



Per Executive Order No. 20-52 masks are required to both enter and while inside City Hall. In an effort to follow social distancing guidelines during the COVID-19 pandemic, there is a limited amount of space and chairs available in the Council Chambers to accommodate the public. The City of Olathe Planning Commission will be conducting the 7:00 pm August 10, 2020 public meeting remotely as well as in person and members of the public are encouraged to watch the meeting live online at OlatheKS.org/OGN or at their convenience, once the meeting video is archived within hours of its conclusion.

CONTACT INFORMATION

Aimee Nassif, Chief Planning & Development Officer
Tricia Ramdass, Administrative Support III
City of Olathe Planning Division
100 E. Santa Fe Street
Olathe, KS 66061
913-971-8750
PlanningContact@Olatheks.org

LIVE ONLINE BROADCAST

Visit OlatheKS.org/PlanningCommission

TESTIMONY

- Written comments may be submitted to the Planning Division using email to PlanningContact@Olatheks.org. All comments will be made part of the record and shared with the Planning Commission and City Council.
- To participate via Zoom, email the Planning Division at PlanningContact@Olatheks.org with your name, address, and the public hearing case you wish to speak on no later than 4 p.m. August 10, 2020. If you are unable to notify the Planning Division prior to 4 p.m., then during the meeting prior to the start of the public hearing case that you want to speak on you will need to use the “raise your hand” function in the Zoom app to notify the Planning Division.
- Following the applicant's presentation, the Moderator will call on individuals who have requested to speak in the order the request was received.

ZOOM MEETING PARTICIPATION

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://zoom.us/j/92559137037>

Description: City of Olathe - Planning Commission Meeting

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968 or +1 301 715 8592 or
+1 312 626 6799 or +1 646 876 9923

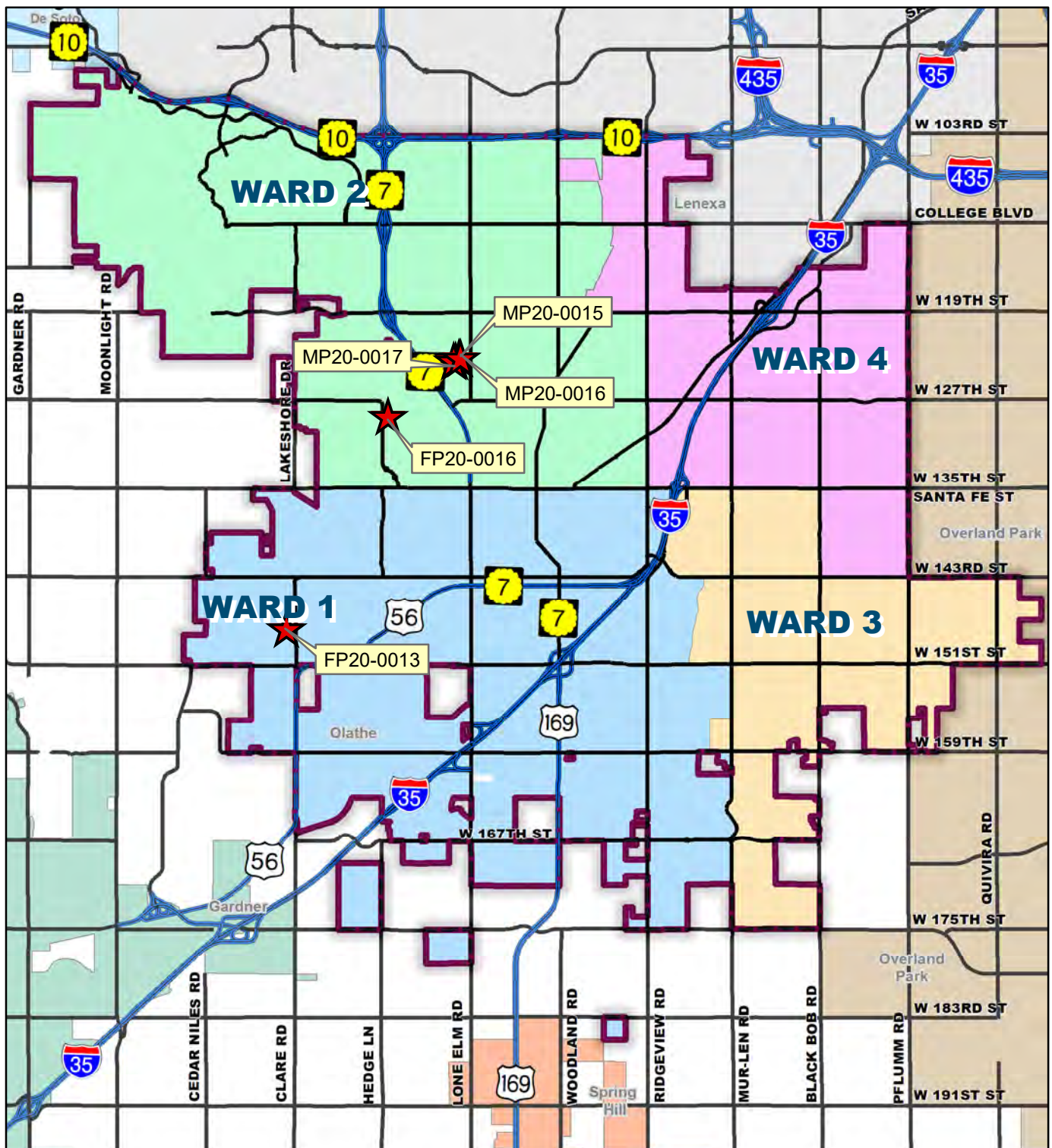
Webinar ID: 925 5913 7037

International numbers available: <https://zoom.us/j/92559137037>

AUGUST 10, 2020

OLATHE PLANNING COMMISSION

CASE LOCATIONS



User: JaredMD
Date: 8/3/2020





CALL TO ORDER

PLEDGE OF ALLEGIANCE

QUORUM ACKNOWLEDGEMENT

CONSENT AGENDA

- A. **MN20-0727**: Standing approval of the minutes as written from the July 27, 2020 Planning Commission meeting.
- B. **MP20-0015**: Request approval of a minor plat for **The Landings at Stone Creek, Thirteenth Plat** for three (3) lots on approximately 0.28 acres; located at 21738 W. 123rd Terrace.
Owner/Applicant: Mickey Vena
Engineer: Jerald Pruitt, Pruitt and Dooley Surveying, LLC
- C. **MP20-0016**: Request approval of a minor plat for **The Landings at Stone Creek, Fourteenth Plat** for three (3) lots on approximately 0.28 acres; located at 21696 W. 123rd Terrace.
Owner/Applicant: Mickey Vena
Engineer: Jerald Pruitt, Pruitt and Dooley Surveying, LLC
- D. **MP20-0017**: Request approval of a minor plat for **The Landings at Stone Creek, Fifteenth Plat** for two (2) lots on approximately 0.15 acres; located at 21815 W. 123rd Terrace.
Owner/Applicant: Mickey Vena
Engineer: Jerald Pruitt, Pruitt and Dooley Surveying, LLC
- E. **FP20-0013**: Request approval of a final plat for **Olathe Fire Station #8** containing one (1) lot on approximately 12.17 acres; located at 14700 S. Lakeshore Drive.
Owner/ Applicant: Chad Foster, City of Olathe
Engineer: Ellen Foster, Finkle Williams
- F. **FP20-0016**: Request approval of a final plat for **Olathe Fire Academy** containing one (1) lot and one (1) common tract on approximately 23.05 acres; located at 1100 N. Hedge Lane.
Owner/Applicant: Chad Foster, City of Olathe Public Works
Engineer: Kenneth Dedrick, P.S., Kaw Valley Engineering

REGULAR AGENDA-NEW BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

The City of Olathe offers public meeting accommodations. Olathe City Hall is wheelchair accessible. Assistive listening devices as well as iPads with closed captioning are available at each meeting. To request an ASL interpreter, or other accommodations, please contact the City Clerk's office at 913-971-8521. Two (2) business days notice is required to ensure availability.



Planning Division

MINUTES – Opening Remarks

Planning Commission Meeting: July 27, 2020

The Planning Commission convened at 6:30 p.m. to meet in regular session with Chairman Dean Vakas presiding. Commissioners Shirley Allenbrand, Barry Sutherland, Ryan Freeman, Ryan Nelson, Jeremy Fry, Chip Corcoran, Marcia Youker, and Taylor Breen were present.

Recited Pledge of Allegiance.

The Chair made introductory comments. Regarding *ex parte* communication, the Chair requested that if a commissioner had something to report, they specify the nature of the *ex parte* communication when item is reached in the agenda.

A motion to approve MN20-0713, the meeting minutes from July 13, 2020, was made by Commissioner Nelson and seconded by Commissioner Allenbrand. The motion passed with a vote of 9-0.

A motion to approve MN20-0715, the meeting minutes from the July 15, 2020 Planning Commission workshop, was made by Commissioner Nelson and seconded by Commissioner Allenbrand. The motion passed with a vote of 9-0.



Planning Division

MINUTES

Planning Commission Meeting: July 27, 2020

Application:	<u>PLN20-0001</u> : Consideration of Resolution No. 20-0001 finding that the 2021-2025 Capital Improvements Plan (CIP) is in conformity with the City of Olathe.
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A motion to approve PLN20-0001 was made by Commissioner Nelson and seconded by Commissioner Allenbrand. The motion passed with a vote of 9-0 with the following finding:

The proposed CIP and associated projects are all based on principles that are identified in *PlanOlathe*, and therefore the Planning Commission finds the 2021 – 2025 Capital Improvement Plan is in conformity with the City of Olathe Comprehensive Plan, *PlanOlathe*.



Planning Division

MINUTES

Planning Commission Meeting: July 27, 2020

Application:	<u>MP20-0010:</u> Request for approval of a minor plat for The Landings at Stone Creek, Twelfth Plat containing four (4) lots on approximately 0.28 acres; at 21835W. 123rd Terrace.
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A motion to approve MP20-0010 was made by Commissioner Nelson and seconded by Commissioner Allenbrand. The motion passed with a vote of 9-0 subject to the following stipulations:

1. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.
2. All exterior ground mounted or building mounted electrical, mechanical, or utility equipment must be screened by landscaping or with an architectural treatment compatible to the main building.



Planning Division

MINUTES

Planning Commission Meeting: July 27, 2020

Application:	<u>MP20-0013:</u> Request for approval of a minor plat for Ranch Villas at Prairie Haven, Lot 30 containing four (4) lots on approximately 0.28 acres; located in the vicinity of W. 120th Court and S. Prairie Creek Parkway.
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A motion to approve MP20-0013 was made by Commissioner Nelson and seconded by Commissioner Allenbrand. The motion passed with a vote of 9-0 subject to the following stipulations:

1. All neighborhood amenities including landscaping, walkways, etc. must be installed prior to issuance of a final certificate of occupancy.
2. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.
3. All exterior ground mounted or building mounted electrical, mechanical, or utility equipment must be screened by landscaping or with an architectural treatment compatible to the main building.



Planning Division

MINUTES

Planning Commission Meeting: July 27, 2020

Application:	<u>MP20-0014:</u> Request for approval of a minor plat for Ranch Villas at Prairie Haven, Lot 18 containing four (4) lots on approximately 0.28 acres; located in the vicinity of S. Valley Road and W. 119th Terrace.
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A motion to approve MP20-0014 was made by Commissioner Nelson and seconded by Commissioner Allenbrand. The motion passed with a vote of 9-0 subject to the following stipulations:

1. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.
2. All exterior ground mounted or building mounted electrical, mechanical, or utility equipment must be screened by landscaping or with an architectural treatment compatible to the main building.
3. All neighborhood amenities including landscaping, walkways, etc. must be installed prior to issuance of a final certificate of occupancy.



Planning Division

MINUTES – Other Matters

Planning Commission Meeting: July 27, 2020

Chair Vakas noted that the next Planning Commission meeting is scheduled for Monday, August 10, 2020, at 7:00 p.m.

There were no other announcements.

Meeting adjourned.



Planning Division

STAFF REPORT

Planning Commission Meeting: August 10, 2020

Application:	MP20-0015: Landings at Stone Creek, Thirteenth Plat
Location:	21738 W. 123 rd Terrace
Owner/Applicant:	Mickey Vena, MVP, Inc.
Engineer/Applicant:	Jerald W. Pruitt, Pruitt & Dooley Surveying, LLC
Staff Contact:	Emily Carrillo, Senior Planner

Site Area: <u>Approximately 0.28 acres</u>	Proposed Use: <u>Multi-Family Residential</u>
Lots: <u>3</u>	Current Zoning: <u>RP-3</u>
Tracts: <u>0</u>	

1. Comments:

This is a request for approval of a minor plat at the Landings of Stone Creek Thirteenth Plat, for three (3) lots on approximately 0.28 acres, located at 21738 W. 123rd Terrace. The applicant is replatting the property currently known as Lot 10 of Stone Creek Village Second Plat to allow for the individual, but attached units, to be separately owned.

The subject property was rezoned to the RP-3 District as part of Stone Creek Village in 2002 (RZ-17-02) and was originally platted in 2010. A final site development plan (PR-10-012) was approved for Stone Creek Village in 2010 for the development of attached townhome units.

No public easements or right-of-way will be dedicated with this replat and therefore the plat will not require City Council acceptance.

2. Plat Review:

- Lots** – The replat includes lots for three individual, but attached, townhome units which are consistent with the approved final site development plan (PR-10-012).
- Public Utilities** – The subject property is located in the City of Olathe Water and Sewer service areas. No new easements are being dedicated with this replat.
- Streets/Right-of-Way** – Each unit will have direct access to a public street, W 123rd Terrace, with an individual driveway.



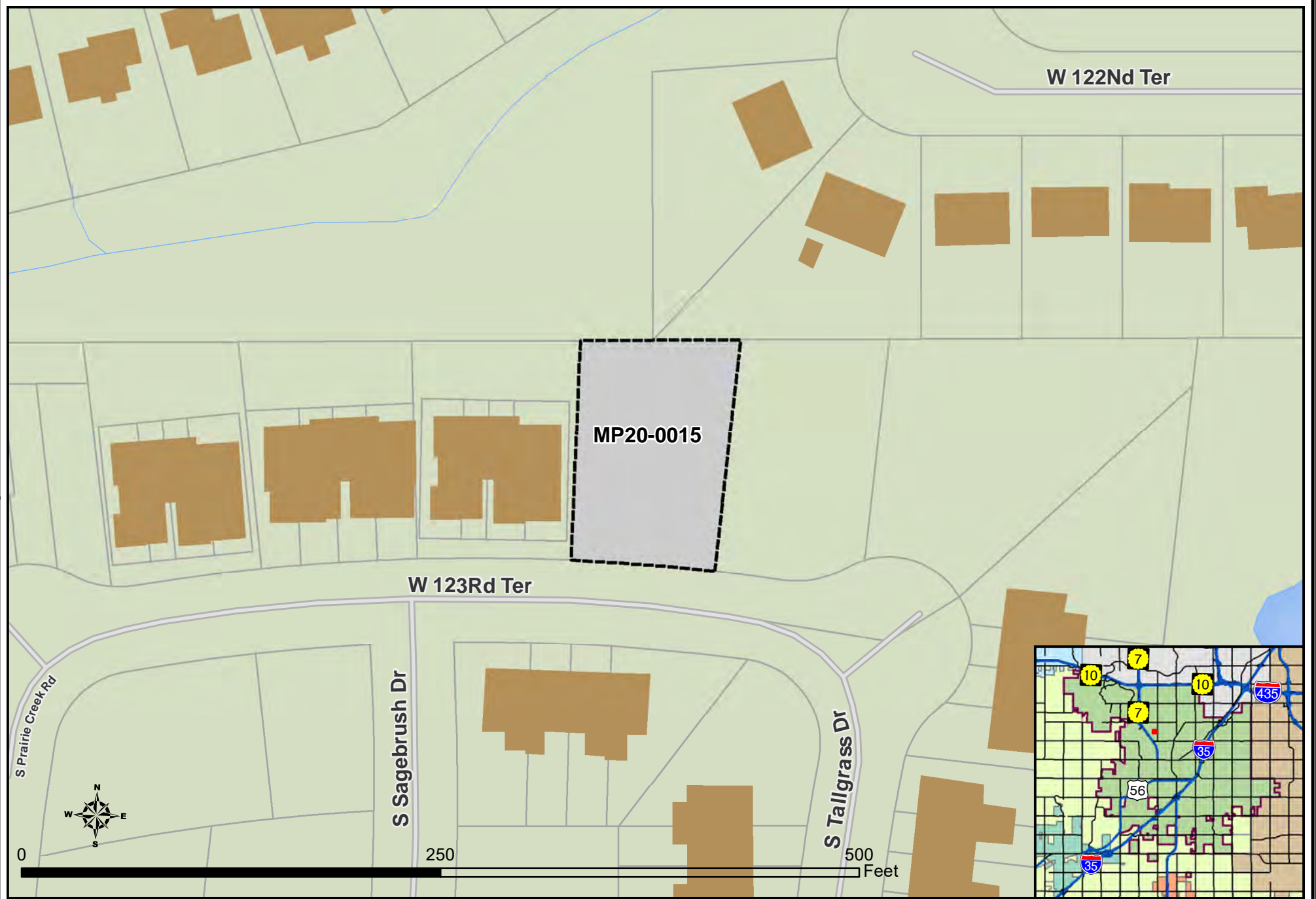
Aerial View of subject property outlined in blue.



View of subject property looking NE from W. 123rd Terrace.

3. Staff Recommendation:

- a. Staff recommends approval of MP20-0015 with the following stipulations:
 1. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.
 2. All exterior ground mounted or building mounted electrical, mechanical, or utility equipment must be screened by landscaping or with an architectural treatment compatible to the main building.



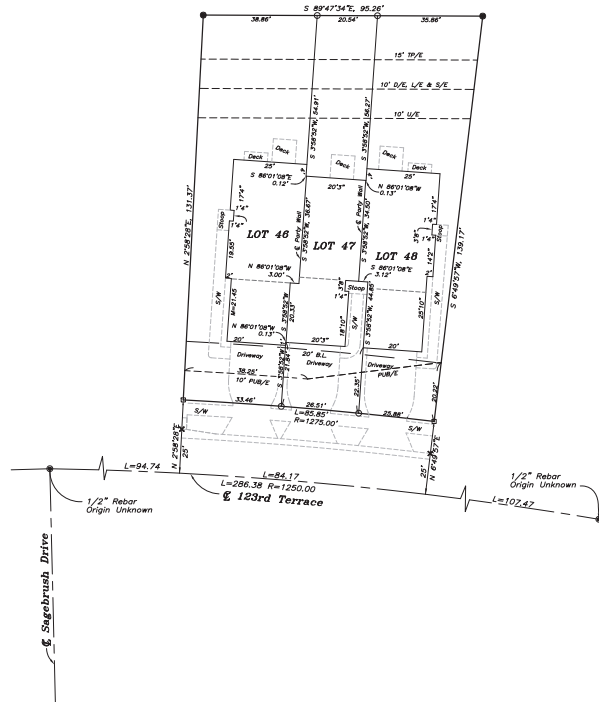
User: JaredMD
Date: 8/3/2020

THE LANDINGS AT STONE CREEK, 13TH PLAT
MP20-0015

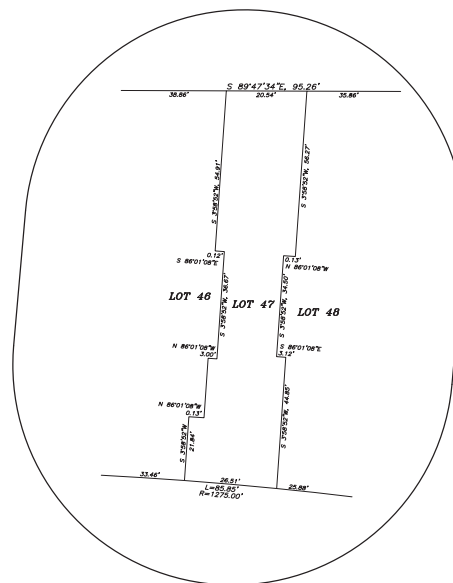


THE LANDINGS AT STONE CREEK THIRTEENTH PLAT

A Replat of Lot 10, STONE CREEK VILLAGE SECOND PLAT, A SUBDIVISION
in the Southeast 1/4 of Section 22, Township 13 South, Range 23 East,
in the City of Olathe, Johnson County, Kansas



DETAILS NOT
TO SCALE



DESCRIPTION:

All of Lot 10, STONE CREEK VILLAGE SECOND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, according to the plat filed September 23, 2010 in Book 201009 at Page 009041.

DEDICATION: The undersigned proprietor of the above described tract of land having caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereinafter be known as "THE LANDINGS AT STONE CREEK THIRTEENTH PLAT".

The undersigned proprietor of the above described land hereby makes declaration that all lots within this plat shall be sold conveyed subject to the acceptance by buyer and/or grantee of all common area open spaces together with all easements thereon, amenities, and landscaping.

The undersigned proprietor of the above described land hereby consents and agrees that the Governing Bodies of any special assessment district shall have the power to release such land proposed to be dedicated for streets, roads, or parts thereof for public use, from the lien and effect of any special assessments and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting and abutting on such dedicated road, street, or parts thereof.

IN TESTIMONY WHEREOF, the undersigned owner of the property described herein, have hereunto set his hand this _____ day of _____, 2020.

MVP, Inc.

Mickey Veno, President

STATE OF KANSAS
COUNTY OF JOHNSON } ss:

This instrument was acknowledged before me on this _____ day of _____, 2020.
by Mickey Veno, as president of MVP, Inc.,

Notary Public: _____ My Appointment Expires: October 29, 2020

Printed Name: Jerald W. Pruitt

APPROVED BY THE Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 2020.

Chairperson: C.S. Vokes

This survey was completed in the field in July, 2020; said survey was conducted under my direct supervision, and, to the best of my knowledge and belief, the above plat correctly portrays the results of the survey of the above described property.
Jerald W. Pruitt, PS 814

LEGEND

- X Indicates Existing Plus Cuts on top of curb, unless otherwise noted.
- O Indicates set 1/2" X 24" Rebar with KS PS 814 Cap.
- Indicates 1/2" X 24" Rebar with KS PS 814 Cap set in concrete.
- Indicates Existing 1/2" X 24" Rebar with GLS 741 Cap, unless otherwise noted.
- B.L. = Building Line
- U/E = Utility Easement
- PUB/E = Public Utility Easement
- TP/E = Tree Preservation Easement
- D/E = Drainage Easement
- L/E = Landscape Easement
- S/E = Sanitary Sewer Easement
- R = Radius
- L = Length
- S/W = Sidewalk

SURVEYOR'S NOTES

Bearings are based on the STONE CREEK VILLAGE SECOND PLAT subdivision plat, filed in Book 201009 at Page 009041.

The easements shown on this plat were dedicated by the STONE CREEK VILLAGE SECOND PLAT, subdivision plat filed in Book 201009 at Page 009041.

The subject property is outside the established flood plain according to the Federal Emergency Management Agency's Flood Map No. 20091C0078 G. Revised map date: August 3, 2009.

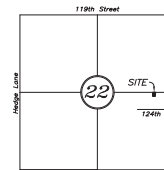
The driveways, sidewalks and decks are shown based on the plans provided and did not exist at the time the survey was conducted.

LOT NUMBER	SQ. FT.	ACRES
LOT 46	4,865.0	0.111
LOT 47	3,009.4	0.069
LOT 48	4,303.2	0.100
PLAT	12,177.6	0.280

PROJECT BENCH MARK

Aluminum Monument set on the Northeast corner of the curb inlet at the Southeast corner of 7 Highway and Harold.

JCPW BM # 269, Elevation = 1019.25



Harold Street
SITE LOCATION MAP
SECTION 22-19-23
SCALE 1" = 2000'

DEVELOPER:
MVP, Inc.
14100 Ballinger
Leawood, KS 66224

Scale 1" = 20'

20 10 0 20 40
SCALE IN FEET

THE LANDINGS AT
STONE CREEK THIRTEENTH PLAT

S.E. 1/4, Section 22, Township 13 South, Range 23 East
Olathe, Johnson County, Kansas

PRUITT and DOOLEY SURVEYING, LLC
7912 Elm Ave. 10777 Barkley, Suite 220-I
Raytown, MO 64138 Overland Park, KS 66211
816-699-4239 913-652-9002

Job No. 20-0705 - July 6, 2020
The Landings At Stone Creek Thirteenth Plat.dwg

1 SHEET
OF 1



Planning Division

STAFF REPORT

Planning Commission Meeting: August 10, 2020

Application:	MP20-0016: Landings at Stone Creek, Fourteenth Plat
Location:	21696 W. 123 rd Terrace
Owner/Applicant:	Mickey Vena, MVP, Inc.
Engineer/Applicant:	Jerald W. Pruitt, Pruitt & Dooley Surveying, LLC
Staff Contact:	Emily Carrillo, Senior Planner

Site Area: <u>Approximately 0.28 acres</u>	Proposed Use: <u>Multi-Family Residential</u>
Lots: <u>3</u>	Current Zoning: <u>RP-3</u>
Tracts: <u>0</u>	

1. Comments:

This is a request for approval of a minor plat at the Landings of Stone Creek Fourteenth Plat, for three (3) lots on approximately 0.28 acres, located at 21696 W. 123rd Terrace. The applicant is replatting the property currently known as Lot 11 of Stone Creek Village Second Plat to allow for the individual, but attached units, to be separately owned.

The subject property was rezoned to the RP-3 District as part of Stone Creek Village in 2002 (RZ-17-02) and was originally platted in 2010. A final site development plan (PR-10-012) was approved for Stone Creek Village in 2010 for the development of attached townhome units.

No public easements or right-of-way will be dedicated with this replat and therefore the plat will not require City Council acceptance.

2. Plat Review:

- Lots** – The replat includes lots for three individual, but attached, townhome units which are consistent with the approved final site development plan (PR-10-012).
- Public Utilities** – The subject property is located in the City of Olathe Water and Sewer service areas. No new easements are being dedicated with this replat.
- Streets/Right-of-Way** – Each unit will have direct access to a public street, W 123rd Terrace, with an individual driveway.



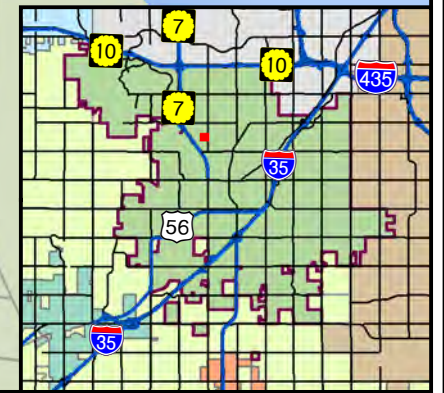
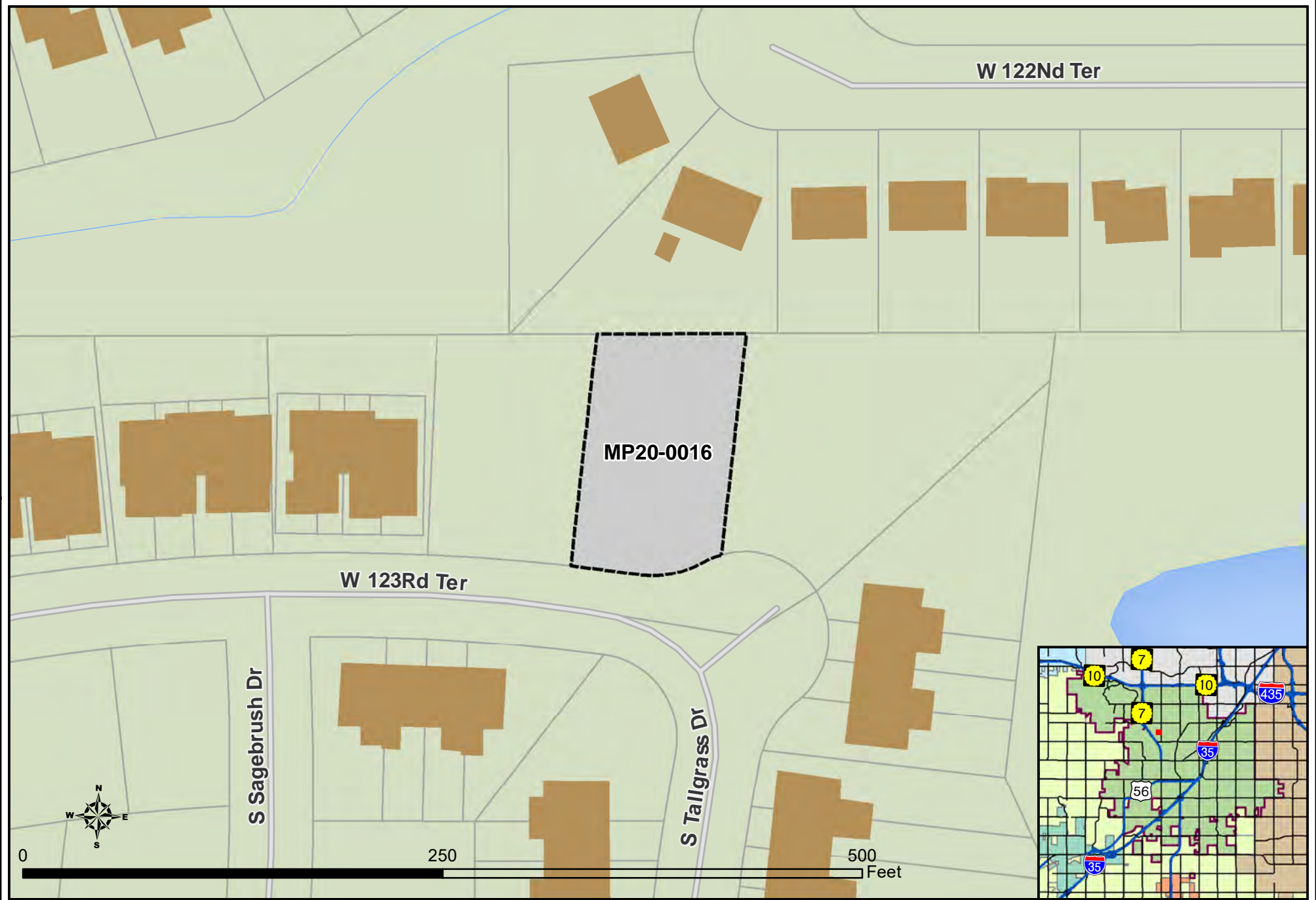
Aerial View of subject property outlined in blue.



View of subject property looking north from W. 123rd Terrace.

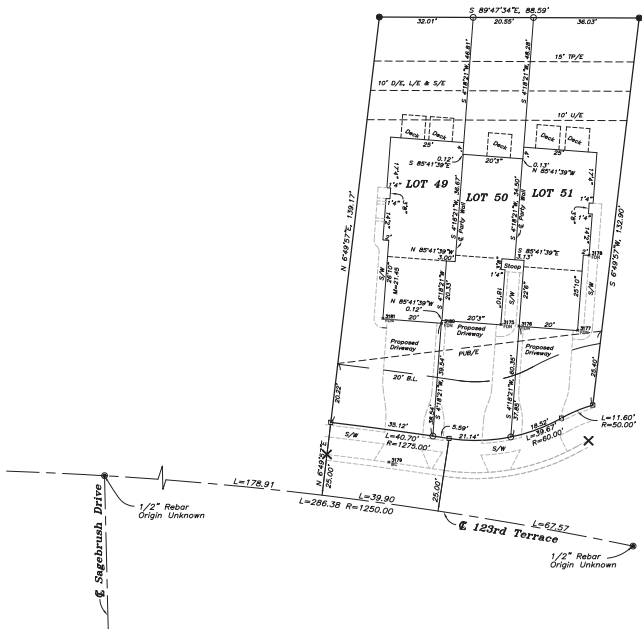
3. Staff Recommendation:

- a. Staff recommends approval of MP20-0016 with the following stipulations:
 1. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.
 2. All exterior ground mounted or building mounted electrical, mechanical, or utility equipment must be screened by landscaping or with an architectural treatment compatible to the main building.

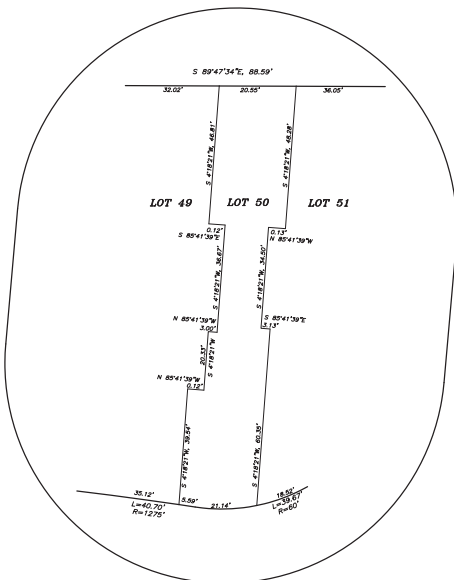


THE LANDINGS AT STONE CREEK FOURTEENTH PLAT

A Replat of Lot 11, STONE CREEK VILLAGE SECOND PLAT, A SUBDIVISION
in the Southeast 1/4 of Section 22. Township 13 South, Range 23 East,
in the City of Olathe, Johnson County, Kansas



DETAILS NOT
TO SCALE



LEGEND

- ✕ Indicates Existing Plus Cuts on top of curb, unless otherwise noted.
- Indicates set 1/2" x 24" Rebar with KS PS 814 Cap.
- Indicates 1/2" x 24" Rebar with KS PS 814 Cap set in concrete.
- Indicates Existing 1/2" x 24" Rebar with CLS 741 Cap, unless otherwise noted.
- B.L. = Building Line
- U/E = Utility Easement
- PUB/E = Public Utility Easement
- TP/E = Tree Preservation Easement
- D/E = Drainage Easement
- L/E = Landscape Easement
- S/S = Sanitary Sewer Easement
- S/W = Sidewalk
- R = Radius
- L = Length

SURVEYOR'S NOTES

Bearings are based on the STONE CREEK VILLAGE SECOND PLAT subdivision plat, filed in Book 201009 at Page 009041.

The easements shown on this plat were dedicated by the STONE CREEK VILLAGE SECOND PLAT, subdivision plat filed in Book 201009 at Page 009041.

The subject property is outside the established flood plain according to the Federal Emergency Management Agency's Flood Map No. 20091C0078 G. Revised map date: August 3, 2009.

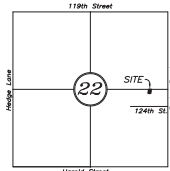
The driveways, sidewalks and decks are shown based on the plans provided and did not exist at the time the survey was conducted.

LOT NUMBER	SQ. FT.	ACRES
LOT 49	4,767.4	0.109
LOT 50	3,309.0	0.076
LOT 51	4,384.4	0.101
PLAT	12,460.8	0.286

PROJECT BENCH MARK

Aluminum Monument set on the Northeast corner of the curb inlet at the Southeast corner of 7 Highway and Harold.

JCPW BM # 269, Elevation = 1019.25



SITE LOCATION MAP
SECTION 22-13-23
SCALE 1" = 2000'

DESCRIPTION:

All of Lot 11, STONE CREEK VILLAGE SECOND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, according to the plat filed September 23, 2010 in Book 201009 at Page 009041.

DEDICATION: The undersigned proprietor of the above described tract of land having caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereinafter be known as "THE LANDINGS AT STONE CREEK FOURTEENTH PLAT".

The undersigned proprietor of the above described land hereby makes declaration that all lots within this plat shall be sold conveyed subject to the acceptance by buyer and/or grantee of all common area open spaces together with all easements thereon, amenities, and landscaping.

The undersigned proprietor of the above described land hereby consents and agrees that the Governing Bodies of any special assessment district shall have the power to release such land proposed to be dedicated for streets, roads, or parts thereof for public use, from the lien and effect of any special assessments and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting and abutting on such dedicated road, street, or parts thereof.

IN TESTIMONY WHEREOF, the undersigned owner of the property described herein, have hereto set his hand this _____ day of _____, 2020.

MVP, Inc.

Mickey Vena, President

STATE OF KANSAS } ss:

COUNTY OF JOHNSON }

This instrument was acknowledged before me on this _____ day of _____, 2020.
by Mickey Vena, as President of MVP, LLC.

Notary Public: _____ My Appointment Expires: October 29, 2020

Printed Name: Jerald W. Pruitt

APPROVED BY THE Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 2020.

Chairperson: C.S. Vokas

This survey was completed in the field in July, 2020; said survey was conducted under my direct supervision, and, to the best of my knowledge and belief, the above plat correctly portrays the results of the survey of the above described property.

Jerald W. Pruitt, PS 814

DEVELOPER:
MVP, Inc.
14100 Bellender
Lawwood, KS 66224

Scale 1" = 20'
20 10 0 20 40
SCALE IN FEET

THE LANDINGS AT STONE CREEK FOURTEENTH PLAT

S.E. 1/4, Section 22, Township 13 South, Range 23 East
Olathe, Johnson County, Kansas

PRUITT and DOOLEY SURVEYING, LLC

7912 Elm Ave. 10777 Barkley, Suite 220-I
Raytown, MO 64138 Overland Park, KS 66211
816-699-4239 913-652-9002

Job No. 20-0706, May, 2020
The Landings At Stone Creek Fourteenth Plat.dwg

1 SHEET
OF 1



Planning Division

STAFF REPORT

Planning Commission Meeting: August 10, 2020

Application:	MP20-0017: Landings at Stone Creek, Fifteenth Plat
Location:	21815 W. 123 rd Terrace
Owner/Applicant:	Mickey Vena, MVP, Inc.
Engineer/Applicant:	Jerald W. Pruitt, Pruitt & Dooley Surveying, LLC
Staff Contact:	Emily Carrillo, Senior Planner

Site Area: <u>Approximately 0.15 acres</u>	Proposed Use: <u>Multi-Family Residential</u>
Lots: <u>2</u>	Current Zoning: <u>RP-3</u>
Tracts: <u>0</u>	

1. Comments:

This is a request for approval of a minor plat at the Landings of Stone Creek Fifteenth Plat, for two (2) lots on approximately 0.15 acres, located at 21815 W. 123rd Terrace. The applicant is replatting the property currently known as Lot 14 of Stone Creek Village Second Plat to allow for the individual, but attached units, to be separately owned.

The subject property was rezoned to the RP-3 District as part of Stone Creek Village in 2002 (RZ-17-02) and was originally platted in 2010. A final site development plan (PR-10-012) was approved for Stone Creek Village in 2010 for the development of attached townhome units.

No public easements or right-of-way will be dedicated with this replat and therefore the plat will not require City Council acceptance.

2. Plat Review:

- a. **Lots** – The replat includes lots for three individual, but attached, townhome units which are consistent with the approved final site development plan (PR-10-012).
- b. **Public Utilities** – The subject property is located in the City of Olathe Water and Sewer service areas. No new easements are being dedicated with this replat.
- c. **Streets/Right-of-Way** – Corner units will each have direct access to a public street, W 123rd Terrace and Sagebrush Dr.



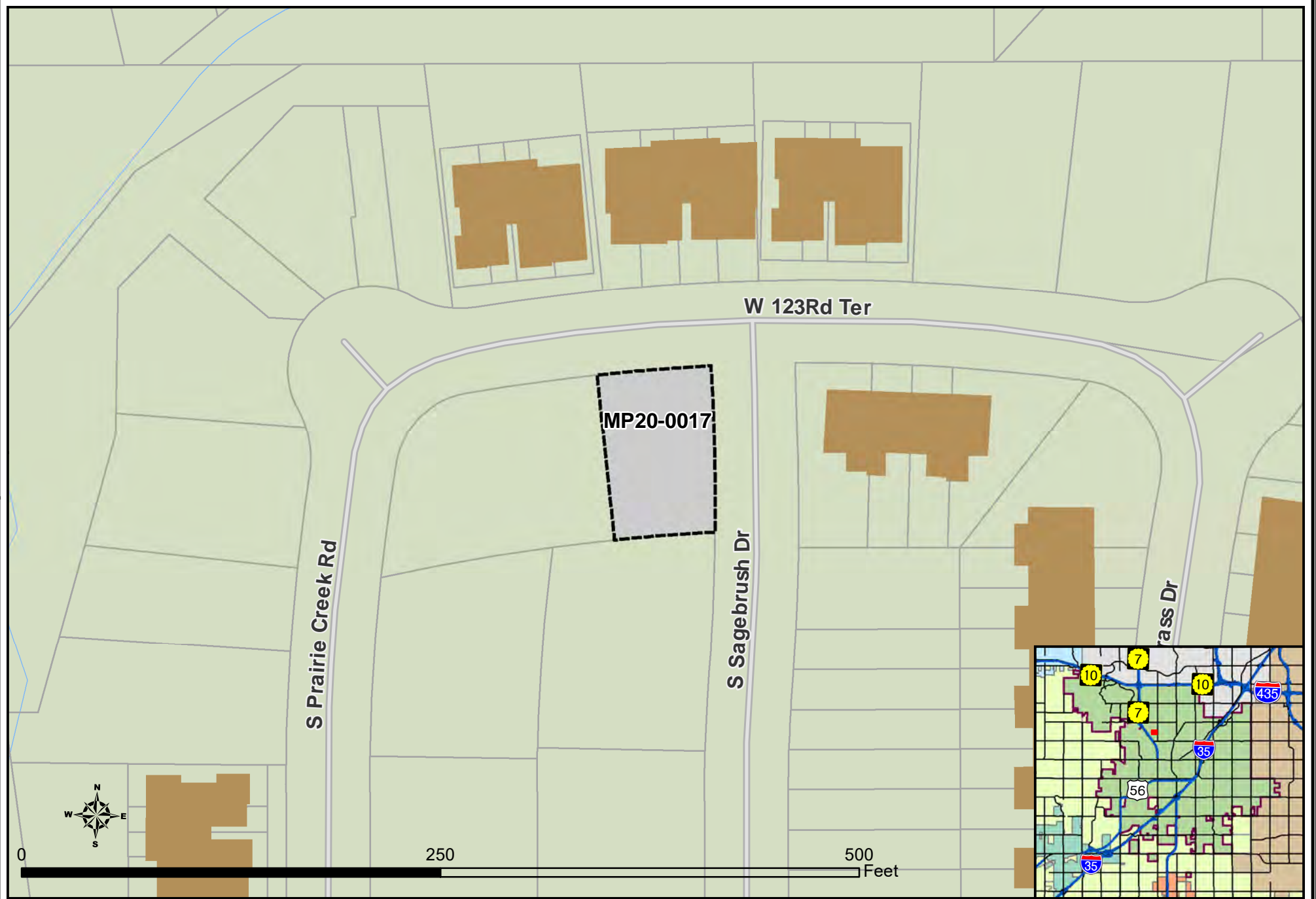
Aerial View of subject property outlined in blue.



View looking SW from intersection of 123rd Ter & Sagebrush Dr.

3. Staff Recommendation:

- a. Staff recommends approval of MP20-0017 with the following stipulations:
 1. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.
 2. All exterior ground mounted or building mounted electrical, mechanical, or utility equipment must be screened by landscaping or with an architectural treatment compatible to the main building.



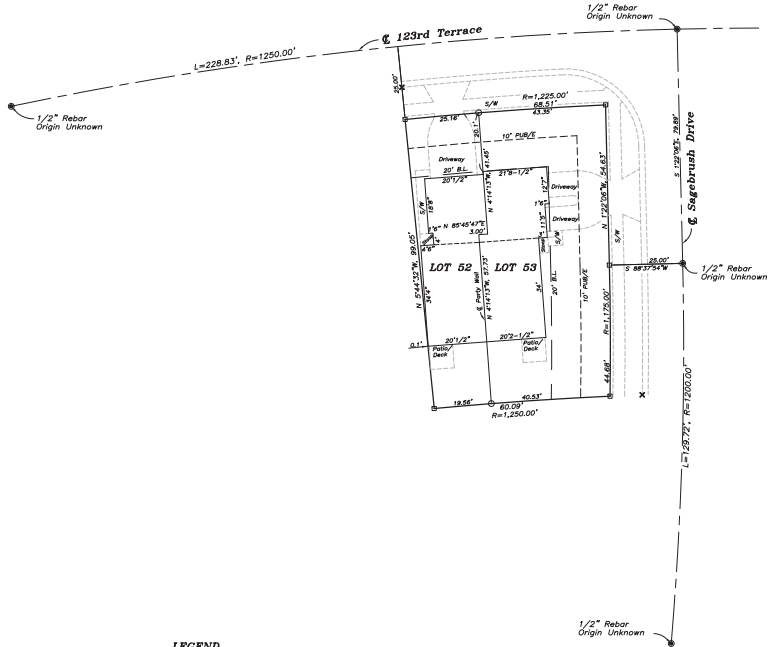
User: JaredMD
Date: 8/3/2020

THE LANDINGS AT STONE CREEK, 15TH PLAT
MP20-0017



THE LANDINGS AT STONE CREEK FIFTEENTH PLAT

A Replat of Lot 14, STONE CREEK VILLAGE SECOND PLAT, A SUBDIVISION
in the Southeast 1/4 of Section 22. Township 13 South, Range 23 East,
in the City of Olathe, Johnson County, Kansas



LEGEND

- ✕ Indicates Existing Plus Cuts on top of curb, unless otherwise noted.
- Indicates set 1/2" X 24" Rebar with KS PS 814 Cap.
- Indicates 1/2" X 24" Rebar with KS PS 814 Cap set in concrete.
- B.L. = Building Line
- S/W = Sidewalk
- PUB/E = Public Utility Easement
- R = Radius
- L = Length

SURVEYOR'S NOTES

Bearings are based on the STONE CREEK VILLAGE SECOND PLAT subdivision plat, filed in Book 201009 at Page 009041.

The easements shown on this plat were dedicated by the STONE CREEK VILLAGE SECOND PLAT, subdivision plat filed in Book 201009 at Page 009041.

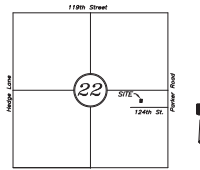
The subject property is outside the established flood plain according to the Federal Emergency Management Agency's Flood Map No. 20091C0078 G. Revised map date: August 3, 2009.

The driveways, sidewalks and decks are shown based on the plans provided and did not exist at the time the survey was conducted.

LOT NUMBER	SQ. FT.	ACRES
LOT 52	2,191	0.05
LOT 53	4,215	0.097
PLAT	6,406	0.147

PROJECT BENCH MARK

Aluminum Monument set on the Northeast corner of the curb inlet at the Southeast corner of 7 Highway and Harold.
JCWM BM # 269, Elevation = 1019.25



SITE LOCATION MAP
SECTION 18-13-23
SCALE 1" = 2000'

DESCRIPTION:

All of Lot 14, STONE CREEK VILLAGE SECOND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, according to the plat filed September 23, 2010 in Book 201009 at Page 009041.

DEDICATION: The undersigned proprietor of the above described tract of land having caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereinafter be known as "THE LANDINGS AT STONE CREEK FIFTEENTH PLAT".

The undersigned proprietor of the above described land hereby makes declaration that all lots within this plat shall be sold conveyed subject to the acceptance by buyer and/or grantee of all common area open spaces together with all easements thereon, amenities, and landscaping.

The undersigned proprietor of the above described land hereby consents and agrees that the Governing Bodies of any special assessment district shall have the power to release such land proposed to be dedicated for streets, roads, or parts thereof for public use, from the lien and effect of any special assessments and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting and abutting on such dedicated road, street, or parts thereof.

IN TESTIMONY WHEREOF, the undersigned owner of the property described herein, have hereunto set his hand this, _____ day of _____, 2020.

MVP, Inc.

Micky Vena, President

STATE OF KANSAS
COUNTY OF JOHNSON } ss:

This instrument was acknowledged before me on this _____ day of _____, 2020.
by Micky Vena, as president of MVP, Inc.

Notary Public: _____ My Appointment Expires: October 29, 2020
Jerald W. Pruitt

APPROVED BY THE Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 2020.

Chairperson: C.S. Vokes

This survey was completed in the field in May, 2020; said survey was conducted under my direct supervision, and, to the best of my knowledge and belief, the above plat correctly portrays the results of the survey of the above described property.
Jerald W. Pruitt, PS 814

DEVELOPER:
MVP, Inc.
14100 Bellender
Leawood, KS 66224

Scale 1" = 20'
20 10 0 20 40
SCALE IN FEET

THE LANDINGS AT
STONE CREEK FIFTEENTH PLAT

S.E. 1/4, Section 22, Township 13 South, Range 23 East
Olathe, Johnson County, Kansas

PRUITT and DOOLEY SURVEYING, LLC
7912 Elm Ave. 10777 Barkley, Suite 220-I
Raytown, MO 64138 Overland Park, KS 66211
816-699-4239 913-652-9002

Job No. 20-0707, July 9, 2020
The Landings At Stone Creek Fifteenth Plat.dwg

1 SHEET
OF 1

STAFF REPORT

Planning Commission Meeting: August 10, 2020

Application:	FP20-0013, Final Plat, Olathe Fire Station #8		
Location:	14700 S. Lakeshore Drive		
Applicant/Engineer:	Ellen Foster, Finkle + Williams		
Owner:	City of Olathe		
Staff Contact:	Jessica Schuller, AICP, Senior Planner		

Site Area:	<u>Approximately 12.17 acres</u>	Proposed Use:	<u>Public Safety Service (Fire Station)</u>
Lots:	<u>1</u>	Current Zoning:	<u>RP-1 (Planned Single-Family Residential District)</u>
Tracts:	<u>2</u>		

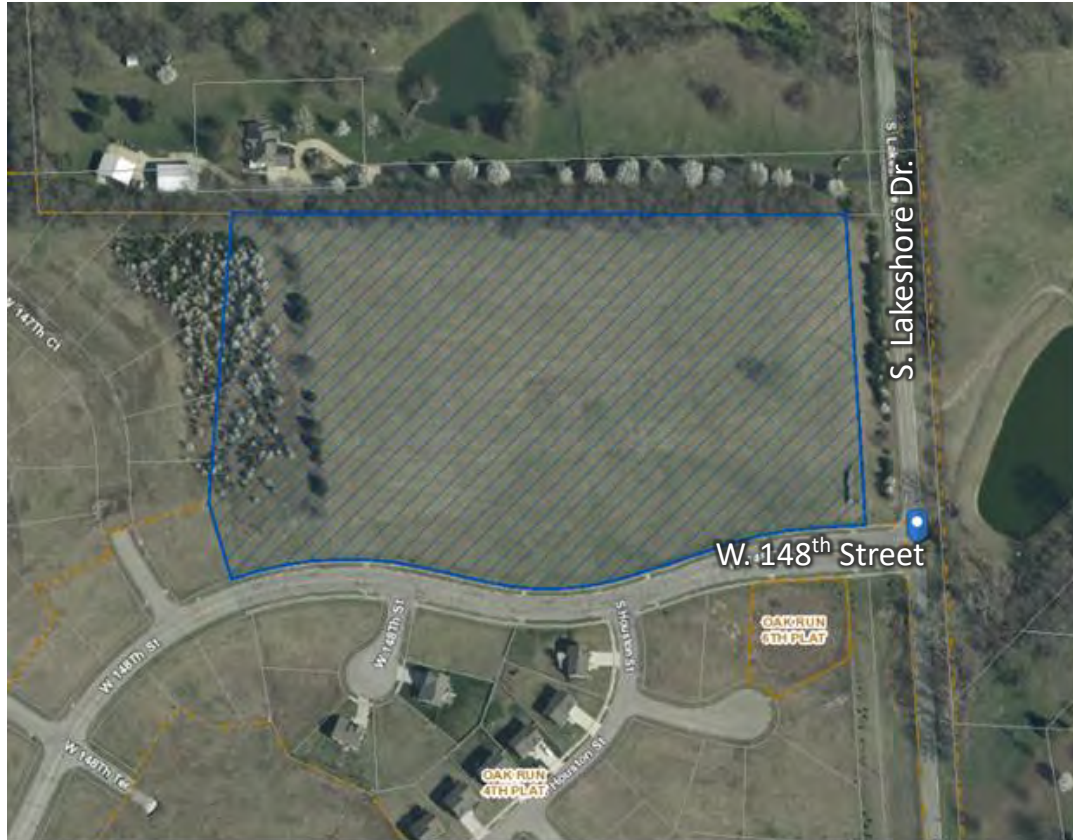
1. Introduction:

The following item is a request for a final plat for Olathe Fire Station #8. This plat will establish lot lines, common tracts, and dedicate public easements. The approximately 12.17-acre property was rezoned to the RP-1 (Planned Single-Family Residential) District in 2008 (RZ08-0007) and a revised preliminary development plan was approved in March 2020 (PR20-0007) for a 10,722 square foot City of Olathe fire station to be located at the northeast corner of the site.

2. Plat Review:

- a. **Lots/Tracts** – The plat includes one (1) lot and two (2) common tracts and is consistent with the layout of the preliminary site development plan. The common tracts are intended to contain Stormwater detention areas that will be maintained by the City of Olathe.
- b. **Public Utilities** – The property is in the City of Olathe sewer and water service areas. Several easements are being dedicated with this final plat including a Utility Easement (U/E), Sanitary Easement (S/E), and Water Easement (W/E).
- c. **Streets/Right-of-Way** – Right-of-way along S. Lakeshore Drive and W. 148th Street is existing and no new right-of-way is being dedicated with this plat. The site will be accessed via a driveway off of Lakeshore Drive.

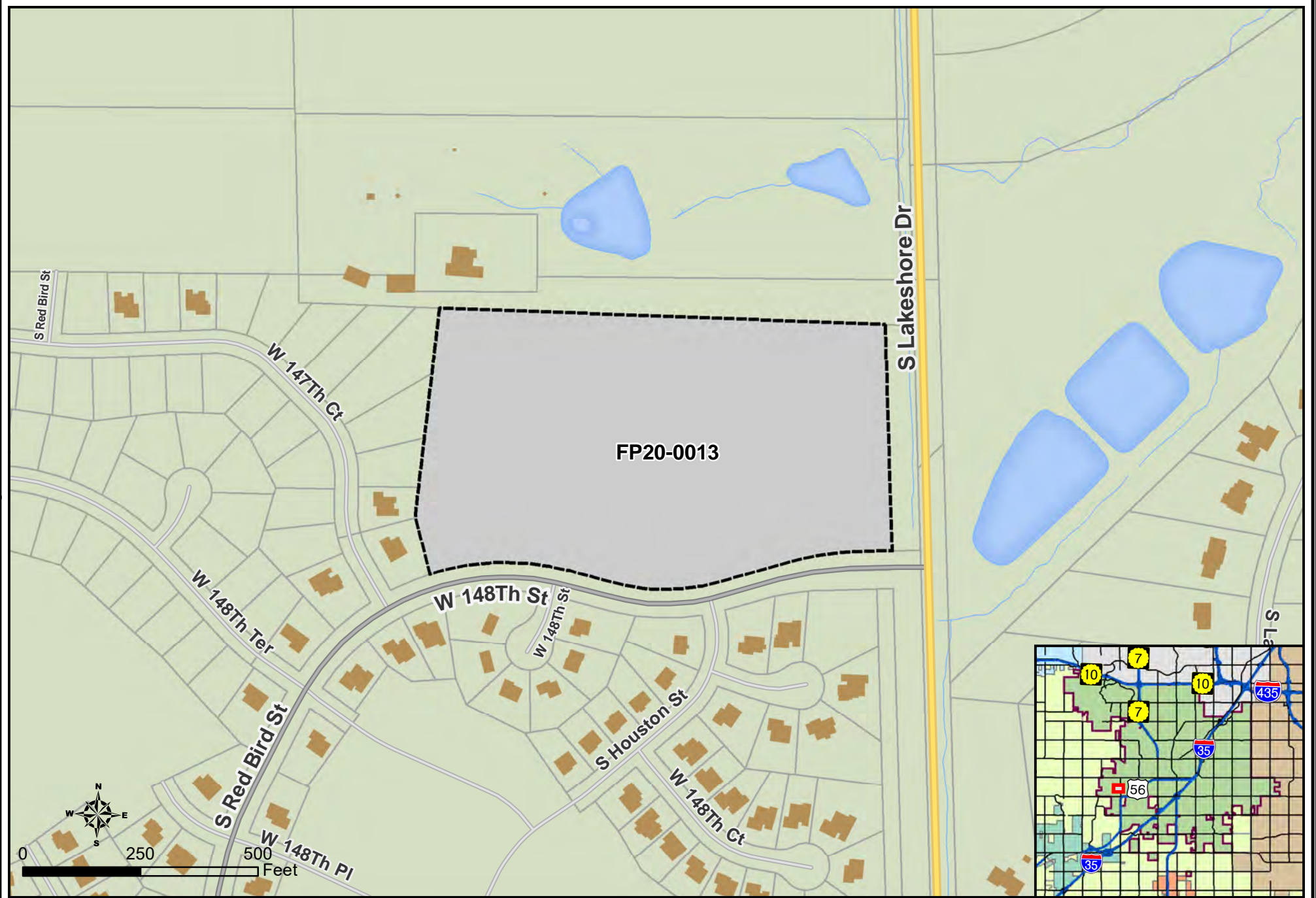
- d. **Stormwater/Detention** – Stormwater detention is proposed at the southeast corner of the site, and will meet Title 17 Stormwater Management requirements of the Olathe Municipal Code.



3. Staff Recommendation:

Staff recommends approval of FP20-0013 with the following stipulations:

1. All new on-site wiring and cables must be placed underground.
2. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.



OLATHE FIRE STATION NO. 8
FP20-0013

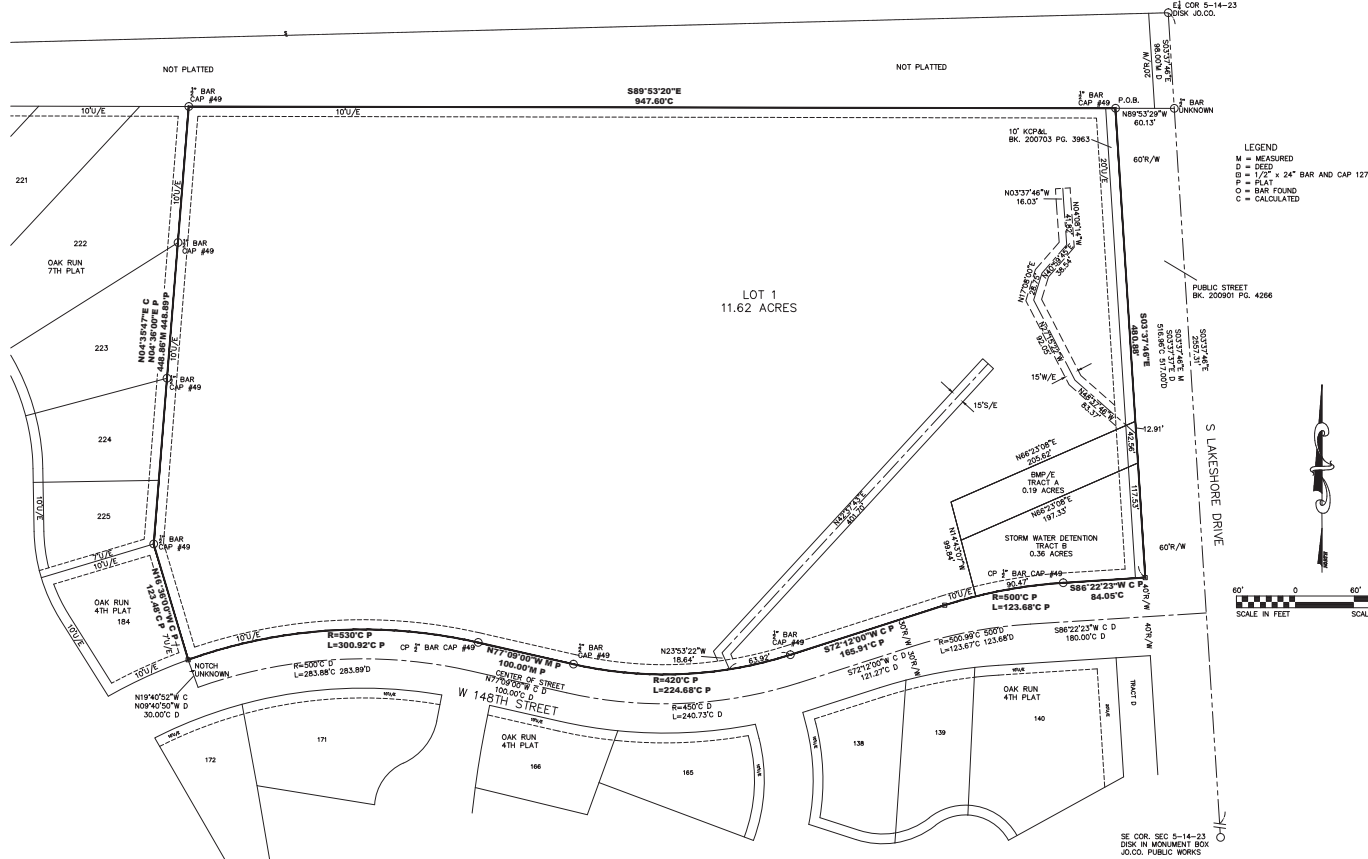
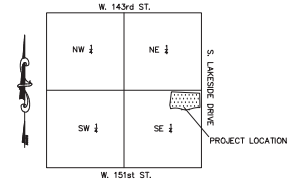


User: JaredMD
Date: 8/3/2020



FINAL PLAT
OLATHE FIRE STATION #8
PART OF THE SE 1/4 OF SECTION 5-14-23
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

LOCATION MAP
SEC. 5-14-23
SCALE 1"=2000'



LEGEND
M = MEASURED
D = DEED
F = 24" BAR AND CAP 1273
P = PLAT
B = BAR FOUND
C = CALCULATED



CLOSURE

COURSE: S 03-37-46 E
DISTANCE: 480.86
COURSE: S 86-22-23 W
DISTANCE: 123.68
COURSE: S 72-12-00 W
ARC LENGTH: 224.68
COURSE: N 77-09-00 W
ARC LENGTH: 300.92
COURSE: N 16-36-00 W
DISTANCE: 123.48
COURSE: N 04-35-47 E
DISTANCE: 448.86
COURSE: S 89-13-20 E
AREA: 529913.24
ERROR OF CLOSURE: 0.006
PRECISION: 1: 543209.37

I GREG GRANT, HEREBY CERTIFY THAT ON MAY 10, 2019 I MADE A SURVEY OF THE DESCRIBED TRACT OF LAND, AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

GREG GRANT LS-1273 JUNE 15, 2020
14343 2450 ROAD
FONTANA, KANSAS 66026
913-757-2310



SURVEY NOTE:
1. THE BEARING SYSTEM IS BASED UPON JOHNSON COUNTY CONTROL NETWORK.
2. DATE PREPARED 6-18-2020.
3. THEORY OF LOCATION: HELD EXISTING MONUMENTS FOUND AS SHOWN AND DEED CALLS.
4. THE FINAL PLAT FOR OLATHE FIRE STATION #8 IS LOCATED IN CLOSE PROXIMITY TO NEW CENTURY ARCADE, AND AIRPORT, INCLUDING BUSINESS ETC. OPERATING FROM THE AIRPORT, SHOULD BE EXPECTED TO OVER FLY, BE VISIBLE FROM, AND BE HEARD FROM THE PROPERTY ON A REGULAR BASIS.

LOT AREA TABLE
LOT 1 506,308 SQ. FT.
TRACT A 8,059 SQ. FT.
TRACT B 15,546 SQ. FT.

Description:

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 03°37'46" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 98.00 FEET; THENCE NORTH 89°53'29" WEST 60.13 FEET TO A POINT ON THE WEST LINE OF SOUTH LAKESHORE DRIVE, 480.86 FEET TO A POINT ON THE NORTH LINE OF WEST 148TH STREET; THENCE WESTERLY ALONG THE NORTH LINE OF SAID WEST 148TH STREET ON THE NEXT 6 COURSES; SOUTH 86°22'23" WEST 84.05 FEET; A TANGENT CURVE TO THE LEFT, A RADIUS OF 500.00 FEET AND AN ARC LENGTH OF 123.68, SOUTH 72°12'00" WEST 165.91 FEET; A TANGENT CURVE TO THE RIGHT, A RADIUS OF 420.00 FEET AND AN ARC LENGTH OF 224.68 FEET; NORTH 77°09'00" WEST 100.00 FEET; A TANGENT CURVE TO THE LEFT, A RADIUS OF 300.00 FEET AND AN ARC LENGTH OF 300.92 FEET TO THE SOUTHEAST CORNER OF LOT 184 OF OAK RUN 4TH PLAT A SUBDIVISION OF LAND IN SAID CITY OF OLATHE; THENCE NORTH 16°36'00" WEST 123.48 FEET TO THE NORTHEAST CORNER OF SAID LOT 184 SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 235 OF OAK RUN 7TH PLAT A SUBDIVISION IN SAID CITY OF OLATHE; THENCE NORTH 04°35'47" EAST ALONG THE EAST LINE OF SAID OAK RUN 7TH PLAT, 448.86 FEET TO THE NORTHEAST CORNER OF LOT 222 OF SAID OAK RUN 7TH PLAT; THENCE SOUTH 89°53'20" EAST 947.60 FEET TO THE POINT OF BEGINNING, CONTAINING 22.37 ACRES OF LAND MORE OR LESS.

Dedication:

The undersigned proprietor of the herein described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "OLATHE FIRE STATION #8".

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Olathe, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance or use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", "Water Easement" or "W/E", "Sanitary Easement" or "S/E", is hereby granted to the City of Olathe, Kansas, with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "BMP/E TRACT A", "STORM WATER DETENTION TRACT B", is hereby granted to the City of Olathe, Kansas.

Restriction:

THIS SITE INCLUDES STORMWATER TREATMENT FACILITIES, AS DEFINED AND REGULATED IN THE OLATHE MUNICIPAL CODE. RESTRICTIONS ON THE USE OR ALTERATION OF THE SAID FACILITIES MAY APPLY."

Owner's Certificate:

IN TESTIMONY WHEREOF, CITY OF OLATHE, KANSAS, A MUNICIPAL CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2020.

Michael Copeland Mayor

Attest:

Brenda D. Long City Clerk

APPROVED: THE CITY PLANNING COMMISSION OF OLATHE, KANSAS

CHAIRMAN: C.S. VAKAS _____ DATE _____

APPROVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS,

THIS _____ DAY OF _____, 2020.

Michael Copeland, MAYOR

Attest Brenda D. Long City Clerk

GREG GRANT R.L.S.
14343 2450 ROAD
FONTANA, KANSAS
913-558-3408



Planning Division

STAFF REPORT

Planning Commission Meeting: August 10, 2020

Application:	FP20-0016: Final Plat for Olathe Fire Academy		
Location:	1100 N. Hedge Lane		
Owner/Applicant:	Chad Foster; City of Olathe		
Engineer:	Kenneth J. Dedrick, PS; Kaw Valley Engineering		
Staff Contact:	Zachary Moore, Planner II		
Site Area:	<u>23.05 acres</u>	Use:	<u>Public Safety Services (Fire Training Center)</u>
Lots:	<u>1</u>		
Tracts:	<u>1</u>	Current Zoning:	<u>AG (Agricultural)</u>

1. Comments:

The following item is a request for a final plat for the Olathe Fire Academy. This plat will establish lot lines, a common tract, and dedicate public and easements. The subject property was zoned to the AG District in June 1970 when conventional zoning was first established in the City. A preliminary site development plan for the site was approved in January 2020, and the related final site development plan was approved in June 2020.

The property has never been platted previously, and this plat must be approved prior to the issuance of building permits.

2. Plat Review:

- Lots/Tracts** – The plat includes one (1) lot and one (1) common tract and is consistent with the layout of the preliminary site development plan. The common tract is intended to be used for stormwater detention, water quality BMPs, amenities, landscaping, monuments, and private open space.
- Public Utilities** – The subject property is located within the City of Olathe Sewer and Water service areas. There are existing Sanitary Sewer Easements (SS/E) and a Water Main Easement on the property, and a new Utility Easement (U/E) will be dedicated with this final plat.
- Streets/Right-of-Way** – Fifty (50) feet of previously dedicated right-of-way for Hedge Lane is included with this plat, and no new public right-of-way will be dedicated. The site will be accessed via a driveway along Hedge Lane.



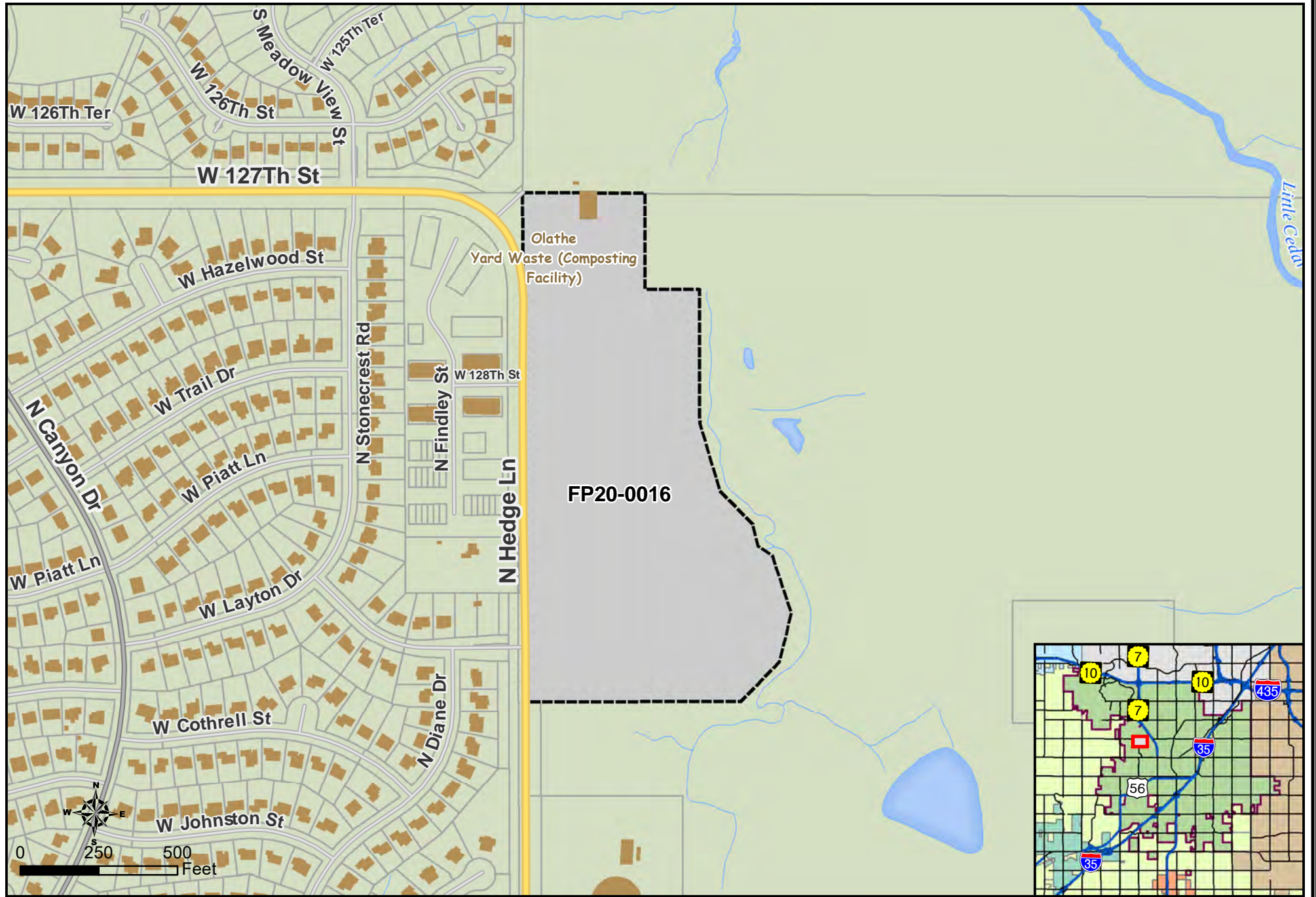
View of the subject property, looking northeast



Aerial view of site outlined in red

3. Staff Recommendation:

Staff recommends approval of FP20-0016, final plat for Olathe Fire Academy with no stipulations.



OLATHE FIRE ACADEMY
FP20-0016



User: JaredMD
Date: 8/3/2020



FINAL PLAT OF OLATHE FIRE ACADEMY

A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF
SECTION 27, TOWNSHIP 13 SOUTH, RANGE 23 EAST,
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



DESCRIPTION:

ALL THAT PART OF A TRACT OF LAND DESCRIBED IN KANSAS WARRANTY DEED, VOLUME 1102 AT PAGE 491, FILED IN THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS, LYING IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 23 EAST OF THE SIXTH PRINCIPLE MERIDIAN, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY KENNETH J. DEEDORF, PS-1067 ON THIS 22ND DAY OF JUNE, 2020, AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27, THENCE NORTH 88°20'20" EAST, (THIS AND ALL FOLLOWING BEARINGS ARE BASED ON THE JOHNSON COUNTY, KANSAS PUBLIC WORKS CONTROL NETWORK, KANSAS STATE PLANE NORTH ZONE 1501 (NAD83 1983)) ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 389.74 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE SOUTH 02°14'44" EAST, A DISTANCE OF 307.00 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE NORTH 87°45'16" EAST, A DISTANCE OF 171.29 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE SOUTH 02°14'44" EAST, A DISTANCE OF 425.86 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE SOUTH 15°05'52" EAST, A DISTANCE OF 71.02 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE SOUTH 56°56'15" EAST, A DISTANCE OF 55.77 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE SOUTH 11°22'28" WEST, A DISTANCE OF 172.61 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE SOUTH 42°33'34" WEST, A DISTANCE OF 178.91 FEET TO A POINT, MARKED BY A 1/2" X 24" REBAR WITH CLS 20 CAP SET; THENCE SOUTH 87°45'16" WEST, A DISTANCE OF 686.31 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, MARKED BY A MAG NAIL SET IN ASPHALT ROAD; THENCE NORTH 02°14'44" WEST ON SAID WEST LINE, A DISTANCE OF 1619.91 FEET TO THE POINT OF BEGINNING, CONTAINS 23.046 ACRES, MORE OR LESS.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREINAFTER BE KNOWN AS "OLATHE FIRE ACADEMY".

DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY SHOWN ON THIS PLAT DO HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, ALLEYS, AND ALLEYS NOT HERETOFORE DEDICATED.

THE UNDERSIGNED PROPRIETORS OF SAID PROPERTY SHOWN ON THIS PLAT DO HEREBY CERTIFY THAT ALL PENDING EASEMENTS RIGHTS ON LAND TO BE DEDICATED FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES RUNNING TO ANY PERSON, UTILITY, OR CORPORATION HAVE BEEN ABSOLVED EXCEPT THAT SAME PERSON, UTILITY OR CORPORATION SHALL RETAIN WHATEVER RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY AGREE AND CONSENT THAT THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS, AND THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC WAYS AND THOROUGHFARES, OR PARTS THEREOF, FOR PUBLIC USE, FROM THE LIEN AND EFFECT OF ANY SPECIAL ASSESSMENTS, AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED, SHALL REMAIN A LIEN ON THE REMAINDER OF THIS LAND FRONTING AND ADJUTING ON SAID DEDICATED PUBLIC WAY OR THOROUGHFARE.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, ELECTRICAL, SEWER PIPES, POLES, WIRES, DRAINAGE FACILITIES, DUCTS AND CABLES, AND SIMILAR UTILITY FACILITIES, AND SEWALMS UPON, OVER, AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E", IS HEREBY GRANTED TO THE CITY OF OLATHE, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

(AS PER TITLE 17, SECTION 17-16-080.C) NOTICE: THIS SITE INCLUDES STORMWATER TREATMENT FACILITIES, AS DEFINED AND REGULATED IN THE OLATHE MUNICIPAL CODE. RESTRICTIONS ON THE USE OR ALTERATION OF THE SAID FACILITIES MAY APPLY. THIS PROPERTY IS ALSO SUBJECT TO THE OBLIGATIONS AND REQUIREMENTS OF THE STORMWATER TREATMENT FACILITY MAINTENANCE AGREEMENT APPROVED BY THE CITY.

TRACT "A" SHALL BE OWNED AND MAINTAINED BY THE OWNER, SAID TRACT TO BE DEDICATED FOR DETENTION, WATER QUALITY BMP'S, AMENITIES, LANDSCAPING, MONUMENTS AND PRIVATE OPEN SPACE.

CONSENT TO LEVY

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED LAND HEREBY AGREE AND CONSENT THAT THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS, AND THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC WAYS AND THOROUGHFARES, OR PARTS THEREOF, FOR PUBLIC USE, FROM THE LIEN AND EFFECT OF ANY SPECIAL ASSESSMENT, AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH LAND SO DEDICATED, SHALL BECOME AND REMAIN A LIEN ON THE REMAINDER OF THIS LAND FRONTING OR ADJUTING ON SAID DEDICATED PUBLIC WAY OR THOROUGHFARE.

EXECUTION

IN TESTIMONY WHEREOF, UNDERSIGNED PROPRIETORS, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED ON THIS ____ DAY OF _____, 20__.

CITY OF OLATHE, A MUNICIPAL CORPORATION

BY: MAYOR: MICHAEL E. COPELAND

ACKNOWLEDGMENT

STATE OF KANSAS)
COUNTY OF JOHNSON)

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME MICHAEL E. COPELAND, MAYOR OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, WHO IS PERSONALLY KNOWN TO ME TO BE SUCH PERSON WHO CAUSED THIS INSTRUMENT TO BE EXECUTED, THE WITHIN INSTRUMENT ON BEHALF OF SAID PARTNERSHIP, AND SUCH PERSON DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE ACT AND DEED OF THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____ MY APPOINTMENT EXPIRES: _____

PRINT NAME: _____

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS ____ DAY OF _____, 20__.

CHAIRMAN: C.S. VANKS

APPROVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS, THIS ____ DAY OF _____, 20__.

MAYOR: MICHAEL E. COPELAND ATTEST: DEPUTY CITY CLERK: BRENDA D. LONG

SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEEDORF, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THE TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET OR EXCEED THE STANDARDS OF PRACTICE APPROVED BY THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS FOR TOPOGRAPHIC SURVEYS AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

THE FIELD WORK WAS COMPLETED ON 04/29/2019.

DATE OF PLAT OR MAP: JULY 20, 2020

HORIZONTAL AND VERTICAL DATUM

THE COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED ON THE JOHNSON COUNTY, KANSAS, PUBLIC WORKS HORIZONTAL & VERTICAL CONTROL NETWORK. KANSAS STATE PLANE NORTH ZONE 1501 (NAD83 1983) CAP: 0.99993556
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES SCALED AROUND 0.0

FROM T-35 & SANTA FE IN OLATHE, KANSAS, TRAVEL EAST APPROX. 0.1 MILE TO CLARDON ROAD, TURN RIGHT, TRAVEL SOUTH APPROX. 0.3 MILES TO COLLEGE WAY, TURN LEFT, TRAVEL EAST APPROX. 0.1 MILE, STATION ON THE RIGHT.
NORTHING: 213295.57 (GRID)
EASTING: 2227169.67 (GRID)
ELEV = 1013.80

LAND AREAS		
PARCEL	AREA (SQ)	AREA (AC)
R/W N. HEDGE LANE	72,152	1.656
TRACT A	206,928	4.750
LOT 1	72,418	16.640
TOTAL	1,005,895	23.046

OWNERSHIP & ENCUMBRANCE

REPORT WITH EASEMENTS

NO UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES WERE FOUND BY THE SURVEYOR.
CERTIFICATE NO. 20-051301
EFFECTIVE DATE: MAY 18, 2020 AT 8:00 AM

PROPERTY OWNER/ADDRESS

CITY OF OLATHE
PUBLIC WORKS/PLANNING DIVISION
PO BOX 768/100 E. SANTA FE STREET
OLATHE, KANSAS 66061

REFERENCE DEED

KANSAS WARRANTY DEED, VOLUME 1102, PAGE 491.

REFERENCE PLATS

ARBOR WOODS SECOND PLAT, BOOK 120, PAGE 29.
PERMISSION COURT FIRST PLAT, BOOK 204612, PAGE 011271.
PERMISSION POINTE FIRST PLAT, BOOK 129, PAGE 19.

FLOOD STATEMENT:

THE SURVEYED PARCELS LIES WITHIN ZONE "X" (UNHATCHED AREA) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). ZONE "X" (FUTURE BASE FLOOD) HATCHED AREA (AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY, NO BASE FLOOD ELEVATIONS DETERMINED) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 2009050077, MAP REVISED AUGUST 3, 2009. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

ERROR DISTANCE: 0.002' ERROR DIRECTION: 544°39'58.71"E PERIMETER 424.67' PRECISION 1:219454

KENNETH J. DEEDORF
PS-1067
KANSAS

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PREPARED FOR:
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100 E. SANTA FE, P.O. BOX 768
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