

\\PHILIPS-SERVER\Projects\1\000353\Draw\1\000353.dwg (Preliminary Development Plans) (SITE.dwg) Layout:1 May 14, 2020 - 9:56pm Daniel Finn

LEGAL DESCRIPTION:

LOT 2, M.G.A. ESTATES, A SUBDIVISION IN JOHNSON COUNTY, KANSAS, EXCEPT THE WEST 10 FEET IN ROAD, AND EXCEPT

PART OF LOT 2, M.G.A. ESTATES, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 23 EAST IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01° 56' 33" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 500.587 METERS (1,662.06 FEET); THENCE NORTH 87° 50' 18" EAST, A DISTANCE OF 18.289 METERS (60.00 FEET) TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID LOT 2 WITH THE EAST RIGHT-OF-WAY LINE OF LONE ELM ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 01° 56' 47" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 102.391 METERS (335.93 FEET) TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE NORTH 87° 57' 52" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 3.038 METERS (9.97 FEET); THENCE SOUTH 00° 14' 49" EAST, A DISTANCE OF 102.441 METERS (336.09 FEET) TO THE TRUE POINT OF BEGINNING.

NET AREA = 420,888± SQ.FT. / 9.662± ACRES

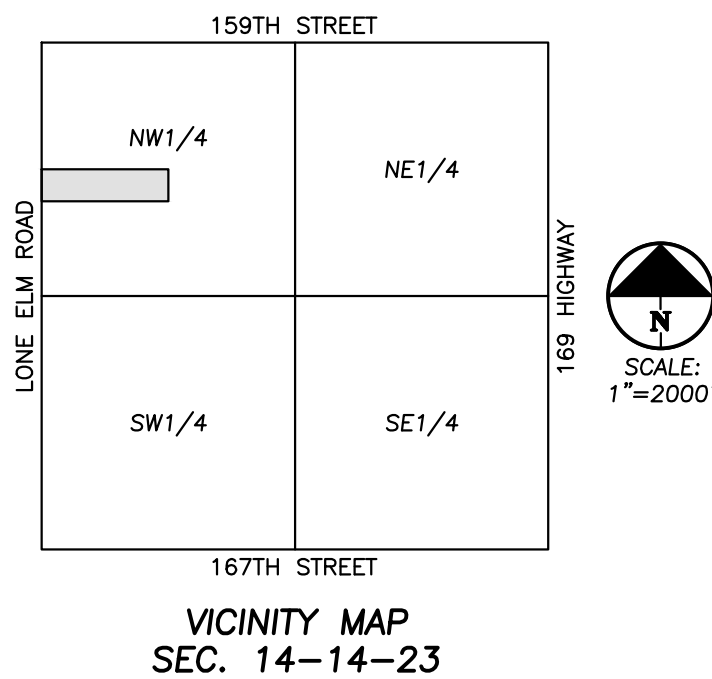
FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD 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 OLATHE, JOHNSON COUNTY, KANSAS, COMMUNITY NO. 200173, MAP NO. 20091001066, 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.



SITE DATA

LOT 2	420,888 S.F. / 9.662 AC.
ZONING EXISTING PROPOSED	 RUR M2
BUILDING AREA EXISTING BUILDING PROPOSED BUILDING TOTAL BUILDING	 4,000 S.F. 14,000 S.F. 18,000 S.F.
PROPOSED OPEN SPACE	8.1 AC. (84%)

PARKING DATA

REQUIRED PARKING 1 SPACE PER 1,500 S.F. (ANIMAL CARE SERVICES)	12
PROPOSED PARKING STANDARD STALLS (9'-0" X 18'-0") ACCESSIBLE STALLS TOTAL STALLS	39 6 45
REQUIRED ACCESSIBLE STALLS REQUIRED ACCESSIBLE STALLS (51-75)	3

LEGEND

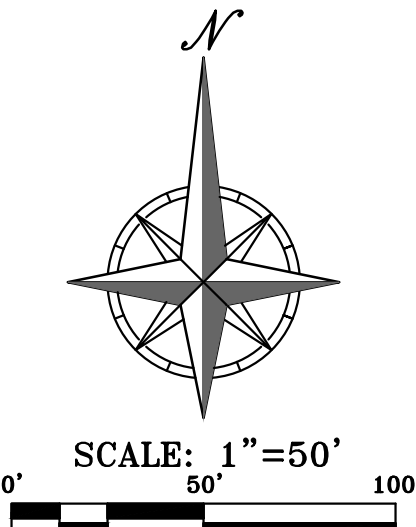
— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— 2' CURB & GUTTER —	
— 6" CURB —	
— B/L —	BUILDING SETBACK LINE
— P/S —	PARKING SETBACK LINE
— L/S —	LANDSCAPE SETBACK LINE
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Pattern]	PROPOSED BUILDING
[Pattern]	CONCRETE PAVEMENT
[Pattern]	CONCRETE SIDEWALK
[Pattern]	CHAIN LINK FENCE
[Pattern]	PARKING SPACES

PLANNING NOTES:

- TRASH ENCLOSURE TO BE CONSTRUCTED PER OLATHE UDO SECTION 18.30.130.1:

A. THREE (3) SIDES WITH A SIX (6) TO EIGHT (8) FOOT SOLID WALL CONSTRUCTED OF MASONRY OF A COLOR AND FORM THAT IS CONSISTENT AND COMPATIBLE WITH THE PRINCIPAL BUILDING ARCHITECTURE OF THE SITE; AND

B. ONE (1) SIDE WITH A METAL GATE.
- ALL ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
- EXTERIOR GROUND MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES METER BANKS, AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.



SITE PLAN

K-9 ACRES

16129 LONE ELM ROAD
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	NO.	DATE	BY	APP.	REVISIONS:
200353	5/14/20	1.	5/14/20	SNH	DAF	
DATE: 4-16-20	DRAWN: SNH	CHECKED: DAF	APPROVED: JDC			
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-200701028						
ENGINEERING-200700329						

SHEET

C1



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\\PHILIPS-SERVER\Projects\200353\Drawings\Development Plans\GRADING.dwg Layout1 May 14, 2020 9:48pm Daniel Finn



Know what's below.
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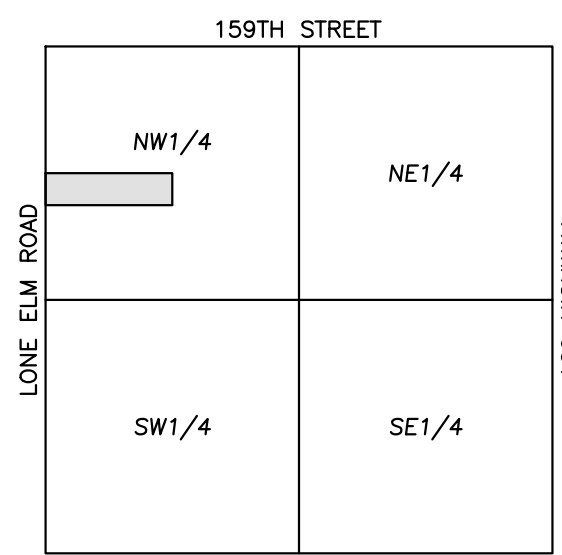
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BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON THE AS-BUILT SANITARY SEWER LINE THROUGH PROPERTY.

1. SET "1" CUT ON SOUTH END OF ISLAND IN CENTER OF LONE ELM ROAD ADJACENT TO PROPERTY.
ELEVATION = 1042.52



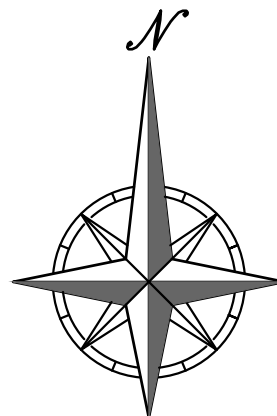
VICINITY MAP
SEC. 14-14-23



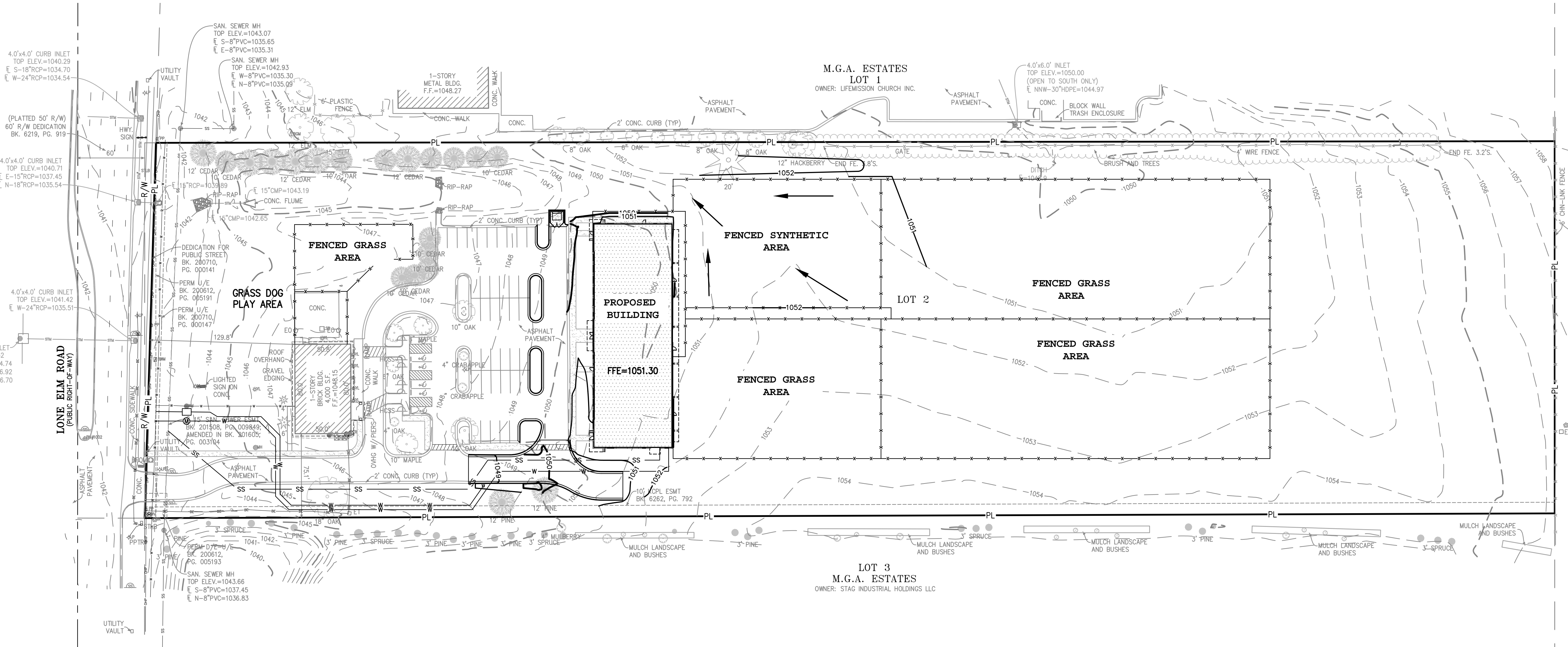
SCALE: 1"=2000'

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 2' CURB & GUTTER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 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 BOTTOM OF WALL
- TW TOP OF WALL
- EXISTING STORM SEWER
- PROPOSED STORM PIPE
- PROPOSED WET CURB & GUTTER
- PROPOSED DRY CURB & GUTTER
- PROPOSED RETAINING WALL



SCALE: 1"=50'
0' 50' 100'



TRACT A
ACTIVITY CENTER COMPLEX
OWNER: UNITED SCHOOL DISTRICT #233

GRADING PLAN

K-9 ACRES

16129 LONE ELM ROAD
OLATHE, JOHNSON COUNTY, KANSAS



PHILIPS ENGINEERING, INC.
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PROJECT NO.	200353	No.	1.	Date	5/14/20	Revisions:	By	App.
DATE: 4-16-20	DRAWN: SNH	CHECKED: DAF	APPROVED: JDC	CERTIFICATE OF AUTHORIZATION	LAND SURVEYING - LS-82	ENGINEERING - E-361	SNH	DAF
CERTIFICATE OF AUTHORIZATION								
LAND SURVEYING - 200701028								
ENGINEERING - 200700298								

SHEET

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\\PHILIPS-SERVER\Projects\1\000553\dwg\Preliminary Development Plans\UTILITY.dwg Layout:1 May 14, 2020 - 9:48pm Daniel Finn

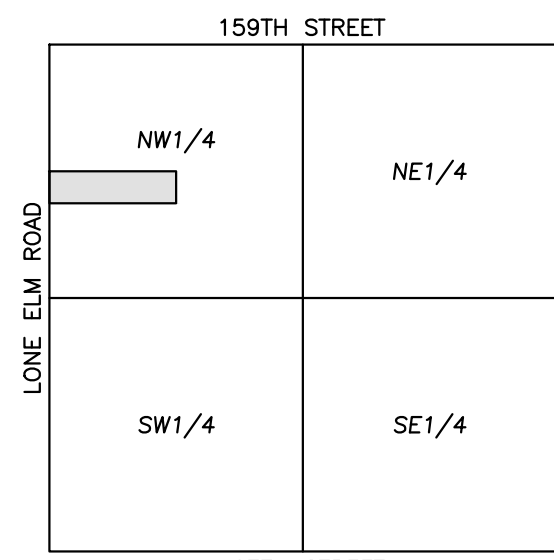


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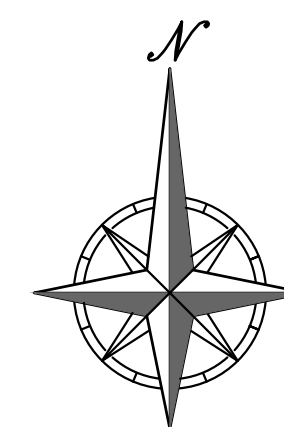
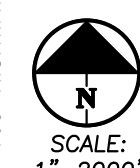
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LEGEND

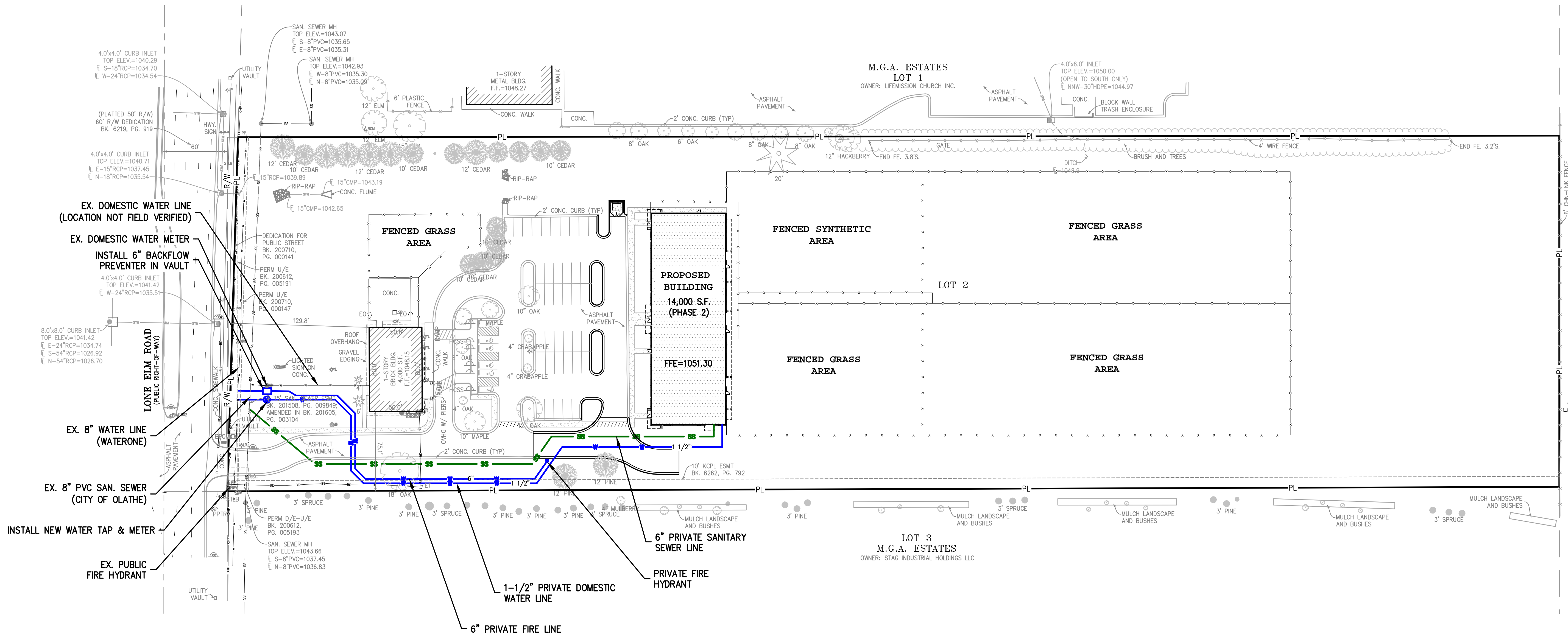
— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— CATV —	EXISTING CABLE TELEVISION LINE
— FO —	EXISTING FIBER OPTIC LINE
— G —	EXISTING GAS LINE
— BE —	EXISTING BURIED ELECTRIC LINE
— OHP —	EXISTING OVERHEAD POWER LINE
— OHT —	EXISTING OVERHEAD TELEPHONE LINE
— SS —	EXISTING SANITARY SEWER LINE
— 24"HDPE —	EXISTING STORM SEWER LINE (& SIZE)
— BT —	EXISTING BURIED TELEPHONE LINE
— W-6" —	EXISTING WATER LINE (& SIZE)
— CATV —	PROPOSED CABLE TELEVISION LINE
— FO —	PROPOSED FIBER OPTIC LINE
— G —	PROPOSED GAS LINE
— BE —	PROPOSED BURIED ELECTRIC LINE
— SS —	PROPOSED SANITARY SEWER LINE
— OHP —	PROPOSED OVERHEAD POWER LINE
— STM-6" —	PROPOSED STORM SEWER LINE (& SIZE)
— BT —	PROPOSED BURIED TELEPHONE LINE
— W-6" —	PROPOSED WATER LINE (& SIZE)
— ST-6" —	PROPOSED ROOF DRAIN (& SIZE)



VICINITY MAP
SEC. 14-14-23



SCALE: 1"=50'
0' 50' 100'



TRACT A
ACTIVITY CENTER COMPLEX
OWNER: UNITED SCHOOL DISTRICT #233



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UTILITY PLAN
K-9 ACRES
16129 LONE ELM ROAD
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	CHECKED	DATE	NO.	DATE	REVISIONS
200353	4-16-20	DAF	5/14/20	1		
DATE: 4-16-20 DRAWN: SNH CHECKED: DAF APPROVED: JDC						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-SF						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-20070128						
ENGINEERING-20030528						

SHEET

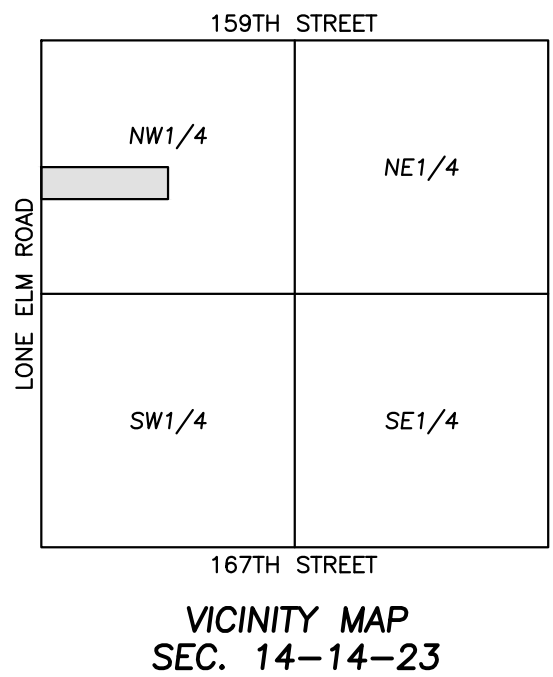
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\\PHELPS-SERVER\Projects\1\000553\Stormwater\Exhibits\Exhibiting & Proposed Conditions A1-A2.dwg Layout/Proposed Conditions A2 May 14, 2020 - 8:47pm Daniel Elm



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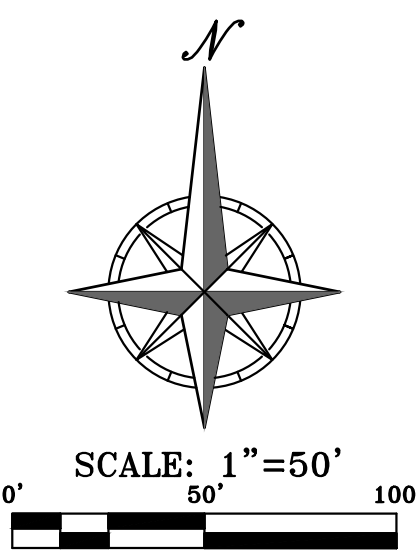


SCALE: 1"=2000'

- LEGEND**
- PL — PROPERTY LINE
 - LOT LINE
 - R/W- RIGHT-OF-WAY
 - IMPERVIOUS
 - OPEN SPACE
 - LIMITS OF DISTURBANCE

PROPOSED IMPERVIOUS AREA = 0.63 ACRES

TOTAL LOT = 420,888 S.F. (9.66 ACRES)
IMPERVIOUS = 87,281 S.F. (2.00 ACRES)
OPEN SPACE = 333,607 S.F. (7.66 ACRES)



SCALE: 1"=50'
0' 50' 100'

PROPOSED CONDITIONS MAP

K-9 ACRES
16129 LONE ELM ROAD
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	NO.	DATE	REVISIONS:
200353	05-14-20	1.	05-14-20	Revised per Planning Comments
DATE: 4-14-2020	DRAWN: SNH	CHECKED: DAF	APPROVED: JDC	
CORPORATE DATE OF AUTHORIZATION				
LAND SURVEYING - LS-82				
ENGINEERING - E-361				
CERTIFICATE OF AUTHORIZATION				
LAND SURVEYING - 20070128				
ENGINEERING - 20070328				

SHEET
A2



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159TH STREET

NW1/4


NE1/4

SW1/4

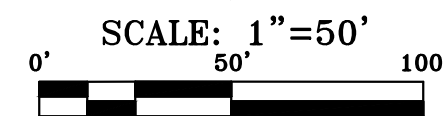
SE1/4







LONE ELM ROAD

169 HIGHWAY



SCALE:
1"=2000'



	PROPERTY LINE
	LOT LINE
	RIGHT-OF-WAY
	IMPERVIOUS
	OPEN SPACE
	EXTENDED DRY DETENTION BASIN
	LIMITS OF DISTURBANCE

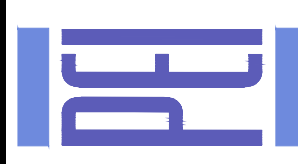
WORKSHEET 2: DEVELOP MITIGATION PACKAGE(S) THAT MEETS REQUIRED LOS

Project:	Canine Acres	By:	KAD	Date:	4/16/2020
Location:	Olathe, Ks	Checked:	DAF	Date:	4/16/2020
Sheet:	1 of 1				

2. Proposed BMP Option Package No.		1		
ID	BMP / Cover Description	Treatment Area, ac.	VR	Product of VR x Area
1	Extended Dry Detention	2.87	4	11.48
Total:		2.87	Total:	11.48

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PLANNING ENGINEERING IMPLEMENTATION



PROPOSED CONDITIONS MAP

K-9 ACRES
16129 LONE ELM ROAD
OLATHE, JOHNSON COUNTY, KANSAS

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SHEET

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