

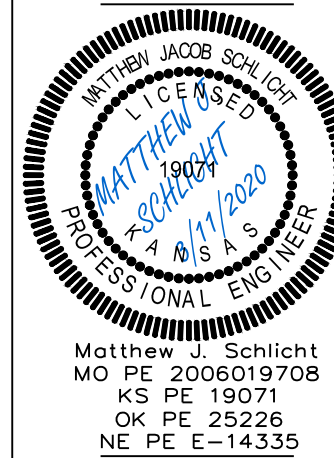
Preliminary Plat
Grace Church Lot 1
Section 19, Township 14 South, Range 24 East
Olathe, Johnson County, Kansas



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008192-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: GRACE CHURCH,
OLATHE, KS
Issue Date:
PDP Set
January 31, 2020

Preliminary Plat
Civil Construction Plans for:
Grace Church
Olathe, Johnson County, Kansas

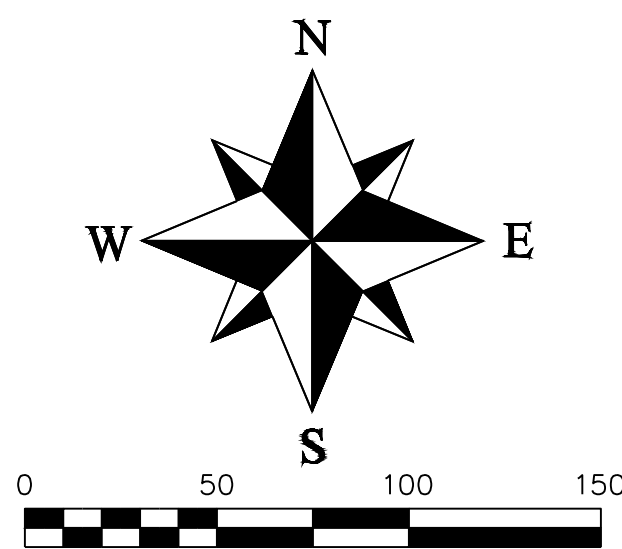


Matthew J. Schlicht
MO. PE. 2006019708
KS. PE. 19071
OK. PE. 25226
NE. PE. E-14335

REVISIONS

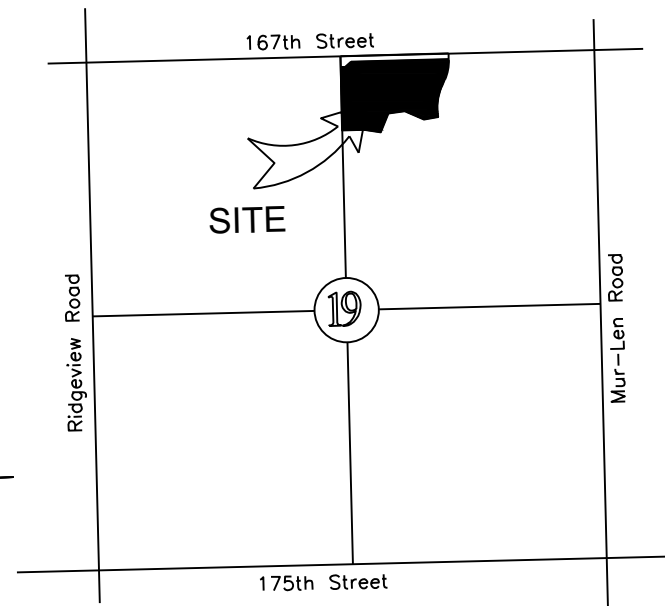
2-28-20
3-05-20
3-11-20

PDP.100



Parcel Address:
17450 W 167TH ST
OLATHE, KS 64062
Zoned: RP-1

Owner Information:
UNIFIED SCHOOL DIST #230
101 E SOUTH ST
SPRING HILL, KS 66083



LOCATION MAP
SECTION 19-T14S-R24E
LEGEND

These standard symbols will
be found in the drawing.

- Set 1/2" Rebar & Cap (LS-218)
- ⊙ Found Survey Monument (As Noted)
- ⊕ Exception Document Location
- x — x — Existing Fence Line - Chain Link
- - - - - Existing Water Line
- ss — Existing Sanitary Sewer Main
- STM — Existing Storm Sewer
- GAS — Existing Gas Line
- T — Existing Underground Telephone
- UT — Existing Underground Electric

PROPERTY DESCRIPTION

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19, THENCE NORTH 87° 24' 18" EAST (NORTH 87° 24' 20" EAST, DEED) ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 1139.35 FEET TO A POINT; THENCE SOUTH 02° 35' 42" EAST A DISTANCE OF 65.73 FEET TO A POINT ON A CURVE; THENCE ON SAID CURVE TO THE RIGHT IN A SOUTHWESTERLY DIRECTION HAVING A CENTRAL ANGLE OF 24° 46' 29" A RADIUS OF 500.00 FEET AND A LENGTH OF 216.20 FEET TO A POINT, THENCE SOUTH 22° 10' 47" WEST A DISTANCE OF 81.00 FEET TO A POINT ON A CURVE; THENCE ON SAID CURVE TO THE LEFT IN A SOUTHERLY DIRECTION HAVING A CENTRAL ANGLE OF 33° 22' 23" A RADIUS 560.00 FEET, AND A LENGTH OF 326.18 FEET TO A POINT; THENCE SOUTH 78° 48' 24" WEST A DISTANCE OF 152.70 FEET TO A POINT; THENCE NORTH 67° 39' 19" WEST A DISTANCE OF 221.18 FEET TO A POINT; THENCE SOUTH 81° 19' 10" WEST A DISTANCE OF 173.71 FEET TO A POINT; THENCE SOUTH 21° 07' 35" WEST A DISTANCE OF 216.19 FEET TO A POINT; THENCE NORTH 82° 34' 54" WEST A DISTANCE OF 177.25 FEET TO A POINT; THENCE SOUTH 87° 35' 18" WEST A DISTANCE OF 230.84 FEET TO A POINT IN THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 02° 24' 44" WEST (NORTH 02° 25' 06" WEST, DEED), ALONG SAID WEST LINE A DISTANCE OF 781.55 FEET TO THE POINT OF BEGINNING EXCEPT THAT PART TAKEN FOR ROADS.

Proposed Preliminary Plat

Proposed
Site Area 682,388.78 sq. ft. (15.67 Acres)

SURVEY AND PLAT NOTES:

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 20091C0105G EFFECTIVE DATE: AUGUST 3, 2009.

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Final Plat of SPRING HILL ELEMENTARY SCHOOL
(B). Final Plat of SADDLEBROOK OF CEDAR RIDGE PARK SECOND PLAT
(C). Final Plat of WOODLAND SPRING MIDDLE SCHOOL
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Kansas Standards for Property Boundary Surveys.
- No Title report was furnished
- Bearings shown hereon are based upon bearings described in the legal description
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing. Dig Rite Ticket #150071203, 150071179, 150071171
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

UTILITIES:

THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION AND HAS NOT BEEN VERIFIED IN THE FIELD BY THIS COMPANY. WHERE RECORD MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES WAS SCALED FROM THE COMPANY'S RECORDS. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

Parcel Address:
NO ADDRESS
OLATHE, KS 64062
Zoned: R-1

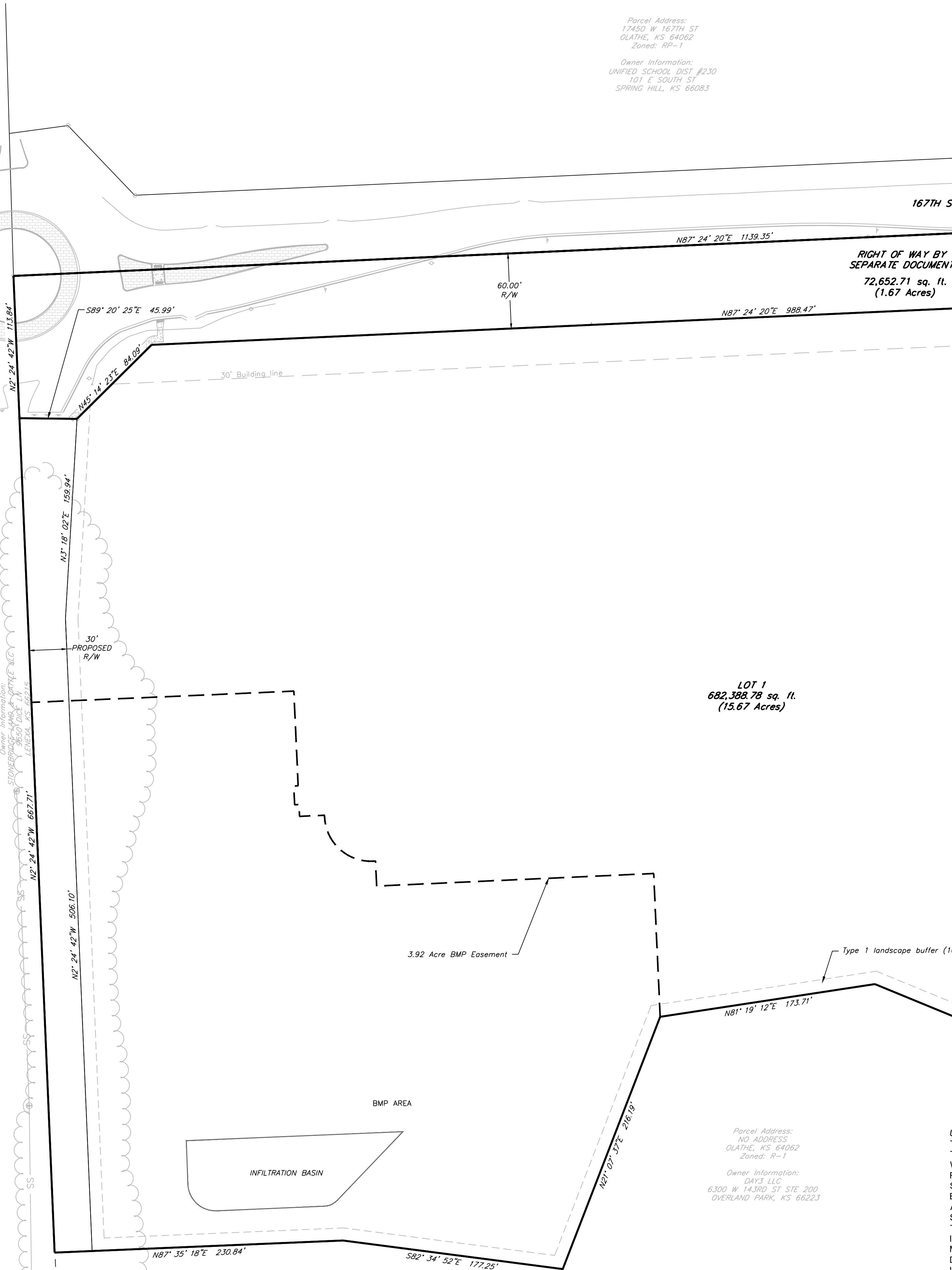
Owner Information:
DAY3 LLC
6300 W 143RD ST STE 200
OVERLAND PARK, KS 66223

Parcel Address:
NO ADDRESS
OLATHE, KS 64062
Zoned: RP-3

Owner Information:
JU INVESTMENTS GROUP LLC
5614 W 131ST ST
OVERLAND PARK, KS 66209

LOT 1
682,388.78 sq. ft.
(15.67 Acres)

RIGHT OF WAY
BY SEPARATE
DOCUMENT
19,972.74 sq. ft. = 343.65'
R=590.00'
L=126.18'



Grace Church
Section 19, Township 14 South, Range 24 East
Olathe, Johnson County, Kansas

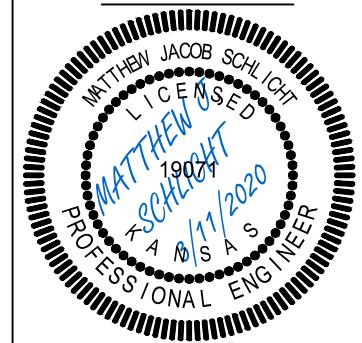


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005003182-D
Kansas
Engineering E-1896
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Grace Church
Section 19, Township 14 South, Range 24 East
Olathe, Johnson County, Kansas

Project:
GRACE CHURCH,
OLATHE, KS

Preliminary Development Plan
Civil Construction Plans for:
Grace Church
Olathe, Johnson County, Kansas

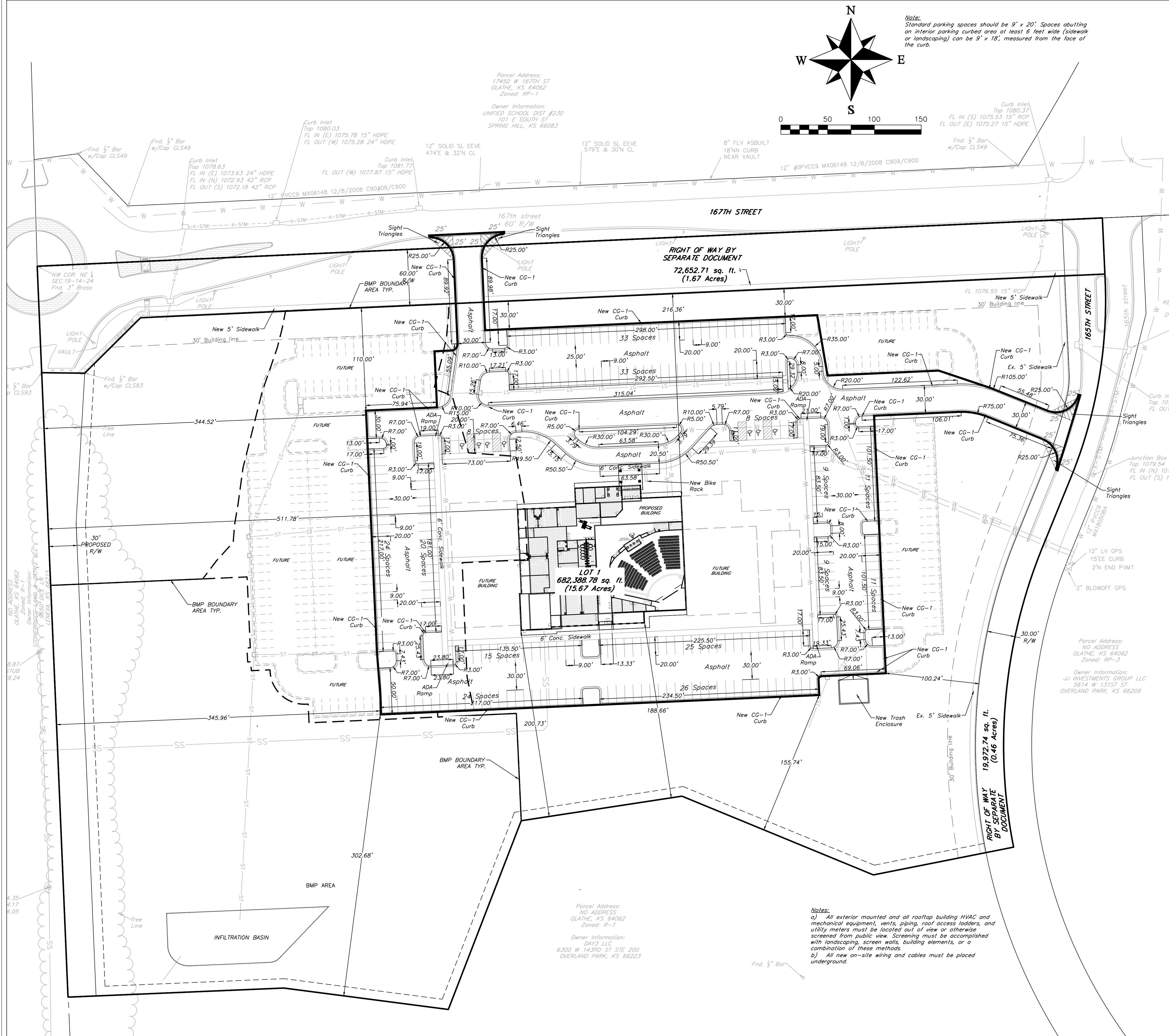


Matthew Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

2-28-20
3-05-20
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PDP.100



LOCATION MAP
SECTION 19-T14S-R24E

LEGEND

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Site Data Table :

Legal Description: 19-14-24 BG NW CR NE1/4 E 1139.35' S 65.73' SWLY CUR RT 216.20' SW 81' SLY CUR LF 326.18' SW 152.70' NW 221.18' SW 173.71' & 216.19' NW 177.25' W 230.84' N 781.55' TOPOB EX 4534 AC PLATTED EX 1.668 AC IN RD 15.210 ACS MIL

Lot Area: 682,388.78 sq. ft. (15.67 Acres)
Impervious Area 209,248.33 sq. ft. (4.80 Acres)
Percent Impervious 30.63 %

Current Zoning: R-1, Single-Family Residential
Proposed Zoning: R-1, Single-Family Residential

Parking = 1 space per 4 seats
Number of seats = 406
Parking Spaces Required = 102
Parking Provided: 256 Phase 1
210 Phase 2

Church
Land Area= 682,388.78 sq. ft. (15.67 Acres)
Phase 1 Floor Area = 23,655.65 s.f.
F.A.R. = .035

Future Floor Area = 23,720.47 s.f.
F.A.R. = .035

Gross Floor Area = 47,376.12 s.f.
F.A.R. = .07

Building Height =

Sanitary Sewer Service

Lot will be served by an existing public sanitary sewer main located on the West side of the lot.

Water Service

Lot will be served by an existing water main located on the East side of the lot

Storm Sewer

Storm sewer system will be installed to convey the storm water runoff to the South and West to the detention basin.

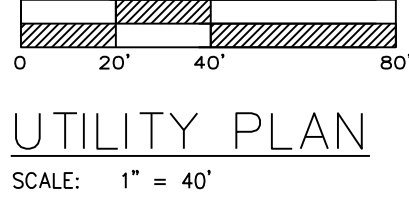
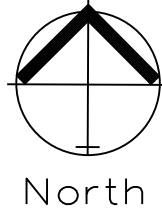
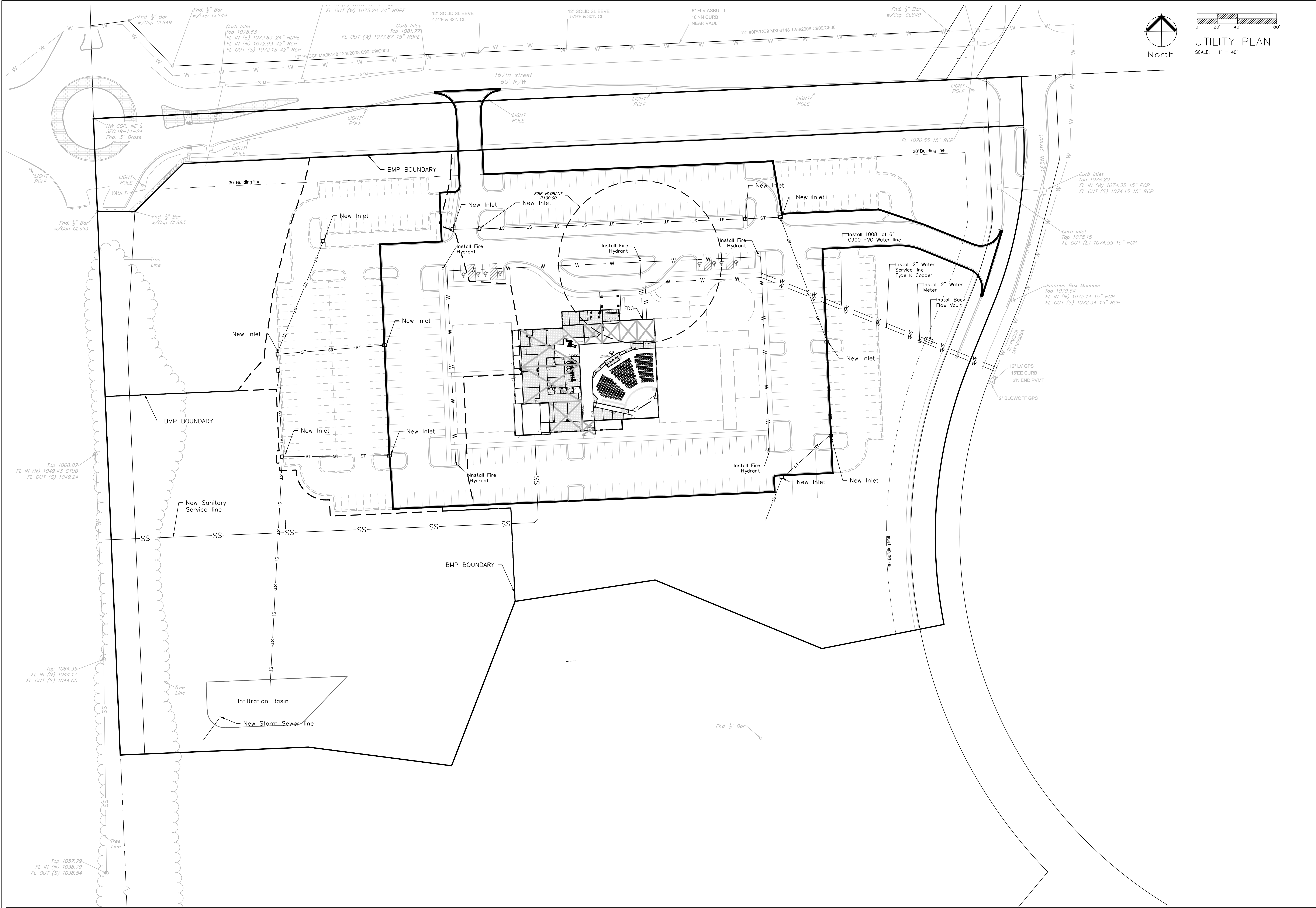
Storm Water Detention

Storm water will be controlled by regional detention.

BMP Facility

An Infiltration Basin and native vegetation shall be used for the BMP mitigation package. The calculated

Notes:
a) All exterior mounted and all rooftop building HVAC and mechanical equipment, vents, piping, roof access ladders, and utility meters must be located out of view or otherwise screened from public view. Screening must be accomplished with landscaping, screen walls, building elements, or a combination of these methods.
b) All new on-site wiring and cables must be placed underground.

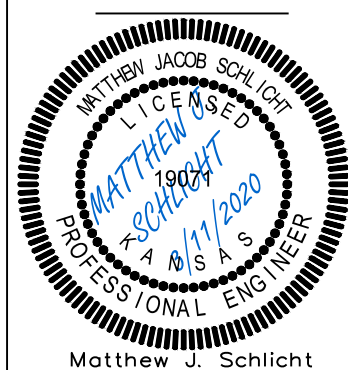


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Engineering E-1895
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UTILITY PLAN
Civil Construction Plans for:
Grace Church
Olathe, Johnson County, Kansas



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