

VICINITY MAP
SCALE: 1/8" = 10'

REVISIONS	

PROJECT #: 27108.00
 DATE: FEBRUARY 11, 2026
 DRAWN BY: PFI
 DESIGNER: PFI
 CHECKED BY: PFI



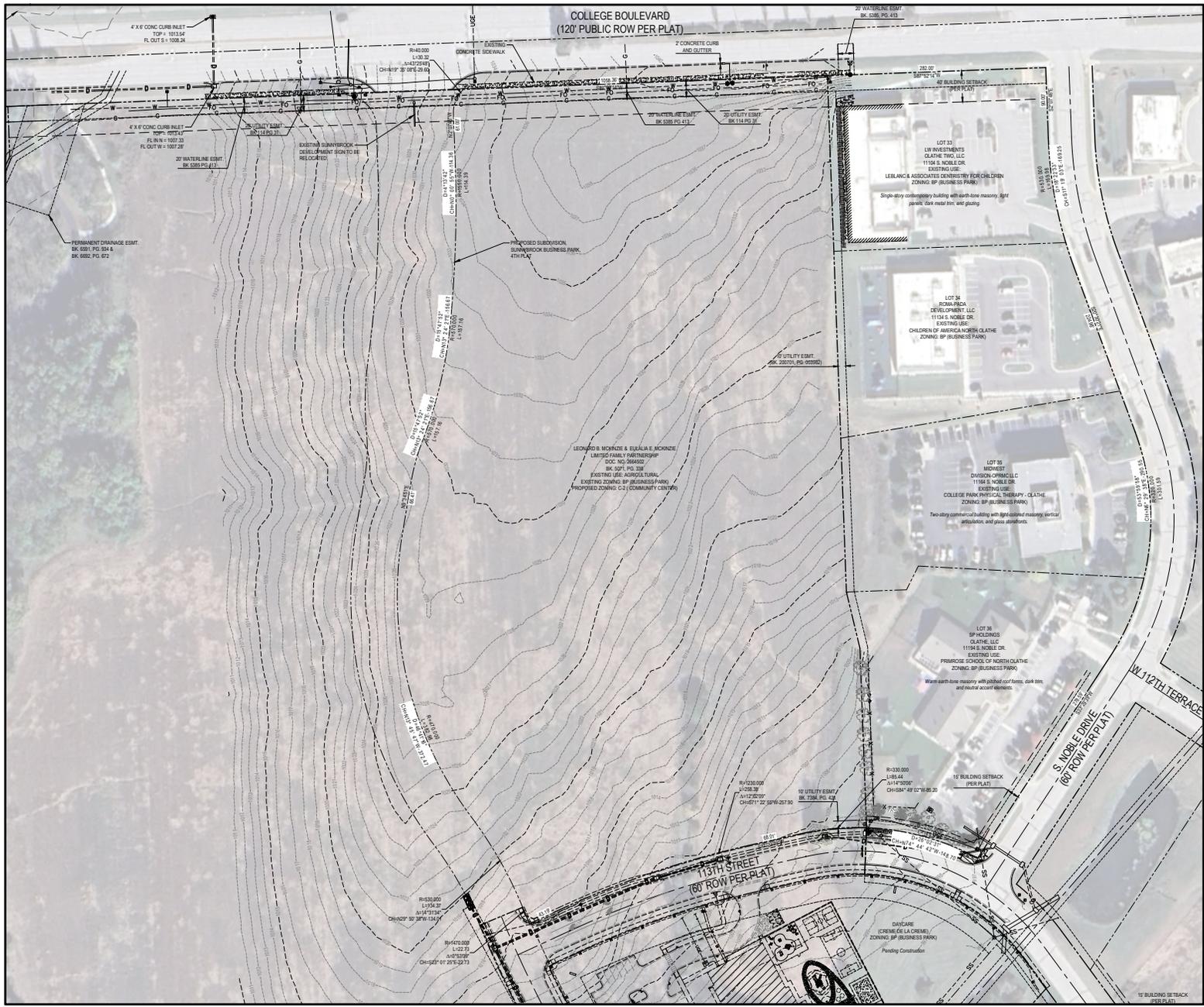
NEW BUILD
COLLEGE BLVD & SUNNYBROOK BLVD
OLATHE, KANSAS



PRELIMINARY
 NOT FOR
 CONSTRUCTION

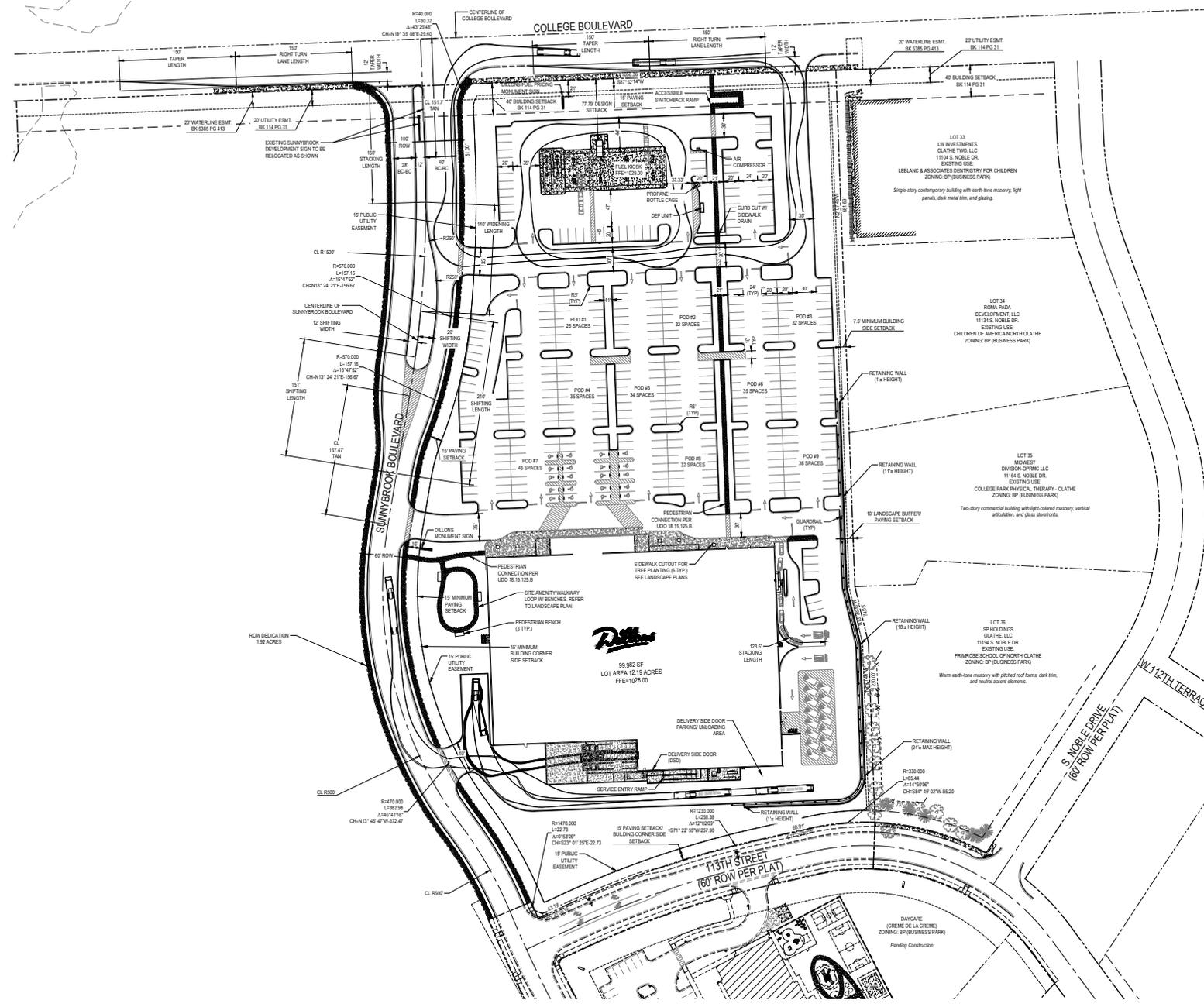
SHEET NUMBER
C-100

DESCRIPTION
 EXISTING CONDITIONS PLAN



PICKERING FIRM INCORPORATED UNDERGROUND UTILITIES DISCLAIMER:
 INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THE INFORMATION AND IT SHALL BE CONSIDERED BY THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER AND THE OWNER'S EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON.

SPECIAL FLOOD HAZARD STATEMENT:
 ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, KANSAS AND INCORPORATED AREAS, MAP NO. 3009 (REVISED AUGUST 1, 2005), THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE A AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



SITE DATA

EXISTING ZONING	BP BUSINESS PARK
PROPOSED ZONING	C2 COMMUNITY CENTER
EXISTING LAND USE	AGRICULTURAL COMMERCIAL
PROPOSED LAND USE	AGRICULTURAL COMMERCIAL
SITE AREA	531,156 SF (12.03 ACRES)
R/W DEDICATION	83,467 SF (1.92 ACRES)
GROSS AREA (INCLUDING R/W DEDICATION)	614,623 SF (14.11 ACRES)
OPEN SPACE REQUIRED (20%)	102,925 SF (2.44 ACRES)
OPEN SPACE PROPOSED (20%)	142,334 SF (3.23 ACRES)
GROCERY BUILDING AREA	99,982 SF
FUEL KIOSK BUILDING AREA	177 SF
TOTAL BUILDING AREA	100,159 SF
BUILDING DATA	
MAX HEIGHT ALLOWED	30'
PROPOSED HEIGHT	30'
MAX FOOTPRINT ALLOWED	85,000 SF UNREPRESENTED
PROPOSED FOOTPRINT:	
GROCERY	99,982 SF
FUEL KIOSK	177 SF
TOTAL	100,159 SF
PARKING	
MINIMUM PARKING REQUIRED PER IUDC 18.03.160:	334 SPACES (1200 SF)
MINIMUM PARKING SPACES PROVIDED:	401 SPACES (1200 SF)
MAXIMUM PARKING ALLOWED PER C-2 DISTRICT:	901 SPACES (150% OF MIN.)

NOTE:
THIS PRELIMINARY SITE PLAN IS CONCEPTUAL IN NATURE AND DOES NOT REPRESENT AN APPROVED SITE PLAN. MODIFICATIONS TO THE SITE PLAN MAY BE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

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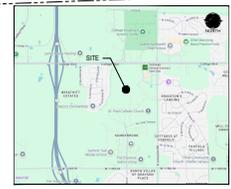
NEW BUILD
COLLEGE BLVD & SUNNYBROOK BLVD
OLATHE, KANSAS



SEAL: **PRELIMINARY**
NO FOR CONSTRUCTION

SHEET NUMBER: **C1.1**

DESCRIPTION: **SITE PLAN**



VICINITY MAP
SCALE: NTS



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NEW BUILD
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SEAL
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SHEET NUMBER
C-120

DESCRIPTION
 GRADING PLAN



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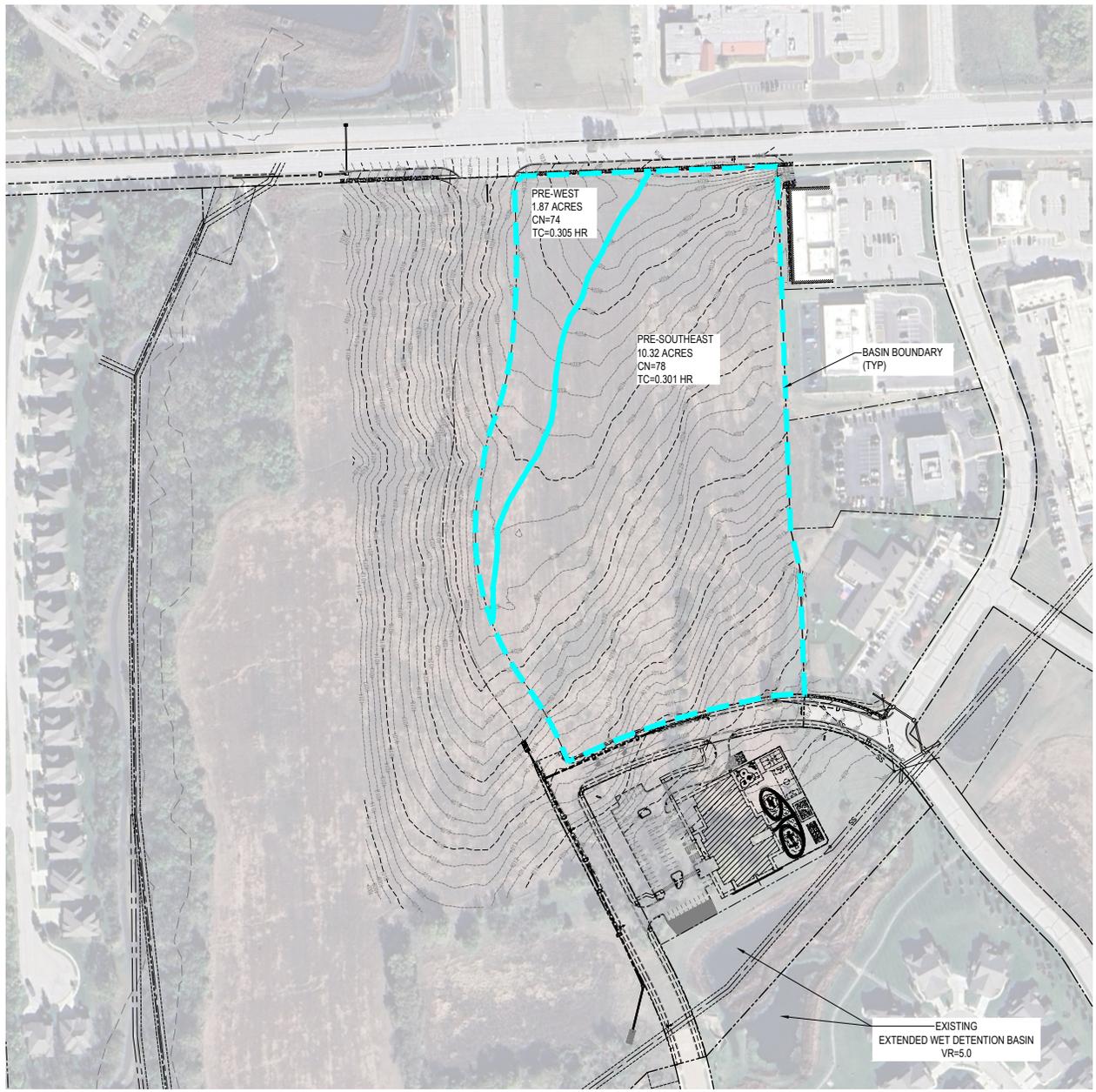
NEW BUILD
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SHEET NUMBER
C-120.1

DESCRIPTION
 PRE-DEVELOPED DRAINAGE
 MAP





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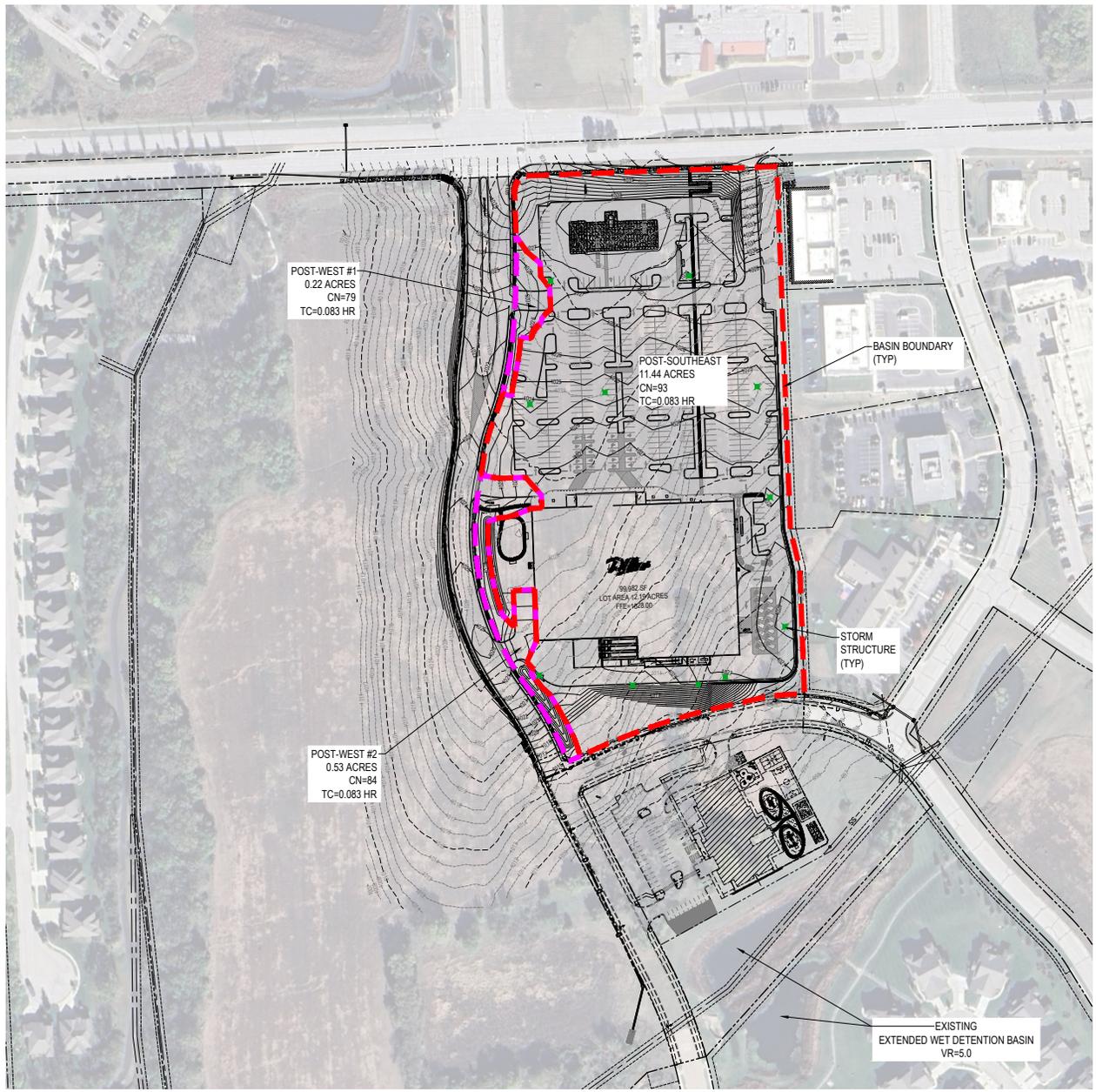
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SEAL
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SHEET NUMBER
C-120.2

DESCRIPTION
 POST-DEVELOPED DRAINAGE MAP



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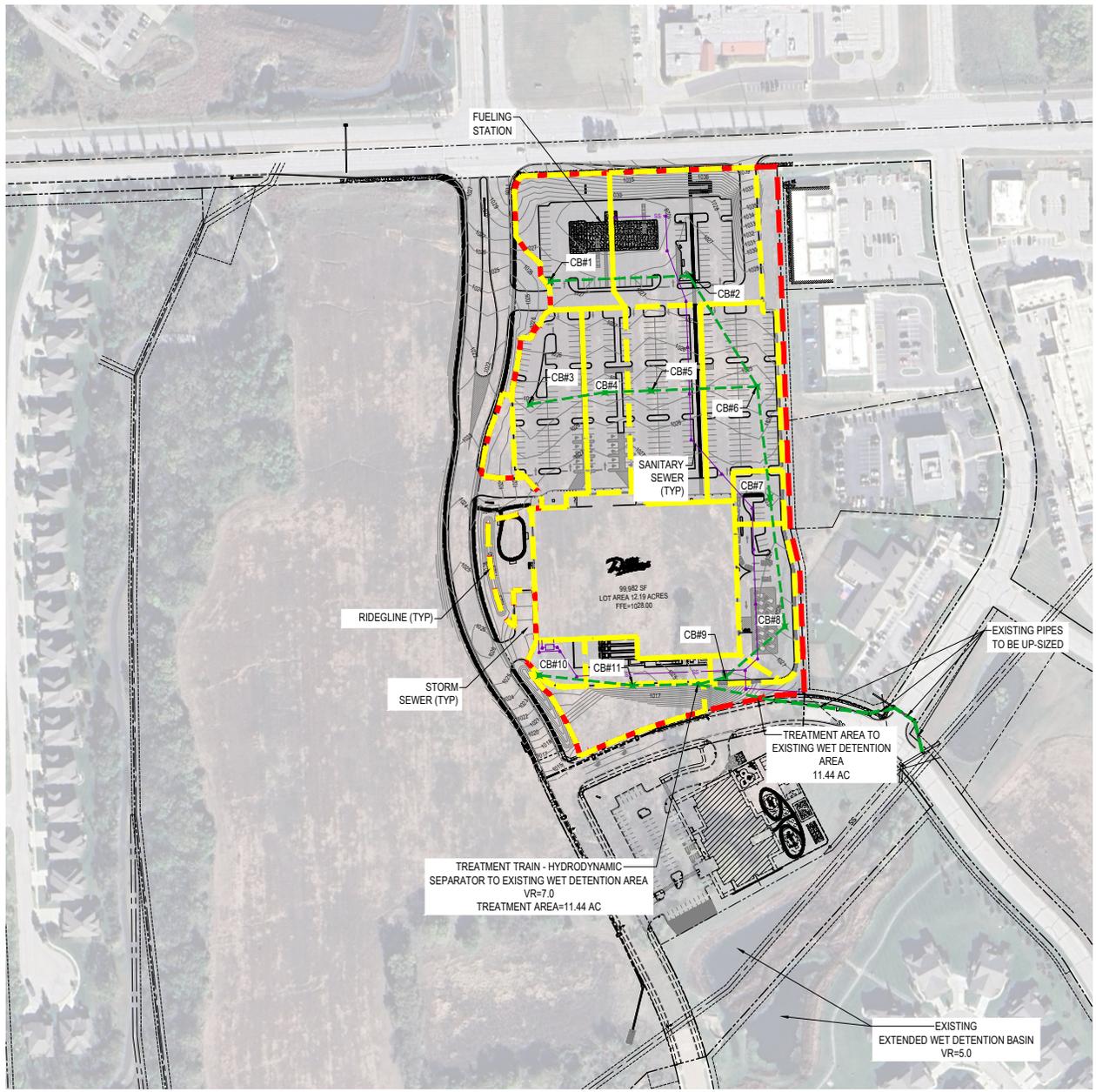
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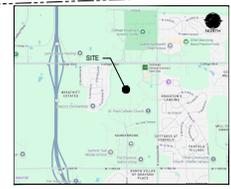


SEAL
**PRELIMINARY
- NO FOR
CONSTRUCTION**

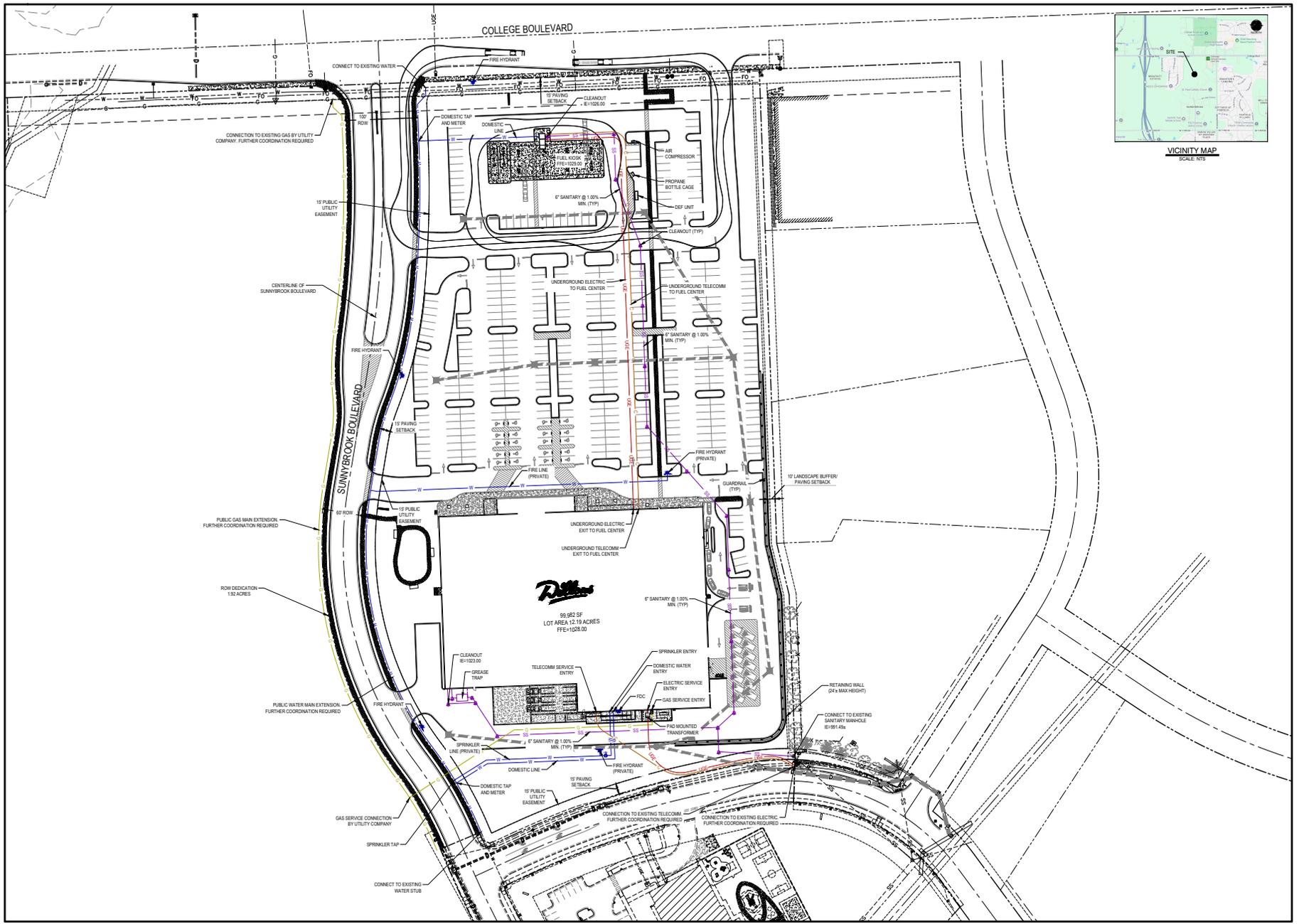
SHEET NUMBER
C-120.3

DESCRIPTION
RMP & STORM SEWER MAP





VICINITY MAP
SCALE: NTS



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NEW BUILD
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PRELIMINARY
 - NO FOR
 CONSTRUCTION

SHEET NUMBER
C-130

DESCRIPTION
 UTILITY PLAN