

Cedar Creek Marketplace

A Development In Olathe, KS

Preliminary Development Plans

LEGEND

Existing Section Line	Proposed Right-of-Way
Existing Right-of-Way Line	Proposed Property Line
Existing Lot Line	Proposed Lot Line
Existing Easement Line	Proposed Easement
Existing Curb & Gutter	Proposed Curb & Gutter
Existing Sidewalk	Proposed Sidewalk
Existing Storm Sewer	Proposed Storm Sewer
Existing Storm Structure	Proposed Storm Structure
Existing Waterline	Proposed Fire Hydrant
Existing Gas Main	Proposed Waterline
Existing Sanitary Sewer	Proposed Sanitary Sewer
Existing Sanitary Manhole	Proposed Sanitary Manhole
Existing Contour Major	Proposed Contour Major
Existing Contour Minor	Proposed Contour Minor
Utility Easement	Future Curb and Gutter
Sanitary Sewer Easement	Access Easement
Drainage Easement	Temporary Easement

Legal Description:

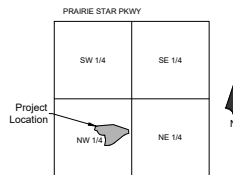
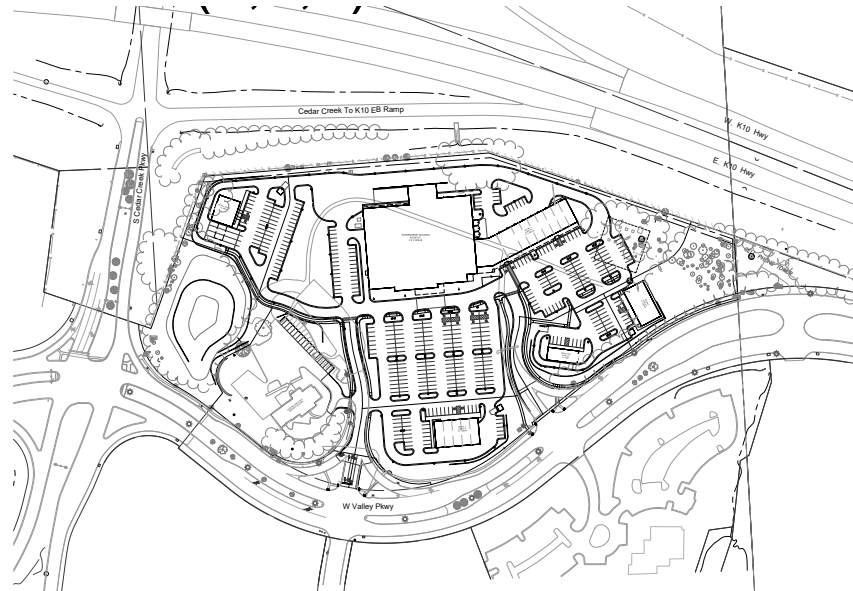
All that part of the Southwest Quarter of Section 5, T19S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, a replat of all of Lot 1 and Tract "A", CEDAR CREEK PLAZA SHOPS, FIRST PLAT and all of CEDAR CREEK PLAZA SHOPS, SECOND PLAT, subdivisions in the City of Olathe, Johnson County, Kansas, prepared by Wayne E. Matczak, Kansas PS-1239 on August 10, 2025, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 5; thence North 03°15'59" West, along the East line of said Southwest Quarter, a distance of 1,471.86 feet to a point on the Northern right-of-way line of Valley Parkway, as platted, said point also being the Southwest corner of Tract A, CEDAR CREEK CORPORATE PARK FIRST PLAT, a subdivision in the City of Olathe, Johnson County, Kansas and also the POINT OF BEGINNING; thence, departing said East line, Southwesterly, along said Northern right-of-way line, on a non-tangent curve to the left having a radius of 580.00 feet, a chord bearing of South 63°57'29" West, a chord length of 256.90 feet, and an arc length of 258.98 feet; thence South 51°23'02" West, continuing along said Northern right-of-way line, a distance of 383.00 feet; thence Southwesterly, continuing along said Northern right-of-way line, on a tangent curve to the right having a radius of 440.00 feet, a chord bearing of South 63°34'58" East, a chord length of 185.96 feet, and an arc length of 187.37 feet to the Southeast corner Tract "B", CEDAR CREEK PLAZA SHOPS, FIRST PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence North 14°13'03" West, along the Eastern line of said Tract "B", a distance of 5.00 feet to a point on the Northern line of said Tract "B"; thence Northwesterly, along said Northern line, on a non-tangent curve to the right having a radius of 110.00 feet, a chord bearing of North 66°04'48" West, a chord length of 135.86 feet, and an arc length of 146.44 feet; thence North 79°40'27" West, continuing along said Northern line, a distance of 97.27 feet; thence Southwesterly, continuing along said Northern line, on a non-tangent curve to the right having a radius of 110.00 feet, a chord bearing of South 86°43'35" West, a chord length of 135.86 feet, and an arc length of 146.44 feet to a point on the Western line of said Tract "B"; thence South 34°52'10" West, along the Western line of said Tract "B", a distance of 5.00 feet to a point on the Northern right-of-way line of said Valley Parkway; thence Northwesterly, along said Northern right-of-way line, on a non-tangent curve to the right having a radius of 440.00, a chord bearing of North 53°12'51" West, a chord length of 29.43 feet, and an arc length of 29.44 feet; thence North 51°17'49" West, continuing along said Northern right-of-way line, a distance of 148.88 feet; thence South 38°42'11" West, continuing along said Northern right-of-way line, a distance of 5.00 feet; thence Northwesterly, continuing along said Northern right-of-way line, on a non-tangent curve to the left having a radius of 555.00, a chord bearing of North 56°04'47" West, a chord length of 93.84 feet, and an arc length of 93.95 feet; thence Northwesterly, continuing along said Northern right-of-way line, on a reverse curve to the right having a radius of 163.00, a chord bearing of North 31°00'49" West, a chord length of 162.91 feet, and an arc length of 170.59 feet to a point on the Southern right-of-way line of K-10 Highway, as now established; thence, departing said Northern right-of-way line, South 71°15'57" East, along said Southern right-of-way line, a distance of 29.48 feet; thence North 39°32'01" East, continuing along said Southern right-of-way line, a distance of 367.41 feet; thence North 82°19'01" East, continuing along said Southern right-of-way line, a distance of 647.00 feet; thence South 71°19'22" East, continuing along said Southern right-of-way line, a distance of 588.84 feet to a point on the East line of said Southwest Quarter, said East line also being the West line of said Tract A; thence South 03°15'59" East, along said East line and said West line, a distance of 130.91 feet to the POINT OF BEGINNING, containing 688,076 square feet, or 15.796 acres, more or less.

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 20091C004G, revised August 3, 2009, portions of this tract lie in: OTHER AREAS, ZONE X, defined as area of minimal flood hazard.

The information concerning locations of underground utilities shown herein which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.



LOCATION MAP
Scale 1" = 2000'
SEC 05-T13S-R23E

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Layout
C04	Sidewalk Connectivity Plan
C05	Grading Plan
C06	Dimension Plan
C07	Utility Plan
C08	Truck Turning Plan
C09	Drainage Area Map
C10	BMP Plan
C11	BMP Calcs
C12	Detention Basin Plan
C13	Tree Preservation Plan
L01	Landscaping Plan
L02	Landscaping Details
L03	Section Cuts
L04	Photometric Plan

GENERAL NOTES:

- PARKING SPACE DIMENSIONS SHALL COMPLY WITH 18.30.160-1 OF THE UNIFIED DEVELOPMENT ORDINANCE.
- CROSSWALKS SHALL BE CONSTRUCTED AS REQUIRED BY 18.30.160-4.E OF THE UNIFIED DEVELOPMENT ORDINANCE.
- PER UDO REQUIREMENTS, ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT AND UTILITY METER BANKS SHALL BE SCHEDULED FROM PUBLIC VIEW WITH LANDSCAPING OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.

OUTDOOR AMENITY SPACES:

SUPERMARKET ENTRY PLAZA / COURTYARD:	6,000 SF
RETAIL PLANTED BUFFER:	5,480 SF
WATER FEATURE:	33,700 SF
TOTAL PROVIDED:	45,180 SF
TOTAL REQUIRED:	40,457 SF

SEE SHEETS C03 FOR LOCATION OF OUTDOOR AMENITY SPACES.

Consultant/Applicant:
Renaissance Infrastructure Consulting
Chip Conrath
8653 Penrose Lane
Lenexa, Kansas 66191
(913) 317-8500

Prepared For:
Super Market Developers
5000 Kansas Ave. Kansas City, KS

Preliminary Development Plans

25-0119
Cedar Creek Marketplace
Olathe, KS

Title Sheet

Renaissance
Infrastructure
Consulting
16552 Penrose Lane
Lenexa, Kansas 66191
www.rii-consult.com
KS Certificate of Authority: 12-1614

Sheet
C01




NO.	DATE	REVISION
1	01-20-20	City Comments
2	01-20-20	City Comments

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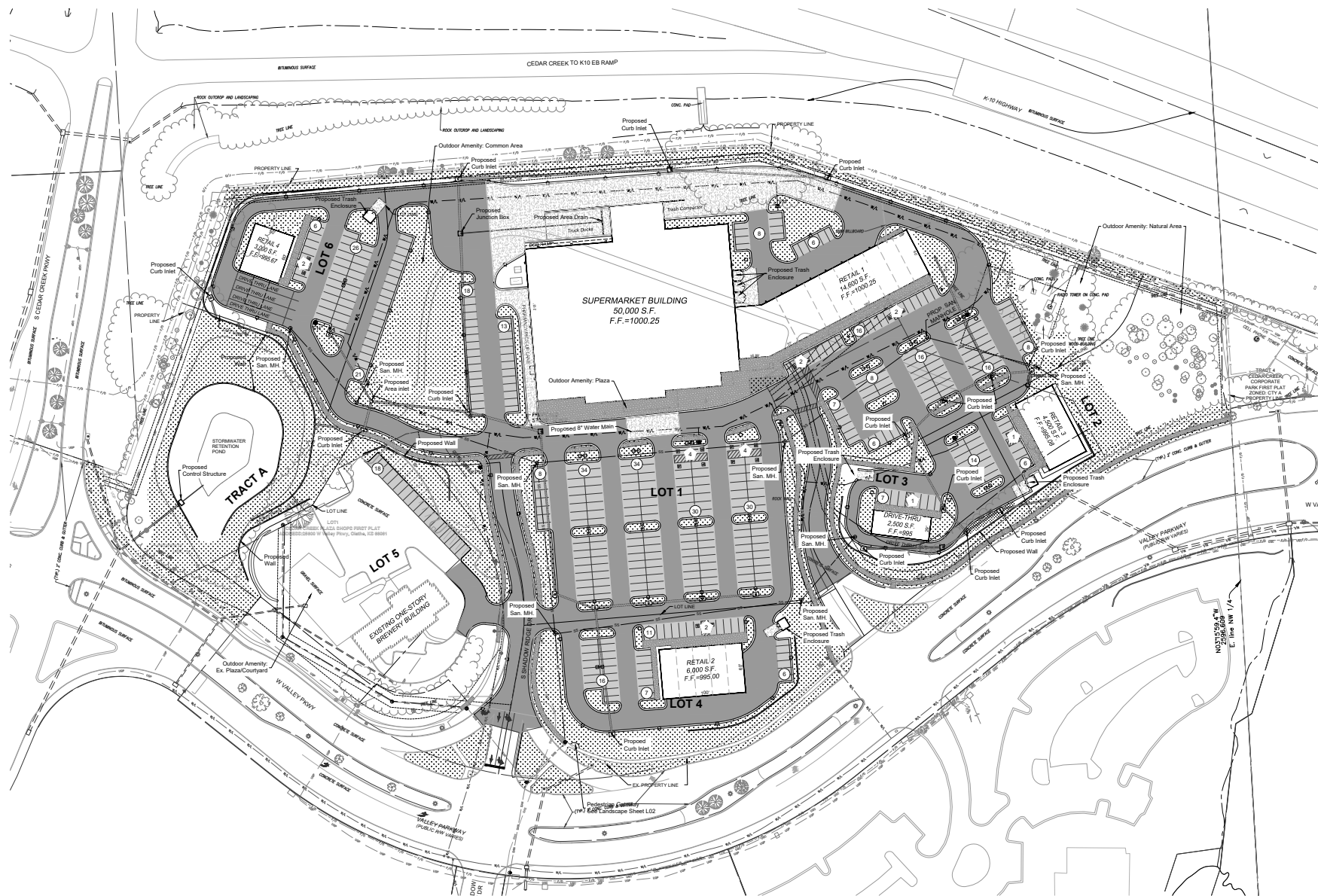
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Sheet
C02



Legend

Heavy Duty Pavement	
Light Duty Pavement	
Concrete Pavement	
Sidewalk Pavement	
Open Space	

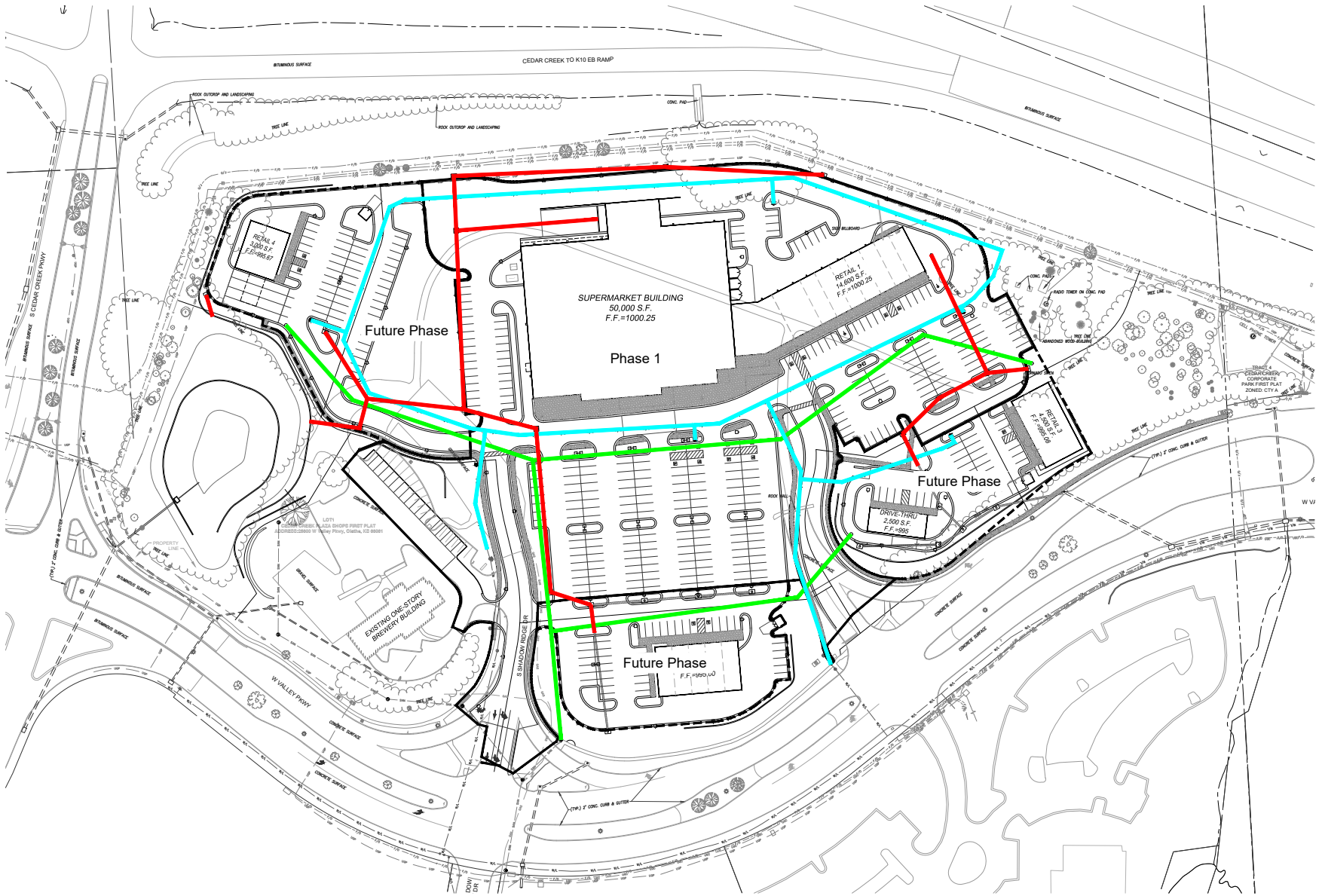
Parking Schedule Data:

Proposed Building Areas:	80,600 Sq Ft.
Parking Req:	UDO Sec. 18.30.160-2 1 Per 300 Sq Ft. 272 Spaces
Parking Req (Lot 5):	UDO Sec. 18.30.160-2 1 Per employee + 1 Per 2 Seats 140
Parking Provided:	378 Spaces 18 Accessible Spaces 34 Spaces
Parking Provided (Lot 5):	2 Accessible Spaces 432 Total Spaces

Site Data

Existing Zoning:	C-2
Net Area:	15.80 Acres
Proposed Buildings:	6
Proposed Supermarket Building Area:	50,000 Sq Ft.
Proposed Retail 1 Building Area:	14,600 Sq Ft.
Proposed Retail 3 Building Area:	4,500 Sq Ft.
Proposed One-Story Drive-Thru Building Area:	2,500 Sq Ft.
Proposed Retail 2 Building Area:	6,000 Sq Ft.
Proposed Retail Building Area:	3,000 Sq Ft.
Total Proposed Building Areas:	80,600 Sq Ft.
Existing Restaurant Building No. of Seats:	259 Seats
Proposed Buildings, Drives, Sidewalks, & Parking Areas:	404,571.00 Sq Ft. or 76% of the Site
Open Space:	22 % of the Site
Outdoor Amenity Spaces:	
Plaza or Courtyard:	6,070 Sq Ft.
Common Area:	17,515 Sq Ft.
Natural Feature:	31,300 Sq Ft.
Existing Plaza or Courtyard:	15,105 Sq Ft.
Total Outdoor Amenity Space:	69,990 Sq Ft. (10.17%)



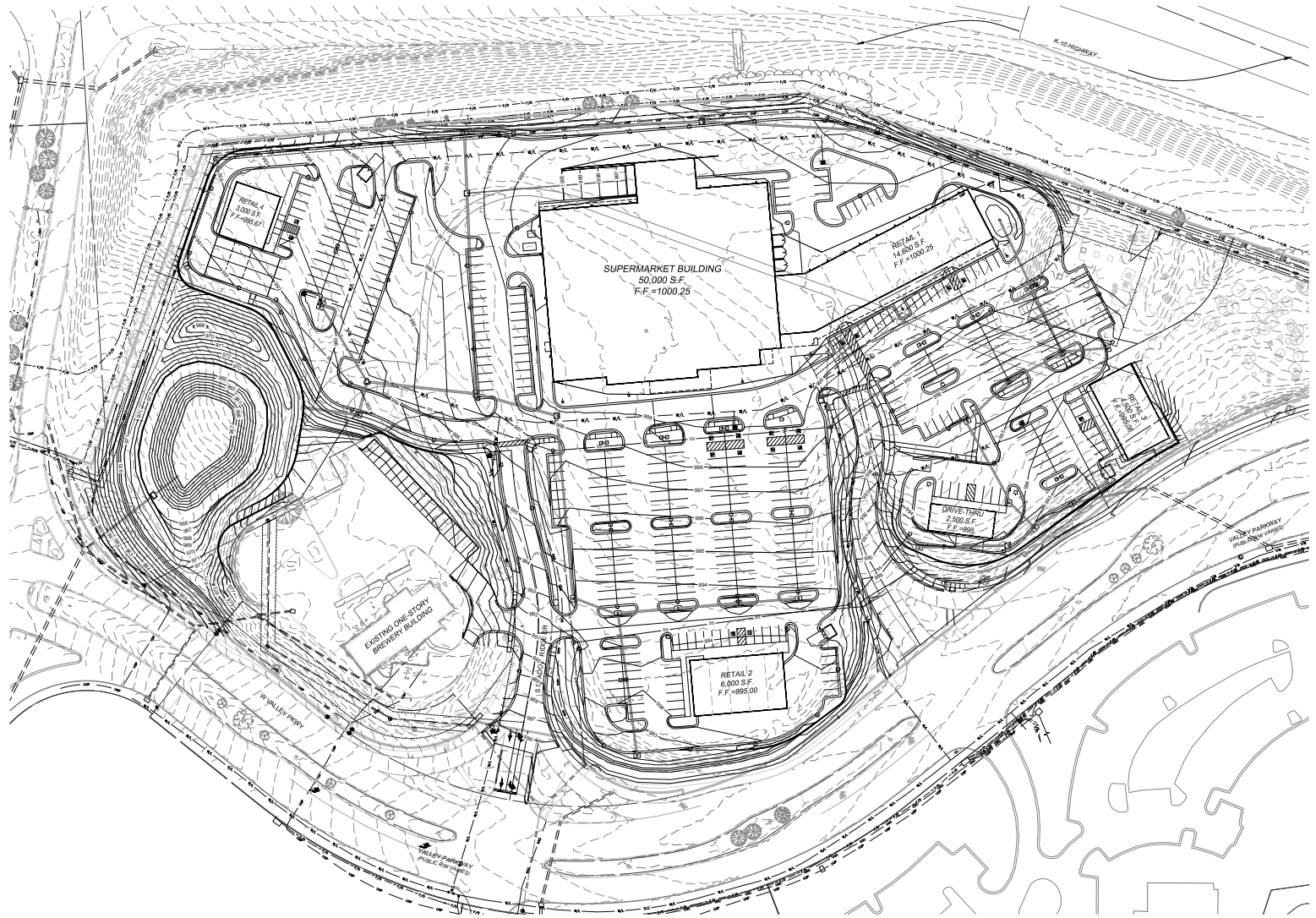


- Legend**
- Phase 1 Storm Sewer
 - Phase 1 Sanitary Sewer Main
 - Phase 1 Water Main



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4	01-02-05	City Comments
5	01-02-05	City Comments
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10	01-02-05	City Comments

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Contour Legend

---	Existing Major Contour
---	Existing Minor Contour
---	Proposed Major Contour
---	Proposed Minor Contour

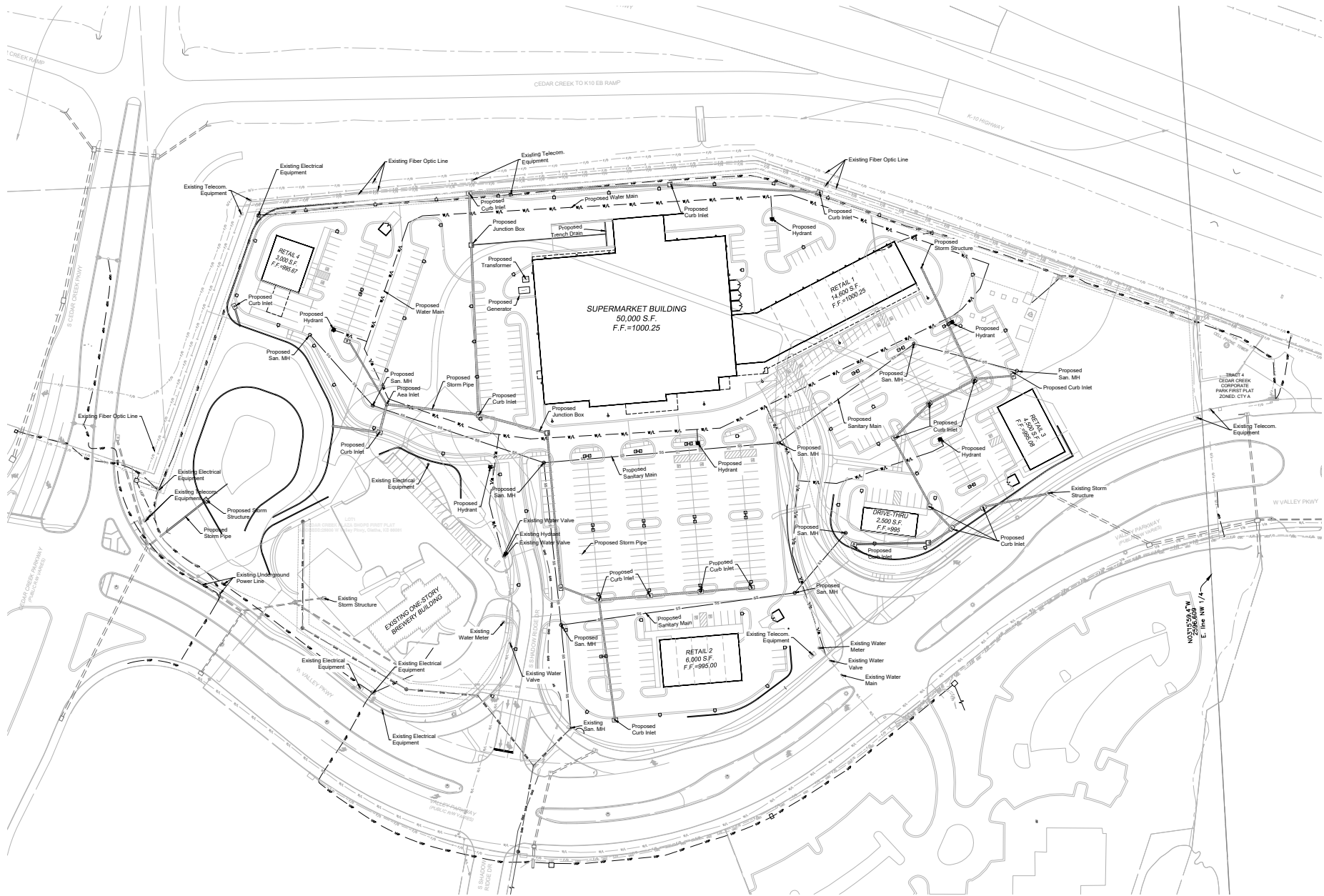


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1	01-02-05	City Comments
2	02-16-05	City Comments

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- LEGEND:
- Native Vegetation (existing woods)
 - Native Vegetation
 - Catch Basin Inserts



Preliminary Development Plans 25-0119 Cedar Creek Marketplace Olathe, KS												
BMP Plan												
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<div style="display: flex; align-items: center;"> <div> <p>Renaissance Infrastructure Consulting</p> <p>16552 Pinnacle Lane Overland Park, Kansas 66209 www.rii.com 913.377.9500</p> </div> </div>												
<div style="display: flex; justify-content: space-between;"> <div> <p>KS Certificate of Authority: E-1514</p> </div> <div> <p>Sheet Exhibit</p> </div> </div>												

BMP WORKSHEET 1: REQUIRED LEVEL OF SERVICE - UNDEVELOPED SITE

Project: Cedar Creek Marketplace
Location: Olathe, KS
Option:
Date: October 9, 2025
By: GAM

I. Runoff Curve Number**A. Predevelopment CN**

Cover Description	Soil HSG	CN from Table 1	Area, acres	Product of CN x Area
Pasture (Fair)	D	84.00	12.18	1023.12
Ex. Woods	D	83.00	0.92	76.36
Ex. Pavement	D	98.00	0.16	15.68
Ex. Dirt Trail	D	89.00	0.32	28.48
Ex. Gravel Parking	D	91.00	0.22	20.02
Totals:		13.80		1163.66

Area-Weighted CN = total product/total area= (Round to Integer)**B. Post development CN**

Cover Description	Soil HSG*	CN from Table 1	Area, acres	Product of CN x Area
Parking, Sidewalk, Curb and Building	D	98	8.04	787.92
Grass	D	80	4.63	370.40
Native Grass	D	78	1.13	88.14
Totals:		13.80		1246.46

*Postdevelopment CN is one HSG higher for all cover types except preserved vegetation, absent documentation showing how postdevelopment soil structure will be preserved.

Area-Weighted CN = total product/total area = (Round to integer)**C. Level of Service (LS) Calculation**

C. Level of Service (LS) Calculation		Change in CN	LS
		17+	8
Predevelopment CN	<input type="text" value="84"/>	7 to 16	7
		4 to 6	6
Postdevelopment CN	<input type="text" value="90"/>	1 to 3	5
		0	4
Difference	<input type="text" value="6"/>	-7 to -1	3
		-8 to -17	2
LS Required (see scale at right):	<input type="text" value="6"/>	-18 to -21	1
		-22 -	0

BMP WORKSHEET 2: DEVELOP MITIGATION PACKAGE(S) THAT MEET THE REQUIRED LS OR VR

Project: Cedar Creek Marketplace
Location: Olathe, KS
Option: BMP Package
Date: October 9, 2025
By: GAM

I. Required LS OR VR

Note: Various BMP's May Alter CN of Proposed Development and LS; Recalculate Both if Applicable

II. Proposed BMP Option Package No. 1

Cover/BMP Description	Treatment Area	VR from Table 4.4 or Table 4.6	Product of VR x Area
Native Vegetation	1.53	9.25	14.15
Native vegetation (existing woods)	0.92	9.25	8.51
EWDB	1.32	5.00	6.60
Catch Basin Inserts+EWDB Treatment Train	6.89	7.00	48.23
Catch Basin Inserts (off-site drainage)	1.90	4.00	7.60
Untreated	1.24	0.00	0.00
		0.00	0.00
Total	13.80	Total	85.09 =Total Product/Total Area
		*Weighted VR:	6.17

1. Refer to Mitigation Instructions and Tables 2 and 4 as Appropriate When Determining VR.
 2. Total Treatment Area Cannot Exceed 100 Percent of the Actual Site Area
- * Blank in Redevelopment

13.80 Area of Site, acres

Meets Required Total LS or VR (Yes/No)?

 (If No, or if Additional Options are Being Tested, Proceed Below.)

Preliminary Development Plans

25-0119
Cedar Creek Marketplace
Olathe, KS

BMP Plan

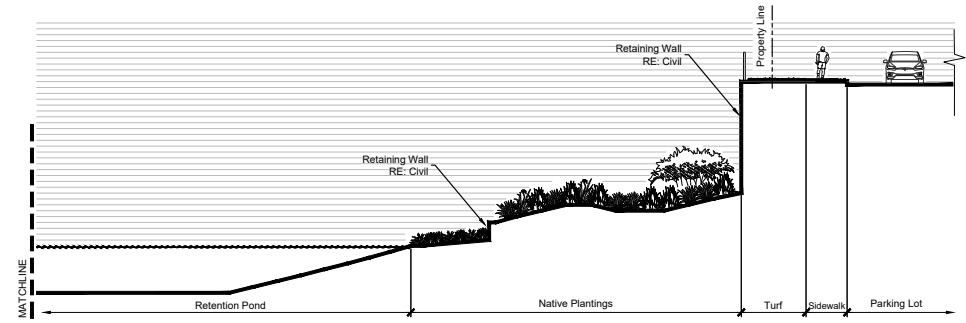
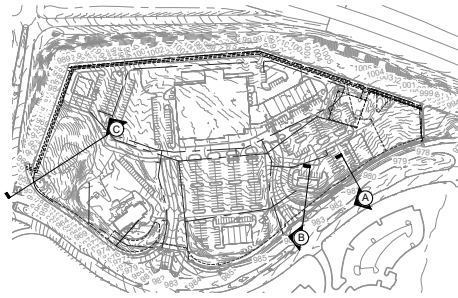
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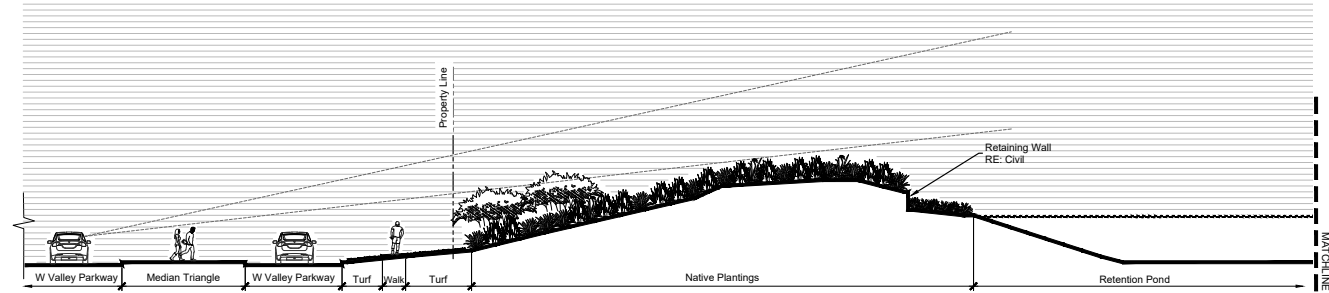
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Exhibit

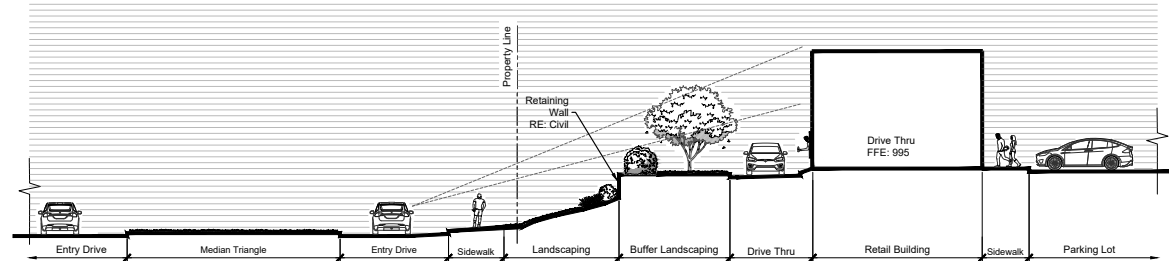




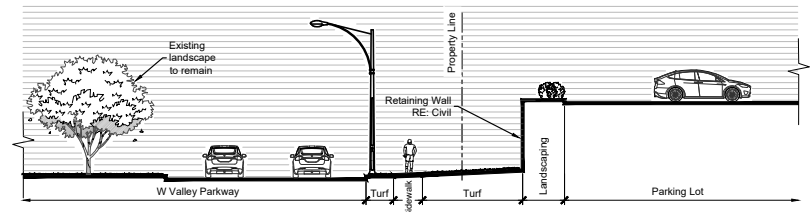
Section C.2
1" = 10'-0"



Section C.1
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Section B
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Section A
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