

GENERAL NOTES

- The General Contractor is responsible for verifying all existing conditions and dimensions. The contractor shall verify existing construction and notify the architect if conditions are encountered which conflict or are not shown on the drawings.
- All construction must meet all applicable codes including Mechanical, Electrical, plumbing and Fire.
- The Contractor shall adhere to the State of Kansas One Call System, 1-800-344-7233 (DIG-SAFE). The person or firm doing excavation on public right-of-way must give notice to, and obtain information from, utility companies. The Contractor shall notify those companies which have facilities in the near vicinity of the construction to be performed when work commences.
- The General Contractor and all subcontractors shall guarantee all work executed under this Contract, both material and workmanship, for 12 months from the date of substantial completion. Prior to final payment, each contractor must submit lien waivers to the Owner.
- The General Contractor and each subcontractor is responsible for coordinating his work with other trades.
- All mechanical and electrical work must meet all applicable codes and must coordinate with other work and intent of architectural design.

SITE NOTES:

- The contractor shall provide berms, silt fences, straw bales, or other means to prevent erosion from reaching the right-of-way. If the erosion control measures fail, the contractor is responsible for restoration of the right-of-way.
- The Olathe Municipal Code is incorporated herein by reference.
- All gates in the fence enclosure shall be self-closing and self-latching with latches placed at least 4' above the ground.
- Gate shall be equipped with a keyed lock.
- Enclosure fences shall be constructed so as to prohibit the passage of a sphere larger than 4" in diameter through any opening or under the fence.
- No grade elevation changes shall be greater than 3 to 1.
- Club house FF=1057.6
- Lip of pool = 1057.5
- Slope of the access ramp shall not exceed 1:12.
- All on-site wiring and cables shall be placed underground.
- As required by the Unified Development Ordinance (UDO) All exterior ground or building mounted equipment, including but not limited to mechanical equipment, surge tank, utility meter banks, and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with building architecture.
- All site landscape improvements shall be completed in accordance with the approved plans prior to the issuance of an occupancy permit.
- Outdoor lighting shall comply with the requirements of the UDO. No wall-pack or flood light fixtures are permitted.
- Contractor is responsible for coordinating the relocation or removal of existing utilities, including but not limited to power poles, wires, telephone poles, utility boxes and guys, fire hydrants with respective utility companies. Contractor shall coordinate with all utility companies for installation requirements and specifications regarding utility services.
- All exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment comparable with the building architecture.
- All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards, such utility cabinets are prohibited within required front or corner side yards adjacent to street right-of-way, unless screened with landscape materials.

LEGAL DESCRIPTION

TRACT D, WILLOW CROSSING, SECOND PLAT, A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.

SITE ADDRESS

XXXXX 147TH STREET
OLATHE, KANSAS, 66062

UTILITY COMPANIES:

ATMOS ENERGY (913) 254-6328
MR. DAVE HUGGINS (DAVE.HUGGINS@ATMOSENERGY.COM)
25090 W. 110TH TERRACE (913) 768-4924-FAX
OLATHE, KANSAS 66061

EVREGY (913) 681-7369
MS. NANCY MARTIN (NANCY.MARTIN@KCPL.COM) (913) 894-3086-FAX
P.O. BOX 159
STILWELL, KANSAS 66085

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

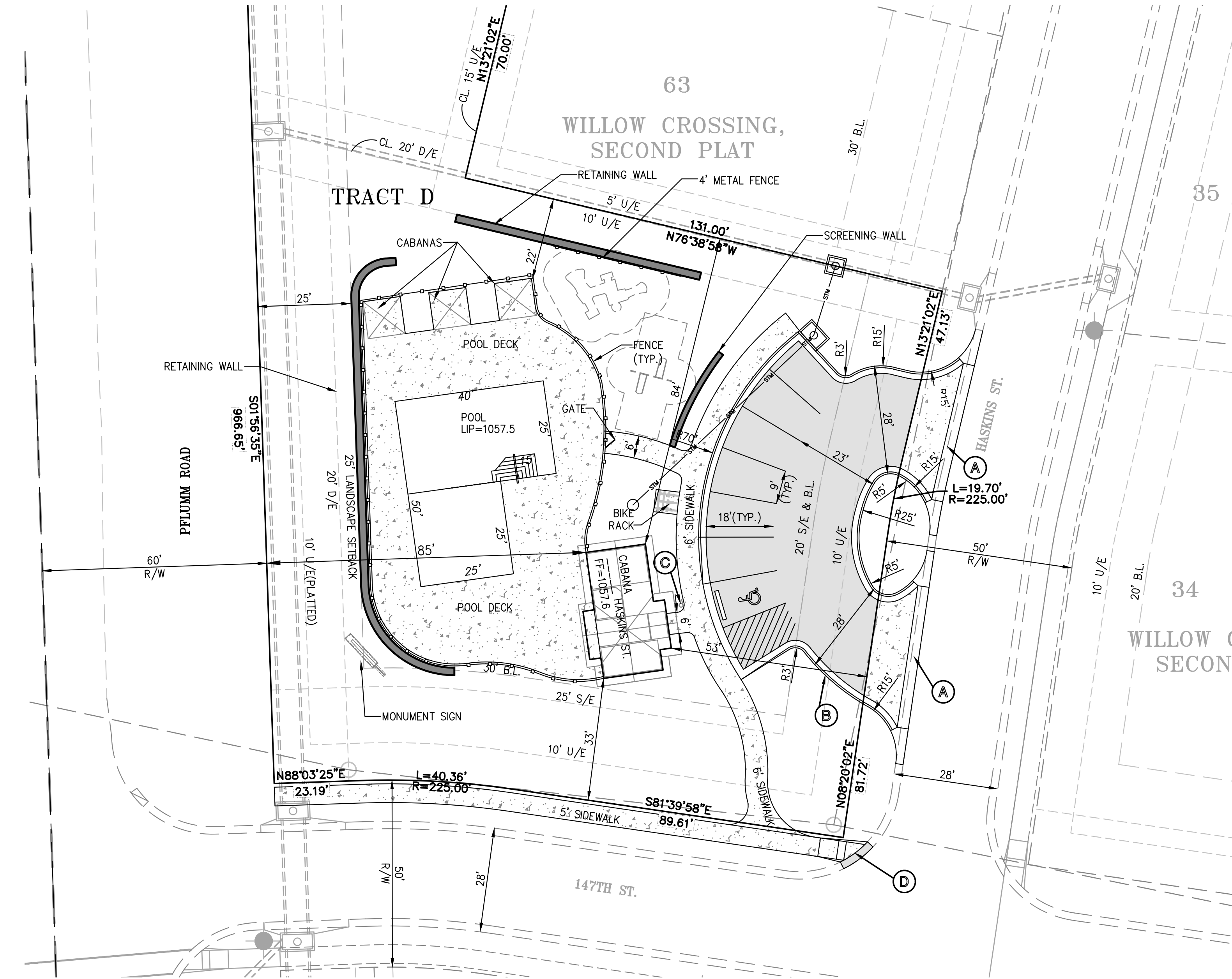
COMCAST CABLE CO. (816) 795-2218
MR. RYAN ALKIRE (816) 795-0346 FAX
(ryan_alkire@comcast.com)
3400 W. DUNCAN ROAD
BLUE SPRINGS, MISSOURI 64015

GOOGLE FIBER (913) 551-4492
MS. TERESA ERB(TERESAERB@GOOGLE.COM)
908 BROADWAY BLVD.
KANSAS CITY, MO 66105

CITY OF OLATHE (PUBLIC WORKS) (913) 971-9051
MR. BILL DAVIS (913) 971-8504 FAX
100 E. MAIN ST.
OLATHE, KANSAS 66051

CITY OF OLATHE (PUBLIC UTILITIES) (913) 971-9066
1385 S. ROBINSON DRIVE (913) 971-9099 FAX
OLATHE, KANSAS 66051

SITE PLANS
FOR
WILLOW CROSSING, POOL/CABANA
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



INDEX

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SITE KEY NOTES:

- SAW CUT & REMOVE EXISTING CURB & ASPHALT AS REQUIRED TO CONSTRUCT COMMERCIAL ENTRANCE PER CITY'S STANDARD DETAILS. COORDINATE WITH CITY OF OLATHE ON REQUIRED INSPECTIONS AND PERMITS
- INSTALL TYPE "B" CURB
- INSTALL HANDICAP PARKING SIGN
- SAW CUT & REMOVE CURB, REPLACE CURB WITH RAMP CURB. CONSTRUCT TYPE "T" SIDEWALK RAMP

PAVEMENT MARKING AND SIGNAGE NOTES:

- 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.
- Handicap pavement markings and signs shall conform to all federal (Americans with Disabilities Act) and state laws and regulations.
- Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices".
- Traffic control and pavement markings shall be painted with a white Sherwin Williams S-W traffic marking series 8-29Y2 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.

LEGEND OF SYMBOLS

	Proposed Sanitary Sewer
	Proposed Storm Sewer
	Existing Sanitary Sewer
	Existing Storm Sewer
	Install Concrete Sidewalk
	Install Standard Duty Asphalt

DEVELOPER:
WILLOWS 143, LLC
ATTN: BRIAN RODROCK
P.O. BOX 15144
LENEXA, KANSAS 66285
(913) 845-0347
(913) 581-1229 FAX
BRODROCK@RODROCKHOMES.COM

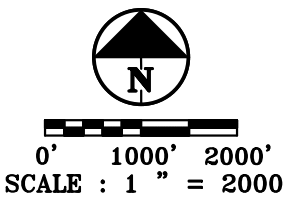
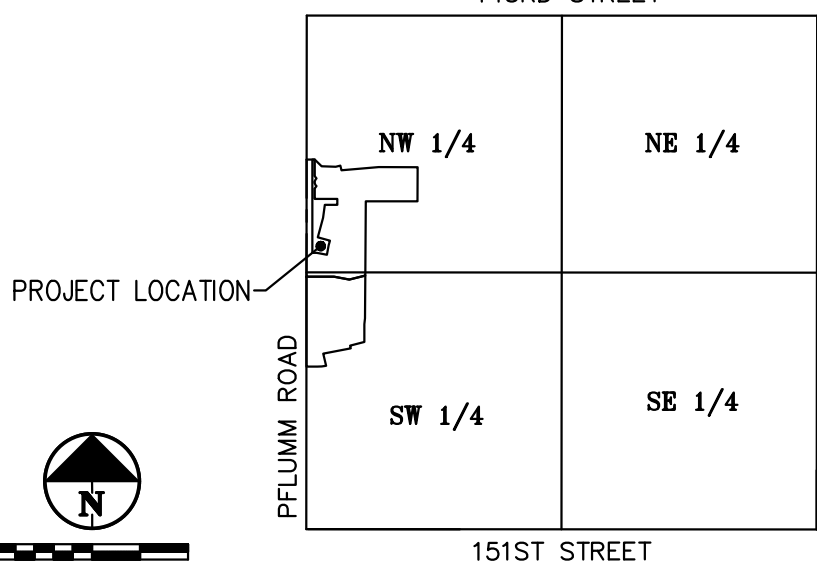
JO. CO. BENCHMARK #202 - ELEV.=1063.02
STANDARD 2" ALUMINUM CAP AT SOUTHEAST CORNER OF 143RD ST. & BLACKBOB RD. FOUND AT SOUTHWEST CORNER OF STREET LIGHT BASE.
BENCHMARK - ELEV.=1028.87
SET R.R. SPIKE IN EAST SIDE OF 4TH POWER POLE SOUTH OF SUMMIT ST. & WEST OF PFLUMM RD.

Building and Site Data

Site Area (Gross)	1.98 Ac.
Existing Zoning	R-1
Number of Buildings/Units	1
Total Building Square Footage	622 SF
Density (Units / Acre)	0.5
Open Space (Acre)	1.86
Building Height (Feet)	18'-3"

Parking Summary

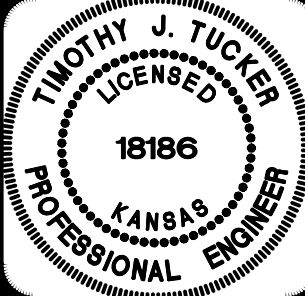
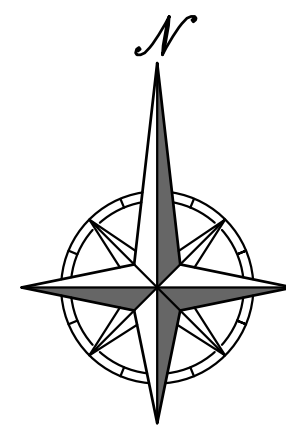
Standard Parking Provided	6 Spaces
Standard Handicap Parking Spaces Provided	1 Spaces
Total Parking Provided	7 Spaces
Total Parking Required (1 stall/250 SF)	2.5 Spaces
Standard Handicap Parking Spaces Required	1 Spaces



LOCATION MAP
SECTION 3-14-24

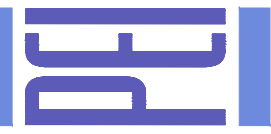


UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



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

PLANNING
ENGINEERING
IMPLEMENTATION



SITE PLAN
WILLOW CROSSING, POOL/CABANA
OLATHE, KANSAS

PROJECT NO.	180897	DATE	12/20/19	DRAWN BY	DATE	12/20/19	CHECKED BY	DATE	12/20/19	APPROVED BY	DATE	12/20/19
NO.												
REVISIONS:												
NO.												
DATE												
BY												
APP.												

SHEET

C1