

MOKAS COFFEE OLATHE

PRELIMINARY DEVELOPMENT PLAN

119TH AND RIDGEVIEW RD

OLATHE, KS, 66061

MUNICIPAL CONTACT LIST

OLATHE PLANNING DEPT.
100 E. SANTA FE ST. (3RD FLOOR)
OLATHE, KS 66061
(913) 971-9750
PLANNINGCONTACT@OLATHEKS.ORG

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OLATHE, KS 66061
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ENGINEERINGCONTACT@OLATHEKS.ORG

OLATHE INSPECTION SERVICES
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100 E. SANTA FE ST.
OLATHE, KS 66061
(913) 971-8755

OLATHE RIGHT-OF-WAY MANAGER
BRENT BERRY
100 E. SANTA FE ST.
OLATHE, KS 66061
(913) 971-8532
BBERRY@OLATHEKS.ORG

UTILITY CONTACT LIST

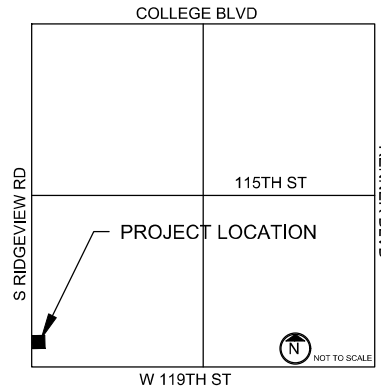
ELECTRIC
EVERGY
16215 W 108TH ST
LENEXA, KS 66219
(888) 471-5275

WATER
CITY OF OLATHE
1385 ROBINSON ST
OLATHE, KS 66061
(913) 895-1800

NATURAL GAS
SPIRE INC.
7500 E 35TH TER
KANSAS CITY, MO 64129
(800) 582-1234

SANITARY SEWER
JOHNSON COUNTY WASTEWATER
11811 S. SUNSET DR. STE 2500
OLATHE, KS 66061
(913) 715-8500

5/12/2025



SW QUARTER SECTION 18, T13S-R24E
OLATHE, JOHNSON COUNTY, KANSAS

SHEET LIST

	TITLE
	SURVEY
C1.0	SITE PLAN
C2.0	GRADING PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
L1	LANDSCAPE PLAN
A3	EXTERIOR ELEVATIONS
A4	EXTERIOR ELEVATIONS

PROJECT CONTACTS

ARCHITECT
BAKER DESIGN GROUP
RODGER BAKER
135 N MAIN
WICHITA, KS 67202
(316) 267-7142

ENGINEER OF RECORD
AUBRY ENTERPRISES
JAY D. O'DELL, P.E.
5912 MAPLE ST.
MISSION, KS 66202
JAY.ODELL@AUBRYENTERPRISES.COM

DEVELOPER
CHRISTIAN COLEMAN
MIDWEST RESTAURANT GROUP
5102 E ENGLISH ST
WICHITA, KS 67218
(316) 393-6802

SURVEYOR OF RECORD
BEYOND SURVEYING
ROBERT SANDLIN
29390 W 119TH STREET
OLATHE, KS 66061
(913) 717-8538

OWNER
AZURA CREDIT UNION
610 SW 10TH AVE.
TOPEKA, KS 66612

LANDSCAPE ARCHITECT
MEIER LANDSCAPE ARCHITECTURE
JASON M. MEIER
15245 METCALF AVE.
OVERLAND PARK, KS 66223
(913) 787-2817

APPROVED BY

NAME

DATE



CLIENT
MIDWEST RESTAURANT GROUP
5102 E ENGLISH STREET
WICHITA, KS, 67218



REV	DESCRIPTION	DATE

MOKAS COFFEE OLATHE

04/15/2025

PRELIMINARY DEVELOPMENT PLAN

119TH AND
RIDGEVIEW RD
OLATHE, KS, 66061

TITLE

TRACT 1:
Lot 14, Ridgeview Falls, Eleventh Plat, a subdivision in the City of Olathe, Johnson County, Kansas.

TRACT 2:
A Perpetual Non-Exclusive Easement for ingress and egress across the Shared Driveway as established Joint Access and Maintenance Agreement filed in Book 200407, Page 002143.
Subject to the terms, provisions and conditions set forth in said instrument.

TRACT 3:

Non-exclusive Easements in, to, over and across the Common Areas including Parking Easement, Access Easement, Utility Easement and Drainage Easement as provided in the instrument labeled "Amended and Restated Declaration of Easements, Covenants, Conditions and Restrictions" filed in Book 200807, Page 001912. Subject to the terms, provisions and conditions set forth in said instrument.

Title information shown hereon was taken from Chicago Title Insurance Company Commitment for Title Insurance, No. KCC250419 Effective Date: February 20, 2025 at 8:00 A.M.

Schedule B – Exceptions

[illegible]

GENERAL NOTES:

The bearings shown hereon are based on the State Plane Coordinate System, Ka

Classification scheme known as AHA/ACC, contains up to 5 dead categories

Elevations shown hereon are based on NAVD88, contours are in 1 foot intervals.

The subject property address is: No Situs address available according to Johnson County AIMS website.

The complete property address on the title address statement accurately reflects current county record address.

At the time of this survey there was no observable evidence of earth moving work, building construction or building additions within re-

At the time of this survey there was no observable evidence of the site being used as a solid waste dump, sump, or sanitary landfill.

At the time of this survey there was no observable evidence of the site being used as a solid waste dump, sump, or sanitary landfill.

The subject p

FLOOD NOTE:
This property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for the City of Olathe, Johnson County, Kansas, Map Number 20091C0064G and dated August 3, 2009.

ZONING NOTE

ZONING NOTE:
No zoning report or letter was provided to the surveyor.

No zoning req.

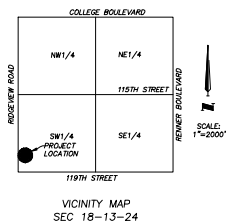
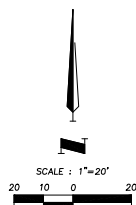
SITE NOTE:
Parking Improv.

Parking improvements, drive, and other site improvements in use by 11875 S Ridgeway Road, do not appear to be with benefit of an easement.

Area = 48,478± Sq. Ft. or 1.113± Acres



- = MONUMENT AS NOTED
- ⊕ FH = FIRE HYDRANT
- ◆ = LIGHT POLE CONC. BASE
- ✦ MS = METAL SIGN
- PB = PIPE BOLLARD
- PP = POWER POLE
- = SANITARY SEWER MANHOLE
- △ = SECTION CORNER
- = STORM MANHOLE
- TEP = TELEPHONE PEDESTAL
- ⊕ W = WATER VALVE
- WS = WOOD SIGN

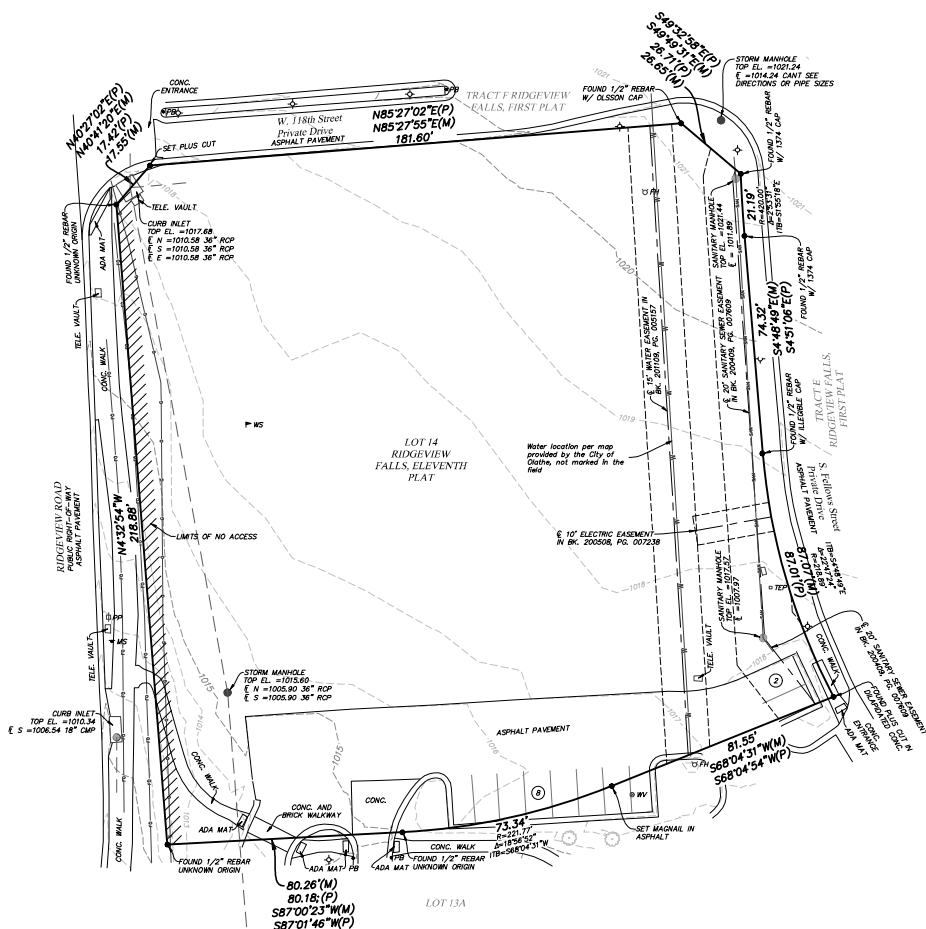


To: MRH Global LLC; Axura Credit Union; Chicago Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a) 6(b), 8, 9, 11(a), 13, 15, 17, and 19 of Table A thereof. The field work was completed on March 7, 2025.

Robert Craig Sandlin KS LS 1602

Job No. 2025.0016
Sec. 18-13-24
Johnson County, Kansas
2025-0016 SUP.DWG



Notes

1. Visual indications of utilities are as shown. Underground locations shown, as furnished by the respective utility companies, are approximate and shall be verified in the field at the time of construction. For actual field locations of underground utilities, call 1-800-344-7233.

2. The contractor shall be responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for the coordination and scheduling with utility owners of all work required to resolve conflicts with installations, constructions, excavations, removals, placements, relocation and other miscellaneous work.

ALTA/NSPS LAND TITLE SURVEY
LOT 14, RIDGEVIEW FALLS, ELEVENTH PLAT

CLIENT

29390 W 119th Street, Olathe, KS 66061
Office: 913-717-8538
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www.beyondsurveying.com



SITE PLAN



HATCH LEGEND

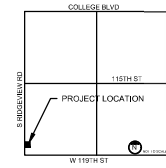
	STANDARD DUTY ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK PAVEMENT
	NO PARKING - FIRE LANE CURB MARKINGS

SITE NOTES

- ALL EXTERIOR GROUND MOUNTED AND ALL ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDERS, AND UTILITY METERS MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE METHODS.
- ALL NEW ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
- ALL SIGNAGE IS APPROVED ADMINISTRATIVELY THROUGH A SEPARATE APPLICATION.
- ALL STORM SEWER WORK ON PROPERTY IS PRIVATE.
- ALL NEW ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
- ALL SIGNAGE IS APPROVED ADMINISTRATIVELY THROUGH A SEPARATE APPLICATION.

SITE DATA

ZONING	M-2 (INDUSTRIAL)
TOTAL PROPERTY AREA	1.11 ACRES (48,478 SQ. FT.)
DISTURBED AREA	1.03 ACRES (44,982 SQ. FT.)
OPEN AREA	0.28 ACRES (12,077 SQ. FT.)
FRONT SETBACK	40 FT.
REAR SETBACK	50 FT.
SIDE SETBACK	10 FT.
PARKING SETBACK	30 FT.
PROPOSED PARKING COUNT	43 (2 ADA)
PROPOSED BUILDING AREA	3,076 SQ. FT.



SITE VICINITY MAP
SW QUARTER SECTION 18, T13S-R24E
OLATHE, JOHNSON COUNTY, KANSAS

BUILDING DATA

BUILDING GROSS SF	APPROX 3,076 SQ FEET
EXISTING FLOOR AREA RATIO	0 SQ FEET
PROPOSED AREA RATIO	12,077 / 48,478 = .249

PARKING DATA

CITY REQUIREMENT	1 PER 3 SEATS - 64 INTERIOR, 20 PATIO SEATS - 84 TOTAL
REQUIRED PARKING	12 EMPLOYEES
PROVIDED PARKING	28+12 EMPLOYEES- 40 STALLS
ADA ACCESSIBLE REQUIRED	43
ADA ACCESSIBLE PROVIDED	2

LEGAL DESCRIPTION

LOT 14, RIDGEVIEW FALLS, ELEVENTH PLAT

PARCEL NUMBER

DP63450000 0014

OWNER INFORMATION

AZURA CREDIT UNION
610 SW 10TH AVE.
TOPEKA, KS 66612

CONSTRUCTION NOTES

- TRASH ENCLOSURE
- SPEAKER BOX AND MENU BOARD
- PATIO AREA
- ADA RAMP
- ADA PARKING MARKINGS
- STANDARD PARKING MARKINGS
- TRANSFORMER PAD
- PROPOSED STORM WATER INLET
- PROPOSED CONNECTION TO EXISTING STORM SEWER, LOCATION OF EXISTING MANHOLE
- WATER SERVICE CONNECTION TO BUILDING
- WATER SERVICE CONNECTION TO MAIN
- SANITARY BUILDING CONNECTION
- PROPOSED LOCATION OF GREASE INTERCEPTOR
- ELECTRIC BUILDING CONNECTION, LOCATION OF ELECTRIC METER
- GAS CONNECTION TO BUILDING, LOCATION OF GAS METER
- PROPOSED LOCATION OF SERVICE CONNECTION TO GAS MAIN
- SANITARY SERVICE CONNECTION TO MAIN
- PROPOSED LIGHT POLE LOCATION
- PROPOSED SIDEWALK SECTION
- PROPOSED STAMPED CONCRETE CROSSWALK
- NO PARKING - FIRE LANE CURB MARKINGS
- NO PARKING - FIRE LANE SIGNS



JAY D. ODELL
PE-25890 5/12/2025

MIDWEST
RESTAURANT
GROUP
5102 E ENGLISH STREET
WICHITA, KS, 67218

aubry
enterprises.
KANSAS OFFICE
5912 MAPLE STREET
MISSION, KS 66202

ENGINEERING FIRM OF RECORD

REV	DESCRIPTION	DATE

MOKAS
COFFEE
OLATHE

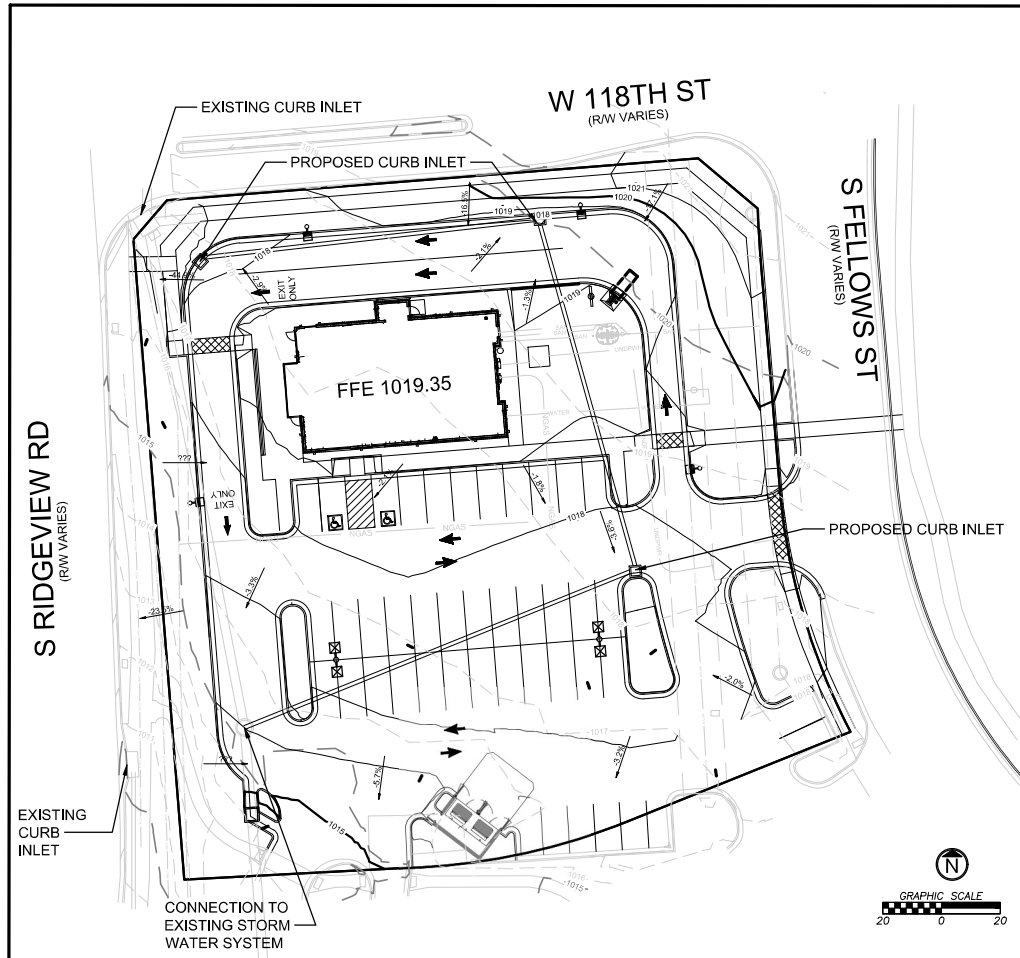
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PRELIMINARY
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SITE PLAN

C1.0

GRADING PLAN



GRADING LEGEND

---	EXISTING 5' CONTOUR
- - -	EXISTING 1' CONTOUR
---	FUTURE 5' CONTOUR
- - -	FUTURE 1' CONTOUR
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR
---	PROPOSED HIGH POINT/ RIDGE

TP XX	PROPOSED TOP OF PAVEMENT ELEVATION
TS XX	PROPOSED TOP OF SIDEWALK ELEVATION
TC XX	TOP OF CURB ELEVATION
EX XX	EXISTING TOP OF CURB ELEVATION
EX XX	EXISTING ELEVATION
EX TP XX	EXISTING TOP OF PAVEMENT ELEVATION
EX TS XX	EXISTING TOP OF SIDEWALK ELEVATION

GRADING NOTES

1. GRADING MATERIALS AND PROCEDURES SHALL BE IN ACCORDANCE WITH KDOT TECHNICAL SPECIFICATIONS. ANY REQUIREMENTS SET FORTH IN THE PLANS THAT ARE IN CONFLICT WITH KDOT STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD
2. FILL MATERIALS SHALL BE PLACED IN ACCORDANCE TO KDOT STANDARDS AND AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER
3. 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 MISSOURI.
4. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, TOPSOIL, AGGREGATE BASES, ETC WHEN GRADING THE SITE
5. ALL EXCAVATIONS AND EMBANKMENTS SHALL COMPLY WITH THE REQUIREMENTS OF KDOT AND JOHNSON COUNTY. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED, NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.
7. UNLESS OTHERWISE NOTED, ALL PAVEMENT GRADES SHALL BE ASSUMED 6" LOWER THAN TOP OF CURB ELEVATIONS.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, KANSAS NORTH ZONE NAD83

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88

DRAINAGE NOTE

THE PROPOSED INCREASE SITE RUNOFF IS ACCOUNTED FOR BY A REGIONAL DETENTION AREA SOUTH OF THE SITE.



CLIENT
MIDWEST RESTAURANT GROUP
5102 E ENGLISH STREET
WICHITA, KS, 67218

ENGINEERING FIRM OF RECORD
aubry enterprises.
KANSAS OFFICE
5912 MAPLE STREET
MISSION, KS 66202

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GRADING PLAN

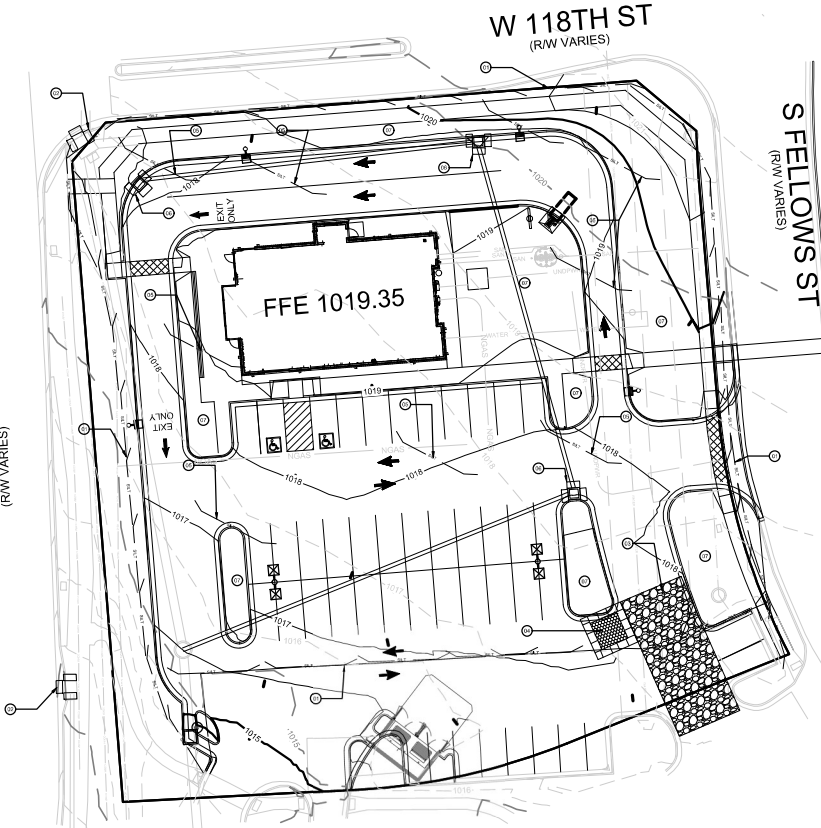
C2.0

EROSION CONTROL PLAN

S RIDGEVIEW RD
(R/W VARIES)

W 118TH ST
(R/W VARIES)

S FELLOWS ST
(R/W VARIES)



GRADING LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- TEMPORARY CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- SILT FENCE
- INLET PROTECTION

DETAILS

- SEE SHEET C3.1 FOR DETAILS FOR THE FOLLOWING:
- EC01 STANDARD SEDIMENT FENCE
 - EC02 ROCK CONSTRUCTION ENTRANCE
 - EC03 DROP INLET PROTECTION
 - EC04 CURB INLET SEDIMENT TRAP
 - EC05 CONCRETE WASHOUT

EROSION AND SEDIMENT CONTROL STAGING CHART

PROJECT STAGE	BMP REF	BMP DESCRIPTION	NOTES
STAGE 1: PLACE PRIOR TO LAND DISTURBANCE	○	PERIMETER SILT FENCE/FILTER BAG	PLACE AS SHOWN
	○	EXISTING STORM INLET PROTECTION	PLACE AS SHOWN
	○	CONSTRUCTION ENTRANCE CONCRETE WASH OUT	PLACE AS SHOWN
STAGE 2: PLACE AFTER DEMO, CLEARING AND GRUBBING			
STAGE 3: AFTER STORM SYSTEM	⊙	INTERIOR SILT FENCE	PLACE AS NEEDED
STAGE 4: AFTER PAVEMENT PLACEMENT	⊙	INLET PROTECTION FOR NEW INLETS	PLACE AS SHOWN
POST CONSTRUCTION BMP PLACEMENT	⊙	FINAL SEEDING, SOD AND LANDSCAPE	PLACE AS SHOWN

OLATHE EROSION CONTROL NOTES

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE APPROVED PLAN. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY SUBSEQUENT STAGE IS INITIATED. CLEARING, GRUBBING, AND 15 TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. NO FILL SHALL BE PLACED IN FUTURE RIGHTS-OF-WAY UNDER A LAND DISTURBANCE PERMIT UNLESS APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR OR OWNER SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF OLATHE. THE PERMIT HOLDER MUST SCHEDULE AN INITIAL EROSION AND SEDIMENT CONTROL INSPECTION PRIOR TO ANY EARTHMOVING ON THE PROPOSED SITE AS PER THE APPROVED PLAN. SCHEDULING OF INITIAL INSPECTIONS MUST BE MADE AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE.
- ALL EXCAVATION FOR UTILITY LINE INSTALLATION SHALL BE LIMITED TO THE AMOUNT THAT CAN BE EXCAVATED, INSTALLED, BACKFILLED, AND STABILIZED WITHIN ONE WORKING DAY. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED ON THE UPSLOPE SIDE OF THE TRENCH. SEDIMENT LADEN WATER THAT ACCUMULATES IN THE TRENCHES SHALL BE PUMPED THROUGH A FILTRATION DEVICE, OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OR OVER NON-DISTURBED VEGETATED AREAS. DISCHARGE POINTS SHOULD BE ESTABLISHED TO PROVIDE FOR MAXIMUM DISTANCE TO ACTIVE WATERWAYS.
- BEFORE IMPLEMENTING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS, WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE CONTRACTOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CITY OF OLATHE.
- ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT'S REGULATIONS. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE CONTRACTOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE CITY OF OLATHE AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CITY OF OLATHE REGULATIONS.
- ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED MUST BE STABILIZED IMMEDIATELY. DURING NONGERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE, AND WHICH WILL BE RE-DISTURBED BEFORE WINTER, SHALL BE STABILIZED IN ACCORDANCE WITH TEMPORARY SEEDING SPECIFICATIONS. DISTURBED AREAS THAT ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED BEFORE WINTER MUST BE STABILIZED WITH PERMANENT SEEDING SPECIFICATIONS.
- PLANTING AND SEEDING DATES SHALL BE IN ACCORDANCE WITH THE CITY OF OLATHE TECHNICAL SPECIFICATIONS FOR PUBLIC IMPROVEMENT PROJECTS. INTERM STABILIZATION WILL BE ACHIEVED BY MULCHING.
- ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO CONSTRUCT SEDIMENT TRAPS, DIVERSION TERRACES, ETC.
- AT THE END OF EACH WORKING DAY, ANY SEDIMENT TRACKED OR CONVEYED ONTO A PUBLIC ROADWAY WILL BE REMOVED AND RE-DEPOSITED ONTO THE CONSTRUCTION SITE. REMOVAL CAN BE COMPLETED THROUGH USE OF MECHANICAL OR HAND TOOLS, BUT MUST NEVER BE WASHED OFF THE ROAD USING WATER.
- SEDIMENT REMOVAL FROM EROSION AND SEDIMENT CONTROLS AND FACILITIES SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS, OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN TOPSOIL STOCKPILES.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
- STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATED COVER OR OTHER PERMANENT NON-VEGETATED COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES STEEPER THAN 3:1 AND ALL AREAS OF CONCENTRATED FLOWS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REBLANCHING, AND REINSEEDING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- ANY SEDIMENT REMOVED FROM BMPS DURING CONSTRUCTION SHALL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO SITE GRADING.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR CONTRACTOR SHALL CONTACT THE CITY FOR A FINAL INSPECTION.
- SEED MIX MUST BE AS PREVIOUSLY APPROVED. APPROPRIATE FERTILIZER WILL BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS.

JAY D. ODELL
PE-25890 5/12/2025

CLIENT

MIDWEST RESTAURANT GROUP

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WICHITA, KS, 67218

ENGINEERING FIRM OF RECORD

aubry enterprises.

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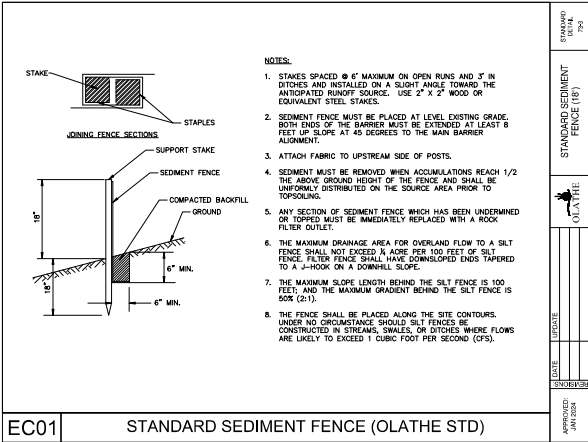
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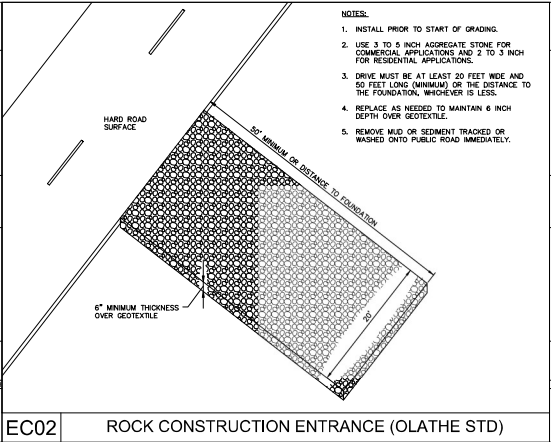
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EROSION CONTROL PLAN

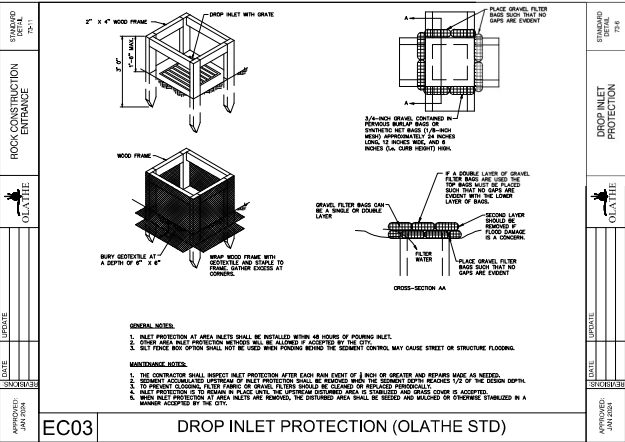
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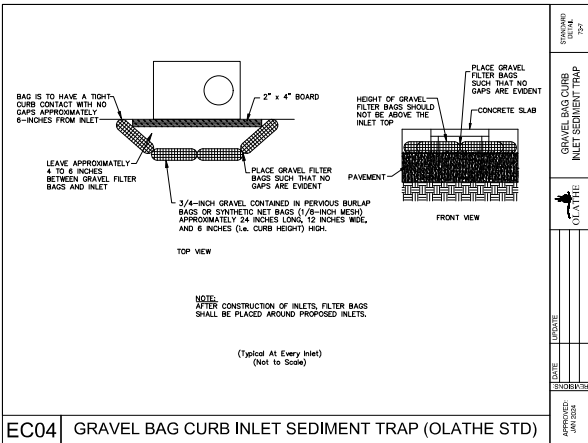
EC01 STANDARD SEDIMENT FENCE (OLATHE STD)



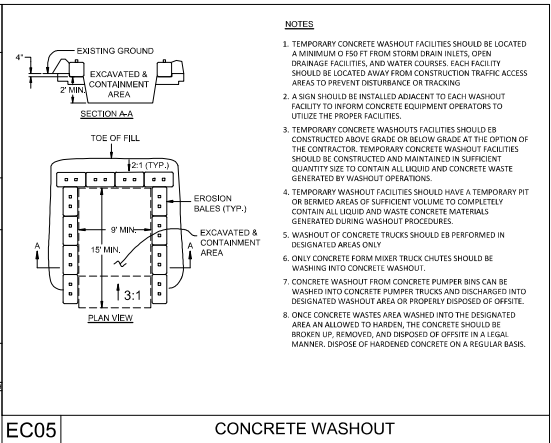
EC02 ROCK CONSTRUCTION ENTRANCE (OLATHE STD)



EC03 DROP INLET PROTECTION (OLATHE STD)



EC04 GRAVEL BAG CURB INLET SEDIMENT TRAP (OLATHE STD)



EC05 CONCRETE WASHOUT



JAY D. O'DELL
PE-25890 5/12/2025

MIDWEST RESTAURANT GROUP
5102 E ENGLISH STREET
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ENGINEERING FIRM OF RECORD

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MOKAS COFFEE
OLATHE

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119TH AND RIDGEVIEW RD
OLATHE, KS, 66061

EROSION CONTROL DETAILS

C3.1