

NEW BUILD

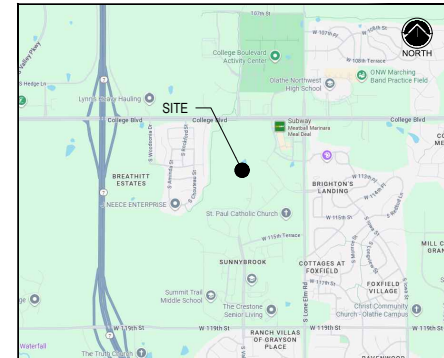
DILLONS COLLEGE BLVD & SUNNYBROOK BLVD OLATHE, KANSAS PFI PROJECT NO. 27108 FEBRUARY 11, 2026

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APPLICANT:

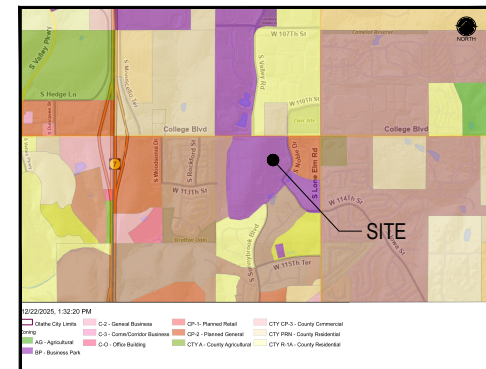


DILLONS FOOD STORES
2700 EAST 4TH AVENUE
HUTCHINSON, KS 67501



VICINITY MAP

SCALE: NTS



LAND USE ALLOCATION MAP

SCALE: NTS

ENGINEER:

PICKERING FIRM, INC.
6363 POPLAR AVE, SUITE 300
MEMPHIS, TN 38119
901-726-0810

ARCHITECT:

NAOS DESIGN GROUP
4949 SYRACUSE ST, UNIT 460
DENVER, CO 80237
303-759-5777

LANDSCAPE ARCHITECT:

DT DESIGN STUDIO
1350 CONCOURSE AVE, SUITE 447 MAILBOX LL004
MEMPHIS, TN 38104
901-646-5070

SURVEYOR:

BHC CIVIL ENGINEERING & SURVEYING
7101 COLLEGE BLVD, SUITE 400
OVERLAND PARK, KS 66210
913-663-1900

REVISIONS	

PROJECT #: 27108.00
DATE: FEBRUARY 11, 2026
DRAWN BY: PFI
DESIGNER: PFI
CHECKED BY: PFI



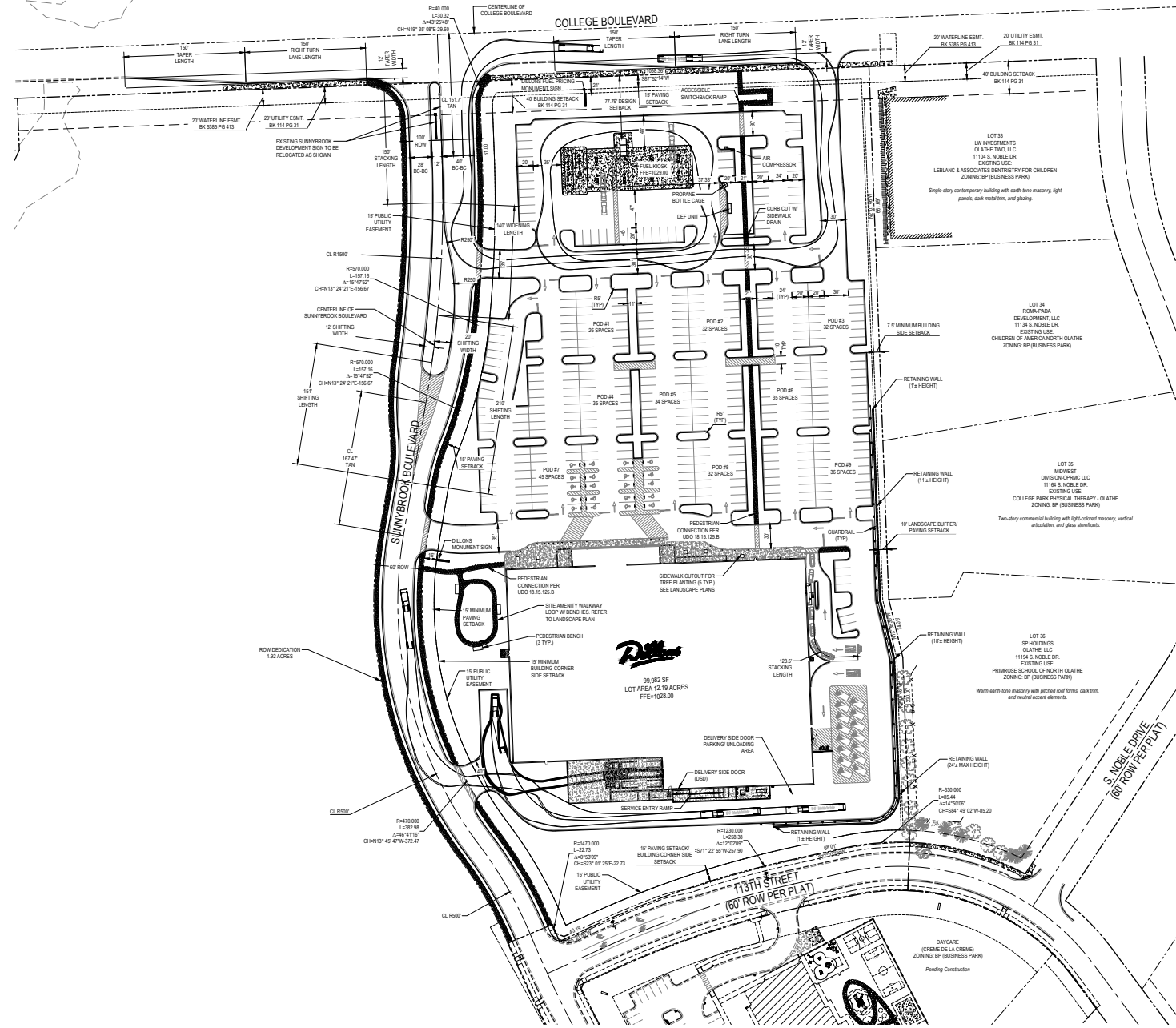
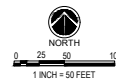
NEW BUILD
COLLEGE BLVD & SUNNYBROOK BLVD
OLATHE, KANSAS



PRELIMINARY
- NOT FOR
CONSTRUCTION

SHEET NUMBER
C-000

DESCRIPTION
COVER SHEET



SITE DATA	
EXISTING ZONING	BP BUSINESS PARK
PROPOSED ZONING	C2 COMMUNITY CENTER
EXISTING LAND USE	AGRICULTURAL
PROPOSED LAND USE	COMMERCIAL
SITE AREA	
R/W DEDICATION	531,159 SF (12.01 ACRES)
GROSS AREA INCLUDING R/W DEDICATION	83,467 SF (1.90 ACRES)
OPEN SPACE REQUIRED (20%)	166,938 SF (3.80 ACRES)
OPEN SPACE PROPOSED (20%)	166,938 SF (3.80 ACRES)
BUILDING DATA	
GROCCERY BUILDING AREA	99,982 SF
FUEL KIOSK BUILDING AREA	177 SF
TOTAL BUILDING AREA	101,759 SF
BUILDING DATA	
MAX HEIGHT ALLOWED	35'
PROPOSED HEIGHT	33'
MAX FOOTPRINT ALLOWED	85,000 SF - MAXIMUM
PROPOSED FOOTPRINT:	
GROCCERY	99,982 SF
FUEL KIOSK	177 SF
TOTAL	101,159 SF
PARKING	
MINIMUM PARKING REQUIRED (PER LDC 18.30.160)	334 SPACES (1200 SF)
DILLONS PARKING SPACES PROVIDED:	401 SPACES (1200 SF)
MAXIMUM PARKING ALLOWED (PER C-2 DISTRICT)	501 SPACES (150% OF MIN)

NOTE:
THIS PRELIMINARY SITE PLAN IS CONCEPTUAL IN NATURE AND DOES NOT REPRESENT AN APPROVED SITE PLAN. MODIFICATIONS TO THE SITE PLAN MAY BE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

REVISIONS

PROJECT #

27108.01

DATE

FEBRUARY 11, 2026

DRAWN BY

PTI

DESIGNER

PTI

CHECKED BY

PTI

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Architect + Engineering
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NEW BUILD

COLLEGE BLVD & SUNNYBROOK BLVD

OLATHE, KANSAS

Dillon's
OLATHE FOOD STORES
2700 EAST 4TH AVENUE
OLATHE, KS 66451

PRELIMINARY

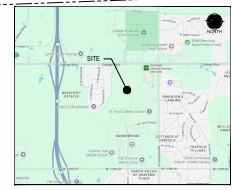
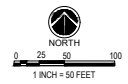
- NOT FOR CONSTRUCTION

SHEET NUMBER

C1.1

DESCRIPTION

SITE PLAN



VICINITY MAP
SCALE: NTS

Dillon's
99,682 SF
LOT AREA 12.18 ACRES
FFE-1028.00

REVISIONS	

PROJECT #	27108.00
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DESIGNER	PTI
CHECKED BY	PTI

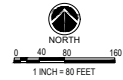
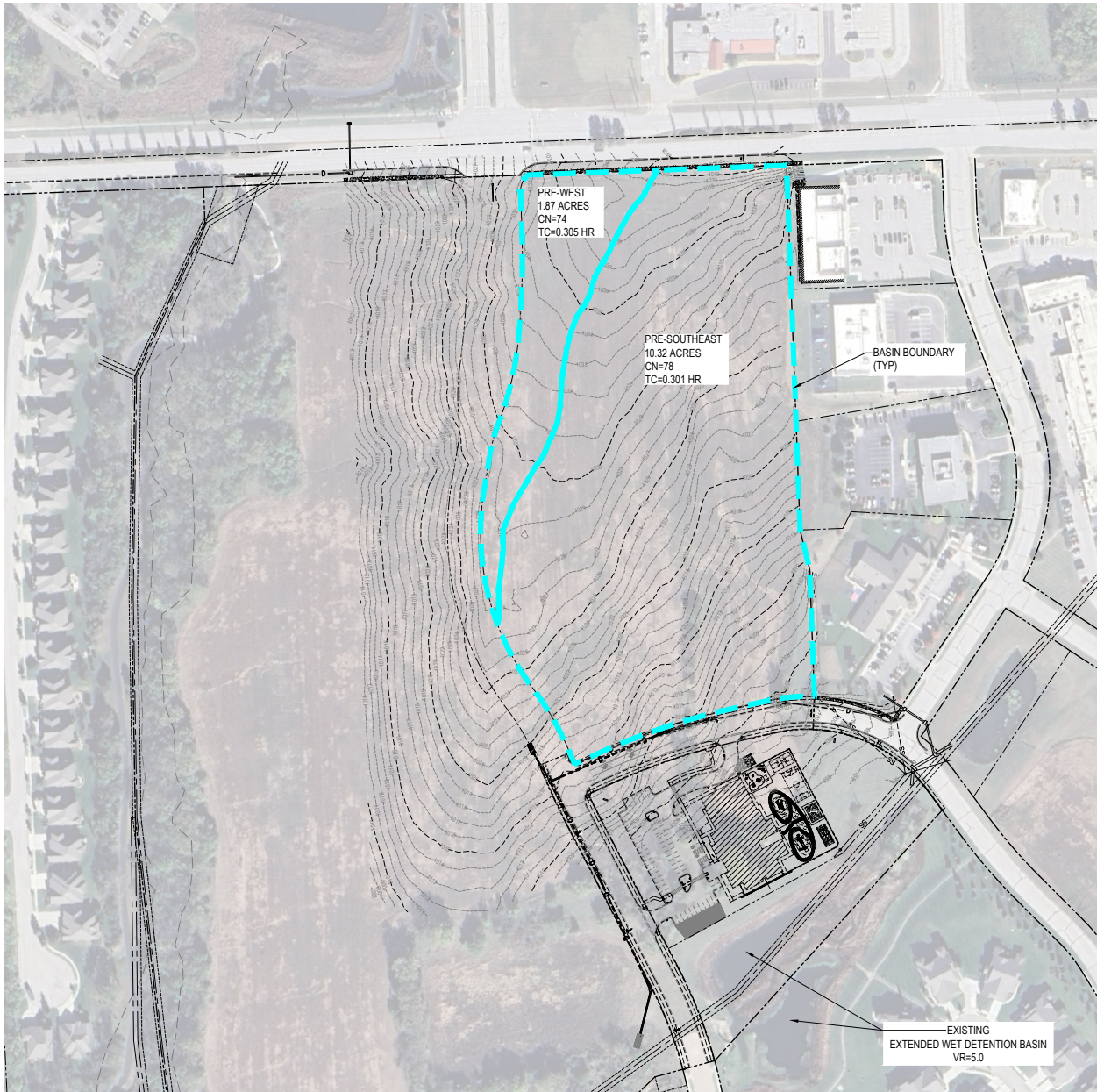


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DILLON'S FOOD STORES
2700 EAST 4TH AVENUE
MILWAUKEE, WI 53212

PRELIMINARY - NOT FOR CONSTRUCTION	
SHEET NUMBER C-120	
DESCRIPTION GRADING PLAN	



REVISIONS	
1	
2	
3	
4	
5	
6	

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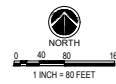
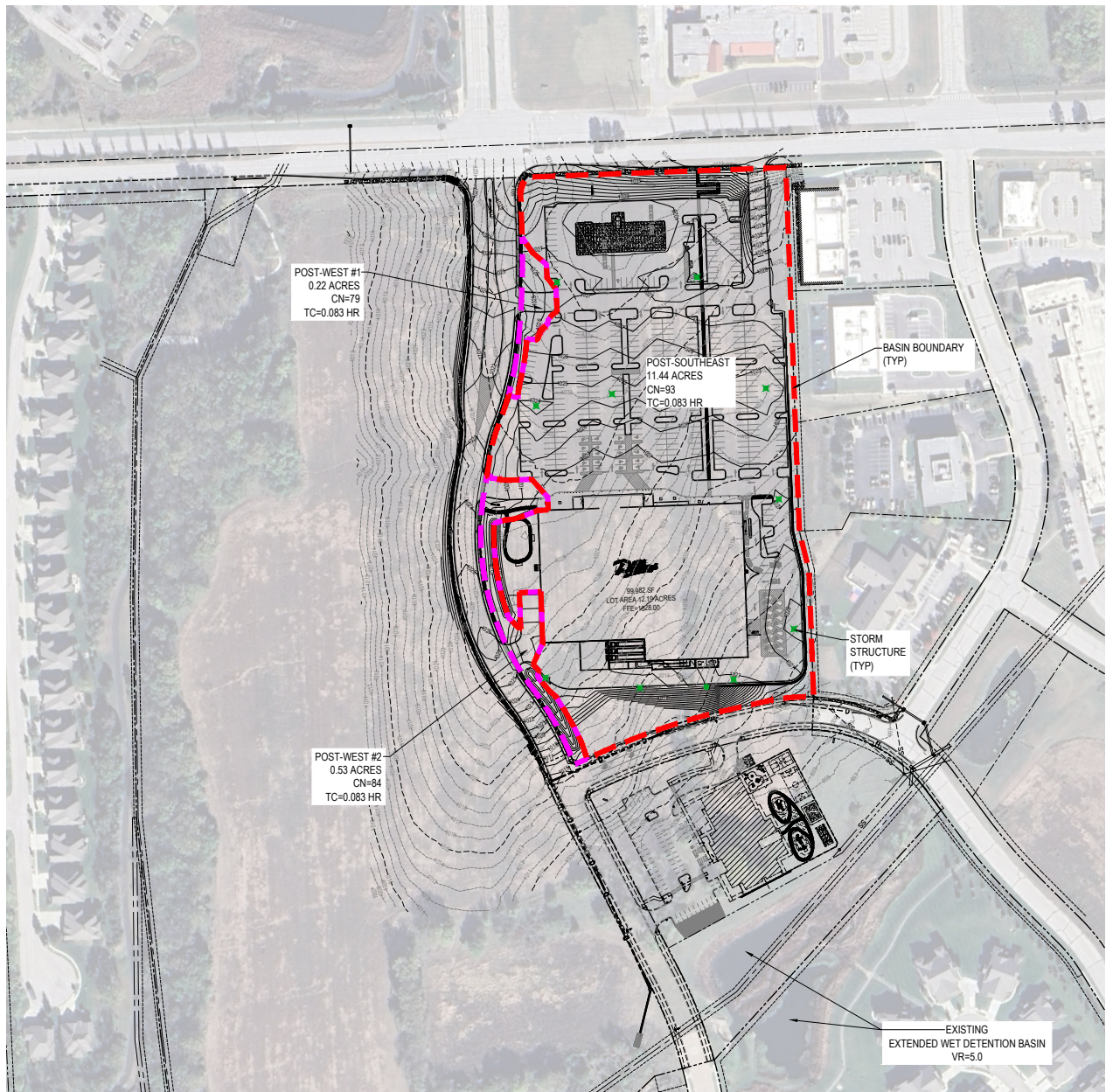
NEW BUILD
 COLLEGE BLVD & SUNNYBROOK BLVD
 OLATHE, KANSAS



PRELIMINARY
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SHEET NUMBER
 C-120.1

DESCRIPTION
 PRE-DEVELOPED DRAINAGE
 MAP



REVISIONS	

PROJECT #:	27108.01
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DESIGNER:	PTI
CHECKED BY:	PTI



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NEW BUILD
COLLEGE BLVD & SUNNYBROOK BLVD
OLATHE, KANSAS



DILLON'S FOOD STORES
2700 EAST 4TH AVENUE
MICHIGAN, KS 67501

PRELIMINARY - NOT FOR CONSTRUCTION
SHEET NUMBER
C-120.2
DESCRIPTION
POST-DEVELOPED DRAINAGE MAP

REVISIONS	

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NEW BUILD
COLLEGE BLVD & SUNNYBROOK BLVD
OLATHE, KANSAS



DILLONS FOOD STORES
2700 EAST 4TH AVENUE
NICHOLS, KS 67501

DATE	DESCRIPTION

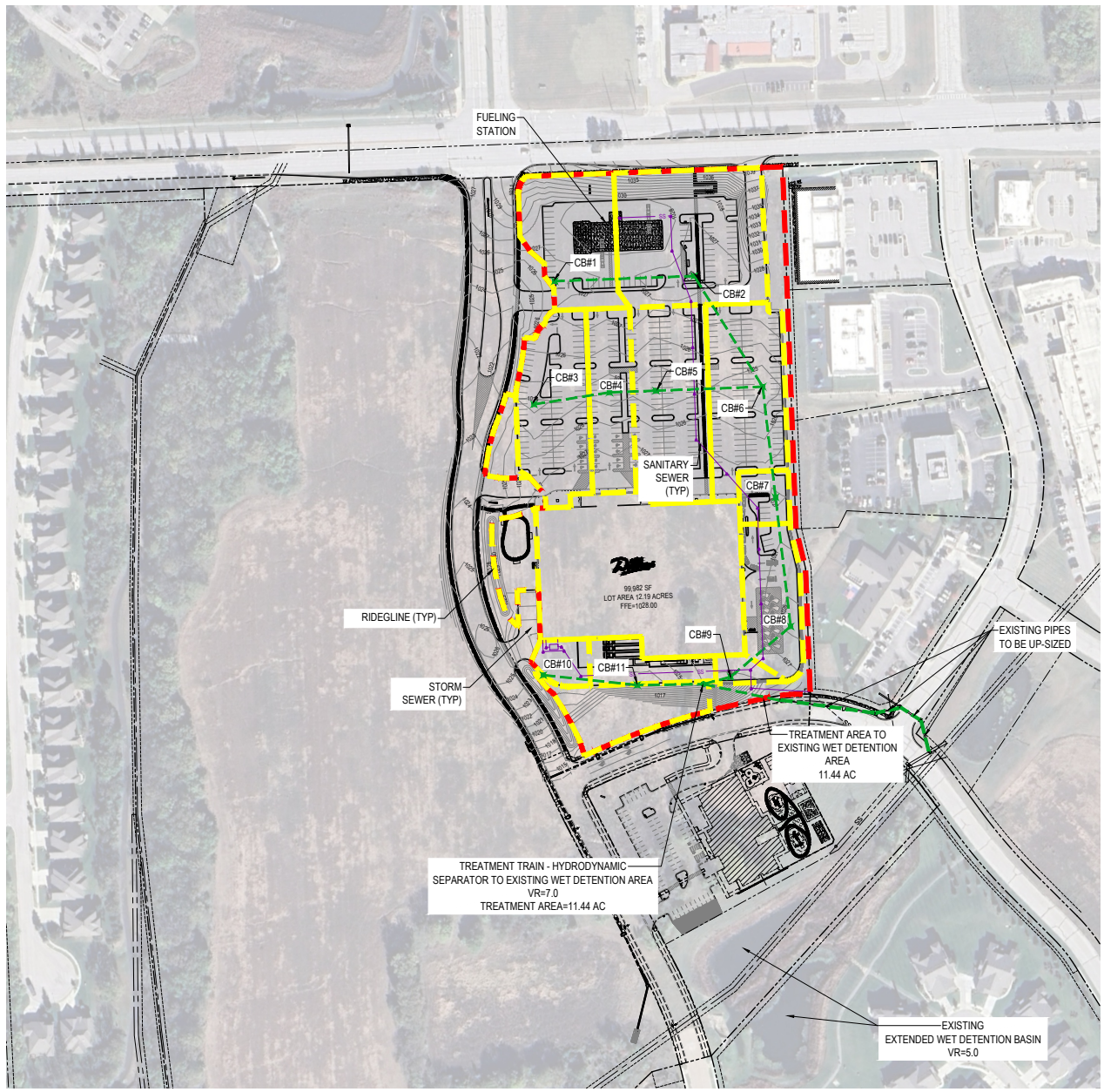
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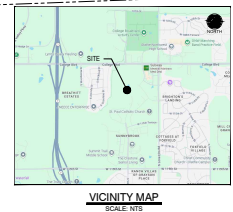
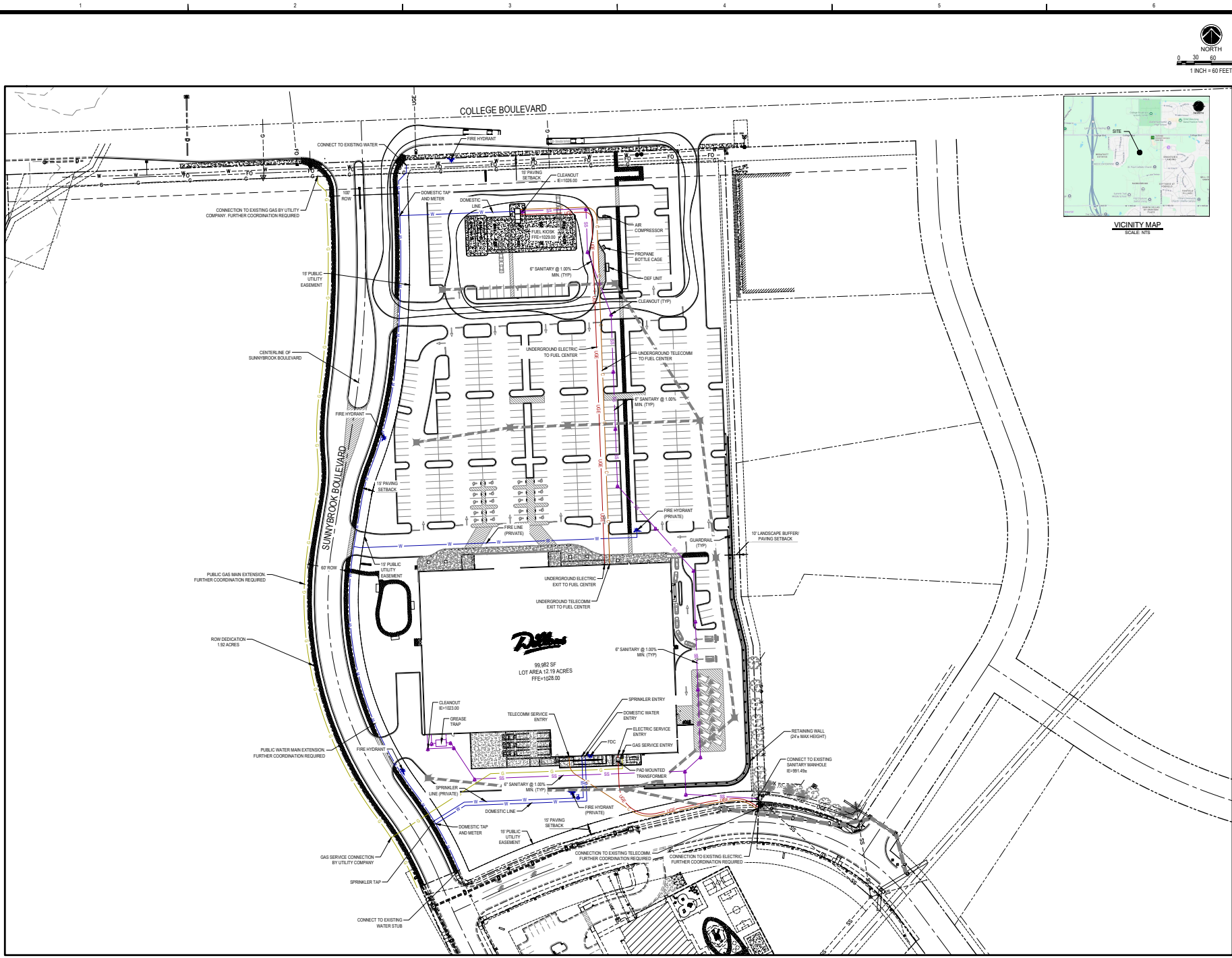
SHEET NUMBER

C-120.3

DESCRIPTION

RMP & STORM SEWER MAP





REVISIONS	

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NEW BUILD
COLLEGE BLVD & SUNNYBROOK BLVD
OLATHE, KANSAS

DILLON'S
OLSON'S FOOD STORES
2700 EAST 4TH AVENUE
MILWAUKEE, WI 53212

REVISION	DESCRIPTION

SHEET NUMBER	C-130
DESCRIPTION	UTILITY PLAN