AUSTIN'S RESTAURANT PRELIMINARY DEVELOPMENT PLAN

OLATHE, KANSAS 66061

114 N CHERRY STREET



LOCATION MAP







SHEET INDEX Sheet Number | Sheet Title COVER SHEET SITE PLAN GRADING PLAN C3.0 UTILITY PLAN

OWNER

CITY OF OLATHE, KANSAS PO BOX 768 OLATHE, KS 66051

DEVELOPER

CHERRY SANTA FE, LLC 47/JS CENTRAL STREET
KANSAS CITY, MISSOURI 64112
P (816) 960-1444
CONTACT: MICHAEL BERENBOM
EMAIL: MBERENBOM@LANE4GROUP.COM

CIVIL ENGINEER

BHC 7101 COLLEGE BOULEVARD, SUITE 400 OVERLAND PARK, KANSAS 66210 P (913) 663-1900 F (913) 663-1633 CONTACT: KEVIN PINKOWSKI P.E. EMAIL: KEVIN.PINKOWSKI@IBHC.COM

ARCHITECT

SLAGGIE ARCHITECT INC 4600 MADISON AVE, SUITE 350 KANSAS CITY, MISSOURI 64112 P (816) 756-1958 P (816) 756-1958 CONTACT: PHIL DOUGHERTY EMAIL: PDOUGHERTY@SLAGGIE.COM

APPROVED BY:

ADMINISTRATOR, ENGINEERING SERVICES DIVISION

SUBMITTED BY:

BHC OVERLAND PARK, KANSAS

KEVIN PINKOWSKI, P.E. STATE P.E. NO. 17733

February 19, 2025

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COVER SHEET

Preliminary Development Plan

CVR

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potholing/surveying shall be subsidiary to other bid items.

All existing utility locations shown are approximate only and are not guaranteed to be

accurate or all inclusive. Contractor shall be responsible for contacting all utility companie

accurate of all inclusive. Contractor shall be responsible for confacting all ubity companies and verifying the actual field locations of all utilities prior to any construction activity. Contractor shall keep all utility locations current. Utilities damaged through the negligence of the contractor to obtain the proper field locations shall be the responsibility of the

contractor to repair or replace at their expense and at the direction of the utility company

contractor to repair or register at their experies and at the direction of the utually complany. The contractor shall profise had survey all utility rossings prior to construction of any portion of storm sewer, senitary sewer laterals, underdrains, conduit and any other subsurface element of the project. The survey information shall be flowarded to the project engineer for review. The contractor shall not begin construction on any subsurface element on the project without the approval of the project engineer. Utility coordination, the project without the approval of the project engineer. Utility coordination, the project without the approval of the project engineer. Utility coordination, the project without the project without the project engineer. Utility coordination, the project without the project without the project engineer. Utility coordination, the project without the project without the project engineer. Utility to confinition, the project without the project without the project engineer. Utility to confinition, the project without the project without the project engineer. Utility to confinition, the project without the project without the project engineer. Utility to confinition, the project without the project without the project engineer. Utility to confinition, the project without the project without the project engineer. Utility to confinition, the project without the project without the project without the project that the project without the project

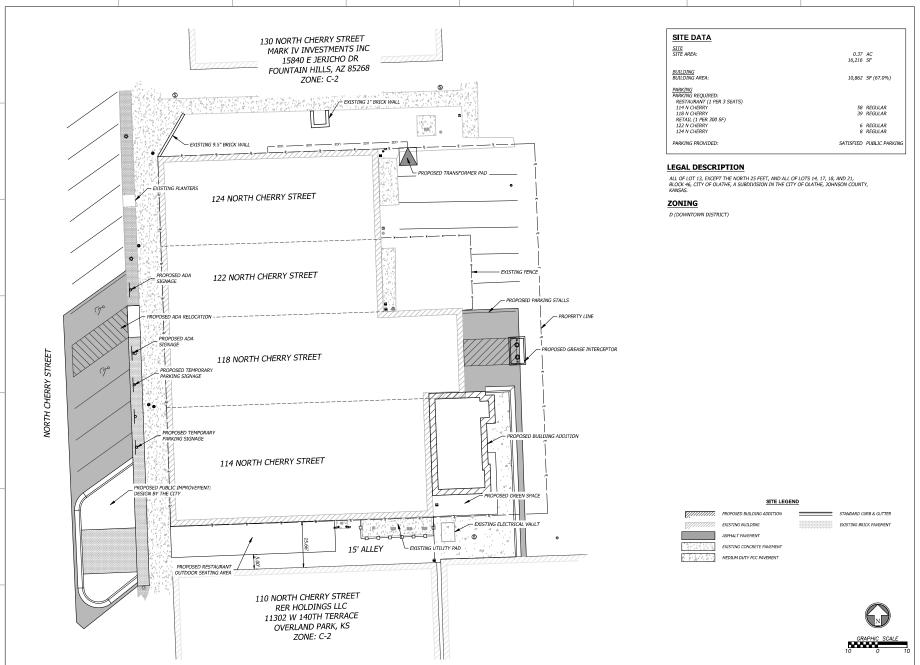


NOT FOR CONSTRUCTION

Commons

Cherry Street Revitalization 114 N Cherry St Olathe, KS 66061

Square (County





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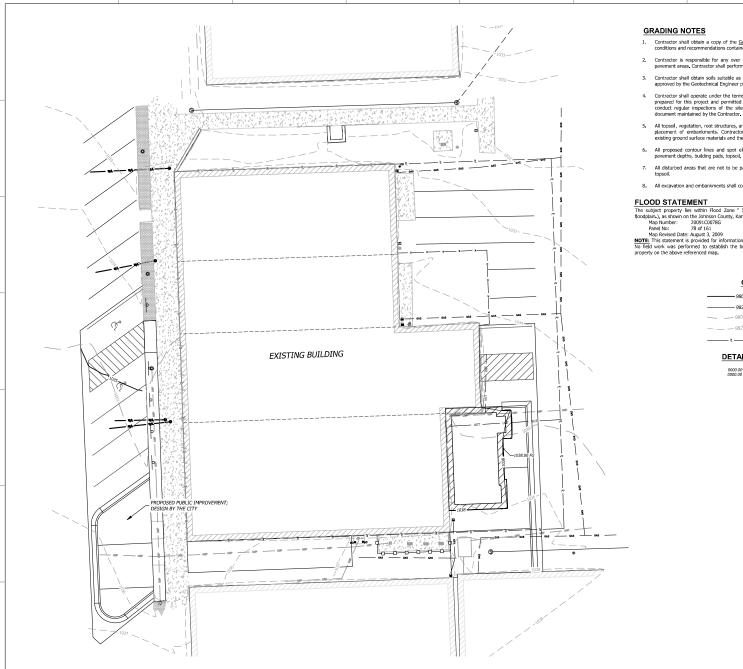
114 N Cherry St Olathe, KS 66061

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Preliminary Development Plan February 19, 2025

SITE PLAN

C1.0



- Contractor shall obtain a copy of the <u>Geotechnical Services Report</u> for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
- Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
- 3. Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
- 4. Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Knassa. Contractor shall employ a qualified person to conduct regular inspections of the site errosino control measures and document such inspections in the SWPPP.
- 5. All topsol, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
- All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
- 7. All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of
- 8. All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.

The subject property lies within Flood Zone " X " (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain.), as shown on the Johnson County, Karsas and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).

Map Number: 20091:000768

Panel No: 78 of 161

Panel No: X of 161.

Map Revised Date: August 3, 2009

NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate.

No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject

GRADING LEGEND

FINISH GRADE MAJOR CONTOURS FINISH GRADE MINOR CONTOURS - FYISTING GRADE MAJOR CONTOURS EXISTING GRADE MINOR CONTOURS - PROPERTY LINE

DETAILED GRADING LEGEND

EXISTING GRADE ELEVATION FINISH GRADE ELEVATION

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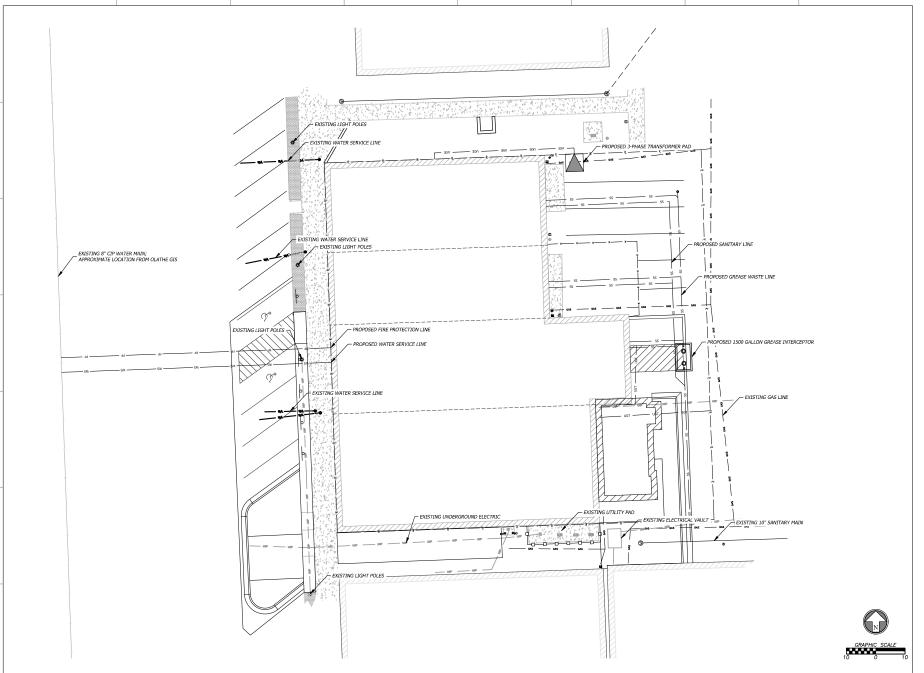
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GRADING PLAN

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Cherry Street Revitalization

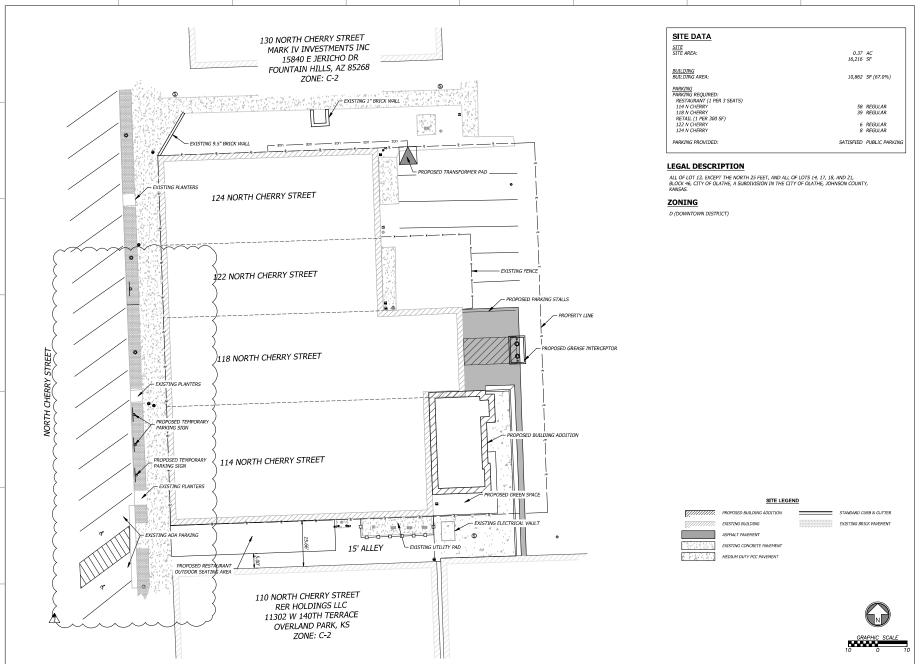
Revisions:

Project # 23091

Preliminary Development Plan
February 15, 2025

UTILITY PLAN

C3.0







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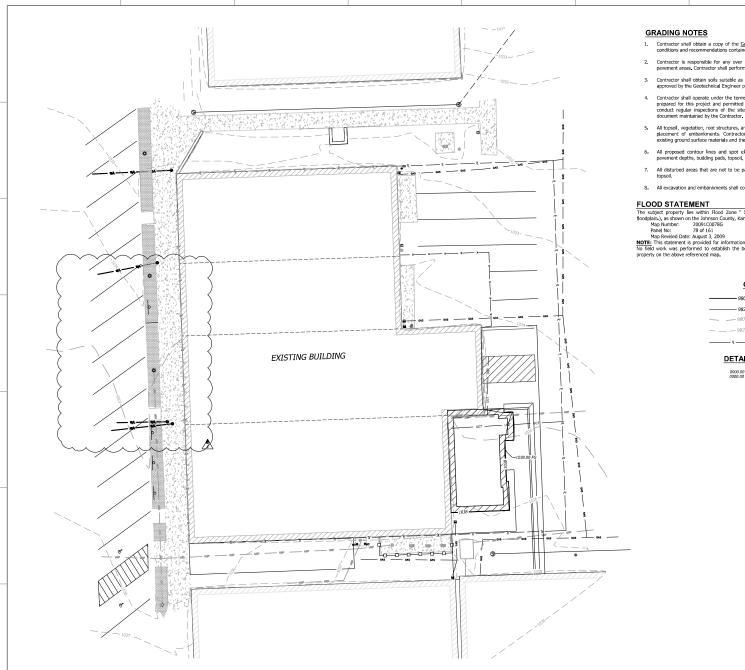
CONSTRUCTION

County Square Commons Cherry Street Revitalization

114 N Cherry St Olathe, KS 66061

 Λ 01 CITY COMMENTS 03-17-2025 Preliminary Development Plan February 19, 2025

> SITE PLAN C1.0



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Map Number: 20091:000768

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FINISH GRADE MAJOR CONTOURS FINISH GRADE MINOR CONTOURS - FYISTING GRADE MAJOR CONTOURS — 982 — — EXISTING GRADE MINOR CONTOURS - PROPERTY LINE

DETAILED GRADING LEGEND

EXISTING GRADE ELEVATION FINISH GRADE ELEVATION

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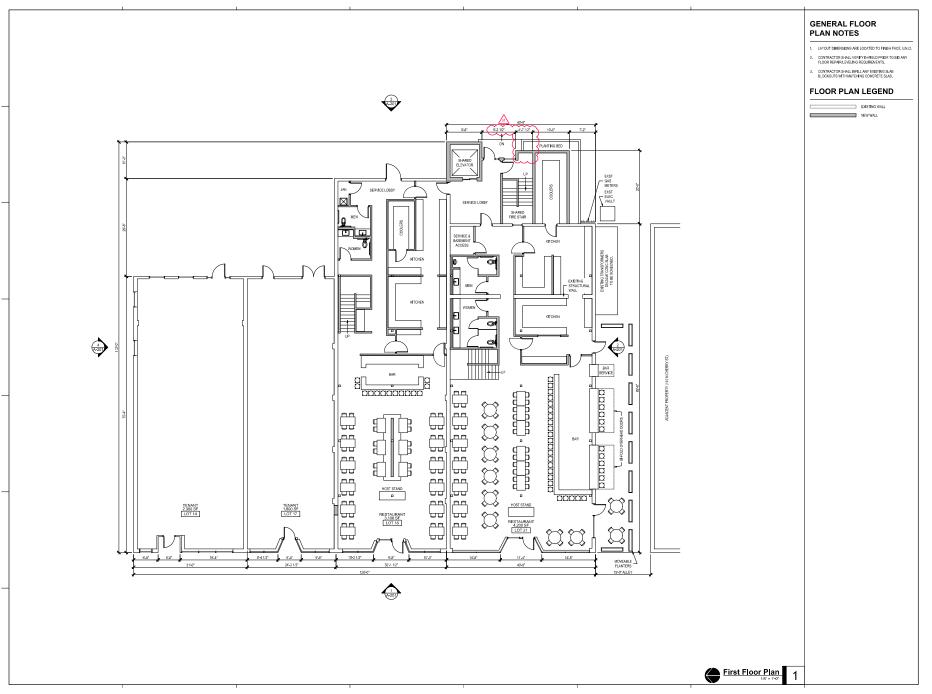
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<u></u>	Revisions:	
01 CITY	OMMENTS	03-17-20

GRADING PLAN

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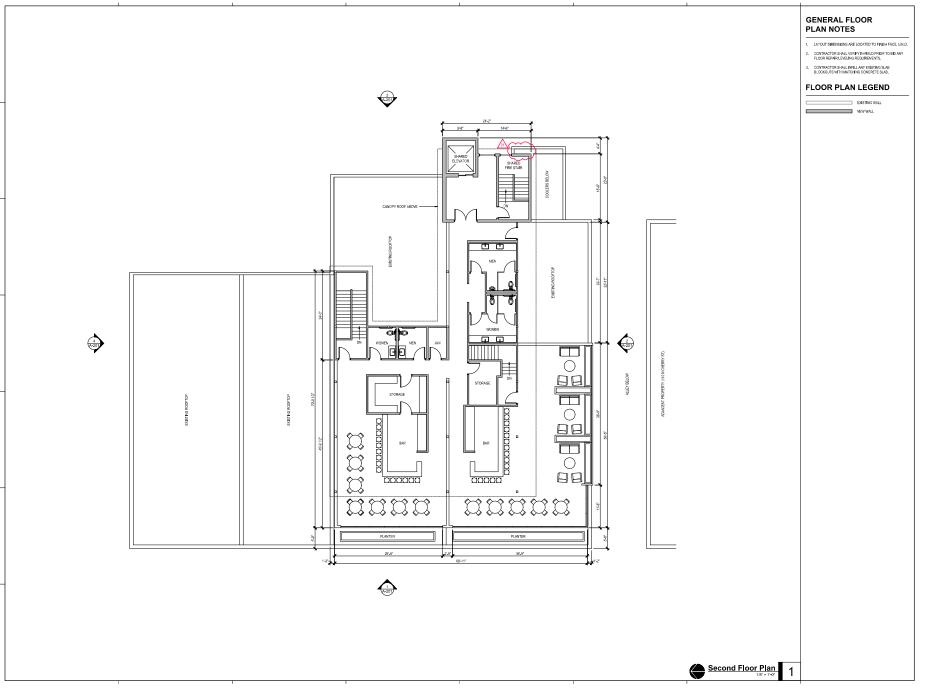
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Revisions:			
01 CITY COMMENTS 2025-03-17			
Project #: 230901			
Preliminary Development Plan			
February 19, 2025			
FIRST FLOOR PLAN			

A-101





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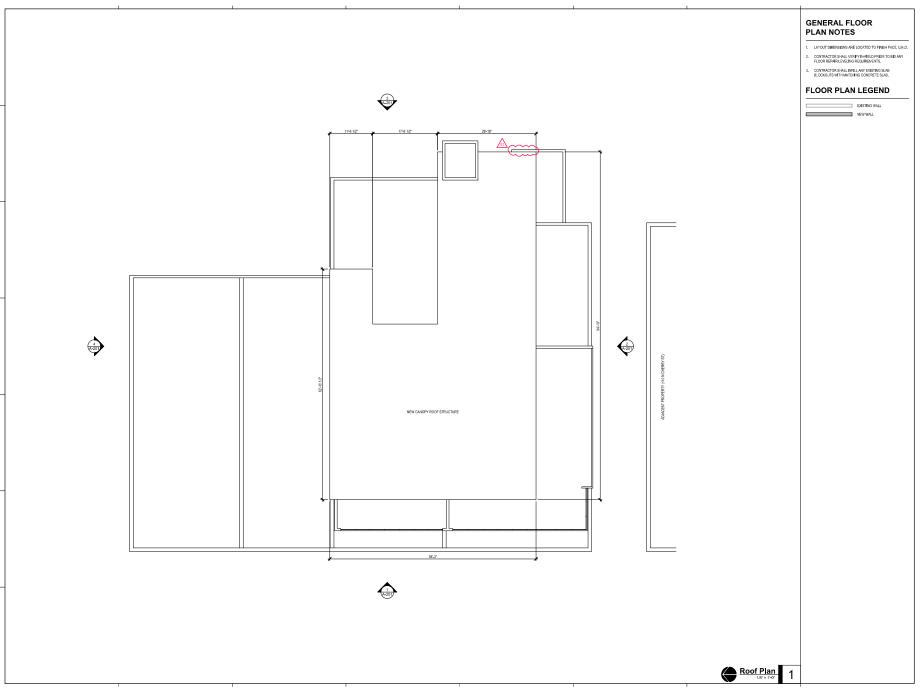
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SECOND FLOOR PLAN

A-102





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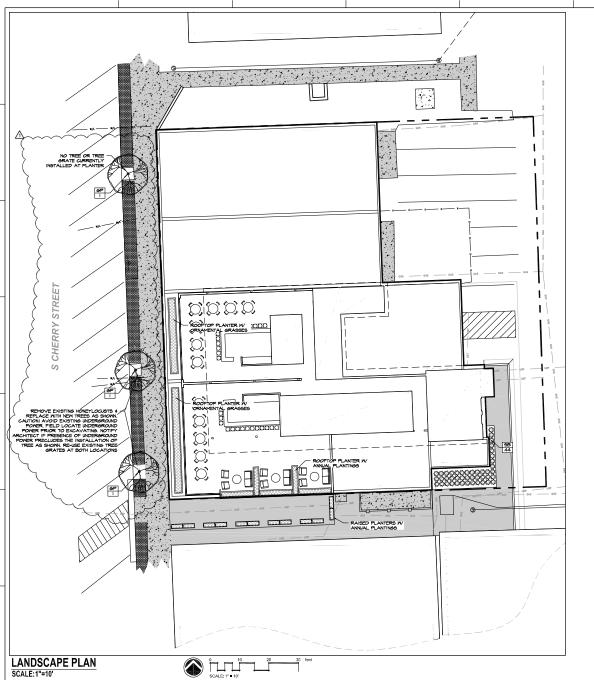
CONSTRUCTION

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Revisions:			
01 CITY COMMENTS 2025-03	-17		
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Project #: 230f	901		
Preliminary Development Plan			
February 19, 2025			
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PLANT SIZE REQUIREMENTS		
PLANT SIZE (CITY OF OLATHE)	SIZE REQUIREMENT (AT TIME OF PLANTING)	
DECIDUOUS SHADE TREES	2 1/2" -8" GALIPER (AS MEASURED 6" ABOVE THE GROUND)	
EVEROREEN TREES	I- TO IS CALIFIER MEASURED 6 INCHES ABOVE GROUND MULTI-TRINK CLUSTERS (S OR MORE TRUNKS) THE SMALLEST TRINK MILL BE AT LEAST **NICH**	
SMALL DECIDIOUS OR ORNAMENTAL TREES	I- TO III-INCH CALIFER MEASURED & INCHES ABOVE SROUND, FOR MULTI-TRUNK CLUSTERS (8 OR MORE TRUNKS) THE SMALLEST TRUNK WILL BE AT LEAST NINCH.	
SHRUBS	24-INCH-HIGH PLANT SIZE SPACING FROM 5 TO 5 PEET APART DEPENDING UPON SPECIES, NATIVE PLANTS SHOULD USE THE LARGEST SIZE AVAILABLE IN THE AREA.	
PLANT DIVERSITY	DIVERSITY REQUIREMENT	
TREES AND SHRUBS	A VARIETY OF DIFFERENT SPECIES (INCLIDING BOTH DECIDIOUS AND EVENSHERS SPECIES) WILL BE INCORPORATED INTO THE SITE DESIGN TO PROVIDE VISUAL INTEREST, AS WELL AS DISEASE AND PEST RESISTANCE. AT LEAST OUT-THIRD () OF THE FLAKTINGS MUST BE EVERSHERS SPECIES.	





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Revelations;

01 CETY COMMERTS 05-17-2020.

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Landscape Plan

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