

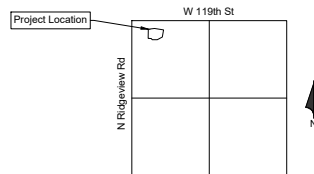
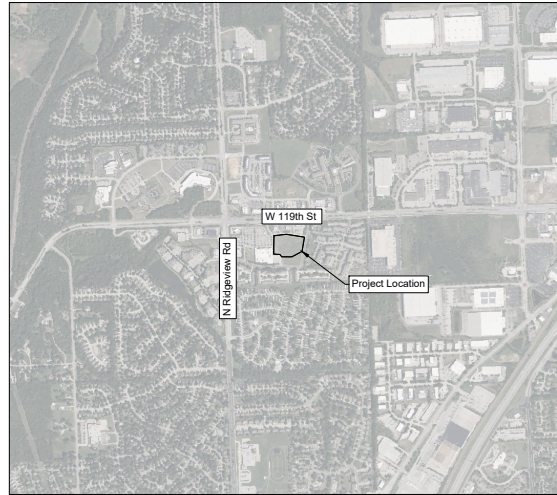
# 119th & Ridgeview - Retail

Olathe, Johnson County, Kansas  
Section 19, Township 13S, Range 24E

## Preliminary Development Plan

### LEGEND

— Existing Section Line	— Proposed Right-of-Way
- - - Existing Right-of-Way Line	— Proposed Property Line
— Existing Lot Line	— Proposed Lot Line
- - - Existing Easement Line	- - - Proposed Easement
— Existing Curb & Gutter	- - - Proposed Curb & Gutter
— Existing Sidewalk	- - - Proposed Sidewalk
— Existing Storm Sewer	— Proposed Storm Sewer
□ Existing Storm Structure	□ Proposed Storm Structure
— Existing Waterline	▲ Proposed Fire Hydrant
- - - Existing Gas Main	- - - Proposed Waterline
— Existing Sanitary Sewer	— Proposed Sanitary Sewer
● Existing Sanitary Manhole	● Proposed Sanitary Manhole
- - - Existing Contour Major	— Proposed Contour Major
- - - Existing Contour Minor	— Proposed Contour Minor
	- - - Future Curb and Gutter
u/E Utility Easement	
ss/E Sanitary Sewer Easement	A/E Access Easement
d/E Drainage Easement	T/E Temporary Easement



LOCATION MAP  
SECTION 19 T13S R24E  
Scale 1" = 2000'

### FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 20091C0064G, revised August 3, 2009, portions of this tract lie in: OTHER AREAS, ZONE X, defined as area of minimal flood hazard.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.

Sheet Number	Sheet Title
C01	Title Sheet
C02	General Notes
C03	Existing Conditions
C04	General Layout
C05	Overall Development Layout
C06	Grading Plan
C07	Dimension Plan
C08	Green Space Exhibit
C09	Parking Plan
C10	Fire Turning Exhibit
C11	Trash Turning Exhibit
C12	Standard Details
C13	Standard Details 2
C14	Standard Details 3
C15	Standard Details 4
C16	Standard Details 5
C17	Standard Details 6
L01	Landscape Plan
L02	Landscape Details

Preliminary Development Plan  
24-0155  
119th & Ridgeview - Retail  
Olathe, Johnson County, Kansas

Title Sheet

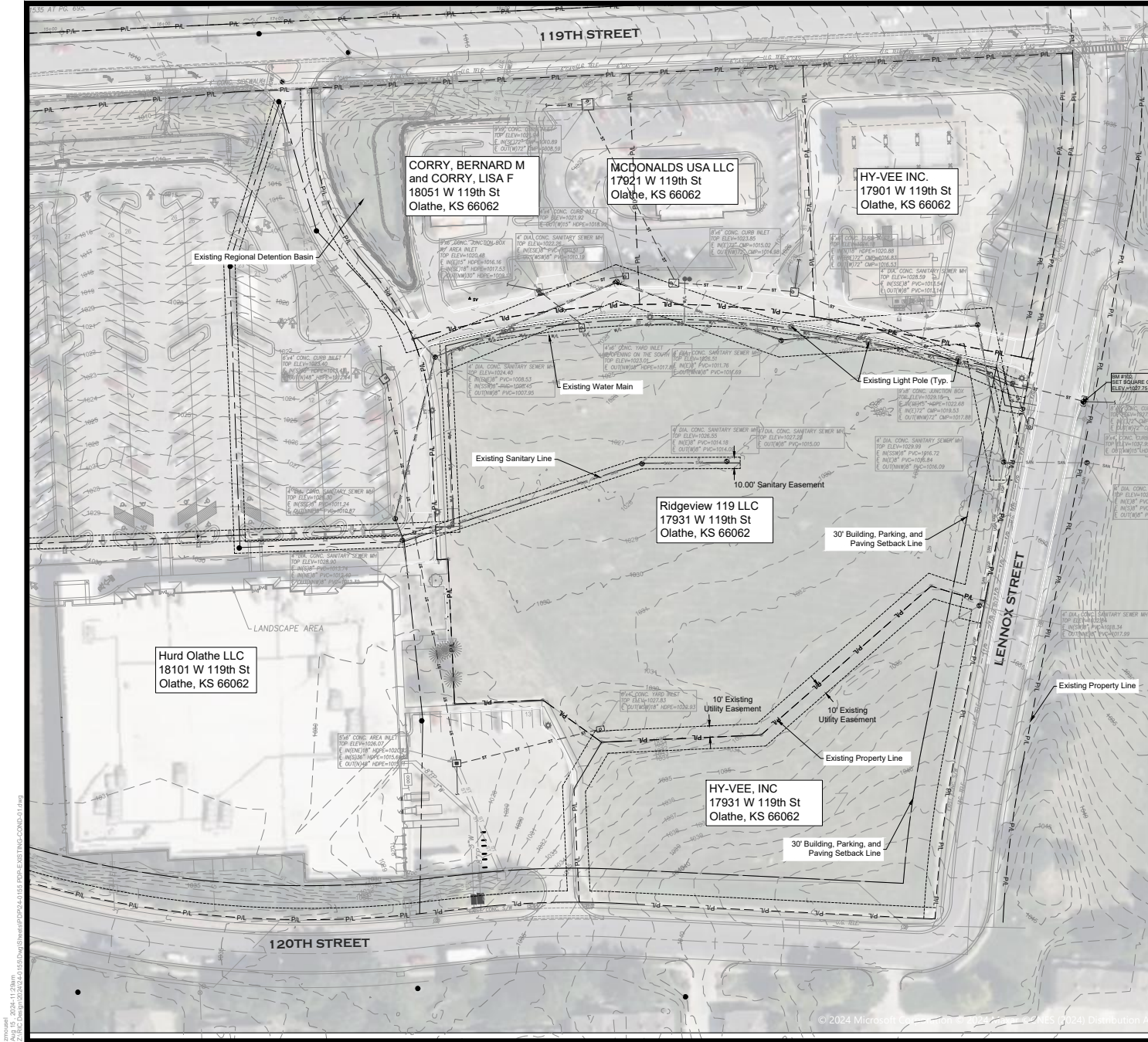
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Preliminary Development Plan  
 24-0155  
 119th & Ridgeview - Retail  
 Olathe, Johnson County, Kansas

Existing Conditions

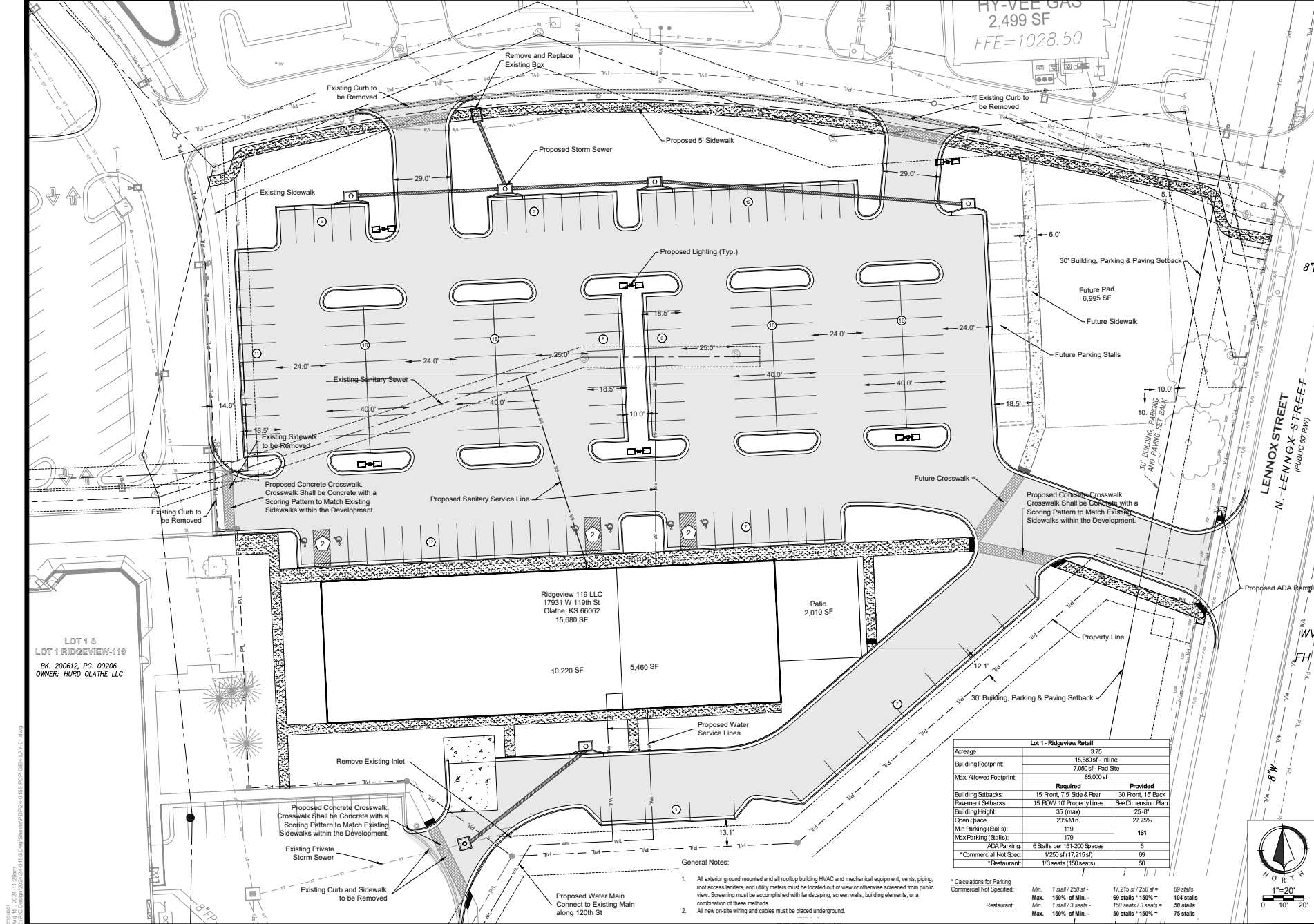
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Sheet  
 C03





LOT 1 A  
LOT 1 RIDGEVIEW-119  
BK. 200612, PC. 00206  
OWNER: HURD OLATHE LLC

HY-VEE GAS  
2,499 SF  
FFE=1028.50

Ridgeview 119 LLC  
17931 W 119th St  
Olathe, KS 66062  
15,680 SF

Patio  
2,010 SF

10,220 SF

General Notes:

- All exterior ground mounted and all rooftop building HVAC and mechanical equipment, vents, piping, roof access ladders, and utility meters must be located out of view or otherwise screened from public view. Screening must be accomplished with landscaping, screen walls, building elements, or a combination of these methods.
- All new on-site wiring and cables must be placed underground.

Lot 1 - Ridgeview Retail			
Acreage	3.75		
Building Footprint	15,680 sf - In-line		
	7,050 sf - Pad Site		
Max. Allowed Footprint:	85,000 sf		
Building Setbacks:	Required	Provided	
	15' Front, 7.5' Side & Rear	30' Front, 15' Back	
Pavement Setbacks:	15' FROW, 10' Property Lines	See Dimension Plan	
Building Height:	35' (max)	25'-8"	
Open Space:	20% Min.	27.75%	
Min Parking (Stalls):	119	161	
Max Parking (Stalls):	179	66	
ADA Parking:	6 Stalls per 151-200 Spaces	6	
*Commercial Not Spec:	1/250 sf (17,215 sf)	66	
*Restaurant:	1/3 seats (150 seats)	50	

*Calculations for Parking			
Commercial Not Specified:	Min. 1 stall / 250 sf =	17,215 sf / 250 sf =	69 stalls
Restaurant:	Max. 150% of Min. =	69 stalls * 150% =	104 stalls
	Min. 1 stall / 3 seats =	150 seats * 3 seats =	50 stalls
	Max. 150% of Min. =	50 stalls * 150% =	75 stalls



Preliminary Development Plan  
24-0155  
119th & Ridgeview - Retail  
Olathe, Johnson County, Kansas

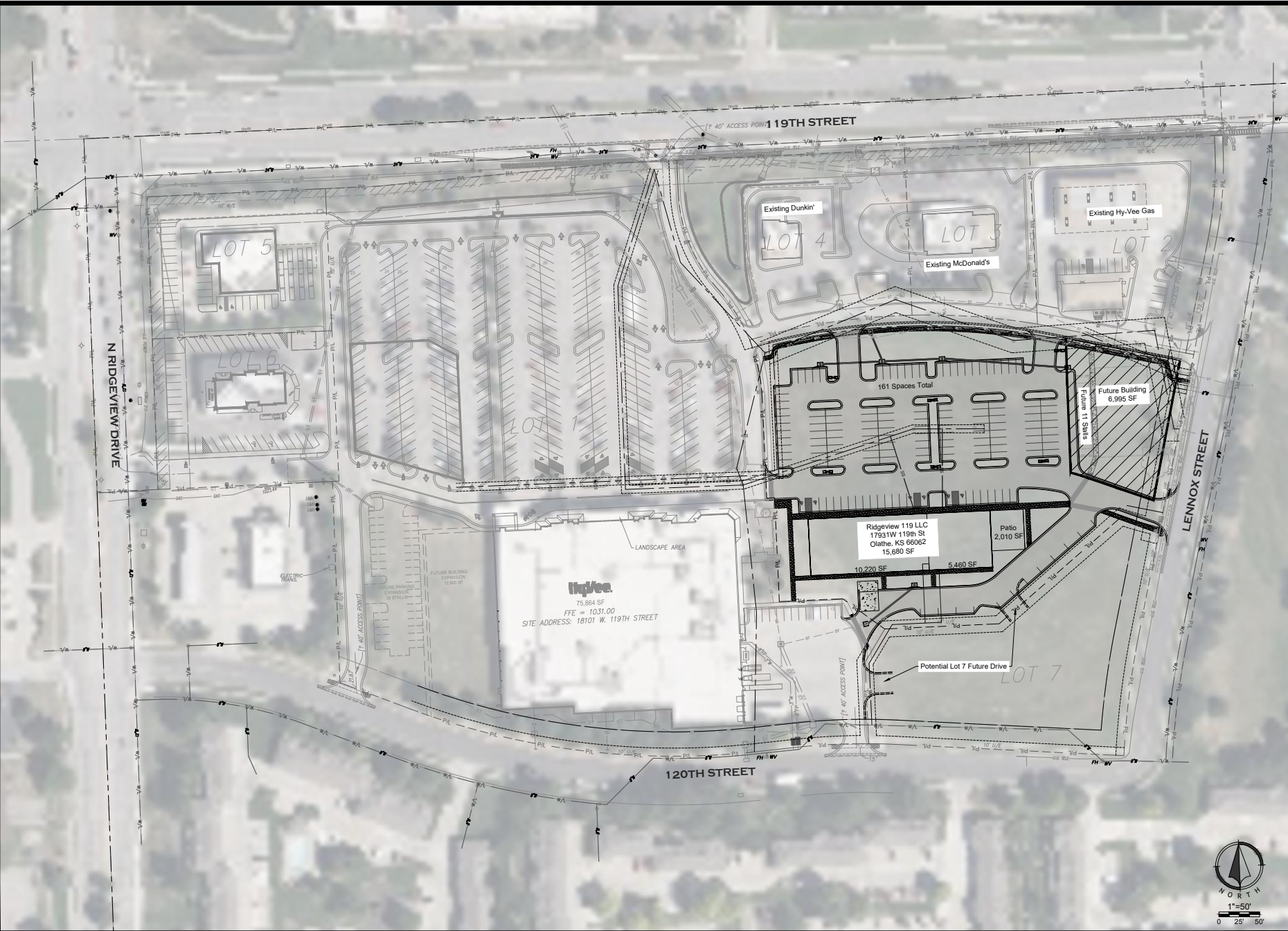
General Layout

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Preliminary Development Plan  
 24-0155  
 119th & Ridgeview - Retail  
 Olathe, Johnson County, Kansas

Overall Development Layout

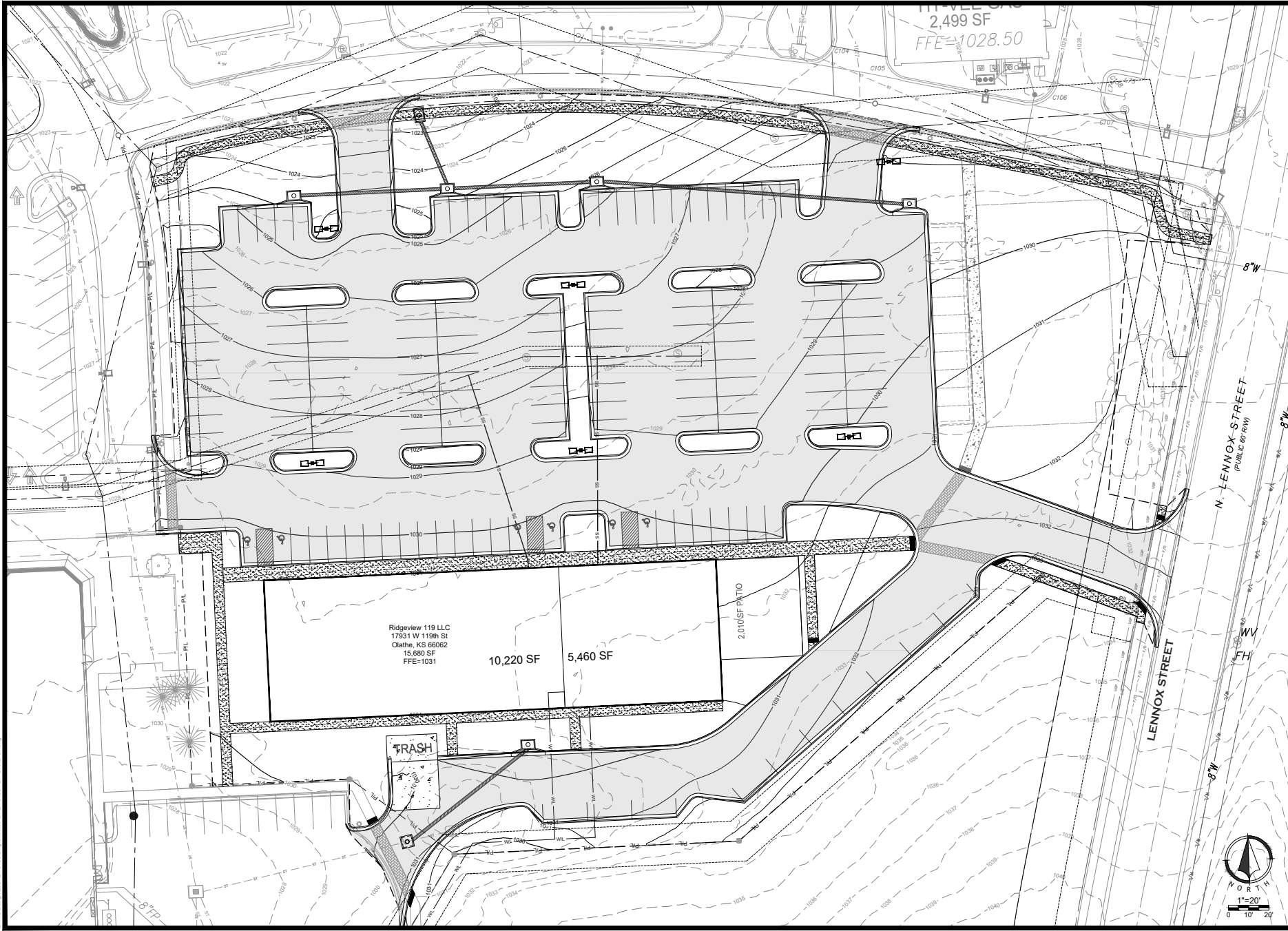
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Ridgeview 119 LLC  
 17931 W 119th St  
 Olathe, KS 66062  
 15,680 SF  
 FFE=1031

10,220 SF    5,460 SF

TRIVEL GRS  
 2,499 SF  
 FFE=1028.50



Preliminary Development Plan  
 24-0155  
 119th & Ridgeview - Retail  
 Olathe, Johnson County, Kansas

Grading Plan

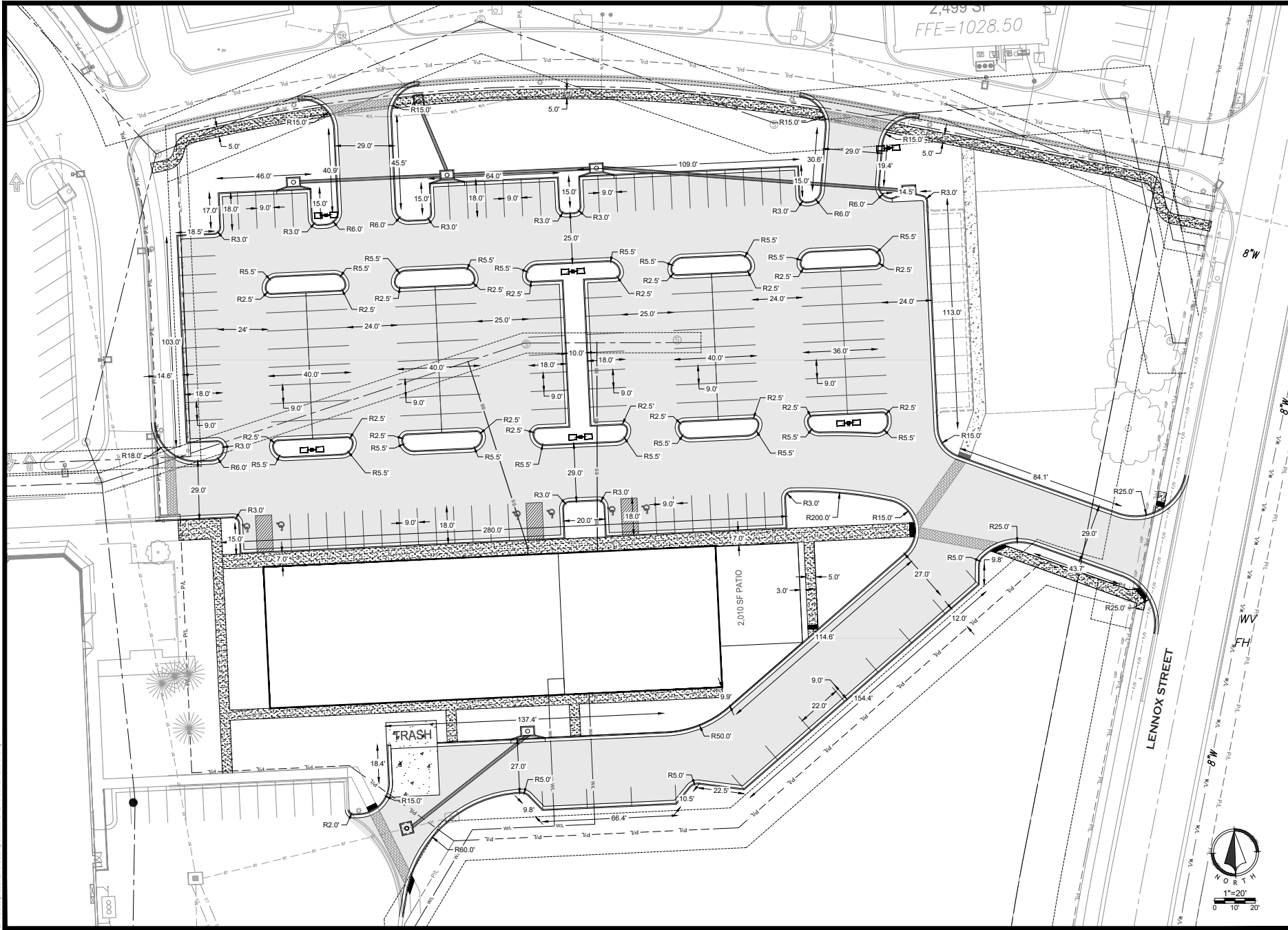
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2,499 SF  
FFE=1028.50

LENNOX STREET



Preliminary Development Plan  
 24-0155  
 119th & Ridgeview - Retail  
 Olathe, Johnson County, Kansas

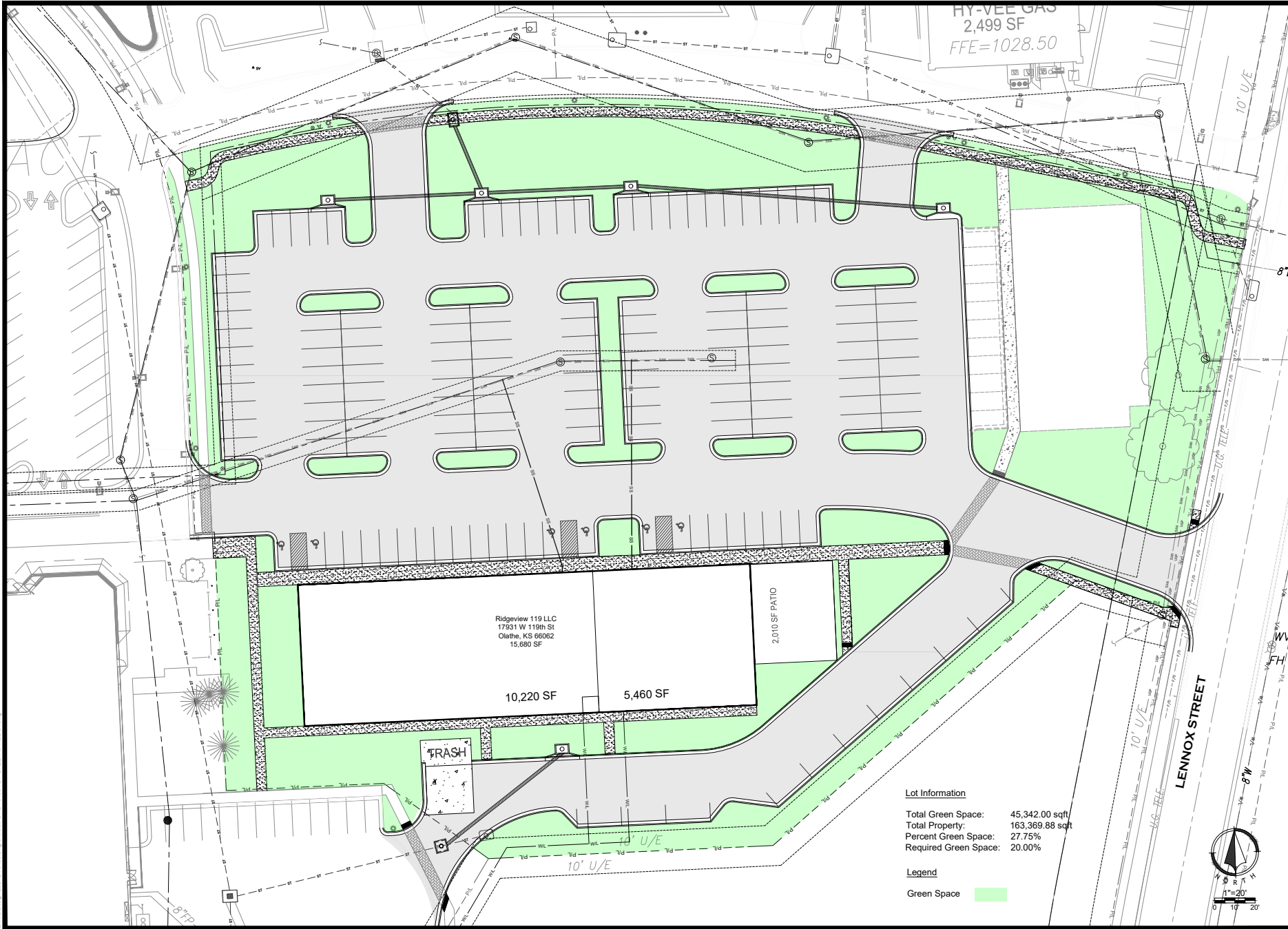
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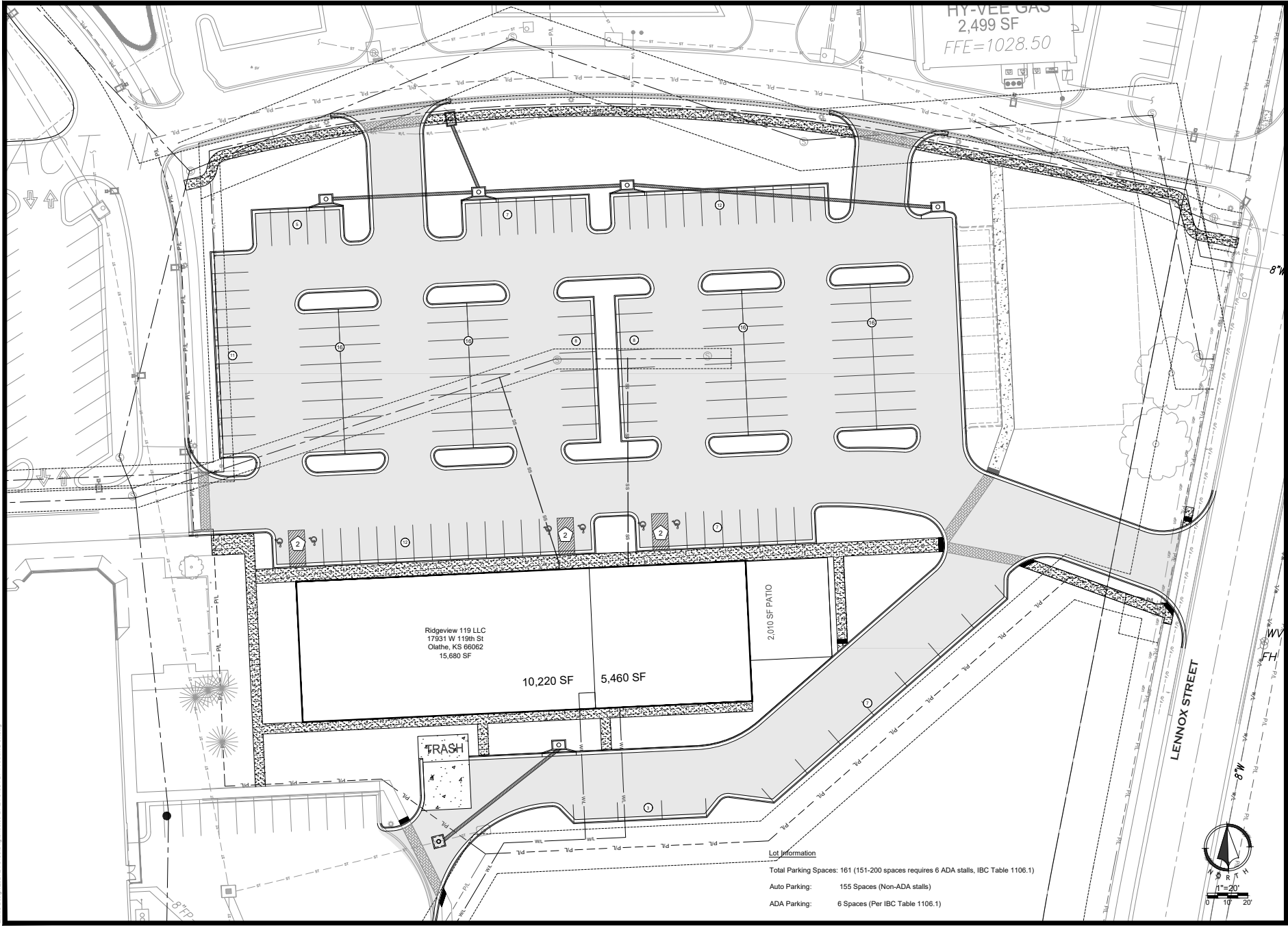
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Preliminary Development Plan	
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119th & Ridgeview - Retail	
Olathe, Johnson County, Kansas	
Green Space Exhibit	
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2	07/08/2024 PDP Submitted
3	07/01/2024 PDP Submitted
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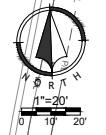


Ridgeview 119 LLC  
 17531 W 119th St  
 Olathe, KS 66062  
 15,680 SF

10,220 SF    5,460 SF

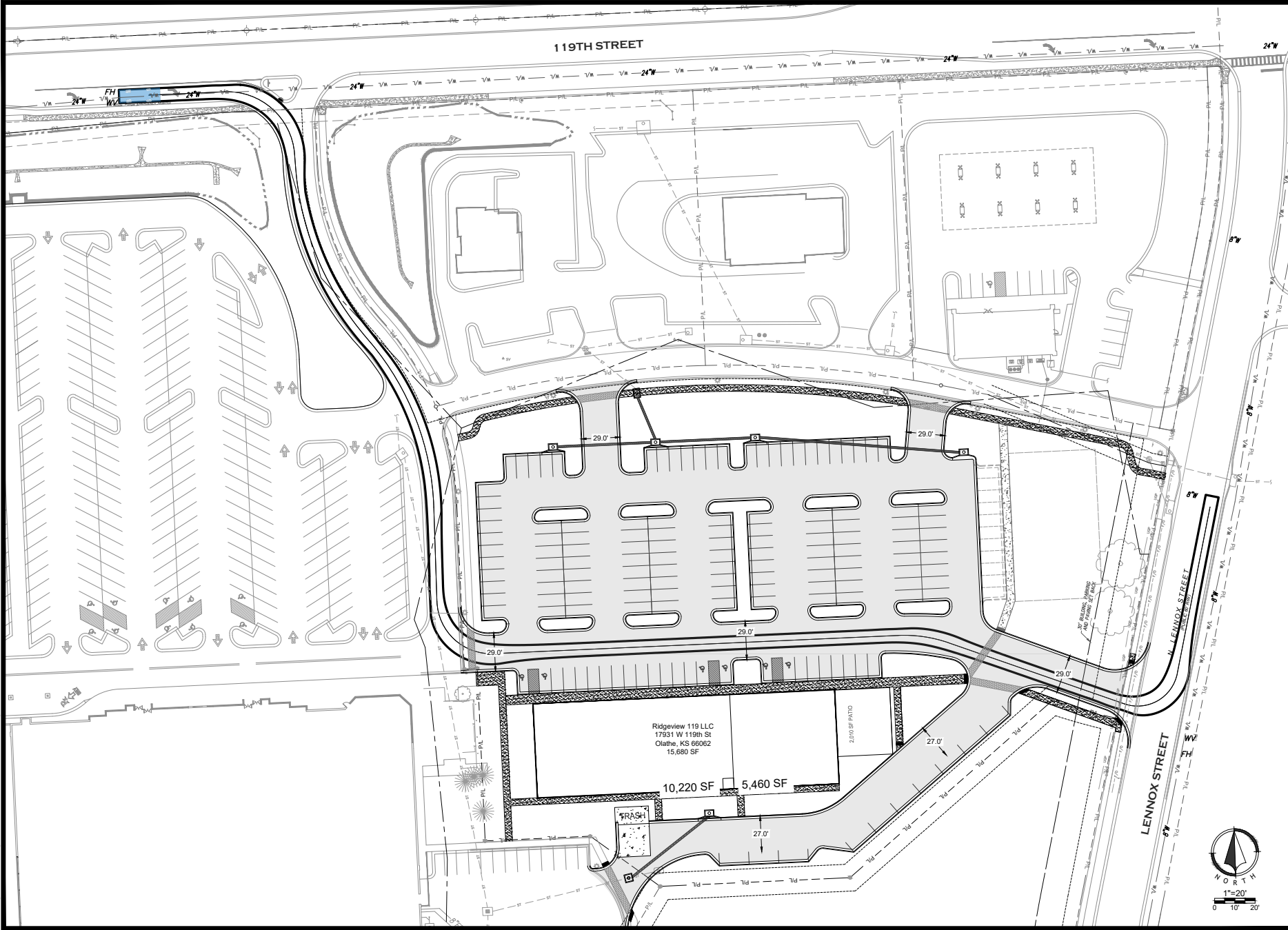
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Total Parking Spaces: 161 (151-200 spaces requires 6 ADA stalls, IBC Table 1106.1)  
 Auto Parking: 155 Spaces (Non-ADA stalls)  
 ADA Parking: 6 Spaces (Per IBC Table 1106.1)



Preliminary Development Plan 24-0155 119th & Ridgeview - Retail Olathe, Johnson County, Kansas																					
<b>Parking Plan</b>																					
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Ridgeview 119 LLC  
 17931 W 119th St  
 Olathe, KS 66062  
 15,680 SF

10,220 SF 5,460 SF

2,000 SF PAVED

TRASH

NO PARKING  
 NO STOPPING OF TRUCKS



Preliminary Development Plan  
 24-0155  
 119th & Ridgeview - Retail  
 Olathe, Johnson County, Kansas

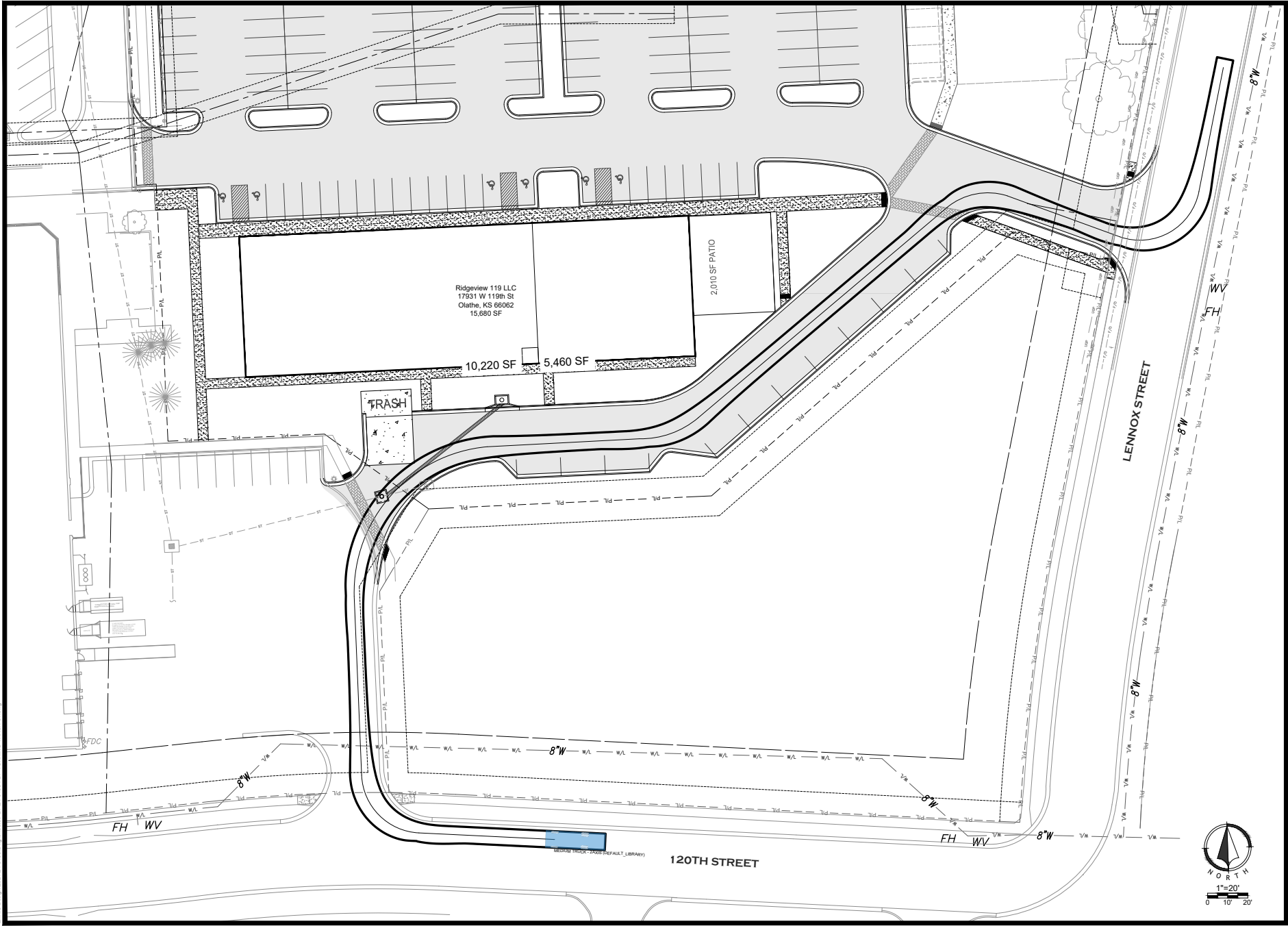
Fire Turning Exhibit

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Preliminary Development Plan  
24-0155  
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Olathe, Johnson County, Kansas

Trash Turning Exhibit

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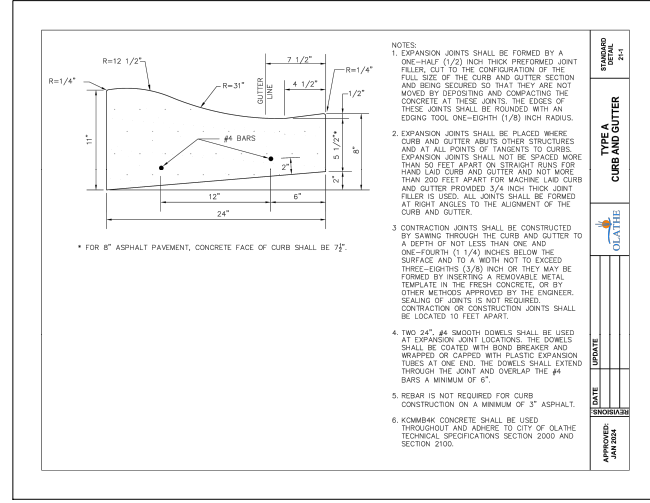
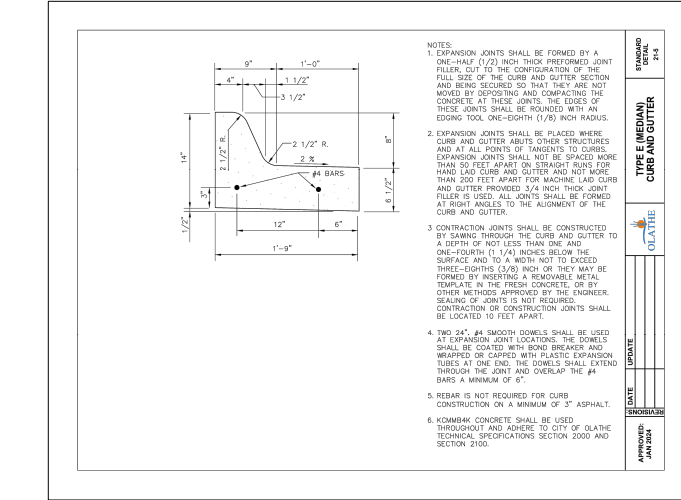
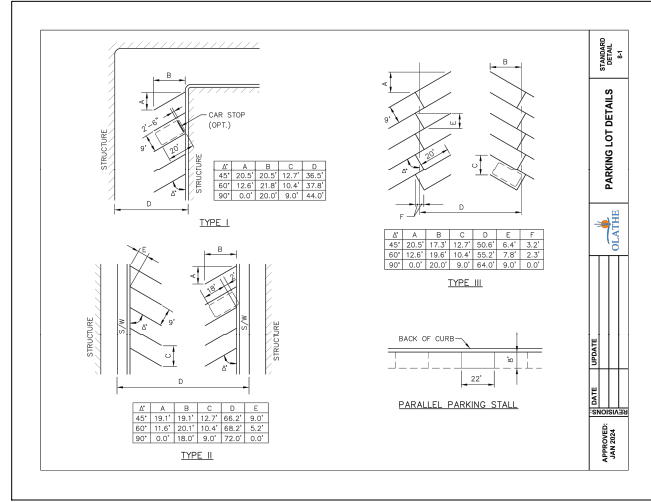
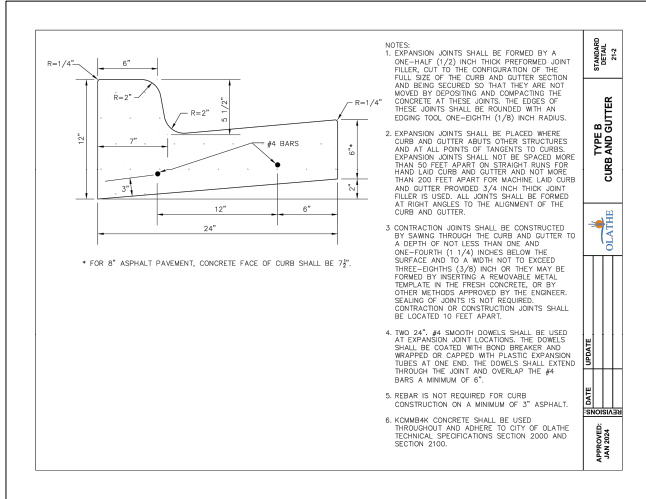
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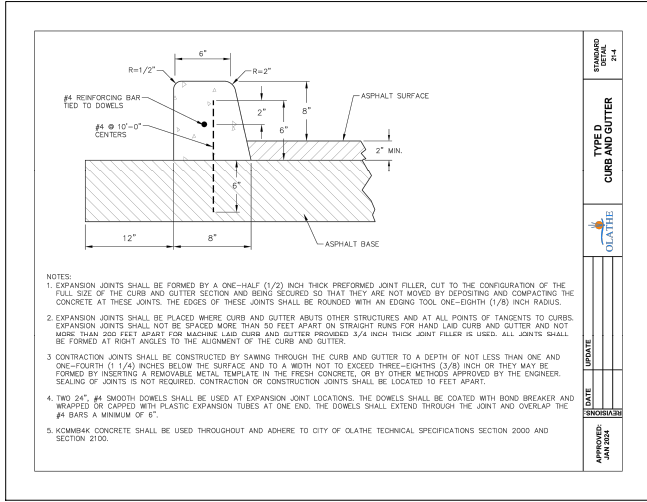
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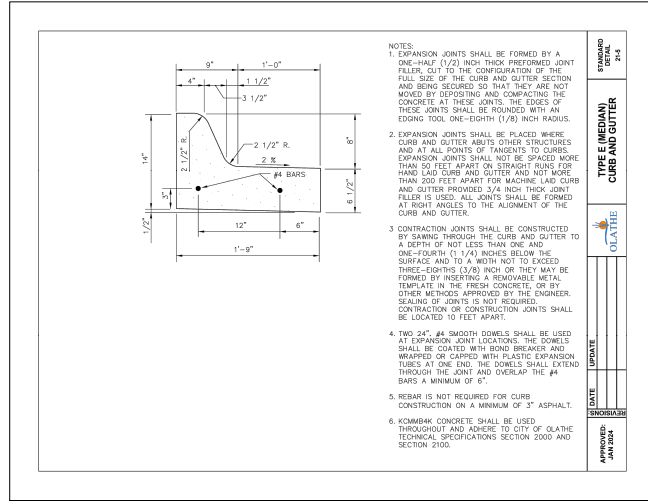
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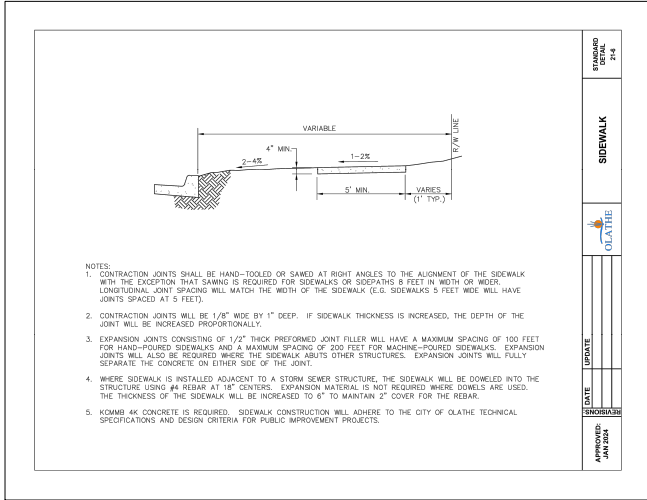
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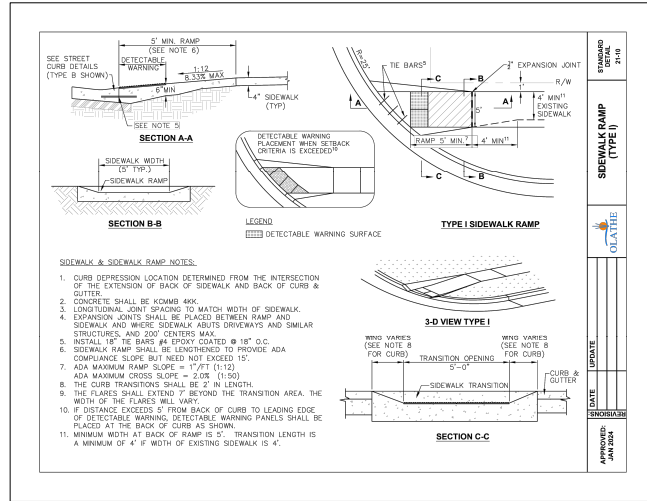
- NOTES:
- EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, CUT TO THE CONFIGURATION OF THE FULL SIZE OF THE CURB AND GUTTER SECTION AND BEING SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS. THE EDGES OF THESE JOINTS SHALL BE ROUNDED WITH AN EDGING TOOL ONE-EIGHTH (1/8) INCH RADIUS.
  - EXPANSION JOINTS SHALL BE PLACED WHERE CURB AND GUTTER ABUTS OTHER STRUCTURES AND AT ALL POINTS OF TANGENTS TO CURBS. EXPANSION JOINTS SHALL NOT BE SPACED MORE THAN 20 FEET APART ON STRAIGHT RUNS FOR HAND LAD CURB AND GUTTER AND NOT MORE THAN 200 FEET APART FOR MACHINE LAD CURB AND GUTTER PROVIDED 3/4 INCH THICK JOINT FILLER IS USED. ALL JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE CURB AND GUTTER.
  - CONTRACTION JOINTS SHALL BE CONSTRUCTED BY SAWING THROUGH THE CURB AND GUTTER TO A DEPTH OF NOT LESS THAN ONE AND ONE-FOURTH (1 1/4) INCHES BELOW THE SURFACE AND TO A WIDTH NOT TO EXCEED THREE-EIGHTHS (3/8) INCH OR THEY MAY BE FORMED BY INSERTING A REMOVABLE METAL TEMPLATE IN THE FRESH CONCRETE, OR BY OTHER METHODS APPROVED BY THE ENGINEER. SEALING OF JOINTS IS NOT REQUIRED. CONTRACTION OR CONSTRUCTION JOINTS SHALL BE LOCATED 10 FEET APART.
  - TWO 24" #4 SMOOTH DOWELS SHALL BE USED AT EXPANSION JOINT LOCATIONS. THE DOWELS SHALL BE COATED WITH BOND BREAKER AND WRAPPED OR CARPED WITH PLASTIC EXPANSION TUBES AT ONE END. THE DOWELS SHALL EXTEND THROUGH THE JOINT AND OVERLAP THE #4 BARS A MINIMUM OF 6".
  - KOMBAR CONCRETE SHALL BE USED THROUGHOUT AND ADHERE TO CITY OF OLATHE TECHNICAL SPECIFICATIONS SECTION 2000 AND SECTION 2100.



- NOTES:
- EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, CUT TO THE CONFIGURATION OF THE FULL SIZE OF THE CURB AND GUTTER SECTION AND BEING SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS. THE EDGES OF THESE JOINTS SHALL BE ROUNDED WITH AN EDGING TOOL ONE-EIGHTH (1/8) INCH RADIUS.
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  - TWO 24" #4 SMOOTH DOWELS SHALL BE USED AT EXPANSION JOINT LOCATIONS. THE DOWELS SHALL BE COATED WITH BOND BREAKER AND WRAPPED OR CARPED WITH PLASTIC EXPANSION TUBES AT ONE END. THE DOWELS SHALL EXTEND THROUGH THE JOINT AND OVERLAP THE #4 BARS A MINIMUM OF 6".
  - REBAR IS NOT REQUIRED FOR CURB CONSTRUCTION ON A MINIMUM OF 3" ASPHALT THROUGHOUT AND ADHERE TO CITY OF OLATHE TECHNICAL SPECIFICATIONS SECTION 2000 AND SECTION 2100.
  - KOMBAR CONCRETE SHALL BE USED THROUGHOUT AND ADHERE TO CITY OF OLATHE TECHNICAL SPECIFICATIONS SECTION 2000 AND SECTION 2100.



- NOTES:
- CONTRACTION JOINTS SHALL BE HAND-TOOLED OR SAWED AT RIGHT ANGLES TO THE ALIGNMENT OF THE SIDEWALK WITH THE EXCEPTION THAT SAWING IS REQUIRED FOR SIDEWALKS OR SLOPWAYS 6 FEET IN WIDTH OR WIDER. LONGITUDINAL JOINT SPACING WILL MATCH THE WIDTH OF THE SIDEWALK (E.G. SIDEWALKS 5 FEET WIDE WILL HAVE JOINTS SPACED AT 5 FEET).
  - CONTRACTION JOINTS WILL BE 1/8" WIDE BY 1" DEEP. IF SIDEWALK THICKNESS IS INCREASED, THE DEPTH OF THE JOINT WILL BE INCREASED PROPORTIONALLY.
  - EXPANSION JOINTS CONSISTING OF 1/2" THICK PREFORMED JOINT FILLER WILL HAVE A MAXIMUM SPACING OF 100 FEET FOR HAND-POURED SIDEWALKS AND 200 FEET FOR MACHINE-POURED SIDEWALKS. EXPANSION JOINTS WILL ALSO BE REQUIRED WHERE THE SIDEWALK ABUTS OTHER STRUCTURES. EXPANSION JOINTS WILL FULLY SEPARATE THE CONCRETE ON EITHER SIDE OF THE JOINT.
  - WHERE SIDEWALK IS INSTALLED ADJACENT TO A STORM SEWER STRUCTURE, THE SIDEWALK WILL BE DOWELED INTO THE STRUCTURE USING #4 REBAR AT 18" CENTERS. EXPANSION MATERIAL IS NOT REQUIRED WHERE DOWELS ARE USED. THE THICKNESS OF THE SIDEWALK WILL BE INCREASED TO 4" TO MAINTAIN 2" COVER FOR THE REBAR.
  - KOMBAR CONCRETE IS REQUIRED. SIDEWALK CONSTRUCTION WILL ADHERE TO THE CITY OF OLATHE TECHNICAL SPECIFICATIONS AND DESIGN CRITERIA FOR PUBLIC IMPROVEMENT PROJECTS.

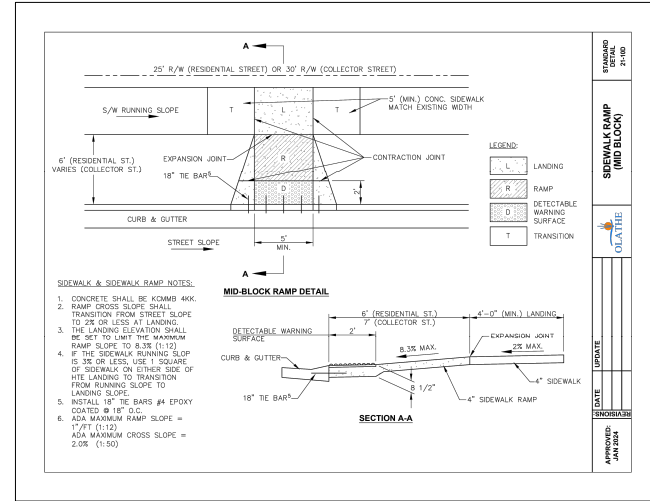
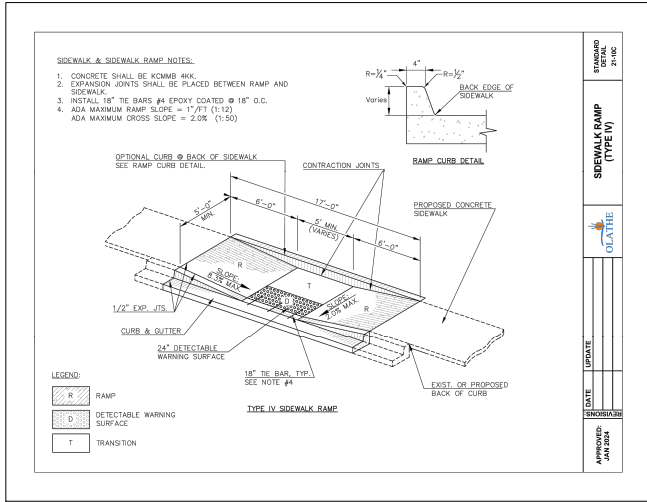
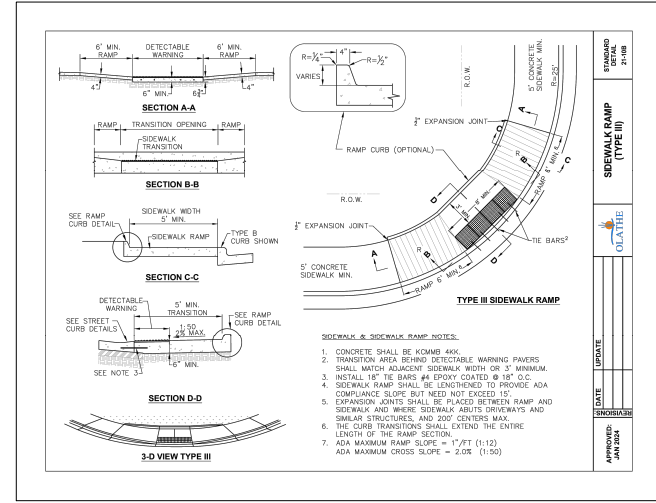
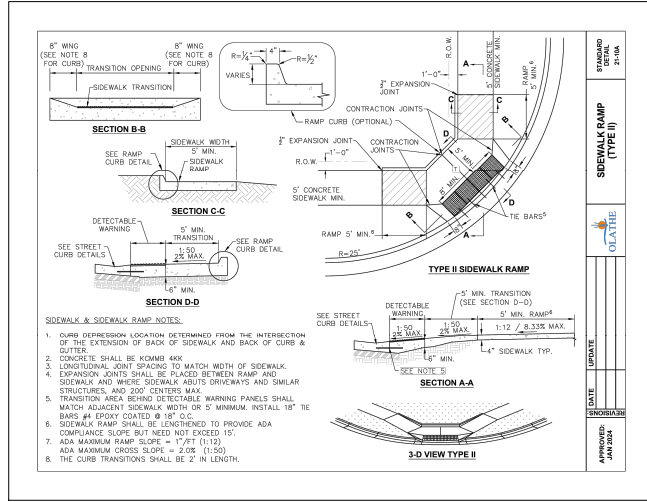


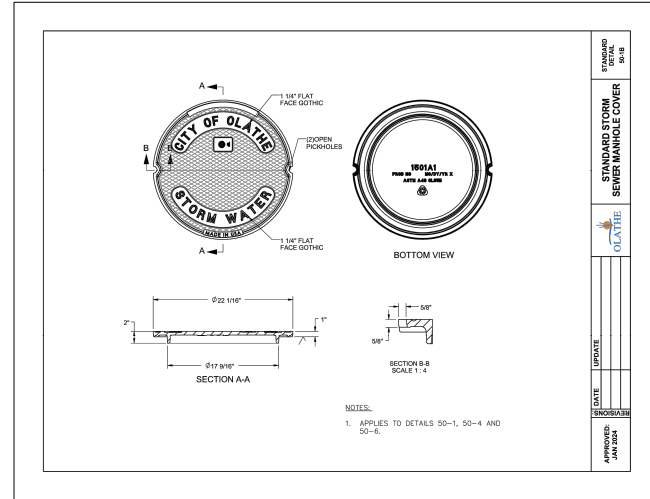
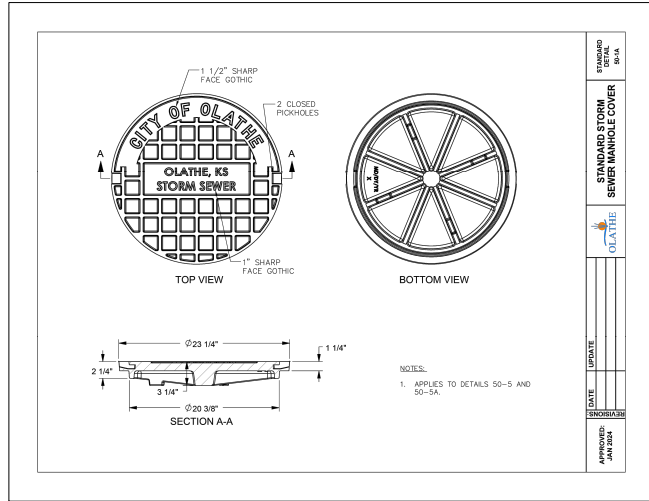
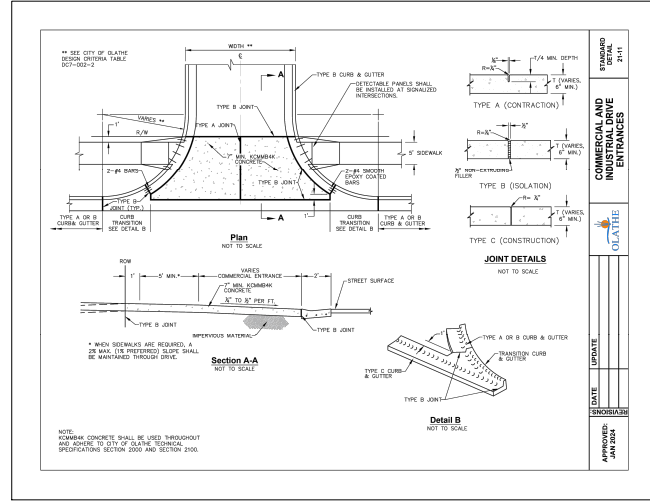
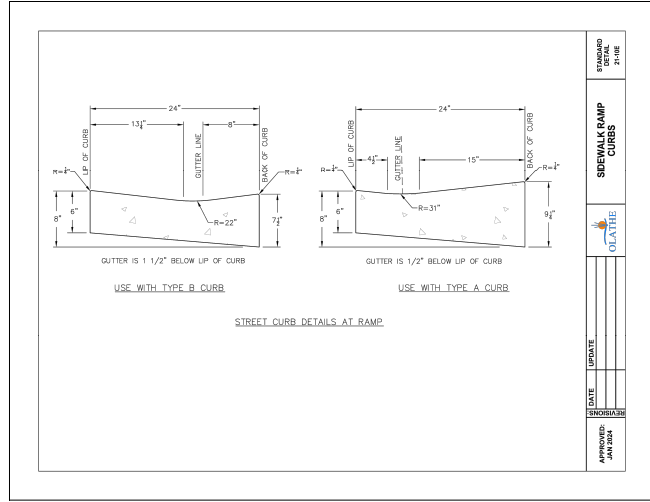
- SIDEWALK & SIDEWALK RAMP NOTES:**
- CURB DEPRESSION LOCATION DETERMINED FROM THE INTERSECTION OF THE EXTENSION OF BACK OF SIDEWALK AND BACK OF CURB & GUTTER.
  - CONCRETE SHALL BE KOMBAR 40K.
  - LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
  - EXPANSION JOINTS SHALL BE PLACED BETWEEN RAMP AND SIDEWALK AND WHERE SIDEWALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 200' CENTERS MAX.
  - INSTALL 18" #4 BARS #4 EPOXY COATED @ 18" O.C.
  - SIDEWALK RAMP SHALL BE LENGTHENED TO PROVIDE ADA COMPLIANCE SLOPE, BUT NEED NOT EXCEED 15'.
  - ADA MAXIMUM RAMP SLOPE = 1:12 (1.12)
  - ADA MAXIMUM CROSS SLOPE = 2:08 (1:50)
  - THE CURB TRANSITIONS SHALL BE 2' IN LENGTH.
  - THE FLARES SHALL EXTEND 5' BEYOND THE TRANSITION AREA. THE WIDTH OF THE FLARES WILL VARY.
  - IF DISTANCE EXCEEDS 5' FROM BACK OF CURB TO LEADING EDGE OF DETECTABLE WARNING, DETECTABLE WARNING PANELS SHALL BE PLACED AT THE BACK OF CURB AS SHOWN.
  - MINIMUM WIDTH AT BACK OF RAMP IS 2'. TRANSITION LENGTH IS A MINIMUM OF 4' IF WIDTH OF EXISTING SIDEWALK IS 4'.

NO.	DATE	REVISION

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**Renaissance Infrastructure Consulting**  
 400 E 17th Street  
 Kansas City, Missouri 64108  
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NO.	DATE	REVISION

NO. DATE REVISION

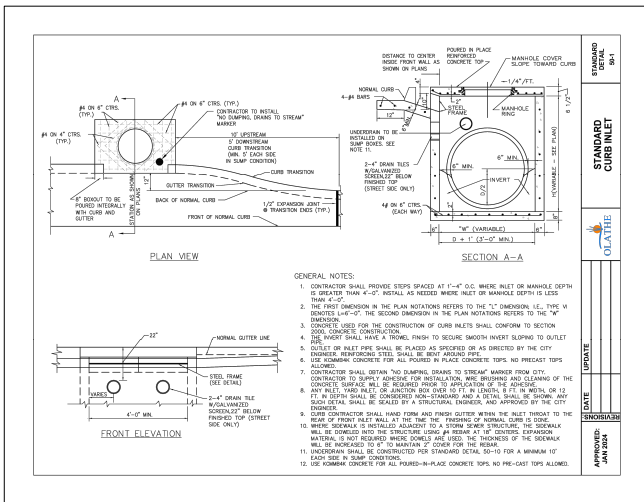
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**Renaissance Infrastructure Consulting**  
 400 E 17th Street, Suite 200  
 Olathe, KS 66061  
 866.800.0952  
 WWW.RICONSULT.COM

MO Certificate of Authority: E-2010033130

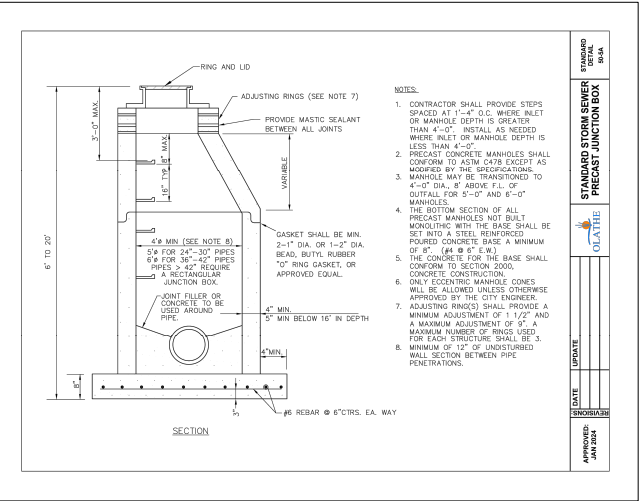
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 119th & Ridgeview - Retail  
 Olathe, Johnson County, Kansas

Standard Details 4



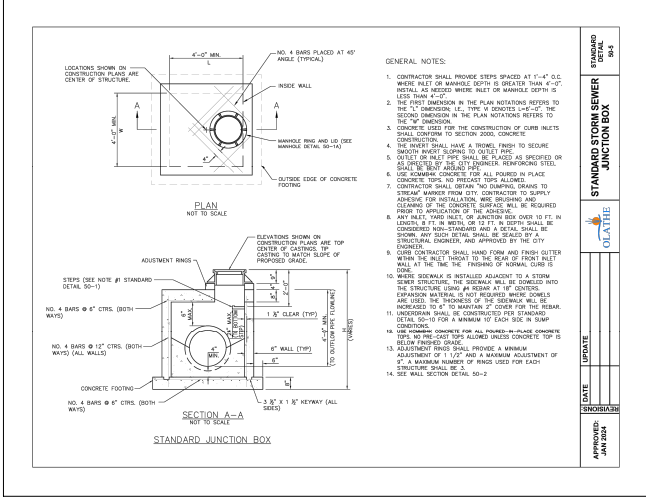
- GENERAL NOTES:
- CONTRACTOR SHALL PROVIDE STEPS SPACED AT 1'-4\"/>

DATE:	UPDATE	JAN 2024
DATE:	APPROVED	JAN 2024



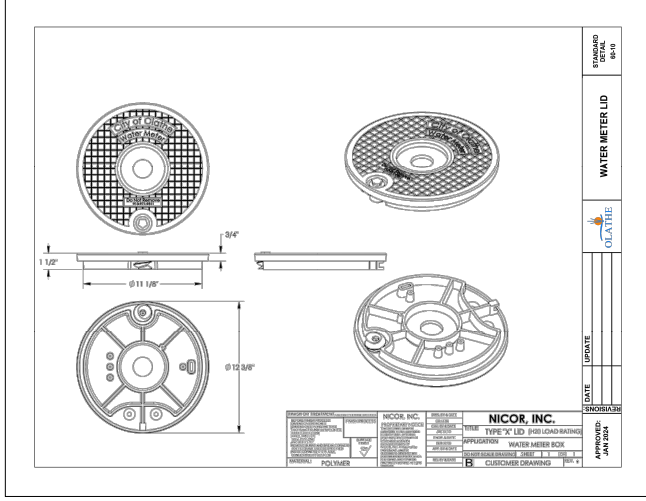
- NOTES:
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DATE:	UPDATE	JAN 2024
DATE:	APPROVED	JAN 2024



- GENERAL NOTES:
- CONTRACTOR SHALL PROVIDE STEPS SPACED AT 1'-4\"/>

DATE:	UPDATE	JAN 2024
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NICOR, INC.	NICOR, INC.
TYPE 'X' LID: 800 LB. LOAD RATING	TYPE 'X' LID: 800 LB. LOAD RATING
APPLICATOR:	WATER METER BOX
SCALE:	COURTESY DRAWING

DATE:	UPDATE	JAN 2024
DATE:	APPROVED	JAN 2024

Preliminary Development Plan  
 119th & Ridgeview - Retail  
 Olathe, Johnson County, Kansas

Standard Details 5

NO.	DATE	REVISION

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DATE: \_\_\_\_\_

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 400 E 17th Street  
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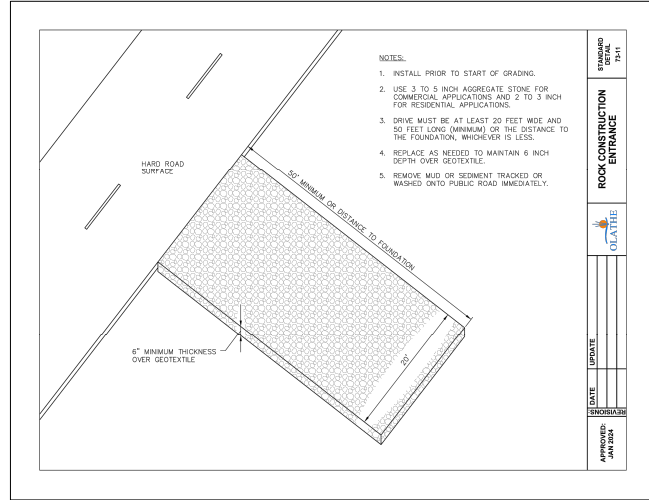
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 86.000.0950  
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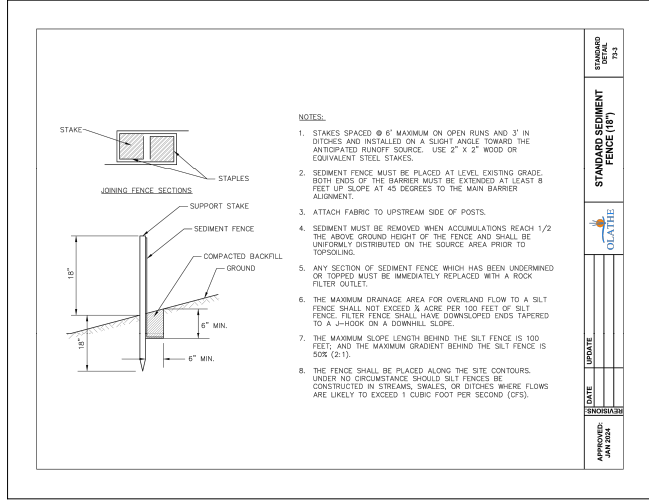
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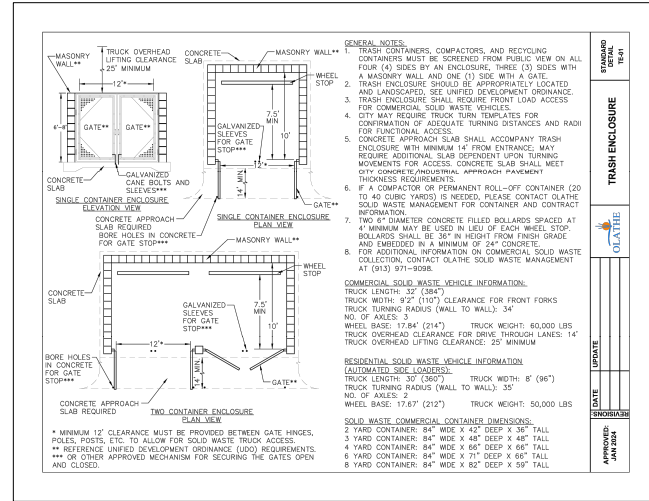
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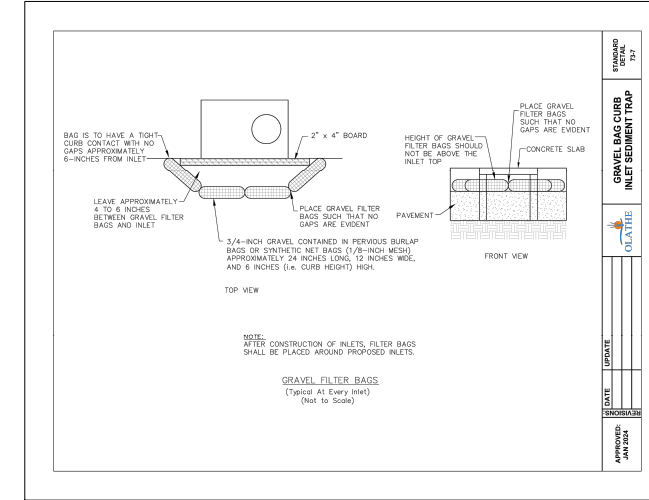
- NOTES:**
1. INSTALL PRIOR TO START OF GRADING.
  2. USE 3 TO 5 INCH AGGREGATE STONE FOR COMMERCIAL APPLICATIONS AND 2 TO 3 INCH FOR RESIDENTIAL APPLICATIONS.
  3. DRIVE MUST BE AT LEAST 20 FEET WIDE AND 50 FEET LONG (MINIMUM) OR THE DISTANCE TO THE FOUNDATION, WHICHEVER IS LESS.
  4. REPLACE AS NEEDED TO MAINTAIN 6 INCH DEPTH OVER GEOTEXTILE.
  5. REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROAD IMMEDIATELY.



- NOTES:**
1. STAKES SPACED @ 6' MAXIMUM ON OPEN RUNS AND 3' IN DITCHES AND INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. USE 2" X 2" WOOD OR EQUIVALENT STEEL STAKES.
  2. SEDIMENT FENCE MUST BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.
  3. ATTACH FABRIC TO UPSTREAM SIDE OF POSTS.
  4. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE AND SHALL BE UNIFORMLY DISTRIBUTED ON THE SOURCE AREA PRIOR TO TOPSOILING.
  5. ANY SECTION OF SEDIMENT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.
  6. THE MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF SILT FENCE. FILTER FENCE SHALL HAVE DOWNSLOPED ENDS TAPERED TO A 1/4" HOOK ON A DOWNHILL SLOPE.
  7. THE MAXIMUM SLOPE LENGTH BEHIND THE SILT FENCE IS 100 FEET; AND THE MAXIMUM GRADIENT BEHIND THE SILT FENCE IS 5% (2:1).
  8. THE FENCE SHALL BE PLACED ALONG THE SITE CONTOURS. UNDER NO CIRCUMSTANCES SHOULD SILT FENCES BE CONSTRUCTED IN STREAMS, SWALES, OR DITCHES WHERE FLOWS ARE LIKELY TO EXCEED 1 CUBIC FOOT PER SECOND (CFS).



- GENERAL NOTES:**
1. TRASH CONTAINERS, COMPACTORS, AND RECYCLING CONTAINERS MUST BE SCREENED FROM PUBLIC VIEW ON ALL FOUR (4) SIDES BY AN ENCLOSURE, THREE (3) SIDES WITH A MASONRY WALL AND ONE (1) SIDE WITH A GATE.
  2. TRASH ENCLOSURE SHOULD BE APPROPRIATELY LOCATED AND LANDSCAPED. SEE UNIFIED DEVELOPMENT ORDINANCE.
  3. TRASH ENCLOSURE SHALL REQUIRE FRONT LOAD ACCESS FOR COMMERCIAL SOLID WASTE VEHICLES.
  4. CITY MAY REQUIRE TRUCK TURN TEMPLATES FOR CONFIRMATION OF ADEQUATE TURNING DISTANCES AND RADIUS FOR FUNCTIONAL ACCESS.
  5. CONCRETE APPROACH SLAB SHALL ACCOMPANY TRASH ENCLOSURE WITH MINIMUM 14' FROM ENTRANCE. MAY REQUIRE ADDITIONAL SLAB DEPENDENT UPON TURNING MOMENTS FOR ACCESS. CONCRETE SLAB SHALL MEET CITY CONCRETE/INDUSTRIAL APPROACH PAVEMENT THICKNESS REQUIREMENTS.
  6. IF A COMPACTOR OR PERMANENT ROLL-OFF CONTAINER (20 TO 40 CUBIC YARDS) IS NEEDED, PLEASE CONTACT OLATHE SOLID WASTE MANAGEMENT FOR CONTAINER AND CONTRACT INFORMATION.
  7. TWO 6" DIAMETER CONCRETE FILLED BOLLARDS SPACED AT 4' MINIMUM MAY BE USED IN LIEU OF EACH WHEEL STOP. BOLLARDS SHALL BE 36" IN HEIGHT FROM FINISH GRADE AND EMBEDDED IN A MINIMUM OF 24" CONCRETE.
  8. FOR ADDITIONAL INFORMATION ON COMMERCIAL SOLID WASTE COLLECTION, CONTACT OLATHE SOLID WASTE MANAGEMENT AT (913) 971-9098.
- COMMERCIAL SOLID WASTE VEHICLE INFORMATION:**
- TRUCK LENGTH: 32' (304")  
 TRUCK WIDTH: 8'2" (110") CLEARANCE FOR FRONT FORKS  
 TRUCK TURNING RADIUS (WALL TO WALL): 34'  
 NO. OF AXLES: 3  
 WHEEL BASE: 17'6" (214") TRUCK HEIGHT: 60,000 LBS  
 TRUCK OVERHEAD CLEARANCE FOR DRIVE THROUGH LANES: 14'  
 TRUCK OVERHEAD LIFTING CLEARANCE: 25' MINIMUM
- RESIDENTIAL SOLID WASTE VEHICLE INFORMATION (AUTOMATIC SIDE LOADERS):**
- TRUCK LENGTH: 30' (360") TRUCK WIDTH: 6' (96")  
 TRUCK TURNING RADIUS (WALL TO WALL): 30'  
 NO. OF AXLES: 2  
 WHEEL BASE: 17'8" (212") TRUCK HEIGHT: 50,000 LBS
- SOLID WASTE COMMERCIAL CONTAINER DIMENSIONS:**
- 2 YARD CONTAINER: 84" WIDE X 42" DEEP X 36" TALL  
 3 YARD CONTAINER: 84" WIDE X 48" DEEP X 48" TALL  
 4 YARD CONTAINER: 84" WIDE X 66" DEEP X 66" TALL  
 6 YARD CONTAINER: 84" WIDE X 71" DEEP X 66" TALL  
 8 YARD CONTAINER: 84" WIDE X 82" DEEP X 92" TALL



- NOTES:**
1. BAG IS TO HAVE A TIGHT CURB CONTACT WITH NO GAPS APPROXIMATELY 6-INCHES FROM INLET.
2. PLACE GRAVEL FILTER BAGS SUCH THAT NO GAPS ARE EVIDENT.
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