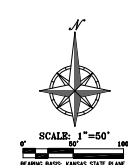
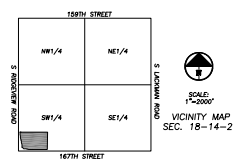
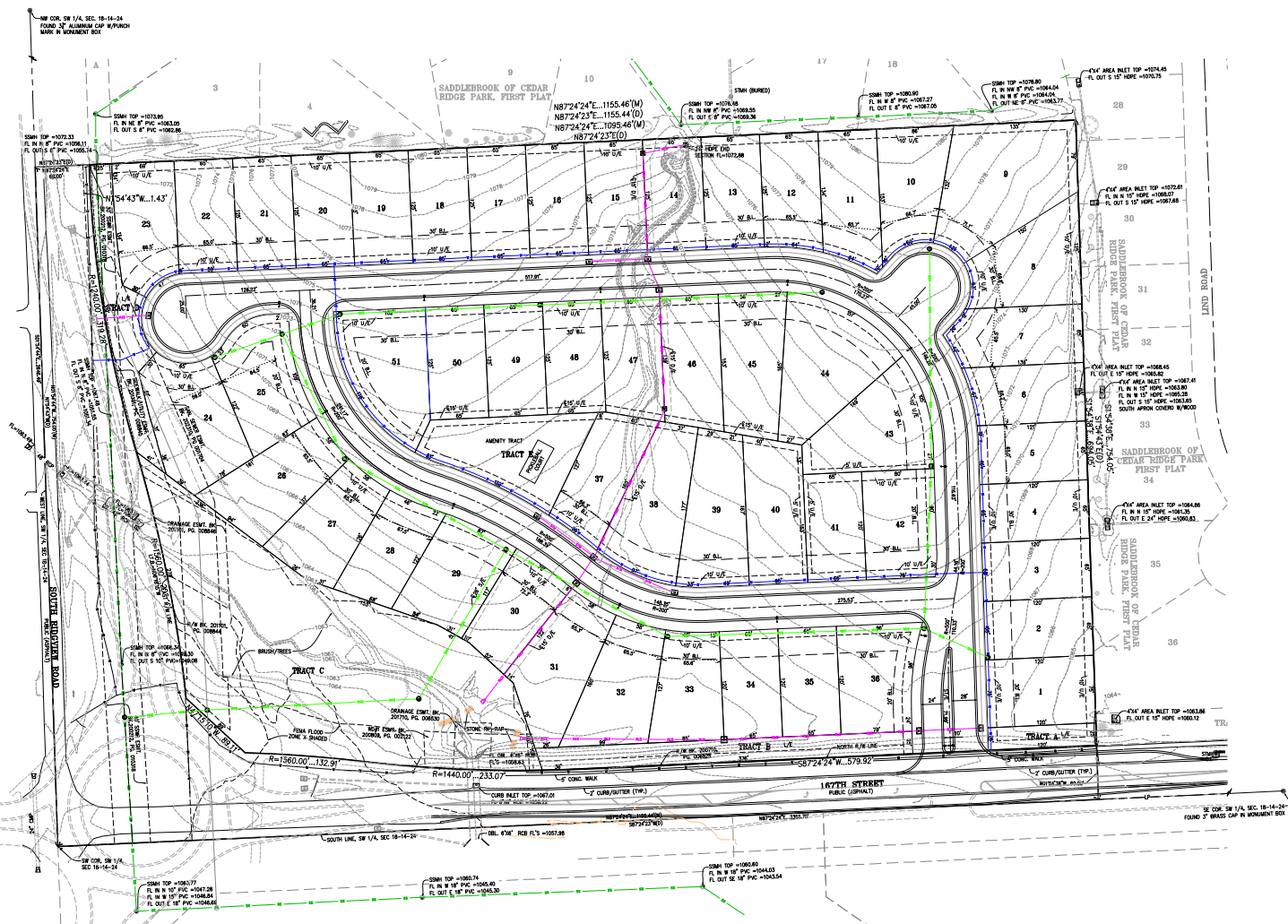


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AREA	AREA (SQ. FT.)	AREA (AC.)
1	8002.86	0.2307
2	7803.53	0.2261
3	7786.69	0.2255
4	7786.69	0.2255
5	7804.49	0.2262
6	8238.05	0.2392
7	8324.04	0.2413
8	11016.76	0.3204
9	11823.73	0.3420
10	8544.03	0.2482
11	9524.22	0.2760
12	8201.26	0.2389
13	8125.00	0.2365
14	8125.00	0.2365
15	8125.00	0.2365
16	8125.00	0.2365
17	8125.00	0.2365
18	8125.00	0.2365
19	8125.00	0.2365
20	8125.00	0.2365
21	8125.00	0.2365
22	8125.00	0.2365
23	8082.01	0.2348
24	12322.29	0.3574
25	13027.08	0.3829
26	10884.38	0.3132
27	8885.90	0.2580
28	8545.32	0.2483
29	12088.38	0.3523
30	8206.17	0.2385
31	11210.44	0.3254
32	10870.15	0.3145
33	8719.82	0.2531
34	7803.00	0.2279
35	7803.00	0.2279
36	10504.88	0.3055
37	8719.82	0.2531
38	11977.80	0.3470
39	11321.21	0.3289
40	10370.87	0.3013
41	7803.00	0.2279
42	9538.17	0.2780
43	12104.43	0.3524
44	14026.90	0.4087
45	10884.38	0.3132
46	9488.25	0.2760
47	8578.42	0.2483
48	8125.00	0.2365
49	8125.00	0.2365
50	8125.00	0.2365
51	12104.43	0.3524
52	12104.43	0.3524
53	12104.43	0.3524
54	12104.43	0.3524
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96	12104.43	0.3524
97	12104.43	0.3524
98	12104.43	0.3524
99	12104.43	0.3524
100	12104.43	0.3524



- LEGEND
- 1/4" DENOTES LANDSCAPE EASEMENT
 - 5/8" DENOTES STREET EASEMENT
 - 1" DENOTES BUILDING LINE
 - 1 1/2" DENOTES UTILITY EASEMENT
 - 2" DENOTES DRAINAGE EASEMENT
 - 3" DENOTES EXISTING SIDEWALK
 - 4" DENOTES PROPOSED SIDEWALK
 - 5" DENOTES EXISTING STORM SEWER
 - 6" DENOTES PROPOSED STORM SEWER
 - 7" DENOTES EXISTING SANITARY SEWER LINE
 - 8" DENOTES PROPOSED SANITARY SEWER LINE
 - 9" DENOTES EXISTING WATER LINE
 - 10" DENOTES PROPOSED WATER LINE
 - 11" DENOTES EXISTING TRUNKLINE

DESCRIPTION

THE SOUTH 7540.00 FEET OF THE WEST 1/4 SECTION 18, TOWNSHIP 14N, RANGE 24S OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS, BEING NORTH 87°52'47" EAST, ALONG THE WEST LINE OF SAID SECTION 1/4, A DISTANCE OF 7540.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 7540.00 FEET OF SAID SECTION 1/4, BEING NORTH 87°52'47" EAST, ALONG SAID NORTH LINE AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 1/4, A DISTANCE OF 1554.44 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/4 SECTION 18, TOWNSHIP 14N, RANGE 24S OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS, BEING NORTH 87°52'47" EAST, ALONG SAID EAST LINE AND PARALLEL TO THE WEST LINE OF SAID SECTION 1/4, A DISTANCE OF 7540.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 1/4, BEING NORTH 87°52'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1554.44 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.

GROSS AREA = 830,000 ACRES / 871,200 SQ. FT.
NET AREA = 810,048 ACRES / 871,949 SQ. FT.

SITE DATA TABLE:

GROSS AREA	30.00 ACRES
EXISTING ZONING	CTD R-1
PROPOSED ZONING	R-1
PROPOSED NUMBER OF LOTS	1
PROPOSED NUMBER OF TRACTS	254 ACRES
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
DENSITY	2.5 LOTS PER ACRE

PROJECT NOTES:

- THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NA83 DATUM.
- TRACTS A, B, C AND D AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE. COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, OVERSEEN MAINTENANCE, STORM WATER DETENTION AND INFILTRATION AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.
- TRACT E SHALL BE DEDICATED AS AMENITY TRACT BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.
- EXTERIOR GROUND MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITIES WATER METER AND COLUMNS MUST BE EXCLUDED FROM PUBLIC VIEW WITH THREE (3) DEEP LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABLES MUST BE PLACED WITHIN THE INTERIOR SIDE OF REAR BUILDING SETBACK YARDS.
- ALL NEW UTILITY WIRES OR CABLES MUST BE PLACED UNDERGROUND.

FLOOD NOTE:

A PORTION OF THE PROPERTY LIES WITHIN ZONE (S) SHOWN AS AREAS OF 1% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WATER AND AREAS PROTECTED BY LEASES FROM THE ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, SHOWN AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLAH, KANSAS, IN 2007, JOHNSON COUNTY, KANSAS, MAP NO. 2007000000, DATED AUGUST 5, 2009.

ZONING:

THIS PROPERTY IS ZONED CITY RURAL (RURAL DISTRICT) FOR JOHNSON COUNTY A.M.S. WEBSITE

PRELIMINARY PLAT
ABBEY VALLEY
PART OF THE SOUTHWEST QUARTER OF SECTION 18-14-24, OLAH, JOHNSON COUNTY, KANSAS
NORTHEAST CORNER 167TH STREET & SOUTH RIDGEVIEW ROAD

PROJECT NO.	230748	No.	Date	Revisions	By	Date
DATE:	1/17/24	1.	1/22/24	REMOVED PER CITY COMMENTS		
DRAWN:	DWG					
CHECKED BY:	DATE OF APPROVAL					
DATE OF APPROVAL:	1-22-24					
CERTIFICATE OF APPROVAL						
DATE OF APPROVAL:	1-22-24					
CERTIFICATE OF APPROVAL						
DATE OF APPROVAL:	1-22-24					

SHEET
1
OF 1