

AUSTIN'S RESTAURANT

PRELIMINARY DEVELOPMENT PLAN

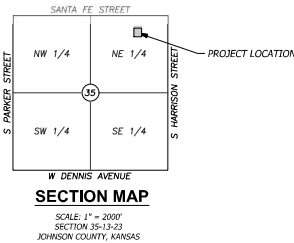
OLATHE, KANSAS 66061

114 N CHERRY STREET



SHEET INDEX	
Sheet Number	Sheet Title
CVR	COVER SHEET
C1.0	SITE PLAN
C2.0	GRADING PLAN
C3.0	UTILITY PLAN

LOCATION MAP
SCALE: 1" = 500'



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 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. The contractor shall pothole and survey all utility crossings prior to construction of any portion of storm sewer, sanitary sewer laterals, underdrains, conduit and any other subsurface element of the project. The survey information shall be forwarded 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, potholing/surveying shall be subsidiary to other bid items.

OWNER

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

DEVELOPER

CHERRY SANTA FE, LLC
4705 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@BHC.COM

ARCHITECT

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

APPROVED BY:

ADMINISTRATOR, ENGINEERING SERVICES DIVISION DATE

SUBMITTED BY:

BHC
OVERLAND PARK, KANSAS

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



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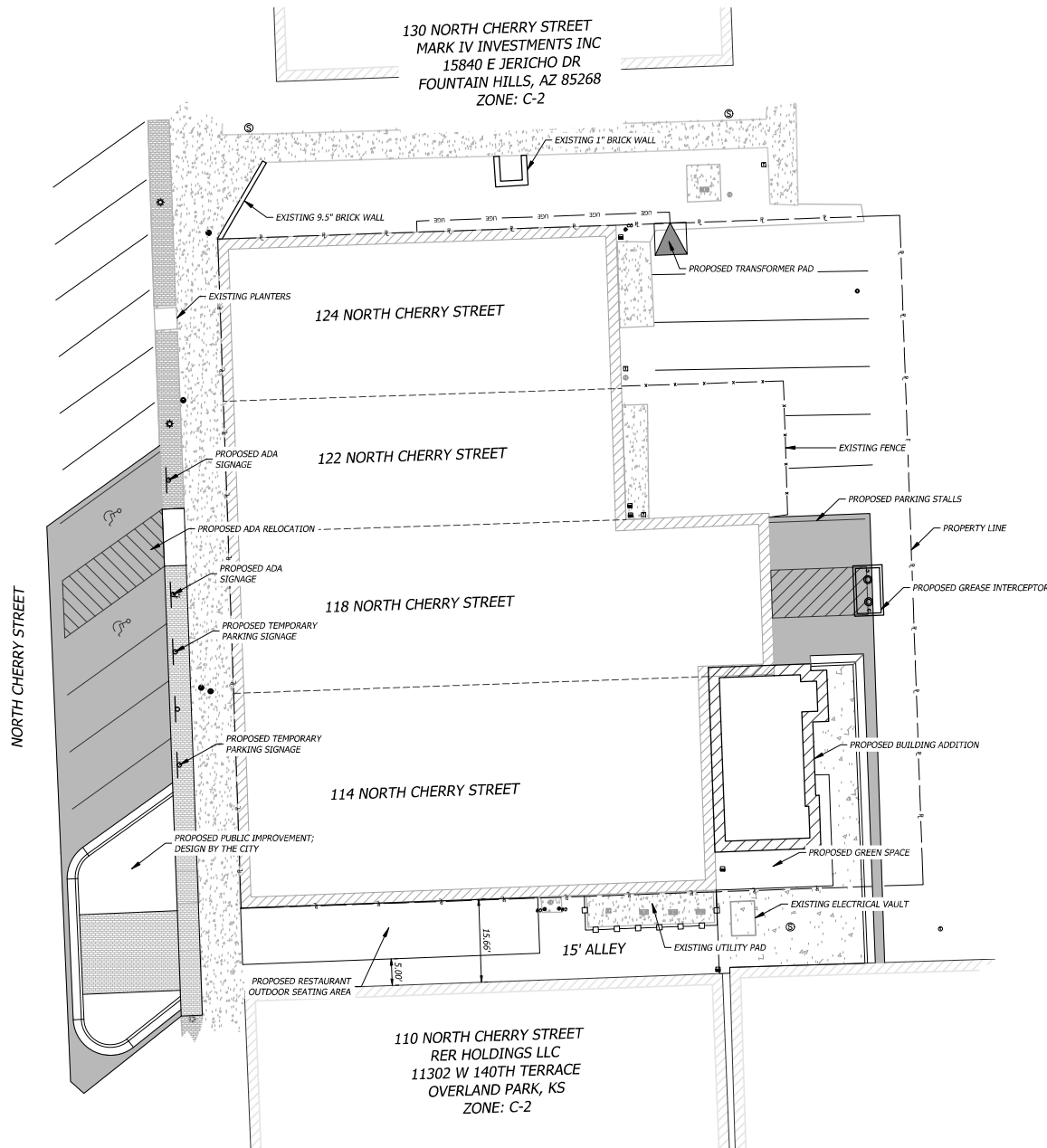
NOT FOR
CONSTRUCTION

County Square Commons
Cherry Street Revitalization
114 N Cherry St
Olathe, KS 66061

Revisions:
Project # 230901
Preliminary Development Plan
February 19, 2025

COVER SHEET
CVR





SITE DATA

SITE	
SITE AREA:	0.37 AC 16,216 SF
BUILDING	
BUILDING AREA:	10,862 SF (67.0%)
PARKING	
PARKING REQUIRED:	
RESTAURANT (1 PER 3 SEATS)	
114 N CHERRY	58 REGULAR
118 N CHERRY	39 REGULAR
RETAIL (1 PER 300 SF)	
122 N CHERRY	6 REGULAR
124 N CHERRY	8 REGULAR
PARKING PROVIDED:	SATISFIED PUBLIC PARKING

LEGAL DESCRIPTION

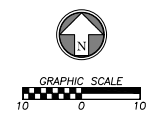
ALL OF LOT 13, EXCEPT THE NORTH 25 FEET, AND ALL OF LOTS 14, 17, 18, AND 21, BLOCK 46, CITY OF OLATHE, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.

ZONING

D (DOWNTOWN DISTRICT)

SITE LEGEND

	PROPOSED BUILDING ADDITION		STANDARD CURB & GUTTER
	EXISTING BUILDING		EXISTING BRICK PAVEMENT
	ASPHALT PAVEMENT		
	EXISTING CONCRETE PAVEMENT		
	MEDIUM DUTY PCC PAVEMENT		



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CONSTRUCTION**

County Square Commons

Cherry Street Revitalization

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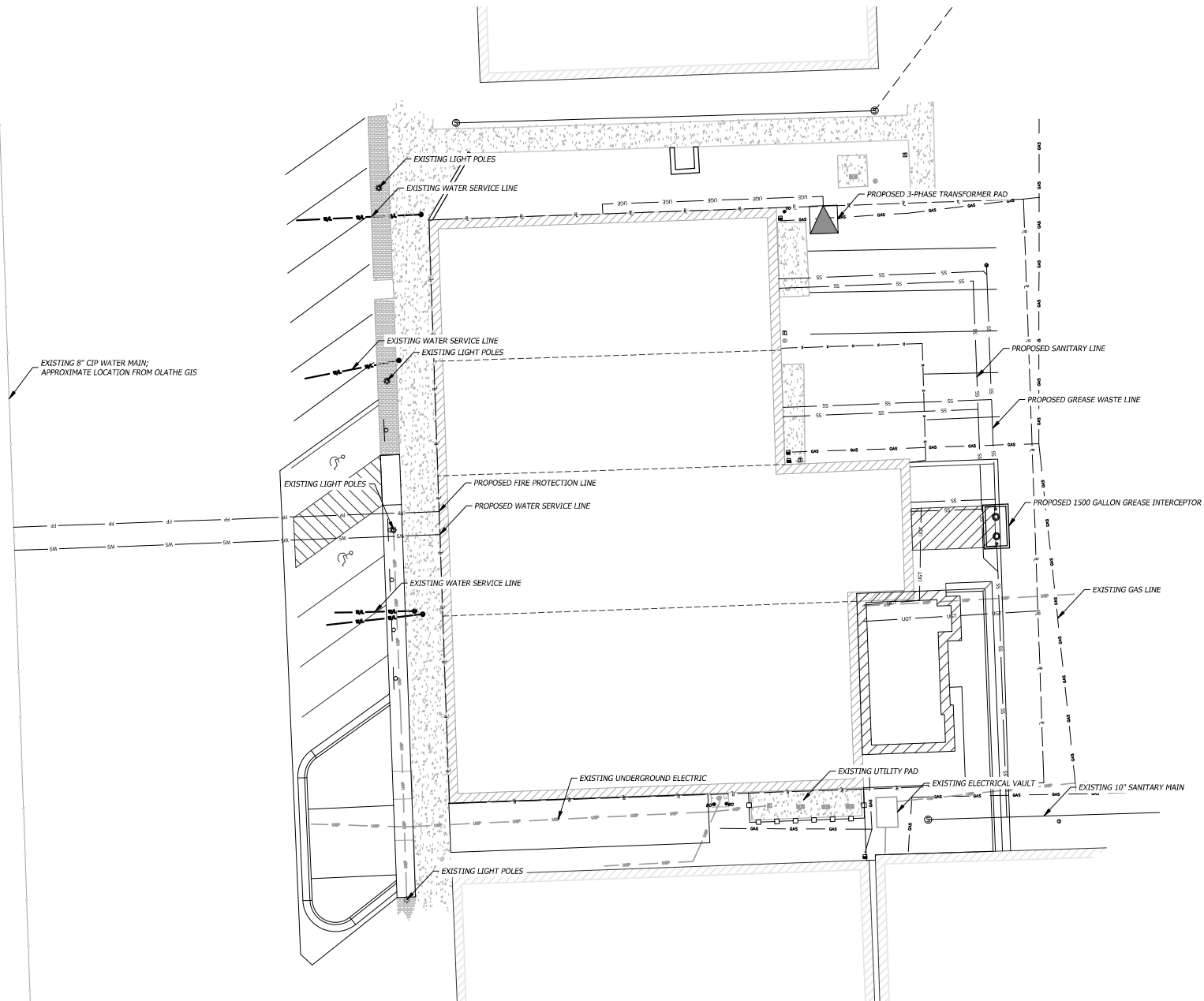
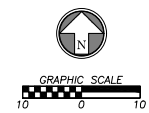
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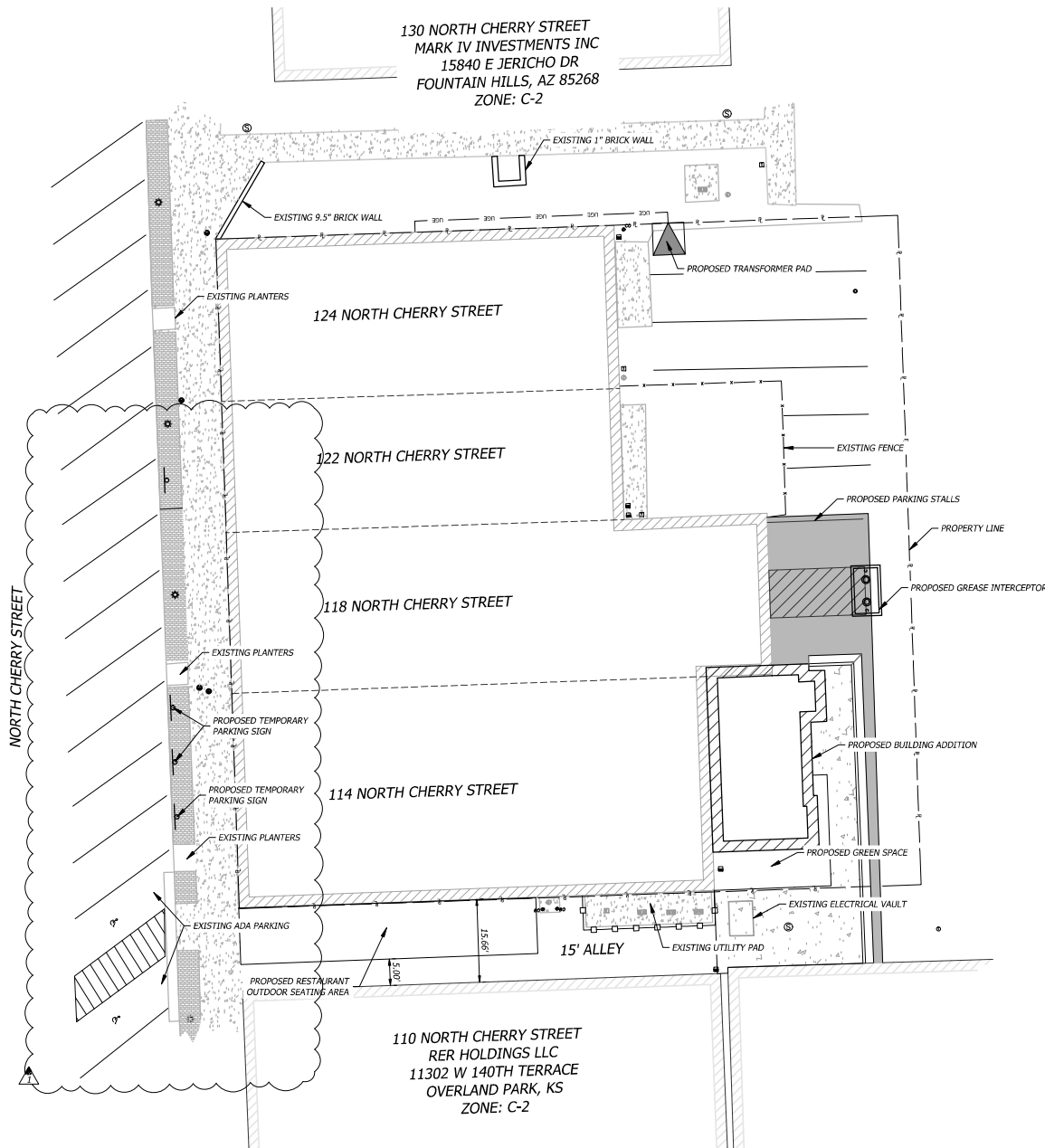
Project #: 230901

Preliminary Development Plan
February 19, 2025

UTILITY PLAN

C3.0





SITE DATA

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BUILDING	
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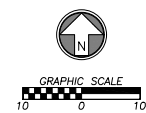
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D (DOWNTOWN DISTRICT)

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	EXISTING CONCRETE PAVEMENT		
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County Square Commons

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01 CITY COMMENTS	03-17-2025
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SITE PLAN

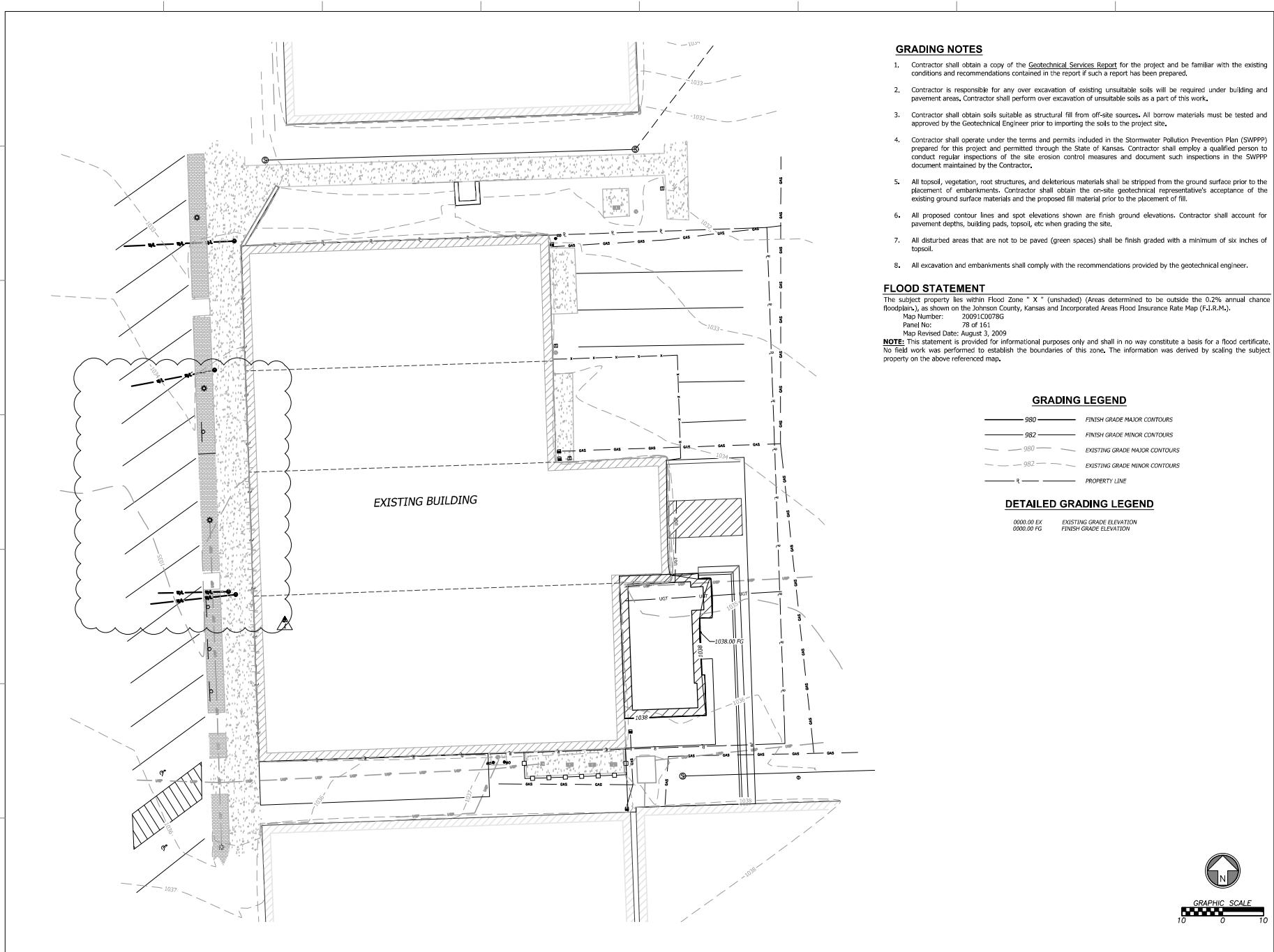
C1.0

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GRADING NOTES

1. Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
2. 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 Kansas. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
5. All topsoil, 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.
6. 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 topsoil.
8. All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.

FLOOD STATEMENT

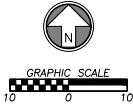
The subject property lies within Flood Zone "X" (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain), as shown on the Johnson County, Kansas and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).
Map Number: 20091C00786
Panel No: 78 of 161
Map Revised Date: August 3, 2009
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 property on the above referenced map.

GRADING LEGEND

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

DETAILED GRADING LEGEND

- 0000.00 EX EXISTING GRADE ELEVATION
- 0000.00 FG FINISH GRADE ELEVATION



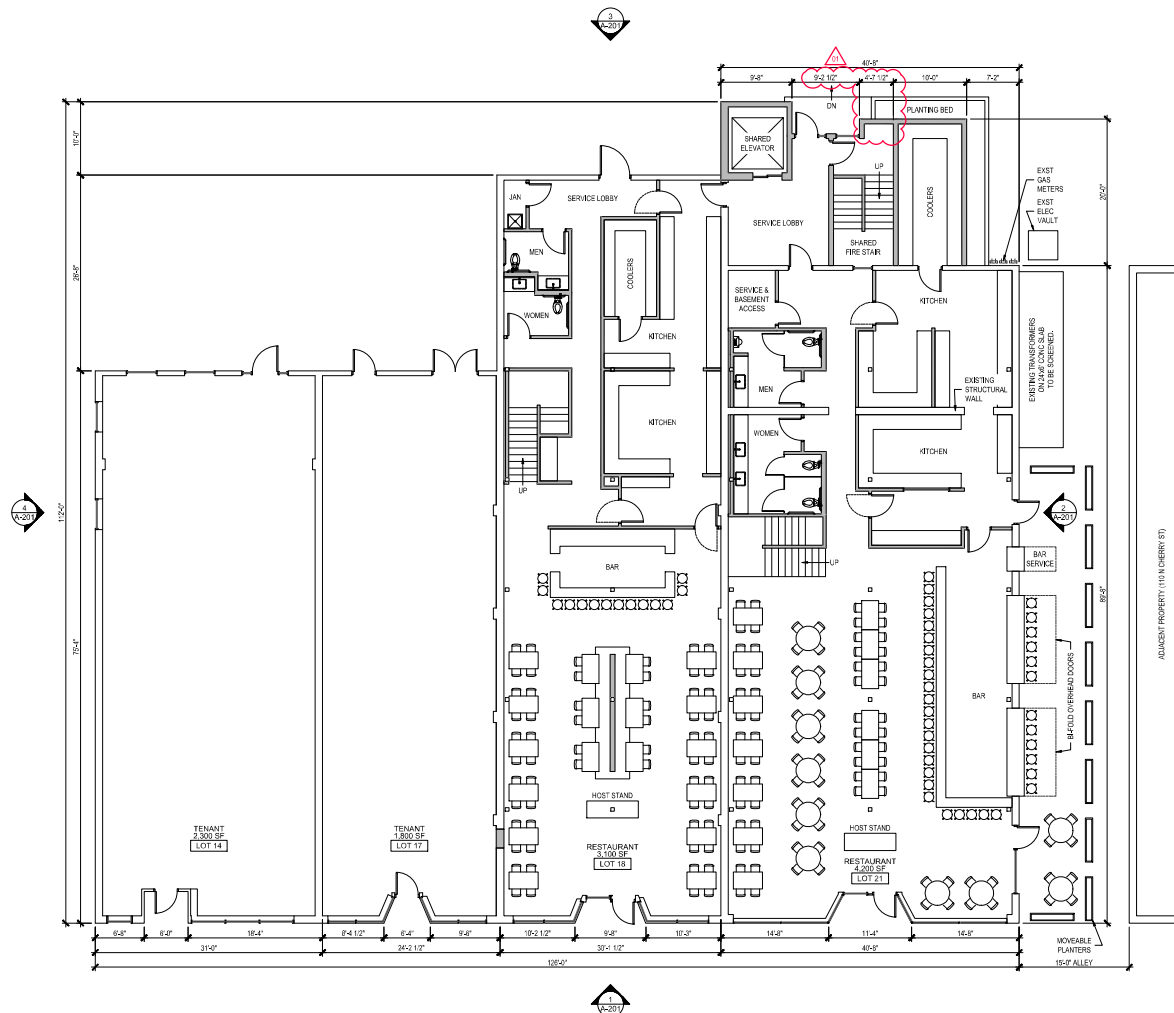
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01. CITY COMMENTS	03-17-2025
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GRADING PLAN

C2.0



GENERAL FLOOR PLAN NOTES

- LAYOUT DIMENSIONS ARE LOCATED TO FINISH FACE, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY IN-FIELD PRIOR TO BID ANY FLOOR REPAIR/LEVELING REQUIREMENTS.
- CONTRACTOR SHALL REPAIR ANY EXISTING SLAB BLOCKOUTS WITH MATCHING CONCRETE SLAB.

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL

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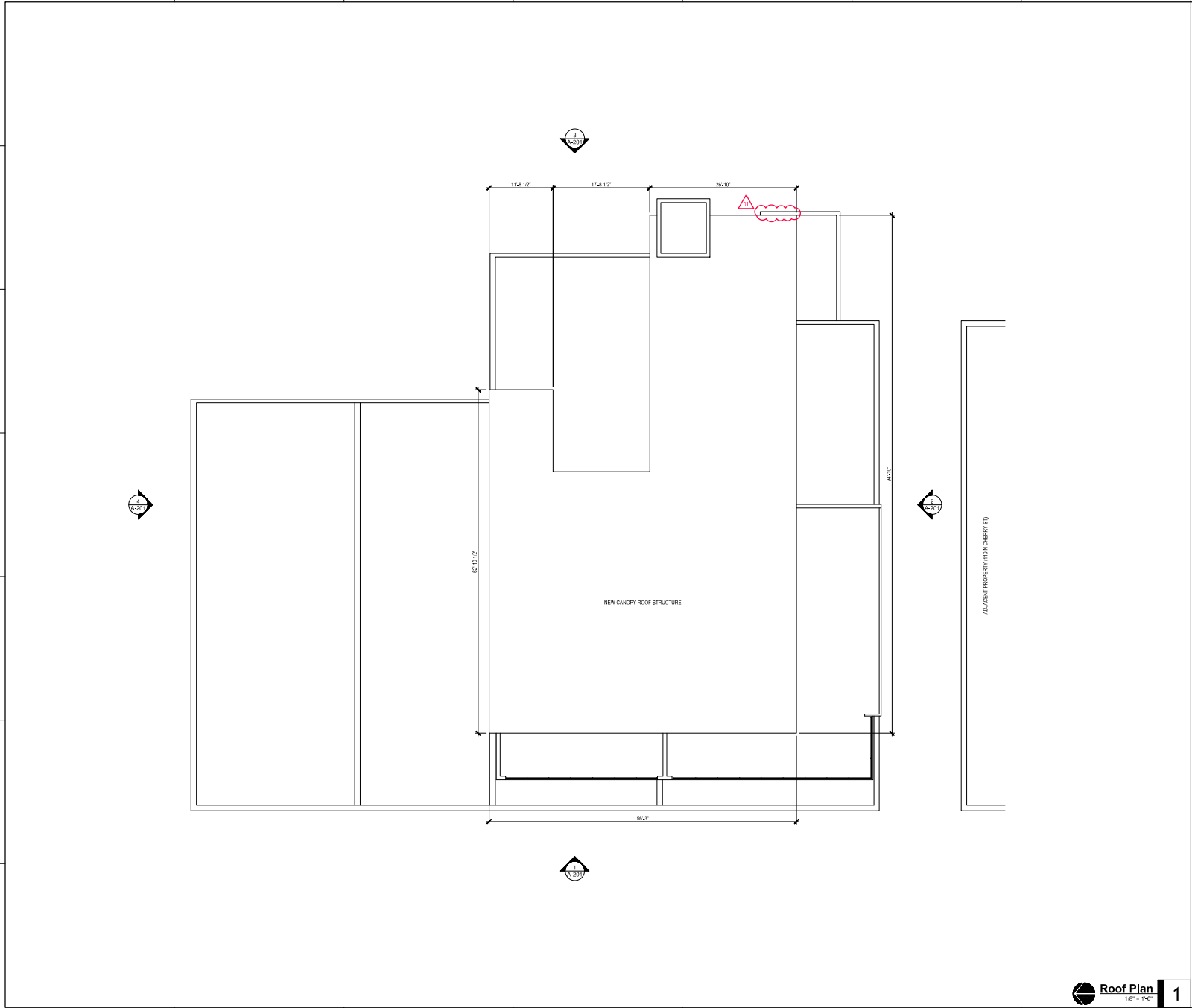
Revisions:
01 CITY COMMENTS 2025-03-17

Project # 230901

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FIRST FLOOR PLAN

A-101



**GENERAL FLOOR
PLAN NOTES**

1. LAYOUT DIMENSIONS ARE LOCATED TO FINISH FACE, (UNLESS NOTED OTHERWISE).
2. CONTRACTOR SHALL VERIFY IN-FIELD PRIOR TO BID ANY FLOOR REPAIR/LEVELING REQUIREMENTS.
3. CONTRACTOR SHALL REPAIR ANY EXISTING SLAB BLOCKOUTS WITH MATCHING CONCRETE SLAB.

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL



55	<i>Schizachyrium scoparium</i> 'Blaze'	Blaze Little Bluestem	#2	44
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RAISED PLANTERS