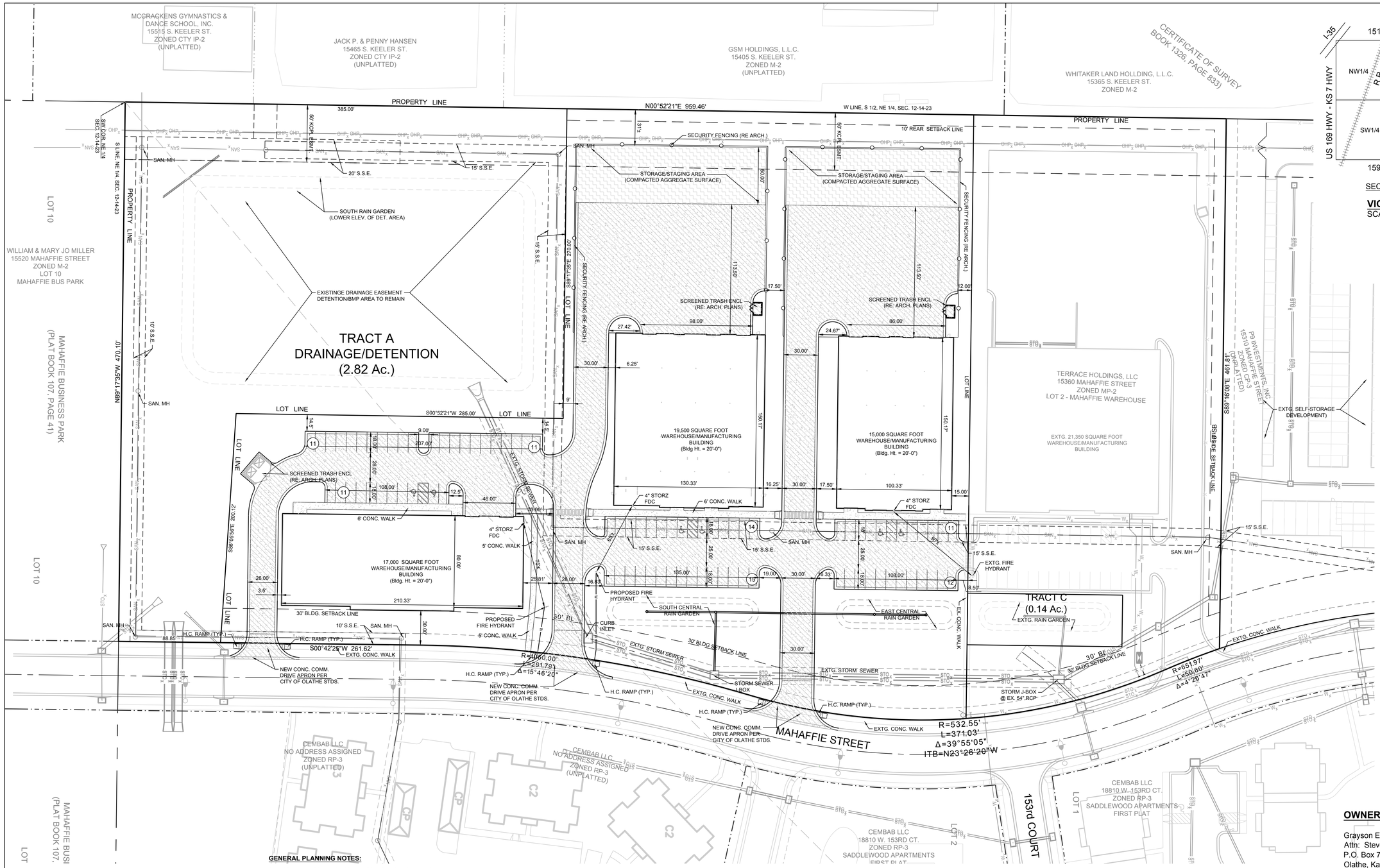


SECTION 12-14-23

VICINITY MAP
SCALE 1" = 2000'

GENERAL PLANNING NOTES:

1. All on-site wiring and cables shall be placed underground.
2. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities' meter banks and coolers shall be screened from public view with landscaping or with an architectural treatment compatible with the building architecture.
3. A consistent use of parking lot lighting poles and fixture types shall be used throughout the development area. (A parking lot lighting plan, in accordance with *UDO* requirements shall be submitted and approved as part of the final development plan(s).

FIRE DEPARTMENT/FIRE ACCESS NOTES:

1. All portions of the building will be required to be within 600 feet of a hydrant (travel distance) for sprinklered buildings. Dead-end water mains with fire hydrants are not permitted unless water supply calculations can be provided that demonstrate an adequate water supply provides the required fire flow or the sprinkler demand, whichever is greater; otherwise the water supply for hydrants is required to be looped to existing mains. (IFC, Section 507.5.1, Ex. 2)
2. A fire department connection (FDC) is required within 100 feet of a hydrant for sprinklered buildings. The FDC is required to be accessible from a fire apparatus access road. The City of Olathe Fire Code Amendment 16.05.340 requires a 4-inch Storz quick coupling connection.

PAVEMENT LEGEND:

- 4" CONCRETE SIDEWALK
- 5.5" CONCRETE DRIVE PAVEMENT
- COMPACTED AGGREGATE SURFACE AREA
- EXISTING CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED CURB & GUTTER - DRY
- CONCRETE RIBBON CURB

Site Information:

Property Address:
No Address Assigned
Olathe, Kansas, 66062

Legal Description:
Lot 1, Mahaffie Warehouse, a subdvision in the City of Olathe, Johnson County, Kansas

Total Development Area:
Lot 1 Area: 238,131 S.F. (5.47 Ac.)

Current Zoning: M-2
Proposed Zoning: M-2 (no change)

Current Use: Vacant
Proposed Use: Warehouse/Manufacturing (with supporting office space)

Parking Required: 1 stall/1,500 square feet of building area
Building Area = 51,5000 S.F. /1,500 = 34.33 Stalls - 35 Stalls req'd.

Proposed Parking: 85 Stalls* (6 handicap-accessible stalls)
* additional parking planned to accommodate expanded building office space, if needed.

SITE DATA TABLE (LOT 1 ONLY)

LOT AREA:		238,131 SQ. FT. (5.47 AC)
	EXISTING	PROPOSED
BUILDING AREA	0 S.F. (0.00%)	51,500 S.F. (21.63%)
DRIVE/SIDEWALK AREA	0 S.F. (0.00%)	90,197 S.F. (37.88%)
GRAVEL STORAGE AREA	0 S.F. (0.00%)	15,805 S.F. (6.64%)
OPEN/LANDSCAPE AREA	238,131 S.F. (100%)	80,629 S.F. (33.86%)

OWNER/DEVELOPER:

Grayson Enterprises
Attn: Steve Petter
P.O. Box 787
Olathe, Kansas 66051
Phone: (913) 353-0234
Email: Sapetter@aol.com

PROJECT ARCHITECT:

Herman Scharhag Co., Architects
Attn: Jeff Schroeder, R.A., President
310 Armour Rd., Suite 202
Kansas City, Missouri 64116
Phone: (816) 221-9297
Email: scharhag@att.net

0 40' 80'
SCALE: 1" = 40'

SCHLAGEL & ASSOCIATES, P.A.
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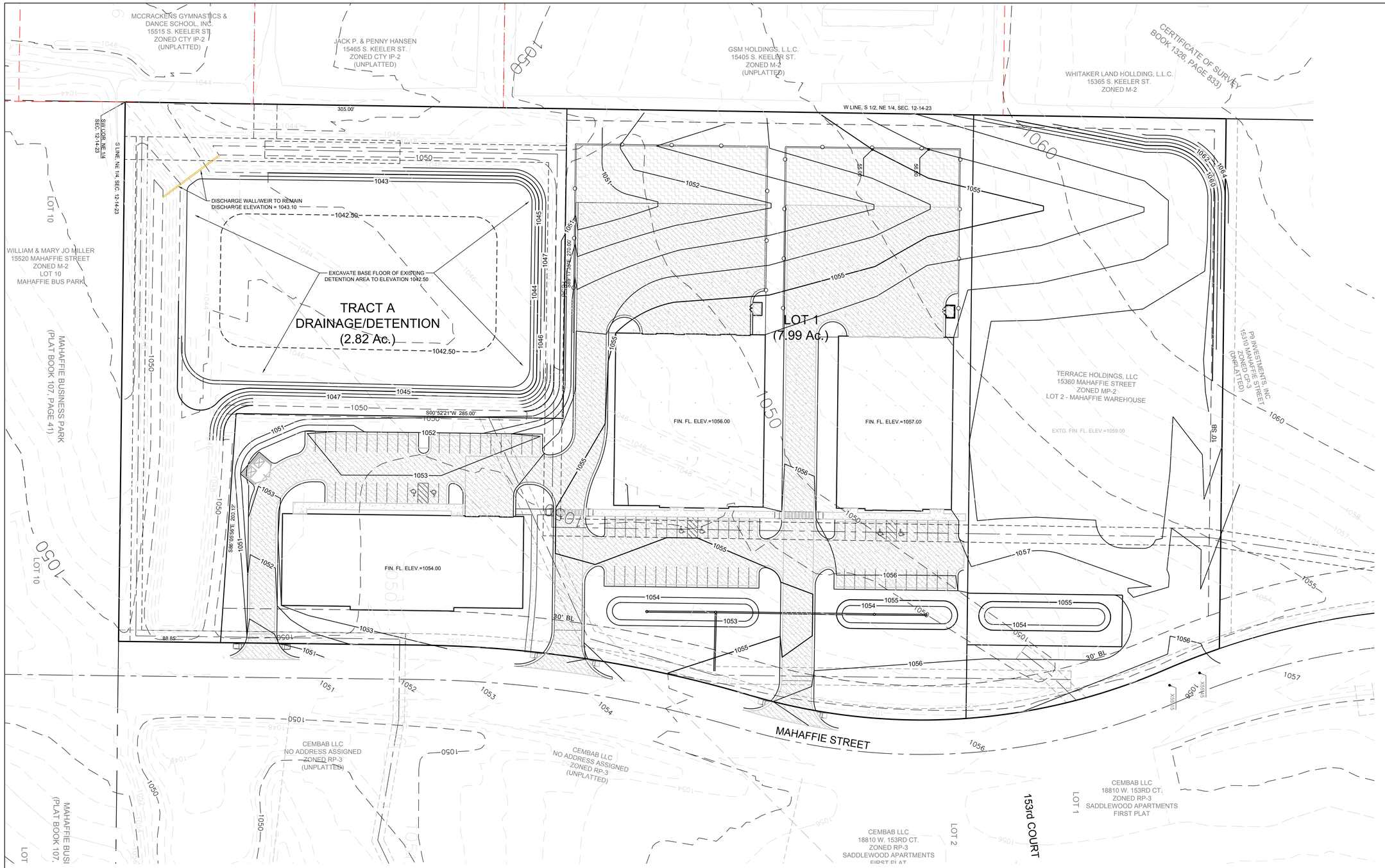
RREVISED PRELIM. DEVELOPMENT PLAN
LOT 1 - MAHAFFIE WAREHOUSE (PHASE 2)
153RD COURT AND MAHAFFIE STREET
OLATHE, KANSAS

DESCRIPTION	REVISION DATE
City Planning Review	12-21-18

DRAWN BY:	CHECKED BY:	DATE PREPARED:	PROJ. NUMBER:
SCH	SCH	11-21-2018	18-173

SITE PLAN

SHEET
C1.0
OF 3



PAVEMENT LEGEND:

- 4" CONCRETE SIDEWALK
- 5" LIGHT-DUTY CONCRETE DRIVE PAVEMENT
- 7" HEAVEY-DUTY CONCRETE DRIVE PAVEMENT
- COMPACTED AGGREGATE SURFACE AREA
- EXISTING CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED CURB & GUTTER - DRY
- CONCRETE RIBBON CURB

GRADING LEGEND:

- EXX.XX — EXTG. SPOT ELEVATION
- XX.XX — PROPOSED TOP OF CURB ELEV.
- XX.XX — OR LIP OF CURB OR SPOT ELEVATION
- F.F.E. — FINISHED FLOOR ELEVATION
- —1023— — EXISTING CONTOUR
- 1023 — PROPOSED CONTOUR

* - ALL SIDEWALKS TO BE INSTALLED WITH A 2.0% MAXIMUM CROSS SLOPE.

SCALE: 1" = 40'

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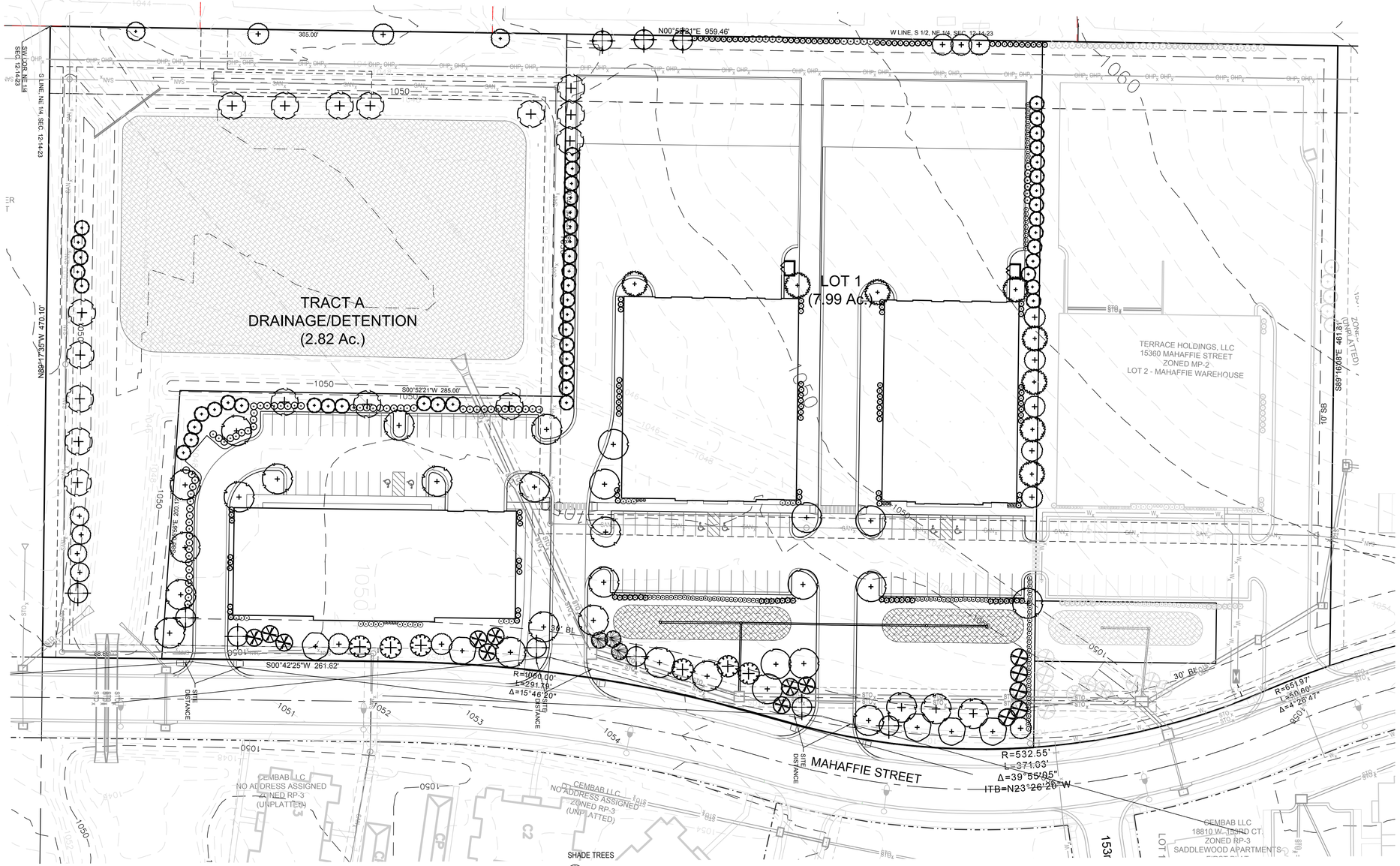
RREVISED PRELIM. DEVELOPMENT PLAN
LOT 1 - MAHAFFIE WAREHOUSE (PHASE 2)
153RD COURT AND MAHAFFIE STREET
OLATHE, KANSAS

REVISION DATE	DESCRIPTION
12-21-18	City Planning Review

DRAWN BY:	CHECKED BY:	DATE PREPARED:	PROJ. NUMBER:
SCH	SCH	11-21-2018	18-173

PRELIMINARY
SITE GRADING
PLAN

SHEET
C2.0
OF 3



LANDSCAPE SITE DATA

NORTH PROPERTY LINE BUFFER-526 FEET LENGTH-BUFFER TYPE 1- 10 FEET

REQUIRED SHADE TREES (1 PER 100 FEET)	5 TREES
REQUIRED EVERGREEN TREES (1 PER 100 FEET)	5 TREES
REQUIRED ORNAMENTAL TREES (1 PER 100 FEET)	5 TREES
REQUIRED SHRUBS/ORNAMENTAL GRASSES (20 PER 100 FEET)	105 SHRUBS
SHADE TREES PROVIDED	5 TREES
EVERGREEN TREES PROVIDED	14 TREES
ORNAMENTAL TREES PROVIDED	5 TREES
SHRUBS PROVIDED	65 SHRUBS
10 EVERGREEN TREES PROVIDED FOR 40 SHRUBS	

WEST PROPERTY LINE BUFFER-354 FEET LENGTH-BUFFER TYPE 1- 10 FEET

REQUIRED SHADE TREES (1 PER 100 FEET)	4 TREES
REQUIRED EVERGREEN TREES (1 PER 100 FEET)	4 TREES
REQUIRED ORNAMENTAL TREES (1 PER 100 FEET)	4 TREES
REQUIRED SHRUBS/ORNAMENTAL GRASSES (20 PER 100 FEET)	71 SHRUBS
SHADE TREES PROVIDED	0 TREE*
EVERGREEN TREES PROVIDED	43 TREES
ORNAMENTAL TREES PROVIDED	3 TREES
SHRUBS PROVIDED	10 SHRUBS

UPRIGHT EVERGREEN TREES PROVIDED FOR SCREEN INSTEAD OF SHRUBS. ORNAMENTAL TREE PROVIDED INSTEAD OF SHADE TREE DUE TO POWER EASEMENT RESTRICTION

* - No shade trees are proposed in this area due to overhead power lines and KCPL Easement

SOUTH PROPERTY LINE BUFFER-755.12 FEET LENGTH-BUFFER TYPE 1- 10 FEET

REQUIRED SHADE TREES (1 PER 100 FEET)	8 TREES
REQUIRED EVERGREEN TREES (1 PER 100 FEET)	8 TREES
REQUIRED ORNAMENTAL TREES (1 PER 100 FEET)	8 TREES
REQUIRED SHRUBS/ORNAMENTAL GRASSES (20 PER 100 FEET)	151 SHRUBS
SHADE TREES PROVIDED	8 TREES
EVERGREEN TREES PROVIDED	18 TREES
23 EVERGREEN TREES INSTEAD OF 92 SHRUBS	
ORNAMENTAL TREES PROVIDED	8 TREES
SHRUBS PROVIDED	61 SHRUBS

MAHAFFIE STREET 656 FEET LENGTH NONRESIDENTIAL LANDSCAPE (UDO SEC. 18.30.130.L.A)

REQUIRED STREET TREES(1 PER 40 FT.)	16 TREES
REQUIRED SHADE/EVERGREEN TREES (1 PER 30 FEET)	22 TREES
REQUIRED ORNAMENTAL TREES (1 PER 3 REQ SHADE/EVERGREEN TREE)	7 TREES
STREET TREES PROVIDED	16 TREES
SHADE TREES PROVIDED(3 ARE STREET TREES)	8 TREES
EVERGREEN TREES PROVIDED	14 TREES
ORNAMENTAL TREES PROVIDED	7 TREES

PARKING

REQUIRED 1 PARKING ISLAND PER 20 SPACES	4 ISLANDS
PARKING ISLAND PROVIDED	8 ISLANDS
REQUIRED 1 SHADE TREE PER ISLAND	8 TREES
SHADE TREES PROVIDED	8 TREES
REQUIRED SCREENING OF PARKING ALONG ARTERIAL STREET	100%
SCREENING PROVIDED	100%

NOTES:

1. UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDED QUANTITIES IN THE SCHEDULE.
3. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE OLATHE ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
6. ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
7. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
8. ALL TURF AREAS, ANY AREA THAT IS NOT IMPROVED WITH BUILDING, PAVEMENT, OR WALKWAYS, SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
9. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF OLATHE, PRIOR TO INSTALLATION.
10. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
11. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS
12. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUNDCOVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE/4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB)FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
13. AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
14. AN IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATED ON A REGULAR BASIS FOR ALL LANDSCAPE AREAS VISIBLE FROM MAHAFFIE STREET.
15. IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
16. FOUNDATION PLANTING AREAS SHALL HAVE A MINIMUM WIDTH OF EITHER SIX FEET OR THE EQUIVALENT OF TWENTY PERCENT OF THE BUILDING FACADE.
17. ALL ABOVE GROUND MECHANICAL, ELECTRICAL AND/OR TELEPHONE CABINETS, TRANSFORMERS, ETC. SHALL BE SCREENED 100% FROM PUBLIC VIEW BY INSTALLING UPRIGHT JUNIPERS EVENLY SPACED AROUND THE PERIMETER. NOTE KCPL HAS CLEARANCE REQUIREMENTS THAT MUST BE FOLLOWED FOR ANY SCREENING.
18. EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITIES' METER BANKS AND COOLERS SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING UPRIGHT JUNIPERS OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
19. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.
20. NO TREE SHALL BE PLANTED WITHIN 15 FEET OF A STREET LIGHT OR FIRE HYDRANT.

SHADE TREES

ARO	9 EA.	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" Cal.	B&B
ARR	20 EA.	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2.5" Cal.	B&B
QPG	6 EA.	Quercus palustris Green Pillar	Green Pillar Oak	2.5" Cal.	B&B
QS	3 EA.	Quercus shumardii	Shumard Oak	2.5" Cal.	B&B
UXF	16 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B
ZSM	8 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B

ORNAMENTAL TREES

AGF	2 EA.	Acer ginnala 'Flame'	Flame Amur Maple	2" Cal. & 8' ht.	B&B
CC	15 EA.	Cercis canadensis	Red Bud	2" Cal. & 8' ht.	B&B
MPF	3 EA.	Malus sp. 'Prairiefire'	Prairiefire Crabapple	2" Cal. & 8' ht.	B&B
MSS	7 EA.	Malus sp. 'Spring Snow'	Spring Snow Crabapple	2" Cal. & 8' ht.	B&B

EVERGREEN TREES

JCK	51 EA.	Juniperus chinensis 'Keteleerii'	Keteleer Juniper	6' ht.	B&B
JCSP	110 EA.	Juniperus chinensis 'Spartan'	Spartan Juniper	6' ht.	B&B
PPC	3 EA.	Picea pungens	Colorado Spruce	6' ht.	B&B
PFV	9 EA.	Pinus flixillis 'Vanderwolfs Pyramid'	Vanderwolf Limber Pine	6' ht.	B&B
PS	9 EA.	Pinus strobus	White Pine	6' ht.	B&B

SHRUBS

BMK	22 EA.	Buxus microphylla var koreana	Korean Boxwood	5 gal.	Cont.
CCB	14 EA.	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea	5 gal.	Cont.
CSI	67 EA.	Cornus sericea 'Isantii'	Redtwig Dogwood	5 gal.	B&B
JHH	28 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	Cont.
RAG	103 EA.	Rhus aromatica 'Gro-Low'	Fragrant sumac	5 gal.	Cont.
VCK	10 EA.	Viburnum carlesii 'Korean Spice'	Koreanspice Viburnum	5 gal.	Cont.

0 40' 80'

SCALE: 1" = 40'

BASIN SEED MIX

BROADCAST SEED AT 15 LBS PLS PER ACRE
DRILLED SEED AT 8 LBS PLS PER ACRE

Common Name	*Scientific Name*	*% of mix by seed count*	*Pure Seed*	*Germination*
Required Grass/Sedge/Rush Species				
Calamagrostis canadensis	Blue Joint Grass	20%	85%	70%
Carex stricta	Tussock Sedge	15%	85%	70%
Carex vulpinoidea	Fox Sedge	15%	85%	70%
Juncus dudleyi	Dudley's Rush	5%	85%	60%
Pascopyrum smithii	Western Wheatgrass	15%	85%	70%

Additional Grass/Sedge/Rush Species (Must use a minimum of 2 species from this list) Each to be 5% of the mix all to have 80%PLS and 60% germination minimum

Carex annectens	Small Yellow Fox Sedge
Carex cristalia	Crested Sedge
Carex hyalinolepis	Shoreline Sedge
Carex hystricina	Bottlebrush/porcupine Sedge
Carex normalis	Oval Sedge
Carex scoparia	Pointed Broom Sedge
Carex stipulata	Awl Fruited Sedge
Juncus effusus	Common Rush
Scirpus atrovirens	Dark Green Bulrush

Required Forbs

Ascelpias incarnata	Marsh Milkweed	5%	80%	60%
Coreopsis tripteris	Tall coreopsis	5%	80%	60%
Liatris spicata	March Blazing Star	5%	80%	60%
Zizia aurea	Golden Alexanders	5%	80%	60%

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DESCRIPTION	REVISION DATE
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DRAWN BY: SCH
CHECKED BY: SCH
DATE PREPARED: 11-21-2018
PROJ. NUMBER: 18-173

LANDSCAPE PLAN

SHEET
L1.0
OF 3