

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	
Drainage Easement	
Access Easement	
Temporary Easement	

Legal Description:

All that part of the Southwest Quarter of Section 5, T13S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, a repeat 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. Mativoli, Kansas PS-1239 on August 15, 2005, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 5, thence North 01°10'59" 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, South 86°45'39" West, along the Northern right-of-way line, on a non-tangent curve to the left having a radius of 500.00 feet, a chord bearing of South 63°57'29" West, a chord length of 206.50 feet, and an arc length of 258.98 feet, thence South 51°23'00" West, continuing along said Northern right-of-way line, a distance of 1,000.00 feet, thence North 01°10'59" West, along the 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°34'50" 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 East line of said Tract "B", a distance of 1,000.00 feet, thence North 01°10'59" West, along Tract "B", thence Northwesterly, along said Northwesterly line, on a non-tangent curve to the right having a radius of 10.00 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 Northwesterly line, on a non-tangent curve to the left having a radius of 10.00 feet, a chord bearing of South 86°45'39" West, a chord length of 135.86 feet, and an arc length of 146.44 feet to a point on the Westline of said Tract "B", thence South 34°52'10" West, along the Westline of said Tract "B", a distance of 1,000.00 feet, thence Northwesterly, along said Northwesterly line, on a non-tangent curve to the right having a radius of 440.00 feet, 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 Northwesterly right-of-way line, a distance of 148.00 feet, thence South 34°52'10" West, continuing along said Northwesterly right-of-way line, a distance of 5.00 feet, thence Northwesterly, continuing along said Northwesterly right-of-way line, on a non-tangent curve to the left having a radius of 555.00, a chord bearing of North 03°49'47" West, a chord length of 93.84 feet, and an arc length of 93.85 feet, thence Northwesterly, continuing along said Northwesterly right-of-way line, on a non-tangent curve to the right having a radius of 163.00, a chord bearing of North 31°00'42" West, a chord length of 162.91 feet, and an arc length of 170.59 feet, to a point on the Southwesterly right-of-way line, K-10 Highway, as now established, thence departing said Southwesterly right-of-way line, South 15°19'40" East, along the Southwesterly right-of-way line, a distance of 29.44 feet, thence North 19°33'11" East, continuing along the Southwesterly right-of-way line, a distance of 367.41 feet, thence North 01°10'59" East, continuing along said Southwesterly right-of-way line, a distance of 647.00 feet, thence South 71°19'22" East, continuing along the Southwesterly right-of-way line, a distance of 585.00 feet to a point on the East line of the Southwest Quarter, said East line also being the Westline of said Tract A, thence South 02°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.

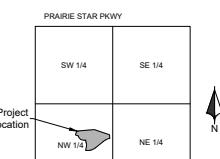
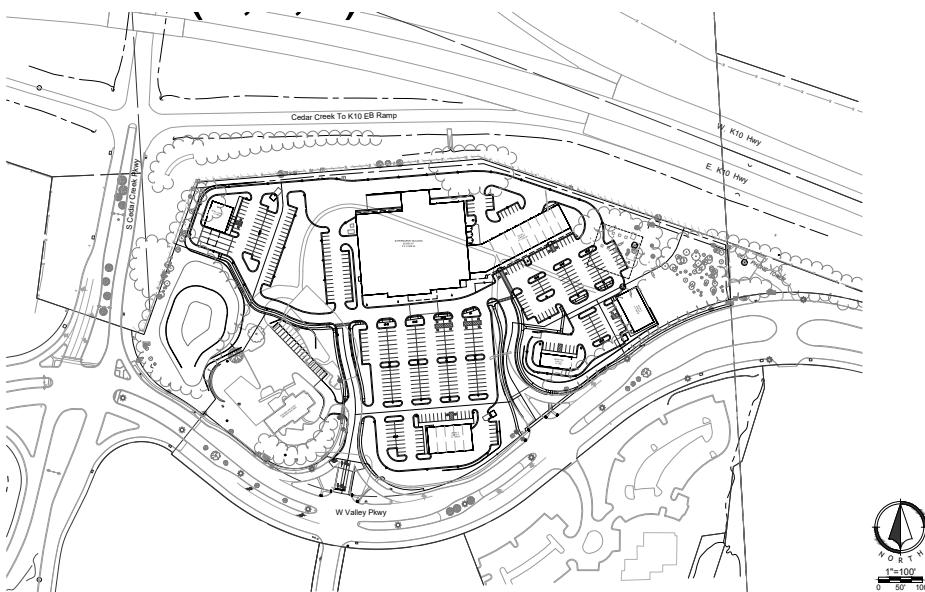
FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 20891C00645, revised August 3, 2006, 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 may not be identified by this company. These locations are not to be construed as accurate or exact.



Know what's below.
Call before you dig.



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

Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Layout
C04	Sidewalk Connectivity Plan
C05	Phasing Plan
C06	Grading Plan
C07	Dimension Plan
C08	Utility Plan
C09	Truck Turning Plan
C10	Drainage Area Map
C11	BMP Plan
C12	BMP Calcs
C13	Detention Basin Plan
L01	Tree Preservation Plan
L02	Landscape Plan
L03	Landscape Details
L04	Section Cuts
E01	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 MATERIALS SHALL BE PLACED ON THE GROUND. EXCEPT FOR MECHANICAL EQUIPMENT AND UTILITY METER BANKS SHALL BE SCREED FROM PUBLIC VIEW WITH LANDSCAPING OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.

OUTDOOR AMENITY SPACES:

SUPERMARKET ENTRY PLAZA / COURTYARD:	6,000 SF
RETAINING WALLS:	4,456 SF
WATER FEATURE:	33,700 SF

TOTAL PROVIDED:	45,180 SF
TOTAL REQUIRED:	40,457 SF

SEE SHEET C03 FOR LOCATION OF OUTDOOR AMENITY SPACES.

Contractor/Architect:
Renaissance Infrastructure Consulting
Chip Corcoran
6035 Prairie Star Lane
Lenexa, Kansas 66219
(913) 317-9500

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

Renaissance
Infrastructure
Consulting



8453 Prairie Star Lane
Lenexa, Kansas 66219
(913) 317-9500
www.RIC-CONSULT.com

KS Certificate of Authority E-1614

Preliminary Development Plans

25-0119
Cedar Creek Marketplace
Olathe, KS

Existing Conditions



en
infrastruc
consulting

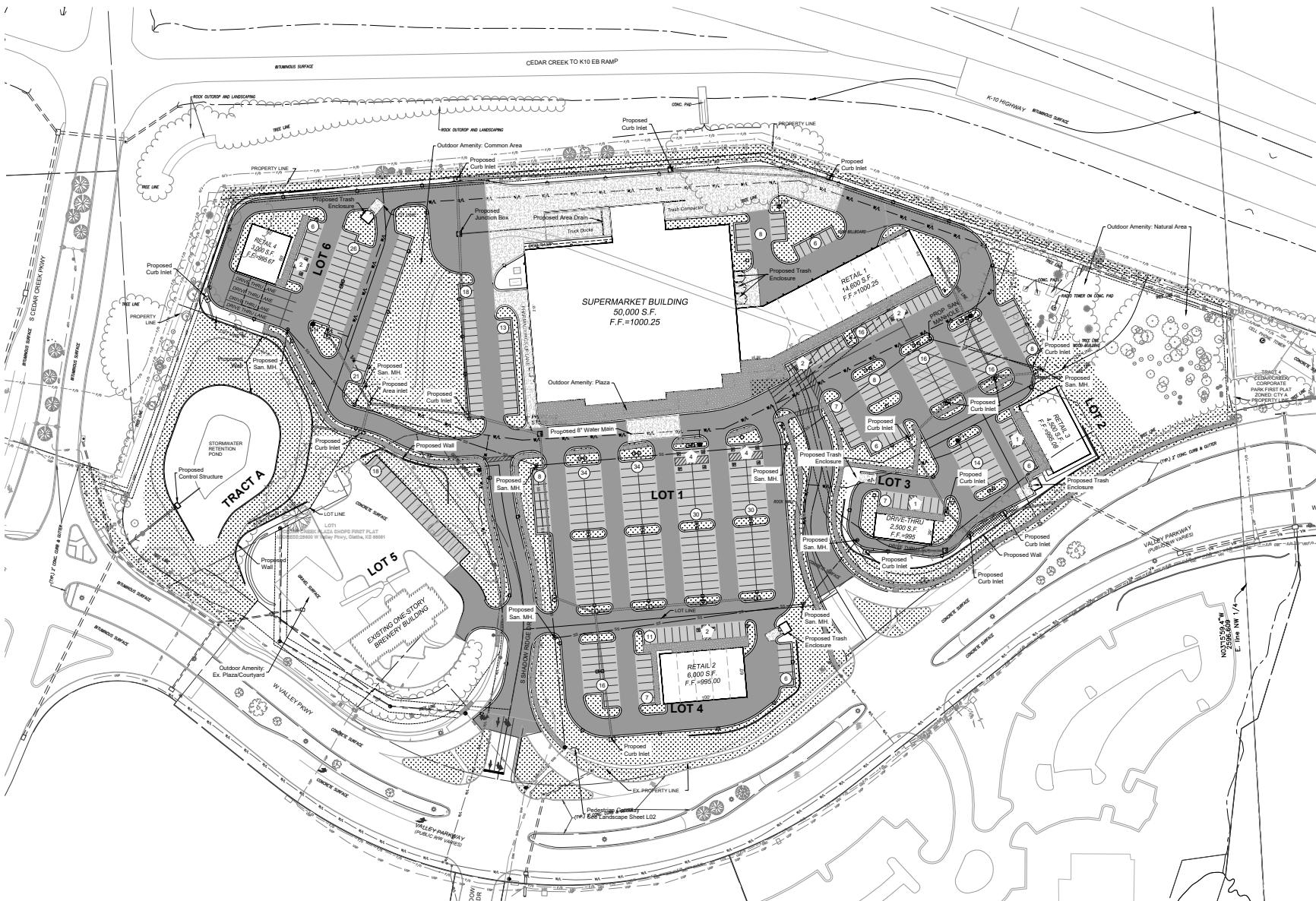


She
C0

MISSOURI DEPARTMENT OF AGRI-CULTURE
MISSOURI STATE BOARD OF EXAMINERS
IN THE PROFESSION OF ENGINEERING
AND LAND SURVEYING
1000 SPRUCE ST., JEFFERSON CITY, MISSOURI 65101
PHONE: (573) 634-6000 FAX: (573) 634-6001
E-1814

MISSOURI DEPARTMENT OF AGRI-CULTURE
MISSOURI STATE BOARD OF EXAMINERS
IN THE PROFESSION OF ENGINEERING
AND LAND SURVEYING
1000 SPRUCE ST., JEFFERSON CITY, MISSOURI 65101
PHONE: (573) 634-6000 FAX: (573) 634-6001
E-1814

General Layout



Parking Schedule Data:

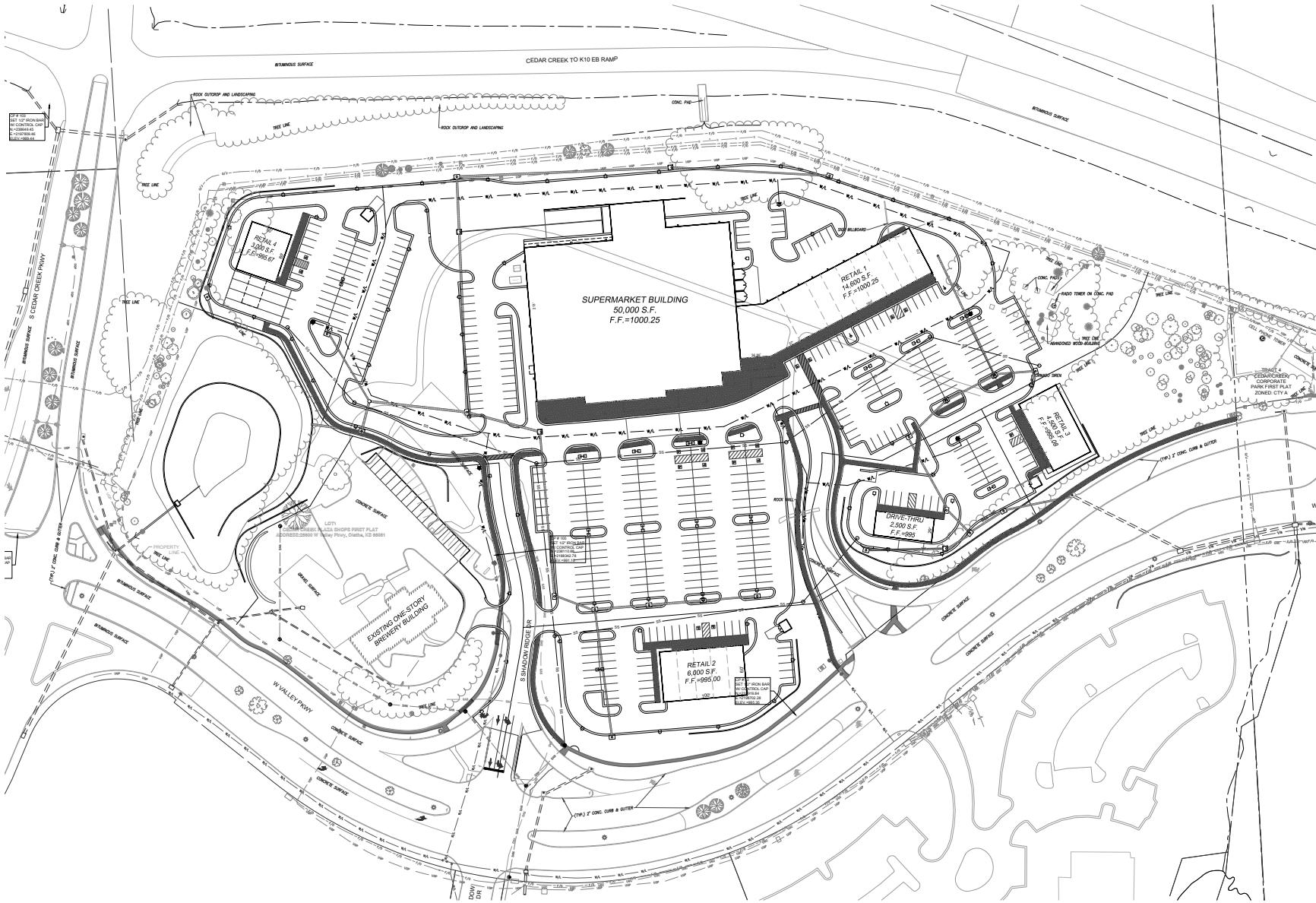
Proposed Building Area:	80,600 Sq.Ft.
Parking Req:	UDO Sec. 18.30.160-2 1 Per 300 Sq.Ft. 212 Spaces
Parking Req (Lot 5):	UDO Sec. 18.30.160-2 1 Per 300 Sq.Ft. 148 Spaces
Parking Provided:	378 Spaces 18 Accessible Spaces
Parking Provided (Lot 5):	34 Spaces 3 Accessible Spaces 432 Total Spaces

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 Restaurant 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
Existing Buildings:	494,571.00 Sq.Ft. or 78% of the Site
Drives, Sidewalks, & Parking Areas:	22 % of the Site
Open Space:	
Outdoor Amenity Spaces:	

Plaza or Courtyard:
Common Area:
Natural Feature:
Existing Plaza or Courtyard:
Total Outdoor Amenity Space:
69,990 Sq.Ft. (10.17%)





Legend

Proposed Sidewalk/Crosswalks [Thick Black Line]
Existing Sidewalk/Crosswalks [Thin Black Line]



1"=40'

0 20' 40'



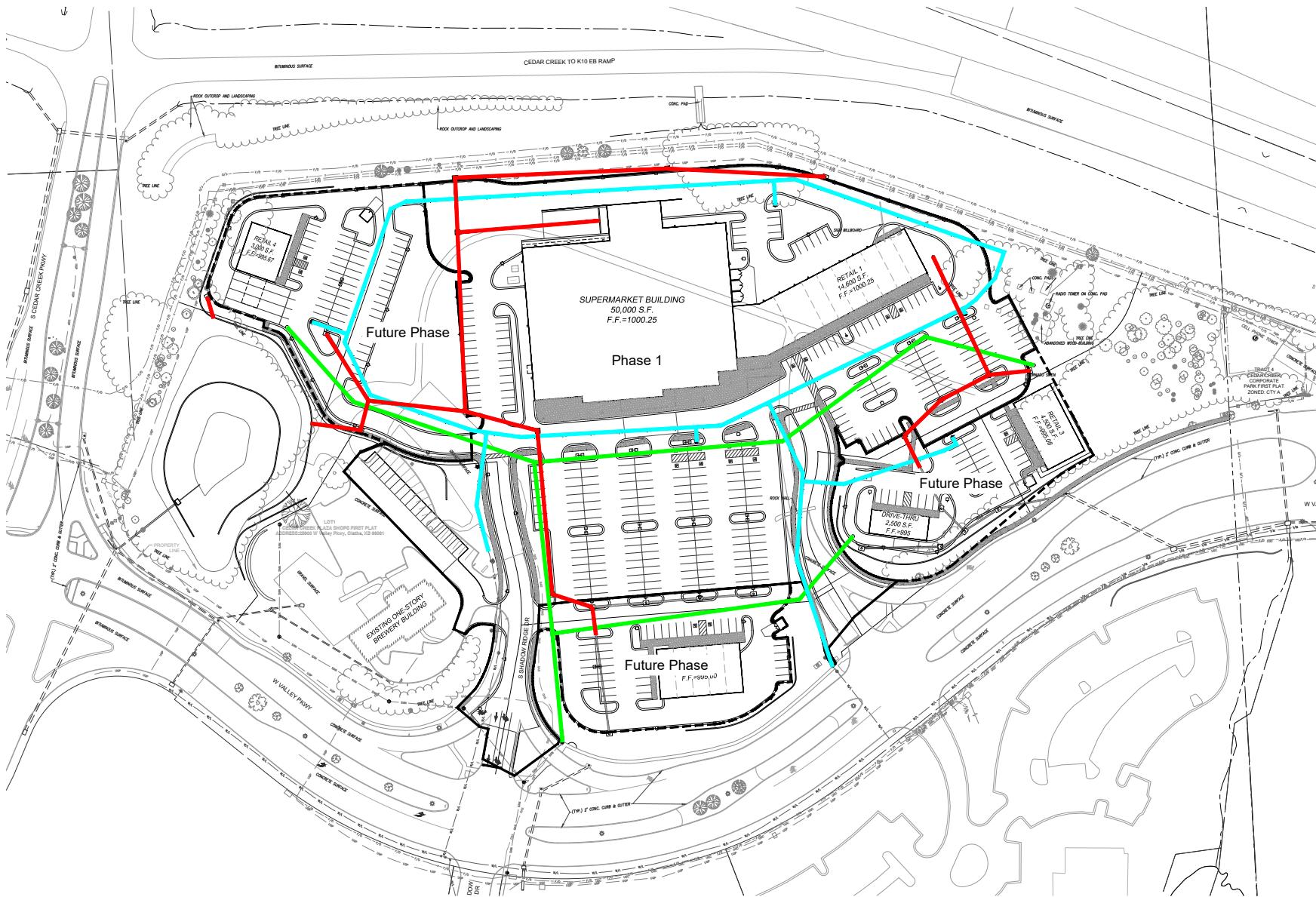
RENAISSANCE
INFRASTRUCTURE
CONSULTING, INC.

8455 Prairie Lane
Leavenworth, Kansas 66219
www.RICConsulting.com

KS Certified by Authority

Sheet
C04

Phasing Plan



Legend

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



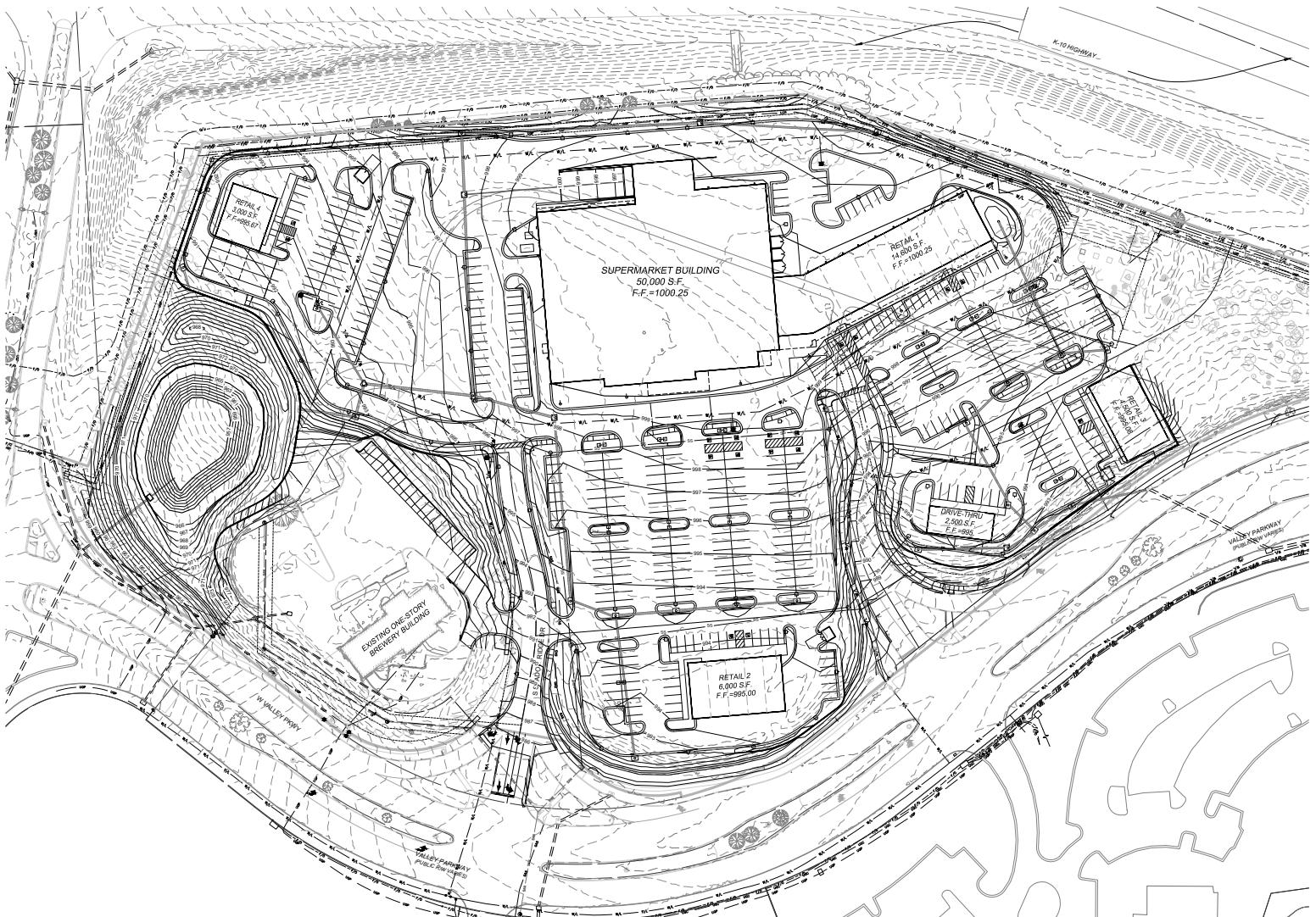
Sheet
C05

Renaissance
Infrastructure
Consulting

8435 Prairie Lane
Leesha, Kansas 66219
KS Certificate of Authority

913.7.6560
www.RICConsulting.com

E-1514



Preliminary Development Plans

25-0119

Cedar Creek Marketplace

Olathe, KS

Grading Plan

Renaissance
Infrastructure
Consulting

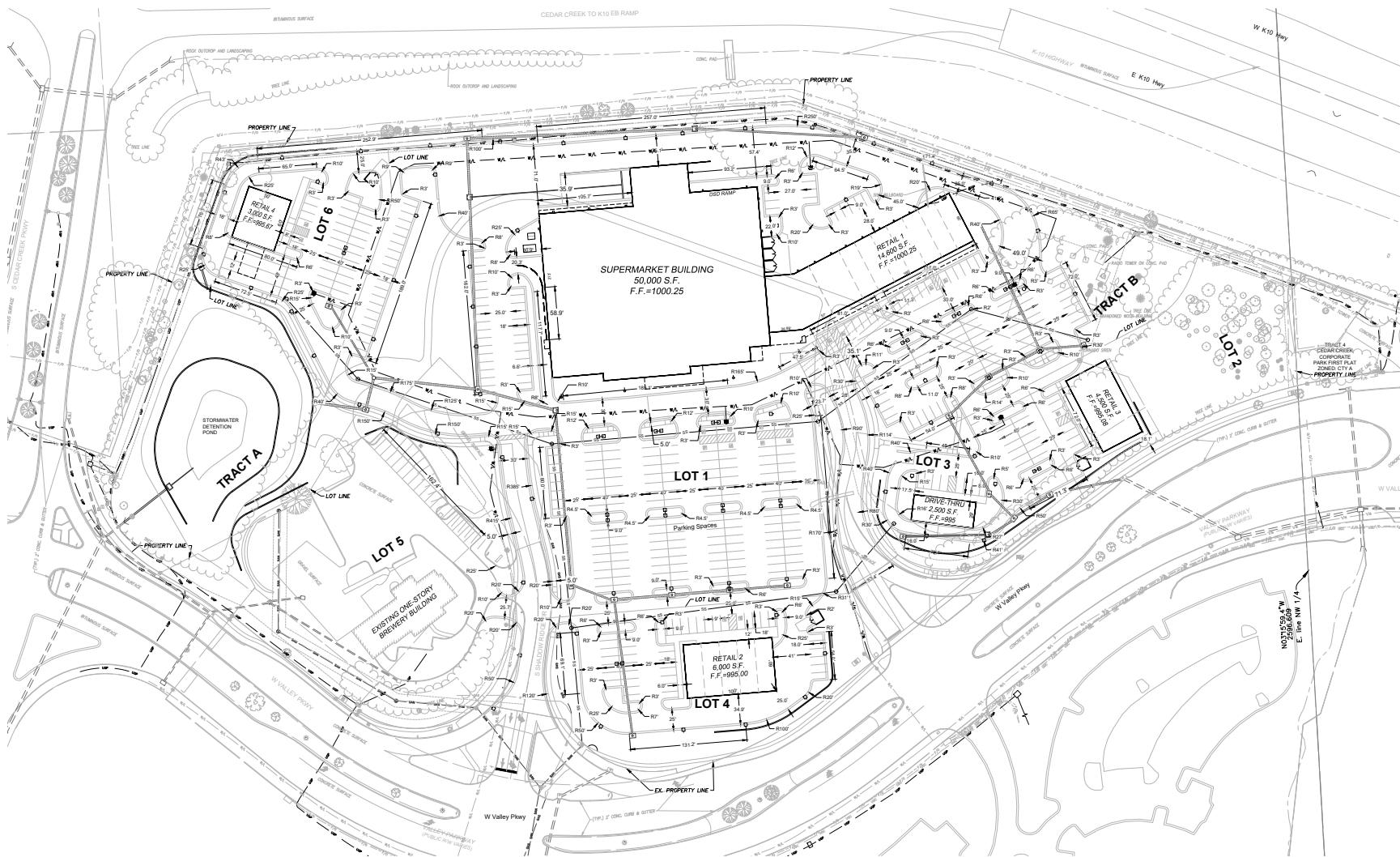


100 E 7th Street, Missouri 64060
KANSAS CITY, MO 64108
www.RIC-CONSULT.com
KS Certificate of Authority - E-1514

Sheet
C06

Contour Legend
 - - - Existing Major Contour
 - - - Existing Minor Contour
 - - - Proposed Major Contour
 - - - Proposed Minor Contour
 1"=40'





Preliminary Development Plans

25-0119

Cedar Creek Marketplace

Olathe, KS

Dimension Plan

2 01-02-25 City Comments
1 12-18-25 City Comments
NO. DATE REVISION
DRAWN BY CHECKED BY
TA CMP

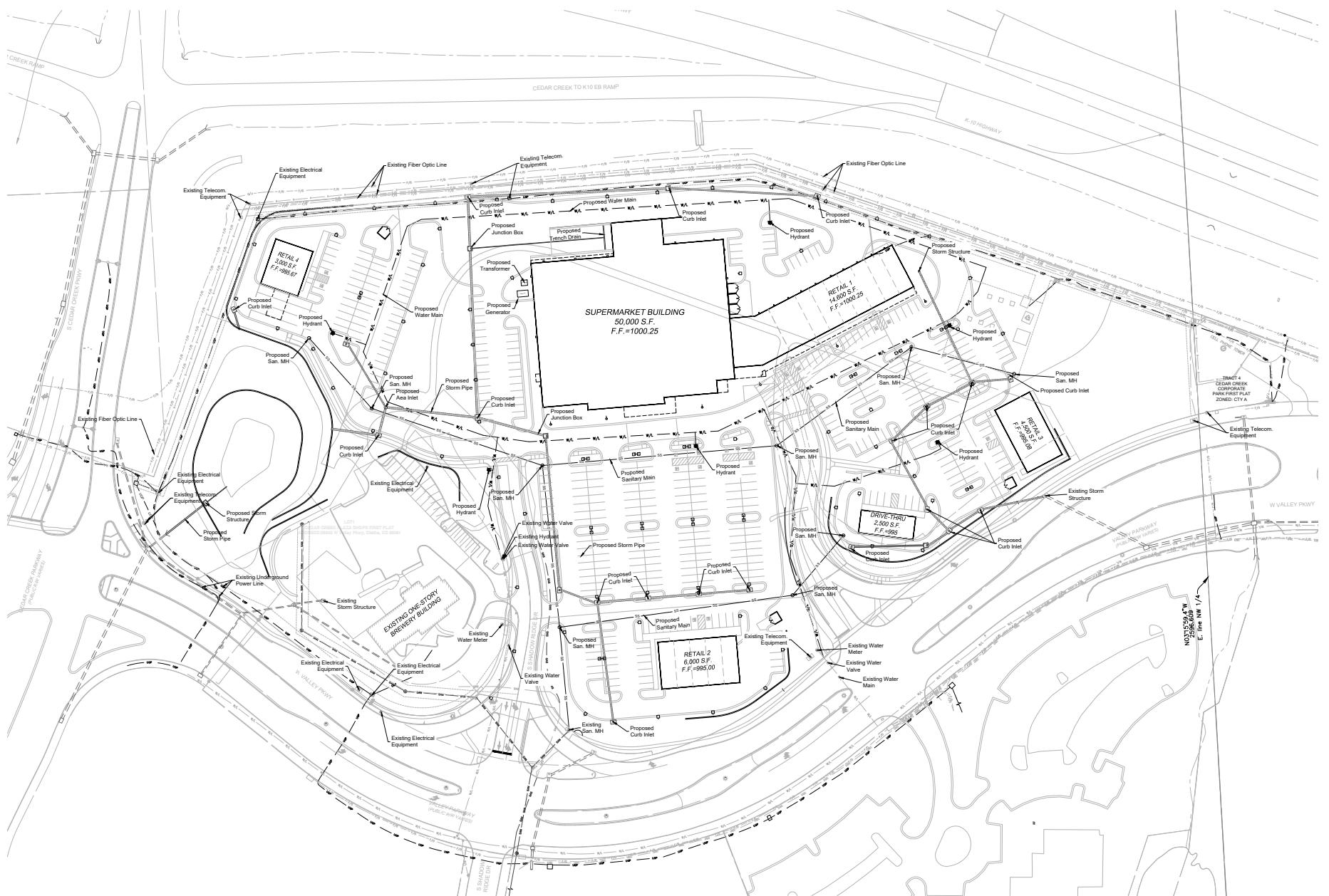
Renaissance Infrastructure Consulting
www.RIC-Consult.com
8435 Prairie Lane
Leavenworth, Kansas 66219
KS Certificate of Authority E-1514



1"=40'

Sheet C07

Utility Plan



Renaissance
Infrastructure
Consulting

8455 Prairie Lane
Leawood, Kansas 66219
www.RICConsulting.com
KS Certified of Authority E-1514

Sheet
C08



1' = 40'

20' 40'

2 04-25 City Comments
1 12-25 City Comments
NO DATE
REVISION
DRAWN BY TA
CHECKED BY CMP

9437650
www.RICConsulting.com
KS Certified of Authority E-1514

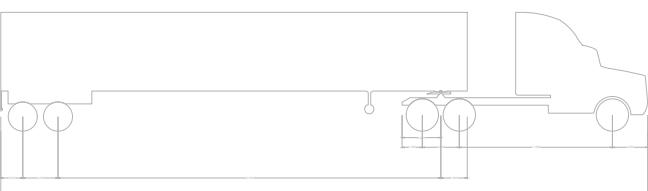
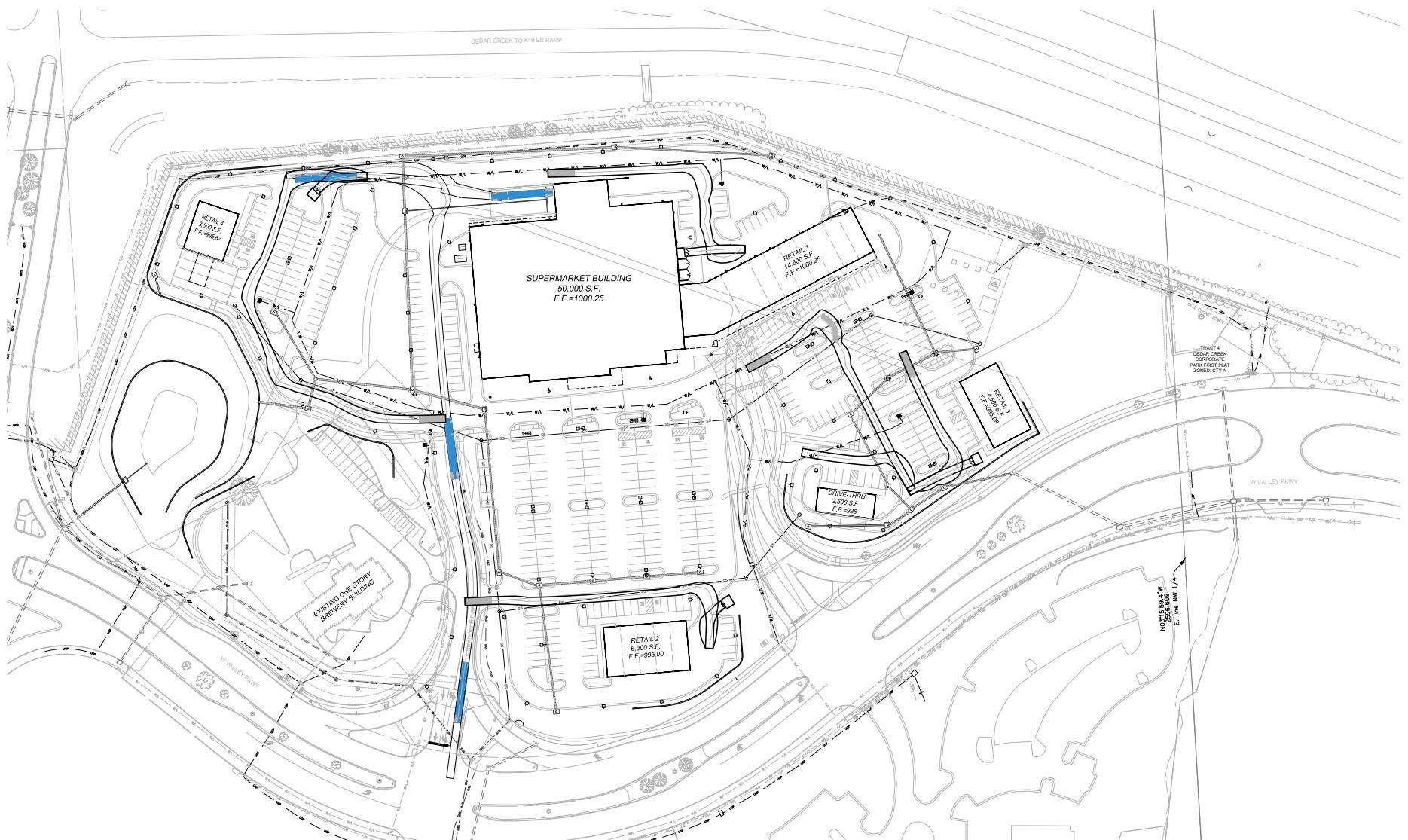
Preliminary Development Plans
25-0119
Cedar Creek Marketplace
Olathe, KS

Truck Turning Plan

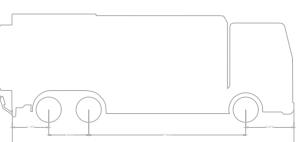


800.800.0950
www.RICCONSULT.com

KS Certificate of Authority
E-5114



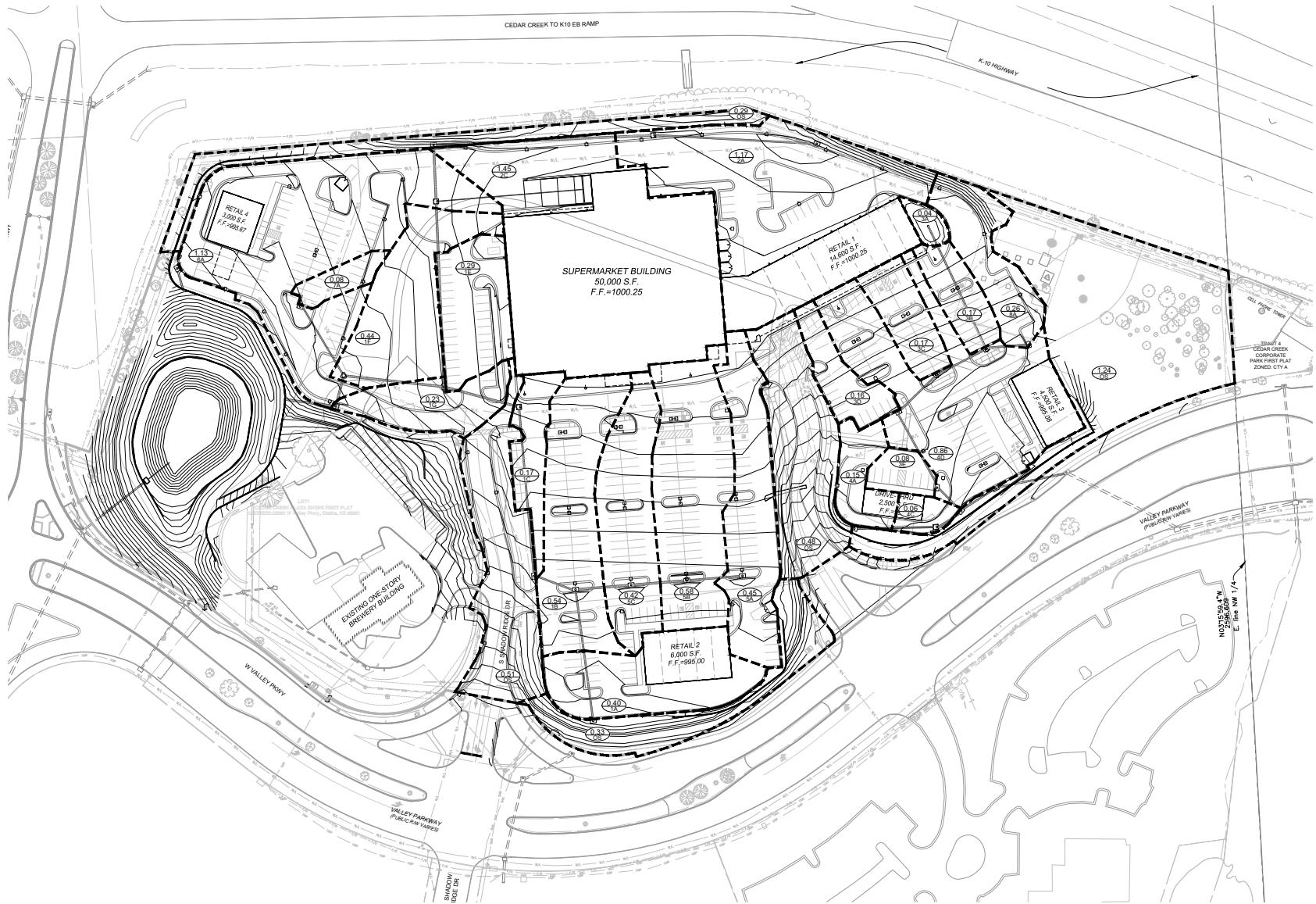
Vehicle: Trailer 1 L25
Width: 8' 0.000
Height: 11' 2.000
Front track: 8' 0.000
Front track width: 8' 0.000
Back track: 8' 5.000
Total track: 16' 5.000
Total track width: 17' 2.000
Average steering angle: 23.63°
Turn time (sec): 4.0
Turn radius (curb to curb): 29.730
Turn radius (wall to wall): 34.000



Vehicle: Heavy REEFER, EUROPE
Name: REEFER, EUROPE
Width: 8' 1.000
Height: 11' 2.000
Front track: 8' 2.002
Front track width: 8' 2.002
Back track: 8' 5.000
Total track: 16' 7.002
Average steering angle: 23.63°
Turn time (sec): 4.0
Turn radius (curb to curb): 29.730
Turn radius (wall to wall): 34.000



Sheet
C09

Area in Acres
Structure Label

Preliminary Development Plans

25-0119

Cedar Creek Marketplace
Olathe, KS

Drainage Area Map

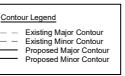
2	04-02-05	City Comments
1	12-18-25	City Comments
NO	DATE	REVISION
DRAWN BY	TA	CHECKED BY
		CMP

Renaissance
Infrastructure
Consulting

8453 Prairie Lane
Leawood, Kansas 66219
www.RIC-CONSULT.com

KS Certificate of Authority

E-1514



1"=40'

Sheet
C10

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

	Change in CN	LS
Predevelopment CN	<input type="text" value="84"/>	8
Postdevelopment CN	<input type="text" value="90"/>	7
Difference	6	6
LS Required (see scale at right):	<input type="text" value="6"/>	5
		4
		3
		2
		1
		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		85.09

*Weighted VR = Total Product/Total Area

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

13.80 Area of Site, acres

* Blank in Redevelopment

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

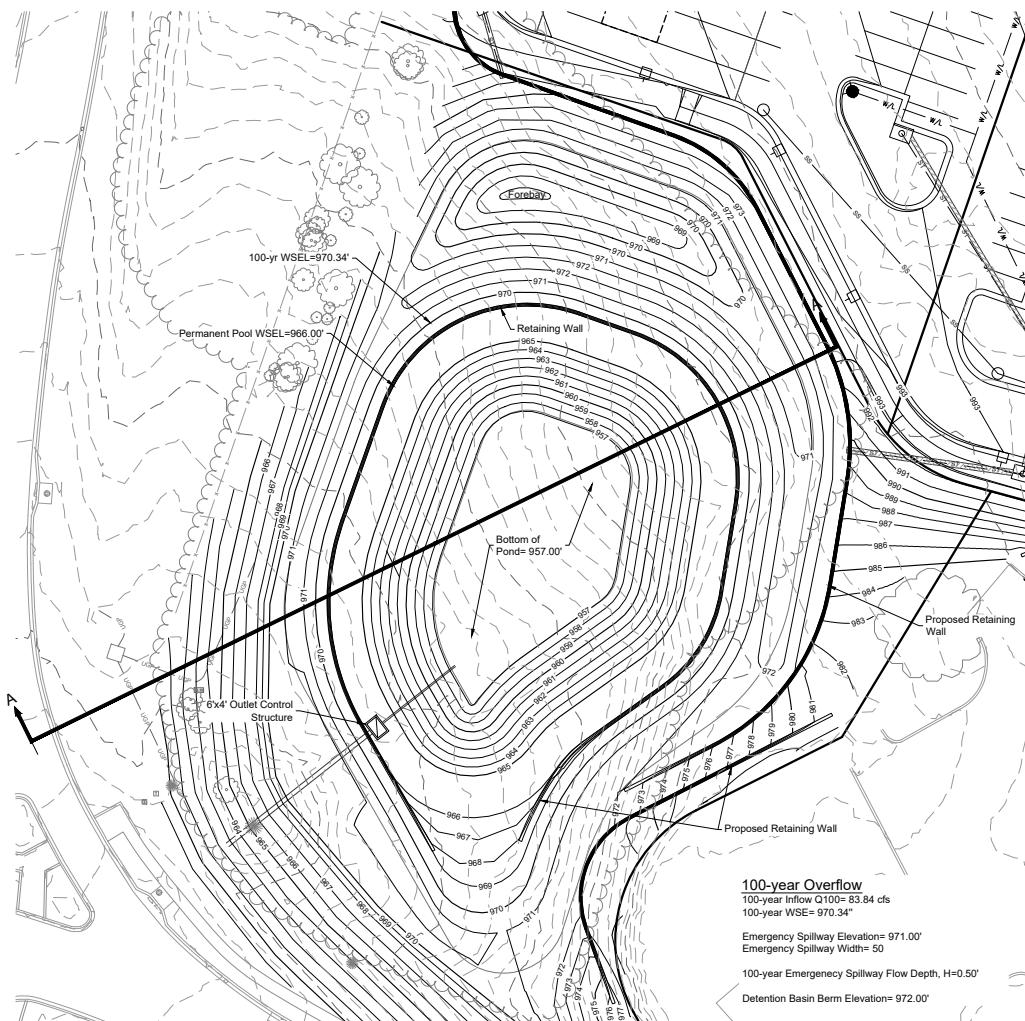
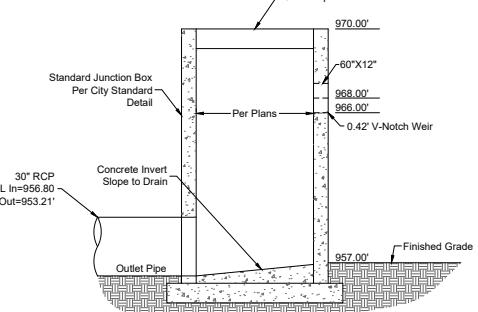
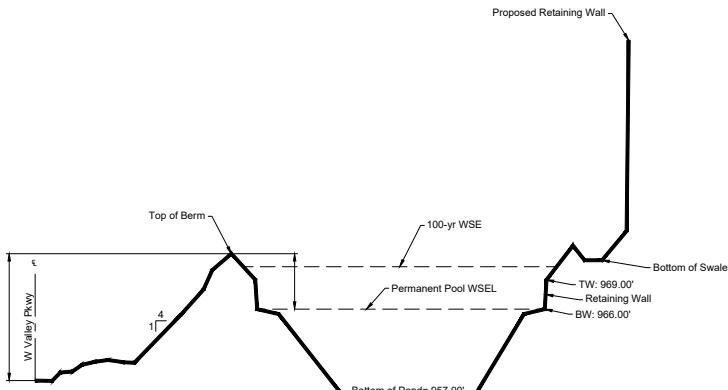
BMP Plan

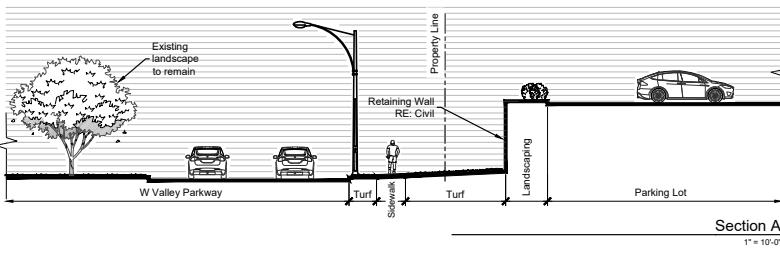
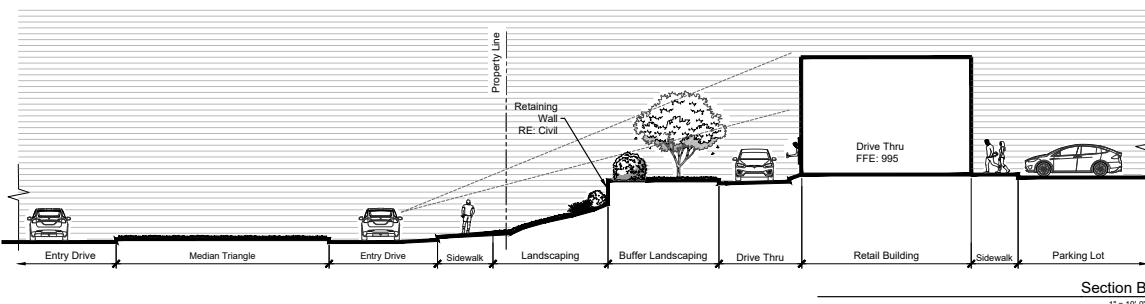
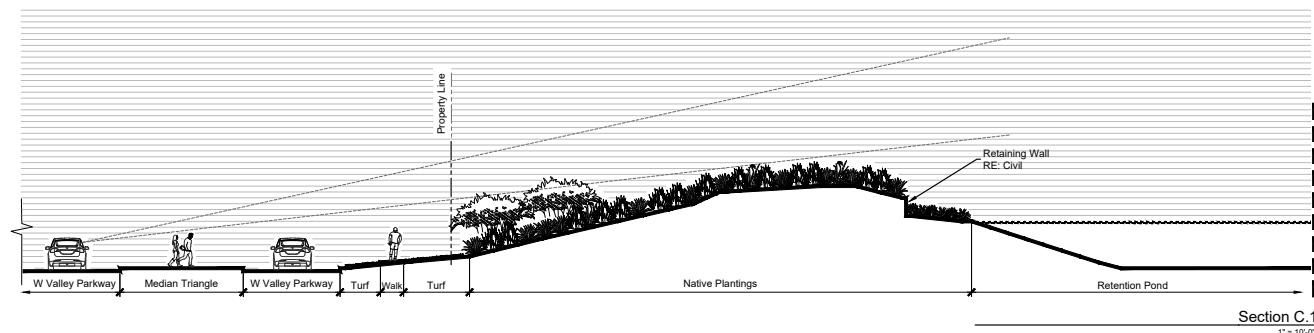
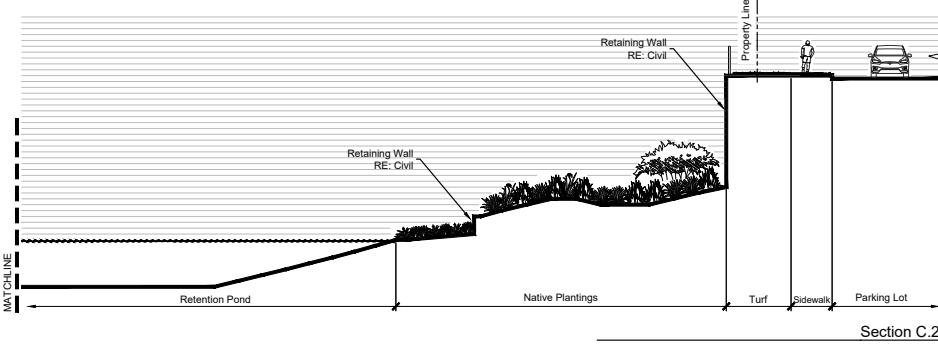
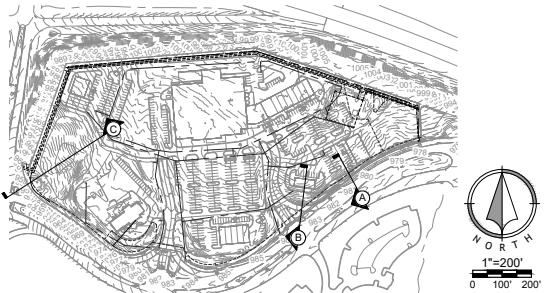
Renaissance
 Infrastructure
 Consulting

8453 Printed, LNF
 LNEPA, Kansas 66219
 913.765.6500
 www.RicConsult.com

KS Certificate of Authority

Sheet
 Exhibit





Preliminary Development Plans
25-0119
Cedar Creek Marketplace
Clath, K.S.

Santana Quits

**Renaissance
Infrastructure
Consulting**

64

1000

Ergonomics in Design, Vol. 20, No. 1, March 2008, 11–16
© 2008 Taylor & Francis
ISSN: 1063-2403 (print), 1541-9381 (electronic)
DOI: 10.1080/10632400701253071
http://www.informaworld.com

10.1002/anie.201907002

Ergonomics in Design, Vol. 20, No. 1, March 2009, 11–16
© 2009 Sage Publications
10.1177/1063240908325001
<http://journals.sagepub.com>

Ergonomics in Design, Vol. 20, No. 1, March 2009, 11–16
© 2009 Sage Publications
10.1177/1063240908325001
<http://journals.sagepub.com>

10.1007/s00332-006-0183-2

10.1007/s00332-006-0183-2

— 10 —

Cheat

Sheel

104

L04

10 of 10

staircase Dec 31, 2025-10:32am