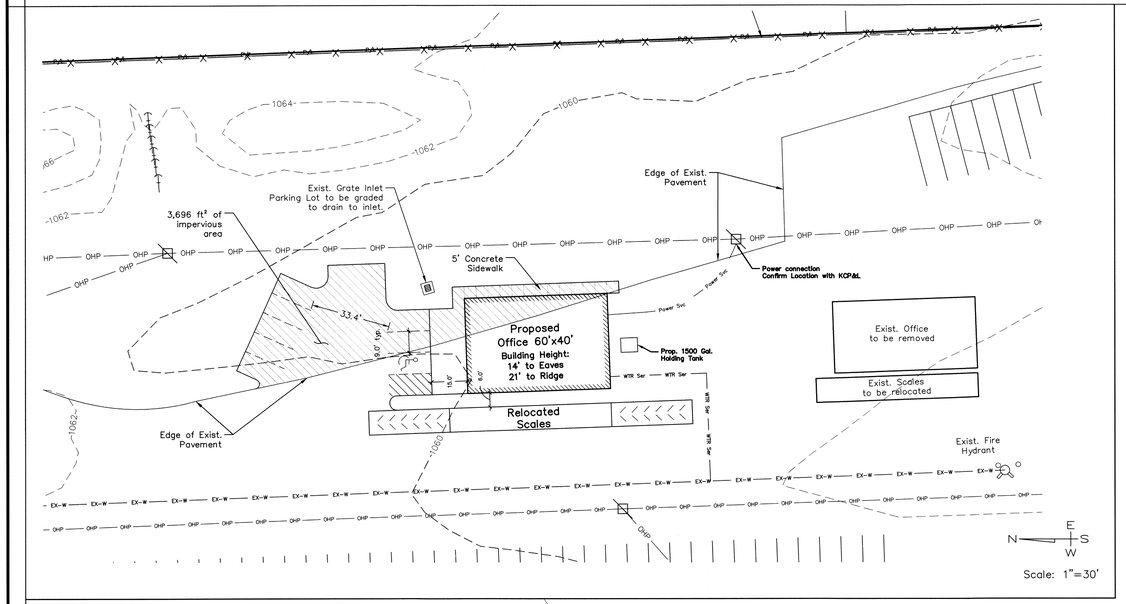


SITE PLAN

Riverview Stone

City of Olathe,
Johnson County, Kansas

Notes:

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

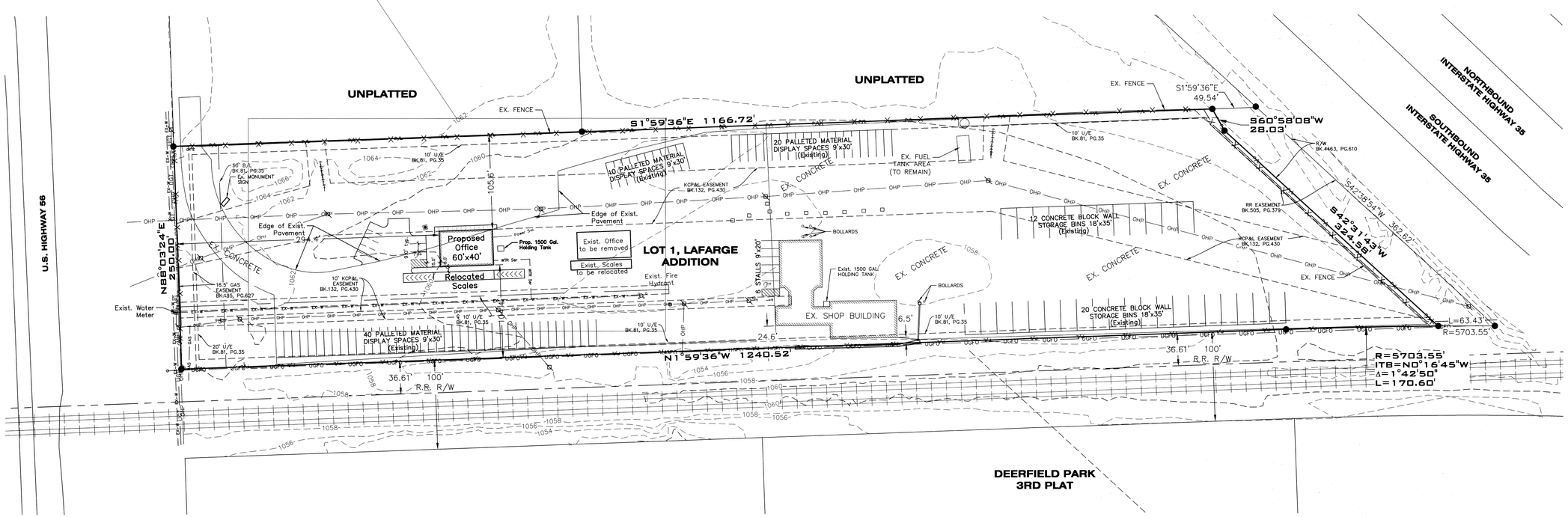
LEGAL DESCRIPTION:

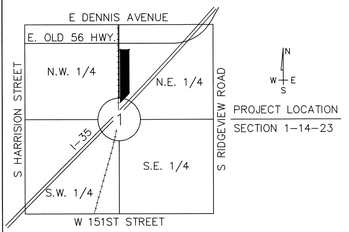
All of Lot 1, LaFarge Addition, a subdivision now in the City of Olathe, Johnson County, Kansas, except that part in Interstate Highway 35 right-of-way as described in Book 4463, Page 610.

PROPERTY OWNER
LAFARCE NORTH AMERICA
15100 E. COURTNEY ATHERTON RD.
SUGAR CREEK, MISSOURI 64058
PHONE: (816) 257-4040

APPLICANT FOR:
RIVERVIEW STONE
CONTACT: PETE KUESER
P.O. BOX 25686
SHAWNEE MISSION, KANSAS 66225
PHONE: (913) 208-1144

PREPARED BY:
ALLENBRAND-DREWS & ASSOCIATES, INC.
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635





LEGEND

IRON BAR FOUND	GUY ANCHOR
POWER POLE	—W— WATER MAIN
WATER METER	—GAS— GAS MAIN
WATER VALVE	—OHP— OVERHEAD POWER LINES
FIRE HYDRANT	—UGT— UNDERGROUND TELEPHONE
STORM MANHOLE	—UGP— UNDERGROUND POWER
	—UGFO— UNDERGROUND FIBER OPTIC
	—x— FENCE
— Power Svc— Proposed Power Service Line	
— WTR Svc — Proposed Water Service Line	

NORTH

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

Stormwater and Water Quality Notes:

Planned expansion will result in a net gain of ~3,700 ft² of impervious area. Because of this no detention or water quality devices are planned for this expansion.

Total Lot Area: 7.36 acres

Zoning: MP-3

Building Areas:
- Ex. Office 1,800 s.f. (to be removed)
- Ex. Shop 7,614 s.f.
- New Office 2,400 s.f.

Parking Provided
- at Shop 6 Stalls (9'x20') includes 1 HC Stall
- at New Office 9 Stalls (9'x18') includes 1 HC Stall

Site is not located in a flood zone per FEMA Map Number 20091C0094G, dated August 3, 2009

Public Facilities:
- Water - Existing water line on site
- Power - Existing power located on site
- Sewer - New building served by 1500 gal holding tank

No.	Date	Revisions	By
1	12/19/18	Revised per City Comments Dated 12/12/18	JLL
2			
3			
4			

Designed By JLL
Drawn By JLL
Checked By JLL
Date 12/19/2018
Job No. 34172

JAMES L. LONG LICENSED 12/19/18 17242 KANSAS PROFESSIONAL ENGINEER

CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS
192 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635
14 W. PEORIA
PAOLA, KANSAS 66071
PHONE: (913) 557-1076
FAX: (913) 557-6804
Allenbrand-Drews & Associates, Inc.

Riverview Stone

Civil Site Plan

Sheet No.
C1

Civil Site Plan

\\DRAWINGS_34000\34172-Riverview Stone\Riverview Stone Site Plan.dwg Scale=1:1 Drawn: December 19, 2018 - 10:38am By dfm