

**BUILDING AREAS**  
EX. OFFICE 2,544 S.F.  
EX. SHOP 5,010 S.F.  
TOTAL 7,614 S.F.

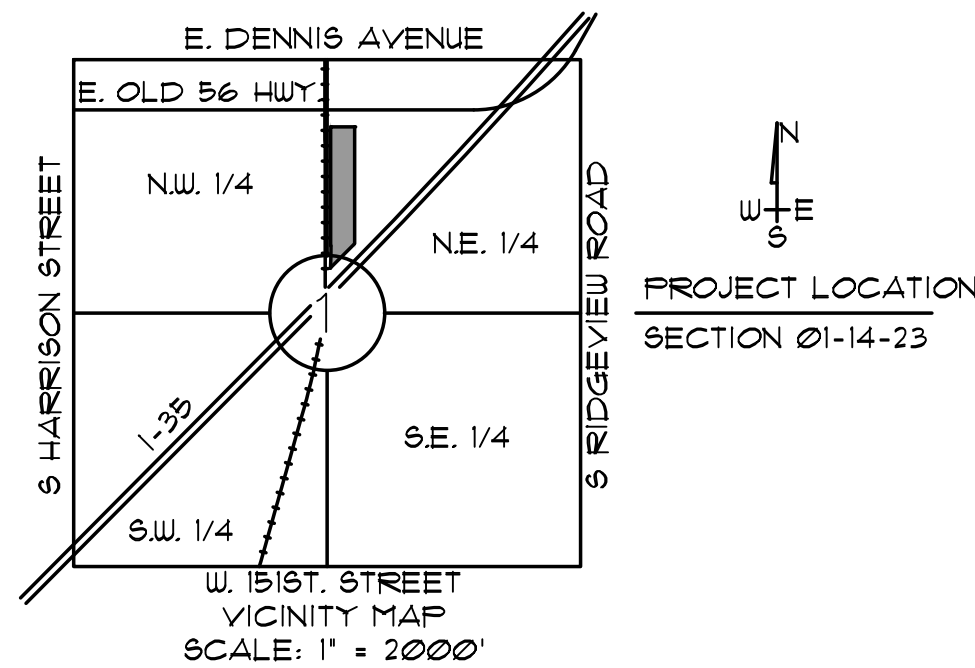
**PARKING**  
19 PARKING STALLS REQUIRED  
(PER OFF STREET PARKING  
SCHEDULE UDO 1860.140)

19 PARKING STALL PROVIDED,  
INCLUDING 1 HC STALL

**PROPERTY OWNER**  
LAFARGE NORTH AMERICA  
15100 E. COURTNEY ATHERTON RD.  
SUGAR CREEK, MISSOURI 64058  
PHONE: (816) 251-4040

**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) 764-1016  
FAX: (913) 764-8635

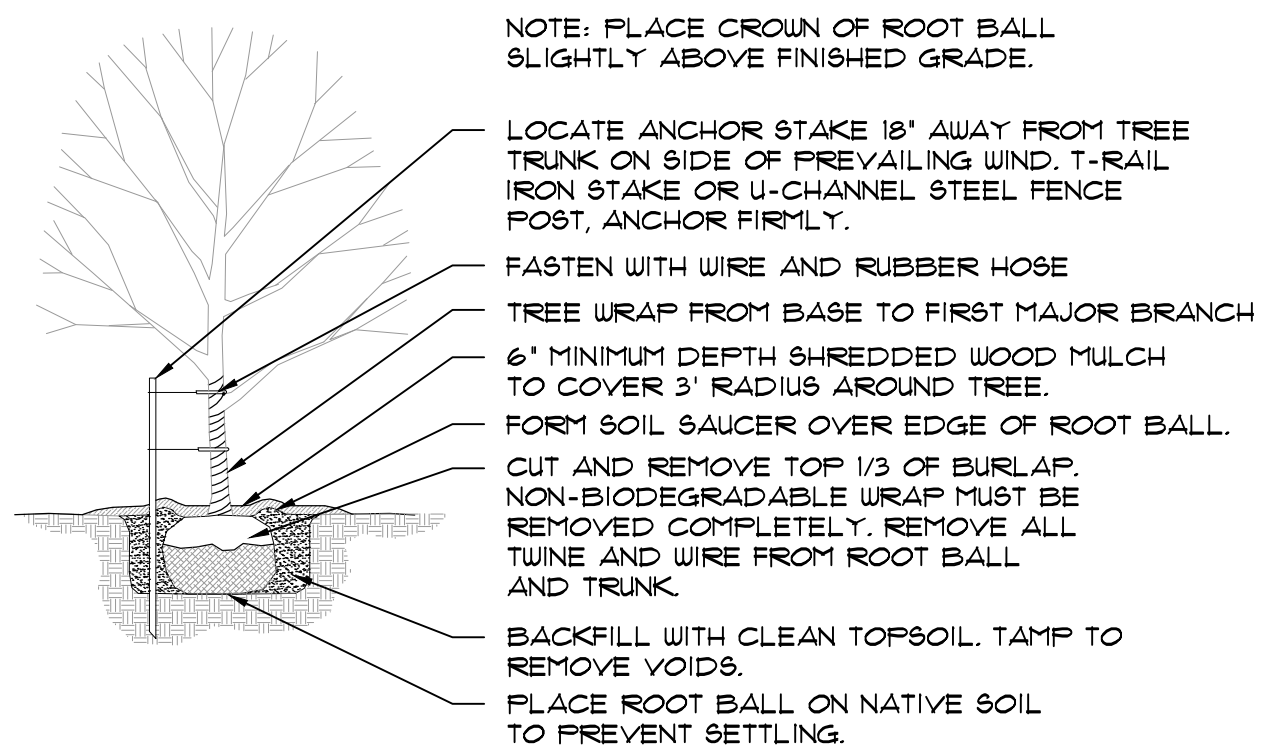


## LEGEND

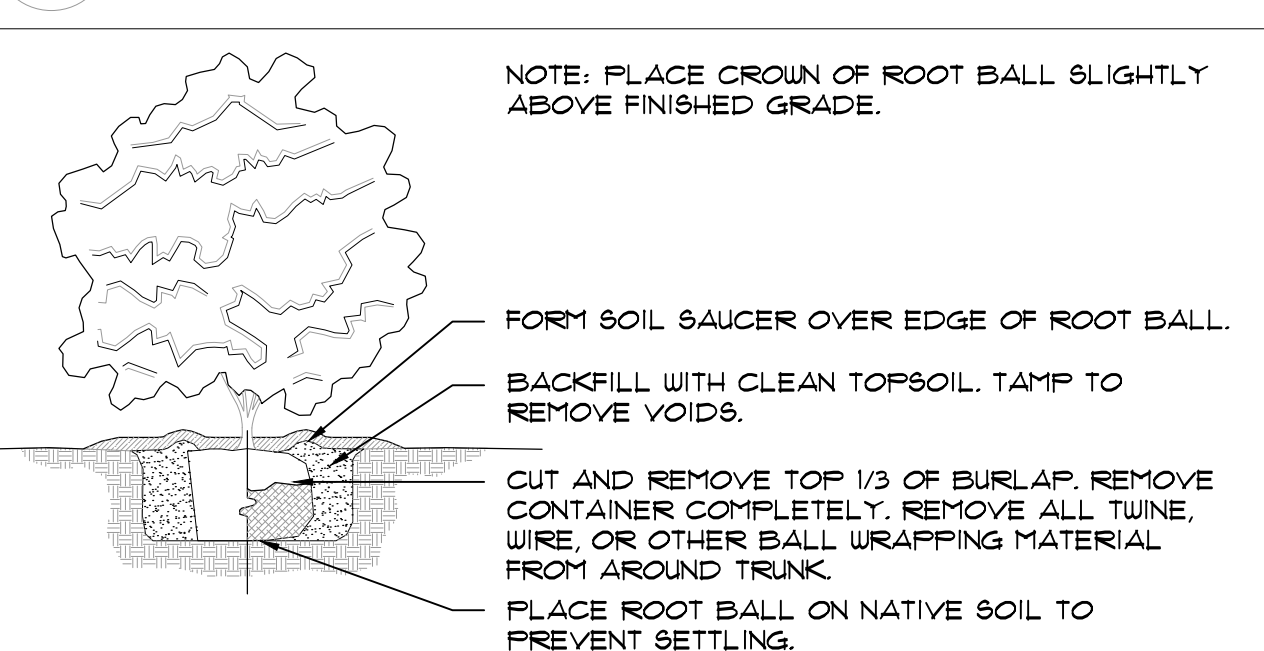
●	IRON BAR FOUND	→→	GUY ANCHOR
□	POWER POLE	— W —	WATER MAIN
W	WATER METER	— GAS —	GAS MAIN
⊕	WATER VALVE	— OHP —	OVERHEAD POWER LINES
⚡	FIRE HYDRANT	— UGT —	UNDERGROUND TELEPHONE
⊗	STORM MANHOLE	— UGP —	UNDERGROUND POWER
T	EX. TREES	— UGFO —	UNDERGROUND FIBER OPTIC
		— X —	FENCE

## LANDSCAPE SCHEDULE

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE (MIN.)	QTY.
	A	WHITE FIR	EUONYMUS ALATUS 'RUDY HAAG'	6'-8' HIGH	•
	B	WHITE SPUCE	PICEA GLAUCA	6'-8' HIGH	•
	C	PAPER BIRCH	BETULA PAPPYREFIRA	1-1 1/2' CAL.	•
	D	WINGED EUONYMUS	EUONYMUS ALATUS	•	•
	E	CLIMBING PRAIRIE ROSE	ROSA SETIGERA	•	•
	F	AMERICAN ARBORVITAE	THUJA OCCIDENTALIS 'NIGRA'	4' HIGH	•
	G	AMERICAN BOXWOOD	BUXUS SEMPERVIRENS	•	•
	H	CRIMSON PYGMY	BERBERIS THUNBERGII	•	•
	I	ORNAMENTAL GRASSES	VARIES	•	•
	J	SUGAR MAPLE TREE	SACCHARUM VAR	6'-8' HIGH	•
	K	REDBUD TREE	CERCIS CANADENSIS	4' HIGH	•

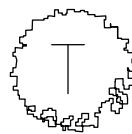


## 2 TREE PLANTING DETAIL

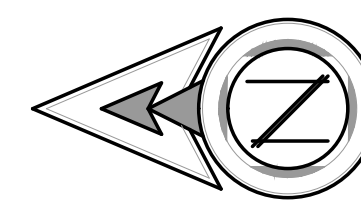


## 3 SHRUB PLANT DETAIL

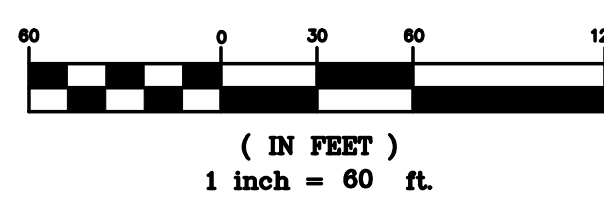
LI NTS



EXISTING TREE



GRAPHIC SCALE



LANDSCAPING PLAN

1' = 60'

## LANDSCAPE NOTES:

- ALL TREE WELLS AND SHRUB BEDS TO RECEIVE AN INITIAL PRE-EMERGENT AND SHALL RECEIVE 3' OF SHREDDED HARDWOOD MULCH.
- ANY TREES INSTALLED WITHIN 6' OF A SIDEWALK OR CURB SHALL INCLUDE ROOT BARRIER MATERIALS INSTALLED AT THE TIME OF TREE PLANTING.
- CONTRACTOR SHALL IMMEDIATELY WATER ALL PLANT MATERIALS FOLLOWING PLANTING AND CONTINUE WATERING AND MAINTENANCE UNTIL OWNER ACCEPTANCE.
- MULCH TO 3" THICKNESS AT AN ELEVATION OF 1" BELOW CONCRETE SIDEWALK OR CURB. SLOPE AWAY FROM ANY STRUCTURES.
- RESTORE AREAS OF GRASS TURF DAMAGED BY CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OVERHEAD & UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIR OR REPLACEMENT AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIALS SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE AND INFESTATION, AND TRUE TO THE TYPE, CULTIVAR, SIZE, COLOR AS SPECIFIED. SUBSTITUTIONS SHALL BE APPROVED BY THE CITY OF GARDNER, KS. INSTALLATION SHALL FOLLOW SOUND PROFESSIONAL PLANTING PROCEDURES, LAID OUT IN A UNIFORM AND CONSISTENT PATTERN AND TRUE TO THE LANDSCAPE PLAN.
- ALL LANDSCAPE SHALL BE INSTALLED ACCORDING TO THE APPROVED LANDSCAPING INDICATED ON THE SITE PLAN.
- 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 ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- NO TREE SHALL BE PLANTED WITHIN 15 FEET OF A STREETLIGHT OR FIRE HYDRANT.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED.

## BUILDING OWNER/DEVELOPER:

RIVERVIEW STONE  
TEL: (913) 284-1594

## BUILDING DESIGNER:

SULLIVAN PALMER ARCHITECTS  
ADDRESS: 8849 LONG STREET, LENEXA, KS.  
TEL: (913) 888-8540

## PROPERTY SURVEYOR:

ALLENBRAND-DREWS ASSOC.  
ADDRESS: 122 N. WATER STREET, OLATHE, KANSAS.  
TEL: (913) 764-1016

## BUILDING ADDRESS:

901 E Old 56 HWY, OLATHE, KS 66061

## CODE ITEMS:

2012 INTERNATIONAL BUILDING CODE, JOHNSON COUNTY, KS  
2012 INTERNATIONAL MECHANICAL CODE  
2012 INTERNATIONAL PLUMBING CODE  
2011 NATIONAL ELECTRIC CODE  
2009 ICC/ANSI-A117.1 ACCESSIBILITY  
ALL CODE ITEMS AS REVISED BY JOHNSON COUNTY, KANSAS

## SITE DATA:

EXISTING ZONING: PE-3 - COMMERCIAL  
TRACT A ACRES: APPROX. 5.93 ACRES

## GREEN SPACE/ OPEN SPACE REQUIREMENT:

15% OF THE TOTAL SPACE MUST BE GREEN SPACE/OPEN SPACE  
1.36 ACRES WOULD EQUAL 1.1 ACRES 1.36/(15%)=1.1 ACRES  
ACTUAL = 60533 S.F. = 1.4 ACRES OF GREEN SPACE

## PARKING RATIO/REQUIRED-PROPOSED PARKING:

1 PARKING STALL PER EMPLOYEE TOTAL  
PARKING REQUIRED = 1 SPACES PARKING  
PROVIDED = 3 SPACES

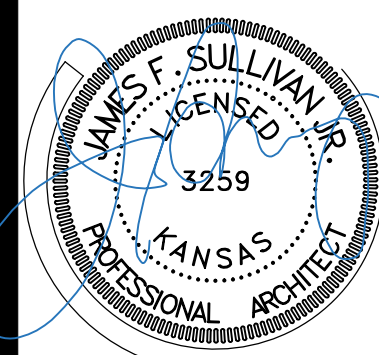
## LANDSCAPE RATIO/REQUIRED-PROPOSED LANDSCAPING:

1 TREE per 40' OF STREET FRONTAGE  
LANDSCAPE REQUIRED: • TREES  
LANDSCAPE PROVIDED: • TREES & 50 SHRUBS

## LEGAL DESCRIPTION:

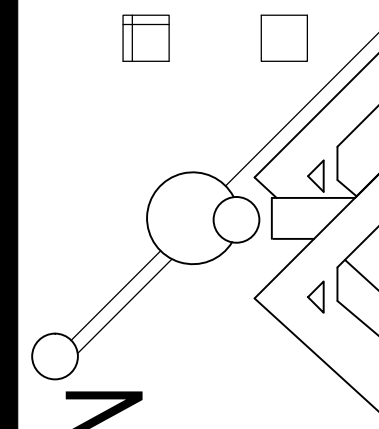
ALL LOT 1, LAFARGE ADDITION, A SUBDIVISION NOW IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART IN INTERSTATE HIGHWAY 35 RIGHT-OF-WAY AS DESCRIBED IN BOOK 4463, PAGE 610.

TRACT A ACRES: APPROX. 3.893 ACRES



# RIVERVIEW STONE NEW BUILDING ADDITION

901 E OLD 56 HWY, OLATHE, KS 66061



SULLIVAN  
PALMER  
ARCHITECTS

8822 Johnson Dr.  
Lenexa, Kansas 66022  
Main Office: (913) 888-8540  
Fax: (913) 888-8552

Date:  
08-21-18

Revision:
△ REVIS. 12-19-18
△ REVIS. 01-22-19

Drawn by:  
LJN

Sheet:

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