

# AUSTIN'S RESTAURANT PRELIMINARY DEVELOPMENT PLAN

## OLATHE, KANSAS 66061

114 N CHERRY STREET



SHEET INDEX	
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C3.0	UTILITY PLAN

**SAI**  
SLAGGIE  
ARCHITECTS INC

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**BHC**

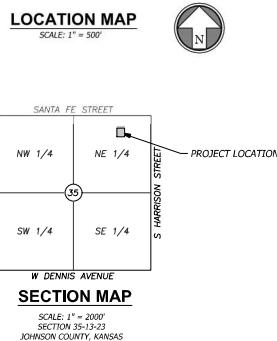
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County Square Commons

Cherry Street Revitalization

114 N Cherry St  
Olathe, KS 66061

All existing utility locations shown are approximate only and are not guaranteed to be accurate or all inclusive. Contractor shall be responsible for contacting all utility companies and verifying the actual field locations of all utilities prior to any construction activity. Contractor shall keep all utility locations current. Utilities damaged through the negligence of the contractor to obtain the proper field locations shall be the responsibility of the contractor to repair or replace all costs expenses and the direction of the utility company. Contractor shall not start and survey all utility crossings prior to the completion of any portion of storm sewer, sanitary sewer laterals, underdrains, conduit and any other subsurface element of the project. The survey information shall be forwarded to the project engineer for review. The contractor shall not begin construction on any subsurface element on the project without the approval of the project engineer. Utility coordination, pathing/surveying shall be subsidiary to other bid items.



OWNER  
CITY OF OLATHE, KANSAS  
PO BOX 768  
OLATHE, KS 66051

DEVELOPER  
CHERRY SANTA FE, LLC  
4705 CENTRAL STREET  
KANSAS CITY, MISSOURI 64112  
P (816) 960-1444  
CONTACT: MICHAEL BERENBOM  
EMAIL: MBERENBOM@LANERGROUP.COM

CIVIL ENGINEER  
BHC  
7100 COLLEGE BOULEVARD, SUITE 400  
OVERLAND PARK, KANSAS 66210  
P (913) 663-1900  
F (913) 663-1633  
CONTACT: KEVIN PINKOWSKI, P.E.  
EMAIL: KEVIN.PINKOWSKI@BHC.COM

ARCHITECT  
SLAGGIE ARCHITECT INC  
4600 MADISON AVE, SUITE 350  
KANSAS CITY, MISSOURI 64112  
P (816) 756-1958  
CONTACT: PHIL DOUGHERTY  
EMAIL: PDDOUGHERTY@SLAGGIE.COM

APPROVED BY:

ADMINISTRATOR, ENGINEERING SERVICES DIVISION

DATE

SUBMITTED BY:  
BHC  
OVERLAND PARK, KANSAS

KEVIN PINKOWSKI, P.E.  
STATE P.E. NO. 17733

DATE

Revisions:

Project #: 230901

Preliminary Development Plan  
February 19, 2025

COVER SHEET

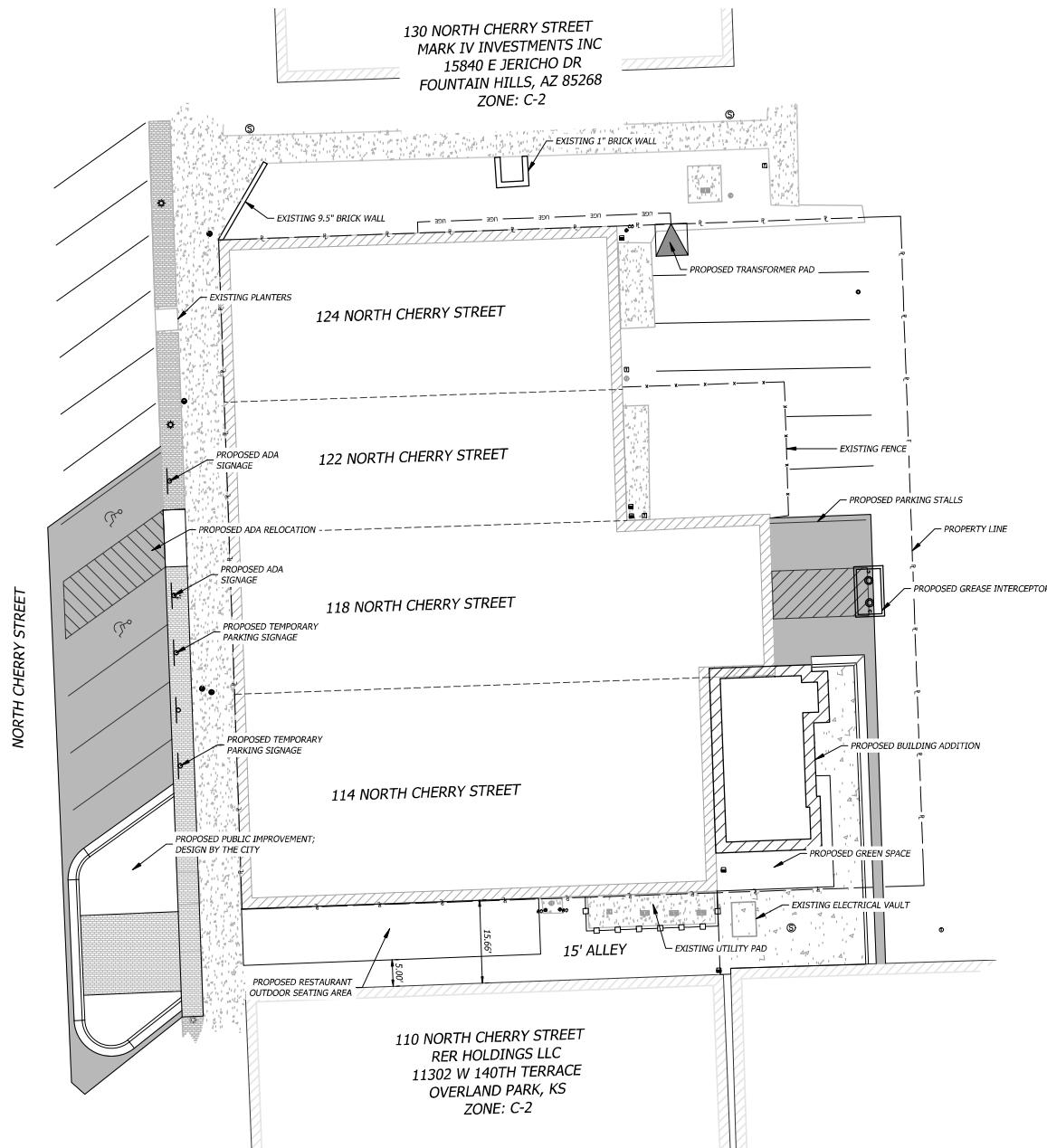
**CVR**



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### SITE DATA

SITE  
 SITE AREA:

0.37 AC  
 16,216 SF

BUILDING  
 BUILDING AREA:

10,862 SF (67.0%)

### PARKING

PARKING REQUIRED:  
 RESTAURANT (1 PER 3 SEATS)  
 114 N CHERRY  
 118 N CHERRY  
 RETAIL (1 PER 300 SF)  
 122 N CHERRY  
 124 N CHERRY

56 REGULAR  
 39 REGULAR  
 6 REGULAR  
 8 REGULAR

PARKING PROVIDED:

SATISFIED PUBLIC PARKING

### LEGAL DESCRIPTION

ALL OF LOT 13, EXCEPT THE NORTH 25 FEET, AND ALL OF LOTS 14, 17, 18, AND 21, BLOCK 46, CITY OF OLATHE, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.

### ZONING

D (DOWNTOWN DISTRICT)

### SITE LEGEND

	PROPOSED BUILDING ADDITION
	EXISTING BUILDING
	ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	MEDIUM DUTY PCC PAVEMENT

Revisions: \_\_\_\_\_

Project #: 230901

Preliminary Development Plan

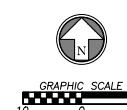
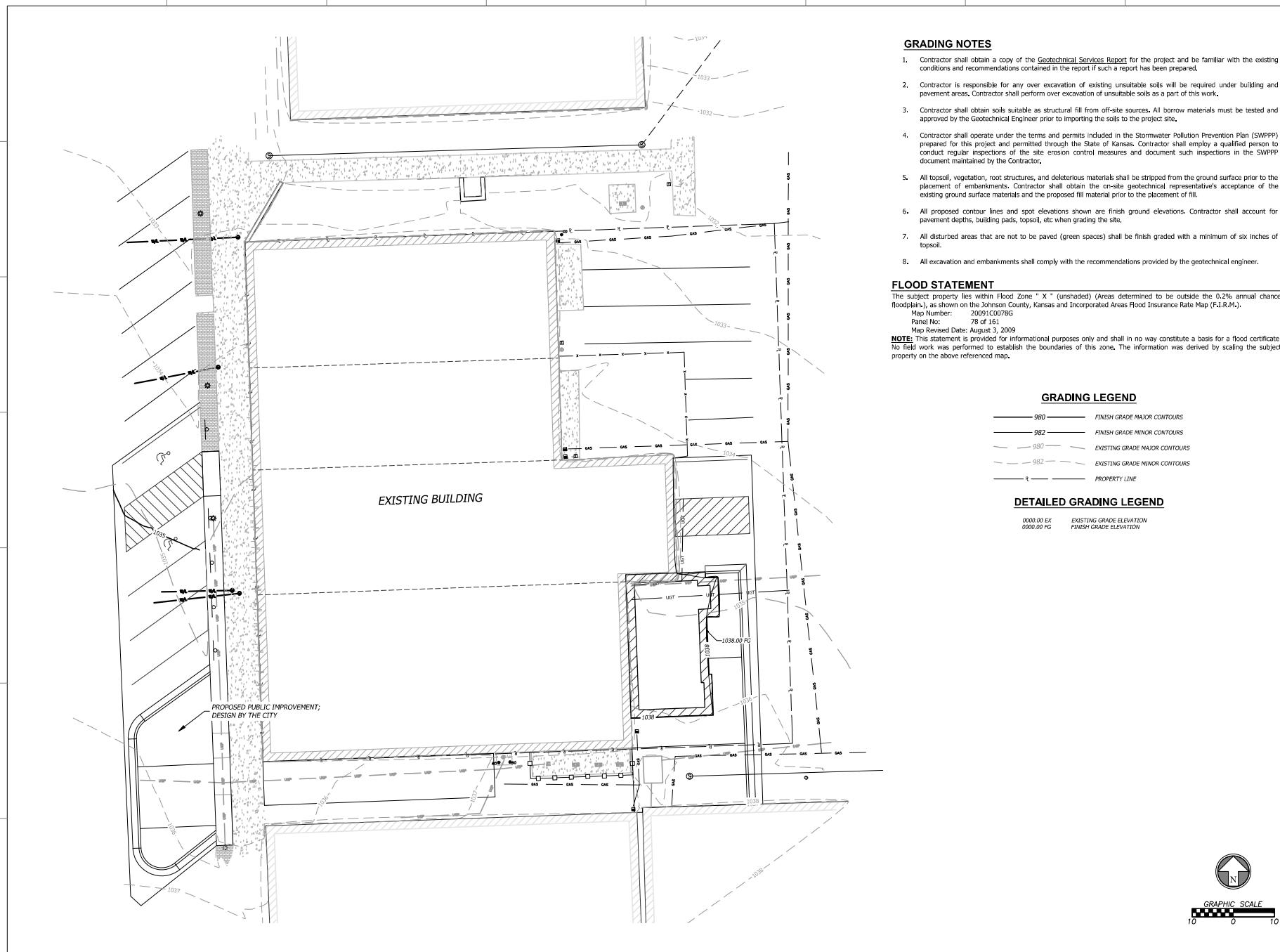
February 19, 2025



GRAPHIC SCALE  
 10 0 10

SITE PLAN

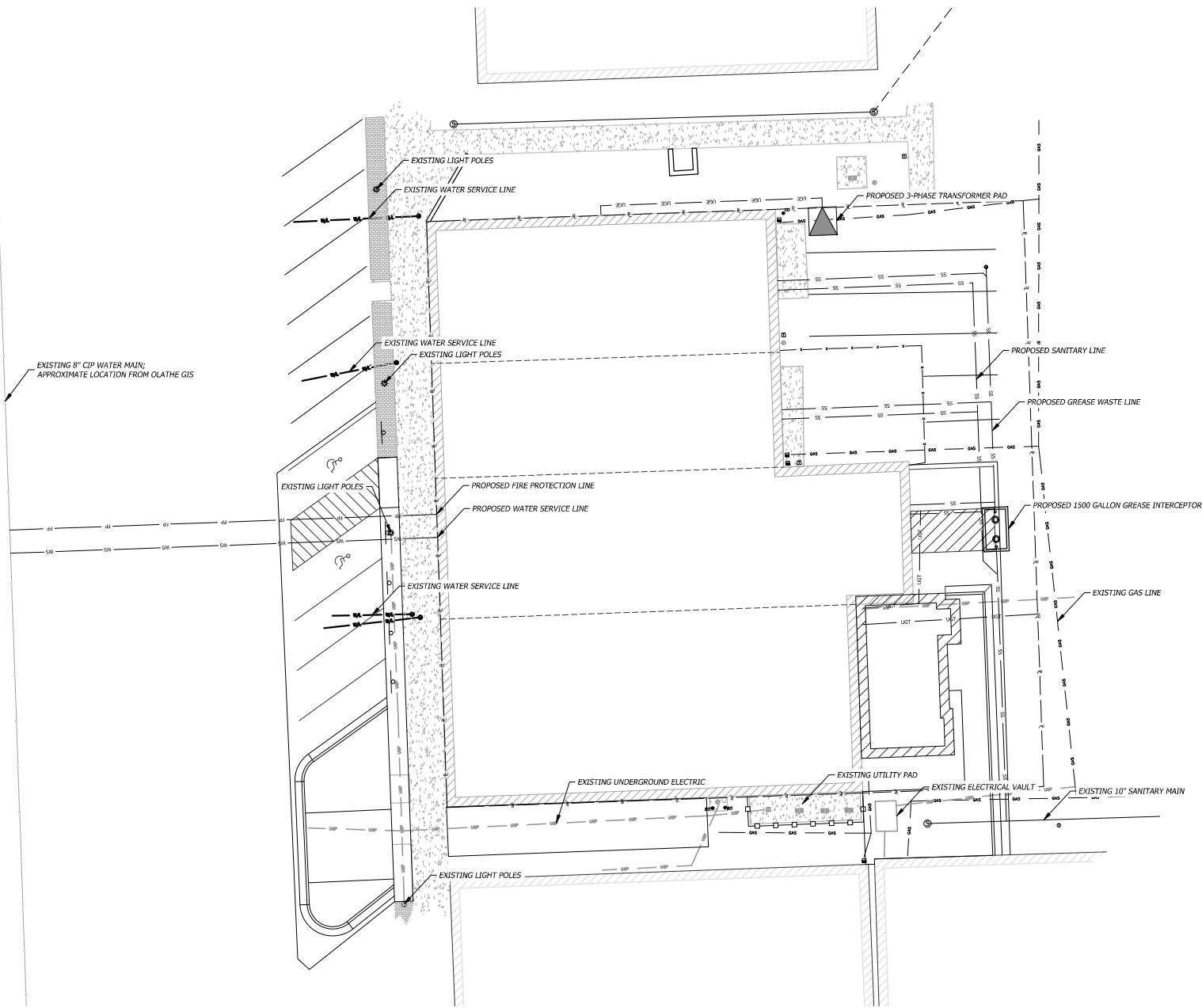
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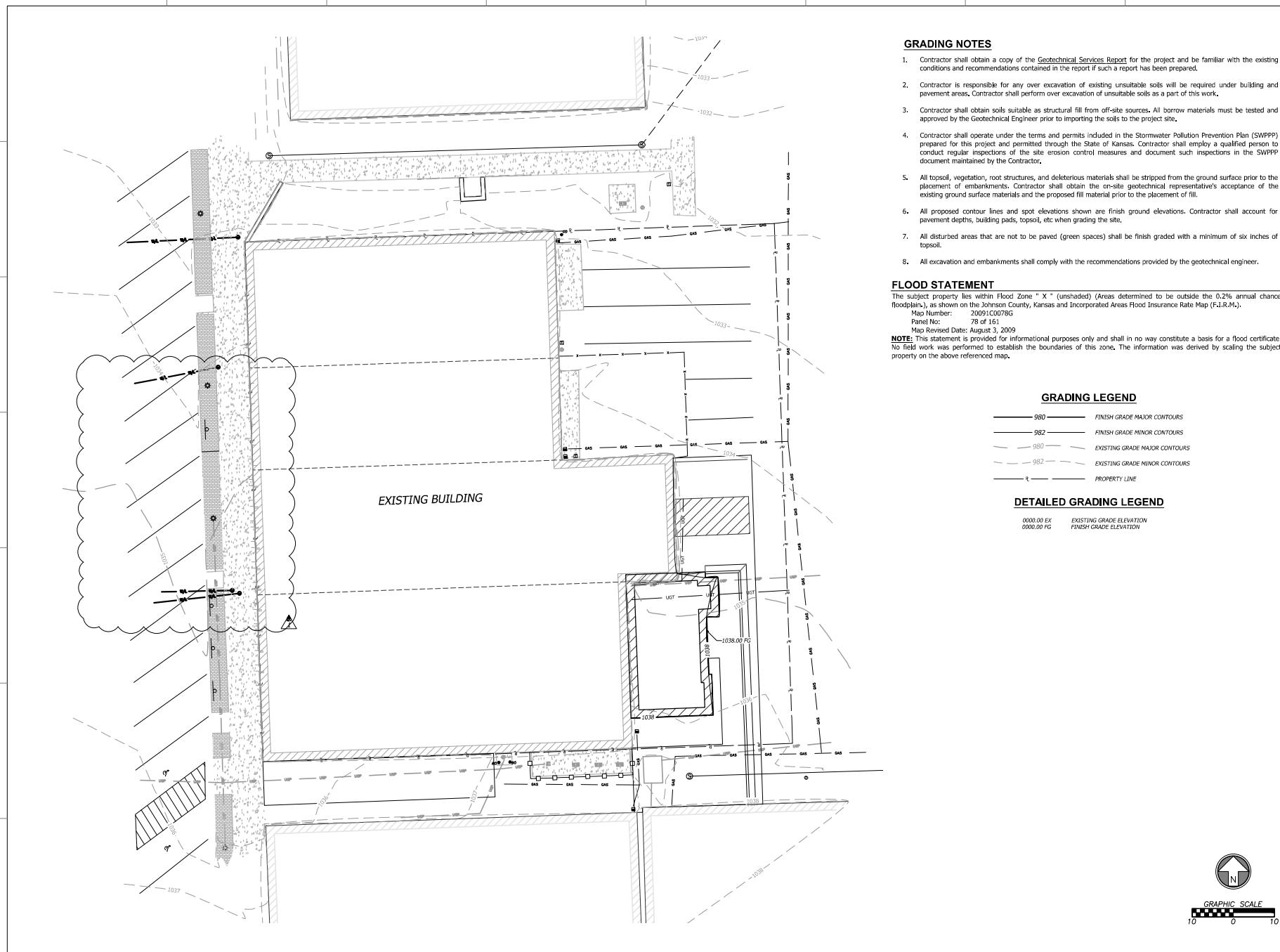
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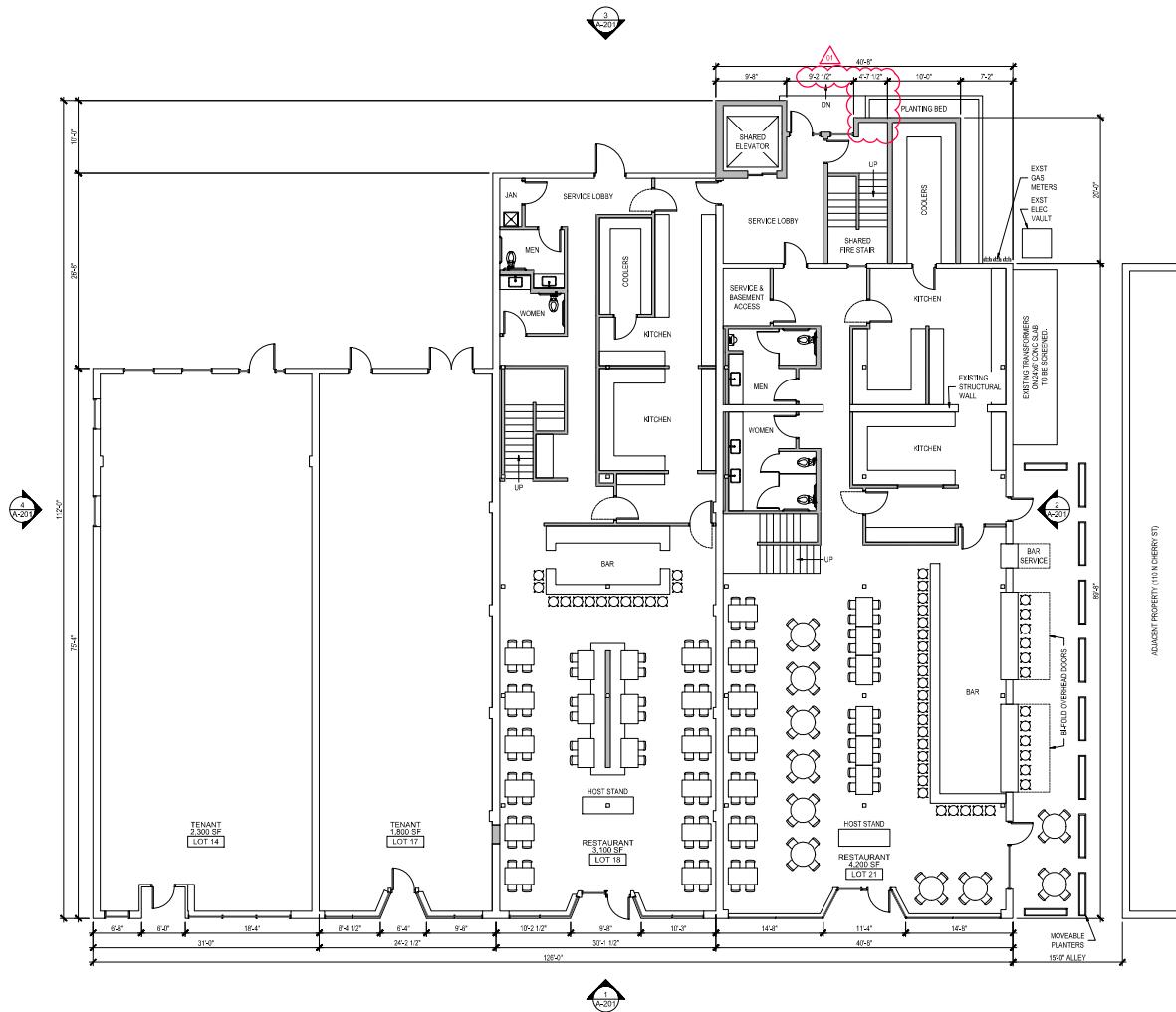




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Revisions:
D1 CITY COMMENTS 2025-03-17

Project #: 239901  
 Preliminary Development Plan  
 February 19, 2025

FIRST FLOOR PLAN

 First Floor Plan 1

A-101

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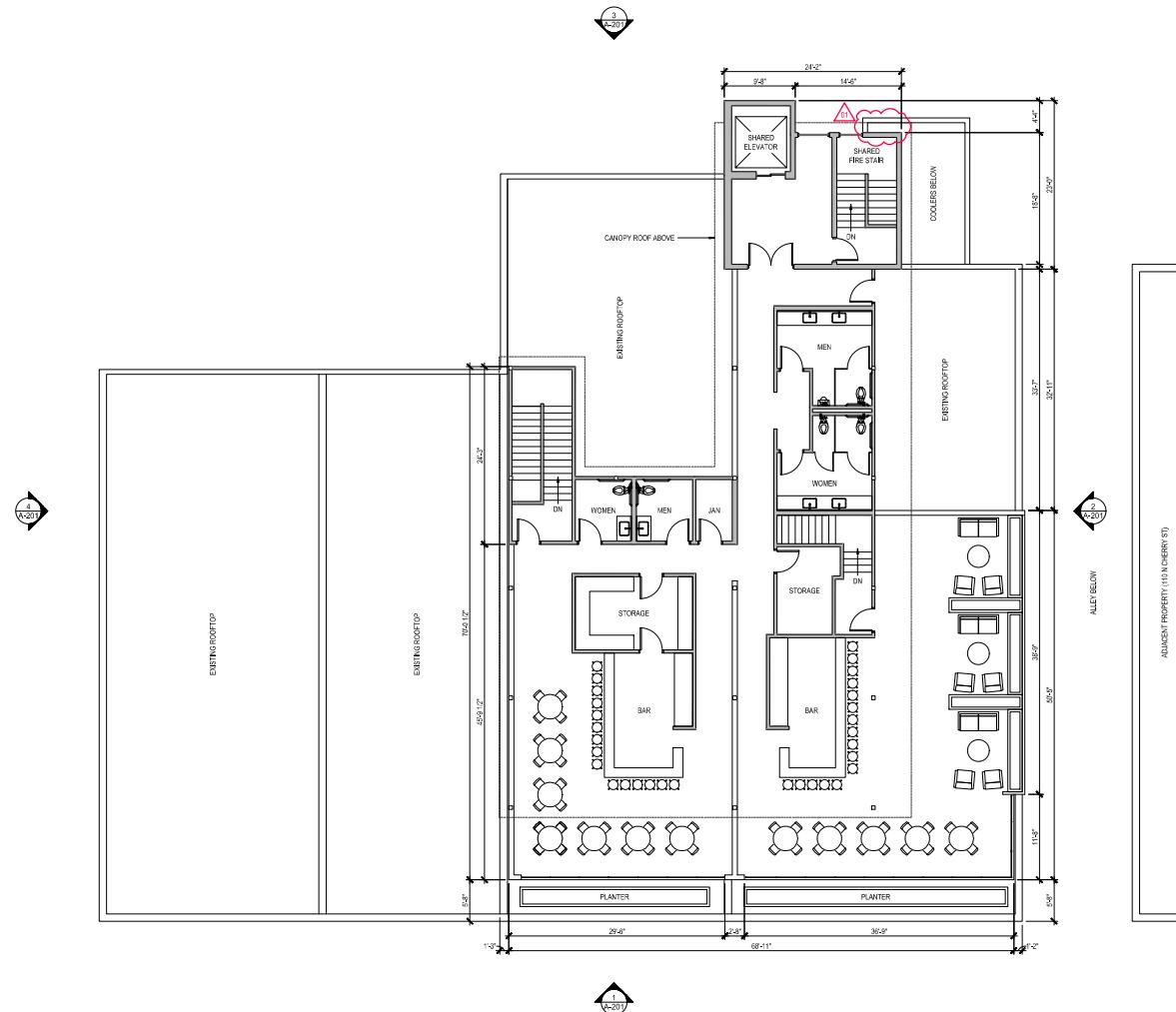
	Revisions
D1 CITY COMMENTS	2025-03-17
Project #:	239901
Preliminary Development Plan	February 19, 2025

 SECOND FLOOR PLAN  
**A-102**
**GENERAL FLOOR  
PLAN NOTES**

1. LAYOUT DIMENSIONS ARE LOCATED TO FINISH FACE, UNO.
2. CONTRACTOR SHALL VERIFY FIELDED PRIOR TO BD ANY FLOOR REPAIR/LEVELING REQUIREMENTS.
3. CONTRACTOR SHALL INFILL ANY EXISTING SLAB BLOCKOUTS WITH MATCHING CONCRETE SLAB.

**FLOOR PLAN LEGEND**

	EXISTING WALL
	NEW WALL

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D1 CITY COMMENTS	2025-03-17

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ROOF PLAN

A-103

## GENERAL FLOOR PLAN NOTES

1. LAYOUT DIMENSIONS ARE LOCATED TO FINISH FACE, UNO.
2. CONTRACTOR SHALL VERIFY FLOOR FLOOR PRIOR TO BD ANY FLOOR REPAIR/LEVELING REQUIREMENTS.
3. CONTRACTOR SHALL INFILL ANY EXISTING SLAB BLOCKOUTS WITH MATCHING CONCRETE SLAB.

## FLOOR PLAN LEGEND

EXISTING WALL  
NEW WALL

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