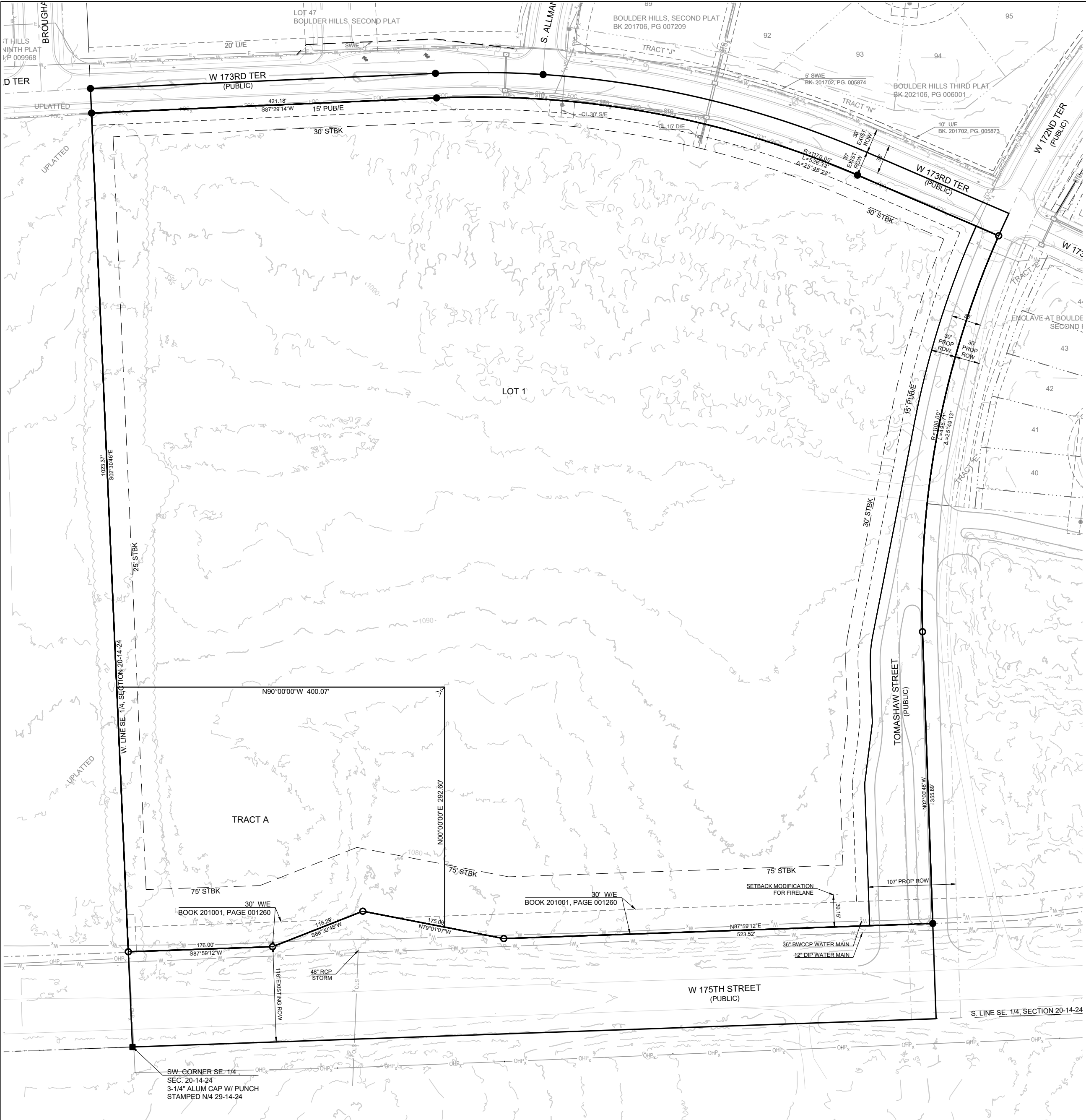


Description as provided in Commitment NCS-1275332-CHI2, dated December 11, 2025 at 8:00 a.m. First Amendment (12/29/25)

EXHIBIT A

A TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN SURVEY PREPARED BY AARON T. REUTER, FOR SCHLAGEL & ASSOCIATES, P.A., DATED __________, AS JOB NO. ______, AS FOLLOWS:

DESCRIPTION:

Part of the Southeast One-Quarter of Section 20, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast One-Quarter of said Section 20; thence along the West line of the said Southeast One-Quarter, North 02 degrees 30 minutes 46 seconds West, a distance of 116.18 feet to a point on the North right of way line of W 175th Street as now established in the deed of dedication recorded in book 8724 at page 201, said point being the Point of Beginning; thence continuing along the West line of the said Southeast One-Quarter, North 02 degrees 30 minutes 46 seconds West, a distance of 1023.37 feet to a point on the South right of way line of W 173rd Terrace as now established and recorded in Boulder Hills Second Plat, a subdivision in the City of Olathe as recorded in book 201706 at page 007209; thence along the said South right of way line of W 173rd Terrace the following three courses, North 87 degrees 29 minutes 14 seconds East a distance of 421.19 feet to a point of curvature; thence Southeasterly on a curve to the right having an initial tangent bearing of North 87 degrees 29 minutes 19 seconds East, a radius of 1170.00 feet, a central angle of 25 degrees 46 minutes 28 seconds and an arc length of 526.32 feet; thence South 66 degrees 44 minutes 13 seconds East a distance of 187.45 feet to the intersection of said South right of way line and the centerline of W 172nd Terrace as now established in said Boulder Hills Second Plat, said point being a point of curvature; thence departing said South right of way line, Southwesterly on a curve to the left having an initial tangent bearing of South 23 degrees 48 minutes 25 seconds West, a radius of 1100.00 feet, a central angle of 25 degrees 49 minutes 13 seconds and an arc length of 495.71 feet; thence South 02 degrees 00 minutes 48 seconds East a distance of 355.89 feet to a point on the said North right of way line of W 175th Street; thence along said North right of way line the remaining four courses, South 87 degrees 59 minutes 12 seconds West (South 87 degrees 59 minutes 08 seconds West deeded) a distance of 523.52 feet; thence North 79 degrees 01 minutes 07 seconds West (North 79 degrees 01 minutes 11 seconds West deeded) a distance of 175.09 feet; thence South 68 degrees 32 minutes 48 seconds West (South 68 degrees 32 minutes 44 seconds West deeded) a distance of 118.29 feet; thence South 87 degrees 59 minutes 12 seconds West a distance of 176.00 feet (South 87 degrees 59 minutes 08 seconds West 175.93 feet deeded) to the Point of Beginning.

GENERAL NOTES:

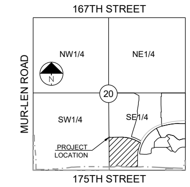
1. Basis of Bearings. Grid, NAD 83, Kansas North Zone.
2. Address Note: No address was disclosed in record documents, observed while conducting the survey, or shown on Johnson County AIMS. The Subject Property has two JOCO parcel ID's DF241420-4014 and DF241420-4013. Parcel DF241420-4014 is within the Consolidated Main Sewer Main Sewer District of Johnson County, recorded in Book 7749, Page 833.
3. FLOOD NOTE: This Property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain as shown on the Flood Insurance Rate Map 20091C0110G, panel 110 of 161 and Map 20091C0125G, panel 125 of 161. Prepared by the Federal Emergency Management, revised August 3, 2009.
4. Boundary and easement data is from a survey prepared by Schlagel & Associates, P.A..
5. Topography and adjacent plat and improvements from JOCO AIMS.
6. Existing utilities have been shown to the greatest extent possible based upon field locates by utility companies and information provided to the engineer.
7. Adjacent parcel information is based upon JOCO AIMS and information provided by consultants for the adjacent projects.
8. All lighting shall comply with the city codes and ordinances.
9. All new on-site wiring and cable shall be placed underground per the city codes and ordinances.
10. All above ground electrical and/or telephone cabinets shall be placed as required by the utility company.
11. All wall and monument signs will require a sign permit through the planning division.
12. All improvements must meet the City of Olathe UDC, design criteria, standards and codes.
13. Retaining wall buff colored Big Block Concrete wall or buff colored Keystone modular block retaining wall or approved equal.
14. Approval of this plan does not result in generating a building permit. A separate building permit approval process must be completed.
15. Approval of this plan does not constitute a complete review of the project for compliance with the City building codes. A full code analysis shall be submitted with the building permit. Revisions may be required to make the project building code compliant.
16. Approval of this plan does not constitute a complete review of the project for compliance with the ADA regulations. The project shall comply with all applicable regulations of the ADA.
17. Approval of this plan does not constitute compliance with the Fire Code. Complete fire sprinkler and fire alarm plans are required to obtain a building permit.
18. A sewer permit from Johnson County Wastewater is required prior to obtaining a building permit .
19. All sidewalks shall be a minimum of 5' width.
20. The project will follow the applicable permit requirements when permit plans are completed.
21. Fire flow requirements for the project shall be established in accordance with Appendix B of the 2018 International Fire Code.
22. Street lights will be standard City street light.
23. The project will be constructed in a single phase.

SITE INFORMATION:

PLAN OLATHE FUTURE LAND USE MAP DESIGNATION	MIXED DENSITY RESIDENTIAL NEIGHBORHOOD, GREENWAY
PROPOSED LAND USE	MULTI-FAMILY RESIDENCE, 5 OR MORE UNITS
EXISTING ZONING	RP-3
SITE DESIGN CATEGORY PER UDO 18.15.100	CATEGORY 3
GROSS SITE AREA (AREA OF ZONING)	26.50 AC
RIGHT OF WAY AREA (173RD ST., TOMASHAW ST. AND 175TH ST.)	4.52 AC
NET SITE AREA	21.98 AC(957,448.8 S.F.)

SETBACK INFORMATION:

MIN. BUILDING SETBACKS FROM STREETS (2011 CODE 18.24.050.E)	75'(ARTERIAL ST.) 30' (ALL OTHER ST.)
MIN. BUILDING SETBACKS FROM STREETS PROPOSED	75'(ARTERIAL ST.) 30' (ALL OTHER ST.)
MIN. BUILDING & PARKING SIDE AND REAR YARDS (2011 CODE 18.24.050.F)	25'
MIN. BUILDING & PARKING SIDE AND REAR YARDS PROPOSED	25'
MIN. PARKING SETBACKS FROM STREETS (2011 CODE 18.24.050.H)	75'(ARTERIAL ST.) 30' (ALL OTHER ST.)
MIN. PARKING SETBACKS FROM STREETS PROPOSED	75'(ARTERIAL ST.) 30' (ALL OTHER ST.)
SETBACK MODIFICATION PROPOSED	39.15' FOR FIRELANE



SECTION 20-14-24

LOCATION MAP

SCALE 1" = 2000'

LEGEND:

A/E	- ACCESS EASEMENT
BL or B.L.	- BUILDING LINE
D/E	- DRAINAGE EASEMENT
P/L	- PROPERTY LINE
ROW or R/W	- RIGHT-OF-WAY
S/E	- SANITARY SEWER EASEMENT
S/W	- SIDEWALK
U/E	- UTILITY EASEMENT
W/E	- WATERLINE EASEMENT

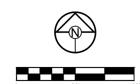
ASPHALT PAVEMENT - EXISTING
ASPHALT PAVEMENT - PROPOSED
CONCRETE SIDEWALK - EXISTING
CONCRETE SIDEWALK - PROPOSED
CURB & GUTTER
CURB & GUTTER - EXISTING
EXISTING LOT AND R/W LINES
EXISTING PLAT LINES
P/L — PROPERTY LINES
ROW — RIGHT-OF-WAY
SAN — SANITARY SEWER MAIN
SANx — SANITARY SEWER MAIN - EXIST.
STO — STORM SEWER
STORM SEWER - EXISTING
CATVx — CABLE TV - EXISTING
FOCx — FIBER OPTIC CABLE - EXISTING
Tx — TELEPHONE LINE - EXIST.
Ex — ELECTRIC LINE - EXISTING
OHPx — OVERHEAD POWER LINE - EXIST.
UGEx — UNDERGROUND ELECTRIC - EX.
Gx — GAS LINE - EXISTING
Wx — WATERLINE - EXISTING
LIGHT - EXISTING
EXISTING MANHOLE
CO — CLEANOUT
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
CI — EXISTING CURB INLET
D — EXISTING STORM MANHOLE

OWNER:

DAY 3, LLC
TRAVIS SCHRAM
6300 W 143RD ST STE 200,
OVERLAND PARK, KS 66223

DEVELOPER:

CRG RESIDENTIAL
JOHN LASSAUX
805 CITY CENTER DRIVE, SUITE 160
CARMEL, IN 46032
p 317.575.9400
f ----
JLASSAUX@CRGRESIDENTIAL.COM



SCALE: 1" = 60'

LOT #	AREA (SF)
LOT 1	838,218.96
TRACT A	119,222.68

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

GATEWAY LANDING
PRELIMINARY DEVELOPMENT PLAN
175TH STREET
OLATHE, KANSAS

REV.	REVISION DATE	DESCRIPTION
1	3-16-2026	CITY COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		

DRAWN BY:	CRG, MAB, DGF, JAB
CHECKED BY:	MAB,DGF
DATE PREPARED:	2026.02.18
PROJ. NUMBER:	26-013

PRELIMINARY PLAT

SHEET

PP1.0

i:\PROJECTS\2026\26-013\3.0 design\3.0 DWG Plans\2.0 PDP\26-013 PP.dwg, PP1.0 PRELIMINARY PLAT, 1:1