

AUSTIN'S RESTAURANT

PRELIMINARY DEVELOPMENT PLAN

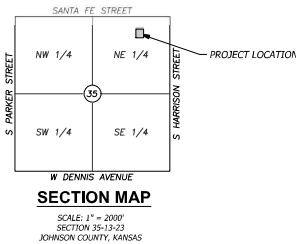
OLATHE, KANSAS 66061

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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BHC

**NOT FOR
CONSTRUCTION**

County Square Commons

Cherry Street Revitalization

114 N Cherry St
Olathe, KS 66061

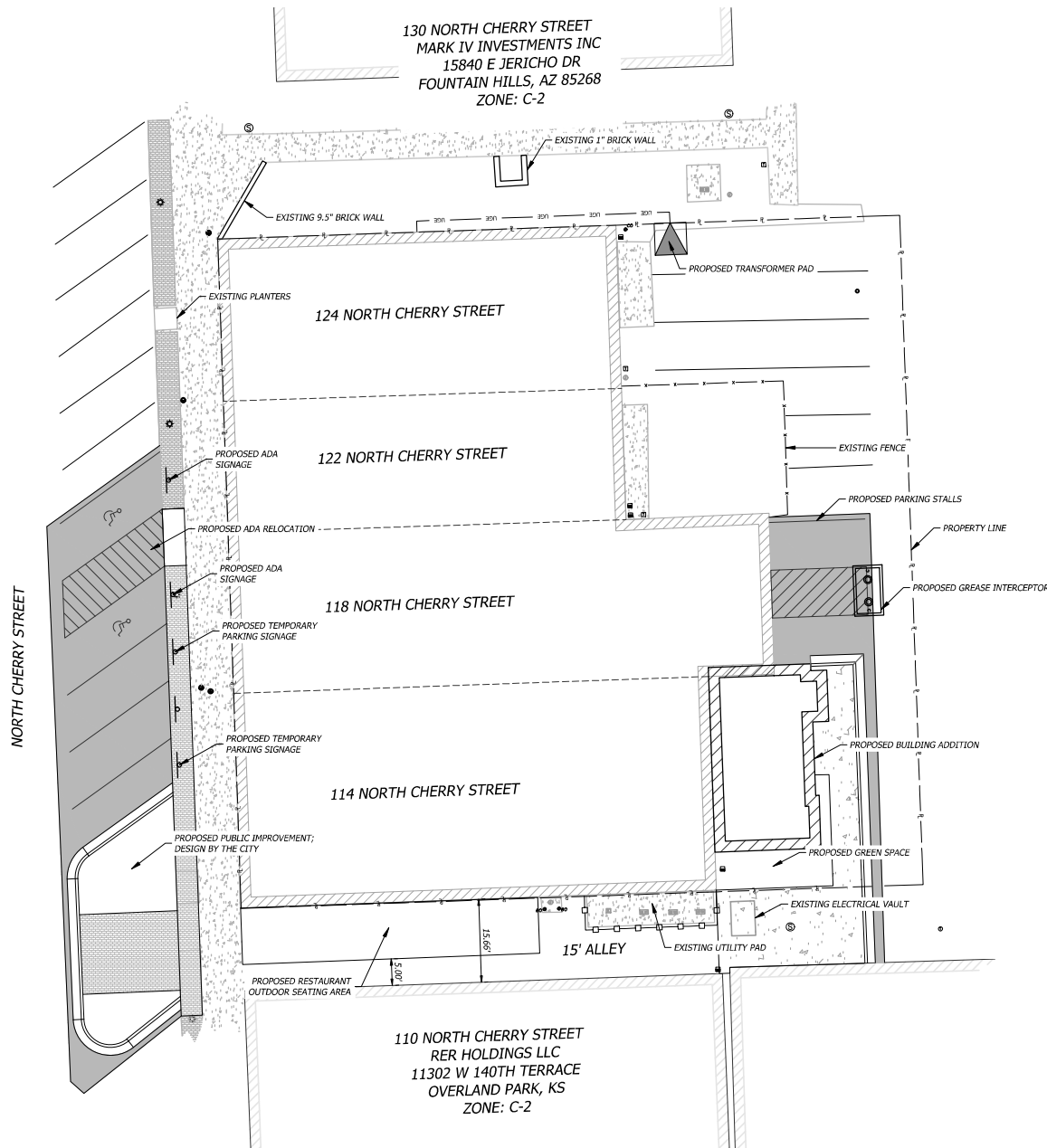
Revisions:
Project # 230901
Preliminary Development Plan
February 19, 2025

COVER SHEET

CVR

Dig Safely.
Kansas One-Call
1-800-344-7233





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

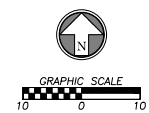
ALL OF LOT 13, EXCEPT THE NORTH 25 FEET, AND ALL OF LOTS 14, 17, 18, AND 21, BLOCK 46, CITY OF OLATHE, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.

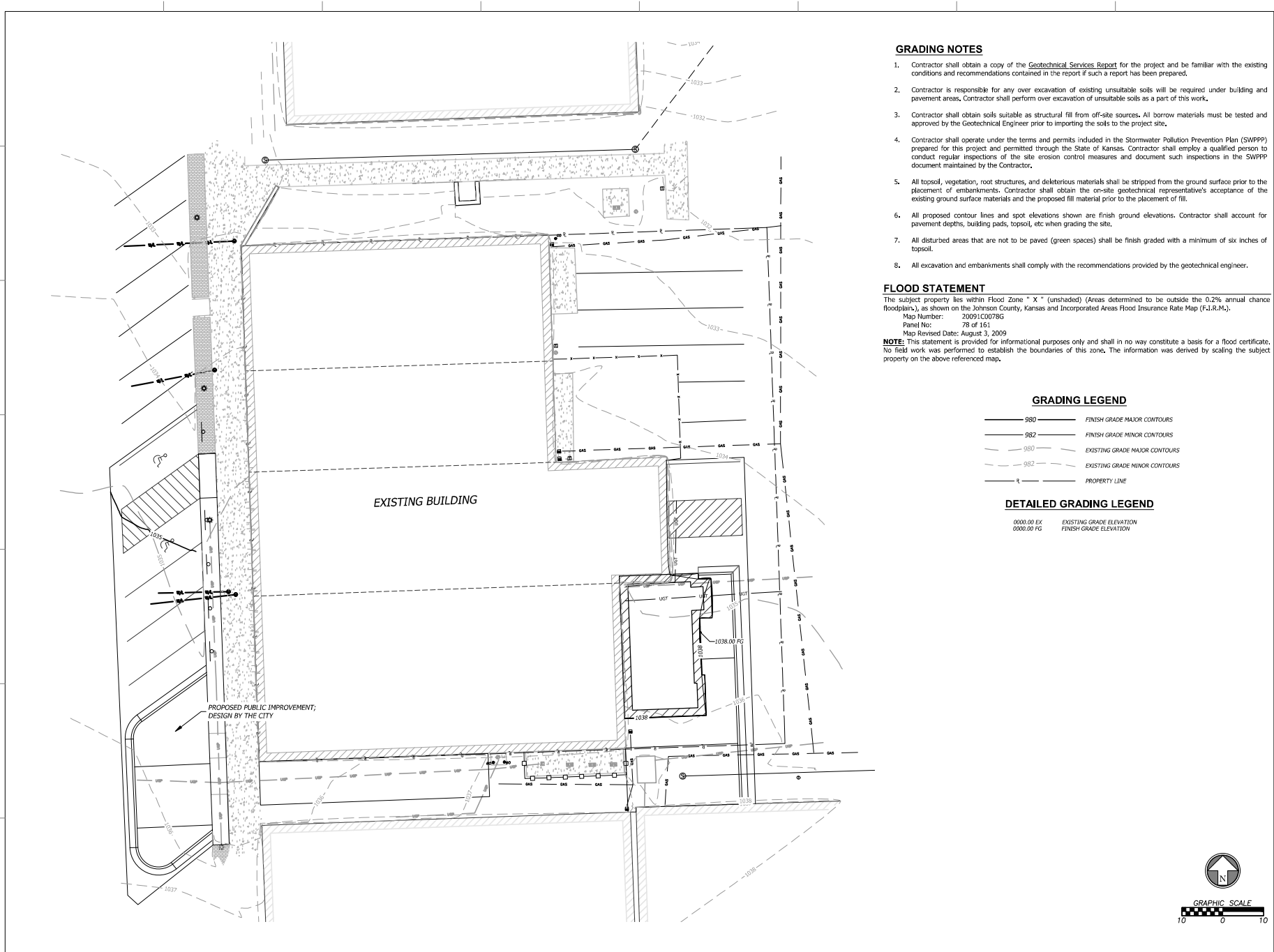
ZONING

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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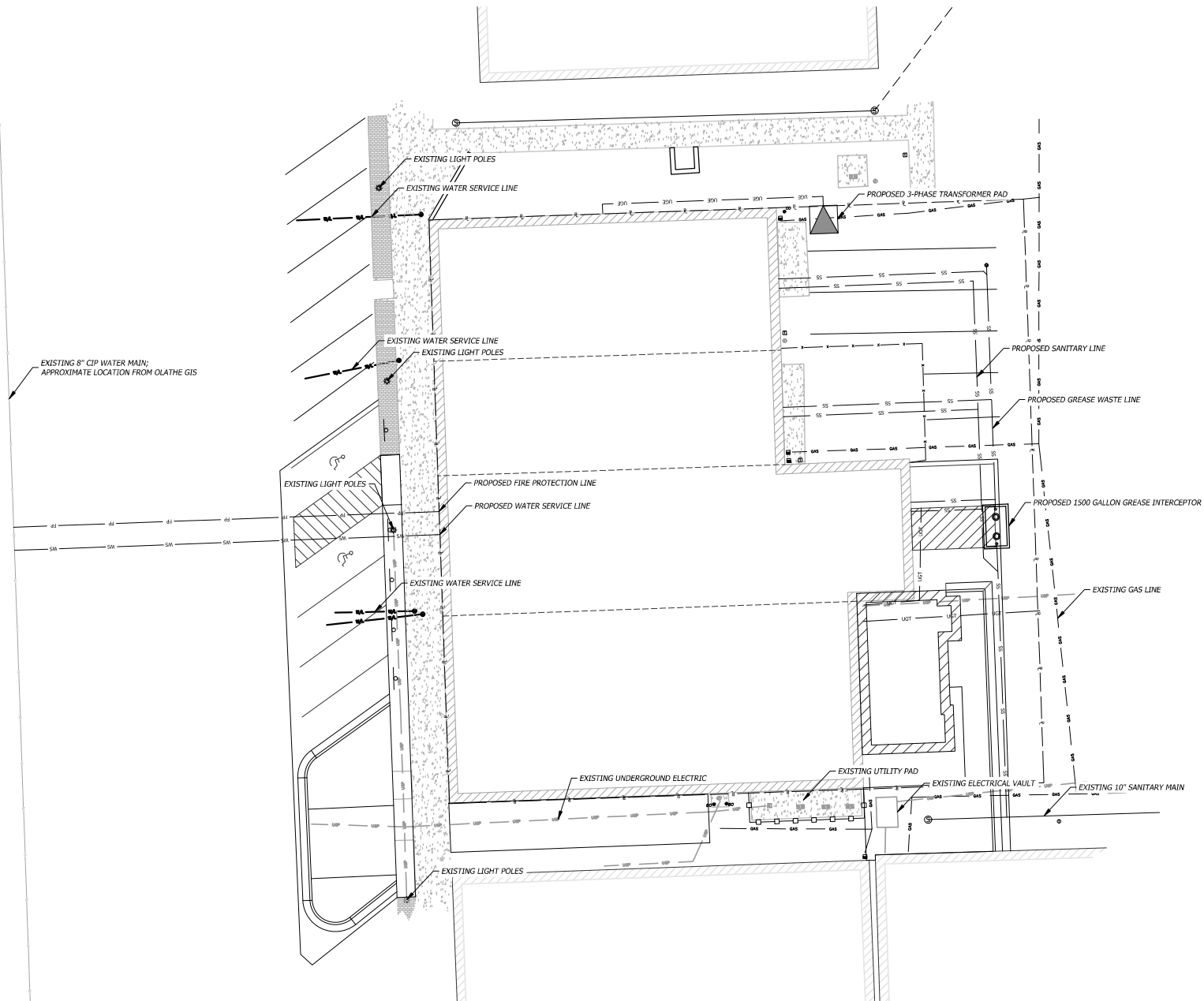
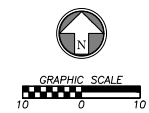
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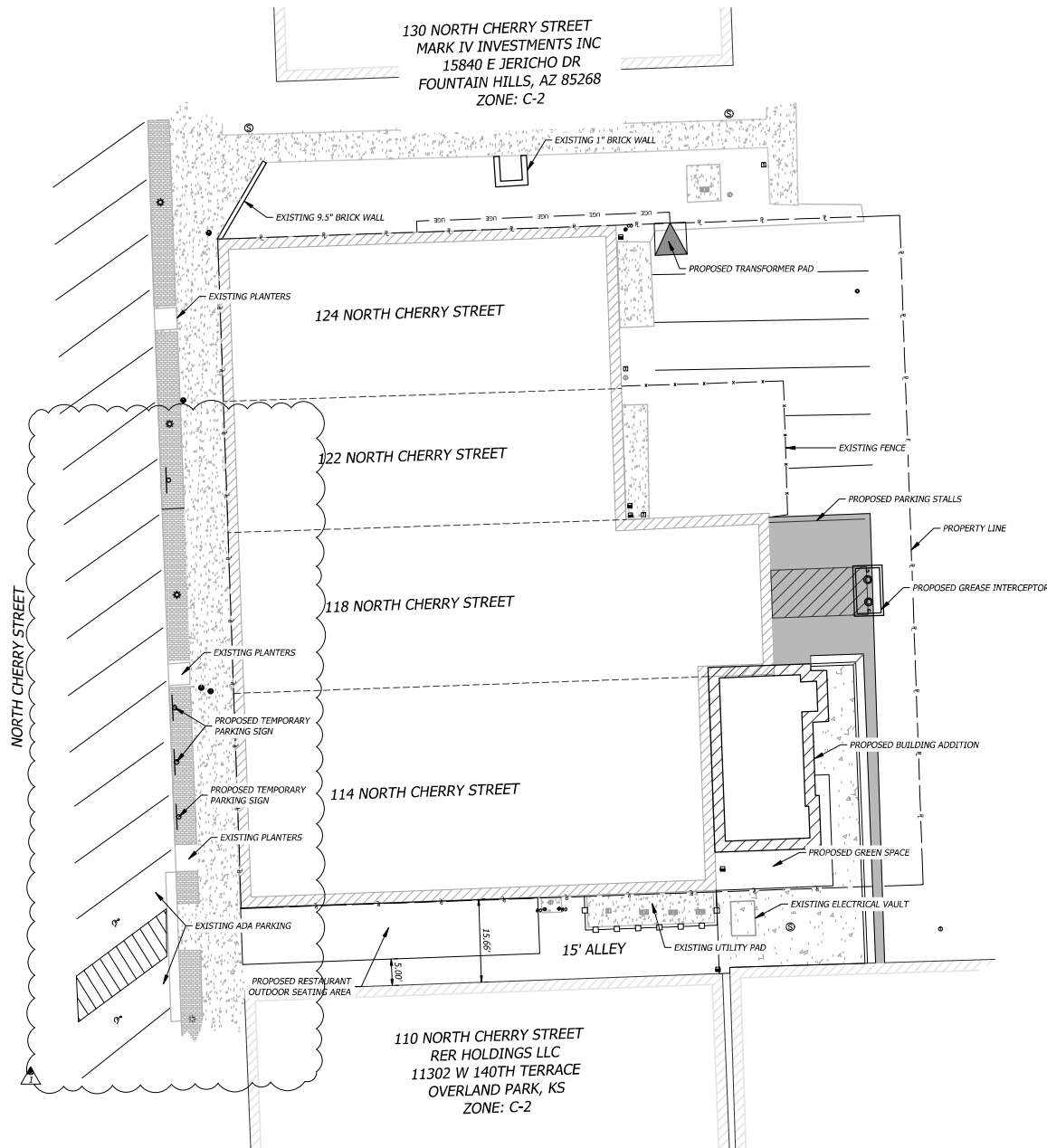
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Preliminary Development Plan
February 19, 2025

UTILITY PLAN

C3.0





SITE DATA

SITE	
SITE AREA:	0.37 AC 16,216 SF
BUILDING	
BUILDING AREA:	10,862 SF (67.0%)
PARKING	
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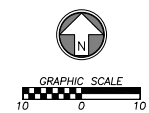
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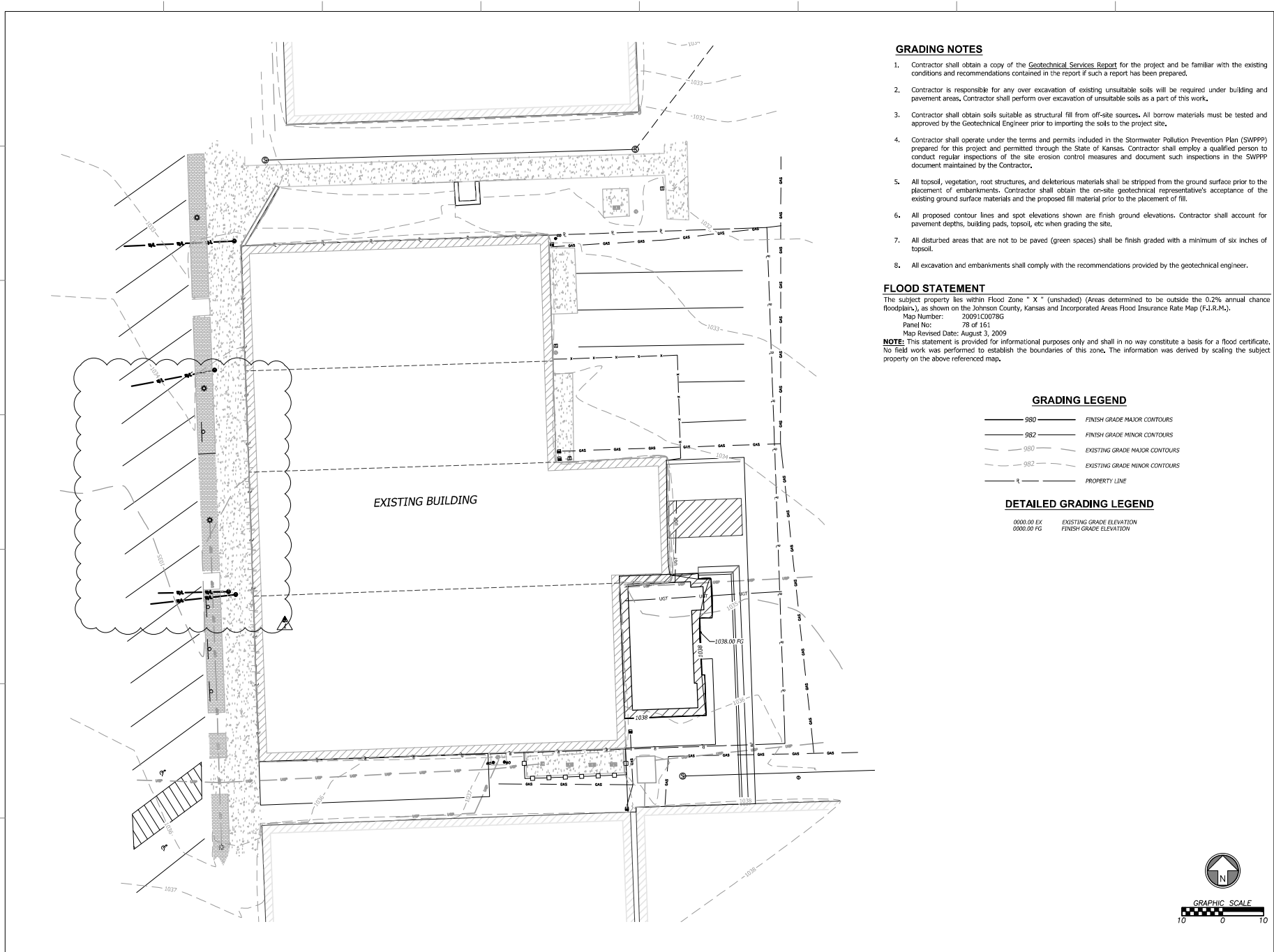
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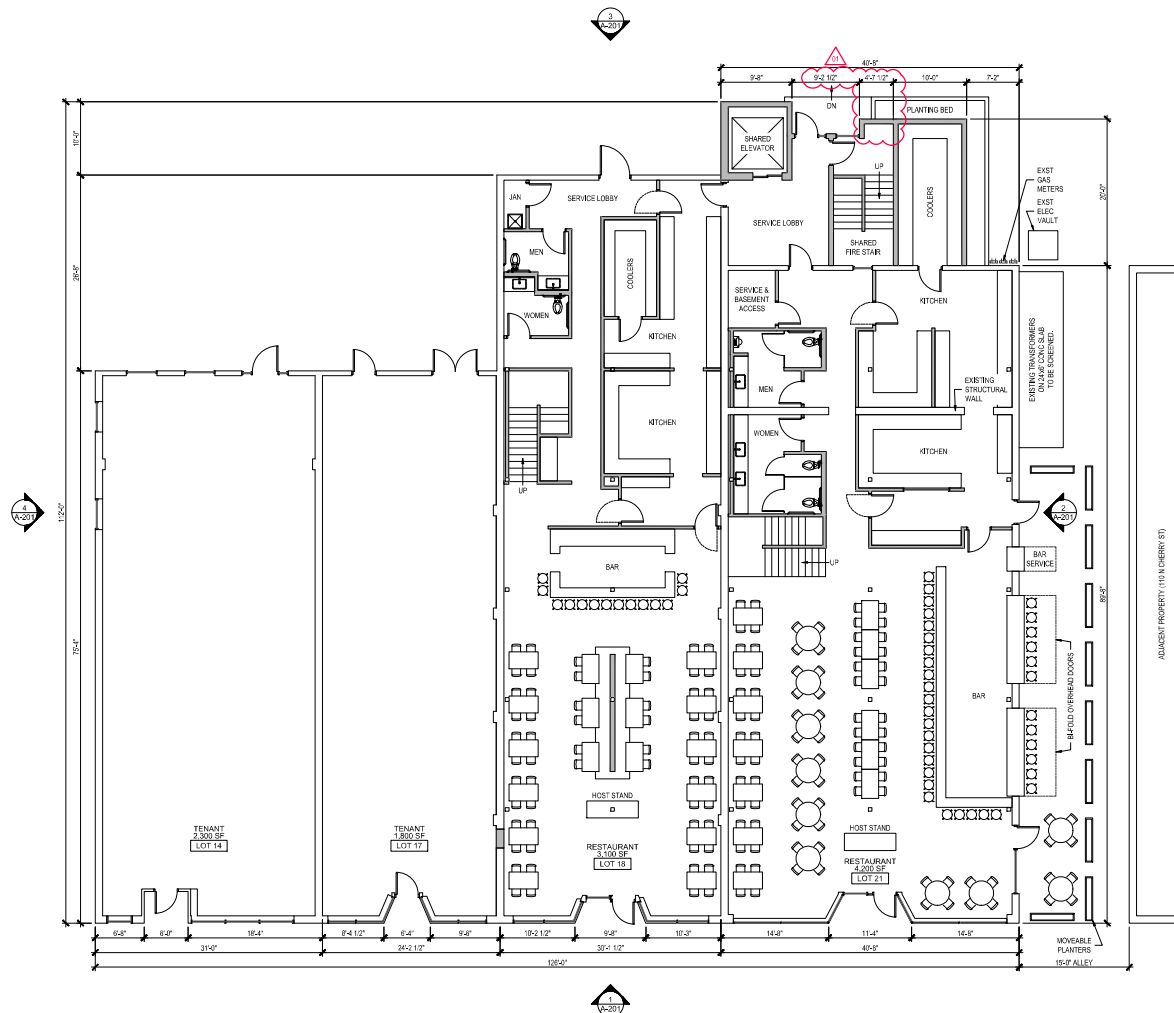
D (DOWNTOWN DISTRICT)

SITE LEGEND

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







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

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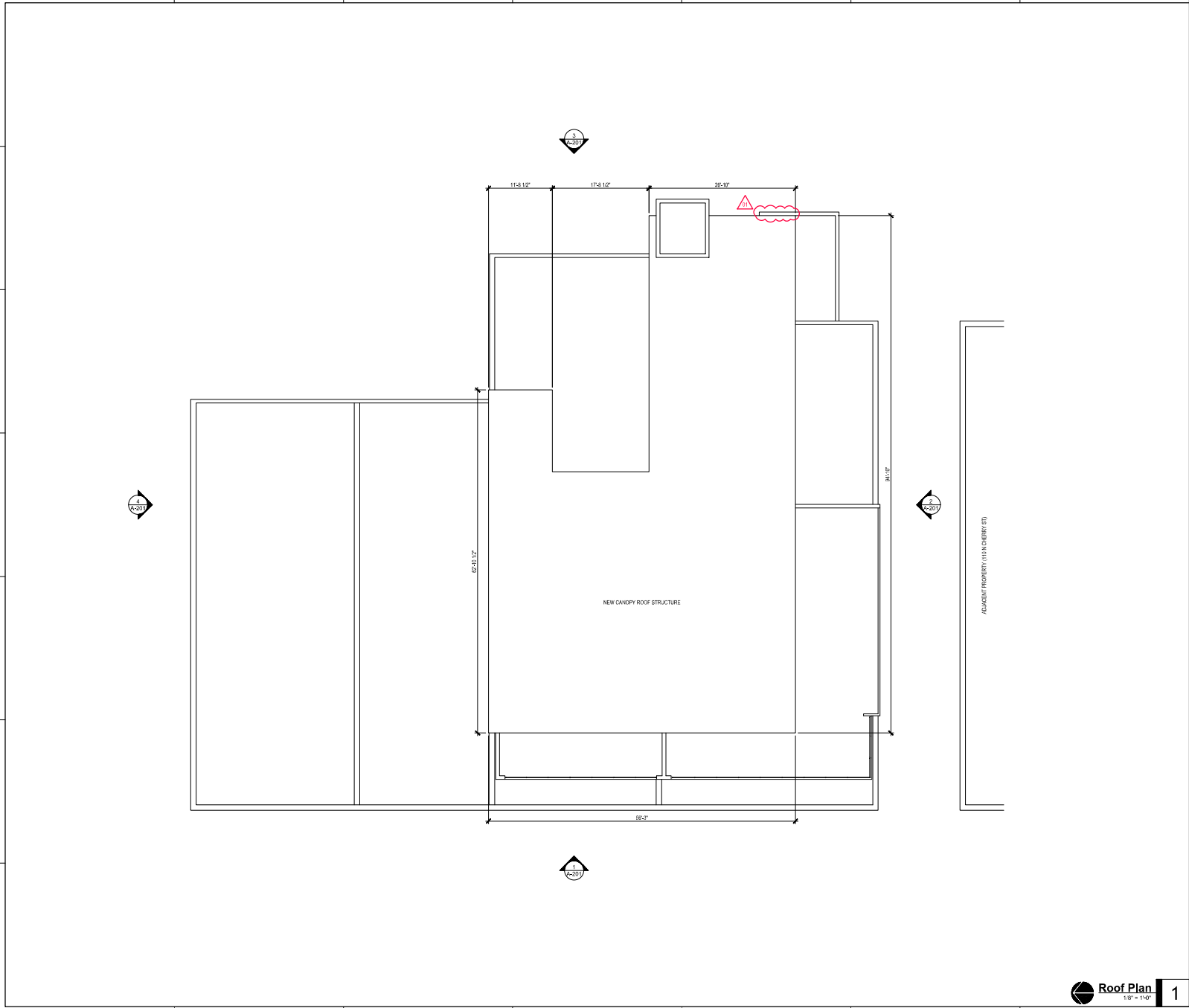
Revisions:
01 CITY COMMENTS 2025-03-17

Project # 230901

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FIRST FLOOR PLAN

A-101



GENERAL FLOOR PLAN NOTES

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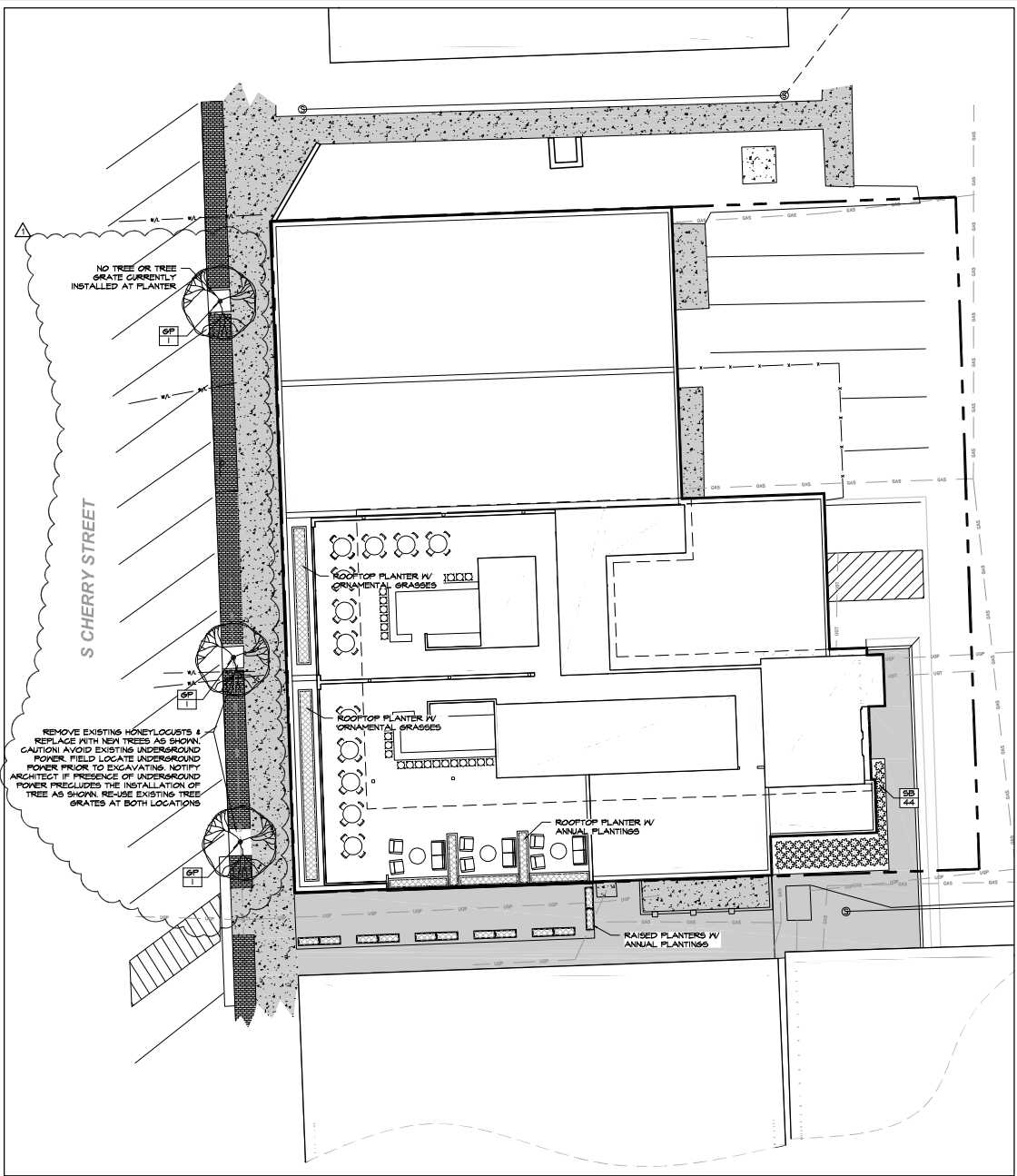
FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL

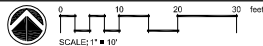
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LANDSCAPE PLAN
SCALE: 1"=10'



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
STREET TREES						
	ST	<i>Shingko biloba</i> 'Princeton Sentry'	Princeton Sentry Shingko	2.5" Cal.	B4B	3
ORNAMENTAL GRASSES						
	SG	<i>Schizachyrium scoparium</i> 'Blaze'	Blaze Little Bluestem	#2		44

PLANT SIZE REQUIREMENTS

PLANT SIZE (CITY OF OLAH)	SIZE REQUIREMENT (BY 8" x 12" PLANTER)
DECIDUOUS SHADE TREES	2 1/2" - 4" CALIPER (AS MEASURED 6" ABOVE THE GROUND)
EVERGREEN TREES	1" TO 1 1/2" CALIPER MEASURED 6" INCHES ABOVE GROUND. MULTI-TRUNK GUERINIA OR HONE TRUNGS: THE SHALLEST TRUNK WILL BE AT LEAST 1" INCH
SMALL DECIDUOUS OR ORNAMENTAL TREES	1" TO 1 1/2" CALIPER MEASURED 6" INCHES ABOVE GROUND. FOR MULTI-TRUNK GUERINIA OR HONE TRUNGS: THE SHALLEST TRUNK WILL BE AT LEAST 1" INCH
SHRUBS	24-INCH-HIGH PLANT SIZE SPACING FROM 8" TO 9" FEET APART. (OPTIONAL) UPON SPECIES, NATIVE PLANTS SHOULD USE THE LARGEST SIZE AVAILABLE IN THE AREA.
PLANT DIVERSITY	
TREES AND SHRUBS	A VARIETY OF DIFFERENT SPECIES INCLUDING BOTH DECIDUOUS AND EVERGREEN SPECIES WILL BE INCORPORATED INTO THE SITE DESIGN TO PROVIDE VISUAL INTEREST, AS WELL AS DIVERSITY AND RESILIENCE. AT LEAST ONE-THIRD (1/3) OF THE PLANTINGS MUST BE EVERGREEN SPECIES.

RAISED PLANTERS



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