

**PARKING SUMMARY TABLE**

PARKING REQUIREMENTS*	
MXD	
REQUIRED	
BUILDING "A" - RETAIL 1 STALL PER 200 SF (7200 S.F.)	24
BUILDING "A" - RESTAURANT 1 STALL PER 3 SEATS	10
BUILDING "B"	279*
REQUIRED TOTAL	306
PROVIDED	
COVERED SPACES BUILDING "B"	112
STANDARD SPACES BUILDING "A"	40
STANDARD SPACES BUILDING "B"	171
ACCESSIBLE SPACES BUILDING "A"	1
ACCESSIBLE SPACES BUILDING "B"	7
TOTAL	331

\* REFER TO PARKING ANALYSIS

**SITE DATA TABLE:**

GROSS/NET AREA	9.01/8.46 ACRES
EXISTING ZONING	CP-2
SITE DESIGN CATEGORY	3
APARTMENTS	207
DENSITY	23.0 UNITS PER ACRE
MAX HEIGHT	60 FEET/7.5 STORIES
FRONT YARD MINIMUM SETBACK	10 FEET
FRONT YARD MAXIMUM SETBACK	44 FEET
SIDE YARD SETBACK	5 FEET
REAR YARD SETBACK	N/A
RETAIL AREA	32,400 S.F.
AMENITIES/OFFICE AREA	6,500 S.F.
PARKING/PAVING LOCATION	15 FEET BACK OF RIGHT-OF-WAY UNLESS BEHIND OF BUILDING
COMMON OPEN SPACE(25% OF NET AREA)	2.16 ACRES
OPEN SPACE PROVIDED	3.01 ACRES (33.4%)

**SITE DATA**

LOT 1	54,029 S.F. / 1.24 AC.
PROPOSED BUILDING (1-STORY)	
RETAIL	7,200 S.F.
QSR	1,200 S.F.
TOTAL	8,400 S.F.
LOT 2	287,353 S.F. / 6.60 AC.
PROPOSED BUILDING (4-STORY)	
RETAIL	24,000 S.F.
AMENITIES/LEASING	6,500 S.F.
TOTAL	150,000 S.F.
TRACT A	27,293 S.F. / 0.62 AC.

**LEGEND**

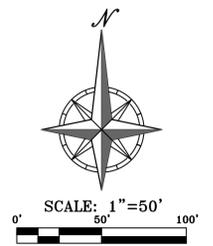
— PL —	PROPERTY LINE
- - - LL - - -	LOT LINE
- - R/W - - -	RIGHT-OF-WAY
=====	2' CURB & GUTTER
=====	6" CURB
— B/L —	BUILDING SETBACK LINE
— P/S —	PARKING SETBACK LINE
— L/S —	LANDSCAPE SETBACK LINE
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Pattern]	PROPOSED BUILDING
[Pattern]	CONCRETE PAVEMENT
[Pattern]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

- SITE KEY NOTES:**
- (A) CONSTRUCT 2' CURB & GUTTER (TYPICAL).
  - (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
  - (C) INSTALL TRASH ENCLOSURE (REFER TO ARCH. PLANS).
  - (D) CONSTRUCT PUBLIC CONCRETE SIDEWALK (TYPICAL).
  - (E) CONSTRUCT RIGHT TURN LANE (TYPICAL).
  - (F) CONSTRUCT PUBLIC CONCRETE ENTRANCE.
  - (G) STAMPED/COLORED CONCRETE CROSSWALK.
  - (H) CONCRETE PATIO
  - (I) CANOPY FOR COVERED PARKING.

**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.



Know what's below.  
 Call before you dig.



**PHILIPS ENGINEERING, INC.**  
 1370 N. Windhester  
 Olathe, Kansas 66066  
 (913) 993-1155  
 Fax: (913) 993-1165  
 www.philipsengineering.com

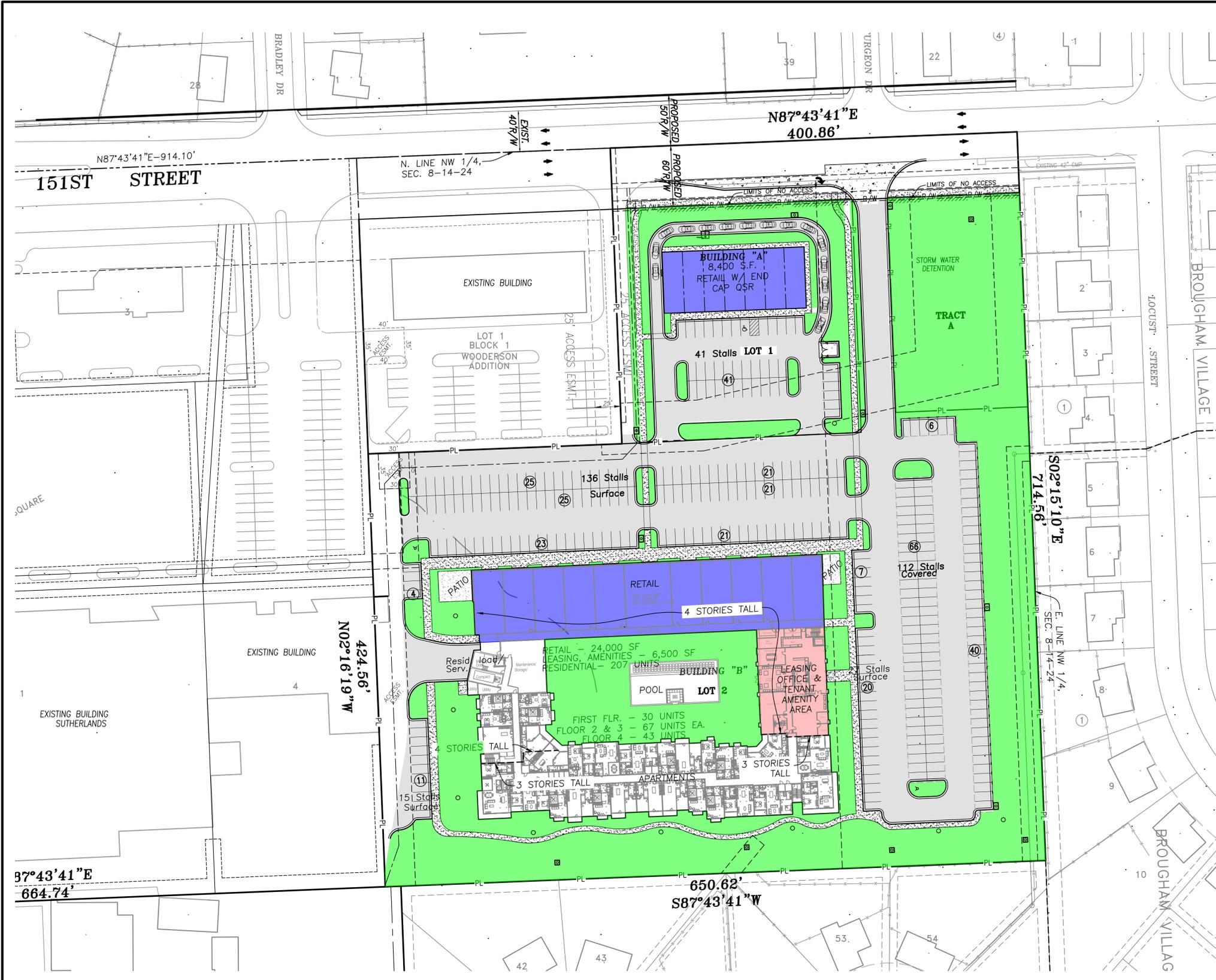


**SITE PLAN**  
 151ST STREET & S MUREN ROAD  
 OLATHE, JOHNSON COUNTY, KANSAS 66062

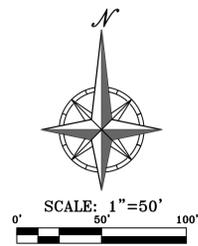
No.	Date	Revisions:	By	App.

PROJECT NO. 250409  
 DATE: 04-30-2025 DRAWN: AEB  
 CHECKED: DEU APPROVED: JDC  
 CREDIT: DATE OF AUTHORIZATION  
 LAND SURVEYING - LS-82  
 ENGINEERING - E-361  
 CERTIFICATE OF AUTHORIZATION  
 LAND SURVEYING: 2007001028  
 ENGINEERING: 2007003038

**SHEET**  
**1**



- 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
  - ▒ STANDARD DUTY ASPHALT PAVEMENT
  - ▒ PROPOSED BUILDING
  - ▒ CONCRETE PAVEMENT
  - ▒ CONCRETE SIDEWALK
  - OPEN SPACE



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**OPEN SPACE PLAN**  
 151ST STREET & S MUREN ROAD  
 OLATHE, JOHNSON COUNTY, KANSAS 66062

No.	Date	Revisions:	By	App.

PROJECT NO. 250409 DATE 04-30-2025 DRAWN: AEB CHECKED: DEU APPROVED: JDC  
 CREDIT: DATE OF AUTHORIZATION LAND SURVEYING - LS-82 ENGINEERING - E-361  
 CERTIFICATE OF AUTHORIZATION LAND SURVEYING: 200700128 ENGINEERING: 200700038  
 Audrey Burns Aug 28, 2025 1:35pm Layout: 1.1





Earthwork Summary	
151st & Mur-Len	
8/26/2025	
Raw Excavation	8,410 Cu. Yds.
In Place Compaction (+15%)	-21,854 Cu. Yds.
Pavement Adjustment	5,675 Cu. Yds. (assume 12" of additional excavation)
Building Adjustment	7,007 Cu. Yds. (assume 24" of additional excavation)
On Site Net	-762 Cu. Yds.
Limits of Disturbance	7.99 acres
Adjustment to Balance	-0.02 ft

\* EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW FILL QUANTITY TO ACCOUNT FOR SHRINKAGE.

- LEGEND**
- PL — PROPERTY LINE
  - LL — LOT LINE
  - R/W — RIGHT-OF-WAY
  - 2' CURB & GUTTER
  - 920 — EXISTING CONTOURS
  - 920 — PROPOSED CONTOURS
  - 1088.00 SW — 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



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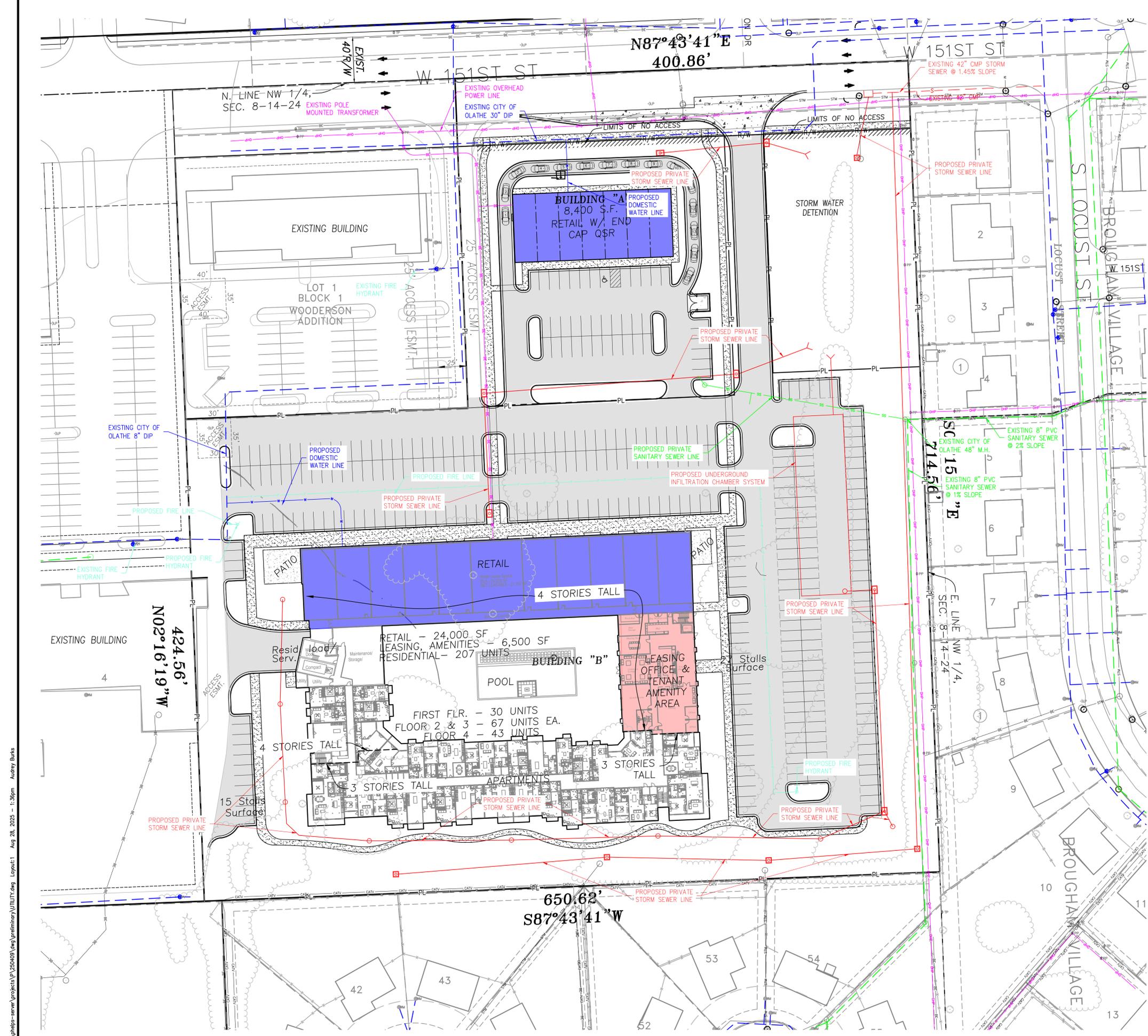


**GRADING PLAN**  
 151ST STREET & S MURLEN ROAD  
 OLATHE, JOHNSON COUNTY, KANSAS 66062

No.	Date	Revisions:

PROJECT NO. 250409  
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 CHECKED: DEU | APPROVED: JJC  
 CREDIT: DATE OF AUTHORIZATION  
 LAND SURVEYING - LS-82  
 ENGINEERING - E-361  
 CERTIFICATE OF AUTHORIZATION  
 LAND SURVEYING: 2007010128  
 ENGINEERING: 2007030328

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**SANITARY SEWER NOTES:**

1. ALL SERVICE LINES SHALL BE 6" PVC (SDR-26) W/ RUBBER-GASKETED JOINTS (UNLESS OTHERWISE NOTED).
2. ALL 6" SERVICE LINES TO BE INSTALLED AT 1.00% UNLESS OTHERWISE NOTED.
3. THREE (3) FEET OF COVER SHALL BE MAINTAINED AT ALL TIMES OVER THE TOP OF THE SANITARY SEWER MAIN & SERVICE STUBS.
4. NO ROOF DRAINS, OR GUTTERS AND DOWNSPOUTS SHALL CONNECT TO SANITARY SEWER.
5. IN THE EVENT OF WORK IN OR ON THE PUBLIC 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.
6. SANITARY SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT JOB SERVICE LINE DESIGN AND CONSTRUCTION STANDARDS.
7. NO FOUNDATION DRAINS ARE INCLUDED WITH THIS PROJECT.
8. RETAINING WALL DRAINS SHALL NOT CONNECT TO SANITARY SEWER.
9. THIS PROJECT DOES NOT INCLUDE STORMWATER BMPs.
10. THIS PROJECT INCLUDES THE FOLLOWING STORMWATER BMPs:  
XXXXXXXXXX  
XXXXXXXXXX

**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
- ST EXISTING STORM SEWER LINE
- BT EXISTING BURIED TELEPHONE LINE
- W EXISTING WATER LINE
- G PROPOSED GAS LINE
- BE PROPOSED BURIED ELECTRIC LINE
- SS PROPOSED SANITARY SEWER LINE
- ST PROPOSED STORM SEWER LINE
- BT PROPOSED BURIED TELEPHONE LINE
- W PROPOSED WATER LINE
- PL PROPOSED FIRE LINE
- STM PROPOSED SECONDARY STORM



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

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Project No.	Date	By	App.
250409	04-30-2025	DAWN/AEB	
		CHECKED/DEU	APPROVED/JJC
		CITY/STATE OF AUTHORIZATION	
		LAND SURVEYING - LS-82	
		ENGINEERING - E-361	
		CERTIFICATE OF AUTHORIZATION	
		LAND SURVEYING-200700128	
		LAND SURVEYING-200300338	

SHEET  
**3**

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