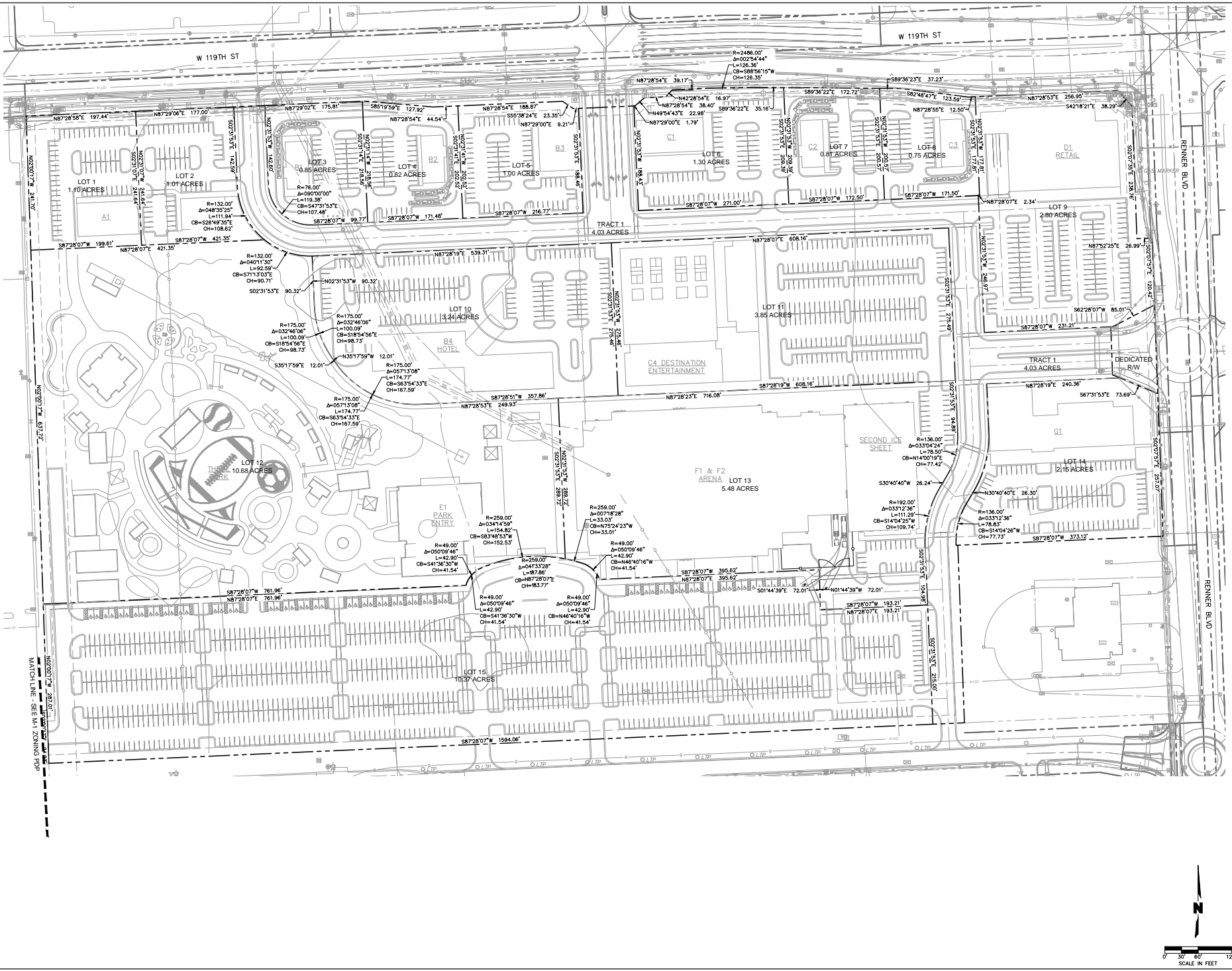


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 CHECKED BY: J. S. W. (JOSHUA S. WEAVER) PROJECT NO: 2024-06103-03 SHEET NO: 02 OF 02
 C:\BASE_2308103 C:\JAMS_23772



olsson
 Owners: Carl P. High, Jeffrey P. Bready
 Missouri Commission of Professional Surveyors
 1301 North Lincoln Drive, St. Louis, MO 63104 TEL: 616.361.1177 www.olson.com

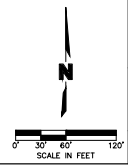
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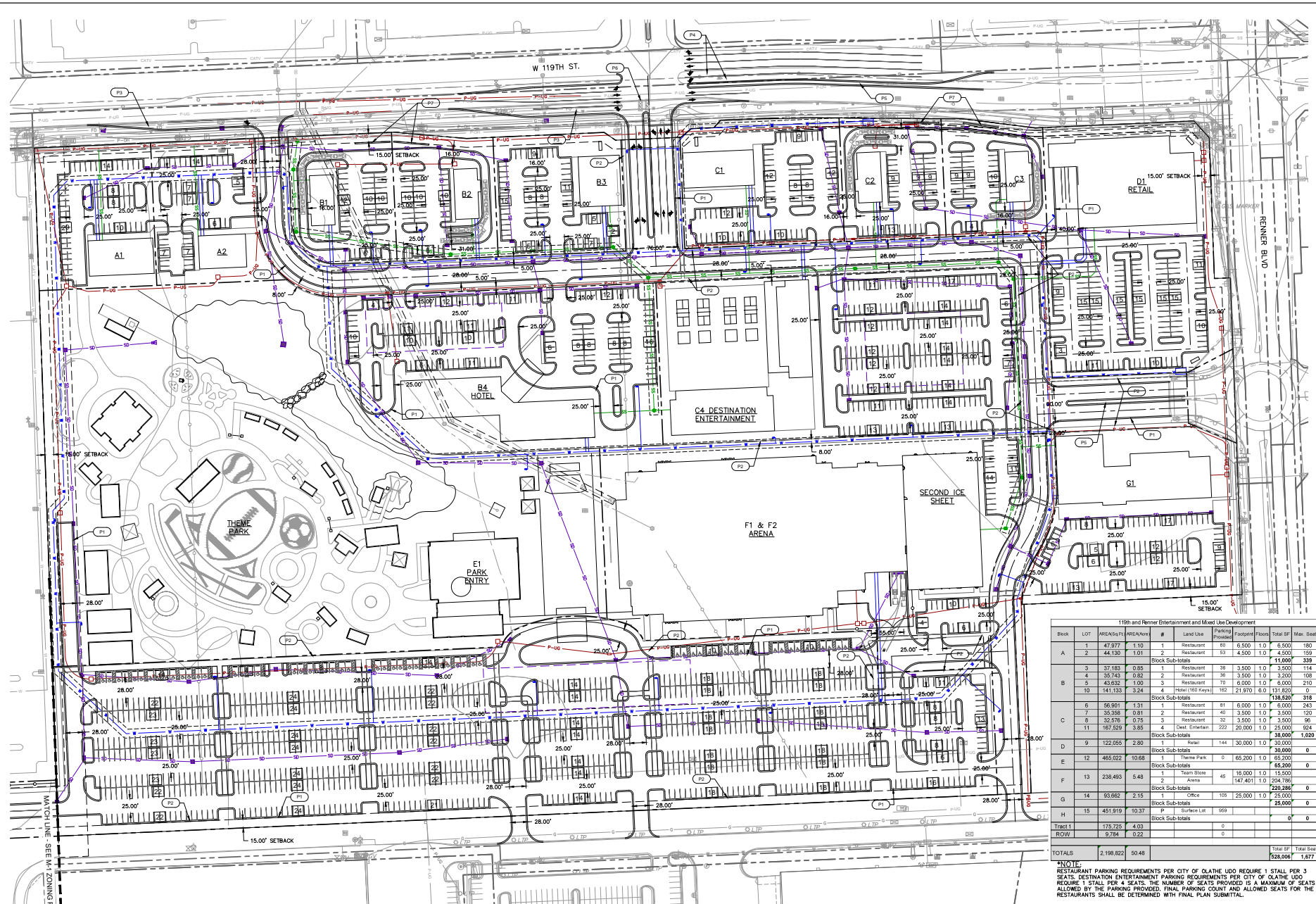
2024

PRELIMINARY PLAT PLAN
 PRELIMINARY DEVELOPMENT PLANS
 ENTERTAINMENT AND MIXED-USE DEVELOPMENT
 119TH STREET & RENNEN BLVD

QUATTLE KS

SHEET
 02





119th and Renner Entertainment and Mixed Use Development

Block	LOT	AREA(S) PL	AREA/Acre	#	Land Use	Parking Provided	Footprint	Floors	Total SF	Max. Seats*
A	1	47,977	1.10	1	Restaurant	60	6,500	1.0	6,500	180
	2	44,130	1.01	2	Restaurant	53	4,500	1.0	4,500	150
	Block Sub-totals									
B	3	37,183	0.85	1	Restaurant	38	3,500	1.0	3,500	114
	4	35,742	0.82	2	Restaurant	28	3,500	1.0	3,500	108
	5	43,932	1.00	3	Restaurant	70	6,000	1.0	6,000	210
	10	141,133	3.24	4	Hotel (160 Keys)	162	21,670	6.0	131,820	0
Block Sub-totals										138,200 / 318
C	6	56,961	1.31	1	Restaurant	61	6,000	1.0	6,000	243
	7	35,358	0.81	2	Restaurant	40	3,500	1.0	3,500	120
	8	22,576	0.75	3	Restaurant	30	3,500	1.0	3,500	96
	11	167,529	3.85	4	Dest. Entertainment	222	20,000	1.0	25,000	624
	Block Sub-totals									
D	9	122,056	2.80	1	Theme Park	144	30,000	1.0	30,000	0
	Block Sub-totals									
E	12	465,022	10.68	1	Theme Park	0	65,200	1.0	65,200	0
	Block Sub-totals									
F	13	238,493	5.48	2	Team Sports	45	16,000	1.0	15,500	0
	14	93,662	2.15	1	Arena	45	147,401	1.0	204,786	0
Block Sub-totals										224,287 / 0
G	14	93,662	2.15	1	Office	105	25,000	1.0	25,000	0
	Block Sub-totals									
H	15	451,919	10.37	1	Surface Lot	100	0	0	0	0
	Block Sub-totals									
Tract 1		179,725	4.03							
ROW		9,784	0.22							
TOTALS		2,199,822	50.48						Total SF	Total Seats
									526,000	1,677

*NOTE:
 RESTAURANT PARKING REQUIREMENTS PER CITY OF OLATH UDO REQUIRE 1 STALL PER 3 SEATS. DESTINATION ENTERTAINMENT PARKING REQUIREMENTS PER CITY OF OLATH UDO REQUIRE 1 STALL PER 4 SEATS. THE NUMBER OF SEATS PROVIDED IS A MAXIMUM OF SEATS ALLOWED BY THE PARKING PROVIDED. FINAL PARKING COUNTS AND ALLOWED SEATS FOR THE RESTAURANTS SHALL BE DETERMINED WITH FINAL PLAN SUBMITTAL.

EXISTING CONDITIONS LEGEND

- P-OH PROPERTY LINE
- P-OH EXISTING OVERHEAD POWER
- FD EXISTING FIRE 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
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND DETENTION AREA
- PROPOSED UNDERGROUND ELECTRICAL
- X PARKING COUNT PER FOOT

KEY NOTES

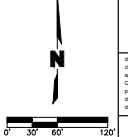
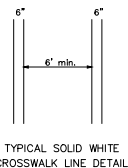
- (P1) PROPOSED CURB & GUTTER-TYP.
- (P2) PROPOSED SIDEWALK (6' MIN. AND 4' MIN. WIDE VEHICLES OVERHANG)
- (P3) PROPOSED RIGHT TURN LANE IMPROVEMENTS
- (P4) PROPOSED LEFT TURN LANE IMPROVEMENTS
- (P5) PROPOSED ISLAND MODIFICATION
- (P6) TRAFFIC SIGNAL TO BE MODIFIED
- (P7) SCREENING RETAINING WALL

SITE DATA

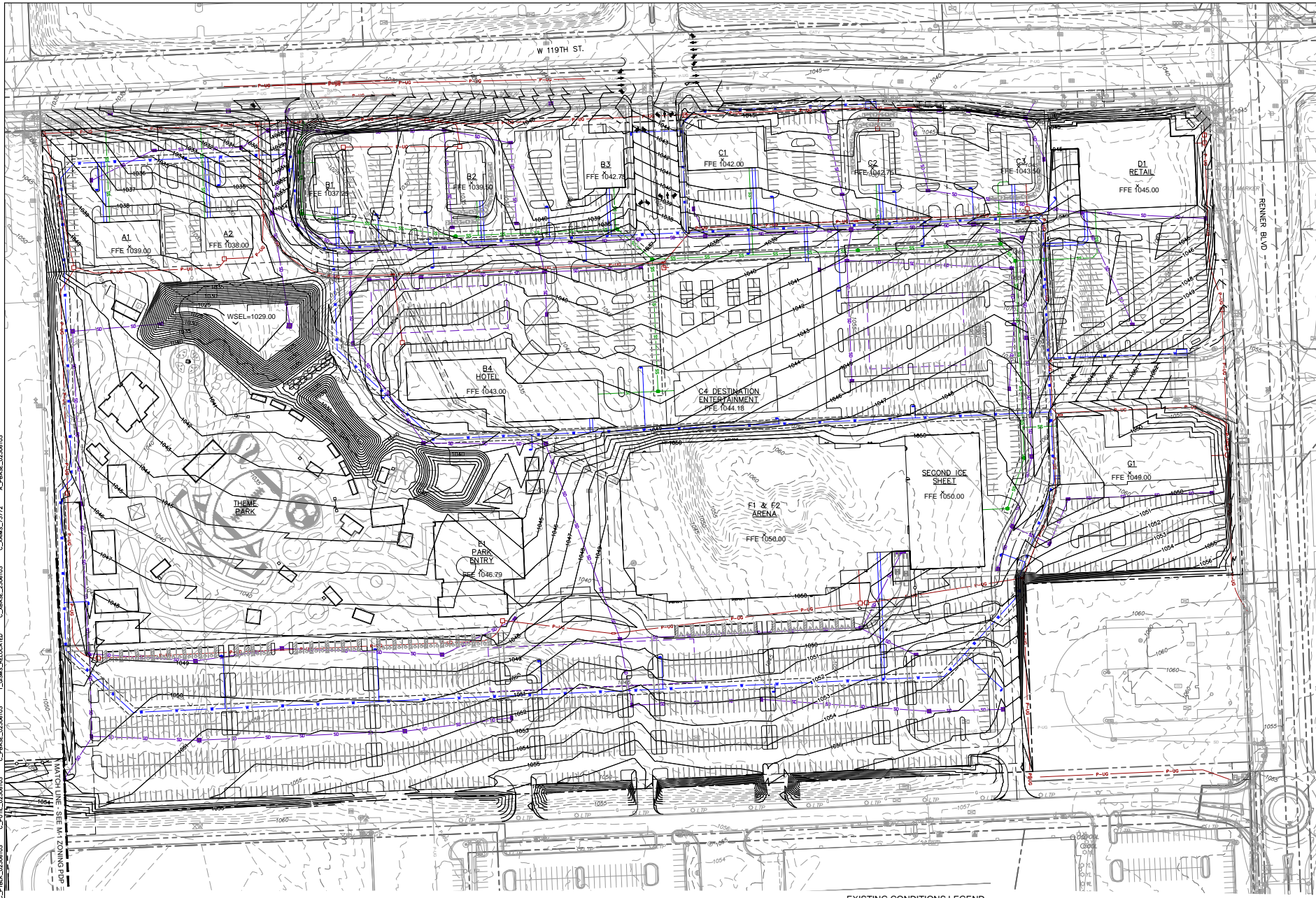
TOTAL SITE: 50.48 ACRES
 PROPOSED USE: MIXED USE
 EXISTING ZONING: PD
 PROPOSED ZONING: PD
 OPEN SPACE: REQUIRED-MIN. 15% OF EACH INDIVIDUAL LOT MUST BE OPEN SPACE
 REQUIRED-MIN. 5% OF THE OVERALL AREA MUST BE CIVIC SPACE

PARKING REQUIREMENTS

SEE PARKING STUDY; 2,863 REQ'D
 2,935* PROVIDED
 *INCLUDES PARKING FROM M1 ZONING OF SOUTHWEST PARKING LOT



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 PLOT SCALE: 1.0000
 PLOT SHEET: 04
 PLOT SIZE: 36" x 48"



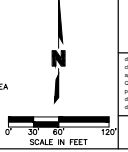
NOTE:
 THE CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT WHICH WILL BE PROVIDED BY THE GEOTECHNICAL ENGINEER. THE STANDARDS AND SPECIFICATIONS OF OLATHE, KS SHALL ALSO APPLY AND TAKE PRECEDENCE WHEN STRICTER THAN THE GEOTECHNICAL REPORT OR WHEN NO GEOTECHNICAL REPORT IS GIVEN.

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 WATER SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND DETENTION AREA
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS



OVERALL GRADING PLAN
 PRELIMINARY DEVELOPMENT PLANS
 ENTERTAINMENT AND MIXED-USE DEVELOPMENT
 119TH STREET & RENNER BLVD

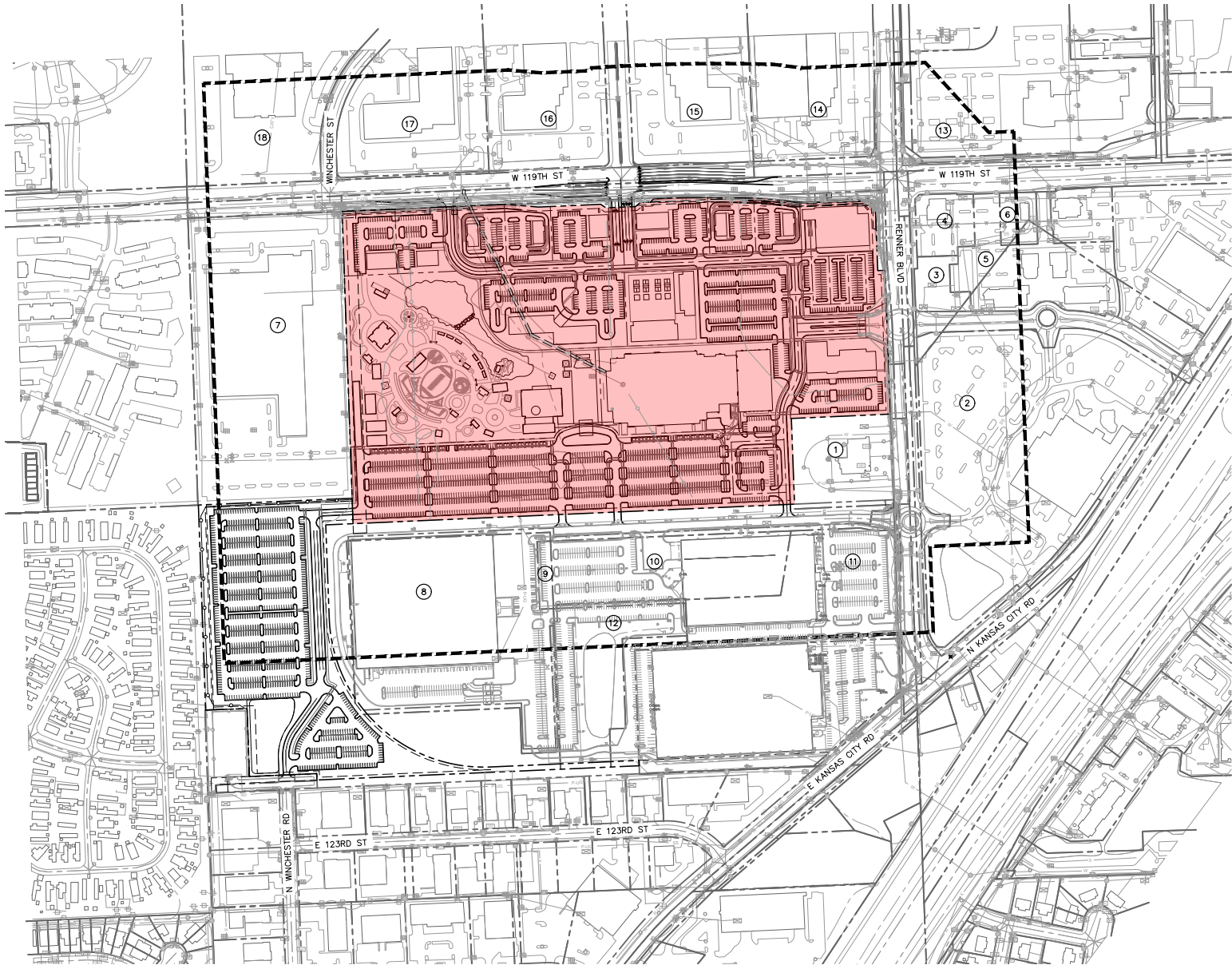
SHEET
 04

REVISIONS

2024

Olathe, KS
 DATE: 11/09/23
 CHECKED BY: dmahoney
 DESIGNED BY: dmahoney
 DRAWING NO.: 240071-060001-102261013-04

olsson
 Olsson Associates, Inc.
 13211 Ruffalo Drive, Suite 200
 Olathe, MO 64116
 TEL: 816.361.1177
 www.ollson.com



LEGEND	
[Red Shaded Area]	PD ZONING
[Dashed Line]	500' OFFSET BOUNDARY LINE
[Circle with X]	PROPERTY REFERENCE NUMBER



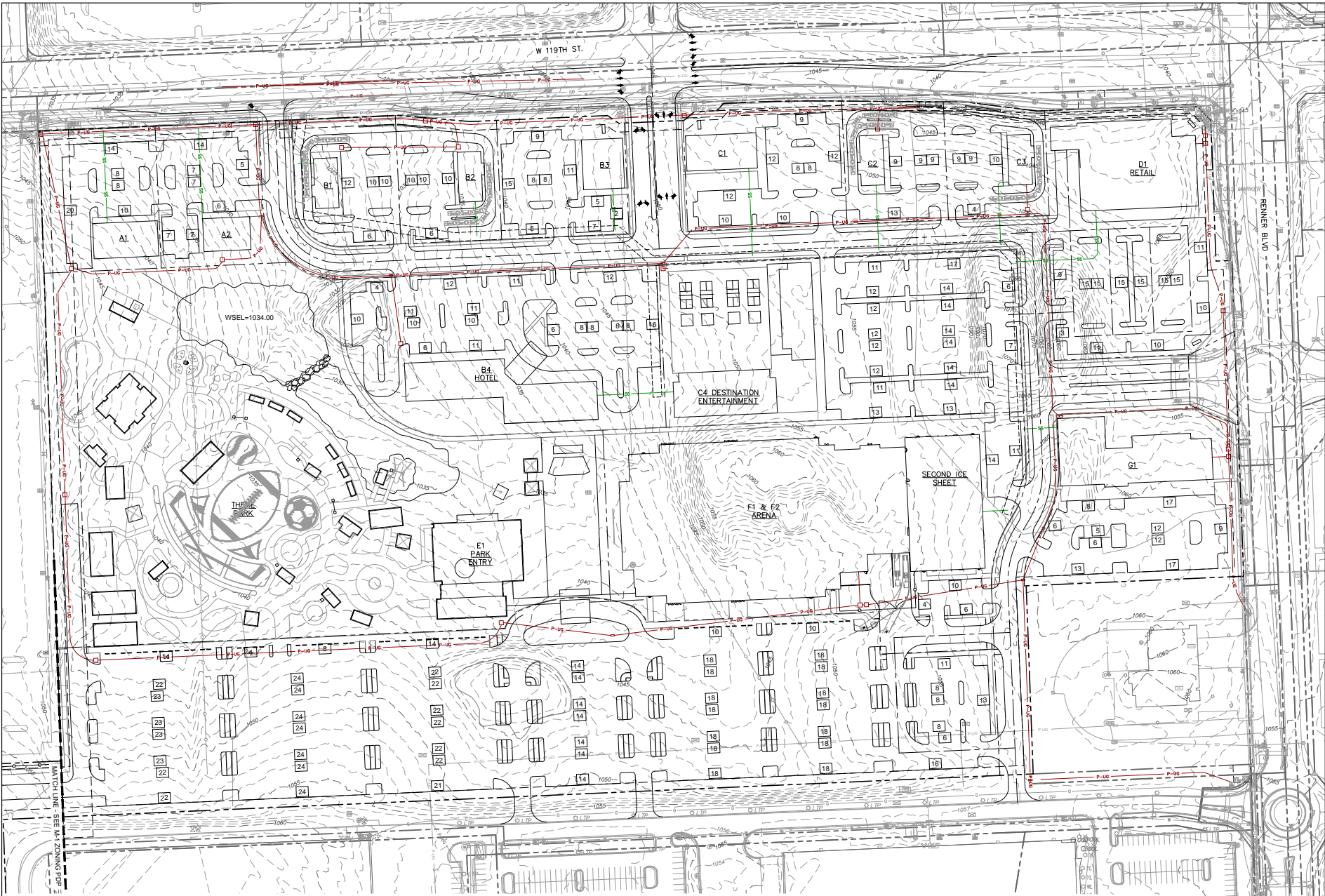
#	LOT #	PLAT NAME	OWNER
1	1	FIRE STATION NO 2	CITY OF OLATHE
2	1	OLATHE ENTERTAINMENT DISTRICT FIRST PLAT	ARCTERRA BP OLATHE KS, LLC
3	12	OLATHE ENTERTAINMENT DISTRICT SEVENTH PLAT	UG3 OLATHE KS
4	3	OLATHE ENTERTAINMENT DISTRICT FOURTH PLAT	UG3 OLATHE KS
5	13	OLATHE ENTERTAINMENT DISTRICT SEVENTH PLAT	UG3 OLATHE KS
6	4	OLATHE ENTERTAINMENT DISTRICT FOURTH PLAT	H.T. GROUP LLC
7	1	RESOURCENET INTERNATIONAL	D.H. PACE COMPANY, INC.
8	1	INTERSTATE ADDITION	G&X INDUSTRIAL KS LLC
9	1	INTERSTATE ADDITION	G&X INDUSTRIAL KS LLC
10	1	INTERSTATE ADDITION	WN LLC
11	1	INTERSTATE ADDITION	WN LLC
12	1	INTERSTATE ADDITION	BHM INDUSTRIENT L.L.C.
13	1	SUBARU OF OLATHE	174 PROPERTIES, L.P.
14	6	119TH STREET TECH PARK 8TH ADDITION	KARBANK HOLDINGS LLC
15	5	119TH STREET TECH PARK 4TH ADDITION	KARBANK HOLDINGS LLC
16	2	119TH STREET TECH PARK 2TH ADDITION	KARBANK HOLDINGS LLC
17	1	119TH STREET TECH PARK	KARBANK ENTERPRISES, LLC
18	1	DIAMANT BOAT FIRST PLAT	CITY OF OLATHE

NEIGHBORHOOD OWNERSHIP PLANS
 PRELIMINARY DEVELOPMENT PLANS
 ENTERTAINMENT AND MIXED-USE DEVELOPMENT
 119TH STREET & RENNER BLVD

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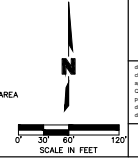
NOTE:
 THERE ARE NO SIGNIFICANT TREES ON THE PROPERTY. VEGETATION THAT IS CURRENTLY ON THE PROPERTY CONSISTS OF SCRUB TREES AND SHRUBS.

EXISTING CONDITIONS LEGEND

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

PROPOSED CONDITIONS LEGEND

- — BACK OF CURB LINE
- — PROPOSED WATER SERVICE
- — PROPOSED SANITARY SEWER
- — PROPOSED STORM SEWER
- — PROPOSED UNDERGROUND DETENTION AREA
- — PROPOSED UNDERGROUND ELECTRICAL
- — PROPOSED MAJOR CONTOURS
- — PROPOSED MINOR CONTOURS



EXISTING TREE INVENTORY
 PRELIMINARY DEVELOPMENT PLANS
 ENTERTAINMENT AND MIXED-USE DEVELOPMENT
 119TH STREET & RENNER BLVD

REV	DATE	DESCRIPTION
1	11/20/24	REVISIONS

olsson
 Olsson Engineering & Architecture, Inc.
 1301 E. Baltimore St., Suite 100
 Baltimore, MD 21202
 TEL: 410.528.1177
 www.olsson.com

DATE: 11/20/24
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 DRAWING NO.: 24-060103-001
 SHEET 09