

PARCEL	PARCEL AREA (AC)	BUILDING USE	EX. TENANT	BUILDING S.F.	NO. OF STOPS	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
LOT 1A	11.65	EX. RETAIL		4,095		108	108
LOT 3	1.41	EX. RESTAURANT	OHY'S	6,814	324	158	158
LOT 4	0.44	EX. RESTAURANT	POMER 20'S	7,945	378	126	126
LOT 5	0.44	EX. RESTAURANT	SHAW'S	5,508	242	111	111
LOT 6	0.39	EX. RESTAURANT	TEXAS ROADHOUSE	7,200	342	114	114
LOT 7	0.44	EX. RESTAURANT	OLD CHURCH	6,100	290	97	97
LOT 8	15.88	EX. MOVIE THEATER	AMC	108,860	4,500	1,125	1,125
TRACT A	4.90						
LOT 1	2.29	EX. HOTEL		105,000	119	148	148
LOT 2	2.61	EX. HOTEL	NEW HOTEL	64,756	112	105	105
LOT 11	0.46	PROP. RESTAURANT			342	111	114
TOTAL	40.71					2,165	2,198

OPEN SPACE CALCULATIONS:

TOTAL SITE AREA LOT 1A & LOT 3 = 15.99 Acres / 696,524 S.F.
TOTAL OPEN SPACE LOT 1A & LOT 3 = 3.47 Acres / 151,28 S.F. (22%)

LEGAL DESCRIPTION:

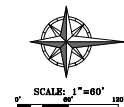
LOT 1A, OLATHE STATION THREE, AND LOT 3, OLATHE STATION TWO REPLAT,
A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS,
ACCORDING TO THE RECORDED PLAT THEREOF.

ZONING: OP-2 (EXISTING ZONING)








[illegible]

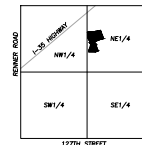
NOTE:
ALL CROSSWALKS SHALL BE EITHER COLORED
CONCRETE OR BRICK PAVERS PER UDO 18.30.160.

NOTE:
ALL OPTIONAL ART AND MONUMENT SIGNS
SHALL BE LOCATED A MINIMUM OF 10 FEET
RIGHT-OF-WAY.



LEGEND

- | | |
|---|----------------------------|
| | PROPERTY LINE |
|  | EXISTING LOT LINE |
|  | PROP. LOT LINE |
|  | RIGHT-OF-WAY |
|  | PROPOSED CURB & GUTTER |
|  | PHASE LINE |
|  | PROPOSED CONCRETE SIDEWALK |
|  | PROPOSED CROSSWALK |



BLACKSBURG ROAD

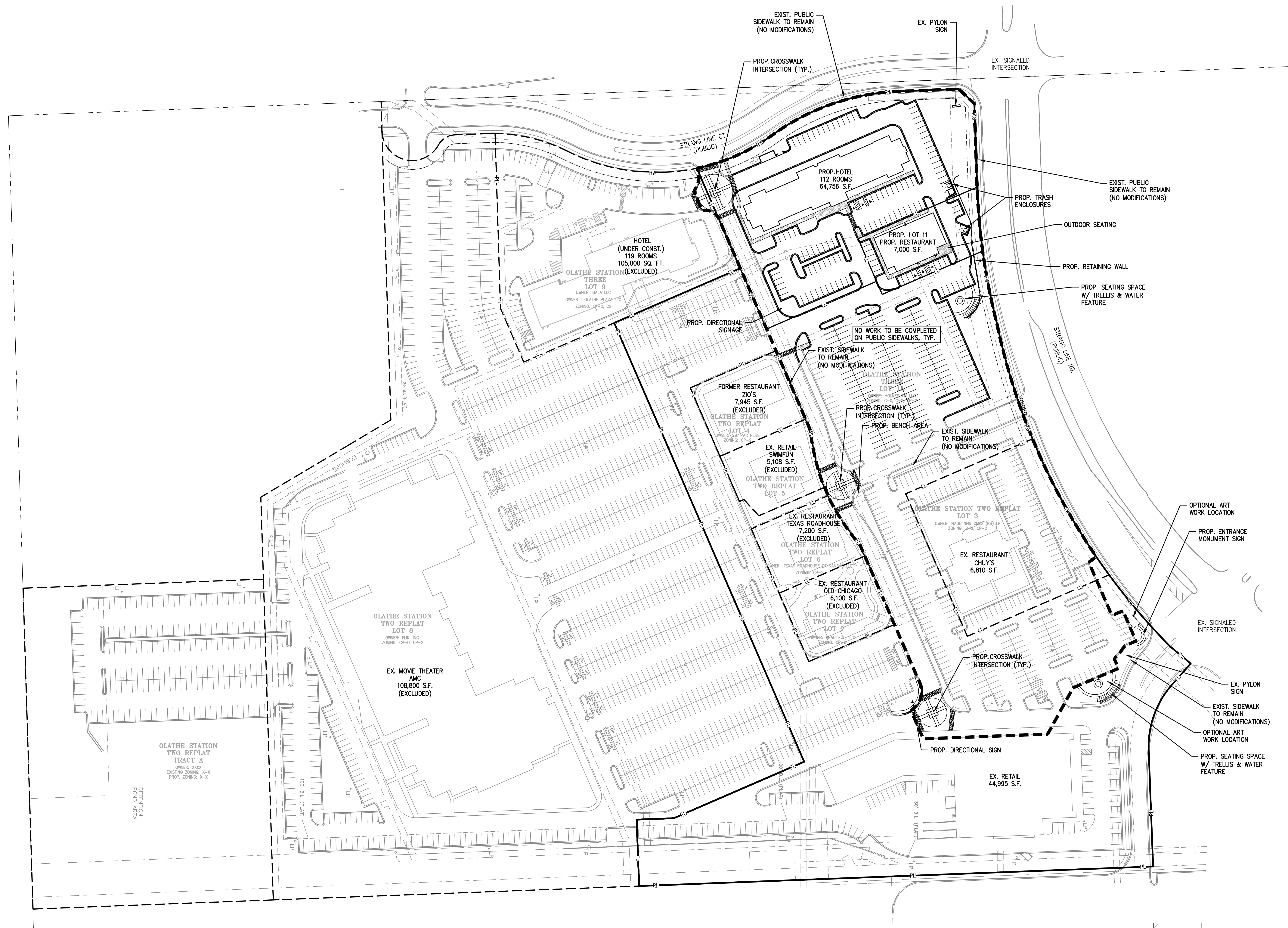


SCALE:
1"=2000'

VICINITY MAP
SEC. 20-13-20

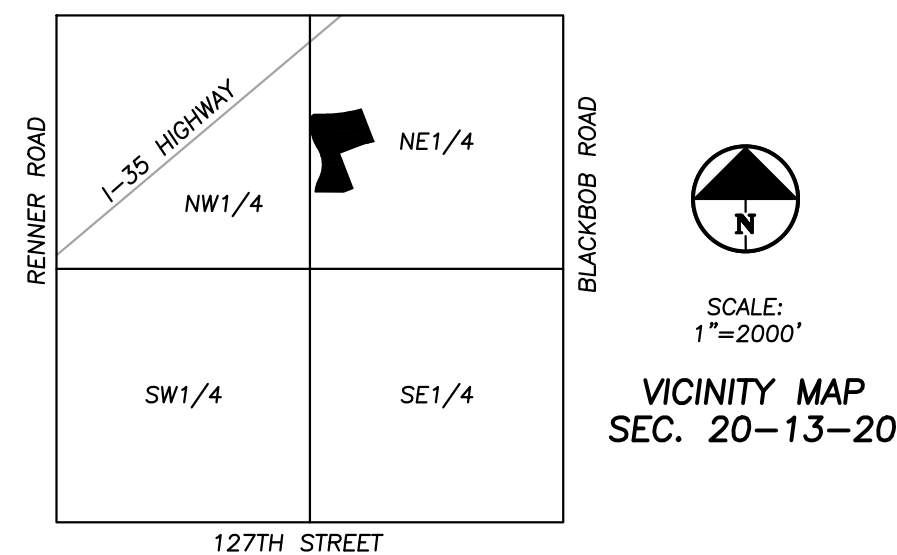
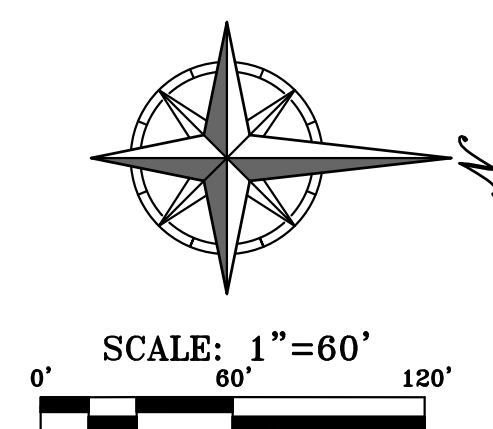
OVERALL SITE PLAN
HOTEL & RESTAURANT
OLATHE STATION, LOTS 1A & 3
OLATHE, JOHNSON COUNTY, KANSAS

SHEET
C1.1



NOTE:
ALL OPTIONAL ART AND MONUMENT SIGNS
SHALL BE LOCATED A MINIMUM OF 10 FEET FROM
RIGHT-OF-WAY.

- LEGEND**
- PL — PROPERTY LINE
 - LL — EXISTING LOT LINE
 - LL — PROP. LOT LINE
 - RW — RIGHT-OF-WAY
 - — PROPOSED CURB & GUTTER
 - — PROPOSED CONCRETE SIDEWALK
 - — PROPOSED X-WALK SCORED CONCRETE



OVERALL SITE PLAN – AREAS OF CHANGE
HOTEL & RESTAURANT
OLATHE STATION, LOTS 1A & 3
OLATHE, JOHNSON COUNTY, KANSAS

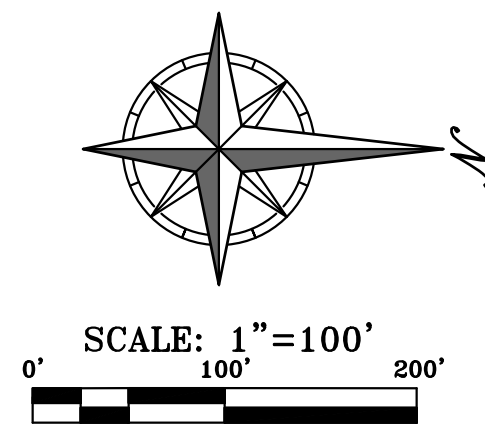
PHELPS ENGINEERING, INC.
1500 N. Winchester
Olathe, Kansas 66061
(913) 399-1155
Fax (913) 399-1166
www.phelpsengineering.com

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IMPLEMENTATION**

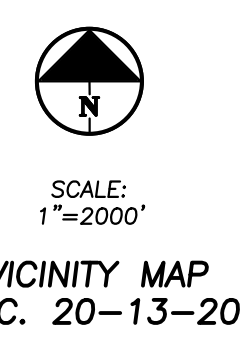
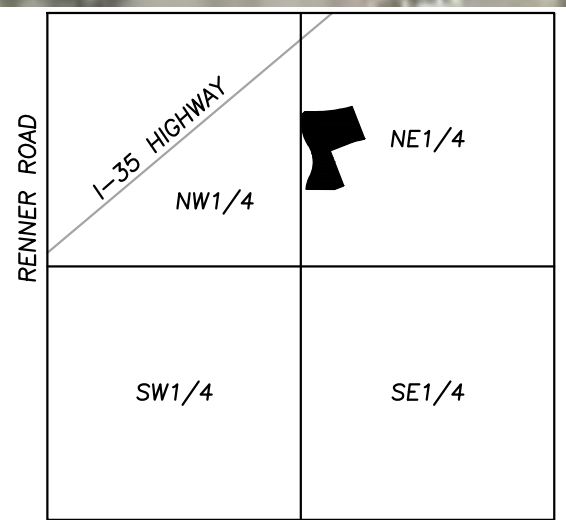
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PROJECT NO.	181077	Revision	Date	By	App.
NO.	1	12/20/18	REVISED PER STAFF COMMENTS	DAI	ACC
DATE	12/20/18				
DESIGNED BY					
CHECKED BY					
CERTIFICATE OF AUTHORIZATION					
NAME					
EXPIRATION DATE					
STATE OF KANSAS					
ENGINEERING - E-30					
SEAL NO.					
EXPIRATION DATE					

SHEET
C1.2



LEGEND	
— PL —	PROPERTY LINE
— LL —	EXISTING LOT LINE
— LL —	PROP. LOT LINE
— RW —	RIGHT-OF-WAY
— CG —	PROPOSED CURB & GUTTER
— CS —	PROPOSED CONCRETE SIDEWALK



OVERALL SITE PLAN – AERIAL
HOTEL & RESTAURANT
OLATHE STATION, LOTS 1A & 3
OLATHE, JOHNSON COUNTY, KANSAS

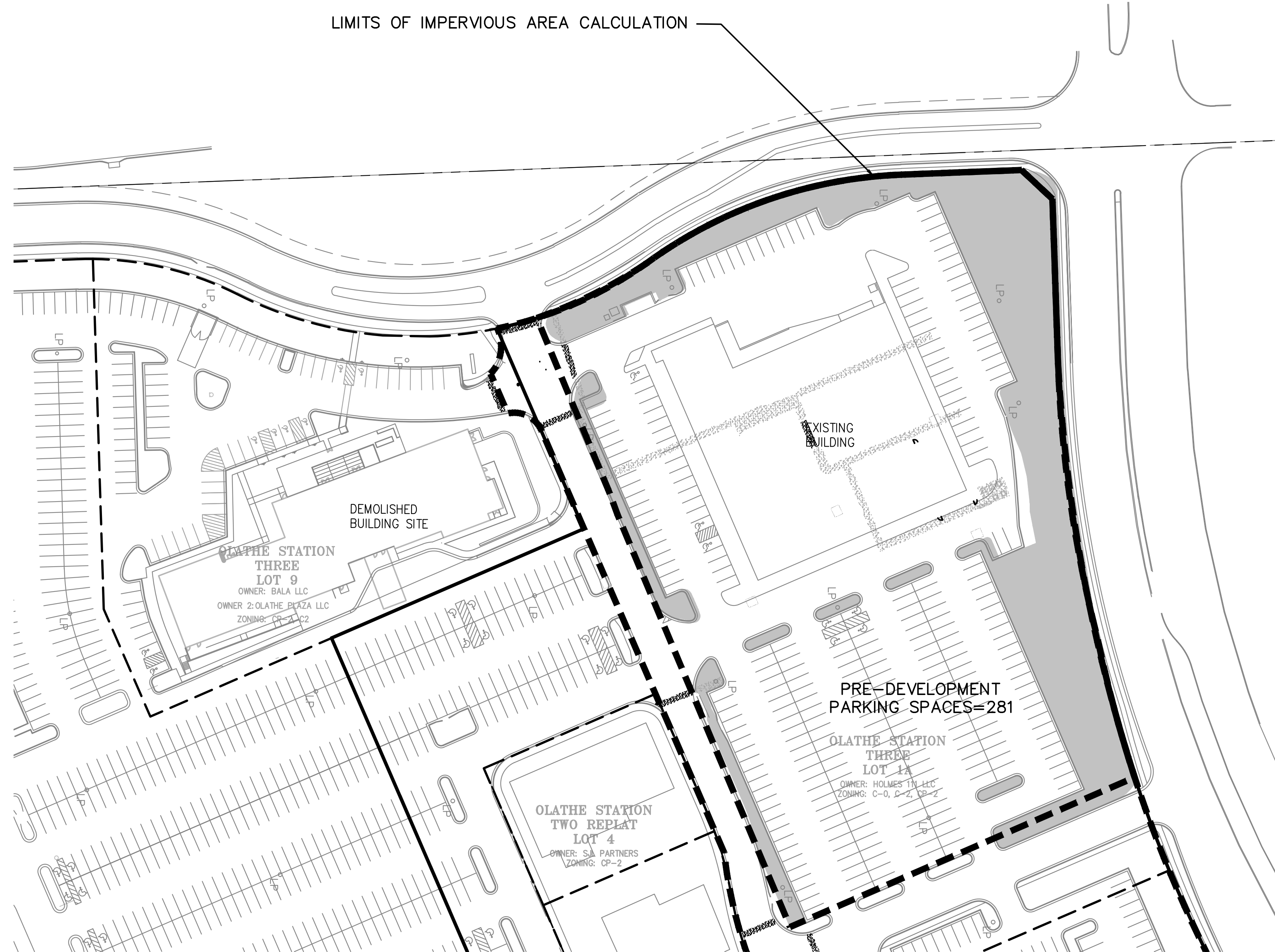
SHEET
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PROJECT NO.	181077	DATE	12/20/18	REVISION	BY	DATE
DESIGNED	CH	12/20/18		REVISED PER STAFF COMMENTS	CH	
DRAWN	CH	12/20/18			CH	
CHECKED	CH	12/20/18			CH	
CERTIFICATE OF AUTHORIZATION						
ENGINEER	CH	12/20/18			CH	
SEAL						
EXPIRATION DATE						

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1000 N. Vineyard
Olathe, Kansas 66464
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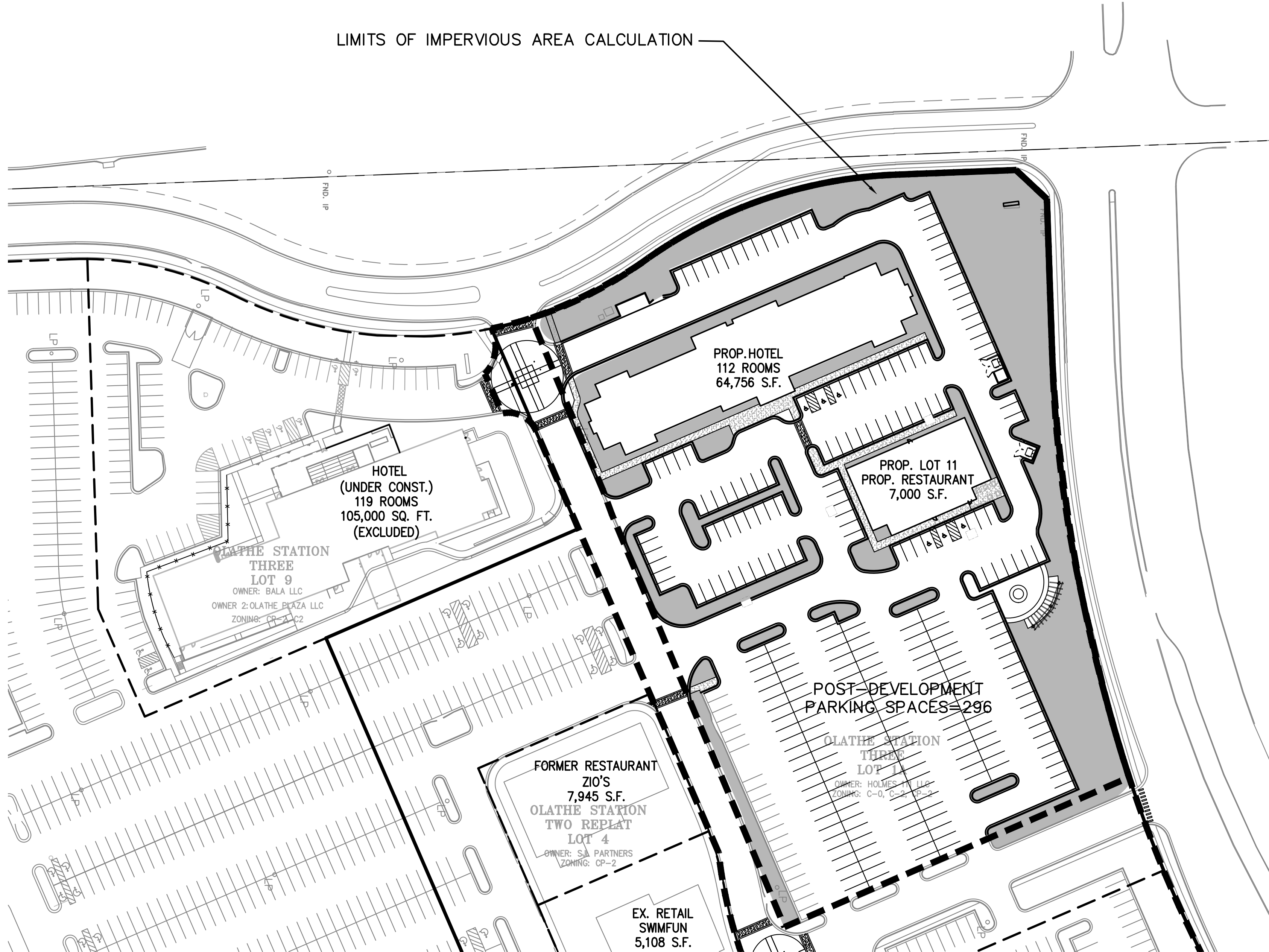
PRE-DEVELOPMENT

PRE-DEVELOPMENT PERVIOUS AREAS

TOTAL LOT = 201,181 S.F.
OPEN SPACE = 47,808 S.F.
47,808 / 201,181 = 24% (PERVIOUS)

PRE-DEVELOPMENT PARKING SPACES

TOTAL PARKING = 281 SPACES



POST-DEVELOPMENT

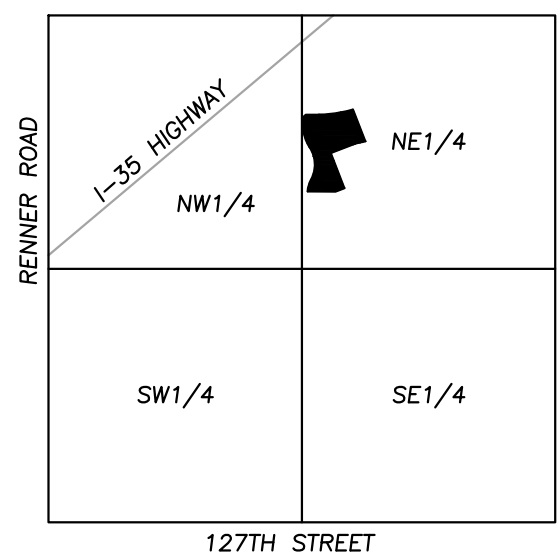
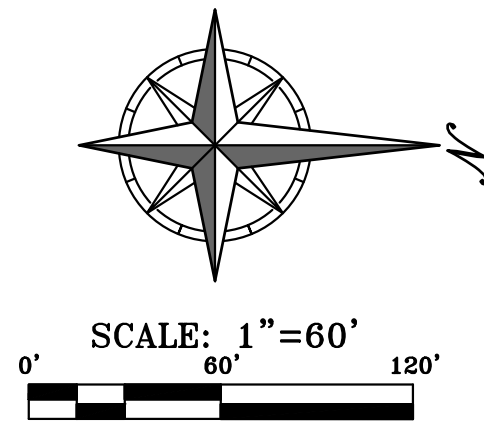
POST-DEVELOPMENT PERVIOUS AREAS

TOTAL LOT = 201,181 S.F.
OPEN SPACE = 53,090 S.F.
53,090 / 201,181 X 100 = 26% (PERVIOUS)

POST-DEVELOPMENT PARKING SPACES

TOTAL PARKING = 296 SPACES

- LEGEND**
- P — PROPERTY LINE
 - LL — EXISTING LOT LINE
 - LL — PROP. LOT LINE
 - RW — RIGHT-OF-WAY
 - — PROPOSED CURB & GUTTER
 - OPEN SPACE AREA



PRE AND POST DEVELOPMENT PERVIOUSAREAS & PARKING AREAS

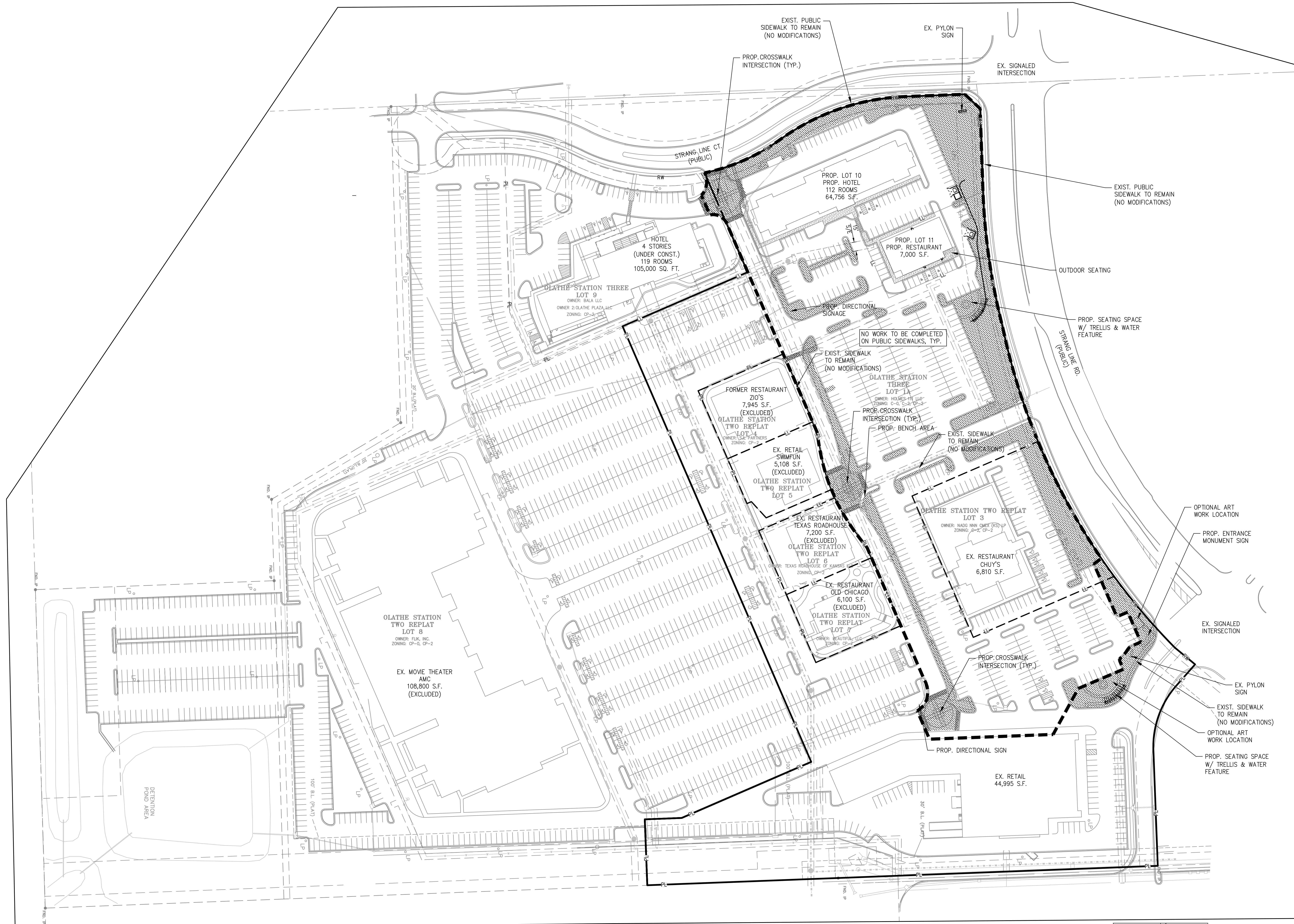
HOTEL & RESTAURANT
OLATHE STATION, LOTS 1A & 3
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	181077	DATE	12/20/18	REVISIONS	BY	DATE
DESIGNED BY	CHAD CRAMER	12/20/18		REVISIONS		
DRAWN BY	CHAD CRAMER	12/20/18				
CHECKED BY	CHAD CRAMER	12/20/18				
APPROVED BY	CHAD CRAMER	12/20/18				
CERTIFICATE OF AUTHORIZATION						
PROFESSIONAL ENGINEER - E-30						
STATE OF KANSAS						
EXPIRATION DATE	12/31/2023					

SHEET
C1.4

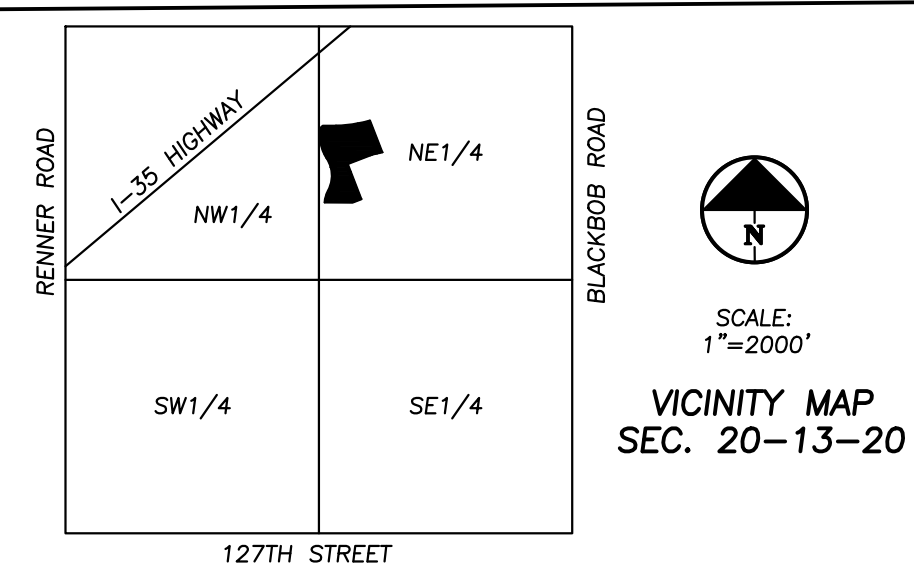
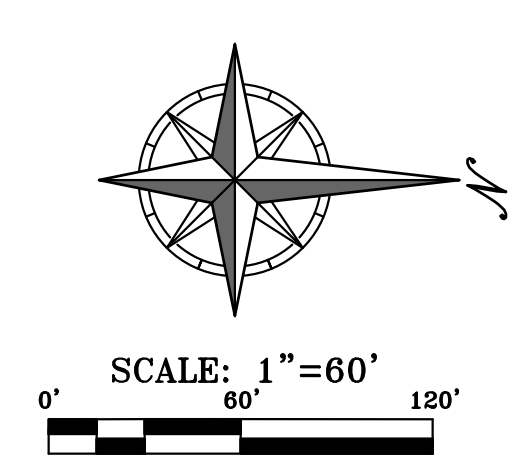
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IMPLEMENTATION

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1000 N. Winchester
Olathe, Kansas 66461
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Fax (913) 393-1166
www.philipsengineering.com



AMENITIES AREAS
TOTAL LOT 1A AND 3 = 696,524 S.F.
OPEN SPACE AMENITY AREA = 84,853 S.F.
84,853 / 696,524 X 100 = 12%
10% MIN. REQUIRED (SITE DESIGN CATEGORY 4)
REQUIREMENT MET.

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 - — PROPOSED CURB & GUTTER
 - ▨ OPEN SPACE AMENITY AREAS



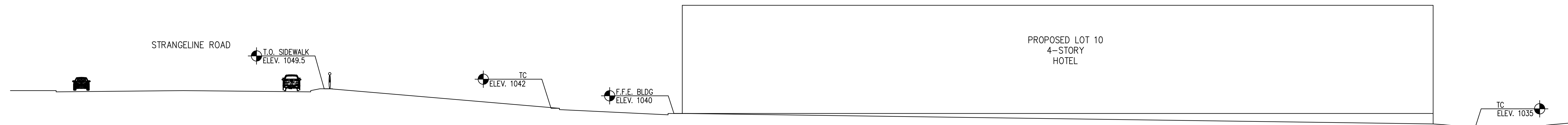
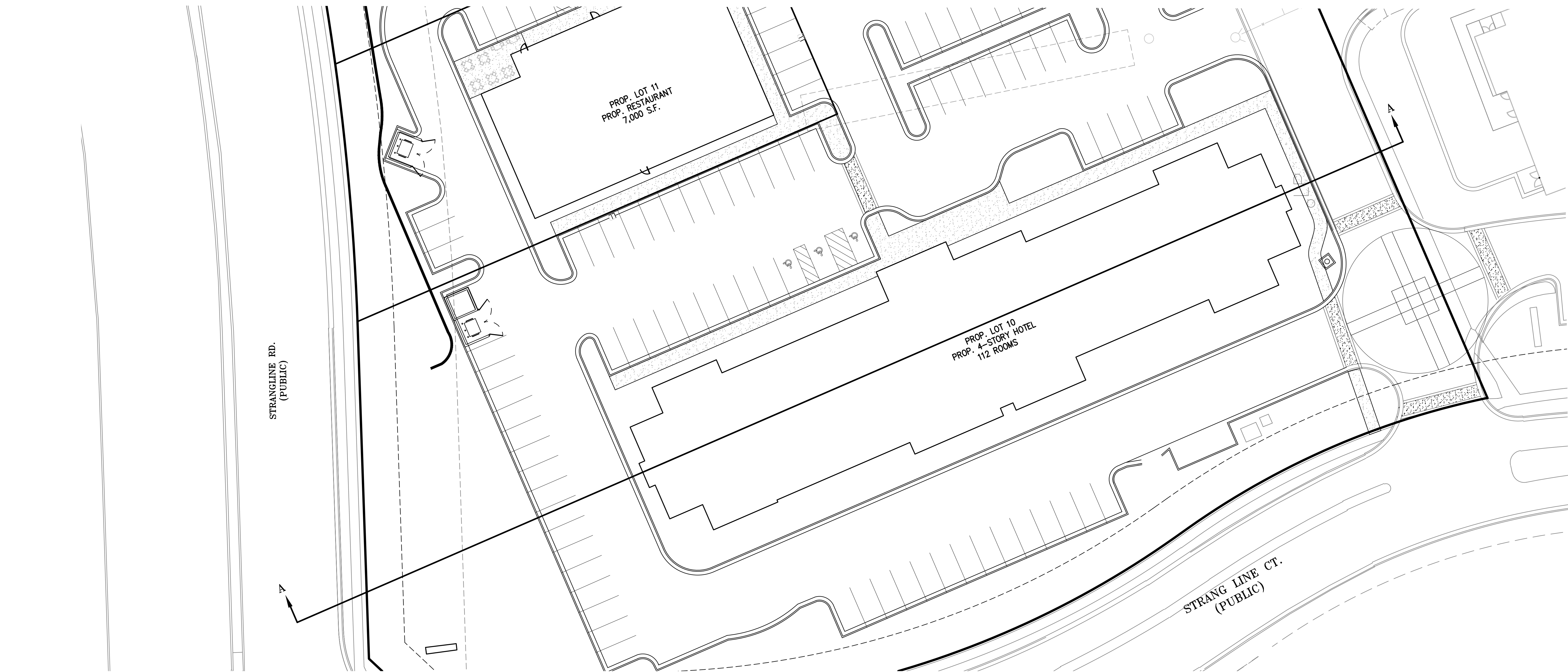
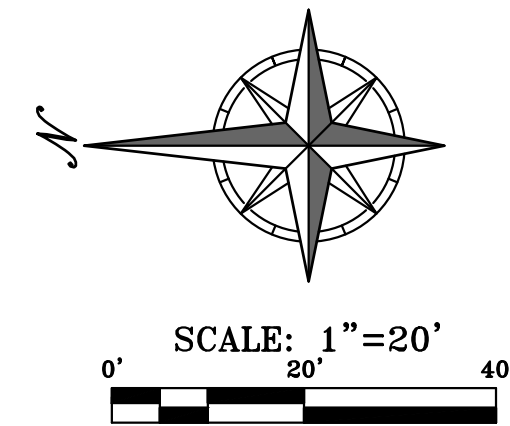
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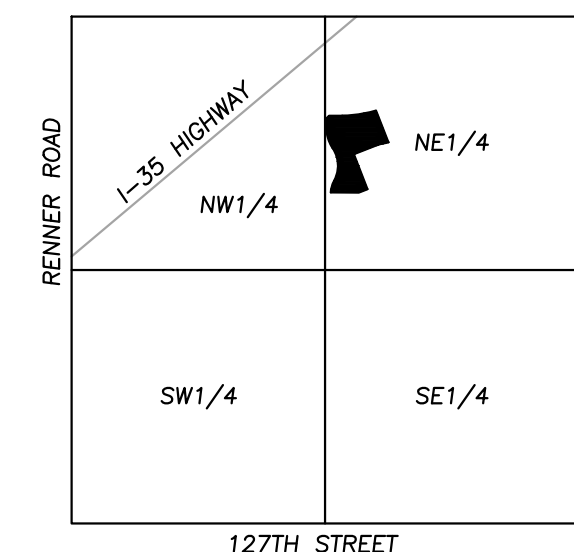
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SITE-AMENITY AREAS
HOTEL & RESTAURANT
OLATHE STATION, LOTS 1A & 3
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	181077	DATE	12/20/18	REVISIONS	BY	DATE
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NORTH SOUTH CROSS SECTION LOT 10
SECTION A-A
SCALE: 1"=20'



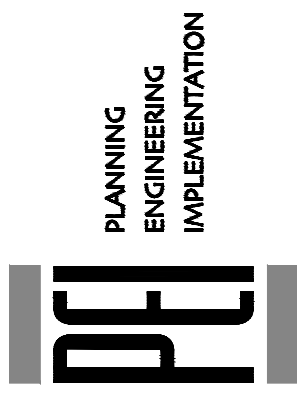
SCALE:
1"=2000'
VICINITY MAP
SEC. 20-13-20



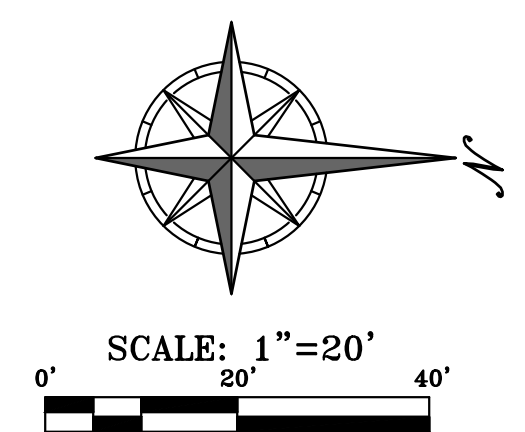
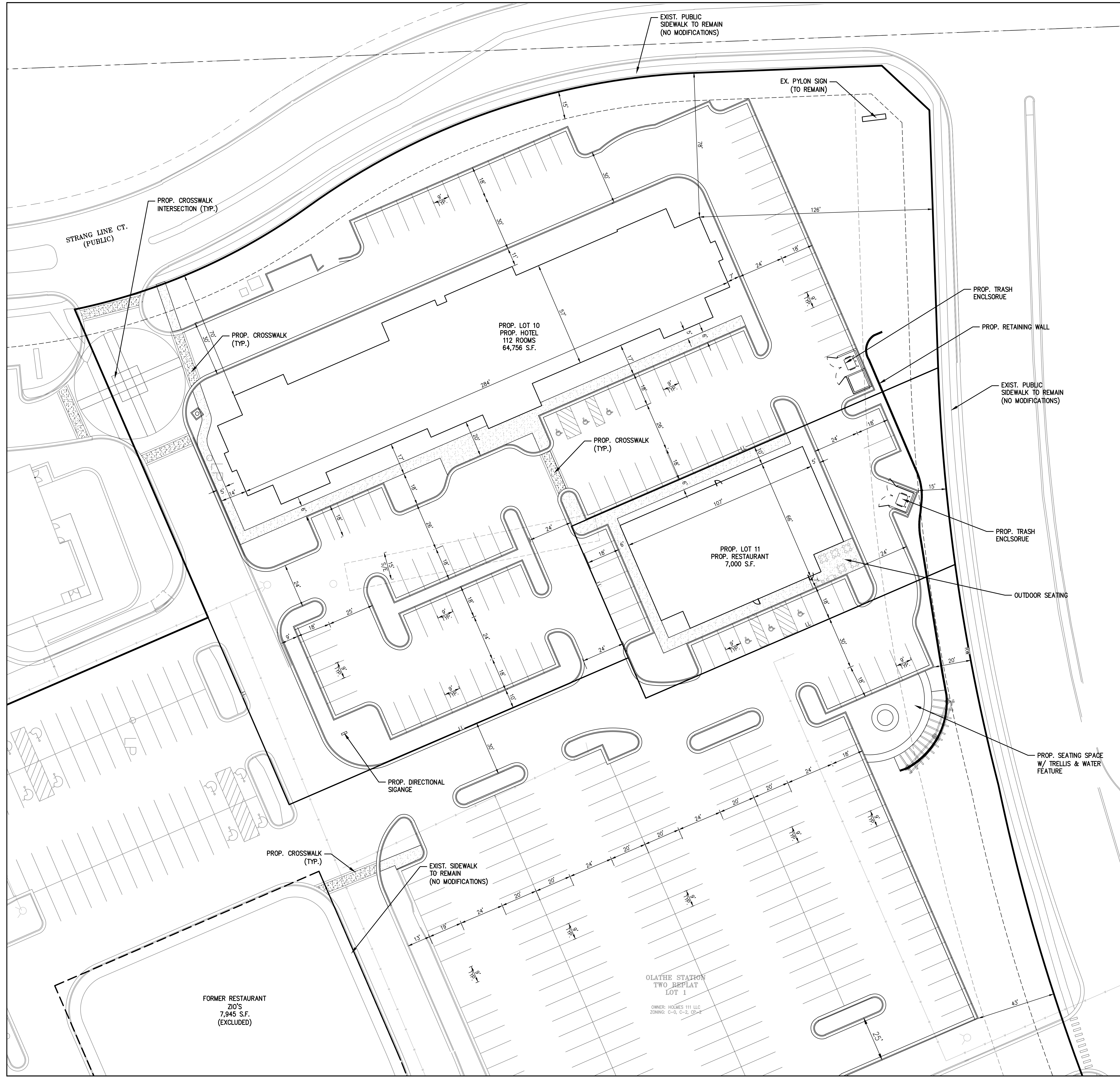
UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES.

PROJECT NO.	181077	NO.	1	DATE	12/20/18	REVISIONS	BY	DATE
DESIGNED BY	CHAD CRAMER	DATE	12/20/18	REVISIONS				
CHECKED BY	CHAD CRAMER	DATE	12/20/18	REVISIONS				
CERTIFICATE OF AUTHORIZATION		DATE	12/20/18	REVISIONS				
LAND SURVEYING - L-50		DATE	12/20/18	REVISIONS				
ENGINEERING - E-30		DATE	12/20/18	REVISIONS				
REVISIONS		DATE	12/20/18	REVISIONS				

X-SECTION FOR LOT 10
HOTEL & RESTAURANT
OLATHE STATION, LOTS 1A & 3
OLATHE, JOHNSON COUNTY, KANSAS

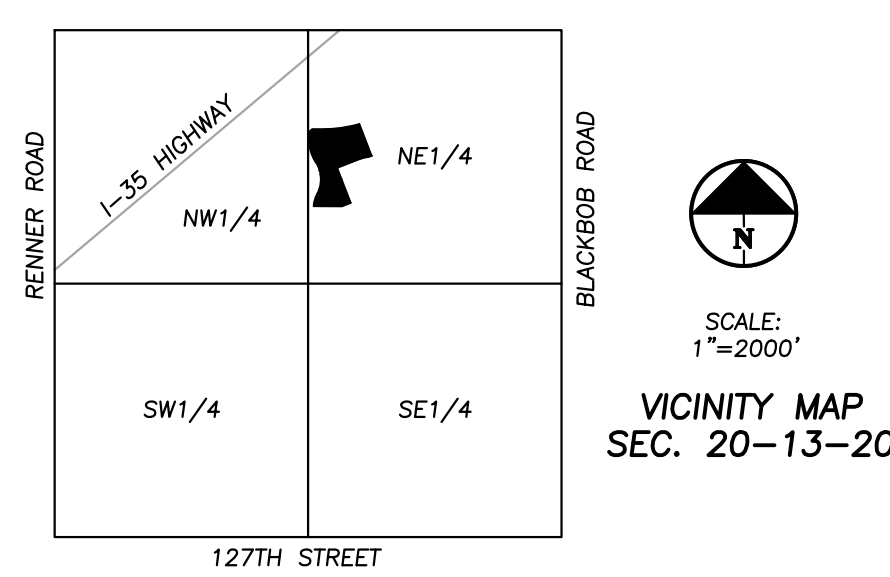


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1300 N. Winchester
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- LEGEND**
- PL — PROPERTY LINE
 - LL — EXISTING LOT LINE
 - LL — PROP. LOT LINE
 - RW — RIGHT-OF-WAY
 - — PROPOSED CURB & GUTTER
 - ▨ PROPOSED CONCRETE SIDEWALK
 - ▨ PROPOSED CROSSWALK

NOTE:
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CONCRETE OR BRICK PAVERS PER UDO 18.30.160.



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VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
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PRELIMINARY-SITE PLAN
HOTEL & RESTAURANT
OLATHE STATION, LOTS 1A & 3
OLATHE, JOHNSON COUNTY, KANSAS

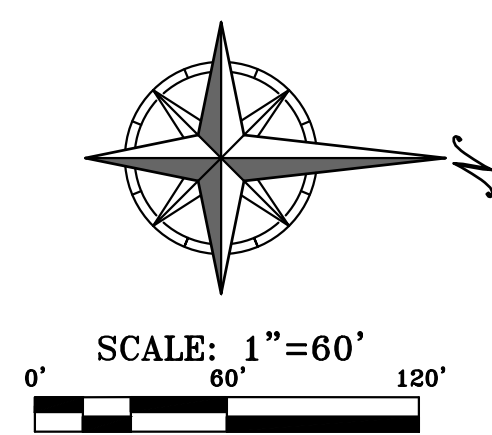
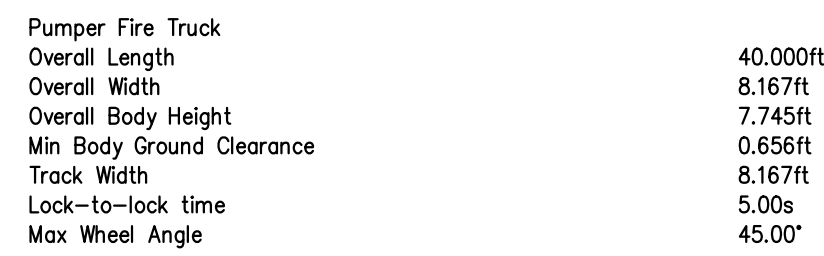
PROJECT NO. 181077
DATE 12/20/18
BY DAT
CHECKED BY
DESIGNED BY
REVISIONS
REVISED DATE REVISIONS
REVISIONS PER STAFF COMMENTS

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IMPLEMENTATION

PEI

SHEET
C2.1



SCALE:
1"=2000'

VICINITY MAP
SEC. 20-13-2

[illegible]

SHEET
C6.1

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1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

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TRUCK TURN PLAN
HOTEL & RESTAURANT
OLATHE STATION, LOTS 1A & 3
OLATHE, JOHNSON COUNTY, KANSAS

