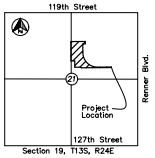
PRELIMINARY DEVELOPMENT PLANS (M-1 ZONING)

FOR

119TH STREET & RENNER BLVD

AN ENTERTAINMENT & MIXED-USE DEVELOPMENT
LYING SECTION 19, TOWNSHIP 13S, RANGE 24E
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



Section 19, T13S, R24E
VICINITY MAP
Scale: 1" = 2000'

PROPERTY DEVELOPER
VTRE DEVELOPMENT LLC
4900 MAIN STREET, STE 400, KANSAS CITY, MO 64112

PROPERTY OWNER
CF OLATHE NORTH LLC
1345 AVENUE OF AMERICAS 46TH FL, NEW YORK, NY 10105

INDEX OF SHEETS

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PROPERTY DESCRIPTION

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY CHRIS R. SPRAGUE, KANSAS PS-1632 OF OLSSON, LS-144, ON AUGUST 22, 2024, AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF RESOURCENET INTERNATIONAL, A PLATTED SUBDIVISION IN SAID CITY OF OLATHE; THENCE SOUTH 02 DEGREES 00 MINUTES 17 SECONDS EAST, ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID RESOURCENET INTERNATIONAL, A DISTANCE OF 94.93 FEET TO A POINT ON THE NORTH LINE OF INTERSTATE ADDITION, A PLATTED SUBDIVISION IN SAID CITY OF OLATHE; THENCE DEPARTING SAID SOUTHERLY PROLONGATION, SOUTH 87 DEGREES 28 MINUTES 07 SECONDS WEST, ON SAID NORTH LINE OF SAID INTERSTATE ADDITION, A DISTANCE OF 102.05 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID NORTH LINE, SOUTH 02 DEGREES 07 MINUTES 57 SECONDS EAST, ON THE WEST LINE OF SAID INTERSTATE ADDITION, A DISTANCE OF 348.26 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY, SOUTHEASTERLY, AND EASTERLY, ON THE SOUTHWESTERLY LINE OF SAID INTERSTATE ADDITION, ON A CURVE TO THE LEFT HAVING A RADIUS OF 577.71 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 23 MINUTES 57 SECONDS, AN ARC DISTANCE OF 911.49 FEET TO A POINT; THENCE NORTH 87 DEGREES 28 MINUTES 07 SECONDS EAST, ON THE SOUTH LINE OF SAID INTERSTATE ADDITION, A DISTANCE OF 554.94 FEET TO A POINT; THENCE DEPARTING SAID SOUTH LINE, SOUTH 02 DEGREES 07 MINUTES 57 SECONDS EAST, ON THE WEST LINE OF SAID INTERSTATE ADDITION, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH LINE OF A 30.00 FOOT WIDE PUBLIC RIGHT-OF-WAY,AS ESTABLISHED BY DEDICATION FOR PUBLIC STREET AND UTILITIES, RECORDED IN BOOK 196, PAGE 649; THENCE DEPARTING SAID WEST LINE, SOUTH 87 DEGREES 28 MINUTES 07 SECONDS WEST, ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,204.94 FEET TO THE SOUTHEAST CORNER OF LOT 1, OLATHE ENTERTAINMENT DISTRICT THIRD PLAT, A PLATTED SUBDIVISION IN SAID CITY OF OLATHE; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 02 DEGREES 31 MINUTES 53 SECONDS WEST, ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 24.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 28 MINUTES 07 SECONDS WEST, ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 251.59 FEET TO A POINT; THENCE NORTH 02 DEGREES 00 MINUTES 17 SECONDS WEST, ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 253.85 FEET TO THE NORTHERNMOST NORTHEAST CORNER THEREOF; THENCE DEPARTING SAID EAST LINE, SOUTH 87 DEGREES 59 MINUTES 43 SECONDS WEST, ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 155.00 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE DEPARTING SAID NORTH LINE, NORTH 02 DEGREES 00 MINUTES 17 SECONDS WEST, ON SAID WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 765.82 FEET TO THE SOUTHWEST CORNER OF SAID RESOURCENET INTERNATIONAL; THENCE DEPARTING SAID WEST LINE, NORTH 87 DEGREES 28 MINUTES 58 SECONDS EAST, ON THE SOUTH LINE OF SAID RESOURCENET INTERNATIONAL, A DISTANCE OF 575.00 FEET TO THE POINT OF BEGINNING, CONTAINING 559,792 SQUARE FEET, OR 12.8510 ACRES, MORE OR LESS.

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Master Consultant Company #001592
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North Kansas City, MO 64116
TEL 816.361.1177
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REV. NO.	DATE	REVISION DESCRIPTION	BY
1	11.06.2024	REVISIONS PER CITY COMMENTS	

REVISIONS

TITLE SHEET
PRELIMINARY DEVELOPMENT PLANS
ENTERTAINMENT AND MIXED-USE DEVELOPMENT
119TH STREET & RENNER BLVD
OLATHE, KS
2024

drawn by: AR / DB/ DP
checked by: DR
approved by: DK
QA/QC by:
project no.: 023-06103
drawing no.: CT101 20241113.dwg
date: 11/06/2024

SHEET
1

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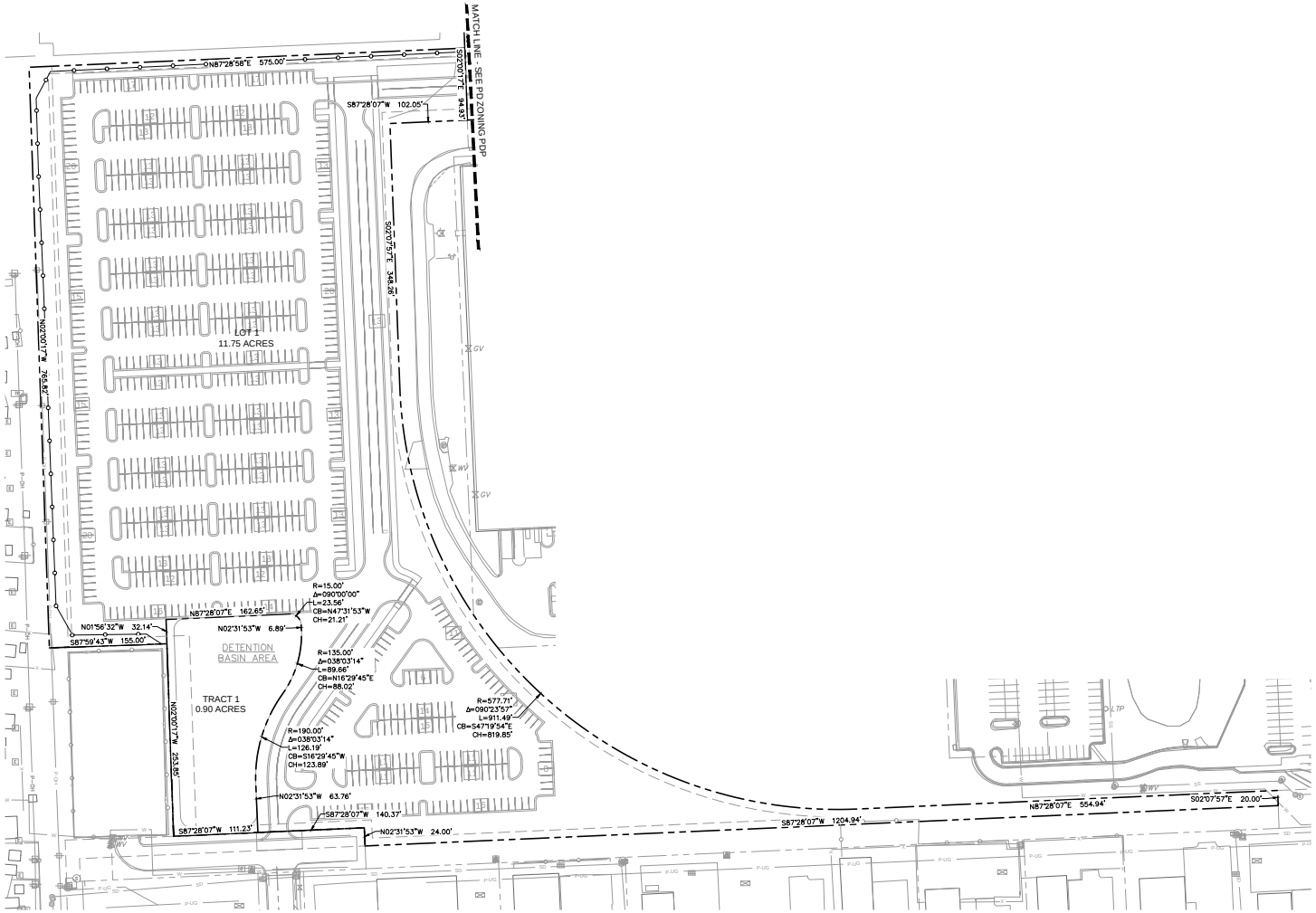

N

0' 30' 60' 120'
SCALE IN FEET

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PRELIMINARY PLAT PLAN
PRELIMINARY DEVELOPMENT PLANS
ENTERTAINMENT AND MIXED-USE DEVELOPMENT
119TH STREET & RENNER BLVD
OLATTHE, KS

2024

drawn by: AR / DBI/ DR
checked by: DB
approved by: BK
QA/QC by:
project no.: 023-06103
drawing no.: C_PH001_02061013.dwg
date: 11/06/2024

SHEET
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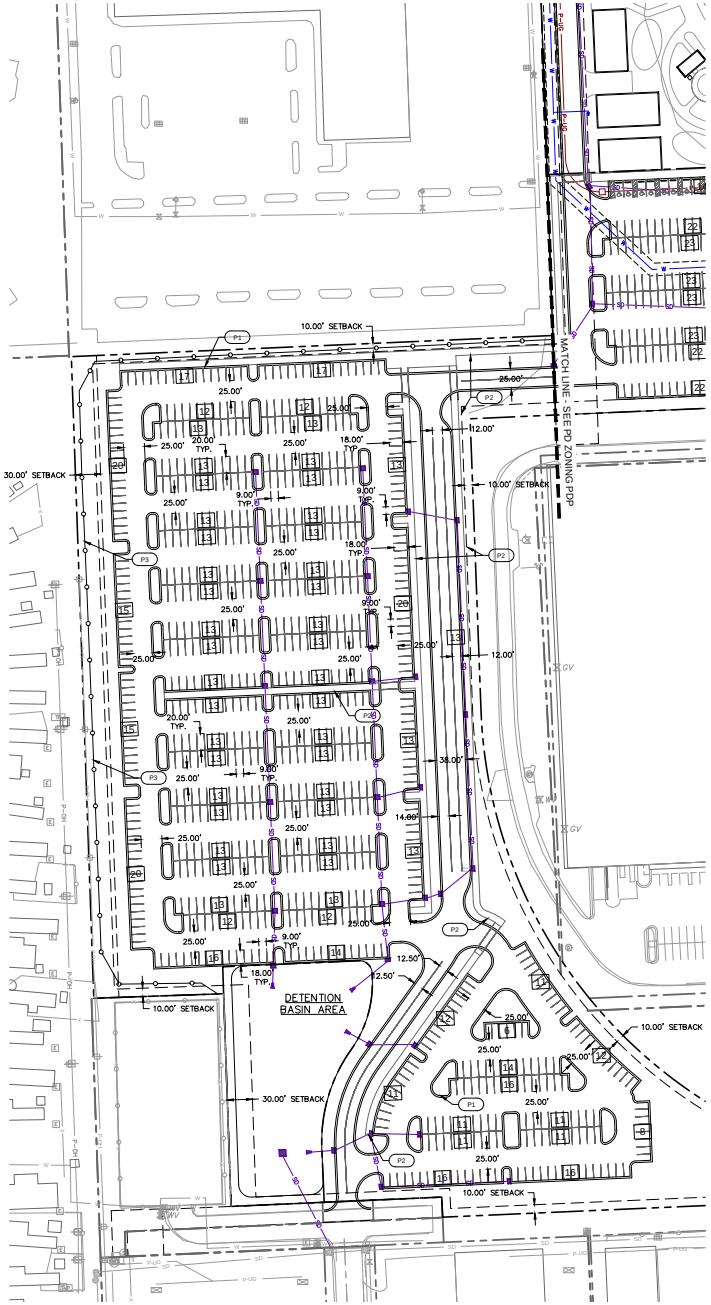


EXISTING CONDITIONS LEGEND

	PROPERTY LINE
P-OH	EXISTING OVERHEAD POWER
FO	EXISTING FIBER OPTIC
T	EXISTING TELEPHONE SERVICE
G	EXISTING NATURAL GAS SERVICE
CATV	EXISTING CABLE TELEVISION
W	EXISTING WATER SERVICE
SS	EXISTING SANITARY SEWER
SD	EXISTING STORM SEWER

PROPOSED CONDITIONS LEGEND

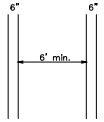
	PROPOSED CURB LINE
SD	PROPOSED STORM SEWER
X	PARKING COUNT PER POD

KEY NOTES

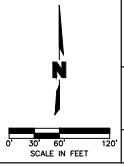
- P1 PROPOSED CURB & GUTTER-TYP.
- P2 PROPOSED SIDEWALK (5' MIN. AND 6' MIN WHERE VEHICLES OVERHANG)
- P3 PROPOSED WALL & BERM COMBINATION

SITE DATA	
TOTAL SITE:	12.65 ACRES
PROPOSED USE:	PARKING
EXISTING ZONING:	M-1
PROPOSED ZONING:	M-1
OPEN SPACE:	REQUIRED-MIN. 15% OF EACH INDIVIDUAL LOT MUST BE OPEN SPACE REQUIRED-MIN. 5% OF THE OVERALL AREA MUST BE CIVIC SPACE
PARKING PROVIDED:	875 STALLS / 13 BUS OR RV STALLS

LOT AREA			
LOT	SQ. FT.	ACRE	PARKING PROVIDED
1	511,848	11.75	888
TRACT 1	39,390	0.90	0



TYPICAL SOLID WHITE CROSSWALK LINE DETAIL



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SITE PLAN
PRELIMINARY DEVELOPMENT PLANS
ENTERTAINMENT AND MIXED-USE DEVELOPMENT
119TH STREET & RENNER BLVD
OLATHE, KS

2024

drawn by:	AR / DBJ DP
checked by:	DB
approved by:	DB
QA/QC by:	
project no.:	023-06103
drawing no.:	C-P01 1004815.dwg
date:	11/06/2024

SHEET
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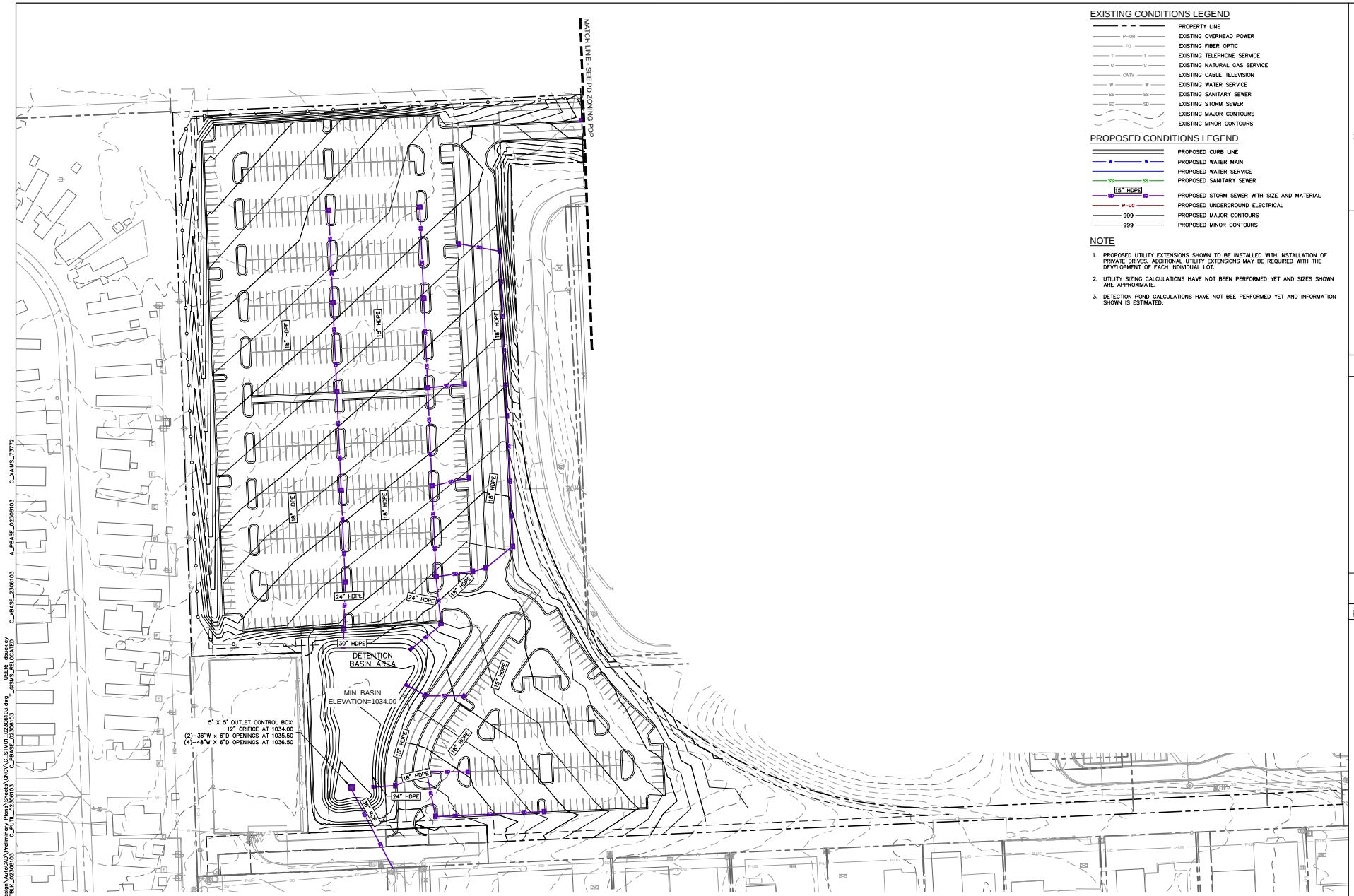
EXISTING CONDITIONS LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD POWER
- EXISTING FIBER OPTIC
- EXISTING TELEPHONE SERVICE
- EXISTING NATURAL GAS SERVICE
- EXISTING CABLE TELEVISION
- EXISTING WATER SERVICE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS

PROPOSED CONDITIONS LEGEND

- BACK OF CURB LINE
- PROPOSED STORM SEWER
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS



EXISTING CONDITIONS LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD POWER
- EXISTING FIBER OPTIC
- EXISTING TELEPHONE SERVICE
- EXISTING NATURAL GAS SERVICE
- EXISTING CABLE TELEVISION
- EXISTING WATER SERVICE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS

PROPOSED CONDITIONS LEGEND

- PROPOSED CURB LINE
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER WITH SIZE AND MATERIAL (15" HDPE)
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED MAJOR CONTOURS (999)
- PROPOSED MINOR CONTOURS (999)

NOTE

1. PROPOSED UTILITY EXTENSIONS SHOWN TO BE INSTALLED WITH INSTALLATION OF PRIVATE DRIVES. ADDITIONAL UTILITY EXTENSIONS MAY BE REQUIRED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
2. UTILITY SIZING CALCULATIONS HAVE NOT BEEN PERFORMED YET AND SIZES SHOWN ARE APPROXIMATE.
3. DETECTION POND CALCULATIONS HAVE NOT BEE PERFORMED YET AND INFORMATION SHOWN IS ESTIMATED.

N

0' 25' 50' 100'
SCALE IN FEET

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OVERALL STORM SEWER PLAN
PRELIMINARY DEVELOPMENT PLANS

ENTERTAINMENT AND MIXED-USE DEVELOPMENT
119TH STREET & RENNER BLVD

OLATTHE, KS

2024

drawn by: DP / DB
checked by: JN
approved by: DN
QA/QC by: JN
project no.: 023-06103
drawing no.: C_STM01_20241115.dwg
date: 08/21/2024

SHEET
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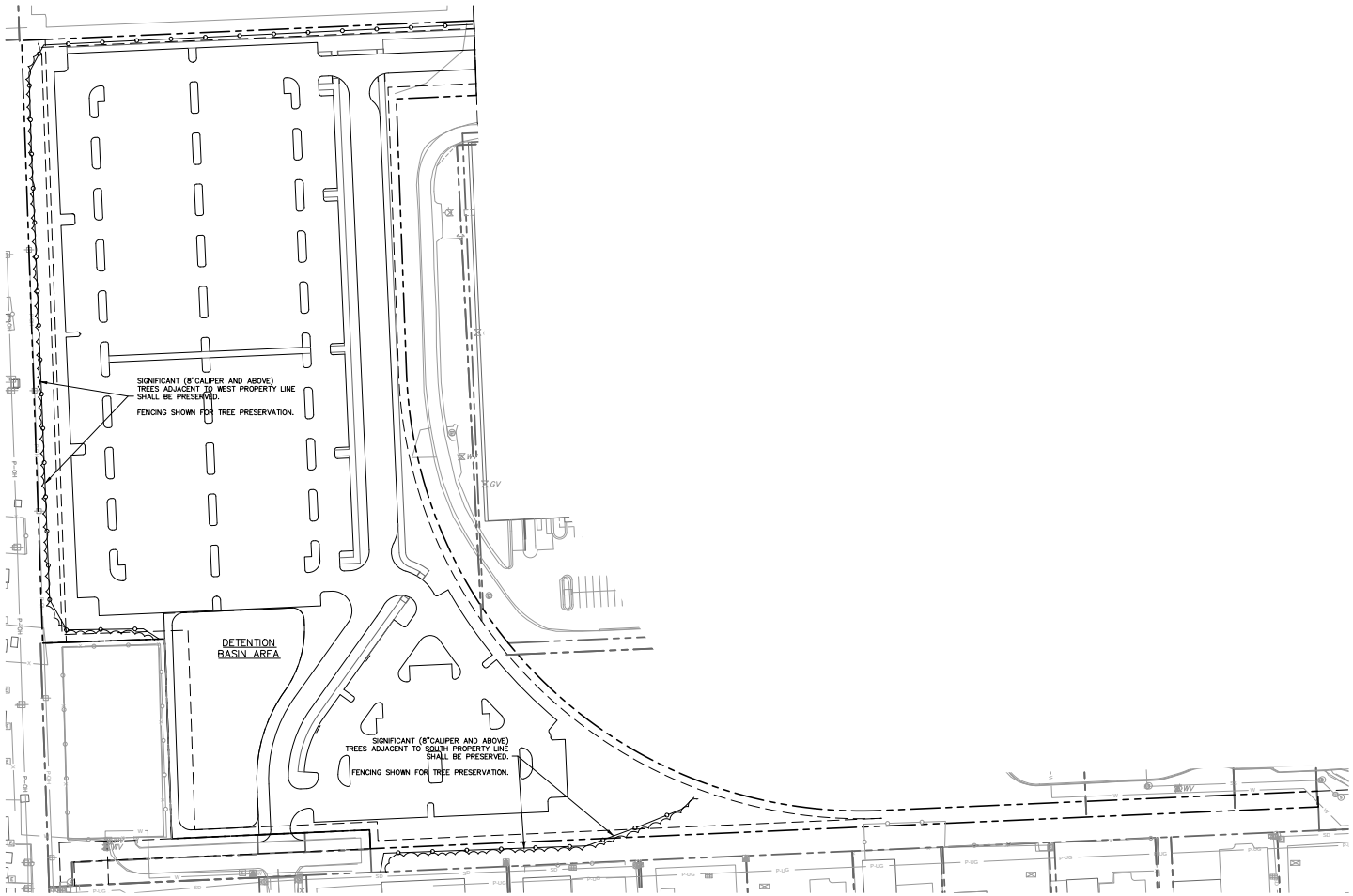
EXISTING CONDITIONS LEGEND

	PROPERTY LINE
P-OH	EXISTING OVERHEAD POWER
FO	EXISTING FIBER OPTIC
T T	EXISTING TELEPHONE SERVICE
G G	EXISTING NATURAL GAS SERVICE
CATV	EXISTING CABLE TELEVISION
W W	EXISTING WATER SERVICE
SS SS	EXISTING SANITARY SEWER
SD SD	EXISTING STORM SEWER
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING TREES

*NOTE:
NO SIGNIFICANT TREES ARE LOCATED ON SITE OUTSIDE OF THE AREAS DENOTED FOR TREE PRESERVATION.



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EXISTING TREE INVENTORY
PRELIMINARY DEVELOPMENT PLANS

ENTERTAINMENT AND MIXED-USE DEVELOPMENT
119TH STREET & RENNER BLVD

OLATTHE, KS

2024

drawn by: AR / DBI/ DR
checked by: DR
approved by: BK
QA/QC by:
project no.: 023-06103
drawing no.: C_TREE01_20241113.dwg
date: 11/06/2024

SHEET
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