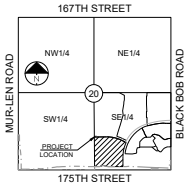
PRELIMINARY DEVELOPMENT PLAN
FOR
GATEWAY LANDING
IN THE CITY OF OLATHE
JOHNSON COUNTY, KANSAS

LEGEND:

A/E	-	ACCESS EASEMENT
BC	-	BACK OF CURB
B/B	-	BACK TO BACK
BM	-	BENCHMARK
BL or B.L.	-	BUILDING LINE
CO	-	CLEANOUT
TJB	-	TELEPHONE JUNCTION BOX
C&G	-	CURB AND GUTTER
D/E	-	DRAINAGE EASEMENT
E/E	-	ELECTRICAL EASEMENT
EL	-	ELEVATION
FL	-	FLOW LINE
G/E	-	GAS LINE EASEMENT
HDPE	-	HIGH-DENSITY POLYETHYLENE
L/E	-	LANDSCAPE EASEMENT
MSFE	-	MINIMUM SERVICEABLE FLOOR ELEVATION
PVC	-	POLYVINYL CHLORIDE
P/L	-	PROPERTY LINE
PUB/E	-	PUBLIC EASEMENT
RCP	-	REINFORCED CONCRETE PIPE
ROW or R/W	-	RIGHT-OF-WAY
S/E	-	SANITARY SEWER EASEMENT
SL	-	SERVICE LINE
S/W	-	SIDEWALK
TE	-	TOP ELEVATION
U/E	-	UTILITY EASEMENT
WSE	-	WATER SURFACE ELEVATION
W/E	-	WATERLINE EASEMENT

ASPHALT PAVEMENT - EXISTING
ASPHALT PAVEMENT - PROPOSED
CONCRETE PAVEMENT - EXISTING
ASPHALT PAVEMENT - EXISTING
CONCRETE SIDEWALK - EXISTING
CONCRETE SIDEWALK - PROPOSED
CURB & GUTTER
CURB & GUTTER - EXISTING
TREELINE
EXISTING LOT AND R/W LINES
EXISTING PLAT LINES
P/L PROPERTY LINES
ROW RIGHT-OF-WAY
SANITARY SEWER MAIN
SANITARY SEWER MAIN - EXIST.
STO STORM SEWER
STORM SEWER - EXISTING
CATV$_E$ CABLE TV - EXISTING
FOC$_E$ FIBER OPTIC CABLE - EXISTING
T$_E$ TELEPHONE LINE - EXIST.
E$_E$ ELECTRIC LINE - EXISTING
OHP$_E$ OVERHEAD POWER LINE - EXIST.
UGE$_E$ UNDERGROUND ELECTRIC - EX.
G$_E$ GAS LINE - EXISTING
W$_E$ WATERLINE - EXISTING
LIGHT - EXISTING
EXISTING MANHOLE
CO CLEANOUT
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
EAI EXISTING AREA INLET
ECI EXISTING CURB INLET
EGI EXISTING GRATE INLET
EJB EXISTING JUNCTION BOX
EXISTING STORM MANHOLE



SECTION 20-14-24
LOCATION MAP
SCALE 1" = 2000'

UTILITY CONTACTS:

Johnson County Wastewater
11811 S. Sunset Dr., Suite 2500
Olathe, KS 66061
(913) 715-8500
(913) 715-8501 fax
(913) 715-8520 Inspections
JCW contacts:
Jennifer Harder, P.E., Engineering

EVERGY
Bryson Heenan
16215 W. 108th St.
Lenexa, KS 66219
816-652-1843
bryson.heenan@evergy.com

Kansas One Call
811
www.kansasonecall.com

SPECTRUM
8221 West 119th Street
Overland Park, KS 66212

WaterOne
Elizabeth Maloney
10747 Renner Blvd.
Lenexa, KS 66219-9624
913-895-5764
emaloney@waterone.org

Atmos Energy
Cameron Parks
Project Design - North of 135th
25090 W. 110th Terrace
Olathe, KS 66061
913-254-6328
dave.huggins@atmosenergy.com

Google Fiber
Greg Link
908 Broadway Blvd.
Kansas City, MO 64105
816-605-6936
greglink@google.com

PRELIMINARY DEVELOPMENT PLAN GENERAL SITE INFORMATION 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.

PRELIMINARY DEVELOPMENT PLAN GENERAL SITE IMPROVEMENT NOTES:

1. All improvements must meet the City of Olathe design criteria, standards and codes.
2. All lighting shall comply with the city codes and ordinances.
3. Street lights will be standard City street light.
4. Site lighting will be provided with the Final Development Plan application.
5. All new on-site wiring and cable shall be placed underground per the city codes and ordinances.
6. All above ground electrical and/or telephone cabinets shall be placed as required by the utility company.
7. All wall and monument signs will require a sign permit through the planning division.
8. Retaining wall buff colored Big Block Concrete wall or buff colored Keystone modular block retaining wall or approved equal.
9. All sidewalks shall be a minimum of 5' width.
10. All parking areas and drives must be ready for use upon occupancy of a building.
11. Parking areas and drives must be surfaced with a permanent, bituminous or concrete paving meeting the technical specifications prior to the issuance of a certificate of occupancy.
12. All parking lots and drives, except those serving single-family dwellings, must have curbs and drainage facilities that are consistent with the technical specifications.
13. Approach aprons and curbs must be Portland cement concrete.
14. Parking for persons with disabilities must comply with the applicable requirements of the 2010 ADA Standards for Accessible Design (United States Department of Justice, September 15, 2010), as amended.
15. No person will initiate construction of a new parking lot or expansion of an existing parking lot without first obtaining a permit from the Public Works Department and reviewed by the Planning Division.
16. Approval of this plan does not result in generating a building permit. A separate building permit approval process must be completed.
17. 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.
18. 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.
19. 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.
20. A sewer permit is required prior to obtaining a building permit .
21. The project will follow the applicable permit requirements when permit plans are completed.
22. Fire flow requirements for the project shall be established in accordance with Appendix B of the 2018 International Fire Code.
23. The project will be constructed in a single phase.

GENERAL NOTES:

1. The Engineer and/or its representatives can not or will not provide a warranty, expressed or implied, for the construction of the designs presented in these plans. It is recommended that third party observation be provided by a qualified firm to provide continuous construction observation of the proposed improvements.
2. All construction shall conform to the City Technical Specifications and Design Criteria, State Road and Bridge Specifications, American Public Work Association (APWA) (Kansas City Chapter) Specifications and/or the Project Specifications as applicable. Contractor shall notify the Engineer of any discrepancies between the standard specifications and the Project Specification and Contract Documents.
3. Contractor is responsible for verifying quantities prior to bidding, as well as becoming familiar with and satisfying himself as to the general, local and site conditions that may effect cost, progress, and performance of work.
4. Contractor shall promptly give engineer written notice of all conflicts, errors, ambiguities or discrepancies that the contractor discovers in the bidding documents and confirm that the written resolution thereof by the engineer is acceptable to contractor.
5. Contractor is responsible for the jobsite safety of the project and the safety of the public and shall adhere to all federal, state and local safety regulations.
6. Contractor is responsible for coordinating construction activities with other contractors concurrently working onsite. Contractor shall coordinate all subcontractor activities, and shall be the sole contact for the owner.
7. Contractor shall secure all required permits insurance requirements and bonding prior to construction. Insurance certificates shall name Owner and Engineer as additional insured.
8. Water for use on site must be purchased from the local water utility having jurisdiction, and shall be purchased per their requirements.
9. All traffic control required in conjunction with the proposed construction shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD) and shall be a subsidiary obligation of the contract.
10. Contractor is responsible for the coordination of all material testing required for their work. This includes scheduling of tests, coordinating and providing access to sample locations, and satisfying all test result reporting requirements.

GENERAL EARTHWORK NOTES :

1. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
2. Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
3. The existing site topography depicted on the plans by contouring has been established by aerial photography and field verified by g.p.s. observation near November 5, 2025.The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
4. Proposed contours are to approximate finished grade.
5. Earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spoils. The site shall be left in a mowable condition and positive drainage maintained throughout.
6. Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
7. Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
8. All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater then 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
9. Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a standard proctor test (AASHTO T99/ASTM 698).
10. Subgrade for pavements shall be proof-rolled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
11. Subgrade for building pad shall include a minimum of 18-inches of Low Volume Change (LVC) material, or as identified in the site specific Geotechnical Report.
12. Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
13. The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
14. All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
    a. Turf Areas – 2.5% Minimum, 4H:1V Maximum
    b. Paved Areas – 1.2% Minimum, 5% Maximum
15. A.D.A. parking stalls shall not be sloped greater then 2% in any direction and constructed per A.D.A. requirements.
16. All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
17. All disturbed areas in the right-of-way shall be sodded.
18. Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
19. Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

UTILITIES:

1. Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer.
2. The contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the negligence of the contractor shall be repaired at the contractor's expense.
3. Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies. Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of the structures.
4. Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary sewer lines, manholes, and sanitary sewer service laterals, as measured from edge to edge. If minimum separations can not be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.
5. Payment for trenching, backfilling, pipe embedment, flowable fill, backfill materials, clean up, seeding, sodding and any other items necessary for the construction of the utility line shall be included in the contract price for the utility installation.
6. The Contractor shall be responsible for contacting respective utility companies 48-hours in advance for the inspection of any proposed utility main extension or service line or service connection to any existing main.
7. Trench spoils shall be neatly placed onsite adjacent to the trench, and compacted to prevent saturation and excess sediment runoff. Unsuitable materials, excess rock and shale, asphalt, concrete, trees, brush etc. shall be properly disposed of offsite. Materials may be wasted onsite at the direction of the Owner or his appointed representative.
8. All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is subsidiary to the unit price provided for the pipe. Any quantity provided for rock excavation is estimated based on the best information provided to the Project Engineer. The Engineer has the authority to identify and define the physical characteristics to determine the classification. Unit price quantities for rock excavation will be paid at a trench width of the nominal pipe diameter of the installed main plus 18 inches. Contractor is required to dispose of excess rock from their trenches by disposing it in areas as specified by the Project Engineer.

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C0.0	PROJECT INFORMATION
C1.0	PRELIMINARY SITE PLAN
C2.0	PRELIMINARY PEDESTRIAN CONNECTION PLAN
C3.0	PRELIMINARY GRADING PLAN
C3.1	STORMWATER MANAGEMENT PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY EMERGENCY ACCESS PLAN
L1.0	PRELIMINARY LANDSCAPE PLAN
L2.0	PRELIMINARY TREE PRESERVATION PLAN
PP1.0	PRELIMINARY PLAT

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

JOHNSON COUNTY BENCHMARK:

HOLTGRAVER

USCE BRASS CAP IN CONCRETE STAMPED HOLTGRAVER 1972
17340 LACKMAN RD
0.2 MILES NORTH OF 175TH ON LACKMAN, EAST SIDE OF STREET

ELEV. 1089.29

BM 195

2" ALUMINUM BERNTSEN DISK STAMPED "BM 195"
17065 LACKMAN ROAD
LACKMAN RD. 0.5 MI. NORTH OF 175TH STREET
ALUMINUM CAP 2.00' N. OF S. END OF EAST HEADWALL OF CONC. BRIDGE LACKMAN OVER COFFEE CREEK TRIBUTARY

ELEV. 1036.80

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 Certificate of Authority
#E-2290 #LA-29 #LS-54

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

GATEWAY LANDING
PRELIMINARY DEVELOPMENT PLAN
175TH STREET
OLATHE, KANSAS

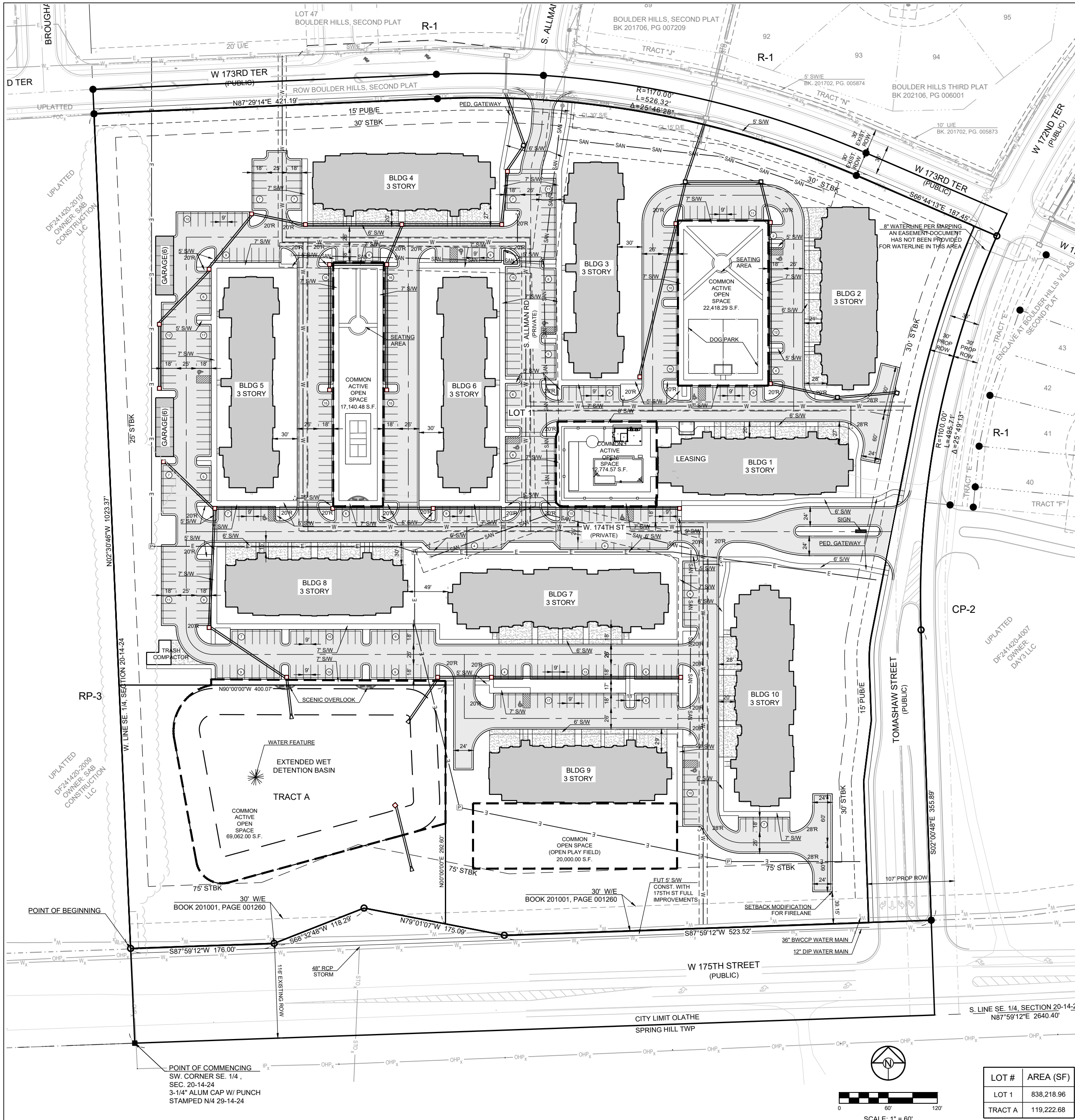
REVISION DATE	DESCRIPTION
3-16-2026	CITY COMMENTS

DRAWN BY: MMR
CHECKED BY: MMR
DATE PREPARED: 2026.02.18
PROJ. NUMBER: 25-013

PROJECT INFORMATION

SHEET
C0.0

I:\PROJECTS\2026\26-01.3\3.0 design\3.0 DWG Plans\2.0 PDP\26-013 PDP CVR.dwg, C0.0 PROJECT INFORMATION, 1:1



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

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.)

PROJECT INFORMATION:

NOTE: THIS PROJECT IS SUBJECT TO THE STANDARDS OF THE RP-3 DISTRICT (REPEALED 2011 ZONING CODE).
SITE DESIGN AND BUILDING STANDARDS (UDO 18.15) DO APPLY.

NUMBER OF LOTS	1 LOT
NUMBER OF UNITS PROPOSED	318 UNITS
MAX. DENSITY ALLOWED BY CODE (18.20.090.B & 2011 RP-3)	15 DU PER NET ACRE (329.7 UNITS)
PROPOSED DENSITY	14.47 DU PER NET ACRE (21.98 AC/318 UNITS)
MIN. SITE AREA PER DWELLING UNIT (2011 RP-3CODE 18.24.050.C)	3,000 S.F. (318 UNITSX3,000=21.90 AC)
MIN. SITE AREA PROPOSED	3,011 S.F. (21.98 NET ACRE X 43,560 S.F./318)
MAX. SITE COVERAGE (2011 RP-3 CODE18.24.060.F)	60% NET SITE AREA(21.98 NET ACRES X .60)
BUILDING COVERAGE AREA PROPOSED	157,005.19 S.F.
PARKING LOT AND DRIVE AREA PROPOSED	238,227.26 S.F.
TOTAL COVERAGE AREA PROPOSED	395,232.45 S.F
MAXIMUM HEIGHT ALLOWED BY 2011 RP-3 CODE 18.240.050.D	3 STORIES 40 FT.
MAXIMUM HEIGHT PROPOSED	3 STORIES (SEE ARCH PLANS FOR HEIGHT)
OPEN SPACE REQUIRED (2011 CODE18.240.60.D)(15% OF NET AREA)	3.30 AC (143,748 S.F.)
OPEN SPACE PROPOSED	13.19 AC (574,379.43 S.F.) (60%)
ACTIVE OPEN SPACE REQUIRED (2011 CODE 18.240.060.D)(50% OF REQ. OPEN SPACE)	71,874 S.F.
ACTIVE OPEN SPACE PROPOSED	121,395.34 S.F.

SITE 3 OUTDOOR AMENITY DATA(18.15.115.B):

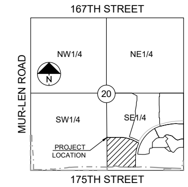
OUTDOOR AMENITY SPACE REQUIRED PER CODE	1 AMENITY COVER 10% SITE AREA
OUTDOOR AMENITY SPACE REQUIRED (18.15.115.B 10% OF SITE AREA)(957,448.8 X .1)	95,744.88 S.F.
OUTDOOR AMENITY SPACE PROVIDED	141,395.34 S.F.
ACTIVE OPEN SPACE OUTDOOR AMENITIES PROVIDED (18.190)	POOL, DOG PARK, SPORTS COURT, SEATING PLAZAS
OUTDOOR AMENITY SPACE OPTIONS(18.15.115.B)	PLAZAS (POOL & SEATING AREAS), COMMON AREA, WATER FEATURES

SETBACK INFORMATION:

BUILDING SETBACKS FROM STREETS (2011 CODE 18.24.050.E)	75'(ARTERIAL ST.) 30' (ALL OTHER ST.)
BUILDING SETBACKS FROM STREETS PROPOSED	75'(ARTERIAL ST.) 30' (ALL OTHER ST.)
BUILDING & PARKING SIDE AND REAR YARDS (2011 CODE 18.24.050.F)	25'
BUILDING & PARKING SIDE AND REAR YARDS PROPOSED	25'
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

PARKING DATA:

PARKING REQUIRED PER CODE 18.30.160	1.5 SPACES PER UNIT+ 1 PER 300 S.F. LEASING OFFICE
TOTAL APARTMENT PARKING REQUIRED	488 SPACES (INCL ADA SPACES)(318X1.5+3285 S.F./300)
DETACHED GARAGE PARKING PROVIDED	12 SPACES
ATTACHED GARAGE PARKING PROVIDED	86 SPACES (INCL. 4 ADA SPACES)
DRIVEWAY PARKING PROVIDED	86 SPACES
OPEN PARKING PROVIDED	483 SPACES
TOTAL APARTMENT PARKING PROVIDED	667 SPACES (INCL. ADA SPACES)



SECTION 20-14-24
LOCATION MAP
SCALE 1" = 2000'

LEGEND:

A/E	-	ACCESS EASEMENT
BL or B.L.	-	BUILDING LINE
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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
SAN_X — SANITARY SEWER MAIN - EXIST.
STO — STORM SEWER
STORM SEWER - EXISTING
$CATV_X$ — CABLE TV - EXISTING
FOC_X — FIBER OPTIC CABLE - EXISTING
T_X — TELEPHONE LINE - EXIST.
E_X — ELECTRIC LINE - EXISTING
OHP_X — OVERHEAD POWER LINE - EXIST.
UGE_X — UNDERGROUND ELECTRIC - EX.
G_X — GAS LINE - EXISTING
W_X — 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

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#E-296 #LA-29 #LS-54

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

GATEWAY LANDING
PRELIMINARY DEVELOPMENT PLAN
175TH STREET
OLATHE, KANSAS

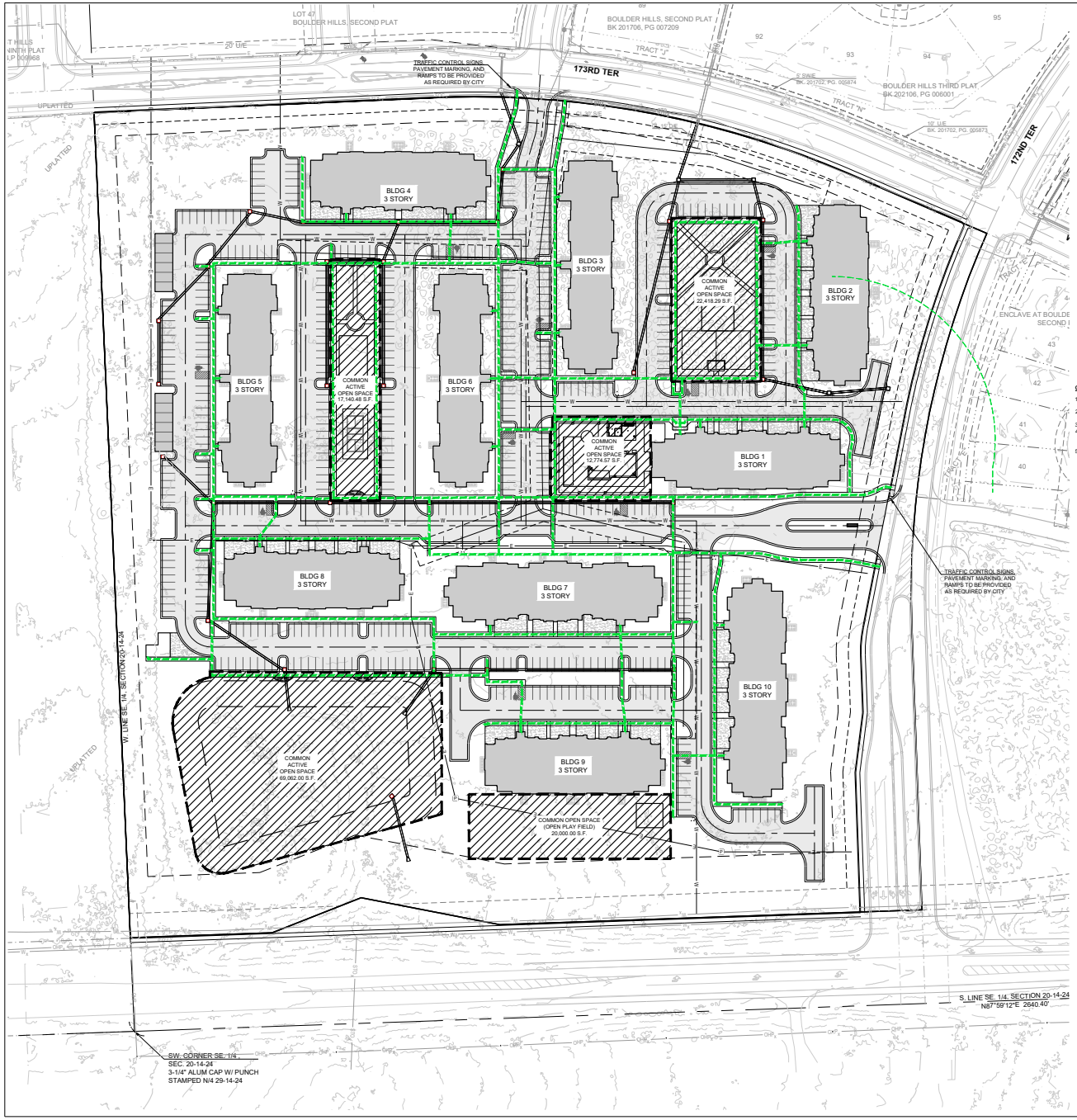
REVISION	REVISION DATE	DESCRIPTION
1	3-16-2026	CITY COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		

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

PRELIMINARY
SITE PLAN

SHEET
C1.0

i:\PROJECTS\2026\26-013\3.0 design\3.0 DWG Plans\2.0 PDP\26-013 PDP SP.dwg, C1.0 PRELIMINARY SITE PLAN, 1:1



GENERAL NOTES:

1. Within the boundaries of and adjacent to a development, sidewalks shall be installed by the developer or builder in accordance with the Technical Specifications and Design Criteria for Public Improvement Projects.
2. All sidewalks shall be at least five (5) feet in width. Sidewalks at the back of curb along parking spaces shall be a minimum of seven (7) feet in width.
3. All sidewalks shall comply with the ADA regulations and City codes, standards, and regulations.
4. Active Open Space includes the following amenities
   4.1. Swimming pool complex
   4.2. 2 Common greens for pickup sports activities
5. Traffic control signs, including school crossing signs, shall be provided as required by the City and per MIUTCD.

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
SAN_x		SANITARY SEWER MAIN - EXIST.
STO		STORM SEWER
		STORM SEWER - EXISTING
$CATV_x$		CABLE TV - EXISTING
FOC_x		FIBER OPTIC CABLE - EXISTING
T_x		TELEPHONE LINE - EXIST.
E_x		ELECTRIC LINE - EXISTING
OHP_x		OVERHEAD POWER LINE - EXIST.
UGE_x		UNDERGROUND ELECTRIC - EX.
G_x		GAS LINE - EXISTING
W_x		WATERLINE - EXISTING
		LIGHT - EXISTING
		EXISTING MANHOLE
		CLEANOUT
		EXISTING SANITARY MANHOLE
		PROPOSED SANITARY MANHOLE
		EXISTING CURB INLET
		EXISTING STORM MANHOLE
		PEDESTRIAN WALK

0 60' 120'
SCALE: 1" = 60'

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GATEWAY LANDING
PRELIMINARY DEVELOPMENT PLAN
175TH STREET
OLATHE, KANSAS

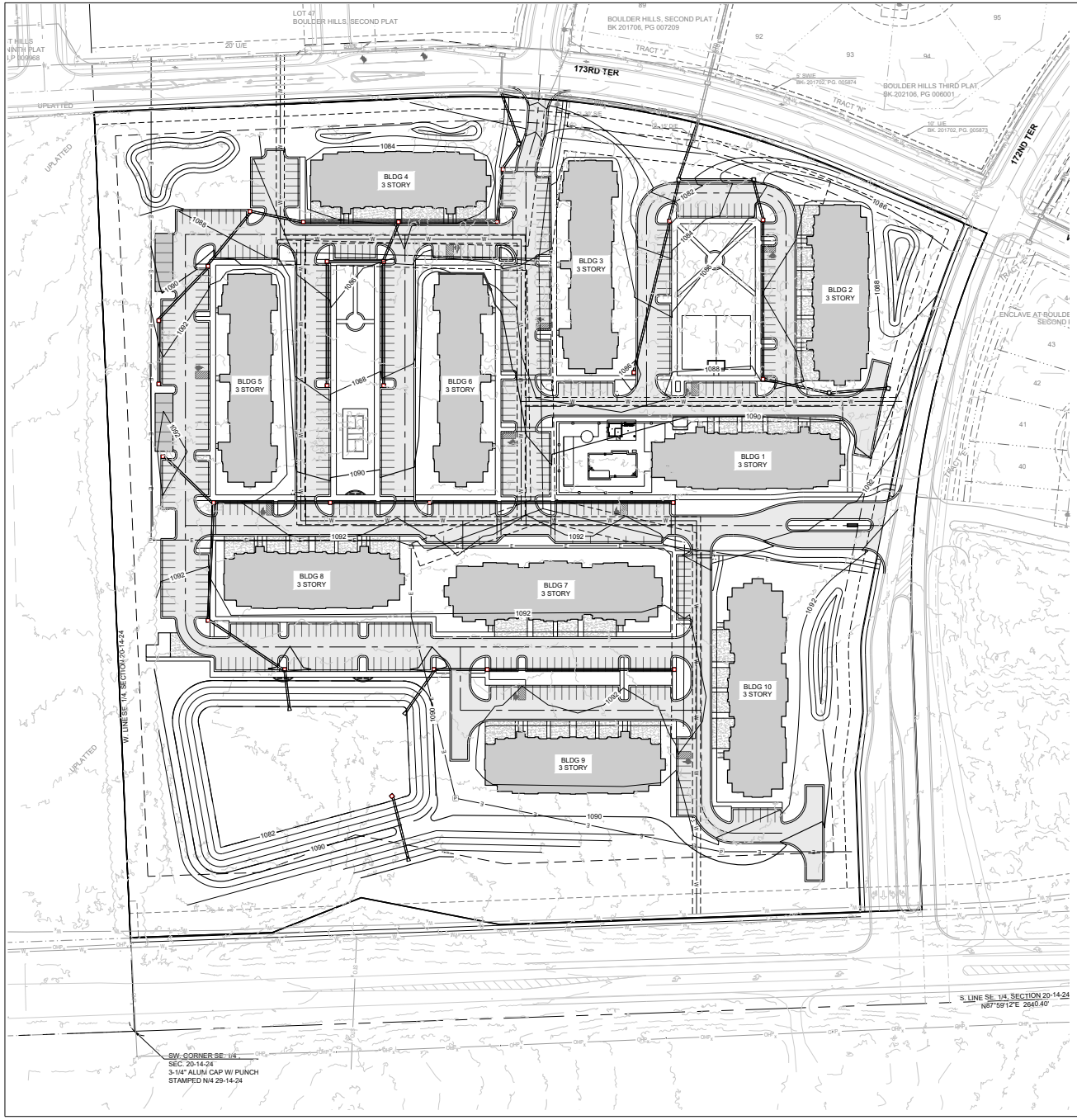
REVISION DATE	DESCRIPTION
3-16-2026	CITY COMMENTS
4-2-2026	CITY COMMENTS

DRAWN BY: CRG, MAB, DGF, JAB
CHECKED BY: MAB,DGF
DATE PREPARED: 2020.02.18
PROJ. NUMBER: 26-013

PRELIMINARY PEDESTRIAN CONNECTION PLAN

SHEET
C2.0

I:\PROJECTS\2026\26-013\3.0 Design\3.0 DWG Plans\2.0 PDP\26-013 PDP PED.dwg, C2.0 PRELIMINARY PEDESTRIAN CONNECTION PLAN, 1:1



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
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		CURB & GUTTER
		CURB & GUTTER - EXISTING
		EXISTING LOT AND R/W LINES
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P/L		PROPERTY LINES
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SAN		SANITARY SEWER MAIN
SAN_X		SANITARY SEWER MAIN - EXIST.
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$CATV_X$		CABLE TV - EXISTING
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UGE_X		UNDERGROUND ELECTRIC - EX.
G_X		GAS LINE - EXISTING
W_X		WATERLINE - EXISTING
		LIGHT - EXISTING
		EXISTING MANHOLE
CO		CLEANOUT
		EXISTING SANITARY MANHOLE
		PROPOSED SANITARY MANHOLE
		EXISTING CURB INLET
		EXISTING STORM MANHOLE

0 60' 120'
SCALE: 1" = 60'

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

GATEWAY LANDING
PRELIMINARY DEVELOPMENT PLAN
175TH STREET
OLATHE, KANSAS

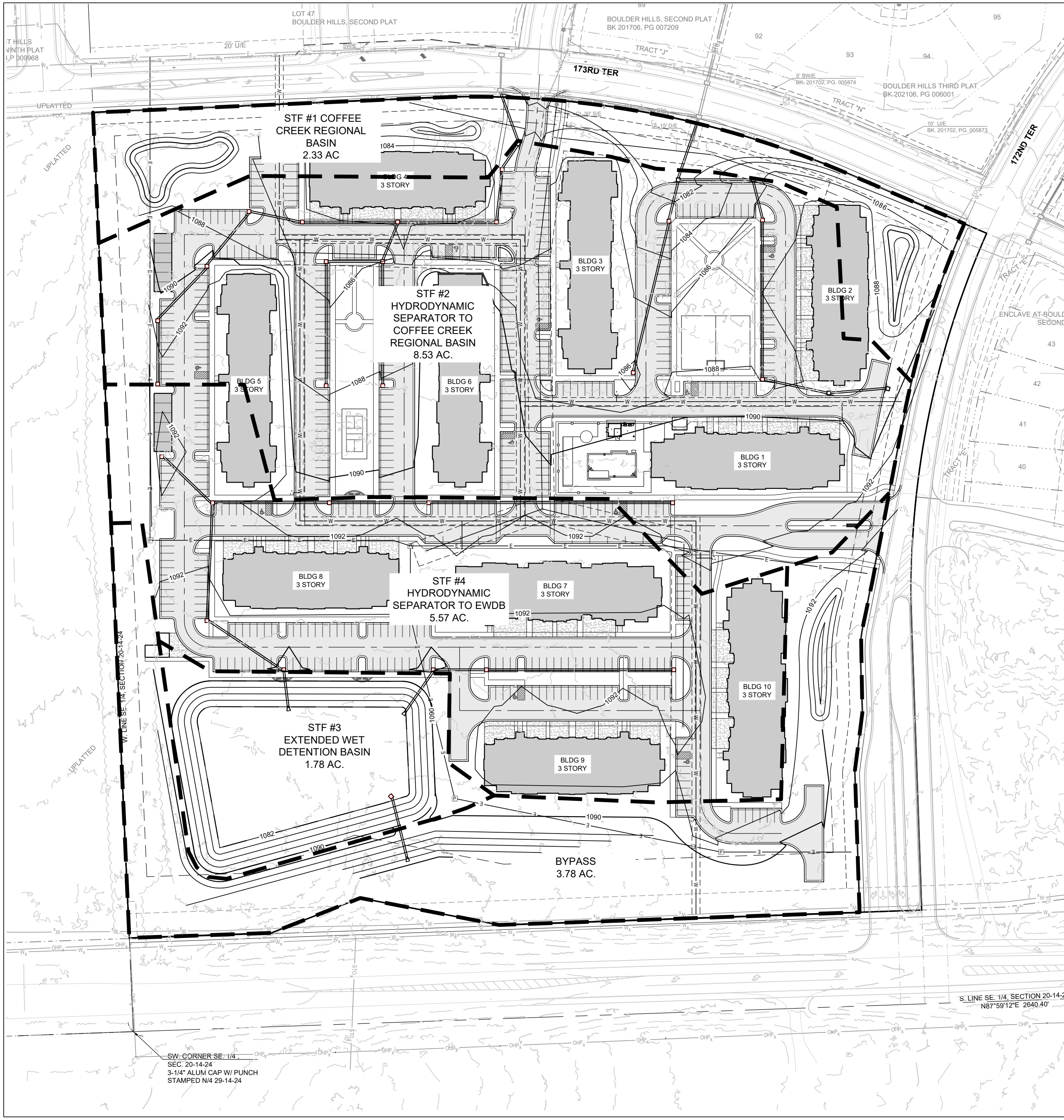
REVISION DATE	DESCRIPTION
3-16-2028	CITY COMMENTS

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

PRELIMINARY GRADING PLAN

SHEET
C3.0

I:\PROJECTS\2026\26-013\3.0 design\3.0 DWG Plans\2.0 PDP\26-013 PDP GP.dwg, C3.0 PRELIMINARY GRADING PLAN, 1:1



1. Runoff Curve Number

A. Predevelopment CN

Cover Description	Soil HSG	CN	Area (ac.)	CN x Area
CONTOURED CROPS (FAIR)	C	83	21.99	1825.2
		Totals:	21.99	1825.2

Area-Weighted CN = total product/total area = 83 (round to integer)

B. Post Development CN

Cover Description	Soil HSG[1]	CN	Area (ac.)	CN x Area
PERVIOUS/OPEN SPACE TURF (GOOD)	D	80	13.19	1055.2
IMPERVIOUS	D	98	8.80	862.4
				0.0
		Totals:	21.99	1917.6

[1] Postdevelopment CN is one HSG higher for all cover types except preserved vegetation, absent documentation showing how postdevelopment soil structure will be preserved.

Area-Weighted CN = total product/total area = 87 (round to integer)

C. Level of Service (LS) Calculation

Predevelopment CN: 83

Postdevelopment CN: 87

Difference: 4

LS Required (see scale at right): 5.3

Source: *U.S. Department of Agriculture, Natural Resourse Conservation Service. Urban Hydrology for Small Watersheds, Technical Release 55 (TR-55). 1986.*

Table 4.2
LS for Previously Undeveloped Sites

Change in CN	LS		Change in CN	LS
1	4.3		17	7.1
2	4.7		18	7.2
3	5		19	7.3
4	5.3		20	7.4
5	5.7		21	7.6
6	6		22	7.7
7	6.1		23	7.8
8	6.2		24	7.9
9	6.3		25	8
10	6.4		25+	8
11	6.5			
12	6.6			
13	6.7			
14	6.8			
15	6.9			
16	7			

1. Required LS 5.3

2. Proposed BMP Option Package No. 1

STF Reference #	Cover/BMP Description	Treatment Area	VR from Table 2 or Table 3	Area x VR Total Treatment Area
1	COFFEE CREEK REGIONAL BASIN (CCRB)	2.33	4.00	0.42
2	HYDRODYNAMIC SEPERATOR TO CCRB	8.53	7.00	2.72
3	EXTENDED WET DETENTION BASIN	1.78	5.00	0.40
4	HYDRODYNAMIC SEPERATOR TO EWDB	5.57	7.00	1.77
				0.00
	Bypass (Untreated)	3.78		0.00
	Total:	21.99	LS:	5.32

MEETS REQUIRED LS (YES/NO)? YES

MEETS REQUIRED LS (YES/NO)? YES

N

SCALE: 1" = 60'

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GATEWAY LANDING
PRELIMINARY DEVELOPMENT PLAN
175TH STREET
OLATHE, KANSAS

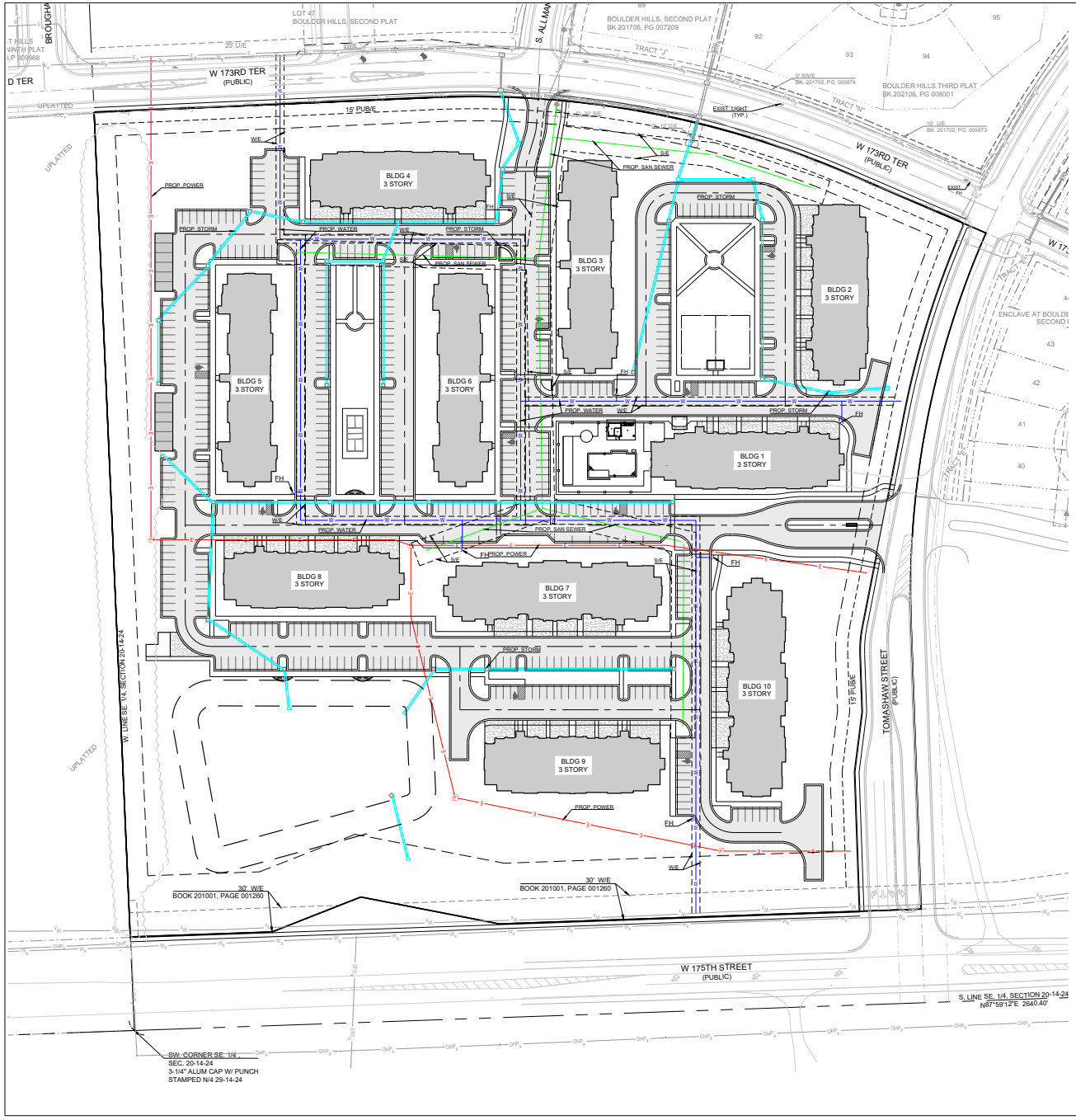
REVISION	DATE	DESCRIPTION
1	3-16-2026	CITY COMMENTS

DRAWN BY: DRG, MAB, DGF, JAS
CHECKED BY: MAB/DGF
DATE PREPARED: 2026.02.18
PROJ. NUMBER: 26-013

STORMWATER MANAGEMENT PLAN

SHEET C3.1

I:\PROJECTS\2026\26-013\3.0 design\3.0 DWG Plans\2.0 PDP\26-013 PDP GP.dwg, C3.1 STORMWATER MANAGEMENT PLAN, 1:1



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
		PROPERTY BOUNDARY
		PROPERTY LINES
		RIGHT-OF-WAY
SAN		SANITARY SEWER MAIN
SAN_x		SANITARY SEWER MAIN - EXIST.
		STORM SEWER
		STORM SEWER - EXISTING
$CATV_x$		CABLE TV - EXISTING
FOC_x		FIBER OPTIC CABLE - EXISTING
T_x		TELEPHONE LINE - EXIST.
E_x		ELECTRIC LINE - EXISTING
OHP_x		OVERHEAD POWER LINE - EXIST.
UGE_x		UNDERGROUND ELECTRIC - EX.
G_x		GAS LINE - EXISTING
W_x		WATERLINE - EXISTING
W		WATER SERVICE LINE
		FIRE HYDRANT
		LIGHT - EXISTING
		PROPOSED LIGHT POLE
		EXISTING MANHOLE
		CLEANOUT
		EXISTING SANITARY MANHOLE
		PROPOSED SANITARY MANHOLE
		EXISTING CURB INLET
		EXISTING STORM MANHOLE

0 60' 120'
SCALE: 1" = 60'

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

GATEWAY LANDING
PRELIMINARY DEVELOPMENT PLAN
175TH STREET
OLATHE, KANSAS

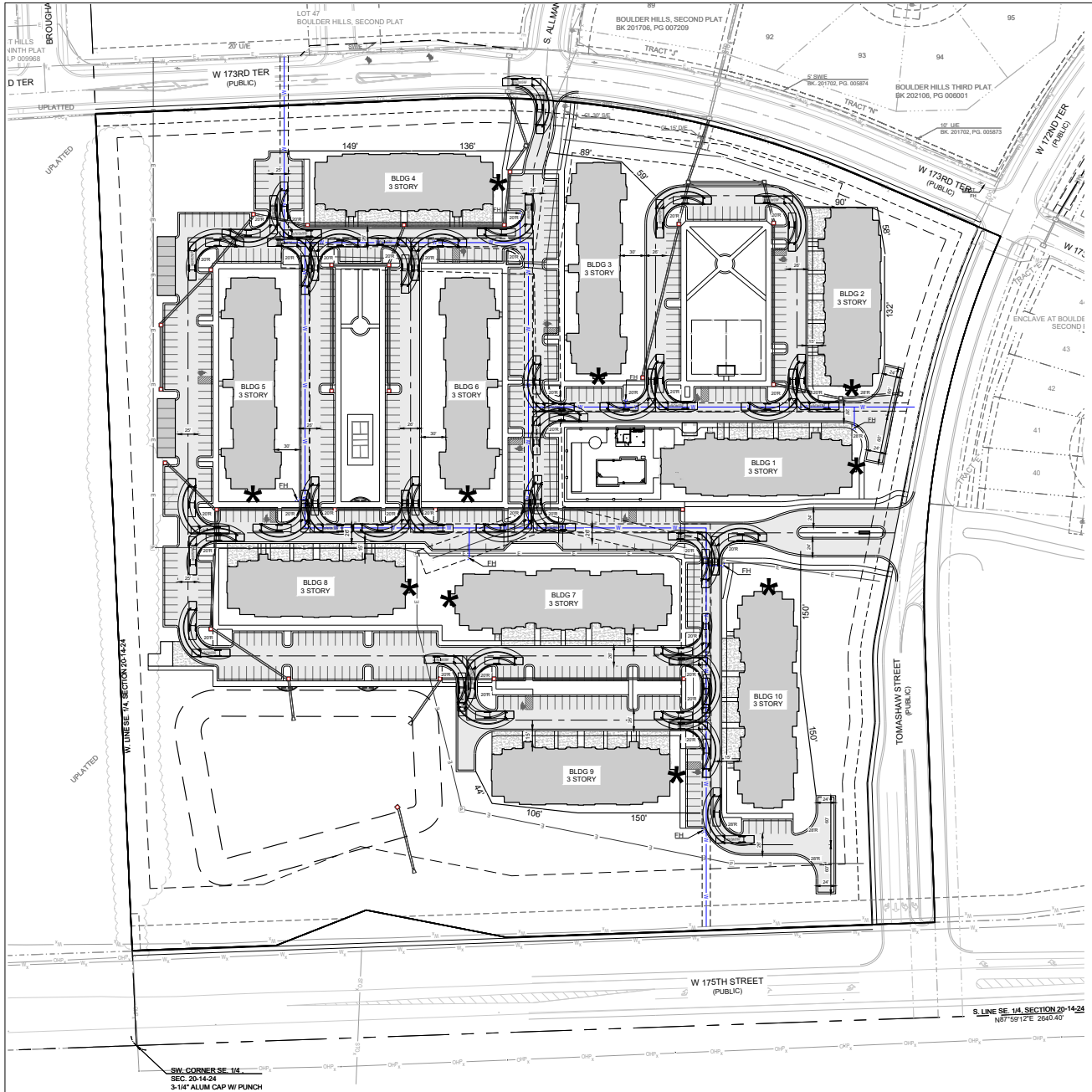
REVISION DATE	DESCRIPTION
3-16-2028	CITY COMMENTS

DRAWN BY: CRG, MAB, DGF, JAB
CHECKED BY: MAB DGF
DATE PREPARED: 2020.02.18
PROJ. NUMBER: 26-013

PRELIMINARY UTILITY PLAN

SHEET
C4.0

I:\PROJECTS\2026\26-013\3.0 design\3.0 DWG Plans\2.0 PDP\26-013 PDP UP.dwg, C4.0 PRELIMINARY UTILITY PLAN, 1:1

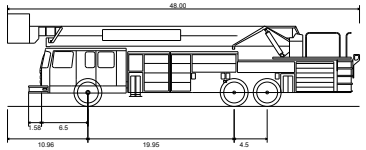


FIRE CODE NOTES:

1. Fire Hydrants (Fire Flow) The fire hydrants that supply water to the buildings must meet the fire flow in accordance with IFC Appendix B105, or the sprinkler system demand, whichever is greater; otherwise the water supply for hydrants is required to be looped to existing mains. Verification that the existing fire hydrants will meet the fire flow is required.
2. Fire Hydrants (Structures without Fire Sprinklers) Fire hydrants are required within 400 feet of all structures without an automatic sprinkler system (travel distance). IFC Section 102.5, 507.5.1, B105.1.
3. Fire Hydrants (Structures with Fire Sprinklers) All portions of the buildings shall be within 600 feet of hose travel distance from a hydrant(s) for buildings with an automatic sprinkler system. IFC 507.5.1.
4. Fire Apparatus Access Roads are required to be at least 20 feet wide, provide a 28 foot turning radius for fire apparatus to make turns, and be an all-weather surface that can support at least 75,000 pounds.
5. Where fire hydrants are provided adjacent to the road, at least that area of the road (the length of the apparatus) is required to be 26 feet wide. IFC Section 503.2.8, D102, D103.3, Amended D103.4, OMC 16.05.405.
6. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building is not protected by an automatic fire sprinkler system.
7. A code modification request must be submitted to consider distances not more than 150 feet.
8. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 300 feet of all portions of the facility and all portions of the exterior walls of the first story of the building that is protected by an automatic fire sprinkler system.
9. A code modification request must be submitted to consider distances not more than 300 feet.
10. Fire Department Connection A fire department connection (FDC) is required within 100 feet of a hydrant for each building with an automatic sprinkler system. Show the FDC on the drawing. The FDC is required to be accessible from a fire apparatus access road. OMC 16.05.217, IFC Amended Section 507.5.1.
11. The City of Olathe Fire Code Amendment 16.05.340 requires a 4-inch Storz quick coupling connection. IFC Section OMC 16.05.340, IFC Amended Section 912.3.
12. Clear space around and immediate access to fire department connections, not less than 3-feet in width, shall be provided without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. OMC 16.05.341, IFC Amended Section 912.4

LEGEND:

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- * FIRE DEPARTMENT CONNECTION (FDC)
- XX' FIRE ACCESS LENGTH



Olathe100 RMAP	
Overall Length	48.00ft
Overall Width	9.000ft
Overall Body Height	10.927ft
Min Body Ground Clearance	1.357ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	47.580ft

0 60' 120'
SCALE: 1" = 60'

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GATEWAY LANDING
PRELIMINARY DEVELOPMENT PLAN
175TH STREET
OLATHE, KANSAS

REVISION DATE	DESCRIPTION
3-16-2026	CITY COMMENTS

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

PRELIMINARY EMERGENCY ACCESS PLAN

SHEET
C5.0

I:\PROJECTS\2026\26-013\3.0 design\3.0 DWG Plans\2.0 PDP\26-013 PDP FIRE.dwg, C5.0 PRELIMINARY EMERGENCY ACCESS PLAN, 1:1