



STAFF REPORT

Planning Commission Meeting: June 9, 2025

Application:	RZ25-0003: Request for approval of a rezoning from CTY IP-2 (County Planned Industrial) District to M-2 (General Industrial) District for Cardinal Brush Building Expansion
Location:	15790 S. Keeler Terrace
Owner/Applicant:	Jim Hartsock, Clearview Investments, LLC
Engineer:	Judd Claussen, Phelps Engineering, Inc.
Staff Contact:	Emily Carrillo, Senior Planner

Site Area:	<u>2.38± acres</u>	Proposed Use:	<u>Flex Space (Office & Warehouse Building)</u>
Building Area:	<u>38,750 total sq.ft.</u>	Plat:	<u>Keeler Terrace Addition</u>
Existing Zoning:	<u>CTY IP-2</u>	Proposed Zoning:	<u>M-2</u>
Lots:	<u>1</u>	Tracts:	<u>0</u>

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Industrial Area	Flex Space (Office & Warehouse)	CTY IP-2
North	Industrial Area	Flex Space (Office & Warehouse)	CTY IP-2
South	Industrial Area	Vacant / Agriculture and Landscape Services	M-2
East	Industrial Area	Flex Space (Office & Warehouse)	CTY IP-2
West	Industrial Area	Flex Space (Office & Warehouse)	CTY IP-2

1. Introduction

The applicant is requesting approval of a rezoning from the CTY IP-2 (County Planned Industrial) to the M-2 (General Industrial) District with a preliminary site development plan for Cardinal Brush located at 15790 S. Keeler Terrace. This proposal consists of a 12,500-square-foot building addition to expand current operations for Cardinal Brush. The new space will total over 38,750 square feet and be used primarily for storing goods manufactured on-site. Cardinal Brush Corporation specializes in manufacturing high-quality replacement brushes and squeegee blades for industrial floor cleaning equipment. A rezoning to a city zoning district is required prior to development.

2. History

The existing industrial building located on the site was constructed in 1986 in Johnson County, as part of the larger Southwest Properties Industrial Park. The subject property was later replatted in 2003 (PP03-0049) and included in the Keeler Terrace Addition plat.

3. Existing Conditions

The subject property includes an existing one-story, 26,250-square-foot metal industrial building currently occupied by Cardinal Brush for office and warehousing operations. The site is located within an established industrial park characterized by adjacent industrial buildings of similar age and metal-style construction, reflecting a cohesive architectural style.

The site slopes gently to the south and west and includes a mature tree line along the south property line, with additional mature trees located along the north and west property lines. Industrial buildings and uses are located on adjacent properties.



View of subject property looking south and west from S. Keeler Terrace.



Aerial view of the subject property is outlined in yellow.

4. Zoning Standards

- a. **Land Use** – The existing land use of Flex Space (Office & Warehouse) is a permitted use in the M-2 District. The M-2 District is also consistent with the future land use map of the PlanOlathe Comprehensive Plan which designates the site as an Industrial Area.
- b. **Building Height** – The existing building is 22-feet tall at its highest point, and the proposed building expansion is approximately 30-feet at its tallest point, complying with the maximum building height of 55-feet for industrial buildings in the M-2 District.
- c. **Setbacks** – Setbacks for the M-2 District include a 30-foot front yard setback, and 10-foot side and rear yard setbacks. In addition, parking areas must be 30 feet from the street right-of-way and 10 feet from property lines. The existing concrete paving located along the south and west property lines currently sits approximately 3-feet from the property line and is proposed to remain and permitted per UDO. As proposed, the preliminary plan complies with the dimensional standards of the M-2 District.

- d. **Open Space** – The proposed expansion provides over 31% of open space on the site, exceeding the minimum 15% of net site required within M-2 Districts per UDO 18.20.200.

5. Development Standards

- a. **Access/Streets** – The subject property is accessed via S. Keeler Terrace and is situated at the end of the cul-de-sac.
- b. **Parking** – The proposal provides 35 total parking stalls on-site. The code requirement for this use is 1 space per 1,500 square feet, for a minimum of 26 required parking stalls; therefore, the proposal meets UDO parking requirements established in UDO 18.30.160.

As proposed, 18 stalls will be located in front of the building and accessible to the public. 17 total stalls are located behind the secure privacy fencing and will be utilized by employees.
- c. **Landscaping/Screening** – All existing landscaping, including street trees and tree lines, is proposed to remain. The existing landscape bed along Keeler Terrace will be updated and expanded. One new street tree will be added along Keeler, along with two new evergreen trees to enhance screening for the storage area. Additional plantings are also proposed to screen the existing transformer box located in the front side yard, in accordance with UDO 18.30.130.
- d. **Tree Preservation** – The existing row of dense trees and vegetation along the south property line will be preserved and protected throughout the duration of construction, as indicated on the landscape plans.
- e. **Stormwater/Detention** – The site is serviced by City of Olathe stormwater. The proposed expansion does not constitute a significant increase in impervious area and therefore does not require additional stormwater treatment or detention.
- f. **Public Utilities** – The site is served by City of Olathe sanitary sewer and WaterOne for water service. A 20-foot utility and drainage easement runs along the south property line beneath the existing pavement. The proposed building addition is located outside of the easement.

6. Site Design Standards

The property is subject to the Site Design Category 6 based on the Industrial Area designation in the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – The largest parking pod consists of 35 parking stalls, well under the maximum allowance of 320 stalls per parking pod.

7. Building Design Standards

The proposed building is subject to the Industrial design standards according to UDO Section 18.15.020. However, Section 18.60.020 allows for non-conforming buildings to expand if the proposed addition matches the existing design and materials, is compatible with surrounding properties, and meets applicable review requirements.

The building design being considered for the new addition is appropriate and incorporates similar materials that match the existing warehouse facility. Additionally, the proposed addition has minimal visibility due to its location on the site, and therefore, staff supports this exception to the Industrial Building Design Standards.

The proposed building incorporates a mix of Class 1 and 2 materials—including brick, stone veneer, stucco, and glass—in rich neutral tones. These are complemented by Class 3 materials, such as fiber cement panels and metal trim accents, in contrasting dark tones.

8. Public Notification and Neighborhood Meeting

Neighborhood notification was provided to property owners within 500-feet of the subject property, as required by the UDO. A neighborhood meeting was held on March 14, 2025, with no residents in attendance. Staff has not received any correspondence regarding the proposed project.

9. UDO Rezoning Criteria

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as an Industrial Area. Industrial areas are designated for more intensive industrial uses, including manufacturing, assembly, and distribution. Research, warehousing, and other light industrial uses are also appropriate in industrial areas. In Industrial areas, complementary retail and service uses should be limited in scale and carefully integrated with surrounding industrial uses.

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The proposed rezoning meets the following policy elements of the Comprehensive Plan:

LUCC-1.1: Consistency with the Comprehensive Plan. Land use proposals should be consistent with the vision of the Comprehensive Plan, as well as applicable local ordinances and resolutions.

ES-1.4: Support for Local Business. Support the retention, expansion and entrepreneurial activities of existing local businesses and maintain a positive business climate. Promote local shopping and local lodging as a means to support the community's economy.

ES-3.1: Reinvestment in Existing Commercial and Industrial Areas. Cooperate with the private sector to foster the revitalization of existing commercial and industrial areas in order to create greater vitality.

B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

This surrounding area consists primarily of industrial, and employment uses. Existing uses include landscape services, plastics manufacturing, automotive repair, and other office/warehouse uses and facilities. Structures in the vicinity are primarily large metal-panel buildings featuring office-front entries, reflecting the area's functional and utilitarian design. The proposed expansion is cohesive and compatible with the character of the area.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.

Properties to the south are zoned to the M-2 District, and land to the north, east and west retain County industrial zoning (Planned Light Industrial). The surrounding uses include landscaping services, plastics manufacturing, automotive repair, and other office/warehouse uses. The site is bordered to the south by an existing tree line. The proposed expansion is in harmony with the existing zoning and uses of nearby properties.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

The site currently retains CTY IP-C (County Planned Industrial) District zoning. All surrounding properties are zoned for industrial land uses which align with the PlanOlathe Future Land Use designation for Industrial Area. Rezoning the subject property to the M-2 District aligns with existing properties and allows for uses that are more appropriate and support development within the surrounding area.

E. The length of time the property has remained vacant as zoned.

Cardinal Brush has been operating at this location on S. Keeler Terrace since 2002.

F. The extent to which approval of the application would detrimentally affect nearby properties.

The proposed development is not anticipated to detrimentally affect nearby properties. Expansion of the existing use is compatible with adjacent development and is consistent with the established character of the larger industrial area.

G. The extent to which development under the proposed district would substantially harm the value of nearby properties.

The development as proposed is not anticipated to have any detrimental impact on the value of surrounding properties, which are zoned for similar uses. The expansion will complement the surrounding development by incorporating matching architectural design and materials, ensuring visual cohesion with adjacent buildings.

H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

This proposed expansion of the existing use will not cause any adverse effect on traffic and safety of the road network.

I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

The expansion is not anticipated to create pollution or other environmental harm. The development will follow all regulations and requirements pertaining to stormwater, air quality, noise, and other related items.

J. The economic impact of the proposed use on the community.

Expansion of the existing, active use will contribute to the local economy by generating additional property and potential sales tax revenue for the City and creating new employment opportunities.

K. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There is no gain or detriment to the public health, safety, or welfare if the application were denied. The proposed rezoning does not negatively impact public health, safety, or welfare as presented. If the application were denied, development of the property would be limited to industrial uses permitted under the current County zoning regulations.

10. Staff Recommendation

- A. Staff recommends approval of RZ25-0003, Cardinal Brush Expansion for the following reasons:
 - 1. The proposed development complies with the policies and goals of the Comprehensive Plan.
 - 2. The requested rezoning to the M-2 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning with no stipulations.

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LS-1	LANDSCAPING AND TREE PRESERVATION

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MS. BECCA HOLBROOK (913) 603-9191
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EVERGY
MS. GWEN CORCHES (916) 652-1842
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MR. STEPHEN "TROY" MITCHELL (913) 383-4934
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WATERONE
MS. JAN HARDIE (913) 895-5775
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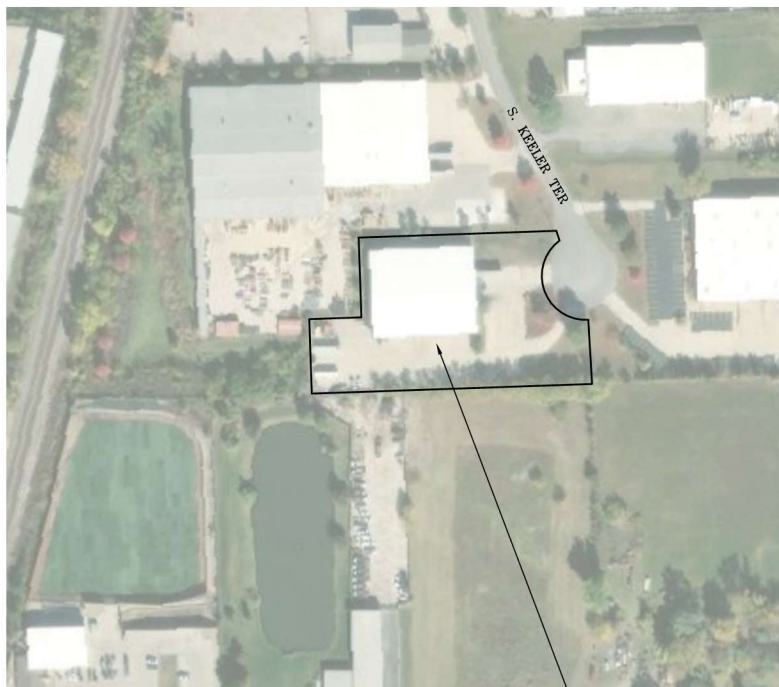
CONSOLIDATED COMMUNICATIONS
MELISSA STRINGER (913) 322-9622
(MELISSA.STRINGER@CONSOLIDATED.COM)
14859 W. 95TH STREET
LENEXA, KS 66215

CITY OF OLATHE (PUBLIC) (913) 971-9311
1385 S. ROBINSON DRIVE (913) 971-9099 FAX
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MS. DOUG POLK (816) 548-1909
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KANSAS CITY, MO 66105

SPECTRUM
MR. STEVEN BAXTER (913) 643-1901
(STEVEN.BAXTER@CHARTER.COM)
8221 W. 119TH STREET
OVERLAND PARK, KANSAS 66213

SOUTHERN STAR PIPELINE
MR. MIKE BOSCH (913) 422-631
(mike.degroeve@sscgp.com)
8195 COLE PARKWAY
SHAWNEE, KS 66227



PROJECT LOCATION

VERTICAL DATUM = NAVD 88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK.
1. TOP OPERATING NUT ON FIRE HYDRANT LOCATED SOUTH OF THE SOUTHEAST CORNER OF THE EXISTING BUILDING ALONG THE EXISTING DRIVEWAY. ELEVATION = 1064.24'

LOT 2, KEELER TERRACE ADDITION, A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, FROM GENERAL WARRANTY DEED FILED IN BOOK 201310 AT PAGE 001437

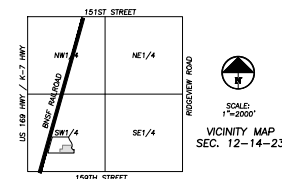
GROSS AREA = ±103.595 / ±2.38ACRES

THIS 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 CLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0109G, DATED AUGUST 3, 2009.

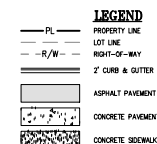


Know what's below.
Call before you dig.

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.



SCALE: 1"=100'



HELPS ENGINEERING, INC.
1320 N. Winchester
Olathe, Kansas 66061
(913) 399-1155
Fax (913) 393-1166



PLANNING
ENGINEERING
IMPLEMENTATION

COVER SHEET
CARDINAL BRUSH BUILDING EXPANSION
ADDRESS: 15790 S KEELER TERRACE
OLATHE, JOHNSON COUNTY, KANSAS

[illegible]

SHEET
C000

A. All construction materials and procedures on this project shall conform to the latest revision of the following:

- (1) City Ordinance 8-0.5.3.A, Electrical Code
- (2) National Fire Protection Association and Municipal Code.

B. The contractor shall have one (1) signed copy of the plans (approved by the job site) and one (1) copy of the appropriate Designation and Construction Standards and Specifications of the City at all times.

C. The contractor will be responsible for securing all permits, bonds and insurance required by the contract. The contractor shall obtain all necessary permits from the appropriate agencies. The contractor shall obtain and retain liability insurance having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be included in the contract price. The contractor shall provide evidence of such insurance to the city upon request.

D. The contractor is responsible for coordination of his and sub-contractor's work. The contractor shall assume the responsibility for protecting and maintaining his work during the construction period and between the various phases of the construction.

E. The demolition and removal/replacement of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material resulting from the construction shall be disposed of in accordance with applicable laws, rules and regulations. The disposal of waste material shall be in accordance with all local, state and federal regulations.

F. Contractor shall be responsible for all materials, including but not limited to, all utilities, storm drainage, traffic control devices, signs, lighting, etc., which are needed to complete the project. All equipment owned or governing authorities specifications shall be approved by city. All cost shall be included in base bid.

G. At all existing utilities indicated on the drawings are according to the best information available to the Engineer; however, the contractor shall verify the location, depth, size, and condition of all utilities before commencing utility construction on or exact location of each utility prior to any construction. All underground utilities shall be located and exposed by the contractor. Any damage to existing utilities caused through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.

H. The contractor will be responsible for all delays in starting utility construction. Structures and other features shown on drawings shall be protected by the contractor.

I. The contractor shall verify the flow rates of all existing storm or sanitary sewer connections and utility crossings.

J. **SAFETY NOTICE TO CONTRACTORS:** In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property. The contractor shall be responsible for providing adequate safety measures throughout the entire working hours. Any construction interference by the engineer of the contractor's performance is not intended to constitute approval of the contractor's methods or means of construction.

K. Refer to the bidding plan for all lighting electrical requirements, including condals, poles, buns, poles, etc.

1. 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.
2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

1. PAVING SLAB MARKING STRIPS SHALL BE FOUR INCH (4") WIDE, WHITE STRIPES. STATE AND LOCAL AND HANDCAP MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
2. HANDCAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
3. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF URBAN TRAFFIC CONTROL DEVICES".
4. STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF URBAN TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 18", 16 GAUGE STEEL, AND SHALL BE PROTECTED BY AN APPROVED PROTECTIVE DEVICE.
5. TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE STRIPING WILLIAMS "S" TRAFFIC MARKING 7058-B-2992 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH THE "MANUAL OF URBAN TRAFFIC CONTROL DEVICES". APPLY ON A CLEAN, DRY SURFACE AND AT AMBIENT TEMPERATURE NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.
6. SIGNAGE IS APPROVED APPROVED THROUGHOUT A SEPARATE APPLICATION AND MUST MEET THE REQUIREMENTS OF USD 185.0.190.

1. **CONTOURS AND ELEVATIONS:** Existing and proposed contours shall be shown on plans at one foot (1') contour intervals, unless otherwise specified. Contours shall be drawn to represent the ground surface to the nearest 0.1 foot. Contractor shall hold these elevations in place for pavement and subgrade thickness.
2. If the contractor does not accept existing topography as shown on the plans, unless exception, he shall have made his own survey of the site and shown the same on the plans. It shall be the contractor's responsibility to determine the location of the proposed structure.
3. **CLEANING AND GRADING:** Prior to beginning preparation of the subgrade, the contractor shall remove all buildings and shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious materials. The total stripping depth shall be based on visual inspection of the site and shall be sufficient to remove all vegetation and debris. The contractor shall remove all debris and topsoil and shall dispose of the same in a suitable off-site location. Stripped areas shall be incorporated into structural fill.
4. Prior to the start of grading, the contractor shall strip all topsoil and vegetation from the area to be graded, and establish at a location on or adjacent to the site the area(s) to be used by him. After completion of grading operations and related construction, the contractor shall reseed and/or revegetate the area(s) to be used by him. The contractor shall be responsible for the maintenance of the area(s) to be used by him until the area(s) is/are stabilized to the satisfaction of the Engineer. The contractor shall be responsible for the maintenance of the area(s) to be used by him until the area(s) is/are stabilized to the satisfaction of the Engineer. The contractor shall be responsible for the maintenance of the area(s) to be used by him until the area(s) is/are stabilized to the satisfaction of the Engineer.
5. Contractor shall strip and/or existing pavement as necessary to ensure a smooth fit and continuous grade. Contractor shall ensure positive drainage away from buildings at all interior and posed areas.
6. **GRADE PREPARATION:** Prior to placement of fill material, the existing subgrade shall be profiled and approved under the direction of the Contracting Engineer.
7. **PROTECTORING:** Subsequent to completion of stripping and re-vegetation, all existing buildings and pavement areas to receive impervious fill shall be systematically profiled using a tandem roller drum track laid to approximately 20,000 pounds per square foot. The contractor shall be responsible for the maintenance of the area(s) to be used by him until the area(s) is/are stabilized to the satisfaction of the Engineer. The contractor shall be responsible for the maintenance of the area(s) to be used by him until the area(s) is/are stabilized to the satisfaction of the Engineer. The contractor shall be responsible for the maintenance of the area(s) to be used by him until the area(s) is/are stabilized to the satisfaction of the Engineer.
8. **EXHAUSTION:**
 - a. **GENERAL:** All earthwork shall conform to the recommendations of the Geotechnical report. Solid and soft fill materials and/or materials are levels throughout the project, regardless in reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the contractor shall follow the recommendations and specifications.
 - b. **SURFACE TREATMENT:** Surface water shall be intercepted and directed during the placement of fill.

The contractor is specifically cautioned that the location and/or elevation of existing utilities are shown on these plans based on records of the City and/or other agencies. The contractor shall be responsible for determining the actual location and/or elevation of the utilities. The contractor must take the appropriate utility safety measures to avoid the utilities shown on these plans. The contractor shall be responsible for determining the actual location and/or elevation of the utilities shown on these plans. The contractor shall be responsible for determining the actual location and/or elevation of the utilities shown on these plans.

The construction of storm sewers on this project shall conform to the requirements of the City's Technical Specifications and Design Criteria.

The contractor shall verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the storm sewer lines are to be installed. The contractor shall be responsible for determining the actual location and/or elevation of the utilities shown on these plans. The contractor shall be responsible for determining the actual location and/or elevation of the utilities shown on these plans.

If all utility construction requires the use of adjacent lots of record and/or easements, the contractor shall be responsible for obtaining the necessary permits and easements from the appropriate authorities. The contractor shall be responsible for obtaining the necessary permits and easements from the appropriate authorities.

Install locations, horizontal pipe connection and vertical pipe information is shown to the center of the construction. Definition signs shall be spaced at 100' intervals along the length of the construction. The contractor shall be responsible for determining the actual location and/or elevation of the utilities shown on these plans. The contractor shall be responsible for determining the actual location and/or elevation of the utilities shown on these plans.

The contractor shall be responsible for maintaining and installing all of the domestic water, waste, sanitary, building, devices, pipes, valves and all other facilities required for a complete sewerage system and the domestic water system. All costs associated with the complete water system and the sewerage system shall be the responsibility of the contractor. All costs associated with the complete water system and the sewerage system shall be the responsibility of the contractor.

The contractor shall be responsible for maintaining and installing all existing sewer service lines from the buildings to the public main. All work shall be done to the satisfaction of the City and the contractor shall be responsible for obtaining the necessary permits and easements from the appropriate authorities.

The contractor shall be responsible for obtaining all permits, bonds and insurance required by the contract documents, City, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The contractor shall be responsible for obtaining all permits, bonds and insurance required by the contract documents, City, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents.

By the use of these construction documents, the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages resulting from the construction of the project.

The Contractor shall be responsible for maintaining all materials, tools, equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility line to the building structure. This shall include all materials, tools, equipment, pipes, valves, conduits, and all other facilities required for a complete sewerage system and the domestic water system. All costs associated with the complete water system and the sewerage system shall be the responsibility of the contractor. All costs associated with the complete water system and the sewerage system shall be the responsibility of the contractor.

The Contractor shall be responsible for maintaining and installing all existing sewer service lines from the buildings to the public main. All work shall be done to the satisfaction of the City and the contractor shall be responsible for obtaining the necessary permits and easements from the appropriate authorities.

The Contractor shall be responsible for maintaining and installing all existing sewer service lines from the buildings to the public main. All work shall be done to the satisfaction of the City and the contractor shall be responsible for obtaining the necessary permits and easements from the appropriate authorities.

Contractor shall verify the utility activities happened 48 hours before construction at any existing line.

Water lines shall be in place (unless otherwise shown on plans).

A. Pipe sizes shall be 3-inches that are installed below grade and outside building and comply with the following:

1. Stormwater: Pipe Types "X" and "Y" and/or, ASTM A506.
2. Potable: Heavyduty pipe (DCL) to meet or exceed the requirements of Section 16.2.2.

B. Pipe sizes 3-inches Through 48-inches that are installed below grade and outside building and comply with one of the following:

1. Only Cast Iron Watermain: ASTM A212.1, Hicansen class 50.
2. Ductile: Pipe types: "X" and "Y" and/or, ASTM C110 or ANMA C111.
3. Fiberglass: Other restricted pipe types: "X" and "Y" and/or, ASTM C110 or ANMA C111.
4. Ductile: pipe types: "X" and "Y" and/or, ASTM C110 or ANMA C111.
5. Concrete: Watermain: ANMA C110

C. Polyethylene (PE) Watermain: (PVC) Watermain: ANMA C110, class 50, DR 18 (Class 150), continuously manhole as required.

D. Stormwater: pipe types: "X" and "Y" and/or, ASTM C110 or ANMA C111.

E. Pipe types: "X" and "Y" and/or, ASTM C110 or ANMA C111.

F. Pipe types: "X" and "Y" and/or, ASTM C110 or ANMA C111.

G. Pipe types: "X" and "Y" and/or, ASTM C110 or ANMA C111.

H. Pipe types: "X" and "Y" and/or, ASTM C110 or ANMA C111.

I. Pipe types: "X" and "Y" and/or, ASTM C110 or ANMA C111.

J. Pipe types: "X" and "Y" and/or, ASTM C110 or ANMA C111.

K. Pipe types: "X" and "Y" and/or, ASTM C110 or ANMA C111.

L. Pipe types: "X" and "Y" and/or, ASTM C110 or ANMA C111.

M. Pipe types: "X" and "Y" and/or, ASTM C110 or ANMA C111.

N. Pipe types: "X" and "Y" and/or, ASTM C110 or ANMA C111.

O. Pipe types: "X" and "Y" and/or, ASTM C110 or ANMA C111.

P. Pipe types: "X" and "Y" and/or, ASTM C110 or ANMA C111.

Minimum trench width shall be 2 feet.

The contractor shall maintain a minimum of 42" cover at all locations. All water line joints are to be mechanical joints with thrust blocking on either side of the waterline construction pipe. Water main and service line shall be constructed in accordance to waterline's specifications for commercial services.

All activities shall be kept to a minimum, (no 110° spot) ground from activity areas be maintained. Or when creating, a 24" vertical clearance shall be maintained from the ground surface to the top of the waterline.

Sanitary collection shall be installed prior to permit issuance.

In the event of a vertical conflict between watermain, storm lines, storm lines, storm lines (including and/or), the waterline line shall be ductile from pipe mechanical joints at least 10' over the top of pipes (or encased in concrete the same distance), the watermain shall be encased in concrete the same distance. The contractor shall be responsible for obtaining the necessary permits and easements from the appropriate authorities.

All underground storm, watermain and other utility shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute violation of rules.

All necessary inspections and/or perforations required by codes and/or the contractor shall be performed prior to enclosed building construction. The contractor shall be responsible for obtaining the necessary permits and easements from the appropriate authorities.

Refer to building plans for the lighting electrical plan, irrigation, parking lot security system and associated code requirements. Coordinate with Owner that all required codes are in place to install prior to paving.

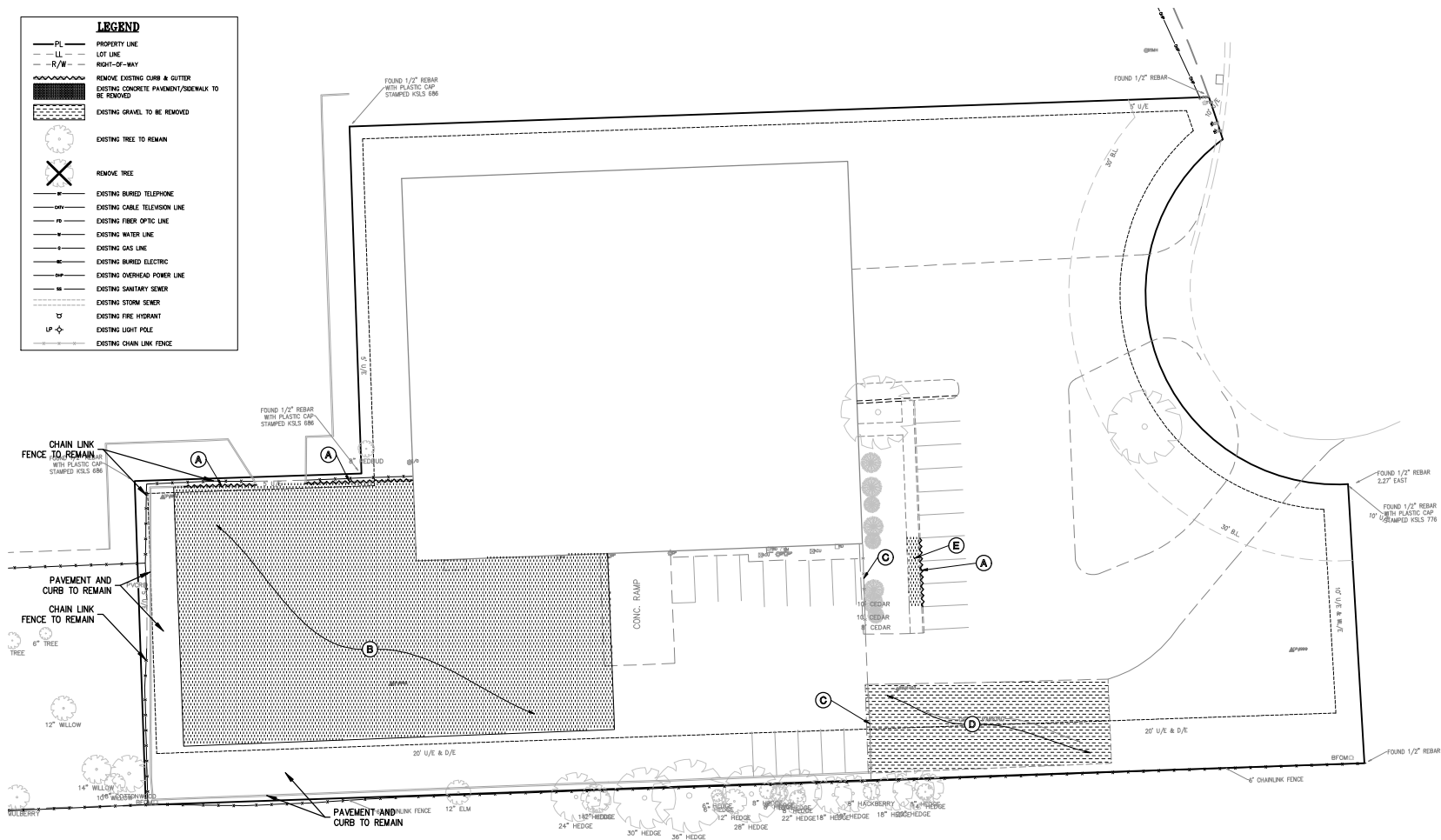
When a building utility connection from the utilities loading up to the building cannot be made immediately, temporarily mark all such utility connections.

Refer to the building plans for the lighting electrical requirements, lighting, conduits, poles, pull boxes, etc.

GENERAL NOTES
CARDINAL BRUSH BUILDING EXPANSION
ADDRESS: 15790 S KEELER TERRACE
OJATH, JOHNSON COUNTY, KANSAS

PROJECT NO.	No.	Date	Reference	By	Apt.
DATE: 08-29-2025 DRAWING: CHECKED BY: APPROVED BY: CONTRACTOR OF AUTHORIZATION SCALE: AS SHOWN - 1/8"=1'-0" NO. 106-106-106-11-42 SHEET NO. 11 OF 42 SIGNATURE OF AUTHORIZATION PERSON:	1.	05-12-2025	REVISED PER CITY COMMENTS		108 JOC

SHEET
C001



- (A) REMOVE EXISTING CURB.
- (B) REMOVE EXISTING CONCRETE PAVEMENT.
- (C) REMOVE EXISTING CHAIN LINK FENCE WITH VINYL SLATS.
- (D) REMOVE EXISTING GRAVEL AREA.
- (E) REMOVE EXISTING CONCRETE SIDEWALK.

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.

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVEWAYS, DRAINAGE STRUCTURES, AND ABOUT 100 YARDS OF DRIVEWAY AND SIDEWALK. THE REMAINING PAVED AREAS SHALL BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDEGRADED TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPLETED FILL MATERIAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.
5. REFER TO THE BUILDING PLANS FOR SITE LIGHTING ELECTRICAL MODIFICATIONS (IF ANY) TO THE EXISTING SYSTEM.



PLANNING
INCORPORATING
INNOVATION

DEMOLITION PLAN
CARDINAL BRUSH BUILDING EXPANSION
ADDRESS: 15790 S KEELER TERRACE
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	NO.	Date	Revisions	By	App.
250334	1.	05-12-2025	REVISED PER CITY COMMENTS	DOB	JAC
DATE 04-08-2025					
APPROVED DAF					
CERTIFICATE OF AUTHORIZATION					
DATE 04-08-2025					
APPROVED DAF					
CERTIFICATE OF AUTHORIZATION					

SHEET
C002



Know what's below.
Call before you dig.



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.



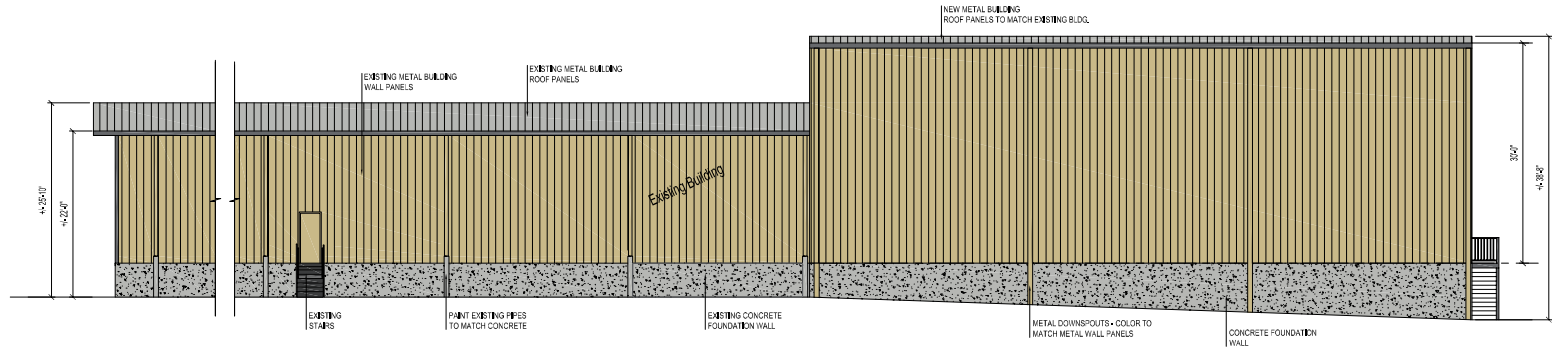
PLANNING
ENGINEERING
IMPLEMENTATION

FIRE PROTECTION PLAN
CARDINAL BRUSH BUILDING EXPANSION
ADDRESS: 15790 S KEELER TERRACE
OLATHE, JOHNSON COUNTY, KANSAS

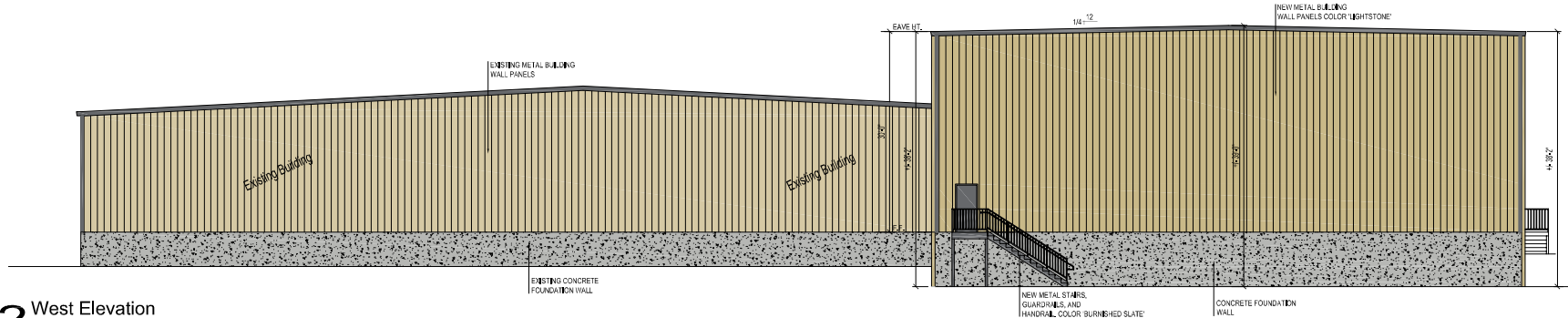
[illegible]

SHEET
C201

Drawing Name: C:\PROJECTS\2025\140-Cardinal Brush\140-Cardinal Brush.dwg Plot Date: May 28, 2025 11:44am Plot Size: May 27, 2025 1:03pm by craig.luebbert



1 North Elevation
SCALE: 1/8"=1'



2 West Elevation
SCALE: 1/8"=1'

PER UDO SECTION 19.60.001-F, BUILDINGS THAT DO NOT CONFORM TO THE BUILDING AND SITE STANDARDS OF THE ORDINANCE CODED IN THIS CHAPTER MAY BE GRANTED EXCEPTIONS TO THOSE STANDARDS TO ALLOW EXISTING BUILDINGS TO BE EXPANDED OR ENLARGED IN A MANNER THAT MATCHES THE EXISTING BUILDING DESIGN AND MATERIALS. ADDITIONS MUST BE COMPATIBLE WITH SURROUNDING PROPERTIES AND ARE SUBJECT TO MAJOR AND MINOR CHANGE REQUIREMENTS



3 Renderings
SCALE: nts

Craig Luebbert
Architecture



TEAGUE
CONSTRUCTION, INC.
Est. 1966

A New Building Addition for:
Cardinal Brush

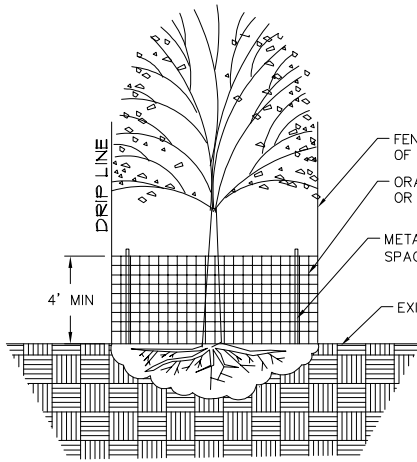
15790 S Keeler Terrace
Olathe, Kansas 66062

DRAWN BY:
5.7.25

CHECKED BY:

ARCHITECTURAL PROJECT NUMBER

SHEET NUMBER
A201

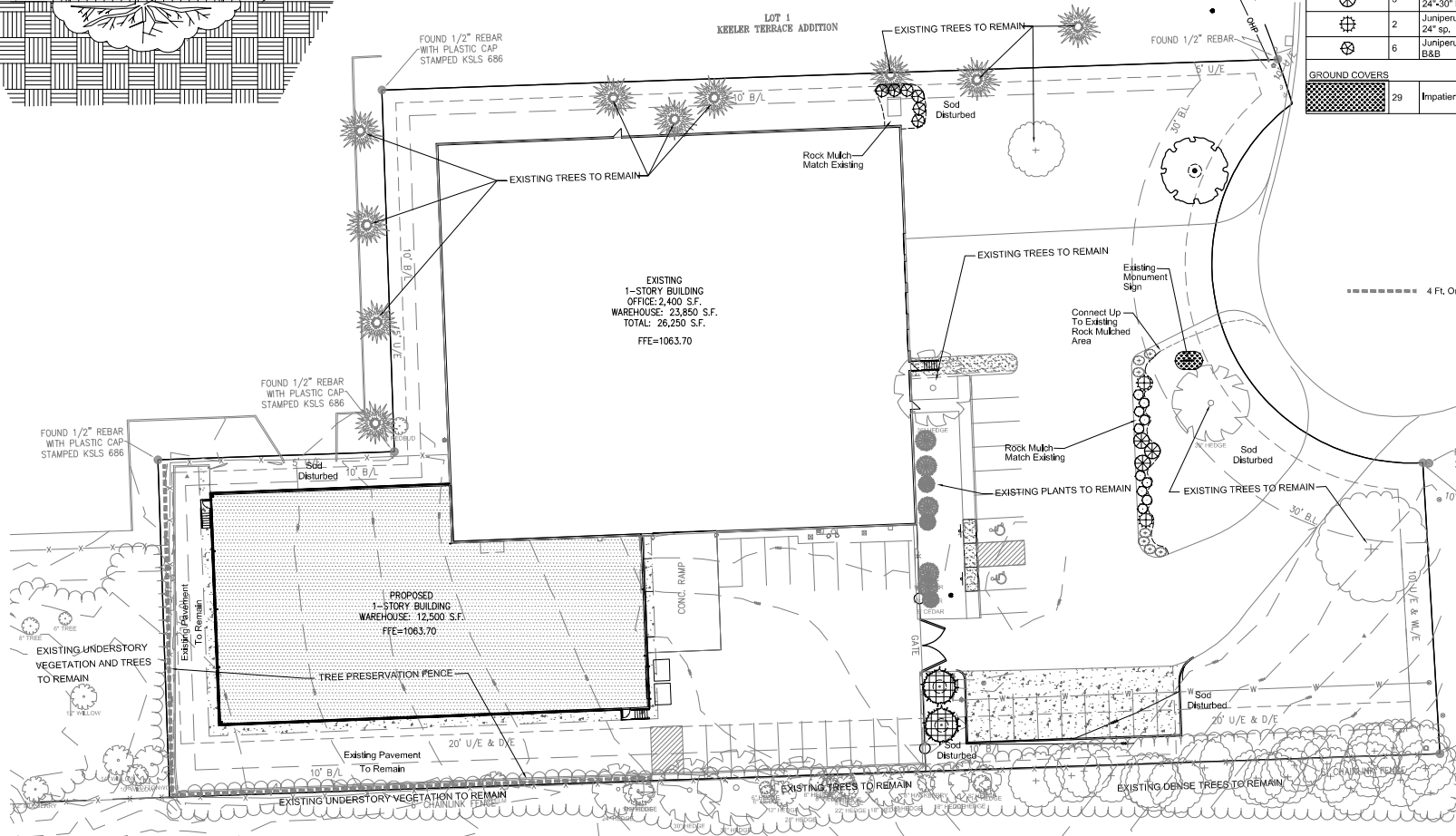


NOTES:

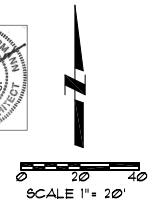
1. EXISTING TREES AND THEIR ROOT ZONES THAT ARE TO BE SAVED MUST BE PROTECTED FROM ALL CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO: EARTHWORK OPERATIONS, MOVEMENT AND STORAGE OF EQUIPMENT AND VEHICLES, AND PLACEMENT OF CONSTRUCTION MATERIALS AND DEBRIS.
2. TREE PROTECTION FENCING MUST BE PLACED AROUND ALL TREES OR WOODED AREAS TO BE PROTECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND REMAIN ERECT AND SECURE THROUGHOUT ALL CONSTRUCTION PHASES.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
TREES				
	1	Acer rubrum 'Red Pointe' / Red Pointe Red Maple	B & B	2" Cal
	2	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B & B	6' hgt.
SHRUBS				
	10	Ilex glabra 'Shamrock' / Inkberry	5 gal	
	3	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal	
	2	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	3 gal	
	6	Juniperus virginiana 'Keteleeri' / Keteleeri Eastern Redcedar	6ft.	
GROUND COVERS				
	29	Impatiens walleriana / Busy Lizzie (RED Variety)	4" pot @	



NOTE:
Details and specifications to be provided
in construction documents.



Landscape And Tree Preservation Plan Cardinal Brush

15790 S. Keeler Terrace
Olathe, Kansas

LS-1



Oppermann LandDesign, LLC
Landscape Architecture
22 Debra Lane | polio@oppermans.com
New Windsor, New York 10553 | 913.522.5598

Utility Note:

Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction
call appropriate locating service. In Kansas call 1-800-4-A-SAFE (344-7233) to have utilities located.

05/12/2025



PLANNING
ENGINEERING
IMPLEMENTATION

Date: March 14, 2025

Meeting Date: March 14, 2025, 5:30 PM

Location of Meeting: Offices of Phelps Engineering, Inc.
1270 N Winchester, Olathe, KS

Project: RZ25-0003 Cardinal Glass Rezoning

Neighborhood Attendees: None.

Development Team: Judd D. Claussen, P.E. – Phelps Engineering, Inc.
Jim Hartsock, President of Cardinal Glass

Meeting started at 5:30 pm. There was no neighborhood attendees present. After waiting about 30 minutes, no one else came to meeting, so meeting ended at 6 pm.