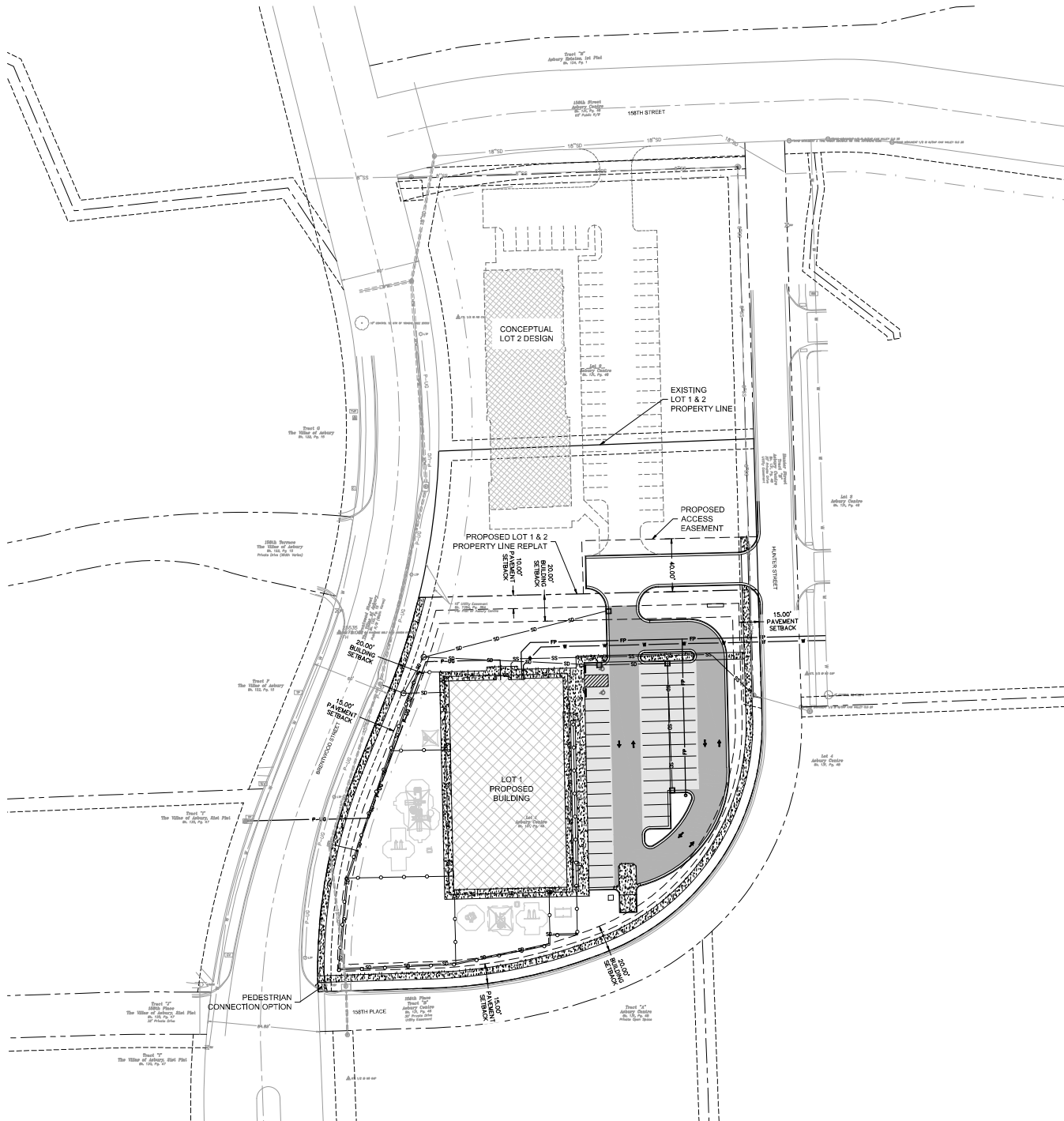




- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - EASEMENT
 - PROPOSED CONCRETE CURB & GUTTER
 - PROPOSED CONCRETE DRY CURB & GUTTER
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - PROPOSED LIGHT DUTY ASPHALT PAVEMENT
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - PROPOSED LANDSCAPE/ROOF DRAIN
 - PROPOSED DOMESTIC WATER
 - PROPOSED SANITARY SERVICE LINE
 - PROPOSED UNDERGROUND POWER
 - PROPOSED FIRE PROTECTION LINE
 - PROPOSED COMMUNICATIONS SERVICE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING ELECTRICAL LINE
 - EXISTING DOMESTIC WATER
 - EXISTING GAS SERVICE
 - EXISTING COMMUNICATIONS LINE
 - EXISTING CABLE TV

PRIMROSE SCHOOL BUILDING & SITE DATA					
NO. OF STORIES	USE	BUILDING SQ. FT.	PARKING REQUIRED	TOTAL STANDARD PARKING PROVIDED	TOTAL ACCESSIBLE PARKING PROVIDED
1	DAYCARE	13,545 S.F.	1 PER 800 SQUARE FEET = 17	41	2
EXISTING LOT 2 ZONING (CP-O, CP-1)					
PROPOSED LOT 2 ZONING (C-1)					
EXISTING LOT 1 ZONING (CP-O)					
PROPOSED LOT 1 ZONING (C-1)					
EXISTING LOT 2 AREA= +/- 1.25 ACRES (54,540 S.F.)					
PROPOSED LOT 2 REPLAT AREA= +/- 1.88 ACRES (82,021 S.F.)= 50.39% INCREASE					
EXISTING LOT 1 AREA= +/- 2.49 ACRES (108,618 S.F.)					
PROPOSED LOT 1 REPLAT AREA= +/- 1.86 ACRES (81,137 S.F.)= 25.30% DECREASE					
25% REQUIRED LANDSCAPING OPEN SPACE= 20,284 S.F.					
LOT 1 LANDSCAPE OPEN SPACE PROVIDED= 22,230 S.F. (27.77%)					
PLAYGROUND REQUIREMENTS: 75 SF PER CHILD X 1/2 OF THE CENTER'S LICENSED CAPACITY= 7,875 SF					
PLAYGROUND AREA PROVIDED= 18,100 S.F.					

DESCRIPTION:
ALL OF LOT 1, ASBURY CENTRE, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



GENERAL LAYOUT PLAN
PRELIMINARY DEVELOPMENT PLAN
PRIMROSE SCHOOL OF OLATHE
159TH STREET AND S. RIDGEVIEW ROAD

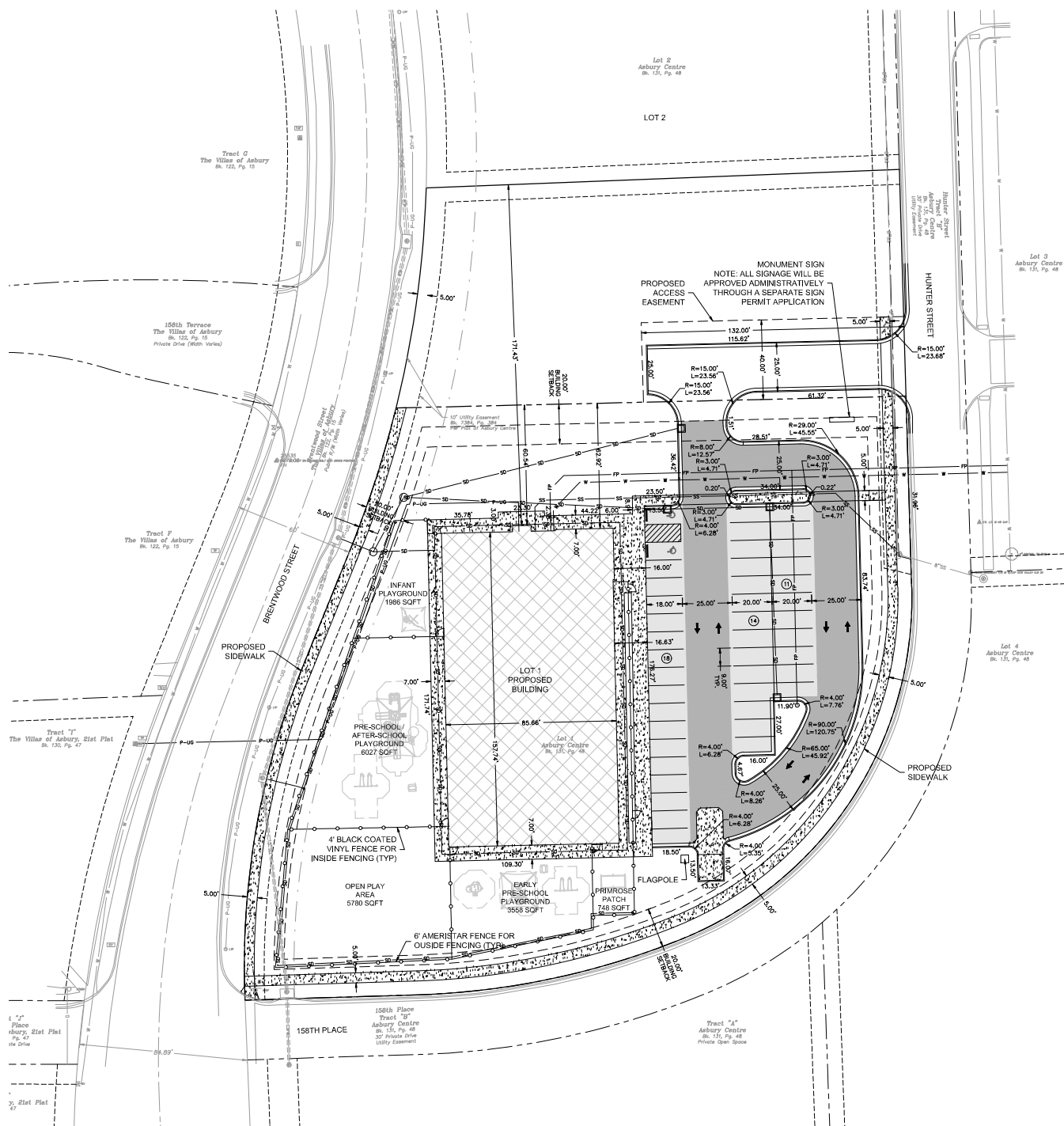
Q14THE, KANSAS
SHEET
C100

DATE	REVISION DESCRIPTION
12/16/2024	1. REVISED PER CITY COMMENTS

2024

REVISIONS

olsson
7001 West 133rd Street, Suite 200
Overland Park, KS 66207-2425
TEL: 913.381.1170 www.olson.com



LEGEND

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	EXISTING COMMUNICATIONS LINE
	EXISTING CABLE TV
	PARKING STALL COUNT



