PRELIMINARY DEVELOPMENT PLANS FOR
133RD AND BLACKBOB- MIXED USE
ADDRESS: 13245 S. BLACK BOB ROAD
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

INDEX

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LS1	LANDSCAPE PLAN

PROJECT LOCATION

PREPARED & SUBMITTED BY:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
CONTACT: JOHN WEBBER, P.E.
913-393-1155 OFFICE
EMAIL: JWEBBER@PHELPSENGINEERING.COM

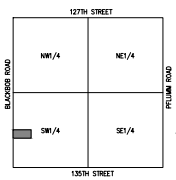
OWNER:
AAG FARM, LLC.
P.O. BOX 2988
P.P. OLATHE, KS 66063
CONTACT: JIB FELTER
PHONE: 913-333-7830
EMAIL: JFELTER@AAGINVESTMENTS.COM

LEGAL DESCRIPTION:

The North 328.23 feet of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 28, Township 13, Range 24, in the City of Olathe, Johnson County, Kansas, described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 28; thence S 2° 05' 59" E, along the West line of the Southwest Quarter of said Section 28, a distance of 1324.80 feet, to the Northwest corner of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 28, said point also being the Point of Beginning; thence N 87° 44' 00" E, along the North line of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 28, a distance of 663.73 feet, to the Northeast corner thereof; thence S 2° 03' 43" E, along the East line of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 28, a distance of 328.23 feet; thence S 87° 44' 00" W, along the South line of the North 328.23 feet of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 28, a distance of 663.51 feet, to the Southwest corner thereof; thence N 2° 05' 59" W, along the West line of the Southwest Quarter of said Section 28, a distance of 328.23 feet, to the point of beginning, containing 5.0004 acres, more or less, subject to that part thereof dedicated for street purposes.

GROSS AREA = ±5.00 ACRES



SCALE: 1"=2000'
VICINITY MAP SEC. 28-13-24

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.

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

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
www.phelpsengineering.com

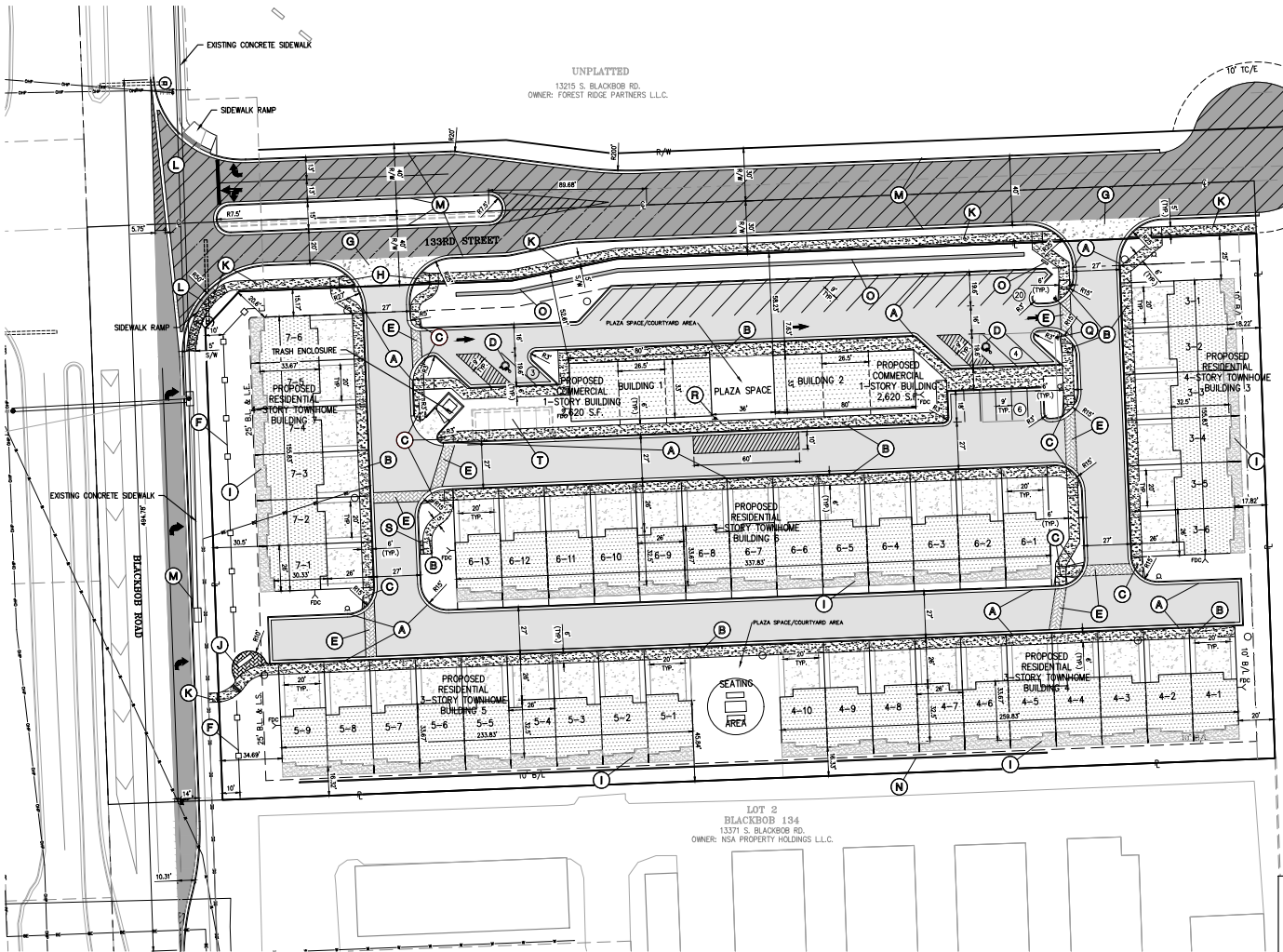
COVER SHEET
133RD AND BLACKBOB - MIXED USE
OLATHE, KANSAS

No.	Date	Revisions	By	App.
1.	05/29/08	REVISED PER CITY COMMENTS	GST	DEJ
2.	06/24/08	REVISED PER CITY COMMENTS	AMT	DEJ
3.	07/07/08	REVISED PER CITY COMMENTS	GST	DEJ

PROJECT NO. 251398
DATE: 12-31-2005 DRAWN: GST
CHECKED BY: DEJ APPROVED: DEJ
CADD FILE: 251398-SITE-02
ENGINEERING - LS-02
ENGINEERING - E-01
REFERENCE: 2006-0000038
MEDICAL CENTER OF KC FOUNDATION
BLACKBOB - 2006-0000028

SHEET
C000

\\PHELPS-SERVER\Projects\P\251398\Dwg\Preliminary\C000.dwg Layout: 1 Jul 07, 2008 - 8:33am Gabriele Thomas



NOTE:
ALL SIGNAGE MUST COMPLY WITH UDO AND MUST BE APPROVED ADMINISTRATIVELY THROUGH A SEPARATE APPLICATION.

BUILDING SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD
SITE DATA	SITE AREA
LOT AREA	4.05 AC.
GROSS AREA	5.00 AC.
BUILDING DATA	BUILDING AREA
COMMERCIAL	5,280 S.F.
RESIDENTIAL	44 UNITS
TOTAL FINISHED FLOOR AREA	92,104 S.F.
DENSITY	10.9 UNITS/ACRE

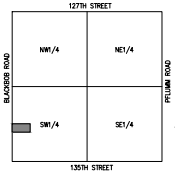
PARKING SUMMARY TABLE

PARKING REQUIREMENTS (CODE SECTION 18.30.160)	
COMMERCIAL(1 PER 300 SQ FT) REQUIRED	18
STANDARD SPACES	31
ACCESSIBLE SPACES	2
TOTAL	33
RESIDENTIAL(1.5 SPACES PER DWELLING UNIT) REQUIRED	66
GARAGE SPACES PROVIDED	88
DRIVEWAY SPACES PROVIDED	88
TOTAL PROVIDED	176

MAX HEIGHT (PROPOSED)	4 STORIES/53'-8"
FRONT YARD SETBACK (MIN./MAX.)	25'/50'
SIDE YARD SETBACK	10'
CORNER SIDE YARD SETBACK (MIN./MAX/)	15'/60'
REAR YARD SETBACK	10'

SITE KEY NOTES:

- (A) CONSTRUCT PRIVATE 2 FT ROLL BACK CONCRETE CURB & GUTTER (TYPICAL).
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (C) CONSTRUCT PRIVATE ACCESSIBLE SIDEWALK CURB RAMP (OMIT DETECTABLE WARNING). HANDRAILS ARE NOT REQUIRED FOR SIDEWALK CURB RAMPS. SIDEWALK CURB RAMP RUNNING SLOPE SHALL NOT EXCEED 8.3%. SIDEWALK CURB RAMP CROSS SLOPE SHALL NOT EXCEED 2.0% (REFER TO GRADING PLAN FOR DESIGN SLOPES).
- (D) CONSTRUCT ACCESSIBLE PARKING SPACE AND ACCESS AISLE (REFER TO ACCESSIBLE PARKING SPACE DETAIL).
- (E) CONSTRUCT STAMPED COLORED CONCRETE CROSSWALK (COLOR AND PATTERN TO BE SELECTED BY OWNER).
- (F) INSTALL FENCE (ALUMINUM PICKET, PAINTED BLACK-60" TALL).
- (G) CONSTRUCT PUBLIC CONCRETE ENTRANCE WITHIN RIGHT OF WAY PER CITY OF OLATHE STANDARD DETAIL 21-11.
- (H) CONSTRUCT PUBLIC SIDEWALK RAMP (TYPE I) OMIT DETECTABLE WARNING PER CITY OF OLATHE STANDARD DETAIL 21-10.
- (I) CONSTRUCT CONCRETE PAVEMENT.
- (J) CONSTRUCT PEDESTRIAN GATEWAY WITH STAMPED COLORED CONCRETE, BENCH & LANDSCAPING.
- (K) CONSTRUCT PUBLIC 5 FT WIDE CONCRETE SIDEWALK PER CITY OF OLATHE STANDARD DETAIL 21-6.
- (L) CONSTRUCT PUBLIC SIDEWALK RAMP (TYPE IV) WITH DETECTABLE WARNING PER CITY OF OLATHE STANDARD DETAIL 21-10C.
- (M) CONSTRUCT PRIVATE 2 FT HIGH BACK CONCRETE CURB & GUTTER (TYPICAL).
- (N) CONSTRUCT BLOCK RETAINING WALL.
- (O) CONSTRUCT LOW MASONRY WALL (2-3 FEET HEIGHT).
- (P) CONSTRUCT ENTRANCE MONUMENT SIGN.
- (Q) INSTALL "DO NOT ENTER" SIGNAGE.
- (R) INSTALL "LOADING ZONE" SIGN.
- (S) MAILBOX
- (T) DEFERRED FUTURE PARKING



SCALE: 1"=2000'
VICINITY MAP SEC. 28-13-24

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- B/L — BUILDING SETBACK LINE
- P/S — PARKING SETBACK LINE
- PROPOSED BUILDING
- ASPHALT PAVEMENT – STANDARD DUTY
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- 2" SURFACE ASPHALT W/ CONCRETE BASE
- FULL DEPTH ASPHALT PAVEMENT
- 60" TALL FENCE
- (9) PARKING SPACES

SCALE: 1"=30'
0' 30' 60'

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
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811 Know what's below. Call before you dig.

PHILIP PROFESSIONAL ENG. INC.
4900 W. 110th Street
Overland Park, Kansas 66211
913.341.6400
www.philipprofessional.com

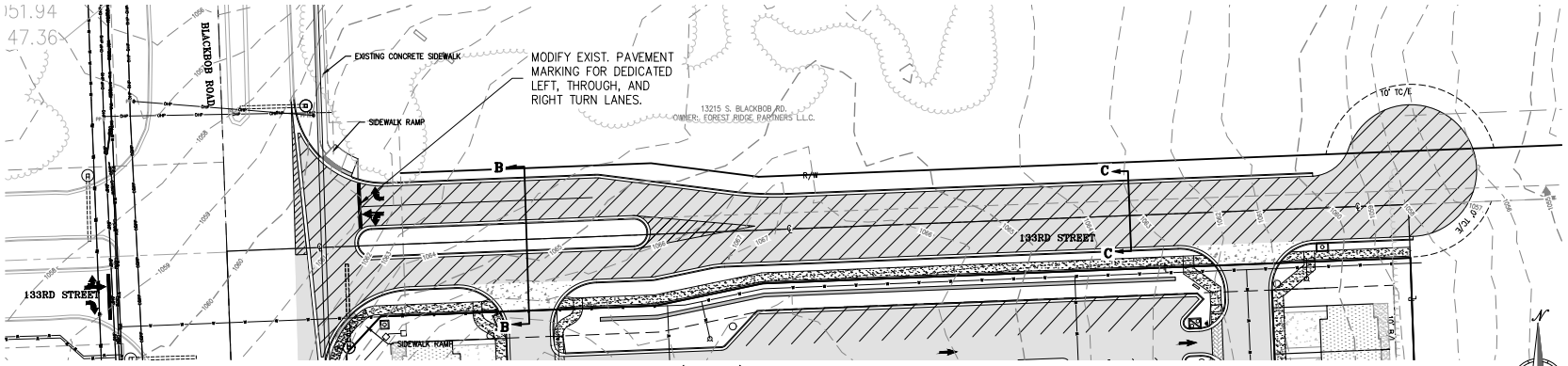
SITE PLAN
133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

No.	Date	Revisions	By	App.
1.	05/29/08	REVISED PER CITY COMMENTS	GST	DEU
2.	06/24/08	REVISED PER CITY COMMENTS	AMT	DEU
3.	07/07/08	REVISED PER CITY COMMENTS	GST	DEU

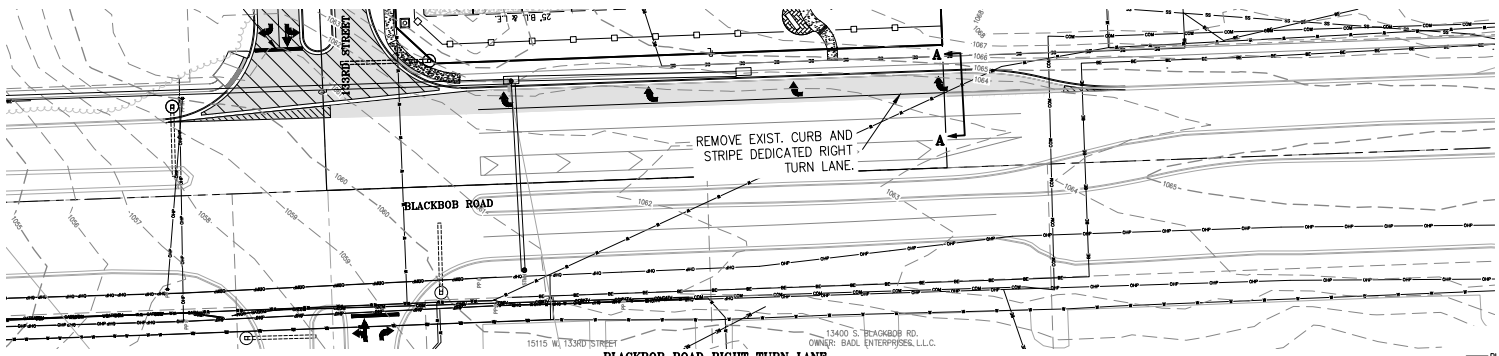
PROJECT NO. 251398
DATE 12-31-2005 DRAWN GST
DESIGNED DEU APPROVED DEU
CADD DRAWING – LS-B2
ENGINEERING – E-3R
MODEL
LOCATION S:\PROJECTS\PROJECTS\2005\251398\DWG\PRELIMINARY\SITE PLAN.dwg
SAVED 07/07/2008 3:45 PM BY JOHN WEBSTER

SHEET
C100

\\PHILIPS-SERVER\Projects\P\251398\Dwg\Preliminary\SITE PLAN.dwg Layout:1 Jul 07, 2008 - 3:53pm John Webster

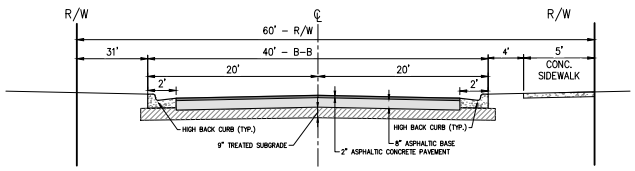


133RD STREET (ARTERIAL)

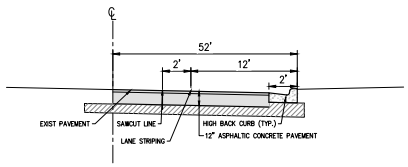


BLACKBOB ROAD RIGHT TURN LANE

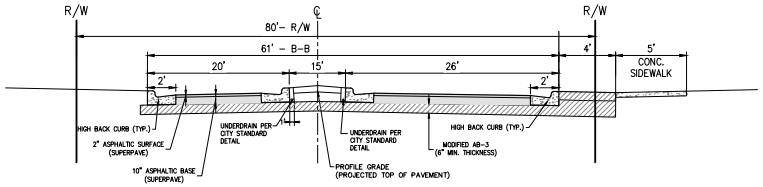
SCALE: 1"=30'



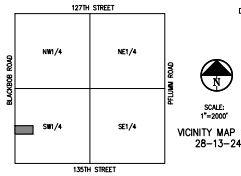
133RD STREET TYPICAL SECTION (C–C)
SCALE: NOT TO SCALE



ROAD EXPANSION TYPICAL SECTION (A–A)
SCALE: NOT TO SCALE



133RD TYPICAL SECTION WITH TURN LANES (B–B)
SCALE: NOT TO SCALE



SCALE: 1"=2000'
VICINITY MAP SEC. 28–13–24

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	2' CURB & GUTTER
	6" CURB
B/L	BUILDING SETBACK LINE
P/S	PARKING SETBACK LINE
L/S	LANDSCAPE SETBACK LINE
	PROPOSED BUILDING
	ASPHALT PAVEMENT – STANDARD DUTY
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	2" SURFACE ASPHALT W/ CONCRETE BASE
	FULL DEPTH ASPHALT PAVEMENT
	RETAINING WALL
	PARKING LOT LIGHT POLE
9	PARKING SPACES

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

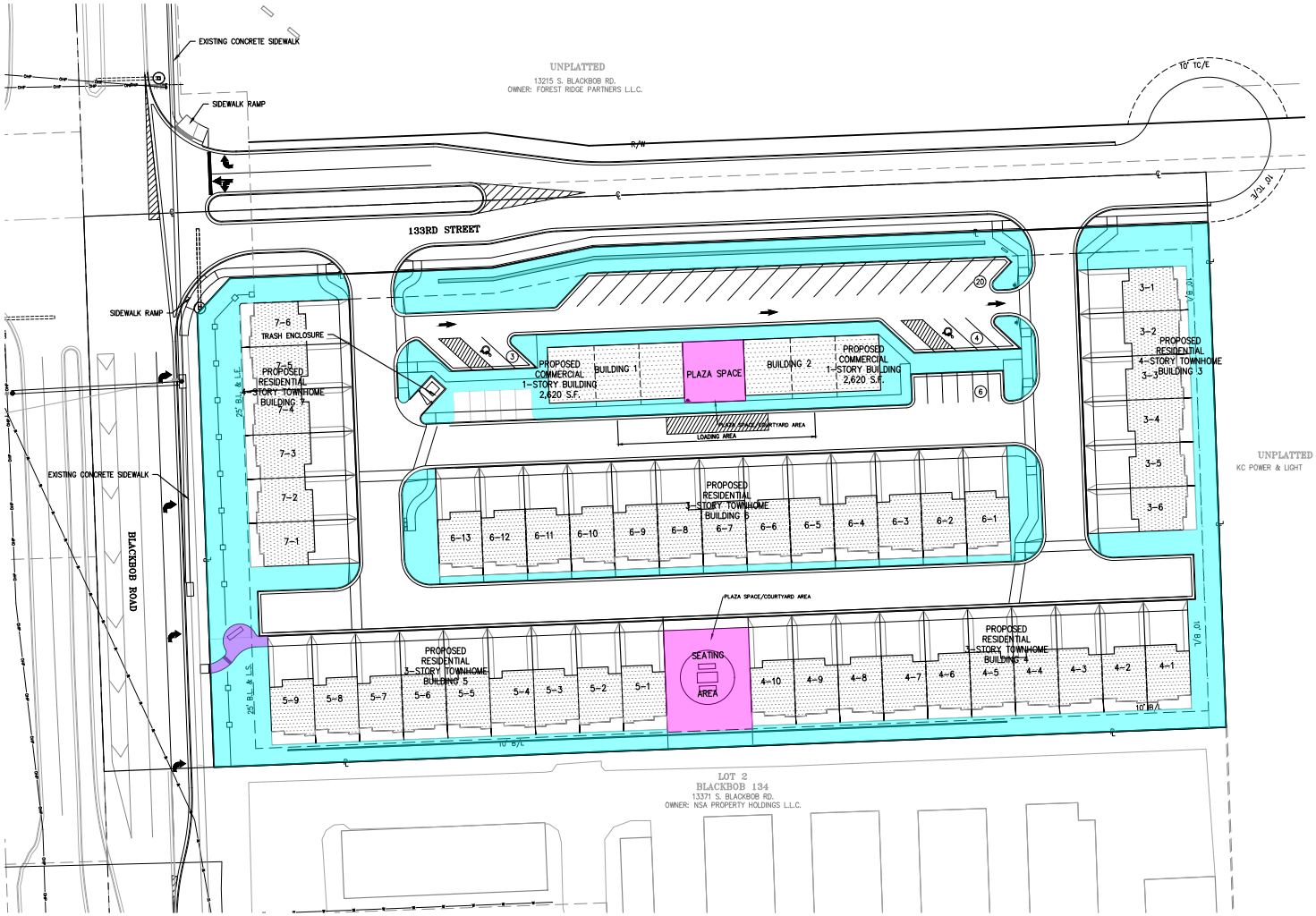
PHILIP G. VANSCOY ENGINEERING, INC.
1000 W. 75th Street
Shawnee Mission, Kansas 66204
913-642-1515
www.pgvansciyengineering.com

PUBLIC IMPROVEMENT PLAN
133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

No.	Date	Revisions	By	App.
1.	05/29/08	REVISED PER CITY COMMENTS	GST	DEJ
2.	06/23/08	REVISED PER CITY COMMENTS	AKP	DEJ
3.	07/07/08	REVISED PER CITY COMMENTS	GST	DEJ

PROJECT NO. 251398
DATE: 12-31-2005 DRAWN: GST
CHECKED BY: DEJ APPROVED: DEJ
CADD: PGV SURVEYING – LS-82
ENGINEERING – E-381
MODIFIED BY: W:\PROJECTS\PGV-SERVER\Projects\P\251398\Dwg\Preliminary\PUBLIC IMPROVEMENT.dwg Layout:1 Jul 07, 2008 - 9:31am Gabrielle Thomas
SURVEYING: 2005/005026
SURVEYING: 2005/005026

SHEET
C101



NOTE:
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OPEN SPACE SUMMARY TABLE

COMMON OPEN SPACE	0.962 ACRES (23.6%)
ACTIVE OPEN SPACE	0.106 ACRES (2.6%)

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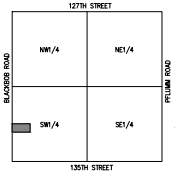


SCALE: 1"=2000'
VICINITY MAP SEC. 28-13-24

LEGEND

- ACTIVE OPEN SPACE
- COMMON OPEN SPACE

SCALE: 1"=30'
0' 30' 60'

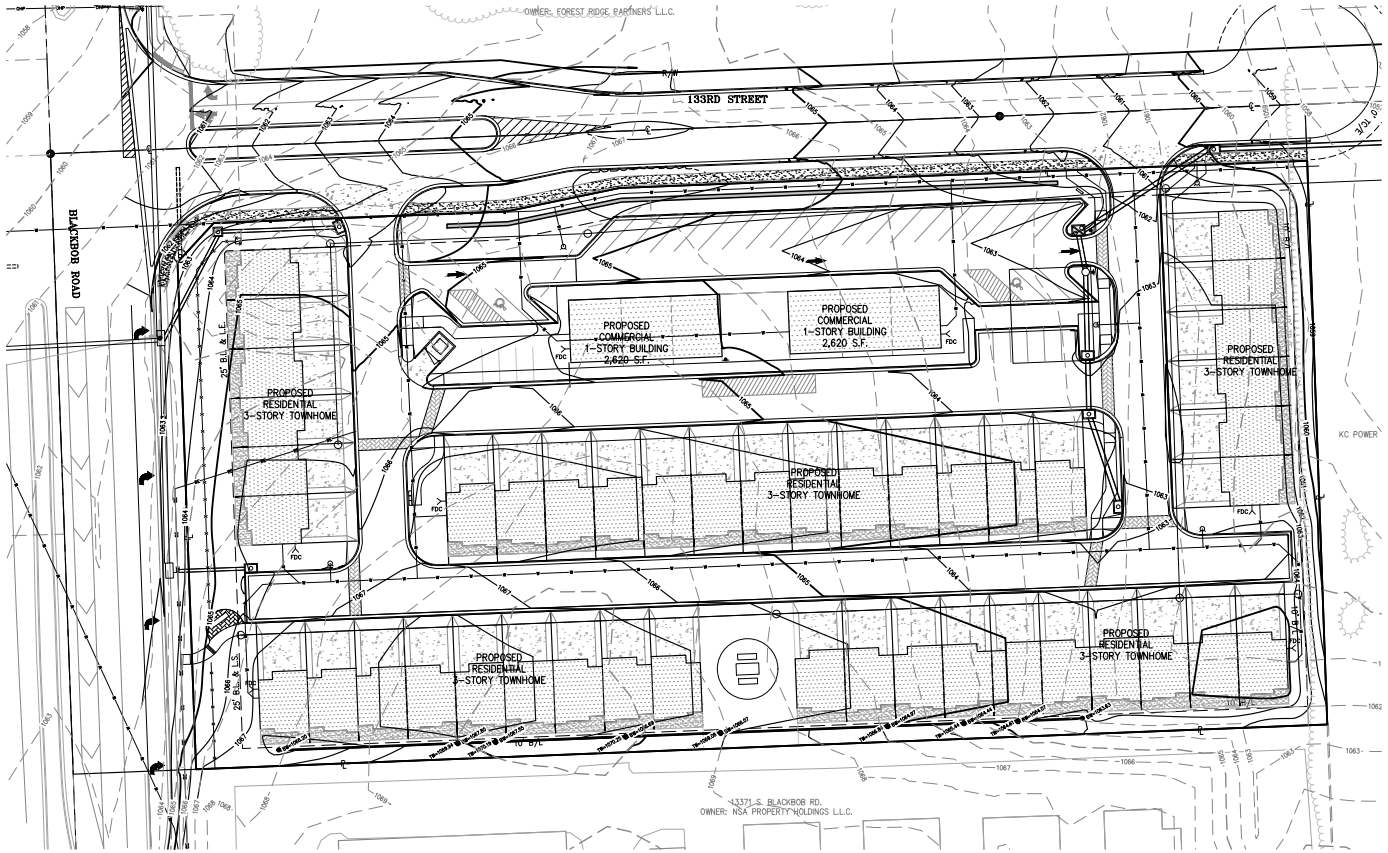
OPEN SPACE PLAN
133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

No.	Date	Revisions	By	App.
1.	05/29/08	REVISED PER CITY COMMENTS	GST	DEU
2.	06/24/08	REVISED PER CITY COMMENTS	AMT	DEU
3.	07/07/08	REVISED PER CITY COMMENTS	GST	DEU

PROJECT NO. 251398
DATE: 12-31-2025 DRAWN: GST
CHECKED BY: APPROVED BY: DEU
CADD: CAD TECHNICIAN
DESIGNER: E. SIR
ENGINEER: E. SIR
REFERENCE: SEE SHEET 1 FOR INFORMATION
MODULE: 0
SUBFILENAME: 251398-0000

SHEET
C102

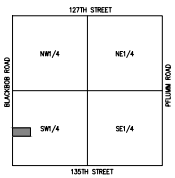
\\PHDFS-SERVER\Projects\P\251398\Dwg\Preliminary\OPEN SPACE.dwg Layout1 Jul 07, 2008 - 9:33am Gabriele Thomas



Earthwork Summary		
133rd & Blackbob		
6/8/2026		
Raw Excavation (Fill)	8,258 Cu. Yds.	
In Place Compaction (+15%)	-4,137 Cu. Yds.	
Building Adjustment	1,008 Cu. Yds.	(assume 8" for of additional excavation) (10" for aerterial road and 8" for private pavement excavation)
Pavement Adjustment	2,530 Cu. Yds.	
On Site Net	7,660 Cu. Yds.	

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
920	EXISTING CONTOURS
918	PROPOSED CONTOURS
	EXISTING STORM SEWER
	PROPOSED STORM PIPE
	PROPOSED WET CURB & GUTTER
	PROPOSED DRY CURB & GUTTER
	PROPOSED RETAINING WALL
1068.00 SW	PROPOSED SPOT ELEVATION
LG	LIP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
P	TOP OF PAVEMENT
TE	TOP OF STRUCTURE
GR	GROUND ELEVATION
BS	BOTTOM OF STEPS
TS	TOP OF STEPS
BW	GRADE AT BOTTOM OF WALL
TW	GRADE AT TOP OF WALL



SCALE: 1"=2000'

VICINITY MAP SEC. 28-13-24

SCALE: 1"=30'

0' 30' 60'

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

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* EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW FILL QUANTITY TO ACCOUNT FOR SHRINKAGE.

Phelps Engineering, Inc.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
www.phelpseng.com

GRADING PLAN

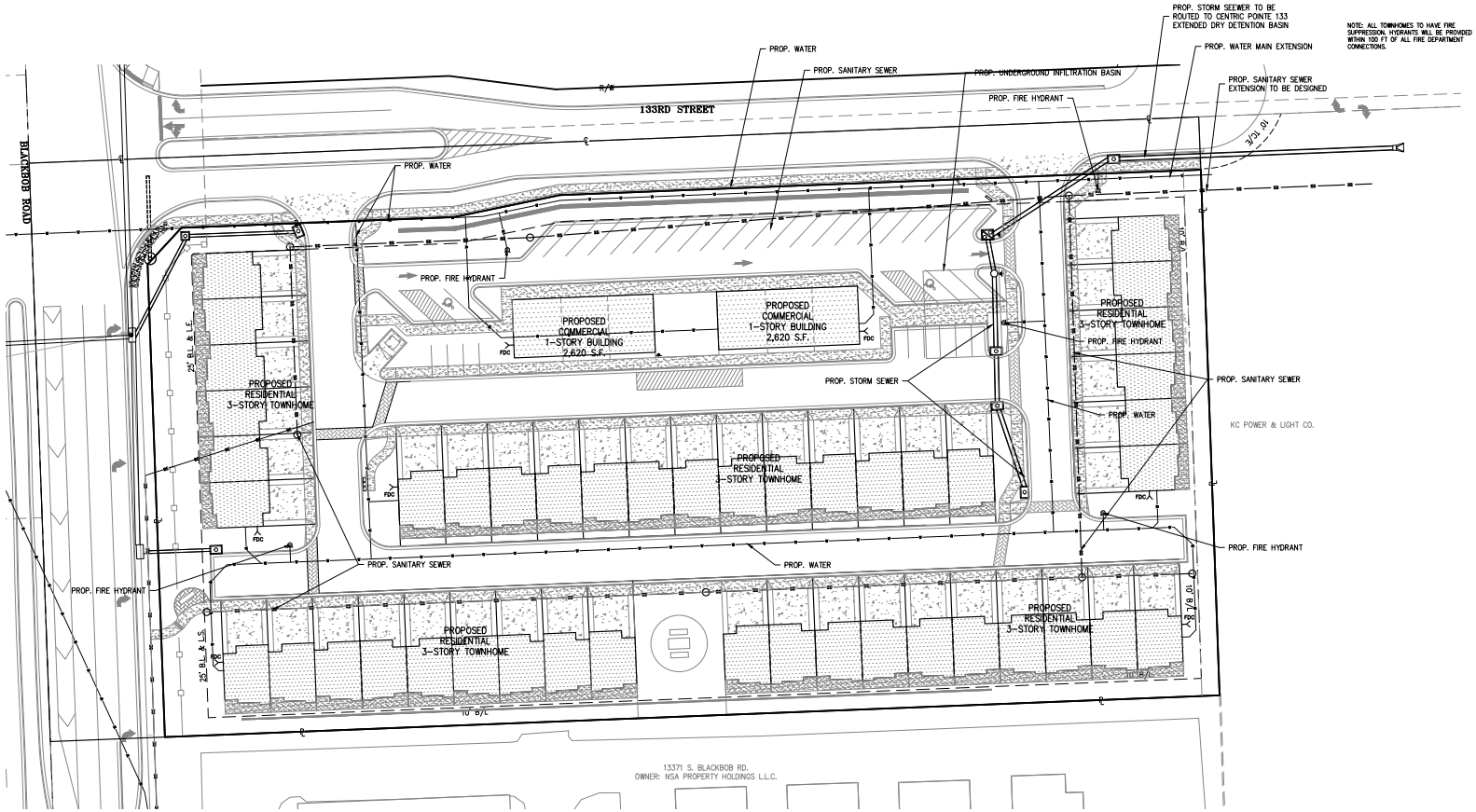
133RD AND BLACKBOB - MIXED USE
OLATHE, KANSAS

No.	Date	Revisions	By	App.
1.	05/29/26	REVISED PER CITY COMMENTS	GST	DEJ
2.	06/29/26	REVISED PER CITY COMMENTS	AMT	DEJ
3.	07/07/26	REVISED PER CITY COMMENTS	GST	DEJ

PROJECT NO. 251398
DATE: 12-31-2025 DRAWN: GST
DESIGNED: DEJ APPROVED: DEJ
CADD: DEJ
CARLS: SURVEYING - LS-82
ENGINEERING - E-391
MODULE: 133RD & TOP - NO INFORMATION
SUBFOLDER: 2025-005028

SHEET
C200

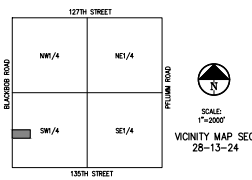
\\PHELPS-SERVER\Projects\P\251398\Dwg\Preliminary\GRADING PLAN.dwg Layout:1 Jul 07, 2026 - 8:33am Gabriela Thomas



NOTE: ALL TOWNHOMES TO HAVE FIRE SUPPRESSOR. HYDRANTS WILL BE PROVIDED WITHIN 100 FT OF ALL FIRE DEPARTMENT CONNECTIONS.

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
COM	EXISTING COMMUNICATIONS LINE
OHC	EXISTING OVERHEAD COMMUNICATIONS LINE
TS	EXISTING TRAFFIC SIGNAL LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC LINE
OHP	EXISTING OVERHEAD POWER LINE
SS	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
W	EXISTING WATER LINE
G	PROPOSED GAS LINE
BE	PROPOSED BURIED ELECTRIC LINE
SS	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
W	PROPOSED WATER LINE
F	PROPOSED FIRE LINE
STM	PROPOSED SECONDARY STORM
COM	PROPOSED COMMUNICATIONS LINE
TS	PROPOSED TRAFFIC SIGNAL LINE
CV	COMMUNICTIONS VAULT
ELV	ELECTRICAL VAULT



VICINITY MAP SEC. 28-13-24

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

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Prepared by:
Phone: (913) 492-5158
Fax: (913) 492-8400
www.phelpsengineering.com

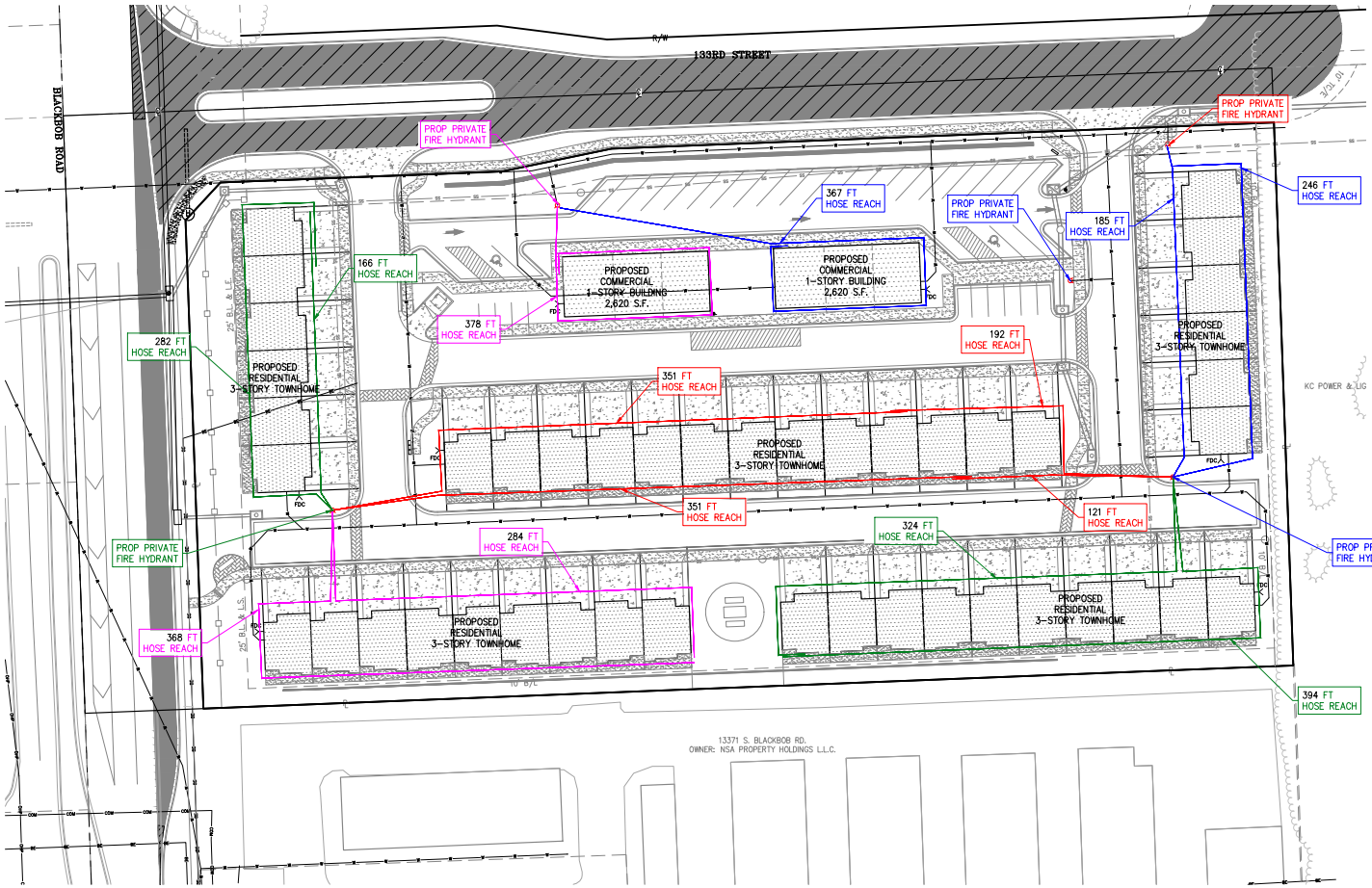
UTILITY PLAN
133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

No.	Date	Revisions	By	App.
1.	05/29/08	REVISED PER CITY COMMENTS	GST	DEU
2.	06/23/08	REVISED PER CITY COMMENTS	AMT	DEU
3.	07/07/08	REVISED PER CITY COMMENTS	GST	DEU

PROJECT NO. 251398
DATE 12-31-2025 DRAWN: GST
CHECKED BY: DEU APPROVED: DEU
CADD: PHELPS ENGINEERING – LS-82
ENGINEERING – E-381
DESIGNED BY: W.O. INFORMATION
MODIFIED BY: W.O. INFORMATION
SURVEYING: 2005-005026

SHEET
C300

\\PHELPS-SERVER\Projects\P\251398\Dwg\Preliminary\UTILITY PLAN.dwg Layout:1 Jul 07, 2008 – 9:33am Gabriele Thomas

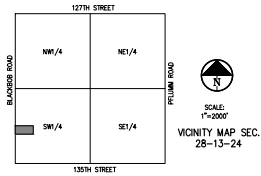


LEGEND

- AERIAL APPARATUS ROOF ACCESS
- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE ACCESS ROAD
- FIRE LANE SIGNING
- FIRE HYDRANT

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- COM — EXISTING COMMUNICATIONS LINE
- G — EXISTING GAS LINE
- BE — EXISTING BURIED ELECTRIC LINE
- OHP — EXISTING OVERHEAD POWER LINE
- SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- W — EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- G — PROPOSED GAS LINE
- BE — PROPOSED BURIED ELECTRIC LINE
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- COM — PROPOSED BURIED TELEPHONE LINE
- W — PROPOSED WATER LINE
- F — PROPOSED FIRE LINE
- STM — PROPOSED SECONDARY STORM
- OHP — PROPOSED OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT



VICINITY MAP SEC. 28-13-24

SCALE: 1"=30'

0' 30' 60'

UTILITY NOTES:
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Know what's below. Call before you dig.

FIRE PROTECTION PLAN

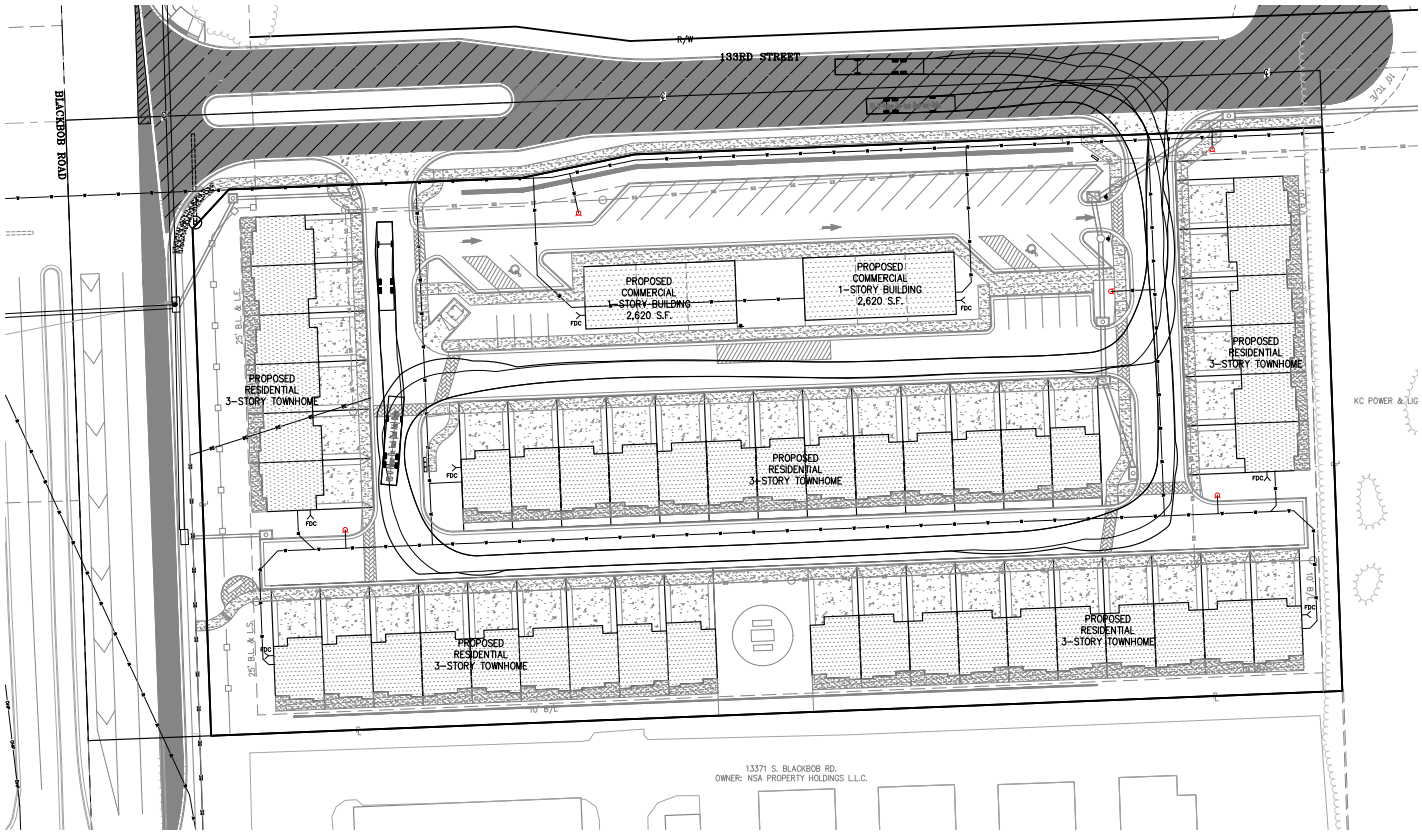
133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

No.	Date	Revisions	By	App.
1.	05/29/08	REVISED PER CITY COMMENTS	GST	DEJ
2.	06/24/08	REVISED PER CITY COMMENTS	AMT	DEJ
3.	07/07/08	REVISED PER CITY COMMENTS	GST	DEJ

PROJECT NO. 251398
DATE 12-31-2025 DRAWN: GST
DESIGNED: DEJ APPROVED: DEJ
CHECKED: DEJ APPROVED: DEJ
CAD FILE: SURVEYING – LS-82
ENGINEERING – E-3R
DRAWING NO. 251398
SHEET NO. 301
SHEET NO. 301

SHEET
C301

\\PHDFS-SERVER\Projects\P\251398\Dwg\Preliminary\FIRE PROTECTION.dwg Layout1 Jul 07, 2008 - 9:34am Outside Thomas



LEGEND

- AERIAL APPARATUS ROOF ACCESS
- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE ACCESS ROAD
- FIRE LANE SIGNING
- FIRE HYDRANT

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- COM — EXISTING COMMUNICATIONS LINE
- G — EXISTING GAS LINE
- BE — EXISTING BURIED ELECTRIC LINE
- OHP — EXISTING OVERHEAD POWER LINE
- SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- W — EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- G — PROPOSED GAS LINE
- BE — PROPOSED BURIED ELECTRIC LINE
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- COM — PROPOSED BURIED TELEPHONE LINE
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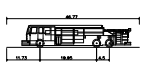
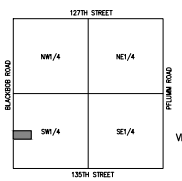
- OHP — PROPOSED OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT



PEI-67-Pumper-Fire-Truck-(Dual-Axle)-Olathe

Overall Length	46.770ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	4.00s
Max Wheel Angle	45.00°

PEI-67-Pumper-Fire-Truck-(Dual-Axle)-Olathe



SCALE: 1"=2000'

VICINITY MAP SEC. 28-13-24

SCALE: 1"=30'

0' 30' 60'

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

Professional Engineering Consultants, P.A.
14920 W. 107th Street
Olathe, Kansas 66061
(913) 829-1770
www.pecpa.com

FIRE PROTECTION PLAN

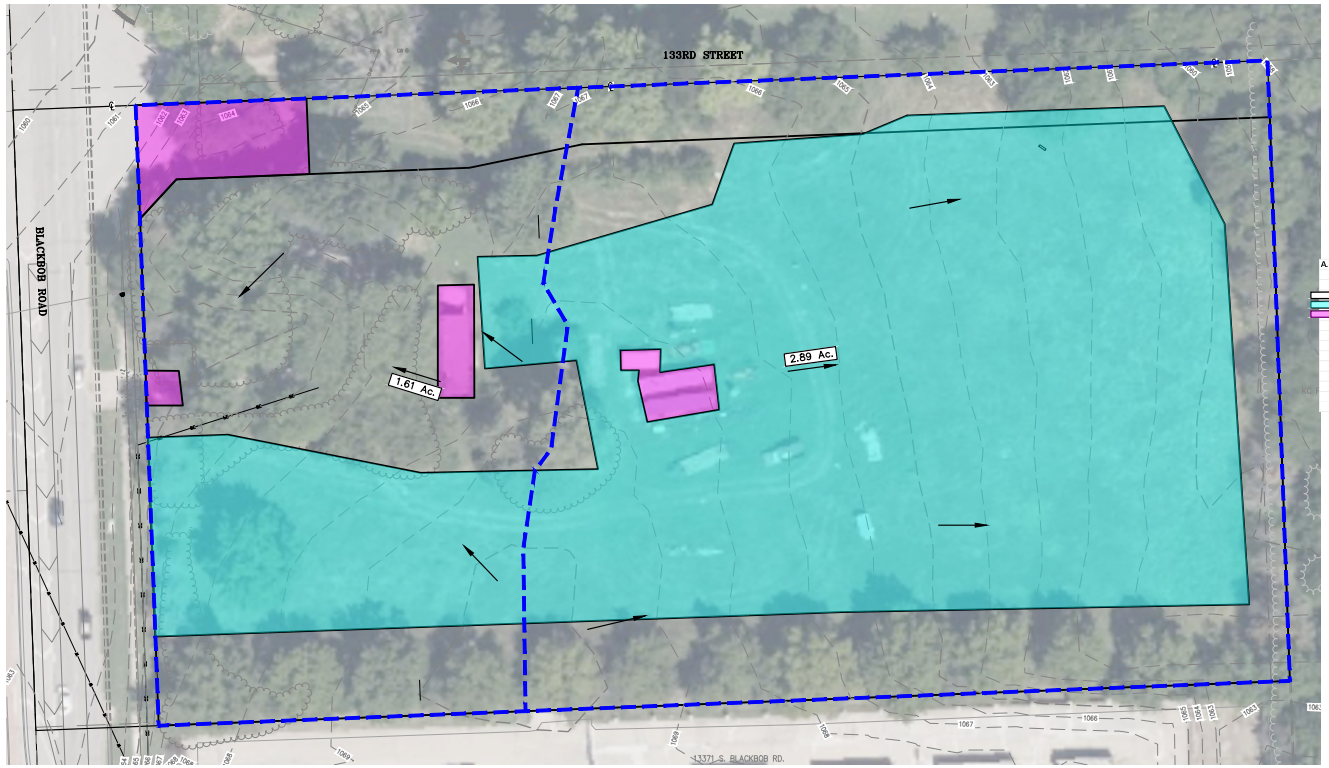
133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

No.	Date	Revisions	By	App.
1.	05/29/08	REVISED PER CITY COMMENTS	GST	DEJ
2.	06/23/08	REVISED PER CITY COMMENTS	AMT	DEJ
3.	07/07/08	REVISED PER CITY COMMENTS	GST	DEJ

PROJECT NO. 251398
DATE 12-31-2025 DRAWN: GST
DESIGNED: DRAWN: GST
CHECKED: APPROVED: DEJ
CADD FILE: 251398-FIRE PROTECTION.dwg
CIVIL ENGINEERING - LS-92
ENGINEERING - E-391
DATUM: NAVD 88 - 2001ADJUSTMENT
MERIDIAN: KS-JOHNSON
BASE: NAD 83 - 2001ADJUSTMENT

SHEET
C302

\\PHDFS-SERVER\Projects\P\251398\Dwg\Preliminary\FIRE PROTECTION.dwg, Layout1 (2) Jul 07, 2008 - 9:34am Gabriele Thomas



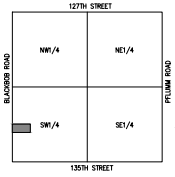
A. Predevelopment CN

Cover Description	Soil HSG	CN	Area (ac.)	Product of CN x Area
Woods, poor	D	83	1.86	154.38
Open Space (turf), poor	D	89	2.49	221.61
Impervious areas (paved driveway)	D	98	0.15	14.70
		Totals	4.50	390.69

Area-Weighted CN = total product/total area = 87

LEGEND

- 920 / 918 — EXISTING CONTOURS
- 920 / 918 — PROPOSED CONTOURS
- DENOTES DRAINAGE AREA
- X.XX Ac. — DENOTES DRAINAGE AREA TO STRUCTURE
- XX — DENOTES STRUCTURE NUMBER
- DENOTES FLOW DIRECTION



SCALE: 1"=2000'

VICINITY MAP SEC. 28-13-24

SCALE: 1"=30'

0' 30' 60'

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EXISTING DRAINAGE MAP / EXISTING CONDITIONS

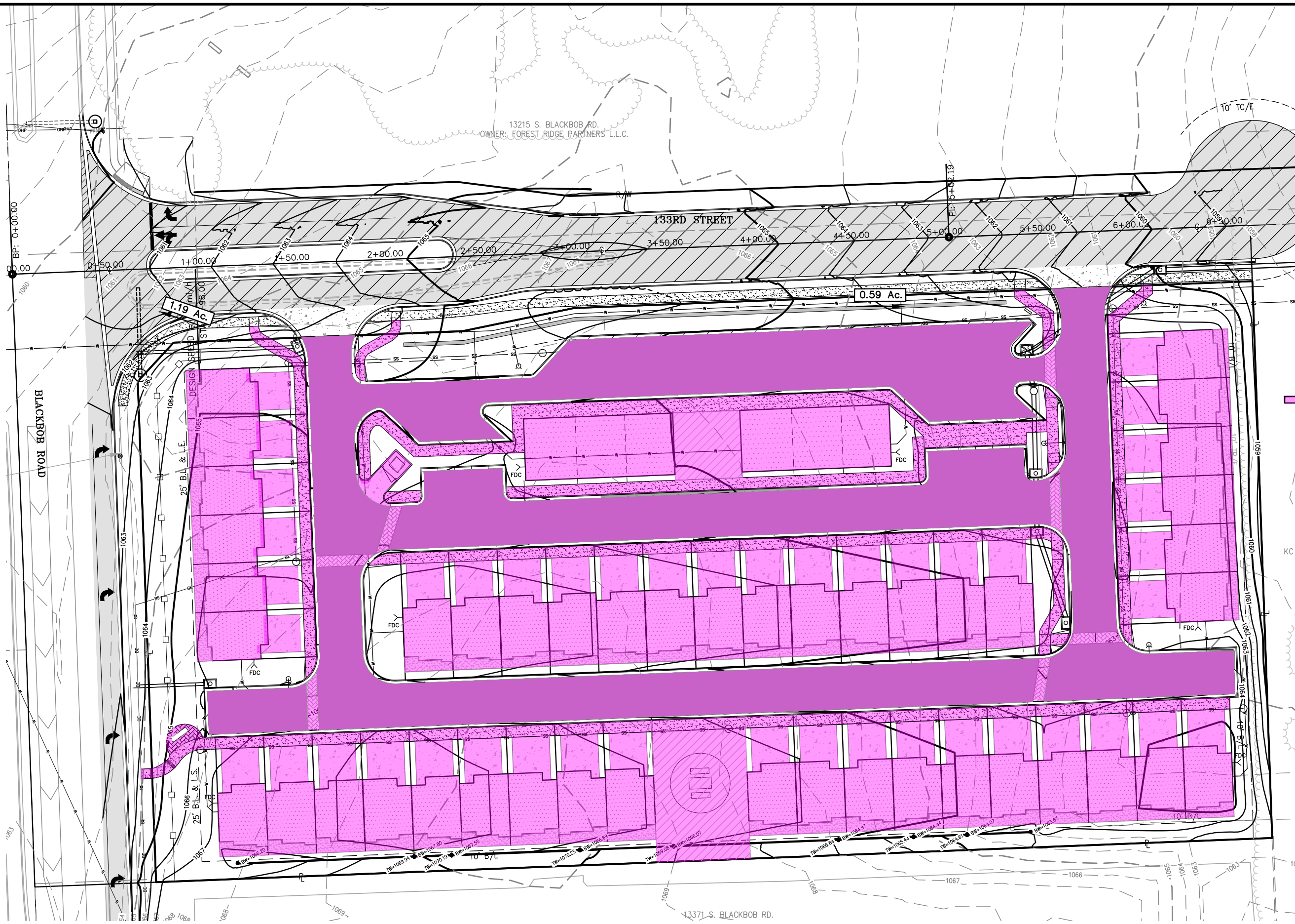
133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

No.	Date	Revisions	By	App.
1.	05/29/26	REVISED PER CITY COMMENTS	GST	DEU
2.	06/24/26	REVISED PER CITY COMMENTS	JMT	DEU

PROJECT NO. 251298
DATE: 12-31-2025 | DRAWN: GST
CHECKED BY: DEU | APPROVED: DEU
CAD FILE: DRAINAGE MAP.dwg
ENGINEERING - LS-92
ENGINEERING - E-391
PREPARED BY: KCI INCORPORATION
MEDICAL
KCI PROJECT NO. 20250005
SUPERVISOR: 20250005

SHEET
C400

\\PHDFS-SERVER\Projects\P\251298\Dwg\Preliminary\DRAINAGE MAP.dwg Layout:1 (2) Jul 07, 2026 - 9:24am Gabriela Thomas



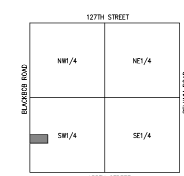
Postdevelopment CN				
Cover Description	Soil HSG[1]	CN	Area (ac.)	Product of CN x Area
Open Space (good condition)	D	80	0.71	56.80
Impervious areas (paved parking lot)	D	98	3.79	371.42
		Totals:	4.50	428.22

Postdevelopment CN is one HSG higher for all cover types except preserved vegetation, absent documentation showing how postdevelopment soil structure will be preserved.

Area-Weighted CN = total product/total area = 95

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- DENOTES RIDGE
- DENOTES DRAINAGE AREA
- X.XX Ac. DENOTES DRAINAGE AREA TO STRUCTURE
- XX DENOTES STRUCTURE NUMBER
- DENOTES FLOW DIRECTION



SCALE: 1"=2000'

VICINITY MAP SEC. 28-13-24

SCALE: 1"=30'

0' 30' 60'

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\\PHELPS-SERVER\Projects\P\251298\Dwg\Preliminary\DRAINAGE MAP.dwg Layout:1 Jul 07, 2026 - 9:34am Gabrielle Thomas

PROPOSED CONDITIONS/ DRAINAGE MAP

133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

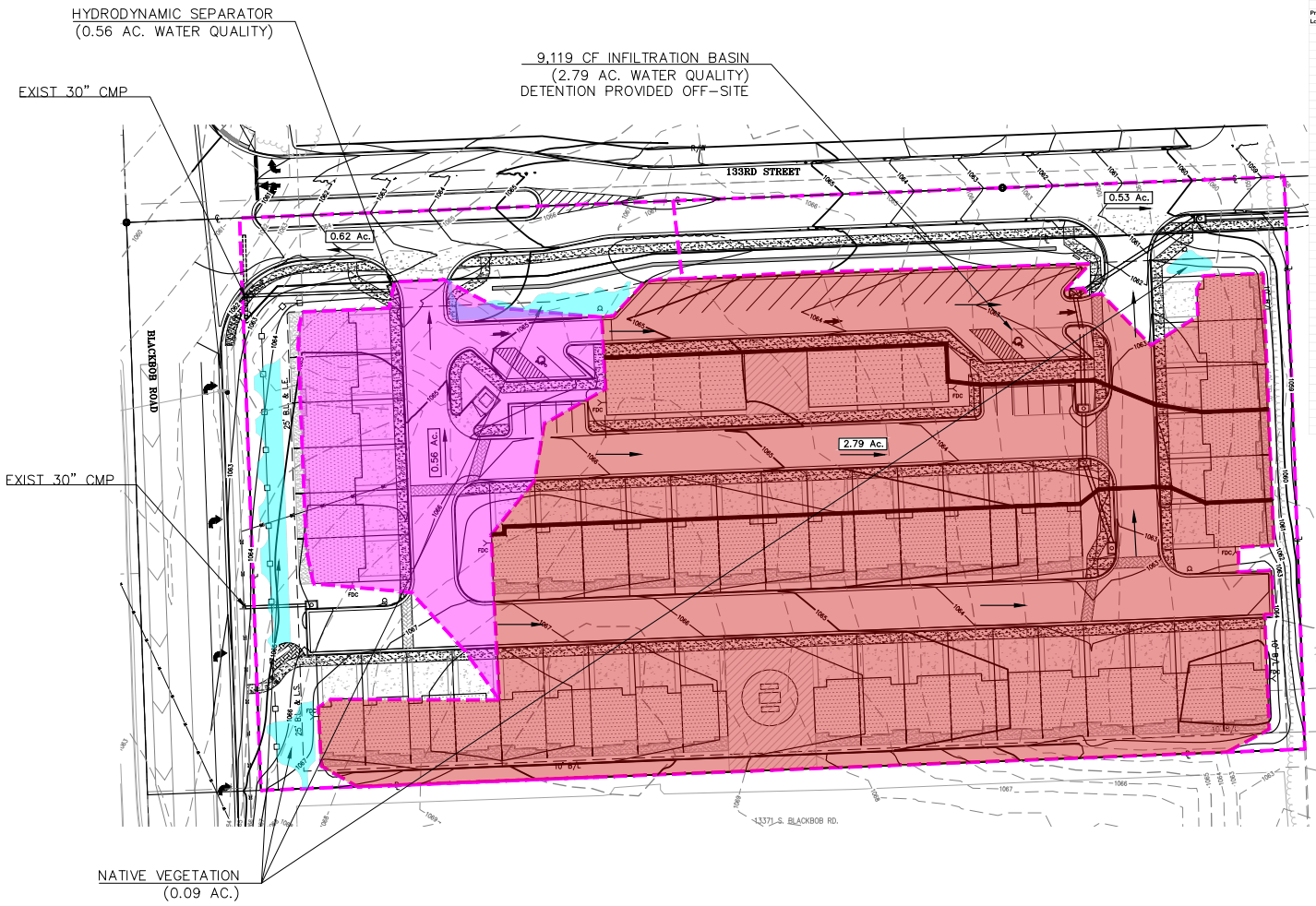
PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com
PEI PLANNING ENGINEERING IMPLEMENTATION

PROJECT NO. 251298		No.	Date	Revisions:	By	App.
DATE: 12-31-2025	DRAWN: GST	1.	05/29/26	REVISED PER CITY COMMENTS	GST	DEU
CHECKED: DEU	APPROVED: DEU	2.	06/24/26	REVISED PER CITY COMMENTS	JMO	DEU

CERTIFICATE OF AUTHORIZATION KANSAS
LAND SURVEYING – LS-82
ENGINEERING – E-391

CERTIFICATE OF AUTHORIZATION MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET C401



WORKSHEET 1: REQUIRED LEVEL OF SERVICE - UNDEVELOPED SITE

Project:	133rd & Black Bob Mixed Use	By:	JCN	Date:	6/23/2026
Location:	133rd & Black Bob	Checked:	DBJ	Date:	6/23/2026

1. Runoff Curve Number

A. Predevelopment CN

Cover Description	Soil HSG	CN	Area (ac.)	Product of CN x Area
Woods, poor	D	83	1.86	154.38
Open Space (turf), poor	D	89	2.49	221.61
Impervious areas (paved driveway)	D	98	0.15	14.70
		Totals:	4.50	390.69

Area-Weighted CN = total product/total area = 87 (Round)

B. Postdevelopment CN

Cover Description	Soil HSG[1]	CN	Area (ac.)	Product of CN x Area
Open Space (good condition)	D	80	0.71	56.80
Impervious areas (paved parking lot)	D	98	3.79	371.42
		Totals:	4.50	428.22

[1] Postdevelopment CN is one HSG higher for all cover types except preserved vegetation, absent documentation showing how postdevelopment soil structure will be preserved.

Area-Weighted CN = total product/total area = 95 (Round)

C. Level of Service (LOS) Calculation

Predevelopment CN:	87
Postdevelopment CN:	95
Difference:	8.0
LOS Required:	6.2
Total VR Required	27.90

2. Proposed BMP Option Package No. 1

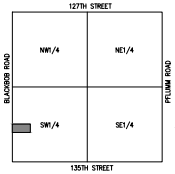
ID	BMP / Cover Description	Treatment Area, ac.	VR	Product of VR x Area
1	Underground Infiltration Trench	2.79	9	25.11
2	Hydrodynamic Separator	0.56	4	2.24
3	Native Vegetation	0.09	9	0.81
	Total:	3.35	Total:	28.16

2) Meets required LOS (Yes/No)? Yes (If No, or if additional options are being tested, move to next sheet.)

Infiltration Basin ID#	WQ Calculations					
	A'	I	R	WQ	WQ	WQ
	(ac)	(%)		(in)	(ac-ft)	(cf)
IT #1	2.79	55	0.54	0.74	0.17	7,505

LEGEND

- 920 / 918 — EXISTING CONTOURS
- 920 / 918 — PROPOSED CONTOURS
- DENOTES DRAINAGE AREA
- DENOTES FLOW DIRECTION



SCALE: 1"=2000'

VICINITY MAP SEC. 28-13-24

SCALE: 1"=30'

0' 30' 60'

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PROJECT NO. 251398
DATE: 12-31-2025 | DRAWN: GST
DESIGNED: DBJ | APPROVED: DBJ
CHECKED: DBJ | PROJECT MGR: JCN
CARLS ENGINEERING - LS-82
ENGINEERING - E-391
SURVEYING - LS-2026
MEDICAL CENTER OF VEGETATION
SCALE: HORIZ: 20'=1'/VERT: 5'=1'

No.	Date	Revisions	By	App.
1.	05/29/26	REVISED PER CITY COMMENTS	GST	DBJ
2.	06/24/26	REVISED PER CITY COMMENTS	JMT	DBJ

PROPOSED DRAINAGE MAP / PROPOSED CONDITIONS

133RD AND BLACKBOB - MIXED USE
OLATHE, KANSAS

SHEET
C402

\\PHDFS-SERVER\Projects\P\251398\Dwg\Preliminary\DRAINAGE MAP.dwg Layout:1 (3) Jul 07, 2026 - 3:53pm John Walker