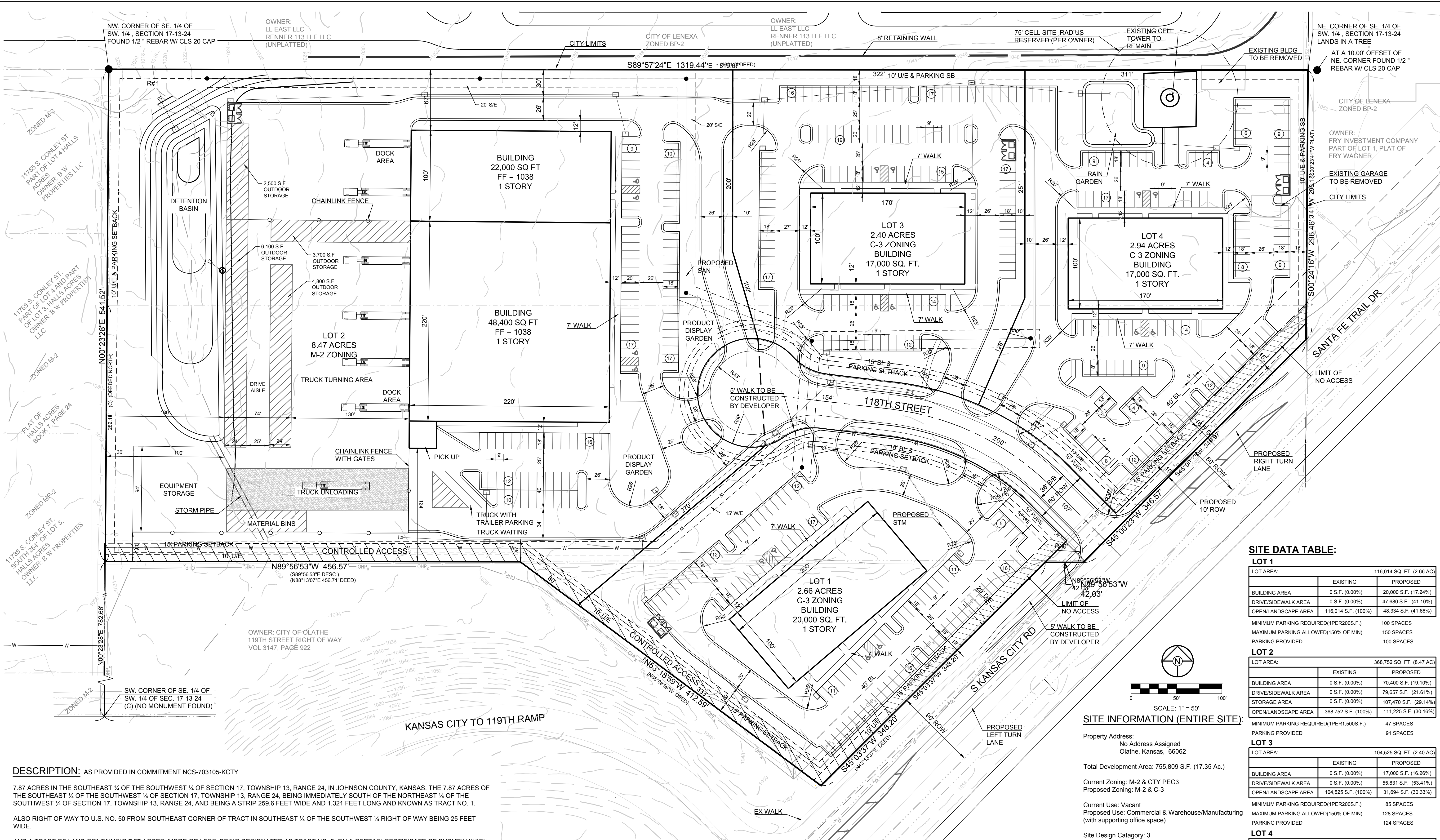


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**DESCRIPTION:** AS PROVIDED IN COMMITMENT NCS-703105-KCTY

7.87 ACRES IN THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 13, RANGE 24, IN JOHNSON COUNTY, KANSAS, THE 7.87 ACRES OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 13, RANGE 24, BEING IMMEDIATELY SOUTH OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 13, RANGE 24, AND BEING A STRIP 259.6 FEET WIDE AND 1,321 FEET LONG AND KNOWN AS TRACT NO. 1.

ALSO RIGHT OF WAY TO U.S. NO. 50 FROM SOUTHEAST CORNER OF TRACT IN SOUTHEAST ¼ OF THE SOUTHWEST ¼ RIGHT OF WAY BEING 25 FEET WIDE.

AND A TRACT OF LAND CONTAINING 7.87 ACRES, MORE OR LESS, BEING DESIGNATED AS TRACT NO. 2, ON A CERTAIN CERTIFICATE OF SURVEY WHICH IS RECORDED IN PLAT BOOK 8, PAGE 9, IN THE OFFICE OF THE REGISTER OF DEEDS OF JOHNSON COUNTY, KANSAS SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 782.9 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 13, RANGE 24, THENCE NORTH 282.1 FEET; THENCE EAST 1,321.0 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 17, WHICH IS 259.6 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #50, THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 346.3 FEET, THENCE DUE WEST 1,077.5 FEET TO THE POINT OF BEGINNING; (EXCEPTING THERE FROM A STRIP OF LAND 25 FEET WIDE EAST AND WEST OFF THE EAST END OF SAID TRACT WHICH IS RESERVED FOR ROADWAY TO CONNECT TRACT NO. 1 OF SAID SURVEY WITH U.S. HIGHWAY NO. 50).

EXCEPT ANY PART TAKEN, USED OR DEDICATED FOR ROADS OR PUBLIC RIGHTS OF WAY.

**DESCRIPTION:** AS PROVIDED IN COMMITMENT NCS-703112-KCTY

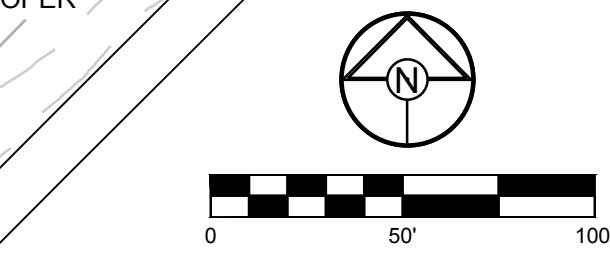
A TRACT OF LAND WITHIN THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 24 EAST IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SAID SOUTHWEST ONE-QUARTER; THENCE NORTH 00° 23' 28" WEST, (DEEDED NORTH 01° 28' 00" WEST) ALONG THE WEST LINE OF THE SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 782.66 FEET; THENCE SOUTH 89° 56' 53" EAST, (DEEDED NORTH 88° 13' 07" EAST) A DISTANCE OF 456.71 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89° 56' 53" EAST A DISTANCE OF 577.35 FEET TO A POINT; THENCE SOUTH 45° 03' 37" WEST, (DEEDED NORTH 43° 13' 37" EAST) A DISTANCE OF 348.20 FEET TO A POINT; THENCE NORTH 53° 18' 59" WEST, (DEEDED NORTH 55° 08' 59" WEST) A DISTANCE OF 412.59 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR PUBLIC RIGHTS OF WAY.

- GENERAL NOTES:**
- FLOOD NOTE: There is no floodplain indicated on the FEMA Map 2009 1C00655
  - Boundary data by Schlager and Associates.
  - Topography and adjacent plat and improvements from JOCO AIMS.
  - City of Olathe Water Service Area. Water main illustrated on the plan is a conceptual design.
  - Johnson County Wastewater Area. Sewer main illustrated on the plan is a conceptual design.
  - Existing utilities have been shown to the greatest extent possible based upon field locates by utility companies and information provided to the engineer.
  - Adjacent parcel information is based upon JOCO aims and information provided by consultants for the adjacent projects.
  - 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.
  - All wall and monument signs will require a sign permit through the codes division.
  - A final plat will be required prior to development and the platted property will be subject to street and traffic signal excise taxes.
  - Phase 1 will include the construction of 118th Street and the improvements shown on Lot 2. The completion of the remaining lots will depend on the market demand.
  - All improvements shall comply with the City of Olathe codes and construction standards.
  - All public sidewalks shall be 5 feet in width.

**FIRE DEPARTMENT / FIRE ACCESS NOTES:**

- All portions of the building will be required to be within 600 feet of a hydrant (travel distance) for sprinklered buildings. 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. (IFC, Section 507.5.1, Ex. 2)
- 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.
- All of the buildings have roof heights over 30 feet. Buildings that are over 30 feet tall (measured to the eave of a pitched roof, the top of parapet, or the intersection of the roof and exterior walls, whichever is greater) are required to be provided with an aerial apparatus access road on one side of the building. The road shall be a minimum of 15 feet and maximum 30 feet from the side the building is addressed from. The aerial apparatus access road shall be 26-feet wide road. No overhead utilities are permitted on the aerial apparatus access road or between the building and this road.
- Fire department access roads are required to be an all-weather surface that can support at least 75,000 pounds. Where fire hydrants are provided adjacent to the road, at least that area of the road (the length of the apparatus) is required to be 26 feet wide. Vertical clearance of 13.5 feet is required. IFC Section 503.2.1, 503.2.8, D102, D103.1, D103.3, D103.4.



**SITE INFORMATION (ENTIRE SITE):**

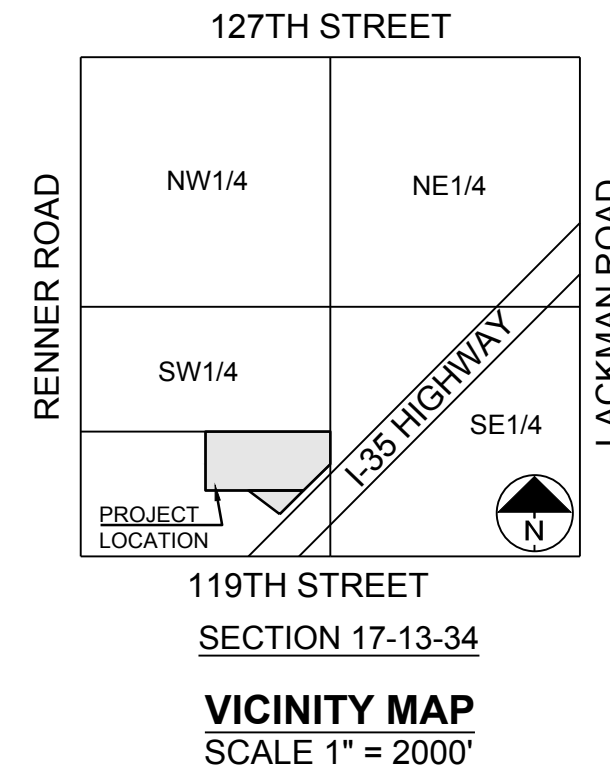
Property Address:  
No Address Assigned  
Olathe, Kansas, 66062

Total Development Area: 755,809 S.F. (17.35 Ac.)

Current Zoning: M-2 & CTY PEC3  
Proposed Zoning: M-2 & C-3

Current Use: Vacant  
Proposed Use: Commercial & Warehouse/Manufacturing (with supporting office space)

Site Design Category: 3  
Building Design Category: C



**SITE DATA TABLE:**

LOT 1			
LOT AREA:		EXISTING	PROPOSED
BUILDING AREA		0 S.F. (0.00%)	20,000 S.F. (17.24%)
DRIVE/SIDEWALK AREA		0 S.F. (0.00%)	47,880 S.F. (41.10%)
OPENLANDSCAPE AREA		116,014 S.F. (100%)	48,334 S.F. (41.66%)
MINIMUM PARKING REQUIRED(1PER200S.F.)			100 SPACES
MAXIMUM PARKING ALLOWED(150% OF MIN)			150 SPACES
PARKING PROVIDED			100 SPACES
LOT 2			
LOT AREA:		EXISTING	PROPOSED
BUILDING AREA		0 S.F. (0.00%)	70,400 S.F. (19.10%)
DRIVE/SIDEWALK AREA		0 S.F. (0.00%)	79,657 S.F. (21.61%)
STORAGE AREA		0 S.F. (0.00%)	107,470 S.F. (29.14%)
OPENLANDSCAPE AREA		368,752 S.F. (100%)	111,225 S.F. (30.16%)
MINIMUM PARKING REQUIRED(1PER1,500S.F.)			47 SPACES
PARKING PROVIDED			91 SPACES
LOT 3			
LOT AREA:		EXISTING	PROPOSED
BUILDING AREA		0 S.F. (0.00%)	17,000 S.F. (13.28%)
DRIVE/SIDEWALK AREA		0 S.F. (0.00%)	61,878 S.F. (48.34%)
OPENLANDSCAPE AREA		104,525 S.F. (100%)	49,130 S.F. (38.38%)
MINIMUM PARKING REQUIRED(1PER200S.F.)			85 SPACES
MAXIMUM PARKING ALLOWED(150% OF MIN)			128 SPACES
PARKING PROVIDED			124 SPACES
LOT 4			
LOT AREA:		EXISTING	PROPOSED
BUILDING AREA		0 S.F. (0.00%)	17,000 S.F. (13.28%)
DRIVE/SIDEWALK AREA		0 S.F. (0.00%)	61,878 S.F. (48.34%)
OPENLANDSCAPE AREA		128,006 S.F. (100%)	49,130 S.F. (38.38%)
MINIMUM PARKING REQUIRED(1PER200S.F.)			85 SPACES
MAXIMUM PARKING ALLOWED(150% OF MIN)			128 SPACES
PARKING PROVIDED			128 SPACES
RIGHT OF WAY			
RIGHT OF WAY AREA:		38,512 SQ. FT. (0.88 AC)	

**PROJECT ARCHITECT:**  
ROSE DESIGN BUILD, INC.  
1531 W 109TH STREET  
LENEXA, KS 66219  
Phone: (913) 785-0777  
Email: CHRIS@BUILDTOWHROSE.COM

**OWNER/DEVELOPER:**  
BUILDER'S STONE & MASONRY  
Attn: BRANDON BECKER  
801 N ROGERS ROAD  
OLATHE, KS 66062  
Phone: (913) 764-4446  
Email: BRANDON@BUILDERSTONEKC.COM

SCHLAGEL & ASSOCIATES, P.A.  
Engineers-Planners-Surveyors-Landscape Architects  
14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400  
WWW.SCHLAGELASSOCIATES.COM  
Kansas State Certificates of Authority  
#E-296 #LA-29 #LS-54

BUILDERS STONE  
PRELIMINARY DEVELOPMENT PLAN

11730 S KANSAS CITY ROAD OLATHE, KS

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