

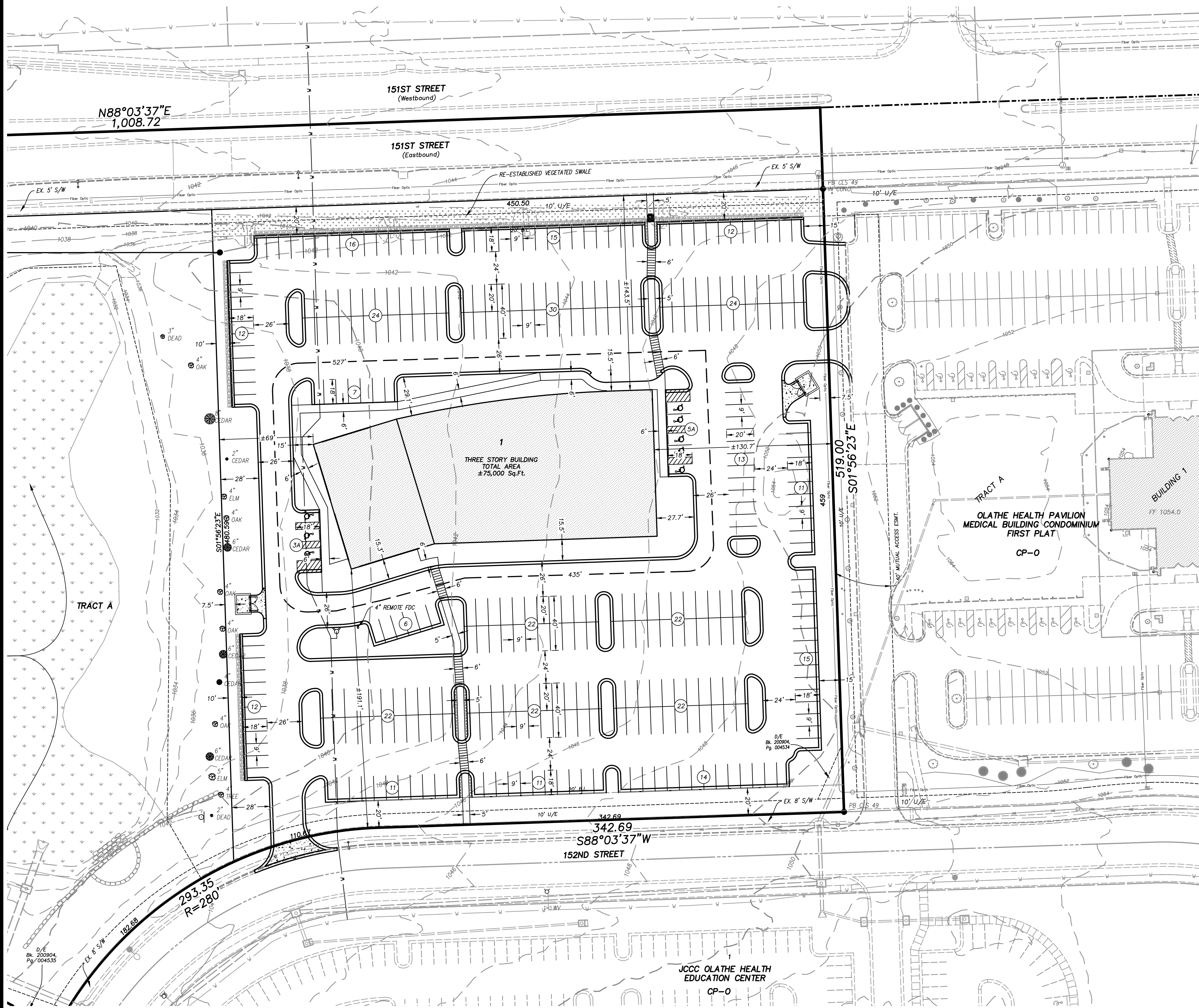


OLATHE MEDICAL PARK
MEDICAL OFFICE BUILDING
PRELIMINARY DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	BY	CTA
1	12/23/19	CITY COMMENTS		CTA
2	1/07/20	CITY COMMENTS		CTA
3				
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11/22/19

PDP1



LEGAL DESCRIPTION

Part of the NW 1/4, of Section 11, T14S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas.

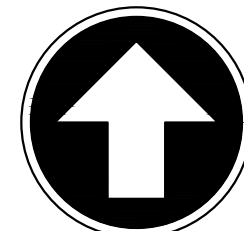
SITE DATA:

EXISTING ZONING:	CP-0
NET AREA:	10.351 ACRES/450,907.4 SQ.FT.
PROPOSED BUILDING:	1
PROPOSED BUILDING FOOTPRINT AREA:	25,000.0 SQ.FT.
PROPOSED BUILDING HEIGHT:	50FT
PROPOSED BUILDING, PARKING, DRIVES, SIDEWALK, & EXISTING SIDEWALK AREAS:	159,865.8 SQ.FT. OR 35% OF THE SITE
LANDSCAPE OPEN RATIO REQ.: BASED ON 25% OF NET AREA	2.588 ACRES
LANDSCAPE OPEN RATIO AREA:	6.681 ACRES
PARKING SCHEDULE DATA:	
PROPOSED BUILDING AREA: (1ST THROUGH 3RD FLOORS)	75,000.0 SQ.FT.
PARKING REQ:	UDO SEC. 18.30.160-2 1 PER 500 SQ.FT. 150 SPACES
PROPOSED PARKING:	343 SPACES 8 ACCESSIBLE SPACES 4.7 PER 1,000 SQ.FT.
TOTAL PARKING	351 SPACES

LOT AREAS

LOT 1	207,543.1 Sq.Ft.
TRACT A	243,364.3 Sq.Ft.

- DENOTES PROPOSED BUILDINGS
- DENOTES PROPOSED CONCRETE
- DENOTES EXISTING DETENTION BASIN
- DENOTES RE-ESTABLISHED VEGETATED SWALE
- DENOTES ROCK MULCH FILTER STRIP
- DENOTES PROPOSED CURB
- DENOTES PROPOSED SIDEWALK
- DENOTES PROPOSED STORM
- DENOTES PROPOSED SANITARY
- DENOTES PROPOSED WATERLINE
- DENOTES PROPOSED FIRE HYDRANT
- DENOTES FIREHOSE PATH
- DENOTES EXISTING CURB
- DENOTES EXISTING SIDEWALK
- DENOTES EXISTING STORM
- DENOTES EXISTING SANITARY
- DENOTES PROPOSED WATERLINE
- DENOTES PARKING SPACE COUNTS
- DENOTES ACCESSIBLE PARKING SPACE COUNTS



- U/E DENOTES UTILITY EASEMENT
- PUB/E DENOTES PUBLIC UTILITY EASEMENT
- A/E DENOTES ACCESS EASEMENT
- L/E DENOTES LANDSCAPE EASEMENT
- R/W DENOTES RIGHT-OF-WAY
- ST DENOTES SIGN POST
- FH DENOTES FIRE HYDRANT
- WM DENOTES WATER VALVE
- WM DENOTES WATER METER
- PP DENOTES POWER POLE
- LP DENOTES LIGHT POLE
- AC DENOTES AIR CONDITIONING UNIT ON CONCRETE PAD
- FF DENOTES FINISHED FLOOR ELEVATION
- RD DENOTES ROOF DRAIN
- FO DENOTES FIBER OPTICS
- LA DENOTES LANDSCAPE AREA
- SCV DENOTES SPRINKLER CONTROL VALVE
- MH DENOTES MANHOLE
- HP DENOTES HANDICAP PARKING SPACE
- W DENOTES WATER LINE
- SAN DENOTES SANITARY SEWER LINE
- USE DENOTES UNDERGROUND POWER LINE
- OHP DENOTES OVERHEAD POWER LINE
- T DENOTES UNDERGROUND TELEPHONE LINE
- G DENOTES UNDERGROUND GAS LINE
- TOL DENOTES UNDERGROUND STREET LIGHT LINE
- EX DENOTES EXISTING CONTOURS
- BL DENOTES EXISTING BUILDING LINE
- OH DENOTES OVERHANG

Prepared By: Payne & Brockway Engineers, P.A.
P. O. Box 128
Olathe, Kansas 66051
913-782-4800

Developed By: Olathe Medical Center, Inc.
20333 W. 151st Street
Olathe, Kansas 66061
913-791-4306

Date Prepared: November 22, 2019

PROJECT NOTES:

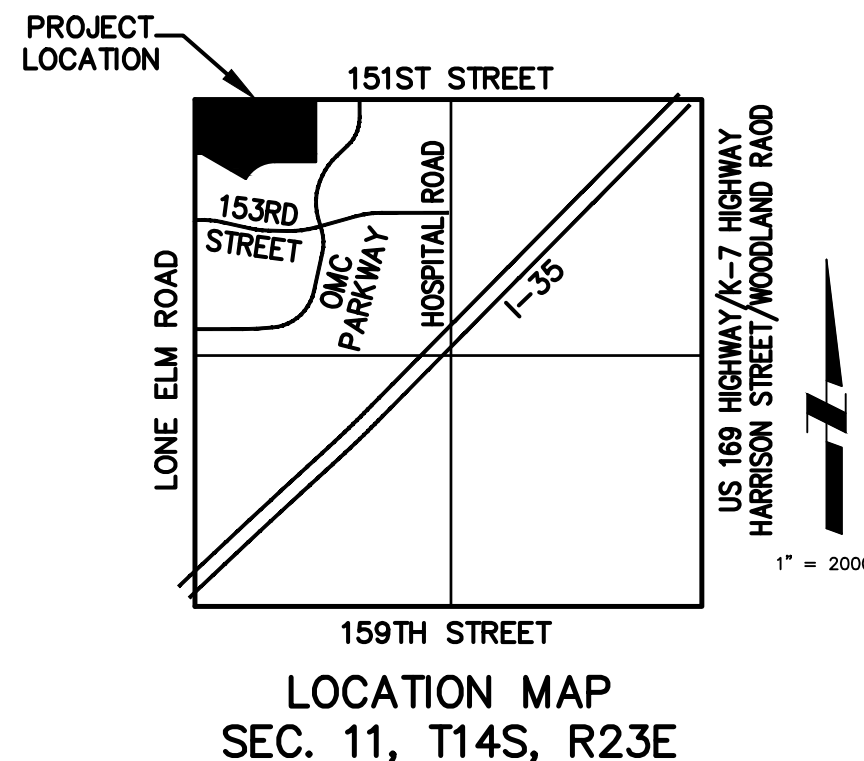
LOT 1 AND TRACT A SHALL HAVE NO DIRECT VEHICULAR ACCESS TO 151ST STREET.

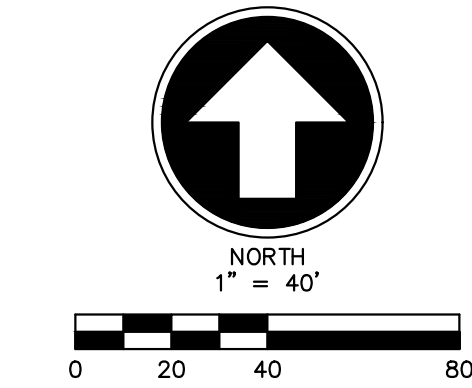
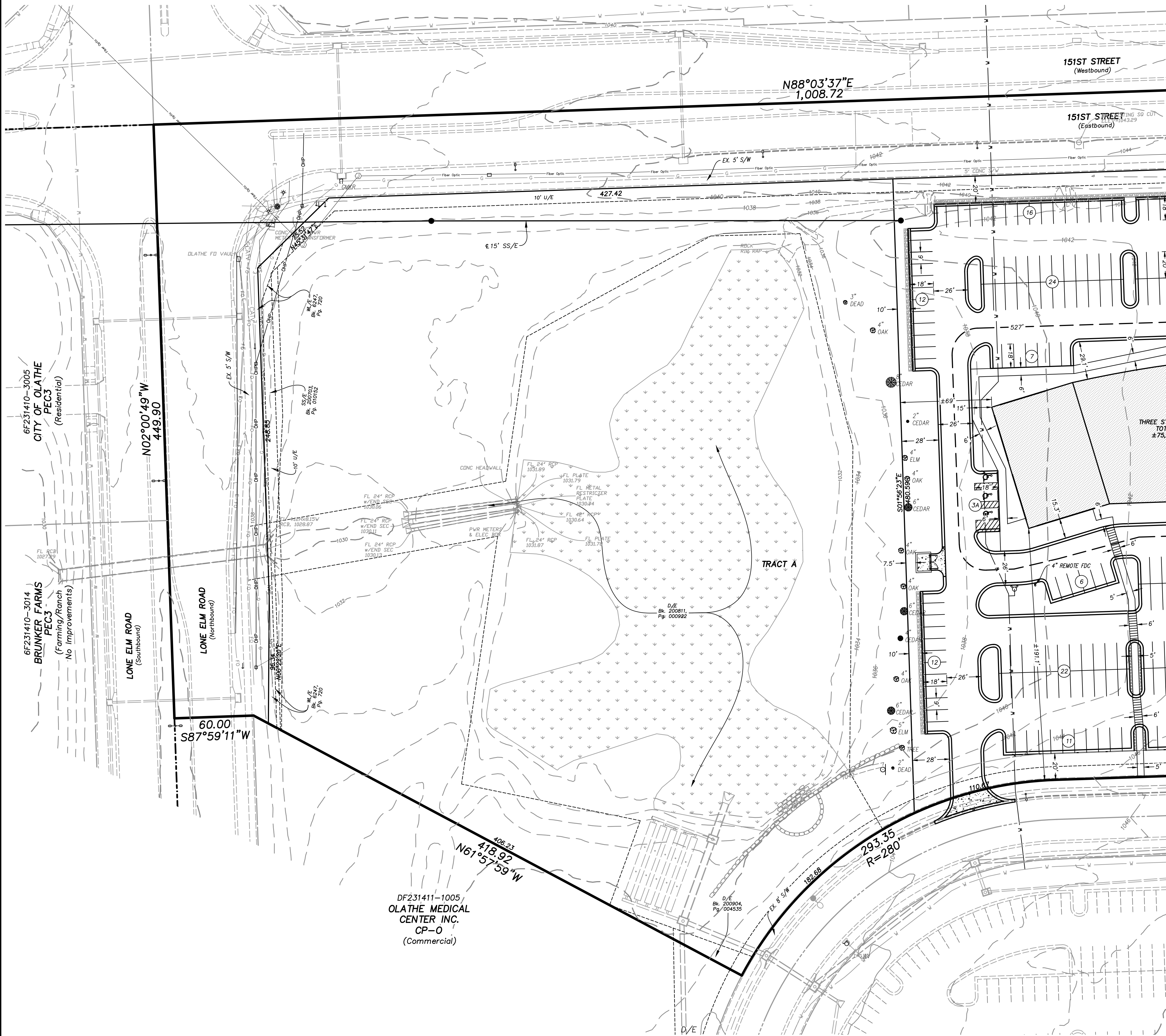
TRACT A SHALL HAVE NO DIRECT VEHICULAR ACCESS TO LONE ELM ROAD.

THE TOPOGRAPHY WAS SUPPLIED BY PAYNE AND BROCKWAY FIELD DATA AND RECORDS.

IF NOT EXISTING, THEN ALL APPROPRIATE PUBLIC UTILITIES SHALL BE PROVIDED TO THE SUBJECT PROPERTY, IN ACCORDANCE WITH CITY OF OLATHE STANDARDS.

ACCORDING TO F.I.R.M. MAP NO. 20091C0093G JOHNSON COUNTY, KANSAS, DATED AUGUST 3, 2009 THIS ENTIRE SITE IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.





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Payne & Brockway P.A.

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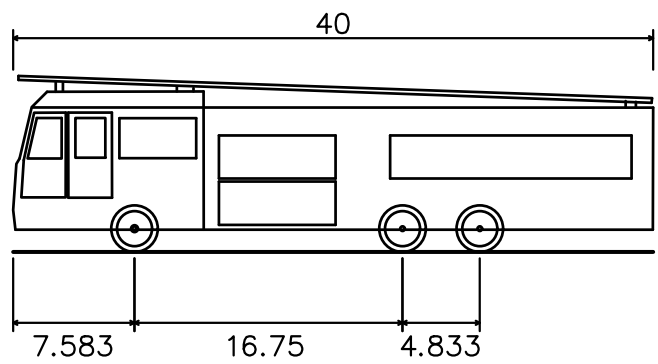
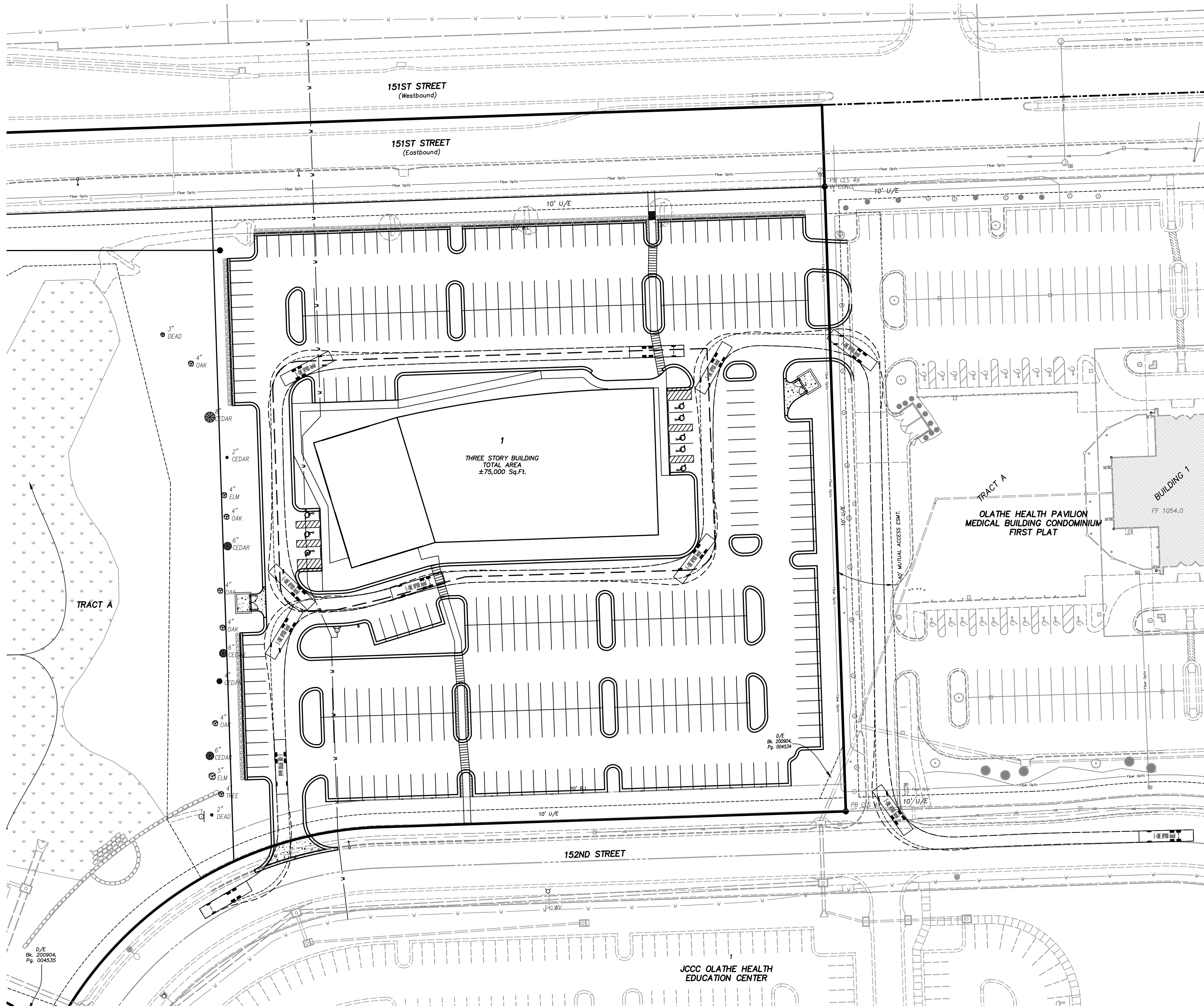
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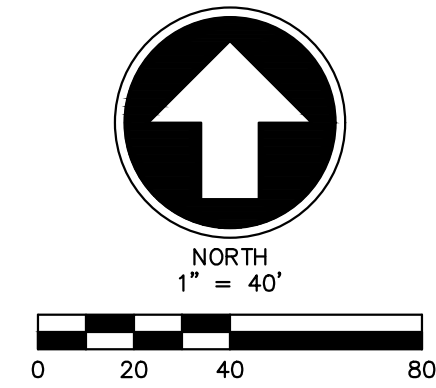
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11/22/19

PDP2



E-ONE HP100 Aerial
Overall Length 40.000ft
Overall Width 8.333ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.393ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°
N.T.S.



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