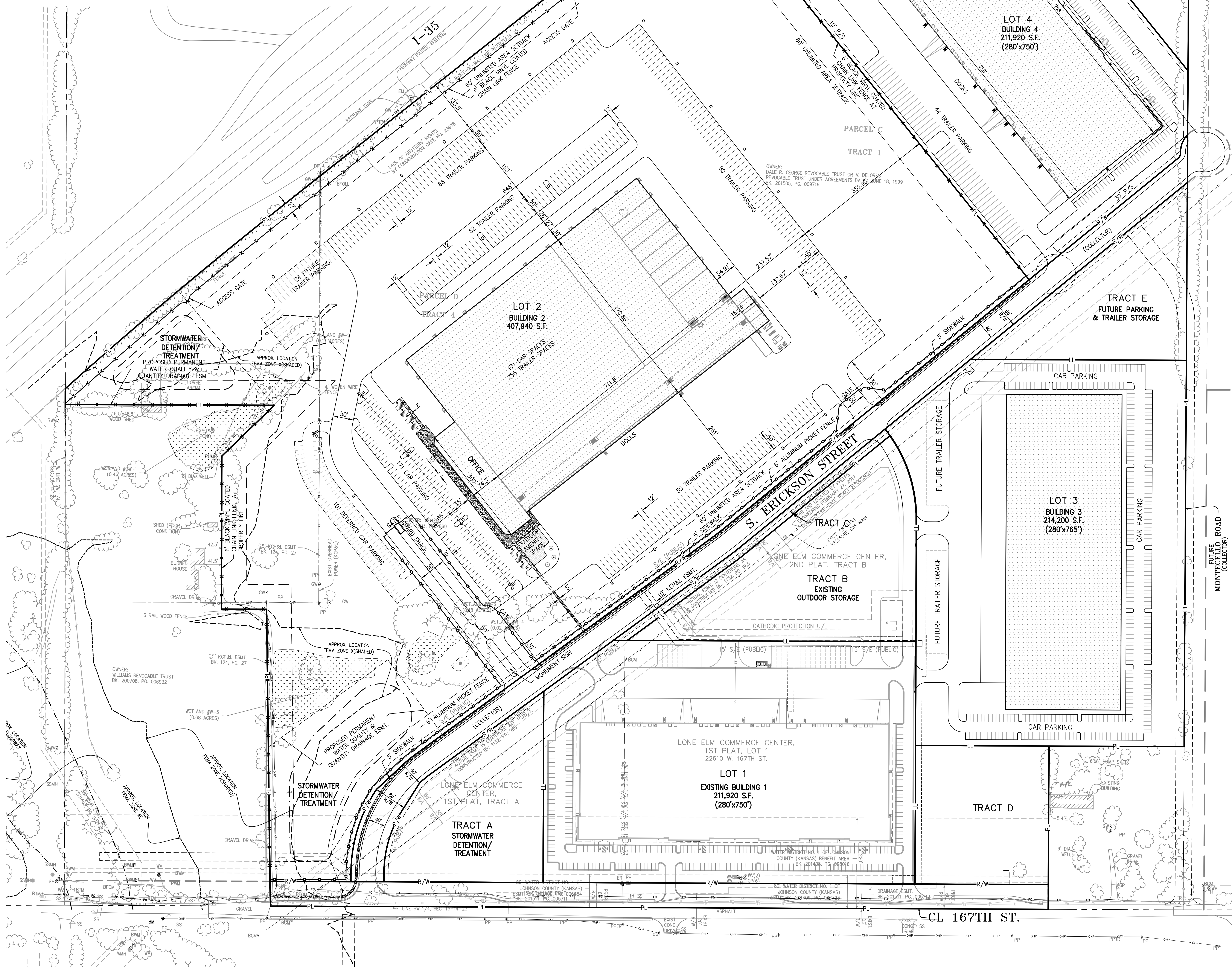


SITE DATA TABLE:

PARCEL	PARCEL AREA (AC.)	BLDG.	BLDG. AREA (S.F.)	REQUIRED PARKING (SPACES)	PROVIDED AUTO PARKING (SPACES)	PROVIDED TRAILER PARKING (SPACES)	FUTURE PARKING (AUTO / TRAILER)	TOTAL POTENTIAL PARKING (SPACES)	PROPOSED OPEN SPACE (%)
LOT 1	11.94	1	211,920	141	254	16	9	279	16%
LOT 2	57.96	2	407,940	272	171	255	125	551	54%
LOT 3	14.05	3	214,200	143	321	0	42	363	27%
LOT 4	16.23	4	211,920	141	222	44	0	266	31%
TRACT A	2.76								100%
TRACT B	4.19								28%
TRACT C	0.38								96%
TRACT D	2.50								100%
TRACT E	2.58								25%
TRACT F	3.54								100%
167TH R/W	2.60								
ERICKSON STREET R/W	3.42								
TOTAL AREA	122.54		1,045,980	697	968		176	1,459	46%
2017 Previously Approved Plan	122.54		1,988,690	1,326	2,126		506	2,632	28.3%

NOTE: OPEN SPACE CALCULATIONS INCLUDE ALL LOTS AND TRACTS. OPEN SPACE CALCULATIONS EXCLUDE RIGHT OF WAY. TOTAL OPEN SPACE TAKES INTO ACCOUNT ALL FUTURE PAVEMENT.



Know what's below.
Call before you dig.

LEGAL DESCRIPTION:

ALL THAT PART OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 23 EAST, IN JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE S 13°22' E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2255.64 FEET; THENCE S 88°15'02" W, A DISTANCE OF 330.00 FEET; THENCE S 13°45' E, A DISTANCE OF 386.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE S 88°15'02" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 1026.96 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE N 14°51' W, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2363.44 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 35, AS NOW ESTABLISHED; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 35 FOR THE FOLLOWING TWO (2) COURSES: THENCE N 49°43'02" E, A DISTANCE OF 457.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE N 88°15'02" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 1003.39 FEET TO THE POINT OF BEGINNING, CONTAINING 78.4928 ACRES, MORE OR LESS, EXCEPT THAT PART IN STREET AND ROADS.

TOGETHER WITH:

PARCEL D:
ALL THAT PART OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 23 EAST, IN JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE N 88°15'04" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING; THENCE N 24°03' W, A DISTANCE OF 720.10 FEET; THENCE S 88°15'06" W, A DISTANCE OF 108.50 FEET; THENCE N 15°02' W, A DISTANCE OF 371.12 FEET; THENCE N 43°54'27" E, A DISTANCE OF 177.32 FEET; THENCE S 88°15'06" W, A DISTANCE OF 556.55 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE N 15°02' W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 38.76 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 35, AS NOW ESTABLISHED; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 35, FOR THE FOLLOWING TWO (2) COURSES: THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 48°12'1" E AND A RADIUS OF 11309.16 FEET, AN ARC DISTANCE OF 698.36 FEET; THENCE N 49°43'02" E, A DISTANCE OF 1056.34 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE S 14°51' E, ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2363.44 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE S 88°15'04" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 656.87 FEET TO THE POINT OF BEGINNING, CONTAINING 44.0628 ACRES, MORE OR LESS, EXCEPT THAT PART IN STREETS AND ROADS.

THE TOTAL OF PARCELS C AND D IS APPROXIMATELY 122.5356 ACRES MORE OR LESS, EXCEPT THAT PART IN ROADS.

AREA = ±122.5356 ACRES / ±5,337,651 SQ.FT.

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X(SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE JOHNSON COUNTY, KANSAS, COMMUNITY NO. 220159, MAP NO. 22081C101016 AND 22081C101016S, DATED AUGUST 3, 2008.

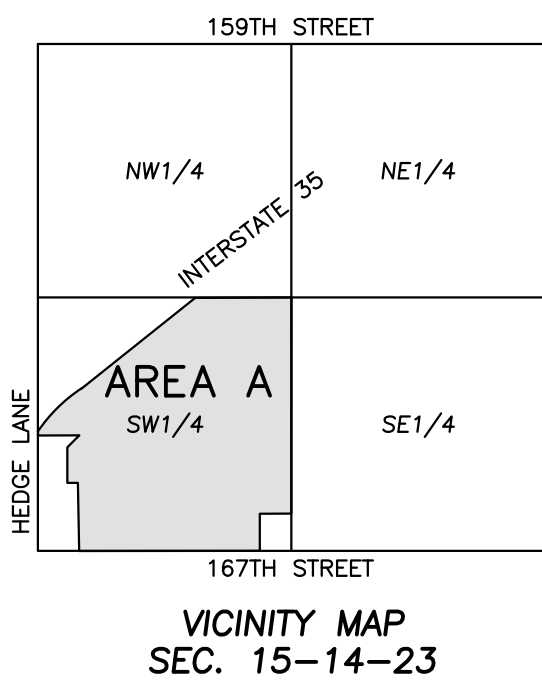
PREPARED & SUBMITTED BY:

PHILLIPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.

OWNER:

167TH STREET LAND, LLC
801 E. 101ST TERRACE #120
KANSAS CITY, MO 64131
816-251-4600
CONTACT: ROB HEISE

ZONING: M-2



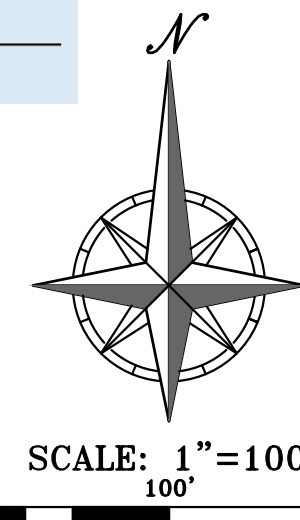
LEGEND

- PL - PROPERTY LINE
- LL - LOT LINE
- R/W - RIGHT-OF-WAY
- B/L - 2' CURB & GUTTER
- B/L - BUILDING SETBACK LINE
- P/S - PARKING SETBACK LINE
- L/S - LANDSCAPE SETBACK LINE
- FENCE - 6" BLACK VINYL COATED CHAIN LINK
- FENCE - 8" PAINT COATED, DECORATIVE & ORNAMENTAL, ALUMINUM PICKET

SITE DESIGN SUMMARY - Category 5

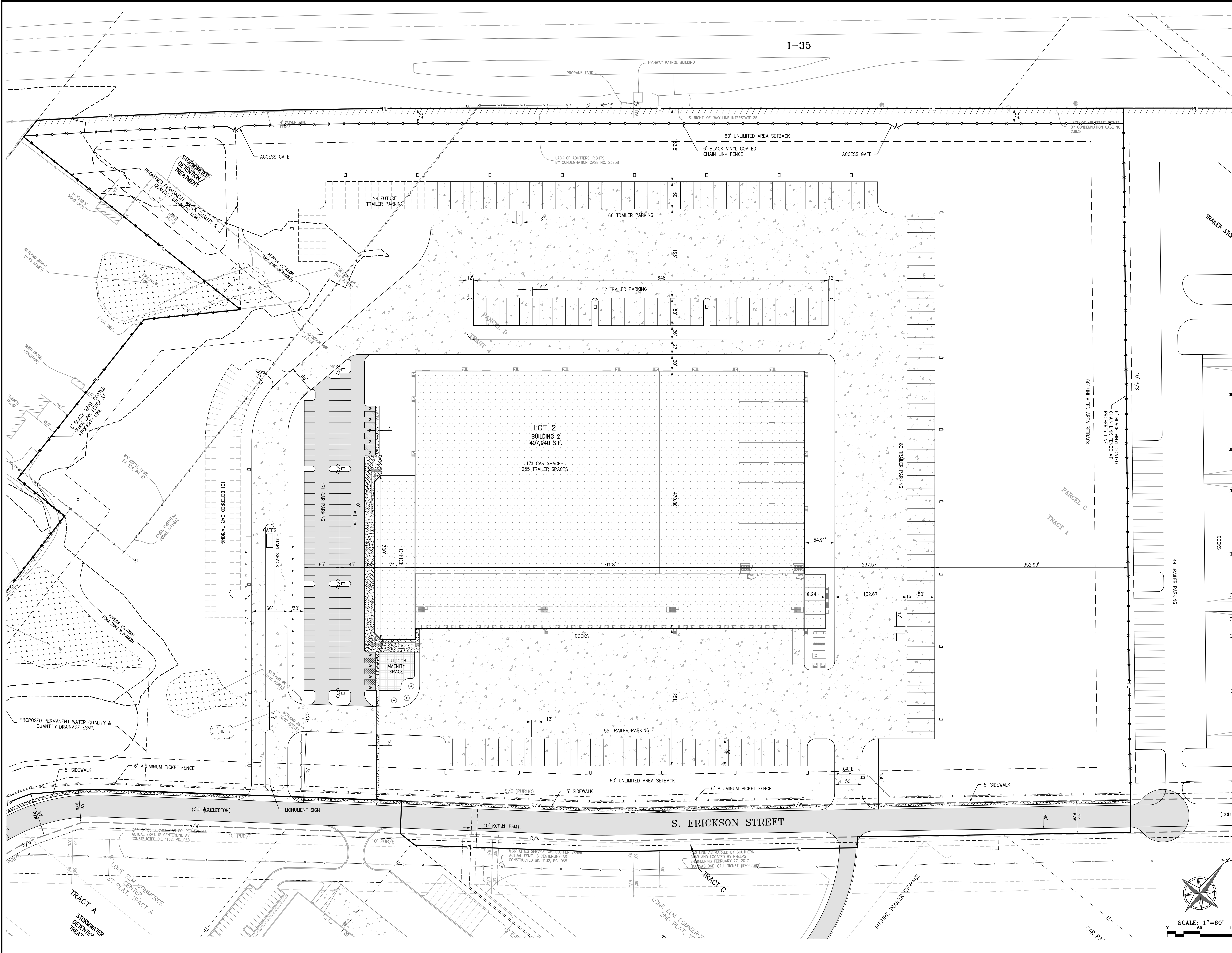
- Maximum Parking Pod Size**
All proposed parking pod sizes will be less than the maximum of 160.
- Pedestrian Connection Options**
Sidewalk connection has been provided to new public sidewalk along Erickson Street.
- Drainage Features**
Extensive landscaping shall be provided around all wet-bottom basins in view from public.
- Landscape Buffer Area**
All required landscape buffers have been provided.

Composite Standards →	Site 6-Building D, F	Site 6-Building C or E
	Site 4-Building D, E, F	Site 3 or 5-Building C or E
Height (maximum)	• Buildings: 55 feet	12 stories/144 feet
	• Other Structures (including signs): 100 feet. The structure must be set back from all property lines a distance at least equal to its height	
Front yard (minimum)	• 30 feet	20 feet
Side yard (minimum)	• 10 feet	10 feet
Rear yard (minimum)	• 10 feet	10 feet
Parking/paving location	• 30 feet from streetright-of-way	20 feet from streetright-of-way
Open space	• 10 feet from property lines	7½ feet from property lines
	15% of net site area	n/a



SITE PLAN - OVERALL
LONE ELM COMMERCE CENTER, THIRD PLAT
OLATHE, JOHNSON COUNTY, KANSAS

\\PDS-SERVER\Projects\16943\16943.dwg Preliminary Development Plans SITE ENLARGED.dwg Export:1 Jan 15, 2020 - 1:35pm Shell:Wichita



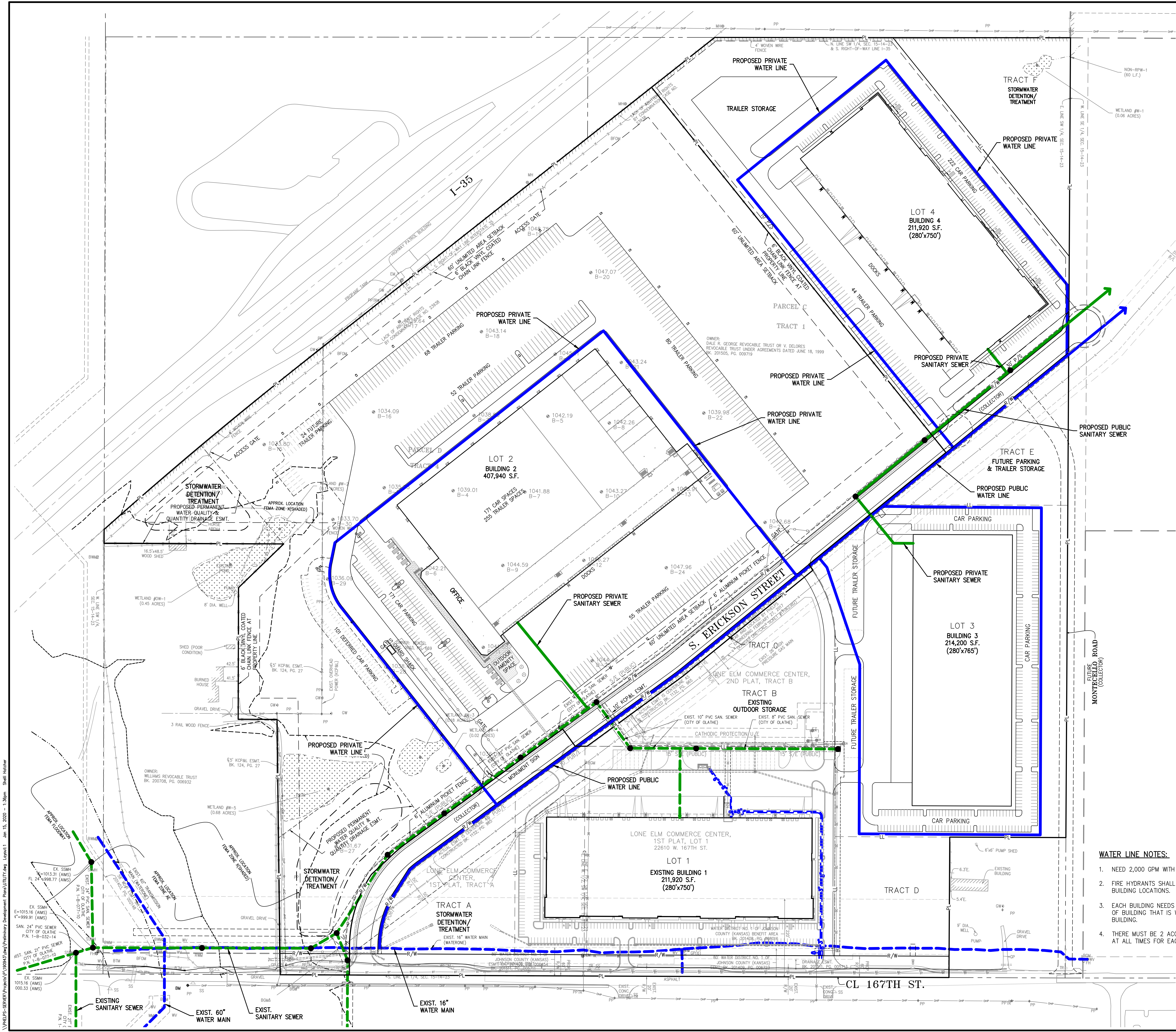
PHILIPS ENGINEERING, INC.
1320 N. Winchester
Olathe, Kansas 66061
(913) 295-1555
Fax: (913) 295-1554
www.philipsengineering.com



PRELIMINARY SITE PLAN
LONE ELM COMMERCE CENTER, THIRD PLAT
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	16943	By	App.	No.	Date	Revisions:
DATE: 01-14-20	DATE: 01-14-20	DATE: 01-14-20	DATE: 01-14-20	DATE: 01-14-20	DATE: 01-14-20	DATE: 01-14-20
DRAWN: SHH	DRAWN: SHH	DRAWN: SHH	DRAWN: SHH	DRAWN: SHH	DRAWN: SHH	DRAWN: SHH
CHECKED: DAF	CHECKED: DAF	CHECKED: DAF	CHECKED: DAF	CHECKED: DAF	CHECKED: DAF	CHECKED: DAF
DESIGNED: JAC	DESIGNED: JAC	DESIGNED: JAC	DESIGNED: JAC	DESIGNED: JAC	DESIGNED: JAC	DESIGNED: JAC
APPROVED: JAC	APPROVED: JAC	APPROVED: JAC	APPROVED: JAC	APPROVED: JAC	APPROVED: JAC	APPROVED: JAC
DATE: 01-14-20	DATE: 01-14-20	DATE: 01-14-20	DATE: 01-14-20	DATE: 01-14-20	DATE: 01-14-20	DATE: 01-14-20
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SHEET
C1.2



LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE

- WATER LINE NOTES:**
1. NEED 2,000 GPM WITH 2 FEED LOOP AROUND BUILDINGS.
 2. FIRE HYDRANTS SHALL BE WITHIN 600 FEET OF ALL BUILDING LOCATIONS.
 3. EACH BUILDING NEEDS A 26" DRIVE LANE ON 1 FULL SIDE OF BUILDING THAT IS WITHIN 15 TO 30 FEET OF THE BUILDING.
 4. THERE MUST BE 2 ACCESS POINTS FOR EACH BUILDING AT ALL TIMES FOR EACH PHASE OF THE PROJECT.



UTILITY PLAN
LONE ELM COMMERCE CENTER, THIRD PLAT
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO. 190943
DATE: 01-14-20
DRAWN: SHH
CHECKED: DAF
APPROVED: JAC
KANSAS STATE BOARD OF PROFESSIONAL ENGINEERS
JACOBSON ENGINEERING, INC.
KANSAS STATE BOARD OF PROFESSIONAL ENGINEERS
JACOBSON ENGINEERING, INC.
KANSAS STATE BOARD OF PROFESSIONAL ENGINEERS
JACOBSON ENGINEERING, INC.

PHILLIPS ENGINEERING, INC.
1320 N. Winchester
Olathe, Kansas 66061
(913) 295-1555
www.phillipsengineering.com

SHEET
C3

Technical drawing of a chain link fence system, showing various components and dimensions:

- Top Dimensions:**
 - 10' MAX. (between posts)
 - 10' MAX. (between end post and corner/gate/post)
- Components:**
 - 12 Gauge tie wires $\varnothing$ 2'-6" (Max.) Ctrs. All Panels
 - Chain Link Fabric #9 Gauge 2" Mesh
 - Cap
 - Brace (Steel)
 - 3/8" Truss Rod
 - Stretcher Bar (3/16" x 3/4" Flat)
 - End, Corner, Gate, or Pull Post (Steel)
 - Line Post (Steel)
 - Concrete Footing
- Dimensions:**
 - Height: 4'-0"
 - Post Diameter: 4"
 - Post Spacing: 10'
 - Post Depth: 3'-0"
 - Post Width: 12" Min.
 - Post Spacing: 10'

1. Posts to be set by driving or digging. If by digging, the posts shall be set in holes 12" in diameter and the soil tamped securely on all sides.
2. All posts shall be galvanized or copper clad.
3. All galvanized and copper clad posts shall be 1 1/2" to 2" in diameter.
4. All wood corner, end, pull and approach posts shall be notched to support ends of wood braces.
5. All wood posts shall be notched to support ends of wire rods in each end of the brace.
6. All wire rods shall be 1/2" in diameter and all tension wires shall be wrapped around the posts and stapled in place.
7. When wood posts are used, the corner and end posts shall be by a 3/8" dia. galvanized or copper clad rod five (5) feet long with a vertical slot 1/2" wide and 1/2" deep cut below the top surface. A #6 steel copper conductor shall be inserted in the slot and secured in place by use of clamps or other suitable device. To be used in an interval of 175' or less.
8. Both ends of all wood posts shall be cut square with the top surface of the post to be flush with the top of the post.
9. All wood posts and braces shall be given a preservative treatment in accordance with the Standard Specifications.
10. In lieu of using the galvanized or copper clad rod as described above, the contractor may at his option, use a steel line of intermediate size to exceed each straight length of the galvanized or copper clad rod.
11. The galvanized or copper clad rod shall be used where pressure posts over the fence.
12. The alignment (pull) wires are typical, but are not representative of all situations that may occur. Construction shall be varied as required by the conditions as directed by the Project Engineer.
13. All wire rods shall be galvanized or copper clad in accordance with ASTM, A-153.
14. All wire rods shall be made of galvanized steel, bracing and gate frames are normal.
15. Wire rod shall be made of galvanized steel, bracing and gate frames are normal. Weather tolerances shall be as shown in the specifications.
16. Pull post assembly shall be set of sharp braces in vertical line of opening and 330' centers on straight runs as directed by the Engineer.
17. All wire rods shall be galvanized or copper clad in accordance with ASTM, A-153.
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100. All wire rods shall be galvanized or copper clad in accordance with ASTM, A-153.

MONTAGE PLUS MAJESTIC 2/3-RAIL			AMERISTAR®	1555 N. Mingo
DR: CI	SH. 1 of 1	SCALE: DO NOT SCALE		Tulsa, OK 74116
CK: ME	Date 6/28/10	REV: c		1-888-333-3422 www.ameristarfence.com

FENCE DETAILS
LONE ELM COMMERCE CENTER, THIRD PLAT
OLATHE, JOHNSON COUNTY, KANSAS