

PRELIMINARY DEVELOPMENT PLAN FOR QUICK START CONVENIENCE STORE

LOCATED AT

LOT 5 OF THE SHOPS AT PRAIRIE FARMS
OLATHE, KS 66061

UTILITY AND GOVERNING AGENCY CONTACTS

WATER SERVICE
CITY OF OLATHE WATER
100 E SANTA FE ST
OLATHE, KS 66061-3409
(913) 971 8600

ELECTRIC SERVICE
EVERGY
1200 MAIN ST
KANSAS CITY, MO 64105
(888) 347 4339

STORMWATER
PHIL ROGERS
CITY OF OLATHE
(913) 971 9051
PROGERS@OLATHEKS.ORG

SANITARY SEWER SERVICE
CITY OF OLATHE WATER
100 E SANTA FE ST
OLATHE, KS 66061-3409
(913) 971 8600

GAS COMPANY
ATMOS ENERGY
25090 W 110TH ST
OLATHE, KS 66061
(888) 286 6700

HEALTH DEPARTMENT
HELEN HOLM
KDHE NORTHEAST DISTRICT OFFICE
(785) 330 8616
HELEN.HOLM@KS.GOV

PLANNING DEPARTMENT
KIM HOLLINGSWORTH
CITY OF OLATHE PLANNING DIVISION
100 E SANTA FE ST
OLATHE, KS 66061-3409
(913) 971 9050
KAHOLLINGSWORTH@OLATHEKS.ORG

TELEPHONE
AT&T
805-286-8313

FIRE PREVENTION
JEREMY BRATHWAITE
CITY OF OLATHE
1223 S. HAMILTON CIRCLE
(913) 971 9849
JABRATHWAITE@OLATHEKS.ORG

BUILDING DEPARTMENT
CITY OF OLATHE BUILDING CODES INSPECTION
1225 S HAMILTON CIR
OLATHE, KS 66061
(913) 971 7900

PROJECT TEAM

DEVELOPER
N. SINGH & SONS DEVELOPMENT
30915 W 120TH ST
OLATHE, KS 66061

CIVIL ENGINEER
PATRICK JOYCE
KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
(816) 281 7559
PATRICK.JOYCE@KIMLEY-HORN.COM

OWNER
N. SINGH & SONS LLC
30915 W 120TH ST
OLATHE, KS 66061

LANDSCAPE ARCHITECT
SEAN RAY
KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
(816) 319 2162
SEAN.RAY@KIMLEY-HORN.COM

ARCHITECT
ABEAS HADERI, AIA, LEED AP BD+C
DEZINES INC.
6240 W 135TH ST STE 224
OVERLAND PARK, KS 66223
(913) 963 3892



SURVEYOR
JOHN YOUNG
J & J SURVEY
8680A N GREEN HILLS RD
KANSAS CITY, MO 64154
(816) 741 1017

LEGAL DESCRIPTION

TRACT I: ALL OF LOT 5, THE SHOPS AT PRAIRIE FARMS, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT II: TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO THE AFORESAID LAND, AS ESTABLISHED BY THE DOCUMENT RECORDED JANUARY 23, 2019 AS DOCUMENT NO. 201901-004624 AS MORE FULLY SET FORTH THEREIN.



PROJECT LOCATION

VICINITY MAP
N.T.S.

BENCHMARK

BM 627: BERSTEN ALUMINUM DISK, SET ON NE CORNER OF CURB INLET FROM INTERSECTION OF 135TH AND HEDGE LANE GO SOUTH ON HEDGE LANE 0.1 MILES TO A CURB INLET ON THE EAST SIDE OF HEDGE LANE.
ELEV. = 1030.84

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-000	COVER SHEET
I OF 1	ALTA SURVEY
C-100	OVERALL SITE PLAN
C-101	SITE PLAN
C-102	TRUCK TURNING DIAGRAMS
C-200	GRADING PLAN
C-300	UTILITY PLAN
C-400	SITE SECTION
L-100	LANDSCAPE PLAN
PRES-1	FLOOR PLAN
PRES-2	ELEVATIONS
PRES-3	EXTERIOR RENDERING
PRES-4	TRASH ENCLOSURE
PRES-5	BUILDING SECTIONS
PRES-6	EXTERIOR RENDERING
PRES-7	EXTERIOR RENDERING
PRES-8	EXTERIOR RENDERING
PRES-9	EXTERIOR RENDERING
PRES-10	EXTERIOR RENDERING
PRES-11	EXTERIOR RENDERING
PRES-12	EXTERIOR RENDERING
PRES-13	CASE STUDY

TYPICAL LEGEND

	STANDARD DUTY CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT
	EXISTING HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE CURB & GUTTER (CG-1)
	PROPOSED DRY CURB & GUTTER (CG-1 DRY)
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	BUILDING SETBACK
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING TELECOMMUNICATIONS
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER PIPE
	PROPOSED STORM SEWER STRUCTURE
	EXISTING UTILITY EASEMENT
	PROPOSED UTILITY EASEMENT
	EXISTING FENCE
	PROPOSED FENCE AND GATE
	FINISH GRADE 5' CONTOUR
	FINISH GRADE 1' CONTOUR
	EXISTING GRADE 5' CONTOUR
	EXISTING GRADE 1' CONTOUR



Kimley-Horn
KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
(816) 281-7559
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JPH
DRAWN BY: BPM
CHECKED BY: PK

NOT FOR
CONSTRUCTION

N. SINGH & SONS
DEVELOPMENT

COVER SHEET

QUICK START
CONVENIENCE
STORE
OLATHE, KS

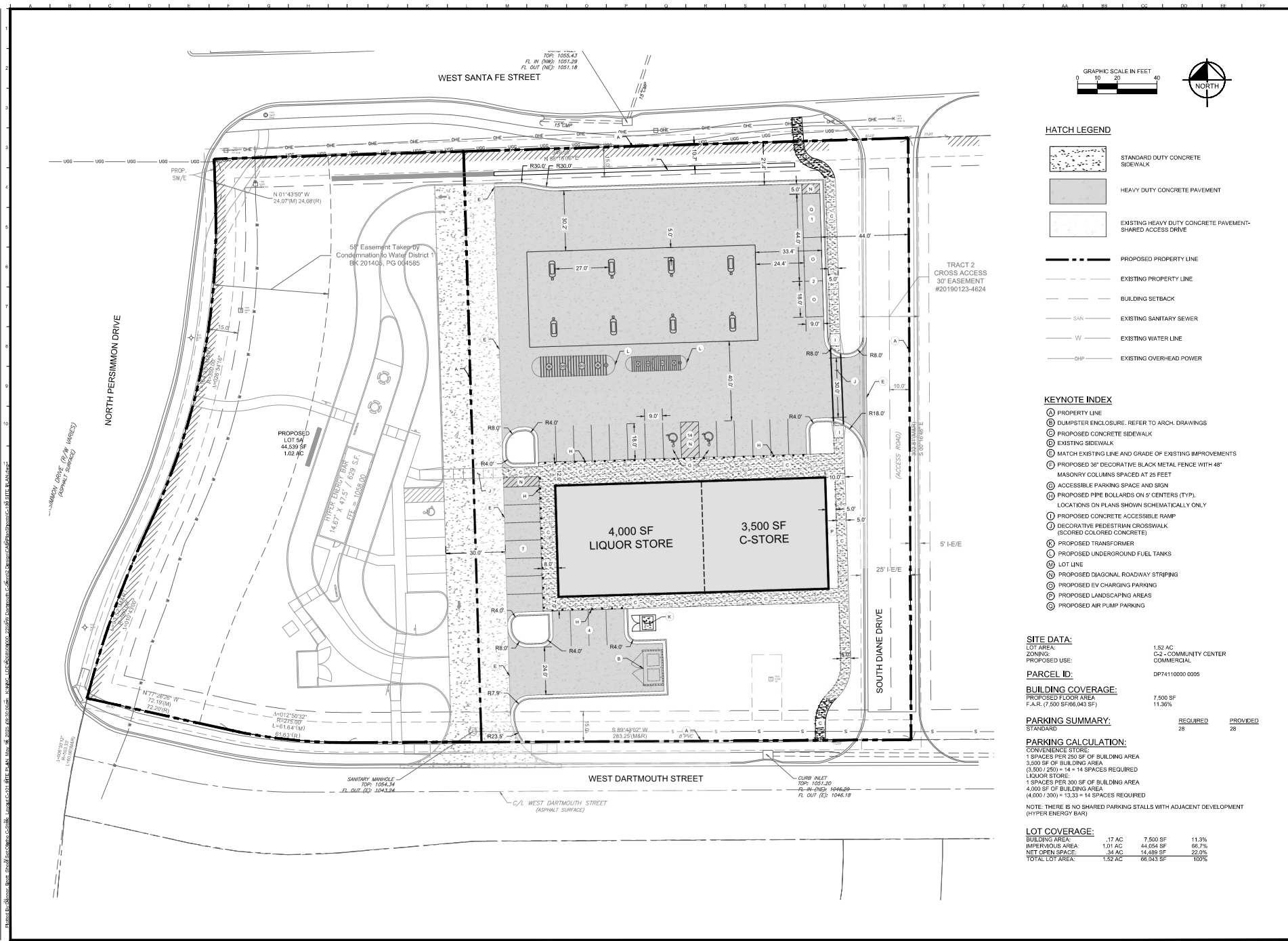
ORIGINAL ISSUE
05/27/2025

KHA PROJECT NO.
268508000

SHEET NUMBER

C-000

Kimley-Horn and Associates, Inc. 10000 Old County Road, Suite 200, San Diego, CA 92123. Tel: 619-594-9000. Fax: 619-594-9001. Email: info@kimley-horn.com. Website: www.kimley-horn.com. This document is the property of Kimley-Horn and Associates, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kimley-Horn and Associates, Inc.



HATCH LEGEND

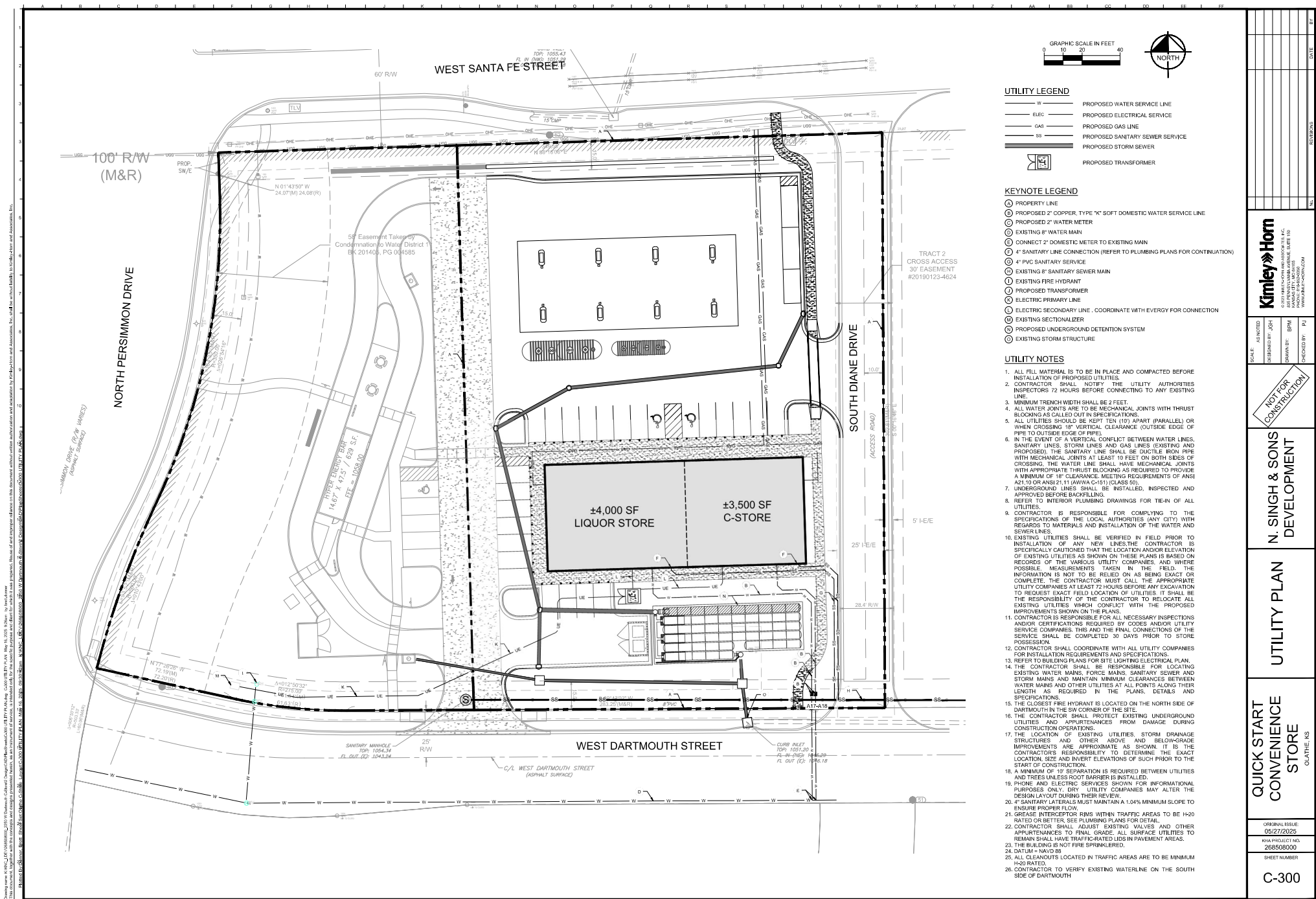
- STANDARD DUTY CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- EXISTING HEAVY DUTY CONCRETE PAVEMENT-SHARED ACCESS DRIVE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING SETBACK
- SAN - EXISTING SANITARY SEWER
- W - EXISTING WATER LINE
- OHP - EXISTING OVERHEAD POWER

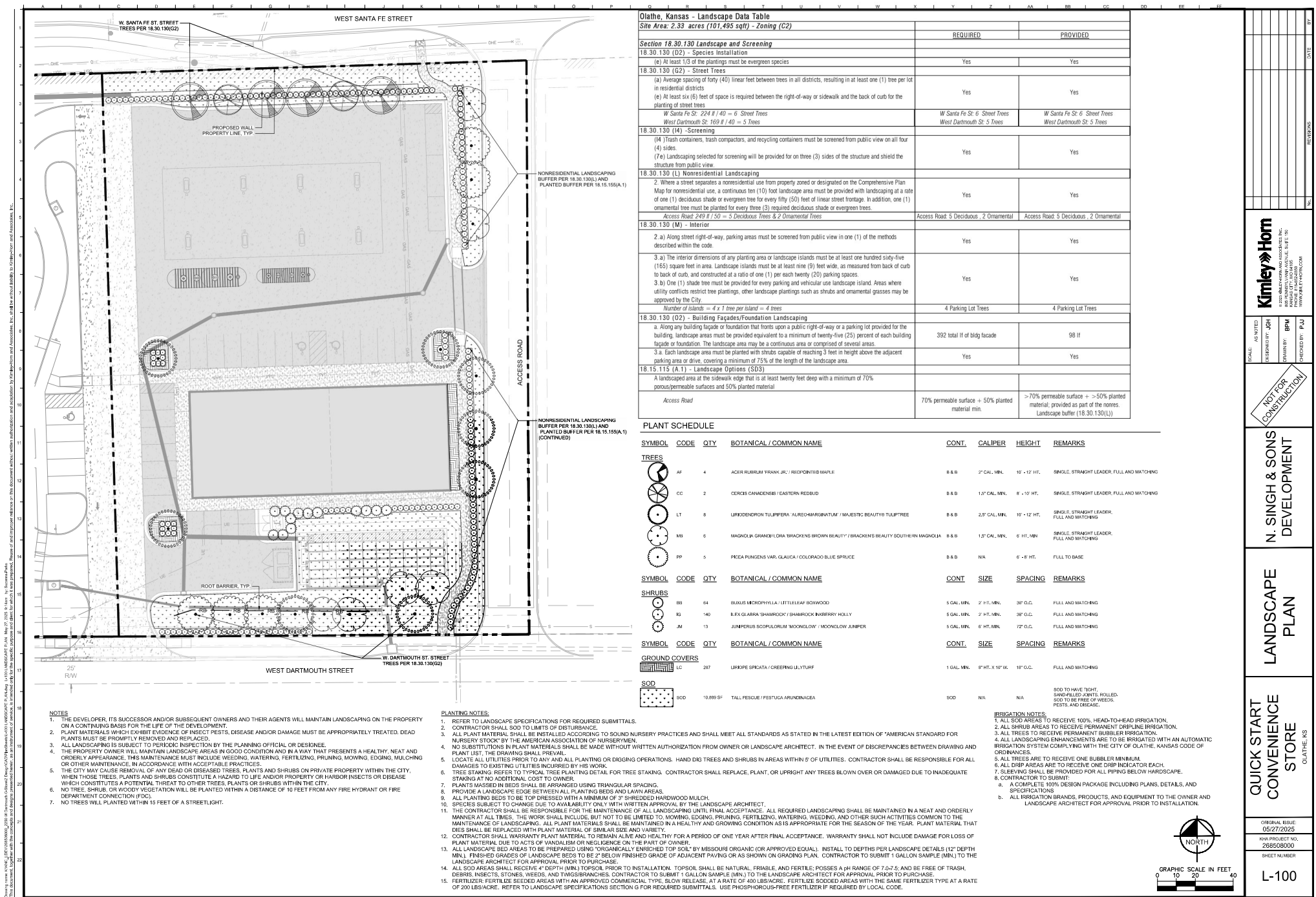
KEYNOTE INDEX

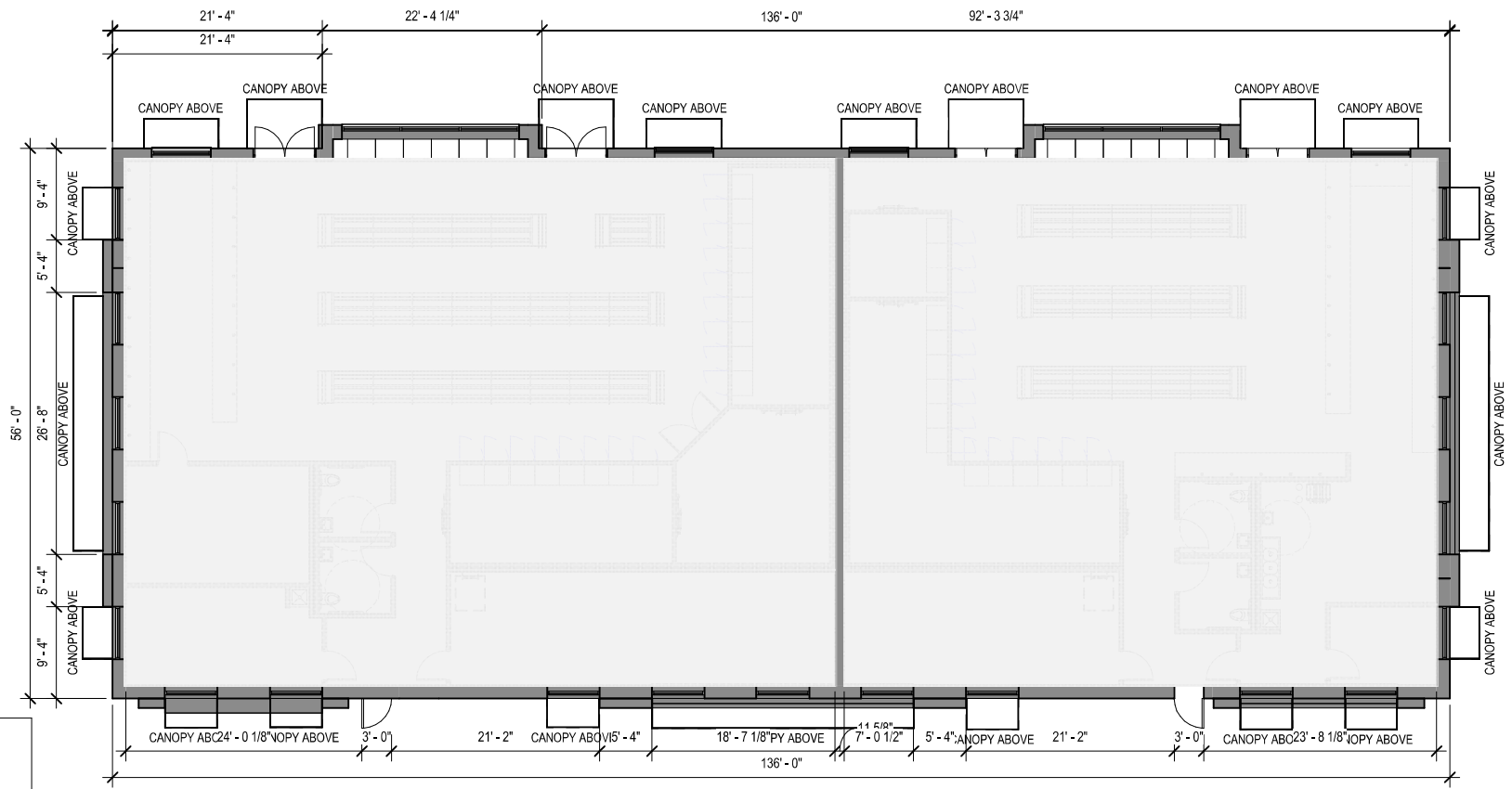
- (A) PROPERTY LINE
- (B) DUMPSTER ENCLOSURE, REFER TO ARCH. DRAWINGS
- (C) PROPOSED CONCRETE SIDEWALK
- (D) EXISTING SIDEWALK
- (E) MATCH EXISTING LINE AND GRADE OF EXISTING IMPROVEMENTS
- (F) PROPOSED 36" DECORATIVE BLACK METAL FENCE WITH 48" MASONRY COLUMNS SPACED AT 25 FEET
- (G) ACCESSIBLE PARKING SPACE AND SIGN
- (H) PROPOSED PIPE BOLLARDS ON 5' CENTERS (TYP). LOCATIONS ON PLANS SHOWN SCHEMATICALLY ONLY
- (I) PROPOSED CONCRETE ACCESSIBLE RAMP
- (J) DECORATIVE PEDESTRIAN CROSSWALK (SCORED COLORED CONCRETE)
- (K) PROPOSED TRANSFORMER
- (L) PROPOSED UNDERGROUND FUEL TANKS
- (M) LOT LINE
- (N) PROPOSED DIAGONAL ROADWAY STRIPING
- (O) PROPOSED EV CHARGING PARKING
- (P) PROPOSED LANDSCAPING AREAS
- (Q) PROPOSED AIR PUMP PARKING

SITE DATA:		1.52 AC
LOT AREA:		C-2 - COMMUNITY CENTER
ZONING:		COMMERCIAL
PROPOSED USE:		
PARCEL ID:		DP74110000 0005
BUILDING COVERAGE:		7,500 SF
PROPOSED FLOOR AREA:		11,380 SF
F.A.R. (7,500 SF/66,043 SF)		
PARKING SUMMARY:		
STANDARD	REQUIRED	PROVIDED
	28	28
PARKING CALCULATION:		
CONVENIENCE STORE:		
1 SPACES PER 250 SF OF BUILDING AREA		
3,500 SF OF BUILDING AREA		
(3,500 / 250) = 14 + 14 SPACES REQUIRED		
LIQUOR STORE:		
1 SPACES PER 300 SF OF BUILDING AREA		
4,000 SF OF BUILDING AREA		
(4,000 / 300) = 13.33 + 14 SPACES REQUIRED		
NOTE: THERE IS NO SHARED PARKING STALLS WITH ADJACENT DEVELOPMENT (HYPER ENERGY BAR)		
LOT COVERAGE:		
BUILDING AREA:	17 AC	7,500 SF 11.3%
IMPERVIOUS AREA:	1.01 AC	44,054 SF 66.7%
NET OPEN SPACE:	.34 AC	14,485 SF 22.0%
TOTAL LOT AREA:	1.52 AC	66,043 SF 100%

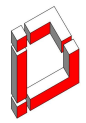
Kimley-Horn		DATE
DESIGNED BY: JPH		REVISIONS
DRAWN BY: BFM		
CHECKED BY: JPH		
NOT FOR CONSTRUCTION		
N. SINGH & SONS DEVELOPMENT		
SITE PLAN		
QUICK START CONVENIENCE STORE		
O.L.A.T.H. NS		
ORIGINAL ISSUE		05/27/2025
NHA PROJECT NO.		268508000
SHEET NUMBER		C-101







NOT FOR CONSTRUCTION



ARCHITECT: DEZINES INC © 2024
Architecture - Planning - Interior Design
6240 W. 135th st., Ste. 202
Overland Park, Kansas
913-245-0245
dezinesinc.com

Client Name: N Singh & Sons LLC

Project Name: Quick Start Convenience Store

No.	Description	Date

Floor Plan		
Project number	23105	PRES-1
Date	April 28, 2025	
Drawn by	Author	
Checked by	Checker	
		Scale 3/32" = 1'-0"