



PLANNING
ENGINEERING
IMPLEMENTATION

May 7, 2020

Re: **Neighborhood Meeting for Willow Crossing Pool & Amenities project**
147th Street & Pflumm Road NE Corner, Olathe, Kansas
Preliminary Development Plan case # PR20-0013

Dear Neighbor,

On behalf of our client, Willows 143, LLC., I would like to invite you to an informational meeting that we are hosting for our neighbors regarding the development on the above referenced property. Due to the COVID-19 Pandemic, this meeting will be held via a virtual online meeting. Below is the information to attend:

Meeting Date/Time:	Monday May 18 at 7:00 pm.
Website:	https://zoom.us/join
Meeting ID:	820 8975 6532
Password:	001872
Phone call in option:	(312) 626 6799 - for use only if not using computer audio.

Our proposed project consists of the construction of the Willow Crossing Pool and Amenity site. The site will include a pool and cabana, and a soft play area. A copy of the proposed site plan, building elevation, and landscape plan is attached for reference. We have filed a preliminary site development plan application with the City for their approval and we are excited to share this information with you and answer any questions you may have.

An upcoming Planning Commission public hearing will be held at the City of Olathe City Hall at 7 pm, June 8, 2020. The public is invited to attend and will be able to speak.

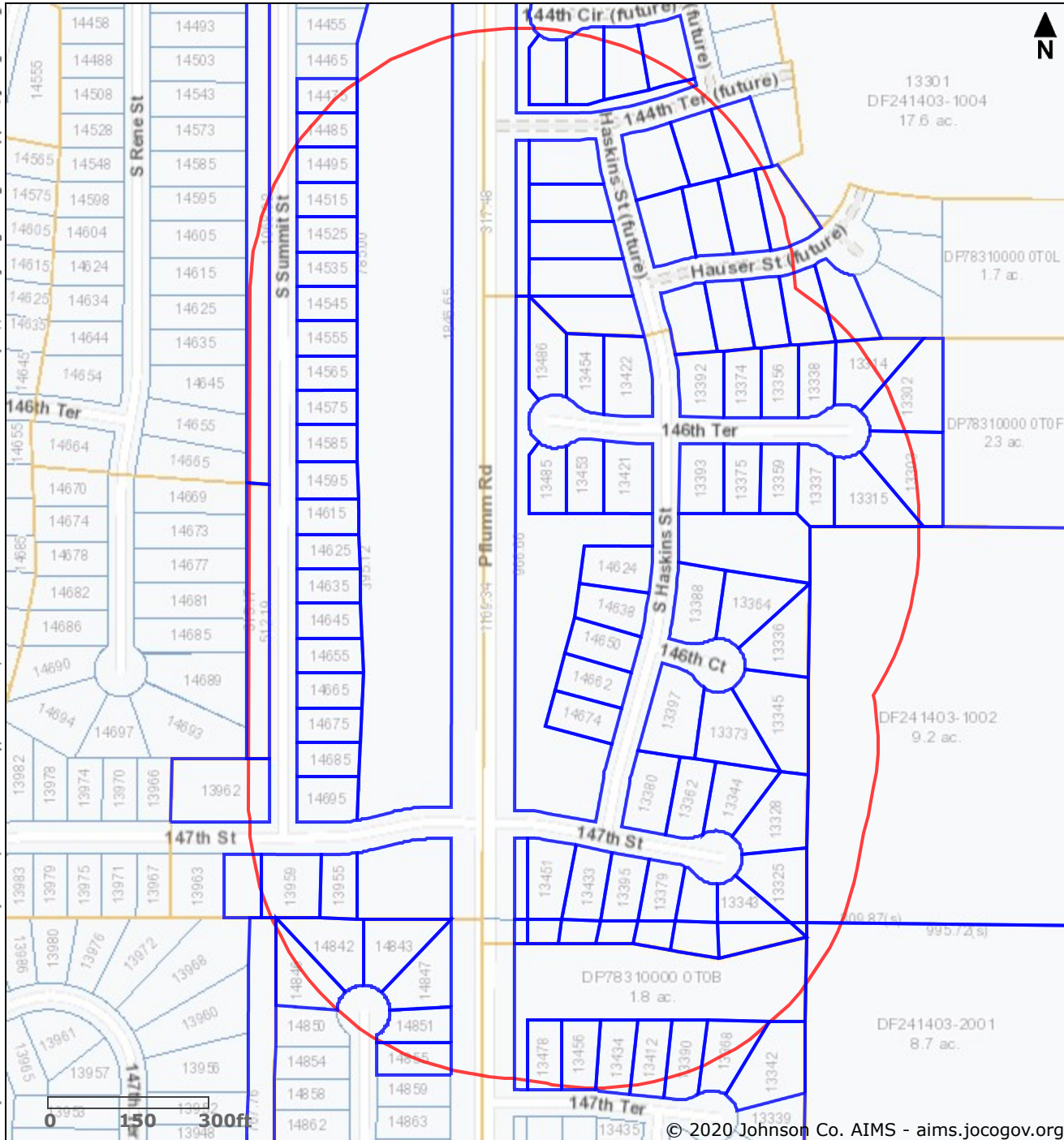
Please feel free to attend this meeting for an opportunity to learn more about the project and discuss any questions you might have. If you are not able to be on the virtual meeting, please contact me and I will be happy to answer any questions you may have.

Sincerely,

Tim Tucker, P.E.
Phelps Engineering, Inc.,
ttucker@phelpsengineering.com
Encl: Site plan, building elevation.

PHELPS ENGINEERING, INC.

1270 N. Winchester – Olathe, Kansas 66061 – (913) 393-1155 – Fax (913) 393-1166 – www.phelpsengineering.com



GENERAL NOTES

- The General Contractor is responsible for verifying all existing conditions and dimensions. The contractor shall verify existing construction and notify the architect if conditions are encountered which conflict or are not shown on the drawings.
- All construction must meet all applicable codes including Mechanical, Electrical, plumbing and Fire.
- The Contractor shall adhere to the State of Kansas One Call System, 1-800-344-7233 (DIG-SAFE). The person or firm doing excavation on public right-of-way must give notice to, and obtain information from, utility companies. The Contractor shall notify those companies which have facilities in the near vicinity of the construction to be performed when work commences.
- The General Contractor and all subcontractors shall guarantee all work executed under this Contract, both material and workmanship, for 12 months from the date of substantial completion. Prior to final payment, each contractor must submit lien waivers to the Owner.
- The General Contractor and each subcontractor is responsible for coordinating his work with other trades.
- All mechanical and electrical work must meet all applicable codes and must coordinate with other work and intent of architectural design.

SITE NOTES:

- The contractor shall provide berms, silt fences, straw bales, or other means to prevent erosion from reaching the right-of-way. If the erosion control measures fail, the contractor is responsible for restoration of the right-of-way.
- The Olathe Municipal Code is incorporated herein by reference.
- All gates in the fence enclosure shall be self-closing and self-latching with latches placed at least 4' above the ground.
- Gate shall be equipped with a keyed lock.
- Enclosure fences shall be constructed so as to prohibit the passage of a sphere larger than 4" in diameter through any opening or under the fence.
- No grade elevation changes shall be greater than 3 to 1.
- Club house FF=1057.6
- Lip of pool = 1057.5
- Slope of the access ramp shall not exceed 1:12.
- All on-site wiring and cables shall be placed underground.
- As required by the Unified Development Ordinance (UDO) All exterior ground or building mounted equipment, including but not limited to mechanical equipment, surge tank, utility meter banks, and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with building architecture.
- All site landscape improvements shall be completed in accordance with the approved plans prior to the issuance of an occupancy permit.
- Outdoor lighting shall comply with the requirements of the UDO. No wall-pack or flood light fixtures are permitted.
- Contractor is responsible for coordinating the relocation or removal of existing utilities, including but not limited to power poles, wires, telephone poles, utility boxes and guys, fire hydrants with respective utility companies. Contractor shall coordinate with all utility companies for installation requirements and specifications regarding utility services.
- All exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment comparable with the building architecture.
- All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards, such utility cabinets are prohibited within required front or corner side yards adjacent to street right-of-way, unless screened with landscape materials.

LEGAL DESCRIPTION

TRACT D, WILLOW CROSSING, SECOND PLAT, A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.

SITE ADDRESS

XXXXX 147TH STREET
OLATHE, KANSAS, 66062

UTILITY COMPANIES:

- ATMOS ENERGY
MR. DAVE HUGGINS (DAVE.HUGGINS@ATMOSENERGY.COM)
25090 W. 110TH TERRACE
OLATHE, KANSAS 66061

(913) 254-6328
(913) 768-4924-FAX
- EVREGY
MS. NANCY MARTIN (NANCY.MARTIN@KCPL.COM)
P.O. BOX 159
STILWELL, KANSAS 66085

(913) 681-7369
(913) 894-3086-FAX
- AT&T
MR. CLAYTON ANSPAUGH (ca4089@att.com)
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207

(913) 383-4929
(913) 383-4849 FAX
- COMCAST CABLE CO.
MR. RYAN ALKIRE
(ryan_alkire@comcast.com)
3400 W. DUNCAN ROAD
BLUE SPRINGS, MISSOURI 64015

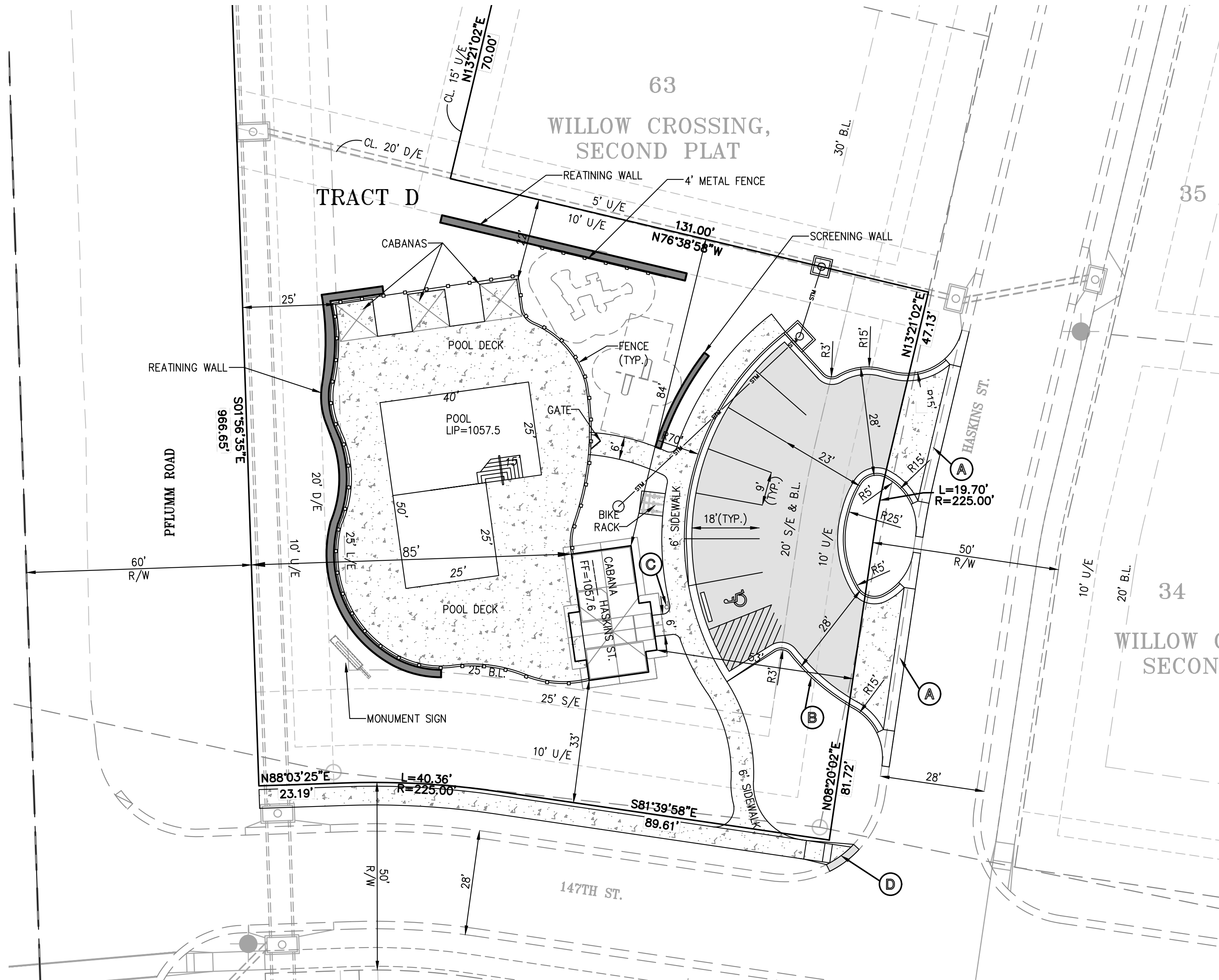
(816) 795-2218
(816) 795-0346 FAX
- GOOGLE FIBER
MS. TERESA ERB(TERESAERB@GOOGLE.COM)
908 BROADWAY BLVD.
KANSAS CITY, MO 66105

(913) 551-4492
- CITY OF OLATHE (PUBLIC WORKS)
MR. BILL DAVIS
100 E. MAIN ST.
OLATHE, KANSAS 66051

(913) 971-9051
(913) 971-8504 FAX
- CITY OF OLATHE (PUBLIC UTILITIES)
1385 S. ROBINSON DRIVE
OLATHE, KANSAS 66051

(913) 971-9066
(913) 971-9099 FAX

SITE PLANS
FOR
WILLOW CROSSING, POOL/CABANA
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



	INDEX
C1	SITE PLAN
C2	GRADING PLAN
C3	UTILITY PLAN
C4	DRAINAGE MAP

SITE KEY NOTES:

- SAW CUT & REMOVE EXISTING CURB & ASPHALT AS REQUIRED TO CONSTRUCT COMMERCIAL ENTRANCE PER CITY'S STANDARD DETAILS. COORDINATE WITH CITY OF OLATHE ON REQUIRED INSPECTIONS AND PERMITS
- INSTALL TYPE "B" CURB
- INSTALL HANDICAP PARKING SIGN
- SAW CUT & REMOVE CURB, REPLACE CURB WITH RAMP CURB. CONSTRUCT TYPE "1" SIDEWALK RAMP

PAVEMENT MARKING AND SIGNAGE NOTES:

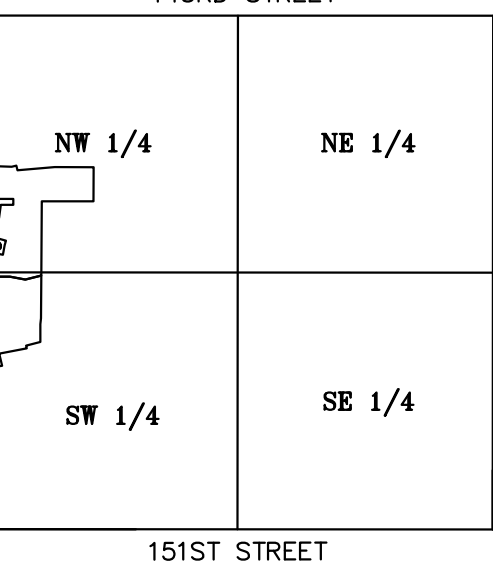
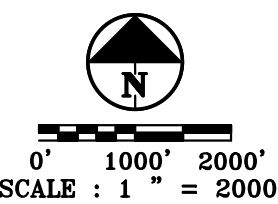
- Parking stall marking stripes shall be four inch (4") wide white stripes. Directional arrow and handicap stall markings shall be furnished at locations shown on plans.
- Handicap pavement markings and signs shall conform to all federal (Americans with Disabilities Act) and state laws and regulations.
- Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices".
- Traffic control and pavement markings shall be painted with a white Sherwin Williams S-W traffic marking series B-29Y2 or approved equal. The pavement marking shall be applied in accordance with manufacturers recommendations. Apply on a clean, dry surface and at a surface temperature of not less than 70°F and the ambient air temperature shall not be less than 60°F and rising.

LEGEND OF SYMBOLS

- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Existing Sanitary Sewer
- Existing Storm Sewer
- Install Concrete Sidewalk
- Install Standard Duty Asphalt

DEVELOPER:
WILLOWS 143, LLC
ATTN: BRIAN RODROCK
P.O. BOX 15144
LENEXA, KANSAS 66285
(913) 845-0347
(913) 581-1229 FAX
BRODROCK@RODROCKHOMES.COM

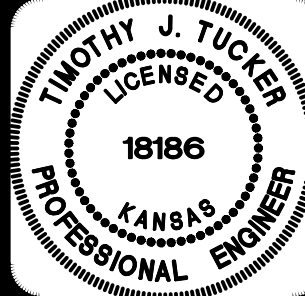
JO. CO. BENCHMARK #202 - ELEV.=1063.02
STANDARD 2" ALUMINUM CAP AT SOUTHEAST CORNER OF 143RD ST. & BLACKBOB RD. FOUND AT SOUTHWEST CORNER OF STREET LIGHT BASE.
BENCHMARK - ELEV.=1028.87
SET R.R. SPIKE IN EAST SIDE OF 4TH POWER POLE SOUTH OF SUMMIT ST. & WEST OF PFLUMM RD.



LOCATION MAP
SECTION 3-14-24



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.



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SITE PLAN
WILLOW CROSSING, POOL/CABANA
OLATHE, KANSAS

PROJECT NO.	180897	DATE	12/20/19	DRAWN BY	TJT	CHECKED BY	TJT	APPROVED BY	TJT	DATE OF AUTHORIZATION	12/20/19	DATE OF AUTHORIZATION	12/20/19	DATE OF AUTHORIZATION	12/20/19
PROJECT NO.	180897	DATE	12/20/19	DRAWN BY	TJT	CHECKED BY	TJT	APPROVED BY	TJT	DATE OF AUTHORIZATION	12/20/19	DATE OF AUTHORIZATION	12/20/19	DATE OF AUTHORIZATION	12/20/19

SHEET

C1

PLANT LIST

	Common Name	Botanical Name	Size	Notes
Shade Trees				
GNK	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	2" Cal.	B&B
LLL	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2" Cal.	B&B
OGM	October Glory Red Maple	Acer rubrum 'October Glory'	2" Cal.	B&B
Evergreen Trees				
BSP	Bakeri Blue Spruce	Picea pungens 'Bakeri'	5' Ht.	B&B
NWS	Norway Spruce	Picea abies	5' Ht.	B&B
RSS	Riverside Upright Spruce	Picea omorika 'Riverside'	5' Ht.	B&B
Ornamental Trees				
SVB	Serviceberry	Amelanchier canadensis	1" cal	B&B

GENERAL NOTES:

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- 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.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX.. REFER TO L3.00 FOR PLANTING SOIL MIX.
- STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
- ALL MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE UDO.

LANDSCAPE REQUIREMENTS (OLATHE):

RESIDENTIAL:

STREET TREES (18.30.130 G): 1 TREE PER 40 L.F.

	REQUIRED:	PROVIDED:
PFLUMM ROAD= +/-175 L.F. /40 =	5	5
147TH STREET = +/-153 L.F. /40 =	4	4
HASKINS STREET = +/-148 L.F. /40 =	4	4

ALONG ARTERIAL/COLLECTOR STREETS (18.30.130 H): 8 EVERGREENS, 2 SHADE, 1 ORNAMENTAL PER 100 L.F.

	REQUIRED:	PROVIDED:
PFLUMM = 175 L.F. =	4 SHADE TREES	4 SHADE TREES
	2 ORNAMENTAL	2 ORNAMENTAL
	14 EVERGREENS	14 EVERGREENS



LANDSCAPE PLAN - AMENITY CENTER

1" = 20'-0"



A NEW RESIDENCE FOR:

THE WILLOWS

143RD STREET AND PFLUMM ROAD
OLATHE, KANSAS



DRAWING RELEASE LOG

REVISIONS

DATE
03/26/2020
JOB NO.
624718
DRAWN BY:
NSPJ
SHEET NO.

L1.00

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES

NSPJ

ARCHITECTS
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