to some questions. If any other similar utility locate requests from surveys may be ignored or result in an incomplete response, in which case the surveyor shall note on the plot or otherwise affect the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.



15
Vote
John B. Foy 15-1208

**J & J
SURVEY
LLC**

RONN L. CHERRY, P.E. • KANSAS CITY, MO 64114
PHONE 816/974-1817 • FAX 816/974-1105
WWW.JANDJSURVEYLLC.COM

[illegible]

C0-03

Drawing name: C:\ACCVACCDocs\Kinley-Horn Chase Office\Project Files\K-CADOU\InSheets\C1-10 DEMOLITION PLAN.dwg DEMOLITION PLAN May 27, 2025 12:56pm by: Jake.Biddy



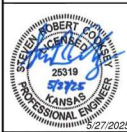
COORDINATES ARE
NAD83.
+ ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



**SEE DEMOLITION NOTES,
SHEET C0-01.**

Kimley»»Horn

CHASE
1062 W SANTA FE STREET
OLATHE, KS

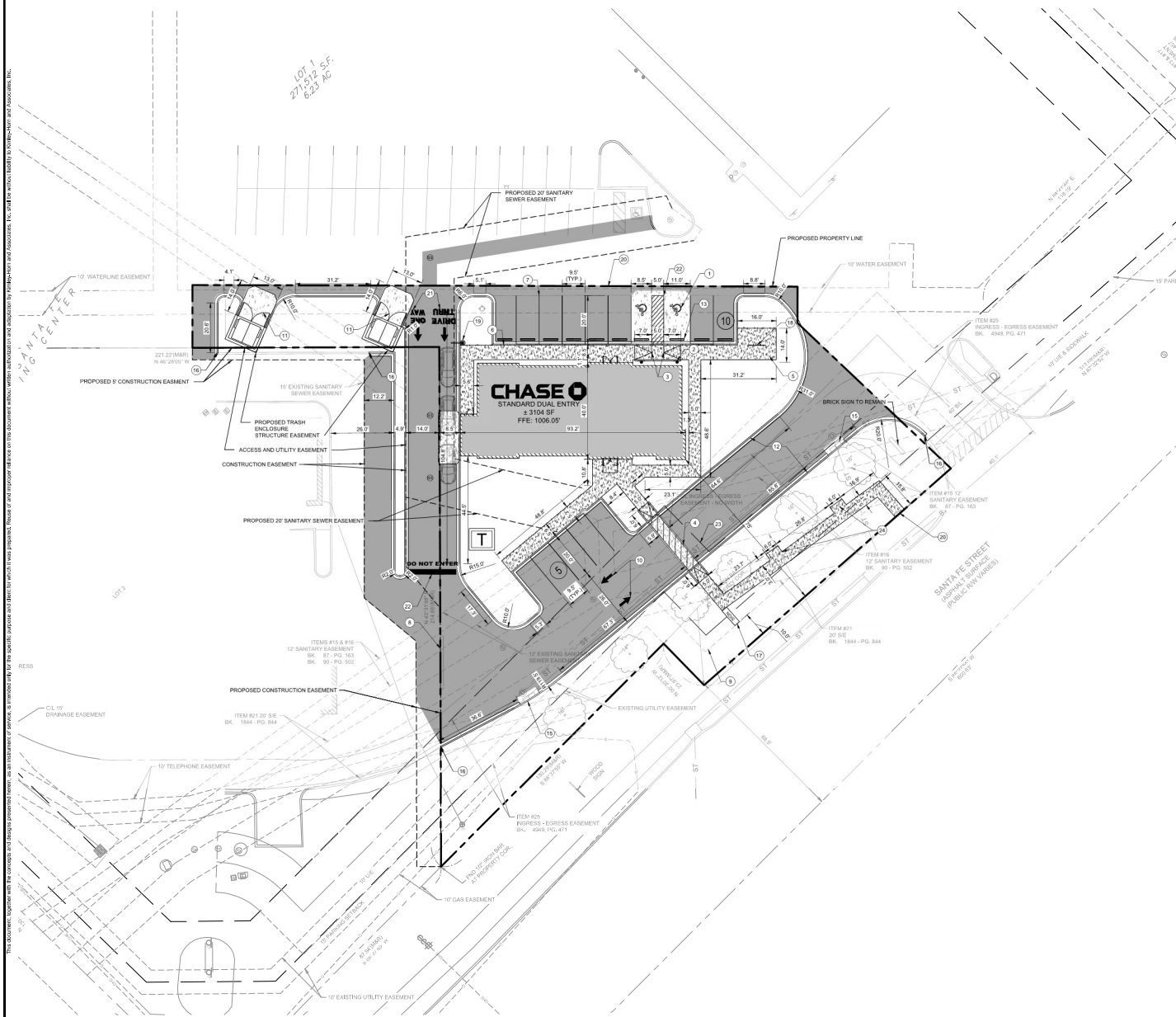





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| DESIGNED BY: | IJM |
| DRAWN BY: | JRB |
| CHECKED BY: | SRC |
| DATE: | 08/27/2025 |
| KIMLEY-HORN PROJECT NO. 015071087 | |
























DEMOLITION PLAN

SHEET NUMBER
C1-10

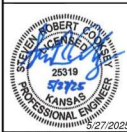
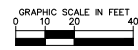
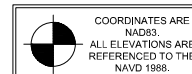


| PAVING LEGEND | |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------|
|  | CONCRETE SIDEWALK SEE DETAIL ON SHEET C8-10 |
|  | STANDARD DUTY ASPHALT PAVEMENT SEE DETAIL ON SHEET C8-10 |
|  | HEAVY DUTY CONCRETE PAVEMENT SEE DETAIL ON SHEET C8-10 |

SITE PLAN KEYNOTE LEGEND

| | |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
|  | WHITE PAINTED AREA SYMBOL ON BLUE BACKGROUND (RE: C8-10) |
|  | ACCESSIBLE PARKING SIGNAGE (RE: C8-10) |
|  | CONCRETE AREA RAMP (RE: C9-11) |
|  | IF PEDESTRIAN CROSS WALK WITH IF STAMPED CONCRETE CONCRETE SIDEWALK (RE: C8-10) |
|  | BOLLARD (RE: C9-10) |
|  | PARKING STRIPE (RE: C8-10) |
|  | EXPIRING PROPERTY LINE (TYP.) |
|  | BUILDING SETBACK |
|  | ROADWAY DIRECTIONAL ARROW (RE: C8-10) |
|  | DUMPSTER ENCLOSURE |
|  | IF PORT CURB (RE: C8-10) |
|  | WHEELSTOPPER (TYP.) |
|  | EXISTING STORM DRAIN |
|  | PROPOSED CURBSIDE (RE: C8-10) |
|  | NOTE TO EXISTING CURB |
|  | MONUMENT SIGN |
|  | BIKE RACK (RE: C8-10) |
|  | DRIVE-THRU CLEARANCE BAR |
|  | CONNECT TO EXISTING SIDEWALK |
|  | ROADWAY DIRECTIONAL ARROW (RE: C8-10) |
|  | ACCESS STRIPE (RE: C8-11) |
|  | PAVING STRIPE |
|  | FUTURE AMENITY AREA |

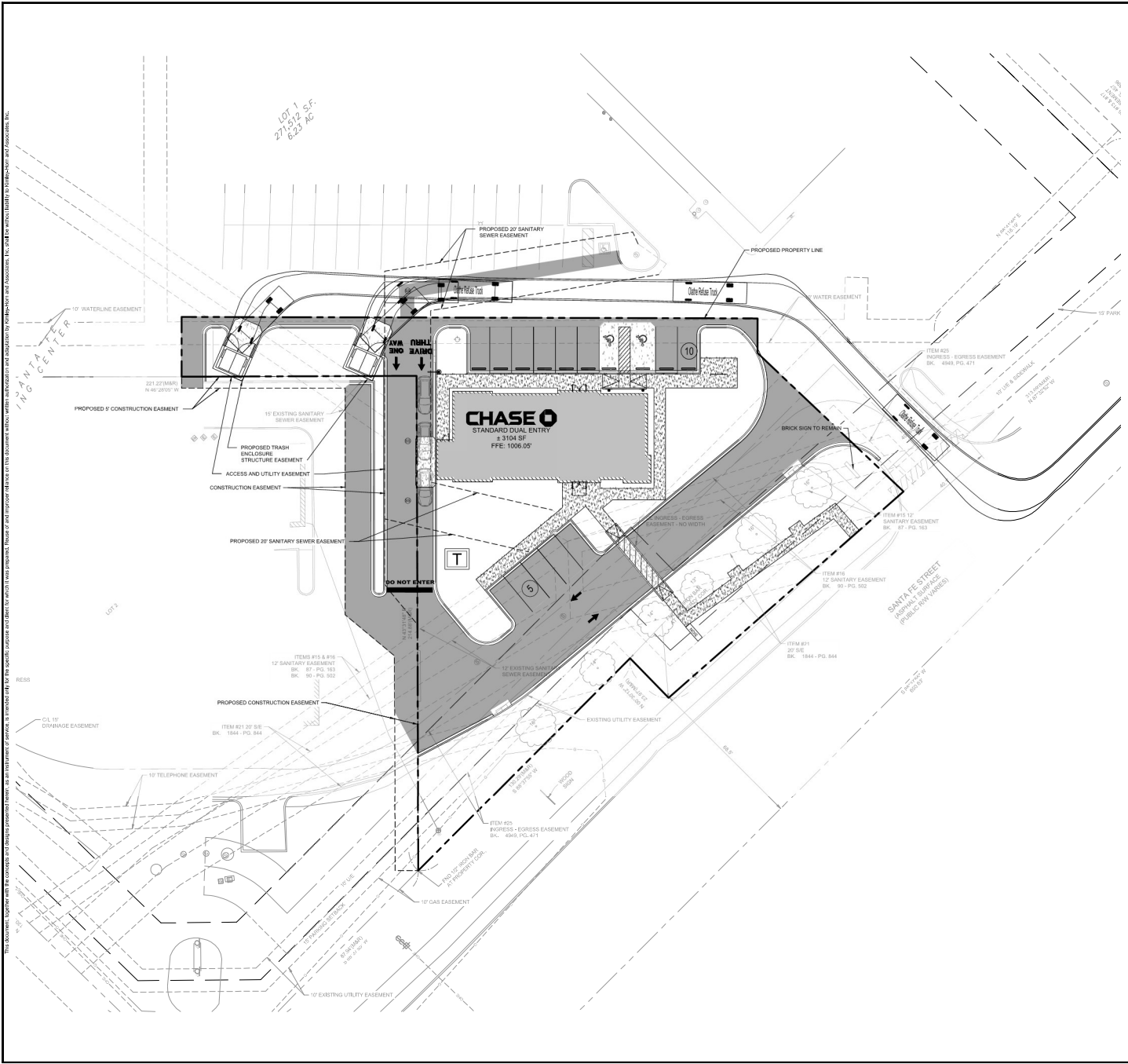
| SITE DATA TABLE | |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPERTY INFORMATION: | |
| SITE LOCATION: | ONE/1/16, ROUTE F STREET NORWALK, NC 28561 |
| PARCEL ID: | 001 0000 001 |
| FEEM FROM PANEL: | 20501 000760 Date Added 04/03/2008 |
| LOT INFORMATION: | |
| SITE AREA: | 320710 SF (7.36 AC) |
| EXISTING IMPERVIOUS AREA: | 371000 SF (8.50 AC) |
| EXISTING IMPERVIOUS AREA - EXCEPT DRIVEWAY: | 117851 SF (2.7 AC) |
| PROPOSED IMPERVIOUS AREA: | 262000 SF (6.04 AC) |
| PROPOSED IMPERVIOUS AREA - EXCEPT DRIVEWAY: | 130041 SF (3.0 AC) |
| REQUIRED OPEN SPACE: | 191995 SF (4.44 AC) |
| REQUIRED OPEN SPACE: | 41% |
| PARKING DATA: | |
| MIN. PARKING RATIO: | THERE IS A MINIMUM OF 1 PARKING SPACE PER 400 SF OF GROSS FLOOR AREA OF BUILDING. THE MINIMUM PARKING ALLOWING NO MORE THAN 10% OF THE RECORDED PARKING ON SITE. |
| STANDARD PARKING PROVIDED: | 13 STALLS |
| ADJ. PARKING PROVIDED: | 2 STALLS (1 VAN ACCESSIBLE) |
| TOTAL PARKING PROVIDED: | 15 STALLS |
| BI-CYCLE PARKING PROVIDED: | 1 STALL |
| ZONING: | |
| EXISTING ZONING: | PLANNED GENERAL BUSINESS (CPZ) |
| PURPOSE PROPOSED: | PARKING LOT (CPZ) |
| SURROUNDING ZONING (NORTH): | OFFICE (BAK) |
| SURROUNDING ZONING (SOUTH): | PLANNED GENERAL BUSINESS (CPZ) |
| SURROUNDING ZONING (EAST): | COMM. INDUSTRIAL (C-2) |
| SURROUNDING ZONING (WEST): | CPZ - C-2 |
| OVERLAY DISTRICT: | |
| ORIGINAL ZONING: | |
| BUILDING DATA: | |
| FLOOR AREA: | 43104 SF |
| MAX. ALLOWABLE BUILDING HEIGHT: | 35' |
| MAX. PROPOSED HEIGHT: | 30' (2.925) |
| REQUIRED SETBACKS: | |
| FRONT SETBACK: | 40' |
| MINIMUM REAR SETBACK: | 7.5' |
| MINIMUM REAR SETBACK: | 7.5' |
| REQUIRED SETBACKS: | |
| FRONT SETBACK: | 40' |
| REAR SETBACK: | 7.5' |
| REAR SETBACK: | 7.5' |



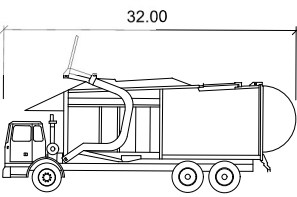
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| DESIGNED BY: | IJM |
| DRAWN BY: | JRB |
| CHECKED BY: | SRC |
| DATE: | 08/27/2025 |
| KIMLEY-HORN PROJECT NO. 015071087 | |

This document, together with the contract and drawings, shall constitute the entire agreement between the parties hereto. No oral or written representation, statement, or agreement shall be binding on the parties hereto unless it is in writing and signed by the parties hereto. The parties hereto agree that the drawings and specifications shall be read and interpreted as a whole and that no part shall be construed in isolation. The parties hereto agree that the drawings and specifications shall be read and interpreted as a whole and that no part shall be construed in isolation. The parties hereto agree that the drawings and specifications shall be read and interpreted as a whole and that no part shall be construed in isolation.



| PAVING LEGEND | |
|---------------|-------------------------------------------------------------|
| | CONCRETE SIDEWALK SEE DETAIL ON SHEET CS-10 |
| | STANDARD DUTY ASPHALT PAVEMENT SEE DETAIL ON SHEET CS-10 |
| | HEAVY DUTY CONCRETE PAVEMENT SEE DETAIL ON SHEET CS-10 |



| OLATHE COMMERCIAL SOLID WASTE VEHICLE INFORMATION | |
|---------------------------------------------------|--------------|
| WIDTH | :9.17 FT |
| TURNING RADIUS (WALL TO WALL) | :34 FT |
| LOCK TO LOCK TIME | :6.0 SECONDS |
| WHEEL BASE | :17.85 FT |
| NO. OF AXLES | :3 AXLES |
| TRUCK WEIGHT | :60,000 LBS |
| OVERHEAD CLEARANCE FOR DRIVE THROUGH LANES | :14 FT |
| OVERHEAD LIFTING CLEARANCE | :25 FT MIN. |

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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1062 W SANTA FE STREET
OLATHE, KS

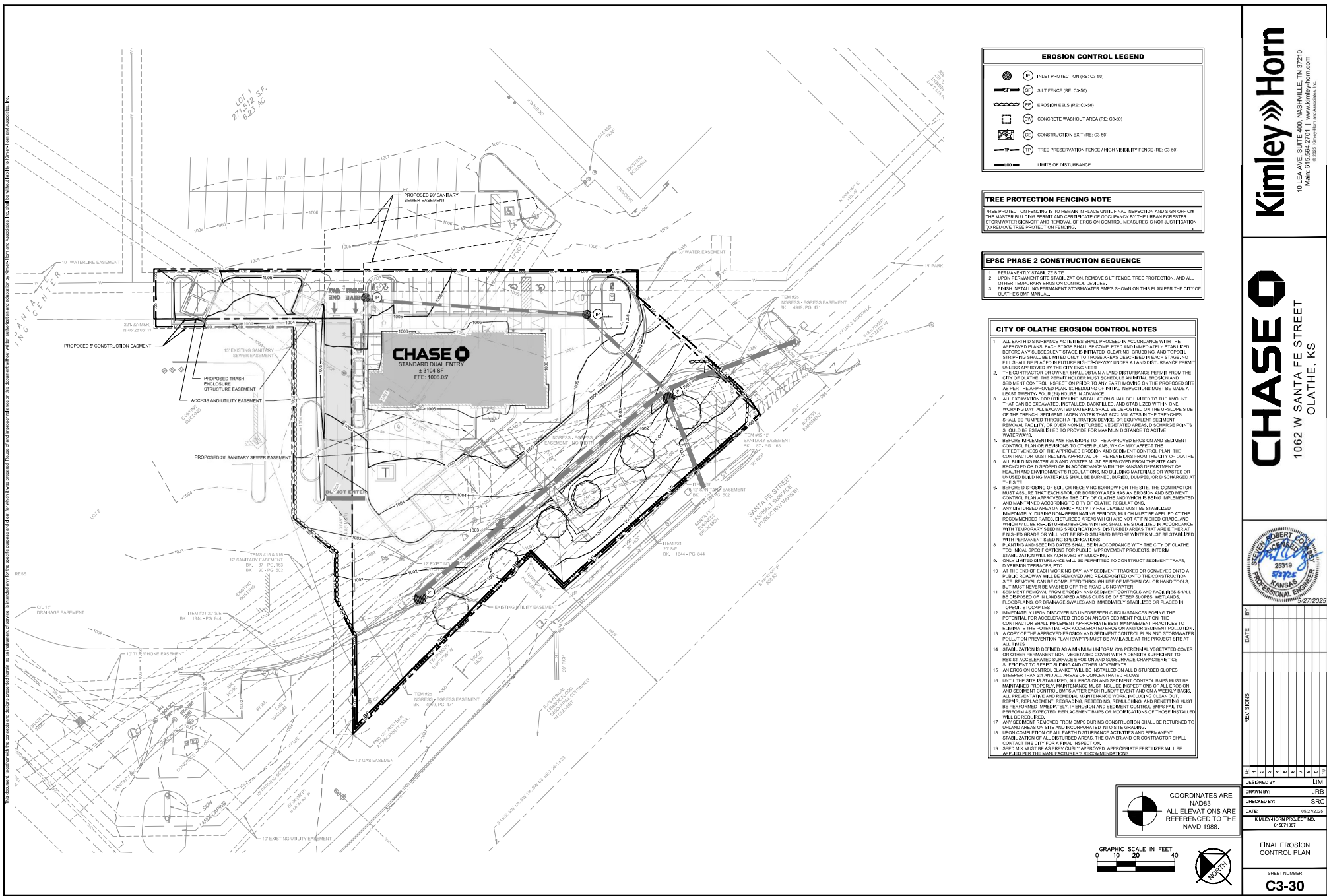
SEAL: ROBERT E. HOLT
25319
5/27/25
KANSAS
PROFESSIONAL ENGINEER
5/27/2025

| | |
|--------------------------|------------|
| DESIGNED BY: | IJM |
| DRAWN BY: | JRB |
| CHECKED BY: | SRG |
| DATE: | 06/07/2025 |
| KIMLEY-HORN PROJECT NO.: | 01507-1907 |

TRUCK TURNING DIAGRAM

SHEET NUMBER

C2-01



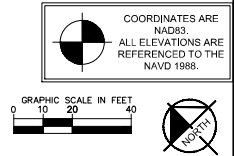
Drawing name: C:\ACCORD\Draws\Kimberly\Draws\Onfile\Project Files\4-CA001\In\Sheets\CA-00 GRADING AND DRAINAGE PLAN - OVERALL.dwg GRADING AND DRAINAGE PLAN May 27, 2025 12:58pm by John Ricci



- LEGEND**

| | | |
|--|-----|--------------------------------|
| | 650 | PROPOSED CONTOURS |
| | 650 | EXISTING CONTOURS |
| | | TOP OF CURB TOP OF PAYEMENT |
| | | MATCH EXISTING ELEVATION |
| | | TOP OF RIM ELEVATION |
| | | GRADE ELEVATION |

| Pipe Table | | | | |
|------------|--------|---------|-------|----------|
| Pipe Name | Size | Length | Slope | MATERIAL |
| A3 TO A2 | 18,000 | 57,334 | 1.50% | RCP |
| A2 TO A1 | 24,000 | 5,212 | 3.01% | RCP |
| B2 TO B1 | 18,000 | 3,835 | 1.03% | RCP |
| A4 TO A3 | 18,000 | 112,415 | 1.50% | RCP |
| B1 TO A2 | 24,000 | 166,061 | 0.28% | RCP |
| EX-E TO A2 | 24,000 | 71,509 | 1.50% | RCP |
| A1 TO EX-B | 24,000 | 48,914 | 2.81% | RCP |



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| REV. | BY | DATE | REVISIONS | BY | DATE | REVISIONS | BY | DATE | REVISIONS |
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DESIGNED BY: **LJM**

DRAWN BY: **JRB**

CHECKED BY: **SRC**

DATE: **03/07/2019**

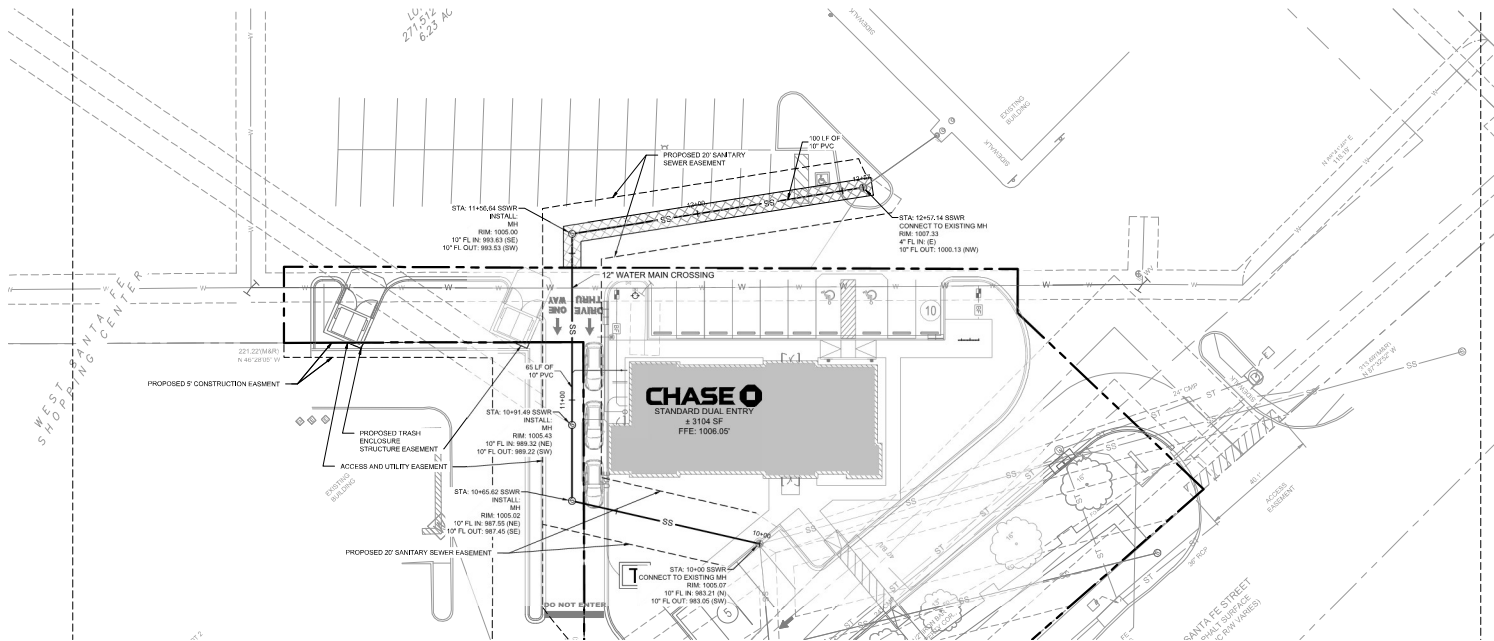
5/27/2025

KIMLEY-HORN PROJECT NO. **01567-087**

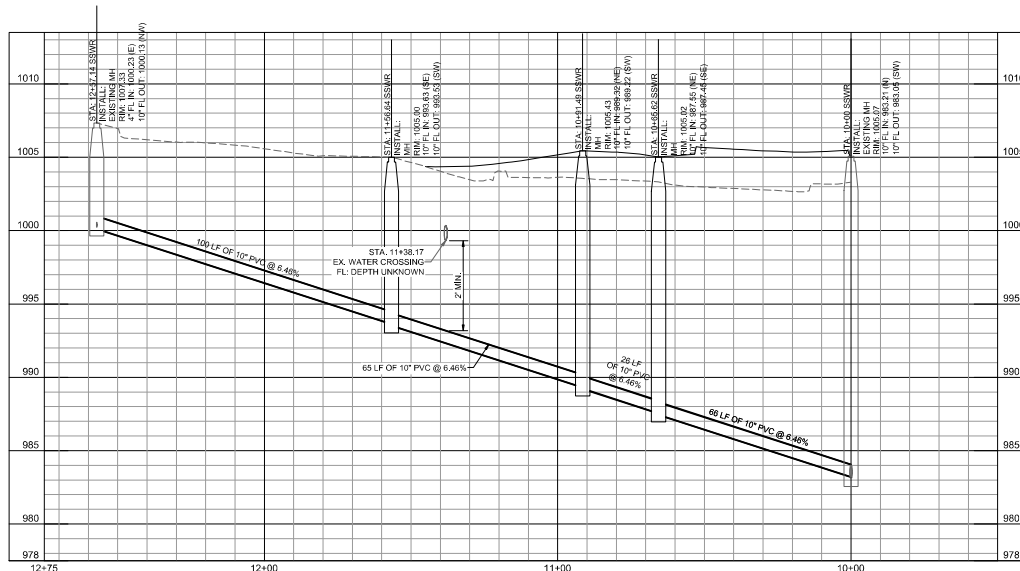
GRADING AND DRAINAGE PLAN

SHEET NUMBER **C4-00**

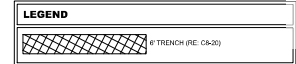
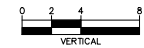
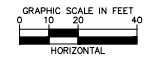
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SANITARY SEWER LINE A PLAN



SANITARY SEWER LINE A PROFILE

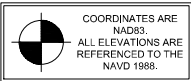


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| REVISIONS | DATE | BY |
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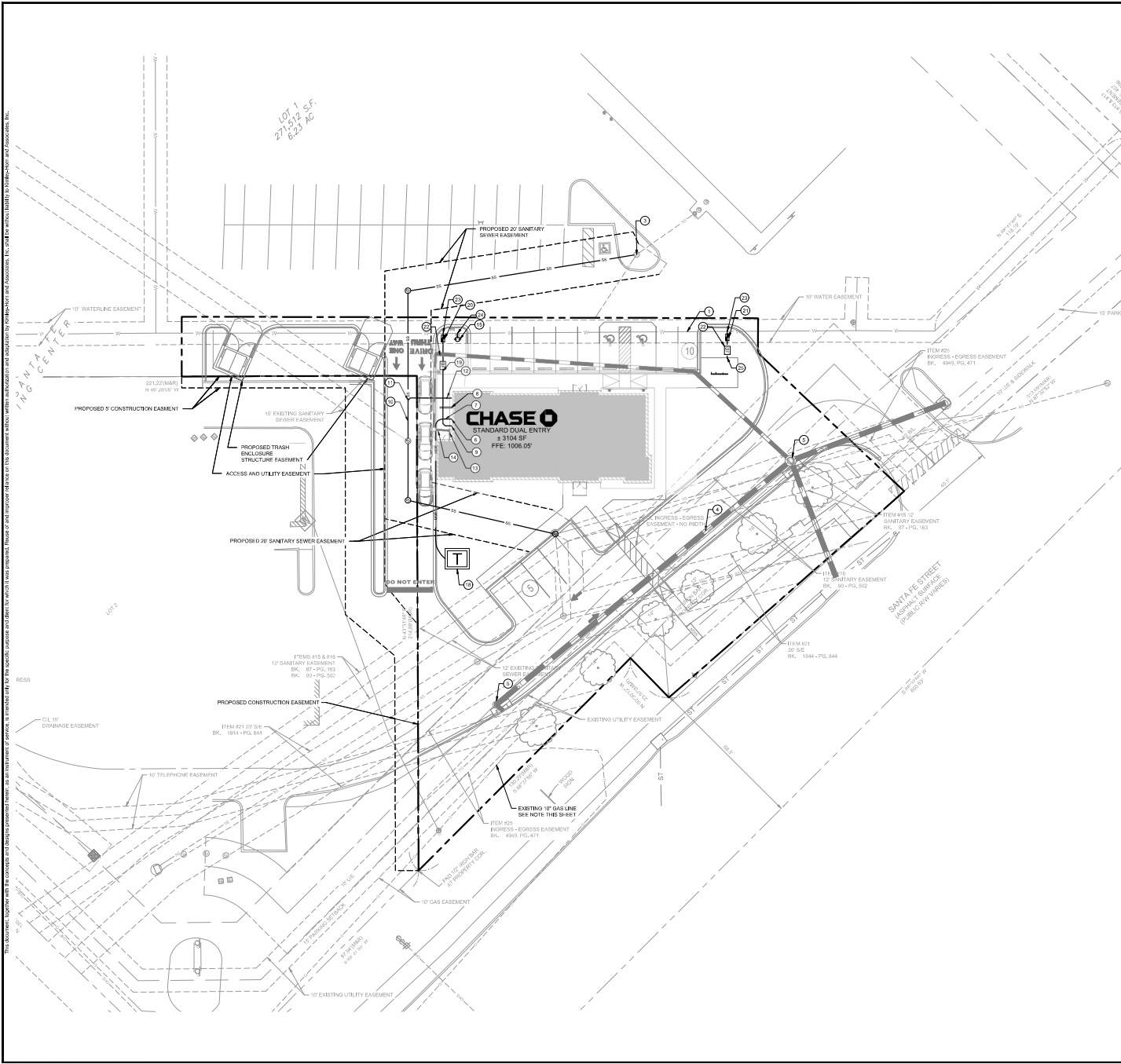


| | |
|--------------------------|------------|
| DESIGNED BY: | IJM |
| DRAWN BY: | JRB |
| CHECKED BY: | SRG |
| DATE: | 06/27/2025 |
| KIMLEY-HORN PROJECT NO.: | 01587-1887 |

SANITARY SEWER LINE
A PLAN AND PROFILE

SHEET NUMBER
C5-00

This document, together with the contract and drawings, shall constitute the entire agreement between the parties hereto. No amendment or modification shall be made to this document without the written consent of the parties hereto. The drawings shall be read in conjunction with the specifications and notes. The drawings shall be read in conjunction with the specifications and notes. The drawings shall be read in conjunction with the specifications and notes.



- UTILITY PLAN KEYNOTE LEGEND**
- 1 EX. 12" WATER LINE
 - 2 EX. SANITARY SEWER LINE
 - 3 EX. SANITARY SEWER MANHOLE
 - 4 EX. 34" STORM DRAIN LINE
 - 5 EX. STORM STORM STRUCTURE/INLET TO BE REMOVED AND REPLACED WITH MANHOLE
 - 6 PROPOSED UNDERGROUND ELECTRIC CONNECTION
 - 7 PROPOSED UNDERGROUND ELECTRIC LINE
 - 8 CONTRACTOR TO COORDINATE COMMUNICATIONS SERVICE TO THE BUILDING
 - 9 PROPOSED 12" SERVICE LINE CONNECTION
 - 10 PROPOSED 12" P.V.C. SANITARY SEWER LINE (RE: SANITARY SEWER LINE A PLAN AND PROFILE)
 - 11 PROPOSED SANITARY 8"x4" WYE
 - 12 PROPOSED SANITARY CLEANOUT
 - 13 PROPOSED BUILDING DOWNSPOUT
 - 14 PROPOSED 12" H.P.D. @ 1% MIN. SLOPE ROOF DRAIN LINE
 - 15 PROPOSED TIE HYDRANT
 - 16 PROPOSED TEE CONNECTION TO 12" EXISTING WATERLINE
 - 17 PROPOSED WATER VALVE
 - 18 PROPOSED TRANSFORMER
 - 19 PROPOSED 1.2" SERVICE LINE @ 1.00% MIN. SLOPE
 - 20 PROPOSED 1" DOMESTIC WATER METER
 - 21 PROPOSED 1" IRRIGATION METER
 - 22 PROPOSED 1" BACKFLOW PREVENTER
 - 23 CONNECT TO EXISTING 12" WATER MAIN WITH 1" TAPPING SADDLE AND 1" BALL VALVE
 - 24 CONNECT TO EXISTING 12" WATER MAIN WITH 1" TAPPING SLEEVE AND VALVE (RE: IRRIGATION PLANS FOR DETAILS)

THE CONTRACTOR IS REQUIRED TO CONTACT JASON BELL AT ATMOS ENERGY 72 HOURS PRIOR TO CROSSING THE GAS LINE. JASON BELL'S CONTACT INFORMATION IS AS FOLLOWS: PHONE: (816) 257-4788, EMAIL: JASON.BELL@ATMOSENERGY.COM.

BORING - ATMOS REQUIRES:
A REPRESENTATIVE ON SITE THROUGHOUT BORING.
EXPOSE BOTH SIDES OF GAS PIPE TO WATCH BORE HEAD CROSS AND PULL BACK CROSS THE DEDICATED GS EASEMENT AT A 90-DEGREE ANGLE
MAINTAIN A MINIMUM 24" VERTICAL CLEARANCE WITH EXISTING GAS FACILITIES.

OPEN TRENCH - ATMOS REQUIRES:
REPRESENTATIVE ON SITE THROUGHOUT EXCAVATION
2FT CLEARANCE ON EITHER SIDE OF PAINT AND FLAGS (TOLERANCE ZONE)
USE OF HAND TOOLS OR HYDRO VAC WITHIN TOLERANCE ZONE
MAINTAIN A MINIMUM 12" VERTICAL CLEARANCE WITH EXISTING GAS FACILITIES WHEN BACKFILLING USE DEBRIS FREE SOIL.

THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE GAS LINE WITHIN THIS SPECIFIED AREA. A GAS COMPANY TECHNICIAN WILL BE PRESENT TO WITNESS THE CROSSING.

COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 10 20 40

UTILITY PLAN

SHEET NUMBER
C6-00

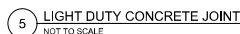
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CHASE O
1062 W SANTA FE STREET
OLATHE, KS

SEAL
JASON BELL
25318
5/27/25
PROFESSIONAL ENGINEER
KANSAS
5/27/2025

BY
DATE
REVISIONS

DESIGNED BY: JLM
DRAWN BY: JRB
CHECKED BY: SRC
DATE: 05/27/2025
KIMLEY-HORN PROJECT NO.: 01587-188



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