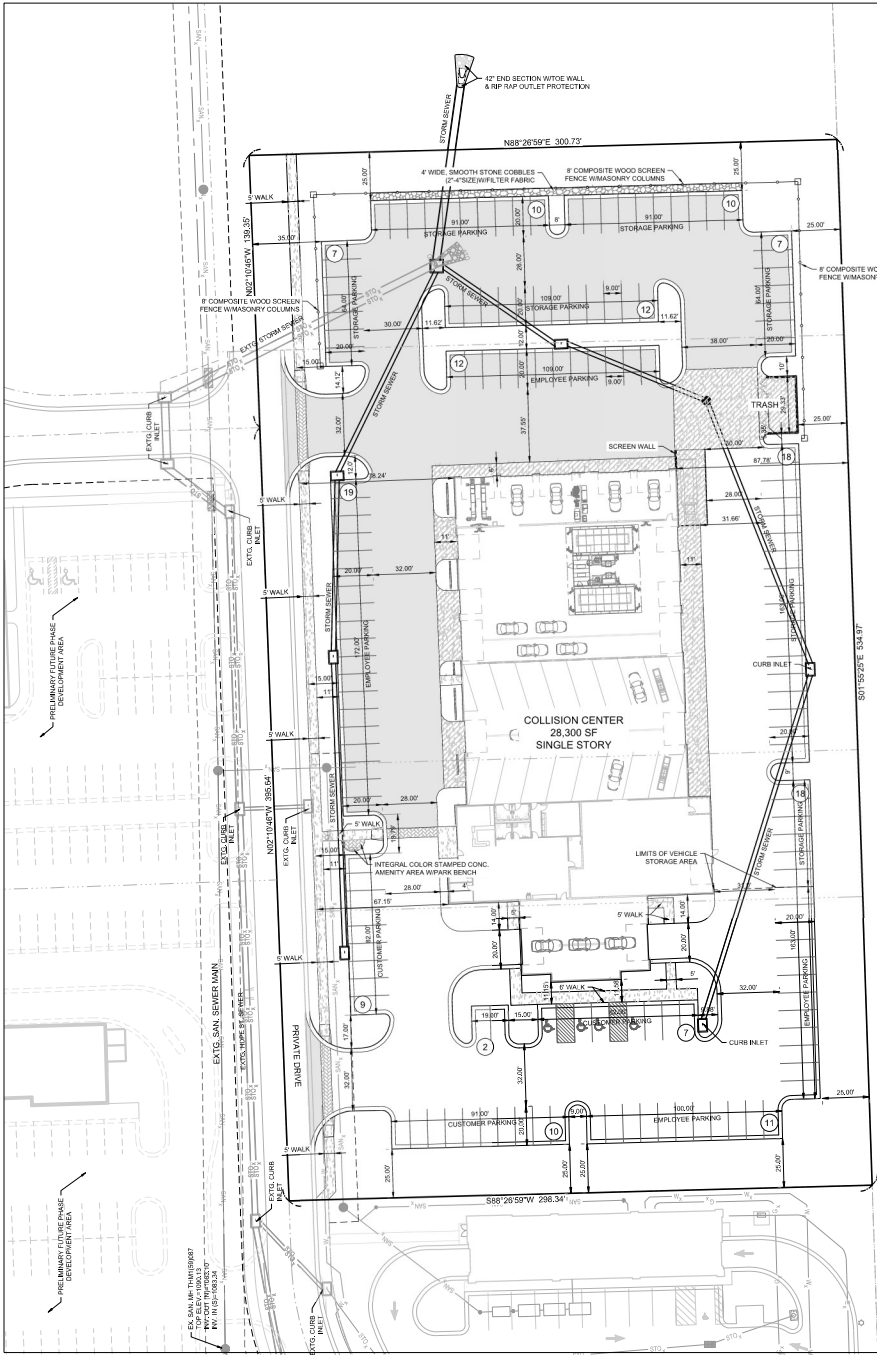




SON COUNTY
LUTE AIRPORT

JOHNSON COUNTY
EXECUTIVE AIRPORT

SITE DATA TABLE (CURRENT SOUTH PHASE)		
LOT AREA:	EXISTING	PROPOSED
BUILDING AREA	0.00 (0.00%)	28,300 S.F. (16.92%)
PAVEMENT/DRIVE AREA	0.00 S.F. (0.00%)	81,868 S.F. (54.79%)
OPENLANDSCAPE AREA	149,540 S.F. (100.00%)	39,372 S.F. (26.33%)

Site Information:

Legal Description:
Lot 3, Executive Plaza Third Plat, a subdivision in the City of Olathe, Johnson County, Kansas (pending future approval - See Description below for proposed rezoning description)

Property Address:
Not Assigned
Olathe, Kansas 66061

Proposed Building Floor Area: 28,300 Square Feet
Proposed Floor Area Ratio: 0.19

Current Zoning: CP-2 (Planned General Business District)
Proposed Zoning: C-3 (Community Business District)

Current Use: Vacant
Proposed Use: Commercial (Collision Repair Facility)

Net Site Area: 149,540 Square Feet (3.43 Ac.)

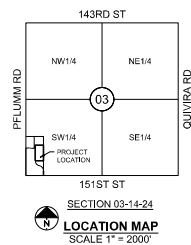
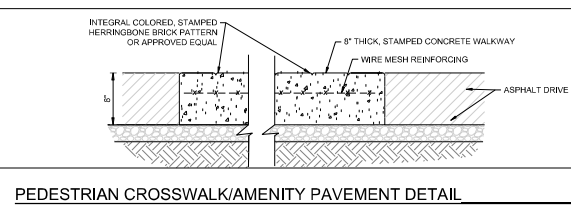
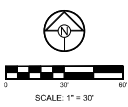
Parking Data:

Required Parking: Repair, restoration of vehicles, machinery and equipment:
1 Stalls/500 Sq. Ft. Floor Area
Total Floor Area = 28,300 Sq. Ft.
28,300/500 = 56.6
Parking Required: = 57 Stalls

- Proposed Parking: 152 Stalls (4 handicap-accessible stalls)
- PAVEMENT LEGEND:**
- 4" CONCRETE SIDEWALK
 - INTEGRAL COLORED, TEXTURED CROSSWALK
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - TYPE B CURB AND GUTTER
 - TYPE B CURB & GUTTER - DRY
 - 24" WIDE, CONC. RIBBON CURB
 - EXISTING CURB & GUTTER

Rezoning Legal Description:

Part of the Southwest One-Quarter of the Southwest One-Quarter of Section 3, Township 18 South, Range 24 East, in the City of Olathe, Part of Tract "A", and Part of Tract "B", EXECUTIVE PLAZA FIRST PLAT, a subdivision in the City of Olathe, all in Johnson County, Kansas, and altogether being more particularly described as follows:
Commencing at the Southwest corner of the Southwest One-Quarter of said Section 3; thence along the West line of the said Southwest One-Quarter, North 01 degrees 57 minutes 45 seconds West, a distance of 600.09 feet; thence North 88 degrees 00 minutes 34 seconds East, a distance of 304.31 feet to a corner point of said Tract "A"; said corner being the Point of Beginning; thence along a line 20.50 feet East of and parallel with the West line of said Tract "B" and the Southerly extension thereof, North 02 degrees 10 minutes 46 seconds West, a distance of 139.35 feet; thence North 88 degrees 25 minutes 58 seconds East, a distance of 300.73 feet to a point on the East line of said Tract "B"; thence along said East line and the Southerly extension thereof, South 01 degrees 05 minutes 24 seconds East, a distance of 534.97 feet to the Northeast corner of Lot 1, EXECUTIVE PLAZA SECOND PLAT, a subdivision in the City of Olathe; thence along the North line of said Lot 1 and the Westerly extension thereof, South 88 degrees 25 minutes 58 seconds West, a distance of 298.34 feet to a point on the West line of said Tract "A"; EXECUTIVE PLAZA FIRST PLAT, thence along the West line of said Tract "A", North 02 degrees 10 minutes 46 seconds West, a distance of 395.64 feet to the Point of Beginning and containing 2.675 acres more or less.



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1405 WEST 10TH STREET, SUITE 100
OATHE, KANSAS 66061
(913) 492-5158 • Fax: (913) 492-5400
WWW.SCHLAGELASSOCIATES.COM
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M/F/V/H/A/DF/AA/AAA

PREPARED BY:

SCHLAGEL & ASSOCIATES P.A.

B-STREET COLLISION CENTER
REZONING & PRELIM. DEVELOPMENT PLAN
EXECUTIVE PLAZA 151ST & PFLUMM
OLATHE, KANSAS

DATE	BY	DESCRIPTION
2023-12-27	AW	DESIGN/100%
2023-12-27	AW	CITY REVIEW/100%
2023-12-27	AW	CITY REVIEW/100%
2023-12-27	AW	CITY REVIEW/100%
2023-12-27	AW	CITY REVIEW/100%
2023-12-27	AW	CITY REVIEW/100%
2023-12-27	AW	CITY REVIEW/100%
2023-12-27	AW	CITY REVIEW/100%
2023-12-27	AW	CITY REVIEW/100%
2023-12-27	AW	CITY REVIEW/100%

SITE PLAN

SHEET
C1.1



SCALE: 1" = 30'

A7 earthwork shall conform to the Geotechnical Report prepared for this specific project. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.

A8 All earthwork shall be done as shown above. The contractor shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.

A9 The existing site topography depicted on the plans by contouring has been established per ALTA Survey of the area. Engineering design features are based upon the existing topography and may not be exact; however, neither interpretations of such. Accuracy shall be conformed to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-tenth the contour interval permitted, as defined by the applicable surveying code. The accuracy of the proposed earthwork quantities are related to the existing topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed to be the same as the accuracy of the original contouring.

A10 Proposed contours are to approximate finished grade.

A11 Unless otherwise noted, payment for earthwork shall include backfilling of cuts and burl, sidewalk and foundation work, etc. at all areas. Payment for the use of Geotextile fabric will not be included and no provision for drainage maintenance throughout.

A12 Unless otherwise noted, all materials shall be used unless Unacceptable. No additional compaction will be provided for rock or slash excavation, unless specifically stated otherwise.

A13 Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the approved Erosion Prevention Plan. Erosion prevention measures shall be installed prior to preparing the first cut. All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area away from the project area. Topsoil shall be stored in piles less than 6' high, covered with plastic and free of rocks fragments greater than six inches and other deleterious materials shall be removed and properly disposed of off-site or directed by the owner or his appointed representative.

A14 All slopes shall be protected with riprap or geotextile fabric and 18" x 18" x 6" R-15 pits and contrabands to 55-percent of maximum density as defined using a modified proctor test.

A15 Subgrade for pavements shall be proof-rolled prior to paving operations, sitting on fully loaded tandem axle trucks. Areas where the subgrade is found to be deficient shall be replaced and compacted with suitable materials and retained until acceptable results are achieved and final approval has been received from the City of Georgetown.

A16 Subgrade for building pads shall include a minimum of 18-inches of Low Volume Churn (LVC) material, or as identified in the site specific Geotechnical Report.

A17 All excavated areas shall be filled with clean fill and not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be bench cut.

A18 All stockpiles of soil shall be covered with plastic over exposed wind row and kept compacted with suitable materials and retained until acceptable results are achieved and final approval has been received from the City of Georgetown.

A19 Subgrade for building pads shall include a minimum of 18-inches of Low Volume Churn (LVC) material, or as identified in the site specific Geotechnical Report.

A20 All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:

A21 Tapered Slopes - 1% Minimum

A22 Paved Areas - 1-2% Minimum

A23 Maximum Slope shall not be greater than 2% (unless otherwise specified) except per A.D.A. requirements.

A24 All disturbed areas shall be seeded, sodded and mulched immediately after earthwork activities have been completed. Seeding shall be performed according to the approved Erosion Prevention Plan.

A25 If seeding is required, it shall be performed according to the approved Erosion Prevention Plan. The specific seeding shall be per AFWSA Section 2400, latest edition. Unless otherwise noted, seeding shall be applied to the entire surface of the disturbed area.

A26 All disturbed areas in the right-of-way shall be sodded to city requirements.

A27 Underdrains are recommended for all paved areas adjacent to irrigated lawns and landscaped beds.

A28 All earthwork shall adhere to the approved Erosion Prevention Plan. Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment Control devices shall be properly maintained and kept down hill and debris and in good working order. Additional erosion and sediment control measures shall be implemented as required.

	EXTG. SPOT ELEVATION
	PROPOSED TOP OF CURB ELEV.
	PROPOSED EDGE OF PAVEMENT OR LIP OF CURB OR SPOT ELEVATION
	FINISHED FLOOR ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR

4" CONCRETE SIDEWALK
 INTEGRAL COLORED, TEXTURED CROSSWALK
 ASPHALT PAVEMENT
 CONCRETE PAVEMENT
 MONOLITHIC CONCRETE CURB
 TYPE B CURB & GUTTER - DRY
 24" WIDE, CONC. RIBBON CURB
 EXISTING CURB & GUTTER



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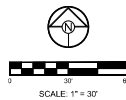
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SHEET

C2.0

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C3.0

JOHNSON COUNTY
EXECUTIVE AIRPORT[illegible]

 YELLOW PAINT STRIPED CURB TO INDICATE FIRE LANE PER CITY OF OLATHE FIRE DEPT. REQUIREMENTS - CONTACT OLATHE FIRE DEPT. FOR FINAL LANE MARKING LOCATIONS AND SPECIFICATIONS.

 "NO PARKING - FIRE LINE" SIGNAGE TO BE INSTALLED ADJACENT TO CURB AT 100' MAX. INTERVALS AS MEASURED ALONG THE CURB LINE

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-1518 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
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SHEET
C4.0