

UTILITY NOTES:
WISHAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LICIATIONS SHOWN. AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERHEED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL Know what's below.
Call before you dig.

LEGAL DESCRIPTION:

BECOMIND AT THE MORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12,

TOMISSIPH 14, RAMEZ 23, IN THE CITY OF QUARTE, JOHNSON COUNTY, KAMEAS, THENCE
MORTH 48 DECREES 33 MINUTES OF SECONDS WEST ALONG THE MORTH LINE OF SADI
QUARTER A DESTANCE OF 1922.55 FIFT 10 THE EAST ROWN-TO—BAY LINE OF THE ST.

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DESTANCE OF 100.7 FIET FOR A THE SECONDS WEST GROSS AREA = 98,068± SQ.FT. / 2.2513± ACRES

## PARKING SUMMARY TABLE

PARKING REQUIREMENTS (CODE SECTION 18	.30.160)
REQUIRED - LOT 1	
MANUFACTURING (1 PER 1,500 S.F.)	19
TOTAL	19
PROVIDED - LOT 1	
STANDARD SPACES	18
ACCESSIBLE SPACES	1
TOTAL	19

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

SUMMARI IADLE							
SITE DATA	SITE AREA	FAR					
LOT	2.25 AC.	0.2837					
BUILDING DATA	BUILDING AREA	MAX HT.					
BUILDING #1	27,825 S.F.	36 -10					

## ZONING BULK REGULATIONS

ZUNING							
EXISTING: CT	IY IP−2	PRO	POSED: M2				
BUILDING SETBACKS (CODE SECTION 18.20.200)							
LOCATION	REQU	JIRED	PROVIDED				
FRONT YARD	20	FT	96 FT				
SIDE YARD	10	FT	28 FT				
REAR YARD	10	FT	132 FT				
PARKING SET	BACKS (CO	DE SECTI	ON 18.20.200)				
LOCATION	REQU	JIRED	PROVIDED				
FROM P/L	7.5	FT	8 FT				
FROM R/W	20	FT	20 FT				
LANDSCAPE SE	TBACKS (	CODE SEC	TION 18.30.130				
LOCATION	DEAL	IIDCD	DDDMADED				

8 FT 20 FT

FROM P/L 10 FT
FROM R/W 10 FT

FROM R/W

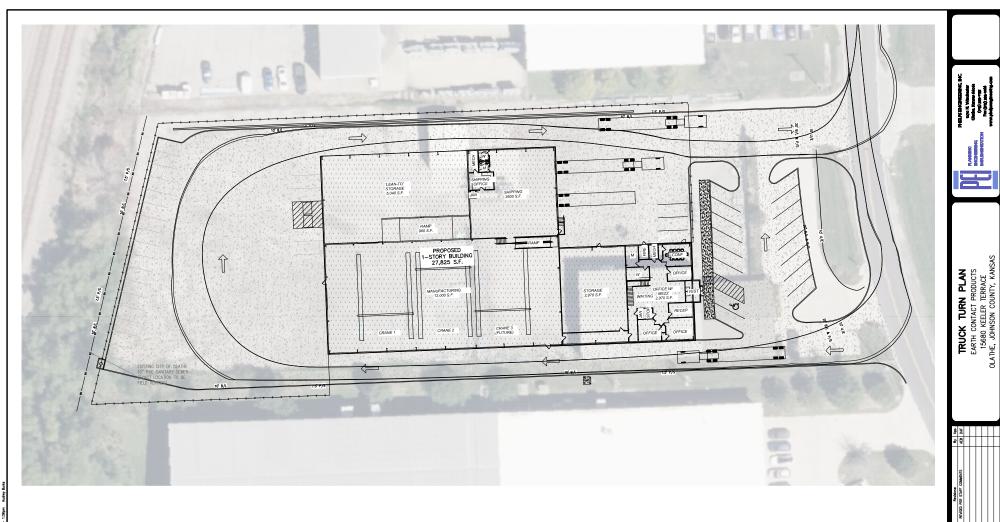
—r.—	PROPERTI UNE	
u	LOT LINE	
— −R/W− —	RIGHT-OF-WAY	
	2" CURB & GUTTER	
	6" CURB	
<u>B/L</u>	BUILDING SETBACK LINE	
<u>P/S</u>	PARKING SETBACK LINE	
<u> </u>	LANDSCAPE SETBACK LINE	
	PROPOSED BUILDING	
5479	CONCRETE PAVEMENT	
<b>开</b> 受效率	CONCRETE SIDEWALK	
	RETAINING WALL	Ņ
D+0	PARKING LOT LIGHT POLE	

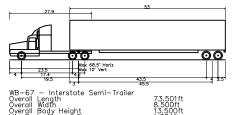
9 6' GALVANIZED CHAIN LINK FENCE W/ SCREEN SLATES



SHEET

C100





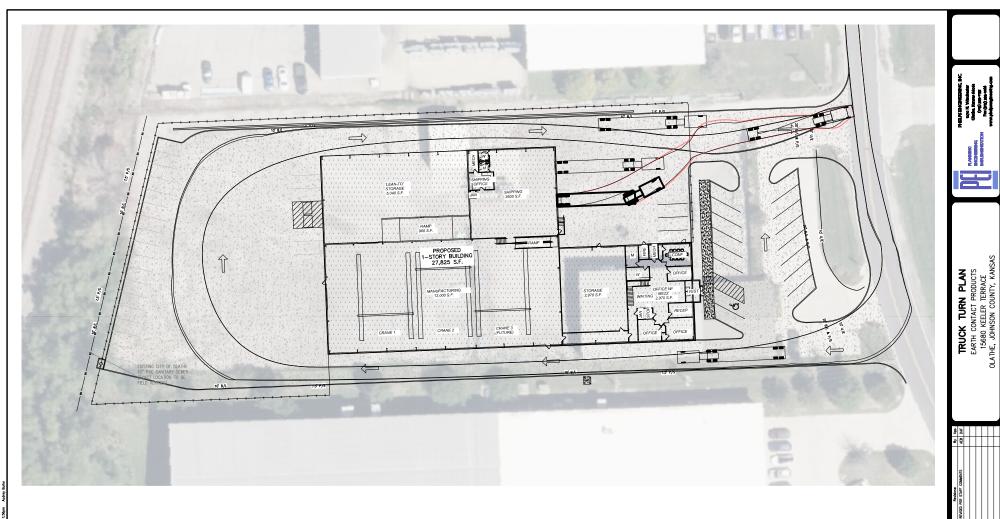
WB-67 — Interstate Semi-Trailer Overall Length Overall Width Overall Body Height Min Body Ground Clearance Max Track Width Lock-to-lock time Max Steering Angle (Virtual)

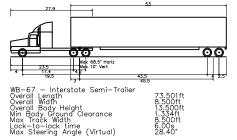
LE	GEND
——PL ——	PROPERTY LINE
u	LOT LINE
— −R/W− —	RIGHT-OF-WAY
	2' CURB & GUTTER
	6" CURB
	PROPOSED BUILDING
	ASPHALT PAVEMENT (CAR PARKING AREAS)
	ASPHALT PAVEMENT (CAR DRIVE LANES)
5.474	CONCRETE PAVEMENT
	CONCRETE SIDEWALK



Y Company
SCALE: 1"=20'

SHEET C101





PROPERTY LINE
LOT LINE
RIGHT-OF-WAY 2' CURB & GUTTER

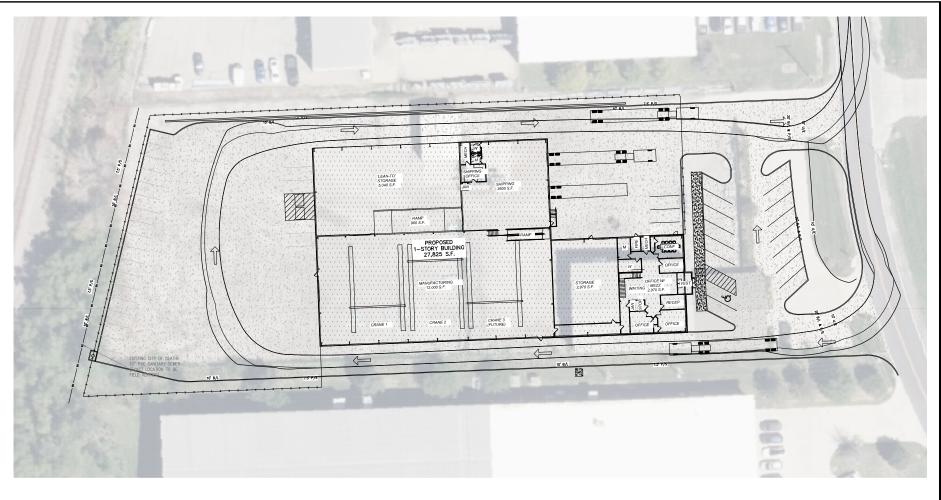
ASPHALT PAVENENT (CAR PARKING AREAS) ASPHALT PAVEMENT (CAR DRIVE LANES)

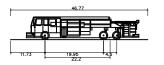
CONCRETE PAVEMENT CONCRETE SIDEWALK



	SCALE: 1"=20'	
=		

SHEET C102





OLATHE FIRE TRUCK Overall Length Overall Width Overall Body Height Min Body Ground Clearance Track Width Lock—to-lock time Max Wheel Angle

46.770ft 8.167ft 7.745ft 0.656ft 8.167ft 5.00s 45.00\*

PROPERTY LINE
LOT LINE
RIGHT-OF-WAY 2' CURB & GUTTER PROPOSED BUILDING ASPHALT PAVENENT (CAR PARKING AREAS)

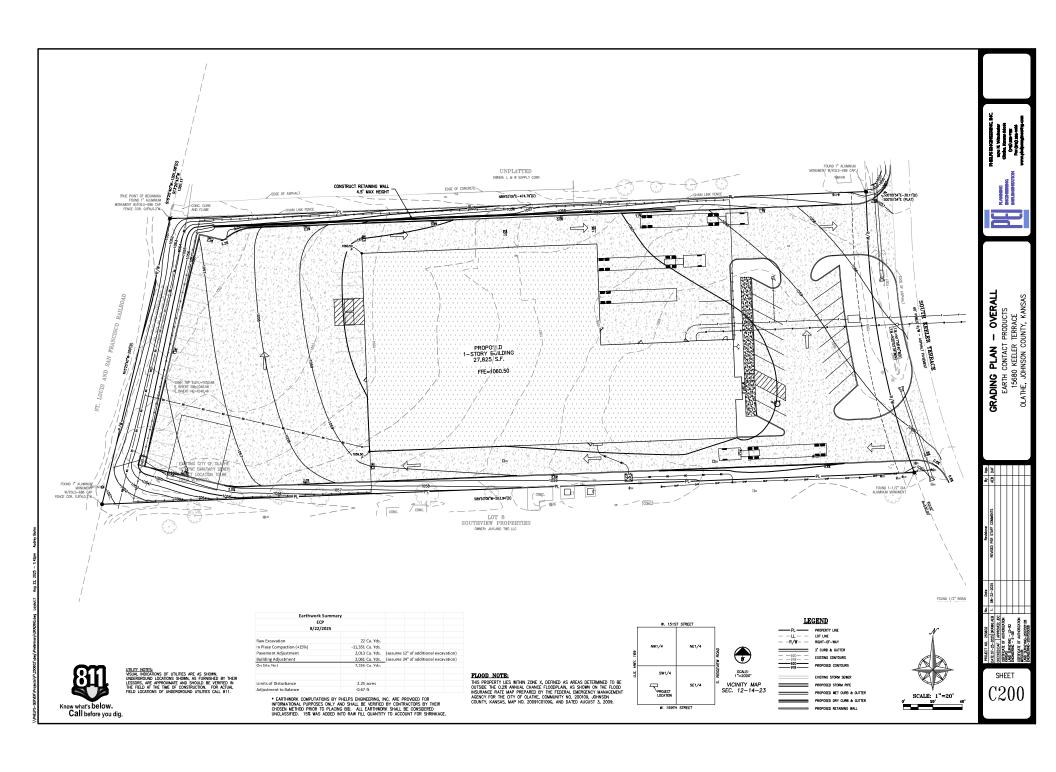


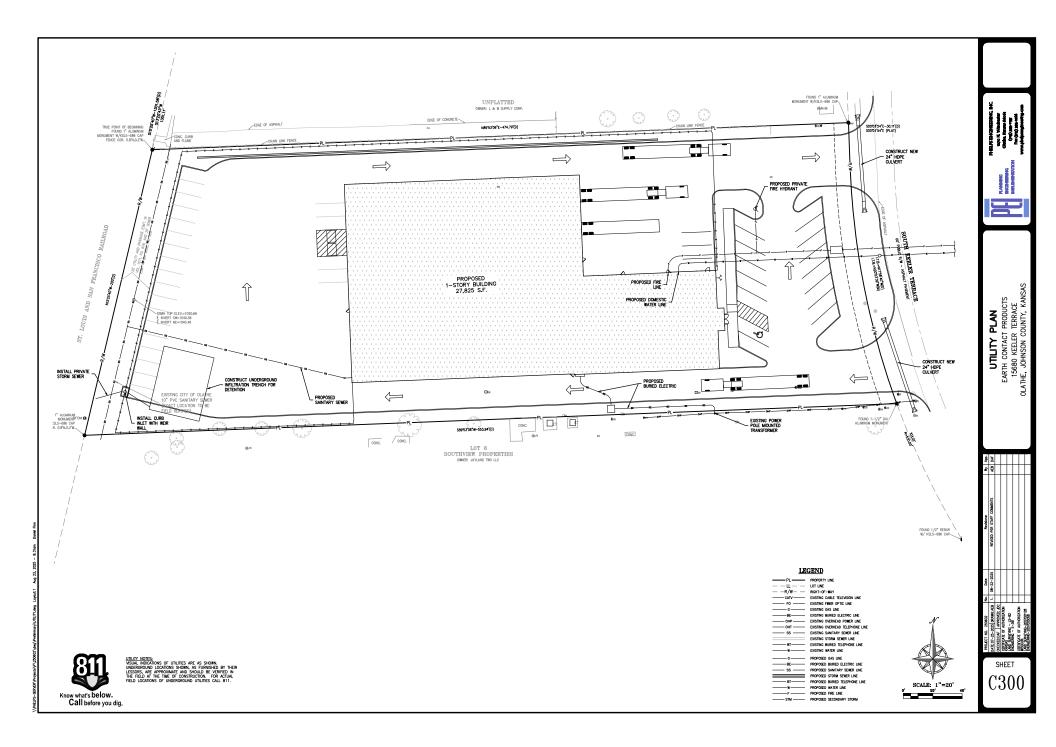
CONCRETE PAVEMENT

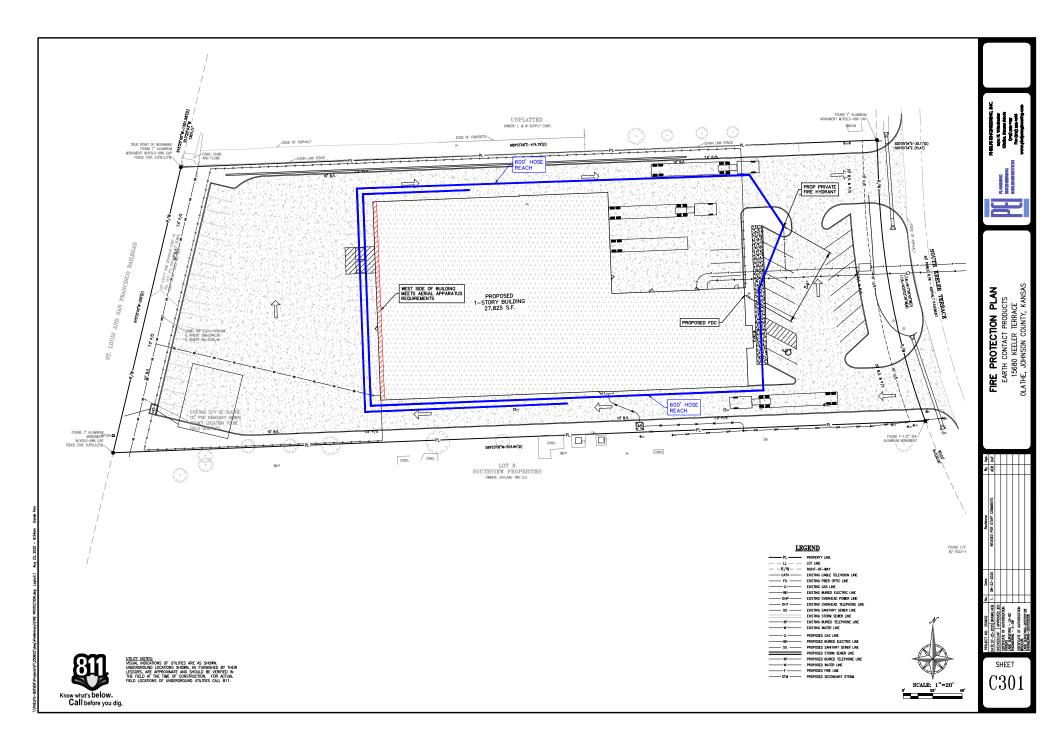


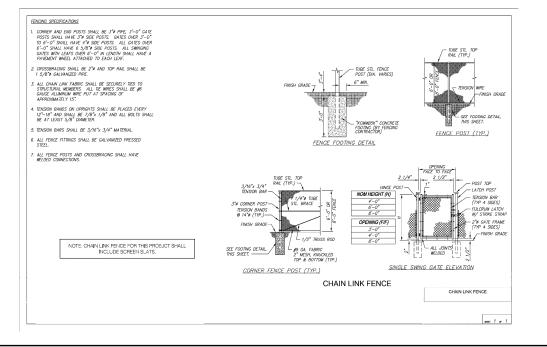
SHEET C103

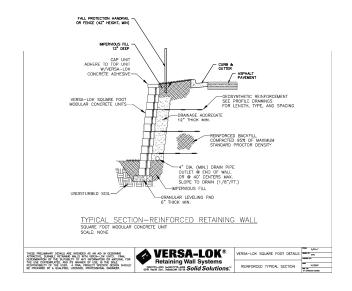
TRUCK TURN PLAN
EARTH CONTACT PRODUCTS
15680 KEELER TERRACE
OLATHE, JOHNSON COUNTY, KANSAS











PHELYS DAGREGORY, DAC. spo II Vibration Ordin Name dook Owners Progregory



STANDARD DETAILS
EARTH CONTACT PRODUCTS
15680 KEELER TERRACE
30LATHE, JOHNSON COUNTY, KANSAS

| No. | Debt | Revision | No. | Debt | Revision | No. | Debt | No. | D

SHEET C400



EVERGREEN TREES

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STREET TREES

EVERGREEN SHRUBS

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ORNAMENTAL DECIDUOUS

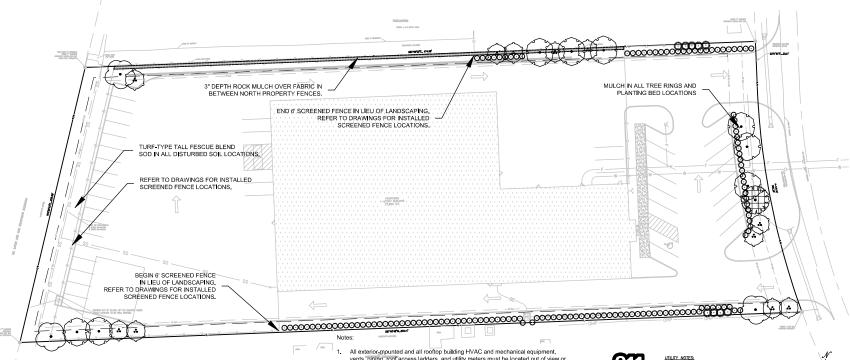
SHRUBS

8

UPRIGHT EVERGREEN SCREENING

Buffer Details PROPERTY LINE PORTION	DESCRIPTION	Length	Proposed Zoning†	Adjoining Zoning	Buffer Type	Min. Buffer Width (in feet)	Deciduous Shade Trees	Ornamental Trees	Evergreen Trees	Shrubs and Ornamental Grasses	Constructed Features§	
A – Primary St.	East Facing S. Keeler Terr.	165.24	M-2	STREET	Refer	Refer to Parking & Vehicle Screen Requirements & Nonresidential Landscape Area Frontage Requirement				esidential		
В	South facing	554.11	M-2	M-2	1	6*	6	6	6	111	6' Ht. Fence per Civil Dwgs in plantings.	lieu of
С	West facing railroad	200.08	M-2	M-2	1	10	3	3	3	41	6' Ht. Fence per Civil Dwgs in plantings.	lieu of
D	North Facing	Facing 474.95 M-2 M-2			1	10	5	5	5	95	6' Ht. Fence per Civil Dwgs in plantings.	lieu of
					TOTAL		14	14	14	247		
	Required Buffer due to exist	ng buffer o	n abutting	property	§ A doub	le row of ev	ergreen trees	may be su	bstituted for	a screening		
per 180.30.130.J.2 wall, but may not be counted toward minimum requirements for plants.												

	18.30.13	0.3L Nonres	idential Lan	dscape Area	ı Frontage f	Requirements	5	
Street Name Road Type Use		Use Across Street	Use Across Res / Nonres Frontage Length		Minimum Shade Trees Orname Buffer Width Required Trees I			
S. Keeler Terrace		M-2	M-2	Nonresidential	165.24	10	4	2



vents, piping, roof access ladders, and utility meters must be located out of view or otherwise screened from public view from all adjacent streets. Screening must be accomplished with landscaping, screen walls, building elements, or a combination of these methods.

Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or with an architectural treatment compatible with the building architecture.



Know what's below. Call before you dig.





SHEET

L100