

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3/04/19	CITY COMMENTS	CTA

LEGAL DESCRIPTION:

PRELIMINARY PLAT & REZONING PLAN:

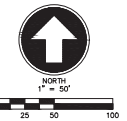
Part of Tracts 17, 18, 19 and vacated Timberlane Boulevard, TIMBERLANE ACRES, a subdivision in the City of Olathe, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of Tract 19, TIMBERLANE ACRES, a subdivision in the City of Olathe, Johnson County, Kansas; thence N 88°05'06" E, along the North line of said Tract 19, a distance of 257.09 feet to a point on the West right-of-way line of Nelson Road, as now established; thence S 02°02'19" E, along said West right-of-way line, a distance of 376.22 feet to a point on the Northwesterly right-of-way line of Nelson Road, as now established; thence S 51°49'10" W, along the said Northwesterly right-of-way line, a distance of 14.24 feet to a point on the North right-of-way line of 122nd Street, as now established; thence S 87°54'36" W, along said North right-of-way line and also along the South line of Tract 17, TIMBERLANE ACRES, and its extension thereof, a distance of 83.53 feet to a point on the East right-of-way line of Timberlane Boulevard, as now established; thence N 02°05'24" W, along said East right-of-way line, a distance of 75.72 feet; thence Northwesterly, along the Northeast right-of-way line of said Timberlane Boulevard, on a curve to the left having a radius of 175 feet, for a distance of 130.83 feet to a point of the Southwesterly line of Tract 18, TIMBERLANE ACRES; thence N 44°55'31" W, continuing along the Northeast right-of-way line of said Timberlane Boulevard and also along the Southwesterly line of said Tract 18, a distance of 52.58 feet; thence Northwesterly, continuing along the Northeast right-of-way line of said Timberlane Boulevard and also along the Southwesterly line of Tract 18 and 19, TIMBERLANE ACRES, on a curve to the right having a radius of 325 feet, for a distance of 173.62 to the POINT OF BEGINNING, containing 1.393 acres, more or less.

PROJECT SUMMARY:

EXISTING ZONING	CTY RN-1
PROPOSED ZONING	R-1
AREA	1.393 ACRES
LOTS	5
DENSITY	3.59 LOTS PER ACRE
LOT SIZES (AVG.)	70'x152'
LOT AREAS (AVG.)	12,132 SQ.FT.
FRONT & SIDE BUILDING SETBACKS	AS SHOWN ON PLAT
SIDEYARD SETBACKS	7' MINIMUM
REARYARD SETBACKS	25'

LOT 1	12,763.9 Sq.Ft.
LOT 2	14,761.4 Sq.Ft.
LOT 3	13,923.4 Sq.Ft.
LOT 4	8,829.7 Sq.Ft.
LOT 5	10,332.9 Sq.Ft.



R/W	DENOTES RIGHT-OF-WAY
ST	DENOTES SIGN POST
FI	DENOTES FIRE HYDRANT
WV	DENOTES WATER VALVE
WM	DENOTES WATER METER
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
AC	DENOTES AIR CONDITIONING UNIT ON CONCRETE PAD
RD	DENOTES FINISHED FLOOR ELEVATION
FO	DENOTES ROOF DRAIN
LA	DENOTES LANDSCAPE AREA
SC	DENOTES SPRINKLER CONTROL VALVE
WH	DENOTES WALKWAY
S	DENOTES HANDICAP PARKING SPACE
SS	DENOTES SANITARY SEWER LINE
US	DENOTES UNDERGROUND POWER LINE
OP	DENOTES OVERHEAD POWER LINE
T	DENOTES UNDERGROUND TELEPHONE LINE
G	DENOTES UNDERGROUND GAS LINE
RL	DENOTES UNDERGROUND STREET LIGHT LINE
CC	DENOTES EXISTING CONTOUR
BL	DENOTES EXISTING BUILDING LINE
OH	DENOTES OVERHANG

	DENOTES PROPOSED STORM
	DENOTES PROPOSED SANITARY
	DENOTES EXISTING CURB
	DENOTES EXISTING SIDEWALK
	DENOTES EXISTING STORM
	DENOTES EXISTING SANITARY
	DENOTES EXISTING WATERLINE

PROJECT NOTES:

THIS PLAT IS BEING SUBMITTED TO GAIN APPROVAL TO CONSTRUCT A SINGLE-FAMILY DETACHED DEVELOPMENT ON THE SUBJECT PROPERTY.

THE TOPOGRAPHY WAS SUPPLIED BY PAYNE AND BROCKWAY FIELD DATA/RECORDS AND JOHNSON COUNTY AIMS (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON KANSAS STATE PLANE NORTH/ARCS DATUM AND/AND NAVD83.

ALL APPROPRIATE PUBLIC UTILITIES SHALL BE PROVIDED TO EACH LOT WITHIN THE SUBJECT PROPERTY, IN ACCORDANCE WITH CITY OF OLATHE AND JOHNSON COUNTY WASTEWATER REQUIREMENTS AND STANDARDS.

ACCORDING TO F.I.R.M. MAP NO. 200910084G JOHNSON COUNTY, KANSAS, DATED AUGUST 3, 2009, THE SITE IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.



LOCATION MAP
SEC. 24, T13S, R23E



Prepared By: Payne & Brockway Engineers, P.A.
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913-782-4800

Developed By: Tim Girard
10775 S. Carbondale Street
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913-209-4525

Date Prepared: February 1, 2019

PRELIMINARY PLAT & REZONING PLAN

COTTAGES OF MAHAFFIE
12195 S. TIMBERLANE BLVD.



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DATE	SCALE	SHEET	OF
02/01/19	50	1	1