

PROJECT BENCHMARKS:

JCVN BM#470 ELEV.=940.49
2" DOME TOP ALUMINUM FROM 10 HIGHWAY & RIDGEVIEW, GO WEST ON 10 HIGHWAY TO FIRST BRIDGE WEST SOUTH BRIDGE ON THE SOUTHEAST COR. HUBGUARD.
BENCHMARK #1 ELEV.=1004.00
"I" CUT E. COR CONC. BASE X-COUNTY POWER POLE IN ISLAND ON WARWICK ST. NORTH OF 106TH STREET.
BENCHMARK #2 ELEV.=996.77
"I" CUT CTR. FRT. FACE CURB INLET W. SIDE WARWICK ST; 1ST INLET N. OF 106TH ST. S. CURB LINE.

BENCHMARK #3 ELEV.=999.55
"I" CUT TOP OF CURB 376'± E. OF INTERSECTION 106TH STREET & WARWICK STREET.
BENCHMARK #4 ELEV.=1000.59
"I" CUT CTR. FRT. FACE CURB INLET SOUTH SIDE 106TH STREET 2ND INLET WEST OF RIDGEVIEW RD.
BENCHMARK #5 ELEV.=999.26
"I" CUT NW COR. CURB INLET IN PARKING LOT BEHIND GAS STATION BLDG.; N. SIDE ENT. TO BURGER KING.

BENCHMARK #6 ELEV.=988.19
"I" CUT CTR. FRT. FACE CURB INLET N. SIDE 105TH STREET 1ST INLET W. OF N-S DRIVE.
BENCHMARK #7 ELEV.=989.03
"I" CUT CTR. FRT. FACE CURB INLET @ SW COR. PARKING LOT FOR FAMILY LEISURE BLDG.; SW COR. BLDG.
BENCHMARK #8 ELEV.=987.51
"I" CUT CTR. FRT. FACE CURB INLET N. SIDE DRIVE FAMILY LEISURE BLDG.; 75'± E. OF W. END DRIVE.

LEGEND

- DENOTES PROPOSED BUILDING
- DENOTES PROPOSED 8" REINFORCED CONCRETE
- DENOTES PROPOSED 6" ASPHALT
- DENOTES PROPOSED CONCRETE SIDEWALK

SITE DATA:

EXISTING ZONING: C-2
NET AREA: ±1.15 ACRES/50,308 S.F.
PROPOSED BUILDING AREA: 9,400 S.F. +/-
PROPOSED BUILDINGS, PARKING, DRIVES, SIDEWALK, & PARKING AREAS: 32,688 S.F. OR 65% OF THE SITE
OPEN AREA DATA:
LANDSCAPE OPEN REQUIRED: 0.29 ACRES
BASED ON 25% OF NET AREA
LANDSCAPE OPEN AREA PROVIDED: 0.40 ACRES (35%)
PARKING SCHEDULE DATA:
PARKING REQUIRED: UDO SEC. 18.30.160-2
3.8 PER 1000 S.F. (34 SPACES)
PARKING PROPOSED: 39 SPACES
1 ACCESSIBLE SPACES
40 TOTAL SPACES

LEGAL DESCRIPTION:

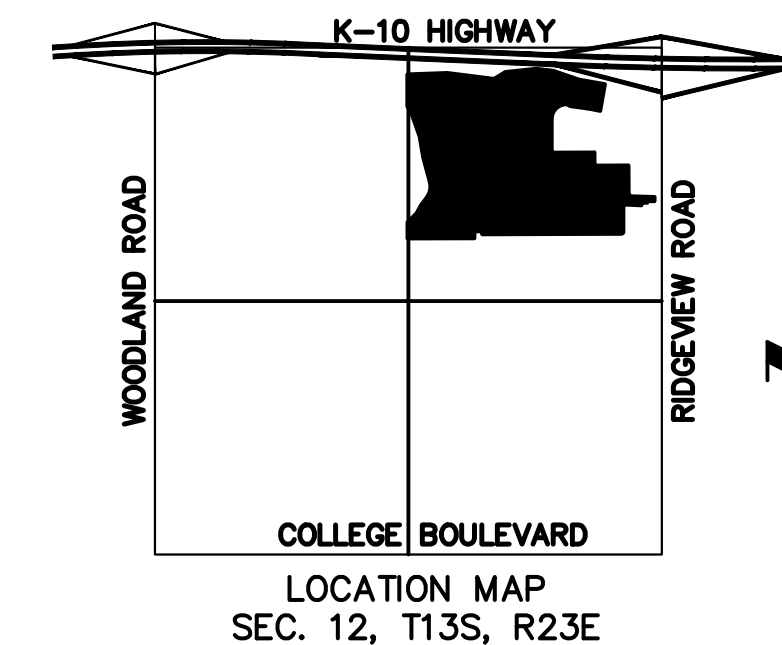
ALL OF LOT 4, OLATHE SOCCER COMPLEX, A SUBDIVISION OF LAND IN OLATHE, JOHNSON COUNTY, KANSAS.

GENERAL NOTES:

- PARKING SPACE DIMENSIONS SHALL COMPLY WITH 18.30.160-1 OF THE UNIFIED DEVELOPMENT ORDINANCE.
- CROSSWALKS SHALL BE CONSTRUCTED AS REQUIRED BY 18.30.160-4.e OF THE UNIFIED DEVELOPMENT ORDINANCE. SEE SHEET C102 FOR DETAIL.
- PER OLATHE REQUIREMENTS, ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT AND UTILITY METER BANKS SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE. LANDSCAPING USED FOR SCREENING SHALL BE AT LEAST AS TALL AS THE EQUIPMENT AND/OR METERS AT PLANTING.
- SITE DESIGN CATEGORY 4 COMPLIANCE IS MET THROUGH: PARKING PODS ARE LESS THAN 80 PARKING SPACES. PEDESTRIAN CONNECTIONS ARE PROVIDED VIA A SIDEWALK ON THE WEST SIDE OF THE PROPERTY, PROVIDING CROSS PROPERTY CONNECTION AND ACCESS TO 106TH STREET.
- OPEN CUTTING OF PRIVATE DRIVES IS NOT PERMITTED.
- ALL EXISTING UTILITIES INDICATED ON THE DRAWINGS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL AREAS DISTURBED BY THE CONTRACTOR SHALL BE RETURNED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.

CONSTRUCTION NOTES:

- ADA PARKING SIGN.
- NO PARKING FIRE LANE SIGN. PER IFC 503.3.
- PARKING LOT LIGHTS. SEE SHEET SL100.
- RELOCATED FIRE HYDRANT PER CITY STANDARDS.

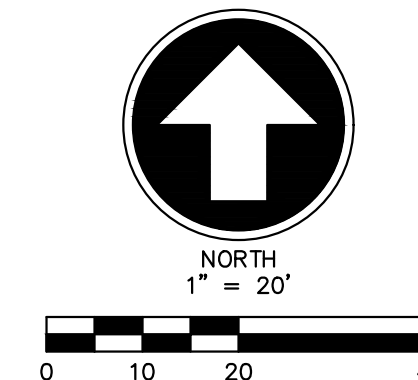


DEVELOPER

STEVEN D. WALDMAN
11600 MANOR DRIVE
LEAWOOD, KS 66211

OWNER

OSC, LLC
136127 W. 109th ST.
LENEXA, KS 66215



Payne & Brockway P.A.
CIVIL ENGINEERS & LAND SURVEYORS
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WWW.PAYNE-BROCKWAY.COM



GARMIN OLATHE SOCCER COMPLEX LOT 4
OLATHE, KANSAS

SITE PLAN

NO.	DATE	DESCRIPTION	BY	CMP
1	2-24-20	PER CITY COMMENTS		
2				
3				
4				
5				
6				
7				

1-31-20

C100