

SCALE: 1"=2000'
VICINITY MAP
SEC. 16-13-24

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FLOOD NOTE:
THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLAHIE, KANSAS, COMMUNITY NO. 200713, JOHNSON COUNTY, KANSAS, MAP NO. 2009000502, AND DATED AUGUST 3, 2009.

DESCRIPTION:
THIS IS A SEWER AND SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 24 EAST, IN THE CITY OF OLAHIE, JOHNSON COUNTY, KANSAS, DESCRIBED BY PHELPS ENGINEERING, INC. (LS-82, PROJECT NO. 240485, JUNE 14, 2024) TO BE COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, THENCE N 01°33'00" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 551.85 FEET, TO A POINT ON THE NORTH LINE OF LOT 1, THENCE PLACE, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, THENCE N 87°31'11" E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.99 FEET TO A POINT ON THE EAST LINE OF BLACK BOB ROAD, AS ESTABLISHED BY THE DEDICATION FOR PUBLIC STREET, STORM DRAINAGE AND UTILITIES REFERRED TO BOOK 1788 AT THE OFFICE OF THE RECORDER OF DEEDS, JOHNSON COUNTY, KANSAS, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE N 1°25'00" W ALONG THE EAST LINE OF SAID BLACK BOB ROAD, A DISTANCE OF 181.55 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, THENCE N 87°34'38" E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 327.75 FEET, THENCE S 72°30'00" E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 380.70 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 2, NORTH OLAHIE INDUSTRIAL PARK, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, THENCE S 87°37'11" W ALONG THE NORTH LINE OF SAID LOT 2, AND LOT 1 OF SAID NORTH OLAHIE INDUSTRIAL PARK, A DISTANCE OF 99.17 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE PLACE, THENCE N 72°30'00" W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 189.00 FEET, TO THE NORTHEAST CORNER THEREOF, THENCE S 87°37'11" W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 227.99 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.8743 ACRES, MORE OR LESS.

GROSS AREA = 11.8745 ACRES / 511,843 SQ.FT.

- SITE PLAN NOTES:**
- All construction methods and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
A) City ordinances & O.S.H. Regulations.
B) The City of Olathe Technical Specifications and Municipal Code.
 - The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
 - The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Olathe, Kansas, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
 - The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
 - The demolition and removal (or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste materials removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
 - The contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
 - 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. The contractor shall be responsible for locating all utility companies for an exact field location of each utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities shown and installed, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
 - The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall report all damages of his expense.
 - The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
 - SAFETY NOTICE TO CONTRACTOR:** In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions at the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer at the contractor's expense, is intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.
 - Refer to the building plans for site lighting electrical requirements, including conduits, pole boxes, pull boxes, etc.

- SITE DIMENSION NOTES:**
- BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
 - ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FROM BACK OF CURB TO BACK OF CURB.

- PAVEMENT MARKING AND SIGNAGE NOTES:**
- PARKING STALL MARKING STRIPES SHALL BE FOUR (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
 - HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
 - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
 - STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL, AND SHALL BE ENGLISH GRADE REFLECTIVE.
 - TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES 8-2912 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. APPLY IN A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.



PHELPS ENGINEERING, INC.
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OVERALL SITE PLAN
HOPE ROOTS COLLECTIVE
OLAHIE, KANSAS
11515 S. BLACKBOB ROAD

PROJECT NO.	DATE	BY	APP'D
LS-82	7/21/24	REVISIONS	WAS/JCC
		REVISED PER CITY COMMENTS	
		CHANGES AND APPROVALS	
		APPROVED BY ENGINEER	
		DATE OF APPROVAL	
		LOCATION OF APPROVAL	
		SCALE	

SHEET
C0.0

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

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

**LOT 1
ATTIC STORAGE OF
OLATHE, 2ND PLAT**

M-1 SITE DATA TABLE:

# of Lots	Parcel Area (Acres)	Bldg. #	Bldg. Area (SF)	Floor Area Ratio (FAR)	Required Parking Spaces (1,800 S.F.)	Proposed Parking Spaces Phase I	Proposed Parking Spaces Phase II	Proposed Parking Spaces Total	Impervious Area (Acres)	Provided Open Space (%)	Required Open Space (%)
Lot 1	1.82	1	2,258	0.0285	3	10	15	24	0.50	73%	20%
Tract A	0.05	N/A	N/A	N/A	3	10	15	24	0.50	73%	20%
Total	1.87										

Height (maximum)	Front Yard (minimum)	Side Yard (minimum)	Rear Yard (minimum)	Parking/Paving (from right-of-way)	Parking/Paving (from property lines)	Existing Zoning	Proposed Zoning	Site Category
55 Feet	50 Feet	10 Feet	10 Feet	30 Feet	30 Feet	AG	M-3	3, 4, 5, or 6

DESCRIPTION:

THIS IS A SURVEY AND SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 14 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, DESCRIBED BY PHELPS ENGINEERING, INC., CLS-82, PROJECT NO. 240480, JUNE 14, 2024, TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE IN 01°37'00" N. ALONG THE WEST LINE OF SAID QUARTER OF SAID SECTION 16, A DISTANCE OF 1914.5 FEET; TO A POINT ON THE NORTH LINE OF LOT 1, THORN PLACE; A SUBDIVISION IN SAID CITY AND STATE; THENCE IN 87°37'11" E. ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 42.0 FEET; TO A POINT ON THE EAST LINE OF BLACK BOB ROAD, AS ESTABLISHED BY THE ORDER FOR PUBLIC STREET, STORM DRAINAGE AND UTILITIES RECORDED BY BOOK 1788 AT PAGE 722, IN THE OFFICE OF THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE IN 27°30'00" W. ALONG THE EAST LINE OF SAID BLACK BOB ROAD, A DISTANCE OF 194.53 FEET; TO A POINT ON THE SOUTH LINE OF LOT 1, ATTIC STORAGE OF OLATHE, 2ND PLAT; A SUBDIVISION IN SAID CITY AND STATE; THENCE IN 87°37'11" E. ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 327.72 FEET; THENCE S 12°30'00" W. ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 380.78 FEET; TO THE SOUTHWEST CORNER THEREOF; SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 2, NORTH OLATHE INDUSTRIAL PARK, A SUBDIVISION IN SAID CITY AND STATE; THENCE S 87°37'11" W. ALONG THE NORTH LINE OF SAID LOT 2, AND LOT 1 OF SAID NORTH OLATHE INDUSTRIAL PARK, A DISTANCE OF 99.23 FEET; TO THE SOUTHWEST CORNER OF SAID LOT 1, THORN PLACE; THENCE IN 12°30'00" W. ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 189.00 FEET; TO THE NORTHEAST CORNER THEREOF; THENCE S 87°37'11" W. ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 27.89 FEET; TO THE POINT OF BEGINNING, CONTAINING 0.762 ACRES, MORE OR LESS.

GROSS AREA = 21,8743 ACRES / 481,643 SQ.FT.

FLOOD NOTE:

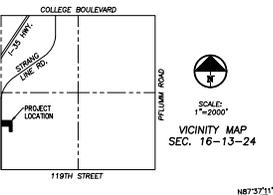
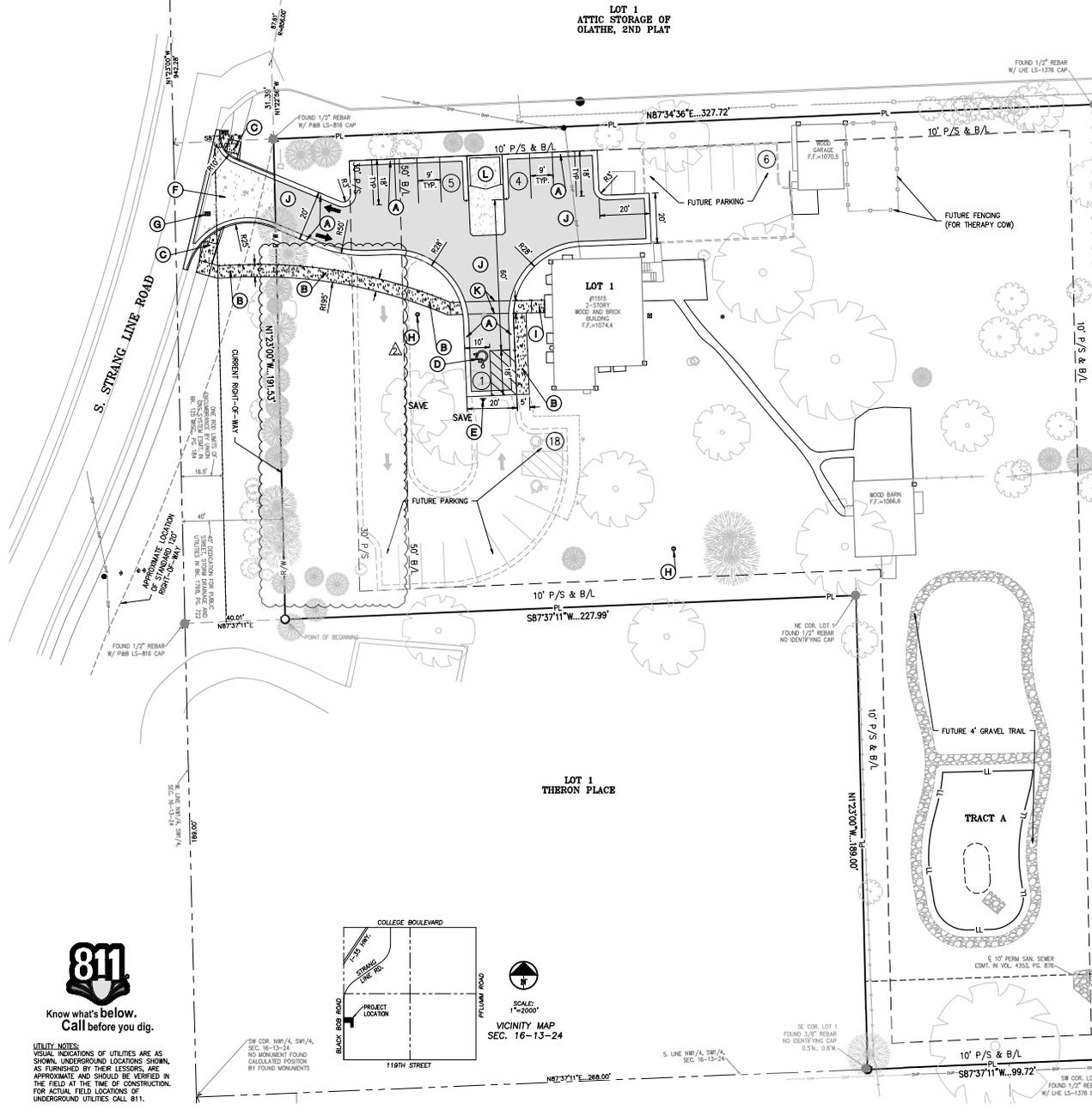
THE PROPERTY LIES WITHIN ZONE 4, DEPICTED AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, MAP NO. 25091C0062, AND DATED AUGUST 3, 2009.

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- - - R/W - - - RIGHT-OF-WAY
- 2" — 2" REBON CURB
- B/L — BUILDING SETBACK LINE
- P/S — PARKING SETBACK LINE
- ▒ — STANDARD DUTY ASPHALT PAVEMENT
- ▒ — CONCRETE PAVEMENT
- ▒ — CONCRETE SIDEWALK
- ⊙ — PARKING SPACES

SITE KEY NOTES:

- (A) CONSTRUCT 24" REBON CURB.
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (C) CONSTRUCT PUBLIC TYPE I SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER (DMT DETECTABLE WARNING).
- (D) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL PAVEMENT MARKINGS, LAYDOWN CURB & BUMPERS.
- (E) INSTALL HANDICAPPED PARKING SIGN (1).
- (F) CONSTRUCT COMMERCIAL CONCRETE ENTRANCE PER CITY STD. DETAIL.
- (G) EXISTING MAILBOX TO BE RELOCATED.
- (H) EXISTING FLAGPOLE TO REMAIN.
- (I) INSTALL CONCRETE RAMP CONNECTING TO EXISTING BRICK STOOP.
- (J) CONSTRUCT ASPHALT PAVEMENT.
- (K) INSTALL PEDESTRIAN CROSSING PAVEMENT MARKINGS.
- (L) CONSTRUCT TRASH ENCLOSURE PER CITY STD. DETAIL.



UTILITY NOTES:
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SITE PLAN
HOPE ROOTS COLLECTIVE
OLATHE, KANSAS
11515 S. BLACKBOB ROAD

PROJECT NO.	DATE	BY	REVISION
240480	7/17/24	WAD	ISSUED FOR PERMITS
	7/17/24	WAD	REVISED PER CITY COMMENTS

SHEET
C1.0

