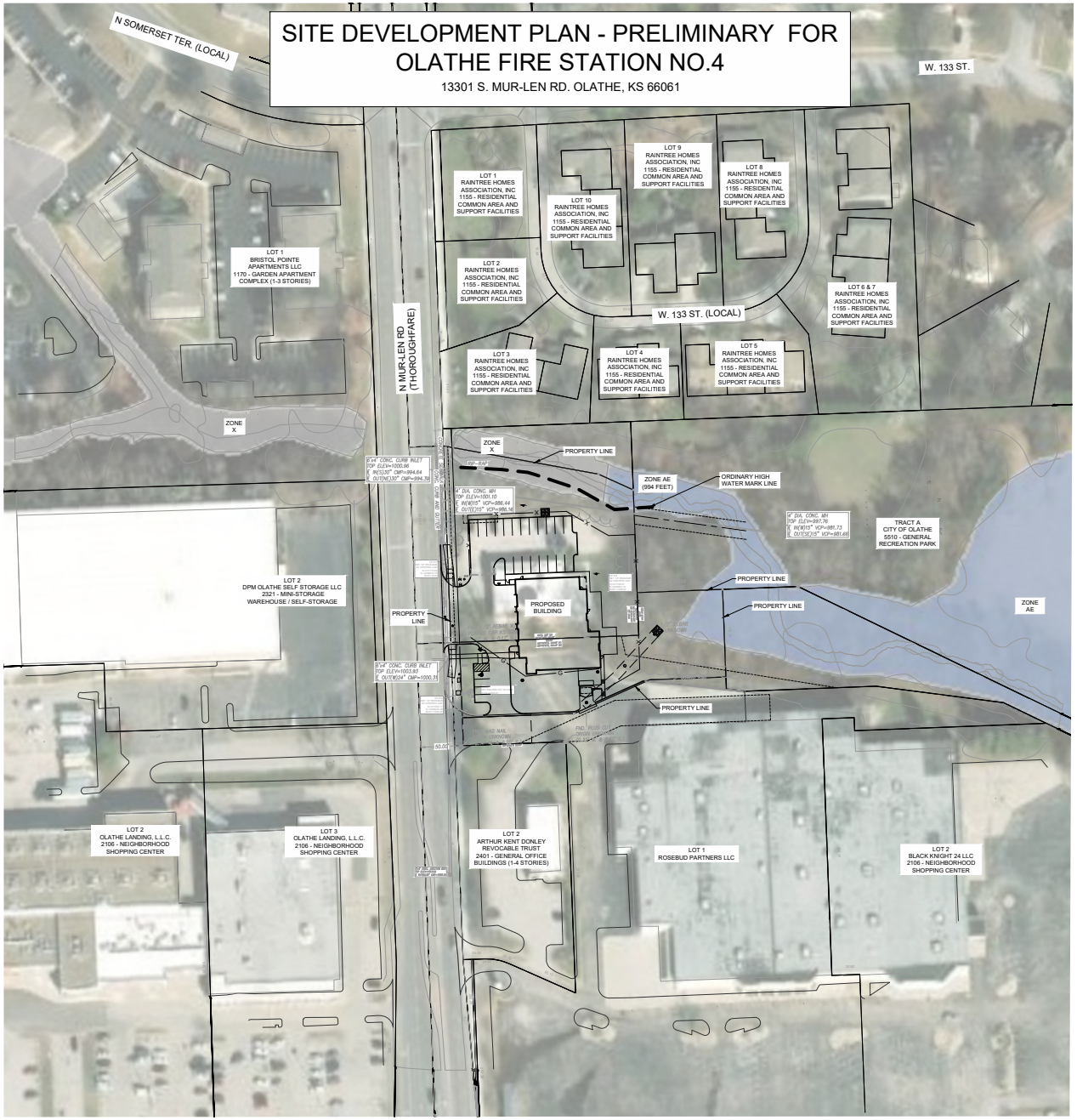
SITE DEVELOPMENT PLAN - PRELIMINARY FOR OLATHE FIRE STATION NO.4

13301 S. MUR-LEN RD. OLATHE, KS 66061



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PROJECT MANAGER
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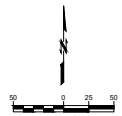

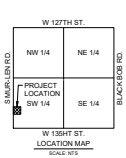

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C301	DEMOLITION PLAN
C401	SITE PLAN
C501	GRADING PLAN
C601	UTILITY PLAN
EX-A	TRUCK TURNING EXHIBIT

BENCHMARKS:

BENCHMARKS PER TOPOGRAPHIC SURVEY COMPLETED BY RENAISSANCE INFRASTRUCTURE CONSULTING DATED OCTOBER 23RD, 2025.

BENCHMARK 9 SET SQUARE CUT IN CONC. ELEV.=1005.47	CP #10 SET 1/2" IRON BAR W/ CONTROL CAP N.=217552.17 E.=2228918.48 ELEV.=1004.89
CP #11 SET 1/2" IRON BAR W/ CONTROL CAP N.=217713.85 E.=2228912.75 ELEV.=0.00	CP #12 SET 1/2" IRON BAR W/ CONTROL CAP N.=217703.67 E.=2229097.12 ELEV.=1000.22

DEVELOPMENT SUMMARY TABLE		
ITEM	DESCRIPTION	
A	**ZONING**	
	EXISTING (APPROVED)=	CP-2 (PLANNED GENERAL BUSINESS DISTRICT)
	PROPOSED=	CP-2 (PLANNED GENERAL BUSINESS DISTRICT)
B	**TOTAL LAND AREA**	
	EXISTING (APPROVED)=	1.66 AC
	PROPOSED=	1.66 AC
C	**BUILDING USE**	
	EXISTING (APPROVED) =	5,965 SF
	PROPOSED (1ST + 2ND FLOOR)=	16,303 SF
	TOTAL CHANGE IN FLOOR AREA=	10,338 SF
	PERCENT CHANGE IN FLOOR AREA=	173.3%
D	**BUILDING COVERAGE & FLOOR AREA RATIO**	
	EXISTING BUILDING COVERAGE=	5965.00 SF
	EXISTING FAR=	8.2%
	PROPOSED BUILDING COVERAGE=	9330.00 SF
	PROPOSED FAR=	12.9%
E	**IMPERVIOUS SURFACE COVERAGE**	
	EXISTING IMPERVIOUS AREA (APPROVED)=	32,089 SF
	PROPOSED IMPERVIOUS AREA=	28,482 SF
	APPROX CHANGE IN IMPERVIOUS AREA=	-3,607 SF
	APPROX PERCENT CHANGE IN IMPERVIOUS AREA=	-11.2%
	REQUIRED OPEN SPACE	25.0%
	EXISTING OPEN SPACE (APPROVED)=	55.8%
	PROPOSED OPEN SPACE=	60.7%
F	**VEHICLE PARKING**	
	RATIO =	*1 space per 800 SF of building area*
	REQUIRED SPACES=	21
	EXISTING SPACES=	15
	PROPOSED SPACES=	24 20 Employee + 4 Visitor
	CHANGE IN SPACES=	9
G	**BUILDING SETBACK**	
	STREAM BUFFER SETBACK	BUILDING / PARKING = 40'/ 30'
	EXISTING BUILDING SETBACK (APPROVED)=	N: 111.8'; S: 24'; E: 41.3'; W: 68.1'
	PROPOSED BUILDING SETBACK=	N: 112.2'; S: 36.2'; E: 58.8'; W: 77.9'
	EXISTING PARKING SETBACK (APPROVED)=	N: 48.3'; S: NA'; E:38.9'; W: 15'
	PROPOSED PARKING SETBACK=	N: 53.2'; S: 16.7'; E: 67.6'; W: 15'
	PROPOSED LANDSCAPE BUFFER	N: N/A; S: NA'; E: NA; W: 15'
	EXISTING BUILDING HEIGHT (APPROVED)=	15 FT (SURVEYED)
	PROPOSED BUILDING HEIGHT=	33.5'

CAUTION
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811 Know what's below. Call before you dig.

OLATHE KANSAS

Olathe Fire Station No. 4
13301 S. MUR-LEN RD.
OLATHE, KS 66061

Project No.:	25030
Date:	03/30/2026
Issued For:	PDP

REVISIONS

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
FIRE STATION CONSULTANT	TCA ARCHITECTURE
CIVIL	WALLACE DESIGN COLLECTIVE
LANDSCAPE	LANDWORKS STUDIO
STRUCTURAL	BSE STRUCTURAL ENGINEERS
PLUMBING	PKMR ENGINEERS
MECHANICAL	PKMR ENGINEERS
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exp: 12-31-27

SHEET TITLE

COVER SHEET

SHEET NUMBER

C100

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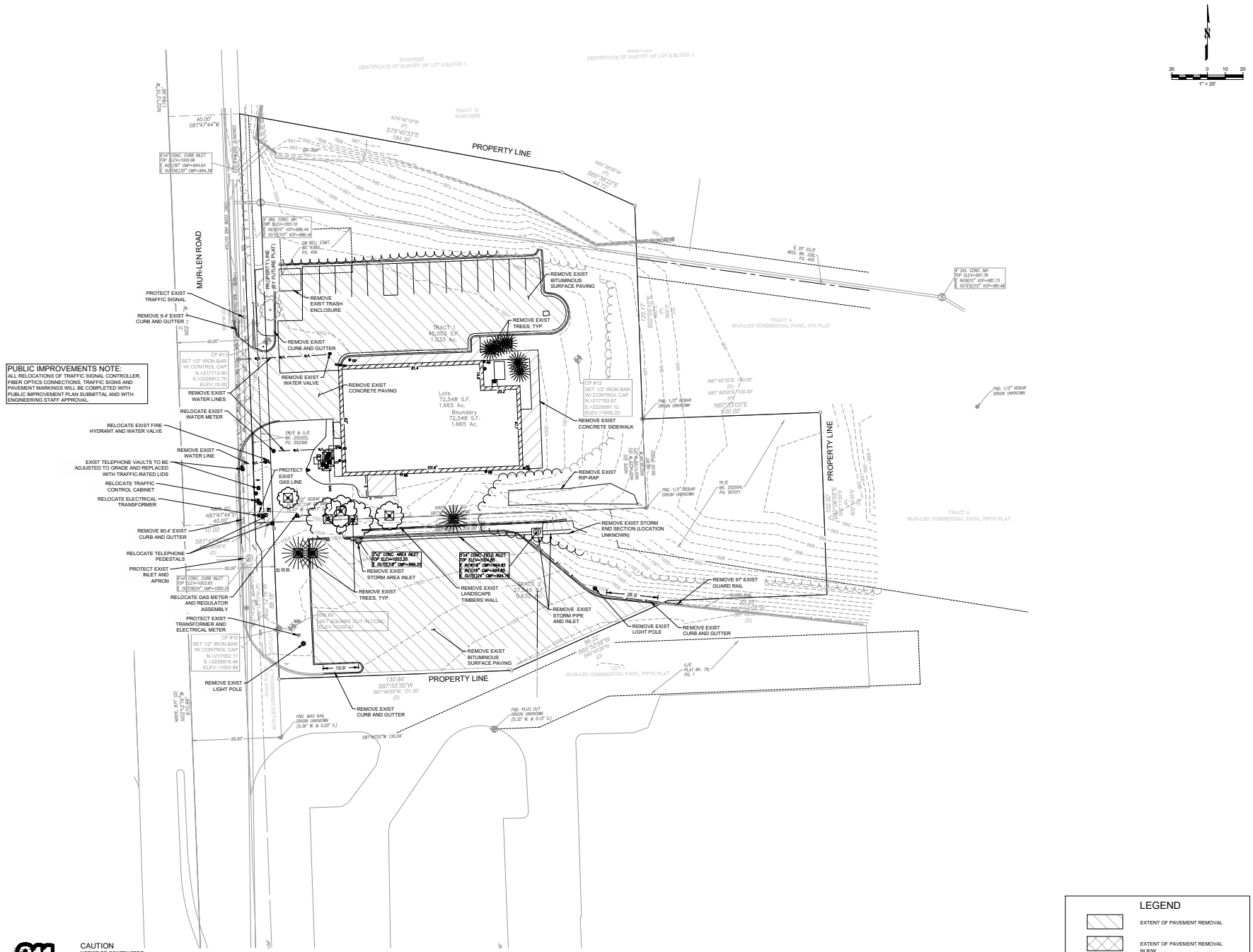

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SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

C301

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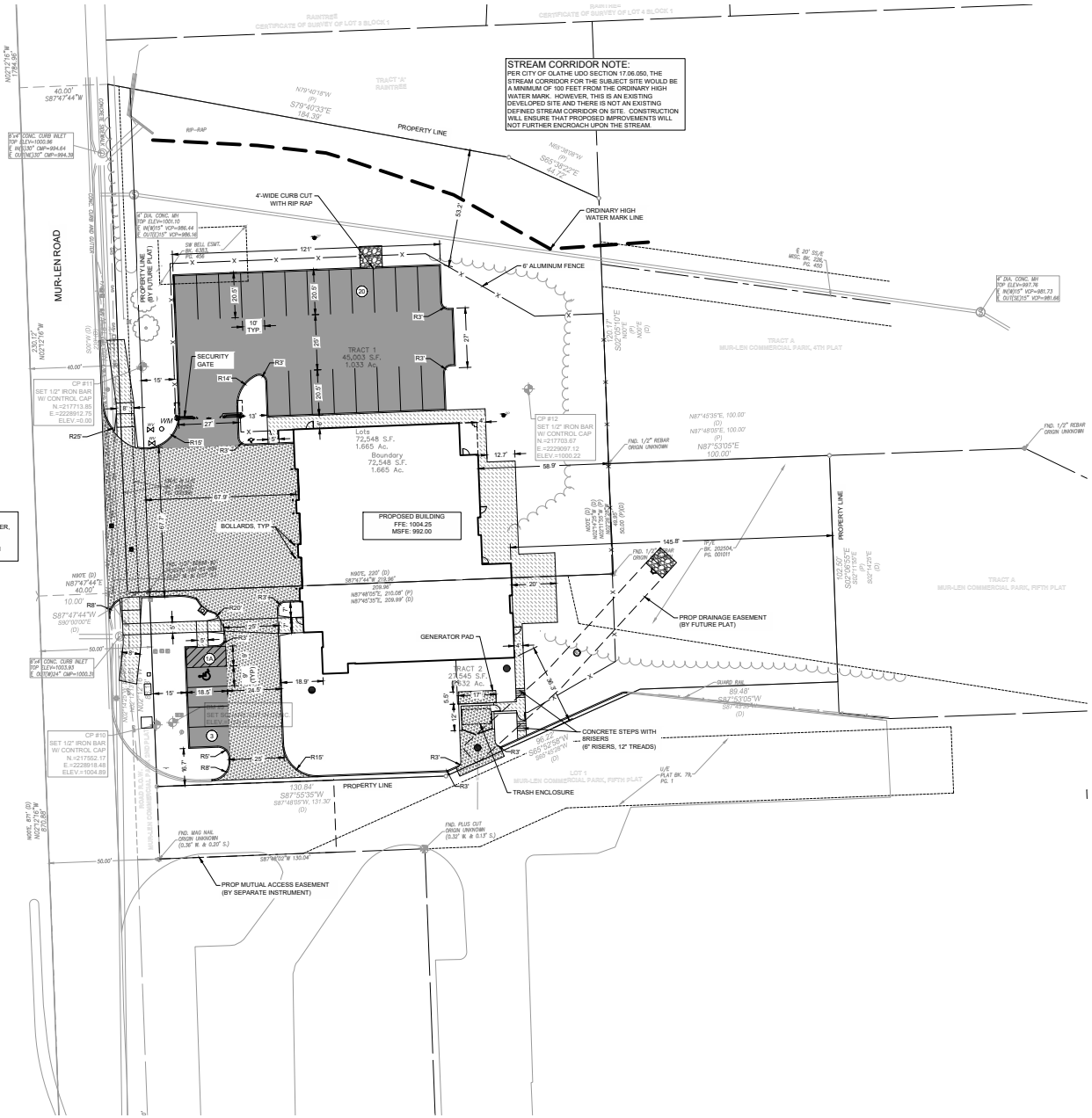

LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PARKING SPACE COUNT

BENCHMARKS:

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expi: 12-31-27

SHEET TITLE
SITE PLAN

SHEET NUMBER
C401

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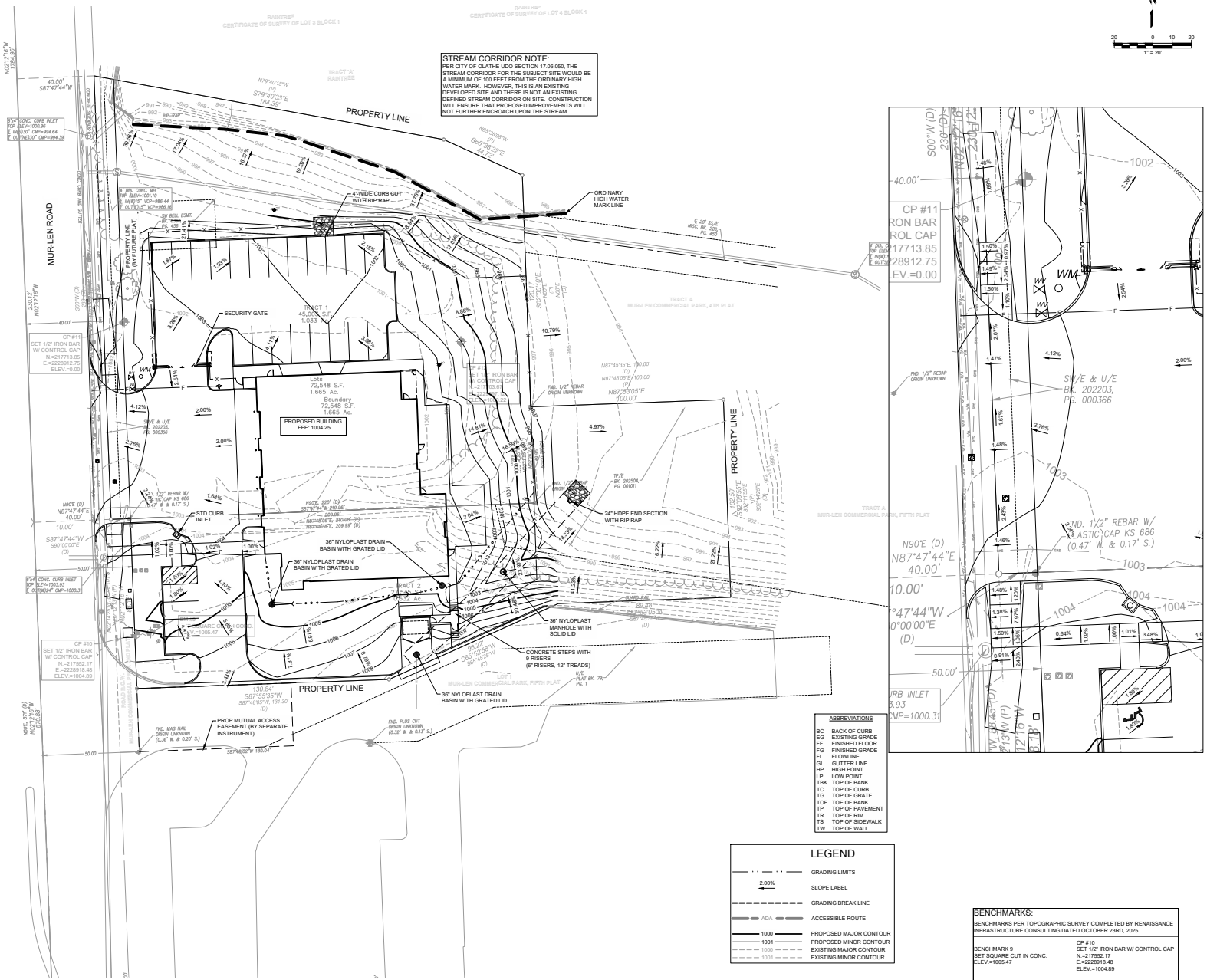

ABBREVIATIONS

BC	BACK OF CURB
EG	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
GL	GUTTER LINE
HP	HIGH POINT
LP	LOW POINT
TBK	TOP OF BANK
TC	TOP OF CURB
TG	TOP OF GRATE
TOE	TOE OF BANK
TP	TOP OF PAVEMENT
TR	TOP OF RIM
TS	TOP OF SIDEWALK
TW	TOP OF WALL

LEGEND

- GRADING LIMITS
- 2.00% SLOPE LABEL
- GRADING BREAK LINE
- ADA ACCESSIBLE ROUTE
- 1000 PROPOSED MAJOR CONTOUR
- 1001 PROPOSED MINOR CONTOUR
- 1000 EXISTING MAJOR CONTOUR
- 1001 EXISTING MINOR CONTOUR

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SHEET TITLE

GRADING PLAN

SHEET NUMBER

C501

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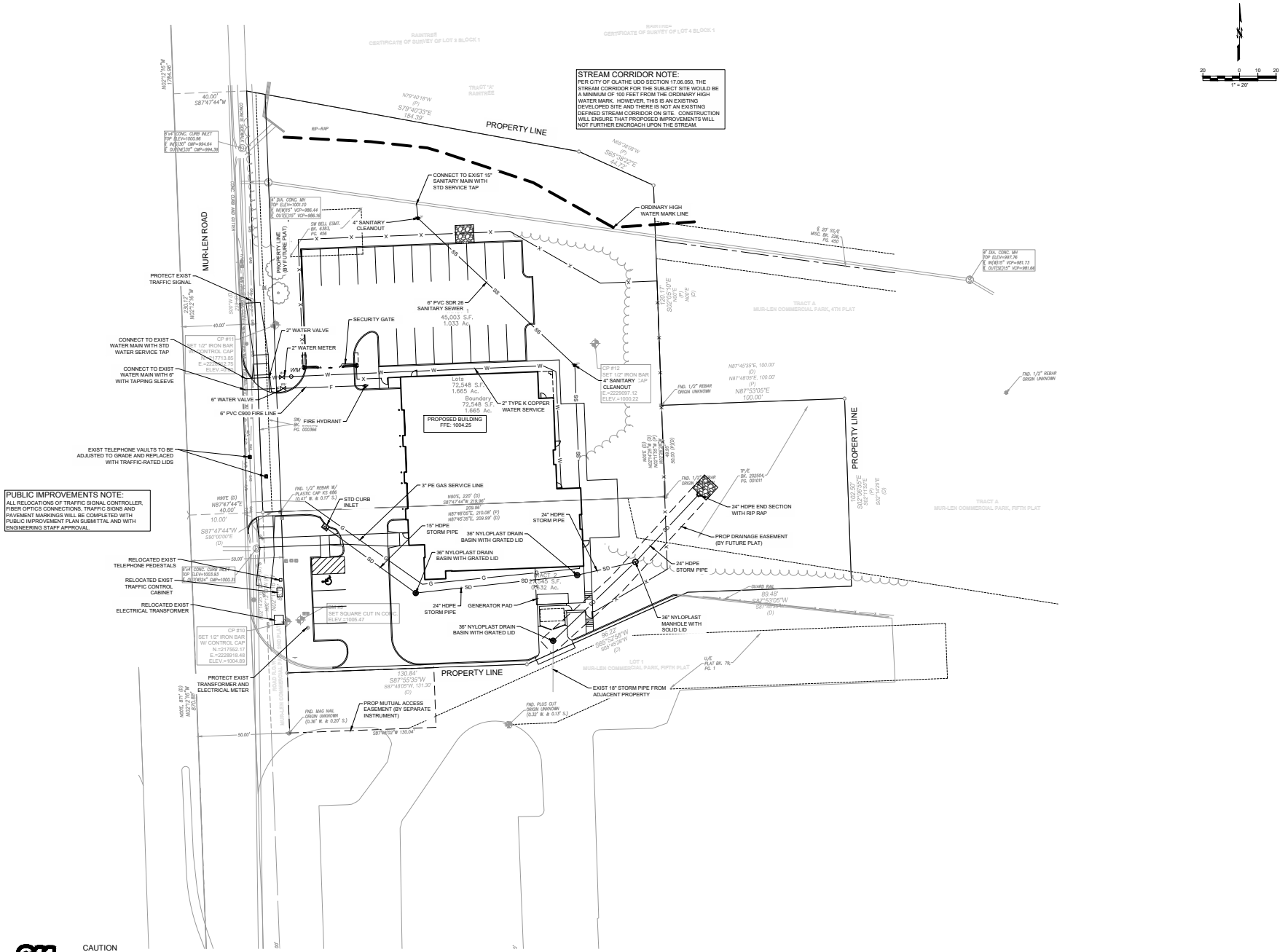

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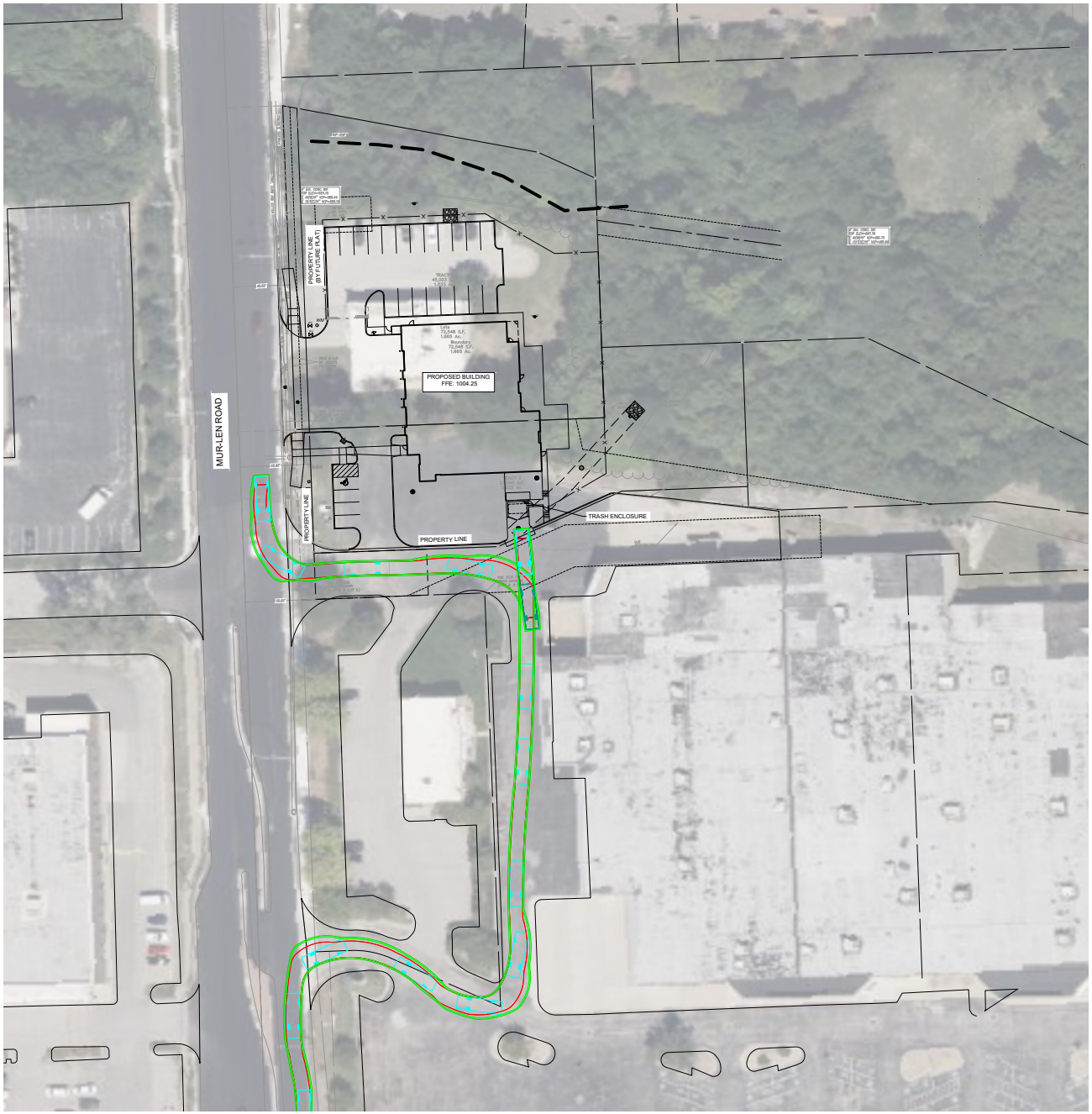
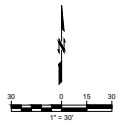
SHEET TITLE

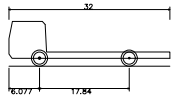
UTILITY PLAN

SHEET NUMBER

C601







Olathe Trash Truck	
Overall Length	32.000ft
Overall Width	9.160ft
Overall Body Height	8.899ft
Min Body Ground Clearance	1.570ft
Track Width	9.160ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	34.000ft

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exp: 12-31-27

SHEET TITLE

TRUCK TURNING EXHIBIT

SHEET NUMBER

EX-A

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