

PRELIMINARY DEVELOPMENT PLANS
FOR
175TH LONE ELM CENTER
ADDRESS: 175TH ST & LONE ELM ST
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

UTILITY COMPANIES:

EVERGY AMANDA KAUER (Amanda.Kauer@evergy.com) 16215 W. 108TH STREET LENEXA, KANSAS 66219	(816) 652-1852 (605) 321-6121-CELL
ATMOS ENERGY TONY BENDICT (tonybendict@atmosenergy.com) 25090 W. 110TH TER. OLATHE, KS 66061	(913) 254-6344 (913) 768-4924 FAX
COMCAST CABLE CO. JIM DUFF (james_duff@cable.comcast.com) 3400 W. DUNCAN ROAD BLUE SPRINGS, MISSOURI 64015	(816) 795-2257 (816) 795-0346 FAX
CITY OF OLATHE (PUBLIC WORKS) 100 E. SANTA FE OLATHE, KS 66051 (cbelcher@olatheks.org)	(913) 971-9311 (913) 971-8504 FAX
CITY OF OLATHE (PUBLIC UTILITIES) 1385 S. ROBINSON DRIVE OLATHE, KS 66051	(913) 971-9311 (913) 971-9099 FAX
CONSOLIDATED COMMUNICATIONS MELISSA STRINGER (melissa.stringer@consolidated.com) 14859 W. 95TH STREET LENEXA, KS 66215	(913) 322-9622
AT&T CLAYTON ANSPAUGH (ca4089@att.com) 9444 NALL AVENUE OVERLAND PARK, KANSAS 66207	(913) 383-4929 (913) 383-4849 FAX
SPECTRUM CABLE 450 N. ROGERS RD. OLATHE KS. 66062	(913) 440-4189
GOOGLE FIBER MS. TERESA ERB (TERESA.ERB@GOOGLE.COM) 908 BROADWAY BLVD. KANSAS CITY, MO 66105	(913) 551-4492

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

811
Know what's below.
Call before you dig.



PROJECT LOCATION

	INDEX
C000	COVER SHEET
C100	SITE PLAN - AERIAL
C101	SITE PLAN - OVERALL
C102-C103	TRUCK TURN PLAN
C104	REZONING PLAN
C105	PRELIMINARY PLAT
C200	GRADING PLAN
C300	UTILITY PLAN
C400	PRIVATE DETAILS
L100-L300	LANDSCAPING PLAN
	ARCHITECTURE PLAN

PREPARED & SUBMITTED BY:

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

OWNER/DEVELOPER:

COMMERCIAL REPOSITION PARTNERS 17, LLC
PRESIDENT, DENMARK CORP.
8480 E. ORCHARD RD., SUITE 3000
GREENWOOD VILLAGE, CO 80111
(303) 378-1826
MCNNOR@DENMARKCORP.COM
CONTACT: MARK D. CONNOR

LEGEND

— PL —	PROPERTY LINE
— — —	LOT LINE
— R/W —	RIGHT-OF-WAY



SCALE: 1"=500'
0' 500' 1000'

PHILIPS ENGINEERING, INC.
Judd Claussen
P.E.
www.philipseng.com



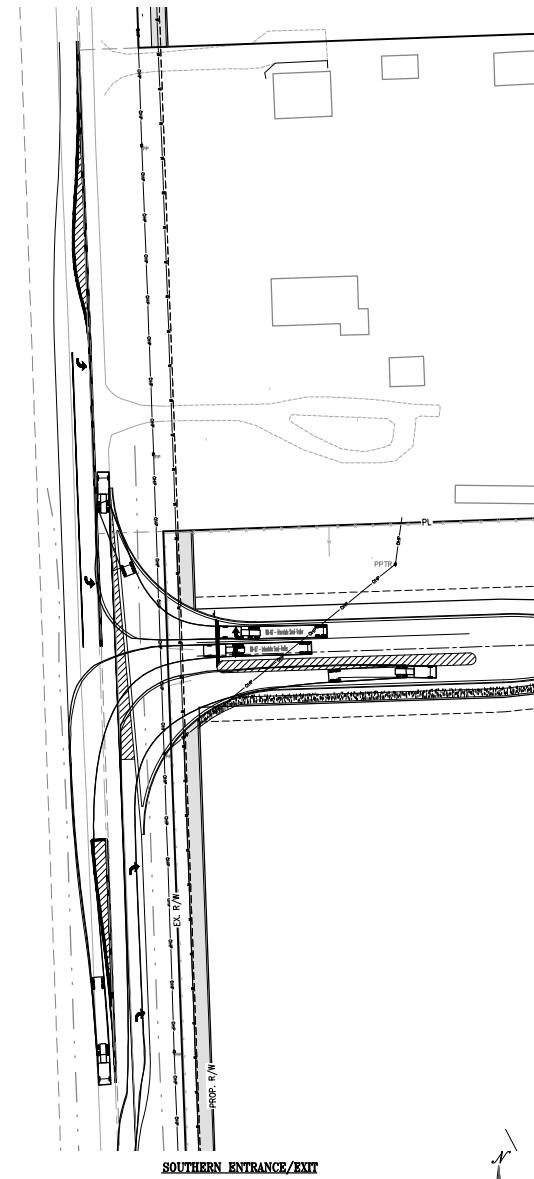
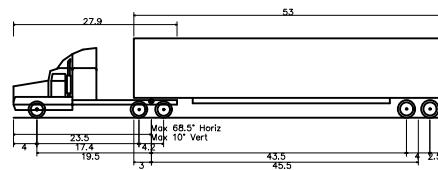
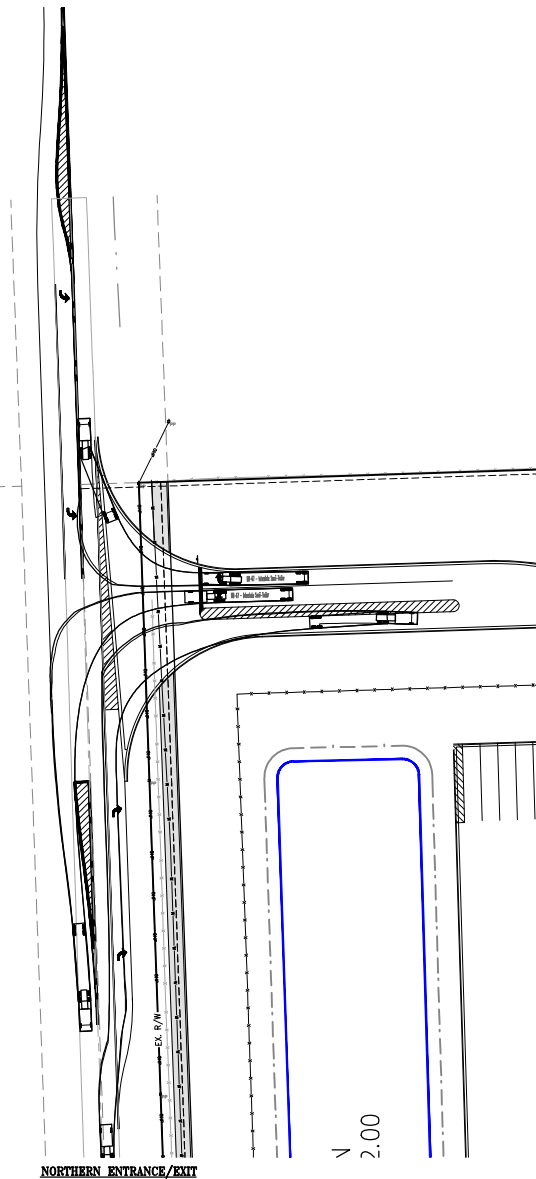
COVER SHEET
175TH LONE ELM CENTER
ADDRESS: 175TH STREET AND LONE ELM STREET
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	REVISIONS	BY	DATE
250581	07-27-2020	REVISED PER CITY COMMENTS	PHS	
APPROVED FOR SUBMITTAL				
APPROVED FOR CONSTRUCTION				
APPROVED FOR RECORD				

SHEET
C000



DATE OF ISSUE	ISSUED BY	REVIEWED PER	COMMENTS	PAGE NO.
07-25-2025				109-483
				109-403



TRUCK TURN PLAN
175TH LONE ELM CENTER
ADDRESS: 175TH STREET AND LONE ELM STREET
OLATHE, JOHNSON COUNTY, KANSAS

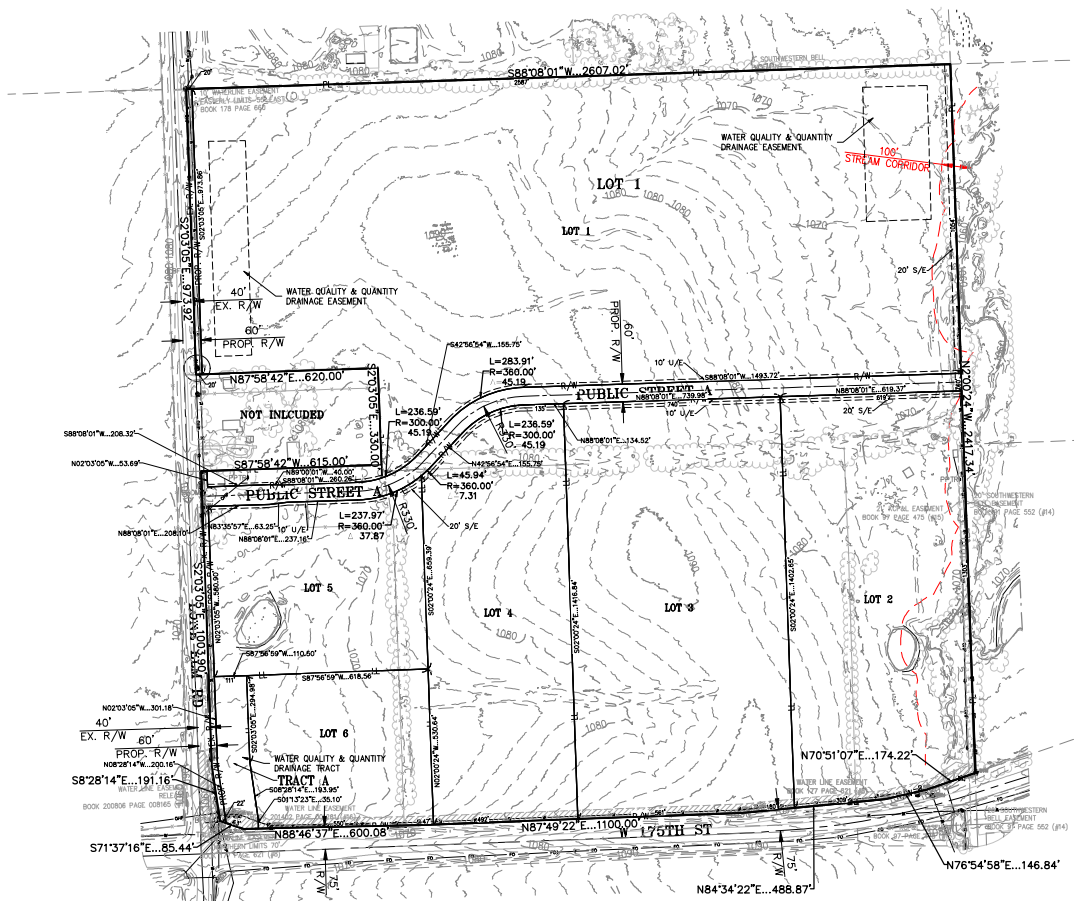
PHILIPS ENGINEERING INC.
300 N. Winchester
Cedar, MN 56004
Tel: (507) 395-7351
Fax: (507) 395-7445
www.philipsengineering.com



PLANNING
ENGINEERING
CONSTRUCTION

[illegible]

SHEET
C103



LEGAL DESCRIPTION:

All that part of the Southwest Quarter of Section 23, Township 11 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described by Phelps Engineering, Inc., on June 25, 2025, for project 250489, as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 23; thence N 2'00'24" W, along the East line of the Southwest Quarter of said Section 23, a distance of 176.35 feet, to a point on the Northern Right-of-way line of 176th Street, on now established, said point also being the Point of Beginning; thence along said Northern Right-of-way line of 176th Street, for the following six (6) courses; thence S 70°51'07" W, a distance of 174.22 feet; thence S 76°54'58" W, a distance of 146.84 feet; thence S 84°34'22" W, a distance of 488.87 feet; thence S 87°49'22" W, a distance of 1100.00 feet; thence S 88°46'37" W, a distance of 600.08 feet; thence N 71°37'16" W, a distance of 85.44 feet, to a point on the Eastern Right-of-way line of Lone Elm Road, as now established; thence along said Eastern Right-of-way line for the following two (2) courses; thence N 87°28'14" W, a distance of 615.00 feet; thence N 2'03'05" W, a distance of 1003.90 feet; thence N 87°58'42" E, a distance of 615.00 feet; thence N 2'03'05" W, a distance of 330.00 feet; thence S 87°58'42" W, a distance of 620.00 feet, to a point on the Eastern Right-of-way line of said Lone Elm Road; thence N 2'03'05" W, along said Eastern Right-of-way line of said Lone Elm Road, a distance of 873.92 feet, to a point on the North line of the Southwest Quarter of said Section 23; thence N 88°08'01" E, along said North line of said Southwest Quarter of said Section 23, a distance of 2807.02 feet, to the Northeast corner of said Southwest Quarter of said Section 23; thence S 2'00'24" E, along the East line of said Southwest Quarter of said Section 23, a distance of 2417.54 feet, to the Point of Beginning, containing 145.7840 acres, more or less, of unplatted land.

PARENT AREA = ± 6,350,247 SQ. FT. / ± 145.78 ACRES

COMMERCIAL & INDUSTRIAL SITE SUMMARY TABLE

SITE DATA	SITE AREA
LOT 1	63.60 AC
LOT 2	19.48 AC
LOT 3	24.01 AC
LOT 4	15.36 AC
LOT 5	9.88 AC
LOT 6	7.42 AC
TRACT A	1.31 AC
RIGHT OF WAY	4.72 AC
TOTAL	145.78 AC

LEGEND

— PL — PROPERTY LINE
— LL — LOT LINE
— R/W — RIGHT-OF-WAY



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



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

Know what's below.
Call before you dig.

PHILIPS ENGINEERING, INC.
175th Lone Elm Center
Olathe, Kansas 66045
(913) 766-1111
www.philipseng.com



PRELIMINARY PLAT
175TH LONE ELM CENTER
ADDRESS: 175TH STREET AND LONE ELM STREET
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	BY	CHKD	REVISIONS
250489	07-25-2025	PH	PH	REVISED PER CITY COMMENTS
DATE OF APPROVAL	DATE OF APPROVAL	DATE OF APPROVAL	DATE OF APPROVAL	DATE OF APPROVAL
DATE OF APPROVAL	DATE OF APPROVAL	DATE OF APPROVAL	DATE OF APPROVAL	DATE OF APPROVAL

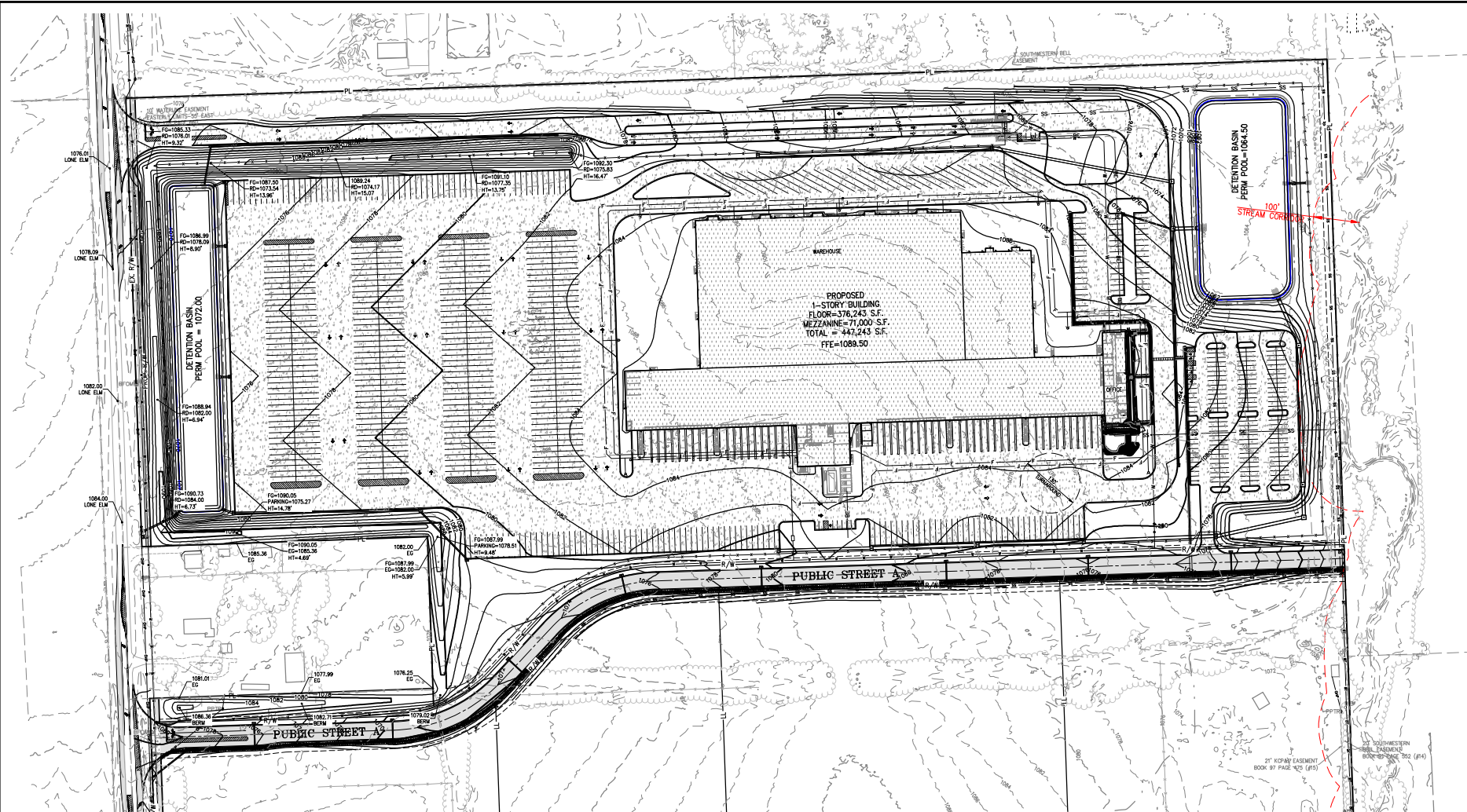
SHEET
C105

\\NFPS\SERVER\Projects\7250541\7250541.dwg (7/24/2025) 11:32am D:\Brynn



Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



Earthwork Summary Project Buckett 7/24/2025

Raw Excavation	236,695 Cu. Yds.	
In Place Compaction (+15%)	-439,525 Cu. Yds.	
Truck Concrete Pavement Adjustment	73,006 Cu. Yds.	(assume 14" of additional excavation)
Car Concrete Pavement Adjustment	5,345 Cu. Yds.	(assume 12" of additional excavation)
Building Adj. (Mech. Room & Dock)	53,308 Cu. Yds.	(assume 13" of additional excavation)
Building Adj. (Office)	370 Cu. Yds.	(assume 12" of additional excavation)
Building Adj. (Cooler Slab)	4,096 Cu. Yds.	(assume 38" of additional excavation)
Building Adj. (Tempering & Blast Freeze)	15,956 Cu. Yds.	(assume 28" of additional excavation)
On Site Net	8,253 Cu. Yds.	

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
2' CURB & GUTTER	
EXISTING CONTOURS	
PROPOSED CONTOURS	
LG	UP OF GUTTER
SW	TOP OF CURB
ME	TOP OF CURB
HP	WATCH EXISTING
LP	TOP OF PAVEMENT
TS	TOP OF STRUCTURE
GS	GROUND ELEVATION
BS	BOTTOM OF STEPS
TL	TOP OF WALL
TR	TOP OF WALL
EXISTING STORM SEWER	
PROPOSED STORM PIPE	
PROPOSED NET CURB & GUTTER	
PROPOSED DRY CURB & GUTTER	
PROPOSED RETAINING WALL	



SCALE: 1"=100'

PHILIPS ENGINEERING, INC.
175th Elm Center
Olath, Kansas 66051
www.philipseng.com



GRADING PLAN
175TH LONE ELM CENTER
ADDRESS: 175TH STREET AND LONE ELM STREET
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	BY	CHKD.	REVISIONS
7250541	07-23-2025	DB	DB	
REVISIONS				
NO.	DATE	BY	CHKD.	DESCRIPTION
1	07-23-2025	DB	DB	ISSUED FOR PERMIT

SHEET
C200

1. CORNER AND END POSTS SHALL BE 3" PIPE. 3"-0" GATES SHALL HAVE 3" SIDE POSTS. GATES OVER 5'-0" TO 6'-0" SHALL HAVE 4" SIDE POSTS. ALL GATES OVER 6'-0" TO 8'-0" SHALL HAVE 4" SIDE POSTS. ALL SWINGING GATES WITH LEAFS OVER 6'-0" IN LENGTH SHALL HAVE A PAVEMENT WHEEL ATTACHED TO EACH LEAF.
2. CROSSBRACING SHALL BE 2" AND TOP RAIL SHALL BE 1 5/8" GALVANIZED PIPE.
3. ALL CHAIN LINK FABRIC SHALL BE SECURELY TIED TO STRUCTURAL MEMBERS. ALL WIRES SHALL BE #6 GAUGE ALUMINUM WIRE PUT AT SPACING 12" APPROXIMATELY 15".
4. TENSION BANDS ON UPRIGHTS SHALL BE PLACED EVERY 12"-18" AND SHALL BE 7/8" 1/8" AND ALL BOLTS SHALL BE AT LEAST 3/8" DIAMETER.
5. TENSION BARS SHALL BE 3/16" x 3/4" MATERIAL.
6. UPRIGHT POSTS SHALL BE SET 3' IN THE GROUND IN 4,000 P.S.I. CONCRETE. ALL CONCRETE SHALL BE BUREN 3 TO 4 FEET INCHES BELOW THE SURFACE.
7. ALL FENCE BOWTIES SHALL BE GALVANIZED PRESSED STEEL.
8. ALL FENCE POSTS AND CROSSBRACING SHALL HAVE INSULATED CONNECTIONS.

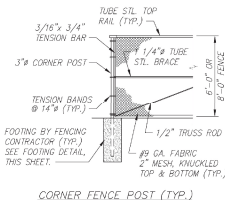
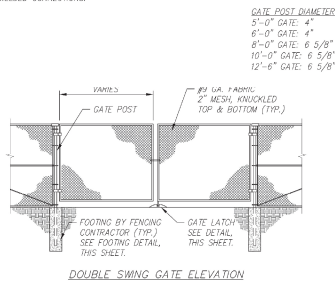
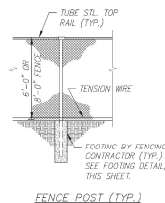
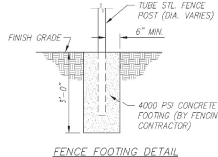
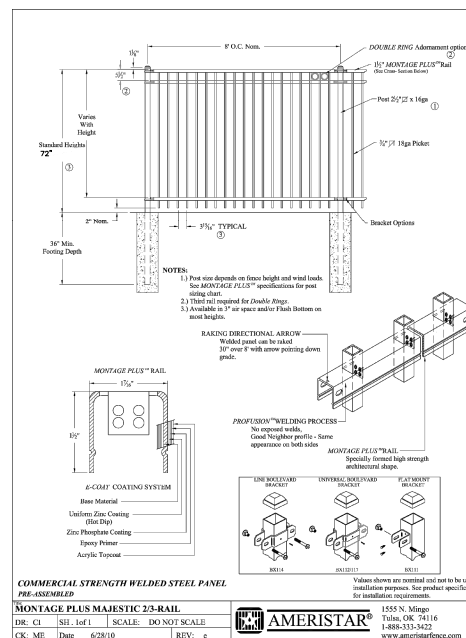


Diagram illustrating the elevation of a single swing gate. The gate is shown in a closed position, hinged on the left side. Key dimensions and components are labeled:

- Opening Dimensions:**
 - Top: 2 1/4" (Total) and 2 1/2" (Clearance)
 - Bottom: 2" (Total) and 2 1/2" (Clearance)
- Gate Dimensions:**
 - Height: NOM HEIGHT (H) with options: 4'-0", 6'-0", 8'-0"
 - Width: OPENING (F/F) with options: 3'-0", 4'-0", 8'-0"
- Components and Details:**
 - HINGE POST
 - POST TOP LATCH POST
 - TENSION BAR (TYP 4 SIDES)
 - FULCRUM LATCH W/ STRIKE STRAP
 - 2"x4" GATE FRAME (TYP 4 SIDES)
 - ALL JOINTS WELDED

SINGLE SWING GATE ELEVATION

SINGLE SWING GATE ELEVATION



IT HELPS ENGINEERING INC.
1400 N. Winchester
Chula Vista, CA 92015
(619) 591-1921
Fax: (619) 591-1145
www.ithelpsengineering.com



PLANNING
ENGINEERING
INTEGRATION

STANDARD DETAILS
175TH LONE ELM CENTER
ADDRESS: 175TH STREET AND LONE ELM STREET
OIA THE JOHNSON COUNTY KANSAS

[illegible]

SHEET
C400