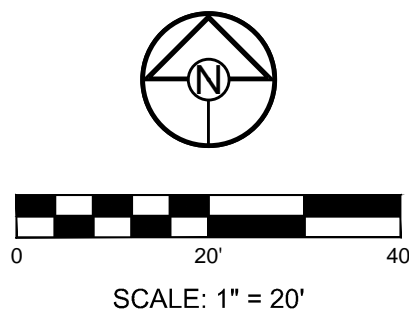
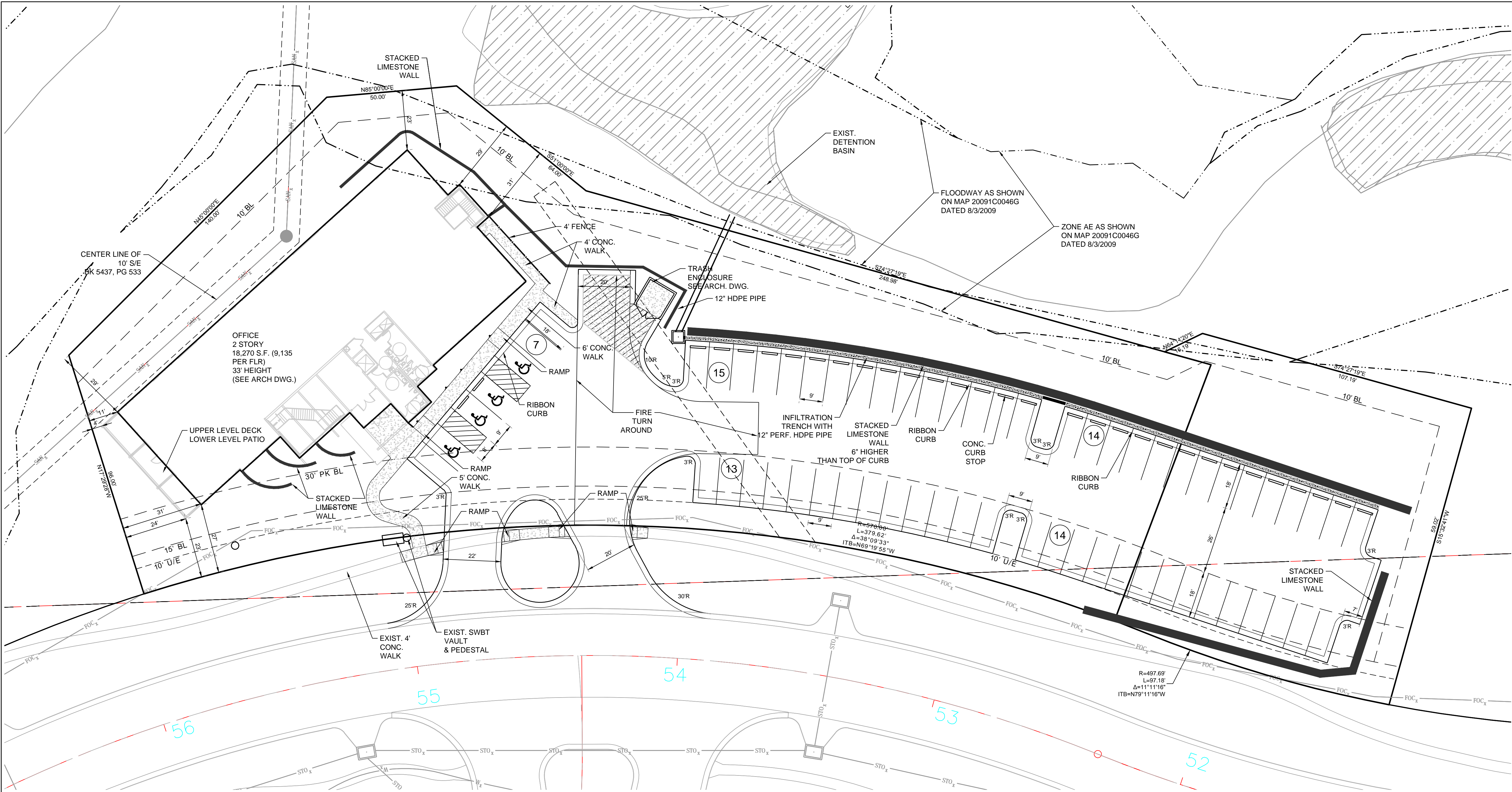


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SITE DATA
EXISTING ZONING
PROPOSED ZONING
PLAN OLATHE DESIGNATION
COMPOSITE STANDARD FROM UDO
SITE AREA

PROJECT DATA
TOTAL GROSS BUILDING AREA
TOTAL NET BUILDING AREA (EXCL. UNINHABITABLE AREAS)
FIRST FLOOR GROSS AREA
FIRST FLOOR NET AREA
LOWER LEVEL GROSS AREA
LOWER LEVEL NET AREA
NUMBER OF STORIES ALLOWED BY UDO
NUMBER OF STORIES PROVIDED
PARKING AREA
OPEN SPACE AREA

SETBACK DATA
FRONT SETBACK REQUIRED BY UDO
FRONT SETBACK PROVIDED
SIDE SETBACK REQUIRED BY UDO
SIDE SETBACK PROVIDED
REAR SETBACK REQUIRED BY UDO
REAR SETBACK PROVIDED
PARKING SETBACK REQUIRED BY UDO
PARKING SETBACK PROVIDED

PARKING DATA
PARKING REQUIRED BY UDO (3.8 SPACES PER 1000 S.F. HABITABLE SPACE)
PARKING PROVIDED

BP
BP
GREENWAY (BUT HAS ALWAYS BEEN PLANNED AS EMPLOYMENT)
SITE 5 (BUILDING E
1.5 ACRES (65,276.54 S.F.)

18,270 S.F.
16,434 S.F.
9,135 S.F.
8,217 S.F.
9,135 S.F.
8,217 S.F.
12 STORIES
2 STORIES
23,942.24 S.F.
32,199.30 S.F. (49%)

10 FEET
10 FEET
N/A
4 FEET
10 FEET
10 FEET
30 FEET ADJ. TO ROW
15 FEET ADJ. TO ROW (DEVIATION REQUESTED)
10 FEET ADJ. TO PROP BNDY.

63 SPACES
63 SPACES

GENERAL NOTES:

- FLOOD NOTE: There is no floodplain indicated on the FEMA map.
- Boundary data by Schlager and Associates.
- Topography and adjacent plat and improvements from JOCO AIMS.
- Water Main illustrated on the plan is a conceptual design. The final layout will be provided with the permit plans. Fire hydrants will be installed as required by the City Fire Marshal.
- A public improvement permit is required for the street crossing and the fire hydrant addition. Existing utilities have been shown to the greatest extent possible based upon field locates by utility companies and information provided to the engineer.
- Adjacent parcel information is based upon JOCO AIMS and information provided by consultants for the adjacent projects.
- All parking lot lighting shall comply with the city codes and ordinances. a photometric plan will be provided with the final site plan submittal.
- All new on-site wiring and cable shall be placed underground per the city codes and ordinances.
- All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards unless the planning official approves the placement of the cabinets in the front or corner yard as outlined in the city code.
- All wall and monument signs will require a sign permit through the codes division.

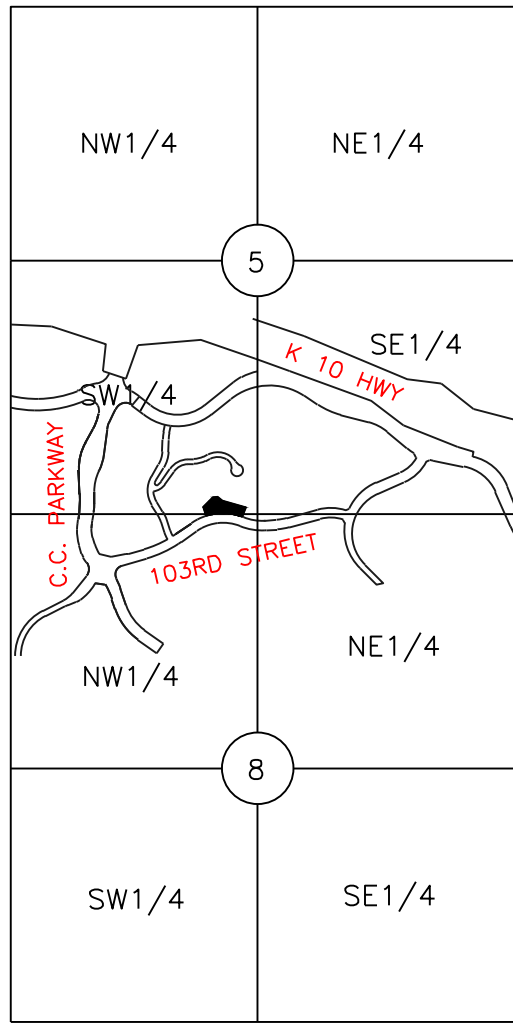
WAIVER REQUEST:

- THE OWNER IS REQUESTING A WAIVER TO REDUCE THE PARKING SETBACK FROM 30 FEET TO 10 FEET. THE APPROVED PRELIMINARY PLAN ILLUSTRATED A PARKING LOT IN A SIMILAR LOCATION. THE PARKING LOT GRADING AND LANDSCAPE PROVIDE SCREENING FROM THE ADJACENT STREET AND THERE IS NO IMPACT ON ADJACENT STREETS OR PROPERTY.
- CAMPUS F IS PART OF A PRELIMINARY PLAN AND PLAT APPLICATION APPROVED IN. IN 2009, ORDINANCE NO. 09-25 ADDED TITLE 17 TO THE MUNICIPAL CODE PERTAINING TO STORMWATER MANAGEMENT. IN SECTION "17.16.030 APPLICABILITY", EXEMPTIONS WERE PROVIDED FOR "PREVIOUSLY APPROVED DEVELOPMENT PLANS". THIS EXEMPTION IS FOR PROJECTS HAVING A PRELIMINARY DEVELOPMENT PLAN OR PLAT APPROVED PRIOR TO ADOPTION OF THIS TITLE. THEREFORE, THE CAMPUS F WOULD BE COVERED UNDER THIS EXEMPTION. PRIOR TO THE PREPARATION OF THE FINAL DEVELOPMENT PLAN AND STORMWATER REPORT, THE OWNER AND DEVELOPER MET WITH THE CITY ENGINEERING STAFF TO CONFIRM THE EXEMPTION AND TO DISCUSS THE PROPOSED STORMWATER DESIGN. THE CITY ENGINEERING STAFF CONFIRMED THAT THIS PROJECT WOULD CLASSIFY FOR THE EXEMPTION.

Description:

A tract of land in the Southwest One-Quarter of Section 5, and the Northwest One-Quarter of Section 8, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southeast corner of the said Southwest One-Quarter; thence North 03 degrees 16 minutes 32 seconds West along the East line thereof, a distance of 80.37 feet to a point; thence South 86 degrees 43 minutes 28 seconds West a distance of 177.89 feet to the POINT OF BEGINNING; thence South 20 degrees 40 minutes 05 seconds West a distance of 105.00 feet to a point on the Northerly right-of-way line of 103rd Street as platted in Cedar Creek Corporate Park First Plat, said point being on a curve; thence Westerly along said Northerly right-of-way line and on a curve to the left having a radius of 570.00 feet, an initial tangent bearing of North 69 degrees 19 minutes 55 seconds West, a central angle of 38 degrees 09 minutes 33 seconds and an arc length of 379.62 feet to a point; thence North 17 degrees 29 minutes 28 seconds West a distance of 96.00 feet to a point; thence North 45 degrees 00 minutes 00 seconds East a distance of 140.00 feet to a point; thence North 85 degrees 00 minutes 00 seconds East a distance of 50.00 feet to a point; thence South 51 degrees 00 minutes 00 seconds East a distance of 64.00 feet to a point; thence South 74 degrees 27 minutes 19 seconds East a distance of 248.98 feet to the POINT OF BEGINNING and containing 1.2096 acres, more or less.



SCALE 1" = 2000'
LOCATION MAP
SECTION 5-13-23
SECTION 8-13-23

OWNER/DEVELOPER:

EYMANN & EYMANN INVESTMENTS, LLC,
CRAIG EYMANN
4444 W 89TH ST
PRAIRIE VILLAGE, KS 66207
p (913) 383-8899
f -
-

**CEDAR CREEK BUSINESS PARK CAMPUS F
FINAL DEVELOPMENT PLAN
103RD STREET AND HOLLIS LANE
OLATHE, KANSAS**

SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
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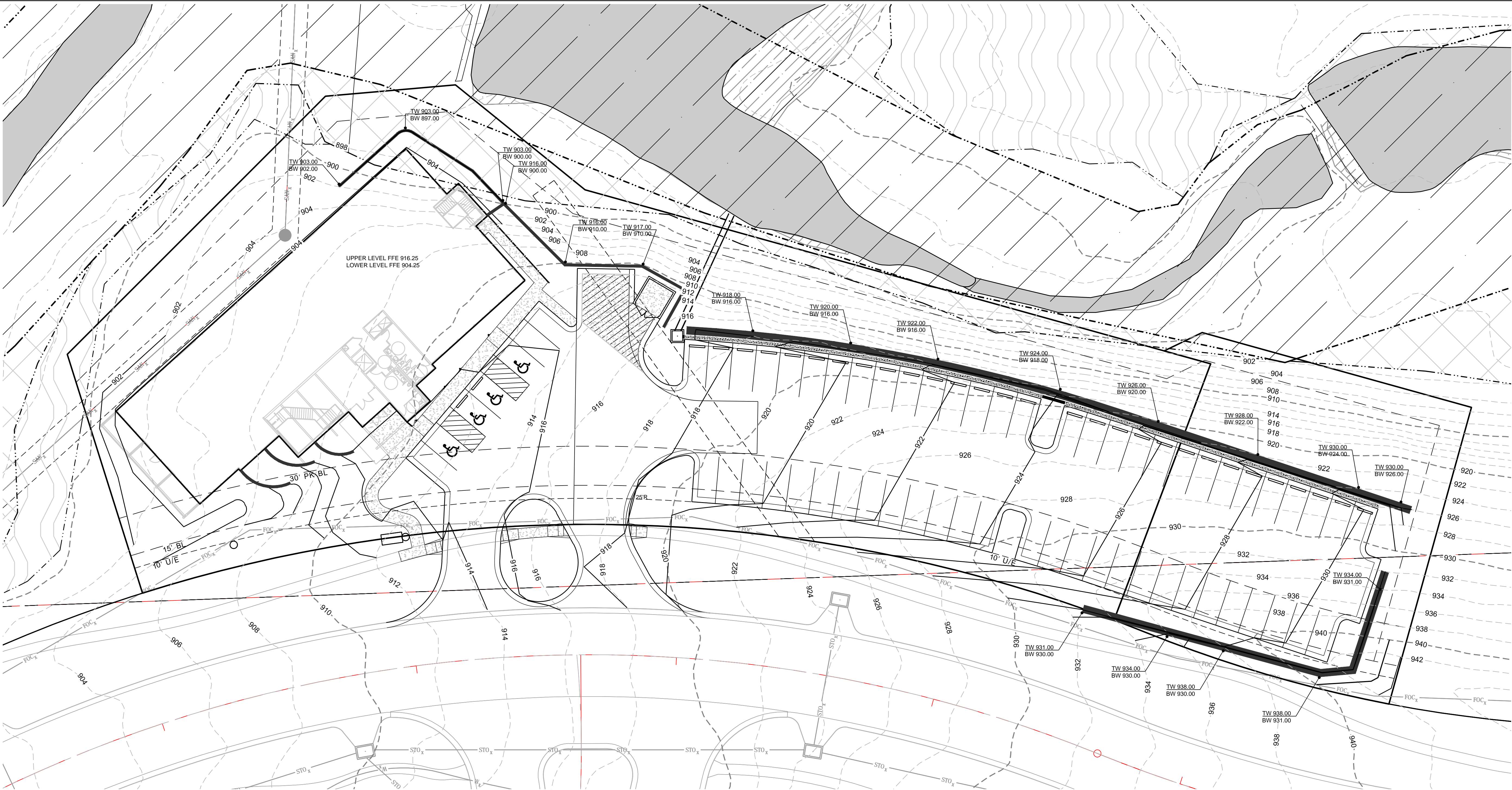
REVISION DATE	DESCRIPTION	9-11-18 CITY COMMENTS	10-3-19 CITY COMMENTS	10-8-19 NEIGHBOR COMMENTS	DATE PREPARED	PROJ. NUMBER
9-23-19	DGF				9-22-19	18-114
10-3-19	DGF					
10-8-19	DGF					
9-22-19						
18-114						

GENERAL LAYOUT PLAN

SHEET

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OF

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GENERAL GRADING/EARTHWORK NOTES:

- All earthwork shall conform to the Geotechnical Report prepared for this specific project. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
- Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
- The existing site topography depicted on the plans by contouring has been established per ALTA Survey prepared by Schlager & Associates, P.A., dated as well as JOCO AIMS. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
- Proposed contours are to approximate finished grade.
- Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spoils. The site shall be left in a mowable condition and positive drainage maintained throughout.
- Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
- Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
- All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
- Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a modified proctor test.

- Subgrade for pavements shall be proof-rolled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
- Subgrade for building pads shall include a minimum of 18-inches of Low Volume Change (LVC) material, or as identified in the site specific Geotechnical Report.
- Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
- The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
- All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
 - Turf Areas – 2.5% Minimum, 4H:1V Maximum
 - Paved Areas – 1.2% Minimum, 5% Maximum
- A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
- All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
- All disturbed areas in the right-of-way shall be sodded, per city requirements.
- Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
- Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

GRADING LEGEND:

- EXTG. SPOT ELEVATION
- PROPOSED TOP OF CURB ELEV.
- OR LIP OF CURB OR SPOT ELEVATION
- FINISHED FLOOR ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR

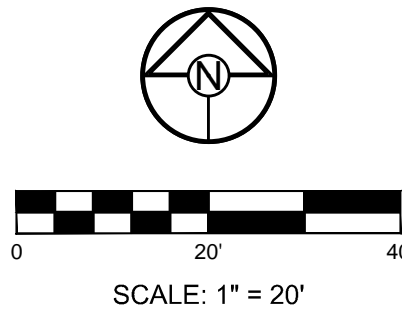
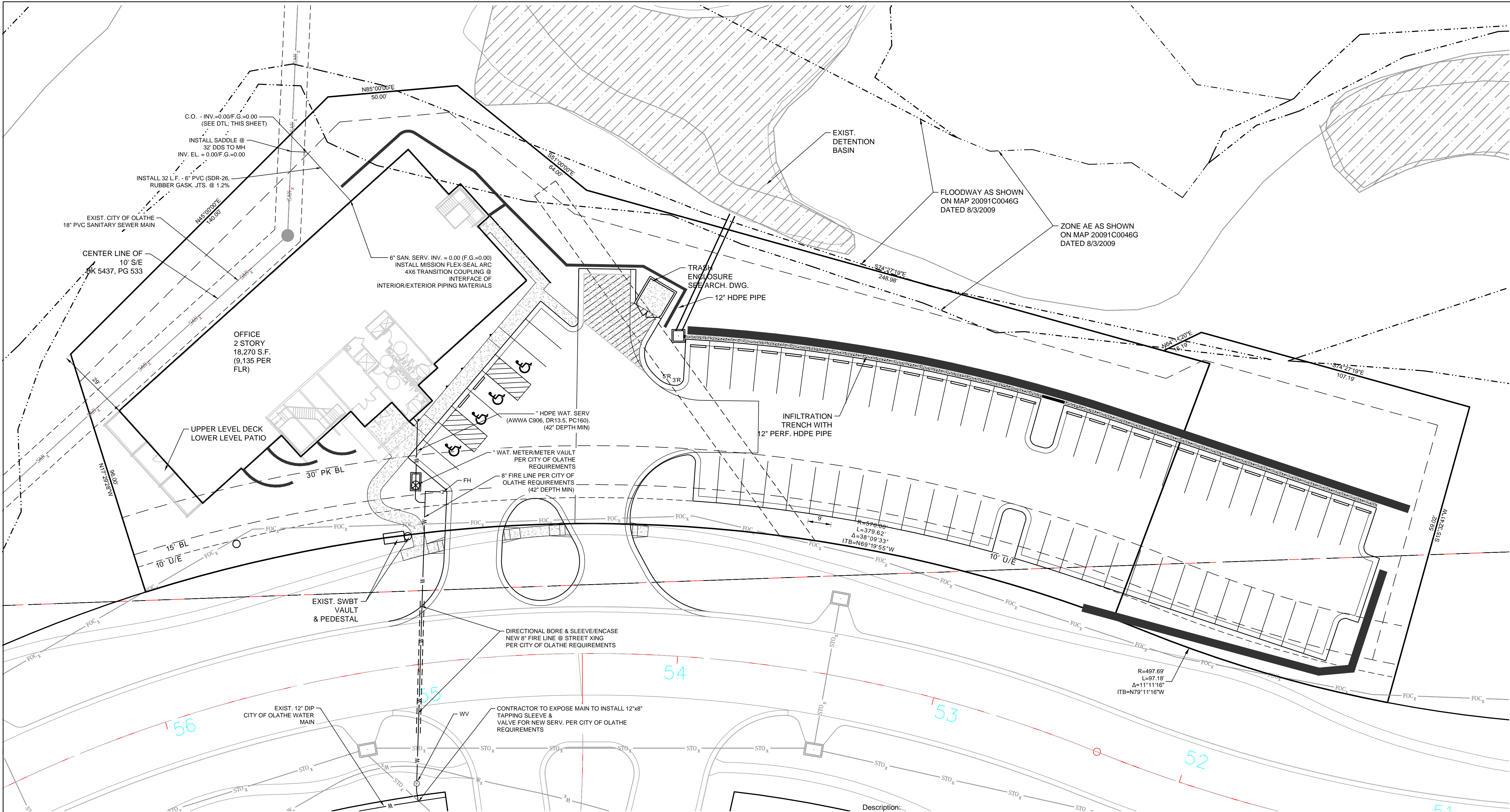
NOTE: BOTTOM OF WALL (BW) REFERS TO THE FINISHED GRADE ELEVATION AT THE BASE OF THE WALL. THE ACTUAL BOTTOM OF WALL WILL BE BELOW THIS ELEVATION. REFER TO WALL DRAWINGS BY OTHERS FOR ACTUAL BOTTOM OF WALL.

**CEDAR CREEK BUSINESS PARK CAMPUS F
FINAL DEVELOPMENT PLAN
103RD STREET AND HOLLIS LANE
OLATHE, KANSAS**

REVISION DATE	DESCRIPTION
9-23-19	9-11-19 CITY COMMENTS
10-3-19	CITY COMMENTS
10-8-19	NEIGHBOR COMMENTS
9-22-19	
18-114	

GRADING PLAN

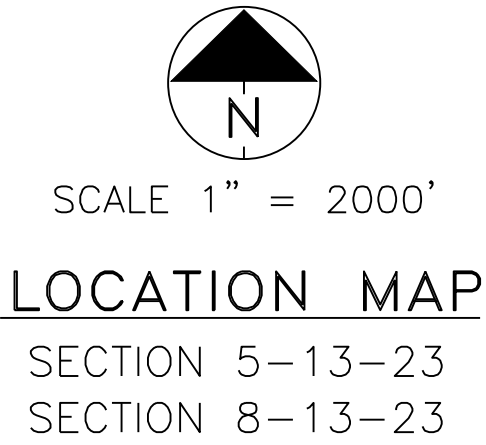
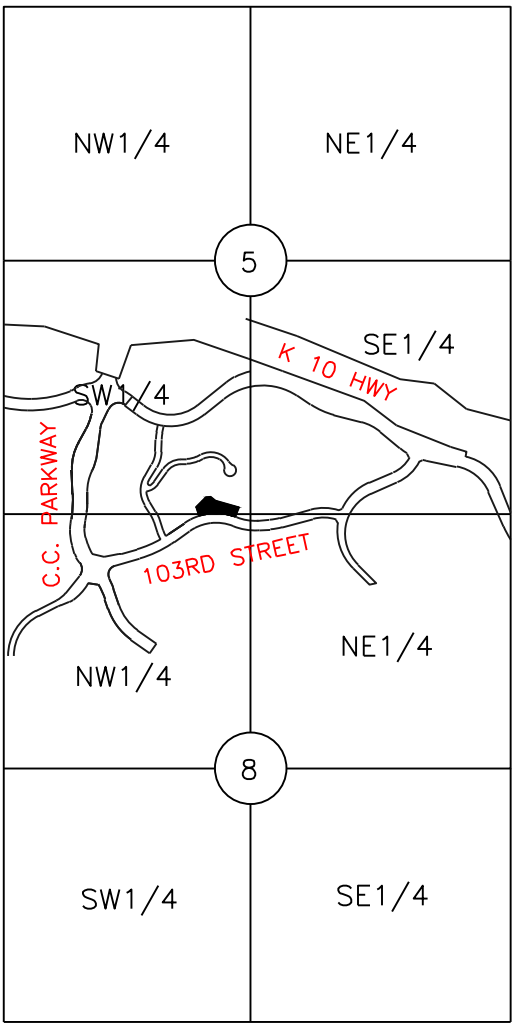
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Description:

A tract of land in the Southwest One-Quarter of Section 5, and the Northwest One-Quarter of Section 8, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

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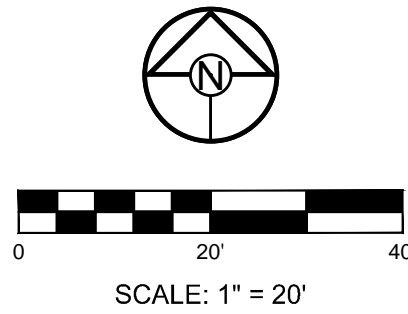
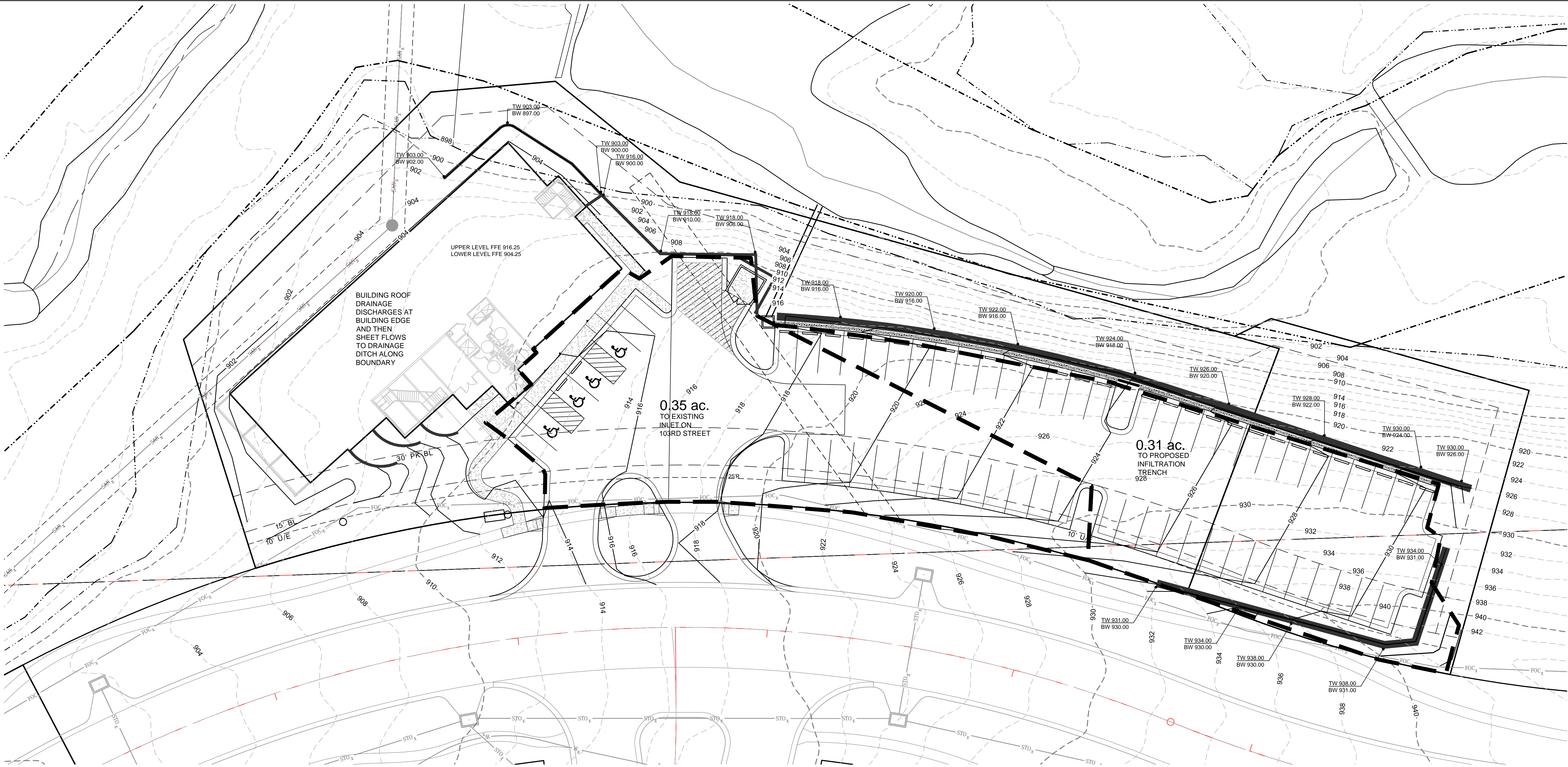
OWNER/DEVELOPER:

EYMANN & EYMANN INVESTMENTS, LLC,
CRAIG EYMANN
4444 W 89TH ST
PRAIRIE VILLAGE, KS 66207
p (913) 383-8899
f -
-

CEDAR CREEK BUSINESS PARK CAMPUS F
FINAL DEVELOPMENT PLAN
103RD STREET AND HOLLIS LANE
OLATHE, KANSAS

REVISION DATE	DESCRIPTION
9-23-19	9-11-19 CITY COMMENTS
10-3-19	CITY COMMENTS
10-8-19	NEIGHBOR COMMENTS
9-22-19	
18-114	

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CEDAR CREEK BUSINESS PARK CAMPUS F
FINAL DEVELOPMENT PLAN
103RD STREET AND HOLLIS LANE
OLATHE, KANSAS

REVISION DATE	DESCRIPTION
9-23-19	9-11-19 CITY COMMENTS
10-3-19	CITY COMMENTS
10-8-19	NEIGHBOR COMMENTS

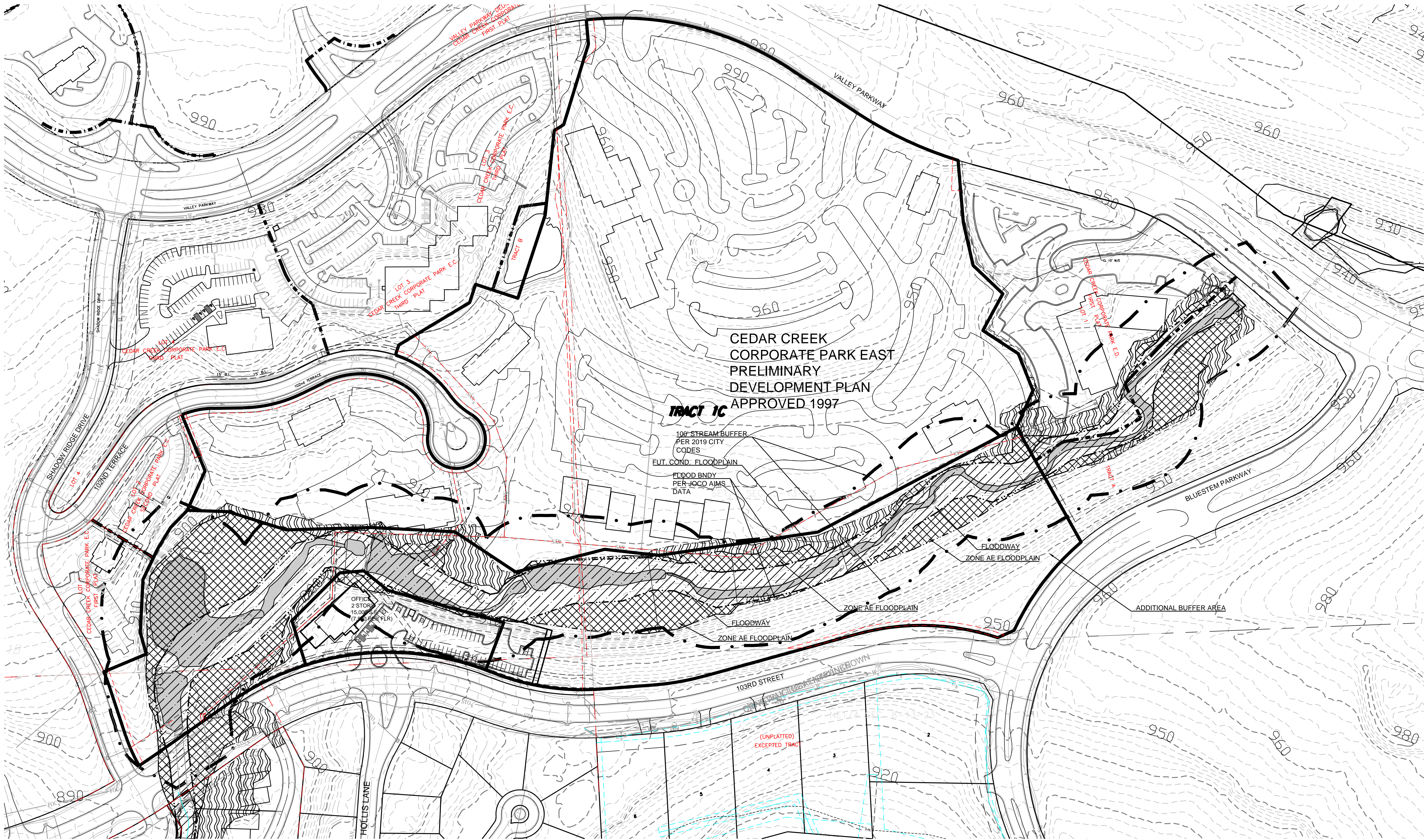
DRAWN BY: DGF	CHECKED BY: DGF	DATE PREPARED: 9-22-19	PROJ. NUMBER: 18-114
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DRAINAGE PLAN

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C4.0
OF



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14920 West 107th Street • Lenexa, Kansas 66215
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LEGEND:

	FLOODWAY
	ZONE AE FLOODPLAIN
	FUTURE CONDITIONS FLOODPLAIN
	STREAM BUFFER REQUIRED PER 2019 CITY CODE

SCALE: 1" = 100'

CEDAR CREEK BUSINESS PARK CAMPUS F
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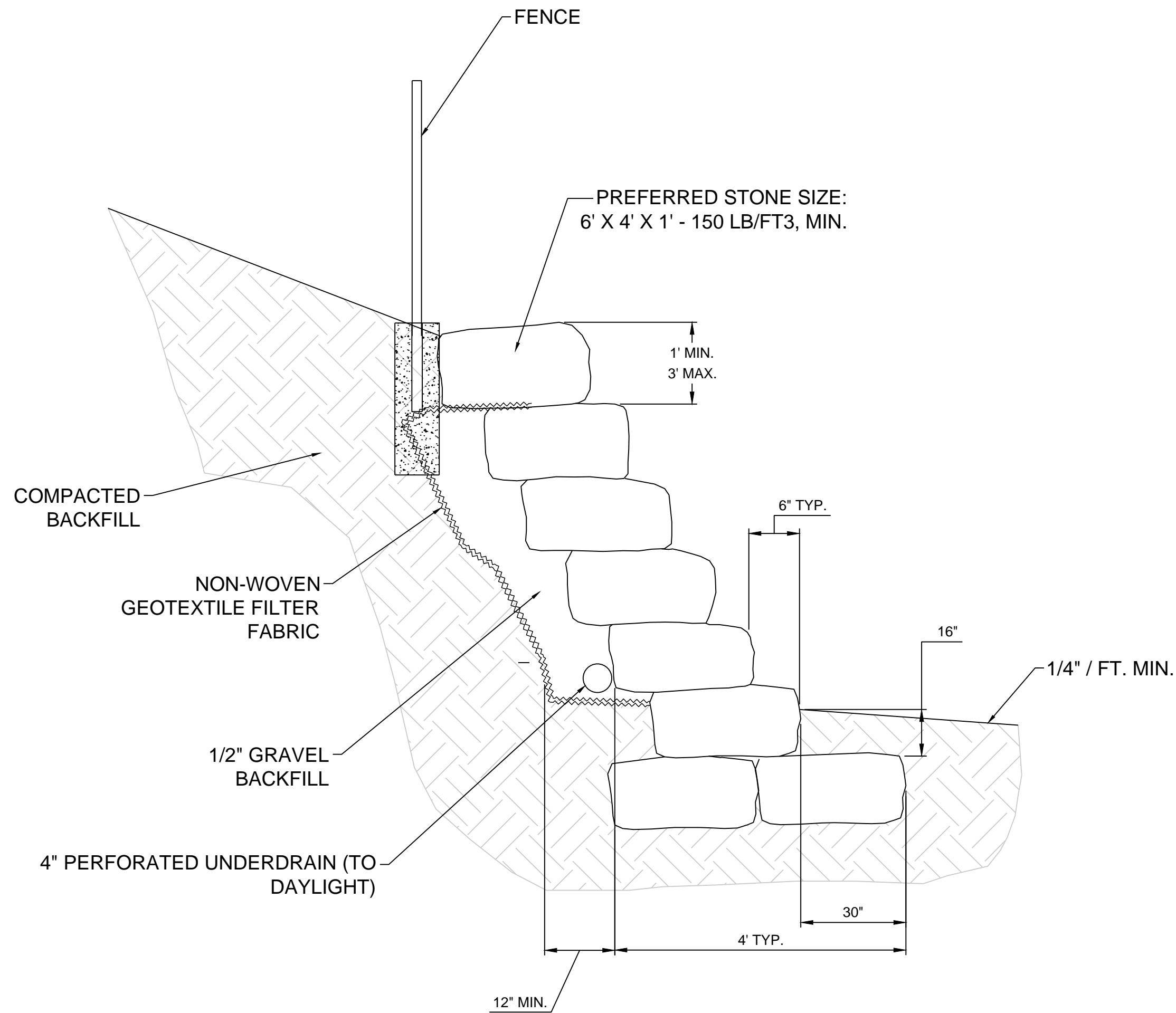
STREAM
BUFFER-FLOODPLAIN
MAP

SHEET

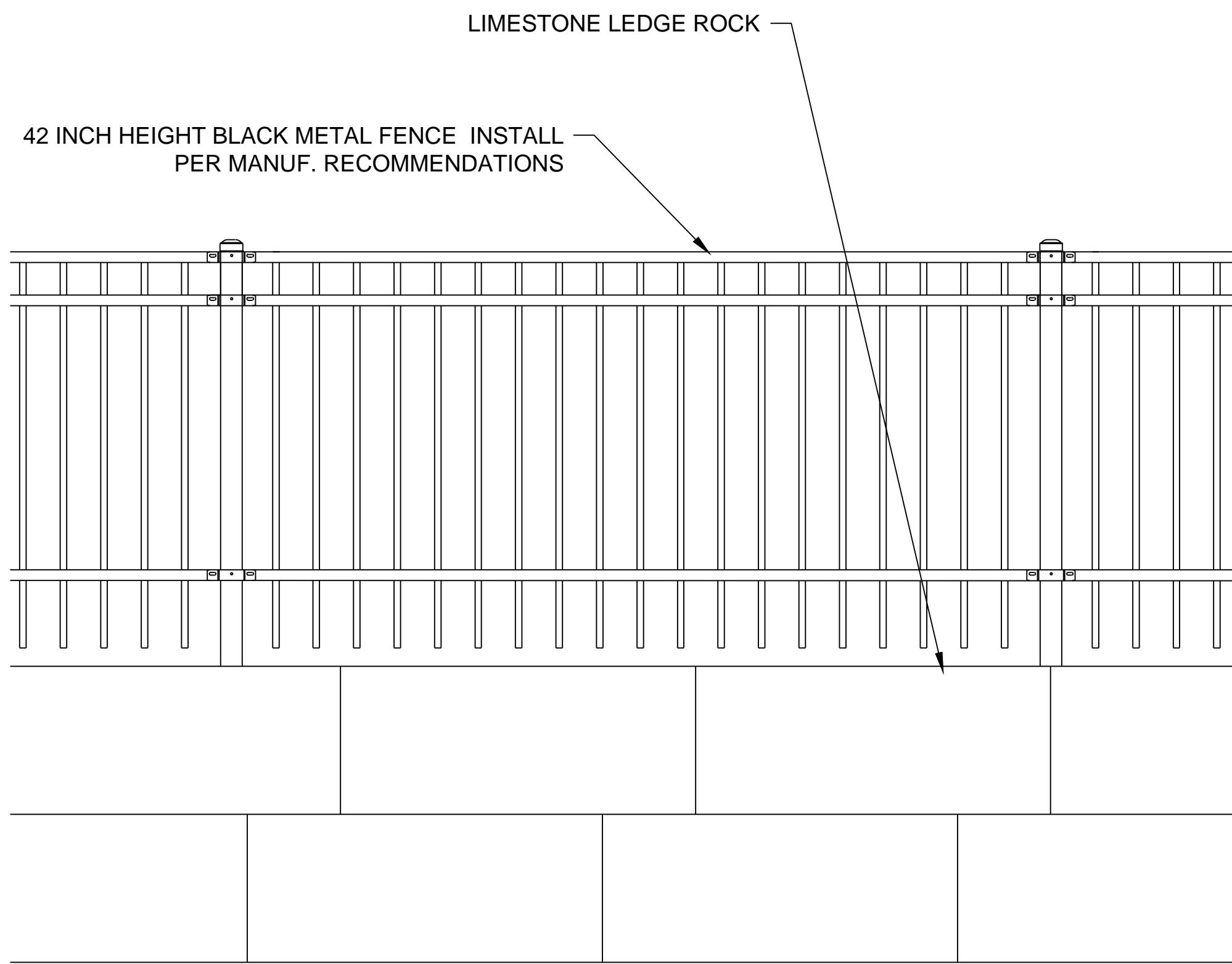
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OF

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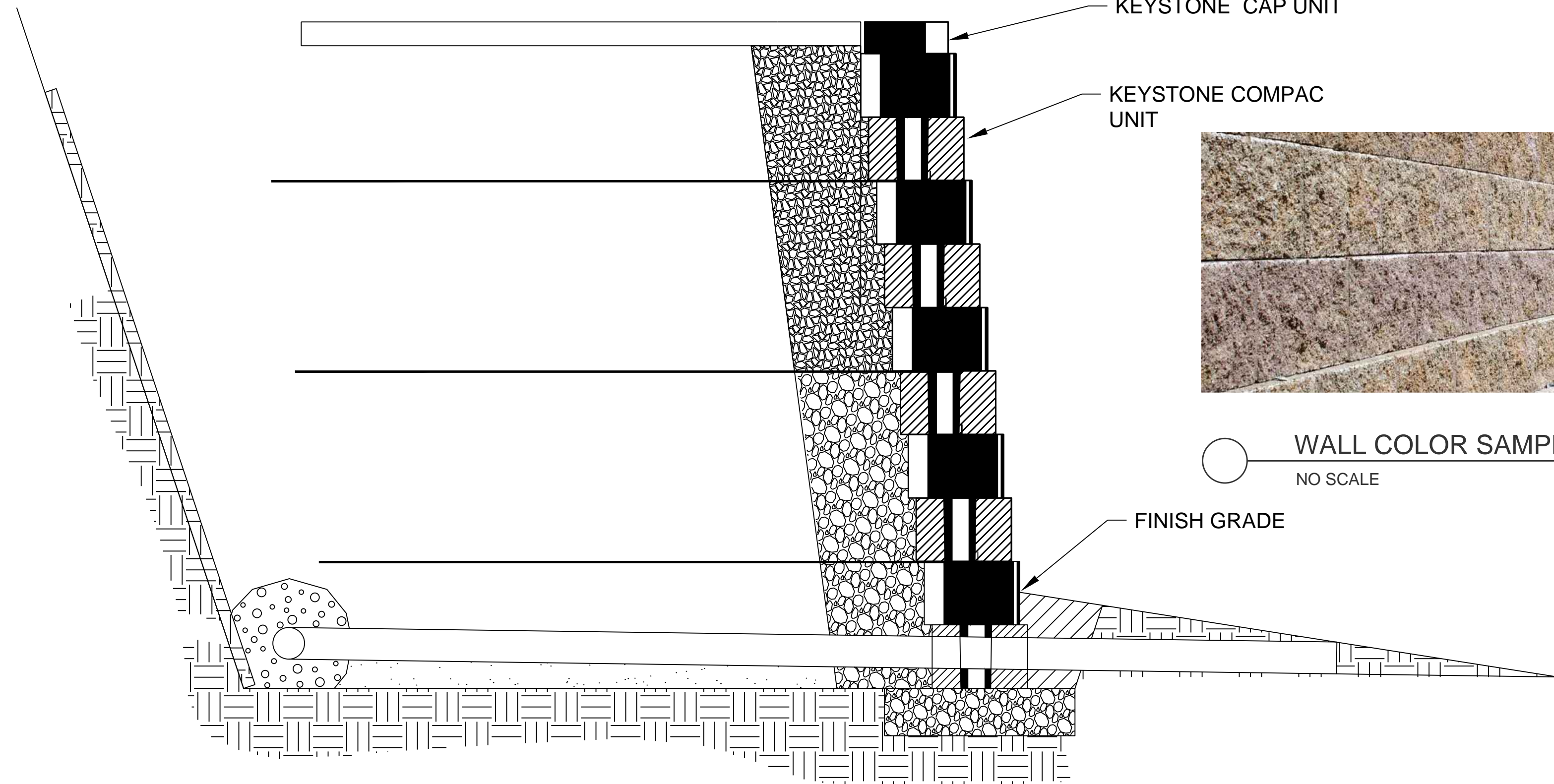
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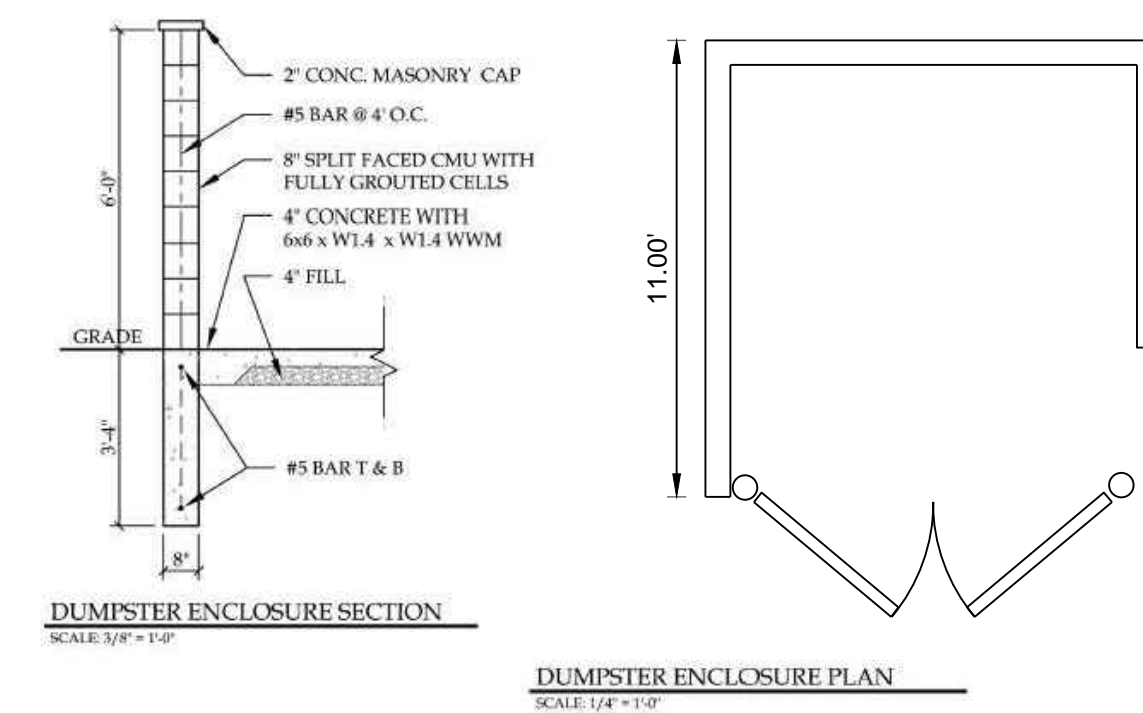
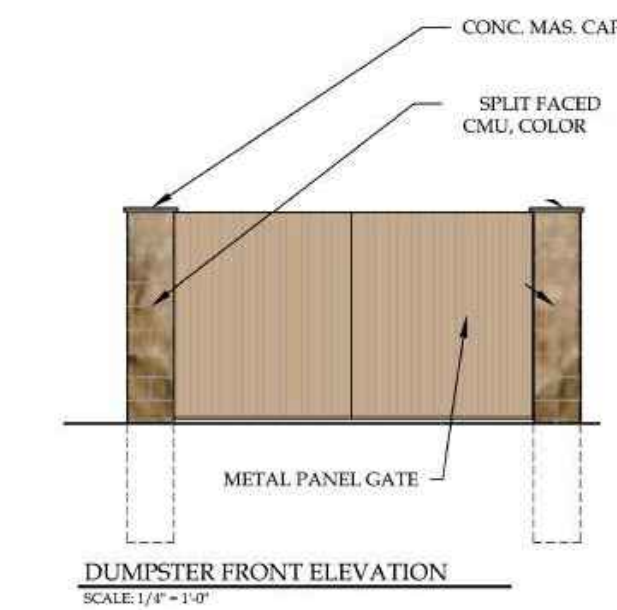
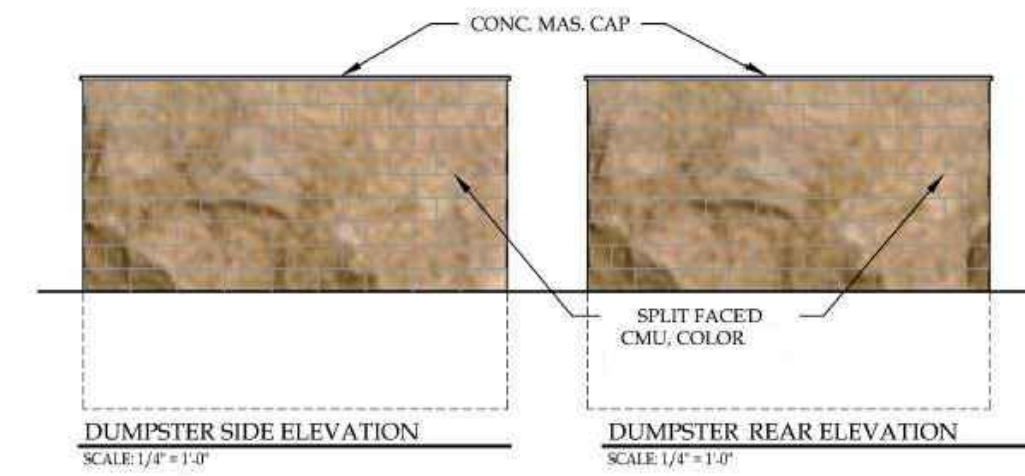
TYP. STACKED STONE WALL DETAIL
NO SCALE



TYP. FENCE DETAIL
NO SCALE



TYP. MODULAR BLOCK WALL DETAIL
NO SCALE



TYP. TRASH ENCLOSURE DETAIL
NO SCALE



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CEDAR CREEK BUSINESS PARK CAMPUS F
FINAL DEVELOPMENT PLAN
103RD STREET AND HOLLIS LANE
OLATHE, KANSAS

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9-22-19	
18-114	

SITE DETAILS

SHEET

C6.0

