



PROPERTY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 23 EAST; THENCE NORTH 03 DEGREES 18 MINUTES 09 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST CORNER, A DISTANCE OF 396.84 FEET TO THE SOUTHWEST CORNER OF A WARRANTY DEED RECORDED IN BOOK 201606, PAGE 0150595; THENCE NORTH 87 DEGREES 31 MINUTES 58 SECONDS EAST, DEPARTING SAID WEST LINE, ALONG THE SOUTH LINE OF SAID WARRANTY DEED, A DISTANCE OF 22.20 FEET TO A POINT ON THE EAST LINE OF SOUTH HARRISON STREET RIGHT OF WAY, AS NOW ESTABLISHED, THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 31 MINUTES 58 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 177.02 FEET TO A POINT; THENCE NORTH 03 DEGREES 18 MINUTES 09 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 56.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 31 MINUTES 58 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 32.81 FEET TO THE SOUTHEAST CORNER OF SAID WARRANTY DEED; THENCE NORTH 03 DEGREES 18 MINUTES 09 SECONDS WEST, ALONG THE EAST LINE OF SAID WARRANTY DEED, A DISTANCE OF 2.02 FEET TO THE SOUTHEAST CORNER OF LOT 4, ROSE SECTION ADDITION, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE NORTH 87 DEGREES 46 MINUTES 51 SECONDS EAST, DEPARTING SAID EAST LINE, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 119.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF STEVENSON STREET RIGHT OF WAY, AS ESTABLISHED IN LAKE PARK, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE SOUTH 02 DEGREES 45 MINUTES 04 SECONDS EAST, DEPARTING SAID SOUTH LINE, ALONG THE WEST LINE OF SAID STEVENSON STREET RIGHT OF WAY, A DISTANCE OF 59.99 FEET TO THE SOUTHWEST CORNER OF SAID STEVENSON STREET RIGHT OF WAY; THENCE NORTH 87 DEGREES 46 MINUTES 51 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STEVENSON STREET RIGHT OF WAY, A DISTANCE OF 198.56 FEET TO THE NORTHWEST CORNER OF LOT 21 OF SAID LAKE PARK; THENCE SOUTH 03 DEGREES 16 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 21, AND ALONG THE WEST LINE OF LOTS 24, 25, 26, 27 AND 28, ALL OF SAID LAKE PARK, A DISTANCE OF 541.02 FEET TO A POINT ON THE NORTH LINE OF A WARRANTY DEED RECORDED IN BOOK 201706, PAGE 000535; THENCE SOUTH 87 DEGREES 46 MINUTES 43 SECONDS WEST, ALONG THE NORTH LINE OF SAID WARRANTY DEED, A DISTANCE OF 527.50 FEET TO THE NORTHWEST CORNER OF SAID WARRANTY DEED, SAID CORNER ALSO LYING ON SAID EAST LINE OF SOUTH HARRISON STREET RIGHT OF WAY; THENCE NORTH 03 DEGREES 18 MINUTES 09 SECONDS WEST, DEPARTING SAID NORTH LINE, ALONG SAID EAST LINE, A DISTANCE OF 542.13 FEET TO THE POINT OF BEGINNING, CONTAINING 294,770 SQUARE FEET OR 6.7670 ACRES, MORE OR LESS.

SITE DATA	
SITE:	6.76 ACRES TOTAL
PROPOSED USE:	CENTER OF GRACE
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1
BUILDING DESIGN:	CATEGORY C
SITE DESIGN:	CATEGORY 3
EXISTING BUILDING SF:	46,992 SF
PROPOSED BUILDING SF:	12,090 SF
TOTAL BUILDING SF:	59,082 SF

OPEN SPACE:	REQUIRED-20% (1.35 AC.) PROVIDED-55% (3.71 AC.)
EXISTING:	IMPERVIOUS 137,612 SF PERVIOUS 157,158 SF
PHASE I:	IMPERVIOUS 130,016 SF PERVIOUS 164,754 SF
FUTURE PHASE:	IMPERVIOUS 133,196 SF PERVIOUS 161,574 SF
NET CHANGE:	4,416 SF (PERVIOUS)

REQUIRED PARKING:	1 PER 500 SF 59,082 SF / 500 SF=118.16 TOTAL = 118 STALLS 2% REQUIRED ACCESSIBLE SPACES
CURRENT PARKING:	242 STALLS 9 ADA STALLS
PROPOSED PARKING:	167 STALLS (~75 STALLS) 4 ADA STALLS (~5 STALLS)

LEGEND	
	PROPERTY LINE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING UNDERGROUND TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS SERVICE
	EXISTING CABLE TELEVISION
	EXISTING WATER SERVICE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	SAWCUT LINE
	PROPOSED CONCRETE CURB & GUTTER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED FIRE PROTECTION LINE
	PROPOSED STORM SEWER

