

## SITE

8601 W. 159th Street  
Olathe, KS 66045

Proposed Use	Car Dealership
Existing Zoning	BLZ - General Business
Required Zoning	BLZ - General Business

Building Area (1 Building)	± 50,000 sf
Floor Area Ratio	0.197

Existing Lot Coverage	86.2%
Proposed Lot Coverage	81.9%

Front Yard (159th Street)	Rear Yard (R-4)	Side Yard (West) (Riz R-4)	Side Yard (East) (Tinley Park)
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**PARKING**

Provided  $383 = 120 \text{ Standard} + 5 \text{ ADA} + 9 \text{ Charging Spaces} + 249 \text{ Storage Spaces}$

Provided	9' x 18' (Standard), 18' x 18' (ADA)
Driveway Width Minimum	22'
Provided	22'

Provided	22
Bike Spaces Provided	10 Spaces

1. ALL PROPERTY DIMENSIONS AND AREA ARE APPROXIMATES AND SUBJECT TO CHANGE PER FINAL SURVEY.

## PROPOSED CURB &amp; GUTTER

PROPERTY LINE \_\_\_\_\_

SETBACK LINE \_\_\_\_\_

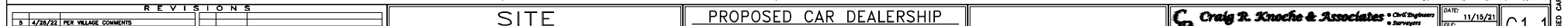
CONCRETE 

EXISTING IMPERVIOUS AREA = 218,599 SF OR 5.02 ACRES

PROPOSED IMPERVIOUS AREA = 207,726 SF OR 4.77 ACRES  
NET NEW IMPERVIOUS AREA = -10,863 SF OR 0.14 ACRES

NEW DEVELOPMENT AREA PER MWRD WMO = 1,797 SF OR 0.04 ACRE  
(ONLY 'NEW DEVELOPMENT AREA' IS PUBLIC SIDEWALK ALONG 159TH  
STREET & SIDEWALK EXTENSION INTO SITE)

PER MWRD WMO, WITH THE NEW IMPERVIOUS AREA BEING LESS THAN 0.10 ACRES IN THE NEW DEVELOPMENT AREA, VOLUME CONTROL IS NOT REQUIRED



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