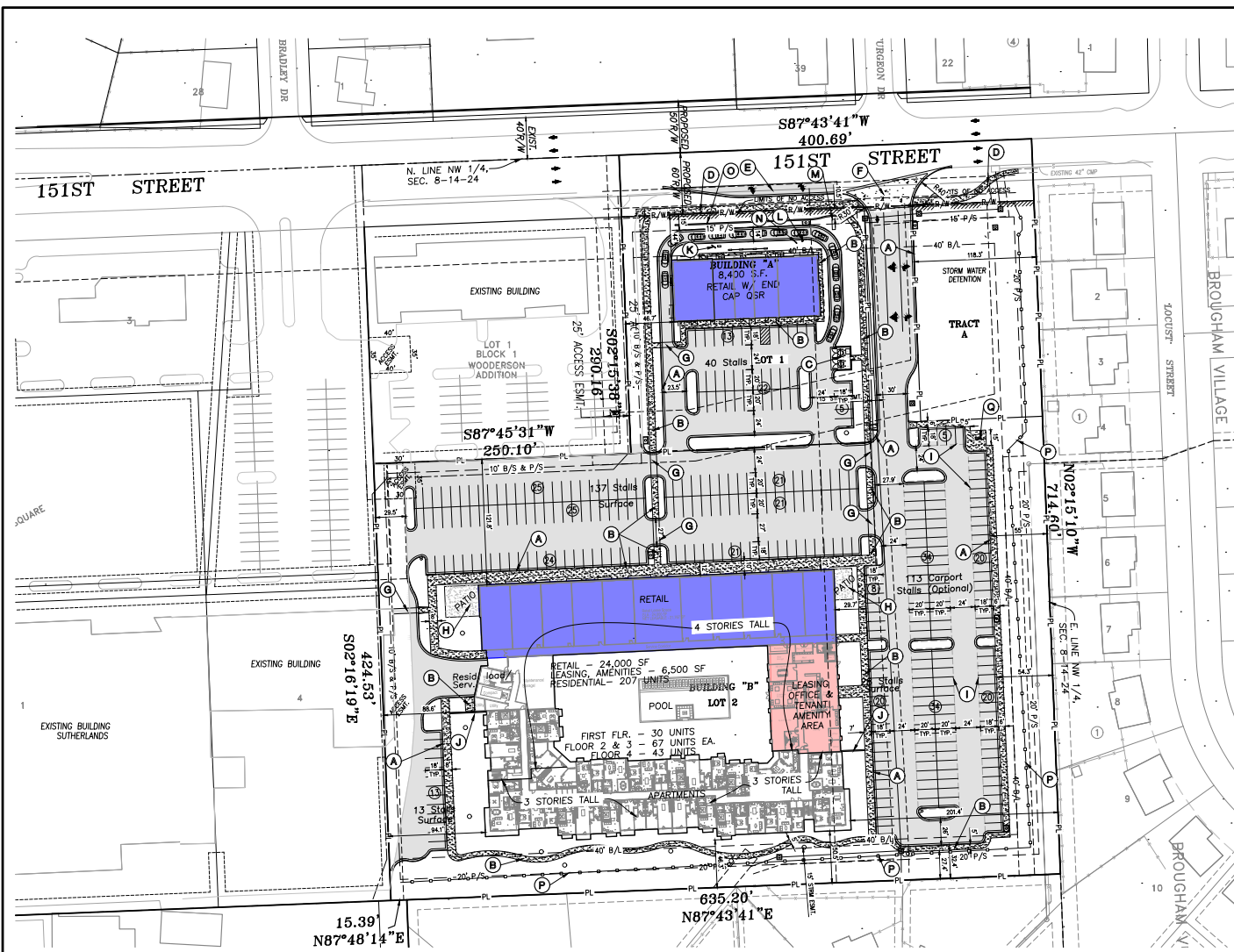




PARKING SUMMARY TABLE		
PARKING REQUIREMENTS*		
REQUIRED		
TOTAL		331 *
PROVIDED		
COVERED SPACES BUILDING "B"		113
STANDARD SPACES BUILDING "A"		39
STANDARD SPACES BUILDING "B"		171
ACCESSIBLE SPACES BUILDING "A"		1
ACCESSIBLE SPACES BUILDING "B"		7
TOTAL		331

* REFER TO PARKING ANALYSIS

ZONING BULK REGULATIONS		
ZONING		
EXISTING: CP-2	PROPOSED: CP-2 **	
**BASED ON UDO IN EFFECT AT TIME OF ORIGINAL ZONING (ORD. 03-113, DEC 16, 2023)		
BUILDING SETBACKS		
LOCATION	REQUIRED	PROVIDED
BUILDING SETBACK FROM ARTERIAL STREET	40 FT	44 FT
BUILDING SETBACK FROM RESIDENTIAL ZONING	40 FT	46 FT
BUILDING SETBACK FROM CP-2 DISTRICTS	10 FT	N/A
PARKING/PAVING SETBACKS		
LOCATION	REQUIRED	PROVIDED
FROM P/L (ADJOINING RESIDENTIAL)	20 FT	32 FT
FROM CP-2 DISTRICTS	10 FT	N/A
FROM R/W	15 FT	15 FT
MAXIMUM HEIGHT	12 STORIES / 144 FT	4 STORIES / 62 FT

SITE DATA	
LOT 1	54,029 S.F. / 1.24 AC.
PROPOSED BUILDING (1-STORY)	
RETAIL	6,300 S.F.
OSR	2,100 S.F.
TOTAL	8,400 S.F.
LOT 2	289,586 S.F. / 6.65 AC.
PROPOSED BUILDING (4-STORY)	
RETAIL	24,000 S.F.
AMENITIES/LEASING	6,500 S.F.
RESIDENTIAL - 207 UNITS (GROSS)	179,187 S.F.
TOTAL (GROSS)	219,687 S.F.
RESIDENTIAL DENSITY	23.0 UNITS PER ACRE
TRACT A	24,828 S.F. / 0.57 AC.
TOTAL (GROSS/NET)	9.01/8.46 AC.
SITE DESIGN CATEGORY	4
OPEN SPACE	SEE SHEET 1.1

- SITE KEY NOTES:**
- A CONSTRUCT 2' CURB & GUTTER (TYPICAL).
 - B CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
 - C INSTALL TRASH ENCLOSURE (REFER TO ARCH. PLANS).
 - D CONSTRUCT PUBLIC CONCRETE SIDEWALK (TYPICAL).
 - E CONSTRUCT RIGHT TURN LANE (TYPICAL).
 - F CONSTRUCT PUBLIC CONCRETE ENTRANCE.
 - G STAMPED/COLORED CONCRETE CROSSWALK.
 - H CONCRETE PATIO.
 - I CANOPY FOR COVERED PARKING.
 - J RETAINING WALLS.
 - K INSTALL MENU BOARD AND ORDER BOX.
 - L INSTALL CLEARANCE BAR.
 - M INSTALL MONUMENT SIGN.
 - N INSTALL DIRECTIONAL PRE-ORDER MENU SIGN.
 - O 3 FT TALL MASONRY WALL.
 - P 6" TALL SOLID PRIVACY FENCE.
 - Q BENCH.

SITE PLAN NOTES:

- ALL EXTERIOR-MOUNTED AND ALL ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDERS, AND UTILITY METERS MUST BE LOCATED OUT OF VIEW OF OR OTHERWISE SCREENED FROM PUBLIC VIEW FROM ALL ADJACENT STREETS. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE METHODS.
- EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITY METER BANKS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH THREE SIZED LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- PROPOSED DEVELOPMENT ON SITE WILL COMPLY WITH PERFORMANCE STANDARDS OUTLINED IN UDO 18.30.190.
- ALL NEW ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.

LEGEND

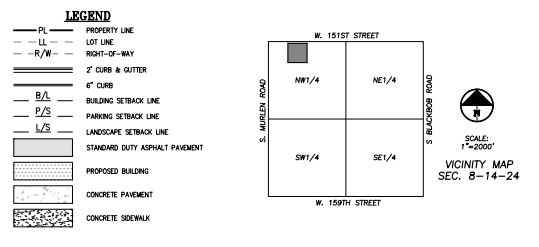
- PL - PROPERTY LINE
- LL - LOT LINE
- RL - RIGHT-OF-WAY
- W - 2' CURB & GUTTER
- 6" - 6" CURB
- B/L - BUILDING SETBACK LINE
- P/S - PARKING SETBACK LINE
- L/S - LANDSCAPE SETBACK LINE
- STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK

UTILITY NOTES:

VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

811

Know what's below.
Call before you dig.



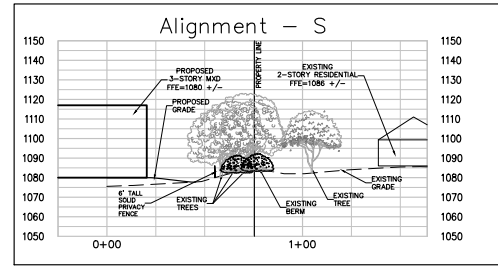
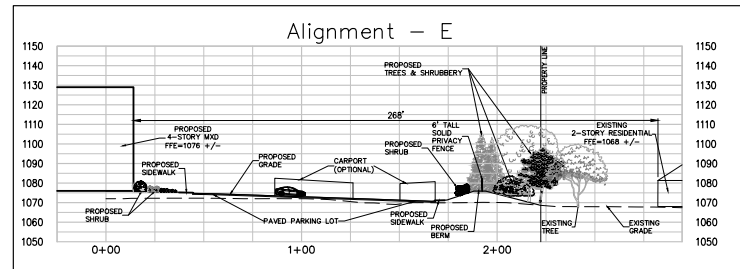
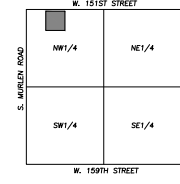
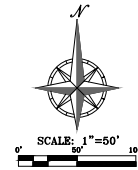
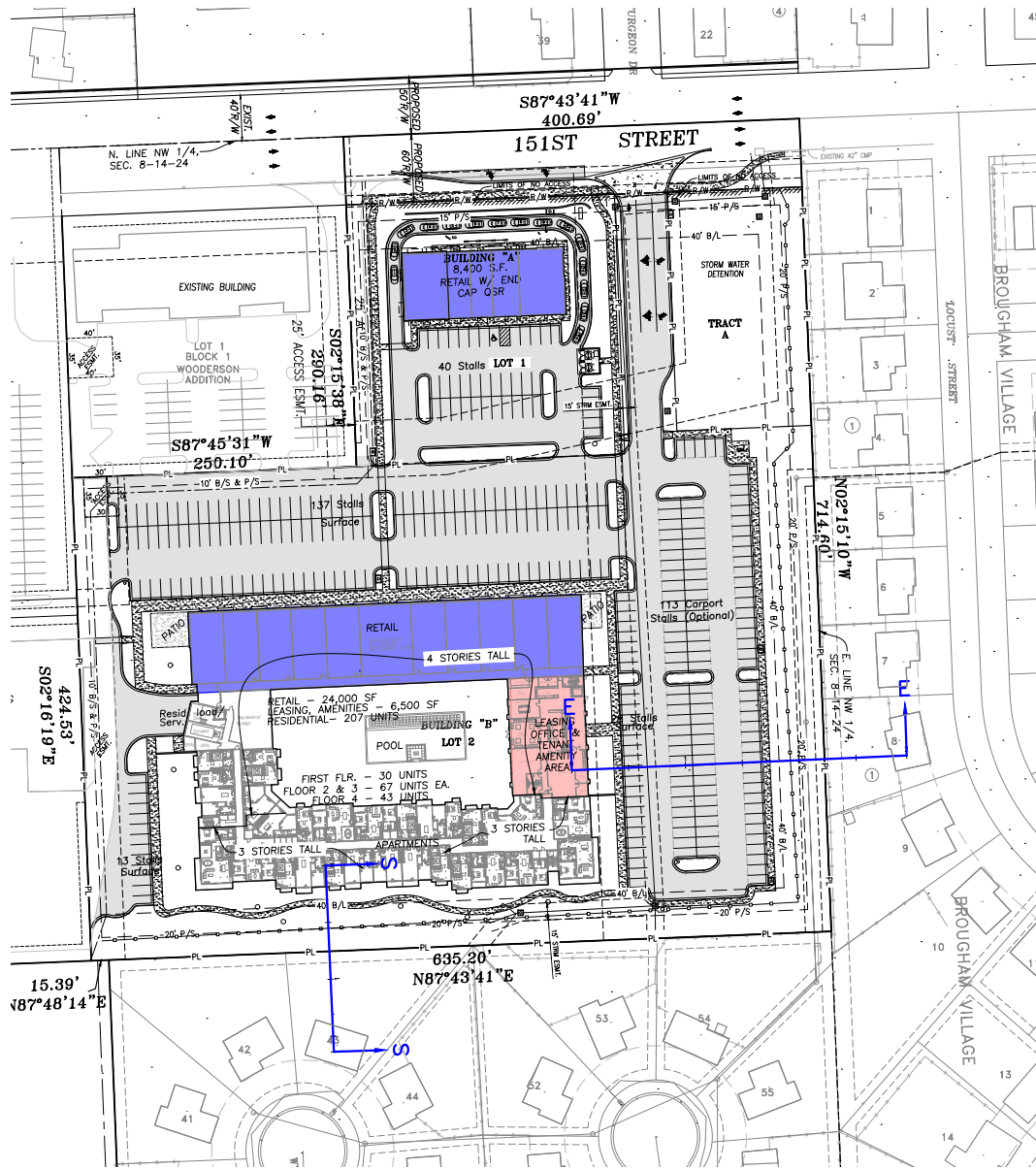
LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 24 EAST, SIXTH PRINCIPAL MERIDIAN, CITY OF OLATHE, JOHNSON COUNTY, KANSAS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 87 DEGREES 43 MINUTES 46 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1315.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 43 MINUTES 46 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 400.69 FEET; THENCE SOUTH 02 DEGREES 15 MINUTES 33 SECONDS EAST (MEASURED) (SOUTH 02 DEGREES 15 MINUTES 38 SECONDS EAST, PLAT) ALONG THE EAST LINE OF WOODERSON ADDITION SECOND PLAT AND ITS EXTENSION, A DISTANCE OF 290.18 FEET; THENCE SOUTH 87 DEGREES 43 MINUTES 38 SECONDS WEST (MEASURED) (SOUTH 87 DEGREES 43 MINUTES 31 SECONDS WEST, PLAT) ALONG THE SOUTH LINE OF LOT 1, WOODERSON ADDITION SECOND PLAT, A DISTANCE OF 250.10 FEET TO THE SOUTHWEST CORNER OF LOT 1, WOODERSON ADDITION SECOND PLAT; THENCE SOUTH 02 DEGREES 17 MINUTES 23 SECONDS EAST (MEASURED) (SOUTH 02 DEGREES 18 MINUTES 19 SECONDS EAST, PLAT) ALONG THE EAST LINE OF LOT 4, WOODERSON ADDITION SECOND PLAT A DISTANCE OF 424.53 FEET TO THE SOUTHEAST CORNER OF LOT 4, WOODERSON ADDITION SECOND PLAT; THENCE NORTH 87 DEGREES 43 MINUTES 14 SECONDS EAST, A DISTANCE OF 15.39 FEET TO THE NORTHEAST CORNER OF LOT 42, STONEHURST SECOND PLAT, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS AS NOW ESTABLISHED; THENCE NORTH 87 DEGREES 43 MINUTES 57 SECONDS EAST (MEASURED), NORTH 87 DEGREES 43 MINUTES 41 SECONDS EAST, PLAT ALONG THE NORTH LINE OF SAID STONEHURST SECOND PLAT, A DISTANCE OF 650.01 FEET (MEASURED), (635.20 FEET, PLAT) TO A POINT ON THE WEST LINE OF BROUGHAM VILLAGE, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS AS NOW ESTABLISHED; THENCE NORTH 02 DEGREES 15 MINUTES 33 SECONDS WEST (MEASURED) (NORTH 02 DEGREES 15 MINUTES 38 SECONDS WEST, PLAT), A DISTANCE OF 714.60 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART IN ROADS OR EASEMENTS.

SITE PLAN & PRELIMINARY PLAT
151ST & MURLEN MIXED USE
OLATHE, JOHNSON COUNTY, KANSAS 66062

PROJECT NO. 250409
DATE 11-25-2025
DRAWN BY J. L. HARRIS
CHECKED BY J. L. HARRIS
APPROVED BY J. L. HARRIS
SCALE: 1"=50'

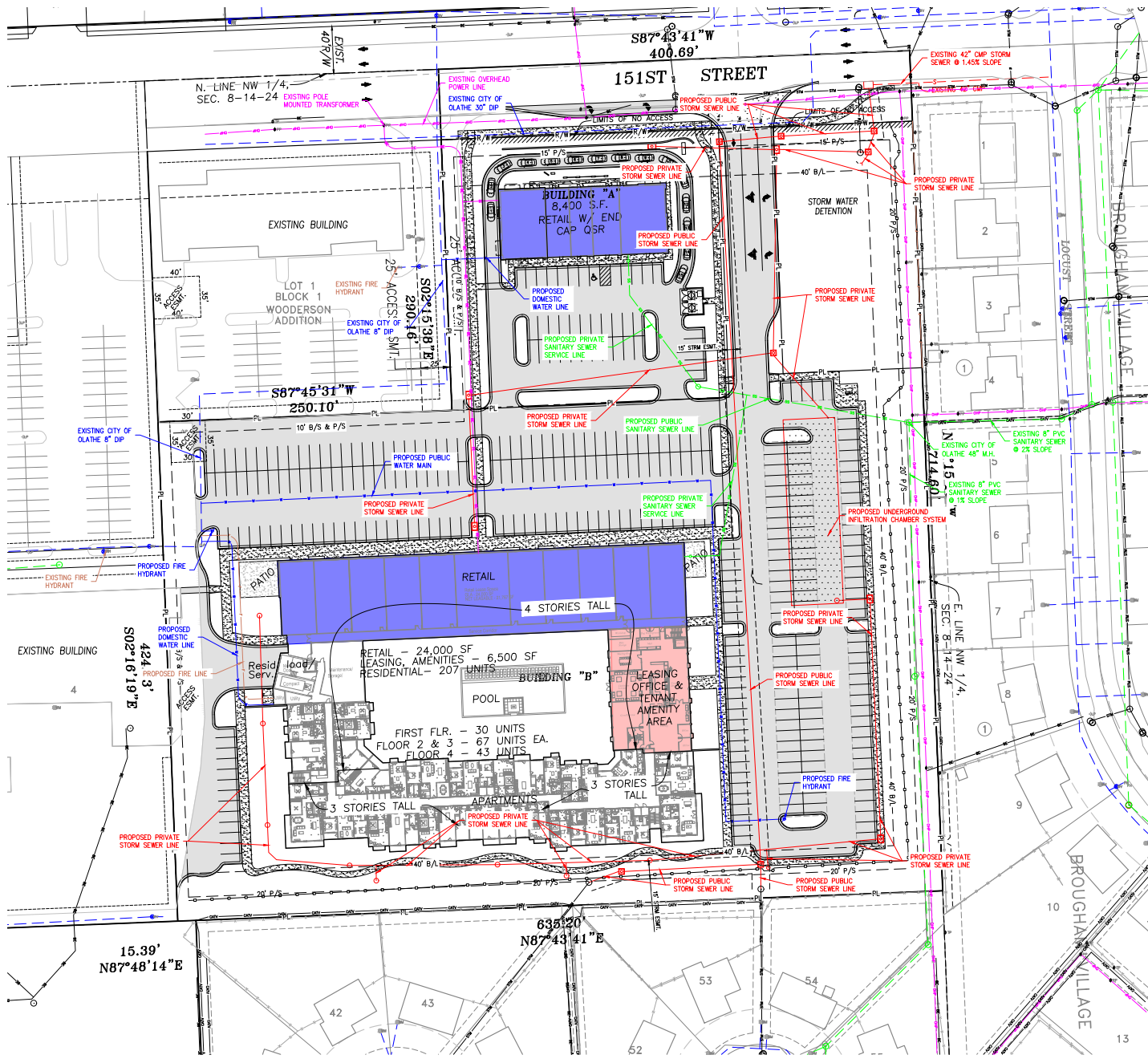
SHEET 1



SITE CROSS SECTION PLAN 151ST & MURLEN MIXED USE OLATHE, JOHNSON COUNTY, KANSAS 66062

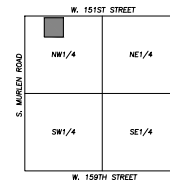
PROJECT NO.	25049	DATE	11-11-2025
BY	AM	DATE	11-11-2025
CHECKED	AM	DATE	11-11-2025
APPROVED	AM	DATE	11-11-2025
DATE OF APPROVAL	11-11-2025	DATE OF APPROVAL	11-11-2025
DATE OF APPROVAL	11-11-2025	DATE OF APPROVAL	11-11-2025
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THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



SANITARY SEWER NOTES:

1. ALL SERVICE LINES SHALL BE 4\"/>

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- CATV EXISTING CABLE TELEVISION LINE
- FO EXISTING FIBER OPTIC LINE
- G EXISTING GAS LINE
- BE EXISTING BURIED ELECTRIC LINE
- OHP EXISTING OVERHEAD POWER LINE
- OHT EXISTING OVERHEAD TELEPHONE LINE
- SS EXISTING SANITARY SEWER LINE
- ST EXISTING STORM SEWER LINE
- BT EXISTING BURIED TELEPHONE LINE
- W EXISTING WATER LINE
- G PROPOSED GAS LINE
- BE PROPOSED BURIED ELECTRIC LINE
- SS PROPOSED SANITARY SEWER LINE
- ST PROPOSED STORM SEWER LINE
- BT PROPOSED BURIED TELEPHONE LINE
- W PROPOSED WATER LINE
- F PROPOSED FIRE LINE
- STM PROPOSED SECONDARY STORM



Prepared by: [Signature]
Checked by: [Signature]
Reviewed by: [Signature]
Date: 11/25/2025



UTILITY PLAN
151ST & MURLEN MIXED USE
OLATHE, JOHNSON COUNTY, KANSAS 66062

No.	Revisions	Date	By	App'd
1	ISSUED FOR PERMITS	11/25/2025	J...	J...
2	FOR COMMENTS FROM CITY	11/25/2025	J...	J...

SHEET
3

