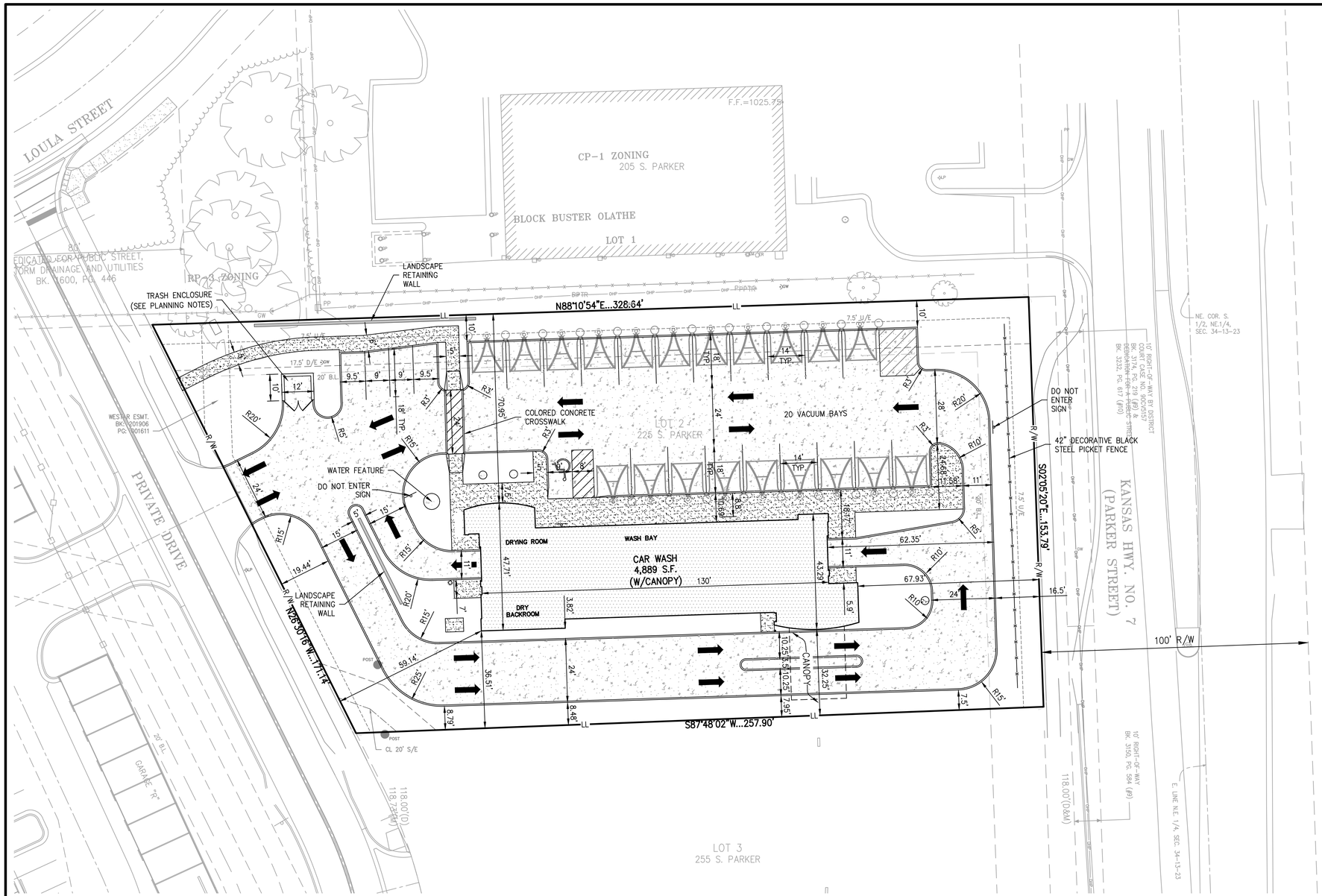



## SITE PLAN NOTES:

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 DISABILITIES 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-2912 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.

## LEGAL DESCRIPTION:

LOT 2, ARCHER SUBDIVISION, A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.

## 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. 20091C0078G, AND DATED AUGUST 3, 2009.

## PLANNING NOTES:

1. TRASH ENCLOSURE TO BE CONSTRUCTED PER OLATHE UDO SECTION 18.30.130.I:

   A. THREE (3) SIDES WITH A SIX (6) TO EIGHT (8) FOOT SOLID WALL CONSTRUCTED OF MASONRY OF A COLOR AND FORM THAT IS CONSISTENT AND COMPATIBLE WITH THE PRINCIPAL BUILDING ARCHITECTURE OF THE SITE; AND

   B. ONE (1) SIDE WITH A METAL GATE.

2. ALL ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.

3. EXTERIOR GROUND MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES METER BANKS, AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.


**CIVIL ENGINEER:**
PHELPS ENGINEERING INC.
1270 N. WINCHESTER
OLATHE, KANSAS 66061
(913) 393-1155 (PHONE)
(913) 393-1166 (FAX)

**DEVELOPER:**
HEISE/MEYER PROPERTIES
ATTN: ROB HEISE
800 E 101ST TERRACEM SUITE 120
KANSAS CITY, MO. 64131

**PROPERTY OWNER:**
3 PARKER INVESTMENTS LLC
3514 CLINTON PKWY STE A-142
LAWRENCE, KS. 66047


### SITE DATA

| | |
|---|---|
| LOT 2 | 45,383 S.F. / 1.0418 AC. |
| ZONING<br>EXISTING | PD |
| PROPOSED BUILDING (1-STORY) | 4,889 S.F. |

### PARKING DATA

| | |
|---|---|
| PROPOSED PARKING | |
| STANDARD STALLS (9'-0" X 18'-0") | 4 |
| ACCESSIBLE STALLS | 1 |
| VACUUM BAYS | 20 |
| TOTAL STALLS | 25 |
| REQUIRED ACCESSIBLE STALLS | |
| TOTAL STALLS | 1-25 |
| REQUIRED ACCESSIBLE STALLS | 1 |

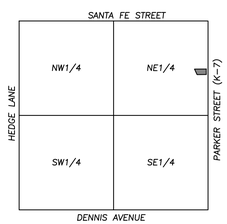
### LEGEND

- PL — PROPERTY LINE
- LOT LINE
- R/W — RIGHT-OF-WAY
- 2' ROLLED CONCRETE CURB & GUTTER
- 2' CONCRETE CURB & GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED BUILDING
- CONCRETE SIDEWALK
- DECORATIVE FENCE
- PARKING LOT LIGHT
- 9 — PARKING SPACES

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

811 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. 34-13-23


PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com


PLANNING
ENGINEERING
IMPLEMENTATION

# SITE PLAN
## TOMMY'S EXPRESS CAR WASH
LOT 2, ARCHER SUBDIVISION
225 S. PARKER STREET, OLATHE KANSAS

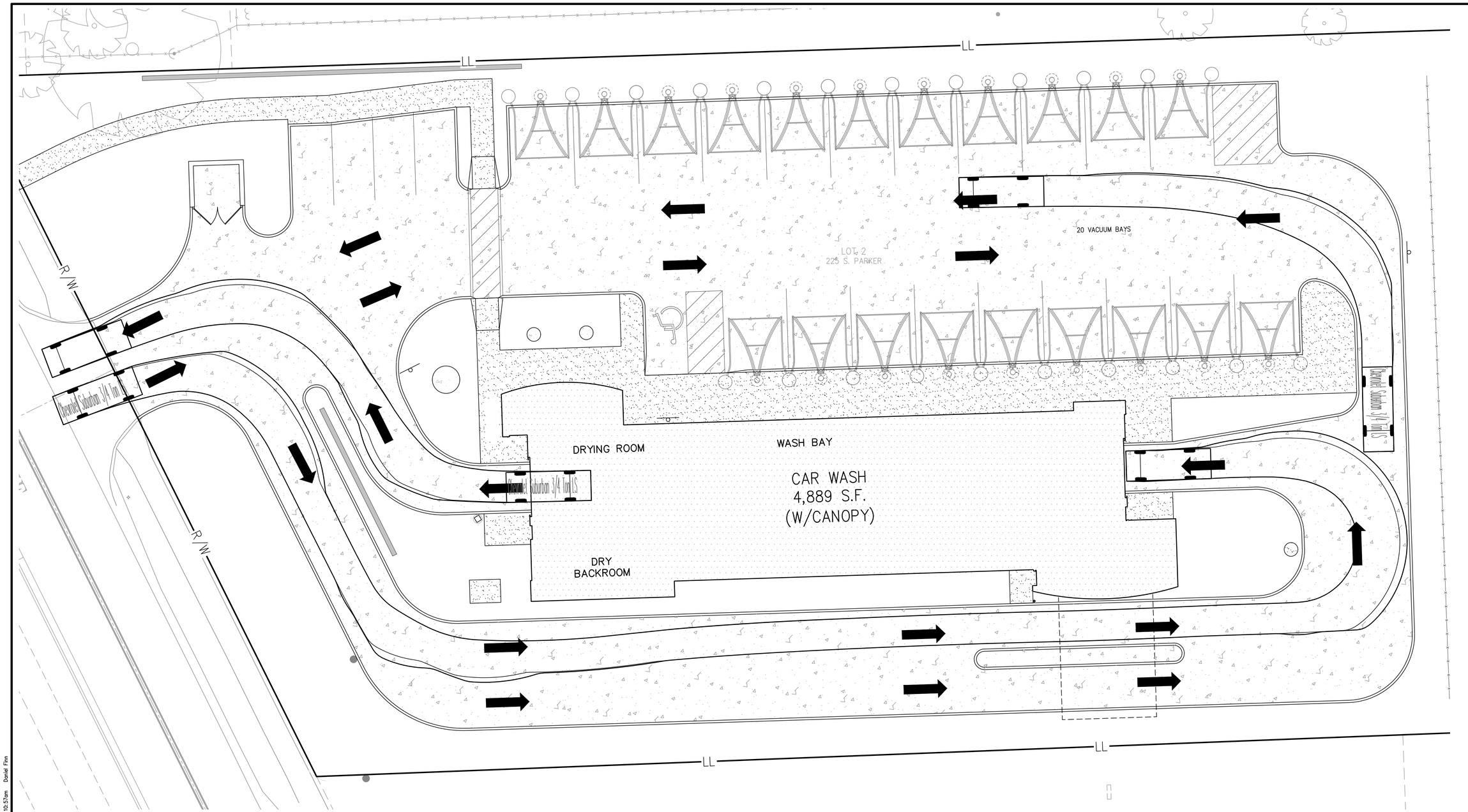
| No. | Date | Revisions: | By | App. |
|---|---|---|---|---|
| 1. | 4-16-20 | REVISED PER PLANNING COMMENTS | MRR | DAF |

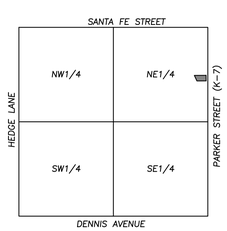
PROJECT NO. 180087
DATE: 2-20-20 | DRAWN: BJG
CHECKED: JDC | APPROVED: JDC

CERTIFICATE OF AUTHORIZATION LAND SURVEYING - LS-82
CERTIFICATE OF AUTHORIZATION ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2007000128
CERTIFICATE OF AUTHORIZATION ENGINEERING-2007000082

SHEET
C1

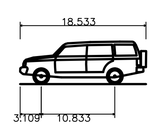
\\phelps-server\projects\P\180087\dwg\preliminary\SITE.dwg Layout:1 Apr 16, 2020 - 10:57am Daniel Finn




SCALE:
1"=2000'

*VICINITY MAP*
*SEC. 34–13–23*




| | |
|---|---|
| Chevrolet Suburban 3/4 Ton LS | |
| Overall Length | 18.533ft |
| Overall Width | 6.592ft |
| Overall Body Height | 6.258ft |
| Min Body Ground Clearance | 0.990ft |
| Track Width | 6.592ft |
| Lock–to–lock time | 4.00s |
| Curb to Curb Turning Radius | 22.650ft |

**LEGEND**

| | |
|---|---|
| PL | PROPERTY LINE |
| | LOT LINE |
| R/W | RIGHT–OF–WAY |
| | 2' ROLLED CONCRETE CURB & GUTTER |
| | 2' CONCRETE CURB & GUTTER |
| | ASPHALT PAVEMENT |
| | CONCRETE PAVEMENT |
| | PROPOSED BUILDING |
| | CONCRETE SIDEWALK |
| | RETAINING WALL |
| | PARKING LOT LIGHT |
| 9 | PARKING SPACES |

SCALE: 1"=10'
0' 10' 20'

811
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.

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PLANNING
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# TRUCK TURN PLANS
## TOMMY'S EXPRESS CAR WASH
LOT 2, ARCHER SUBDIVISION
225 S. PARKER STREET, OLATHE KANSAS

| No. | Date | Revisions: | By | App. |
|---|---|---|---|---|
| 1. | 4–16–20 | REVISED PER PLANNING COMMENTS | MRR | DAF |

PROJECT NO. 180087
DATE: 2–20–20 | DRAWN: BJG
CHECKED: JDC | APPROVED: JDC

CERTIFICATE OF AUTHORIZATION
LAND SURVEYING – LS–52
ENGINEERING – E–391

CERTIFICATE OF AUTHORIZATION
LAND SURVEYING–2007000128
ENGINEERING–2007000368

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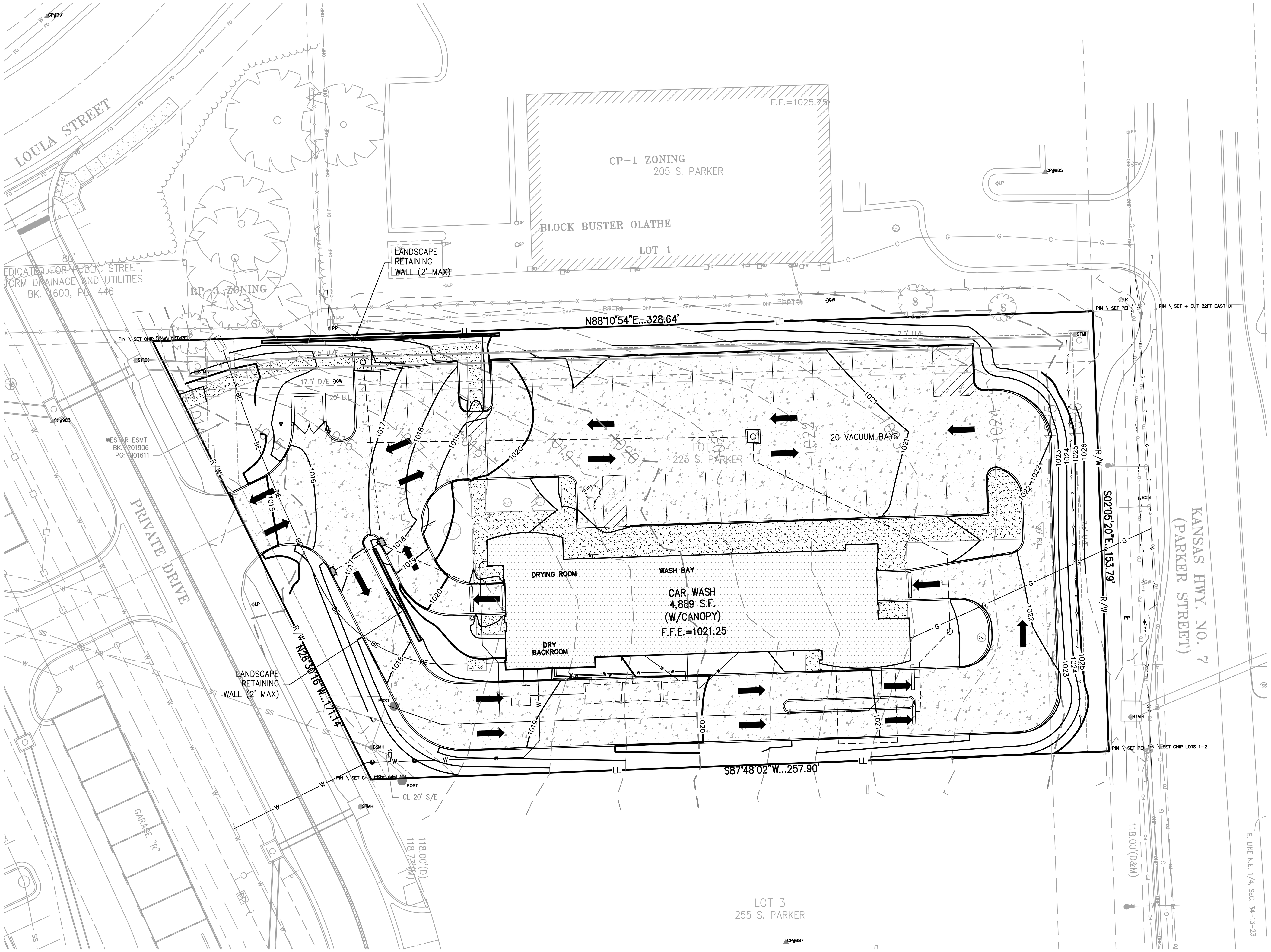


## SITE GRADING NOTES:

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 so 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 large 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 sodded, 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.

## LEGEND

| | |
|---|---|
| —PL— | PROPERTY LINE |
| — LL — | LOT LINE |
| —R/W— | RIGHT-OF-WAY |
| | 2' CURB & GUTTER |
| —920— —918— | EXISTING CONTOURS |
| —920— —918— | PROPOSED CONTOURS |
| 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'
0' 20' 40'

Know what's **below.**
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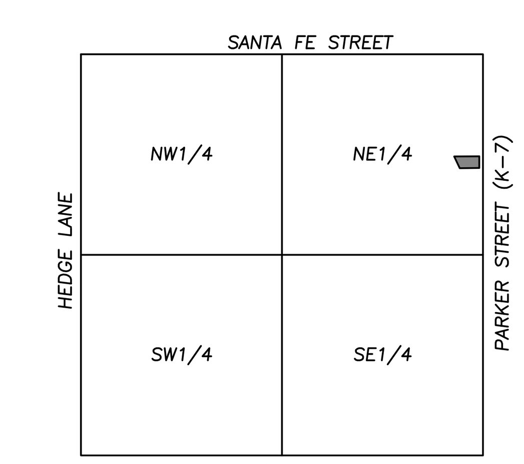
## FLOOD NOTE:

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. 20091C0078G, AND DATED AUGUST 3, 2009.

## BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON JOHNSON COUNTY CONTROL NETWORK BM# 282 BASE OF STREET LIGHT AT SOUTHEAST CORNER OF K-7 AND LOULA. ELEVATION = 1032.70

1. SET "+" CUT IN TOP NUT ON FIRE HYDRANT SOUTH OF CEDAR AND WEST SIDE OF PARKER.
   ELEVATION = 1031.26
2. SET RAILROAD SPIKE IN SOUTH SIDE OF POWER POLE WEST SIDE OF PARKER.
   ELEVATION = 1028.31




SCALE: 1"=2000'

VICINITY MAP
SEC. 34-13-23

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Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com
PLANNING ENGINEERING IMPLEMENTATION

# GRADING PLAN
## TOMMY'S EXPRESS CAR WASH
LOT 2, ARCHER SUBDIVISION
225 S. PARKER STREET, OLATHE KANSAS

| No. | Date | Revisions: | By | App. |
|---|---|---|---|---|
| 1. | 4-16-20 | REVISED PER PLANNING COMMENTS | MRR | DAF |

PROJECT NO. 180087
DATE: 2-20-20 | DRAWN: BJG
CHECKED: JDC | APPROVED: JDC
CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING – LS-82 ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING–2007001128 ENGINEERING–2007005058

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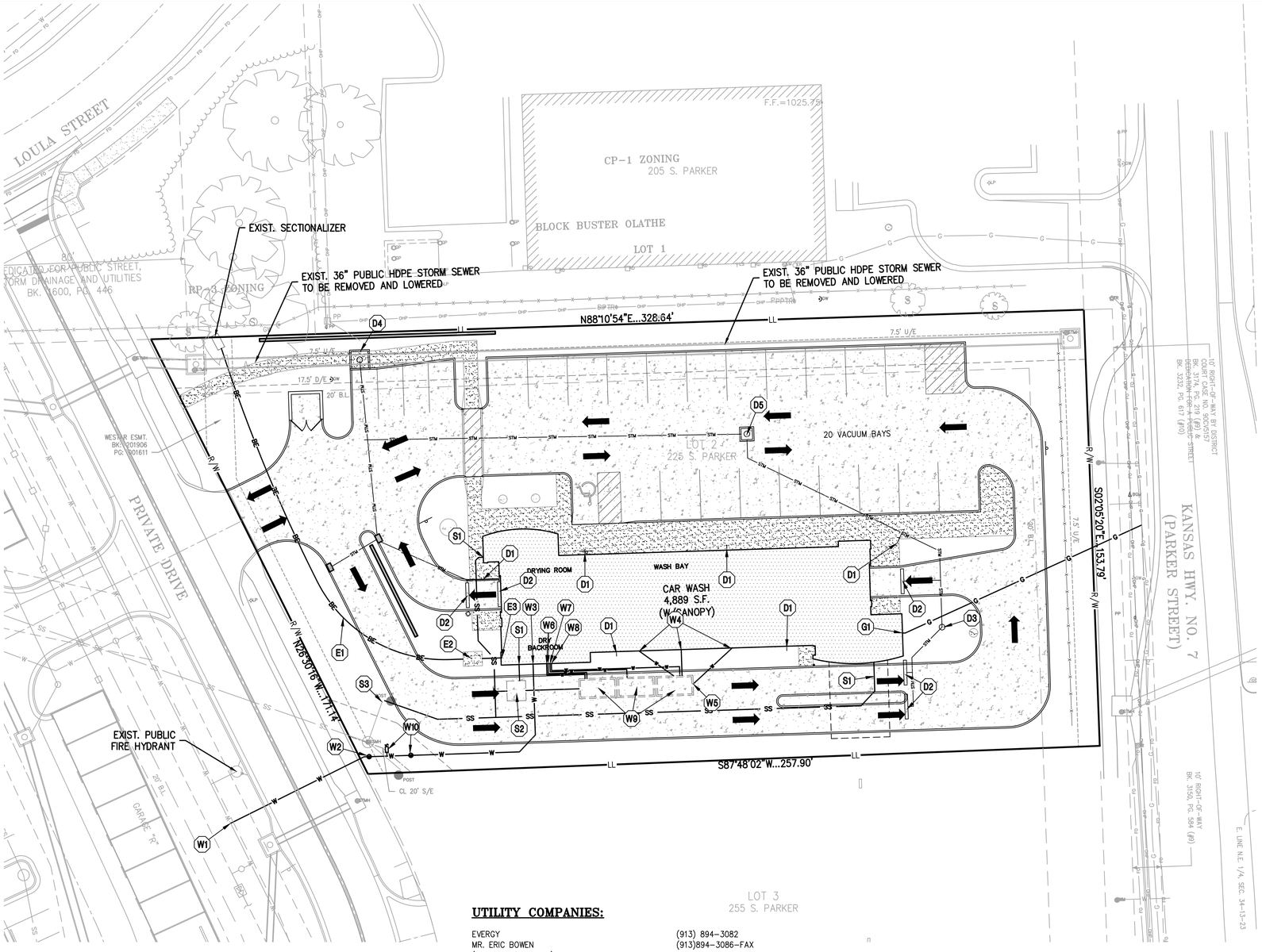


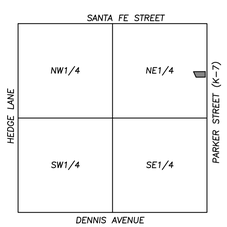


SCALE: 1"=2000'

VICINITY MAP
SEC. 34-13-23

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## UTILITY COMPANIES:

EVERGY
MR. ERIC BOWEN
(eric.bowen@kcpl.com)
16215 W. 108TH STREET
LENEXA, KANSAS 66219
(913) 894-3082
(913)894-3086-FAX

ATMOS ENERGY
RICHARD YUNGHANS
(richard.yunghans@atmosenergy.com)
25090 W. 110TH TERRACE
OLATHE, KANSAS 66061
(913) 254-6342
(913) 768-4924 FAX

COMCAST CABLE CO.
JIM DUFF
(james_duff@cable.comcast.com)
3400 W. DUNCAN ROAD
BLUE SPRINGS, MISSOURI 64015
(816) 795-2257
(816) 795-0346 FAX

CITY OF OLATHE (PUBLIC WORKS)
BILL DAVIS
100 E. SANTA FE
OLATHE, KS 66051
(bdavis@olatheks.org)
(913) 971-9051
(913) 971-8504 FAX

CITY OF OLATHE (PUBLIC UTILITIES)
MR. CHAD JONES
1385 S. ROBINSON DRIVE
OLATHE, KS 66051
(cwjones@olatheks.org)
(913) 971-9066
(913) 971-9099 FAX

AT&T
CLAYTON ANSPAUGH (ca4089@att.com)
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207
(913) 383-4929
(913) 383-4849 FAX

GOOGLE FIBER
CRAIG YOUNG (craigyoung@google.com)
(870) 219-5630

## 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) |
| —W—6"— | EXISTING WATER LINE (& SIZE) |
| —G— | PROPOSED GAS LINE |
| —BE— | PROPOSED BURIED ELECTRIC LINE |
| —SS— | PROPOSED SANITARY SEWER LINE |
| | PROPOSED STORM SEWER LINE (& SIZE) |
| —W—6"— | PROPOSED WATER LINE (& SIZE) |
| —-ST- -6"— | PROPOSED ROOF DRAIN (& SIZE) |

## UTILITY NOTES:

1. 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 coordinate with and relocate &/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of the City of Olathe'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, pits, 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 the City of Olathe.
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 of Olathe.
8. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Olathe, 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):
14. – 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 Tin Antimony solder joint), ASME B 16.22.
15. Minimum trench width shall be 2 feet.
16. 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 the City of Olathe's specifications for commercial services.
17. All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, an 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
18. Sanitary conflicts will be resolved prior to permit issuance.
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.

## UTILITY KEY NOTES:

- **D1** TYPICAL STORM WATER DRAIN LINE FROM ROOF TO DISCHARGE TO SPLASH BLOCK. RE: ARCHITECTURAL PLANS FOR LOCATIONS.
- **D2** INSTALL TRENCH DRAIN (RE: MEP PLANS).
- **D3** INSTALL 12" NYPOPLAST INLINE DRAIN WITH STANDARD GRATE LID.
- **D4** INSTALL PUBLIC 6'X5' CURB INLET ON EXISTING STORM SEWER (SEE PLAN/PROFILE SHEETS).
- **D5** INSTALL 4'X4' GRATE INLET ON EXISTING STORM SEWER (SEE PLAN/PROFILE SHEETS).
- **G1** GAS ENTRY WITH GAS METER. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR TYING OF INDIVIDUAL METER. SIZE OF GAS MAIN SHALL BE AS DETERMINED BY UTILITY OR AS SHOWN ON BUILDING PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE AND INSTALLATION OF GAS SERVICE LINE.
- **E1** INSTALL PRIMARY ELECTRICAL CONDUIT. FOLLOW LOCAL UTILITY COMPANY WORKORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE.
- **E2** INSTALL CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD AND CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.
- **E3** ELECTRIC ENTRY INTO BUILDING. FOLLOW LOCAL UTILITY COMPANY REQUIREMENTS (RE: BUILDING ELECTRIC PLAN.)
- **S1** 4" SANITARY SEWER BUILDING CONNECTION (RE: MEP PLANS).
- **S2** SAND OIL INTERCEPTOR (RE: MEP PLANS).
- **S3** CONNECT TO EXISTING 6" PVC SANITARY STUB.
- **W1** CONTRACTOR TO COORDINATE 8"x2" TAP ON EXISTING MAIN FOR PROPOSED DOMESTIC SERVICE LINE W/ CITY. CITY TO INSTALL METER & 2" TYPE K COPPER SERVICE LINE FROM TAP TO METER. CONTRACTOR TO INSTALL SERVICE LINE FROM METER TO BUILDING. CONTRACTOR TO INSTALL 2" TYPE K COPPER FROM METER TO THE POINT 5 FEET DOWNSTREAM OF THE METER. CONTRACTOR TO TRANSITION FROM 2" TO 2-1/2" AT THE POINT 5 FEET DOWNSTREAM OF THE METER. CONTACT CITY FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR ACTUAL METER AND SYSTEM DEVELOPMENT FEES ASSESSED BY CITY.
- **W2** PROVIDE AND INSTALL 2" PRIMARY WATER METER PIT PER CITY REQUIREMENTS. CONTRACTOR TO COORDINATE AND PAY ALL FEES. ALL LABOR AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR'S PLUMBER IN ACCORDANCE WITH CITY STANDARDS.
- **W3** 2-1/2" DOMESTIC WATERLINE ENTRY TO BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES (RE: BUILDING PLANS), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WATER UTILITY.
- **W4** 4" WATER RECLAIM SYSTEM SANITARY PIPING (RE: MEP PLANS).
- **W5** WATER RECOVERY SYSTEM BASINS (RE: MEP PLANS).
- **W6** (2) 3" SUCTION LINES (RE: MEP PLANS).
- **W7** 1" OZONE REOIRC LINE (RE: MEP PLANS).
- **W8** 1"UNDERFLOW RECLAIM LINE (RE: MEP PLANS).
- **W9** WATER RECLAMATION TANKS (RE: MEP PLANS).
- **W10** CONTRACTOR TO COORDINATE INSTALLATION OF SECONDARY IRRIGATION METER & BACKFLOW PREVENTION DEVICE WITH CITY (SEE SHEET C13).

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

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PLANNING
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# UTILITY PLAN
## TOMMY'S EXPRESS CAR WASH
LOT 2, ARCHER SUBDIVISION
225 S. PARKER STREET, OLATHE KANSAS

| No. | Date | Revisions: | By | App. |
|---|---|---|---|---|
| 1. | 4-16-20 | REVISED PER PLANNING COMMENTS | MRR | DAF |
| 2. | 5-14-20 | REVISED PER PLANNING COMMENTS | MRR | DAF |

PROJECT NO. 180087
DATE: 2-20-20 DRAWN: BJG
CHECKED: JDC APPROVED: JDC

CERTIFICATE OF AUTHORIZATION LAND SURVEYING - L-52
CERTIFICATE OF AUTHORIZATION ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION LAND SURVEYING-200708128
CERTIFICATE OF AUTHORIZATION ENGINEERING-200708082

SHEET
C3

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