

## STAFF REPORT

**Planning Commission Meeting: April 12, 2021**

|                         |  |
|-------------------------|--|
| <b>Application:</b>     | <b><u>RZ21-0006</u>: Zoning Amendment to Ordinance 06-54 in the CP-3 District and a revised preliminary site development plan for Charlie's Car Wash</b> |
| <b>Location:</b>        | 13512 S. Black Bob Road  |
| <b>Owner/Applicant:</b> | Don Boos; Blue Beacon  |
| <b>Engineer:</b>        | David Eickman; Olsson Associates   |
| <b>Staff Contact:</b>   | Zachary Moore, Planner II  |

|                   |                    |                      |                                      |
|-------------------|--------------------|----------------------|--------------------------------------|
| <b>Site Area:</b> | <u>2.18± acres</u> | <b>Proposed Use:</b> | <u>Car Wash with Outdoor Vacuums</u> |
| <b>Lots:</b>      | <u>1</u>           | <b>Plat:</b>         | <u>Green Lantern First Plat</u>      |

|              | <b>Plan Olathe Land Use Category</b> | <b>Existing Use</b> | <b>Current Zoning</b> | <b>Site Design Category</b> | <b>Building Design Category</b> |
|--------------|--------------------------------------|---------------------|-----------------------|-----------------------------|---------------------------------|
| <b>Site</b>  | <b>Community Commercial Center</b>   | <b>Car Wash</b>     | <b>CP-3</b>           | <b>6</b>                    | <b>N/A</b>                      |
| <b>North</b> | Employment Area                      | Industrial          | M-2                   | -                           | -                               |
| <b>South</b> | Industrial Area                      | Vacant (County)     | CTY RUR               | -                           | -                               |
| <b>East</b>  | Industrial Area                      | Vacant (County)     | CTY RUR               | -                           | -                               |
| <b>West</b>  | Secondary Greenway / Industrial Area | Vacant (County)     | CTY RUR               | -                           | -                               |

### 1. Proposal

The applicant is requesting approval of a zoning amendment to Ordinance 06-54 and a revised preliminary site development plan for Charlie's Car Wash to allow for the addition of self-serve vacuum cleaners on-site. The subject property is located at 13512 S. Black Bob Road, within the Black Bob Marketplace shopping center.

The applicant is proposing to add self-serve vacuum cleaners to the Charlie's Car Wash to bring the facility up to date with nearby competitors who have self-serve vacuum facilities.

In 2006 when the property was rezoned to the CP-3 District, a stipulation was added to the zoning ordinance to ensure that all auto detailing, including vacuuming, with the previous establishment occurred indoors. This was due to noise that was generated with the equipment; however, with new technology and industry standards, the noise generating equipment is no longer used.

A preliminary site development plan is included with this rezoning request, as is required by Unified Development Ordinance (UDO), Section 18.40.090. The preliminary site development plan includes redevelopment of the existing parking area to create a new parking lot for employees and location of the twelve (12) vacuum stations.

## **2. History**

The 2.18-acre subject property was annexed in 1968 as a part of a City-wide annexation for land east of what is now I-35. The Blackbob Marketplace shopping center was platted and developed in the late 1980s and the subject property was rezoned to the CP-3 District in 2006, when the existing car wash facility was constructed.

## **3. Existing Conditions**

The property is currently developed and has been the site of the previous Green Lantern Car Wash and is currently Charlie's Car Wash. This property was developed in 2007 and has existed as a car wash since then.



*View of site looking southwest from the intersection of Black Bob Road and 135<sup>th</sup> Street*



*Aerial view of subject property, outlined in red*

#### 4. Zoning Standards

- a. **Land Use** – The applicant is seeking a zoning amendment to the existing CP-3 District to allow for vacuum facilities to be added to the existing Charlie's Car Wash site. The existing use of a car wash is allowed in the CP-3 District and the use is generally compatible with surrounding uses within the Black Bob Marketplace shopping center.
- b. **Setbacks** – Parking and paving areas for development in the CP-3 District must be set back a minimum of 15 feet from street right-of-way and a minimum of 7 ½ feet from adjacent property lines. The proposed development meets all setback requirements established in the UDO. The Blackbob Marketplace II plat also includes a 40-foot building setback line from the right of way for 135<sup>th</sup> Street. The proposed structure to house the vacuum mechanical equipment will be located approximately 118 feet from the 135<sup>th</sup> Street right-of-way and 12 feet from the western property line.
- c. **Open Space** – Development in the CP-3 District is required to provide a minimum of 25% open space. The redevelopment of the subject property will include 36% of open space, exceeding the UDO requirement.

#### 5. Site Design Standards

The subject property is designated as "Community Commercial Center" on the Future Land Use Map of Plan Olathe Comprehensive Plan and is therefore subject to **Site Design Category 4** (UDO 18.15.120). The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – Development subject to Site Design Category 4 permits a maximum of 80 parking spaces in one parking pod. The redesign of the employee parking lot will include 20 parking stalls, compliant with the UDO requirements.

## 6. Building Design

An accessory structure will be constructed with the addition of the vacuum stalls to house the motor for the vacuum equipment. This proposed accessory structure will be a maximum of 10 feet and 4 inches tall and will be clad with burnished masonry CMUs and brick. The proposed design of this accessory structure meets UDO requirements.

## 7. Development Requirements

- a. **Site Access** – Access to the subject property will not be impacted with this zoning amendment and revised preliminary site development plan. Access to the site will remain from a private drive to the southwest, just past the existing Popeye's.
- b. **Landscaping** – Landscaping will be provided throughout the site in excess of UDO requirements. The applicant has provided a landscape plan which includes screening of the parking lot and vacuum stations from both 135<sup>th</sup> Street and Black Bob Road. Landscaping will be added to the site to comply with current UDO requirements for landscaping along arterial streets and parking lot screening.
- c. **Parking** – Parking requirements for car wash, automobile laundries, or car care centers are a minimum of 1 parking stall per 1,500 square feet of building square footage. The existing building on site is 12,874 square feet and therefore requires nine (9) parking stalls.
- d. **Public Utilities** – The property is within the City of Olathe Water and Sewer. Existing water mains are located along the eastern and southern property boundaries, and the site ties into a sewer main just south of the property.

## 8. Neighborhood Meeting and Public Notice

A neighborhood meeting was not required for this proposal, as there is no residential development within 500 feet of the subject property. Public notice was still required and the applicant mailed the required public notification letters to surrounding property owners within 200 feet and posted signs on the property per UDO requirements.

Staff has received correspondence from the owner of the Popeye's site immediately west of the existing car wash facility. The business owner expressed concern regarding visibility of their property and noise from the proposed vacuums. Staff provided this property owner with application drawings, information on the enclosure for the vacuum motors, as well as the applicant's contact information to discuss these concerns. In addition, the vacuum location will be located approximately 145 feet away from this neighboring business.

## 9. Comprehensive Plan Analysis

The future land use map of PlanOlathe identifies the subject property as Commercial Corridor. The CP-3 (Planned Community/Corridor Business) District aligns with the Commercial Corridor future land use designation of the property, which is intended to accommodate a full range of commercial uses, including auto-oriented uses.



The criteria provided on the following pages are criteria for considering rezoning applications as listed in UDO Section 18.40.090.G.

***A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.***

The request for a zoning amendment to Ordinance 06-54 and the existing CP-3 zoning district on site aligns with the future land use map designation of "Commercial Corridor" in PlanOlathe. PlanOlathe includes policies to achieve economic sustainability and to maintain the character of Olathe. The proposed rezoning and development plan aligns with the four policies of PlanOlathe listed below:

**Policy LUCC-1.1:** *"Land use proposals should be consistent with the vision of the Comprehensive Plan, as well as applicable local ordinances and resolutions."*

**Policy ES-1.4:** *"Support the retention, expansion and entrepreneurial activities of existing local business and maintain a positive business climate."*

**Policy ES-3.1:** *"Cooperate with the private sector to foster the revitalization of existing commercial and industrial areas in order to create greater vitality."*

***B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).***

The surrounding area is primarily commercial in nature with larger retail stores to the west including a hardware store and a grocery store. The shopping center has been developed with stand-alone commercial outparcels since its inception in 1988. The existing building is and the proposed accessory structure will be compatible with the building materials used in the center, including CMUs, brick, and stucco. The open space provided on the subject property will occupy 36% of the property, generally consistent with open space provided throughout the shopping center. The height of the proposed accessory structure is 10 feet and 4 inches, which will be compatible with the other buildings in the shopping center and will not block visibility of any business from arterial roadways.

***C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.***

The properties immediately to the south, west, and east of the subject property are currently zoned C-2 and CP-2 and are developed with retail buildings. The subject properties across 135<sup>th</sup> Street to the north are zoned C-3 and CP-3, consistent with the subject property. The existing car wash has been on site since it was constructed in 2007 and has been and will continue to be harmonious with the existing shopping center.

***D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.***

The current CP-3 District and Ordinance 06-54 allows for the car wash on the subject property but does not currently allow for the self-serve vacuum stations that the

applicant is requesting. The addition of the proposed self-serve vacuum stations will allow the existing car wash facility to be more competitive with like businesses nearby.

***E. The length of time the property has remained vacant as zoned.***

The subject property was zoned CP-3 in 2006 and has retained that zoning designation since. The existing car wash facility was constructed in 2006 and has remained open on the subject property since then.

***F. The extent to which development under the proposed district would substantially harm the value of nearby properties.***

The proposed zoning amendment to Ordinance 06-54 and related preliminary site development plan will not detrimentally affect nearby property values. The existing car wash facility has operated on this site since it was constructed in 2007. The addition of self-serve vacuum stations should not substantially harm the value of nearby commercial properties.

***G. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.***

The proposed addition of self-serve vacuum stations will not have an adverse impact on the road or parking capacity in the nearby area. The existing car wash facility has a private drive from the main drive in the Blackbob Marketplace Shopping Center that will not be impacted with this proposal. The applicant is proposing the construction of a 20-stall parking lot for employees of the facility to accommodate parking.

***H. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.***

The development will follow all regulations and codes pertaining to stormwater, air quality, noise, and other impacts on the environment.

***I. The economic impact of the proposed use on the community.***

The addition of the self-serve vacuum stations on the subject property will allow the existing car wash facility to be more competitive with other car wash facilities in the nearby area that have similar accommodations, which will therefore maintain or increase the tax base for this property.

***J. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.***

If the zoning amendment were denied, the applicant would not be permitted to construct self-serve vacuum stations on the subject property. As stated above, the construction of these vacuum stations will allow the existing facility to be more competitive with other car wash facilities in the area. The proposed zoning amendment does not negatively impact the public health, safety and welfare as presented.

## 10. Staff Recommendation

- A. Staff recommends approval of the zoning amendment to the Ordinance 06-54 District for the following reasons:
  - 1. The proposed development complies with the policies and goals of the Comprehensive Plan for Land Use and Community Character (LUCC-1.1, ES-1.4, and ES-3.1).
  - 2. The requested zoning amendment to Ordinance 06-54 meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Staff recommends approval of the zoning amendment to Ordinance 06-54, with the following stipulations to be included in the Ordinance:
  - 1. All car wash and detail services must be conducted inside the building, with the exception of the self-service vacuum stations.
  - 2. All overhead doors must remain closed when not in use or vehicles not in queue for the car wash or detail bays. The doors may not be opened for the purposes of ventilation.
  - 3. All overhead doors must be designed with an appearance of storefront windows with mullions and must use dark tinted glass.
  - 4. The primary building material for the car wash and kiosk must remain as burnished block.
- C. Staff recommends approval of the preliminary site development plan with the following stipulations:
  - 1. A final site development plan is required prior to the issuance of a parking lot permit or a building permit.

S Woodstone Dr

W 135Th St

S Black Bob Rd

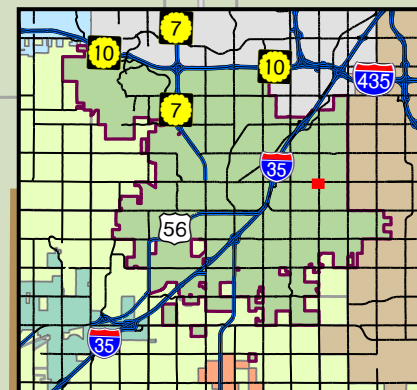
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RZ21-0006

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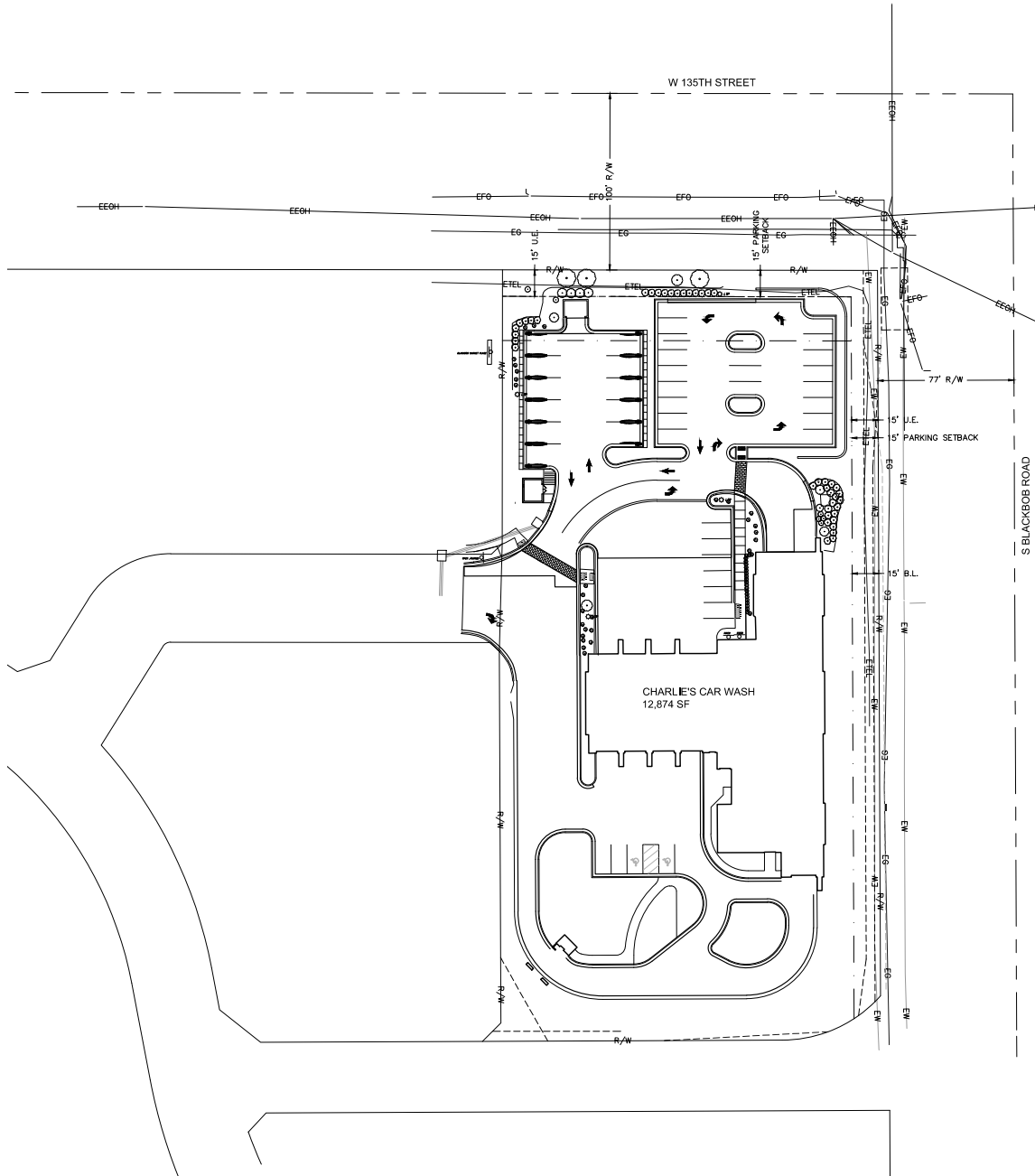


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Date: 4/5/2021

**CHARLIE'S CAR WASH**  
**RZ21-0006**



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| SITE DATA TABLE                    |                                    |         |
|------------------------------------|------------------------------------|---------|
| EXISTING ZONING                    | CP-3                               | 2.14 AC |
| TOTAL LOT AREA                     | 92,999 SF                          | 2.14 AC |
| TOTAL IMPERVIOUS                   | 59,566 SF                          | 1.37 AC |
| OPEN SPACE DATA                    |                                    |         |
| 25% OF TOTAL LOT AREA REQUIRED     | 23,250 SF                          | 0.53 AC |
| TOTAL OPEN SPACE PROVIDED          | 33,433 SF                          | 0.77 AC |
| LOT 1 (CAR WASH)                   | 1 FLOOR                            |         |
| TOTAL BUILDING FLOOR AREA          | 12,874 SF/FL                       | 13.84%  |
| PARKING REQUIRED (LOT 1, CAR WASH) | REQUIRED: 9 STALLS                 |         |
| 1 PER 1,500 SF                     | PROVIDED: 32 STALLS (2 ACCESSIBLE) |         |
| (12,874 SF * (1/1500)) = 8.58      | (32 STALLS + 12 VACUUM STALLS)     |         |

MINIMUM SETBACKS FOR DEVELOPMENT IN C-3 DISTRICT  
FRONT YARD:  
A. 40 FEET FROM ARTERIAL STREET RIGHT-OF-WAY  
B. 15 FEET FROM OTHER STREET RIGHT-OF-WAY  
SIDE YARD:  
A. 10 FEET  
REAR YARD:  
A. 10 FEET  
PARKING/PAVING LOCATION:  
A. 15 FEET FROM STREET RIGHT-OF-WAY  
B. 10 FEET FROM PROPERTY LINES

- NOTES:
1. ALL ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
  2. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK YARDS.
  3. 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 COMPATIBLE WITH THE BUILDING ARCHITECTURE.





OLSSON  
1000 N. 10TH AVE., SUITE 200  
NORTH WARRICK, IN 46781  
TEL: 317.961.1177  
WWW.OLSSON.COM

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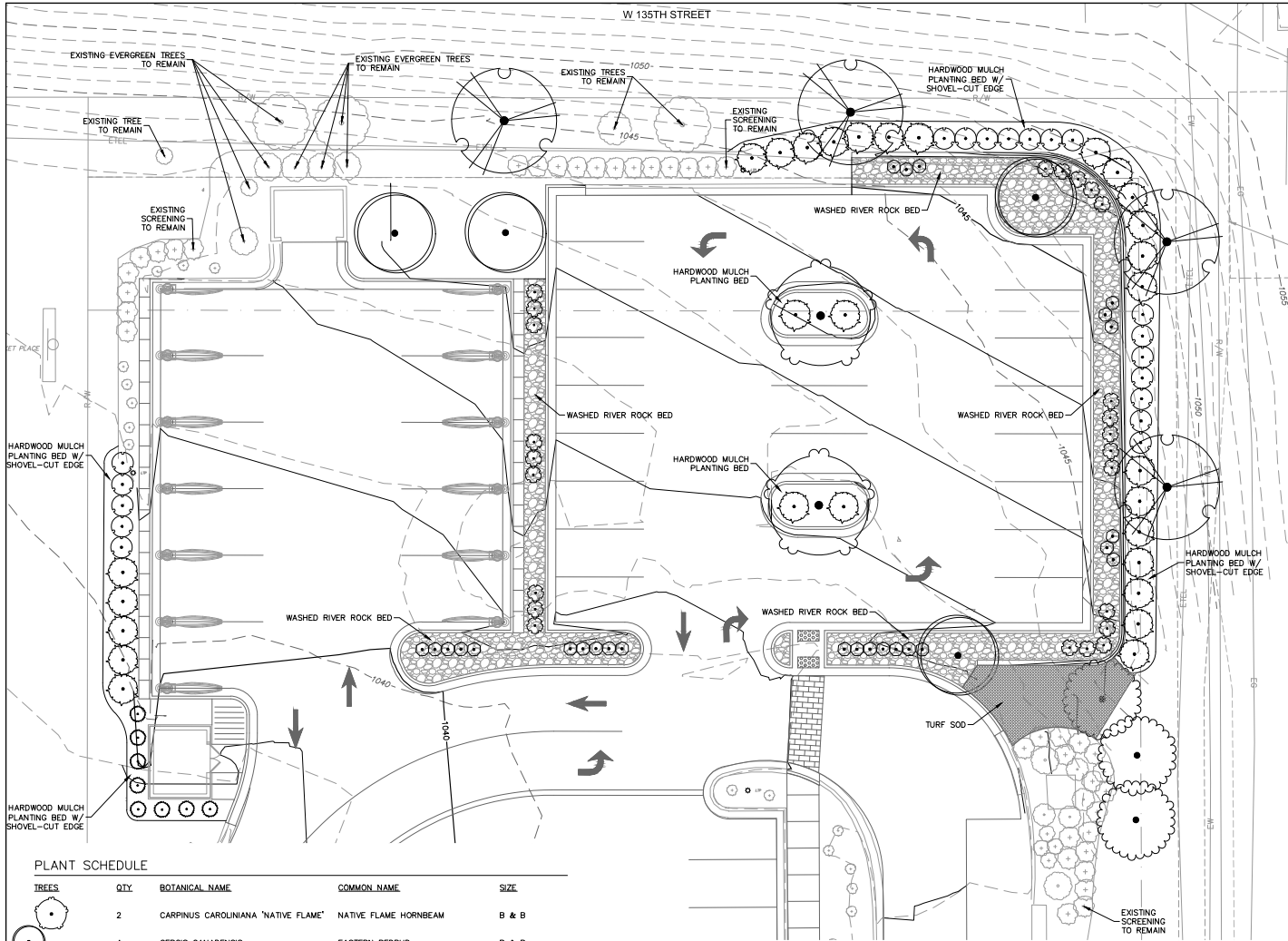
2018

SITE PLAN  
SITE DEVELOPMENT PLANS  
VACUUM ADDITION  
CHARLIE'S CAR WASH - OLATHE  
OLATHE, KS

drawn by: SWS  
checked by: SWS  
designed by: SWS  
QA/QC by: SWS  
project no.: 200012248  
date: 03/31/2021

SHEET  
C103

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- NOTES:**
- A. ALL LANDSCAPE MATERIALS MUST BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLANNING PROCEDURES ESTABLISHED BY THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.
  - B. TREES MUST NOT BE PLACED WITHIN UTILITY EASEMENTS, BUT WITHIN ADJACENT AREAS THAT DO NOT CONFLICT WITH HIGH PUBLIC EASEMENTS AND MEET SITE LANDSCAPING REQUIREMENTS.
  - C. THE DEVELOPER, ITS SUCCESSOR AND/OR SUBSEQUENT OWNERS AND THEIR AGENTS WILL MAINTAIN LANDSCAPING ON THE PROPERTY ON A CONTINUING BASIS FOR THE LIFE OF THE DEVELOPMENT.
  - D. PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE, AND/OR DAMAGE MUST BE APPROPRIATELY TREATED. DEAD PLANTS MUST BE PROMPTLY REMOVED AND REPLACED.
  - E. THE PROPERTY OWNER WILL MAINTAIN LANDSCAPE AREAS IN GOOD CONDITION AND IN A WAY THAT PRESENTS A HEALTHY, NAT AND ORDERLY APPEARANCE. THIS MAINTENANCE MUST INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING OR OTHER MAINTENANCE, IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.
  - F. THE CITY MAY CAUSE REMOVAL OF ANY DEAD OR DISEASED TREES, PLANTS, AND SHRUBS ON PRIVATE PROPERTY THE CITY, WHEN THOSE TREES, PLANTS AND SHRUBS CONSTITUTE A HAZARD TO LIFE AND/OR PROPERTY OR HARBOR INSECTS OR DISEASE WHICH CONSTITUTES A POTENTIAL THREAT TO OTHER TREES, PLANTS OR SHRUBS WITHIN THE CITY. IF THE PLANNING OFFICIAL DETERMINES THAT REMOVAL OF ANY DISEASED TREE, PLANTS OR SHRUBS IS NECESSARY, THE PLANNING OFFICIAL WILL PROVIDE THE PROPERTY OWNER WRITTEN NOTICE OF THE REQUIRED MAINTENANCE OR APPROVAL.
  - G. ALL EXTERIOR-MOUNTED AND ALL ROOFTOP BUILDING AND MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDERS, AND UTILITY METERS MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW FROM ALL ADJACENT STREETS AND RESIDENTIALLY DEVELOPED OR ZONED PROPERTIES. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE METHODS.
  - H. ALL LANDSCAPE AREAS MUST BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITH AT LEAST ONE (1) OUTLET WITHIN 100 FEET OF THE PLANTS TO BE MAINTAINED. THE USE OF NONPOTABLE WATER FOR IRRIGATION PURPOSES WILL BE ENCOURAGED.
  - I. IRRIGATION SYSTEMS MUST BE CONTINUOUSLY MAINTAINED IN WORKING ORDER AND BE DESIGNED SO AS NOT TO OVERLAP WATER ZONED, OR TO WATER IMPERVIOUS AREAS.
  - J. NO IRRIGATION SYSTEM WILL BE INSTALLED OR MAINTAINED ABUTTING ANY PUBLIC STREET WHICH CAUSES WATER FROM THE SYSTEM TO SPURT ONTO THE ROADWAY OR TO STRIKE PASSING VEHICULAR TRAFFIC.
  - K. THE HEIGHT OF ANY PLANTINGS USED FOR SCREENING MUST BE AT LEAST THE HEIGHT OF THE EQUIPMENT IT IS PROPOSED TO SCREEN AT THE TIME OF PLANTING.

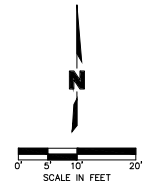
**LANDSCAPE REQUIREMENTS**

| STREET FRONTAGE LANDSCAPING:             |                  |
|--|------------------|
| 5 BLACK SOD ROAD                         |                  |
| 1 STREET TREE PER EVERY 30 FT. OF STREET | REQUIRED 5 TREES |
| 120 LF x 30" = 4.2                       | PROVIDED 4 TREES |
| W 135TH STREET                           |                  |
| 1 STREET TREE PER EVERY 30 FT. OF STREET | REQUIRED 5 TREES |
| 210 LF x 30" = 7.2                       | PROVIDED 7 TREES |
| BUFFER                                   |                  |
| BUFFER TYPE 1                            |                  |
| 1 DECIDUOUS TREE PER 100 LF              |                  |
| 1 CHRONICALLY TALL TREE PER 100 LF       |                  |
| 1 EVERGREEN TREE PER 100 LF              |                  |
| 25 SHRUBS OR GRASSES PER 100 LF          |                  |

**PLANT SCHEDULE**

| TREES         | QTY    | BOTANICAL NAME                      | COMMON NAME                   | SIZE           |
|---------------|--------|-------------------------------------|-------------------------------|----------------|
|               | 2      | CARPINUS CAROLINIANA 'NATIVE FLAME' | NATIVE FLAME HORNBEAM         | B & B          |
|               | 4      | CERIS CANADENSIS                    | EASTERN REDBUD                | B & B          |
|               | 8      | JUNIPERUS VIRGINIANA 'SKYROCKET'    | SKYROCKET JUNIPER             | B & B          |
|               | 4      | OSTRYA VIRGINIANA                   | AMERICAN HOPHORNBEAM          | B & B          |
|               | 3      | PICEA OMORICA                       | SERBIAN SPRUCE                | B&B, 6" HT.    |
| SHRUBS        | QTY    | BOTANICAL NAME                      | COMMON NAME                   | SIZE           |
|               | 29     | JUNIPERUS CHINENSIS 'SEA GREEN'     | SEA GREEN JUNIPER             | CONT., 36" HT. |
|               | 24     | MISCANTHUS SINENSIS 'MORNING LIGHT' | EULALIA GRASS                 | 1 GAL          |
|               | 26     | SPOROBOLUS HETEROLEPIS 'TARA'       | PRAIRIE DROPSIDE              | 1 GAL          |
|               | 19     | TAXUS X MEDIA 'HICKSI'              | HICKS YEW                     | CONT., 36" HT. |
| GROUND COVERS | QTY    | BOTANICAL NAME                      | COMMON NAME                   | CONT.          |
|               | 329 SF | TURF SOD                            | DROUGHT TOLERANT FESCUE BLEND | SOFT           |

**NOTE:**  
ALL LAND AREA NOT PAVED OR COVERED BY BUILDINGS MUST BE BROUGHT TO FINISHED GRADE AND PLANTED WITH GROUND COVER AS SPECIFIED ON THIS PLAN. ANY ADDITIONAL AREAS OF DISTURBANCE NOT SPECIFIED ON THIS PLAN MUST BE PLANTED WITH TURF SOD.



TEL: 913.261.1177  
WWW.OLSSON.COM

REVISIONS

| NO. | DATE      | DESCRIPTION          |
|-----|-----------|----------------------|
| 1   | 4/27/2021 | PROPOSED LANDSCAPING |

LANDSCAPE PLAN  
SITE DEVELOPMENT PLANS  
VACUUM ADDITION  
CHARLES CAR WASH - OLATHE

2018

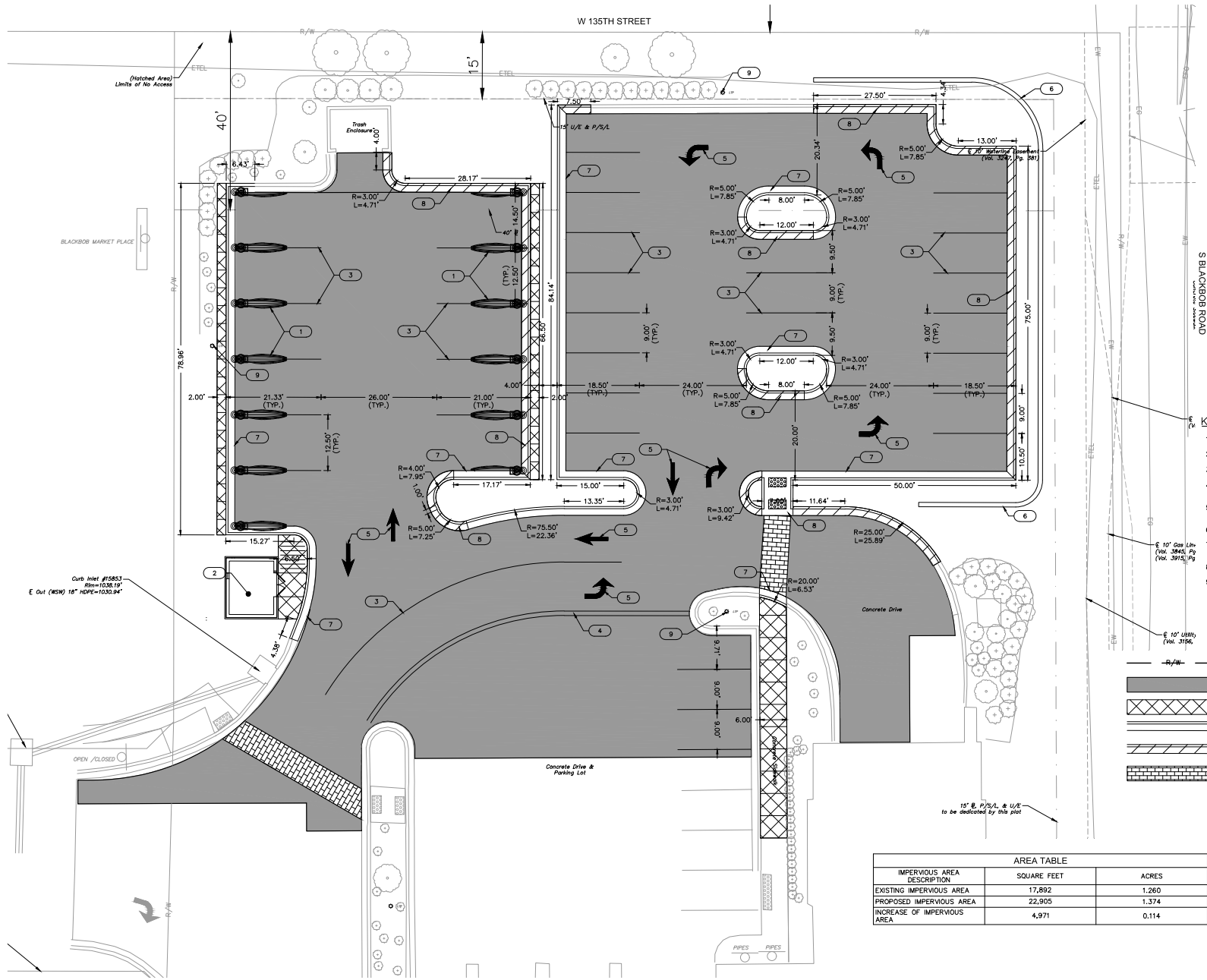
OLATHE, KS

drawn by: SAH  
checked by: SAH  
designed by: SAH  
QA/QC by: SAH  
project no.: 2000-018  
date: 04/27/2021

SHEET  
L100



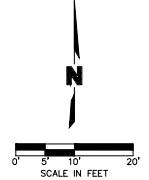
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- KEYNOTES**
1. INSTALL 12.5'X20.5' VAC BAYS
  2. VACUUM MECHANICAL ROOM
  3. 4" YELLOW STRIPE PAVEMENT MARKING
  4. 4" YELLOW DOUBLE STRIPE PAVEMENT MARKING
  5. TURNING ARROW YELLOW PAVEMENT MARKING
  6. RETAINING WALL
  7. TYPE B CURB & GUTTER. SEE SHEET C109 FOR DETAIL.
  8. MODIFIED CG-1 CURB & GUTTER. SEE SHEET C109 FOR DETAIL.
  9. EXISTING LIGHT POLE.

- LEGEND**
- R/W — RIGHT OF WAY
  - [Pattern] CONCRETE PAVEMENT
  - [Pattern] CONCRETE SIDEWALK
  - [Pattern] TYPE B CURB & GUTTER  
SEE SHEET C109 FOR DETAIL
  - [Pattern] MODIFIED CG-1 CURB & GUTTER  
SEE SHEET C109 FOR DETAIL
  - [Pattern] STAMPED COLORED CROSSWALK

| AREA TABLE                  |             |       |
|-----------------------------|-------------|-------|
| IMPERVIOUS AREA DESCRIPTION | SQUARE FEET | ACRES |
| EXISTING IMPERVIOUS AREA    | 17,892      | 1.260 |
| PROPOSED IMPERVIOUS AREA    | 22,905      | 1.374 |
| INCREASE OF IMPERVIOUS AREA | 4,971       | 0.114 |





1001 UNIVERSITY AVENUE, SUITE 200  
NORTH WINDSOR, ILLINOIS 60070  
TEL: 847.561.1177  
WWW.OLSSON.COM

| REVISIONS |             |
|-----------|-------------|
| NO.       | DESCRIPTION |
|           |             |
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GEOMETRIC PLAN  
SITE DEVELOPMENT PLANS

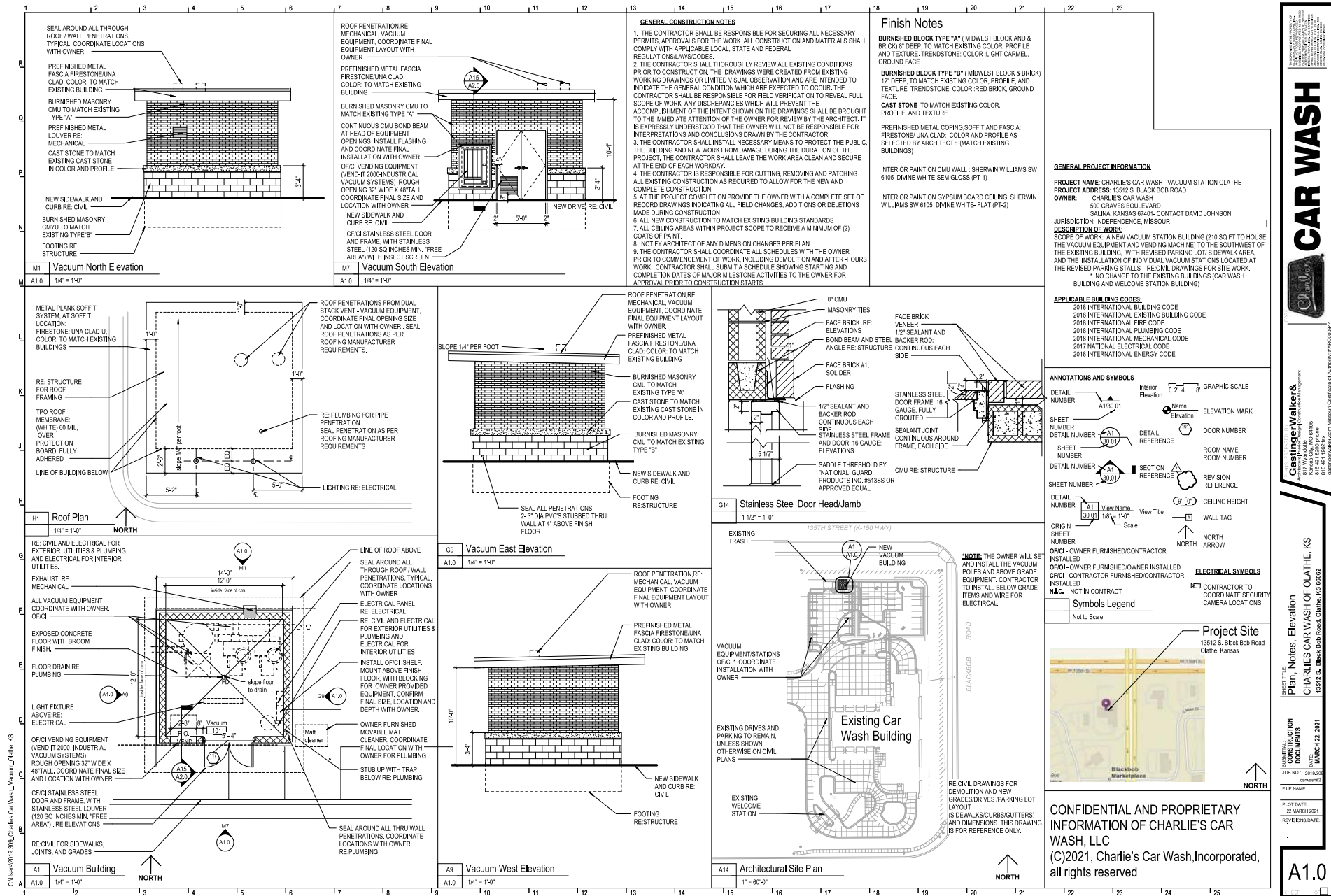
VACUUM ADDITION  
CHARLIE'S CAR WASH - OLATHE

OLATHE, KS

2018

drawn by: [blank] SWS  
checked by: [blank] SWS  
designed by: [blank] SWS  
QA/QC by: [blank] SWS  
project no.: 1001-3500-018-3413  
date: 03/31/2021

SHEET  
C104



**\*THIS DRAWING IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION\***

**GENERAL NOTES**

**Preliminary Drawings:**

Preliminary drawings may be provided with a quote to indicate the location of vacuum equipment, piping, and hoses. Drawings may be used in direct coordination with Architects' and Engineers' plans for city/AHJ/client approval. Accurate and complete site plans must be provided to ensure the quality of your vacuum area to coordinate issues such as vacuum parking space width/angle, traffic flow, and hose reach.

Drawings are preliminary until the final system order is signed by the client.

Changes made to a vacuum system without Vacutech's consultation voids all Vacutech responsibility as well as the system warranty.

**INSTALLATION NOTES**

**Installation By Others:**

Installation drawings are provided with each project. Most projects require 2 or more installers and a forklift. Buried pipe, footings and concrete equipment pad(s) should be completed before installing Vacutech systems. J-bolt template kits for footings for vacuum arches and stanchions are available for purchase from Vacutech. Refer to drawings for footing requirements. Changes to vacuum piping, vacuum equipment location, and vacuum equipment enclosure will effect the performance of your system. Changes made to a vacuum system without Vacutech's consultation voids all Vacutech responsibility and the system warranty.

**Vacutech System Install:**

Vacutech offers installation as an option when bidding a project.

Please note that the scope of Vacutech's installation only includes work above ground. Vacutech will install vacuum arches/stanchions to concrete footings, install vacuum piping and set vacuum equipment in place.

Vacutech does not dig trenches, auger footings, dig/backfill/bury pipe or conduit, or provide any work below grade.

Vacutech does not pour footings, install J-bolts, install concrete trenches with covers, pour concrete pads, or do concrete work of any kind. Vacutech does not do core drilling through building walls.

Vacutech does not wire lights, turbines, disconnects, VFDs, starters or any other electrical component. Vacutech does not pull wire through conduits. These items must be done by a Licensed Electrician.

**WARRANTY NOTES**

**CHANGES MADE TO VACUUM SYSTEM WITHOUT VACUTECH CONSULTATION  
VOIDS ALL VACUTECH RESPONSIBILITY AND SYSTEM WARRANTY**

**Equipment warranty information:** (if applicable)

When vacuum equipment is installed in an enclosure with 4 walls and a roof it must be vented. Enclosure door must be louvered and an exhaust fan with thermostat set at 85°F must be installed to turn over air every 15 min. Vacuum turbine must be exhausted outside with metallic pipe no smaller than 6" with exhaust pipe opening protected from elements. Equipment pad must be flat and level.

**Variable frequency drive (VFD) warranty information:** (if applicable)

VFDs must be wired from main distribution panel in separate conduit (sized per code; based on turbine H.P. and voltage) to each VFD and from each VFD to turbine motor.

A separate conduit, sized per code, must also be installed from VFD to vacuum pressure transducer installed on filter separator. If two (2) or more VFDs are installed in one (1) enclosure, a separate conduit must be installed for each VFD. Install separate conduit from enclosure to each turbine motor, and each filter separator if there is more than one (1).

**PIPE NOTES**

**Piping systems above ground**

Piping system shall be schedule 40 (or sch 80) solid core PVC or ABS plastic pipe, with plastic D.W.V. (drain, waste and vent) fittings. Zinc, aluminum, or galvanized tubing, with directional flow zinc fittings of no less than 16 gauge, designed specifically for central vacuum systems are also acceptable.

**Buried piping systems cast iron no-hub**

In-ground piping systems that are subject to ground freeze/thaw conditions or excessive movement shall be cast iron with no-hub fittings and no-hub couplings (w/ stainless steel band).

**Buried piping systems PVC sch 40 (or sch 80)**

In-ground piping systems using PVC pipe shall be sch 40 (or sch 80) solid core, with PVC D.W.V. (drain, waste, and vent) fittings. Plastic pipe installed in-ground have a potential of possible cracking and wear. All plastic pipe systems in-ground must be below freeze line.

**System notes:**

All interior surfaces shall be free of burrs and obstructions for a non-restrictive air flow. ABS and PVC piping shall be cut straight and removed of burrs. Piping shall be attached together using a primer, and a cement (clear PVC cement for PVC/ black abs cement for abs) for a 100% tight seal.

Overhead piping systems shall be supported by means of approved pipe hangers, and shall be installed at a maximum of six feet O.C. when using abs or PVC pipe and ten feet when using zinc or aluminum tubing. All fittings supporting vacuum drop/hose assemblies shall be supported within one foot on each side of fitting connection.

Piping systems shall be tested to hold 10 psi for a minimum of 24 hours.

When vacuum system is installed in potentially explosive environment, the following may be required as a minimum: Explosion proof motor Class I - Group D & Class II - Group E, F & G. Aluminum piping with zinc fittings. Primary and filtered separators and hose assemblies require special grounding. Verify all conditions.

PVC and ABS plastic pipe are not U.V. rated and will discolor and soften/cause bowing when exposed to direct sunlight. It is recommended that all exposed plastic pipe and fittings be primed and painted to help prevent this. It is recommended to use zinc, or aluminum tubing and zinc fittings be used when exposed to sun.

**Plastic pipe exposed to elements:**

PVC pipe will become brittle at 40°F and can crack/split when moving debris collides with it, it is recommended to use cast iron, zinc, or aluminum tubing for colder conditions.

**ADDITIONAL NOTES**

**VFD Systems:**

Instructions for wiring VFD to Turbine and Filter Separator are available for your electrician. After wiring is complete, call our customer service to complete programming.

**Arch Systems: How Awnings are ordered (Coolaroo/Weblon)**

**Step 1:** Arches are to be completely installed on site.

**Step 2:** After installation, Vacutech will send an awning measurement form to be filled out with instructions on how and where to measure. The awning form must be filled out entirely, signed, dated, and faxed or emailed to Vacutech for production.

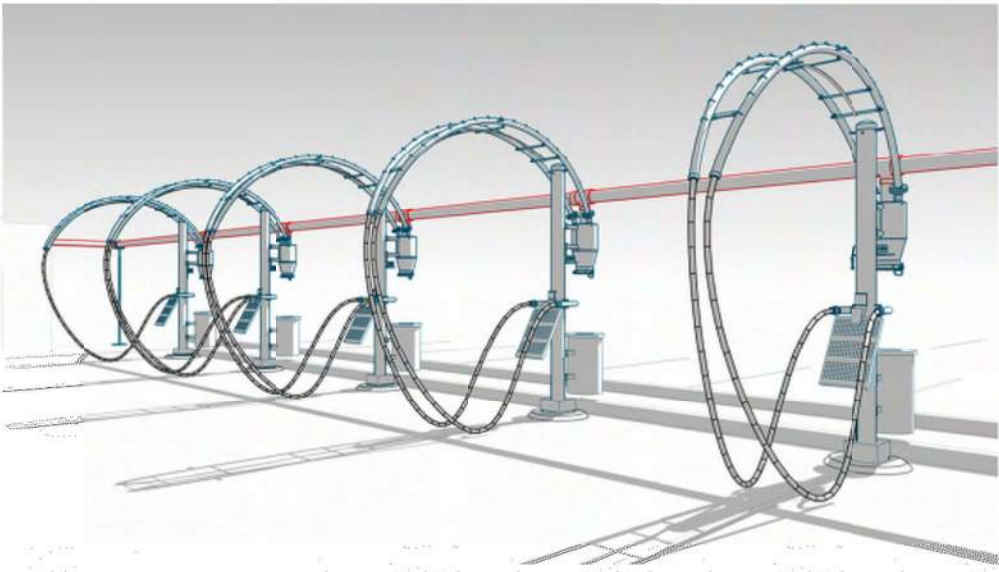
**Step 3:** Awnings are shipped to site w/ instructions.

**Maintenance:**

System longevity under continuous operation is extended by regular maintenance. Issues commonly result from failure to remove obstructions in the piping system, replace damaged or worn parts, or not regularly changing filter bags. Refer to Vacutech maintenance instructions.

**Assign a person to central vacuum maintenance:**

To ensure continued trouble free central vacuum system operation and to avoid downtime during periods of heavy use, assign an employee to follow a strict maintenance schedule. Refer to Vacutech recommended maintenance schedule.



Elevation: 1,037' ASL

**SHEET INDEX**

| NO.  | NAME                  | REV. |
|------|-----------------------|------|
| V001 | COVER SHEET           |      |
| V101 | OVERALL SITE PLAN     |      |
| V111 | VACUUM SITE PLAN      |      |
| V121 | VACUUM SITE ISOMETRIC |      |

THIS PRELIMINARY DRAWING IS THE PROPERTY OF VACUTECH AND IS NOT TO BE USED FOR CONSTRUCTION OR INSTALLATION WITHOUT WRITTEN CONSENT. WRITTEN CONSENT MAY NOT BE PROVIDED BY ANY PERSON, AGENCY, OR DEALER NOT AUTHORIZED BY VACUTECH.



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SHERIDAN, WY 82801  
PHONE: (307) 675-1982  
EMAIL: info@vacutechllc.com  
WEB: www.vacutechllc.com

**CHARLIE'S CAR WASH**

**13512 SOUTH BOB ROAD  
OLATHE, KANSAS 66062**

| # | Revision | By | Chk | Date |
|---|----------|----|-----|------|
|   |          |    |     |      |
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**COVER SHEET**

|                |         |
|----------------|---------|
| Project Number | 100384  |
| Date           | 3/11/21 |
| Drawn By       | MB      |
| Checked By     | AV      |

**V001**

3/11/2021 4:01:57 PM





**Charlie's Car Wash – Stainless Steel Customer Vacuum Station**





TM

**Charlie's Car Wash**

**Vacuum Stations**

