

PRELIMINARY PLAN OF PREMIER BUSINESS PARK

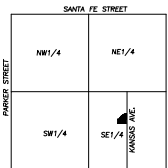
A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 13, RANGE 23,
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



SCALE: 1"=20'

LEGEND

- B.L. DENOTES BUILDING LINE
- U/E DENOTES UTILITY EASEMENT
- P.S.L. DENOTES PARKING SETBACK LINE
- DENOTES EXISTING FENCE
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING SANITARY SEWER LINE
- DENOTES EXISTING WATER LINE
- DENOTES EXISTING OVERHEAD POWER LINE
- DENOTES EXISTING OVERHEAD TELEPHONE LINE
- DENOTES EXISTING BURIED ELECTRIC LINE
- DENOTES OPEN SPACE



VICINITY MAP
SEC. 35-13-23



LEGAL DESCRIPTION:

TRACT 1:
LOT 1, WILLIAMS ADDITION, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.

TRACT 2:
THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 13, RANGE 23, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE A.T. & S.F. RAILWAY COMPANY "Y" ON SOUTH KANSAS AVENUE WITH THE WEST LINE OF SAID KANSAS AVENUE EXTENDED SOUTH OF THE CITY OF OLATHE, KANSAS; THENCE SOUTH ALONG THE WEST LINE OF KANSAS AVENUE 104 FEET; THENCE WEST 227 FEET TO THE RIGHT-OF-WAY OF THE A.T. & S.F. RAILWAY COMPANY; THENCE NORTHWEST ALONG THE RIGHT-OF-WAY OF THE A.T. & S.F. RAILWAY COMPANY, BEING THE SAME PARCEL OF REAL ESTATE KNOWN AS LOT 1, BLOCK 1, BELMONT ADDITION TO THE CITY OF OLATHE AS THE SAME APPEARS OF RECORD, NOW VACATED, IN JOHNSON COUNTY, KANSAS.

TRACT 3:
THE NORTH 30 FEET OF THE FOLLOWING PROPERTY: BEGINNING 104 FEET SOUTH OF THE INTERSECTION OF THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE A.T. & S.F. RAILWAY COMPANY "Y" ON SOUTH KANSAS AVENUE WITH THE WEST LINE OF SAID KANSAS AVENUE IN THE CITY OF OLATHE; THENCE SOUTH 501 FEET; THENCE WEST 265 FEET; TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID RAILWAY COMPANY; THENCE NORTH ALONG SAID RIGHT-OF-WAY ABOUT 501 FEET TO A POINT DIRECTLY WEST OF THE POINT OF BEGINNING; THENCE EAST TO PLACE OF BEGINNING, CONTAINING THREE ACRES, THE SAME THREE ACRES BEING FORMERLY LOTS 2, 3, 4, 5 AND PART OF 6 IN BELMONT ADDITION TO THE CITY OF OLATHE, THE LAND HEREIN TRANSFERRED BEING APPROXIMATELY 1.110 ACRES OFF THE NORTH SIDE OF L.W. "RHEAT" TWO ACRES IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 13, RANGE 23, JOHNSON COUNTY, KANSAS.

PROJECT NOTE:

1. THE TOPOGRAPHY WAS SUPPLIED BY A.L.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD83 DATUM.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE 1, DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.25 ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, PANEL NO. 200713, JOHNSON COUNTY, KANSAS, PANEL NO. 2009C0203C, AND DATED AUGUST 3, 2009.

SITE DATA TABLE:

GRASS AREA	1.3636 ACRES
EXISTING/PROPOSED ZONING	M-2
PROPOSED LOTS	17
PROPOSED LAND USE	STORAGE FACILITY
PROPOSED LOT UNITS	17
OPEN SPACE REQUIRED:	15% (0.22 ACRES)
OPEN SPACE PROVIDED:	38% (0.52 ACRES)
REQUIRED PARKING STALLS (PER 1,500 S.F.):	12
PARKING STALLS PROVIDED:	17
HANDICAP STALLS	1
MAX BUILDING HEIGHT ALLOWED	56 FT.
BUILDING HEIGHT PROVIDED	26 FT.
TOTAL BUILDING SQUARE FOOTAGE	17,120
TOTAL PAVED SQUARE FOOTAGE	19,820
FRONT SETBACK	30 FT.
SIDE SETBACK	10 FT.
REAR SETBACK	10 FT.

OWNER/DEVELOPER:

WATKINS ENGINEERING, LLC
P.O. BOX 80623
SHAWNEE, KS 66206

ENGINEER/APPLICANT:

PHILIPS ENGINEERING, INC.
1270 N. WINDSOR
OLATHE, KS 66061
(913) 383-1555
(913) 383-1566 FAX

SHEET 1 OF 3



PLANNING
ENGINEERING
IMPLEMENTATION

PHILIPS ENGINEERING, INC.
c/o M. W. Winkler
Olathe, Kansas 66061
(913) 383-1555
Fax: (913) 383-1566

FIRE REACH PLAN OF



SCALE: 1"=20'

LEGEND

- | | |
|-------|--|
| BL | DENOTES BUILDING LINE |
| U/E | DENOTES UTILITY EASEMENT |
| P.S/L | DENOTES PARKING SETBACK LINE |
| | DENOTES EXISTING FENCE |
| | DENOTES EXISTING STORM SEWER |
| | DENOTES EXISTING SANITARY SEWER LINE |
| | DENOTES EXISTING WATER LINE |
| | DENOTES EXISTING OVERHEAD POWER LINE |
| | DENOTES EXISTING OVERHEAD TELEPHONE LINE |
| | DENOTES EXISTING BURIED ELECTRIC LINE |
| | DENOTES OPEN SPACE |
| | DENOTES FIRE HOSE REACH |

LEGAL DESCRIPTION:

TRACT 1:
LOT 1, WILLIAMS' ADDITION, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY,
KANSAS.

TRACT B:
THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 13, RANGE 23, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE RIGHT OF WAY OF THE A.T. & S.F. RAILWAY COMPANY "Y" ON SOUTH KANSAS AVENUE WITH THE WEST LINE OF SAID KANSAS AVENUE EXTENDED SOUTH OF THE CITY OF OLAHIE, KANSAS, THENCE SOUTH ALONG THE WEST LINE OF KANSAS AVENUE 184 FEET, THENCE N22°27' TO THE RIGHT OF WAY OF THE A.T. & S.F. RAILWAY COMPANY, THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, BEING THE SAID PARCEL OF REAL ESTATE KNOWN AS LOT 1, BLOCK 8, BELMONT ADDITION TO THE CITY OF OLAHIE AS THE SAME APPEARS RECORD, NOW VACATED, IN JOHNSON COUNTY, KANSAS.

TRACT B:
THE NORTH 30 FEET OF THE FOLLOWING PROPERTY, BEGINNING 184 FEET SOUTH OF THE INTERSECTION OF THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE A.T.&S.F. RR. CO. "Y" ON THE SOUTH KANSAS AVENUE, WITH THE WEST LINE OF SAID KANSAS AVENUE, IN THE CITY OF CLATINE, THENCE SOUTH 501 FEET, THENCE WEST 265 FEET, TO THE EASTERLY RIGHT-OF-WAY OF SAID RAILROAD COMPANY, THENCE NORTH ALONG THE RIGHT-OF-WAY ABOUT 501 FEET; TO A POINT DIRECTLY WEST OF THE POINT OF BEGINNING; THENCE EAST TO PLACE OF BEGINNING, CONTAINING THREE ACRES, THIS SAME THREE ACRES BEING FORMERLY LOTS 2, 3, 4, 5 AND PART OF 6 IN BELMONT ADDITION TO THE CITY OF CLATINE, THE LAND HEREIN DESCRIBED BEING APPROXIMATELY 1/70 ACRES OF THE NORTH SIDE OF J.W. THOMAS' ACRES, IN THE SOUTHEASTLY 1/4 OF SECTION 35, TOWNSHIP 13, RANGE 23, JEROME COUNTY, KANSAS.

OWNER/DEVELOPER:

MARTINDALE ENTERPRISES, LLC
P.O. BOX 860633
SHAWNEE, KS 66286

ENGINEER/APPLICANT:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
CLATHE, KS. 66061
(913) 393-1155
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SHEET 2 OF 3



PLANNING ENGINEERING INFLUENCE

PHILIPS ENGINEERING, INC.
1220 N. Winchester
Olathe, Kansas 66061
TEL 313-451
Fax (313) 333-1444

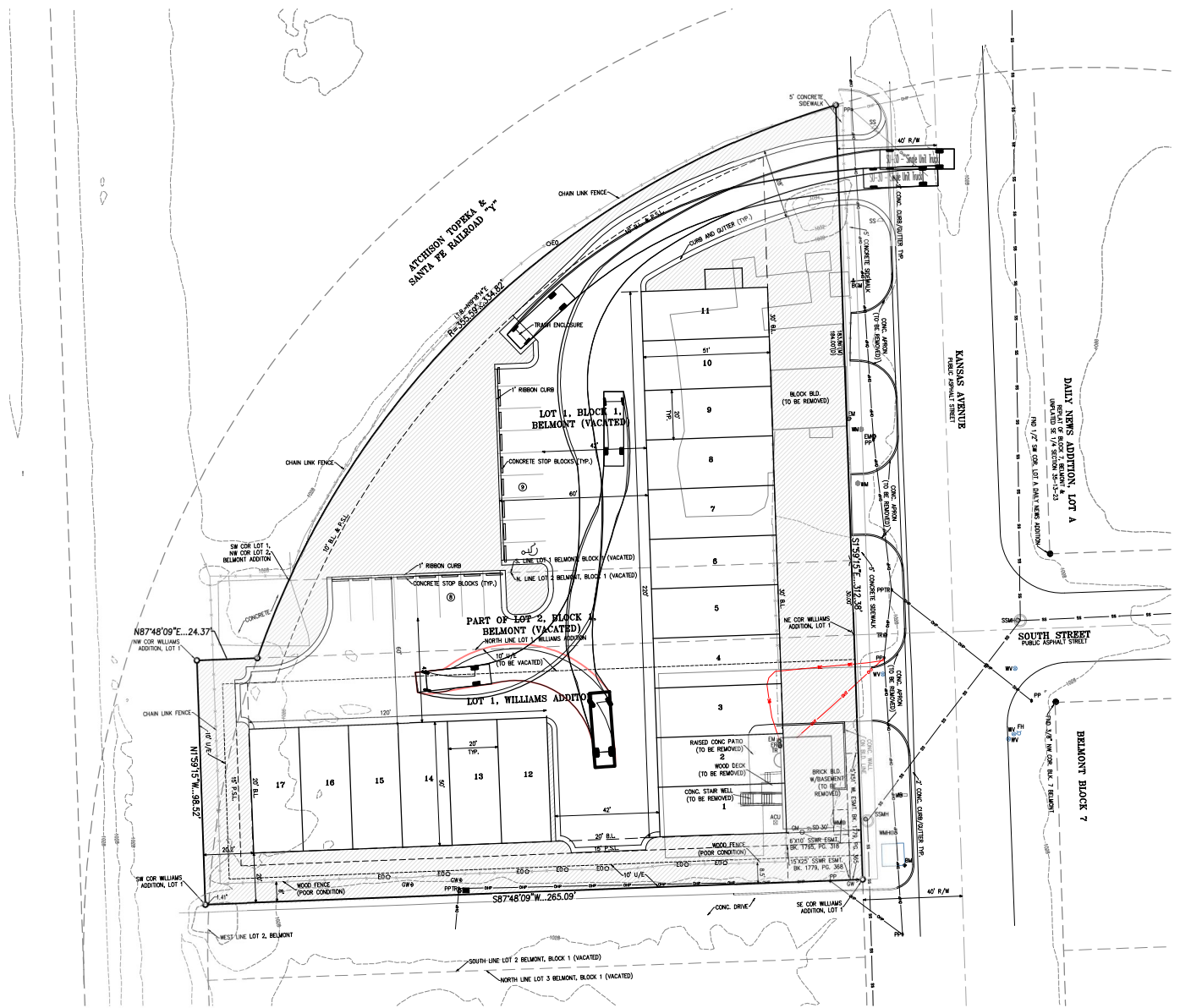
TRASH TRUCK TURNING PLAN OF
PREMIER BUSINESS PARK



SCALE: 1"=20'

LEGEND

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LEGAL DESCRIPTION:

TRACT 5:
LOT 1, WILLIAMS ADDITION, A SUBDIVISION IN THE CITY OF OLAH, JOHNSON COUNTY, KANSAS.

TRACT 8:
THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 13, RANGE 23, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE A.T. & S.F. RAILWAY COMPANY "Y" ON SOUTH KANSAS AVENUE WITH THE WEST LINE OF SAID KANSAS AVENUE EXTENDED SOUTH OF THE CITY OF OLAH, KANSAS; THENCE SOUTH ALONG THE WEST LINE OF KANSAS AVENUE 104 FEET; THENCE WEST 227 FEET TO THE RIGHT-OF-WAY OF THE A.T. & S.F. RAILWAY COMPANY; THENCE NORTHEAST ALONG THE RIGHT-OF-WAY TO THE POINT OF BEGINNING, BEING THE SAME PARCEL OF REAL ESTATE KNOWN AS LOT 1, BLOCK 1, BELMONT ADDITION TO THE CITY OF OLAH AS THE SAME APPEARS OF RECORD, NOW VACATED, IN JOHNSON COUNTY, KANSAS.

TRACT 8B:
THE NORTH 30 FEET OF THE FOLLOWING PROPERTY: BEGINNING 104 FEET SOUTH OF THE INTERSECTION OF THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE A.T. & S.F. RY. CO. "Y" ON THE SOUTH KANSAS AVENUE WITH THE WEST LINE OF SAID KANSAS AVENUE IN THE CITY OF OLAH, THENCE SOUTH 501 FEET; THENCE WEST 265 FEET; TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID RAILWAY COMPANY; THENCE NORTH ALONG SAID RIGHT-OF-WAY ABOUT 501 FEET; TO A POINT DIRECTLY WEST OF THE POINT OF BEGINNING; THENCE EAST TO PLACE OF BEGINNING, CONTAINING THREE ACRES, THE SAME THREE ACRES BEING FORMERLY LOTS 2, 3, 4, 5 AND PART OF 6 IN BELMONT ADDITION TO THE CITY OF OLAH, THE LAND HEREIN TRANSFERRED BEING APPROXIMATELY 1.170 ACRES OFF THE NORTH SIDE OF J.W. "REAR" TWO ACRES, IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 13, RANGE 23, JOHNSON COUNTY, KANSAS.

OWNER/DEVELOPER:
WINDMILL ENTERPRISES, LLC
P.O. BOX 80623
SHAWNEE, KS 66206

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SHEET 3 OF 3



PEI
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