

LEGAL DESCRIPTION:

TRACT I
BEGINNING AT A POINT 330.47 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 14, RANGE 23 IN THE CITY OF OLAHE, JOHNSON COUNTY, KANSAS; THENCE NORTH 23°27'11\"

TRACT II
THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER EXCEPT THE SOUTH 678 FEET THEREOF, SECTION 11, TOWNSHIP 14, RANGE 23, IN THE CITY OF OLAHE, JOHNSON COUNTY, KANSAS.

GROSS AREA = 40.5721 ACRES / 4,400,249 SQ.FT.
TRACT I AREA = 84,8214 ACRES / 8,196,952 SQ.FT.
TRACT II AREA = 84,8007 ACRES / 8,211,297 SQ.FT.

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X(FUTURE BASE FLOOD), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDUCTING HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED.

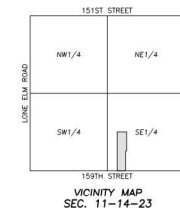
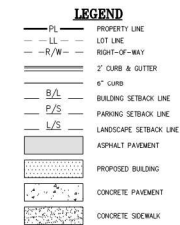
THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLAHE, JOHNSON COUNTY, KANSAS, MAP NO. 22007010000, AND DATED AUGUST 3, 2009.

SITE DATA

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| SITE AREA | |
| LOT 1 | 211,296 S.F. / 4.85 AC. |
| LOT 2 | 179,523 S.F. / 4.12 AC. |
| NEW R/W | 17,429 S.F. / 0.40 AC. |
| TOTAL | 400,249 S.F. / 9.37 AC. |
| ZONING | |
| EXISTING | R-1 & M-2 |
| PROPOSED | M-2 |
| PROPOSED BUILDING AREA | |
| BUILDING A (1-STORY) | 16,400 S.F. |
| F.A.R. | 0.078 |
| BUILDING B (1-STORY) | 27,000 S.F. |
| F.A.R. | 0.137 |
| TOTAL BUILDING AREA | 43,400 S.F. |
| PROPOSED IMPERVIOUS AREA | |
| LOT 1 | 2,27 ACRES (47%) |
| OPEN SPACE | 2.58 ACRES (53%) |
| LOT 2 | 1.66 ACRES (40%) |
| OPEN SPACE | 2.46 ACRES (60%) |

PARKING SUMMARY

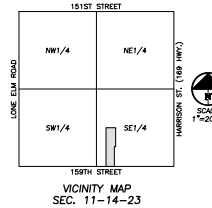
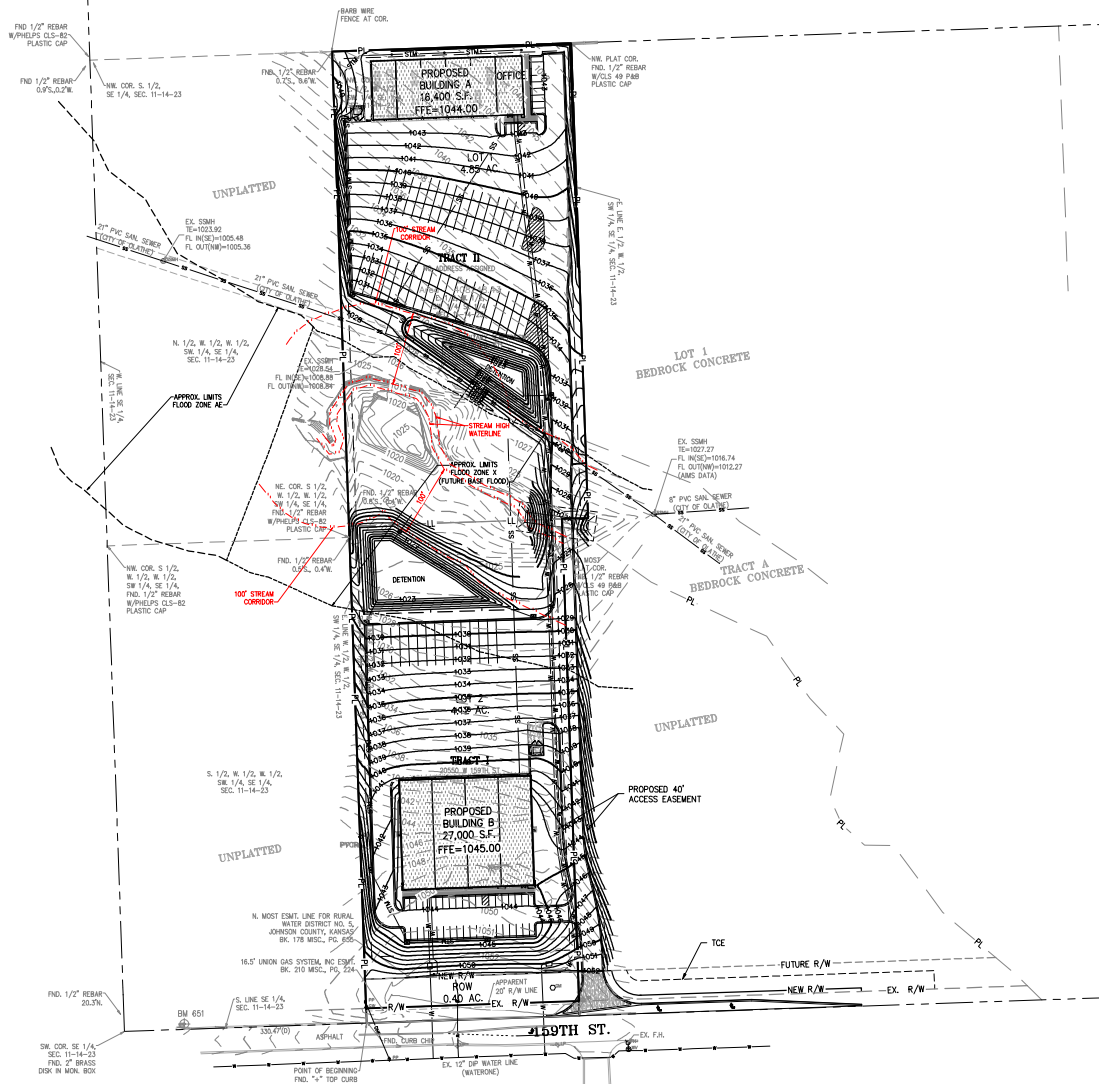
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| LOT 1 | |
| REQUIRED PARKING | 1 PER 500 SF |
| PROPOSED PARKING | 33 |
| STANDARD STALLS | 13 |
| TRUCK STALLS | 37 |
| TOTAL STALLS | 50 |
| LOT 2 | |
| REQUIRED PARKING | 1 PER 500 SF |
| PROPOSED PARKING | 54 |
| STANDARD STALLS | 39 |
| TRUCK STALLS | 15 |
| TOTAL STALLS | 54 |



OVERALL SITE PLAN
159TH & CARSON STREET STORAGE
OLAHE, JOHNSON COUNTY, KANSAS
ADDRESS: 20550 W. 159TH ST.

PHILIP ENGINEERING, INC.
Step N. Winkler
Civil Engineer
Professional Seal
www.philipengineering.com

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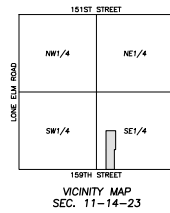
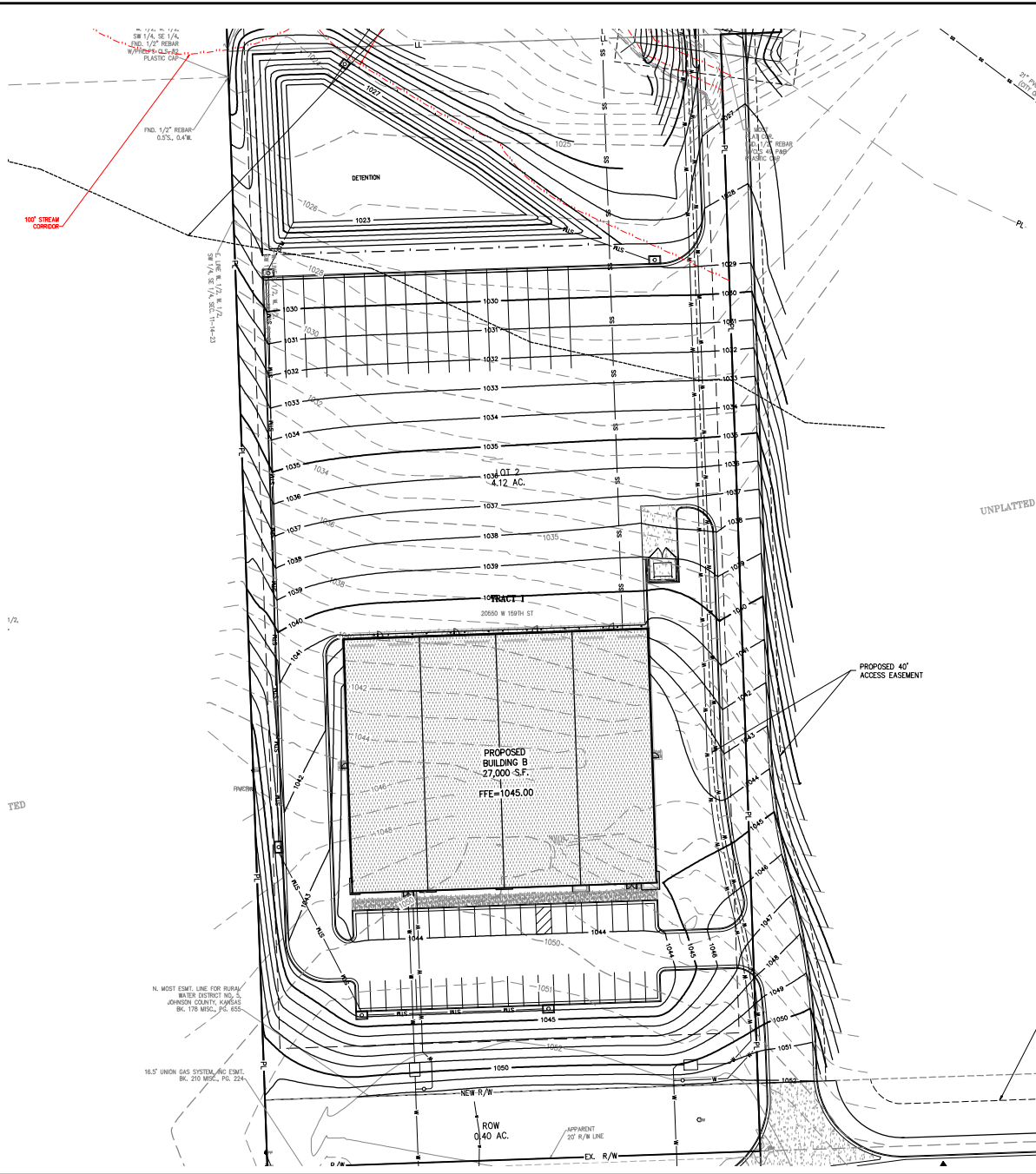
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Know what's below.
Call before you dig.

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.

BENCHMARK:
VERTICAL DATUM = NAVORS BASED ON GPS OBSERVATION USING JOHNSON COUNTY VERTICAL NETWORK
1. FOUND 7" BM 651 NORTHEAST CORNER OF CURB INLET 0.5 1/2- MILES EAST OF LINE ELM ROAD
ON NORTH SIDE OF 159TH STREET.
ELEVATION = 1045.23

FLOOD NOTE:
A PORTION OF THIS PROPERTY LIES WITHIN ZONE X (FUTURE BASE FLOOD), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD;
AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1
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BASED ON FUTURE CONDITIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED.
THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE A, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY FOR THE CITY OF OLAHE, COMMUNITY NO. 200713, JOHNSON COUNTY, KANSAS, MAP NO. 2009C01008, AND DATED
AUGUST 3, 2009.

| LEGEND | |
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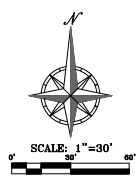


UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

BENCHMARK:
VERTICAL DATUM = NAVD83 BASED ON GPS OBSERVATION USING JOHNSON COUNTY VERTICAL NETWORK
1. FOUND 7.7' BM 601 NORTHEAST CORNER OF CURB INLET 0.5 1/2' MILES EAST OF LONE ELM ROAD ON NORTH SIDE OF 159TH STREET.
ELEVATION = 1045.23

FLOOD NOTE:
A PORTION OF THIS PROPERTY LIES WITHIN ZONE V (VULNERABLE BASE FLOOD), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED.
THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200773, JOHNSON COUNTY, KANSAS, MAP NO. 2009FC0208, AND DATED AUGUST 3, 2009.

- LEGEND**
- PL — PROPERTY LINE
 - LL — LOT LINE
 - R/W — RIGHT-OF-WAY
 - 2' CURB & GUTTER
 - 910 — EXISTING CONTOURS
 - 915 — PROPOSED CONTOURS
 - 918 — PROPOSED SPOT ELEVATION
 - LG — LP OF GUTTER
 - TC — TOP OF CURB
 - SW — SIDEWALK
 - ME — MATCH EXISTING
 - HP — HIGH POINT
 - LP — LOW POINT
 - P — TOP OF PAVEMENT
 - TS — TOP OF STRUCTURE
 - GP — GROUND ELEVATION
 - BS — BOTTOM OF STEPS
 - TS — TOP OF STEPS
 - BW — BOTTOM OF WALL
 - TW — TOP OF WALL
 - EXISTING STORM SEWER
 - PROPOSED STORM PIPE
 - PROPOSED WET CURB & GUTTER
 - PROPOSED DRY CURB & GUTTER
 - PROPOSED RETAINING WALL



GRADING PLAN
159TH & CARSON STREET STORAGE
OLATHE, JOHNSON COUNTY, KANSAS
ADDRESS: 20550 W. 159TH ST.

| PROJECT NO. | DATE | BY | APP. |
|-------------|----------|----|------|
| 130684 | 05-13-24 | DP | DP |

REVISIONS

| NO. | DATE | REVISION |
|-----|------|----------|
|-----|------|----------|

DATE OF APPROVAL

DATE OF APPROVAL

SCALE: 1"=30'

C2.1

