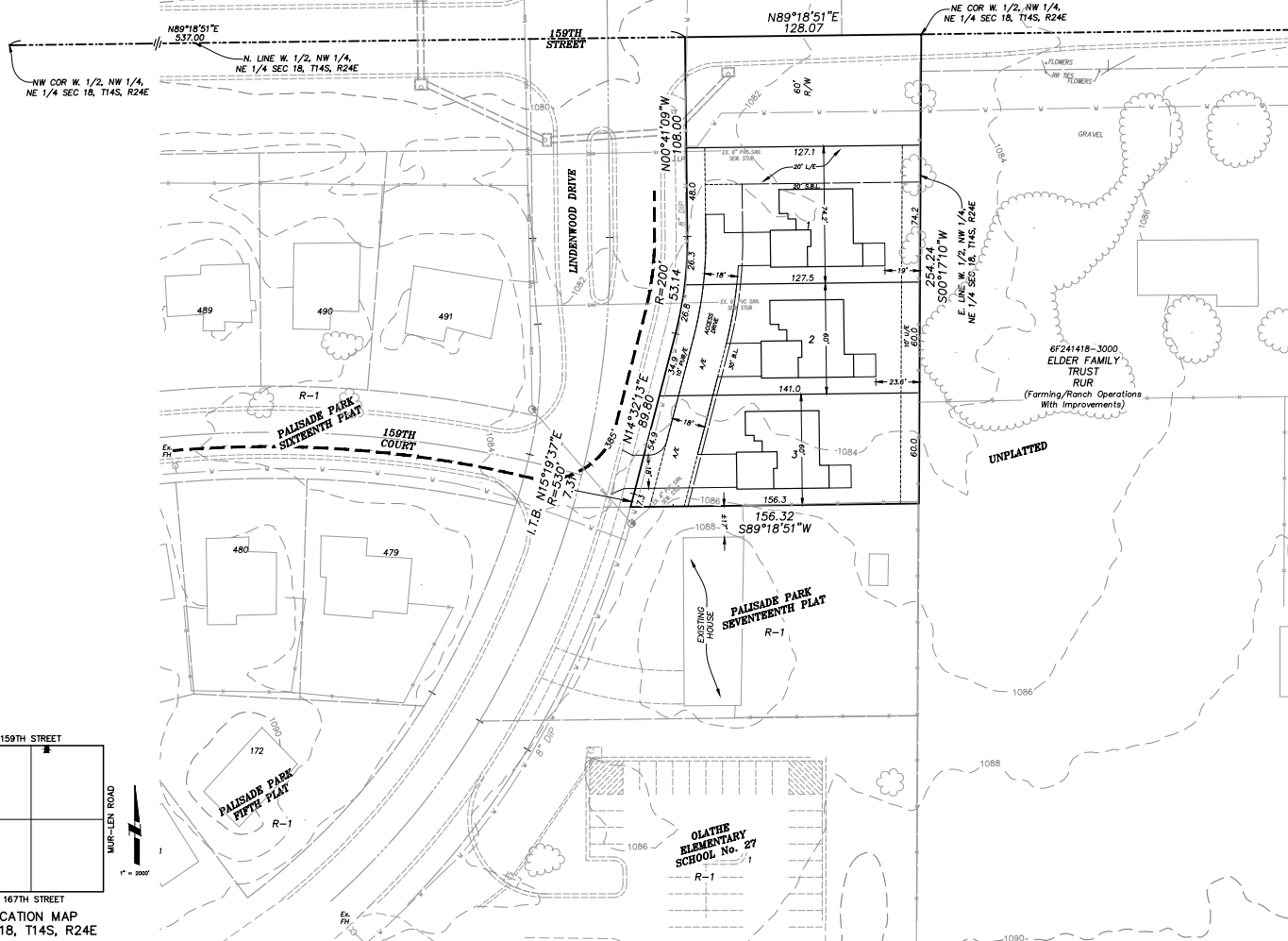
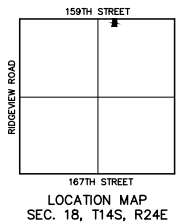


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LEGAL DESCRIPTION:

Beginning at the Northwest corner of the W 1/2 of the NW 1/4 of the NE 1/4 of Section 18, T14S, R24E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas; thence N 89°18'51" E, along the North line of said NE 1/4, a distance of 537.00 feet to a point on the East right-of-way line of Lindenwood Drive, as platted, said point also being the TRUE POINT OF BEGINNING; thence continuing N 89°18'51" E, along said North line, a distance of 128.07 feet to the Northeast corner of the W 1/2 of the NW 1/4 of said NE 1/4; thence S 00°17'10" W, along the East line of the W 1/2 of the NW 1/4 of said NE 1/4, a distance of 254.24 feet; thence S 89°18'51" W, parallel with the North line of said NE 1/4, a distance of 156.32 feet to a point on the East right-of-way line of Lindenwood Drive, as platted; thence Northerly, along said East right-of-way line, on a curve to the left, having an initial tangent bearing of N 15°19'37" E and a radius of 530 feet, for a distance of 7.31 feet; thence N 14°32'13" E, continuing along said East right-of-way line, a distance of 89.80 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the left having a radius of 200 feet, for a distance of 53.14 feet; thence N 00°17'10" W, continuing along said East right-of-way line, a distance of 108.00 feet to the TRUE POINT OF BEGINNING, containing 0.78012 acres, more or less.

PROJECT SUMMARY:

EXISTING ZONING	R-1
AREA	0.78 ACRES
LOTS	3
DENSITY	3.85 LOTS PER ACRE
LOT SIZES (AVG.)	60'x130'
LOT AREAS (AVG.)	8,175 SQ.FT.
FRONT & SIDE BUILDING SETBACKS	AS SHOWN ON PLAT
SIDEYARD SETBACKS	7' MINIMUM
REARYARD SETBACKS	25'

--- --	DENOTES EXISTING CURB
--- --	DENOTES EXISTING SIDEWALK
--- --	DENOTES EXISTING STORM
--- --	DENOTES EXISTING SANITARY
--- --	DENOTES EXISTING WATERLINE
--- --	DENOTES FIREHOUSE TRAVEL DISTANCE PATH

LOT 1	9,395.9 Sq.Ft.
LOT 2	8,015.0 Sq.Ft.
LOT 3	8,917.2 Sq.Ft.

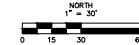
PROJECT NOTES:

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 AND (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON KANSAS STATE PLANE NORTH/USGS DATUM NAD83 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.J.R.M. MAP NO. 20090101090 JOHNSON COUNTY, KANSAS, DATED AUGUST 3, 2009, THE SITE IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.



U/E	DENOTES UTILITY EASEMENT
P/U/E	DENOTES PUBLIC UTILITY EASEMENT
A/E	DENOTES ACCESS EASEMENT
L/E	DENOTES LANDSCAPE EASEMENT
R/W	DENOTES RIGHT-OF-WAY
S/S	DENOTES SIGN POST
FI	DENOTES FIRE HYDRANT
WM	DENOTES WATER VALVE
WM	DENOTES WATER METER
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
AC	DENOTES AIR CONDITIONING UNIT ON CONCRETE PAD
FF	DENOTES FINISHED FLOOR ELEVATION
RD	DENOTES ROOF DRAIN
FO	DENOTES FIBER OPTICS
LA	DENOTES LANDSCAPE AREA
SCV	DENOTES SPRINKLER CONTROL VALVE
MH	DENOTES MANHOLE
&	DENOTES HANDICAP PARKING SPACE
SAN	DENOTES SANITARY SEWER LINE
UG	DENOTES UNDERGROUND POWER LINE
OP	DENOTES OVERHEAD POWER LINE
TEL	DENOTES UNDERGROUND TELEPHONE LINE
TEL	DENOTES UNDERGROUND GAS LINE
TEL	DENOTES UNDERGROUND STREET LIGHT LINE
TEL	DENOTES EXISTING CONDUIT LINE
TEL	DENOTES EXISTING BUILDING LINE
TEL	DENOTES OVERHANG

Prepared By: Payne & Brockway Engineers, P.A.
P.O. Box 128
Olathe, Kansas 66051
913-762-4800

Developed By: Net Zero Homes of KS LLC
c/o Paul Asteberry, CEO
14959 W. 157th Terrace
Olathe, Kansas 66062
913-591-3000

Date Prepared: May 31, 2019

PRELIMINARY PLAT

BEAR CREEK PART OF NE 1/4 SEC. 18 T14S, R24E			
CIVIL ENGINEERS & LAND SURVEYORS 405 NORTH KANSAS AVE., OLATHE, KANSAS 66062 PH: 913-762-4800 FAX: 913-762-4807 WWW.PAYNEANDBROCKWAY.COM			
DATE	SCALE	SHEET	OF
05/31/19	30	1	1