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PHILIPS ENGINEERING, INC.  
 P. E. C. E.  
 1930 W. 15TH STREET  
 OLAHE, KS 66061  
 (913) 393-1155  
 philipsengineering.com



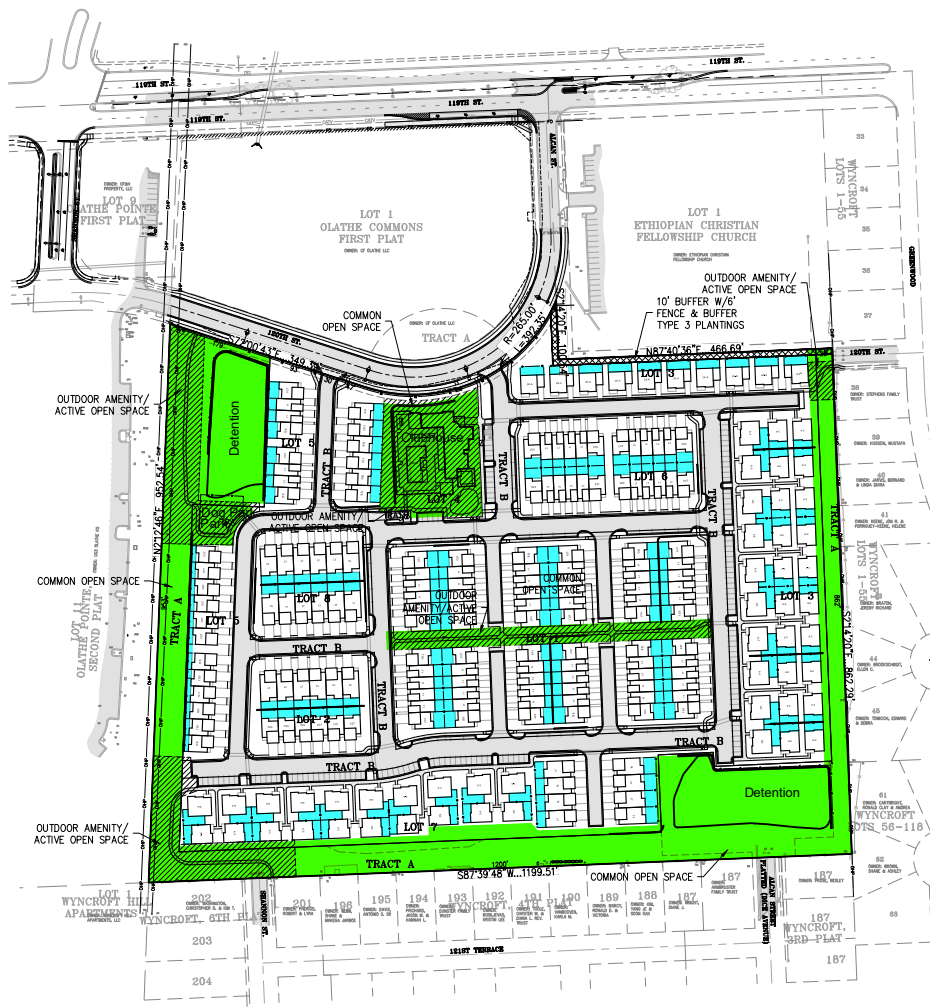
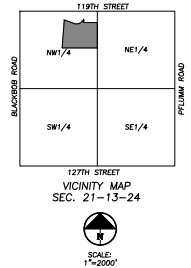
**OVERALL SITE PLAN**  
 PRELIMINARY DEVELOPMENT PLANS  
 OLATHE COMMONS - PEAKMADE  
 OLAHE, KANSAS

By	Date	Revision
WMM	6/11/24	WMM
JM	6/17/24	JM
WMM	6/17/24	WMM
JM	6/17/24	JM
WMM	6/17/24	WMM

PROJECT NO.	DATE	NO.	DATE
24015	6/17/24	1	6/17/24
24015	6/17/24	2	6/17/24
24015	6/17/24	3	6/17/24
24015	6/17/24	4	6/17/24
24015	6/17/24	5	6/17/24
24015	6/17/24	6	6/17/24
24015	6/17/24	7	6/17/24
24015	6/17/24	8	6/17/24
24015	6/17/24	9	6/17/24
24015	6/17/24	10	6/17/24

**DEVELOPER:**  
 WOKLEY DEVELOPMENT ACQUISITIONS, LLC  
 ATTN: STEPHEN FURR  
 2200 GURNETT ROAD NORTHEAST  
 SUITE 310  
 ATLANTA, GA 30329  
 (404) 920-5430

**ENGINEER/APPLICANT:**  
 PHILIPS ENGINEERING, INC.  
 1270 N. WINCHESTER  
 OLAHE, KS 66061  
 (913) 393-1155  
 (913) 393-1166 FAX



**R-3 SITE DATA TABLE:**

GROSS AREA	23,515 ACRES
EXISTING ZONING	C-2, RP-3 & RP-4
PROPOSED ZONING	R-3 (SITE 1)
PROPOSED NUMBER OF TRACTS	10
PROPOSED LAND USE	MULTI FAMILY RESIDENTIAL
TOWNHOME UNITS	156
DETACHED HOUSING UNITS	60
TOTAL UNITS	214
MAXIMUM DENSITY	12 UNITS PER ACRE
DENSITY	9.3 UNITS PER ACRE
PROPOSED BUILDING COVERAGE	23%
MAX HEIGHT	25 STORES/30 FEET
PROPOSED BUILDING HEIGHT	2,6 STORES/30.5 FEET
FRONT YARD MINIMUM SETBACK	30 FEET
FRONT YARD MAXIMUM SETBACK	NA
REAR YARD SETBACK	15 FEET
CORNER SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	25 FEET
COMMON OPEN SPACE (10% W/SIDE ACTIVE)	2.32 ACRES
COMMON OPEN SPACE PROVIDED	1.9 ACRES (25%)
ACTIVE OPEN SPACE REQUIRED	1.14 ACRES
ACTIVE OPEN SPACE PROVIDED	2.38 ACRES
OUTDOOR AMENITY SPACE REQUIRED	2.42 ACRES(10%)
OUTDOOR AMENITY SPACE PROVIDED	2.58 ACRES

SEE TABLE BELOW FOR PARKING REQUIREMENTS

**Summary Table 1**

Parcel	Parcel Area (Acres)	# of Townhome Units	# of Detached Bldgs	Clubhouse Bldg Area (SF)	Pool Area (SF)	# Units	Required Parking Ratio Townhomes	Required Parking Detached Bldgs	Required Parking Spaces	Proposed Storage	Proposed Driveway Parking Spaces	Proposed Surface Parking Spaces	Total Proposed Parking Spaces
lots 1-8	15.73	154	60	6,538	484	214	1.5/Unit	2/Unit	351	250	250	158	658
Tract A	4.48	0	0	0	0	0							
Tract B	2.94	0	0	0	0	0							

**Summary Table 2**

Parcel	Clubhouse Bldg Area (SF)	Required Parking 1 per 300 s. f.	Proposed Surface Parking Spaces
Clubhouse/Leasing Office	600	2	2

**FLOOD NOTES:**  
 THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLAHE, COMMUNITY NO. 200773, JOHNSON COUNTY, KANSAS, MAP NO. 2009IC00685, AND DATED AUGUST 3, 2009.

**LEGAL DESCRIPTION:**  
 ALL THAT PART OF OLATHE COMMONS FIRST PLAT, AND OLATHE COMMONS SECOND PLAT, BOTH BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF OLAHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED BY PHILIPS ENGINEERING, INC. KS OLS-80, ON MAY 13, 2024, FOR PROJECT 24015, AS FOLLOWS:

COMMENCING AT THE NORTHWEST PLAT CORNER OF SAID OLATHE COMMONS FIRST PLAT, THENCE S 21°24' 00" E, ALONG THE WEST PLAT LINE OF SAID OLATHE COMMONS FIRST PLAT, AND THE EAST PLAT LINE OF OLATHE POINT, FIRST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLAHE, JOHNSON COUNTY, KANSAS, AND ITS NORTHERLY EXTENSION, A DISTANCE OF 300.00 FEET, TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PLATTED 120TH STREET, AS NOW ESTABLISHED, AND SAID WEST PLAT LINE OF SAID OLATHE COMMONS, AND THE EAST PLAT LINE OF SAID OLATHE POINT, FIRST PLAT, SAID POINT BEING THE POINT OF BEGINNING, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID 120TH STREET FOR THE FOLLOWING TWO (2) COURSES, THENCE S 72°02' 47" E, A DISTANCE OF 304.80 FEET, THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 302.00 FEET, TO A POINT ON THE NORTHERLY PLAT LINE OF SAID OLATHE COMMONS FIRST PLAT, SAID POINT ALSO BEING ON THE WEST PLAT LINE OF ETHIOPIAN CHRISTIAN FELLOWSHIP CHURCH, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLAHE, JOHNSON COUNTY, KANSAS, THENCE S 21°22' 02" E, ALONG SAID NORTHERLY PLAT LINE OF SAID OLATHE COMMONS FIRST PLAT, AND ALONG SAID WEST PLAT LINE OF SAID ETHIOPIAN CHRISTIAN FELLOWSHIP CHURCH, A DISTANCE OF 426.89 FEET, TO AN ANGLE POINT ON THE NORTHERLY PLAT LINE OF SAID OLATHE COMMONS FIRST PLAT, SAID POINT ALSO BEING THE SOUTHWEST PLAT CORNER OF SAID ETHIOPIAN CHRISTIAN FELLOWSHIP CHURCH, THENCE IN TRACT "C", ALONG THE NORTHERLY PLAT LINE OF SAID OLATHE COMMONS FIRST PLAT, AND ALONG THE SOUTHWEST PLAT LINE OF SAID ETHIOPIAN CHRISTIAN FELLOWSHIP CHURCH, A DISTANCE OF 466.89 FEET, TO THE NORTHEAST CORNER OF SAID OLATHE COMMONS FIRST PLAT, SAID POINT ALSO BEING THE SOUTHWEST PLAT CORNER OF SAID ETHIOPIAN CHRISTIAN FELLOWSHIP CHURCH, SAID POINT ALSO BEING ON THE WEST PLAT LINE WINDROSET LOTS 1-56, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLAHE, JOHNSON COUNTY, KANSAS, THENCE S 21°20' 00" E, ALONG THE EAST PLAT LINE OF SAID OLATHE COMMONS FIRST PLAT, AND SAID WEST PLAT LINE OF SAID WINDROSET LOTS 1-56, AND THE WEST PLAT LINE OF WINDROSET LOTS 1-116, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLAHE, JOHNSON COUNTY, KANSAS, THENCE S 21°20' 00" E, ALONG THE WEST PLAT LINE OF SAID OLATHE COMMONS FIRST PLAT, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF SAID OLATHE COMMONS FIRST PLAT, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF WINDROSET LOTS 1-116, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLAHE, JOHNSON COUNTY, KANSAS, THENCE S 87°34' 00" E, ALONG THE SOUTH LINE OF SAID OLATHE COMMONS FIRST PLAT, THE SOUTH PLAT LINE OF OLATHE COMMONS SECOND PLAT, AND THE NORTH LINE OF SAID WINDROSET, 3RD PLAT, WINDROSET, 4TH PLAT, AND WINDROSET, 5TH PLAT, ALL BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF OLAHE, JOHNSON COUNTY, KANSAS, A DISTANCE OF 1,094.91 FEET, TO THE SOUTHWEST CORNER OF SAID OLATHE COMMONS FIRST PLAT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 15, OLATHE POINT, SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLAHE, JOHNSON COUNTY, KANSAS, THENCE N 21°24' 00" E, ALONG THE WEST PLAT LINE OF SAID OLATHE COMMONS SECOND PLAT, SAID OLATHE COMMONS FIRST PLAT, AND THE EAST LINE OF SAID OLATHE POINT, SECOND PLAT, A DISTANCE OF 932.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 1,008.93 SQUARE FEET OR 23.154 ACRES, MORE OR LESS.

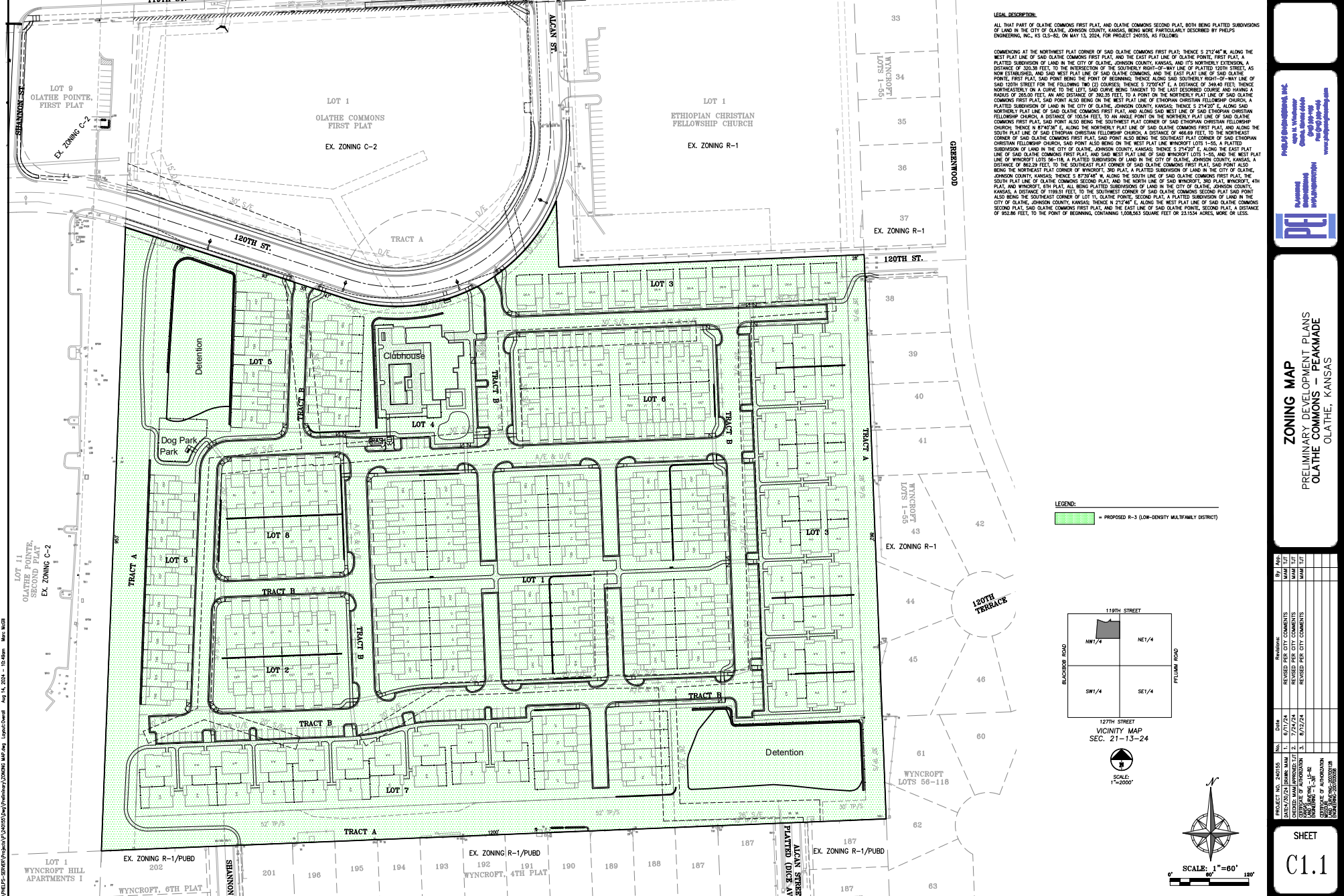
**PROJECT NOTE:**

- THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON USGS DATUM.
- TRACT A SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- MECHANICAL, OPEN DRAINAGE, AND LANDSCAPE ELEMENTS SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- ALL EXTERIOR-MOUNTED BUILDING HVAC AND MECHANICAL EQUIPMENT, VENTS, PIPING, FIRE ACCESS LADDERS, AND UTILITY METERS MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW FROM ALL ADJACENT STREETS. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE METHODS.
- EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT BUILDINGS, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES METER BANKS AND CABINETS MUST BE SCREENED FROM PUBLIC VIEW WITH THREE-SIDED LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- PROPOSED DEVELOPMENT ON SITE WILL COMPLY WITH THE PERFORMANCE STANDARDS OUTLINED IN IUDC 18.0A.09.
- ALL NEW ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
- ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OF REAR BUILDING SETBACK WALLS.
- TRACTS A SHALL BE USED AS DEVELOPMENT FOR THE ULTIMATELY HOUSING. OWNERSHIP AND MAINTENANCE WILL BE BY THE HOUSES ASSOCIATIONS ONCE ESTABLISHED.

**LEGEND:**

PROPERTY LINE  
 LOT LINE  
 2' CURB & BUFFER  
 BUILDING SETBACK LINE  
 TREE PRESERVATION SETBACK  
 SEMENTED BLOCK RETAINING WALL  
 CONCRETE SIDEWALK  
 ASPHALT PAVEMENT  
 CONCRETE PAVEMENT  
 COMMON OPEN SPACE  
 OUTDOOR AMENITY/ACTIVE OPEN SPACE  
 10' BUFFER W/4" FENCE & BUFFER TYPE 3 PLANTINGS  
 PRIVATE OPEN SPACE

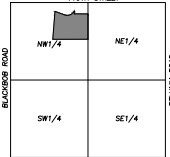
**BENCHMARKS:**  
 VERTICAL DATUM = NAVD83 BASED ON GPS OBSERVATION USING SHARPEIT OPS NETWORK  
 1" = 50' X ".01" IN SOUTH EDGE OF CONCRETE SIDEWALK SOUTH SIDE 119TH STREET MIDDLE OF SURVEYED PROPERTY.  
 ELEVATION = 1043.09



LEGAL DESCRIPTION:  
 ALL THAT PART OF OLATHE COMMONS FIRST PLAT, AND OLATHE COMMONS SECOND PLAT, BOTH BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED BY PHELPS ENGINEERING, INC., KS CLS-82, ON MAY 13, 2024, FOR PROJECT 240153, AS FOLLOWS:

COMMENCING AT THE NORTHWEST PLAT CORNER OF SAID OLATHE COMMONS FIRST PLAT; THENCE S 27°24'16" IN, ALONG THE WEST PLAT LINE OF SAID OLATHE COMMONS FIRST PLAT, AND THE EAST PLAT LINE OF OLATHE POINTS, FIRST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, AND ITS NORTHERLY EXTENSION, A DISTANCE OF 302.35 FEET, TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PLATTED 120TH STREET, AS NOW ESTABLISHED, AND SAID WEST PLAT LINE OF SAID OLATHE COMMONS; AND THE EAST PLAT LINE OF SAID OLATHE COMMONS FIRST PLAT, SAID POINT BEING THE POINT OF BEGINNING, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID 120TH STREET FOR THE FOLLOWING TWO (2) COURSES: THENCE S 70°28'47" E, A DISTANCE OF 349.40 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 255.00 FEET, AN ARC DISTANCE OF 340.25 FEET, TO A POINT ON THE NORTHERLY PLAT LINE OF SAID OLATHE COMMONS FIRST PLAT, SAID POINT ALSO BEING ON THE WEST PLAT LINE OF ETHIOPIAN CHRISTIAN FELLOWSHIP CHURCH, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE S 27°24'16" E, ALONG SAID NORTHERLY PLAT LINE OF SAID OLATHE COMMONS FIRST PLAT, AND ALONG SAID WEST LINE OF SAID ETHIOPIAN CHRISTIAN FELLOWSHIP CHURCH, THENCE N 81°07'01" E, ALONG THE NORTHERLY PLAT LINE OF SAID OLATHE COMMONS FIRST PLAT AND ALONG THE SOUTH PLAT LINE OF SAID ETHIOPIAN CHRISTIAN FELLOWSHIP CHURCH, A DISTANCE OF 466.69 FEET, TO THE NORTHEAST CORNER OF SAID OLATHE COMMONS FIRST PLAT, SAID POINT ALSO BEING THE SOUTHWEST PLAT CORNER OF SAID ETHIOPIAN CHRISTIAN FELLOWSHIP CHURCH; SAID POINT ALSO BEING THE SOUTHWEST PLAT CORNER OF SAID ETHIOPIAN CHRISTIAN FELLOWSHIP CHURCH, SAID POINT ALSO BEING ON THE WEST PLAT LINE OF WYNCROFT LOTS 1-55, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE S 27°24'16" E, ALONG THE EAST PLAT LINE OF SAID OLATHE COMMONS FIRST PLAT, AND SAID WEST PLAT LINE OF SAID WYNCROFT LOTS 1-55, AND THE WEST PLAT LINE OF WYNCROFT LOTS 56-118, TO THE SOUTHWEST CORNER OF SAID OLATHE COMMONS FIRST PLAT, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF WYNCROFT, 5TH PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE S 87°32'40" W, ALONG THE SOUTH LINE OF SAID OLATHE COMMONS FIRST PLAT, THE SOUTH PLAT LINE OF OLATHE POINTS, SECOND PLAT, AND THE NORTH LINE OF SAID WYNCROFT, 4TH PLAT, AND WYNCROFT, 6TH PLAT, ALL BEING PLATTED SUBDIVISIONS OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, A DISTANCE OF 1195.11 FEET, TO THE SOUTHWEST CORNER OF SAID OLATHE COMMONS SECOND PLAT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 11, OLATHE POINTS, SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE N 27°24'16" E, ALONG THE WEST PLAT LINE OF SAID OLATHE COMMONS SECOND PLAT, SAID OLATHE COMMONS FIRST PLAT, AND THE EAST LINE OF SAID OLATHE POINTS, SECOND PLAT, A DISTANCE OF 352.86 FEET, TO THE POINT OF BEGINNING, CONTAINING 1,008,563 SQUARE FEET OR 23,1534 ACRES, MORE OR LESS.

LEGEND:  
 = PROPOSED R-3 (LOW-DENSITY MULTIFAMILY DISTRICT)



127TH STREET  
 VICINITY MAP  
 SEC. 21-13-24



SCALE: 1"=200'



PROJECT INFORMATION:  
 Phelps Engineering, Inc.  
 1200 W. 12th St., Suite 100  
 Olathe, MO 64040  
 Phone: 816-765-1100  
 Fax: 816-765-1101  
 www.phelpseng.com

ZONING MAP  
 PRELIMINARY DEVELOPMENT PLANS  
 OLATHE COMMONS — PEAKMADE  
 OLATHE, KANSAS

By	Date	Revision
DATE/2024 (JRW/M)	11/6/24	REVISED PER CITY COMMENTS
DATE/2024 (JRW/M)	8/7/24	REVISED PER CITY COMMENTS
DATE/2024 (JRW/M)	8/7/24	REVISED PER CITY COMMENTS

SHEET  
 C1.1

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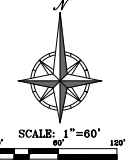
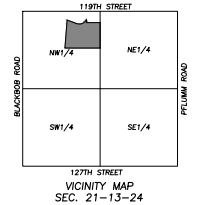






**LEGEND**

- B.L. DENOTES BUILDING LINE
- P.S. DENOTES PARKING SETBACK
- U/E DENOTES UTILITY EASEMENT
- L/E DENOTES LANDSCAPE EASEMENT
- TP/S DENOTES TREE PRESERVATION SETBACK
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING WATER
- PROPOSED WATER
- PROPOSED FIRE HYDRANT
- EXISTING POWER
- LOT LINE
- PROPERTY LINE
- SANITARY SEWER BOUNDARY
- SEGMENTED BLOCK RETAINING WALL
- PROPOSED SIDEWALK
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

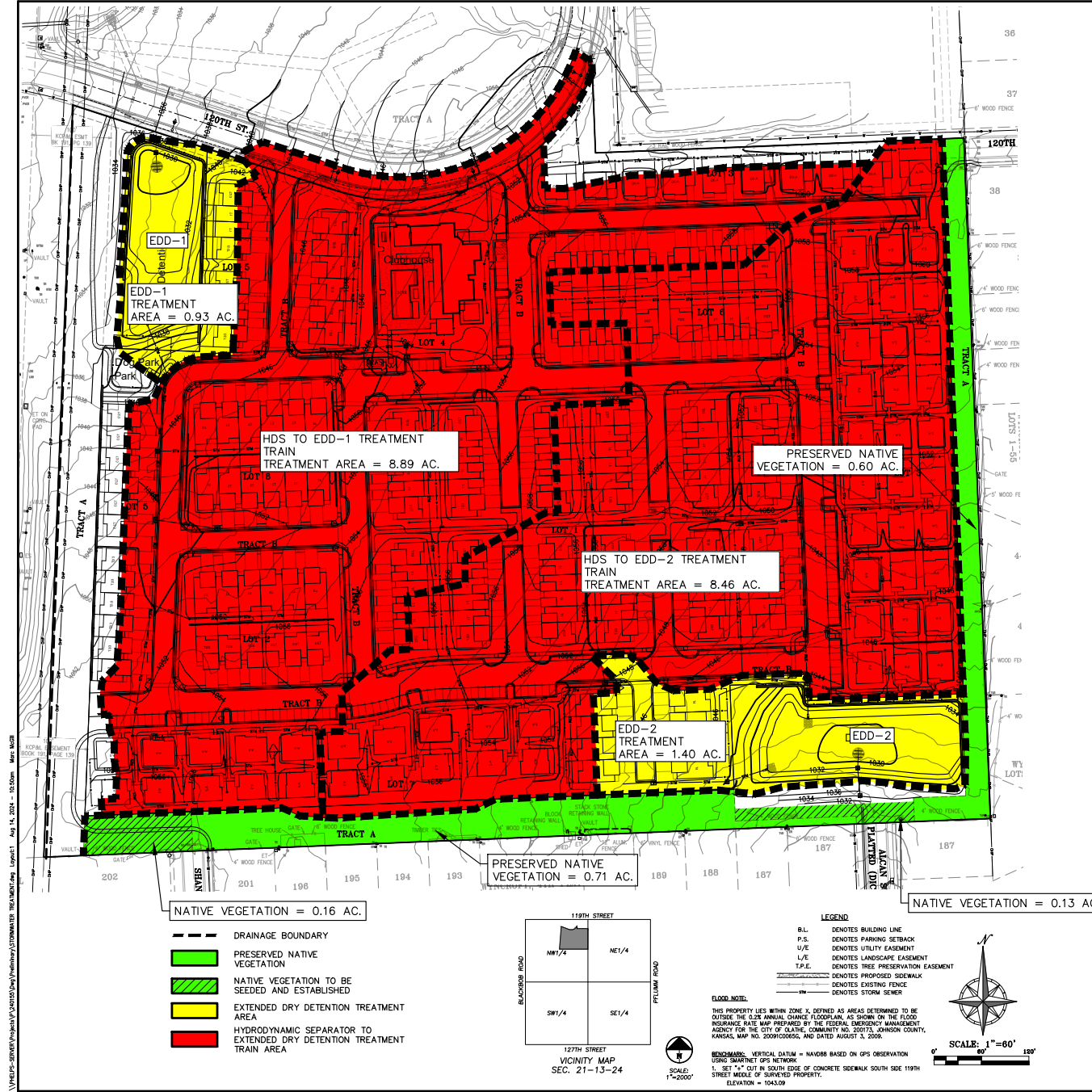


PROJECT: 421035  
 CLIENT: Olathe Commons  
 DATE: 8/14/24  
 DRAWN BY: MK  
 CHECKED BY: MK  
 APPROVED BY: MK

**PRELIMINARY UTILITY PLAN**  
 PRELIMINARY DEVELOPMENT PLANS  
 OLATHE COMMONS — PEAKMADE  
 OLATHE, KANSAS

DATE	BY	REVISION
8/14/24	MK	ISSUED FOR PERMIT
8/14/24	MK	REVISED PER CITY COMMENTS
8/14/24	MK	REVISED PER CITY COMMENTS

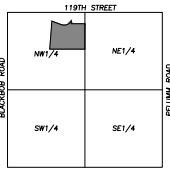
SHEET  
**C4.0**



NATIVE VEGETATION = 0.16 AC.

- DRAINAGE BOUNDARY
- PRESERVED NATIVE VEGETATION
- NATIVE VEGETATION TO BE SEEDED AND ESTABLISHED
- EXTENDED DRY DETENTION TREATMENT AREA
- HYDRODYNAMIC SEPARATOR TO EXTENDED DRY DETENTION TREATMENT AREA

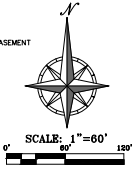
PRESERVED NATIVE VEGETATION = 0.71 AC.



**LEGEND**  
 B.L. DENOTES BUILDING LINE  
 P.S. DENOTES PARKING SETBACK  
 U/E DENOTES UTILITY EASEMENT  
 L/E DENOTES LANDSCAPE EASEMENT  
 T.P.E. DENOTES TREE PRESERVATION EASEMENT  
 --- DENOTES PROPOSED SIDEWALK  
 --- DENOTES EXISTING FENCE  
 --- DENOTES STORM SEWER

**FLOOD NOTE:**  
 THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 200902000G, AND DATED AUGUST 3, 2009.

**BENCHMARK: VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING SHARNETT GPS NETWORK**  
 1. SET "X" CUT IN SOUTH EDGE OF CONCRETE SIDEWALK SOUTH SIDE 119TH STREET MIDDLE OF SURVEYED PROPERTY.  
 ELEVATION = 1043.09



**WORKSHEET 1: REQUIRED LEVEL OF SERVICE - UNDEVELOPED SITE**  
 Project: Olathe Commons PeakMade  
 Location: \_\_\_\_\_ By: TJT Date: 2/22/2024  
 Checked: TJT Date: 2/22/2024

**1. Runoff Curve Number**

**A. Predevelopment CN**

Cover Description	Soil HSG	CN	Area (ac.)	Product of CN x Area	
Row Crop - good	C/D	87	11.04	962.48	
Trees - good	C/D	74	3.29	243.46	
Row Crop - good	D	89	3.57	317.73	
Trees - good	D	77	6.34	488.18	
Totals:				24.24	2009.85

Area-Weighted CN = total product/total area = 83 (Round)

**B. Postdevelopment CN**

Cover Description	Soil HSG	CN	Area (ac.)	Product of CN x Area	
Multi-family Residential (60% imp)	D	91	24.24	2205.84	
Totals:				24.24	2205.84

Area-Weighted CN = total product/total area = 91 (Round)

**C. Level of Service (LOS) Calculation**

	Change in CN	LS
Predevelopment CN: <span style="border: 1px solid black; padding: 2px;">83</span>	7 to 10	7
Postdevelopment CN: <span style="border: 1px solid black; padding: 2px;">91</span>	4 to 6	5
Difference: <span style="border: 1px solid black; padding: 2px;">8</span>	1 to 3	6
	0	4
LOS Required: <span style="border: 1px solid black; padding: 2px;">6.2</span>	-7 to -1	3
	-8 to -21	2
VR Required: <span style="border: 1px solid black; padding: 2px;">150.288</span>	-22	1

**WORKSHEET 2: DEVELOP MITIGATION PACKAGE(S) THAT MEETS REQUIRED LOS**  
 Project: Olathe Commons PeakMade  
 Location: \_\_\_\_\_ By: TJT Date: 2/22/2024  
 Sheet: \_\_\_\_\_ Checked: TJT Date: \_\_\_\_\_

1. Required Level of Service: 6.2  
 TOTAL VR REQUIRED: 150.288
2. Proposed BMP Option Package No. 1

ID	BMP / Cover Description	Treatment Area, ac.	VR1	Product of VR x Area
MA-1	Native Vegetation w/ signage	1.6	9.5	15.20
HDS to EDD-1	HDS to Extended Dry Detention w/ signage	8.89	7.25	64.46
EDD-1	Extended Dry Detention	0.90	4.25	3.86
HDS to EDD-2	HDS to Extended Dry Detention w/ signage	8.46	7.25	61.34
EDD-2	Extended Dry Detention w/ signage	1.4	4.25	5.95
Total:				150.89
Total VR LOI:				6.22

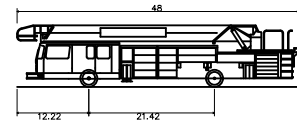
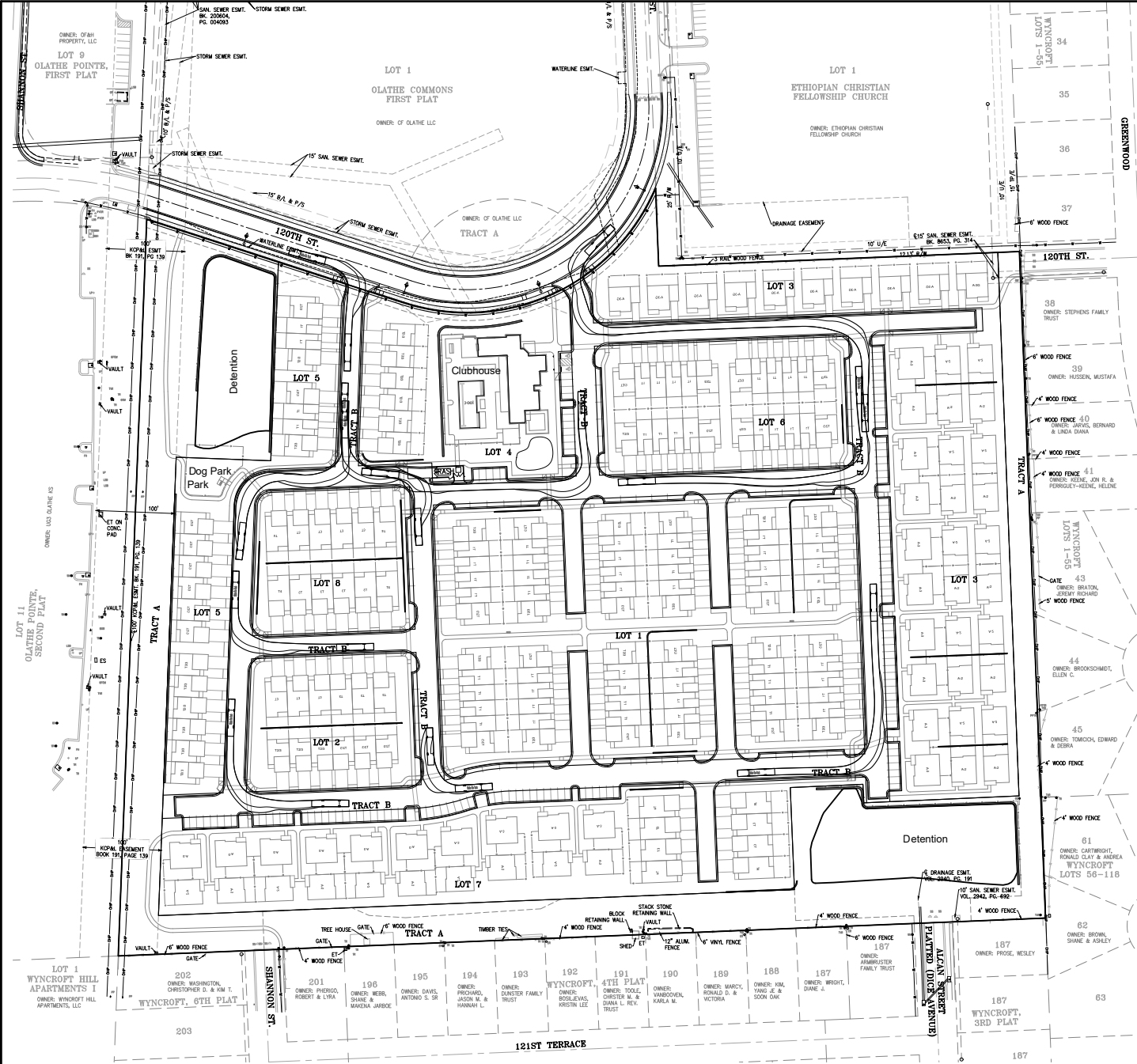
VR calculated for final BMP only in Treatment Train.  
 2) Total treatment area cannot exceed 100 percent of the actual site area.  
 Meets required VR (Yes/No)? YES (If No, or if additional options are being listed, move to next sheet.)

\\P:\P5 - SERVICES\Projects\024053\Drawings\SitePlan\024053\_SitePlan\_Sheet01.dwg Layer:1, Aug 14, 2024 - 10:00am Marc MUEB

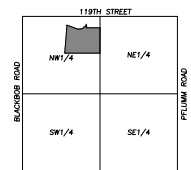
No.	Date	By	Appr.	Revision
1	6/7/24	MAM	TJT	REVISED PER CITY COMMENTS
2	6/12/24	MAM	TJT	REVISED PER CITY COMMENTS
3	6/26/24	MAM	TJT	REVISED PER CITY COMMENTS



V:\P\PS - SERVICES\ps\p\1421035\plan\1421035 (preliminary)\TRUCK PLAN.dwg User:K1 Aug 14, 2024 11:05:00am Merc NCIT



Olathe Fire Truck  
 Overall Length 48.00ft  
 Overall Width 12.22ft  
 Overall Body Height 21.42ft  
 Min Body Ground Clearance 12.22ft  
 Track Width 12.22ft  
 Lock-to-lock time 21.42ft  
 Max Wheel Angle 12.22ft



121ST TERRACE  
 120TH STREET  
 VICINITY MAP  
 SEC. 21-13-24  
 SCALE: 1"=2000'



PREPARED BY  
 PROLOGIC DEVELOPMENT, INC.  
 1207 E. 19TH ST., SUITE 100  
 OLAHE, MISSOURI 64070  
 PHONE: (816) 946-1000  
 WWW.PROLOGIC-DEVELOPMENT.COM

REVISIONS  
 NO. DATE BY

1	6/7/24	MMI/UT
2	6/12/24	MMI/UT
3		
4		
5		
6		

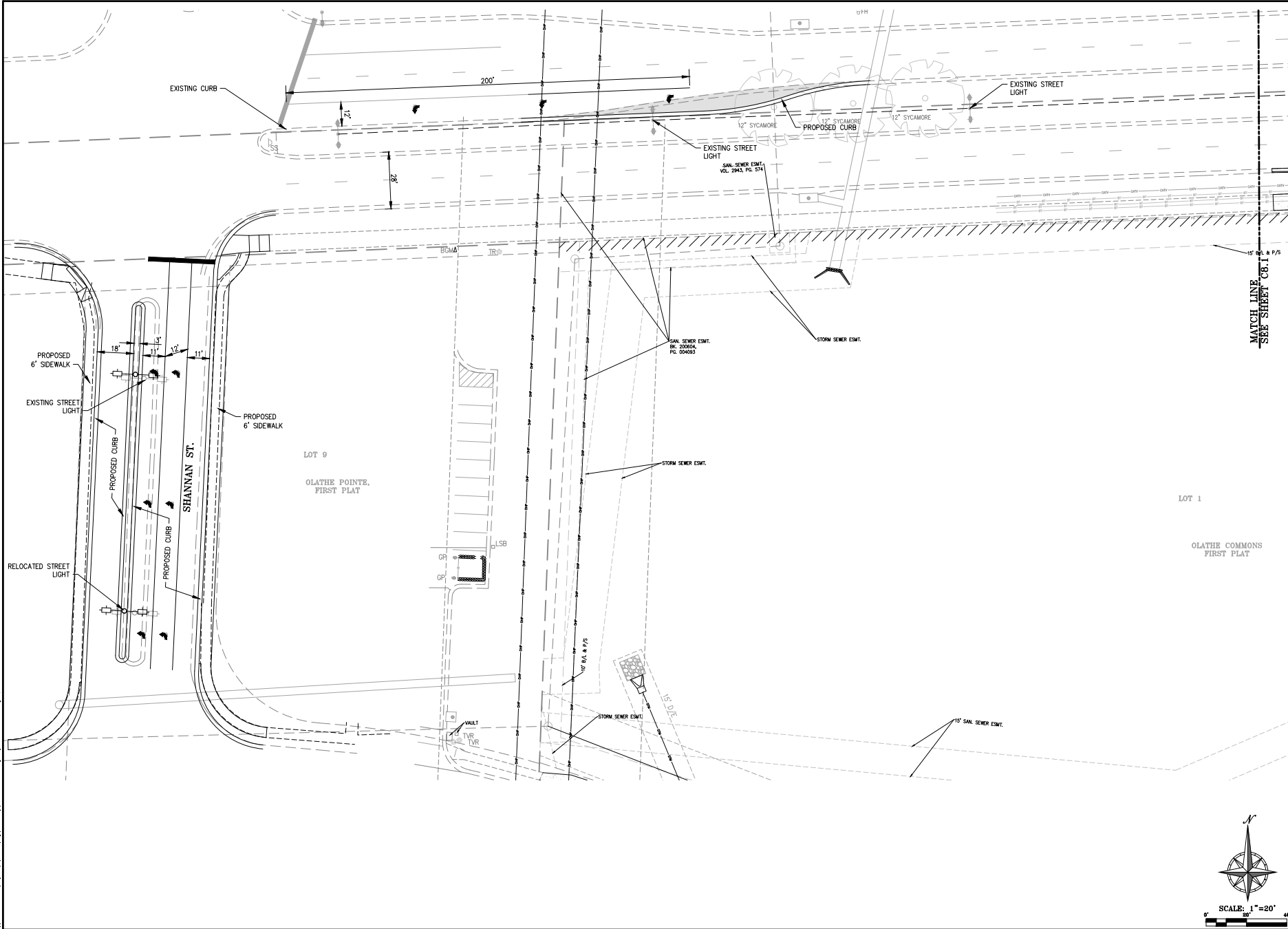
**TRUCK MOVEMENT PLAN**  
 PRELIMINARY DEVELOPMENT PLANS  
 OLATHE COMMONS — PEAKMADE  
 OLATHE, KANSAS

PRODUCT NO. 242155

No.	Date	By	App.	Revision
1	6/7/24	MMI/UT	MMI/UT	REVISION PER CITY COMMENTS
2	6/12/24	MMI/UT	MMI/UT	REVISION PER CITY COMMENTS
3				REVISION PER CITY COMMENTS
4				
5				

DATE: 8/14/2024  
 TIME: 11:05 AM  
 PROJECT: OLATHE COMMONS - PEAKMADE  
 SHEET: 07.0  
 TOTAL SHEETS: 20

\\PHDPS-SERVER\projects\240105\Drawings\Turn Lane Plan.dwg - 10:58am - 8/14/24 - MGC



PHD Engineering, Inc.  
 10000 W. 119th St., Suite 100  
 Overland Park, KS 66204  
 (913) 241-1100  
 www.phd-engineering.com

Reviewed  
 MGC  
 8/14/24

**TURN LANE PLAN**  
 PRELIMINARY DEVELOPMENT PLANS  
 OLATHE COMMONS — PEAKMADE  
 OLATHE, KANSAS

PROJECT NO.	DATE	BY	APP.	REVISION
240105	6/7/24	MAM	LT	REVISED PER CITY COMMENTS
	8/12/24	MAM	LT	REVISED PER CITY COMMENTS
				REVISED PER CITY COMMENTS

SHEET  
**C8.0**



