



GENERAL NOTES:

- THE CITY OF OLATHE PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF OLATHE DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN OR DIMENSIONS AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF OLATHE DOES NOT APPROVE OR DISAPPROVE OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY OTHER THAN AS STATED ABOVE FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF OLATHE) AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
- CONSTRUCTION OF THE IMPROVEMENTS SHOWN OR IMPLIED BY THIS SET OF DRAWINGS SHALL NOT BE INITIATED OR ANY PART THEREOF UNDERTAKEN UNTIL THE CITY ENGINEER IS NOTIFIED OF SUCH INTENT, AND ALL REQUIRED AND PROPERLY EXECUTED BONDS AND CONTRACT AGREEMENTS ARE RECEIVED AND APPROVED BY THE CITY ENGINEER.
- THE PROJECT SPECIFICATIONS AND THE CITY OF OLATHE CONSTRUCTION REQUIREMENTS SHALL GOVERN CONSTRUCTION OF THIS PROJECT.
- ALL EXISTING UTILITIES INDICATED ON THE DRAWINGS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL BACKFILL SHALL BE TAMPED. BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE TO 90% COMPACTION AT OPTIMUM MOISTURE.
- ALL WATER REQUIRED FOR THE CONSTRUCTION OF THE PROJECT SHALL BE PURCHASED FROM THE CITY OF OLATHE THROUGH THE USE OF A FIRE HYDRANT WATER METER. METERS CAN BE OBTAINED FROM THE CITY OF OLATHE FOR A NOMINAL DEPOSIT, REFUNDABLE UPON THE RETURN OF THE METER.
- CONTRACTOR SHALL NOT BE ALLOWED TO WORK ON SUNDAYS, HOLIDAY OR SATURDAY WORK SHALL BE AS APPROVED BY THE CONSTRUCTION MANAGER.
- THE ENTIRE PROJECT AREA SHALL BE LEFT IN A MOVABLE CONDITION.
- ALL CLEARING AND GRUBBING SHALL BE SUBSIDIARY TO THE PROJECT AND SHALL BE DISPOSED OF ACCORDING TO CITY REGULATIONS.
- ALL EXCAVATION SHALL INCLUDE UNDERCUT AND REPLACEMENT THERE OF (SUBSIDIARY TO GRADING).
- ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION OPERATIONS EITHER BY GRADING, PARKING OF EQUIPMENT, TEMPORARY ROADS, OR ANY OTHER OPERATION THAT HAS DESTROYED THE EXISTING GRASSES OF THE ORIGINAL SITE, WILL BE SOODED OR SEEDS IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS SOON AS EROSION CONTROL DEVICES ARE REMOVED.
- EROSION CONTROL MEASURES WILL BE REQUIRED TO BE INSTALLED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES.
- ALL TREES THAT ARE TO BE REMOVED SHALL BE DISPOSED OF IN A MANNER THAT MEETS THE REQUIREMENTS OF THE CITY OF OLATHE TECHNICAL SPECIFICATIONS.
- ALL EXCAVATION SHALL BE UNCLASSIFIED. ALL PAVED AREA EXCAVATION IN ROCK (SHALE, SANDSTONE OR LIMESTONE) SHALL BE UNDERCUT NO LESS THAN 15" FOR THE FULL WIDTH OF THE PROJECT AND BACKFILLED WITH SUITABLE MATERIAL. UNDERCUTTING SHALL BE UNCLASSIFIED EXCAVATION. THE CONTRACTOR SHALL TAKEOFF ALL QUANTITIES AND SATISFY HIMSELF TO THE AMOUNT OF WORK TO BE DONE.
- ALL EXISTING PAVEMENT, CURB AND GUTTER, STORM SEWER INLETS, MANHOLES AND EXISTING UTILITIES OR LANDSCAPING SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR TO REPAIR/REPLACE ANY ITEM DAMAGED BY CONSTRUCTION OPERATIONS TO EQUAL OR BETTER CONDITION.
- BY USE OF THESE PLANS THE CONTRACTOR AGREES THAT HE SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF THE CONSTRUCTION WORKERS AND OF THE PUBLIC.

SITE PLAN NOTES:

- PARKING SPACE DIMENSIONS SHALL COMPLY WITH 18.30.160-1 OF THE UNIFIED DEVELOPMENT ORDINANCE.
- PER OLATHE REQUIREMENTS, ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT AND UTILITY METER BANKS SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE. LANDSCAPING USED FOR SCREENING SHALL BE AT LEAST AS TALL AS THE EQUIPMENT AND/OR METERS AT PLANTING.
- ALL AREAS DISTURBED BY THE CONTRACTOR SHALL BE RETURNED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.

LEGEND:

- DENOTES PROPOSED BUILDING
 DENOTES PROPOSED CONCRETE
 DENOTES PROPOSED 8" ASPHALT
 DENOTES PROPOSED 6" ASPHALT
 DENOTES PROPOSED TYPE B CURB UNLESS OTHERWISE NOTED
 DENOTES PROPOSED SIDEWALK
 DENOTES PROPOSED STORM
 DENOTES EXISTING SANITARY
 DENOTES PROPOSED WATERLINE
 DENOTES EXISTING CURB
 DENOTES EXISTING SIDEWALK
 DENOTES PARKING SPACE COUNTS
 DENOTES ACCESSIBLE PARKING SPACE COUNTS
 DENOTES PROPOSED NATIVE GRASS
 DENOTES PROPOSED FENCE

SITE DATA:

NET AREA:	2.738 ACRES/119,267.28 SQ.FT.
EXISTING ZONING:	O-0
PROPOSED ZONING:	O-1
MAXIMUM BUILDING HEIGHT:	2 STORIES / 30 FEET
SIDE YARD SETBACK:	7.5 FEET
REAR YARD SETBACK:	7.5 FEET
PARKING SETBACK:	10 FEET
PLAN OLATHE DESIGNATION:	MIXED DENSITY RESIDENTIAL NEIGHBORHOOD
BUILDING DESIGN CATEGORY:	VERTICAL ATTACHED RESIDENTIAL
SITE DESIGN CATEGORY:	3
PROPOSED BUILDINGS:	2
PROPOSED BUILDING FOOTPRINT AREA:	19,772.8 SQ.FT. TOTAL
PROPOSED BUILDING HEIGHT:	21.5 FT.
PROPOSED BUILDING, PARKING, DRIVES, & SIDEWALKS AREAS:	44,967 SQ.FT. OR 38% OF THE SITE
OPEN SPACE REQUIRED:	20%
OPEN SPACE AREA:	1.70 ACRES OR 428% OF THE SITE

PARKING SCHEDULE DATA:

BUILDING AREA:	19,772.8 SQ.FT.
PARKING REQ:	32 SPACES (1 PER DWELLING UNIT)
PROPOSED PARKING:	36 SPACES 4 ACCESSIBLE SPACES 40 TOTAL SPACES

PARKING SCHEDULE DATA PHASE 1:

BUILDING AREA:	9,886.4 SQ.FT.
PARKING REQ:	16 SPACES (1 PER DWELLING UNIT)
PROPOSED PARKING:	18 SPACES 2 ACCESSIBLE SPACES 18 TOTAL SPACES

