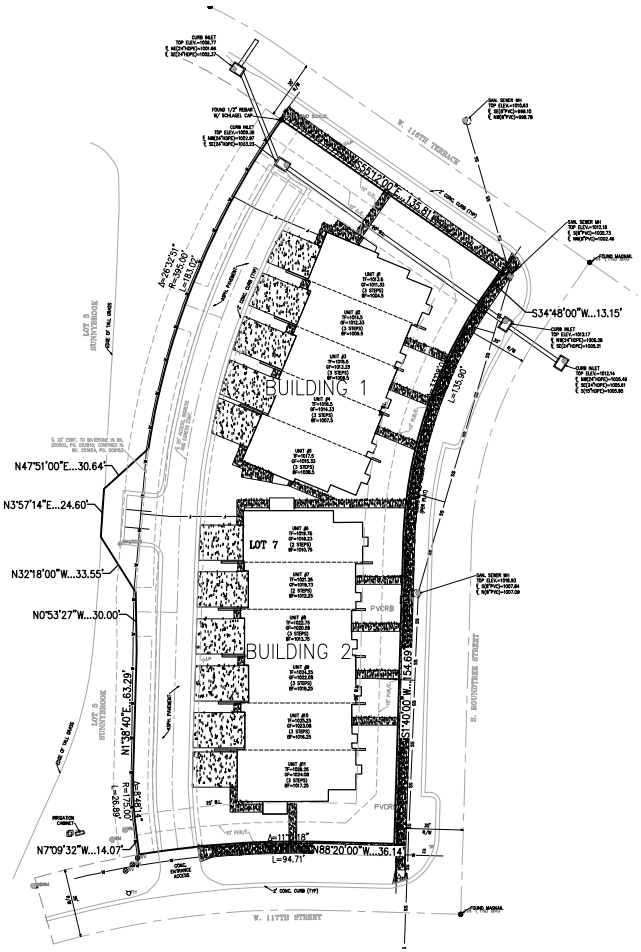
REVISED PRELIMINARY DEVELOPMENT PLANS
FOR
SUNNYBROOK TOWNHOMES
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

INDEX

C1	COVER SHEET/GENERAL SITE PLAN
C1.1	SITE PLAN
C1.2	OPEN SPACE EXHIBIT
C2	GRADING PLAN
C3	UTILITY PLAN
C3.1	WATER SERVICE PLAN
L1	LANDSCAPE PLAN



LEGAL DESCRIPTION:
LOT 7, THE VILLAGES OF SUNNYBROOKE ESTATES, 6TH PLAT, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.
GROSS AREA = ±1.0874 ACRES / ±47,368 SQ.FT.

PREPARED & SUBMITTED BY:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.

OWNER/DEVELOPER:
MURALI KANAKENAHALLI
20594 W 110TH STREET
OLATHE, KS 66061
813-435-0028

Building and Lot Data

Site Area	47,368 SF (1.09 Ac.)
Existing Zoning	RP-3
Proposed Zoning	RP-3
Number of Units	11 units
Site Area Per Unit	4,306 SF/UNIT
Density Provided (Units / Acre)	10.1
Maximum Density (Units / Acre)	15.0*
*K-7 CORRIDOR PLAN ENVISIONS MAXIMUM OF 12 UNITS PER ACRE ON THIS PROPERTY	

Parking Summary

Multi-Family	
Driveway Parking Provided	22 Spaces
Garage Parking Provided	22 Spaces
Total Parking Provided	47 Spaces
Number of Parking Spaces per Unit Provided	4.3
Total Parking Required	17 Spaces
Number of Parking Spaces per Unit Required	1.5

Setback Table

Front	20' Min.
Side	15' Min
Rear	15' Min

Site Summary

Percentage of Site Covered By Buildings (Site Coverage)	30.4% –	14,512 SF (0.33 Ac.)
Percentage of Area Covered By Roadways/Parking/Sidewalks	19.3% –	9,019 SF (0.21 Ac.)
Percentage of Open Space/Greenspace	50.3% –	23,837 SF (0.55 Ac.)
Total Site Area	100.0% –	47,368 SF (1.09 Ac.)

Open Space Calculations

Requirement of Declared Open Space	15% –	0.16 Ac.
Requirement of Required Open Space to be Active	50.0% –	0.08 Ac.
Declared Open Space Provided		0.40 Ac.
Active Open Space Provided		0.087 Ac.

Note: Active Open Space Includes:
- Pocket Park with Benches.

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	2" CURB & GUTTER
	6" CURB
B/L	BUILDING SETBACK LINE
P/S	PARKING SETBACK LINE
L/S	LANDSCAPE SETBACK LINE
	STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED BUILDING
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	ACTIVE OPEN SPACE
	CONCRETE PAVEMENT WITH SCORING PATTERN

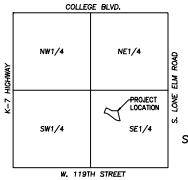
SCALE: 1"=30'
0' 30' 60'

FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0063G, AND DATED AUGUST 3, 2009.

BENCHMARK: VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK
1. FOUND "+" CUT IN CENTER BACK OF CURB INLET N. SIDE 116TH TERR.
ELEVATION = 1006.87

Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



SCALE: 1"=2000'
VICINITY MAP
SEC. 15-13-23

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PLANNING
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ENVIRONMENTAL
CONSTRUCTION

PRELIMINAY-SITE PLAN
SUNNYBROOKTOWNHOMES, 6TH PLAT
OLATHE, JOHNSON COUNTY KANSAS
PRELIMINARY PLANS

No.	Date	Revisions:	By	App
1.	3-17-25	REVISED CITY COMMENTS	GST	DEU

PROJECT NO. 2405643
DRAWN: JMO
DATE: 2-21-25
CHECKED: DEU
APPROVED: DEU
CERTIFICATE OF AUTHORIZATION NO. CA-2146
CERTIFICATE OF AUTHORIZATION NO. CE-1861
CERTIFICATE OF AUTHORIZATION NO. LA-2146
PHELPS ENGINEERING, INC.
CITY PROJECT NO. PEC2020-028
PRELIMINARY DEVELOPMENT PLAN

SHEET
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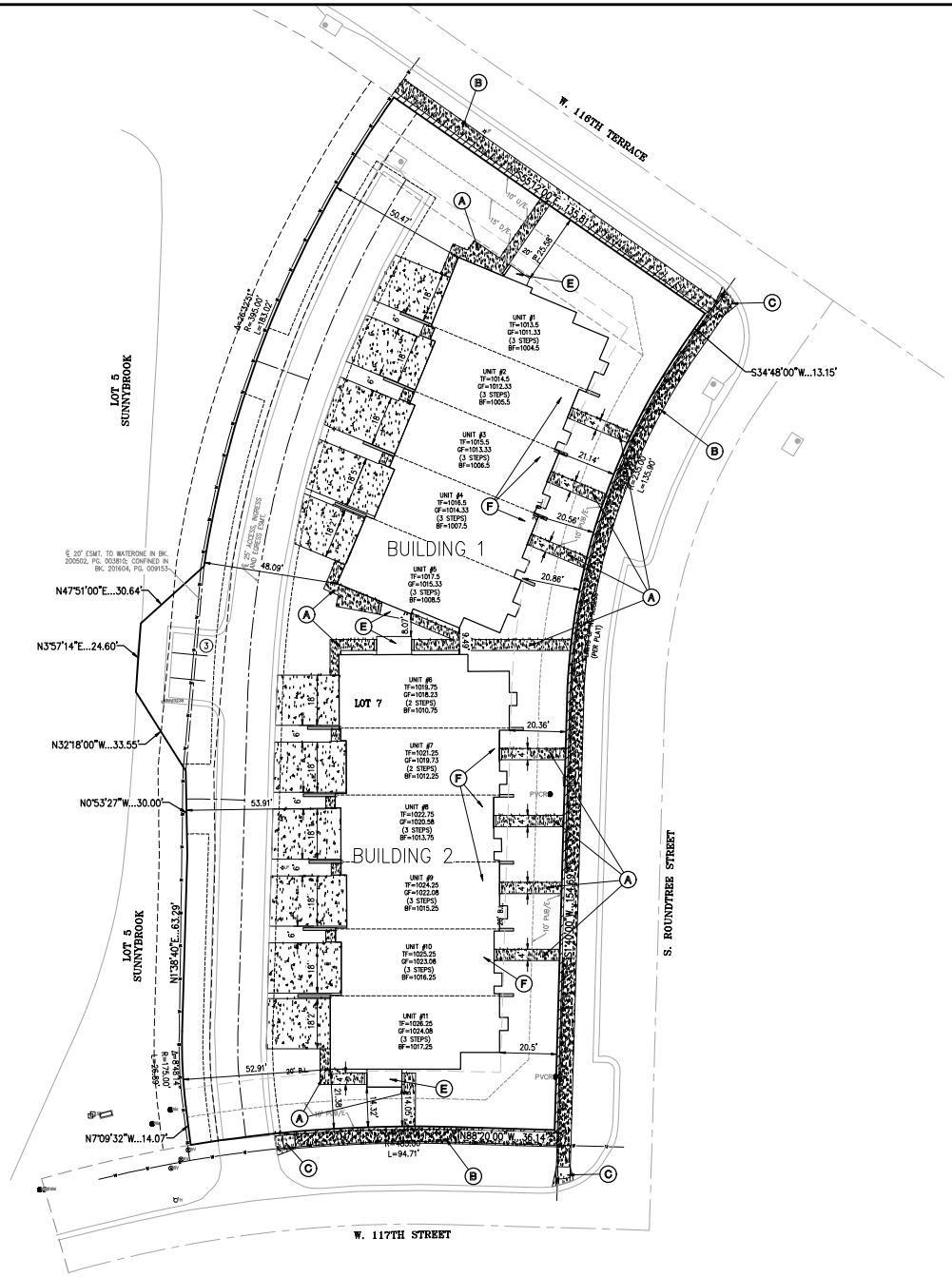

FIRE LANE NOTE:

FIRE LANE SHALL BE ESTABLISHED AND PROPERLY MARKED WITH YELLOW STRIPPING AND SIGNAGE (NO MORE THAN 100 FEET APART) PER FIRE DEPARTMENT.

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811 Know what's **below.** **Call** before you dig.

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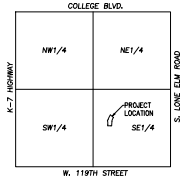

SCALE: 1"=2000'

VICINITY MAP
SEC. 15-13-23

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	2' CURB & GUTTER
	6" CURB
B/L	BUILDING SETBACK LINE
P/S	PARKING SETBACK LINE
L/S	LANDSCAPE SETBACK LINE
	STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED BUILDING
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK

SITE PLAN NOTES:

1. All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
   A) City ordinances & O.S.H.A. Regulations.
   B) The City of Olathe Technical Specifications and Municipal Code.
2. The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
3. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Olathe, Kansas, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
4. The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
5. The demolition and removal(or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
6. Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
7. All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
8. The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
9. The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
10. SAFETY NOTICE TO CONTRACTOR: In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.
11. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

SITE DIMENSION NOTES:

1. BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

1. PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
2. HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITES ACT) AND STATE LAWS AND REGULATIONS.
3. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
4. STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.
5. TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29/12 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.

SITE KEY NOTES:

- (A) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (B) CONSTRUCT PUBLIC CONCRETE SIDEWALK (TYPICAL)
- (C) CONSTRUCT CONCRETE SIDEWALK RAMP W/ DETECTABLE WARNING STRIP (PUBLIC).
- (D) CONSTRUCT MODULAR BLOCK RETAINING WALL
- (E) CONSTRUCT CONCRETE PAD FOR ENTRANCE.
- (F) PROPOSED PRIVATE PATIOS (TYP.)
- (G) PROPOSED PRIVATE DECKS (TYP.)

SCALE: 1"=20'
0' 20' 40'

PHILLIPS ENGINEERING, INC.
9201 W. Whitehaven
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Land Development
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SITE PLAN
SUNNYBROOK TOWNHOMES, 6TH PLAT
OLATHE, JOHNSON COUNTY KANSAS
PRELIMINARY PLANS

No.	Date	Revisions:	By	App
1.	3-17-25	REVISED CITY COMMENTS	GST	DEU

PROJECT NO. 245643
DATE: 2-21-25
DRAWN: JMO
CHECKED: DEU
APPROVED: DEU
CERTIFICATE OF AUTHORIZATION NO. CA-2196-99 - LS-82
CERTIFICATE OF AUTHORIZATION NO. CA-2196-99 - LP-82
CERTIFICATE OF AUTHORIZATION NO. CA-2196-99 - CE-1128
PRELIMINARY SITE PLAN

SHEET
C1.1

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LEGEND

PL	PROPERTY LINE
	LOT LINE
R/W	RIGHT-OF-WAY
	2' CURB & GUTTER
B.L.	BUILDING SETBACK LINE
L/E	LANDSCAPE EASEMENT
U/E	UTILITY EASEMENT
PUB/E	SIDEWALK EASEMENT
SW/E	PUBLIC UTILITY EASEMENT
	PROPOSED BUILDING
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	ACTIVE OPEN SPACE
	CONCRETE PAVEMENT WITH SCORING PATTERN
	COMMON OPEN SPACE

COMMON OPEN SPACE = 0.40 AC.
ACTIVE OPEN SPACE = 0.087 AC.

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N

SCALE: 1"=20'
0' 20' 40'

PHELPS ENGINEERING, INC.
2020 N. Woodlawn
Wichita, Kansas 67208
(316) 686-7361
Fax (316) 686-1115
www.phelpsengineering.com

PLANNING
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IMPLEMENTATION

OPEN SPACE
SUNNYBROOK TOWNHOMES, 6TH PLAT
OLATHE, JOHNSON COUNTY KANSAS
PRELIMINARY PLANS

No.	Date	Revisions	By	App
1.	3-17-25	REVISED CITY COMMENTS	GST	DEU

PROJECT NO. 240643
DATE 2-21-25 | DRAWN BY JAD
CHECKED BY DEU | APPROVED BY DEU
CERTIFICATE OF AUTHORIZATION NUMBER: PHELPS_ENG
CERTIFICATE OF AUTHORIZATION NO. 2006-0060
CERTIFICATE OF AUTHORIZATION EXPIRATION: 20250630

SHEET
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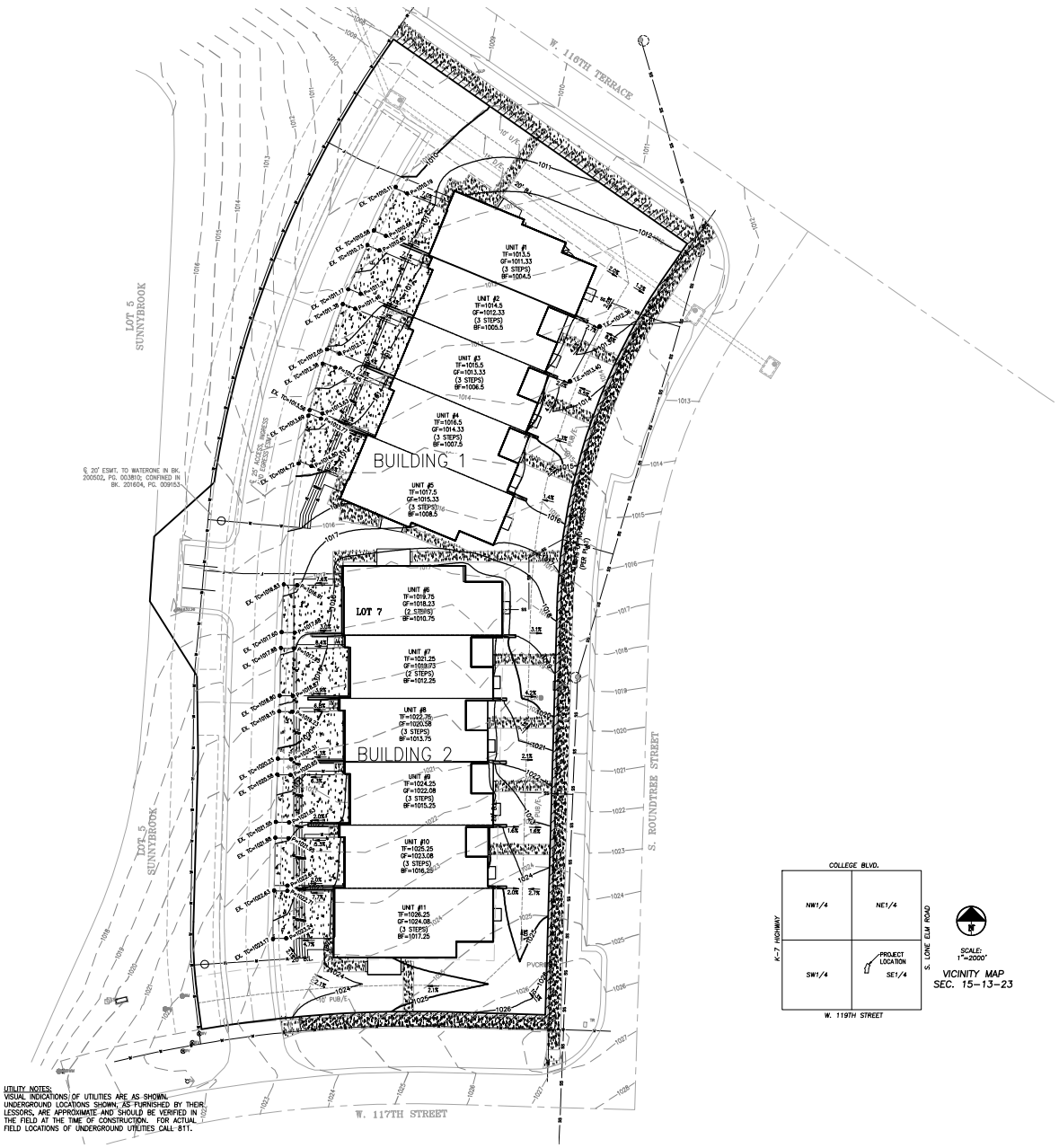

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VICINITY MAP
SEC. 15-13-23

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SITE GRADING NOTES:

1. CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted. proposed contours and elevations shown represent approximate finish grade. Contractor shall hold down subgrades to allow for pavement and sub-base thicknesses.

2. If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.

3. CLEARING AND GRUBBING: Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of proof-rolling operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fills.

4. TOPSOIL STRIPPING: Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and stockpiled at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and ITL.

5. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade. Contractor shall assure positive drainage away from buildings for all natural and paved areas.

6. SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the Geotechnical Engineer or his representative.

7. PROOFROLLING: Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill should be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be proof-rolled within 48 hours of paving. Unsuitable soils that are detected and that can not be recompacted should be over-excavated and replaced with controlled structural fill.

8. EARTHWORK:

   A) GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report. Said report and its recommendations are herein incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.

   B) SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.

   C) FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris. In areas where the thickness of the engineered fill is greater than five, feet building and pavement construction should not commence until an authorized by the on-site geotechnical engineer to allow for consolidation.

   D) BUILDING SUBGRADE: As specified in the Geotechnical Engineering Report, the upper section of building subgrade shall consist of Low Volume Change (LVC) material defined as approved, compacted granular fill or low to moderate plasticity cohesive soil materials stabilized with Class C Flyash. Granular fill shall consist of compacted granular materials with a maximum particle size of two (2) inches or less, such as limestone screenings. Refer to geotechnical report for complete requirements.

   E) EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). The benches should be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose lift measurement), unless otherwise approved by the Geotechnical Engineer.

   F) COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a sheep foot roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.

9. All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavements within ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 6" from finish floor and slope away another 6" in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.

10. TESTING AND INSPECTION: Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.

11. CLASSIFICATION: All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.

12. PERMANENT RESTORATION: All areas disturbed by earthwork operations shall be seeded, unless shown otherwise by the landscaping plan or erosion control plan.

13. UTILITIES: The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

14. LAND DISTURBANCE: The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project S.W.P.P.P. requirements.

ADA PATH NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE THAT THE SIDEWALK/CROSSWALK SHALL NOT EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE (IN THE DIRECTION OF TRAVEL, EXCEPT AT RAMP LOCATIONS).

Earthwork Summary
Villages of Sunnybrook Estates, 6th Plat
11/13/2024

Raw Excavation	3,660 Cu. Yds.	
In Place Compaction (+15%)	-354 Cu. Yds.	
Pavement Adjustment	144 Cu. Yds.	(assume 9" of additional excavation)
Building Adjustment	1,075 Cu. Yds.	(assume 24" of additional excavation)
On Site Net	4,525 Cu. Yds.	

* EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW FILL QUANTITY TO ACCOUNT FOR SHRINKAGE.

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	2' CURB & GUTTER
920	EXISTING CONTOURS
918	
920	PROPOSED CONTOURS
918	
1088.00 SW	PROPOSED SPOT ELEVATION
LG	LIP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
P	TOP OF PAVEMENT
TE	TOP OF STRUCTURE
GR	GROUND ELEVATION
BS	BOTTOM OF STEPS
TS	TOP OF STEPS
BW	BOTTOM OF WALL
TW	TOP OF WALL
	EXISTING STORM SEWER
	PROPOSED STORM PIPE
	PROPOSED WET CURB & GUTTER
	PROPOSED DRY CURB & GUTTER
	PROPOSED RETAINING WALL

SCALE: 1"=20'
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GRADING PLAN
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DRAWN: JMO
DATE: 2-21-25
CHECKED: DEU
APPROVED: DEU

CERTIFICATE OF AUTHORIZATION
KDOA: CA-1459
KBEC: ENG-1459-A
CERTIFICATE OF AUTHORIZATION
KDOA: LS-1459
KBEC: LS-1459
CERTIFICATE OF AUTHORIZATION
KDOA: PE-PWC-2000108
KBEC: PE-PWC-2000108
PHELPS ENGINEERING, INC.

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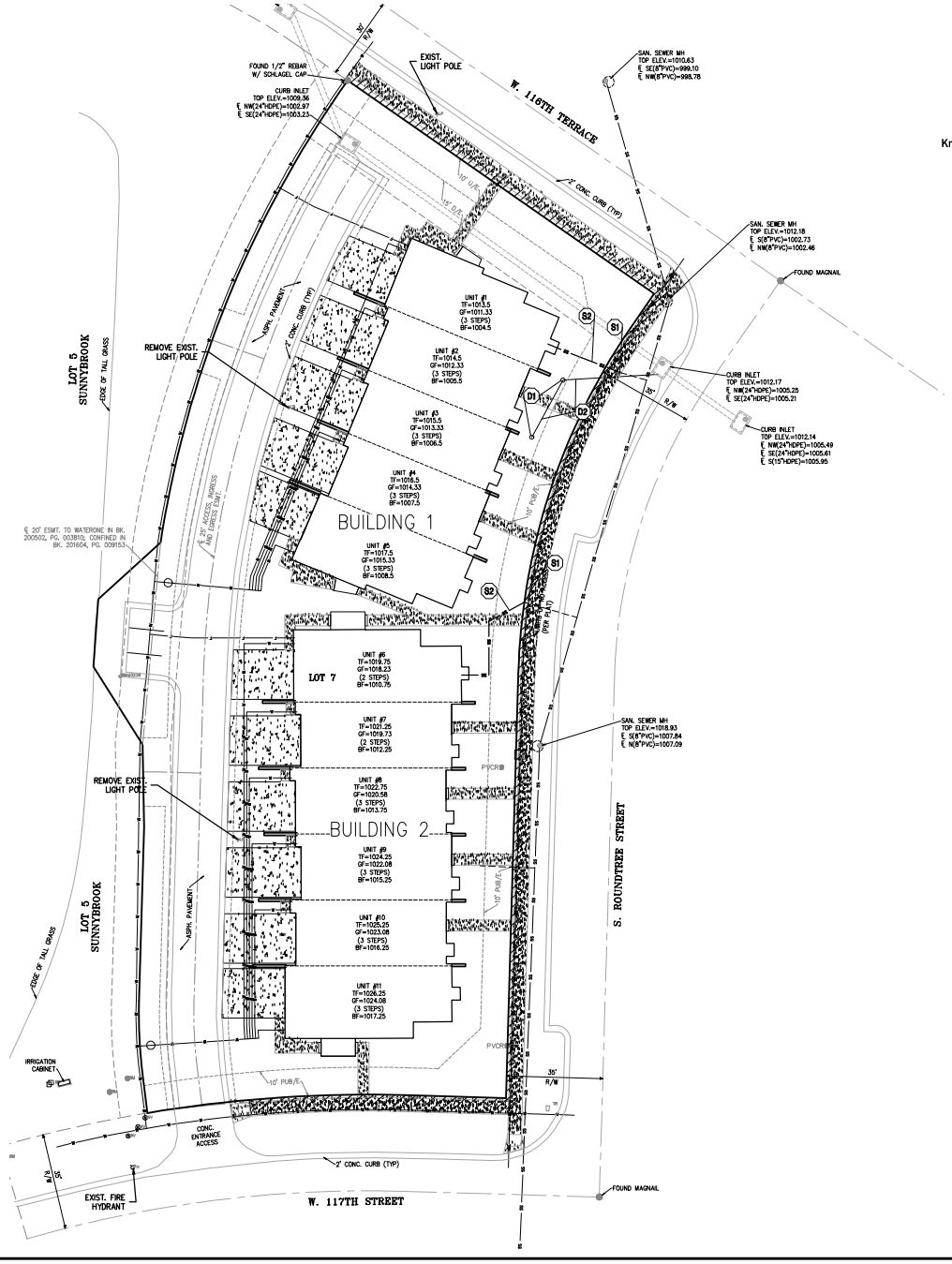

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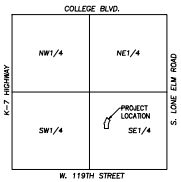

SCALE: 1"=2000'
VICINITY MAP
SEC. 15-13-23

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
CATV	EXISTING CABLE TELEVISION LINE
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC LINE
OHP	EXISTING OVERHEAD POWER LINE
OHT	EXISTING OVERHEAD TELEPHONE LINE
SS	EXISTING SANITARY SEWER LINE
24"HDPE	EXISTING STORM SEWER LINE (& SIZE)
BT	EXISTING BURIED TELEPHONE LINE
W 6"	EXISTING WATER LINE (& SIZE)
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FO	PROPOSED FIBER OPTIC LINE
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BT	PROPOSED BURIED TELEPHONE LINE
W 6"	PROPOSED WATER LINE (& SIZE)
F 6"	PROPOSED FIRE LINE (& SIZE)
ST 6"	PROPOSED ROOF DRAIN (& SIZE)

UTILITY KEY NOTES:

- D1 INSTALL PRIVATE STORM SEWER INLET
- D2 INSTALL PRIVATE STORM SEWER PIPE
- S1 CONNECT SANITARY SERVICE LINE TO EXISTING SANITARY STUB
- S2 INSTALL SANITARY SERVICE LINE

SCALE: 1"=20'
0' 20' 40'

UTILITY NOTES:

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2. The construction of storm sewers on this project shall conform to the requirements of the City's Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, plts, valves and all other incidentals required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of City.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. All work shall conform to the requirements of the City and Johnson County Unified Wastewater District.
8. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
9. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
10. The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
11. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
12. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
13. Water lines shall be as follows (unless otherwise shown on plans):

    A. Pipe sizes less than 3-inches that are installed below grade and outside building shall comply with the following:
    1. Seamless Copper Tubing: Type "K" soft copper, ASTM B88.
    2. Fittings: Wrought copper (95.5 Tn Antimony solder joint), ASME B 16.22.

    B. Pipe sizes 3-inches Through 48-inches that are installed below grade and outside building shall comply with one of the following:
    1. Gray Cast Iron Water Pipe: ANSI A21.6, thickness class 52.
       a. Fittings: Either mechanical joint or push_on joint, AWWA C110 or AWWA C111.
       b. Elastomeric gaskets and lubricant: ASTM F477.
       c. Cement Mortar Lining, AWWA C104
    2. Ductile Iron Water Pipe: AWWA C151, thickness class 50.
       a. Fittings: Either mechanical joint or push_on joint, AWWA C110 or AWWA C111.
       b. Elastomeric gaskets and lubricant: ASTM F477.
       c. Cement Mortar Lining, AWWA C104
    3. Polyvinyl Chloride (PVC) Water Pipe: Pipe, AWWA C900, rated DR 18 (Class 150), continually marked as required.
       a. Elastomeric gaskets and lubricant: ASTM F477 for smaller pipes.
       b. Pipe joints: Integrally molded bell ends, ASTM D3139.
       c. Trace wire: Magnetic detectable conductor, (#12 Copper) brightly colored plastic covering imprinted with 'Water Service' in large letters
14. Minimum trench width shall be 2 feet.
15. Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to waterone's specifications for commercial services.
16. All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, a 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
17. Sanitary conflicts will be resolved prior to permit issuance.
18. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing (or encased in concrete this same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 24" clearance. Meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).
19. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
20. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
21. Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.
22. When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.
23. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

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CITY OF OLATHE
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1385 S. ROBINSON DR.
OLATHE, KS 66051

GOOGLE FIBER
REBECCA DAVIS (rebeccadavis@google.com) (913) 800-0490
2812 W. 47TH AVE.
KANSAS CITY, MO 66103

WATERONE
MR. CHRIS ANDERSON (913)895-5754
10747 RENNER BOULEVARD
LENEXA, KS 66219

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1244
email: mail@phelpsengineering.com
PLANNING
DEVELOPMENT
ENGINEERING
SURVEYING

UTILITY PLAN

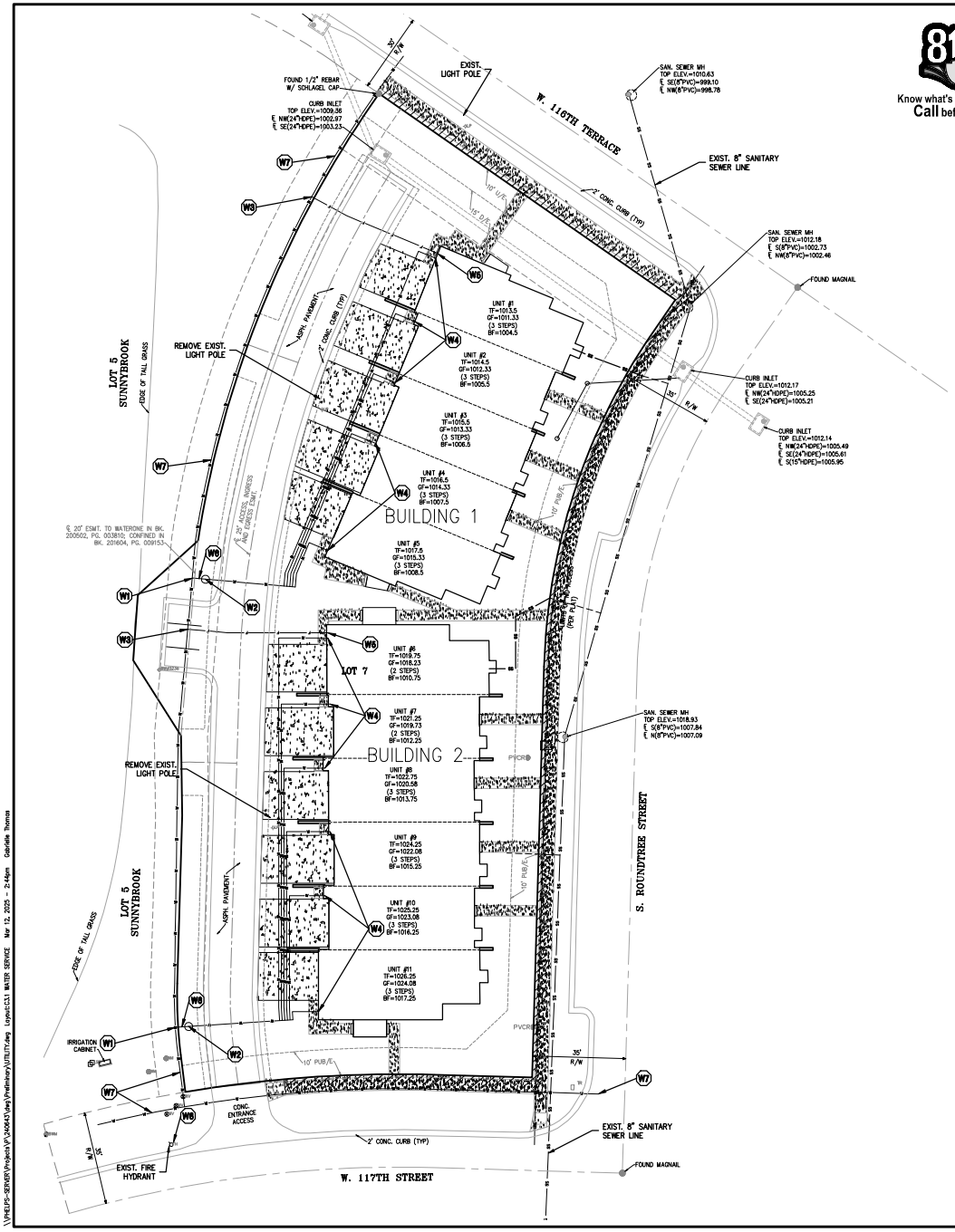
SUNNYBROOK TOWNHOMES, 6TH PLAT
OLATHE, JOHNSON COUNTY KANSAS
PRELIMINARY PLANS

No.	Date	Revisions:	By	App
1.	3-17-25	REVISED CITY COMMENTS	GST	DEU

PROJECT NO. 2406543
DATE: 2-21-25 DRAWN: MJO
CHECKED: DEU APPROVED: DEU
CERTIFICATE OF AUTHORIZATION NUMBER: KS CA-1293
CERTIFICATE OF AUTHORIZATION NUMBER: MO CA-2-1293
PHELPS ENGINEERING, INC.
LICENSED CERTIFICATE

SHEET
C3

\\PHELPS-SERVER\Projects\P\2406543\Dwg\Preliminary\UTILITY.dwg Layout:UTILITY Mar 12, 2025 - 2:44pm Gabrielle Thomas



811. Know what's below. Call before you dig.

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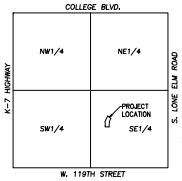

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UTILITY KEY NOTES:

W1 CONTRACTOR TO EXPOSE WATER MAIN AND COORDINATE FOR WATERONE TO INSTALL 8" X 1" TAPPING SADDLE FOR PROPOSED BUILDING DOMESTIC SERVICE. TAPPING SADDLE SHALL BE 5' MINIMUM FROM ANY FITTINGS, BENDS OR TAPS/CONNECTIONS ON THE MAIN FOUND IN EXCAVATION. CONTACT WATERONE FOR TAPPING REQUIREMENTS. CONTRACTORS TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR METER OR SYSTEM DEVELOPMENT FEES BY WATERONE.

W2 PROVIDE AND INSTALL 1" WATER METER IN PIT PER WATERONE REQUIREMENTS. THERE SHALL BE 2' OF CLEARANCE AROUND PIT AND THE PIT SHALL BE INSTALLED IN GREENSPACE. COORDINATE WITH WATERONE FOR MAIN TAP. OWNER SHALL PAY ALL FEES FOR TAP AND METER. ALL LABOR AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR'S PLUMBER IN ACCORDANCE WITH WATERONE STANDARDS.

W3 CONTRACTOR TO EXPOSE WATER MAIN AND COORDINATE FOR WATERONE TO INSTALL 8" X 4" TAPPING SLEEVE AND VALVE FOR PROPOSED FIRE LINE. TAPPING SLEEVE SHALL BE 5' MINIMUM FROM ANY FITTINGS FOUND IN EXCAVATION. CONTACT WATERONE FOR REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR FEES BY WATERONE.

W4 1" DOMESTIC WATERLINE ENTRY TO BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES (USC APPROVED RPZ) (RE: BUILDING PLANS), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACT TO COORDINATE WITH WATER UTILITY.

W5 4" C-900 SPRINKLER ENTRY AND FIRE DEPT. CONNECTION (RE: ARCH.) CONTRACTOR SHALL BE REQUIRED TO INSTALL ANY APPURTENANCES ON THE SPRINKLER LINE SUCH AS, BUT NOT LIMITED TO, A USC APPROVED DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY, GATE VALVES, REDUCERS, BENDS, TEES, ETC., MEETING CITY FIRE DEPT. AND WATER DEPT. CRITERIA.

W6 CONTRACTOR INSTALL 1" DOMESTIC SERVICE LINE FROM WATER MAIN TAP TO WATER METER. SERVICE LINE SHALL RUN PERPENDICULAR TO WATER MAIN WITH NO FITTINGS BETWEEN THE MAIN AND THE METER SETTER.

W7 EXISTING 8" DIP WATER MAIN

W8 EXISTING FIRE HYDRANT

N

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0' 20' 40'

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       c. Cement Mortar Lining, AWWA C104
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PLANNING ENGINEERING SURVEYING INFRASTRUCTURE

WATER SERVICE PLAN
SUNNYBROOK TOWNHOMES, 6TH PLAT
OLATHE, JOHNSON COUNTY KANSAS
PRELIMINARY PLANS

No.	Date	Revisions:	By	App
1.	3-17-25	REVISED CITY COMMENTS	GST	DEU

PROJECT NO. 245643
DRAWN:JMO
DATE:2-21-25
CHECKED: DEU
APPROVED: DEU
CERTIFICATE OF AUTHORIZATION NO. E-2046 - JP-82
CERTIFICATE OF AUTHORIZATION NO. LS-96
PRELIMINARY - NOT FOR CONSTRUCTION

SHEET
C3.1

\\PHELPS-SERVER\Projects\P\245643\Dwg\Preliminary\UTILITY.dwg Layout:C3.1 WATER SERVICE Mar 12, 2025 - 2:46pm Gabrielle Thomas