

JOHNSON COUNTY BENCHMARK:

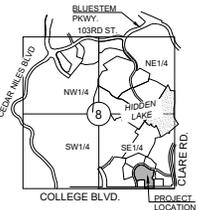
BM 620
 BERNSTEIN ALUMINUM DISK STAMPED BM 620
 SET ON THE NE CORNER OF CURB INLET
 FROM INTERSECTION OF 11TH AND CLARE GO
 SOUTH ON CLARE 0.2 MILES TO A CURB INLET ON
 THE EAST SIDE OF CLARE
 ELEV. 1021.38

NOTES:

1. ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF OLATHE TECHNICAL SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.



Kansas One Call
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PAVEMENT LEGEND

- DRIVE LANE
RE: DETAIL SHEET C9-1 FOR PAVEMENT THICKNESS
- PARKING LOTS
RE: DETAIL SHEET C9-1 FOR PAVEMENT THICKNESS
- TRASH ENCLOSURE
RE: DETAIL SHEET C9-1 FOR PAVEMENT THICKNESS
- 4" - 4000 PSI KCMBS CONCRETE SIDEWALK

SITE DATA
 EXISTING ZONING: BB
 PROPOSED ZONING: BB
 PLAN OLATHE DESIGNATION: CEDAR CREEK MIXED USE
 COMPOSITE STANDARD FROM LUDO: SITE BUILDING E
 SITE AREA: 6.3299 ACRES(275,731.08 S.F.)

PROJECT DATA
 TOTAL GROSS BUILDING AREA: 33,307 S.F.
 PAVEMENT/DRIVE AREA: 92,902 S.F.
 OPEN SPACE AREA PROVIDED: 150,522.08 S.F. (54.59%)
 NUMBER OF STORES ALLOWED BY LUDO: 12 STORES
 NUMBER OF STORES PROVIDED: 1 STOREY

SETBACK DATA
 BUILDING FRONT SETBACK REQUIRED BY LUDO: 10 FEET
 BUILDING FRONT SETBACK REQUIRED BY CC CORPORATE PARK DESIGN GUIDELINES 1.7.2: 30 FEET
 FRONT SETBACK PROVIDED: 130 FEET
 NO REQUIREMENT
 SIDE SETBACK REQUIRED BY LUDO: 25 FEET
 SIDE SETBACK REQUIRED BY CC CORPORATE PARK DESIGN GUIDELINES 1.7.3: 60 FEET
 SIDE SETBACK PROVIDED: 100 FEET
 REAR SETBACK REQUIRED BY LUDO: 10 FEET
 REAR SETBACK PROVIDED: 30 FEET ADJ. TO ROW 10 FEET ADJ. TO PROP BNDY
 PARKING SETBACK REQUIRED BY LUDO: 30 FEET ADJ. TO ROW 20 FEET ADJ. TO PROP BNDY
 PARKING SETBACK PROVIDED BY CC CORPORATE PARK DESIGN GUIDELINES: 50 FEET ADJ. TO ROW, 75 FEET ADJ. TO PROP BNDY.
 PARKING SETBACK PROVIDED

PARKING DATA
 TOTAL PARKING REQUIRED (180000): 48 SPACES
 PARKING PROVIDED: 60 SPACES (INCL. 3 ADA SPACES)(ADDITIONAL SPACES PROVIDED DUE TO OFFICE AREA)

SITE COVERAGE CEDAR CREEK CORPORATE PARK DESIGN GUIDELINES
 COMBINED IMPERVIOUS SITE COVERAGE MAXIMUM (1.5.A): 70%
 COMBINED IMPERVIOUS SITE COVERAGE PROPOSED: 45.41%
 BUILDING COVERAGE MAXIMUM (1.5.A.1): 46% OF GROSS LAND AREA
 BUILDING COVERAGE PROVIDED: 13.72%
 PARKING LOT COVERAGE MAXIMUM (1.5.A.2): 40% OF GROSS LAND AREA
 PARKING LOT COVERAGE PROPOSED: 92,902 S.F.(275,731.08 S.F.): 33.69%
 OPEN SPACE MINIMUM REQUIRED (1.6.B): 54.59%
 OPEN SPACE PROVIDED:



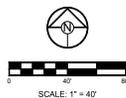
PREPARED BY:

SCHLAGEL & ASSOCIATES P.A.

ATMOS SERVICE CENTER AT CEDAR CREEK, LOT 1
PRELIMINARY DEVELOPMENT PLANS
COLLEGE BLVD & GREEN RD OLATHE, KS

NO.	DATE	DESCRIPTION
1	10/22/2024	CITY OF OLATHE
2	10/22/2024	CITY OF OLATHE
3	10/22/2024	CITY OF OLATHE
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98	10/22/2024	CITY OF OLATHE
99	10/22/2024	CITY OF OLATHE
100	10/22/2024	CITY OF OLATHE

SITE PLAN



SHEET
C1.0



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JOHNSON COUNTY BENCHMARK:

BM 620
BERNSTEIN ALUMINUM DISK STAMPED BM 620
SET ON THE NE CORNER OF CURB INLET

FROM INTERSECTION OF 111TH AND CLARE GO
SOUTH ON CLARE 0.2 MILES TO A CURB INLET ON
THE EAST SIDE OF CLARE

ELEV. 1021.36

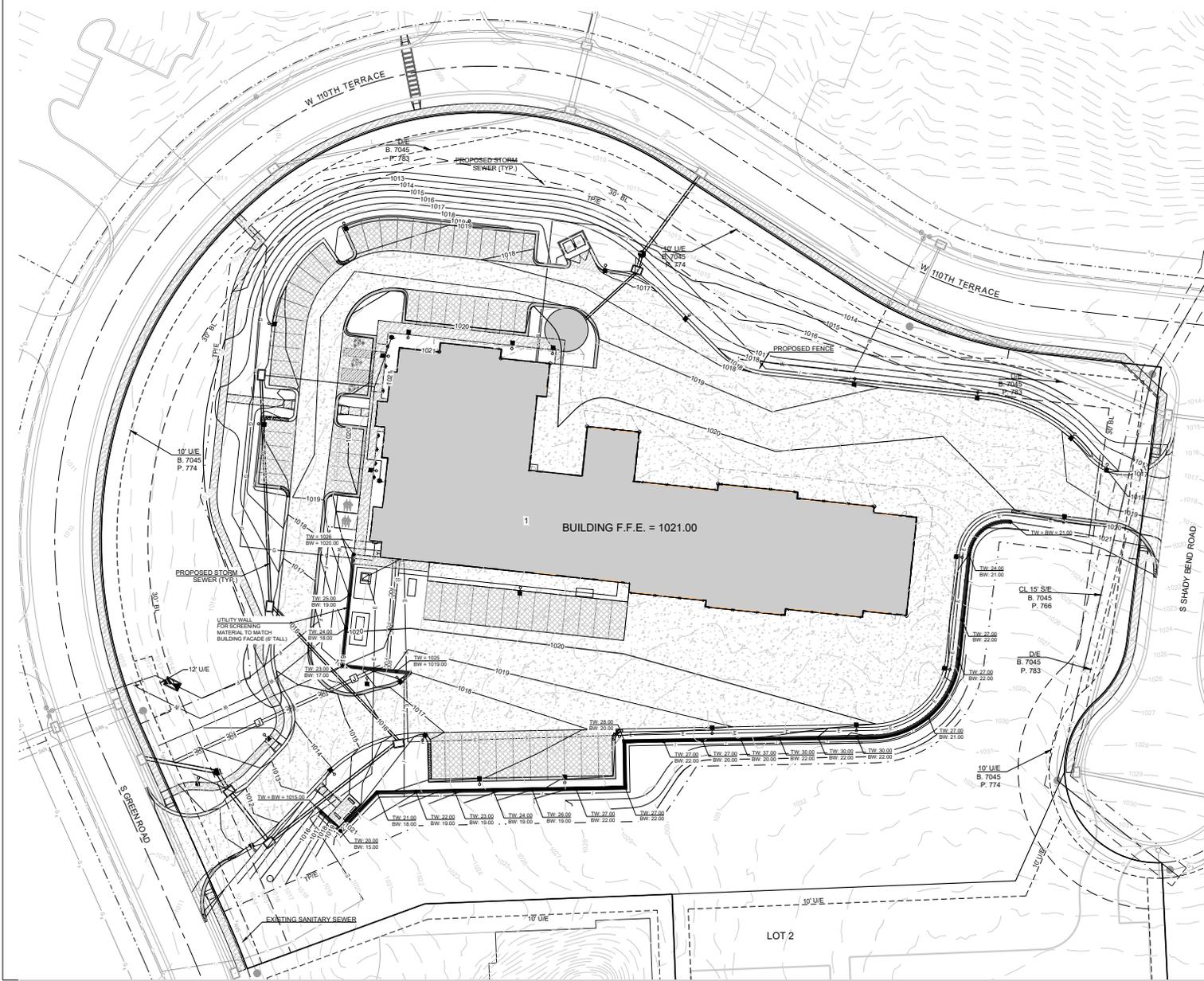
EARTHWORK:

1. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
2. Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading 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 other means as indicated on the plans.
3. The existing site topography depicted on the plans by contouring has been established by aerial photography and field verified by g.p.s. observation near 07-20-2021. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
4. Proposed contours are to approximate finished grade.
5. Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spots. The site shall be left in a mowable condition and positive drainage maintained throughout.
6. Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
7. Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
8. All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, shrubs, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of off-site or as directed by the owner or his appointed representative.
9. Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a modified proctor test. (ASTM D 1557/TM 658)
10. Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be bermed.
11. The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
12. All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
 - a. Turf Areas - 2.5% Minimum, 4% Maximum
 - b. Paved Areas - 1.5% Minimum, 5% Maximum
13. A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
14. All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
15. All disturbed areas in the right-of-way shall be seeded, per city requirements.
16. Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
17. Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

GRADING LEGEND:

- EL-XX.XX EXISTING SPOT ELEVATION
- XX.XX PROPOSED TOP OF CURB ELEVATION
- XX.XX LIP OF CURB OR SPOT ELEVATION
- XX.XX FINISHED FLOOR ELEVATION
- F.F.E
- 1030 EXISTING CONTOUR
- 1030 PROPOSED CONTOUR

NOTE: BOTTOM OF WALL GRADE (BWG) REFERS TO THE FINISHED GRADE ELEVATIONS AT THE BASE OF THE WALL. IS THE ACTUAL BOTTOM OF WALL. WILL BE BELOW THIS ELEVATION. REFER TO WALL DRAWINGS BY OTHERS FOR ACTUAL BOTTOM OF WALL.



25-YEAR RUNOFF CALCULATIONS

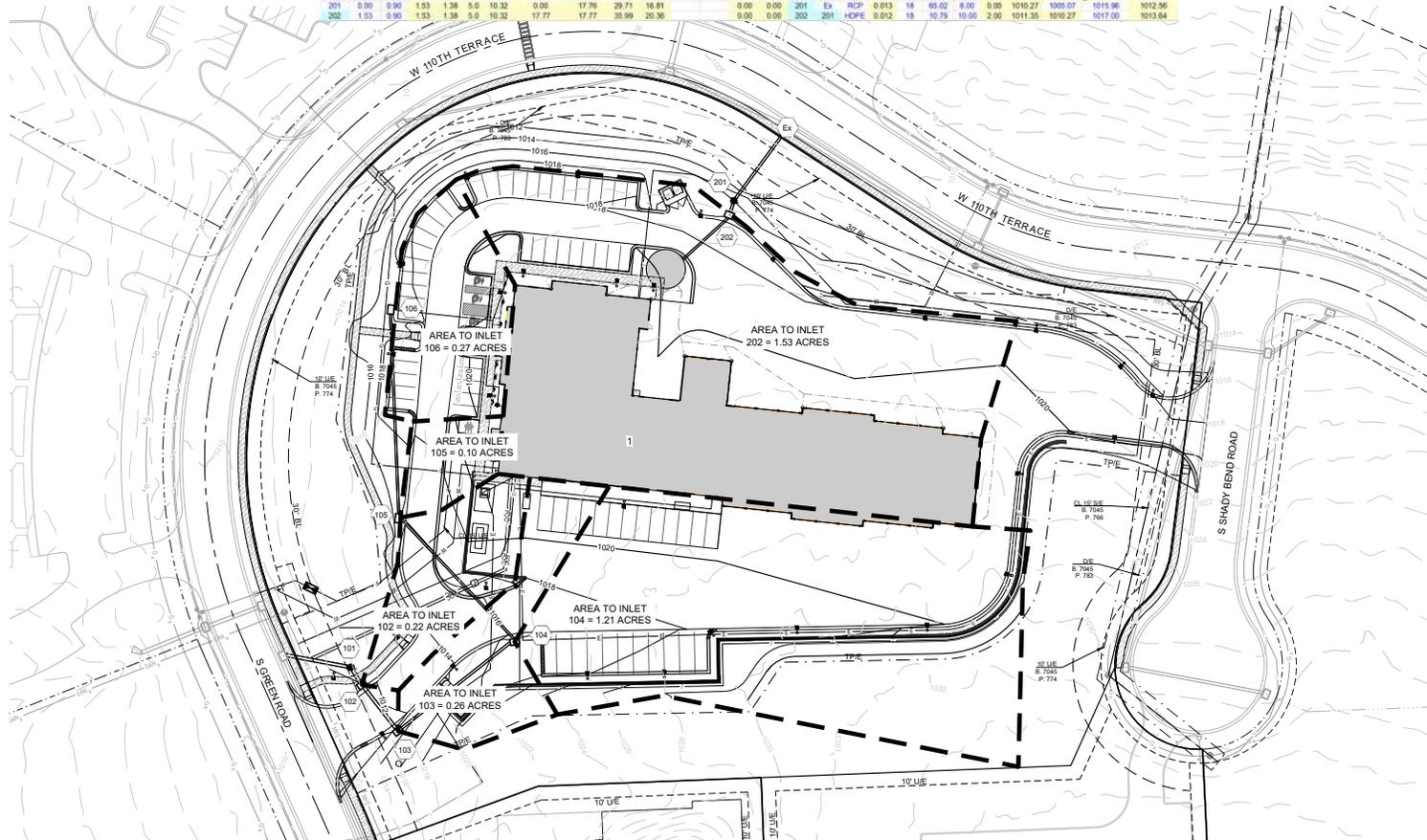
Design Storm: 25
 "K" Value: 1.50
 "F" Factor: 1.00

Runoff Calculations										Pipe Properties															
Inlet #	Area (acres)	"C" Value	Cum. Area (acres)	Cum. C/A	To Intensity	Runoff To Inlet	Cum. Runoff	Pipe Cap.	Pipe Vel.	Up Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up C/A	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Pipe Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.
LINE 100	101	0.00	0.90	2.08	1.85	6.2	8.13	0.00	16.56	46.69	14.86	0.00	0.00	101	EX	RCP	0.013	24	49.31	4.26	0.00	1006.50	1004.40	1012.35	1008.52
	102	0.22	0.90	2.08	1.85	6.2	8.13	1.77	16.56	24.51	7.80	0.00	0.00	102	101	HCP	0.012	24	14.76	1.00	0.50	1006.65	1006.50	1011.88	1009.58
	103	0.26	0.90	1.84	1.66	6.1	8.16	2.10	14.86	24.51	7.80	0.00	0.00	103	102	HCP	0.012	24	42.07	1.00	0.50	1007.57	1007.15	1011.88	1009.27
	104	1.21	0.90	1.58	1.42	5.8	8.21	3.84	12.85	19.71	11.15	0.00	0.00	104	103	HCP	0.012	18	105.29	3.00	0.50	1011.23	1008.07	1016.50	1013.03
	105	0.10	0.90	0.37	0.33	5.6	8.33	0.82	3.05	7.00	5.70	0.00	0.00	105	104	HCP	0.012	15	121.51	1.00	0.40	1012.94	1011.73	1017.03	1013.70
	106	0.27	0.90	0.27	0.24	5.0	8.53	2.28	2.28	5.42	4.42	0.00	0.00	106	105	HCP	0.012	15	148.62	0.80	N/A	1014.24	1013.34	1017.02	1014.96
LINE 200	201	0.00	0.90	1.33	1.38	5.0	8.53	0.00	12.91	29.71	16.81	0.00	0.00	201	EX	RCP	0.013	18	65.62	6.00	0.00	1010.27	1009.07	1019.96	1012.06
	202	1.53	0.90	1.53	1.38	5.0	8.53	13.92	12.92	35.99	20.36	0.00	0.00	202	201	HCP	0.012	18	10.79	10.00	2.00	1011.35	1010.27	1017.00	1013.04

100-YEAR RUNOFF CALCULATIONS

Design Storm: 100
 "K" Value: 1.25
 "F" Factor: 1.00

Runoff Calculations										Pipe Properties															
Inlet #	Area (acres)	"C" Value	Cum. Area (acres)	Cum. C/A	To Intensity	Runoff To Inlet	Cum. Runoff	Pipe Cap.	Pipe Vel.	Up Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up C/A	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Pipe Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.
LINE 100	101	0.00	0.90	2.08	1.85	6.2	9.85	0.00	22.82	46.69	14.86	0.00	0.00	101	EX	RCP	0.013	24	49.31	4.26	0.00	1006.50	1004.40	1012.35	1008.70
	102	0.22	0.90	2.08	1.85	6.2	9.86	2.44	22.85	24.51	7.80	0.00	0.00	102	101	HCP	0.012	24	14.76	1.00	0.50	1006.65	1006.50	1011.88	1009.24
	103	0.26	0.90	1.84	1.66	6.1	9.89	2.99	20.48	24.51	7.80	0.00	0.00	103	102	HCP	0.012	24	42.07	1.00	0.50	1007.57	1007.15	1011.88	1009.86
	104	1.21	0.90	1.58	1.42	5.8	9.95	15.53	17.69	19.71	11.15	0.00	0.00	104	103	HCP	0.012	18	105.29	3.00	0.50	1011.23	1008.07	1016.50	1013.51
	105	0.10	0.90	0.37	0.33	5.6	10.08	1.54	4.20	7.00	5.70	0.00	0.00	105	104	HCP	0.012	15	121.51	1.00	0.40	1012.94	1011.73	1017.03	1013.97
	106	0.27	0.90	0.27	0.24	5.0	10.32	3.14	3.14	5.42	4.42	0.00	0.00	106	105	HCP	0.012	15	148.62	0.80	N/A	1014.24	1013.34	1017.02	1015.10
LINE 200	201	0.00	0.90	1.53	1.38	5.0	10.32	0.00	17.76	29.71	16.81	0.00	0.00	201	EX	RCP	0.013	18	65.62	6.00	0.00	1010.27	1009.07	1019.96	1012.96
	202	1.53	0.90	1.53	1.38	5.0	10.32	17.77	17.77	35.99	20.36	0.00	0.00	202	201	HCP	0.012	18	10.79	10.00	2.00	1011.35	1010.27	1017.00	1013.84



PREPARED BY:

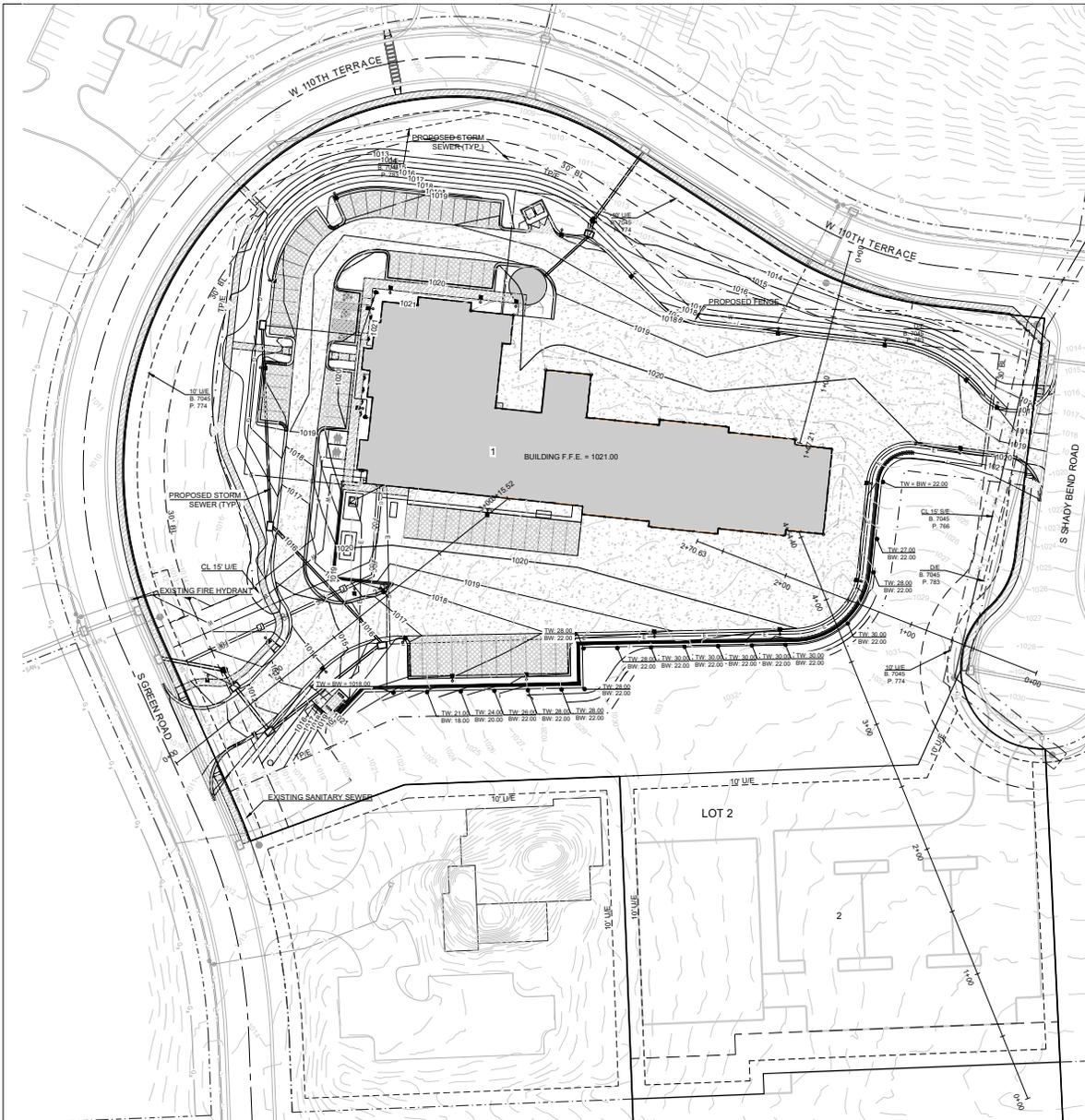
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ATMOS SERVICE CENTER AT CEDAR CREEK,
 LOT 1
 PRELIMINARY DEVELOPMENT PLANS
 COLLEGE BLVD & GREEN RD OLATHE, KS

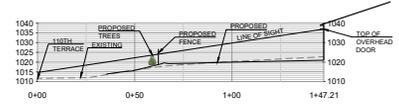
DATE	DESCRIPTION
11/15/2024	CITY COMMENT
11/22/2024	CITY COMMENT

DRAINAGE AREA
 MAP &
 CALCULATIONS

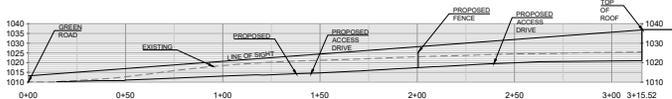
SHEET
C6.0



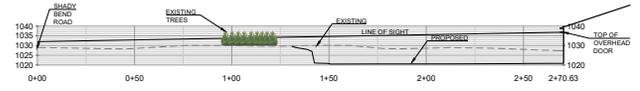
NORTH SITE SECTION



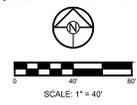
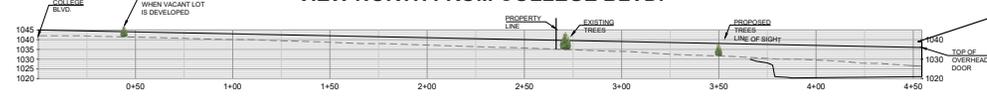
WEST SITE SECTION



EAST SITE SECTION



VIEW NORTH FROM COLLEGE BLVD.



DESIGNED BY:	DAVID L. SCHLAGEL
CHECKED BY:	DAVID L. SCHLAGEL
DATE:	10/22/2024
PROJECT:	ATMOS SERVICE CENTER AT CEDAR CREEK, LOT 1
DRAWN BY:	DAVID L. SCHLAGEL
SCALE:	AS SHOWN
NO.:	24-03