

PROJECT DATA:
EXISTING ZONING
PROPOSED ZONING
GROSS SITE AREA
ROW AREA
NET SITE AREA (EXCL. ROW)
SITE DESIGN CATEGORY PER STAFF (19.15.115)
APARTMENT UNIT QUANTITY
LOT COUNT
TRACTS (DETENTION)

R-3 DISTRICT REQUIREMENTS - (COLUMN 2):
 MAXIMUM DENSITY ALLOWED BY CODE
 PROPOSED DENSITY(31427.1482)
 COVERAGE (MINIMUM)
 HEIGHT (MAXIMUM)
 NONRESIDENTIAL STRUCTURES
 FRONT YARD (MINIMUM)
 CORNER SIDE YARD (MINIMUM)
 REAR YARD (MINIMUM)
 COMMON OPEN SPACE

PARKING DATA:
PARKING REQUIRED (1.5 STALLS/UNIT)
PARKING REQUIRED LEASING OFFICE (1.0 STALLS /
TOTAL PARKING REQUIRED
SURFACE STALLS PROVIDED
ATTACHED ENCLOSED GARAGES
TOTAL PARKING STALLS PROVIDED
ACCESSIBLE PARKING REQUIRED (OVER 500 STALL
ACCESSIBLE PARKING PROVIDED

R-3 ZONING DISTRICT REGULATIONS OPEN SPACE
BUILDING FOOTPRINT AREA
CLUBHOUSE FOOTPRINT AREA
PARKING AREA
DRIVES
TOTAL PAVEMENT
TOTAL OPEN SPACE PROVIDED (INCL. SETBACKS, PLANTING, ETC.)
(NET SITE AREA - BUILDING AREA - GARAGE AREA)
COMMON OPEN SPACE REQUIRED BY CODE (PER SITE AREA)
(OPEN AREA NOT OWNED OR DEDICATED FOR COMMON OPEN SPACE PROVIDED)
DESIGNATED ACTIVE OPEN SPACE REQUIREMENT

DESIGNATED ACTIVE OPEN SPACE PROVIDED

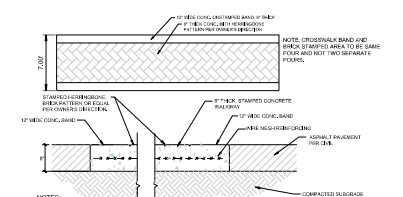
SITE 3 OUTDOOR AMENITY DATA(18.15.115.B):
OUTDOOR AMENITY SPACE REQUIRED PER CODE
OUTDOOR AMENITY SPACE REQUIRED (18.15.115.B)
OUTDOOR AMENITY SPACE PROVIDED
OUTDOOR AMENITY SPACE OPTIONS(18.15.115.B)

AMENITY OPTIONS (18.90.020)

ACTIVE OPEN SPACE OUTDOOR AMENITIES PROVIDED	
CLUBHOUSE & POOL	31,467.10 S
SEATING PLAZA	50,090.03 S
DOG PARK	9,773.61 S
PICNIC AREA	25,586.07 S

GENERAL NOTES:

- [illegible]



1. Standard Specifications for State Road and Bridge Construction, Kansas Department of Transportation, latest edition, are incorporated except as otherwise noted.

2. KCMMS-4K Concrete
3. 1/2" pre-encased expansion joints shall be placed at points of curvature, curb returns, curb inlets, and at 250' centers. Contraction joints shall be 2" deep, and placed at 15' intervals equally spaced between expansion joints. KCMMS-4K concrete will be used throughout unless noted otherwise.
4. Steel reinforcement may be omitted from curb & gutter placed on a minimum of 4" of asphaltic concrete.

R-1, R-2, CTY RUR, AND RP-4
R-3
27,149.2 AC (1,182,575.59 S.F.)
1.34 AC (58,679.36 S.F.)
26.81 AC (EXCL ROW) (1,124,205.19 S.F.)
3
314 UNITS
1 LOTS
2 TRACTS

15 UNITS/AC
11.58 UNITS/AC
65%
3 STORIES/40 FEET
5 FEET
5 FEET
20 FEET
15 FEET
15%-20% (SEE BELOW)

471 STALLS
5 STALLS
476 STALLS
192 STALLS
314 STALLS
506 STALLS
10 STALLS
13 STALLS

464,344.00 S.F.
8,446.40 S.F.
33,976.80 S.F.
244,629.68 S.F.
278,806.45 S.F.
352,606.74 S.F. (31.36%)

REA) 168,630.78 S.F.

195,146.80 S.F. (17.36%)
114,315.39 S.F.

116,076.81 S.F.

AMENITY(IES) COVER 10% SITE AREA
112,420.19 S.F.
116,076.81 S.F.

PLAZAS (POOL & SEATING AREAS), COMMON
WATER FEATURE, NATURAL FEATURES
SWIMMING POOLS, SPORT COURTS, PLAYGR
FIELDS, WALKING TRAIL, CLUBHOUSE, PICKN

NATURAL LANDSCAPE PRESERVE, ETC.

SCHLAGEL
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Kansas State Council of Surveyors

DOI: 10.1002/eqe.2352

ODDO OLATHE APARTMENTS
PRELIMINARY PLAT / PRELIMINARY PLAN

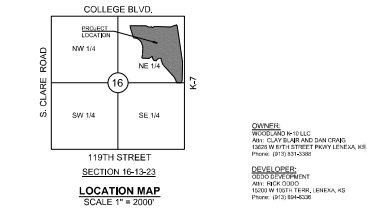
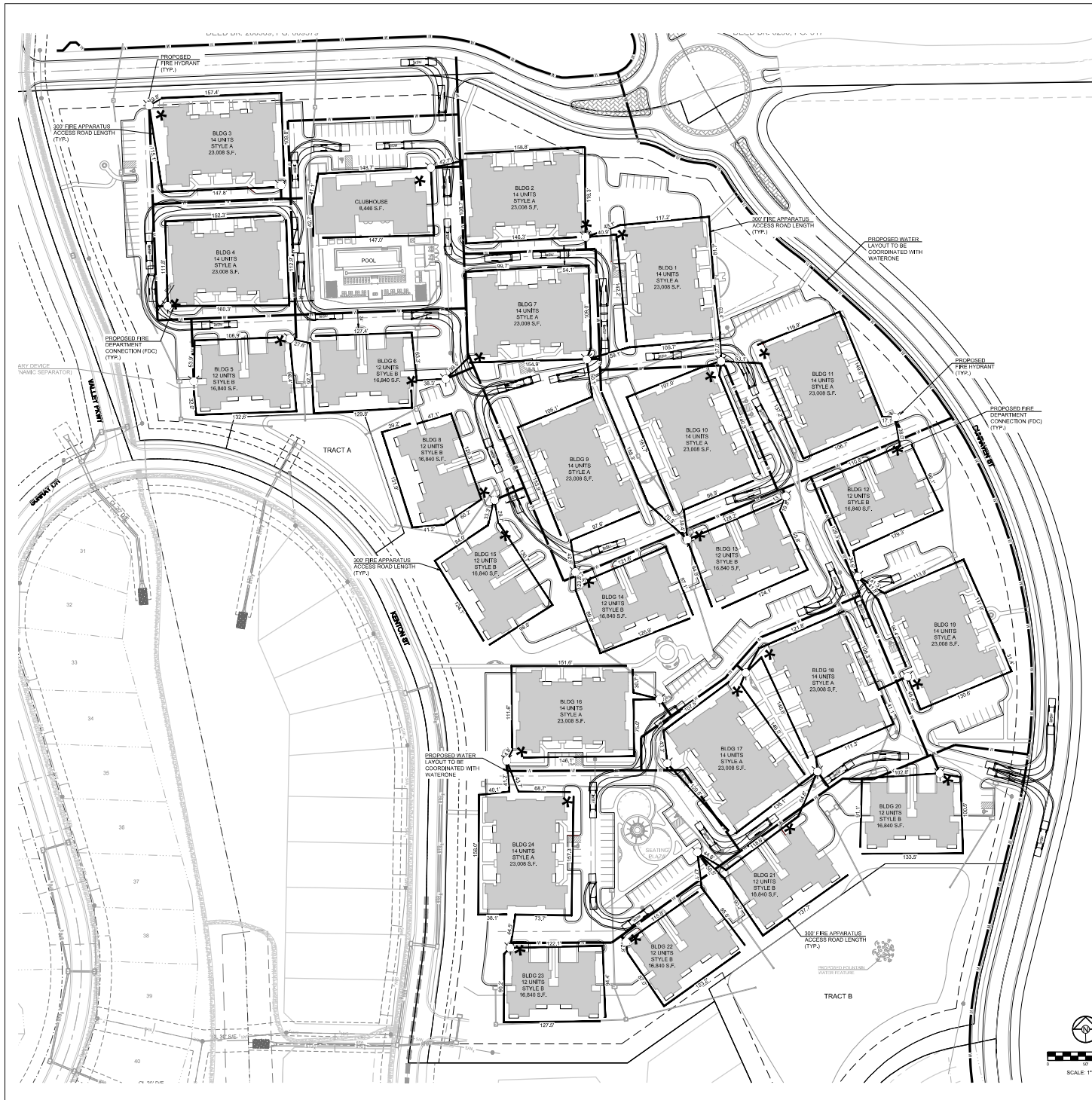
DESCRIPTION	REVISION DATE	DESIGNED BY
	✓	JB, AC & MH
	✓	
	✓	CHECKED BY:
	✓	JH
	✓	DATE PREPARED:
	✓	01-23-24
	✓	PROJECT NUMBER:

OVERALL
PRELIMINARY
SITE PLAN

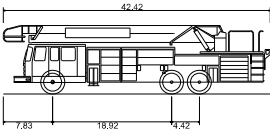
SHEET

C1.0

\\PROJECTS\2022\22-2233.0 Design\3.0 DWG Files\22-2233-PDF-GEN2.dwg, 2/13/2024 8:58:00 AM



- FIRE CODE NOTES**
1. Fire Hydrants (Fire Flow) The fire hydrants that supply water to the buildings must meet the fire flow in accordance with IFC Appendix B105, or the sprinkler system demand, whichever is greater. Otherwise the water supply for hydrants is required to be bopped to existing mains. Verification that the existing fire hydrants will meet the fire flow is required.
 2. Fire Hydrants (Structures without Fire Sprinklers) Fire hydrants are required within 400 feet of all structures without an automatic sprinkler system (based on distance). IFC Section 102.3, 507.5.1, 8105.1.
 3. Fire Hydrants (Structures with Fire Sprinklers) All portions of the buildings shall be within 600 feet of hose travel distance from a hydrant(s) for buildings with an automatic sprinkler system. IFC 807.3.1.
 4. Fire Apparatus Access Roads are required to be at least 20 feet wide, provide a 28 foot turning radius for fire apparatus to make turns, and be on all-weather surface that can support at least 75,000 pounds.
 5. Where fire hydrants are provided adjacent to the road, at least that area of the road (the length of the apparatus) is required to be 28 feet wide. IFC Section 503.2.2, D102, D103.3, Amended D103.4, CMC 16.05.465.
 6. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 10 feet of all portions of the facility, and all portions of the exterior walls of the first story of the building is not protected by an automatic fire sprinkler system.
 7. A code modification request must be submitted to consider distances not more than 150 feet.
 8. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 300 feet of all portions of the facility and all portions of the exterior walls of the first story of the building that is protected by an automatic fire sprinkler system.
 9. A code modification request must be submitted to consider distances not more than 300 feet.
 10. Fire Department Connector A fire department connector (FDC) is required within 100 feet of a hydrant for each building with an automatic sprinkler system. Show the FDC in the drawing. The FDC is required to be accessible from a fire apparatus access road. CMC 16.05.217, IFC Amended Section 507.5.1.
 11. The City of Olathe Fire Code Amendments 16.05.386 requires a 4-inch Storz quick coupling connection. IFC Section CMC 16.05.340, IFC Amended Section 912.2.
 12. Clear space around and immediate access to fire department connections, not less than 3-feet in width, shall be provided without obstruction by fences, trees, walls or any other fixed or movable object. CMC 16.05.341, IFC Amended Section 912.4



Olathe 100 RMAP	42,420ft
Overall Length	9,000ft
Overall Width	10,927ft
Overall Body Height	1,357ft
Min Body Ground Clearance	8.470ft
Track Width	4.00ft
Lock-to-lock time	47.580ft
Wall to Wall Turning Radius	

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PREPARED BY:
SCHLAGEL & ASSOCIATES, P.A.

ODDO OLATHE APARTMENTS
PRELIMINARY PLAT / PRELIMINARY PLAN
COLLEGE & K-7 HIGHWAY OLAATHE, KS

DATE	DESCRIPTION
11/14/2017	PRELIMINARY FIRE ACCESS PLAN

C3.0



PEDESTRIAN WALK



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

**ODDO OLATHE APARTMENTS
 PRELIMINARY PLAT / PRELIMINARY PLAN
 COLLEGE & K-7 HIGHWAY OLATHE, KS**

NO.	DATE	DESCRIPTION
1	10/15/2024	PRELIMINARY PLAT
2	10/15/2024	PRELIMINARY PLAN
3	10/15/2024	PRELIMINARY CIRCULATION
4	10/15/2024	PRELIMINARY WEST

PRELIMINARY
 CIRCULATION
 WEST