

GENERAL PLANNING 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, utility meter banks and routers shall be screened from public view with landscaping or with an architectural treatment compatible with the building architecture in compliance with Unified Development Ordinance requirements.

FIRE DEPARTMENT/FIRE ACCESS NOTES:

1. If no automatic sprinklers, then all portions of the building are required to be within 400 feet of a hydrant (travel distance).
2. If building is provided with an automatic sprinkler system, then all portions of the building will be required to be within 600 feet of a hydrant (travel distance).
3. Dead-end water mains with fire hydrants are not permitted unless water supply calculations can be provided that demonstrate an adequate water supply provides the required fire flow or the sprinkler demand, whichever is greater; otherwise the water supply for hydrants is required to be looped to existing mains. (F.C. Section 507.5.1, Ex. 2)
4. A fire department connection (FDC) is required within 100 feet of a hydrant for sprinklered buildings. The FDC is required to be accessible from a fire apparatus access road. The City of Olathe Fire Code Amendment 16.05.340 requires a 4-inch Storz quick coupling connection.

Site Information:
Legal Description:

A tract of land lying in the Southwest One-Quarter of Section 33, Township 13 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:
Beginning at the Northwest corner of the said Southwest One-Quarter; thence North 67 degrees 45 minutes 48 seconds East, along the North line of the said Southwest One-Quarter, said line also being the South line of "BLACKBOB MEADOWS 2ND PLAT" - A REPLAT OF "BLACKBOB MEADOWS", a subdivision of land in the City of Olathe, Johnson County, Kansas, recorded in Book 64 at Page 39 and the South line of "BRADFORD TRAILS, SECOND PLAT", a subdivision of land in the City of Olathe, Johnson County, Kansas, recorded in Book 108 at Page 2, a distance of 1567.10 feet to a point on the South line of Lot 52 of said "BRADFORD TRAILS, SECOND PLAT", said point being the Northwest corner of "MEADOWRIDGE 2ND PLAT", a subdivision of land in the City of Olathe, Johnson County, Kansas, recorded in Book 123 at Page 43; thence South 02 degrees 09 minutes 32 seconds East, along the West line of said "MEADOWRIDGE 2ND PLAT" and a Westerly line of "MEADOWRIDGE 1ST PLAT", a subdivision of land in the City of Olathe, Johnson County, Kansas, recorded in Book 123 at Page 23, a distance of 786.62 feet to the Southwest corner of Lot 27 of said "MEADOWRIDGE 1ST PLAT"; thence South 67 degrees 50 minutes 28 seconds West, along a Northerly line of said "MEADOWRIDGE 1ST PLAT" a distance of 1567.10 feet to a point on the West line of the said Southwest One-Quarter; thence North 02 degrees 09 minutes 32 seconds West, along the West line of the said Southwest One-Quarter a distance of 784.50 feet to the Point of Beginning, and containing 27.5415 acres more or less, except for that part thereof taken or used for road right of way.

Also known as:

All of "OAK LAWN MEMORIAL GARDENS" a subdivision of land in the City of Olathe, Johnson County, Kansas, recorded in Book 19 at Page 45, Book 20 at Page 11, Book 62 at Page 1 and part of the Southwest One-Quarter of Section 33, Township 13 South, Range 24 East, in the City of Olathe, Johnson County, Kansas.

Site Information (cont.):
Property Address:

3901 S. Blackbob Road
Olathe, KS 66062

Lot Area: 1,179,763 Square Feet (27.08 Ac.)

Proposed Floor Area Ratio (F.A.R.) = 0.008

Current Zoning: AG (Agricultural)

Proposed Zoning: AG (Agricultural W/Special Use Permit)

Current Use: Cemetery

Proposed Use: Cemetery W/Funeral Home Services

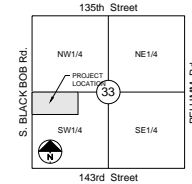
Parking Requirements

Funeral Home: 1 Staff/Employee + 1 Staff/6 Seats
= 10 Stalls
No. of Employees = 10 (max)
= 56 Stalls
Seating = 224
Total Parking Required: = 66 Stalls

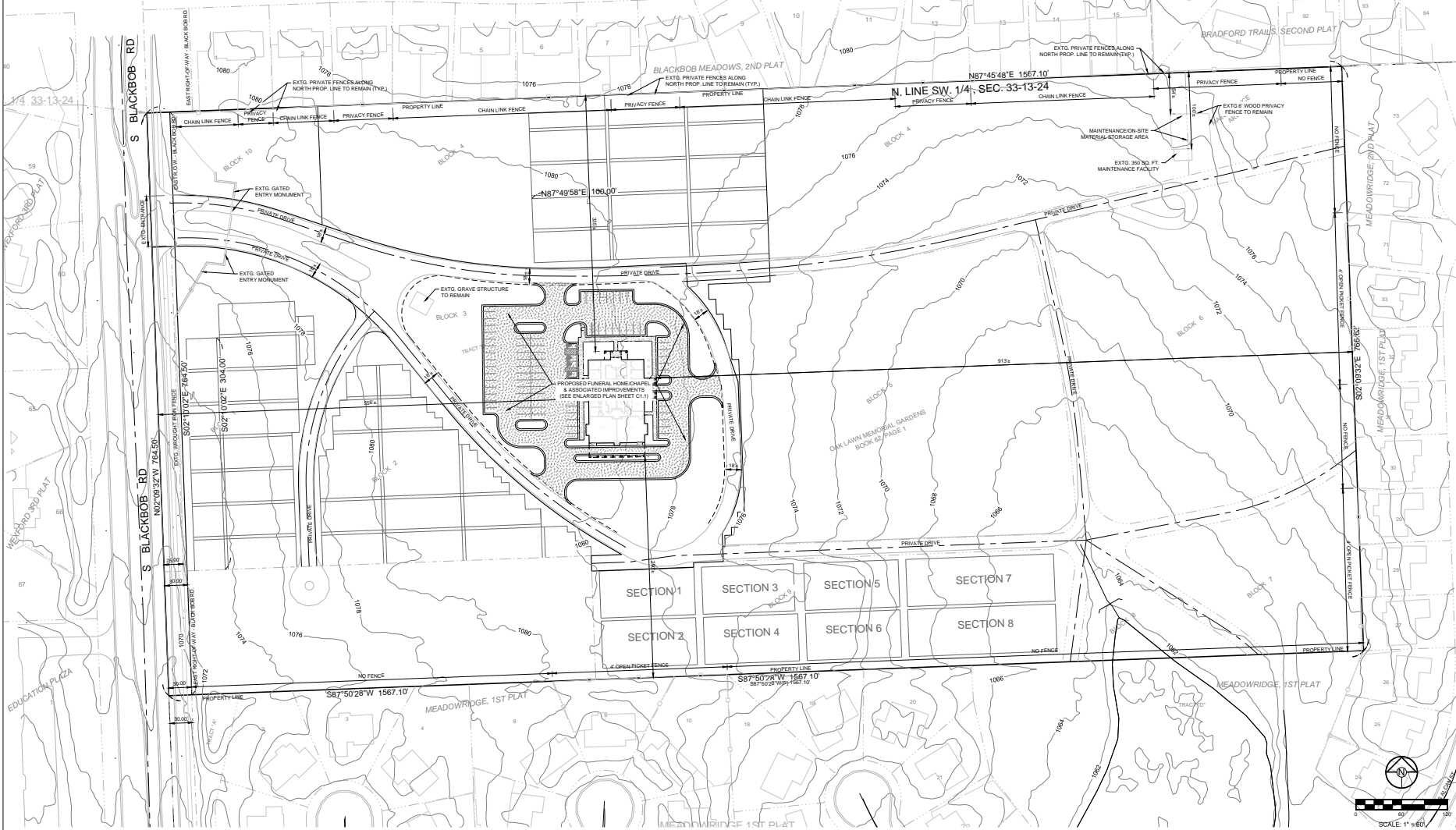
Proposed Parking:

81 Stalls (4 Accessible Spaces)
"NO PARKING SIGNS" shall be installed on all access drives identified as fire lanes.

SITE DATA TABLE			
LOT AREA:		EXISTING	PROPOSED
		1,179,763 SQ. FT. (27.08 AC.)	
ROOFED BUILDING AREA	915 (0.08%)	11,325 S.F. (0.96%)	
PAVEMENT/DRIVE AREA	77,446 S.F. (6.56%)	123,107 S.F. (10.43%)	
OPEN SPACE AREA	1,101,402 S.F. (93.36%)	1,045,333 S.F. (88.61%)	



SECTION 33-13-24
LOCATION MAP
SCALE 1" = 2000'



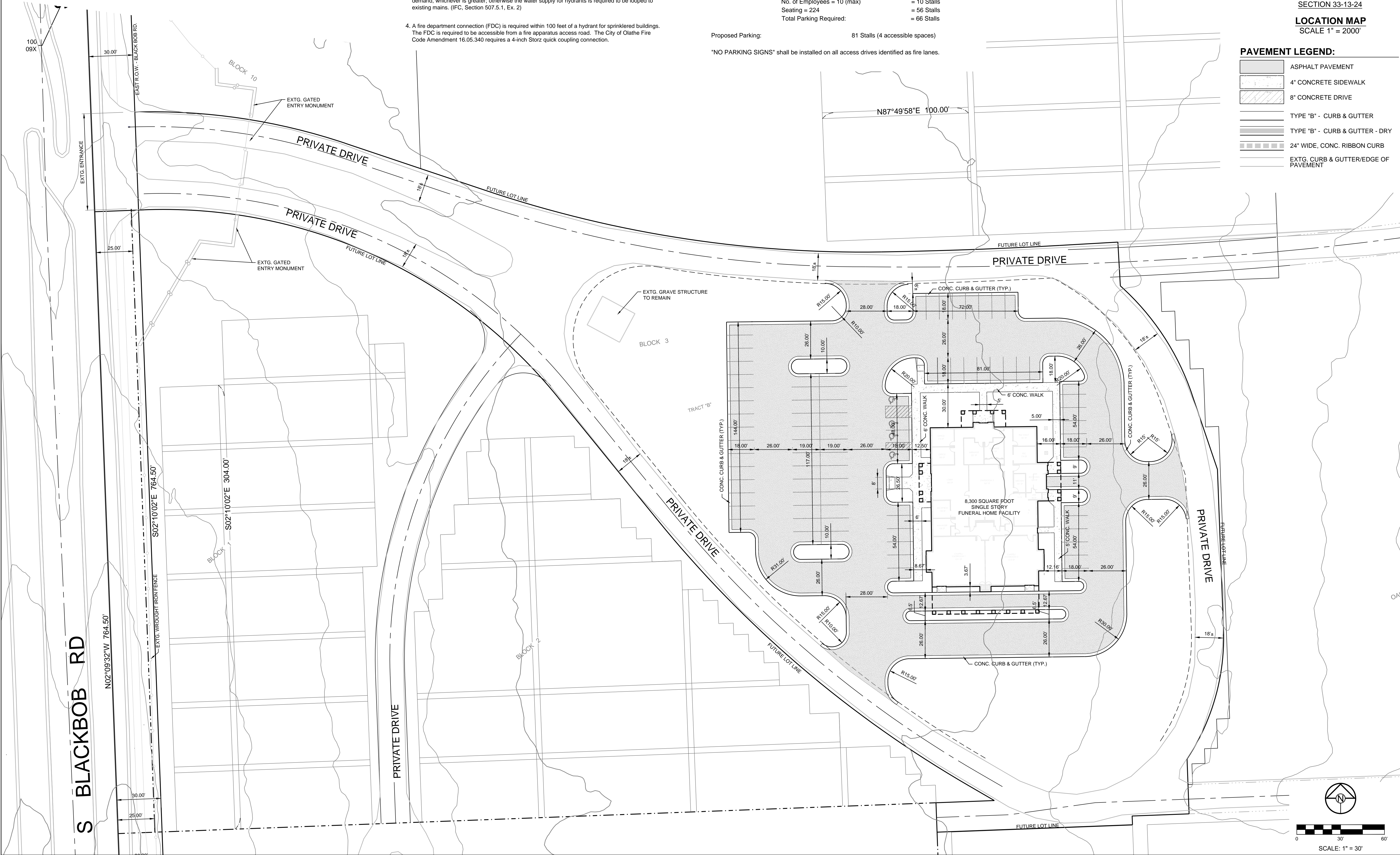
SCHLAGEL & ASSOCIATES, P.A.
Engineers/Planners/Surveyors/Landscape Architects
14620 West 107th Street, Lenexa, Kansas 66215
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Phone: 913.451.4545
Fax: 913.451.4546

SPECIAL USE PERMIT/PRELIM. DEV. PLAN
OAK LAWN MEMORIAL GARDENS
----FUNERAL HOME/CHAPEL ADDITION----
13901 S. BLACKBOB RD., OLATHE, KANSAS

DATE	DESCRIPTION
12-02-2019	Preparation of Preliminary Plan
12-02-2019	Final Design
12-02-2019	Final Design
12-02-2019	Final Design
12-02-2019	Final Design
12-02-2019	Final Design
12-02-2019	Final Design
12-02-2019	Final Design
12-02-2019	Final Design
12-02-2019	Final Design

OVERALL SITE PLAN

SHEET
C1.0
OF



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FIRE DEPARTMENT/FIRE ACCESS NOTES:

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4. A fire department connection (FDC) is required within 100 feet of a hydrant for sprinklered buildings. The FDC is required to be accessible from a fire apparatus access road. The City of Olathe Fire Code Amendment 16.05.340 requires a 4-inch Storz quick coupling connection.

Site Information (ctd.):

Property Address:
3901 S. Blackbob Road
Olathe, KS 66062

Lot Area: 1,179,763 Square Feet (20.08 Ac.)

Proposed Floor Area Ratio (F.A.R.) = 0.008

Current Zoning: AG (Agricultural)
Proposed Zoning: AG (Agricultural W/Special Use Permit)

Current Use: Cemetery
Proposed Use: Cemetery w/funeral home services

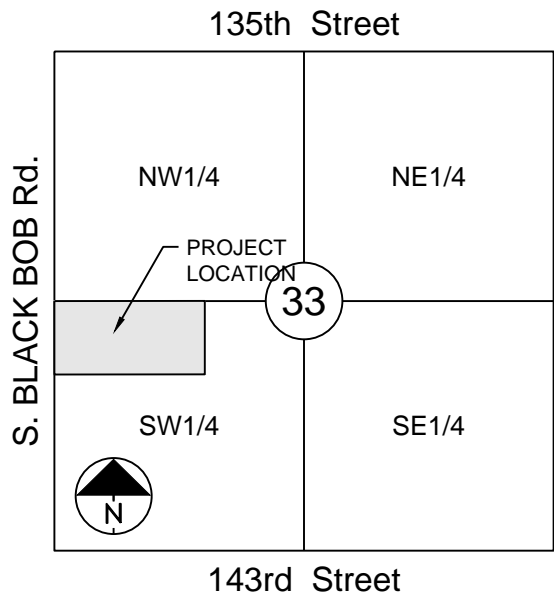
Parking Requirements

Funeral Home: 1 Stall/Employee + 1 Stall/4 Seats
No. of Employees = 10 (max) = 10 Stalls
Seating = 224 = 56 Stalls
Total Parking Required: = 66 Stalls

Proposed Parking: 81 Stalls (4 accessible spaces)

"NO PARKING SIGNS" shall be installed on all access drives identified as fire lanes.

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SECTION 33-13-24

LOCATION MAP
SCALE 1" = 2000'

PAVEMENT LEGEND:

- ASPHALT PAVEMENT
- 4" CONCRETE SIDEWALK
- 8" CONCRETE DRIVE
- TYPE "B" - CURB & GUTTER
- TYPE "B" - CURB & GUTTER - DRY
- 24" WIDE, CONC. RIBBON CURB
- EXTG. CURB & GUTTER/EDGE OF PAVEMENT

SPECIAL USE PERMIT/PRELIM. DEV. PLAN
OAK LAWN MEMORIAL GARDENS
----FUNERAL HOME/CHAPEL ADDITION----
13901 S. BLACKBOB RD., OLATHE, KANSAS

REVISION	DATE	DESCRIPTION
1	1-21-2019	City Planning Review
2	02-05-2019	Supplemental Planning Review
3		
4		
5		
6		
7		
8		
9		
10		

ENLARGED SITE
PLAN

SHEET
C1.1
OF

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#E-296 #LA-29 #LS-54