EDGERTON PLANNING COMMISSION
REGULAR SESSION
Edgerton City Hall
March 10, 2020
7:00 P.M.

1. Call Meeting to Order

2. Pledge of Allegiance

3. Roll Call

4. **CONSENT AGENDA**
(Consent Agenda items will be acted upon by one motion unless a Planning Commissioner requests an item be removed for discussion and separate action.)

   A. MINUTES
   Consideration of the Planning Commission meeting minutes for February 11, 2020.

   B. REVISED FINAL SITE PLAN FOR ON THE GO TRAVEL CENTER – APPLICATION FS2020-01
   Consideration of Application FS2020-01, a revision to Final Site Plan FS2019-04, located on the east side of Homestead Lane at Interstate-35.

   Applicant: David Anderson
   Agent: KBS Constructors, Inc.

6. Future Meetings

   - Regular Session – April 14, 2020 at 7:00 PM

7. Adjourn

EDGERTON CITY HALL
PLANNING COMMISSION MEETING
REGULAR SESSION
February 11, 2020

The Edgerton Planning Commission (the Commission) met in regular session with Chair John Daley calling the meeting to order at 7:03 p.m.

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were Commissioner Jeremy Little, Commissioner Deb Lebakken, and Chair John Daley. Commissioner Charlie Crooks and Commissioner Tim Berger were absent from the meeting. Also present were City Administrator Beth Linn, Mayor Donald Roberts, Development Services Director Katy Crow, and Planning and Zoning Coordinator/City Clerk Chris Clinton.

The Planning and Zoning Coordinator/City Clerk announced a quorum was present.

CONSENT AGENDA

MINUTES

The approval of the minutes from the Regular Session held on January 14, 2020 were considered.

Ms. Lebakken motioned to approve the consent agenda; Mr. Little seconded the motion. The consent agenda was approved, 3-0.

NEW BUSINESS

APPROVAL OF AMENDED MINUTES OF THE PLANNING COMMISSION MEETING FOR APRIL 9, 2019

Chair Daley introduced the minutes from the Planning Commission that was held on April 9, 2019. He asked if it was procedural to approve amended minutes. Ms. Katy Crow, Development Services Director, replied that it is. Mr. Little motioned to approve the minutes as amended, Ms. Lebakken seconded. The minutes from the April 9, 2019 Planning Commission meeting were approved as amended, 3-0.

FUTURE MEETING

The next meeting is scheduled for March 10, 2020 at 7:00 p.m.

ADJOURNMENT

Motion by Ms. Lebakken to adjourn the meeting, Mr. Little seconded. Motion was approved, 3-0.

The meeting adjourned at 7:05 p.m.

Submitted by: Chris Clinton, Planning and Zoning Coordinator/City Clerk

EDGERTON
global routes. local roots.
404 East Nelson
Edgerton, KS 66021
P: 913.893.6231
EDGERTONKS.ORG

STAFF REPORT

March 10, 2020

To: Edgerton Planning Commission
Fr: Chris Clinton, Planning and Zoning Coordinator
Re: **FS2020-01** Revised Final Site Plan for FS2019-04 *On the Go Travel Center, First Plat* located at the northeast corner of Homestead Lane and Interstate 35 (I-35).

APPLICATION INFORMATION

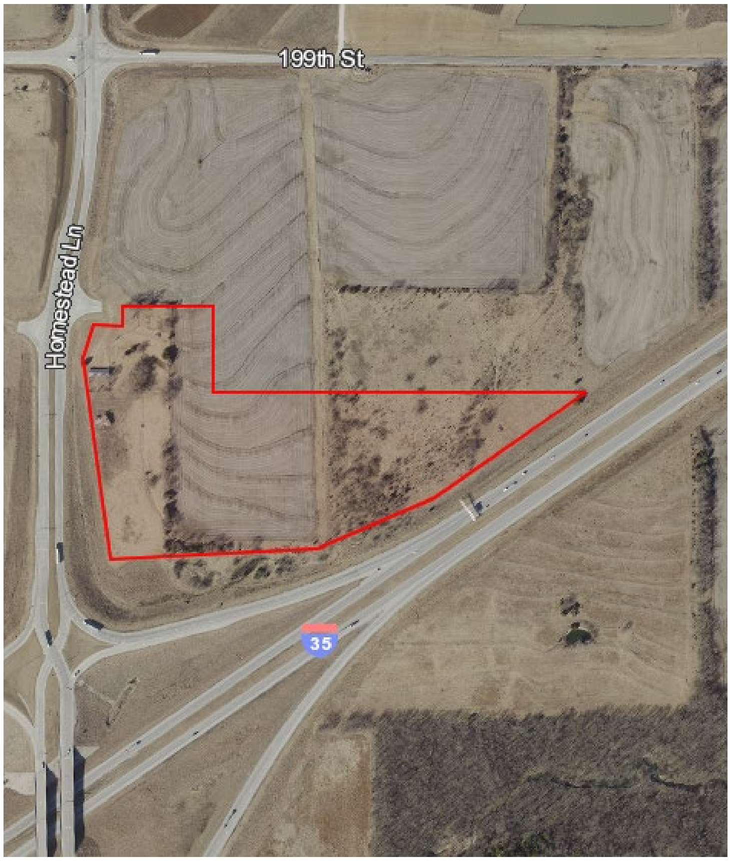
Applicant:	David Anderson, Agent KBS Constructors, Inc. 14955 W. 117th Street Olathe, KS 66062
Property Owner:	Moussa Sobaiti My Store III Inc. 14728 W. 93rd Street Lenexa, KS 66215
Requested Action:	Approval of Revised Final Site Plan for *On the Go Travel Center, First Plat* – initially approved August 13, 2019.
Site Address/Location:	Northeast corner of Homestead Lane and I-35.
Existing Zoning and Land Uses:	Existing zoning – C-2 (Heavy Service Commercial) District.
Site Size:	Approximately 12.162 Acres

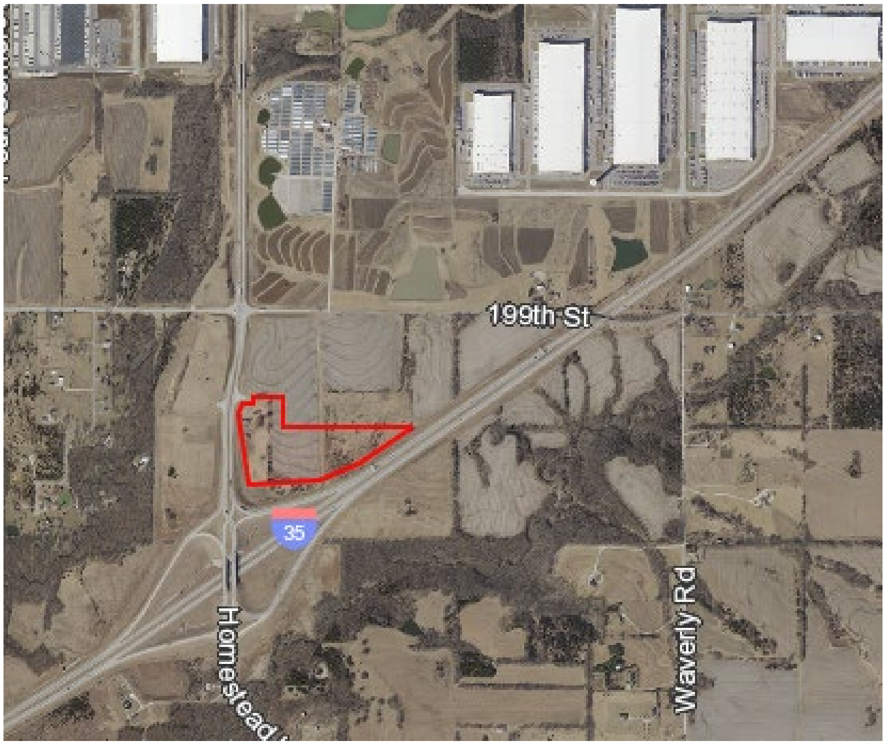
PROJECT DESCRIPTION

Application FS2020-01 is a request for approval of a revised Final Site Plan for FS2019-01 *On the Go Travel Center, First Plat*. The project is located on the northeast corner of Homestead Lane and I-35, serving highway traffic along the I-35 corridor and Logistics Park Kansas City. The 7,200 square foot travel center proposes fuel pumps for both passenger vehicles and semi-trucks with a truck wash and truck service facility.

The submitted revised Final Site Plan contains several updates since receiving Planning Commission approval on August 13, 2019. The majority of these changes were driven by the inclusion of the full access intersection at Homestead Lane and 200th Street, the roadway that will give access to this parcel. In addition, the applicant has signed a franchise agreement with Travel Centers of America for a TA Express Travel Center to be part of this project.

Subject Property





INFRASTRUCTURE AND SERVICES

1. Access to the property and development will be from a newly constructed public street, West 200th Street, which will turn east off Homestead Lane and run adjacent to the north side of the parcel. The applicant has proposed two (2) private drives from West 200th Street into the project. The intersection of Homestead Lane and West 200th Street is being designed to be a full access intersection.
2. Utilities and service providers.
   a. Water - Johnson County Water District #7
   b. Sanitary Sewer - City of Edgerton
   c. Electrical Service - Kansas City Power & Light
   d. Gas Service – Kansas Gas Service
   e. Police service is provided by the city of Edgerton through the Johnson County Sheriff's Office.
   f. Fire protection is provided by Johnson County Fire District #1.
3. Development proposal is located within the Bull Creek watershed.

Pursuant to Article 10, Section 10.1(J) of the Edgerton Unified Development Code (UDC), significant site plan modifications require a resubmittal to the Planning Commission for approval. All of the changes included in the revised Final Site Plan, submitted for the Planning Commission's approval, either meet or exceed the UDC requirements. Some of these changes include:

- The widening of West 200th Street to accommodate the full access intersection, caused some of the buildings (including fueling stations) on the site to shift south on the parcel. The only building that did not shift was the Truck Service Facility.
- The development initially had three access drives. Accommodating the full access intersection resulted in the removal of the eastern most drive entrance (the one closest to Homestead). There are now two (2) proposed access drives.
- The first of the remaining two access drives, has been narrowed to 30' and it will fully accommodate vehicle (not truck) traffic. It has been extended by 30'.
- The second access drive has been extended 40 feet as well.
- The revised plan shows 96 vehicle parking stalls, an increase of 21 over the initial approved site plan. Truck parking was decreased from 91 to 79. The overall number of stalls meets the requirements of UDC Article 16.
- A truck turn-around area has been provided within the parking area on the northwest corner of the parcel.
- The trash enclosure has been relocated to be closer to the Travel Center.
- The Truck Wash and Service facility was narrowed by 11 feet but the overall length increased by 22.12 feet to the north.
- Due to this change, the overall square footage of the Truck Wash and Service Facility was increased by almost 2,000 square feet.
- The storage area for the Truck Wash and Service Facility was fully enclosed.
- The 'Future Street' to go north from West 200th Street to 199th Street has been removed.
- Turn lanes have been added to West 200th Street to accommodate the full access intersection.

REVIEW OF REVISED FINAL SITE PLAN

Staff has reviewed the revised Final Site Plan submittal for compliance with the requirements of Article 10, *Site Plans and Design Standards;* Section 4.3, *Heavy Service Commercial (C-2) District;* Section 4.6, *Awning and Fencing;* Section 4.7, *Fuel Stations, Convenience Stores and/or Drive-*

Throughs of Article 4; and Article 16, *Parking and Loading Regulations* of the Edgerton UDC. Review comments are listed below.

Article 10 - Section 10.1 – Site Plan

1. Contents of Site Plan Drawings. All material shall be adequately labeled and should provide complete details which show compliance with District requirements.
   a. Connection point for utilities and the location and size of all utility lines including but not limited to sewer lines and manholes; water lines and fire hydrants; telephone, cable, fiber, and electrical systems; and storm drainage systems including inlets, catch basins, lines and other appurtenances, existing and proposed. *The City Engineer recommends further discussion between the City and Developer's Engineer prior to proceeding with the design of the sanitary sewer.* ***Applicant acknowledges to continue to work with City Staff to design sanitary sewer.***
   b. Scale drawings of all proposed signage including location, height, size, area, materials and design to be used on the premises with construction drawings required when applying for a sign permit in accordance with Article 12, Sign Regulations, of the UDC. *A rendering of proposed signage has been submitted by the applicant. Proposed signage is not in compliance with the existing UDC.* ***Revisions to proposed signage are required along with Sign Permit Applications for each proposed sign. The Zoning Administrator will review for UDC compliance. Any signs not found to be in compliance will require revisions or a variance from the Board of Zoning Appeals. Applicant acknowledges. Applicant acknowledges.***
   c. Profile and details for roads, the location and width of sidewalks, and the location of trails. *Public improvement plans will be required for the proposed road, per the City Engineer comments will be provided separately.* ***Provide documentation to dedicate right-of-way, any necessary easements and private property construction. If the applicant is unable to provide documentation, the project will need to be revised to be located entirely on this property. Applicant acknowledges and will provide documentation when available.***
   d. The location of any HVAC systems (roof or ground), utility boxes and any other above ground facilities. Include line of sight drawings which indicate view from the street, right-of-way, and/or adjacent properties. Ground-based mechanical equipment shall be located away from property lines adjacent to public streets and residential property. Include type of screening that will be used around equipment. *There is rooftop equipment proposed and is screened from public view.* ***City Staff will continue to monitor the project development to ensure proper screening of all equipment is provided. Applicant acknowledges that if rooftop equipment can be seen from adjacent public streets, additional screening will be required and an elevation of such will be required before Building Permit issuance. Applicant acknowledges requirements to screen rooftop equipment.***

OTHER COMMENTS

1. A storm water management report has been submitted. The following comments should be addressed prior to approval:

    a. The stormwater study detention pond surface areas do not match the proposed contours on the site plan. Revise the stormwater study to reflect the proposed contours. Update the related tables and memo as needed.
2. A SWPPP has been submitted. The following comments should be address prior to approval:
    a. Rock ditch checks should be placed at areas of concentrated flow on the south property line. Silt fence is not appropriate in areas of concentrated flow.
3. Diesel emission regulations set forth by KDHE must be complied with. ***Applicant acknowledges.***

RECOMMENDATION

City staff recommends **approval** of **FS2020-01** Revision to Final Site Plan FS2019-04 Final Site Plan for *On the Go Travel Center, First Plat,* subject to compliance with the following stipulations:

1. The staff recommendations and comments noted related to infrastructure, landscaping, the stormwater plan and all else discussed as included in this Staff Report are included as stipulations as part of approval of this Final Site Plan.
2. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.
3. Any items added must comply with the Edgerton UDC and it is the building owner's ultimate responsibility to ensure code compliance.
4. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.
5. Any requirements on public or private property by the City of Edgerton or KDOT determined necessary for the improvement of the intersection shall be adhered to.

ATTACHMENTS

- Revised Final Site Plan for *On the Go Travel Center, First Plat* including Architectural drawings and renderings.
- Staff Report for FS2019-04
- Application for FS2019-04
- Final Site Plan FS2019-04

FINAL SITE DEVELOPMENT PLANS
FOR
ON THE GO–TRAVEL CENTER
PLAT NAME: ON THE GO–TRAVEL CENTER, FIRST PLAT
CITY OF EDGERTON, JOHNSON COUNTY, KANSAS
ADDRESS: 32501 & 32511 W. 200TH STREET

INDEX

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C0.2 | OVERALL SITE PLAN–PRELIMINARY
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C1.2 | TYPICAL PUBLIC STREET SECTION
C2 | GRADING PLAN
C2.1–C2.2 | GRADING PLAN–ENLARGEMEMTS
C2.3 | DETENTION PLAN
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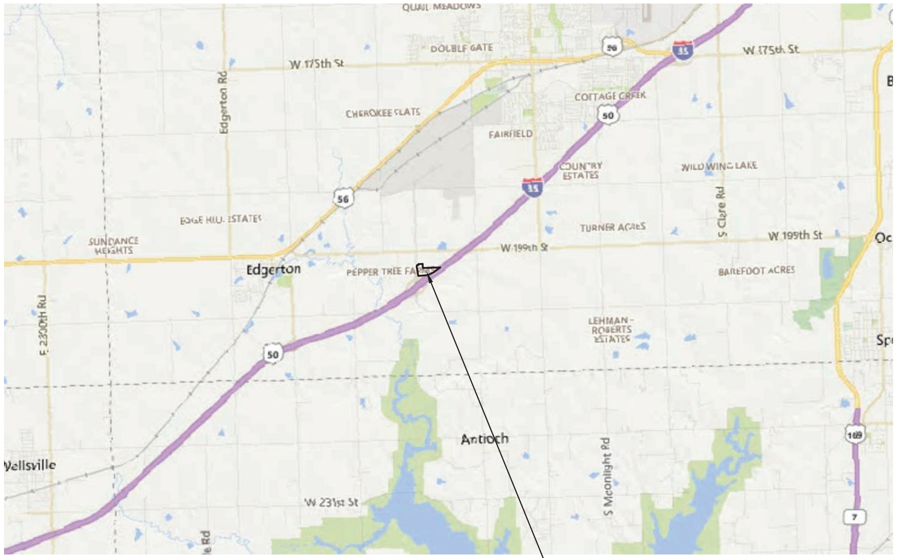
C11–C12 | PAVEMENT DETAILS
C13 | STORM SEWER DETAILS
C14 | WATER & WASTEWATER DETAILS
L1 | LANDSCAPE PLANS



CERTIFICATE:

RECEIVED AND PLACED ON RECORD THIS_______ DAY OF______, 20____.

ZONING ADMINISTRATOR
KATY CROW

APPROVED BY THE EDGERTON CITY PLANNING COMMISSION THIS_______ DAY OF______,20____.

CHAIR OF THE PLANNING COMMISSION:
JOHN DALEY

I certify that I have reviewed this SITE PLAN and will comply with all specifications, changes, conditions required during Site Plan approval and amendments herein, and that this instrument creates a legally enforceable obligation to build and develop in accordance with all final agreements.

APPLICANT SIGNATURE______________________________ DATE____________

TITLE______________________________ORGANIZATION____________

UTILITY COMPANIES:

KANSAS GAS SERVICE CO. MS. LYN LEET (LLEET@KGAS.COM) 7421 W. 129TH ST. #100 OVERLAND PARK, KS. 66213	(913) 344–8808
EVERGY MS. NANCY MARTIN (NANCY.MARTIN@KCPL.COM) P.O. BOX 159 STILWELL, KANSAS 66085	(913) 681–7369 (913) 681–7365–FAX
CITY OF EDGERTON – (SANITARY & STORM) 404 EAST NELSON, EDGERTON, KANSAS 66021	(913) 893–6231–PHONE
WATER DISTRICT NO. 7, JOHNSON COUNTY 534 W. MAIN STREET, P.O. BOX 7 GARDNER, KANSAS 66030	(913) 856–7375–PHONE (913) 856–7173–FAX

CONTRACTOR TO REFER TO SEPARATE SET OF SANITARY SEWER PLANS FOR PUBLIC SANITARY SEWER INSTALLATION.

CONTRACTOR TO REFER TO SEPARATE SET OF PLANS FOR PUBLIC STREET & STORM SEWER INSTALLATION.

FLOOD NOTE:

THE SUBJECT 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 COMMUNITY NO. 200159, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0134G, AND DATED AUGUST 3, 2009.

ZONING:

THIS PROPERTY IS ZONED C–2 (HEAVY SERVICE COMMERCIAL) PER JOHNSON COUNTY AIMS WEBSITE

NOTE: THIS SURVEYOR WAS NOT SUPPLIED A ZONING REPORT OR LETTER FOR THIS SURVEY.

BENCHMARK: (VERTICAL DATUM = NAVD88 BASED ON JCVN BM# 130.) SQUARE CUT ON TOP OF CURB EAST NOSE OF SOUTHEAST CONCRETE ISLAND AT INTERSECTION OF HOMESTEAD LANE AND 199TH STREET. ELEVATION= 1013.81

BM# 997 = PLUS CUT TOP CURB ON NORTH SIDE OF CONCRETE ENTRANCE TO SUBJECT PROPERTY. ELEVATION=1025.89

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.

LEGAL DESCRIPTION: (ON THE GO–TRAVEL CENTER)

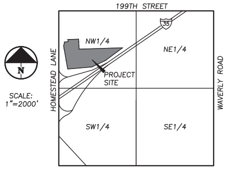
his is a survey and subdivision of all that part of the NW1/4 of Section 10, Township 15, Range 22, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows: Commencing at the Northwest corner of the NW1/4 of said Section 10; thence S 2° 03' 46" E, along the West line of the NW1/4 of said Section 10, a distance of 991.99 feet; thence N 87° 35' 22" E, a distance of 280.86 feet, to a point on the North right–of–way line of Interstate Highway No. 35, as established in the Warranty Deed recorded in Book 201108 at Page 001191, in the Office of the Register of Deeds, Johnson County, Kansas, said point also being the true point of beginning; thence continuing N 87° 35' 22" E, a distance of 215.98 feet; thence Easterly and Southeasterly, along a curve to the right having a radius of 342.00 feet, a central angle of 26° 51' 02" and whose initial tangent bearing is S 64° 36' 40" E, an arc distance of 160.27 feet, to a point of tangency; thence S 37° 45' 38" E, a distance of 128.54 feet, to a point of curvature; thence Southeasterly and Easterly, along a curve to the left having a radius of 318.00 feet and a central angle of 21° 32' 34", an arc distance of 119.56 feet; thence S 30° 41' 48" W, a distance of 61.44 feet, to a point on the North line of the South Half of the NW1/4 of said Section 10; thence S 1° 47' 20" E, a distance of 638.10 feet, to a point on the North right–of–way line of said Interstate Highway No. 35; thence S 85° 06' 40" W, along the North right–of–way line of said Interstate Highway No. 35, a distance of 509.79 feet; thence N 10° 04' 47" W, along the North right–of–way line of said Interstate Highway No. 35, a distance of 802.50 feet; thence N 15° 12' 54" E, along the North right–of–way line of said Interstate Highway No. 35, a distance of 141.15 feet; thence N 88° 57' 08" E, along the North right–of–way line of said Interstate Highway No. 35, a distance of 116.36 feet; thence N 0° 38' 21" W, along the North right–of–way line of said Interstate Highway No. 35, a distance of 76.42 feet, to the true point of beginning, containing 12.210 acres, more or less.

OWNER:
MY STORE III INC.
14728 W. 93RD STREET
LENEXA, KANSAS 66215
MR. MOUSSA SOBAITI

ARCHITECT:
BCS DESIGN, INC.
19920 WEST 161ST STREET
OLATHE, KANSAS 66062
(913) 780–4820

SURVEYOR:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KANSAS 66061
(913) 393–1155
(913) 393–1166 (FAX)

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



VICINITY MAP
SEC. 10–T15S–R22E

DANIEL A. FINN
24132
2/23/20

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

PLANNING
ENGINEERING
IMPLEMENTATION

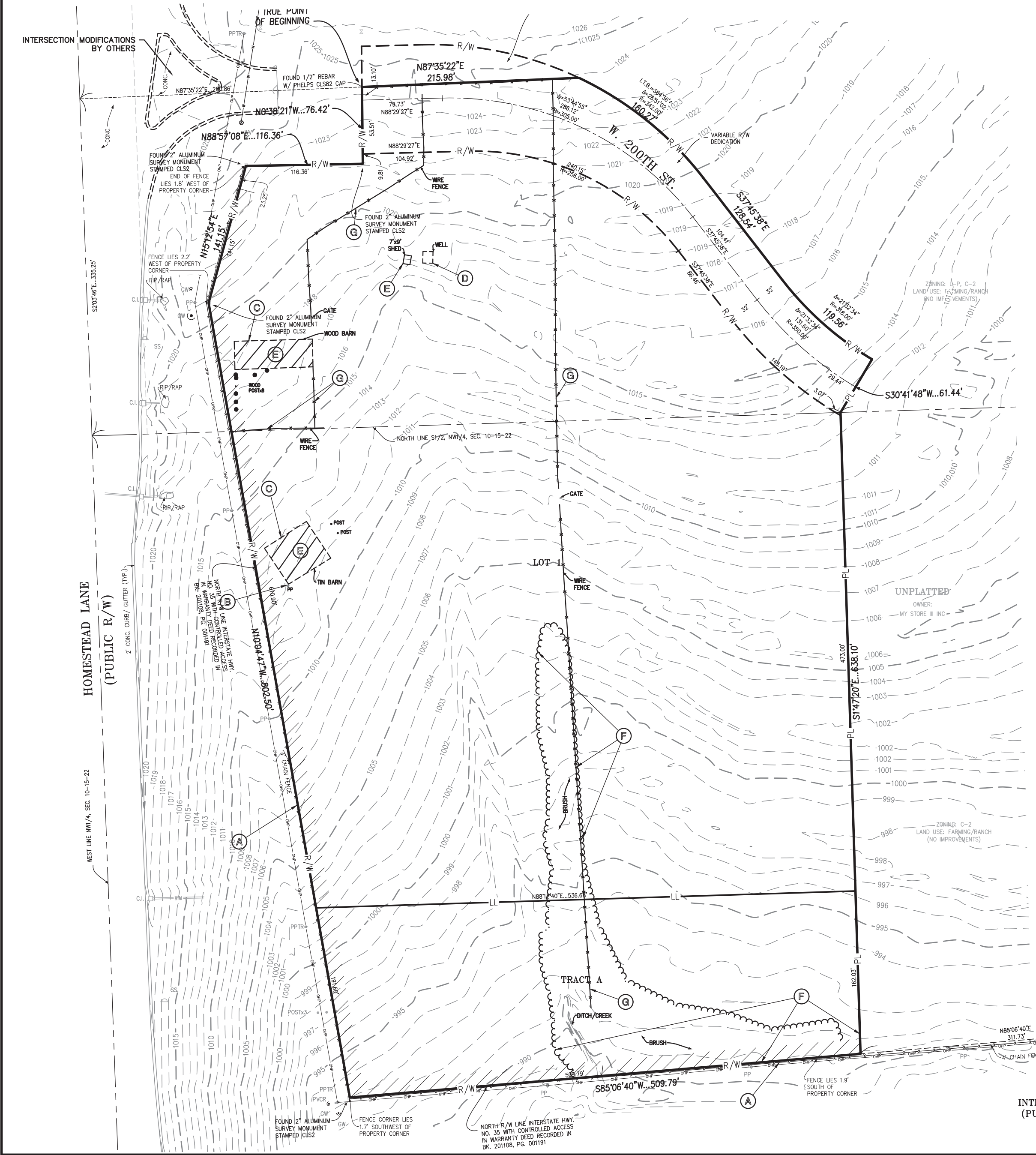
COVER SHEET
ON THE GO–TRAVEL CENTER
32501 & 32511 W. 200TH STREET
EDGERTON, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
1.	9–12–19	Revised Per City Staff Comments.	CHL	JDC
2.	1–29–20	FDP Resubmittal to City	CHL	JDC
3.	1–31–20	Out to Permit	CHL	JDC
3.	2–23–20	FDP Resubmittal to City	CHL	JDC

PROJECT NO. 180548
DATE: 8–22–19 | DRAWN: CHL
CHECKED: DAF | APPROVED: JDC
CERTIFICATE OF AUTHORIZATION KANSAS
LAND SURVEYING – LS–82
ENGINEERING – E–391
CERTIFICATE OF AUTHORIZATION MISSOURI
LAND SURVEYING–2007001128
ENGINEERING–2007005058

SHEET
C0

\\PHELPS–SERVER\Projects\P\180548\dwg\Permit Plans–(FDP)(PDP)\COVER.dwg Layout:COVER Feb 24, 2020 – 11:14am Daniel Finn


TRUE POINT OF BEGINNING
INTERSECTION MODIFICATIONS BY OTHERS
FOUND 1/2" REBAR W/ PHELPS CLS82 CAP
N87°35'22"E 215.98'
N87°35'22"E...280.86'
N0°38'21"W...76.42'
N88°57'08"E...116.36'
116.36'
13.10'
53.51'
9.81
79.73' N88°29'27"E
N88°29'27"E 104.92'
FOUND 2" ALUMINUM SURVEY MONUMENT STAMPED CLS2
END OF FENCE LIES 1.8' WEST OF PROPERTY CORNER
N15°12'54"E 141.15'
141.15'
23.25'
FENCE LIES 2.2' WEST OF PROPERTY CORNER
RIP/RAP
C.I.
GW
PP
CONC.
S2°03'46"E...335.25'
7'x9' SHED
WELL
WIRE FENCE
GATE
WOOD BARN
WOOD POSTx8
TIN BARN
POST
W. 200TH ST.
I.T.B.=S64°36'4
Δ=26°51'02"
R=342.00'
160.27'
Δ=53°44'55"
286.12'
R=305.00'
240.15'
R=256.00'
VARIABLE R/W DEDICATION
S37°45'38"E 128.54'
104.41' S37°45'38"E
S37°45'38"E 86.46'
32'
Δ=21°32'34" R=318.00' 119.56'
Δ=21°32'34" 131.60' R=350.00'
145.19'
29.44'
3.07'
S30°41'48"W...61.44'
ZONING: L-P, C-2 LAND USE: FARMING/RANCH (NO IMPROVEMENTS)
NORTH LINE S1/2, NW1/4, SEC. 10-15-22
LOT 1
UNPLATTED OWNER: MY STORE III INC
S1°47'20"E...638.10'
473.00'
162.03'
ZONING: C-2 LAND USE: FARMING/RANCH (NO IMPROVEMENTS)
HOMESTEAD LANE (PUBLIC R/W)
2' CONC. CURB/ GUTTER (TYP.)
WEST LINE NW1/4, SEC. 10-15-22
NORTH R/W LINE INTERSTATE HWY. NO. 35 WITH CONTROLLED ACCESS IN WARRANTY DEED RECORDED IN BK. 201108, PG. 001191
N10°04'47"W...802.50'
610.90'
4' CHAIN FENCE
191.60'
N88°12'40"E...536.67'
LL
BRUSH
TRACT A
DITCH/CREEK
PPTR
IPVCR
POSTx3
FOUND 2" ALUMINUM SURVEY MONUMENT STAMPED CLS2
FENCE CORNER LIES 1.7' SOUTHWEST OF PROPERTY CORNER
S85°06'40"W...509.79'
509.79'
FENCE LIES 1.9' SOUTH OF PROPERTY CORNER
N85°06'40"E 311.73'
4' CHAIN FENCE
INTERSTATE 35 (PUBLIC R/W)
R/W
PL
A
B
C
D
E
F
G

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.

2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.

3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.

DEMOLITION KEY NOTES:

Ⓐ KDOT RIGHT-OF-WAY FENCE ALONG THE EAST & SOUTH PREOPERTY LINE SHALL REMAIN IN PLACE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO KDOT RIGHT-OF-WAY FENCE. TYPICAL LOCATION.

Ⓑ THE CONTRACTOR SHALL REMOVE ALL UNDERGROUND/OVERHEAD ELECTRICAL SERVICES, TELEPHONE AND CABLE SERVICE LINES AND THEIR APPURTENANCES WITHIN THE PROJECT BOUNDARY. THE UTILITY SERVICES SHALL BE DISCONNECTED ALONG THE PROJECT BOUNDARY. TYPICAL LOCATION.

Ⓒ THE CONTRACTOR SHALL REMOVE ALL UNDERGROUND GAS LINES, WATER LINES, SANITARY AND STORM SEWER SERVICE LINES AND THEIR APPURTENANCES. APPURTENANCES INCLUDE, BUT NOT LIMITED TO, ALL PIPES, MANHOLES, JUNCTION BOXES, CATCH BASINS, YARD INLETS, FLUMES AND METER PITS. THE UTILITY SERVICES SHALL BE DISCONNECTED ALONG THE PROJECT BOUNDARY LINE TO THE EXISTING HOME TO BE DEMOLISHED.

Ⓓ CONTRACTOR TO REMOVE EXISTING WELL PER KDHE REQUIREMENTS.

Ⓔ THE CONTRACTOR SHALL REMOVE ALL PRE-EXISTING STRUCTURES, FOUNDATIONS, FOOTINGS, PIERS, WATER WELLS, SEPTIC TANKS, LATERAL LINES, BURIED DEBRIS, MISCELLANEOUS CONCRETE, ETC. WHICH MAY BE ENCOUNTERED DURING DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL DISPOSE OF THESE MATERIALS IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES.

SHADED AREAS INDICATE MAIN STRUCTURES AND OUTBUILDINGS TO BE DEMOLISHED. IN ADDITION TO SHADED DEMOLITION AREAS, ALL MISCELLANEOUS CONCRETE, STONE STRUCTURES, OUTBUILDINGS, PRIVATE SIDEWALKS, RETAINING WALLS, SIGNS, PATIOS, FOUNDATION WALLS AND FOOTINGS ASSOCIATED WITH THE STRUCTURES SHALL BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS. TYPICAL LOCATION.

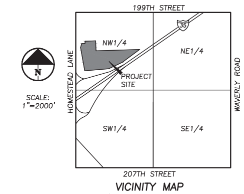
THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL ALL EXCAVATIONS/DEPRESSIONS CREATED BY THE REMOVAL OF STRUCTURES, FOUNDATIONS, FOOTINGS, PAVING, SEPTIC TANKS, WELLS, PIPES, TREE ROOTS, DEBRIS AND UTILITY STRUCTURES, ETC. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GROUND ELEVATIONS ON ALL SIDES OF THE EXCAVATION.

Ⓕ THE CONTRACTOR SHALL REMOVE ALL GROUND VEGETATION, TREES, SHRUBS, BRUSH AND DEBRIS SPECIFICALLY SHOWN TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CLEARED ITEMS.

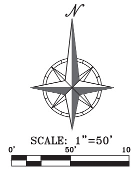
Ⓖ THE CONTRACTOR SHALL REMOVE EXISTING FENCE WITHIN PROPERTY BOUNDARY.

LEGEND

—PL—	PROPERTY LINE
— — —	LOT LINE
— —R/W— —	RIGHT-OF-WAY
▨	EXISTING BUILDING TO BE REMOVED
LP ⌖	EXISTING LIGHT POLE
—W—	EXISTING WATER LINE
—G—	EXISTING GAS LINE
—BE—	EXISTING BURIED ELECTRIC
—BT—	EXISTING BURIED TELEPHONE
—SS—	EXISTING SANITARY SEWER
═	EXISTING STORM SEWER
♉	EXISTING FIRE HYDRANT
︶︶︶	EXISTING TREELINE VEGETATION



VICINITY MAP
SEC. 10-T15S-R22E



Know what's below.
Call before you dig.

UTILITY NOTES:
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PLANNING
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DEMOLITION PLAN

ON THE GO-TRAVEL CENTER
32501 & 32511 W. 200TH STREET
EDGERTON, JOHNSON COUNTY, KANSAS

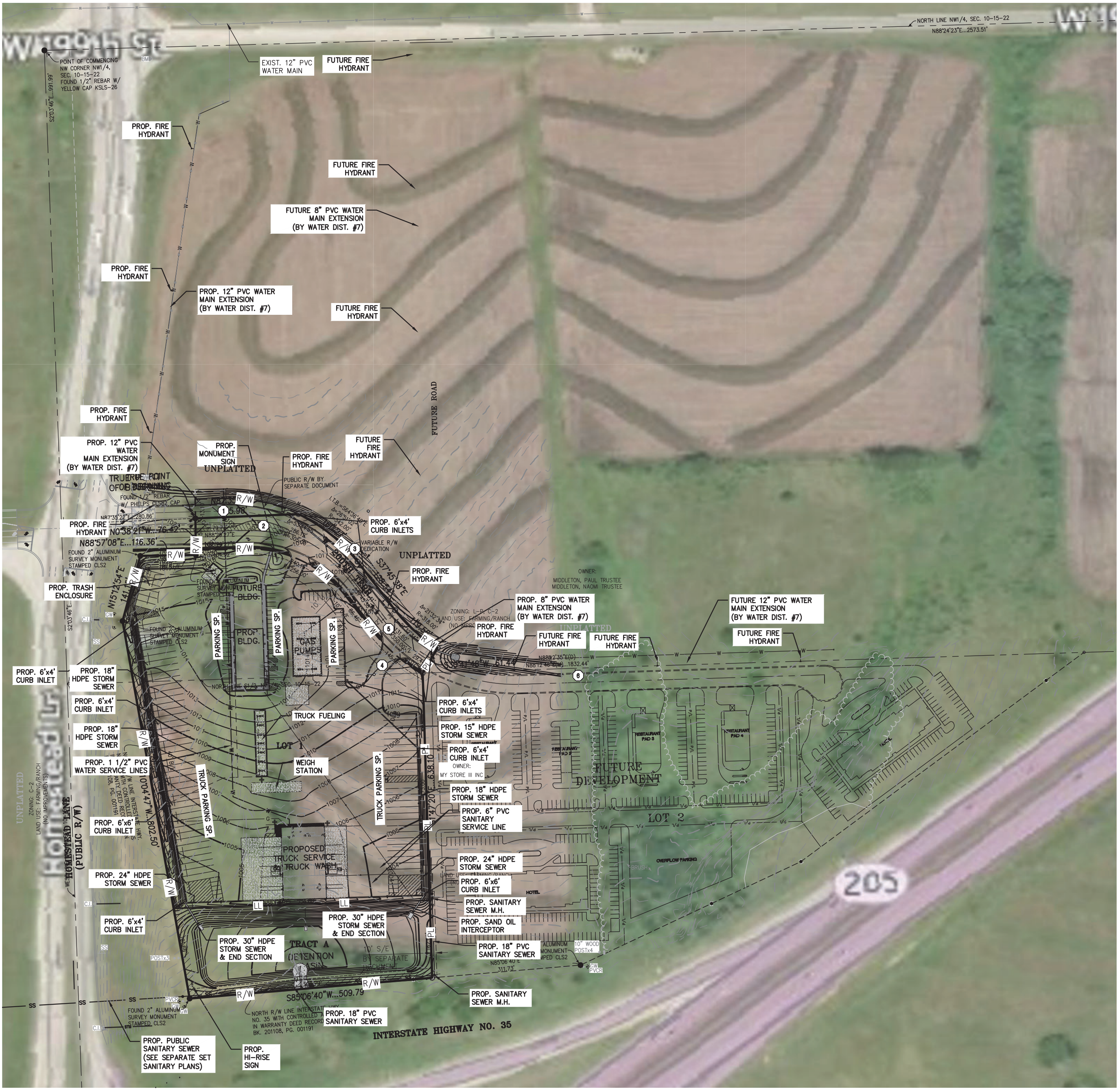
No.	Date	Revisions:	By	App.
1.	9-12-19	Revised Per City Staff Comments.	CHL	JDC
2.	1-29-20	FDP Resubmittal to City	CHL	JDC
3.	1-31-20	Out to Permit	CHL	JDC
3.	2-23-20	FDP Resubmittal to City	CHL	JDC

PROJECT NO. 180548
DATE: 8-22-19 DRAWN: CHL
CHECKED: DAF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING – LS-82 ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING–2007001128 ENGINEERING–2007005058

SHEET
C0.1

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\DEMO.dwg Layout1 Feb 24, 2020 - 11:14am Daniel Finn

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\OVERALL-SITE PLAN-1.dwg Layout:1 Feb 24, 2020 - 11:14am Daniel Finn


W 199th St
POINT OF COMMENCING NW CORNER NW1/4, SEC. 10-15-22 FOUND 1/2" REBAR W/ YELLOW CAP KSLS-26
S2°03'46"E...991.99'
NORTH LINE NW1/4, SEC. 10-15-22
N88°24'23"E...2573.51'
BM
EXIST. 12" PVC WATER MAIN
FUTURE FIRE HYDRANT
PROP. FIRE HYDRANT
FUTURE FIRE HYDRANT
FUTURE 8" PVC WATER MAIN EXTENSION (BY WATER DIST. #7)
PROP. FIRE HYDRANT
PROP. 12" PVC WATER MAIN EXTENSION (BY WATER DIST. #7)
FUTURE FIRE HYDRANT
FUTURE ROAD
PROP. FIRE HYDRANT
PROP. 12" PVC WATER MAIN EXTENSION (BY WATER DIST. #7)
PROP. MONUMENT SIGN
UNPLATTED
PROP. FIRE HYDRANT
PUBLIC R/W BY SEPARATE DOCUMENT
FUTURE FIRE HYDRANT
TRUE POINT OF BEGINNING
FOUND 1/2" REBAR W/ PHELPS CLS82 CAP
N87°35'22"E...280.86'
PROP. FIRE HYDRANT
N0°38'21"W...76.42'
N88°57'08"E...116.36'
FOUND 2" ALUMINUM SURVEY MONUMENT STAMPED CLS2
PROP. 6'x4' CURB INLETS
VARIABLE R/W DEDICATION
UNPLATTED
S37°45'38"E
200TH TERR.
PROP. FIRE HYDRANT
PROP. TRASH ENCLOSURE
N15°12'54"E 141.15'
FUTURE BLDG.
PROP. BLDG.
PARKING SP.
GAS PUMPS
ZONING: L-P, C-2 LAND USE: FARMING/RANCH (NO IMPROVEMENTS)
PROP. 8" PVC WATER MAIN EXTENSION (BY WATER DIST. #7)
PROP. FIRE HYDRANT
FUTURE FIRE HYDRANT
FUTURE FIRE HYDRANT
OWNER: MIDDLETON, PAUL TRUSTEE MIDDLETON, NAOMI TRUSTEE
FUTURE 12" PVC WATER MAIN EXTENSION (BY WATER DIST. #7)
FUTURE FIRE HYDRANT
S30°41'48"W 61.41'
N88°12'35"E(D) N88°12'46"E(M)...1832.44'
NORTH LINE S1/2, NW1/4, SEC. 10-15-22
PROP. 6'x4' CURB INLET
PROP. 18" HDPE STORM SEWER
PROP. 6'x4' CURB INLET
TRUCK FUELING
PROP. 6'x4' CURB INLETS
PROP. 15" HDPE STORM SEWER
PROP. 18" HDPE STORM SEWER
PROP. 1 1/2" PVC WATER SERVICE LINES
LOT 1
WEIGH STATION
PROP. 6'x4' CURB INLET
OWNER: MY STORE III INC
TRUCK PARKING SP.
PROP. 18" HDPE STORM SEWER
PROP. 6" PVC SANITARY SERVICE LINE
S1°47'20"E...638.10'
N10°04'47"W...802.50'
UNPLATTED
ZONING: C-2 LAND USE: FARMING/RANCH (NO IMPROVEMENTS)
Homestead Ln
HOMESTEAD LANE (PUBLIC R/W)
PROP. 6'x6' CURB INLET
PROPOSED TRUCK SERVICE & TRUCK WASH
RESTAURANT PAD 2
RESTAURANT PAD 3
RESTAURANT PAD 4
FUTURE DEVELOPMENT
HOTEL
LOT 2
OVERFLOW PARKING
BRUSH
PROP. 24" HDPE STORM SEWER
PROP. 24" HDPE STORM SEWER
PROP. 6'x6' CURB INLET
PROP. SANITARY SEWER M.H.
PROP. SAND OIL INTERCEPTOR
PROP. 6'x4' CURB INLET
PROP. 30" HDPE STORM SEWER & END SECTION
PROP. 30" HDPE STORM SEWER & END SECTION
TRACT A DETENTION BASIN
10' S/E BY SEPARATE DOCUMENT
PROP. 18" PVC SANITARY SEWER
ALUMINUM MONUMENT STAMPED CLS2
10" WOOD POSTx4
N85°06'40"E 311.73'
205
S85°06'40"W...509.79
R/W
PL
LL
FOUND 2" ALUMINUM SURVEY MONUMENT STAMPED CLS2
NORTH R/W LINE INTERSTATE HWY. NO. 35 WITH CONTROLLED ACCESS IN WARRANTY DEED RECORDED BK. 201108, PG. 001191
PROP. SANITARY SEWER M.H.
PROP. 18" PVC SANITARY SEWER
INTERSTATE HIGHWAY NO. 35
PROP. PUBLIC SANITARY SEWER (SEE SEPARATE SET SANITARY PLANS)
PROP. HI-RISE SIGN
1
2
3
4
5
6

LEGAL

This is a survey and subdivision of all that part of the NW1/4 of Section 10, Township 15, Range 22, in Johnson County, Kansas, more particularly described as follows: Commencing at the Northwest corner of the NW1/4 of said Section 10; thence S 2° 03' 46" E, along the West line of the NW1/4 of said Section 10, a distance of 991.99 feet; thence N 87° 35' 22" E, a distance of 280.86 feet, to a point on the North right-of-way line of Interstate Highway No. 35, as established in the Warranty Deed recorded in Book 201108 at Page 001191, in the Office of the Register of Deeds, Johnson County, Kansas, said point also being the true point of beginning; thence continuing N 87° 35' 22" E, a distance of 215.99 feet; thence Easterly and Southeasterly, along a curve to the right having a radius of 342.00 feet, a central angle of 26° 51' 03" and whose initial tangent bearing is S 64° 36' 41" E, an arc distance of 160.27 feet; thence S 37° 45' 22" E, a distance of 128.63 feet; thence Southeasterly and Easterly, along a curve to the left having a radius of 318.00 feet, a central angle of 21° 31' 36" and whose initial tangent bearing is S 37° 45' 38" E, an arc distance of 119.48 feet; thence S 30° 41' 48" W, a distance of 61.41 feet, to a point on the North line of the South Half of the NW1/4 of said Section 10; thence S 1° 47' 20" E, a distance of 638.10 feet, to a point on the North right-of-way line of said Interstate Highway No. 35; thence S 85° 06' 40" W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 509.79 feet; thence N 10° 04' 47" W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 802.50 feet; thence N 15° 12' 54" E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 141.15 feet; thence N 88° 57' 08" E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 116.36 feet; thence N 0° 38' 21" W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 76.42 feet, to the true point of beginning, containing 12.210 acres, more or less.

APPLICANT:

MY STORE III INC.
14728 W. 93RD STREET
LENEXA, KANSAS 66215
MR. MOUSSA SOBAITI

ARCHITECT:

BCS DESIGN, INC.
19920 WEST 161ST STREET
OLATHE, KANSAS 66062
(913) 780-4820

SURVEYOR:

PHELPS ENGINEERING, INC.
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OLATHE, KANSAS 66061
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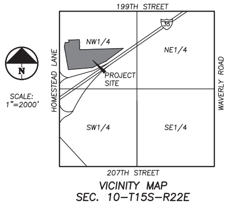

VICINITY MAP
SEC. 10-T15S-R22E

FLOOD NOTE:

THE SUBJECT 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 COMMUNITY NO. 200159, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0134G, AND DATED AUGUST 3, 2009.

ZONING:

THIS PROPERTY IS ZONED C-2 (HEAVY SERVICE COMMERCIAL) PER JOHNSON COUNTY AIMS WEBSITE

NOTE: THIS SURVEYOR WAS NOT SUPPLIED A ZONING REPORT OR LETTER FOR THIS SURVEY.

BENCHMARK: (VERTICAL DATUM = NAVD88 BASED ON JCVN BM# 130.) SQUARE CUT ON TOP OF CURB EAST NOSE OF SOUTHEAST CONCRETE ISLAND AT INTERSECTION OF HOMESTEAD LANE AND 199TH STREET. ELEVATION= 1013.81

BM# 997 = PLUS CUT TOP CURB ON NORTH SIDE OF CONCRETE ENTRANCE TO SUBJECT PROPERTY. ELEVATION=1025.89

LEGEND

—PL—	PROPERTY LINE
—LL—	LOT LINE
—R/W—	RIGHT-OF-WAY
— —	PROPOSED ACCESS EASEMENT
▨	PROPOSED CONCRETE PAVEMENT
▭	PROPOSED CAR PARKING ASPHALT PAVEMENT
▨	PROPOSED DRIVE LANE ASPHALT PAVEMENT
═	PROPOSED 2' CURB & GUTTER
—	PROPOSED TEMPORARY ASPHALT CURB
▨	PROPOSED CONCRETE SIDEWALK
□-o	PROPOSED PARKING LOT LIGHT

N

SCALE: 1"=100'
0' 100' 200'

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

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OVERALL SITE PLAN-PRELIMINARY

ON THE GO-TRAVEL CENTER
32501 & 32511 W. 200TH STREET
EDGERTON, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
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PROJECT NO. 180548
DATE: 8-22-19 | DRAWN: CHL
CHECKED: DAF | APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
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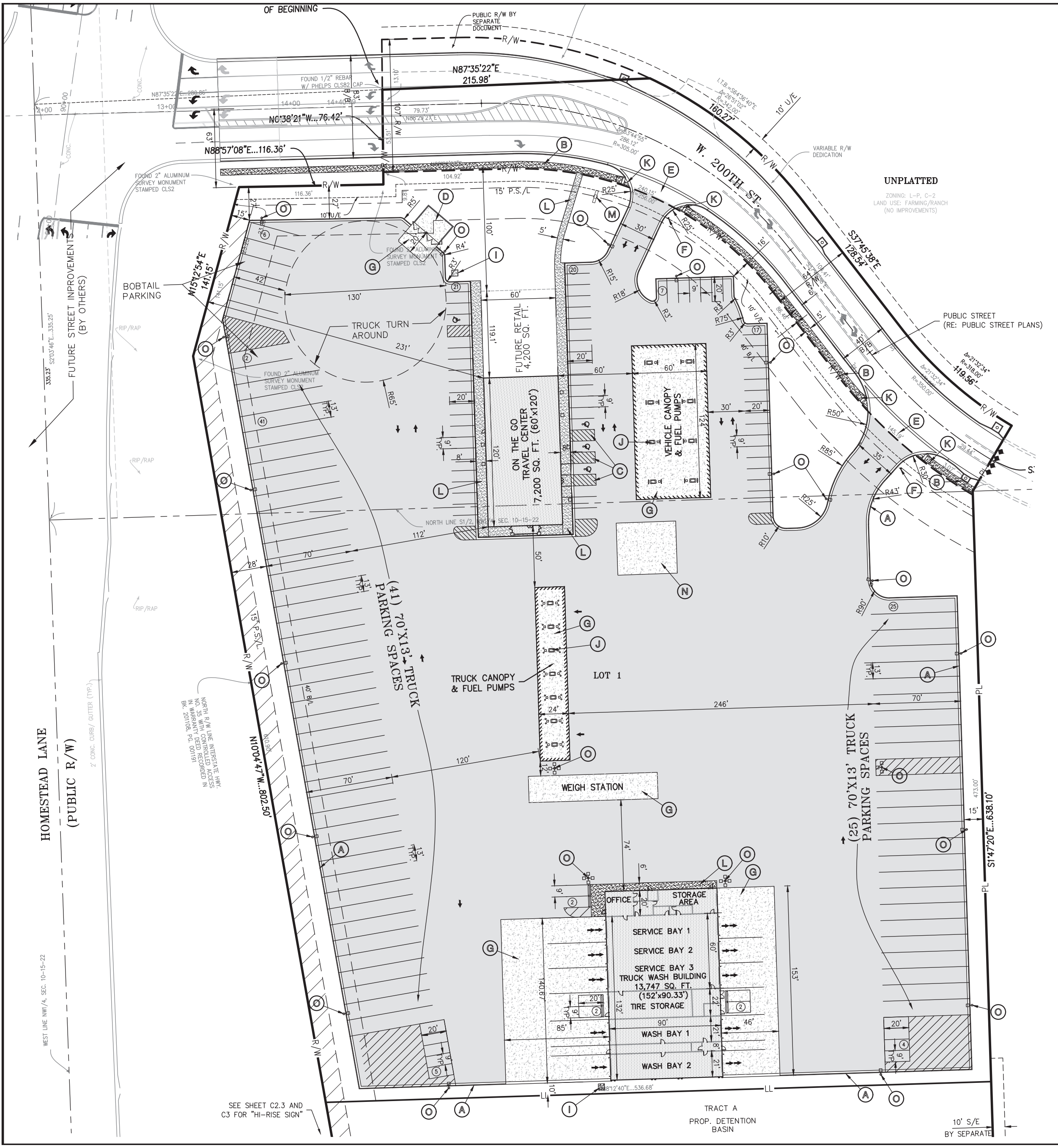

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\SITE PLAN-1.dwg Layout:1 Feb 24, 2020 - 11:14am Daniel Finn

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MR. MOUSSA SOBAITI

ARCHITECT:

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LEGAL

LOT 1, ON THE GO TRAVEL CENTER, FIRST PLAT, A SUBDIVISION IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS.

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-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. TWO COATS SHALL BE APPLIED.

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ZONING:

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BM# 997 = PLUS CUT TOP CURB ON NORTH SIDE OF CONCRETE ENTRANCE TO SUBJECT PROPERTY. ELEVATION=1025.89

SITE KEY NOTES:

Ⓐ	CONSTRUCT 2' TYPE 'B' CURB & GUTTER (TYPICAL)
Ⓑ	CONSTRUCT PUBLIC CONCRETE SIDEWALK (TYPICAL).
Ⓒ	CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL PAVEMENT MARKINGS, LAYDOWN CURB & BUMPERS. (SEE ACCESSIBLE PARKING SPACE DETAIL 10.12.).
Ⓓ	INSTALL MASONRY TRASH ENCLOSURE (REFER TO ARCH. PLANS).
Ⓔ	CONSTRUCT COMMERCIAL CONCRETE ENTRANCE (PER CITY STD. DETAIL).
Ⓕ	INSTALL STOP SIGN.
Ⓖ	INSTALL CONCRETE PAVEMENT. (SEE TYPICAL SECTION SHEET C11).
Ⓗ	CONSTRUCT TYPE A SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER (OMIT DETECTIBLE WARNING).
Ⓘ	CONSTRUCT CONCRETE TRANSFORMER PAD
Ⓙ	PLANS FOR BUILDING MATERIALS FOR FUEL ISLANDS. (REFER TO ARCH. PLANS).
Ⓚ	CONSTRUCT CITY STANDARD SIDEWALK RAMP WITH LAYDOWN CURB AND GUTTER WITH DETECTABLE WARNING MEETING PROWAG REQUIREMENTS.
Ⓛ	CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
Ⓜ	PROPOSED MONUMENT SIGN TO BE REVIEWED UNDER SIGN APPLICATION (REFER TO ARCH. PLANS).
Ⓝ	CONCRETE PAD FOR UNDERGROUND GAS TANKS RE: ARCH. PLANS)
Ⓞ	PARKING LOT LIGHT POLE (REFER TO LIGHTING PLANS).

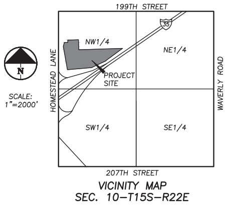
SITE DATA

SITE AREA TOTAL:	531,889± SQ.FT./12.21± AC.
ZONING EXISTING	C-2
FUTURE RETAIL BUILDING (1-STORY) PROPOSED BUILDING (1-STORY) PROPOSED TRUCK WASH (1-STORY) PROPOSED # OF EMPLOYEES (MAX SHIFT)	4,200 S.F. 7,200 S.F. 13,747 S.F. 10 EMPLOYEES

VEHICULAR PARKING DATA

	PROVIDED	REQUIRED
PROPOSED AUTO PARKING		
STANDARD STALLS (9'-0" X 20'-0")	76	
ACCESSIBLE STALLS	4	4 (76-100)
PUMPS	16	
TOTAL	96	36 (1/200)
PROPOSED SEMI-TRUCK PARKING		
TRUCK STALLS	66	
PUMPS	8	
SERVICE & WASH BAYS	5	
TOTAL	79	
PROPOSED BOB-TAIL TRUCK PARKING	8	

NOTE: AUTO PARKING INCLUDES THE 15 STALLS ADJACENT TO THE SERVICE & WASH BAYS.



VICINITY MAP
SEC. 10-T15S-R22E

SCALE: 1"=40'
0' 40' 80'

LEGEND

—PL—	PROPERTY LINE
—LL—	LOT LINE
—R/W—	RIGHT-OF-WAY
WL/E	WATERLINE EASEMENT
U/E	UTILITY EASEMENT
P/E	PEDESTRIAN EASEMENT
—A/E—	PROPOSED ACCESS EASEMENT
▨	PROPOSED CONCRETE PAVEMENT
▭	PROPOSED ASPHALT PAVEMENT
═	PROPOSED 2' CURB & GUTTER
▨	PROPOSED CONCRETE SIDEWALK
□-○	PROPOSED PARKING LOT LIGHT

811
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SITE PLAN

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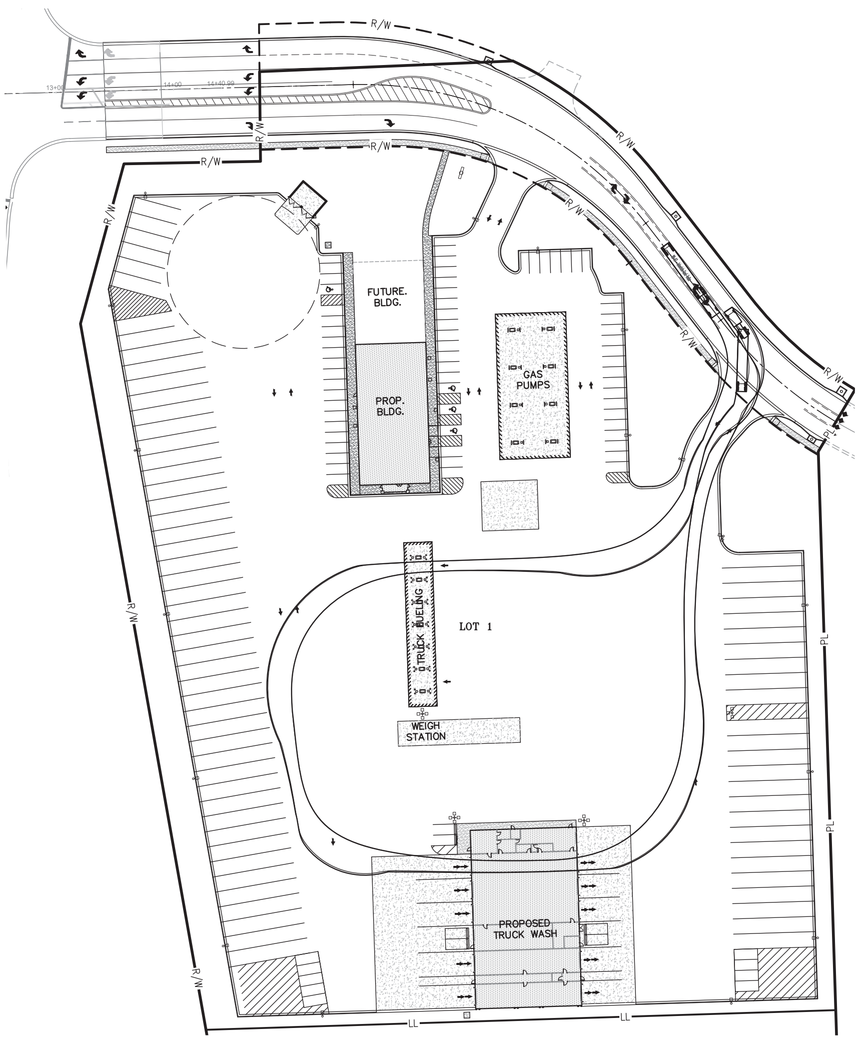
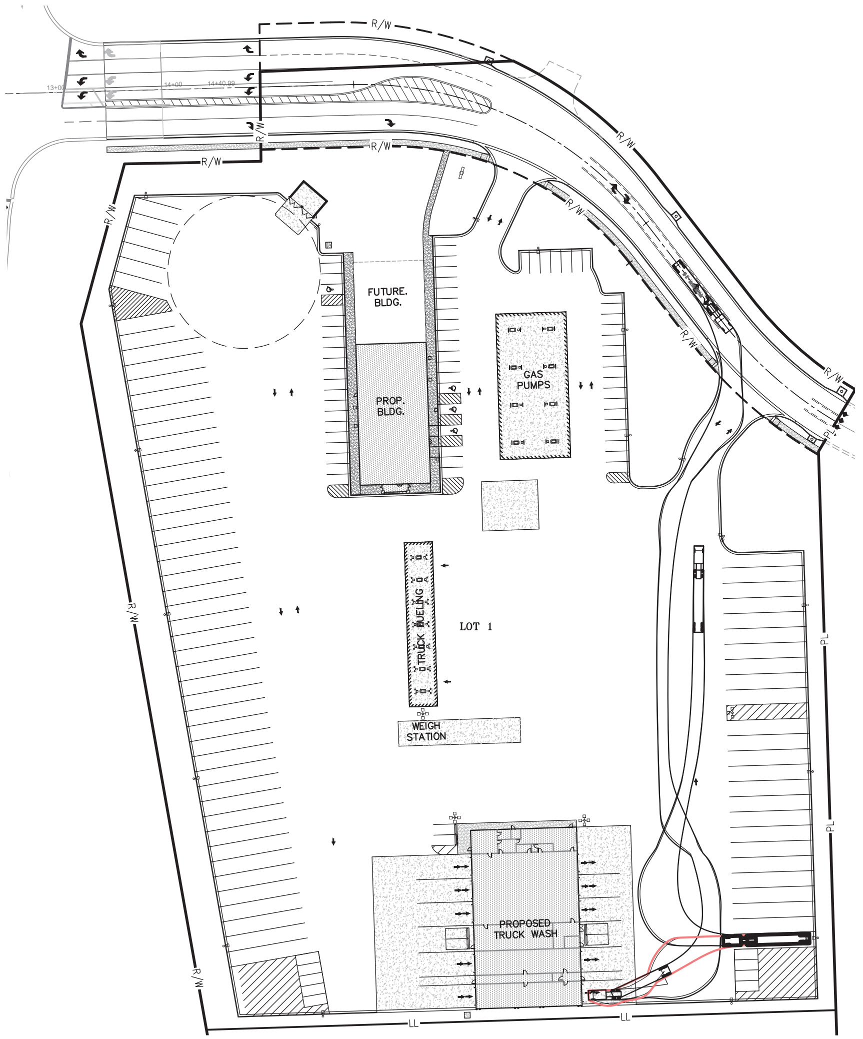
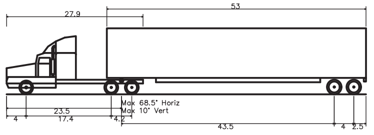
SHEET
C1

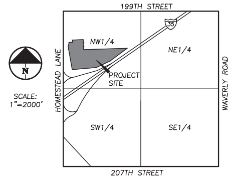
\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\TRUCK TURN PLAN-1.dwg Layout:1 Feb 24, 2020 - 11:15am Daniel Finn



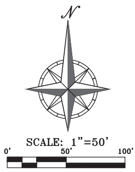




WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



VICINITY MAP
SEC. 10-T15S-R22E



SCALE: 1"=50'

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TRUCK TURN PLAN

ON THE GO-TRAVEL CENTER
32501 & 32511 W. 200TH STREET
EDGERTON, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
1.	9-12-19	Revised Per City Staff Comments.	CHL	JDC
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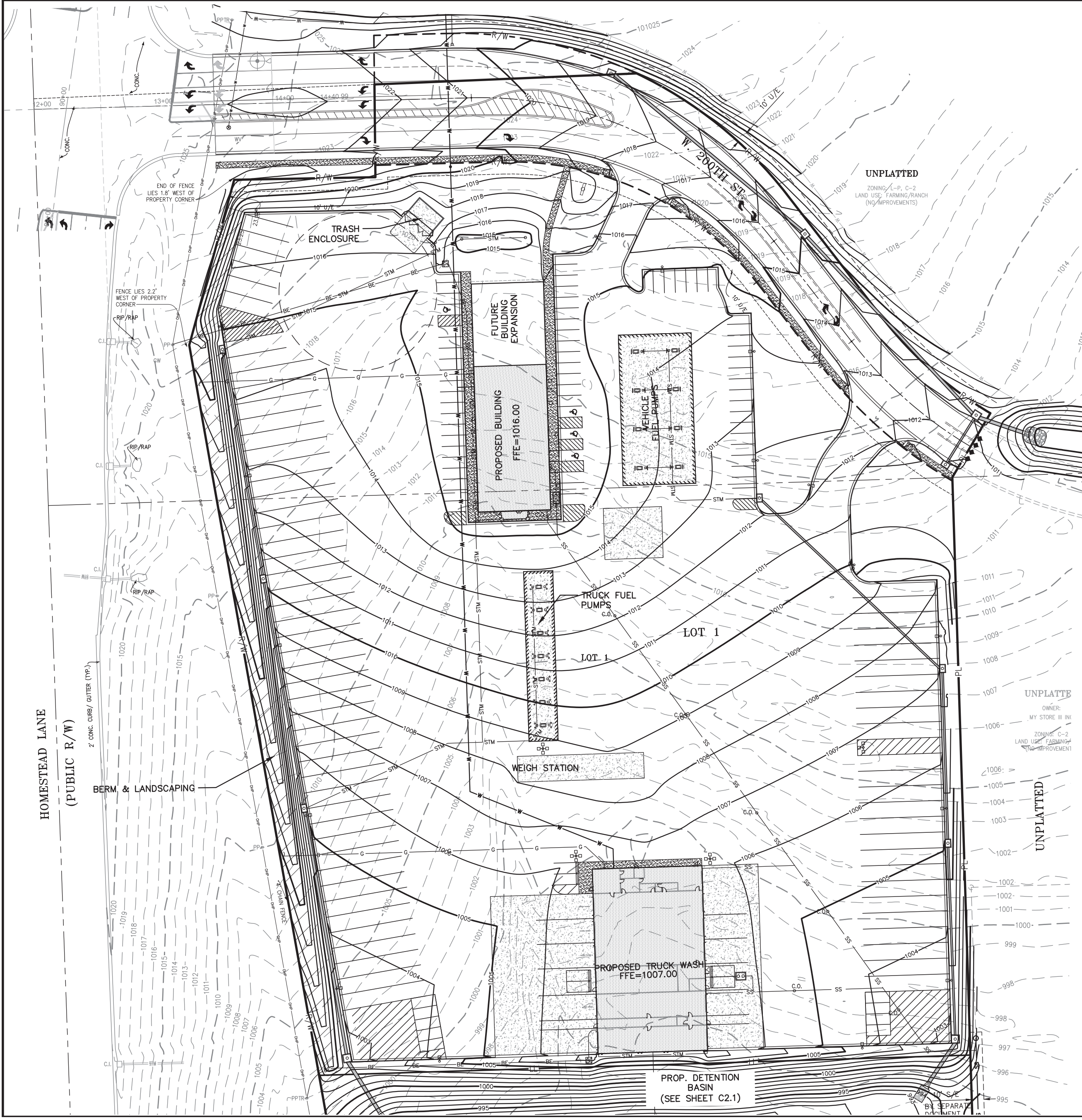
3.	1-31-20	Out to Permit	CHL	JDC
3.	2-23-20	FDP Resubmittal to City	CHL	JDC

PROJECT NO. 180548
DATE: 8-22-19 DRAWN: CHL
CHECKED: DAF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C1.1



Earthwork Summary
On The Go Travel Center
2/17/2020

Raw Excavation	27,945 Cu. Yds.	
In Place Compaction (+15%)	-49,371 Cu. Yds.	
Building Adjustment	1,552 Cu. Yds.	(assume 24" of additional excavation)
Pavement Adjustment	11,038 Cu. Yds.	(assume 12" of additional excavation)
On Site Net	-8,836 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.

FLOOD NOTE:

THE SUBJECT 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 COMMUNITY NO. 200159, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0134G, AND DATED AUGUST 3, 2009.

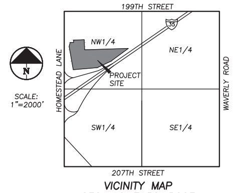
ZONING:

THIS PROPERTY IS ZONED C-2 (HEAVY SERVICE COMMERCIAL) PER JOHNSON COUNTY AIMS WEBSITE

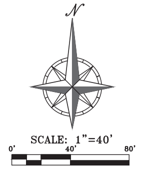
NOTE: THIS SURVEYOR WAS NOT SUPPLIED A ZONING REPORT OR LETTER FOR THIS SURVEY.

BENCHMARK: (VERTICAL DATUM = NAVD88 BASED ON JCVN BM# 130.) SQUARE CUT ON TOP OF CURB EAST NOSE OF SOUTHEAST CONCRETE ISLAND AT INTERSECTION OF HOMESTEAD LANE AND 199TH STREET. ELEVATION= 1013.81

BM# 997 = PLUS CUT TOP CURB ON NORTH SIDE OF CONCRETE ENTRANCE TO SUBJECT PROPERTY. ELEVATION=1025.89



VICINITY MAP
SEC. 10-T15S-R22E



SCALE: 1"=40'

LEGEND

XXX EXISTING CONTOURS
XXX 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

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.

DANIEL A. FINN
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2/23/20
KANSAS
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(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

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ENGINEERING
IMPLEMENTATION

GRADING PLAN
ON THE GO-TRAVEL CENTER
32501 & 32511 W. 200TH STREET
EDGERTON, JOHNSON COUNTY, KANSAS

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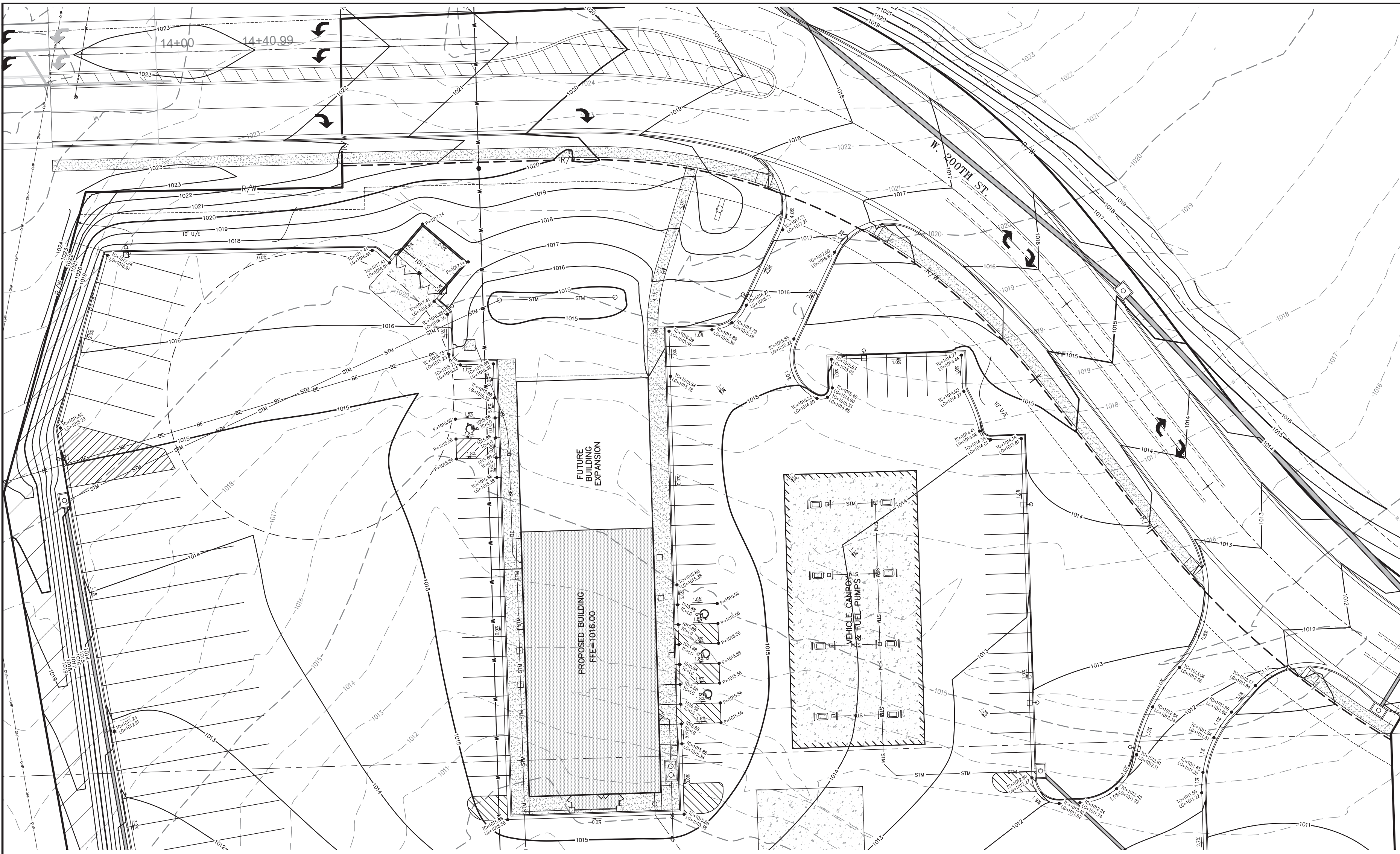
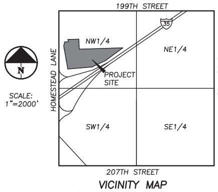
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

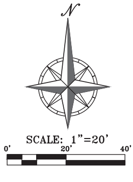
SHEET
C2

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\GRADING.dwg Layout:1 Feb 24, 2020 - 12:59pm Daniel Finn


14+00
14+40.99
W. 200TH ST.
R/W
10' U/E
FUTURE BUILDING EXPANSION
PROPOSED BUILDING FFE=1016.00
VEHICLE CANOPY & FUEL PUMPS
STM
BE
OHP



VICINITY MAP
SEC. 10–T15S–R22E



LEGEND

XXX	EXISTING CONTOURS
XXX	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
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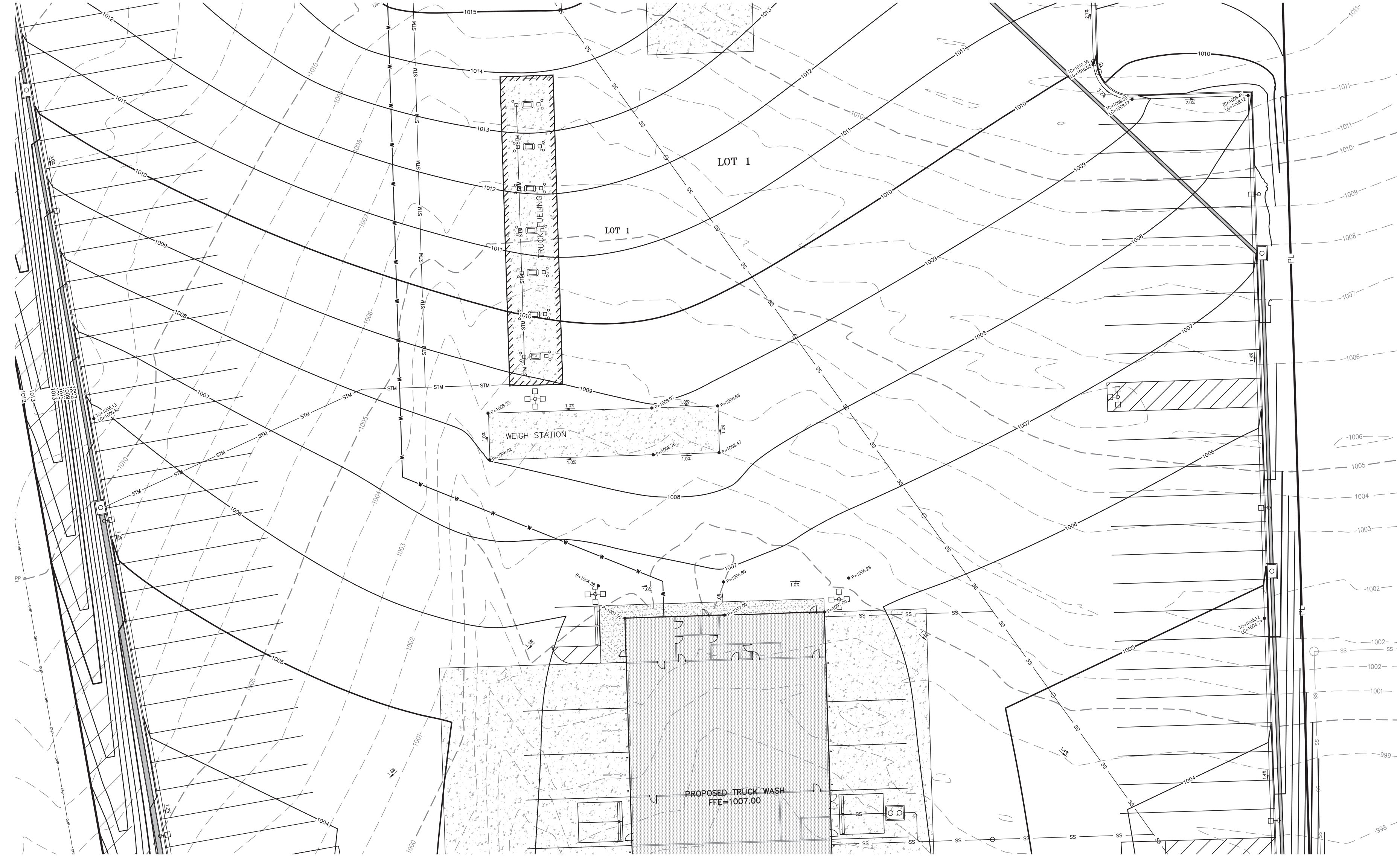
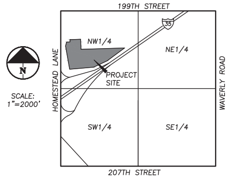
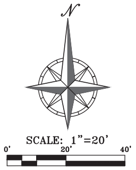




VICINITY MAP
SEC. 10-T15S-R22E



LEGEND

XXX	EXISTING CONTOURS
XXX	PROPOSED CONTOURS
1088.00 SW	PROPOSED SPOT ELEVATION
LG	LIP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
ME	MATCH EXISTING
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TE	TOP OF STRUCTURE
GR	GROUND ELEVATION

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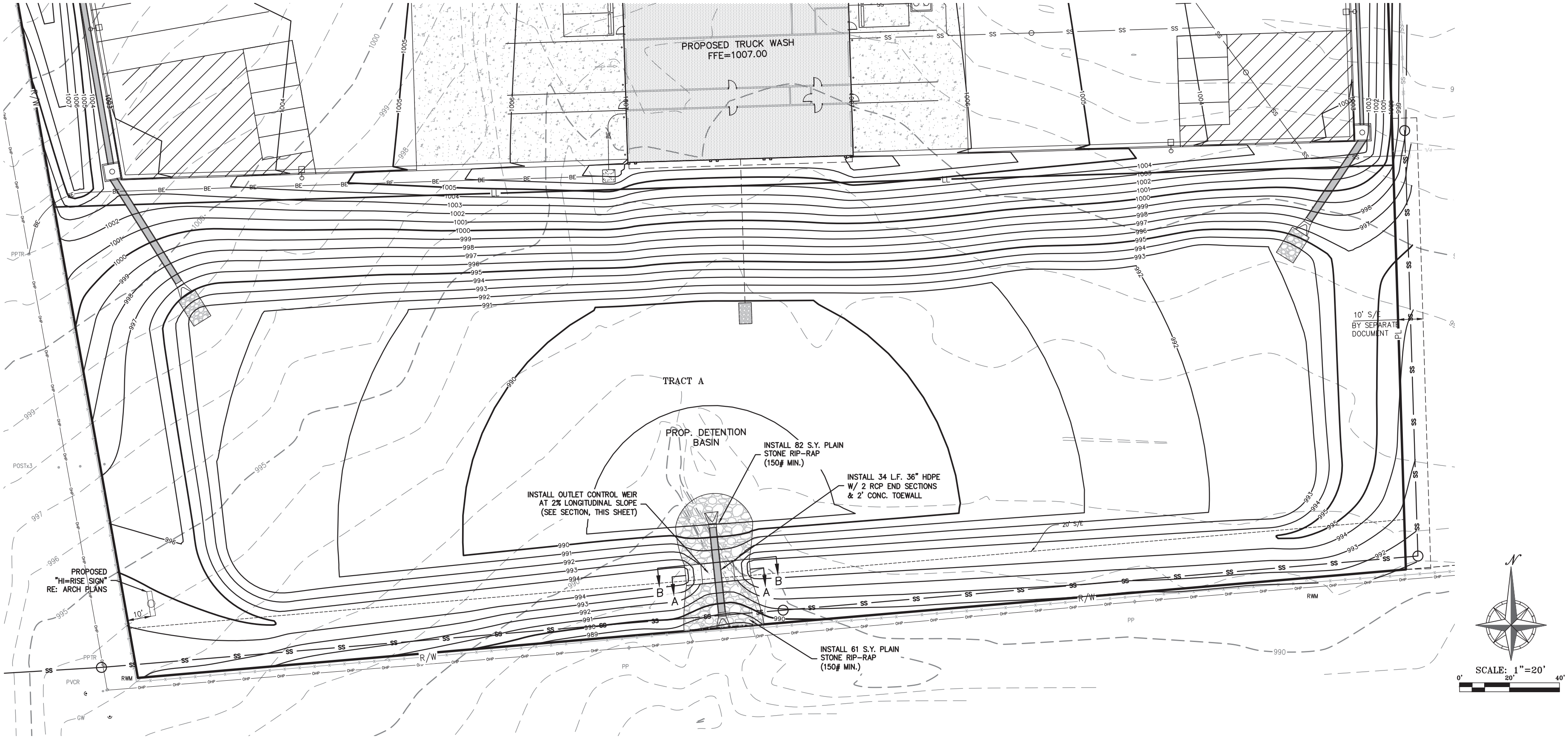
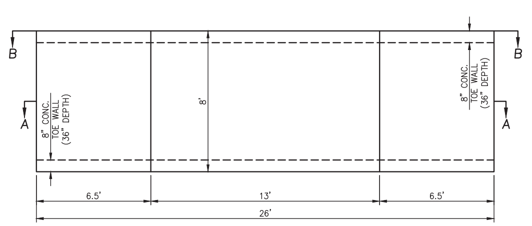
LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C2.2

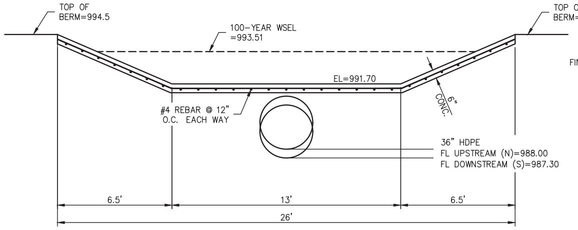
\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\GRADING ENLARGEMENTS.dwg Layout:2 Feb 24, 2020 - 11:15am Daniel Finn

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)\FDP\DETENTION.dwg Layout:1 Feb 24, 2020 - 11:15pm Daniel Finn

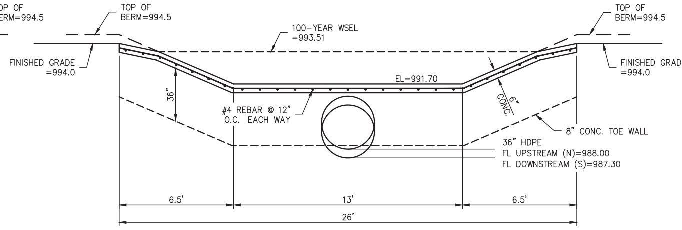

PROPOSED TRUCK WASH
FFE=1007.00
TRACT A
PROP. DETENTION BASIN
INSTALL 82 S.Y. PLAIN STONE RIP-RAP (150# MIN.)
INSTALL 34 L.F. 36" HDPE W/ 2 RCP END SECTIONS & 2' CONC. TOEWALL
INSTALL OUTLET CONTROL WEIR AT 2% LONGITUDINAL SLOPE (SEE SECTION, THIS SHEET)
INSTALL 61 S.Y. PLAIN STONE RIP-RAP (150# MIN.)
PROPOSED "HI-RISE SIGN" RE: ARCH PLANS
10' S/C BY SEPARATE DOCUMENT
20' S/E
R/W
SS
OHP
A
B
SCALE: 1"=20'
0'
20'
40'
N



STORMWATER DETENTION OUTLET WEIR PLAN VIEW
NO SCALE



STORMWATER DETENTION OUTLET WEIR TYPICAL SECTION A-A
NO SCALE



STORMWATER DETENTION OUTLET WEIR TYPICAL SECTION B-B
NO SCALE

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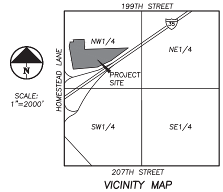

VICINITY MAP
SEC. 10-T15S-R22E

LEGEND

---XXX---	EXISTING CONTOURS
═XXX═	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

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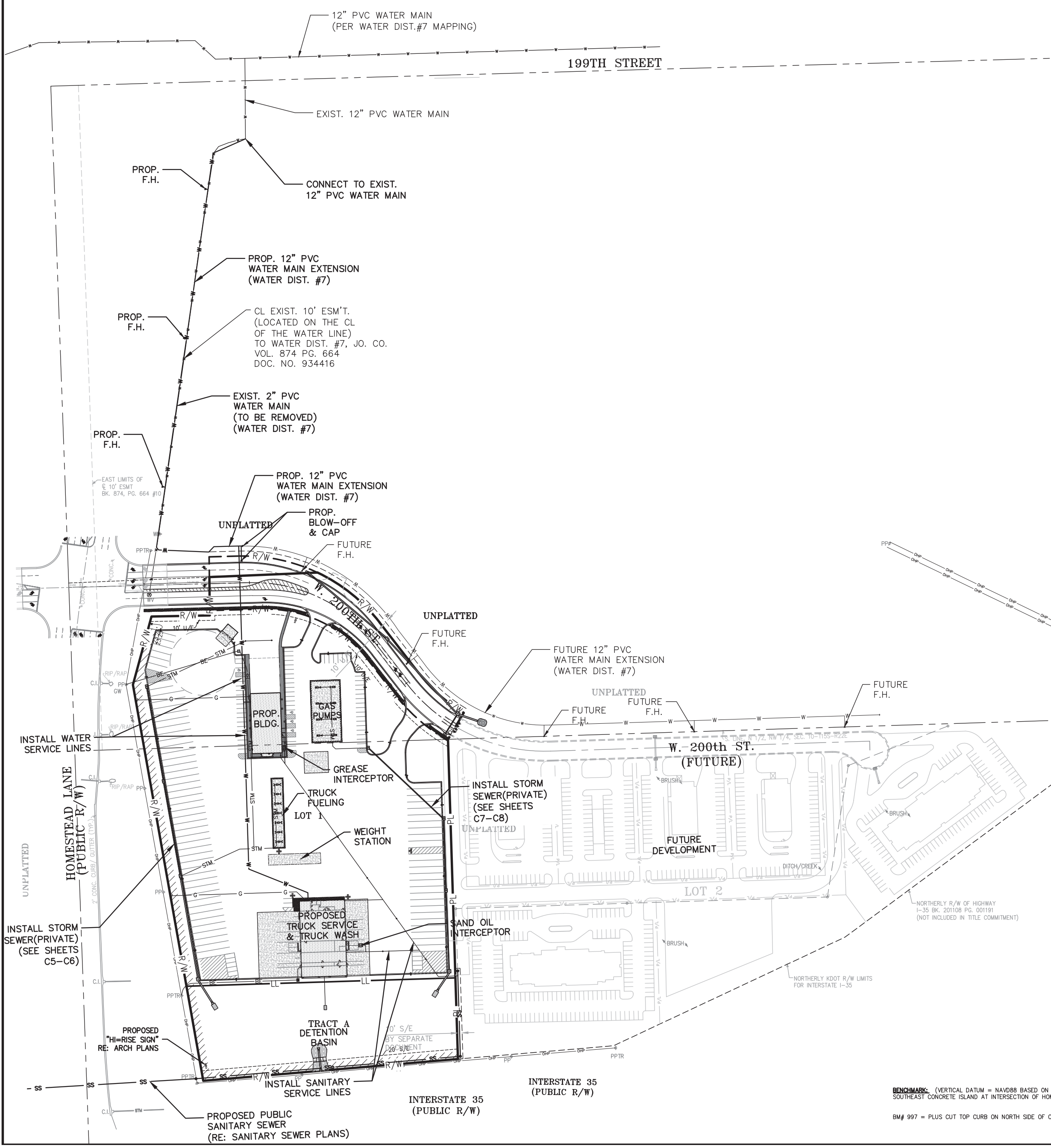
SHEET
C2.3

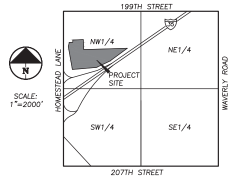

12" PVC WATER MAIN
(PER WATER DIST.#7 MAPPING)
199TH STREET
EXIST. 12" PVC WATER MAIN
PROP. F.H.
CONNECT TO EXIST. 12" PVC WATER MAIN
PROP. 12" PVC WATER MAIN EXTENSION (WATER DIST. #7)
PROP. F.H.
CL EXIST. 10' ESM'T. (LOCATED ON THE CL OF THE WATER LINE) TO WATER DIST. #7, JO. CO. VOL. 874 PG. 664 DOC. NO. 934416
EXIST. 2" PVC WATER MAIN (TO BE REMOVED) (WATER DIST. #7)
PROP. F.H.
EAST LIMITS OF ℄ 10' ESMT BK. 874, PG. 664 #10
PROP. 12" PVC WATER MAIN EXTENSION (WATER DIST. #7)
PROP. BLOW-OFF & CAP
UNPLATTED
FUTURE F.H.
W. 200TH ST.
UNPLATTED
FUTURE F.H.
FUTURE 12" PVC WATER MAIN EXTENSION (WATER DIST. #7)
UNPLATTED
FUTURE F.H.
FUTURE F.H.
FUTURE F.H.
W. 200th ST. (FUTURE)
INSTALL WATER SERVICE LINES
PROP. BLDG.
GAS PUMPS
GREASE INTERCEPTOR
TRUCK FUELING
LOT 1
WEIGHT STATION
INSTALL STORM SEWER(PRIVATE) (SEE SHEETS C7-C8)
UNPLATTED
FUTURE DEVELOPMENT
LOT 2
DITCH/CREEK
BRUSH
NORTHERLY R/W OF HIGHWAY I-35 BK. 201108 PG. 001191 (NOT INCLUDED IN TITLE COMMITMENT)
NORTHERLY KDOT R/W LIMITS FOR INTERSTATE I-35
HOMESTEAD LANE (PUBLIC R/W)
UNPLATTED
2' CONC. CURB/ GUTTER (TYP.)
INSTALL STORM SEWER(PRIVATE) (SEE SHEETS C5-C6)
PROPOSED TRUCK SERVICE & TRUCK WASH
SAND OIL INTERCEPTOR
PROPOSED "HI=RISE SIGN" RE: ARCH PLANS
TRACT A DETENTION BASIN
10' S/E BY SEPARATE DOCUMENT
20' S/E
INSTALL SANITARY SERVICE LINES
PROPOSED PUBLIC SANITARY SEWER (RE: SANITARY SEWER PLANS)
INTERSTATE 35 (PUBLIC R/W)
INTERSTATE 35 (PUBLIC R/W)
R/W
PL
LL
STM
SS
OHP
W
G
BE
10' U/E
C.I.
RIP/RAP
PP
PPTR
GW
WV

UTILITY COMPANIES:

KANSAS GAS SERVICE CO. MS. LYN LEET (LLEET@KGAS.COM) 7421 W. 129TH ST. #100 OVERLAND PARK, KS. 66213	(913) 344-8808
EVERGY MS. NANCY MARTIN (NANCY.MARTIN@KCPL.COM) P.O. BOX 159 STILWELL, KANSAS 66085	(913) 681-7369 (913) 681-7365-FAX
CITY OF EDGERTON - (SANITARY & STORM) 404 EAST NELSON, EDGERTON, KANSAS 66021	(913) 893-6231-PHONE
WATER DISTRICT NO. 7, JOHNSON COUNTY 534 W. MAIN STREET, P.O. BOX 7 GARDNER, KANSAS 66030	(913) 856-7375-PHONE (913) 856-7173-FAX

LEGEND

PL	PROPERTY LINE
— — —	LOT LINE
R/W	RIGHT-OF-WAY
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC LINE
T	EXISTING TELEPHONE LINE
SS	EXISTING SANITARY SEWER LINE
OHP	EXISTING OVERHEAD POWER LINE
W	EXISTING WATER LINE
═	EXISTING STORM SEWER
▬	PROPOSED STORM SEWER
STM	PROPOSED ROOF DRAIN / UNDERDRAIN
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
G	PROPOSED GAS LINE
BE	PROPOSED BURIED ELECTRICAL LINE
BT	PROPOSED BURIED TELEPHONE LINE
C/O ●	PROPOSED CLEAN OUT



VICINITY MAP
SEC. 10-T15S-R22E

N

SCALE: 1"=100'
0' 100' 200'

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\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\OVERALL-UTILITY PLAN-1.dwg Layout:1 Feb 24, 2020 - 11:31am Daniel Finn

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C3

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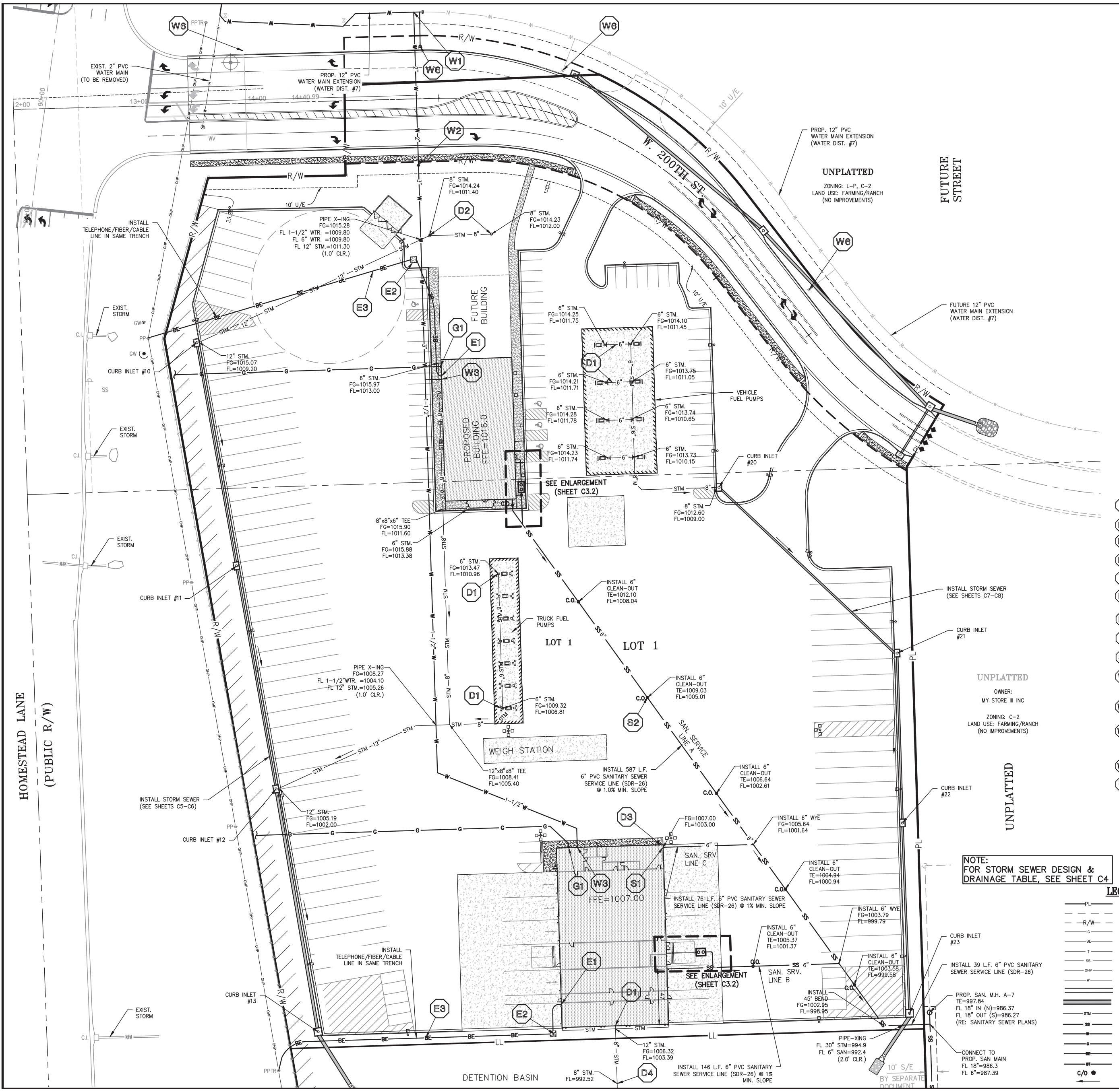
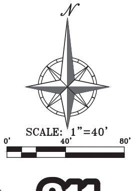


NOTE:
FOR STORM SEWER DESIGN & DRAINAGE TABLE, SEE SHEET C4

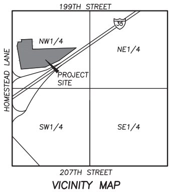
LEGEND

PL	PROPERTY LINE
— — —	LOT LINE
R/W	RIGHT-OF-WAY
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC LINE
T	EXISTING TELEPHONE LINE
SS	EXISTING SANITARY SEWER LINE
OHP	EXISTING OVERHEAD POWER LINE
W	EXISTING WATER LINE
═	EXISTING STORM SEWER
▬	PROPOSED STORM SEWER
STM	PROPOSED ROOF DRAIN / UNDERDRAIN
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
G	PROPOSED GAS LINE
BE	PROPOSED BURIED ELECTRICAL LINE
BT	PROPOSED BURIED TELEPHONE LINE
C/O ●	PROPOSED CLEAN OUT
←	DIRECTIONAL FLOW ARROW



SCALE: 1"=40'
0' 40' 80'

Know what's below. Call before you dig.



VICINITY MAP
SEC. 10-T15S-R22E

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.

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 APWA 5600 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 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.
8.
9. 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.
10. 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.
11. 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.
12. 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.
13. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
14. Water lines shall be as follows (unless otherwise shown on plans):

- 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 City'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.

UTILITY KEY NOTES:

D1	TYPICAL STORM WATER DRAIN LINE FROM ROOF OR FOUNDATION DRAIN. SEE ARCH. PLANS FOR BUILDING CONNECTION LOCATIONS. ROOF DRAIN LINES SHALL BE PVC SDR 35. MINIMUM SLOPE SHALL BE 1.0% (SEE DETAIL SHEET C13).
D2	INSTALL 24" NYOPLAST DRAIN BASIN WITH STANDARD GRATE.
D3	PROPOSED DOWNSPOUT, DISCHARGE TO GRADE (RE: ARCH PLANS).
D4	INSTALL 8" HDPE END SECTION W/ 5 S.Y. PLAIN STONE RIPRAP (150# MINIMUM).
E1	ELECTRIC ENTRY INTO BUILDING. FOLLOW LOCAL ELECTRIC COMPANY REQUIREMENTS (RE: BUILDING ELECTRIC PLAN.)
E2	PROPOSED LOCATION OF CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH ELECTRIC COMPANY PRIOR 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	FOLLOW KCPL WORKORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE.
S1	INSTALL 6" PVC CLEAN-OUTS EVERY 100' SPACING MAX, TYPICAL (SEE DETAIL SHEET C14).
S2	CONNECT TO BLDG. PLUMBING (TRANSITION FROM 4" TO 6" AT BUILDING WALL)
W1	CONTRACTOR TO PERFORM AND COORDINATE 12"x2" TAP ON EXISTING MAIN FOR PROPOSED DOMESTIC SERVICE LINE. CONTACT WATER DISTRICT NO. 7, JOHNSON COUNTY 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 WATER DISTRICT NO. 7, JOHNSON COUNTY.
W2	PROVIDE AND INSTALL 2" PRIMARY WATER METER PIT PER WATER DISTRICT NO. 7, JOHNSON COUNTY 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 WATER DISTRICT NO. 7, JOHNSON COUNTY STANDARDS.
W3	1-1/2" DOMESTIC WATERLINE ENTRY TO BUILDING. CONTRACTOR SHALL USE TYPE K COPPER FROM THE MAIN TO 3 FEET OUTSIDE OF THE METER PIT. CONTRACTOR MAY TRANSITION TO HDPE OR PVC FROM THE POINT 3 FEET OUTSIDE OF THE METER PIT TO THE BUILDING ENTRY. 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.
W6	PUBLIC FIRE HYDRANT ASSEMBLY (RE: PUBLIC IMPROVEMENT PLANS)
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.

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UTILITY PLAN
ON THE GO-TRAVEL CENTER
32501 & 32511 W. 200TH STREET
EDGERTON, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
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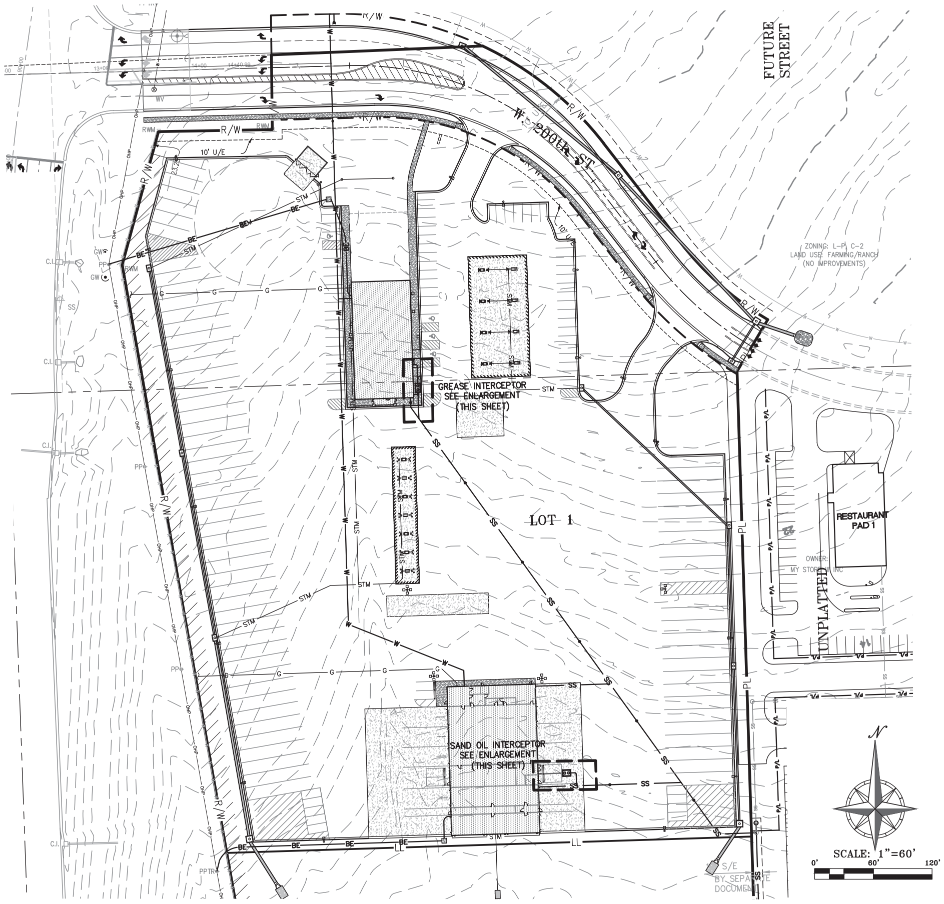
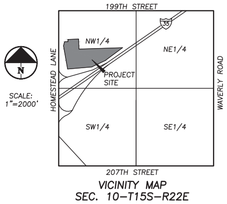
3.	2-23-20	FDP Resubmittal to City	CHL	JDC

PROJECT NO. 180548
DATE: 8-22-19 DRAWN: CHL
CHECKED: DAF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C3.1





VICINITY MAP
SEC. 10–T15S–R22E

LEGEND

PL	PROPERTY LINE
— — —	LOT LINE
R/W	RIGHT-OF-WAY
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC LINE
T	EXISTING TELEPHONE LINE
SS	EXISTING SANITARY SEWER LINE
OHP	EXISTING OVERHEAD POWER LINE
W	EXISTING WATER LINE
═	EXISTING STORM SEWER
▨	PROPOSED STORM SEWER
STM	PROPOSED ROOF DRAIN / UNDERDRAIN
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G	PROPOSED GAS LINE
BE	PROPOSED BURIED ELECTRICAL LINE
BT	PROPOSED BURIED TELEPHONE LINE
C/O ●	PROPOSED CLEAN OUT
←	DIRECTIONAL FLOW ARROW

811

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

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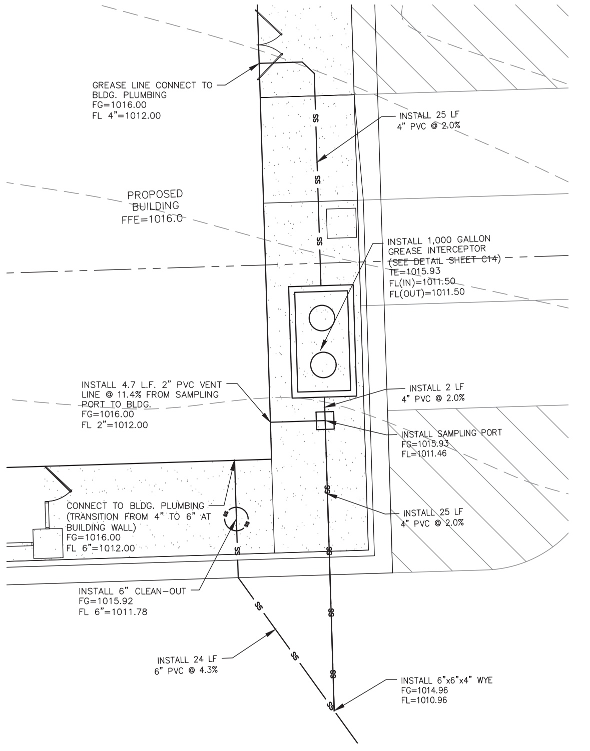
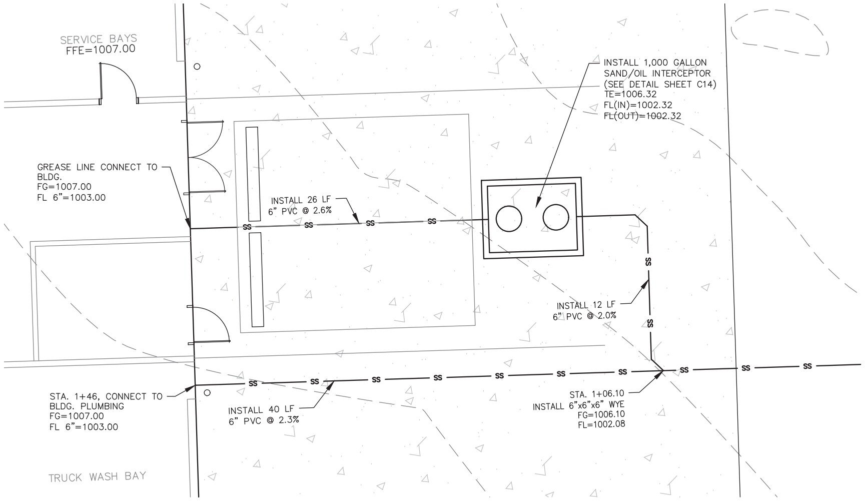
\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\UTILITY – ENLARGED.dwg Layout:1 Feb 24, 2020 – 11:16am Daniel Finn



GREASE INTERCEPTOR ENLARGEMENT
SCALE: 1"=5'



SAND OIL INTERCEPTOR ENLARGEMENT
SCALE: 1"=5'

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UTILITY PLAN – ENLARGEMENT
ON THE GO–TRAVEL CENTER
32501 & 32511 W. 200TH STREET
EDGERTON, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
1.	9–12–19	Revised Per City Staff Comments.	CHL	JDC
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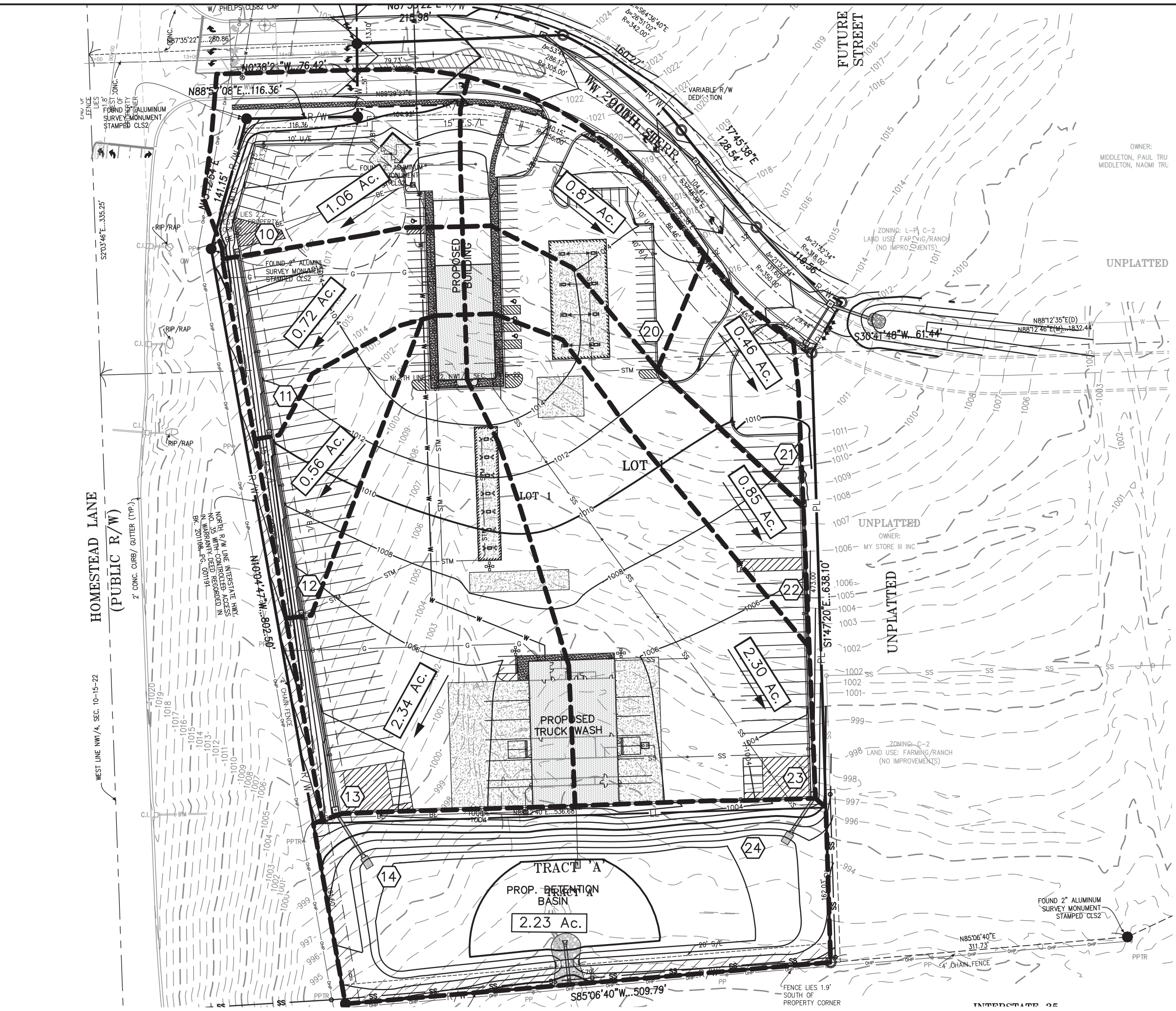
PROJECT NO. 180548
DATE: 8–22–19 DRAWN: CHL
CHECKED: DAF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING – LS–82
ENGINEERING – E–391
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING–2007001128
ENGINEERING–2007005058

SHEET
C3.2

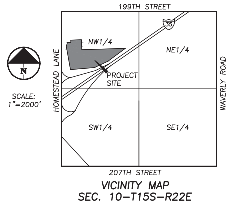


DESIGN CRITERIA: K_{25} = 1.1; K_{100} = 1.25; n = 0.013 (RCP); STORM FREQUENCY = 25 YEAR; A.I. = AREA INLET; J.B. = JUNCTION BOX; C.I. = CURB INLET; C.C. = CURB CUT; G.I. = GRATE INLET; HEIGHT OF STRUCTURE = RIM ELEV MINUS FLOWLINE OUT.

I. RUNOFF											III. PIPE DESIGN														REMARKS
		INCREMENTAL			CUMULATIVE						STRUCTURE				PIPE										
LINE NUMBER	STRUCTURE	RUNOFF COEFFICIENT "C"	AREA "A" (ACRES)	C x A	AREA "A" (ACRES)	C x A	SYSTEM TIME OF CONCENTRATION "T_C" AT STRUCTURE (MIN)	RAINFALL INTENSITY "I_{25} / I_{100}" (IN/HR)	ANTECEDENT PRECIPITATION FACTOR "K_{25} / K_{100}"	RUNOFF "Q_{25} / Q_{100}" (CFS)	Upstream Structure Number	Downstream Structure Number	Upstream Structure Rim Elevation	Height of Structure (FT)	Diameter "D" (IN)	Length "L" (FT)	Upstream Invert Elevation	Downstream Invert Elevation	Slope "S" (FT/FT)	Travel Time in Pipe "TT" (min)	Velocity Full V_p (FPS)	Runoff Q_{25} (CFS)	Runoff Q_{100} (CFS)	Full Flow Q_p (CFS)	
1	10	0.90	1.06	0.95	1.06	0.95	5.00	8.53	1.10	8.9	10	11	1015.10	6.40	18	191.99	1008.70	1007.00	0.0089	0.57	5.6	8.9	12.3	9.9	
								10.32	1.25	12.3															
	11	0.90	0.72	0.65	1.78	1.60	5.57	8.33	1.10	14.7	11	12	1010.71	4.21	18	191.98	1006.50	1001.80	0.0245	0.34	9.4	14.7	20.2	16.4	
								10.09	1.25	20.2															
	12	0.90	0.56	0.50	2.34	2.10	5.91	8.22	1.10	19.0	12	13	1005.67	4.37	24	208.83	1001.30	998.59	0.0130	0.42	8.2	19.0	26.1	25.8	
								9.96	1.25	26.1															
	13	0.90	2.34	2.11	4.68	4.21	6.33	8.08	1.10	37.4	13	14	1003.13	8.61	30	51.76	994.52	994.00	0.0100	0.10	8.4	37.4	51.6	41.1	
								9.80	1.25	51.6															
2	20	0.90	0.87	0.78	0.87	0.78	5.00	8.53	1.10	7.3	20	21	1012.59	4.00	15	206.04	1008.59	1003.44	0.0250	0.41	8.4	7.3	10.1	10.2	
								10.32	1.25	10.1															
	21	0.90	0.46	0.41	1.33	1.19	5.41	8.39	1.10	11.0	21	22	1007.48	4.54	18	144.00	1002.94	1001.06	0.0131	0.35	6.8	11.0	15.1	12.0	
								10.15	1.25	15.1															
	22	0.90	0.85	0.77	2.18	1.96	5.76	8.27	1.10	17.8	22	23	1005.42	4.86	24	161.42	1000.56	998.46	0.0130	0.33	8.3	17.8	24.5	26.4	
								10.02	1.25	24.5															
	23	0.90	2.30	2.07	4.48	4.03	6.09	8.16	1.10	36.2	23	24	1003.20	8.14	30	40.82	995.06	994.65	0.0100	0.08	8.4	36.2	49.8	42.1	
								9.89	1.25	49.8															

LEGEND

---XXX---	EXISTING CONTOURS
—XXX—	PROPOSED CONTOURS
▬ ▬ ▬	DENOTES DRAINAGE AREA
→	DENOTES FLOW DIRECTION
X.XX Ac. →	DENOTES DRAINAGE AREA TO STRUCTURE
⬡ XX	DENOTES STRUCTURE NUMBER



VICINITY MAP
SEC. 10–T15S–R22E

N
SCALE: 1"=60'
0' 60' 120'

Know what's **below.**
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DRAINAGE MAP
ON THE GO-TRAVEL CENTER
32501 & 32511 W. 200TH STREET
EDGERTON, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
1.	9-12-19	Revised Per City Staff Comments.	CHL	JDC
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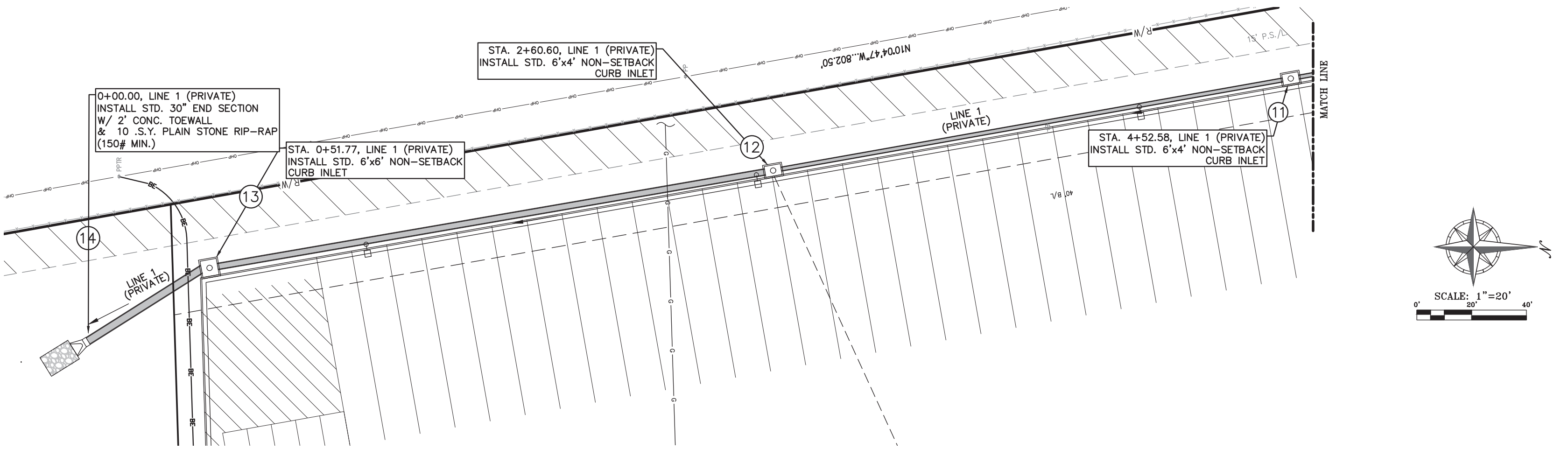
3.	2-23-20	FDP Resubmittal to City	CHL	JDC

PROJECT NO. 180548
DATE: 8-22-19 | DRAWN: CHL
CHECKED: DAF | APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

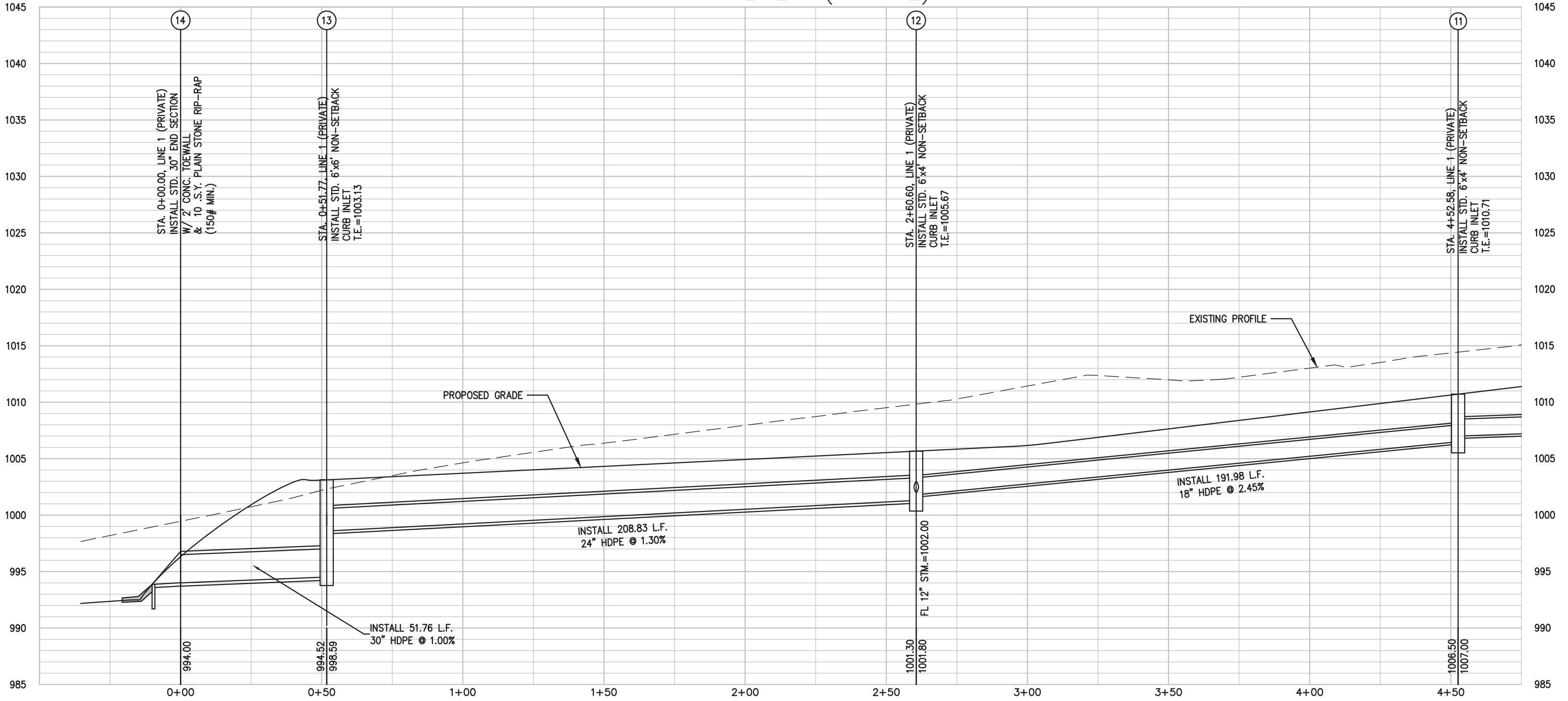
SHEET
C4

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\DRAINAGE.dwg Layout:1 Feb 24, 2020 - 11:16am Daniel Finn


0+00.00, LINE 1 (PRIVATE)
INSTALL STD. 30" END SECTION
W/ 2' CONC. TOEWALL
& 10 .S.Y. PLAIN STONE RIP-RAP
(150# MIN.)
STA. 0+51.77, LINE 1 (PRIVATE)
INSTALL STD. 6'x6' NON-SETBACK
CURB INLET
STA. 2+60.60, LINE 1 (PRIVATE)
INSTALL STD. 6'x4' NON-SETBACK
CURB INLET
STA. 4+52.58, LINE 1 (PRIVATE)
INSTALL STD. 6'x4' NON-SETBACK
CURB INLET
14
13
12
11
LINE 1 (PRIVATE)
LINE 1 (PRIVATE)
N10°04'47"W..802.50'
R/W
15' P.S./E
MATCH LINE
SCALE: 1"=20'
0'
20'
40'

SCALE: 1"=20' HORIZ.
1"=5' VERT.

LINE 1 (PRIVATE)



LEGEND

← DIRECTIONAL FLOW ARROW

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STORM SEWER PLAN & PROFILE

ON THE GO-TRAVEL CENTER
32501 & 32511 W. 200TH STREET
EDGERTON, JOHNSON COUNTY, KANSAS

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CHECKED: DAF APPROVED: JDC
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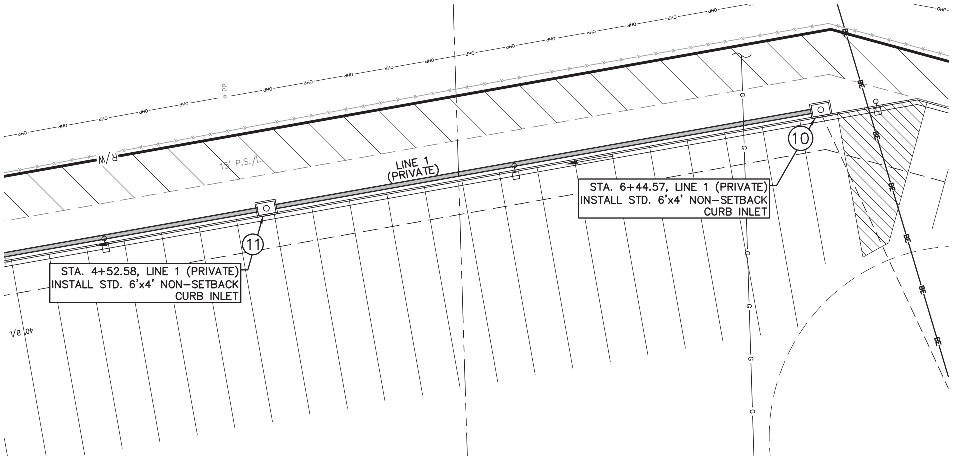
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007000128
ENGINEERING-2007005058

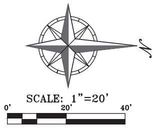
SHEET
C5

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\STORM.dwg Layout:1 Feb 24, 2020 - 11:16am Daniel Finn



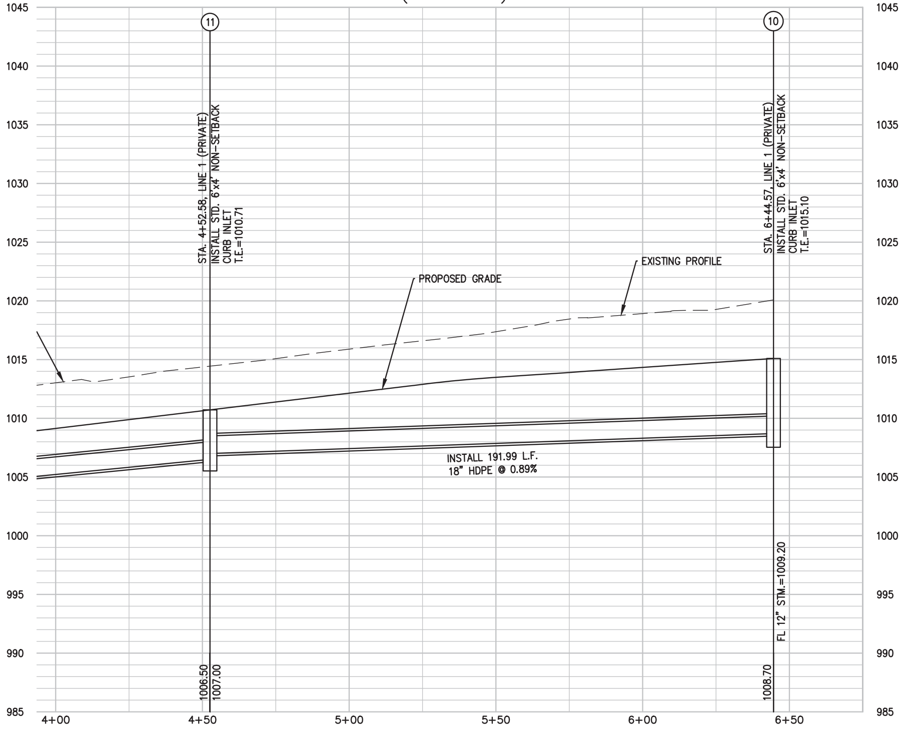
STA. 4+52.58, LINE 1 (PRIVATE)
INSTALL STD. 6'x4' NON-SETBACK
CURB INLET

STA. 6+44.57, LINE 1 (PRIVATE)
INSTALL STD. 6'x4' NON-SETBACK
CURB INLET



SCALE: 1"=20' HORIZ.
1"=5' VERT.

LINE 1 (PRIVATE)



STA. 4+52.58, LINE 1 (PRIVATE)
INSTALL STD. 6'x4' NON-SETBACK
CURB INLET
T.E.=1010.71

STA. 6+44.57, LINE 1 (PRIVATE)
INSTALL STD. 6'x4' NON-SETBACK
CURB INLET
T.E.=1015.10

INSTALL 191.99 L.F.
18" HDPE @ 0.89%

FL 12" STM.=1009.20

LEGEND

← DIRECTIONAL FLOW ARROW

UTILITY NOTES:
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811
Know what's below.
Call before you dig.

DANIEL A. FINN
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24132
2/23/20
KANSAS
PROFESSIONAL ENGINEER

Daniel Finn

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PEI
PLANNING
ENGINEERING
IMPLEMENTATION

STORM SEWER PLAN & PROFILE
ON THE GO-TRAVEL CENTER
32501 & 32511 W. 200TH STREET
EDGERTON, JOHNSON COUNTY, KANSAS

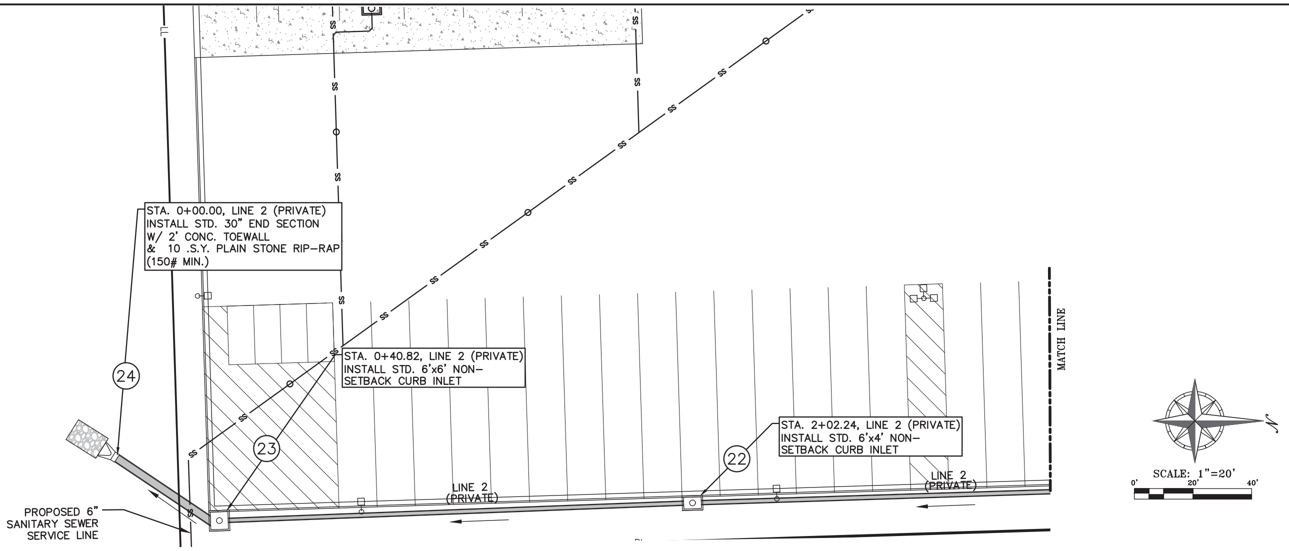
No.	Date	Revisions:	By	App.
1.	9-12-19	Revised Per City Staff Comments.	CHL	JDC
2.	1-29-20	FDP Resubmittal to City	CHL	JDC
3.	1-31-20	Out to Permit	CHL	JDC
3.	2-23-20	FDP Resubmittal to City	CHL	JDC

PROJECT NO. 180548
DATE: 8-22-19 DRAWN: CHL
CHECKED: DAF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

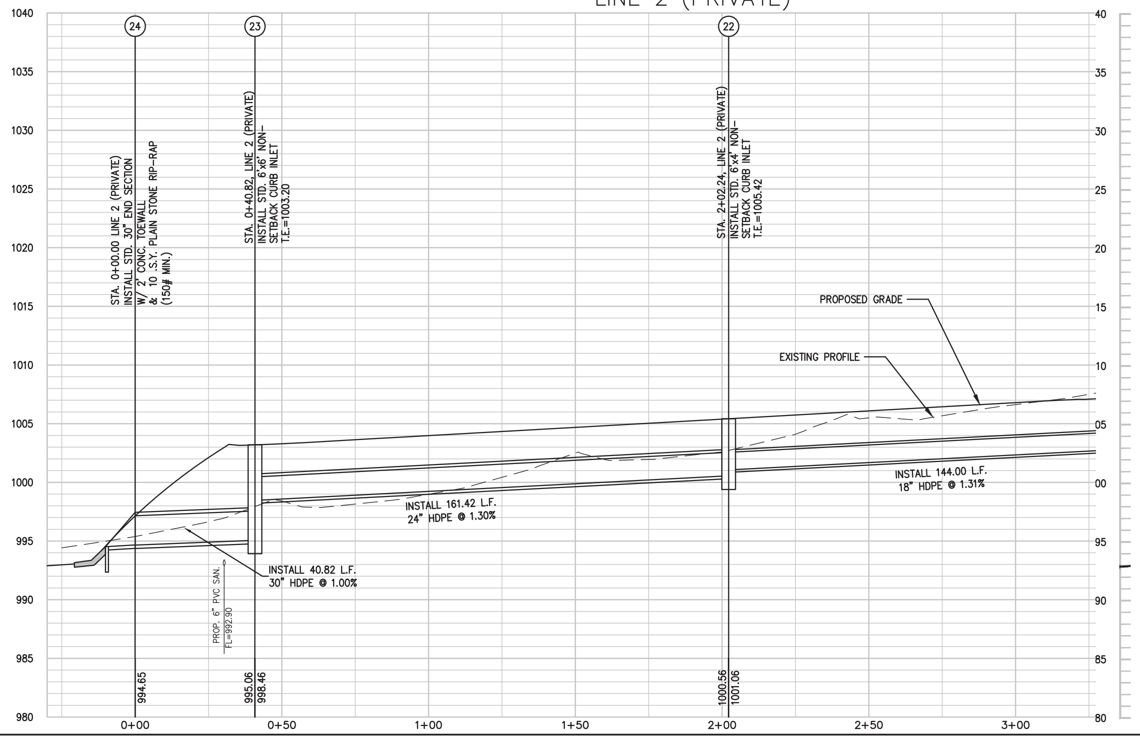
SHEET
C6

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\STORM.dwg Layout:2 Feb 24, 2020 - 11:16am Daniel Finn



SCALE: 1"=20' HORIZ.
1"=5' VERT.

LINE 2 (PRIVATE)



LEGEND

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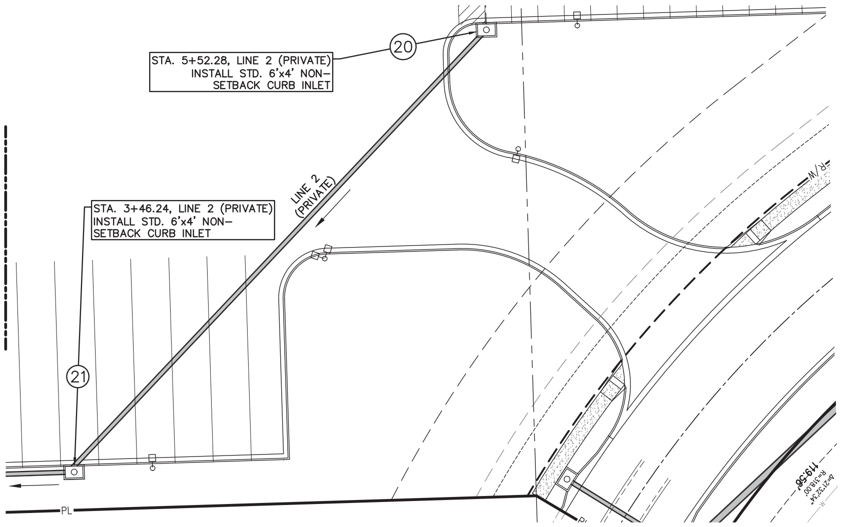
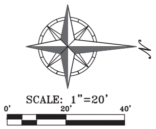
SHEET
C7



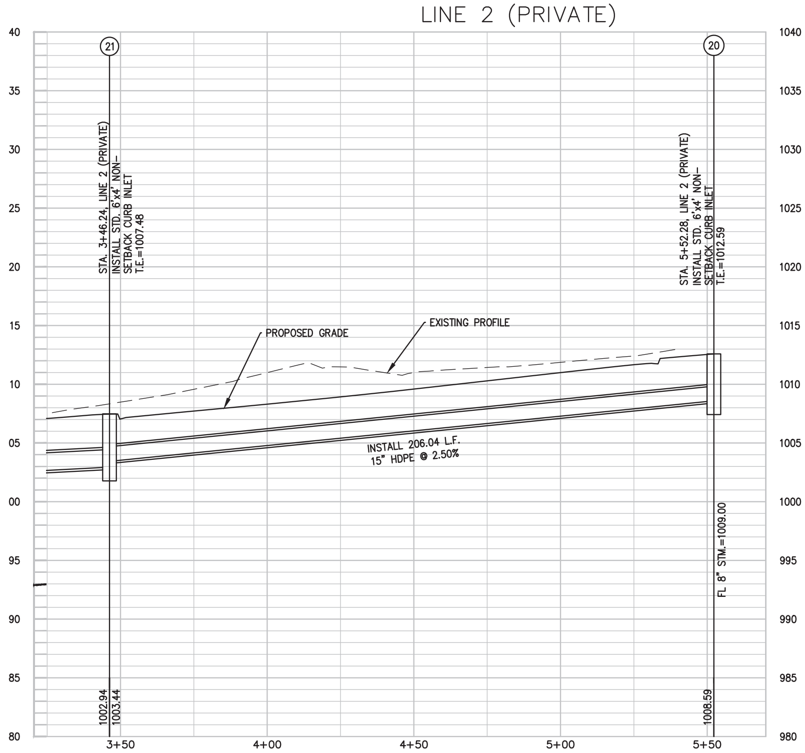


SCALE: 1"=20' HORIZ.
1"=5' VERT.

LEGEND

← DIRECTIONAL FLOW ARROW

LINE 2 (PRIVATE)



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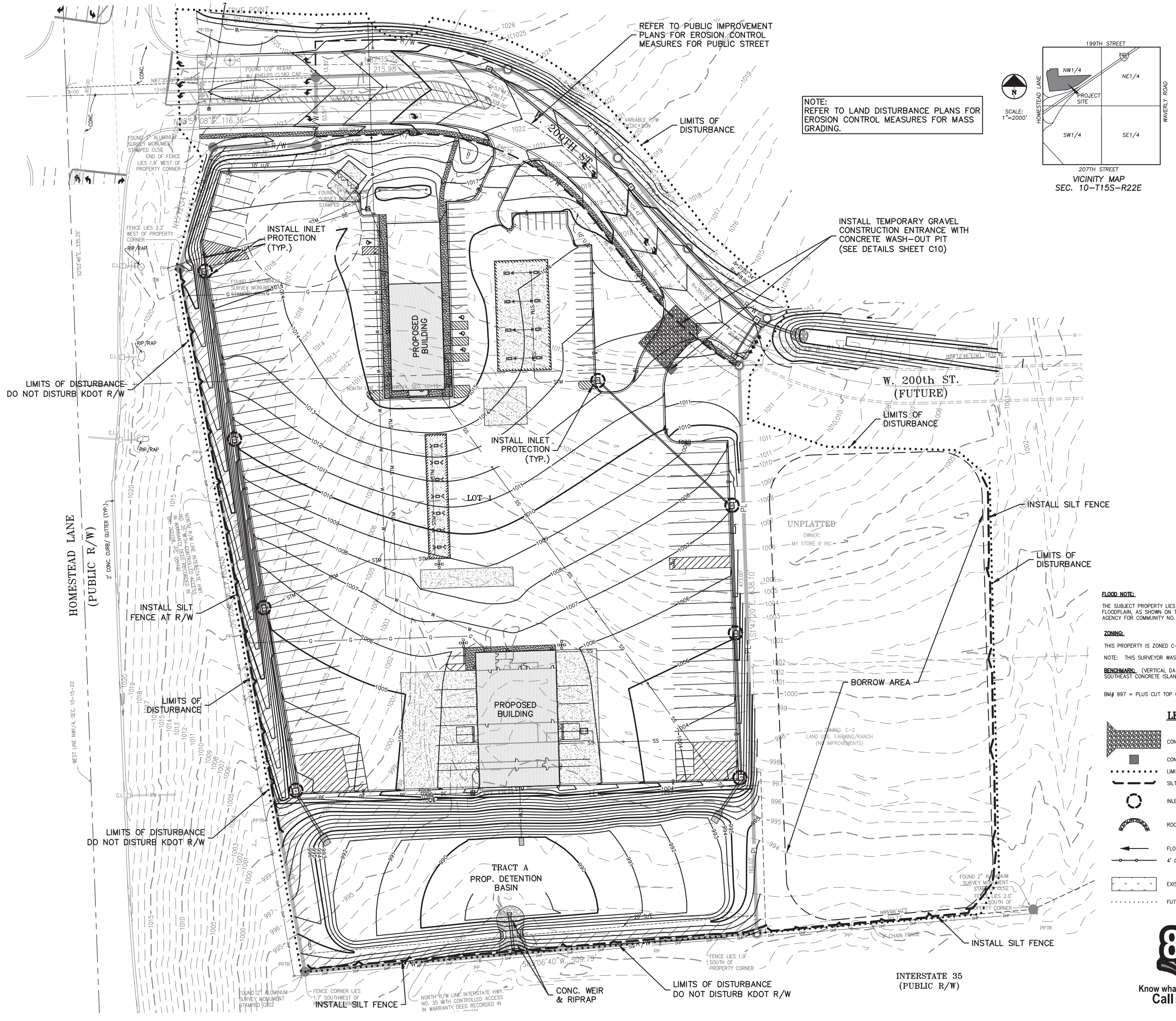
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C8

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\STORM.dwg Layout:4 Feb 24, 2020 - 11:17am Daniel Finn


REFER TO PUBLIC IMPROVEMENT PLANS FOR EROSION CONTROL MEASURES FOR PUBLIC STREET
LIMITS OF DISTURBANCE
200TH ST.
INSTALL INLET PROTECTION (TYP.)
INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE WITH CONCRETE WASH-OUT PIT (SEE DETAILS SHEET C10)
PROPOSED BUILDING
LIMITS OF DISTURBANCE DO NOT DISTURB KDOT R/W
INSTALL INLET PROTECTION (TYP.)
W. 200th ST. (FUTURE)
LIMITS OF DISTURBANCE
LOT 1
UNPLATTED
OWNER: MY STORE III INC
INSTALL SILT FENCE
LIMITS OF DISTURBANCE
HOMESTEAD LANE (PUBLIC R/W)
2' CONC. CURB/ GUTTER (TYP.)
INSTALL SILT FENCE AT R/W
LIMITS OF DISTURBANCE
PROPOSED BUILDING
BORROW AREA
ZONING: C-2 LAND USE: FARMING/RANCH (NO IMPROVEMENTS)
LIMITS OF DISTURBANCE DO NOT DISTURB KDOT R/W
TRACT A PROP. DETENTION BASIN
INSTALL SILT FENCE
INTERSTATE 35 (PUBLIC R/W)
LIMITS OF DISTURBANCE DO NOT DISTURB KDOT R/W
CONC. WEIR & RIPRAP
INSTALL SILT FENCE
TRUE POINT OF BEGINNING
FOUND 1/2" REBAR W/ PHELPS CLS82 CAP
215.98'
N87°35'
116.36'
FOUND 2" ALUMINUM SURVEY MONUMENT STAMPED CLS2. END OF FENCE LIES 1.8' WEST OF PROPERTY CORNER
FENCE LIES 2.2' WEST OF PROPERTY CORNER
S2°03'46"E 335.25'
RIP/RAP
VARIABLE R/W DEDICATION
NORTH R/W LINE INTERSTATE HWY. NO. 35 WITH CONTROLLED ACCESS IN WARRANTY DEED RECORDED IN
S1°47'20"E 638.10'
473.00'
162.03'
FENCE LIES 1.9' SOUTH OF PROPERTY CORNER
FENCE CORNER LIES 1.7' SOUTHWEST OF
FOUND 2" ALUMINUM SURVEY MONUMENT STAMPED CLS2
FENCE LIES 2.0' SOUTH OF PROPERTY CORNER
CHAIN FENCE
S88°06'40"W 509.79'
WEST LINE NW1/4, SEC. 10-15-22
CONC.
PPTR
SCALE: 1"=2000'
199TH STREET
NW1/4
NE1/4
PROJECT SITE
SW1/4
SE1/4
HOMESTEAD LANE
WAVERLY ROAD
207TH STREET
VICINITY MAP
SEC. 10-T15S-R22E

NOTE:
REFER TO LAND DISTURBANCE PLANS FOR EROSION CONTROL MEASURES FOR MASS GRADING.

MAINTENANCE:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLANATION, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
3. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

EROSION AND SEDIMENT CONTROL GENERAL NOTES:

1. Prior to Land Disturbance activities, the contractor shall:

   Delineate the outer limits of any tree or stream preservation designated to remain with construction fencing.
   Construct a stabilized entrance/parking/delivery area and install all perimeter sediment controls on the site.
   Perimeter erosion and sediment control measures shall be installed and approved prior to any land disturbance activities.
   Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, placement of physical barriers or other means acceptable to the contractor and the City inspector.

2. Erosion and sediment control devices protecting the public right-of-way shall be installed as soon as the right-of-way has been backfilled and graded.
3. The contractor shall comply with all requirements of City Ordinances or State permit requirements, such as:

   The contractor shall seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for more than 14 days.
   The contractor shall perform inspections of erosion and sediment control measures at least once a every 14 days and within 24 hours following each rainfall event of ½" or more within any 24-hour period
   The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the deficiencies were corrected, and the signature of the person performing the inspection. The log shall be available for review by the City, the State of Kansas, or other authorities having jurisdiction.

4. Unless otherwise noted in the plans, all seeding must conform to the Kansas Department of Transportation (KDOT) Standard Specifications for State Road and Bridge Construction, current edition, as amended by the most current Special Provisions.
5. The contractor shall maintain installed erosion and sediment control devices on a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, tree preservation areas of the site intended to be left undisturbed, a storm sewer, or an on-site drainage channel. Failure to do so is a violation of the provisions of City Ordinances and State permit requirements.
6. The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMP's in place do not provide adequate erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.
7. Concrete wash or rinsewater from concrete mixing equipment, tools and/or ready-mix trucks, tools, etc., may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place and excess water evaporated or infiltrated into the ground.
8. Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials store outside must be in closed and sealed water-proof containers and located outside of drainageways or areas subject to flooding. Locks and other means to prevent or reduce vandalism shall be used. Spills will be reported as required by law and immediate actions taken to contain them.

FLOOD NOTE:

THE SUBJECT 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 COMMUNITY NO. 200159, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0134G, AND DATED AUGUST 3, 2009.

ZONING:

THIS PROPERTY IS ZONED C-2 (HEAVY SERVICE COMMERCIAL) PER JOHNSON COUNTY AIMS WEBSITE

NOTE: THIS SURVEYOR WAS NOT SUPPLIED A ZONING REPORT OR LETTER FOR THIS SURVEY.

BENCHMARK: (VERTICAL DATUM = NAVD88 BASED ON JCVN BM# 130.) SQUARE CUT ON TOP OF CURB EAST NOSE OF SOUTHEAST CONCRETE ISLAND AT INTERSECTION OF HOMESTEAD LANE AND 199TH STREET. ELEVATION= 1013.81

BM# 997 = PLUS CUT TOP CURB ON NORTH SIDE OF CONCRETE ENTRANCE TO SUBJECT PROPERTY. ELEVATION=1025.89

LEGEND

▨	CONSTRUCTION ENTRANCE
▩	CONCRETE WASHOUT PIT
• • • • • • • •	LIMITS OF DISTURBED AREAS
— — —	SILT FENCE
○	INLET PROTECTION
◠	ROCK CHECK DAM
←	FLOW DIRECTION ARROW
—o—o—	4' ORANGE CONSTRUCTION FENCE
▭	EXISTING WETLANDS
. . . .	FUTURE 100 YR. FLOOD PLAIN

DISTURBED AREA = 16.1± ACRES

N

SCALE: 1"=50'
0' 50' 100'

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EROSION CONTROL PLAN
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32501 & 32511 W. 200TH STREET
EDGERTON, JOHNSON COUNTY, KANSAS

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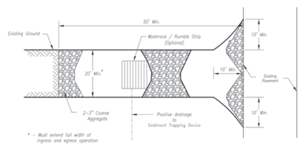
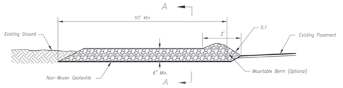
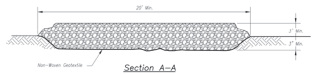
\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\EROSION.dwg Layout:1 Feb 24, 2020 - 11:17am Daniel Finn


50' Min.
Existing Ground
Washrack / Rumble Strip (Optional)
10' Min.
20' Min.*
10' Min.
Existing Pavement
10' Min.
2-3" Coarse Aggregate
Positive drainage to Sediment Trapping Device
* - Must extend full width of ingress and egress operation

Plan View
Not to Scale



Side Elevation
Not to Scale



Section A-A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of Installation. Top dress with clean aggregate as needed.

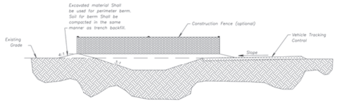
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

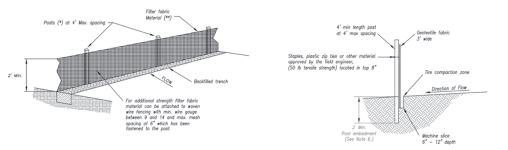
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.


Excavated material Shall be used for perimeter berm. Soil for berm Shall be compacted in the same manner as trench backfill.
Construction Fence (optional)
Existing Grade
4:1
3:1
Slope
Vehicle Tracking Control

CONCRETE WASHOUT

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
STANDARD DRAWING NUMBER ESC-01
ADOPTED: 10/24/2016


Filter fabric Material (**)
Posts (*) at 4' Max. spacing
2' Min.
Flow
Backfilled trench
For additional strength filter fabric material can be attached to woven wire fencing with min. wire gauge between 9 and 14 and max. mesh spacing of 6" which has been fastened to the post.
4' min length post at 4' max spacing
Geotextile fabric 3' wide
Staples, plastic zip ties or other material approved by the field engineer, (50 lb tensile strength) located in top 8"
Tire compaction zone
Direction of Flow
2' Min. Post embedment (See Note 6.)
Machine slice 6" - 12" depth

(*) POSTS
- MIN, LENGTH 4'
- HARDWOOD 1 3/16" x 1 3/16"
- NO.2 SOUTHERN PINE 2 5/8" x 2 5/8"
- STEEL 1.33 LB/FT

(**) - Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS
Not to Scale

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ⅓ the height of silt fence.
2. Repair as necessary to maintain function and structure.

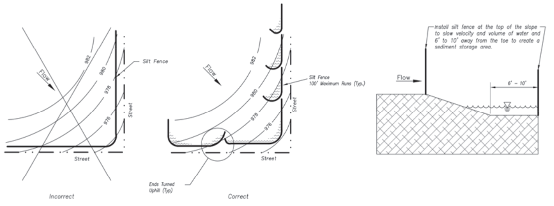
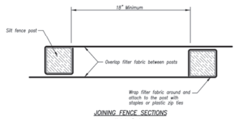

Flow
982
980
978
976
Silt Fence
Street
Street
Incorrect
Flow
982
980
978
976
Silt Fence 100' Maximum Runs (Typ.)
Street
Street
Ends Turned Uphill (Typ)
Correct
Install silt fence at the top of the slope to slow velocity and volume of water and 6' to 10' away from the toe to create a sediment storage area.
Flow
6' - 10'

Figure A

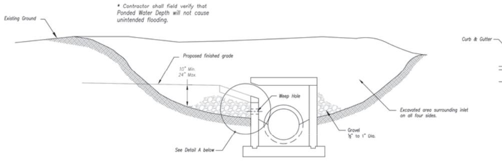
SILT FENCE LAYOUT
Not to Scale

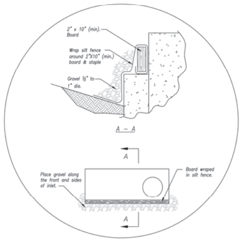

18" Minimum
Silt fence post
Overlap filter fabric between posts
Wrap filter fabric around and attach to the post with staples or plastic zip ties

JOINING FENCE SECTIONS
Not to Scale

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

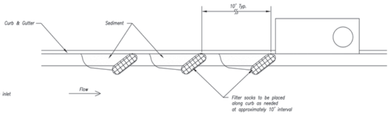
AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
SILT FENCE
STANDARD DRAWING NUMBER ESC-03
ADOPTED: 10/24/2016


* Contractor shall field verify that Ponded Water Depth will not cause unintended flooding.
Existing Ground
Proposed finished grade
10" Min. 24" Max.
Weep Hole
Excavated area surrounding inlet on all four sides.
Gravel ½" to 1" Dia.
See Detail A below


2" x 10" (min.) Board
Wrap silt fence around 2"X10" (min.) board & staple
Gravel ½" to 1" dia.
A - A
A
Place gravel along the front and sides of inlet.
Board wraped in silt fence.
A

Detail A

EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)


10' Typ.
Curb & Gutter
Sediment
Flow
Filter socks to be placed along curb as needed at approximately 10' interval

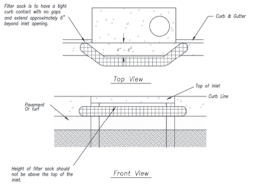
On Grade Curb Inlet Protection

Notes:

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" X 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

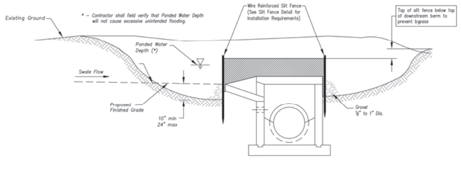

Filter sock is to have a tight curb contact with no gaps and extend approximately 6" beyond inlet opening.
Curb & Gutter
4" - 6"
Top View
Top of inlet
Curb Line
Pavement Or turf
Height of filter sock should not be above the top of the inlet.
Front View

Sump Inlet Sediment Filter

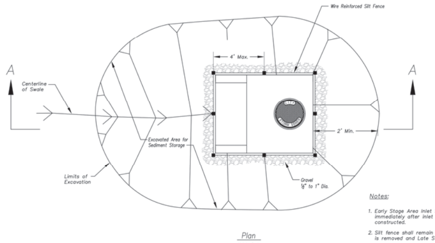
LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION
STANDARD DRAWING NUMBER ESC-06
ADOPTED: 10/24/2016

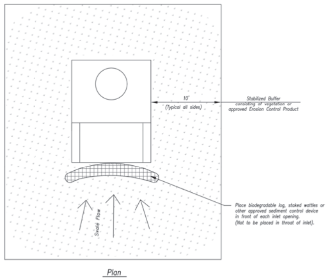

Existing Ground
* - Contractor shall field verify that Ponded Water Depth will not cause excessive unintended flooding.
Wire Reinforced Silt Fence (See Silt Fence Detail for Installation Requirements)
Top of silt fence below top of downstream berm to prevent bypass
Ponded Water Depth (*)
Swale Flow
Proposed Finished Grade
10" min 24" max
Gravel ½" to 1" Dia.

Section A-A
Not to Scale

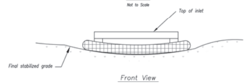


Plan
Not to Scale

EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)


10' (Typical all sides)
Stabilized Buffer consisting of vegetation or approved Erosion Control Product
Swale Flow
Place biodegradable log, staked wattles or other approved sediment control device in front of each inlet opening. (Not to be placed in throat of inlet).

Plan
Not to Scale



Front View

LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

Notes:

1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
AREA INLET AND JUNCTION BOX PROTECTION
STANDARD DRAWING NUMBER ESC-07
ADOPTED: 10/24/2016

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EROSION CONTROL DETAILS
ON THE GO-TRAVEL CENTER
32501 & 32511 W. 200TH STREET
EDGERTON, JOHNSON COUNTY, KANSAS

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PROJECT NO. 180548
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ENGINEERING-2007005058

SHEET
C10

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Dowel size*

Slab depth, in. (mm)	Dowel diameter, in. (mm)	Dowel embedment, in. (mm)†	Total dowel length, in. (mm)‡
5 (125)	5/8 (16)	5 (125)	12 (300)
6 (150)	3/4 (19)	6 (150)	14 (360)
7 (180)	7/8 (22)	6 (150)	14 (360)
8 (200)	1 (25)	6 (150)	14 (360)
9 (230)	1-1/8 (29)	7 (180)	16 (400)

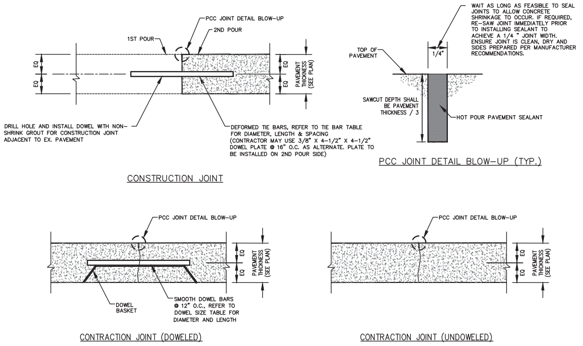
*All dowels spaced at 12 in. (300 mm) centers.

†On each side of joint.

‡Allowance made for joint openings and for minor errors in positioning dowels.

Tie bar dimensions

Slab depth, in. (mm)	Tiebar size, in. (mm)	Tiebar spacing Distance to nearest free edge or to nearest joint where movement can occur 10 ft, in. (mm)	12 ft, in. (mm)	14 ft., in. (mm)	24 ft, in. (mm)
5 (125)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	28 (710)
5-1/2 (140)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	25 (630)
6 (150)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	23 (580)
6-1/2 (165)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	21 (530)
7 (180)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	20 (510)
7-1/2 (190)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	18 (460)
8 (200)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	28 (710)	17 (430)
8-1/2 (215)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	36 (910)	16 (410)
9 (230)	1/2 x 30 (13 x 760)	36 (910)	36 (910)	—	24 (610)


PCC JOINT DETAIL BLOW-UP
2ND POUR
1ST POUR
EQ
EQ
PAVEMENT THICKNESS (SEE PLAN)
DRILL HOLE AND INSTALL DOWEL WITH NON-SHRINK GROUT FOR CONSTRUCTION JOINT ADJACENT TO EX. PAVEMENT
DEFORMED TIE BARS, REFER TO TIE BAR TABLE FOR DIAMETER, LENGTH & SPACING (CONTRACTOR MAY USE 3/8" X 4-1/2" X 4-1/2" DOWEL PLATE @ 16" O.C. AS ALTERNATE. PLATE TO BE INSTALLED ON 2ND POUR SIDE)
WAIT AS LONG AS FEASIBLE TO SEAL JOINTS TO ALLOW CONCRETE SHRINKAGE TO OCCUR. IF REQUIRED, RE-SAW JOINT IMMEDIATELY PRIOR TO INSTALLING SEALANT TO ACHIEVE A 1/4 " JOINT WIDTH. ENSURE JOINT IS CLEAN, DRY AND SIDES PREPARED PER MANUFACTURER RECOMMENDATIONS.
TOP OF PAVEMENT
1/4"
SAWCUT DEPTH SHALL BE PAVEMENT THICKNESS / 3
HOT POUR PAVEMENT SEALANT
DOWEL BASKET
SMOOTH DOWEL BARS @ 12" O.C., REFER TO DOWEL SIZE TABLE FOR DIAMETER AND LENGTH

CONSTRUCTION JOINT

PCC JOINT DETAIL BLOW-UP (TYP.)

CONTRACTION JOINT (DOWELED)

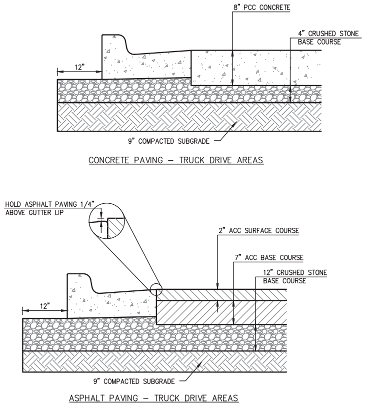
CONTRACTION JOINT (UNDOWELED)

CONCRETE JOINT DETAILS

SCALE: N.T.S.

GENERAL PAVING NOTES:

1. PRIOR TO PLACEMENT OF GRANULAR BASE OR ASPHALT, PROOF ROLL AND RE-COMPACT THE EXPOSED SURFACES UP TO A MINIMUM LATERAL DISTANCE OF TWO (2) FEET OUTSIDE THE PAVEMENT. ANY LOCALIZED SOFT, WET, OR LOOSE AREAS IDENTIFIED DURING THE PROOF ROLLING SHOULD BE REPAIRED PRIOR TO PAVING. FILL MATERIAL SHOULD BE PLACED IN LOOSE LIFTS UP TO A MAXIMUM OF EIGHT (8) INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 AT MOISTURE CONTENTS WITHIN 0% AND +4% OF THE OPTIMUM FOR SOILS WITH A LIQUID LIMIT OF GREATER THAN 40, AND – +/– 3% OF THE OPTIMUM FOR SOILS WITH A LIQUID LIMIT OF LESS THAN 40. MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT SHOULD BE DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D 698).
2. PROOFROLL WITH A 25 TON RUBBER TIRE VEHICLE AND REPAIR SUBGRADE DEFICIENCIES. IF ANY SIGNIFICANT EVENT, SUCH AS PRECIPITATION, OCCURS AFTER PROOFROLLING, THE SUBGRADE SHOULD BE REVIEWED BY QUALIFIED PERSONNEL IMMEDIATELY PRIOR TO PLACING THE PAVEMENT.
3. CRUSHED STONE BASE COURSE USED BENEATH CONCRETE PAVING SHALL BE COMPACTED AB-3 OR EQUIVALENT.
4. ASPHALTIC SURFACE COURSE SHALL BE APWA TYPE 3. THE SURFACE COURSE SHOULD BE COMPACTED TO A MINIMUM OF 97% MARSHALL DENSITY (ASTM SPECIFICATION D 1559). 30% RAP IS ALLOWED.
5. ASPHALTIC BASE COURSE SHALL BE APWA TYPE 1. THE BASE COURSE SHOULD BE COMPACTED TO A MINIMUM OF 95% MARSHALL DENSITY (ASTM SPECIFICATION D 1559). 30% RAP IS ALLOWED.
6. THE CONTRACTOR SHALL PROVIDE A TACK COAT BETWEEN LIFTS OF ASPHALT.
7. ALL SITE CONCRETE (CURBS, PAVEMENTS, SIDEWALKS, ETC.) SHALL MEET KANSAS CITY MATERIALS METRO BOARD (KCMMB) MIX DESIGN SPECIFICATIONS FOR 4,000 P.S.I. AIR ENTRAINED CONCRETE.
8. IN NEW PAVEMENT AREAS, CONTRACTOR SHALL OVER EXCAVATE AS REQUIRED TO ESTABLISH NEW COMPACTED SUBGRADE ELEVATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR ALL PAVEMENT AND SUBGRADE MATERIALS TESTING.

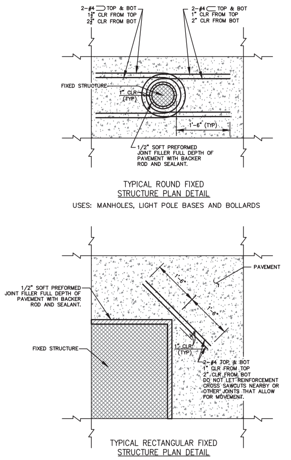


CONCRETE PAVING – TRUCK DRIVE AREAS

ASPHALT PAVING – TRUCK DRIVE AREAS

PAVING SECTIONS

SCALE: N.T.S.

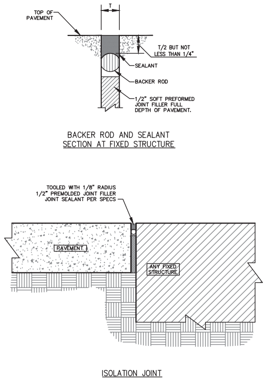

2-#4 TOP & BOT
1½" CLR FROM TOP
2½" CLR FROM BOT
2-#4 TOP & BOT
1" CLR FROM TOP
2" CLR FROM BOT
FIXED STRUCTURE
1" CLR (TYP)
1'-6" (TYP)
1/2" SOFT PREFORMED JOINT FILLER FULL DEPTH OF PAVEMENT WITH BACKER ROD AND SEALANT.
PAVEMENT
1'-6"
1'-6"
1/2" SOFT PREFORMED JOINT FILLER FULL DEPTH OF PAVEMENT WITH BACKER ROD AND SEALANT.
FIXED STRUCTURE
1" CLR (TYP)
2-#4 TOP & BOT
1" CLR FROM TOP
2" CLR FROM BOT
DO NOT LET REINFORCEMENT CROSS SAWCUTS NEARBY OR OTHER JOINTS THAT ALLOW FOR MOVEMENT.

TYPICAL ROUND FIXED
STRUCTURE PLAN DETAIL

USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS

TYPICAL RECTANGULAR FIXED
STRUCTURE PLAN DETAIL

USES: BUILDINGS, RETAINING WALLS/DOCK WALLS AND DROP INLETS


T
TOP OF PAVEMENT
T/2 BUT NOT LESS THAN 1/4"
SEALANT
BACKER ROD
1/2" SOFT PREFORMED JOINT FILLER FULL DEPTH OF PAVEMENT.
TOOLED WITH 1/8" RADIUS 1/2" PREMOLDED JOINT FILLER JOINT SEALANT PER SPECS
PAVEMENT
ANY FIXED STRUCTURE

BACKER ROD AND SEALANT
SECTION AT FIXED STRUCTURE

ISOLATION JOINT

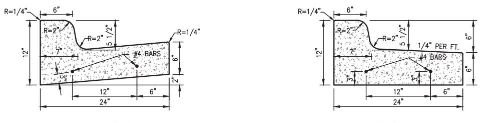
NOTES:

ISOLATION JOINT TO BE USED FOR FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS.

PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

ISOLATION JOINT DETAILS

SCALE: N.T.S.

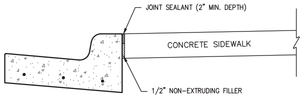


TYPE "B"
CURB & GUTTER

TYPE "B" TIP-OUT
CURB & GUTTER

CURB & GUTTER DETAILS

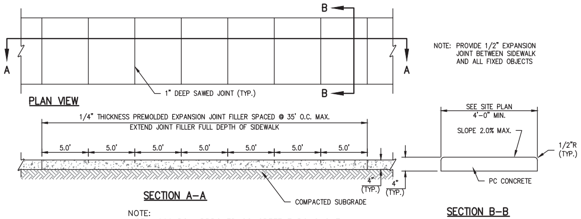
SCALE: N.T.S.



ALL OTHER DETAILS SAME AS SHOWN PER THIS SHEET.

SIDEWALK AT CURB DETAIL

SCALE: N.T.S.


B
B
A
A
1" DEEP SAWED JOINT (TYP.)
PLAN VIEW
1/4" THICKNESS PREMOLDED EXPANSION JOINT FILLER SPACED @ 35' O.C. MAX.
EXTEND JOINT FILLER FULL DEPTH OF SIDEWALK
5.0'
5.0'
5.0'
5.0'
5.0'
5.0'
5.0'
4" (TYP.)
4" (TYP.)
COMPACTED SUBGRADE
SEE SITE PLAN
4'-0" MIN.
SLOPE 2.0% MAX.
1/2"R (TYP.)
PC CONCRETE

NOTE: PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS

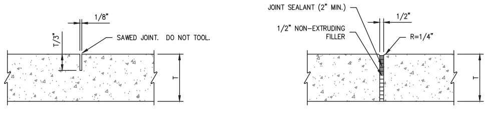
SECTION A-A

SECTION B-B

NOTE:
1. USE 4,000 PSI APPROVED CONCRETE THROUGHOUT.

CONCRETE SIDEWALK (PRIVATE SIDEWALKS)

SCALE: N.T.S.



TYPE A JOINT
REV. 08/13/03

TYPE B JOINT
REV. 08/13/03

NOTE: TYPE A JOINTS SHALL NOT EXCEED 20 TIMES THE PAVEMENT THICKNESS (T).

CONCRETE SIDEWALK JOINT DETAILS

SCALE: N.T.S.

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PAVEMENT DETAILS
ON THE GO-TRAVEL CENTER
32501 & 32511 W. 200TH STREET
EDGERTON, JOHNSON COUNTY, KANSAS

PROJECT NO. 180548
DATE: 8-22-19 DRAWN: CHL
CHECKED: DAF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
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ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION
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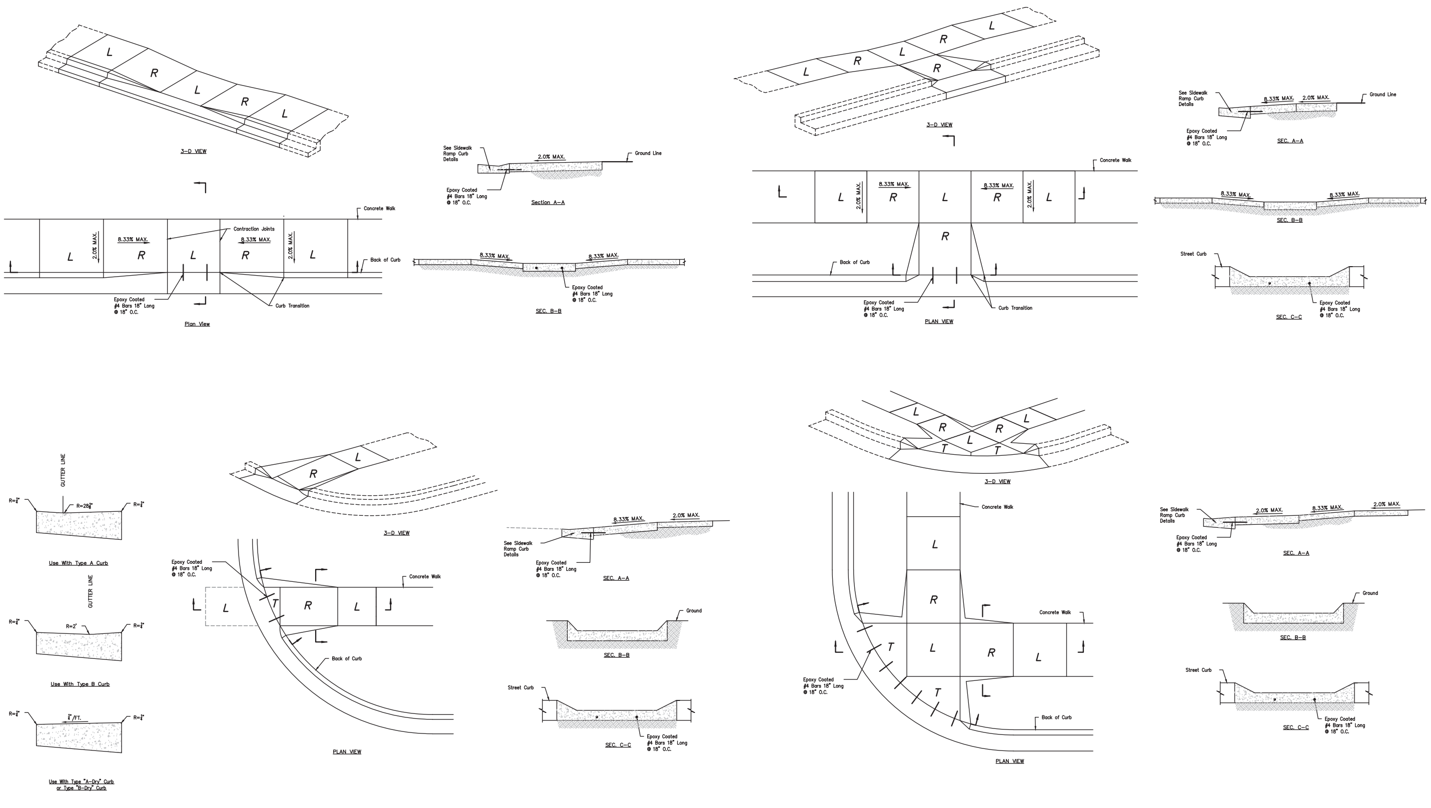


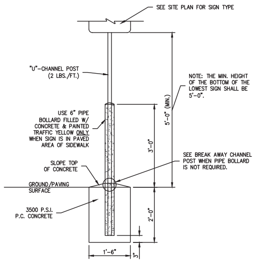
L = LANDING
R = RAMP
T = TRANSITION

RAMP (Required to transition elevation): Max. Longitudinal Slope – 8.33%
Max. Cross Slope – 2.00%
Min. Width – 5'
Min. Length – 5'

LANDING (Required to change direction of travel): Max. Longitudinal Slope – 2.00%
Max. Cross Slope – 2.00%
Min. Width – 5'

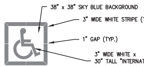
PRIVATE SIDEWALK RAMPS

SCALE: N.T.S.


SEE SITE PLAN FOR SIGN TYPE
"U"-CHANNEL POST
(2 LBS./FT.)
NOTE: THE MIN. HEIGHT OF THE BOTTOM OF THE LOWEST SIGN SHALL BE 5'-0".
5'-0" (MIN.)
USE 6" PIPE BOLLARD FILLED W/ CONCRETE & PAINTED TRAFFIC YELLOW ONLY WHEN SIGN IS IN PAVED AREA OF SIDEWALK
3'-0"
SLOPE TOP OF CONCRETE
SEE BREAK AWAY CHANNEL POST WHEN PIPE BOLLARD IS NOT REQUIRED.
GROUND/PAVING SURFACE
3500 P.S.I.
P.C. CONCRETE
2'-0"
1'-6"
3"

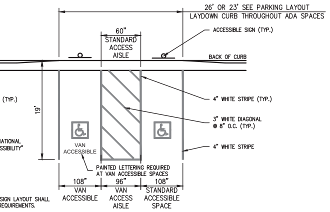
SIGN BASE DETAIL IN SIDEWALK & PAVED AREAS

SCALE: N.T.S.


38" x 38" SKY BLUE BACKGROUND
3" WIDE WHITE STRIPE (TYP.)
1" GAP (TYP.)
3" WIDE WHITE x 30" TALL "INTERNATIONAL SYMBOL OF ACCESSIBILITY"

ACCESSIBLE SYMBOL MARKING DETAIL

SCALE: N.T.S.


26' OR 23' SEE PARKING LAYOUT
LAYDOWN CURB THROUGHOUT ADA SPACES
60"
STANDARD ACCESS AISLE
ACCESSIBLE SIGN (TYP.)
BACK OF CURB
4" WHITE STRIPE (TYP.)
19'
3" WHITE DIAGONAL @ 8" O.C. (TYP.)
VAN ACCESSIBLE
4" WHITE STRIPE
PAINTED LETTERING REQUIRED AT VAN ACCESSIBLE SPACES
108"
96"
108"
VAN ACCESSIBLE
VAN ACCESS AISLE
STANDARD ACCESSIBLE SPACE

NOTE:
1. ACCESSIBLE PARKING SPACE DESIGN LAYOUT SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
2. SEE SITE PLANS FOR COMPLETE PARKING LAYOUT.

GENERAL NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE APPLIED BY A QUALIFIED CONTRACTOR HAVING A MINIMUM 3 YEARS EXPERIENCE IN TRAFFIC GRADE PAVEMENT MARKING APPLICATIONS.
2. PAINT SHALL BE A NON-BLEEDING, QUICK-DRYING, ALKYD PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-BEARING SURFACE AND SHALL MEET FS TTP-85E & MIXED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION.
3. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL & DUST.
4. APPLY TWO (2) COATS OF PAINT AT MANUFACTURER RECOMMENDED RATE WITHOUT THE ADDITION OF THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON. APPLY WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. AT SIDEWALK, CURBS, AND CROSSWALKS USE A STRAIGHTEDGE TO ENSURE A UNIFORM, CLEAN, & STRAIGHT STRIPE.
5. THE FOLLOWING ITEMS SHALL BE PAINTED WITH THE COLORS NOTED BELOW:
   A. HANDICAP SYMBOLS: SEE DETAIL THIS SHEET.
   B. PARKING STALL STRIPING: WHITE.

ACCESSIBLE PARKING SPACE DETAIL

SCALE: N.T.S.

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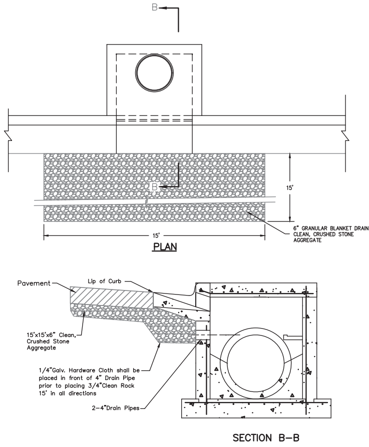
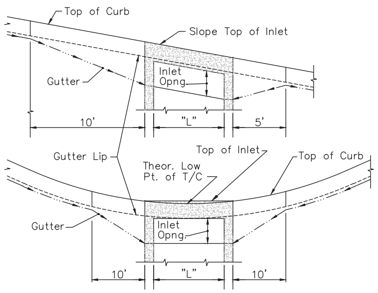
SHEET
C12

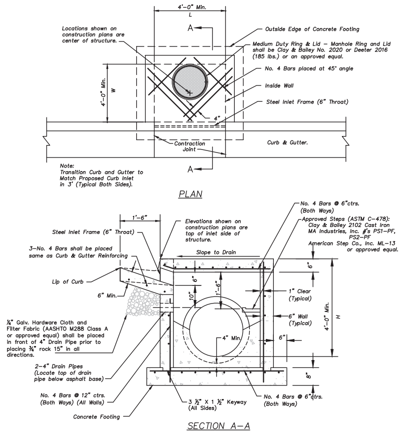

B
PLAN
15'
15'
6" GRANULAR BLANKET DRAIN CLEAN, CRUSHED STONE AGGREGATE
Pavement
Lip of Curb
15'x15'x6" Clean, Crushed Stone Aggregate
1/4"Galv. Hardware Cloth shall be placed in front of 4" Drain Pipe prior to placing 3/4"Clean Rock 15' in all directions
2-4"Drain Pipes
SECTION B-B

GRANULAR BLANKET DRAIN ADJACENT TO CURB INLETS



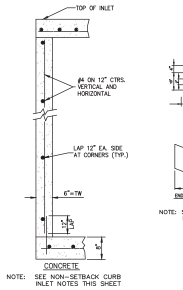
ALL CURB INLETS SHALL CONFORM TO THE GRADE OF THE ADJACENT ROAD/CURB AND BE SET PER THIS DETAIL SHOWN THUS.

INLET SETTING DIAGRAM


4'-0" Min.
L
A
Locations shown on construction plans are center of structure.
Outside Edge of Concrete Footing
Medium Duty Ring & Lid – Manhole Ring and Lid shall be Clay & Bailey No. 2020 or Deeter 2016 (185 lbs.) or an approved equal.
No. 4 Bars placed at 45° angle
Inside Wall
Steel Inlet Frame (6" Throat)
4'-0" Min.
W
4"
Contraction Joint
Curb & Gutter.
Note:
Transition Curb and Gutter to Match Proposed Curb Inlet in 3' (Typical Both Sides).
PLAN
1'-6"
Steel Inlet Frame (6" Throat)
Elevations shown on construction plans are top of inlet side of structure.
No. 4 Bars @ 6"ctrs. (Both Ways)
Approved Steps (ASTM C-478): Clay & Bailey 2102 Cast Iron MA Industries, Inc. #'s PS1-PF, PS2-PF American Step Co., Inc. ML-13 or approved equal.
3-No. 4 Bars shall be placed same as Curb & Gutter Reinforcing
Slope to Drain
Lip of Curb
6" Min.
6"
10"
1'-6"
1" Clear (Typical)
6" Wall (Typical)
4'-0" Min.
H
¼" Galv. Hardware Cloth and Filter Fabric (AASHTO M288 Class A or approved equal) shall be placed in front of 4" Drain Pipe prior to placing ¾" rock 15" in all directions.
4" Min.
6"
2-4" Drain Pipes (Locate top of drain pipe below asphalt base)
8"
No. 4 Bars @ 12" ctrs. (Both Ways) (All Walls)
3 ½" X 1 ½" Keyway (All Sides)
No. 4 Bars @ 6"ctrs. (Both Ways)
Concrete Footing
SECTION A-A

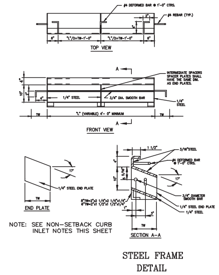
NON-SETBACK CURB INLET

(6" Throat)


TOP OF INLET
#4 ON 12" CTRS. VERTICAL AND HORIZONTAL
LAP 12" EA. SIDE AT CORNERS (TYP.)
6"=TW
12" LAP
8"
CONCRETE

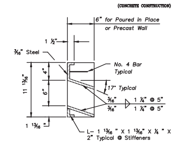
NOTE: SEE NON-SETBACK CURB INLET NOTES THIS SHEET

WALL SECTIONS



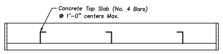
NOTE: SEE NON-SETBACK CURB INLET NOTES THIS SHEET

STEEL FRAME DETAIL



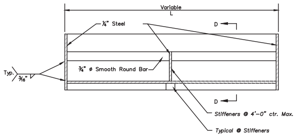
SECTION D-D (6" THROAT)

NTS



TOP VIEW

NTS



FRONT VIEW (6" THROAT)

NTS

Steel Inlet Frame Notes:

1. All welds shall be performed in accordance with appropriate AWS Specifications and Procedures.
2. All welds on exposed surfaces shall be dressed so as to provide a pleasing finished appearance.
3. The entire frame shall be hot dip zinc coated in accordance with ASTM A-123.

Non-Setback Curb Inlet Notes

General

1. All storm sewer structures shall be pre-cast or poured in place. If pre-cast structures are used for publicly financed, maintained or administered construction, the tops shall be poured in place and the wall steel shall be left exposed to a height 2" below the finish top elevation, or as directed by the City Engineer.
2. Pre-cast shop drawings are to be approved by the City Engineer for publicly financed or administered projects.
3. Do not scale these drawings for dimensions or clearances. Any questions regarding dimensions shall be brought to the attention of the City Engineer prior to construction.
4. The first dimension listed in the construction notes is the "L" dimension. The second dimension is the "W" dimension. The concrete thickness and reinforcement shown is for boxes with ("L"+"H") and ("W"+"H") less then or equal to 20. For boxes with either of these calculations greater than 20, a special design is required.

Concrete

5. Concrete used in this work shall be KCMMB4K, as approved by the Kansas City Metropolitan Materials Board, and shall meet the requirements of the City of Olathe.
6. Concrete construction shall meet the applicable requirements of the City of Olathe's Technical Specifications.
7. Inlet floors shall be shaped with non-reinforced concrete inverts to provide smooth flow.
8. Bevel all exposed edges with ¾" triangular molding.

Reinforcing Steel

9. Reinforcing steel shall be new billet, minimum Grade 40 as per ASTM A615, and shall be bent cold.
10. All dimensions relative to reinforcing steel are to centerline of bars. 2" clearance shall be provided throughout unless noted otherwise. Tolerance of +/- ⅛" shall be permitted.
11. All lap splices not shown shall be a minimum of 40 bar diameters in length.
12. All reinforcing steel shall be supported on fabricated steel bar supports @ 3'-0" maximum spacing.
13. All dowels shall be accurately placed and securely tied in place prior to placement of bottom slab concrete. Sticking of dowels into fresh or partially hardened concrete will not be acceptable.

Construction

14. The bottom slab shall be at least 24 hours old before placing sidewall concrete. All sidewall forms shall remain in place a minimum of 24 hours after sidewalls are poured before removal, and after removal shall be immediately treated with membrane curing compound.
15. Pipe connections to pre-cast structures shall have a minimum of 6" of concrete around the entire pipe within 2' of the structure.
16. Material selection and compaction requirements for backfill around structures shall be as specified in City of Olathe's Technical Specifications.

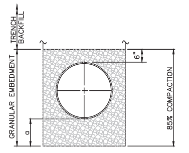


TABLE OF EMBEDMENT DEPTH BELOW PIPE		
D	a MIN. SOIL	a MIN. ROCK
LESS THAN 60"	4"	6"
60" OR LARGER	6"	12"

LEGEND

D NOMINAL PIPE SIZE
a EMBEDMENT BELOW PIPE

▨ GRANULAR EMBEDMENT

TRENCH BEDDING

1. GRANULAR EMBEDMENT SHALL BE KDOT STD. SPEC. SECT. 1100, PB-2 COURSE AGGREGATE FOR CONCRETE, WASHED STONE OR GRAVEL, MEETING THE FOLLOWING CONDITIONS:

SIEVE SIZE	PERCENT RETAINED
1-INCH	0
¾-INCH	0-20
⅜-INCH	40-70
No. 8	95-100

GRANULAR EMBEDMENT FROM THE TOP OF PIPE DOWN SHALL BE COMPACTED TO 85% MAXIMUM DENSITY AS DETERMINED BY ASTM D 698.

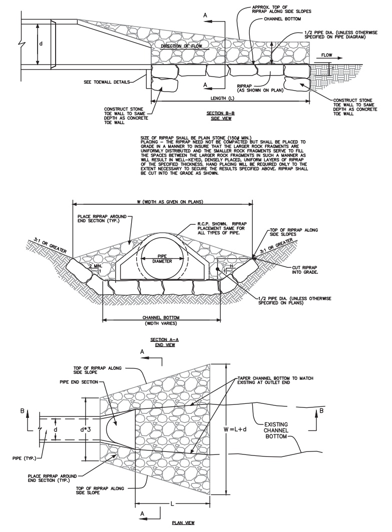
GRANULAR EMBEDMENT ABOVE TOP OF PIPE SHALL BE AN UN-COMPACTED LAYER FOR ALL INSTALLATIONS.

2. TRENCH OUTLINES DO NOT INDICATE ACTUAL TRENCH EXCAVATION SHAPE, SOIL CONDITIONS, OR PRESENCE OF SHEETING LEFT IN PLACE. EMBEDMENT MATERIAL SHALL EXTEND THE FULL WIDTH OF THE ACTUAL TRENCH EXCAVATION.
3. TRENCH WIDTHS SHALL BE LIMITED BELOW AN ELEVATION OF ONE (1) FOOT ABOVE THE TOP OF THE INSTALLED PIPE AS FOLLOWS: NOT LESS THAN FIFTEEN (15) INCHES NOR MORE THAN TWENTY-FOUR (24) INCHES GREATER THAN THE NOMINAL OUTSIDE DIAMETER OF THE PIPE.

BACKFILL

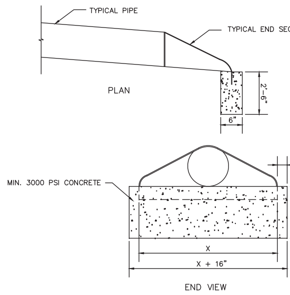
1. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
2. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
3. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
4. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

EMBEDMENTS FOR STORM SEWER PIPE


APPROX. TOP OF RIPRAP ALONG SIDE SLOPES
CHANNEL BOTTOM
1/2 PIPE DIA. (UNLESS OTHERWISE SPECIFIED ON PIPE DIAGRAM)
DIRECTION OF FLOW
FLOW
SEE TOEWALL DETAILS
A
RIPRAP (AS SHOWN ON PLAN)
LENGTH (L)
CONSTRUCT STONE TOE WALL TO SAME DEPTH AS CONCRETE TOE WALL
CONSTRUCT STONE TOE WALL TO SAME DEPTH AS CONCRETE TOE WALL
SECTION B-B SIDE VIEW
W (WIDTH AS GIVEN ON PLANS)
PLACE RIPRAP AROUND END SECTION (TYP.)
R.C.P. SHOWN. RIPRAP PLACEMENT SAME FOR ALL TYPES OF PIPE.
TOP OF RIPRAP ALONG SIDE SLOPES
3:1 OR GREATER
3:1 OR GREATER
PIPE DIAMETER
CUT RIPRAP INTO GRADE.
1/2 PIPE DIA. (UNLESS OTHERWISE SPECIFIED ON PLANS)
CHANNEL BOTTOM (WIDTH VARIES)
SECTION A-A END VIEW
TOP OF RIPRAP ALONG SIDE SLOPE
PIPE END SECTION
TAPER CHANNEL BOTTOM TO MATCH EXISTING AT OUTLET END
B
d
d*3
W=L+d
EXISTING CHANNEL BOTTOM
B
PIPE (TYP.)
PLACE RIPRAP AROUND END SECTION (TYP.)
TOP OF RIPRAP ALONG SIDE SLOPE
L
A
PLAN VIEW

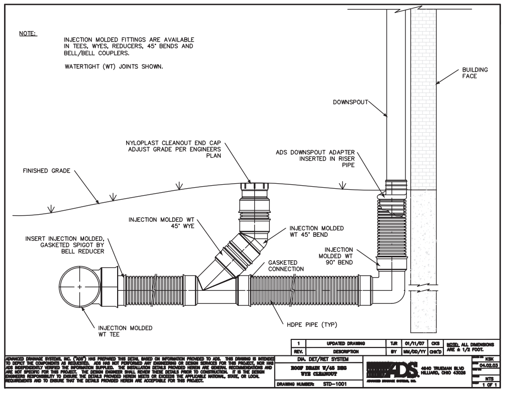
SIZE OF RIPRAP SHALL BE PLAIN STONE (150# MIN.)
PLACING - THE RIPRAP NEED NOT BE COMPACTED BUT SHALL BE PLACED TO GRADE IN A MANNER TO INSURE THAT THE LARGER ROCK FRAGMENTS ARE UNIFORMLY DISTRIBUTED AND THE SMALLER ROCK FRAGMENTS SERVE TO FILL THE SPACES BETWEEN THE LARGER ROCK FRAGMENTS IN SUCH A MANNER AS WILL RESULT IN WELL-KEYED, DENSELY PLACED, UNIFORM LAYERS OF RIPRAP OF THE SPECIFIED THICKNESS. HAND PLACING WILL BE REQUIRED ONLY TO THE EXTENT NECESSARY TO SECURE THE RESULTS SPECIFIED ABOVE. RIPRAP SHALL BE CUT INTO THE GRADE AS SHOWN.

RIPRAP INSTALLATION DETAIL



TYPICAL END SECTION DETAIL

SCALE: N.T.S.


NOTE:
INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
WATERTIGHT (WT) JOINTS SHOWN.
BUILDING FACE
DOWNSPOUT
NYLOPLAST CLEANOUT END CAP ADJUST GRADE PER ENGINEERS PLAN
ADS DOWNSPOUT ADAPTER INSERTED IN RISER PIPE
FINISHED GRADE
INJECTION MOLDED WT 45° WYE
INJECTION MOLDED WT 45° BEND
INSERT INJECTION MOLDED, GASKETED SPIGOT BY BELL REDUCER
GASKETED CONNECTION
INJECTION MOLDED WT 90° BEND
HDPE PIPE (TYP)
INJECTION MOLDED WT TEE

1	UPDATED DRAWING	TJR	01/11/07	CKS
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D

NOTE: ALL DIMENSIONS ARE ± 1/2 FOOT.

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

DIA. DET/RET SYSTEM

ROOF DRAIN W/45 DEG WYE CLEANOUT

DRAWING NUMBER: STD-1001

ADS
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026
ADVANCED DRAINAGE SYSTEMS, INC.

KSK
04.02.03
NTS
1 OF 1

DANIEL A. FINN
24132
2/23/20
KANSAS

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

PEI
PLANNING
ENGINEERING
IMPLEMENTATION

STORM SEWER DETAILS

ON THE GO-TRAVEL CENTER
32501 & 32511 W. 200TH STREET
EDGERTON, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
1.	9-12-19	Revised Per City Staff Comments.	CHL	JDC
2.	1-29-20	FDP Resubmittal to City	CHL	JDC
3.	1-31-20	Out to Permit	CHL	JDC
3.	2-23-20	FDP Resubmittal to City	CHL	JDC

PROJECT NO. 180548
DATE: 8-22-19 DRAWN: CHL
CHECKED: DAF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C13

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)\FDP\DETAILS - PRIVATE.dwg Layout:STORM Feb 24, 2020 - 12:14pm Daniel Finn

NOTES:

1. SERVICE LINES:

   LINES 2" ø AND SMALLER SHALL BE CONSTRUCTED OF TYPE K COPPER.

   LINES 3" ø AND LARGER SHALL BE CONSTRUCTED OF A MINIMAL CLASS 150 D.I.P.

   ALL SERVICE LINES FROM THE MAIN TO THE METER MUST BE THE SAME DIAMETER OR LARGER THAN THE METER.

   PIPING MUST BE RESTRAINED OR BLOCKED SUFFICIENTLY TO PREVENT THE BENDS FROM SLIPPING.

   ONLY FLARED FITTINGS WILL BE PERMITTED WITH COPPER SERVICE LINES. ALL SOLDERED FITTINGS SHALL BE FACTORY SOLDERED USING SILVER SOLDER. SHOP AND FIELD SOLDERING WILL NOT BE ACCEPTED.

   COPPER SERVICE LINES SHALL BE COMPOSED OF NO MORE THAN TWO (2) SEPERATE

   FITTINGS WILL BE PERMITTED UNDER PAVEMENT UNLESS APPROVED BY THE UTILITIES TECHNICAL TECHNICAL SUPPORT STAFF.

2. TAPS:

   5/8" & 1" METER TAPS WILL BE PERFORMED BY THE CITY OF OLATHE UTILITIES TAPPING CREW. CORPORATION COCKS WILL ALSO BE FURNISHED BY THE CITY.

   1 1/2" & 2" METER TAPS WILL BE PERFORMED BY THE CITY OF OLATHE TAPPING CREW. 1 1/2" & 2" SADDLES WILL BE SUPPLIED BY THE CONTRACTOR.

   ALL TAPS THAT ARE LARGER THAN 2" SHALL BE MADE BY A CONTRACTOR APPROVED BY THE UTILITIES TECHNICAL SUPPORT STAFF AND PAID FOR BY THE CONTRACTOR.

   MINIMUM DISTANCE BETWEEN TAPS ON THE WATER MAIN IS TWO (2) FEET.

   NO TAPS WILL BE MADE UNDER OVERHANGING ROCK, PRIVATE SIDEWALKS, DRIVES, ETC., UNLESS APPROVED BY THE UTILITIES TECHNICAL SUPPORT STAFF.

   NO TAPS WILL BE MADE BY THE CITY OF OLATHE UTILITITES TAPPING CREW WHEN TEMPERATURES ARE 20° F AND BELOW.

   CONTRACTOR IS REQUIRED TO SCHEDULE ALL TAPS WITH THE CITY OF OLATHE MUNICIPAL SERVICE CENTER, 1385 S. ROBINSON DRIVE – (913) 971-9311.

3. WATER METER ASSEMBLIES:

   ALL DAMAGED AND/OR FAULTY METER ASSEMBLIES SHALL BE REPLACED BY THE CONTRACTOR.

   WATER METER PITS SHALL TYPICALLY BE PLACED AT THE PROPERTY/RIGHT-OF-WAY LINE OF THE SERVICE ADDRESS.

   METER PITS SHALL NOT BE IN DRIVEWAYS, WALKWAYS, OR CAST IN CONCRETE WITHOUT PRIOR APPROVAL FROM THE CITY OF OLATHE UTILITIES TECHNICAL STAFF. TRAFFIC MODEL RINGS AND LIDS SHALL BE PROVIDED BY THE CONTRACTOR WHEN REQUIRED.

4. VALVES:

   VALVES SHALL BE INSTALLED ON THE WATER MAIN SIDE OF THE STREET IF:

   THE SERVICE LINE IS 1 1/2" OR LARGER AND THE METER IS ON THE OPPOSITE SIDE OF THE STREET.

   THERE IS A COUPLING BETWEEN THE MAIN AND THE METER ON A SERVICE LINE THAT IS UNDER THE STREET.

   ALL BURIED VALVES SHALL BE PROVIDED WITH VALVE BOXES.

5. UTILITIES SEPERATION DISTANCES:

GAS SERVICE LINE	5 FEET
SEWER CONNECTION	10 FEET
ELECTICAL POWER	5 FEET
TELEPHONE	5 FEET

6. STREET AND/OR DRIVE CROSSINGS:

   THE CUTTING OF EXISTING PAVEMENT/CONCRETE IS PROHIBITED WITHOUT THE APPROVAL OF THE ENGINEER. ALL STREET AND/OR DRIVE CROSSINGS SHALL BE MADE BY MEANS OF BORING, PUSHING, OR TUNNELING. ALL STREET BORINGS SHALL BE 48 INCHES BELOW THE TOP OF CURB.

7. APPROVED MATERIALS:

   WATER METERS:
   BADGER, SENSURE, NEPTUNE (Positive displacement type only), AND HERSEY

   METER SETTERS:
   FORD #VVB77-18 x 17, SIDNER (Factory standard model with Lockable bypass)

   SERVICE SADDLES:
   D.I.P. – MUELLER (H-105 Series), ROCKWELL (Type 313 & 317), FORD 101N. ALL WITH C.C. THREADS & STAINLESS STEEL STRAPS.
   P.V.C. – CLOW VEGA (Style 3401 & 3402)
   TRUSS PIPE – SENSUS (Type 317), MUELLER (H-105 Series)

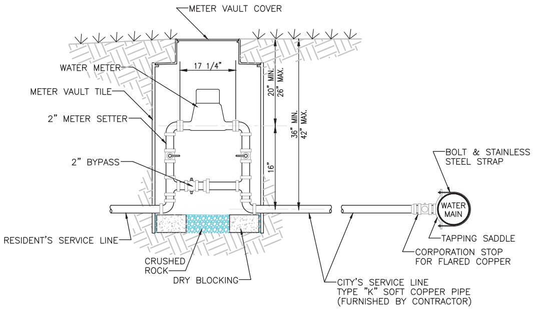
   CORPORATION STOPS:
   MUELLER (H-1500 C.C.), McDONALD (4701B with CC Threads), FORD (F600 with CC Threads)

   CURB STOP VALVES:
   MUELER MARK II ORSEAL (H-15204), McDONALD (6100), FORD (B-22) – ALL WITH FLARED ENDS

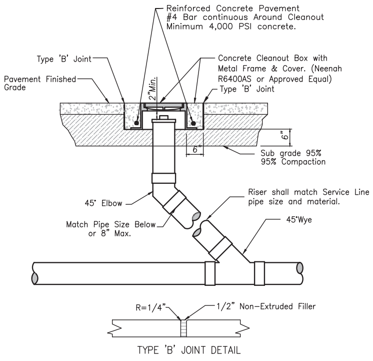
   CURB BOX:
   MUELER (H-10350 Buffalo Type), TYLER (143R with Enlarged Base)

   METER BOX:
   SONOLOC

   METER TILE COVER:
   CLAY & BAILEY (P-2210 with Clay & Bailey 2436 Adapter)
   CLAY & BAILEY (P-2207-T) – FOR TRAFFIC AREAS ONLY



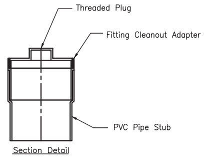
2" SINGLE WATER SERVICE DETAIL



Reinforced Concrete Pavement #4 Bar continuous Around Cleanout Minimum 4,000 PSI concrete.
Type 'B' Joint
Pavement Finished Grade
2"Min.
Concrete Cleanout Box with Metal Frame & Cover. (Neenah R6400AS or Approved Equal)
Type 'B' Joint
6"
6"
Sub grade 95% 95% Compaction
45° Elbow
Riser shall match Service Line pipe size and material.
Match Pipe Size Below or 8" Max.
45°Wye
R=1/4"
1/2" Non-Extruded Filler
TYPE 'B' JOINT DETAIL

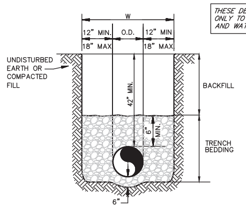
CLEANOUT IN PAVED AREAS DETAIL

SCALE: N.T.S.



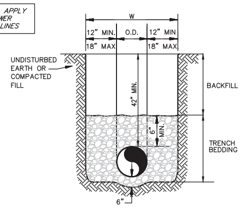
Section Detail

THESE DETAILS SHALL APPLY ONLY TO PRIVATE SEWER AND WATER SERVICE LINES



WATER LINE

SCALE: NOT TO SCALE



SANITARY SEWER

SCALE: NOT TO SCALE

GENERAL NOTES

TRENCH BEDDING

1. GRANULAR EMBEDMENT SHALL BE KDOT STD. SPEC. SECT. 1100, PB-2 COURSE AGGREGATE FOR CONCRETE, WASHED STONE OR GRAVEL, MEETING THE FOLLOWING CONDITIONS:

SIEVE SIZE	PERCENT RETAINED
1-INCH	0
$\frac{3}{4}$-INCH	0-20
$\frac{3}{8}$-INCH	40-70
No. 8	95-100

   GRANULAR EMBEDMENT FROM THE TOP OF PIPE DOWN SHALL BE COMPACTED TO 85% MAXIMUM DENSITY AS DETERMINED BY ASTM D 698.

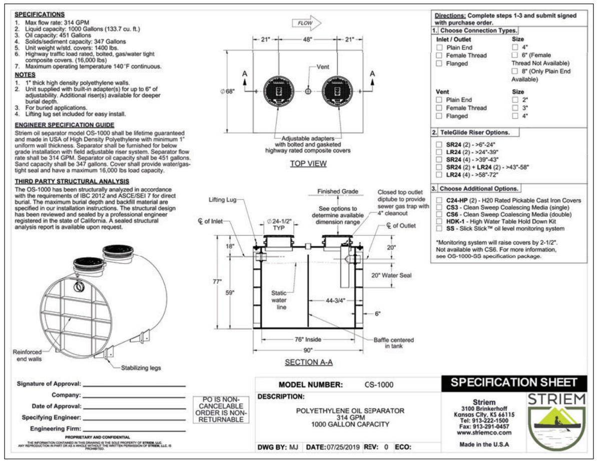
   GRANULAR EMBEDMENT ABOVE TOP OF PIPE SHALL BE AN UN-COMPACTED LAYER FOR ALL INSTALLATIONS.

2. TRENCH OUTLINES DO NOT INDICATE ACTUAL TRENCH EXCAVATION SHAPE, SOIL CONDITIONS, OR PRESENCE OF SHEETING LEFT IN PLACE. EMBEDMENT MATERIAL SHALL EXTEND THE FULL WIDTH OF THE ACTUAL TRENCH EXCAVATION.

BACKFILL

1. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
2. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
3. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
4. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

UTILITY TRENCH AND BEDDING



SPECIFICATIONS

1. Max flow rate: 314 GPM
2. Liquid capacity: 1000 Gallons (133.7 cu. ft.)
3. Oil capacity: 451 Gallons
4. Solids/sediment capacity: 347 Gallons
5. Unit weight w/std. covers: 1400 lbs.
6. Highway traffic load rated, bolted, gas/water tight composite covers. (16,000 lbs)
7. Maximum operating temperature 140°F continuous.

NOTES

1. 1" thick high density polyethylene walls.
2. Unit supplied with built-in adapter(s) for up to 6" of adjustability. Additional riser(s) available for deeper burial depth.
3. For buried applications.
4. Lifting lug set included for easy install.

ENGINEER SPECIFICATION GUIDE

Striem oil separator model OS-1000 shall be lifetime guaranteed and made in USA of High Density Polyethylene with minimum 1" uniform wall thickness. Separator shall be furnished for below grade installation with field adjustable riser system. Separator flow rate shall be 314 GPM. Separator oil capacity shall be 451 gallons. Sand capacity shall be 347 gallons. Cover shall provide water/gas-tight seal and have a maximum 16,000 lbs load capacity.

THIRD PARTY STRUCTURAL ANALYSIS

The OS-1000 has been structurally analyzed in accordance with the requirements of IBC 2012 and ASCE/SEI 7 for direct burial. The maximum burial depth and backfill material are specified in our installation instructions. The structural design has been reviewed and sealed by a professional engineer registered in the state of California. A sealed structural analysis report is available upon request.

Directions: Complete steps 1-3 and submit signed with purchase order.

1. Choose Connection Types.

Inlet / Outlet	Size
☐ Plain End	☐ 4"
☐ Female Thread	☐ 6" (Female Thread Not Available)
☐ Flanged	☐ 8" (Only Plain End Available)

Vent	Size
☐ Plain End	☐ 2"
☐ Female Thread	☐ 3"
☐ Flanged	☐ 4"

2. TeleGlide Riser Options.

- ☐ **SR24** (2) - >6"-24"
- ☐ **LR24** (2) - >24"-39"
- ☐ **SR24** (4) - >39"-43"
- ☐ **SR24** (2) + **LR24** (2) - >43"-58"
- ☐ **LR24** (4) - >58"-72"

3. Choose Additional Options.

- ☐ **C24-HP** (2) - H20 Rated Pickable Cast Iron Covers
- ☐ **CS3** - Clean Sweep Coalescing Media (single)
- ☐ **CS6** - Clean Sweep Coalescing Media (double)
- ☐ **HDK-1** - High Water Table Hold Down Kit
- ☐ **SS** - Slick Stick™ oil level monitoring system

*Monitoring system will raise covers by 2-1/2". Not available with CS6. For more information, see OS-1000-SS specification package.

Signature of Approval: ____________
Company: ____________
Date of Approval: ____________
Specifying Engineer: ____________
Engineering Firm: ____________

PO IS NON-CANCELABLE ORDER IS NON-RETURNABLE

PROPRIETARY AND CONFIDENTIAL

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MODEL NUMBER: CS-1000

DESCRIPTION:
POLYETHYLENE OIL SEPARATOR
314 GPM
1000 GALLON CAPACITY

DWG BY: MJ DATE: 07/25/2019 REV: 0 ECO:

SPECIFICATION SHEET

Striem
3100 Brinkerhoff
Kansas City, KS 66115
Tel: 913-222-1500
Fax: 913-291-0457
www.striemco.com

Made in the U.S.A

STRIEM

DANIEL A. FINN
LICENSED
24132
2/23/20
KANSAS
PROFESSIONAL ENGINEER

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

PLANNING
ENGINEERING
IMPLEMENTATION

PEI

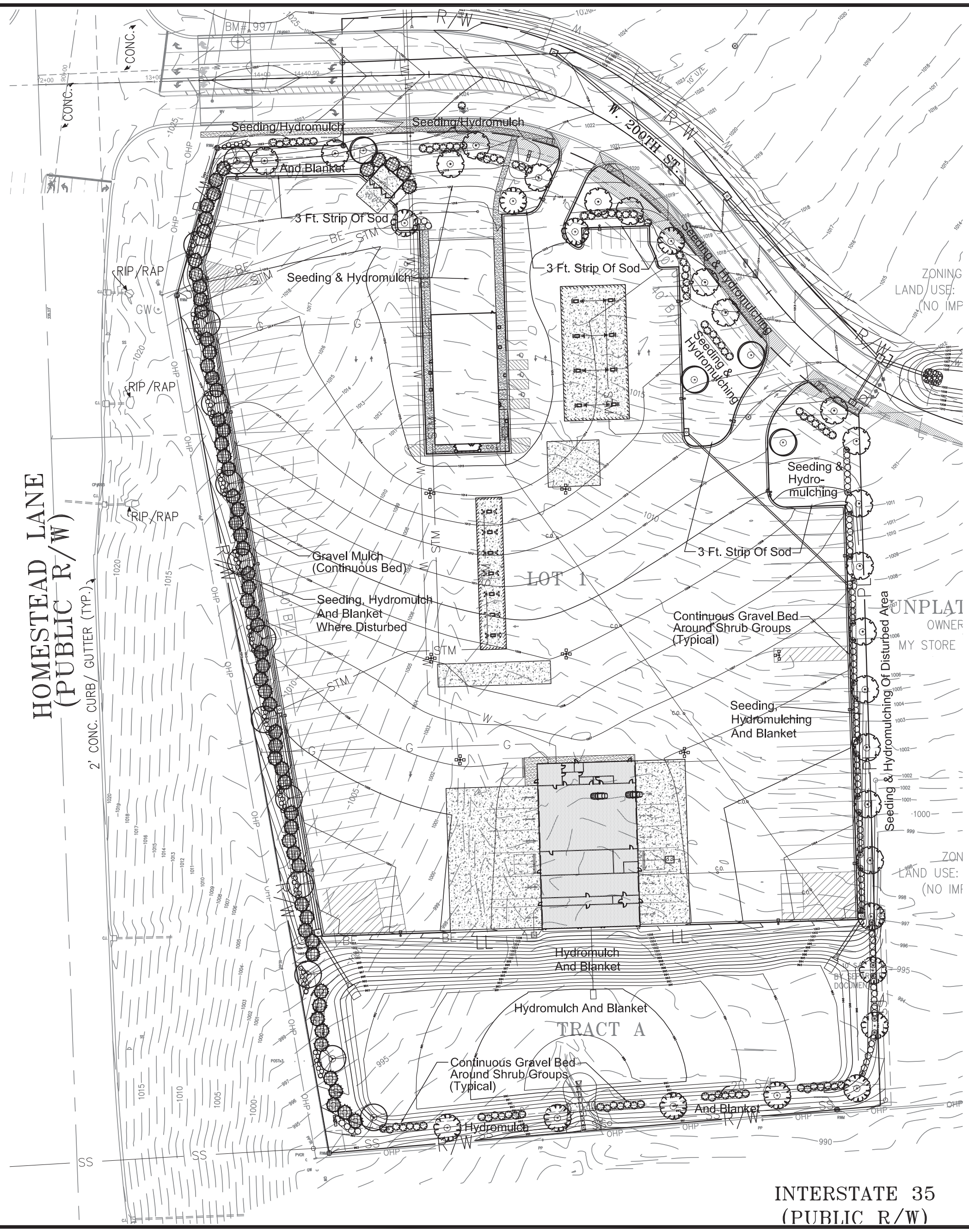
STORM SEWER DETAILS
ON THE GO-TRAVEL CENTER
32501 & 32511 W. 200TH STREET
EDGERTON, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
1.	9-12-19	Revised Per City Staff Comments.	CHL	JDC
2.	1-29-20	FDP Resubmittal to City	CHL	JDC
3.	1-31-20	Out to Permit	CHL	JDC
3.	2-23-20	FDP Resubmittal to City	CHL	JDC

PROJECT NO. 180548
DATE: 8-22-19 DRAWN: CHL
CHECKED: DAF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION KANSAS
LAND SURVEYING – LS-82
ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C14

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\DETAILS – PRIVATE.dwg Layout:SEWER-WATR Feb 24, 2020 – 12:14pm Daniel Finn

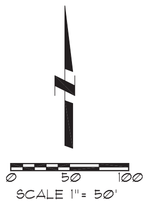


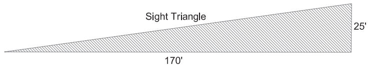
PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
⊙	4	Acer platanoides `Superform` / Superform Maple	B & B	2" cal.	
⊙	18	Acer rubrum `Red Pointe` / Red Pointe Red Maple	B & B	2"Cal	
⊞	66	Juniperus virginiana `Hillspire` / Hillspire Juniper	B & B		6` hgt.
○	13	Quercus bicolor / Swamp White Oak	B & B	2"Cal	
⊙	12	Ulmus americana `Valley Forge` / American Elm	B & B	2" cal.	
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
○	84	Aronia arbutifolia `Brilliantissima` / Brilliant Red Chokeberry/Red Chokeberry 24"-30" hgt.	3 gal		
○	88	Forsythia x intermedia `Beatrix Farrand` / Golden-bells 24"-30" hgt. &sp.	3 gal		
⊛	22	Juniperus chinensis `Sea Green` / Sea Green Juniper 24"-30" hgt. & sp.	5 gal		
○	75	Rhus aromatica / Fragrant Sumac 24" hgt. & sp.	3 gal		

See Sheet LS-2 for General Landscape Notes, Details and Specifications.

Construction Schedule:
Landscape should be complete by November of 2020.





Utility Note:

Utilities shown on plan are diagramatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.

PETER A. OPPERMANN
2/21/20

02/21/2020

Landscape Plan
On The Go Travel Center
Edgerton, Kansas

LS-1

Oppermann LandDesign, LLC
Land Planning Landscape Architecture
18990 West 117th Street
Olathe, Kansas 66061
oppermannlanddesign.com
pete@opperland.com
913.894.9407

General Landscape Notes:

1. Contractor shall verify the existence and location of all utilities before starting any work.
2. Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
3. Contractor shall make no substitutions without the approval of the Landscape Architect.
4. Contractor shall stake layout plan in the field and shall have the layout approved by the Landscape Architect before proceeding with the installation.
5. All shrub beds within lawn areas shall receive a trenched edge.
6. Shrub beds shall be mulched with 3" Sturgis Kansas Large 2" (OAE) rock mulch over a felt type soil separator fabric. See Tree Detail for tree mulch.
7. All shrub beds shall be treated with the pre-emergent herbicide Pre M 60 DG (granular) or an approved equal in accordance with the manufacturer's instructions.
8. All lawn areas as noted shall be fertilized, and drill seeded with a Turf-Type Tall Fescue grass seed blend at a rate of 9#/1000 s.f. including public ROW. See notes #21 & 22 for erosion control. See note #23 for sod areas.
9. Fertilizer for lawns, trees and container stock areas shall be a balanced fertilizer applied at rates per manufacturers recommendations and soil test results.
10. Contractor shall warranty all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner.
11. Any plant material which dies during the one year warranty period shall be replaced by the Contractor during normal planting seasons.
12. Contractor shall be responsible for maintenance of the plants until initial completion of the job and acceptance by the Owner. After initial acceptance, maintenance shall be by the owner.
13. All plant names on the plant list conform to the Standardized Plant Names prepared by the American Joint Committee on Horticultural Nomenclature or to names generally accepted in the nursery trade.
14. All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
15. Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than the specified sizes be accepted.
16. Plants shall not be pruned prior to delivery to the site or after installation except for those branches that have been damaged in some way.
17. Plants shall not have name tags removed prior to final inspection.
18. Contractor shall be responsible for weed control on the project during and after construction until the project is turned over to the owner.
19. All plantings shall receive a commercial transplant additive per manufacturers recommended rates and instructions for application.
20. Successful landscape bidder shall be responsible for the design and construction of an irrigation system if the Owner desires one. If irrigation is to be installed it shall be and coordinated and approved by the Owner prior to construction.
21. Erosion control blanket shall be S150 by North American Green or approved equal. Blanket shall be installed per manufacturers specifications. Blanket staples shall be bio degradable. Blanketed area shall be seeded areas and any slopes of 4:1 or greater and any swales.
22. All blanketed & non blanketed seed areas shall be hydro mulched at a rate of 2500 lbs./acre including a dyed blue tackifier.
23. A 3 ft. band of sod shall be placed uphill from any sidewalk or back of curb.

Transplant Additives:

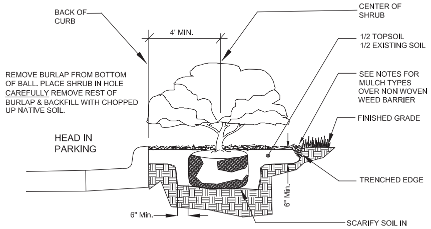
1. Apply a commercial transplant additive (approved by the Landscape Architect) to all trees, shrubs and groundcover at rates recommended by the manufacturer during the planting. This item shall be subsidiary to other planting items.

2. Transplant additive shall be Horticulture Alliance "Diehard Transplant" or approved equal mycorrizal fungal transplant innoculant or equivilent equal containing the appropriate species of mycorrhizal fungi and bacteria, fungi stimulant, water retaining agents, mineral & organic nutrients and inert ingredients.

3. Demonstrate installation of all transplant additives for this project to the Landscape Architect. Provide actual additive product as evidence of sufficient quantity of product. (Empty product bags to be stockpiled for inspection by the Landscape Architect prior to disposal).

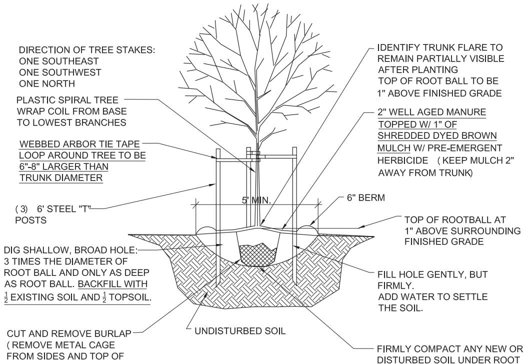
4. Number of transplant additive packets per tree, shrub or grouncover shall be applied according to the manufacturer's recommended rates and instructions. For all plants the packet mix shall be evenly distributed into the upper approximately 8" of backfill soil next to the rootball. Do not place mix in the bottom of the planting pit.

5. Furnishing and application of transplant additive shall be subsidiary to the planting operations.


BACK OF CURB
4' MIN.
CENTER OF SHRUB
1/2 TOPSOIL
1/2 EXISTING SOIL
REMOVE BURLAP FROM BOTTOM OF BALL. PLACE SHRUB IN HOLE CAREFULLY REMOVE REST OF BURLAP & BACKFILL WITH CHOPPED UP NATIVE SOIL.
SEE NOTES FOR MULCH TYPES OVER NON WOVEN WEED BARRIER
FINISHED GRADE
HEAD IN PARKING
TRENCHED EDGE
6" Min.
6" Min.
SCARIFY SOIL IN BOTTOM OF PIT

SHRUB BED & PARKING SETBACK DETAIL

NO SCALE


DIRECTION OF TREE STAKES:
ONE SOUTHEAST
ONE SOUTHWEST
ONE NORTH
PLASTIC SPIRAL TREE WRAP COIL FROM BASE TO LOWEST BRANCHES
WEBBED ARBOR TIE TAPE LOOP AROUND TREE TO BE 6"-8" LARGER THAN TRUNK DIAMETER
(3) 6' STEEL "T" POSTS
5' MIN.
DIG SHALLOW, BROAD HOLE: 3 TIMES THE DIAMETER OF ROOT BALL AND ONLY AS DEEP AS ROOT BALL. BACKFILL WITH $\frac{1}{2}$ EXISTING SOIL AND $\frac{1}{2}$ TOPSOIL.
CUT AND REMOVE BURLAP (REMOVE METAL CAGE FROM SIDES AND TOP OF BALL)
UNDISTURBED SOIL
IDENTIFY TRUNK FLARE TO REMAIN PARTIALLY VISIBLE AFTER PLANTING
TOP OF ROOT BALL TO BE 1" ABOVE FINISHED GRADE
2" WELL AGED MANURE TOPPED W/ 1" OF SHREDDED DYED BROWN MULCH W/ PRE-EMERGENT HERBICIDE (KEEP MULCH 2" AWAY FROM TRUNK)
6" BERM
TOP OF ROOTBALL AT 1" ABOVE SURROUNDING FINISHED GRADE
FILL HOLE GENTLY, BUT FIRMLY.
ADD WATER TO SETTLE THE SOIL.
FIRMLY COMPACT ANY NEW OR DISTURBED SOIL UNDER ROOT BALL TO PREVENT SETTLING

TREE PLANTING DETAIL

NO SCALE

Utility Note:

Utilities shown on plan are diagramatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.

PETER A. OPPERMANN
2/21/20

02/21/2020

Landscape Plan
On The Go Travel Center

Edgerton, Kansas

LS-2

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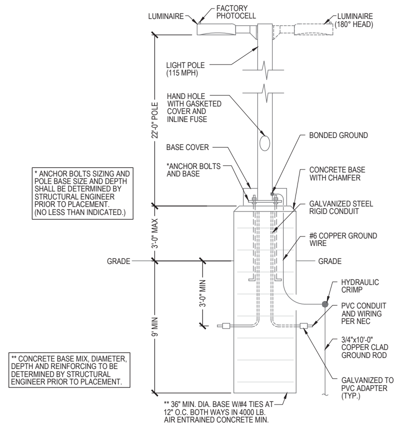

LUMINAIRE
FACTORY PHOTOCELL
LUMINAIRE (180° HEAD)
LIGHT POLE (115 MPH)
HAND HOLE WITH GASKETED COVER AND INLINE FUSE
22'-0" POLE
BONDED GROUND
BASE COVER
*ANCHOR BOLTS AND BASE
CONCRETE BASE WITH CHAMFER
GALVANIZED STEEL RIGID CONDUIT
3'-0" MAX
#6 COPPER GROUND WIRE
GRADE
GRADE
HYDRAULIC CRIMP
3'-0" MIN
PVC CONDUIT AND WIRING PER NEC
9' MIN
3/4"x10'-0" COPPER CLAD GROUND ROD
GALVANIZED TO PVC ADAPTER (TYP.)

* ANCHOR BOLTS SIZING AND POLE BASE SIZE AND DEPTH SHALL BE DETERMINED BY STRUCTURAL ENGINEER PRIOR TO PLACEMENT. (NO LESS THAN INDICATED.)

** CONCRETE BASE MIX, DIAMETER, DEPTH AND REINFORCING TO BE DETERMINED BY STRUCTURAL ENGINEER PRIOR TO PLACEMENT.

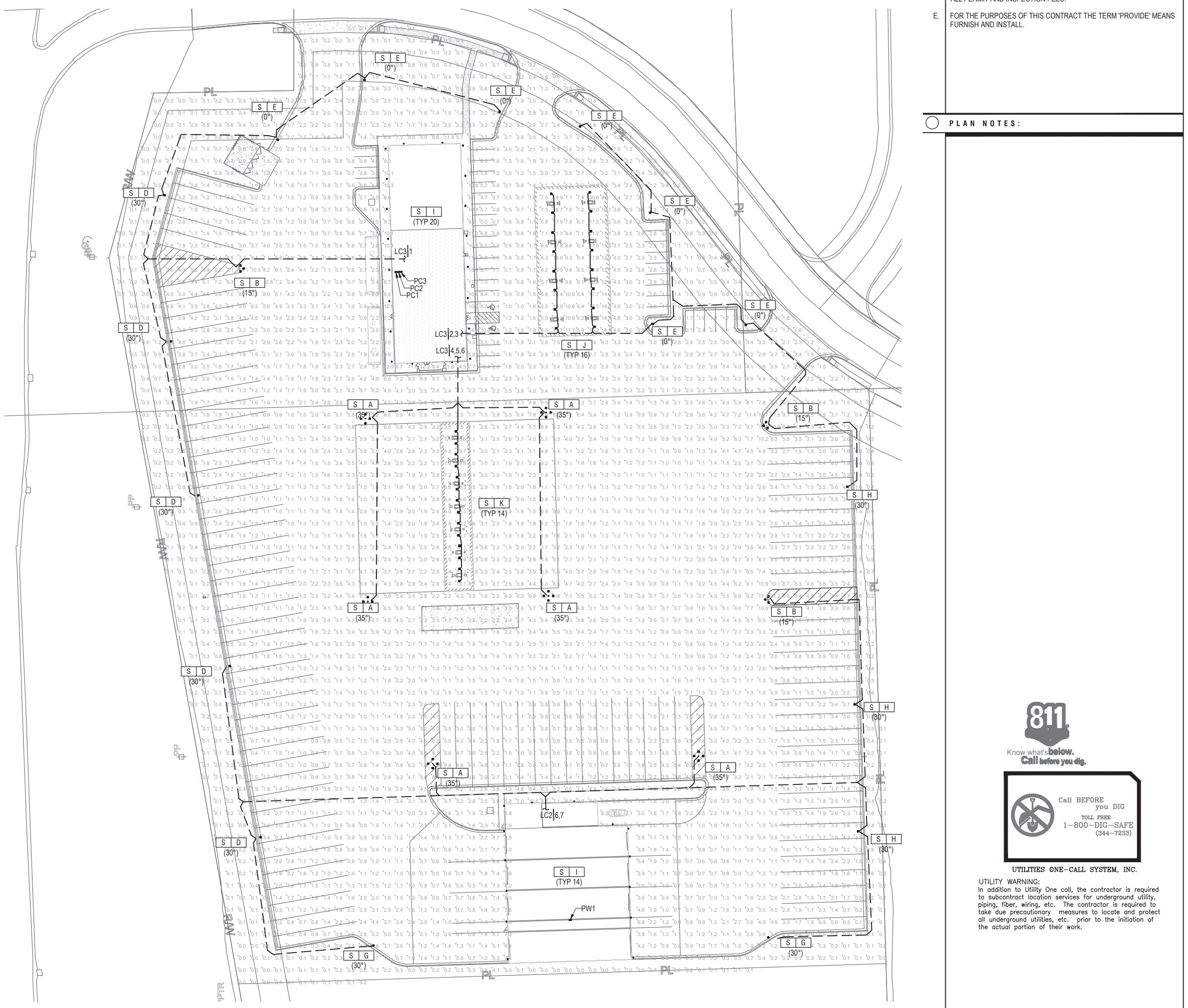
** 36" MIN. DIA. BASE W/#4 TIES AT 12" O.C. BOTH WAYS IN 4000 LB. AIR ENTRAINED CONCRETE MIN.

1 AREA LIGHT POLE - DETAIL

SITE LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	LAMP	VOLTS / WATTS	DESCRIPTION
S A	VISIONAIRE, VLX-1-T5W-192LC-7-4K-UNV_CLS	421W LED (4) (4000°K)	208 1684	OWNER SELECTED-SITE LIGHTING PLATFORM QUAD HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 25' AG
S B	VISIONAIRE, VLX-1-T5W-192LC-7-4K-UNV_CLS	206W LED (3) (4000°K)	208 1263	OWNER SELECTED-SITE LIGHTING PLATFORM TRIPLE HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 25' AG
S C	VISIONAIRE, VLX-1-T5W-192LC-3-4K-UNV_CLS	206W LED (2) (4000°K)	208 412	OWNER SELECTED-SITE LIGHTING PLATFORM TWIN HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 25' AG
S D	VISIONAIRE, VLX-1-T5W-192LC-7-4K-UNV_CLS	421W LED (1) (4000°K)	208 421	OWNER SELECTED-SITE LIGHTING PLATFORM SINGLE HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 25' AG
S E	VISIONAIRE, VLX-1-T5W-192LC-3-4K-UNV_CLS	206W LED (1) (4000°K)	208 206	OWNER SELECTED-SITE LIGHTING PLATFORM SINGLE HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 25' AG
S G	VISIONAIRE, VLX-1-T4-192LC-7-4K-UNV_CLS	421W LED (1) (4000°K)	208 421	OWNER SELECTED-SITE LIGHTING PLATFORM SINGLE HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 25' AG
S H	VISIONAIRE, VLX-1-T4-192LC-3-4K-UNV_CLS	206W LED (1) (4000°K)	208 206	OWNER SELECTED-SITE LIGHTING PLATFORM SINGLE HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 25' AG
S I	HUBBELL, LNC2-18LU-4K-3	45W LED (1) (4000°K)	208 45	OWNER SELECTED-BUILDING CUTOFF SINGLE HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 12' AG
S J	HUBBELL, NRG-4-30L-U-4K-BZ	70W LED (1) (4000°K)	208 70	OWNER SELECTED-CANOPY LOWBAY SINGLE HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 16' AG
S K	HUBBELL, NRG-4-30L-U-4K-035-BZ	35W LED (1) (4000°K)	208 35	OWNER SELECTED-CANOPY LOWBAY SINGLE HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 16' AG

GENERAL CONTRACTOR HAS SELECTION AUTHORITY OF FIXTURES THAT MEET DESIRED OPERATIONAL AND CONSTRUCTION CHARACTERISTICS. PHOTOMETRIC CALCULATIONS AT 85% LIGHT LUMEN DEPRECIATION AND DIRTY LENS FACTOR.



2 ELECTRICAL - SITE PHOTOMETRIC PLAN

1" = 50'-0"

GENERAL NOTES:

A. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, CLEARANCES, SIZES, AND COORDINATE WITH OTHER TRADES PRIOR TO START OF PROJECT WORK AND SUBMIT COORDINATED PROJECT WORK ON SHOP DRAWINGS FOR REVIEW AND APPROVAL.

B. CONTRACTOR SHALL COORDINATE ALL SERVICE UTILITY WORK WITH UTILITY COMPANY PRIOR TO COMMENCING WORK.

C. INSTALLATION SHALL COMPLY WITH LATEST EDITION OF N.E.C. AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION, NFPA, IECC, ALL FEDERAL, STATE AND LOCAL CODE.

D. CONTRACTOR SHALL BE LICENSED TO PERFORM WORK IN MUNICIPALITY WHERE PROJECT IS LOCATED; OBTAIN AND PAY FOR ALL PERMIT AND INSPECTION FEES.

E. FOR THE PURPOSES OF THIS CONTRACT THE TERM 'PROVIDE' MEANS FURNISH AND INSTALL.

PLAN NOTES:

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

Call BEFORE you DIG
TOLL FREE
1-800-DIG-SAFE
(344-7233)

UTILITIES ONE-CALL SYSTEM, INC.

UTILITY WARNING:
In addition to Utility One call, the contractor is required to subcontract location services for underground utility, piping, fiber, wiring, etc. The contractor is required to take due precautionary measures to locate and protect all underground utilities, etc. prior to the initiation of the actual portion of their work.

BCS
architect

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

PE
19947 West 162nd Street,
Olathe, Kansas 66062
www.professionalengineers.com
CONSULTING • DESIGN/BUILD

New Building For:
On The Go Truck Wash

I-35 and Homestead
Edgerton, Kansas 66021

REVIEW SET
NOT FOR
CONSTRUCTION
professional seal

PROJECT NO. :	134.19.03
DATE :	09.23.2019
DRAWN BY :	SMP
REVIEWED BY :	JHS

REVISED:

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ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
ACOUST.	ACOUSTICAL
ADJ.	ADJACENT, ADJUSTABLE
A.H.U.	AIR HANDLING UNIT
ALT.	ALTERNATE
ALUM.	ALUMINUM
∠	ANGLE
ARCH.	ARCHITECTURAL
@	AT
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BOT.	BOTTOM
B.O.	BOTTOM OF
BRG.	BEARING
CAB.	CABINET
CB.	CHALKBOARD
C.J.	CONTROL JOINT
℄	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.S.	CUP SINK
CW	COLD WATER
DBL.	DOUBLE
DEMO.	DEMOLISH/DEMOLITION
D.F.	DRINKING FOUNTAIN
D.I.	DE-IONIZED WATER
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DET.	DETAIL
DWG.	DRAWING
EA.	EACH
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
EL.	ELEVATION
ELEV.	ELEVATOR
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
FND.	FOUNDATION
F.R.	FIRE-RATED
FT.	FOOT OR FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HANDI-CAPPED
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL,HORIZONTALLY
HR.	HOUR
HVAC	HEATING, VENTILATING & AIR CONDITIONING
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
J.B.	JUNCTION BOX
JST.	JOIST
JT.	JOINT

LAM.	LAMINATE
LT.	LIGHT
LT. WT.	LIGHTWEIGHT
LWCMU	LIGHTWEIGHT C.M.U.
MANUF.	MANUFACTURER
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTL.	METAL
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OVERFLOW DRAIN OUTSIDE DIAMETER
OPNG.	OPENING
PARTN.	PARTITION
P.BD.	PARTICLE BOARD
PL.	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PNL.	PANEL
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PWD.	PLYWOOD
QTY.	QUANTITY
R.	RADIUS, RISER
R.A.	RETURN AIR
R.D.	ROOF DRAIN
RE:	REFER TO, REFERENCE
REF.	REFRIDGERATOR
REINF.	REINFORCING, REINFORCED
REQD.	REQUIRED
R.J.	RUSTICATION JOINT
RM./RMS.	ROOM, ROOMS
R.O.	ROUGH OPENING
R.T.U.	ROOF TOP UNIT
S.A.	SUPPLY AIR
SCHED.	SCHEDULE
S.F.	SQUARE FOOT
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
T.B.	TACKBOARD
TEL.	TELEPHONE
TEMP.	TEMPERED/TEMPERATURE
TLT.	TOILET
T.O.	TOP OF
TYP.	TYPICAL
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
W.	WIDTH
W/	WITH
W/O	WITHOUT
WD.	WOOD
WIN.	WINDOW
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC

GRAPHIC SYMBOLS

E/J	EXPANSION JOINT
C/J	CONTROL JOINT
99'-11"	SPOT ELEVATION (FEET/INCHES)
9	PLAN NOTE
3 / A400	DETAIL SECTION: SECTION NUM. (TOP) SHEET NUM. (BOTTOM)
A6.2	PARTITION TYPE: PARTITION TYPE NUMBER INSIDE SEE PARTITION TYPES THIS SHEET
1 / A300	WALL SECTION: SECTION NUM. (TOP) SHEET NUM. (BOTTOM)
4 / A200	BUILDING SECTION: SECTION NUM. (TOP) SHEET NUM. (BOTTOM)
1 / A104	ENLARGED PLAN/ ENLARGED DETAIL: SECTION NUM. (TOP) SHEET NUM. (BOTTOM)
161	DOOR DESIGNATION: REF. DOOR SCHEDULE
X	WINDOW / LOUVER DESIGNATION: REF. WINDOW / LOUVER SCHEDULE(S)
3, 1, A304, 21, 6	ELEVATION MARKER: ELEVATION NUMBER (OUTSIDE) SHEET NUMBER (INSIDE)
C|J	CONTROL JOINT IN PLAN (MASONRY & GYP. BD.)

MATERIALS PLAN/SECTION

- CONCRETE MASONRY UNIT
- METAL / STEEL STUD
- WOOD / FINISH MAT'L
- WOOD STUD – PLAN
- RIGID INSULATION
- BATT INSULATION
- PARTICLE BOARD
- GYPSUM BOARD
- GRANULAR FILL
- WOOD FRAMING
- GROUT / STONE
- CONCRETE
- PLYWOOD
- EARTH
- STEEL
- METAL STUD TO DECK
- SAND

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Permit Set
for
On The Go Travel Center

32501 W 200th Street
Edgerton, Kansas
Johnson County

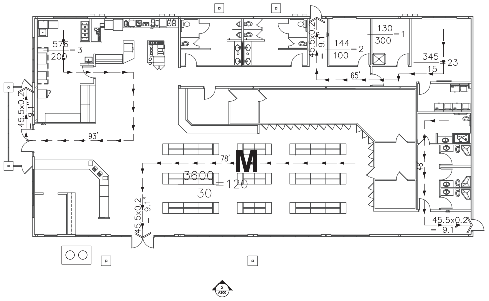
CODES UTILIZED

2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL RESIDENTIAL CODE
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL FUEL GAS CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL PROPERTY MAINTENANCE CODE
2006 INTERNATIONAL FIRE CODE
2005 NATIONAL ELECTRICAL CODE

ACCESSIBILITY CODES: 2006 IBC, ANSI 117.1,AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

PROJECT INFORMATION

PROJECT:	On The Go Convenient Store
OWNER:	My Store III Moussa Sobaiti 9134 Woodend Road Edwardsville, Kansas 66111 831–905–1377
PROJECT LOCATION:	32501 W 200th Terrace Egerton, Kansas
PROPOSED OCCUPANCY TYPE:	M (mercantile)
EXISTING CONSTRUCTION TYPE	VB
OCCUPANCY SEPARATION:	N/A Per table 508.4
PROPOSED AREA	7,348 square feet
ALLOWABLE AREA INCREASE:	N/A
ALLOWABLE AREA:	M=9,000 S.F TABLE 503 2006 IBC
ALLOWABLE HEIGHT/STORIES:	4 STORIES
ACTUAL HEIGHT/STORIES:	1 STORY +/– 22'–0"
# OF OCCUPANTS	182 OCCUPANTS sales floor $\frac{4400}{30}$ = 147; Kitchen $\frac{576}{200}$ =3; Office $\frac{144}{100}$ =2; Lounge $\frac{345}{15}$ = 23 Storage and stock $\frac{1883}{300}$ =7
EXITS REQUIRED:	2
EXITS PROVIDED:	4
FIXTURES REQUIRED PER CHAPTER 29	1 W.C Each for M OCCUPANCY; 1 LAV REQUIRED 1 SERVICE SINK REQUIRED
FIXTURES PROVIDED	2 WATER CLOSETS/2 URINALS/2 LAVS MEN, 4 WATER CLOSETS/2 LAVS WOMEN; 1 SERVICES SINK
FIRE SPRINKLER REQUIREMENTS	FIRE SPRINKLER PROVIDED BUT NOT REQUIRED PER Section 903 of the 2006 IBC



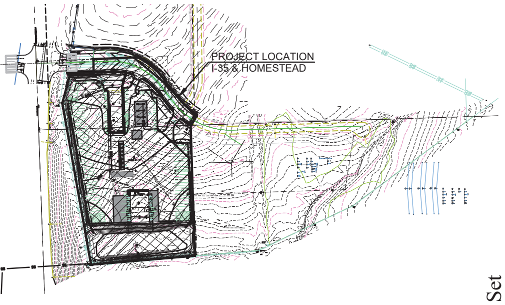
2 CODE ANALYSIS / PROJECT INFO / LEGEND

1/16" = 1'-0"

PLAN

GENERAL NOTES

1. ALL DIMENSIONS ARE TO OUTSIDE FACE OF STEEL STRUCTURE, FACE OF CONCRETE MASONRY OR CONCRETE AND TO FACE OF STEEL/WOOD STUD, UNLESS NOTED OTHERWISE.
2. UNLESS DIMENSIONED OR SHOWN OTHERWISE, INSTALL INSIDE EDGE OF DOOR FRAME ON HINGE SIDE 6" FROM PERPENDICULAR WALLS.
3. ALL GYPSUM BOARD ABUTTING PERPENDICULAR C.M.U. OR CONCRETE SHALL BE CONSTRUCTED WITH CONCEALED METAL EDGE MOLDING, FORMING A 1/4" REVEAL FILLED WITH HEAD OF SEALANT.
4. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY. IF DIMENSION IS NOT CALLED OUT, VERIFY W/ARCHITECT.
5. ALL CONSTRUCTION SHALL COMPLY WITH ALL ASSOCIATED CODES AND ORDINANCES AS DICTATED BY THE CITY OF EDGERTON, KANSAS.
6. GENERAL CONTRACTOR SHAL PROVIDE 4" HIGH HOUSEKEEPING PADS UNDER ALL MECHANICAL EQUIPMENT AS REQUIRED PER MECHANICAL.
7. GENERAL CONTRACTOR TO CONSULT AND COORDINATE WITH OWNER CONCERNING REQUIREMENTS FOR SECURITY SYSTEMS, PHONE, DATA AND ANY AUDIO OR TELEVISION, (INCLUDING SATELLITE) SYSTEMS.
8. ALL GYPSUM BOARD SHALL BE 5/8" TYPE "X" FIRE RESISTANT GYPSUM BOARD UNLESS NOTED OTHERWISE.
9. ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED TO THE UNDERSIDE OF THE STRUCTURE ABOVE AND PROVIDED WITH A DEFLECTION TRACK UNLESS DETAILED OTHERWISE. AT 1-HR. RATED WALLS, REFER TO U.L. #U465 FOR TYPICAL ASSEMBLIES.
10. PROVIDE WOOD BLOCKING OR OTHER SUITABLE REINFORCEMENT AND BETWEEN STUDS FOR ALL WALL-MOUNTED ACCESSORIES IN METAL STUD CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO: BASE AND WALL-MOUNTED CASEWORK, SHELVING, MARKER BOARDS, PROJECTOR SCREENS, AUDIO-VISUAL EQUIPMENT, OR AS OTHERWISE REQUIRED BY THE MANUFACTURER. COORDINATE FINAL LOCATION(S) WITH OWNER.
11. PAINT ALL EXPOSED INTERIOR AND EXTERIOR STRUCTURAL / NON-STRUCTURAL STEEL IN ALL AREAS SCHEDULED FOR PAINT.
12. TOP ELEVATION OF FLOOR DRAINS SHOWN ON PLANS, WITHOUT SLOPED FLOORS, SHALL BE SET 1/4" BELOW SLAB AND HAVE A 5'-0" DIAMETER "SWEEP" AROUND DRAIN.



VICINITY MAP

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32501 w 200th Street
Edgerton, Johnson County Kansas

JEFFREY H. SHINKLE
4202
8.12.20

professional seal

PROJECT NO. : 2019-12
DATE : 01.31.2020
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

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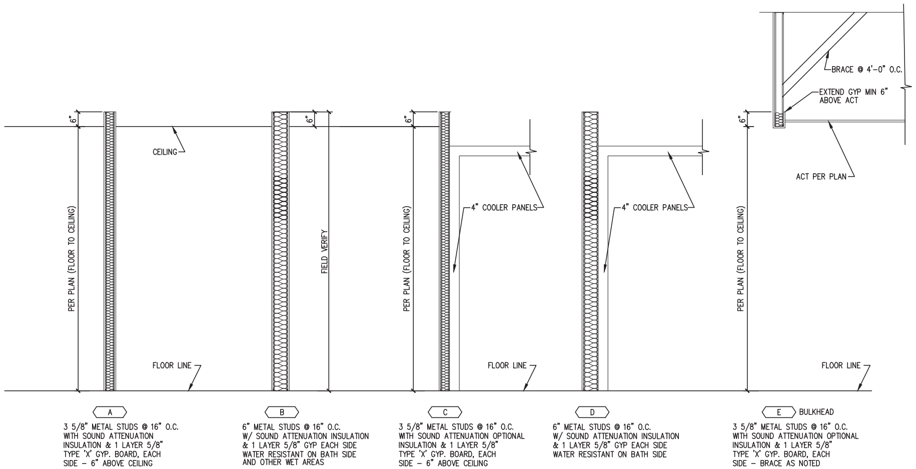


A
3 5/8" METAL STUDS @ 16" O.C.
WITH SOUND ATTENUATION
INSULATION & 1 LAYER 5/8"
TYPE 'X' GYP. BOARD, EACH
SIDE – 6" ABOVE CEILING
WR GYP BOARD AT WET AREAS

B
6" METAL STUDS @ 16" O.C.
W/ SOUND ATTENUATION INSULATION
& 1 LAYER 5/8" GYP EACH SIDE
WATER RESISTANT ON BATH SIDE
AND OTHER WET AREAS

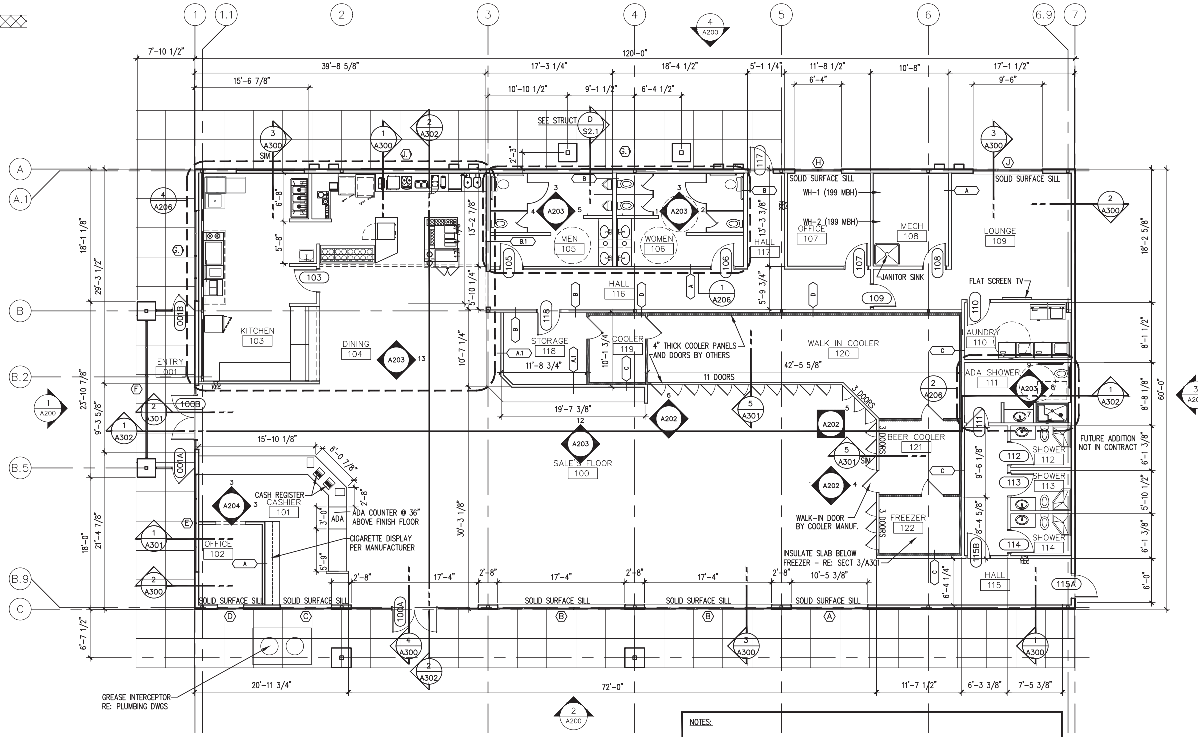
C
3 5/8" METAL STUDS @ 16" O.C.
WITH SOUND ATTENUATION OPTIONAL
INSULATION & 1 LAYER 5/8"
TYPE 'X' GYP. BOARD, EACH
SIDE – 6" ABOVE CEILING

D
6" METAL STUDS @ 16" O.C.
W/ SOUND ATTENUATION INSULATION
& 1 LAYER 5/8" GYP EACH SIDE
WATER RESISTANT ON BATH SIDE

E BULKHEAD
3 5/8" METAL STUDS @ 16" O.C.
WITH SOUND ATTENUATION OPTIONAL
INSULATION & 1 LAYER 5/8"
TYPE 'X' GYP. BOARD, EACH
SIDE – BRACE AS NOTED

2 WALL TYPES

1/2" = 1'-0"



NOTES:

ALL DIMENSIONS ARE GIVEN FROM THE FACE OF STUD
REFER TO SHEET A100 FOR WALL TYPE CONSTRUCTION

REFER TO SHEET A100 FOR PARTITION TYPES
DESIGNATED BY HATCH AND SYMBOL ⬡

MECHANICAL FASTENING TO THE WINDOW SYSTEMS
IS NOT PERMITTED.

1 NEW WORK FLOOR PLAN

1/8" = 1'-0"

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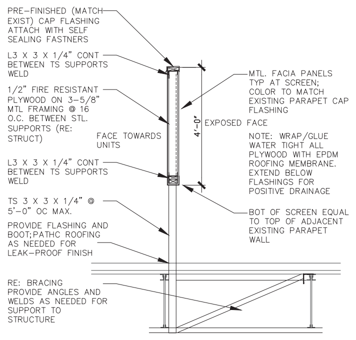
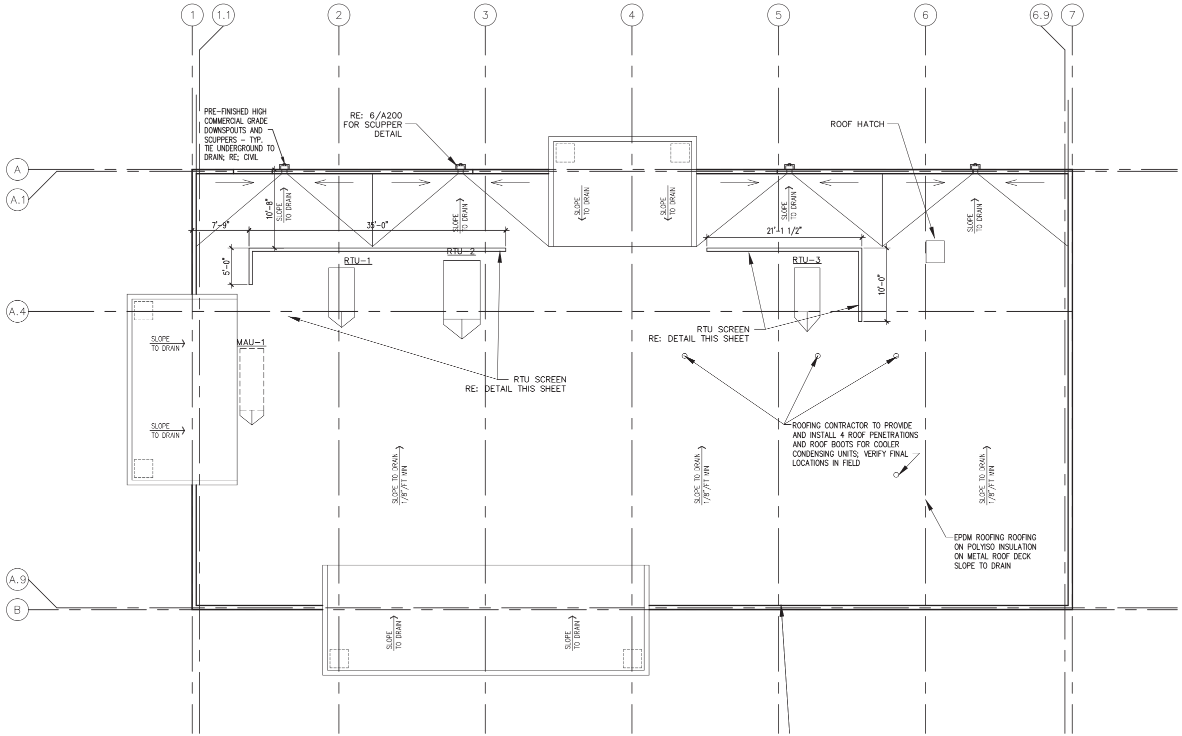

PRE-FINISHED (MATCH EXIST) CAP FLASHING ATTACH WITH SELF SEALING FASTNERS
L3 X 3 X 1/4" CONT BETWEEN TS SUPPORTS WELD
1/2" FIRE RESISTANT PLYWOOD ON 3-5/8" MTL FRAMING @ 16 O.C. BETWEEN STL. SUPPORTS (RE: STRUCT)
FACE TOWARDS UNITS
L3 X 3 X 1/4" CONT BETWEEN TS SUPPORTS WELD
TS 3 X 3 X 1/4" @ 5'-0" OC MAX.
PROVIDE FLASHING AND BOOT;PATHC ROOFING AS NEEDED FOR LEAK-PROOF FINISH
RE: BRACING PROVIDE ANGLES AND WELDS AS NEEDED FOR SUPPORT TO STRUCTURE
MTL. FACIA PANELS TYP AT SCREEN; COLOR TO MATCH EXISTING PARAPET CAP FLASHING
4'-0"
EXPOSED FACE
NOTE: WRAP/GLUE WATER TIGHT ALL PLYWOOD WITH EPDM ROOFING MEMBRANE. EXTEND BELOW FLASHINGS FOR POSITIVE DRAINAGE
BOT OF SCREEN EQUAL TO TOP OF ADJACENT EXISTING PARAPET WALL

2 ROOF SCREEN DETAIL

1/2" = 1'-0"


1
1.1
2
3
4
5
6
6.9
7
A
A.1
A.4
A.9
B
PRE-FINISHED HIGH COMMERCIAL GRADE DOWNSPOUTS AND SCUPPERS - TYP. TIE UNDERGROUND TO DRAIN; RE: CIVIL
RE: 6/A200 FOR SCUPPER DETAIL
ROOF HATCH
10'-8"
7'-9"
35'-0"
21'-1 1/2"
5'-0"
10'-0"
SLOPE TO DRAIN
RTU-1
RTU-2
RTU-3
MAU-1
RTU SCREEN RE: DETAIL THIS SHEET
RTU SCREEN RE: DETAIL THIS SHEET
ROOFING CONTRACTOR TO PROVIDE AND INSTALL 4 ROOF PENETRATIONS AND ROOF BOOTS FOR COOLER CONDENSING UNITS; VERIFY FINAL LOCATIONS IN FIELD
SLOPE TO DRAIN 1/8"/FT MIN
EPDM ROOFING ROOFING ON POLYISO INSULATION ON METAL ROOF DECK SLOPE TO DRAIN

GENERAL ROOF NOTES:

1. IT IS THE RESPONSIBILITY OF THE ROOFING CONTRACTOR COORDINATE EXACT LOCATIONS OF MECHANICAL EQUIPMENT AND OTHER ROOF PENETRATIONS THAT MAY OCCUR.
2. COORDINATE ALL OTHER FLASHING w/ MANUFACTURER'S TYPICAL DETAILS.
3. ROOFING SHALL BE CLASS B OR BETTER
4. ALL FOAM PLASTIC INSULATION SHALL MEET OR EXCEED UL STANDARD 1256 PER IBC 1507.11

COORDINATE LOCATIONS OF MECHANICAL ROOFTOP UNITS. PROVIDE CRICKETS AND FLASHING TO MAINTAIN POSITIVE DRAINAGE TOWARD SCUPPERS

1 ROOF PLAN

1/8" = 1'-0"

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4202
8/18/20

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PROJECT NO. : 2019-12
DATE : 01.31.2020
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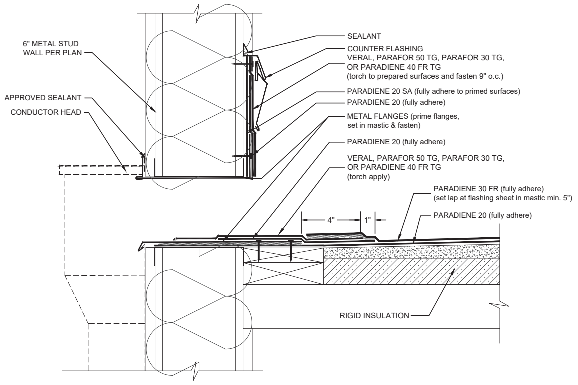
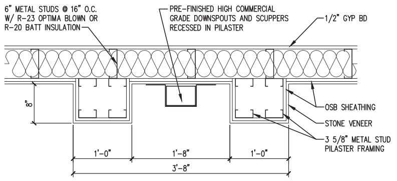

6" METAL STUD
WALL PER PLAN
APPROVED SEALANT
CONDUCTOR HEAD
SEALANT
COUNTER FLASHING
VERAL, PARAFOR 50 TG, PARAFOR 30 TG,
OR PARADIENE 40 FR TG
(torch to prepared surfaces and fasten 9" o.c.)
PARADIENE 20 SA (fully adhere to primed surfaces)
PARADIENE 20 (fully adhere)
METAL FLANGES (prime flanges,
set in mastic & fasten)
PARADIENE 20 (fully adhere)
VERAL, PARAFOR 50 TG, PARAFOR 30 TG,
OR PARADIENE 40 FR TG
(torch apply)
PARADIENE 30 FR (fully adhere)
(set lap at flashing sheet in mastic min. 5")
PARADIENE 20 (fully adhere)
4"
1"
RIGID INSULATION

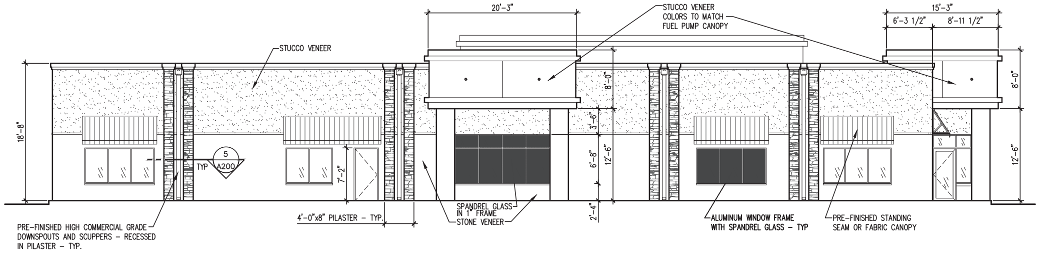
6 SCUPPER SECTION

3" = 1'-0"



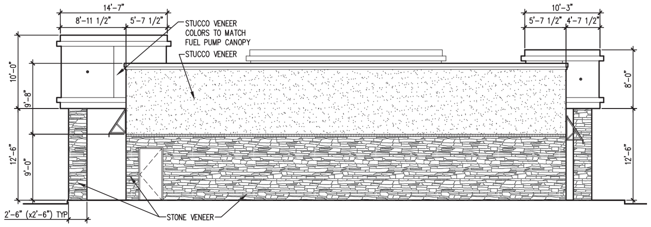
5 PILASTER DETAIL

1" = 1'-0"



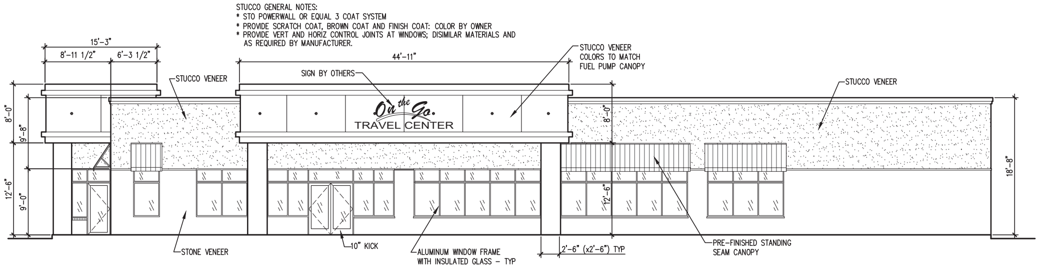
4 WEST ELEVATION

1/8" = 1'-0"



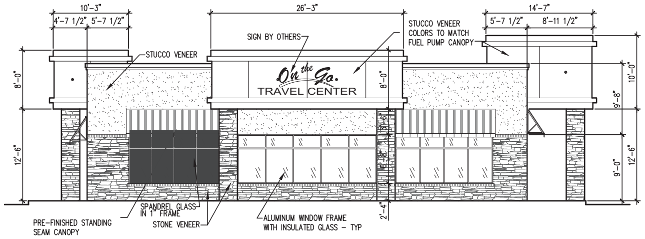
3 NORTH ELEVATION

1/8" = 1'-0"


STUCCO GENERAL NOTES:
* STO POWERWALL OR EQUAL 3 COAT SYSTEM
* PROVIDE SCRATCH COAT, BROWN COAT AND FINISH COAT: COLOR BY OWNER
* PROVIDE VERT AND HORIZ CONTROL JOINTS AT WINDOWS; DISIMILAR MATERIALS AND AS REQUIRED BY MANUFACTURER.

2 EAST ELEVATION

1/8" = 1'-0"



1 SOUTH ELEVATION

1/8" = 1'-0"

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8.12.20

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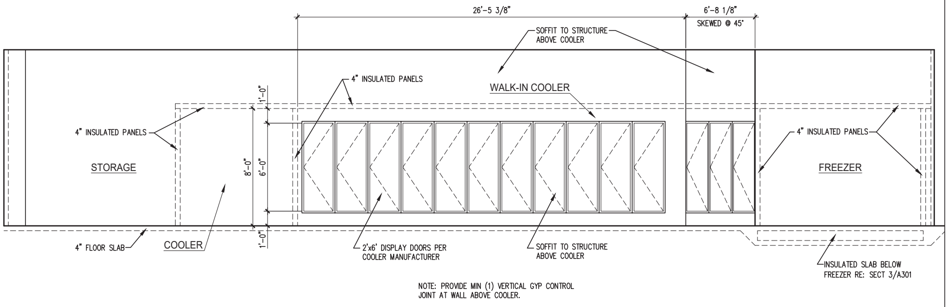
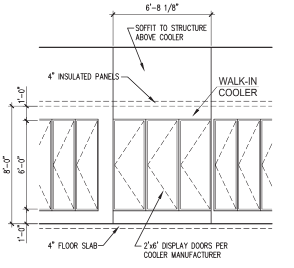


NOTE: PROVIDE MIN (1) VERTICAL GYP CONTROL JOINT AT WALL ABOVE COOLER.

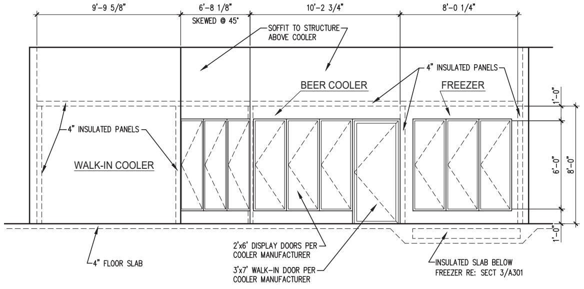
6 ROOM ELEVATION

1/4" = 1'-0"


6'-8 1/8"
SOFFIT TO STRUCTURE ABOVE COOLER
4" INSULATED PANELS
WALK-IN COOLER
4" FLOOR SLAB
2'x6' DISPLAY DOORS PER COOLER MANUFACTURER
1'-0"
6'-0"
8'-0"
1'-0"

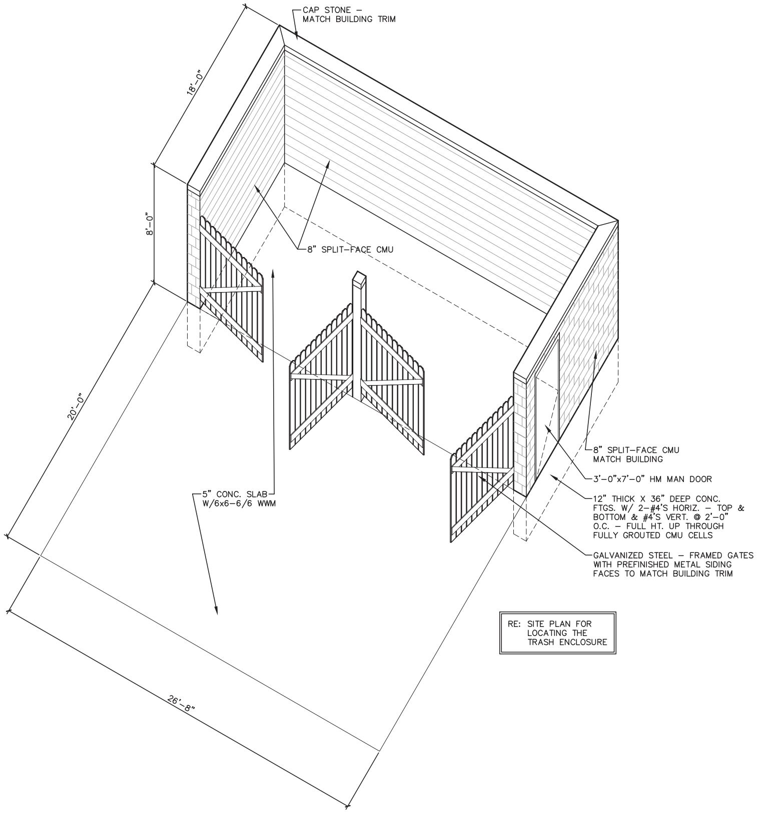
5 ROOM ELEVATION

1/4" = 1'-0"


9'-9 5/8"
6'-8 1/8"
SKEWED @ 45°
10'-2 3/4"
8'-0 1/4"
SOFFIT TO STRUCTURE ABOVE COOLER
4" INSULATED PANELS
BEER COOLER
FREEZER
4" INSULATED PANELS
WALK-IN COOLER
4" FLOOR SLAB
2'x6' DISPLAY DOORS PER COOLER MANUFACTURER
3'x7' WALK-IN DOOR PER COOLER MANUFACTURER
INSULATED SLAB BELOW FREEZER RE: SECT 3/A301
1'-0"
6'-0"
8'-0"
1'-0"

4 ROOM ELEVATION

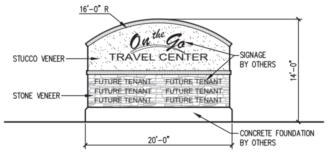
1/4" = 1'-0"


CAP STONE – MATCH BUILDING TRIM
18'-0"
8'-0"
8" SPLIT-FACE CMU
20'-0"
5" CONC. SLAB W/6x6-6/6 WWM
8" SPLIT-FACE CMU MATCH BUILDING
3'-0"x7'-0" HM MAN DOOR
12" THICK X 36" DEEP CONC. FTGS. W/ 2-#4'S HORIZ. – TOP & BOTTOM & #4'S VERT. @ 2'-0" O.C. – FULL HT. UP THROUGH FULLY GROUTED CMU CELLS
GALVANIZED STEEL – FRAMED GATES WITH PREFINISHED METAL SIDING FACES TO MATCH BUILDING TRIM
26'-8"

RE: SITE PLAN FOR LOCATING THE TRASH ENCLOSURE

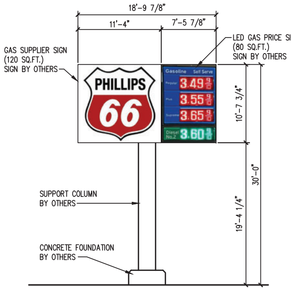
2A TRASH ENCLOSURE

NOT TO SCALE



3 ALTERNATE MONUMENT SIGN

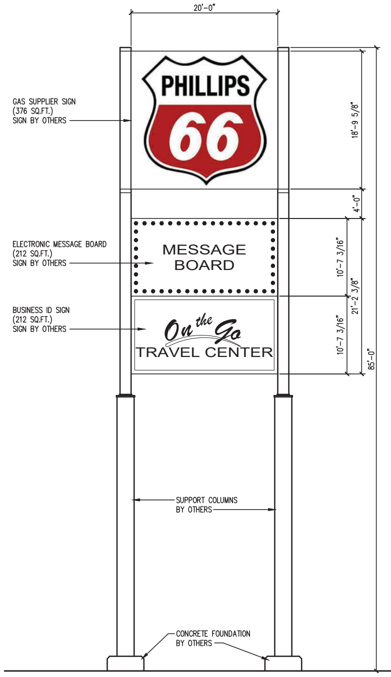
1/8" = 1'-0"


18'-9 7/8"
11'-4"
7'-5 7/8"
GAS SUPPLIER SIGN (120 SQ.FT.) SIGN BY OTHERS
LED GAS PRICE SIGN (80 SQ.FT.) SIGN BY OTHERS
PHILLIPS 66
3.49
3.55
3.65
3.60
10'-7 3/4"
30'-0"
19'-4 1/4"
SUPPORT COLUMN BY OTHERS
CONCRETE FOUNDATION BY OTHERS

NOTE: SIGNAGE SHOWN FOR INFORMATION ONLY; COORDINATE WITH SIGN COMPANY

2 POLE SIGN

1/8" = 1'-0"


20'-0"
GAS SUPPLIER SIGN (376 SQ.FT.) SIGN BY OTHERS
PHILLIPS 66
18'-9 5/8"
4'-0"
ELECTRONIC MESSAGE BOARD (212 SQ.FT.) SIGN BY OTHERS
MESSAGE BOARD
10'-7 3/16"
21'-2 3/8"
BUSINESS ID SIGN (212 SQ.FT.) SIGN BY OTHERS
On the Go
TRAVEL CENTER
10'-7 3/16"
85'-0"
SUPPORT COLUMNS BY OTHERS
CONCRETE FOUNDATION BY OTHERS

NOTE: SIGNAGE SHOWN FOR INFORMATION ONLY; COORDINATE WITH SIGN COMPANY

1 HI-RISE SIGN

1/8" = 1'-0"

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14955 W 117th Street
Olathe, Kansas 66062
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www.kbsci.com

Permit Set for:
On The Go Travel Center
32501 w 200th Terrace
Edgerton, Johnson County Kansas

JEFFREY H. SHINKLE
4202
01.12.20
professional seal

PROJECT NO. : 2019-12
DATE : 01.31.2020
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

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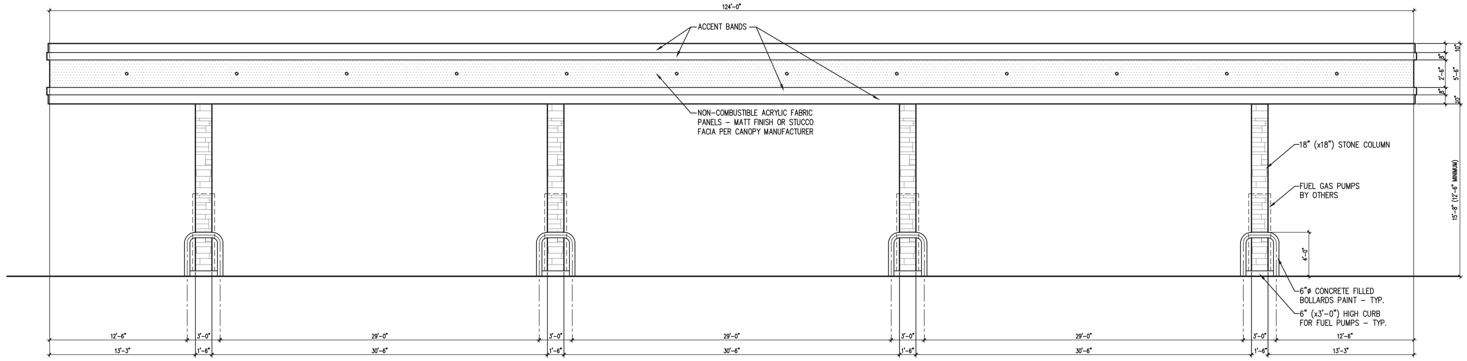
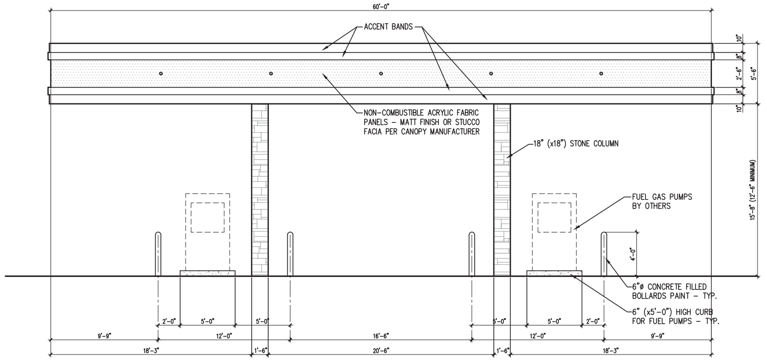

124'-0"
ACCENT BANDS
NON-COMBUSTIBLE ACRYLIC FABRIC PANELS – MATT FINISH OR STUCCO FACIA PER CANOPY MANUFACTURER
18" (x18") STONE COLUMN
FUEL GAS PUMPS BY OTHERS
6"ø CONCRETE FILLED BOLLARDS PAINT – TYP.
6" (x3'-0") HIGH CURB FOR FUEL PUMPS – TYP.
10"
8"
2'-6"
5'-6"
15'-8" (12'-6" MINIMUM)
4'-0"
12'-6"
3'-0"
29'-0"
13'-3"
1'-6"
30'-6"

4 VEHICLE CANOPY - FRONT VIEW

3/16" = 1'-0"

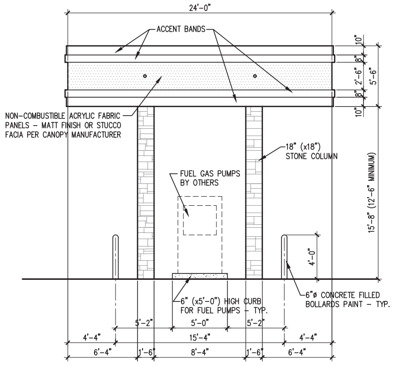

60'-0"
ACCENT BANDS
NON-COMBUSTIBLE ACRYLIC FABRIC PANELS – MATT FINISH OR STUCCO FACIA PER CANOPY MANUFACTURER
18" (x18") STONE COLUMN
FUEL GAS PUMPS BY OTHERS
6"ø CONCRETE FILLED BOLLARDS PAINT – TYP.
6" (x5'-0") HIGH CURB FOR FUEL PUMPS – TYP.
10"
8"
2'-6"
5'-6"
15'-8" (12'-6" MINIMUM)
4'-0"
2'-0"
5'-0"
9'-9"
12'-0"
16'-6"
18'-3"
1'-6"
20'-6"

3 VEHICLE CANOPY - END VIEW

3/16" = 1'-0"

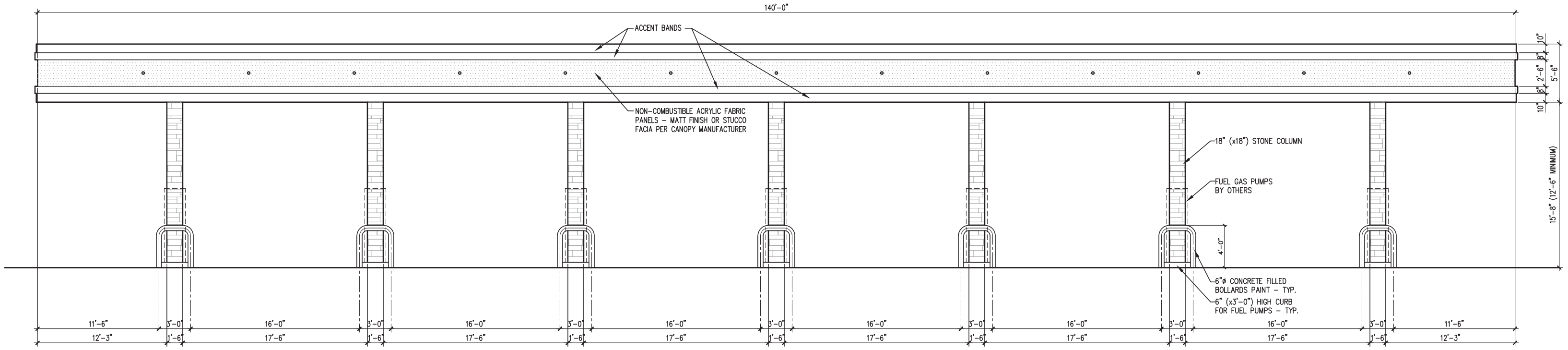
NOTE:

Clearance dimension will vary from 14'-0" to 16'-0", but not more than 17'-0" per canopy manufacturer. 15'-8" clear shown on canopy.


24'-0"
ACCENT BANDS
NON-COMBUSTIBLE ACRYLIC FABRIC PANELS – MATT FINISH OR STUCCO FACIA PER CANOPY MANUFACTURER
18" (x18") STONE COLUMN
FUEL GAS PUMPS BY OTHERS
6" (x5'-0") HIGH CURB FOR FUEL PUMPS – TYP.
6"ø CONCRETE FILLED BOLLARDS PAINT – TYP.
10"
8"
2'-6"
5'-6"
15'-8" (12'-6" MINIMUM)
4'-0"
5'-2"
5'-0"
4'-4"
15'-4"
6'-4"
1'-6"
8'-4"

2 TRUCK CANOPY - END VIEW

3/16" = 1'-0"


140'-0"
ACCENT BANDS
NON-COMBUSTIBLE ACRYLIC FABRIC PANELS – MATT FINISH OR STUCCO FACIA PER CANOPY MANUFACTURER
18" (x18") STONE COLUMN
FUEL GAS PUMPS BY OTHERS
6"ø CONCRETE FILLED BOLLARDS PAINT – TYP.
6" (x3'-0") HIGH CURB FOR FUEL PUMPS – TYP.
10"
8"
2'-6"
5'-6"
15'-8" (12'-6" MINIMUM)
4'-0"
11'-6"
3'-0"
16'-0"
12'-3"
1'-6"
17'-6"

1 TRUCK CANOPY - FRONT VIEW

3/16" = 1'-0"

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Permit Set
for
On The Go Truck Center

Edgerton, Kansas
Johnson County

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
ACOUST.	ACOUSTICAL
ADJ.	ADJACENT, ADJUSTABLE
A.H.U.	AIR HANDLING UNIT
ALT.	ALTERNATE
ALUM.	ALUMINUM
∠	ANGLE
ARCH.	ARCHITECTURAL
@	AT
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BOT.	BOTTOM
B.O.	BOTTOM OF
BRG.	BEARING
CAB.	CABINET
CB.	CHALKBOARD
C.J.	CONTROL JOINT
℄	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.S.	CUP SINK
CW	COLD WATER
DBL.	DOUBLE
DEMO.	DEMOLISH/DEMOLITION
D.F.	DRINKING FOUNTAIN
D.I.	DE-IONIZED WATER
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DET.	DETAIL
DWG.	DRAWING
EA.	EACH
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
EL.	ELEVATION
ELEV.	ELEVATOR
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
FND.	FOUNDATION
F.R.	FIRE-RATED
FT.	FOOT OR FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HANDI-CAPPED
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL,HORIZONTALLY
HR.	HOUR
HVAC	HEATING, VENTILATING & AIR CONDITIONING
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
J.B.	JUNCTION BOX
JST.	JOIST
JT.	JOINT
LAM.	LAMINATE
LT.	LIGHT
LT. WT.	LIGHTWEIGHT
LWCMU	LIGHTWEIGHT C.M.U.
MANUF.	MANUFACTURER
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTL.	METAL
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OVERFLOW DRAIN OUTSIDE DIAMETER
OPNG.	OPENING
PARTN.	PARTITION
P.BD.	PARTICLE BOARD
PL.	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PNL.	PANEL
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PWD.	PLYWOOD
QTY.	QUANTITY
R.	RADIUS, RISER
R.A.	RETURN AIR
R.D.	ROOF DRAIN
RE:	REFER TO, REFERENCE
REF.	REFRIDGERATOR
REINF.	REINFORCING, REINFORCED
REQD.	REQUIRED
R.J.	RUSTICATION JOINT
RM./RMS.	ROOM, ROOMS
R.O.	ROUGH OPENING
R.T.U.	ROOF TOP UNIT
S.A.	SUPPLY AIR
SCHED.	SCHEDULE
S.F.	SQUARE FOOT
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
T.B.	TACKBOARD
TEL.	TELEPHONE
TEMP.	TEMPERED/TEMPERATURE
TLT.	TOILET
T.O.	TOP OF
TYP.	TYPICAL
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
W.	WIDTH
W/	WITH
W/O	WITHOUT
WD.	WOOD
WIN.	WINDOW
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC

GRAPHIC SYMBOLS

EXPANSION JOINT
CONTROL JOINT
SPOT ELEVATION (FEET/INCHES)
PLAN NOTE
DETAIL SECTION:
SECTION NUM. (TOP)
SHEET NUM. (BOTTOM)
PARTITION TYPE:
PARTITION TYPE NUMBER INSIDE
SEE PARTITION TYPES THIS SHEET
WALL SECTION:
SECTION NUM. (TOP)
SHEET NUM. (BOTTOM)
BUILDING SECTION:
SECTION NUM. (TOP)
SHEET NUM. (BOTTOM)
ENLARGED PLAN/
ENLARGED DETAIL:
SECTION NUM. (TOP)
SHEET NUM. (BOTTOM)
DOOR DESIGNATION:
REF. DOOR SCHEDULE
WINDOW / LOUVER DESIGNATION:
REF. WINDOW / LOUVER SCHEDULE(S)
ELEVATION MARKER:
ELEVATION NUMBER (OUTSIDE)
SHEET NUMBER (INSIDE)
CONTROL JOINT IN PLAN
(MASONRY & GYP. BD.)

MATERIALS PLAN/SECTION

▨ CONCRETE MASONRY UNIT
▨ METAL / STEEL STUD
▨ WOOD / FINISH MAT'L
▨ WOOD STUD – PLAN
▨ RIGID INSULATION
▨ BATT INSULATION
▨ PARTICLE BOARD
▨ GYPSUM BOARD
▨ GRANULAR FILL
▨ WOOD FRAMING
▨ GROUT / STONE
▨ CONCRETE
▨ PLYWOOD
▨ EARTH
▨ STEEL
▨ METAL STUD TO DECK
▨ SAND

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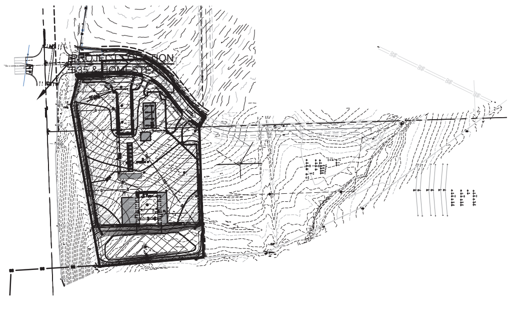
CODES UTILIZED

2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL RESIDENTIAL CODE
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL FUEL GAS CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL PROPERTY MAINTENANCE CODE
2006 INTERNATIONAL FIRE CODE
2005 NATIONAL ELECTRICAL CODE

ACCESSIBILITY CODES: 2006 IBC, ANSI 117.1,AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

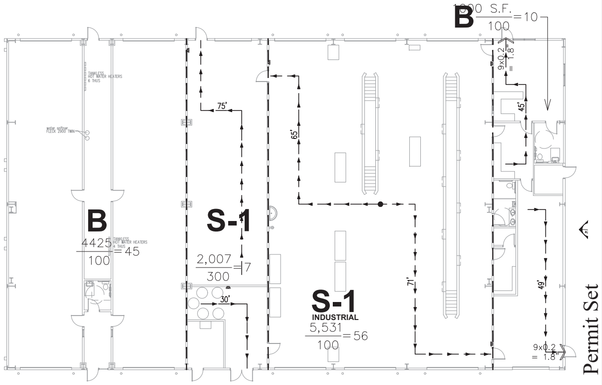
PROJECT INFORMATION

PROJECT:	On The Go Truck Wash/Truck Repair
OWNER:	My Store III Moussa Sobaiti 9134 Woodend Road Edwardsville, Kansas 66111 831–905–1377
PROJECT LOCATION:	32501 W 200th Terrace Egerton, Kansas
PROPOSED OCCUPANCY TYPE:	B (car/truck wash) S–1(Motor Vehicle Repair)
EXISTING CONSTRUCTION TYPE	IIB
OCCUPANCY SEPARATION:	N/A Per table 508.3.3
PROPOSED AREA	13,700 Total square feet (5,500 (B) 8,200 S–1)
ALLOWABLE AREA INCREASE:	N/A
ALLOWABLE AREA:	B=23,000 S.F; S–1 = 17,500 S.F. TABLE 503 2006 IBC
ALLOWABLE HEIGHT/STORIES:	3 STORIES
ACTUAL HEIGHT/STORIES:	1 STORY +/– 23'–0"
# OF OCCUPANTS	83 CCUPANTS truck wash $\frac{4425}{100}$ = 45; Repair and Storage $\frac{8200}{300}$ =28 Office $\frac{1000}{100}$ =10
EXITS REQUIRED:	2
EXITS PROVIDED:	6+
FIXTURES REQUIRED PER CHAPTER 29	1 W.C Each for M OCCUPANCY; 1 LAV REQUIRED 1 SERVICE SINK REQUIRED
FIXTURES PROVIDED	2 WATER CLOSETS/2 URINALS/2 LAVS MEN, 4 WATER CLOSETS/2 LAVS WOMEN; 1 SERVICES SINK
FIRE SPRINKLER REQUIREMENTS	FIRE SPRINKLER PROVIDED BUT NOT REQUIRED PER Section 903 of the 2006 IBC



VICINITY MAP

NTS



2 CODE ANALYSIS / PROJECT INFO / LEGEND

1/16" = 1'-0"

PLAN

GENERAL NOTES

1. ALL DIMENSIONS ARE TO OUTSIDE FACE OF STEEL STRUCTURE, FACE OF CONCRETE MASONRY OR CONCRETE AND TO FACE OF STEEL/WOOD STUD, UNLESS NOTED OTHERWISE.
2. UNLESS DIMENSIONED OR SHOWN OTHERWISE, INSTALL INSIDE EDGE OF DOOR FRAME ON HINGE SIDE 6" FROM PERPENDICULAR WALLS.
3. ALL GYPSUM BOARD ABUTTING PERPENDICULAR C.M.U. OR CONCRETE SHALL BE CONSTRUCTED WITH CONCEALED METAL EDGE MOLDING, FORMING A 1/4" REVEAL FILLED WITH HEAD OF SEALANT.
4. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY. IF DIMENSION IS NOT CALLED OUT, VERIFY W/ARCHITECT.
5. ALL CONSTRUCTION SHALL COMPLY WITH ALL ASSOCIATED CODES AND ORDINANCES AS DICTATED BY THE CITY OF EDGERTON, KANSAS.
6. GENERAL CONTRACTOR SHAL PROVIDE 4" HIGH HOUSEKEEPING PADS UNDER ALL MECHANICAL EQUIPMENT AS REQUIRED PER MECHANICAL.
7. GENERAL CONTRACTOR TO CONSULT AND COORDINATE WITH OWNER CONCERNING REQUIREMENTS FOR SECURITY SYSTEMS, PHONE, DATA AND ANY AUDIO OR TELEVISION, (INCLUDING SATELLITE) SYSTEMS.
8. ALL GYPSUM BOARD SHALL BE 5/8" TYPE "X" FIRE RESISTANT GYPSUM BOARD UNLESS NOTED OTHERWISE.
9. ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED TO THE UNDERSIDE OF THE STRUCTURE ABOVE AND PROVIDED WITH A DEFLECTION TRACK UNLESS DETAILED OTHERWISE. AT 1-HR. RATED WALLS, REFER TO U.L. #U465 FOR TYPICAL ASSEMBLIES.
10. PROVIDE WOOD BLOCKING OR OTHER SUITABLE REINFORCEMENT AND BETWEEN STUDS FOR ALL WALL-MOUNTED ACCESSORIES IN METAL STUD CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO: BASE AND WALL-MOUNTED CASEWORK, SHELVING, MARKER BOARDS, PROJECTOR SCREENS, AUDIO-VISUAL EQUIPMENT, OR AS OTHERWISE REQUIRED BY THE MANUFACTURER. COORDINATE FINAL LOCATION(S) WITH OWNER.
11. PAINT ALL EXPOSED INTERIOR AND EXTERIOR STRUCTURAL / NON-STRUCTURAL STEEL IN ALL AREAS SCHEDULED FOR PAINT.
12. TOP ELEVATION OF FLOOR DRAINS SHOWN ON PLANS, WITHOUT SLOPED FLOORS, SHALL BE SET 1/4" BELOW SLAB AND HAVE A 5'-0" DIAMETER "SWEEP" AROUND DRAIN.

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New Building for:
On The Go Truck Wash
I-35 and Homestead
Edgerton, Kansas 66021

JEFFREY H. SHINKLE
4202
8.11.20
professional seal

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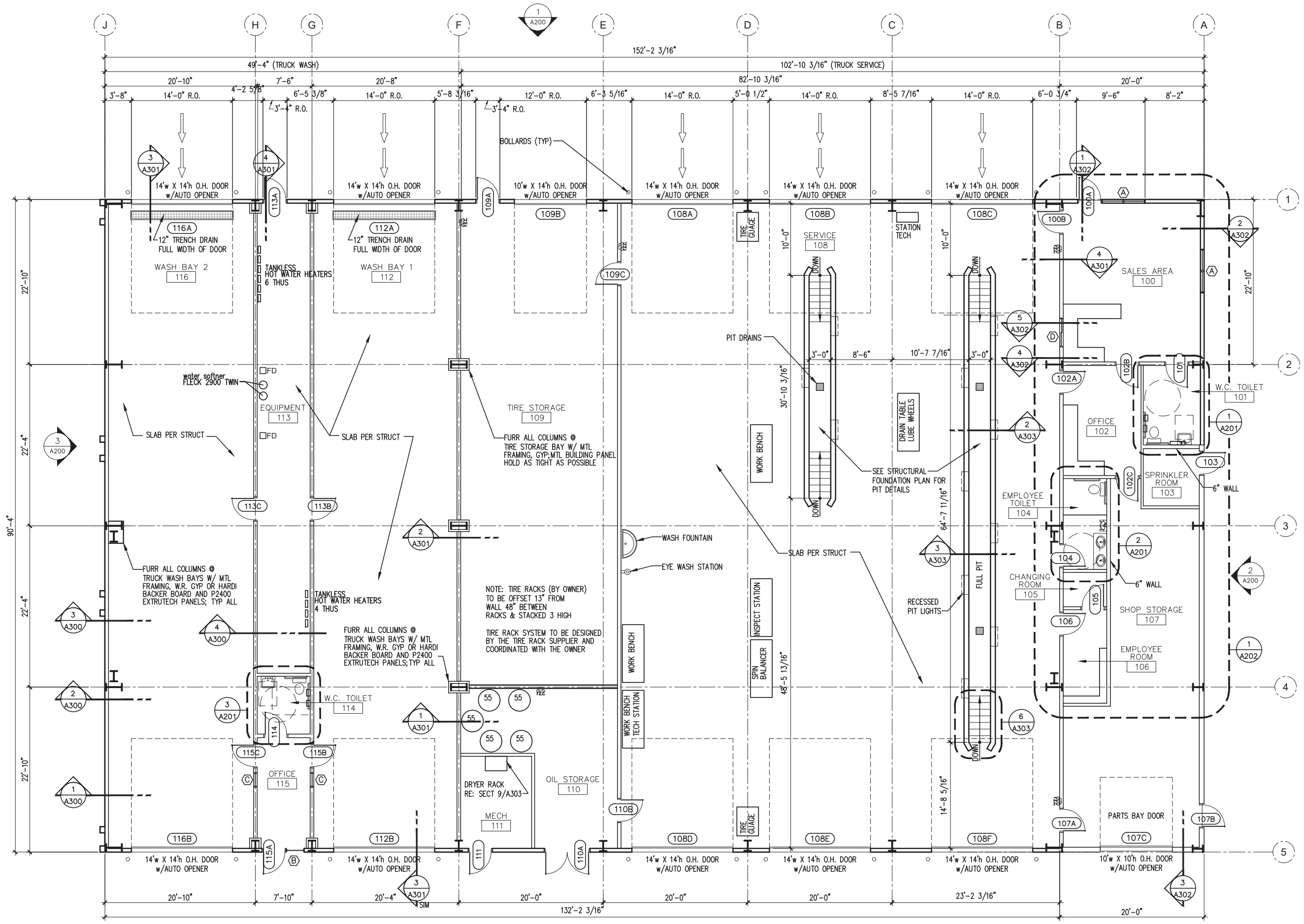

NOTE: TIRE RACKS (BY OWNER) TO BE OFFSET 13" FROM WALL 48" BETWEEN RACKS & STACKED 3 HIGH

TIRE RACK SYSTEM TO BE DESIGNED BY THE TIRE RACK SUPPLIER AND COORDINATED WITH THE OWNER

NOTE: REFER STRUCTURAL FOUNDATION PLANS FOR CURB LOCATIONS IN TRUCK WASH BAYS

F.E.C. EXTINGUISHERS TO BE 2A10BC
MAXIMUM TRAVEL FROM ANY POINT TO AN EXTINGUISHER TO BE 75'. VERIFY ALL REQUIREMENTS WITH THE LOCAL FIRE DEPT.

1 NEW WORK FLOOR PLAN

1/8" = 1'-0"

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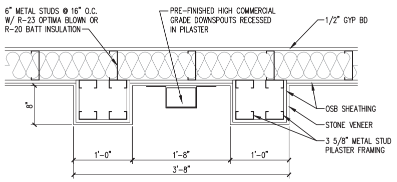
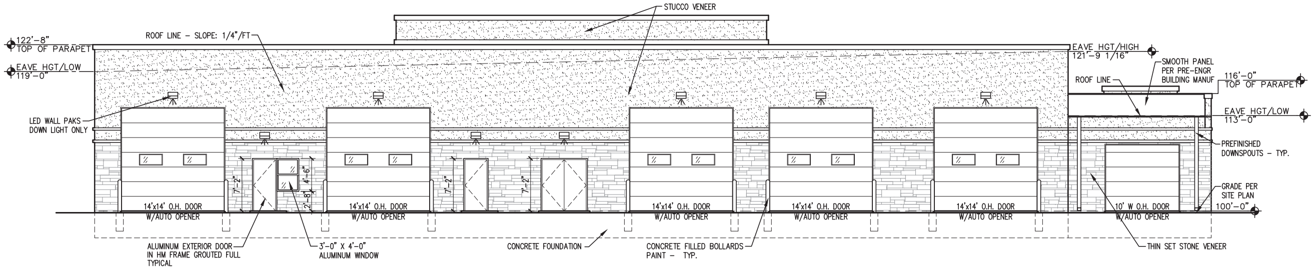


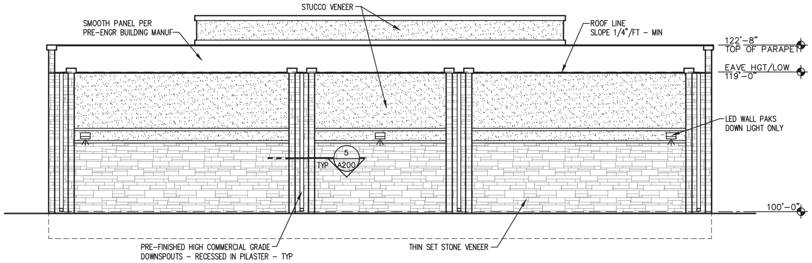
5 PILASTER DETAIL

1" = 1'-0"



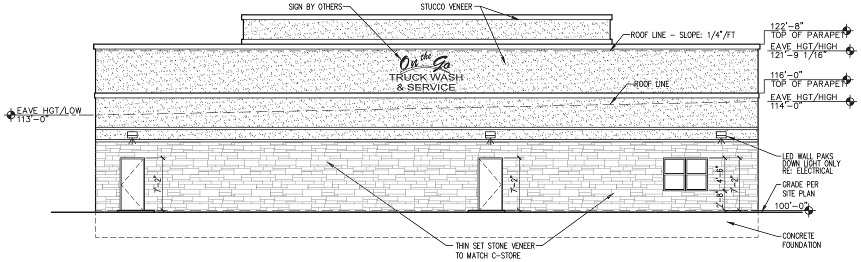
4 EAST CONCEPT ELEVATION for TA

1/8" = 1'-0"



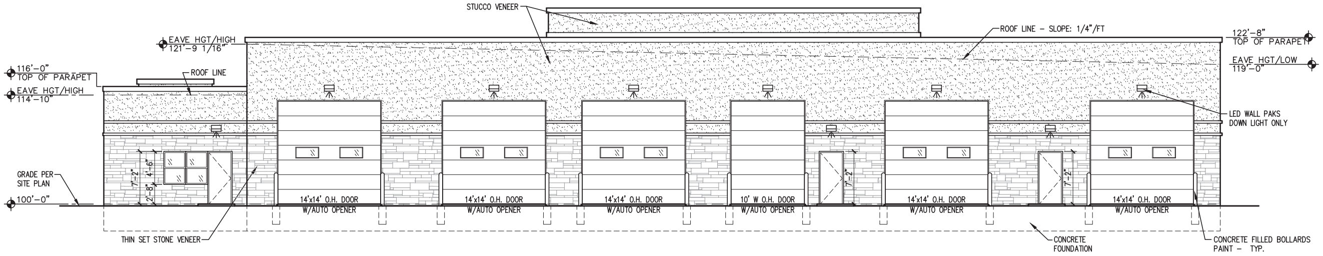
3 SOUTH CONCEPT ELEVATION for TA

1/8" = 1'-0"



2 NORTH CONCEPT ELEVATION for TA

1/8" = 1'-0"



1 WEST CONCEPT ELEVATION for TA

1/8" = 1'-0"

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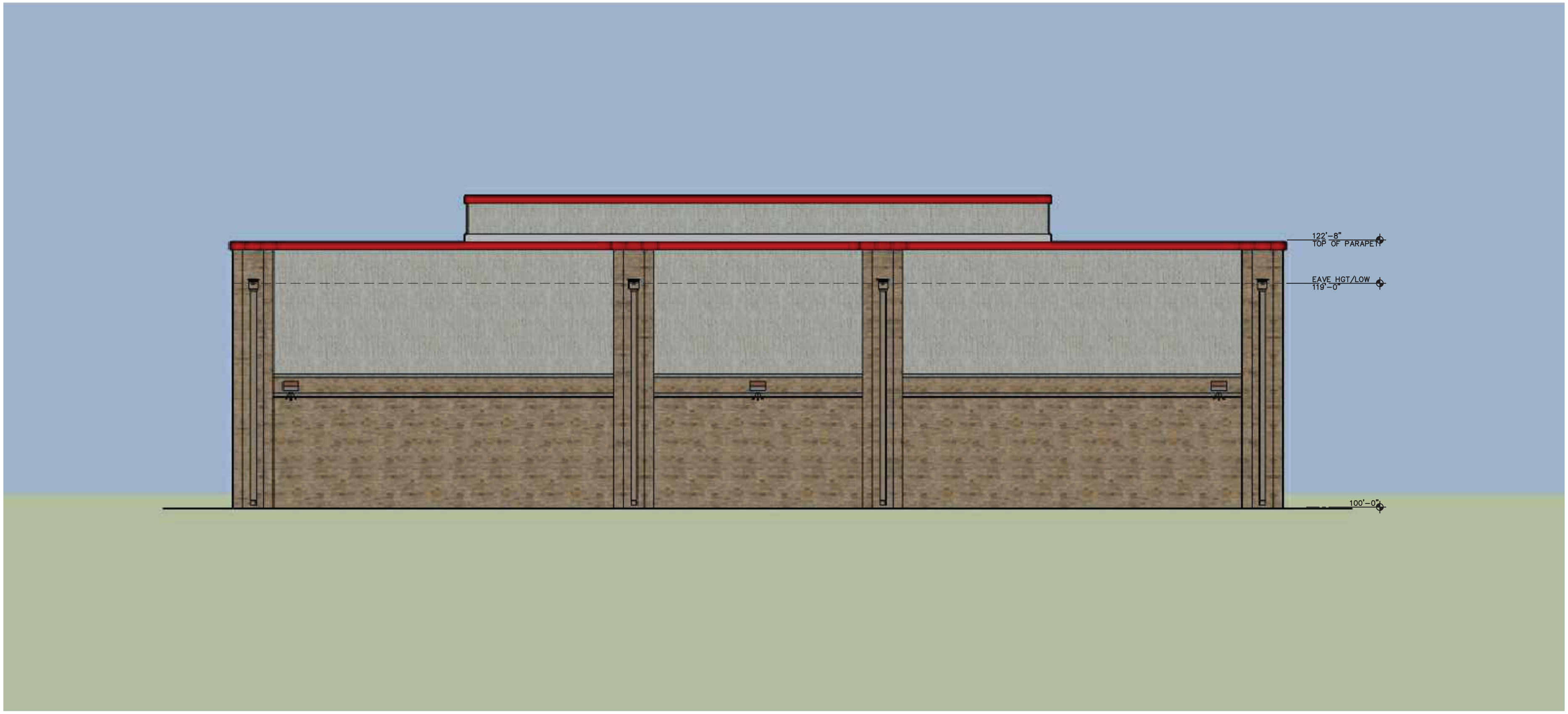

SOUTH ELEVATION

ON THE GO TRUCK
WASH & SERVICE
I-35 and Homestead
Edgerton, Kansas 66021

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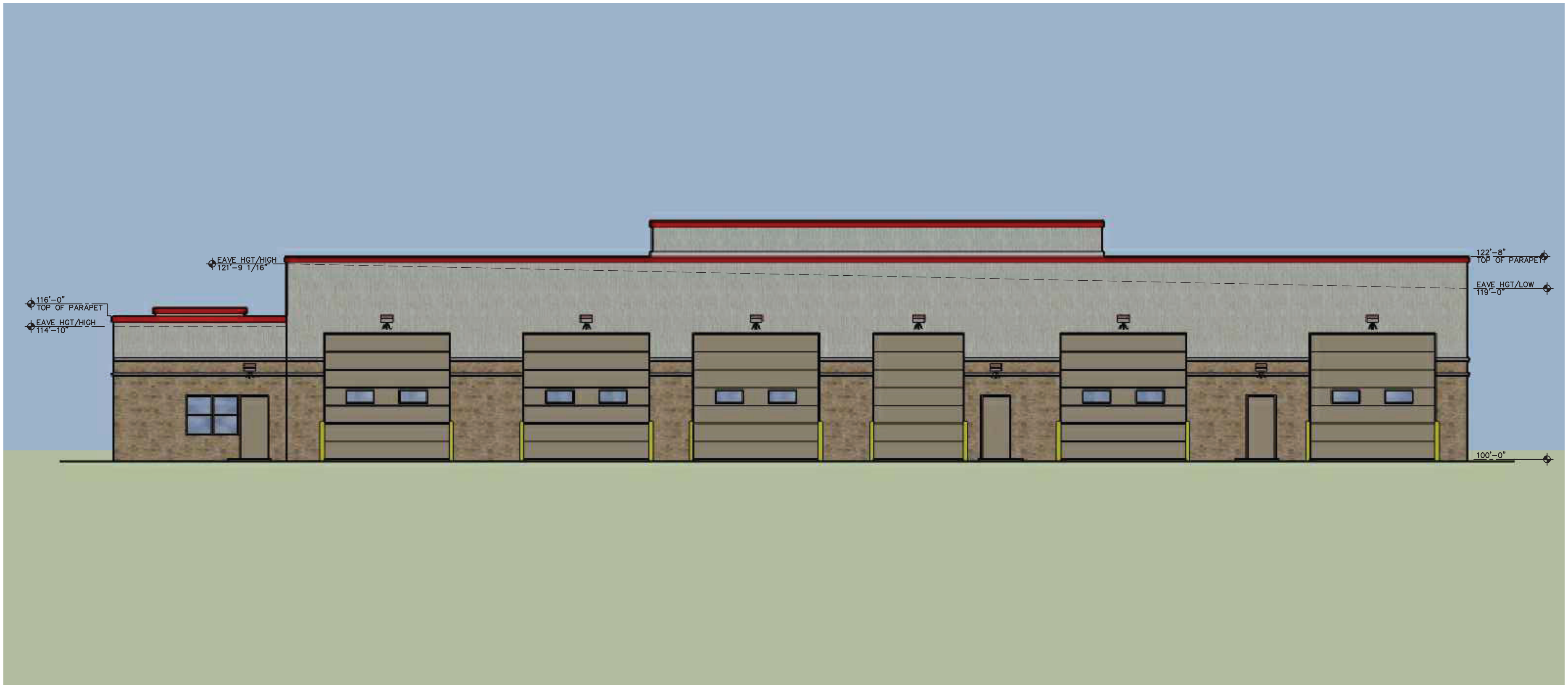

WEST ELEVATION

ON THE GO TRUCK
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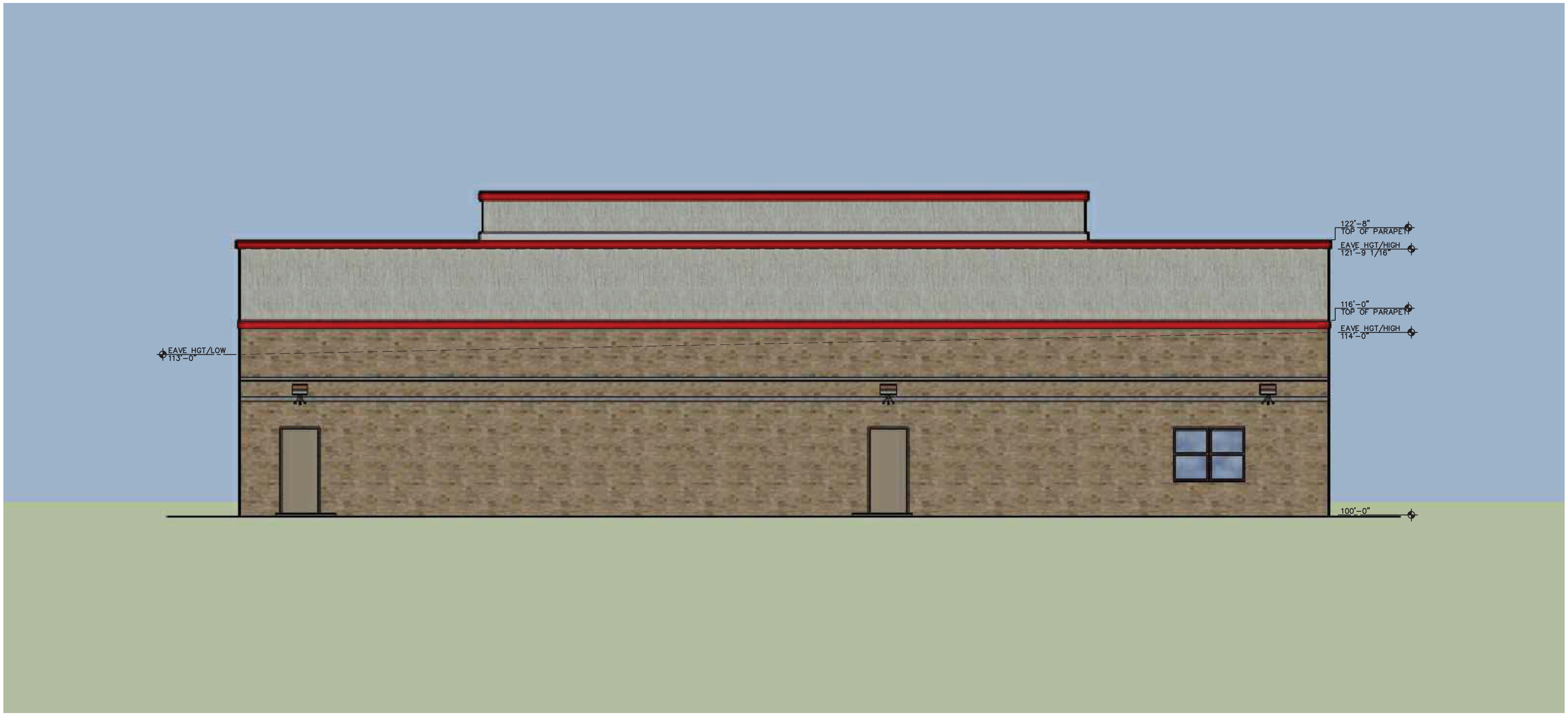
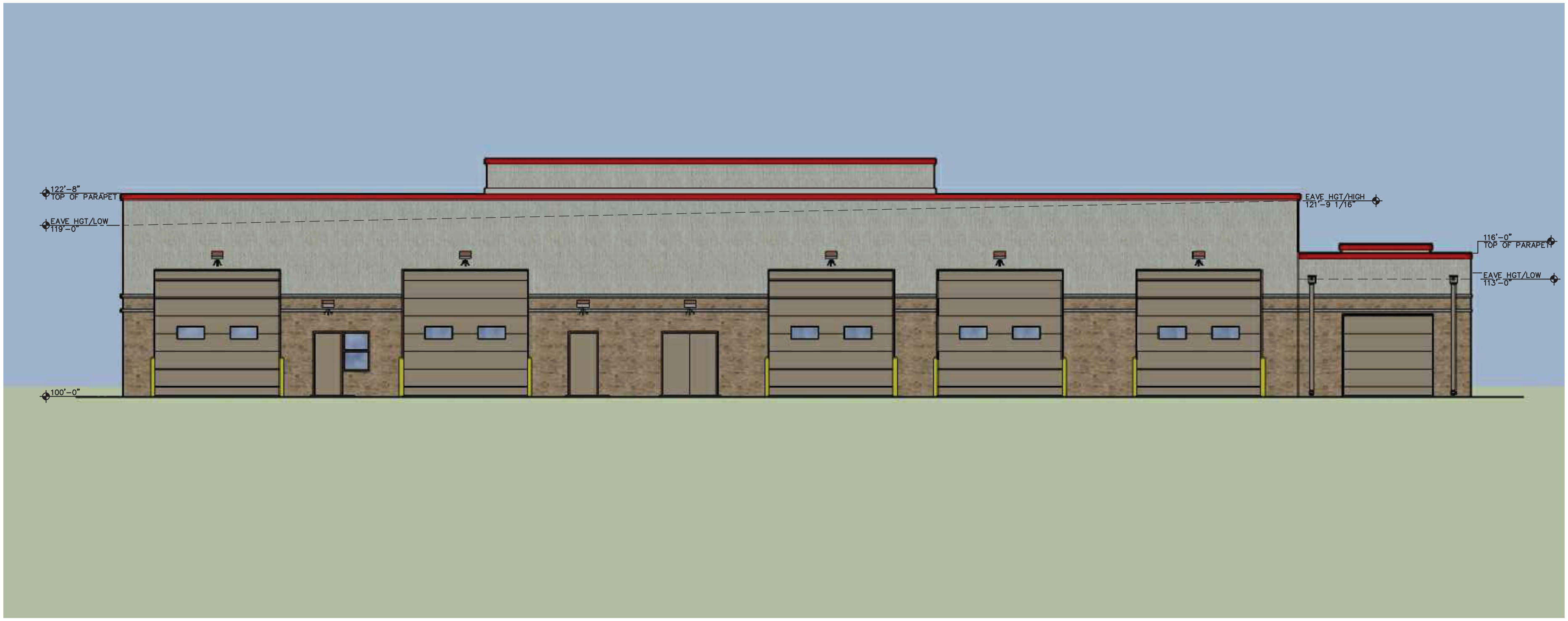
architecture
20 December, 2019



NORTH ELEVATION

ON THE GO TRUCK
WASH & SERVICE
I-35 and Homestead
Edgerton, Kansas 66021

BCS
DesignInc
architecture
20 December, 2019



EAST ELEVATION

ON THE GO TRUCK
WASH & SERVICE
I-35 and Homestead
Edgerton, Kansas 66021

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404 East Nelson
Edgerton, KS 66021
P: 913.893.6231
EDGERTONKS.ORG

STAFF REPORT

August 13, 2019

To: Edgerton Planning Commission
Fr: Chris Clinton, Planning and Zoning Coordinator
Re: **FS2019-04** Final Site Plan for *On the Go Travel Center, First Plat* located at the northeast corner of Homestead Lane and Interstate 35 (I-35).

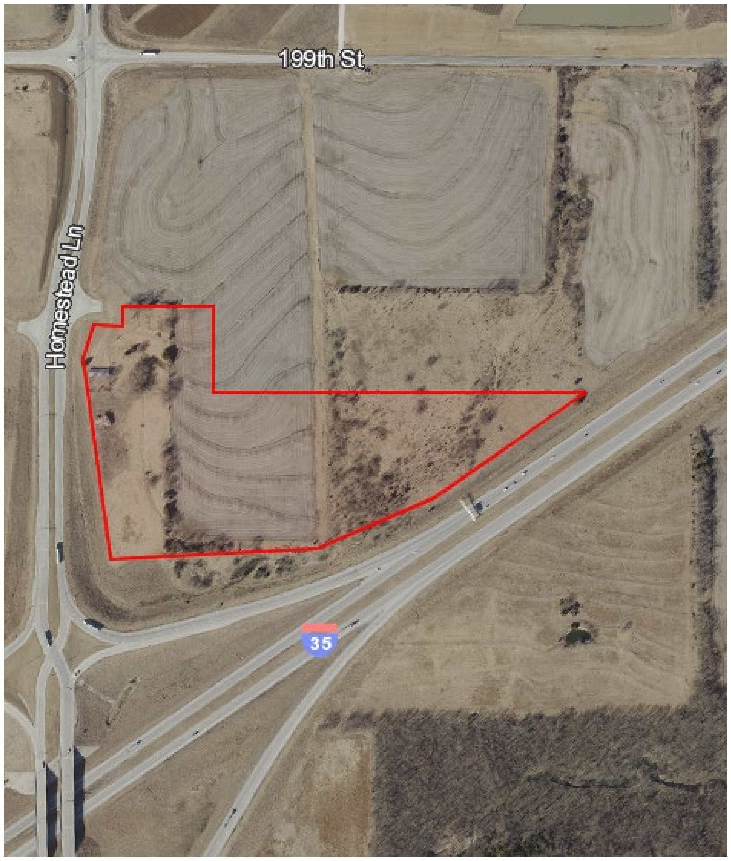
APPLICATION INFORMATION

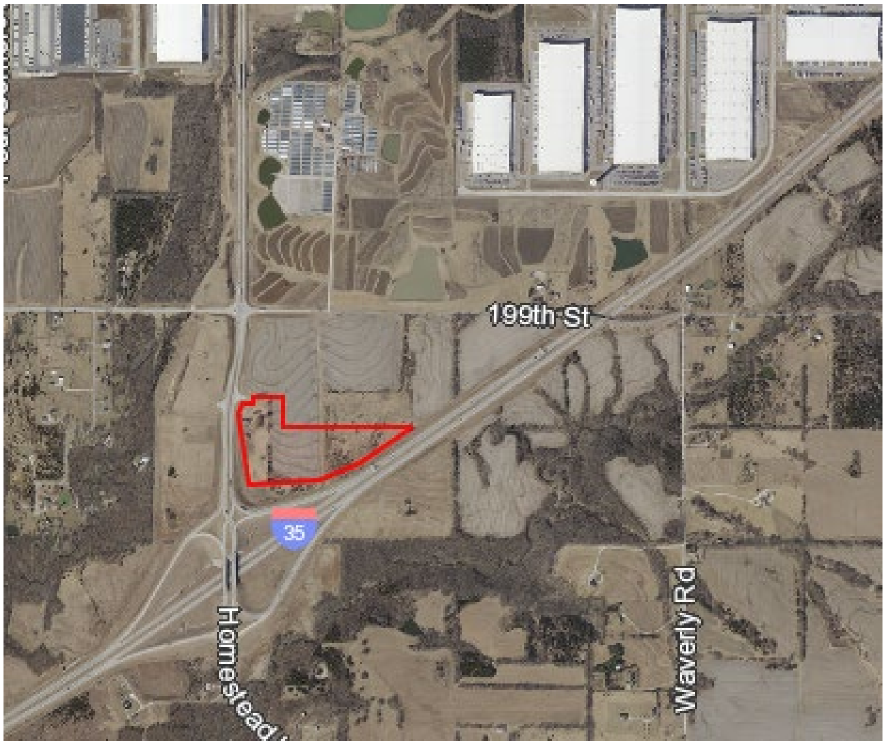
Applicant:	David Anderson, Agent KBS Constructors, Inc. 14955 W. 117th Street Olathe, KS 66062
Property Owner:	Moussa Sobaiti My Store III Inc. 14728 W. 93rd Street Lenexa, KS 66215
Requested Action:	Final Site Plan approval for *On the Go Travel Center, First Plat*
Legal Description:	W 1/4 of Section 10, Township 15, Range 22, in Johnson County, Kansas; see attached application for complete legal description.
Site Address/Location:	Northeast corner of Homestead Lane and I-35.
Existing Zoning and Land Uses:	Existing zoning – C-2 (Heavy Service Commercial) District.
Existing Improvements:	None.
Site Size:	Approximately 12.162 Acres

PROJECT DESCRIPTION

Application FS2019-04 is a request for Final Site Plan approval for *On the Go Travel Center, First Plat*. The parcel is on the northeast corner of Homestead Lane and I-35. This project would service highway traffic along the I-35 corridor and traffic specific to Logistics Park Kansas City. The 7,200 square foot travel center proposes fuel pumps for both passenger vehicles and semi-trucks with a truck wash and truck service facility. The floor plan provided indicates a proposed quick service food provider inside the travel center building.

Subject Property





INFRASTRUCTURE AND SERVICES

1. Access to the property and development will be from a newly constructed public street, West 200th Terrace, which will turn east off Homestead Lane and run adjacent to the north side of the parcel. The applicant has proposed three (3) private drives from East Nelson Street into the project. There is also a proposed future road which would allow access from 199th Street to West 200th Terrace. This future road would also allow southbound traffic on Homestead Lane access to the development and provide an opportunity for traffic to access southbound Homestead Lane at the 199th Street intersection. Exact location of the future road is uncertain at this time.
2. Utilities and service providers.
   a. Water - Johnson County Water District #7
   b. Sanitary Sewer - City of Edgerton
   c. Electrical Service - Kansas City Power & Light
   d. Gas Service – Kansas Gas Service
   e. Police service is provided by the city of Edgerton through the Johnson County Sheriff's Office.
   f. Fire protection is provided by Johnson County Fire District #1.
3. Development proposal is located within the Bull Creek watershed.

FINAL SITE PLAN REVIEW

Staff has reviewed the Final Site Plan submittal for compliance with the requirements of Article 10, *Site Plans and Design Standards;* Section 4.3, *Heavy Service Commercial (C-2) District;* Section 4.6, *Awning and Fencing;* Section 4.7, *Fuel Stations, Convenience Stores and/or Drive-Throughs* of Article 4; and Article 16, *Parking and Loading Regulations* of the Edgerton Unified Development Code (UDC). Review comments are listed below.

Article 10 - Section 10.1 – Site Plan

1. Contents of Site Plan Drawings. All material shall be adequately labeled and should provide complete details which show compliance with District requirements.
   a. Engineer's seal with original signature. *Sheets A100 to A304 reflecting the floor plans and building elevations have not been stamped by an architect or engineer.* ***Update Final Site Plan.***
   b. Planting timetable and seeding/sodding schedules. *A timetable of plantings has not been provided.* ***Applicant acknowledges that a timetable has not been provided and states they are unable to do so at this time due to uncertainty of when plantings will actually take place. Applicant acknowledges necessity of planting and understands Building Permit will not be closed until landscaping is completed.***
   c. Exterior lighting specifications including a preliminary photometric plan. The maximum height for luminaries shall not exceed 25 feet as measured between the bottom of the luminaire and grade. *Proposed luminaries are to be 35' from grade to the top of the luminaire.* ***Update Final Site Plan.***
   d. Site entrance and connections to streets. *Kansas Department of Transportation (KDOT) controls access to this property from Homestead Lane. KDOT recently completed a traffic study contemplating the conversion of this entrance to full access. The City is working with KDOT staff to review this project and its access to Homestead Lane. The City Engineer noted the entrance width for the east entrance exceeds the City standard and it should be lengthened as well.* ***Update Final Site Plan.***

   e. Connection point for utilities and the location and size of all utility lines including but not limited to sewer lines and manholes; water lines and fire hydrants; telephone, cable, fiber, and electrical systems; and storm drainage systems including inlets, catch basins, lines and other appurtenances, existing and proposed. *The City Engineer recommends further discussion between the City and Developer's Engineer prior to proceeding with the design of the sanitary sewer.* ***Update Final Site Plan.***
   f. Vehicular and pedestrian circulation within the site, entrances and exits, loading and unloading area, and adjacent curb buts. *Per the City Engineer, the sidewalk ramps shown do not meet PROWAG requirements and revised ramps can be shown on the public infrastructure plans.* ***Update Final Site Plan.***
   g. Scale drawings of all proposed signage including location, height, size, area, materials and design to be used on the premises with construction drawings required when applying for a sign permit in accordance with Article 12, Sign Regulations, of the UDC. *A rendering of proposed signage has been submitted by the applicant. Proposed signage is not in compliance with the existing UDC.* ***Revisions to proposed signage are required along with Sign Permit Applications for each proposed sign. The Zoning Administrator will review for UDC compliance. Any signs not found to be in compliance will require revisions or a variance from the Board of Zoning Appeals. Applicant acknowledges.***
   h. Features to facilitate handicapped access. ***The applicant has provided 3 ADA accessible parking stalls for the proposed Travel Center. While this does meet the standards set forth by the ADA (including proposed spaces for future retail space), City Staff recommends additional ADA accessible parking stalls be added once the future retail space is built in order to provide ADA access at all entrances.***
   i. Profile and details for roads, the location and width of sidewalks, and the location of trails. *Public improvement plans will be required for the proposed road. It appears that the storm sewer for the road has not been included on the plans.* ***Provide documentation to dedicate right-of-way, any necessary easements and private property construction. If the applicant is unable to provide documentation, the project will need to be revised to be located entirely on this property. Update Final Site Plan.***
   j. The location of any HVAC systems (roof or ground), utility boxes and any other above ground facilities. Include line of sight drawings which indicate view from the street, right-of-way, and/or adjacent properties. Ground-based mechanical equipment shall be located away from property lines adjacent to public streets and residential property. Include type of screening that will be used around equipment. *There is rooftop equipment proposed and is screened from public view.* ***City Staff will continue to monitor the project development to ensure proper screening of all equipment is provided. Applicant acknowledges that if rooftop equipment can be seen from adjacent public streets, additional screening will be required and an elevation of such will be required before Building Permit issuance.***

Article 4 – Section 4.6 – Awnings & Fencing

1. Awning Appearance, Material & Maintenance
   a. Awning shall be composed of noncombustible acrylic fabric, in a matte finish, suitable for outdoor use and U/V resistant. *Proposed awnings on the Travel Center*

are metal. ***Proposed updates to the UDC will be brought forth to the Planning Commission at the same meeting at which this item is being heard which would allow prefinished standing seam metal awnings. Upon acceptance by the Governing Body, this material would be allowed per the UDC and thus approved for this project.***

Article 4 – Section 4.7 – Fuel Stations, Convenience Stores and/or Drive-Throughs

1. Canopy Design Standards. *When final product determination is made, Applicant will provide details to staff for final review and approval.* ***Applicant acknowledges requirements of canopies. Update Final Site Plan.***

OTHER COMMENTS

1. A storm water management report has been submitted. The following comments should be addressed prior to approval:
    a. The detention basin bottom has been shown with the bottom completely flat. APWA requires a minimum slope of 2% in the bottom draining to the outlet.
2. A SWPPP and Land Disturbance Permit have not been submitted at this time. ***LDP has to be approved before any work can begin on site.***
3. Diesel emission regulations set forth by KDHE must be complied with. ***Applicant acknowledges.***
4. Applicant has indicated an outdoor storage area on the north side of the truck wash building and it will be screened with an 8-foot-tall cut block fence. At no time shall the stored items be visible to the public or be stacked above the fence height. The gate for the storage area must be constructed of a sturdy and solid material and kept in good operating condition. Any damage must be repaired immediately.

RECOMMENDATION

City staff recommends **approval** of **FS2019-04** Final Site Plan for *On the Go Travel Center, First Plat,* subject to compliance with the following stipulations:

1. The staff recommendations and comments noted related to infrastructure, landscaping, the stormwater plan and all else discussed as included in this Staff Report are included as stipulations as part of approval of this Final Site Plan.
2. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.
3. Any items added must comply with the Edgerton UDC and it is the building owner's ultimate responsibility to ensure code compliance.
4. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.
5. Any requirements on public or private property by the City of Edgerton or KDOT determined necessary for the improvement of the intersection shall be adhered to.

ATTACHMENTS

- Application FS2019-04
- Final Site Plan for *On the Go Travel Center, First Plat* including Architectural drawings and renderings.

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Site Plan Application
(Fee: $200 Plus $10 Per Acre)

☒ PRELIMINARY SITE PLAN ☒ FINAL SITE PLAN *Request is to hear preliminary and final site plans together.

NAME OF PROPOSED SUBDIVISION: ON THE GO TRAVEL CENTER, FIRST PLAT

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 199th and Homestead Lane

LEGAL DESCRIPTION: Lengthy, See attached.

CURRENT ZONING ON SUBJECT PROPERTY: C-2 CURRENT LAND USE: N/A

TOTAL AREA: 12.16 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: 405K Sq. Ft

DEVELOPER'S NAME(S): David Anderson PHONE: 913-422-5300

COMPANY: KBS Constructors, Inc. FAX: davidanderson@kbsci.com

MAILING ADDRESS: 14955 W 117th Street, Olathe, KS 66062
Street City State Zip

PROPERTY OWNER'S NAME(S): Moussa Sobaiti PHONE:

COMPANY: My Store III, Inc. FAX: moussasobaiti@hotmail.com

MAILING ADDRESS: 14728 W 93rd Street, Lenexa, KS 66215
Street City State Zip

ENGINEER'S NAME(S): Judd D. Claussen, P.E. PHONE: 913-393-1155

COMPANY: Phelps Engineering, Inc. FAX: jclaussen@phelpsengineering.com

MAILING ADDRESS: 1270 N Winchester, Olathe, KS 66061
Street City State Zip

SIGNATURE OF OWNER OR AGENT: 4-29-2019
If not signed by owner, authorization of agent must accompany this application.

NOTE: Three (3) copies of the site plan must accompany this application for staff review. One (1) reduced copy (8 ½ x 11) must also be submitted with the application.

FOR OFFICE USE ONLY

Case No.: * FS2019-04 Amount of Fee Paid:$ 321.62 Date Fee Paid: Receipt #

Received By: Date of Hearing: 7-11-19

SITE PLAN INSTRUCTIONS

SUBMITTAL DEADLINE: The applicant shall submit an application at least thirty (30) working days prior to the public hearing.

NOTICE REQUIREMENTS: The City shall publish notice of the public hearing at least twenty (20) days prior to the hearing in the official City newspaper. The City shall make one copy available for public inspection at least fourteen (14) days in advance of the public hearing.

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Site Plan Application
(Fee: $200 Plus $10 Per Acre)

DESIGN STANDARDS: Applicants within the Logistics Park (L-P) District should abide by the district regulations and design standards set forth in Section 5.2 of the Edgerton Unified Development Code. These regulations and design standards include, but are not limited to, building placement, architectural design standards, parking and loading, access management, photometrics, landscaping, signage and diesel emissions.

PLANNING COMMISSION REVIEW: The Edgerton Planning Commission meets in the City Hall on the second Tuesday of every month. The Planning Commission shall review the site plan to determine conformity with the design guidelines and other requirements included within the Edgerton Uniform Development Code.

APPROVAL LIMITATIONS: If the Final Site Plan is in conformance with an Approved Preliminary Site Plan, notice and publication of Planning Commission or City Council meetings is not required.

CHECKLIST

The following items shall be included on the site plan. All (FINAL) Site Plans must be submitted on superior quality paper in a 24 x 36 inches format (or a format specified by the Zoning Administrator). The scale shall be a professionally acceptable standard suitable to the area of the proposed project.

Front or Cover Sheet

- ▣ A scale, vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features.
- ▣ A project title, zoning designation and project sponsor.
- ▣ A street, lot or tract address of the project.
- ▣ An index to contents and a data table which includes:
    - ▣ Acreage of the site and number of units per acre (if applicable)
    - ▣ Gross square feet of the building(s) area
    - ▣ Proposed use of each building
    - ▣ Number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load
    - ▣ Total number of parking places
- ▣ Name of the architect, engineer, surveyor or draftsman.
- ▣ Following certificates and signature blocks:

CERTIFICATE:

Received and placed on record this______ day of ______________________, 20____ by

______________________________ (Zoning Administrator).

Approved by the Edgerton City Planning Commission this ______ day of ______________________, 20____ by

______________________________ (Chair of Planning Commission).

I certify that I have reviewed this SITE PLAN and will comply with all specifications, changes, and amendments herein, and that this instrument creates a legally enforceable obligation to build and develop in accordance with all final agreements.

Applicant signature ______________________ Date 4-29-2019

Sheet #2

☒ A landscape plan drawn to scale, showing the site, building location, planting and seeding schedules, refuse and outdoor storage screening and boundary screening. All landscape features shall be shown in relation to sidewalks, paths, lawns, parking areas and drives.

☒ A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting.

Sheet #3

☒ A site map with the following features:
    ☒ Topography at reasonable intervals
    ☒ Exterior lot lines with any survey pins
    ☒ Location of buildings
    ☒ Parking areas, paths, walks with sizes and surfaces material specifications
    ☒ Exterior lighting specifications
    ☒ Site entrance and connections to streets
    ☒ Location of easements
    ☒ Connection point for utilities
☒ A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises
☒ Features to facilitate handicapped access
☒ Profile and detail for roads (if required)

Sheet #4

☒ Scale drawing of building floor plans
☒ Dimensions and use of rooms and areas
☒ Dimensions of entrances/exits and corridors
☒ Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance

Sheet #5 (if requested)

☒ Scale drawings of all building elevations
☒ Roof pitch and materials
☒ Siding type and materials, including facie

ADDITIONAL REQUIREMENTS: Depending upon circumstances (especially buildings used for assembly), the Planning Commission may require additional sheets for mechanical and electrical and building materials specifications. The Planning Commission may also require additional information for hazardous material or other environmental impacts.

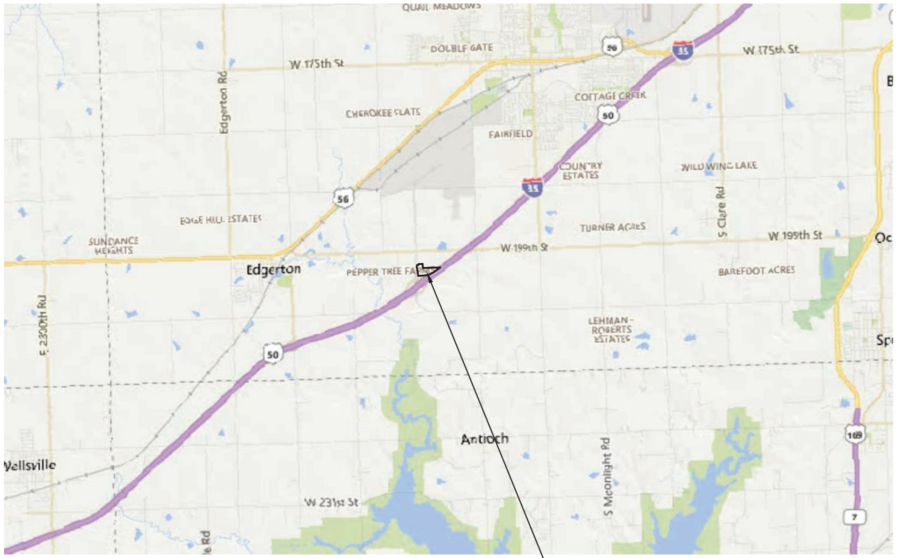
FINAL PLAT LEGAL DESCRIPTION:

All that part of the NW1/4 of Section 10, Township 15, Range 22, in Johnson County, Kansas, more particularly described as follows: Commencing at the Northwest corner of the NW1/4 of said Section 10; thence S 2° 03’ 46” E, along the West line of the NW1/4 of said Section 10, a distance of 991.99 feet; thence N 87° 35’ 22” E, a distance of 280.86 feet, to a point on the North right-of-way line of Interstate Highway No. 35, as established in the Warranty Deed recorded in Book 201108 at Page 001191, in the Office of the Register of Deeds, Johnson County, Kansas, said point also being the true point of beginning; thence continuing N 87° 35’ 22” E, a distance of 185.94 feet; thence Easterly and Southeasterly, along a curve to the right having a radius of 390.00 feet, a central angle of 32° 01’ 48” and whose initial tangent bearing is S 69° 47’ 26” E, an arc distance of 218.02 feet, to the point of tangency; thence S 37° 45’ 38” E, a distance of 93.64 feet, to a point of curvature; thence Southeasterly and Easterly, along a curve to the left having a radius of 320.00 feet and a central angle of 21° 31’ 36”, an arc distance of 120.23 feet; thence S 30° 41’ 48” W, a distance of 59.41 feet, to a point on the North line of the South Half of the NW1/4 of said Section 10; thence S 1° 47’ 20” E, a distance of 638.10 feet, to a point on the North right-of-way line of said Interstate Highway No. 35; thence S 85° 06’ 40” W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 509.79 feet; thence N 10° 04’ 47” W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 802.50 feet; thence N 15° 12’ 54” E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 141.15 feet; thence N 88° 57’ 08” E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 116.36 feet; thence N 0° 38’ 21” E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 76.42 feet, to the true point of beginning, containing 12.162 acres, more or less.

FINAL SITE DEVELOPMENT PLANS
FOR
ON THE GO-TRAVEL CENTER
PLAT NAME: ON THE GO-TRAVEL CENTER, FIRST PLAT
CITY OF EDGERTON, JOHNSON COUNTY, KANSAS

INDEX

C0	COVER SHEET
C0.1	DEMOLITION PLAN
C1	OVERALL SITE PLAN-PRELIMINARY
C1.1	SITE PLAN
C1.2	TYPICAL STREET SECTIONS
C1.3	TRUCK TURN PLAN
C2	GRADING PLAN
C2.1-C2.2	GRADING PLAN-ENLARGEMEMTS
C2.3	DETENTION PLAN
C3	OVERALL-UTILITY PLAN
C3.1	UTILITY PLAN
C4	DRAINAGE CALCULATIONS
C5-C7	STORM SEWER PLAN & PROFILES
C8	EROSION CONTROL PLAN
C9	EROSION CONTROL DETAILS
C10-C11	PAVEMENT DETAILS
C12	STORM SEWER DETAILS
C13	WATER & WASTEWATER DETAILS
L1	LANDSCAPE PLANS



PROJECT LOCATION

CONTRACTOR TO REFER TO SEPARATE SET OF SANITARY SEWER PLANS FOR PUBLIC SANITARY SEWER INSTALLATION.

CERTIFICATE:

RECEIVED AND PLACED ON RECORD THIS________ DAY OF_______, 20_____.

____
ZONING ADMINISTRATOR
KATY CROW

APPROVED BY THE EDGERTON CITY PLANNING COMMISSION THIS________ DAY OF_______,20_____.

____
CHAIR OF THE PLANNING COMMISSION:
JOHN DALEY

I certify that I have reviewed this SITE PLAN and will comply with all specifications, changes, conditions required during Site Plan approval and amendments herein, and that this instrument creates a legally enforceable obligation to build and develop in accordance with all final agreements.

APPLICANT SIGNATURE_______________________________ DATE______________

TITLE_______________________________ORGANIZATION______________

UTILITY COMPANIES:

KANSAS GAS SERVICE CO. MS. LYN LEET (LLEET@KGAS.COM) 7421 W. 129TH ST. #100 OVERLAND PARK, KS. 66213	(913) 344-8808
KANSAS CITY POWER AND LIGHT CO. MS. NANCY MARTIN (NANCY.MARTIN@KCPL.COM) P.O. BOX 159 STILWELL, KANSAS 66085	(913) 681-7369 (913) 681-7365-FAX
CITY OF EDGERTON - (SANITARY & STORM) 404 EAST NELSON, EDGERTON, KANSAS 66021	(913) 893-6231-PHONE
WATER DISTRICT NO. 7, JOHNSON COUNTY 534 W. MAIN STREET, P.O. BOX 7 GARDNER, KANSAS 66030	(913) 856-7375-PHONE (913) 856-7173-FAX

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.

FLOOD NOTE:

THE SUBJECT 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 COMMUNITY NO. 200159, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0134G, AND DATED AUGUST 3, 2009.

ZONING:

THIS PROPERTY IS ZONED C-2 (HEAVY SERVICE COMMERCIAL) PER JOHNSON COUNTY AIMS WEBSITE

NOTE: THIS SURVEYOR WAS NOT SUPPLIED A ZONING REPORT OR LETTER FOR THIS SURVEY.

BENCHMARK: (VERTICAL DATUM = NAVD88 BASED ON JCVN BM# 130.) SQUARE CUT ON TOP OF CURB EAST NOSE OF SOUTHEAST CONCRETE ISLAND AT INTERSECTION OF HOMESTEAD LANE AND 199TH STREET. ELEVATION= 1013.81

BM# 997 = PLUS CUT TOP CURB ON NORTH SIDE OF CONCRETE ENTRANCE TO SUBJECT PROPERTY. ELEVATION=1025.89

LEGAL DESCRIPTION:

This is a survey and subdivision of all that part of the NW1/4 of Section 10, Township 15, Range 22, in Johnson County, Kansas, more particularly described as follows: Commencing at the Northwest corner of the NW1/4 of said Section 10; thence S 2° 03' 46" E, along the West line of the NW1/4 of said Section 10, a distance of 991.99 feet; thence N 87° 35' 22" E, a distance of 280.86 feet, to a point on the North right-of-way line of Interstate Highway No. 35, as established in the Warranty Deed recorded in Book 201108 at Page 001191, in the Office of the Register of Deeds, Johnson County, Kansas, said point also being the true point of beginning; thence continuing N 87° 35' 22" E, a distance of 185.94 feet; thence Easterly and Southeasterly, along a curve to the right having a radius of 390.00 feet, a central angle of 32° 01' 48" and whose initial tangent bearing is S 69° 47' 26" E, an arc distance of 218.02 feet, to the point of tangency; thence S 37° 45' 38" E, a distance of 93.64 feet, to a point of curvature; thence Southeasterly and Easterly, along a curve to the left having a radius of 320.00 feet and a central angle of 21° 31' 36", an arc distance of 120.23 feet; thence S 30° 41' 48" W, a distance of 59.41 feet, to a point on the North line of the South Half of the NW1/4 of said Section 10; thence S 1° 47' 20" E, a distance of 638.10 feet, to a point on the North right-of-way line of said Interstate Highway No. 35; thence S 85° 06' 40" W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 509.79 feet; thence N 10° 04' 47" W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 802.50 feet; thence N 15° 12' 54" E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 141.15 feet; thence N 88° 57' 08" E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 116.36 feet; thence N 0° 38' 21" E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 76.42 feet, to the true point of beginning, containing 12.162 acres, more or less.

OWNER:
MY STORE III INC.
14728 W. 93RD STREET
LENEXA, KANSAS 66215
MR. MOUSSA SOBAITI

ARCHITECT:
BCS DESIGN, INC.
19920 WEST 161ST STREET
OLATHE, KANSAS 66062
(913) 780-4820

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

ENGINEER:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KANSAS 66061
(913) 393-1155
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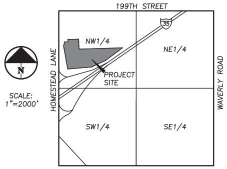


VICINITY MAP
SEC. 10-T15S-R22E

DANIEL A. FINN 24132 7-22-19

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

PEI
PLANNING
ENGINEERING
IMPLEMENTATION

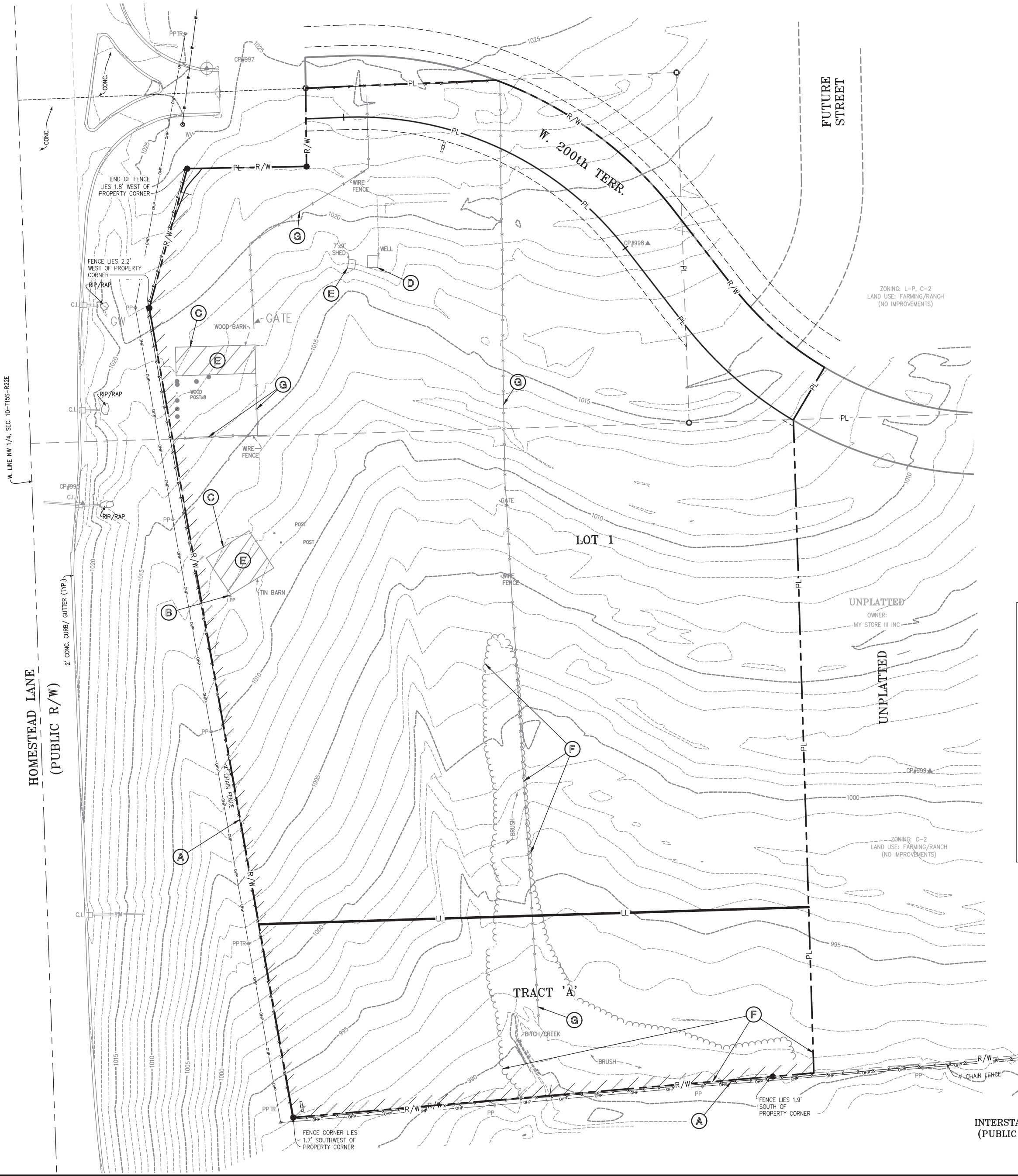
COVER SHEET
ON THE GO-TRAVEL CENTER
I-35 AND HOMESTEAD LANE
EDGERTON, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
1.	7-23-19	REVISED PER STAFF COMMENTS	BJG	JDC

PROJECT NO. 180548
DATE: 7-22-19 DRAWN: CHL
CHECKED: DAF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C0

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\COVER.dwg Layout:COVER Jul 24, 2019 - 2:43pm Bradley Gust



DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.

2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.

3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.

DEMOLITION KEY NOTES:

Ⓐ KDOT RIGHT-OF-WAY FENCE ALONG THE EAST & SOUTH PREOPERTY LINE SHALL REMAIN IN PLACE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO KDOT RIGHT-OF-WAY FENCE. TYPICAL LOCATION.

Ⓑ THE CONTRACTOR SHALL REMOVE ALL UNDERGROUND/OVERHEAD ELECTRICAL SERVICES, TELEPHONE AND CABLE SERVICE LINES AND THEIR APPURTENANCES WITHIN THE PROJECT BOUNDARY. THE UTILITY SERVICES SHALL BE DISCONNECTED ALONG THE PROJECT BOUNDARY. TYPICAL LOCATION.

Ⓒ THE CONTRACTOR SHALL REMOVE ALL UNDERGROUND GAS LINES, WATER LINES, SANITARY AND STORM SEWER SERVICE LINES AND THEIR APPURTENANCES. APPURTENANCES INCLUDE, BUT NOT LIMITED TO, ALL PIPES, MANHOLES, JUNCTION BOXES, CATCH BASINS, YARD INLETS, FLUMES AND METER PITS. THE UTILITY SERVICES SHALL BE DISCONNECTED ALONG THE PROJECT BOUNDARY LINE TO THE EXISTING HOME TO BE DEMOLISHED.

Ⓓ CONTRACTOR TO REMOVE EXISTING WELL PER KDHE REQUIREMENTS.

Ⓔ THE CONTRACTOR SHALL REMOVE ALL PRE-EXISTING STRUCTURES, FOUNDATIONS, FOOTINGS, PIERS, WATER WELLS, SEPTIC TANKS, LATERAL LINES, BURIED DEBRIS, MISCELLANEOUS CONCRETE, ETC. WHICH MAY BE ENCOUNTERED DURING DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL DISPOSE OF THESE MATERIALS IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES.

SHADED AREAS INDICATE MAIN STRUCTURES AND OUTBUILDINGS TO BE DEMOLISHED. IN ADDITION TO SHADED DEMOLITION AREAS, ALL MISCELLANEOUS CONCRETE, STONE STRUCTURES, OUTBUILDINGS, PRIVATE SIDEWALKS, RETAINING WALLS, SIGNS, PATIOS, FOUNDATION WALLS AND FOOTINGS ASSOCIATED WITH THE STRUCTURES SHALL BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS. TYPICAL LOCATION.

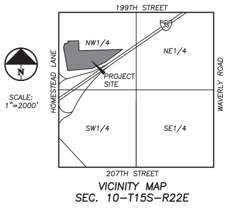
THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL ALL EXCAVATIONS/DEPRESSIONS CREATED BY THE REMOVAL OF STRUCTURES, FOUNDATIONS, FOOTINGS, PAVING, SEPTIC TANKS, WELLS, PIPES, TREE ROOTS, DEBRIS AND UTILITY STRUCTURES, ETC. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GROUND ELEVATIONS ON ALL SIDES OF THE EXCAVATION.

Ⓕ THE CONTRACTOR SHALL REMOVE ALL GROUND VEGETATION, TREES, SHRUBS, BRUSH AND DEBRIS SPECIFICALLY SHOWN TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CLEARED ITEMS.

Ⓖ THE CONTRACTOR SHALL REMOVE EXISTING FENCE WITHIN PROPERTY BOUNDARY.

LEGEND

—PL—	PROPERTY LINE
— — —	LOT LINE
— —R/W— —	RIGHT-OF-WAY
▨	EXISTING BUILDING TO BE REMOVED
LP ⌖	EXISTING LIGHT POLE
—W—	EXISTING WATER LINE
—G—	EXISTING GAS LINE
—BE—	EXISTING BURIED ELECTRIC
—BT—	EXISTING BURIED TELEPHONE
—SS—	EXISTING SANITARY SEWER
═	EXISTING STORM SEWER
♉	EXISTING FIRE HYDRANT
◡◡◡◡◡	EXISTING TREELINE VEGETATION



VICINITY MAP
SEC. 10-T15S-R22E

N

SCALE: 1"=50'
0' 50' 100'

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.

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PEI
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IMPLEMENTATION

DEMOLITION PLAN
ON THE GO-TRAVEL CENTER
I-35 AND HOMESTEAD LANE
EDGERTON, JOHNSON COUNTY, KANSAS

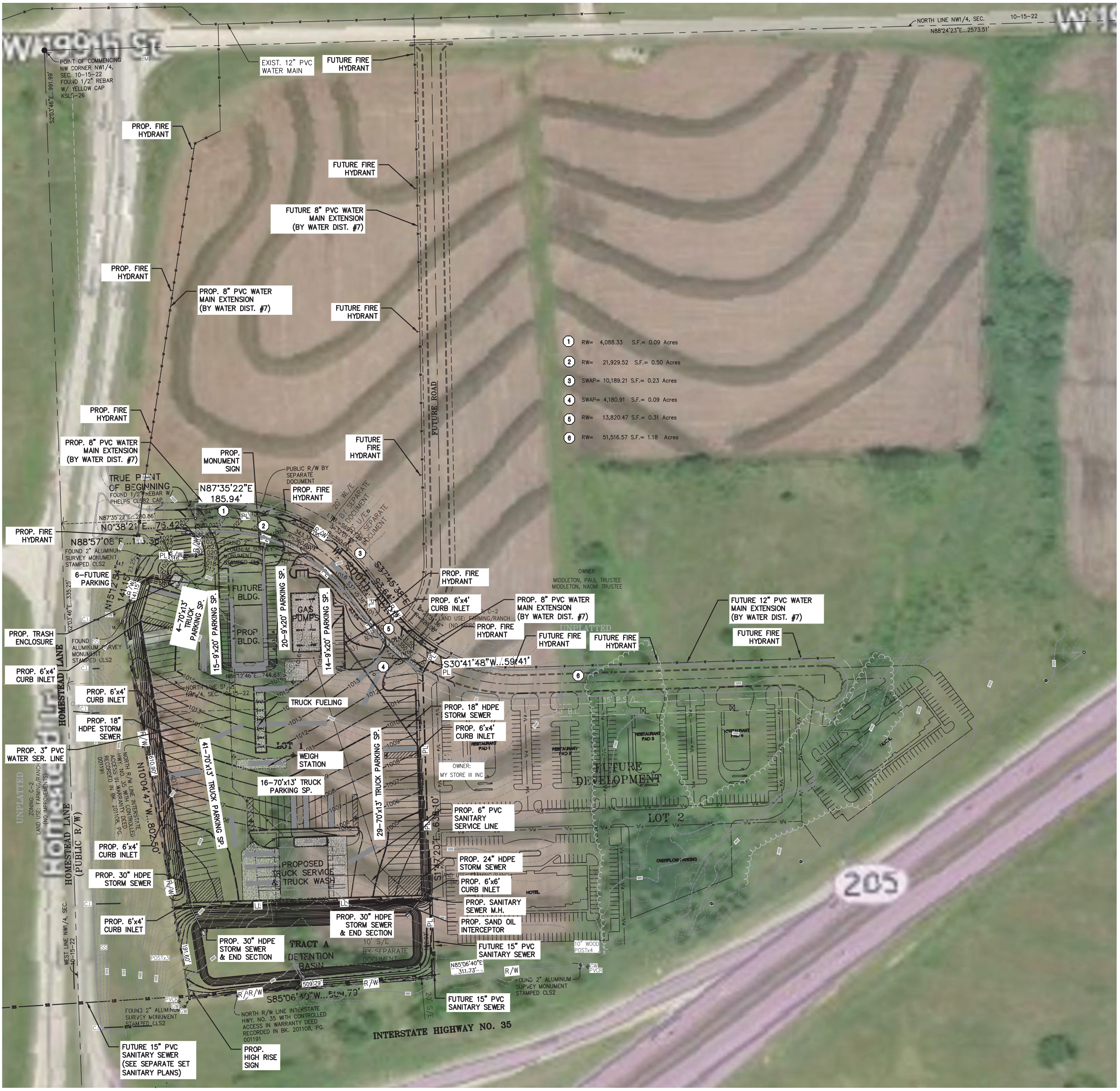
No.	Date	Revisions:	By	App.
1.	7-23-19	REVISED PER STAFF COMMENTS	BJG	JDC

PROJECT NO. 180548
DATE: 7-22-19 DRAWN: CHL
CHECKED: DAF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C0.1

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\DEMO.dwg Layout1 Jul 24, 2019 - 2:44pm Bradley Gust


W 199th St
NORTH LINE NW1/4, SEC. 10-15-22
N88°24'23"E...2573.51'
POINT OF COMMENCING NW CORNER NW1/4, SEC. 10-15-22 FOUND 1/2" REBAR W/ YELLOW CAP KSLT-26
S2°03'46"E...991.99'
EXIST. 12" PVC WATER MAIN
FUTURE FIRE HYDRANT
PROP. FIRE HYDRANT
FUTURE FIRE HYDRANT
FUTURE 8" PVC WATER MAIN EXTENSION (BY WATER DIST. #7)
PROP. FIRE HYDRANT
PROP. 8" PVC WATER MAIN EXTENSION (BY WATER DIST. #7)
FUTURE FIRE HYDRANT
FUTURE ROAD
① RW= 4,088.33 S.F.= 0.09 Acres
② RW= 21,929.52 S.F.= 0.50 Acres
③ SWAP= 10,189.21 S.F.= 0.23 Acres
④ SWAP= 4,180.91 S.F.= 0.09 Acres
⑤ RW= 13,820.47 S.F.= 0.31 Acres
⑥ RW= 51,516.57 S.F.= 1.18 Acres
PROP. FIRE HYDRANT
PROP. 8" PVC WATER MAIN EXTENSION (BY WATER DIST. #7)
PROP. MONUMENT SIGN
FUTURE FIRE HYDRANT
TRUE POINT OF BEGINNING FOUND 1/2" REBAR W/ PHELPS CLS82 CAP
N87°35'22"E 185.94'
PUBLIC R/W BY SEPARATE DOCUMENT
PROP. FIRE HYDRANT
20' WL/E BY SEPARATE DOCUMENT
20' U/E BY SEPARATE DOCUMENT
N87°35'22"E...280.86'
N0°38'21"E...76.42'
PROP. FIRE HYDRANT
N88°57'08"E...116.36'
FOUND 2" ALUMINUM SURVEY MONUMENT STAMPED CLS2
6-FUTURE PARKING
N15°12'54"E 141.15'
S2°03'46"E...335.25'
4-70'x13' TRUCK PARKING SP.
15-9'x20' PARKING SP.
FUTURE BLDG.
PROP. BLDG.
20-9'x20' PARKING SP.
GAS PUMPS
14-9'x20' PARKING SP.
W. 200th TERR.
S37°45'38"E 93.64'
PROP. FIRE HYDRANT
PROP. 6'x4' CURB INLET
LAND USE: FARMING/RANCH (NO IMPROVEMENTS)
PROP. TRASH ENCLOSURE
FOUND 2" ALUMINUM SURVEY MONUMENT STAMPED CLS2
N88°12'46"E...744.84'
NORTH LINE S1/2, NW1/4, SEC. 10-15-22
PROP. 6'x4' CURB INLET
PROP. 6'x4' CURB INLET
TRUCK FUELING
PROP. 18" HDPE STORM SEWER
HOMESTEAD LANE
PROP. 3" PVC WATER SER. LINE
LOT 1
WEIGH STATION
16-70'x13' TRUCK PARKING SP.
41-70'x13' TRUCK PARKING SP.
29-70'x13' TRUCK PARKING SP.
N10°04'47"W...802.50'
NORTH R/W LINE INTERSTATE HWY. NO. 35 WITH CONTROLLED ACCESS IN WARRANTY DEED RECORDED IN BK. 201108, PG. 001191
UNPLATTED
ZONING: C-2
LAND USE: FARMING/RANCH (NO IMPROVEMENTS)
HOMESTEAD LANE (PUBLIC R/W)
PROP. 6'x4' CURB INLET
PROPOSED TRUCK SERVICE & TRUCK WASH
PROP. 30" HDPE STORM SEWER
PROP. 6'x4' CURB INLET
WEST LINE NW1/4, SEC. 10-15-22
PROP. 30" HDPE STORM SEWER & END SECTION
TRACT A DETENTION BASIN
10' S/E BY SEPARATE DOCUMENT
PROP. 30" HDPE STORM SEWER & END SECTION
S85°06'40"W...509.79'
FUTURE 15" PVC SANITARY SEWER (SEE SEPARATE SET SANITARY PLANS)
PROP. HIGH RISE SIGN
FOUND 2" ALUMINUM SURVEY MONUMENT STAMPED CLS2
INTERSTATE HIGHWAY NO. 35
205
OWNER: MIDDLETON, PAUL TRUSTEE MIDDLETON, NAOMI TRUSTEE
PROP. 8" PVC WATER MAIN EXTENSION (BY WATER DIST. #7)
PROP. FIRE HYDRANT
FUTURE FIRE HYDRANT
FUTURE FIRE HYDRANT
FUTURE 12" PVC WATER MAIN EXTENSION (BY WATER DIST. #7)
FUTURE FIRE HYDRANT
UNPLATTED
S30°41'48"W...59.41'
PROP. 18" HDPE STORM SEWER
PROP. 6'x4' CURB INLET
OWNER: MY STORE III INC
RESTAURANT PAD 1
RESTAURANT PAD 2
RESTAURANT PAD 3
RESTAURANT PAD 4
15' P.S./L.
10' B.L.
FUTURE DEVELOPMENT
LOT 2
PROP. 6" PVC SANITARY SERVICE LINE
S1°47'20"E...638.10'
PROP. 24" HDPE STORM SEWER
PROP. 6'x6' CURB INLET
HOTEL
OVERFLOW PARKING
PROP. SANITARY SEWER M.H.
PROP. SAND OIL INTERCEPTOR
FUTURE 15" PVC SANITARY SEWER
N85°06'40"E 311.73'
FUTURE 15" PVC SANITARY SEWER
20' S/E

LEGAL

All that part of the NW1/4 of Section 10, Township 15, Range 22, in Johnson County, Kansas, more particularly described as follows: Commencing at the Northwest corner of the NW1/4 of said Section 10; thence S 2° 03' 46" E, along the West line of the NW1/4 of said Section 10, a distance of 991.99 feet; thence N 87° 35' 22" E, a distance of 280.86 feet, to a point on the North right-of-way line of Interstate Highway No. 35, as established in the Warranty Deed recorded in Book 201108 at Page 001191, in the Office of the Register of Deeds, Johnson County, Kansas, said point also being the true point of beginning; thence continuing N 87° 35' 22" E, a distance of 185.94 feet; thence Easterly and Southeasterly, along a curve to the right having a radius of 390.00 feet, a central angle of 32° 01' 48" and whose initial tangent bearing is S 69° 47' 26" E, an arc distance of 218.02 feet, to the point of tangency; thence S 37° 45' 38" E, a distance of 93.64 feet, to a point of curvature; thence Southeasterly and Easterly, along a curve to the left having a radius of 320.00 feet and a central angle of 54° 01' 35", an arc distance of 301.74 feet, to a point on the North line of the South Half of the NW1/4 of said Section 10; thence N 88° 12' 46" E, a distance of 1181.66 feet, to a point on the North right-of-way line of said Interstate Highway No. 35; thence S 53° 32' 58" W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 736.88 feet; thence S 64° 51' 34" W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 509.90 feet; thence S 85° 06' 40" W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 821.52 feet; thence N 10° 04' 47" W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 802.50 feet; thence N 15° 12' 54" E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 141.15 feet; thence N 88° 57' 08" E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 116.36 feet; thence N 0° 38' 21" E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 76.42 feet, to the true point of beginning, containing 25.250 acres, more or less.

APPLICANT:

MY STORE III INC.
14728 W. 93RD STREET
LENEXA, KANSAS 66215
MR. MOUSSA SOBAITI

ARCHITECT:

BCS DESIGN, INC.
19920 WEST 161ST STREET
OLATHE, KANSAS 66062
(913) 780-4820

SURVEYOR:

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OLATHE, KANSAS 66061
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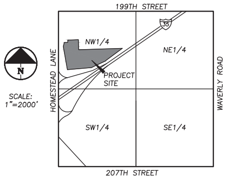

VICINITY MAP
SEC. 10-T15S-R22E

FLOOD NOTE:

THE SUBJECT 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 COMMUNITY NO. 200159, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0134G, AND DATED AUGUST 3, 2009.

ZONING:

THIS PROPERTY IS ZONED C-2 (HEAVY SERVICE COMMERCIAL) PER JOHNSON COUNTY AIMS WEBSITE

NOTE: THIS SURVEYOR WAS NOT SUPPLIED A ZONING REPORT OR LETTER FOR THIS SURVEY.

BENCHMARK: (VERTICAL DATUM = NAVD88 BASED ON JCVN BM# 130.) SQUARE CUT ON TOP OF CURB EAST NOSE OF SOUTHEAST CONCRETE ISLAND AT INTERSECTION OF HOMESTEAD LANE AND 199TH STREET. ELEVATION= 1013.81

BM# 997 = PLUS CUT TOP CURB ON NORTH SIDE OF CONCRETE ENTRANCE TO SUBJECT PROPERTY. ELEVATION=1025.89

LEGEND

—PL—	PROPERTY LINE
—LL—	LOT LINE
—R/W—	RIGHT-OF-WAY
— —	*PROPOSED ACCESS EASEMENT*
░	*PROPOSED CONCRETE PAVEMENT*
▭	*PROPOSED CAR PARKING ASPHALT PAVEMENT*
▨	*PROPOSED DRIVE LANE ASPHALT PAVEMENT*
═	*PROPOSED 2' CURB & GUTTER*
—	*PROPOSED TEMPORARY ASPHALT CURB*
░	*PROPOSED CONCRETE SIDEWALK*
☐-o	*PROPOSED PARKING LOT LIGHT*

N

SCALE: 1"=100'
0' 100' 200'

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

UTILITY NOTES:
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IMPLEMENTATION

OVERALL SITE PLAN—PRELIMINARY

ON THE GO—TRAVEL CENTER
I-35 AND HOMESTEAD LANE
EDGERTON, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
1.	7-23-19	REVISED PER STAFF COMMENTS	BJG	JDC

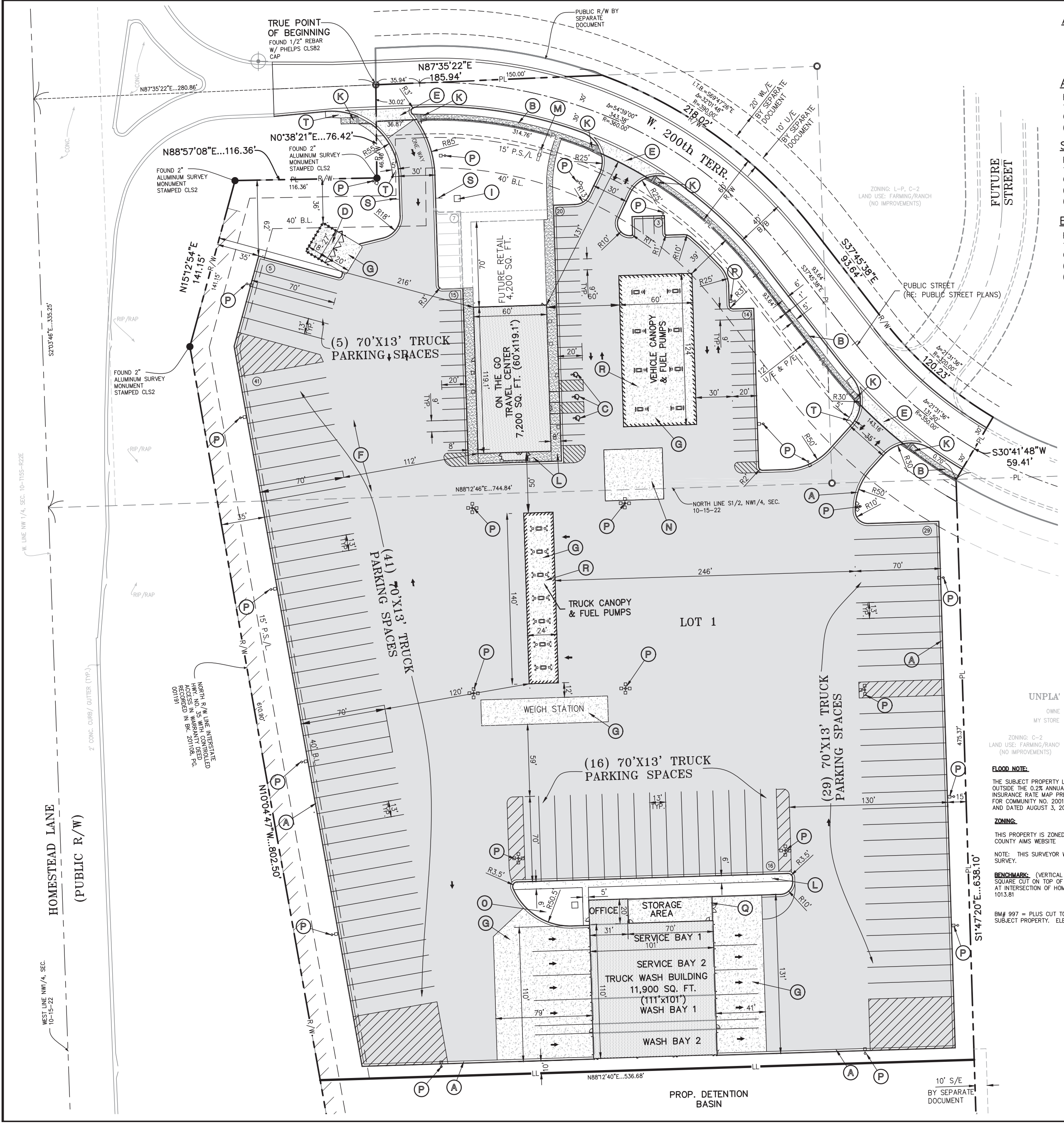
PROJECT NO. 180548
DATE: 7-22-19 | DRAWN: CHL
CHECKED: DAF | APPROVED: JDC

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C1

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\OVERALL-SITE PLAN-1.dwg Layout:1 Jul 24, 2019 - 2:44pm Bradley Gust


PUBLIC R/W BY SEPARATE DOCUMENT
TRUE POINT OF BEGINNING
FOUND 1/2" REBAR W/ PHELPS CLS82 CAP
N87°35'22"E...280.86'
N87°35'22"E 185.94'
N0°38'21"E...76.42'
N88°57'08"E...116.36'
FOUND 2" ALUMINUM SURVEY MONUMENT STAMPED CLS2
N15°12'54"E 141.15'
ONE WAY
15' P.S./L
40' B.L.
W. 200th TERR.
218.02'
Δ=54°39'00" 343.38' R=360.00'
I.T.B.=S69°47'26"E Δ=32°01'48" R=390.00'
20' WL/E BY SEPARATE DOCUMENT
10' U/E BY SEPARATE DOCUMENT
S37°45'38"E 93.64'
Δ=21°31'36" R=320.00' 120.23'
Δ=21°31'36" 131.50' R=350.00'
S30°41'48"W 59.41'
12' U/E & P/E
PUBLIC STREET (RE: PUBLIC STREET PLANS)
ZONING: L-P, C-2 LAND USE: FARMING/RANCH (NO IMPROVEMENTS)
FUTURE STREET
FUTURE RETAIL 4,200 SQ. FT.
ON THE GO TRAVEL CENTER 7,200 SQ. FT. (60'x119.1')
VEHICLE CANOPY & FUEL PUMPS
NORTH LINE S1/2, NW1/4, SEC. 10-15-22
N88°12'46"E...744.84'
(5) 70'X13' TRUCK PARKING SPACES
(41) 70'X13' TRUCK PARKING SPACES
TRUCK CANOPY & FUEL PUMPS
LOT 1
WEIGH STATION
(16) 70'X13' TRUCK PARKING SPACES
(29) 70'X13' TRUCK PARKING SPACES
OFFICE
STORAGE AREA
SERVICE BAY 1
SERVICE BAY 2
TRUCK WASH BUILDING 11,900 SQ. FT. (111'x101')
WASH BAY 1
WASH BAY 2
N88°12'40"E...536.68'
PROP. DETENTION BASIN
10' S/E BY SEPARATE DOCUMENT
S1°47'20"E...638.10'
UNPLA'
OWNE
MY STORE
ZONING: C-2 LAND USE: FARMING/RANCH (NO IMPROVEMENTS)
N10°04'47"W...802.50'
NORTH R/W LINE INTERSTATE HWY. NO. 35 WITH CONTROLLED ACCESS IN WARRANTY DEED RECORDED IN BK. 201108, PG. 001191
S2°03'46"E...335.25'
W. LINE NW 1/4, SEC. 10-T15S-R22E
RIP/RAP
2' CONC. CURB/ GUTTER (TYP.)
HOMESTEAD LANE (PUBLIC R/W)
WEST LINE NW1/4, SEC. 10-15-22
\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\SITE PLAN-1.dwg Layout:1 Jul 24, 2019 - 2:44pm Bradley Gust

APPLICANT:

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MR. MOUSSA SOBAITI

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LEGAL

This is a survey and subdivision of all that part of the NW1/4 of Section 10, Township 15, Range 22, in Johnson County, Kansas, more particularly described as follows: Commencing at the Northwest corner of the NW1/4 of said Section 10; thence S 2° 03' 46" E, along the West line of the NW1/4 of said Section 10, a distance of 991.99 feet; thence N 87° 35' 22" E, a distance of 280.86 feet, to a point on the North right-of-way line of Interstate Highway No. 35, as established in the Warranty Deed recorded in Book 201108 at Page 001191, in the Office of the Register of Deeds, Johnson County, Kansas, said point also being the true point of beginning; thence continuing N 87° 35' 22" E, a distance of 185.94 feet; thence Easterly and Southeasterly, along a curve to the right having a radius of 390.00 feet, a central angle of 32° 01' 48" and whose initial tangent bearing is S 69° 47' 26" E, an arc distance of 218.02 feet, to the point of tangency; thence S 37° 45' 38" E, a distance of 93.64 feet, to a point of curvature; thence Southeasterly and Easterly, along a curve to the left having a radius of 320.00 feet and a central angle of 21° 31' 36", an arc distance of 120.23 feet; thence S 30° 41' 48" W, a distance of 59.41 feet, to a point on the North line of the South Half of the NW1/4 of said Section 10; thence S 1° 47' 20" E, a distance of 638.10 feet, to a point on the North right-of-way line of said Interstate Highway No. 35; thence S 85° 06' 40" W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 509.79 feet; thence N 10° 04' 47" W, along the North right-of-way line of said Interstate Highway No. 35, a distance of 802.50 feet; thence N 15° 12' 54" E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 141.15 feet; thence N 88° 57' 08" E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 116.36 feet; thence N 0° 38' 21" E, along the North right-of-way line of said Interstate Highway No. 35, a distance of 76.42 feet, to the true point of beginning, containing 12.162 acres, more or less.

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-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. TWO COATS SHALL BE APPLIED.

SITE KEY NOTES:

Ⓐ	CONSTRUCT 2' TYPE 'B' CURB & GUTTER (TYPICAL)
Ⓑ	CONSTRUCT PUBLIC CONCRETE SIDEWALK (TYPICAL).
Ⓒ	CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL PAVEMENT MARKINGS, LAYDOWN CURB & BUMPERS. (SEE ACCESSIBLE PARKING SPACE DETAIL 10.12.).
Ⓓ	INSTALL MASONRY TRASH ENCLOSURE (REFER TO ARCH. PLANS).
Ⓔ	CONSTRUCT COMMERCIAL CONCRETE ENTRANCE (PER CITY STD. DETAIL).
Ⓕ	PROPOSED BUS MOBILITY HUB.
Ⓖ	INSTALL CONCRETE PAVEMENT. (SEE TYPICAL SECTION SHEET C11).
Ⓗ	CONSTRUCT TYPE A SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER (OMIT DETECTIBLE WARNING).
Ⓘ	CONSTRUCT CONCRETE TRANSFORMER PAD
Ⓙ	CONSTRUCT STRIPED CONCRETE PEDESTRIAN CROSSWALK.
Ⓚ	CONSTRUCT TYPE A SIDEWALK RAMP WITH LAYDOWN CURB AND GUTTER WITH DETECTABLE WARNING
Ⓛ	CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
Ⓜ	PROPOSED POLE SIGN (REFER TO ARCH. PLANS).
Ⓝ	CONCRETE PAD FOR UNDERGROUND GAS TANKS RE: ARCH. PLANS)
Ⓞ	ISLAND TO BE HYDROSEEDED. (REFER TO LANDSCAPE PLANS).
Ⓟ	PARKING LOT LIGHT POLE (REFER TO LIGHTING PLANS).
Ⓠ	INSTALL 8' HEIGHT MASONRY ENCLOSURE AROUND STORAGE AREA WITH SOLID GATE AND MAN DOOR (REFER TO ARCH. PLANS)
Ⓡ	PLANS FOR BUILDING MATERIALS FOR FUEL ISLANDS. (REFER TO ARCH. PLANS).
Ⓢ	CONTRACTOR TO INSTALL (2) DO NOT ENTER SIGNS, R5-1 (MUTCD).
Ⓣ	INSTALL 5' OF CONCRETE BEHIND CURB.

SITE DATA

SITE AREA TOTAL:	525,334± SQ.FT./12.06± AC.
ZONING EXISTING	C-2
FUTURE RETAIL BUILDING (1-STORY) PROPOSED BUILDING (1-STORY) PROPOSED TRUCK WASH (1-STORY) PROPOSED # OF EMPLOYEES (MAX SHIFT)	4,200 S.F. 7,200 S.F. 11,900 S.F. 10 EMPLOYEES

VEHICULAR PARKING DATA

	PROVIDED	REQUIRED
STANDARD STALLS (9'-0" X 20'-0") (PROPOSED)	49	
ACCESSIBLE STALLS (PROPOSED)	3	3 (51-75)
PUMPS (PROPOSED)	16	
TOTAL STALLS (PROPOSED)	68	36 (1/200)
STANDARD STALLS (9'-0" X 20'-0") (FUTURE)	7	
TOTAL STALLS (PROPOSED & FUTURE)	75	57 (1/200)

TRUCK PARKING DATA

	PROVIDED
TRUCK STALLS (13'-0" X 70'-0")	91

FLOOD NOTE:

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ZONING:

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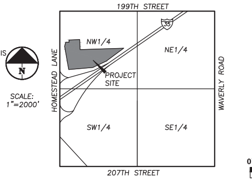
BM# 997 = PLUS CUT TOP CURB ON NORTH SIDE OF CONCRETE ENTRANCE TO SUBJECT PROPERTY. ELEVATION=1025.89



VICINITY MAP
SEC. 10-T15S-R22E

SCALE: 1"=40'
0' 40' 80'

LEGEND

—PL—	PROPERTY LINE
—LL—	LOT LINE
—R/W—	RIGHT-OF-WAY
WL/E	WATERLINE EASEMENT
U/E	UTILITY EASEMENT
P/E	PEDESTRIAN EASEMENT
—A/E—	PROPOSED ACCESS EASEMENT
▨	PROPOSED CONCRETE PAVEMENT
▨	PROPOSED ASPHALT PAVEMENT
═	PROPOSED 2' CURB & GUTTER
▨	PROPOSED CONCRETE SIDEWALK
□-o	PROPOSED PARKING LOT LIGHT

811
Know what's **below.**
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UTILITY NOTES:
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24132
7-22-19

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SITE PLAN

ON THE GO-TRAVEL CENTER
I-35 AND HOMESTEAD LANE
EDGERTON, JOHNSON COUNTY, KANSAS

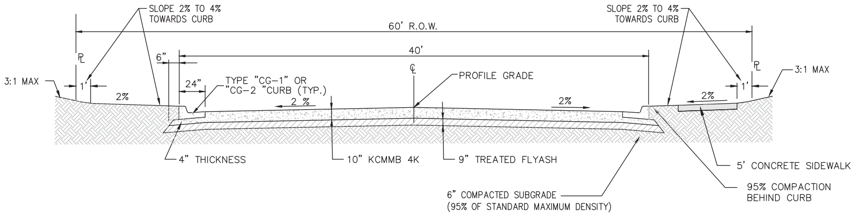
No.	Date	Revisions:	By	App.
1.	7-23-19	REVISED PER STAFF COMMENTS	BJG	JDC

PROJECT NO. 180548
DATE: 7-22-19 DRAWN: CHL
CHECKED: DAF APPROVED: JDC

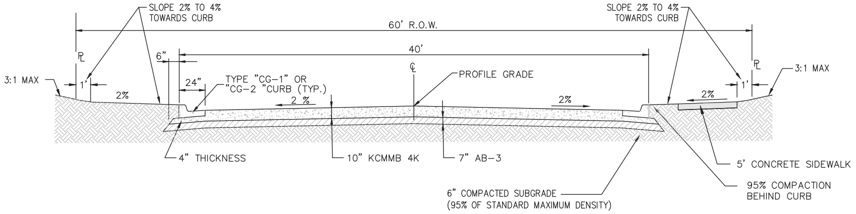
CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C1.1



TYPICAL STREET SECTION (OPTION 1)
SCALE: 1" = 5'



TYPICAL STREET SECTION (OPTION 2)
SCALE: 1" = 5'

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\STREET SECTION.dwg Layout:1 Jul 24, 2019 - 2:44pm Bradley Gust

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TYPICAL PUBLIC STREET SECTION
ON THE GO-TRAVEL CENTER
I-35 AND HOMESTEAD LANE
EDGERTON, JOHNSON COUNTY, KANSAS

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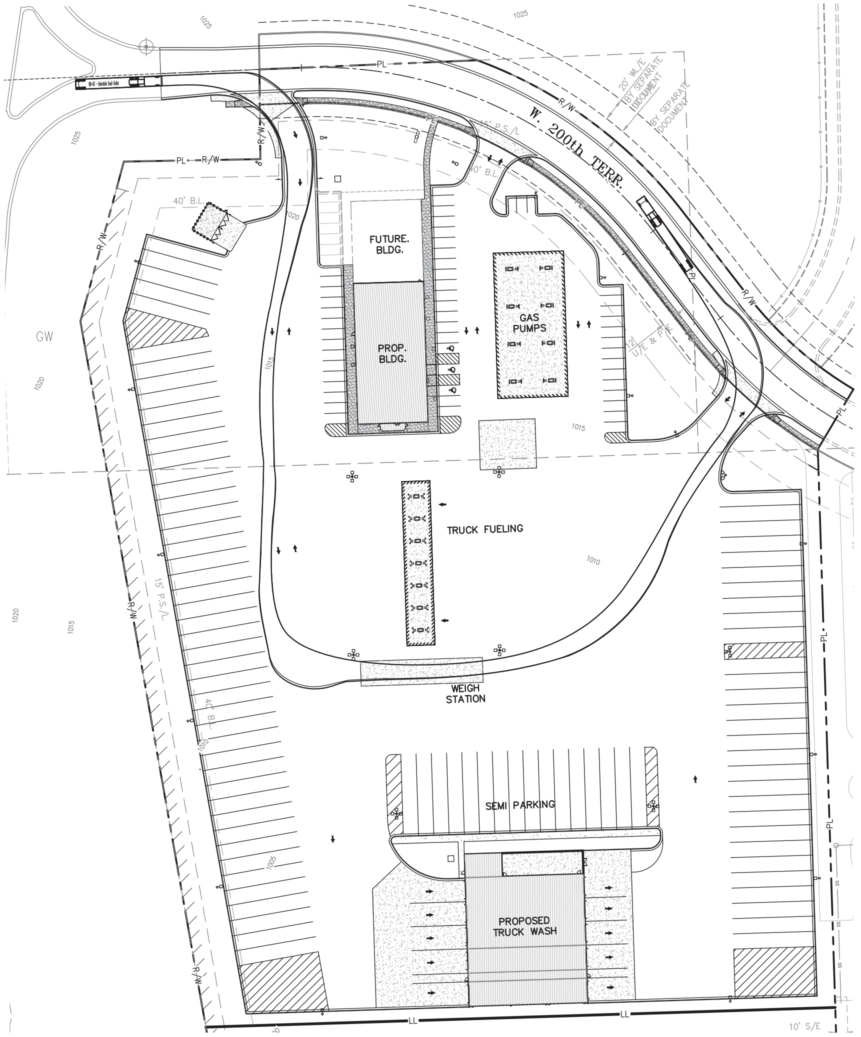
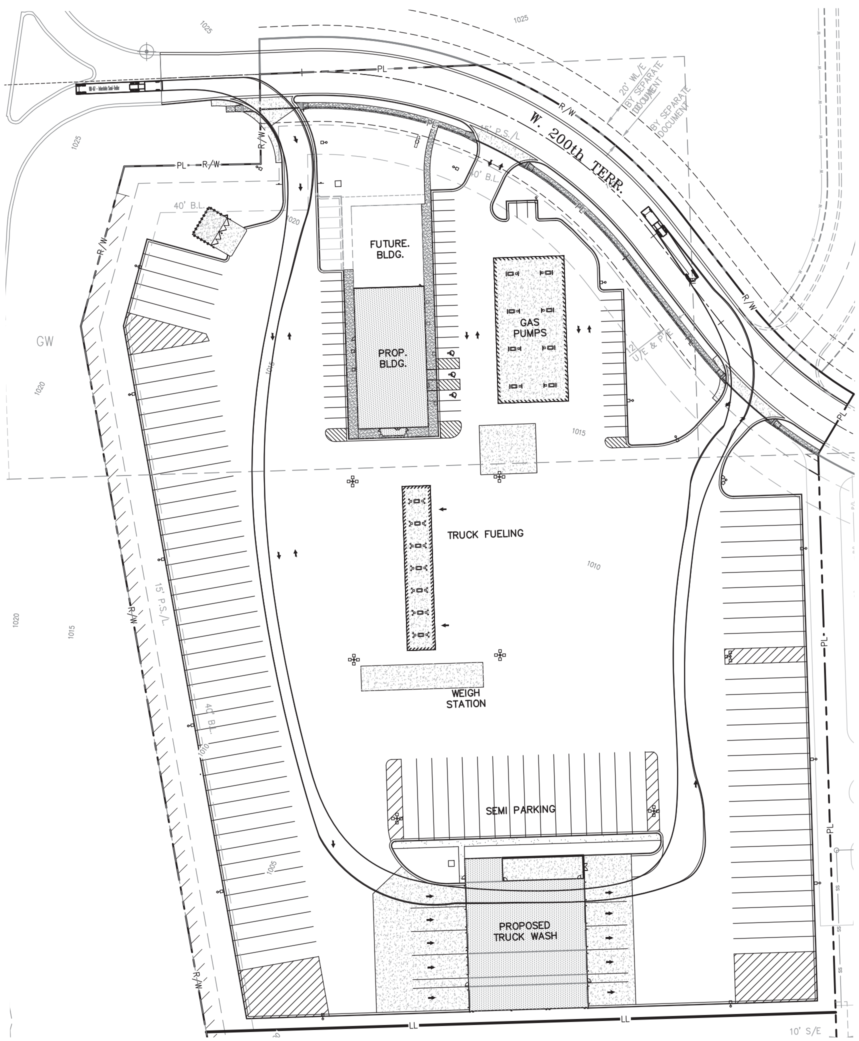
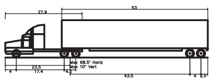
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C1.2

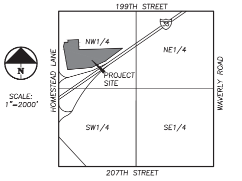




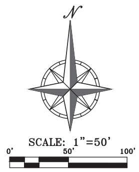


WB-67 – Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



VICINITY MAP
SEC. 10-T15S-R22E



\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\TRUCK TURN PLAN-1.dwg Layout:1 Jul 24, 2019 - 2:44pm Bradley Gust

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TRUCK TURN PLAN

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I-35 AND HOMESTEAD LANE
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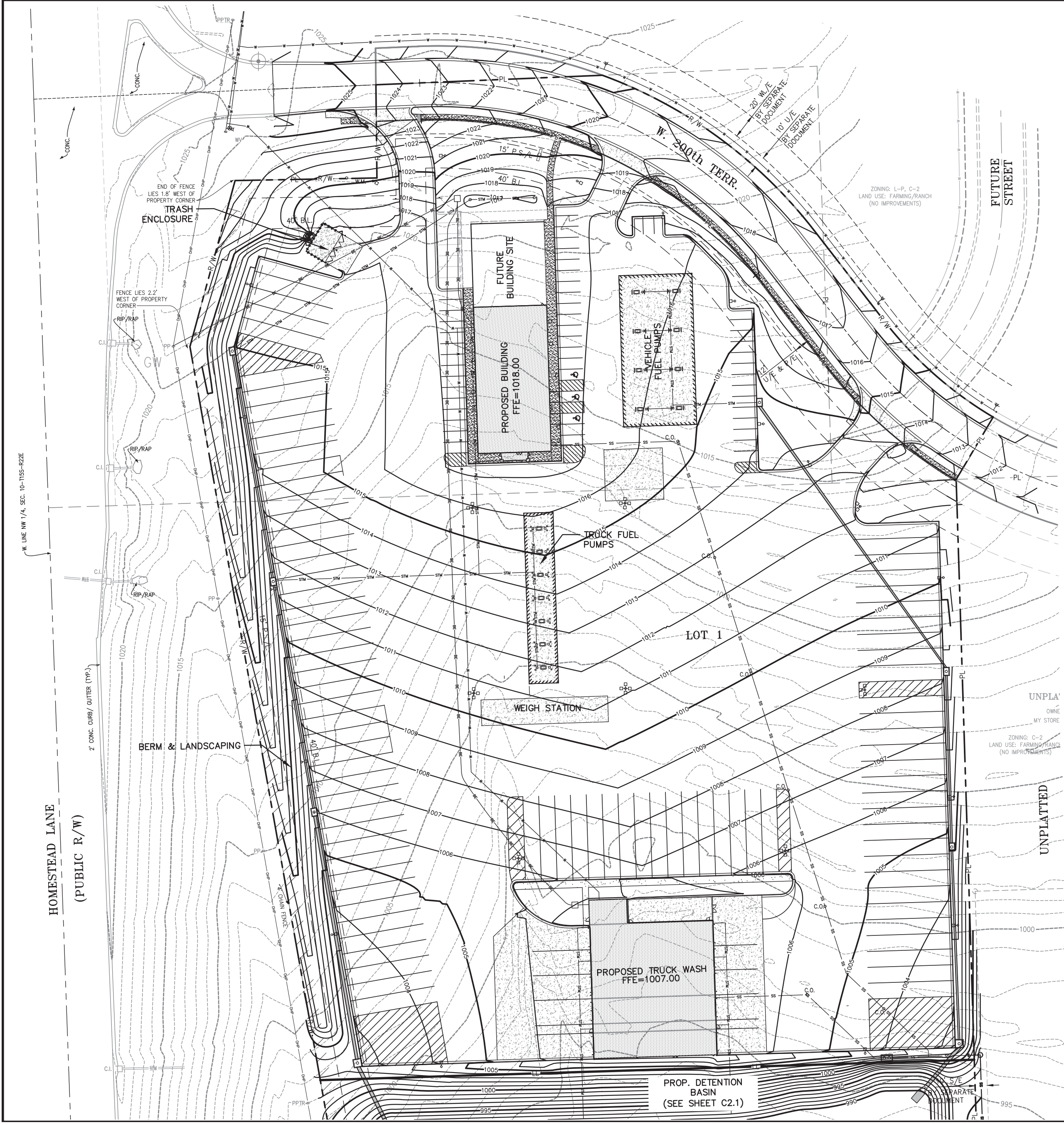
KANSAS
LAND SURVEYING – LS-82
ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING–2007000128
ENGINEERING–2007005058

SHEET
C1.3

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\GRADING.dwg Layout:1 Jul 24, 2019 - 2:45pm Bradley Gust



Earthwork Summary
On The Go Travel Center
4/24/2019

Raw Excavation	16,978 Cu. Yds.	
In Place Compaction (+15%)	-54,968 Cu. Yds.	
Building Adjustment	1,143 Cu. Yds.	(assume 24" of additional excavation)
Pavement Adjustment	10,962 Cu. Yds.	(assume 12" of additional excavation)
On Site Net	-25,885 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.

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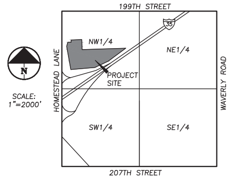
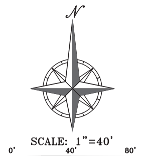


VICINITY MAP
SEC. 10-T15S-R22E



LEGEND

---XXX---	EXISTING CONTOURS
—XXX—	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

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

UTILITY NOTES:
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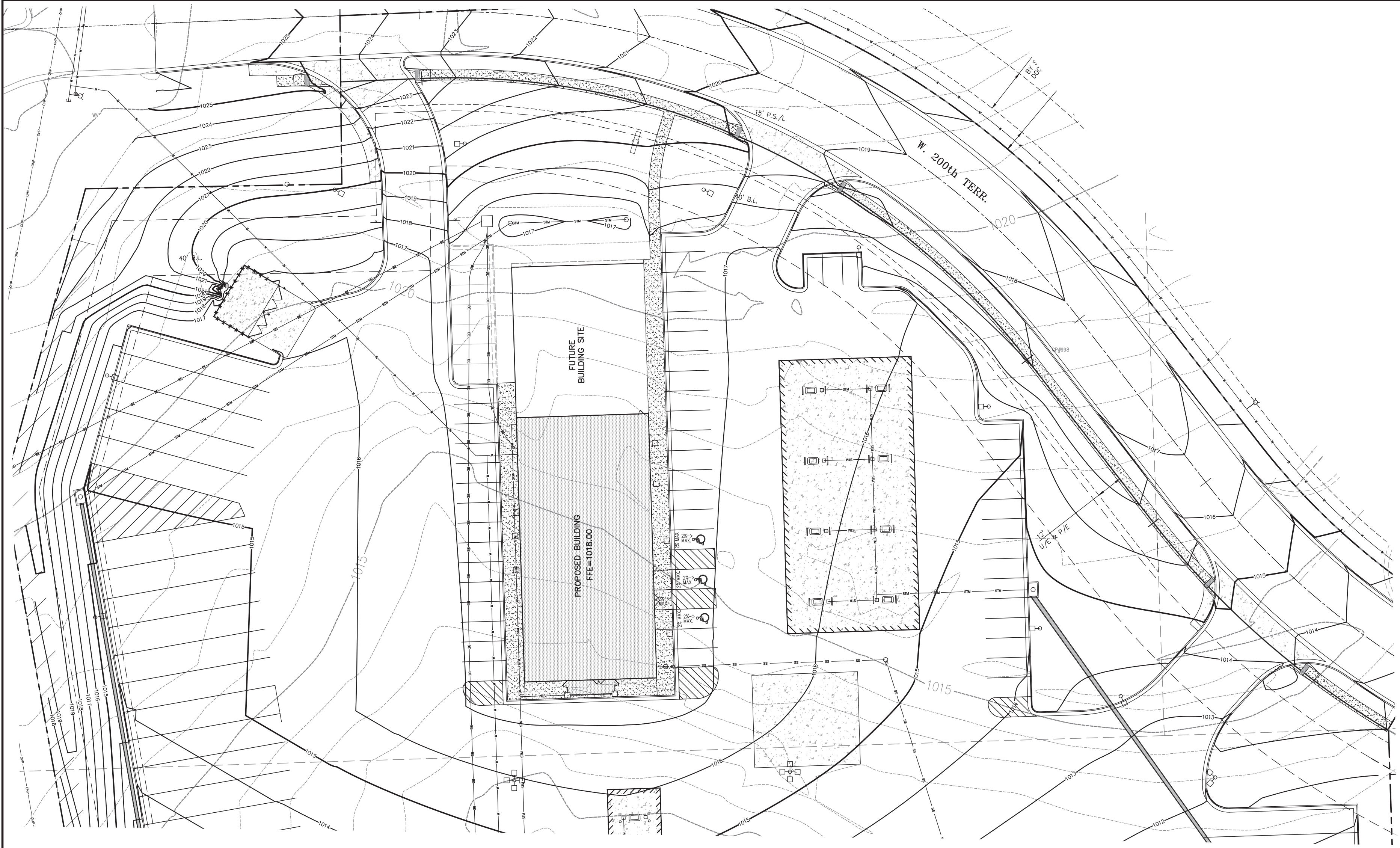
GRADING PLAN
ON THE GO-TRAVEL CENTER
I-35 AND HOMESTEAD LANE
EDGERTON, JOHNSON COUNTY, KANSAS

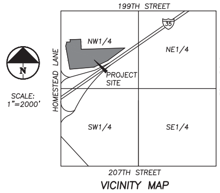
No.	Date	Revisions:	By	App.
1.	7-23-19	REVISED PER STAFF COMMENTS	BJG	JDC

PROJECT NO. 180548
DATE: 7-22-19 DRAWN: CHL
CHECKED: DAF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C2





SCALE: 1"=2000'

VICINITY MAP

SCALE: 1"=20'

0' 20' 40'

LEGEND

XXX EXISTING CONTOURS

XXX 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

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GRADING PLAN-ENLARGEMENTS

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EDGERTON, JOHNSON COUNTY, KANSAS

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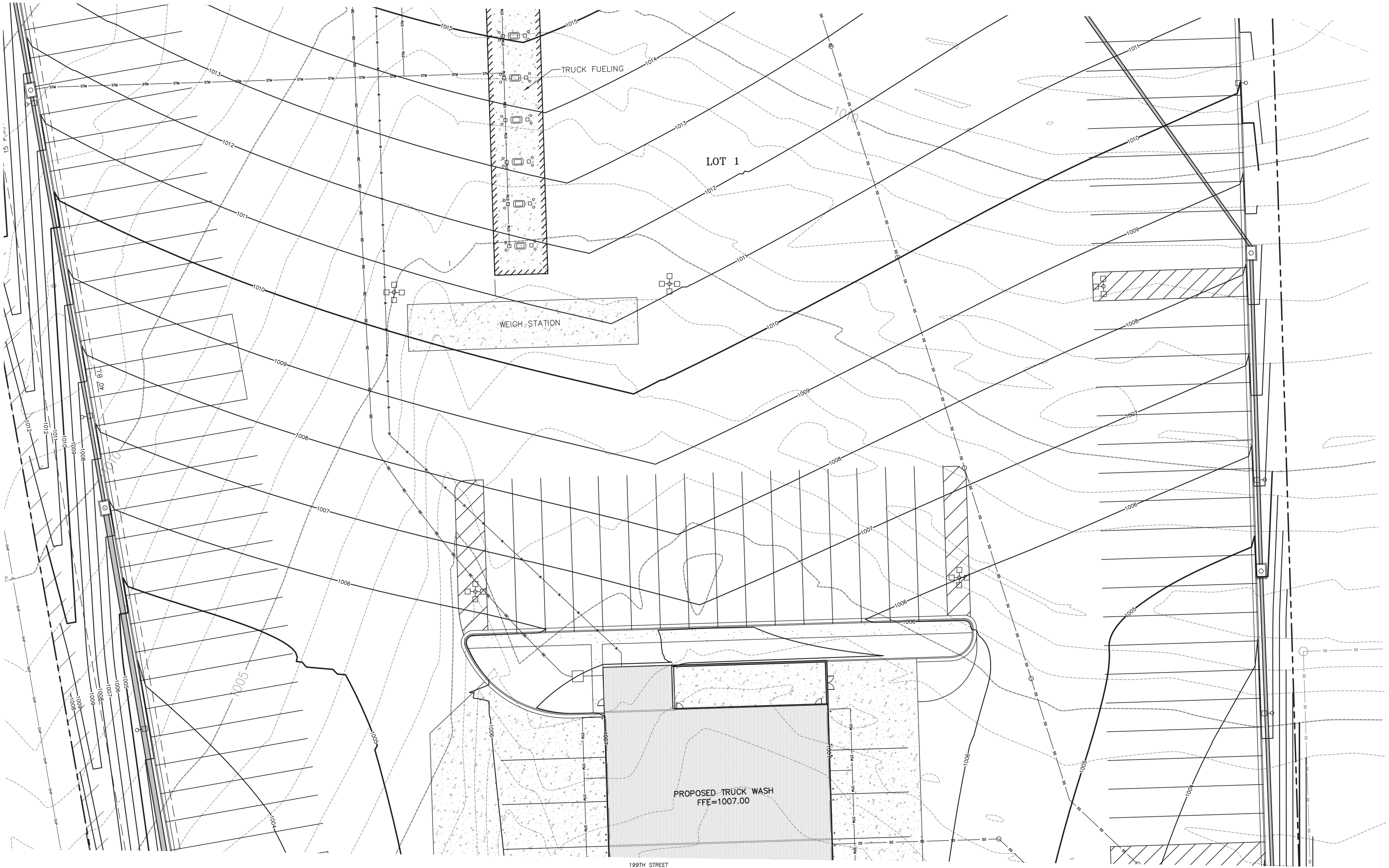
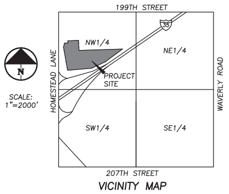
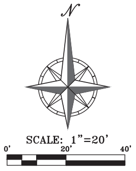
SHEET

C2.1





VICINITY MAP



SCALE: 1"=20'

LEGEND

XXX	EXISTING CONTOURS
XXX	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
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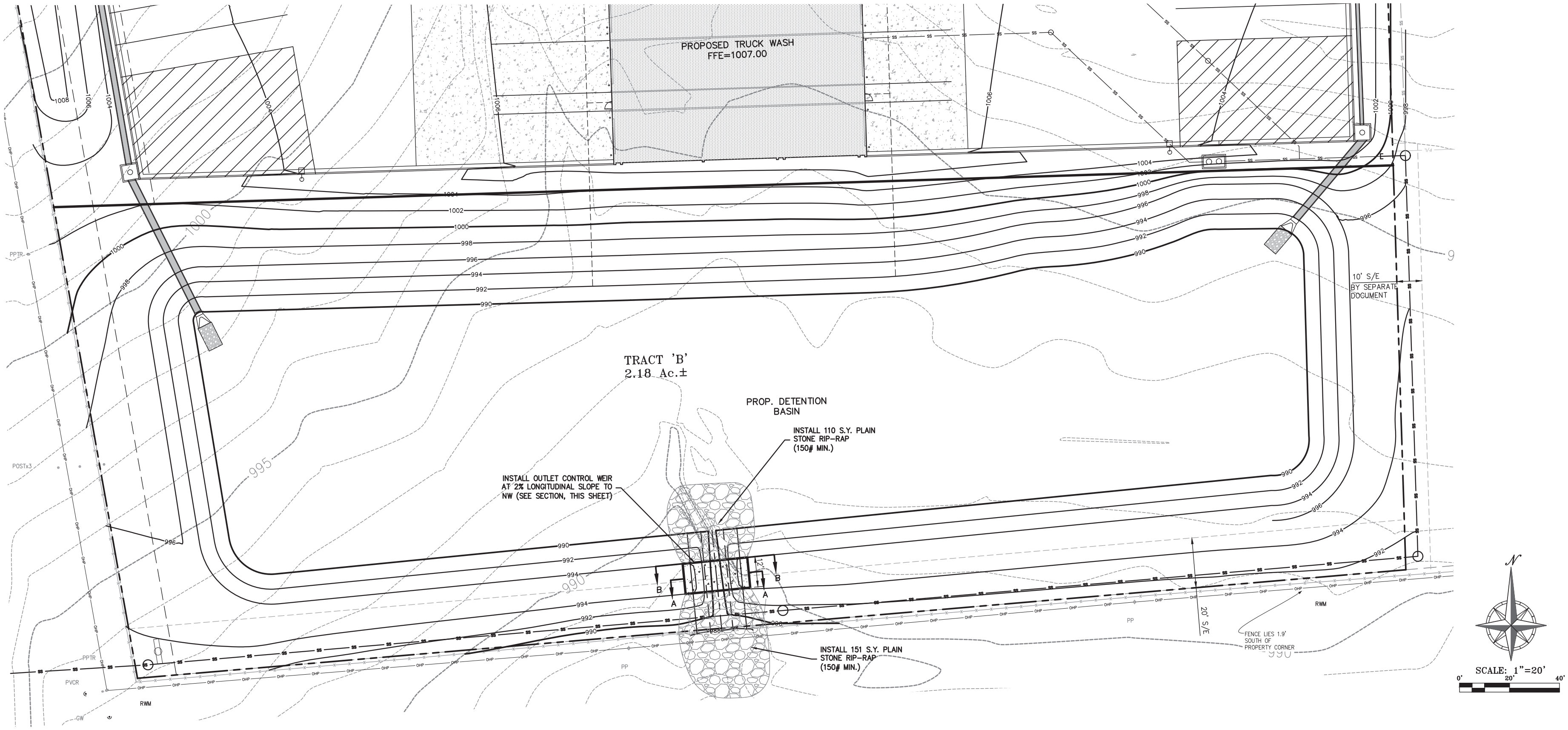
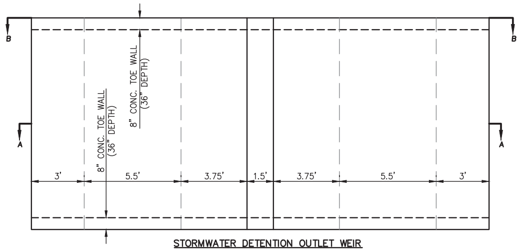
ENGINEERING–2007005058

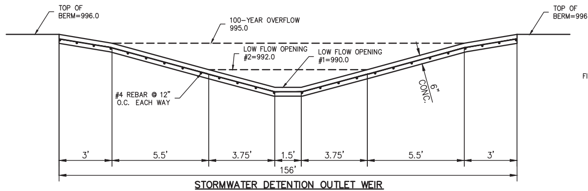
SHEET
C2.2

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\GRADING ENLARGEMENTS.dwg Layout:2 Jul 24, 2019 - 2:45pm Bradley Gust

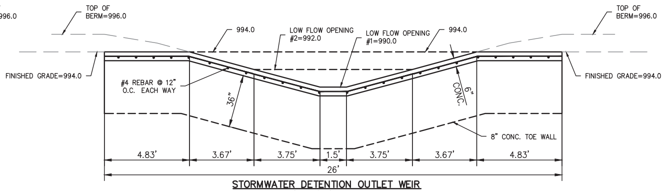

PROPOSED TRUCK WASH
FFE=1007.00
TRACT 'B'
2.18 Ac.±
PROP. DETENTION BASIN
INSTALL 110 S.Y. PLAIN STONE RIP-RAP (150# MIN.)
INSTALL OUTLET CONTROL WEIR AT 2% LONGITUDINAL SLOPE TO NW (SEE SECTION, THIS SHEET)
INSTALL 151 S.Y. PLAIN STONE RIP-RAP (150# MIN.)
10' S/E BY SEPARATE DOCUMENT
20' S/E
FENCE LIES 1.9' SOUTH OF PROPERTY CORNER
12'
A
B
1008
1006
1004
1002
1000
998
996
994
992
990
995
PPTR
POSTx3
PVCR
RWM
PP
GW
OHP
SS
SCALE: 1"=20'
0'
20'
40'



STORMWATER DETENTION OUTLET WEIR
PLAN VIEW
NO SCALE



STORMWATER DETENTION OUTLET WEIR
TYPICAL SECTION A–A
NO SCALE



STORMWATER DETENTION OUTLET WEIR
TYPICAL SECTION B–B
NO SCALE

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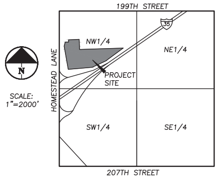

VICINITY MAP
SEC. 10–T15S–R22E

LEGEND

---XXX---	EXISTING CONTOURS
━XXX━	PROPOSED CONTOURS
1088.00 SW	PROPOSED SPOT ELEVATION

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TC	TOP OF CURB
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24132
7–22–19

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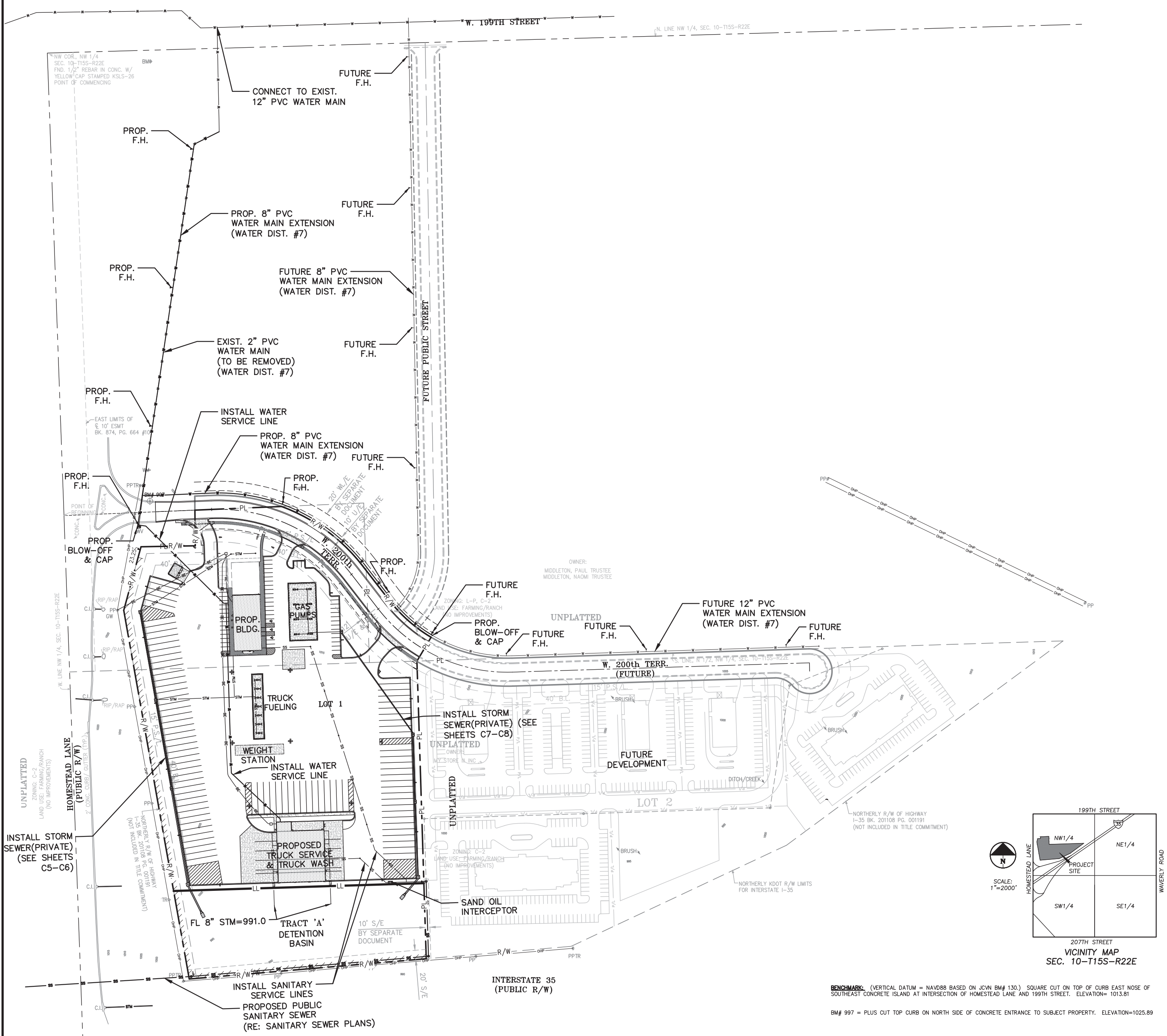
DETENTION PLAN
ON THE GO–TRAVEL CENTER
I–35 AND HOMESTEAD LANE
EDGERTON, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
1.	7–23–19	REVISED PER STAFF COMMENTS	BJG	JDC

PROJECT NO. 180548
DATE: 7–22–19 DRAWN: CHL
CHECKED: DAF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING – LS–82
ENGINEERING – E–391
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING–2007000128
ENGINEERING–2007005058

SHEET
C2.3

\\PHELPS–SERVER\Projects\P\180548\dwg\Permit Plans–(FDP)(PDP)\DETENTION.dwg Layout:1 Jul 24, 2019 – 2:45pm Bradley Gust



UTILITY COMPANIES:

KANSAS GAS SERVICE CO. MS. LYN LEET (LLEET@KGAS.COM) 7421 W. 129TH ST. #100 OVERLAND PARK, KS. 66213	(913) 344-8808
KANSAS CITY POWER AND LIGHT CO. MS. NANCY MARTIN (NANCY.MARTIN@KCPL.COM) P.O. BOX 159 STILWELL, KANSAS 66085	(913) 681-7369 (913) 681-7365-FAX
CITY OF EDGERTON - (SANITARY & STORM) 404 EAST NELSON, EDGERTON, KANSAS 66021	(913) 893-6231-PHONE
WATER DISTRICT NO. 7, JOHNSON COUNTY 534 W. MAIN STREET, P.O. BOX 7 GARDNER, KANSAS 66030	(913) 856-7375-PHONE (913) 856-7173-FAX

VICINITY MAP
SEC. 10-T15S-R22E

LEGEND

—PL—	PROPERTY LINE
— — —	LOT LINE
— R/W —	RIGHT-OF-WAY
—G—	EXISTING GAS LINE
—BE—	EXISTING BURIED ELECTRIC LINE
—T—	EXISTING TELEPHONE LINE
—SS—	EXISTING SANITARY SEWER LINE
—OHP—	EXISTING OVERHEAD POWER LINE
—W—	EXISTING WATER LINE
═	EXISTING STORM SEWER
▬	PROPOSED STORM SEWER
—STM—	PROPOSED ROOF DRAIN / UNDERDRAIN
—SS—	PROPOSED SANITARY SEWER LINE
—W—	PROPOSED WATER LINE
—G—	PROPOSED GAS LINE
—BE—	PROPOSED BURIED ELECTRICAL LINE
—BT—	PROPOSED BURIED TELEPHONE LINE
C/O ●	PROPOSED CLEAN OUT

N

SCALE: 1"=100'

0' 100' 200'

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

UTILITY NOTES:
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BENCHMARK: (VERTICAL DATUM = NAVD88 BASED ON JCVN BM# 130.) SQUARE CUT ON TOP OF CURB EAST NOSE OF SOUTHEAST CONCRETE ISLAND AT INTERSECTION OF HOMESTEAD LANE AND 199TH STREET. ELEVATION= 1013.81

BM# 997 = PLUS CUT TOP CURB ON NORTH SIDE OF CONCRETE ENTRANCE TO SUBJECT PROPERTY. ELEVATION=1025.89

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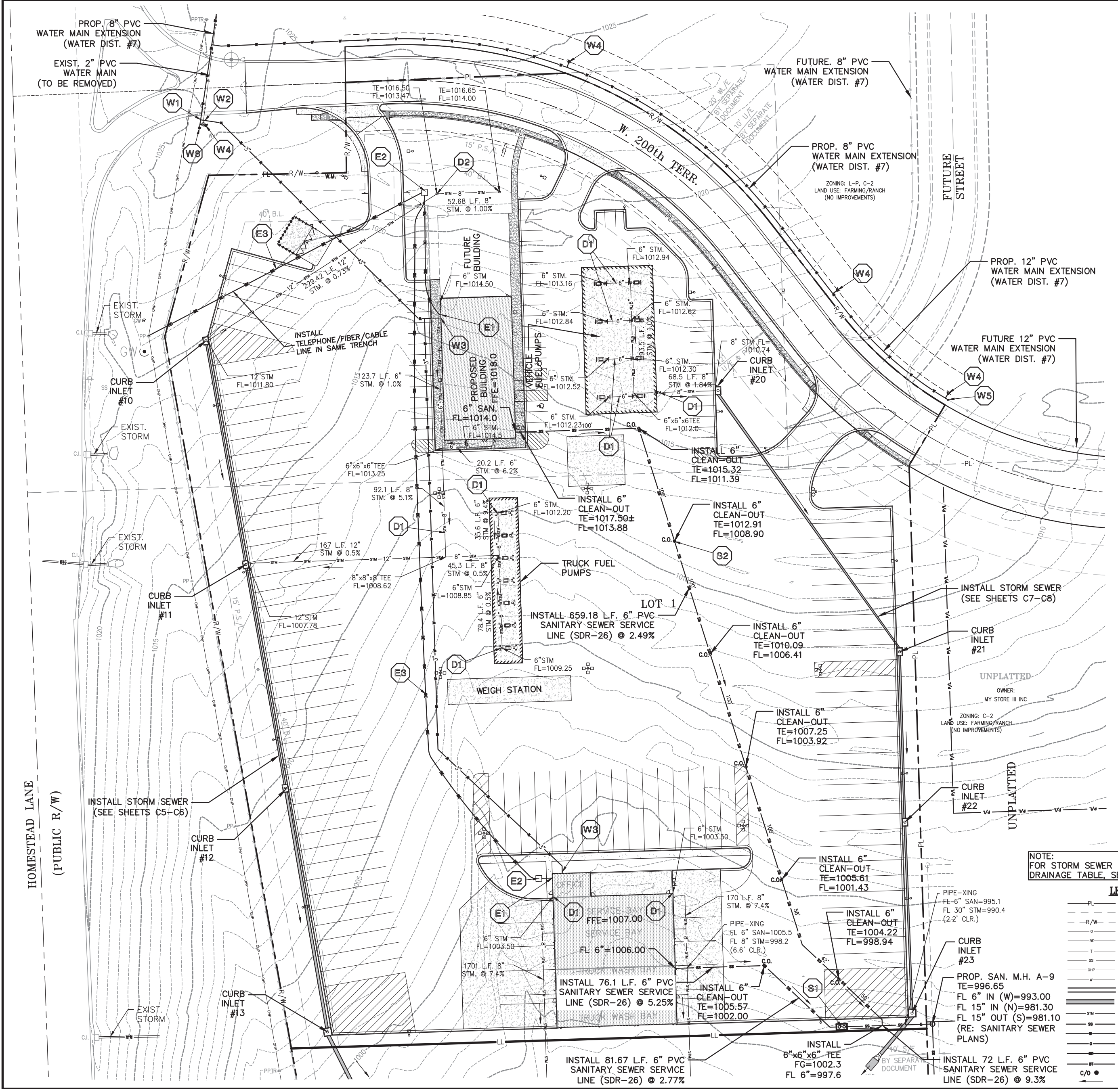
C3

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\UTILITY.dwg Layout:1 Jul 24, 2019 - 2:46pm Bradley Gust



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 APWA 5600 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 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.
8.
9. 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.
10. 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.
11. 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.
12. 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.
13. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
14. Water lines shall be as follows (unless otherwise shown on plans):

- 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 City'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.

UTILITY KEY NOTES:

D1 TYPICAL STORM WATER DRAIN LINE FROM ROOF OR FOUNDATION DRAIN. SEE ARCH. PLANS FOR BUILDING CONNECTION LOCATIONS. ROOF DRAIN LINES SHALL BE PVC SDR 35. MINIMUM SLOPE SHALL BE 1.0%

D2 INSTALL 8" NYOPLAST DRAIN BASIN WITH 12" STANDARD GRATE.

E1 WALL METER & ELECTRIC ENTRY INTO BUILDING. FOLLOW KCPL REQUIREMENTS (REFER TO BUILDING ELECTRIC PLAN.)

E2 INSTALL CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH KCPL 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 INSTALL 2-4" PVC SCHEDULE 40 SECONDARY ELECTRICAL CONDUIT. FOLLOW KCPL WORKORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE. (BY KCP&L)

S1 INSTALL 1,500 GALLON SAND OIL INTERCEPTOR. (SEE DETAIL SHEET C14).
TE=1002.70
FL 6" IN=999.70
FL 6" OUT=999.70

S2 INSTALL 6" PVC CLEAN-OUTS EVERY 100' SPACING MAX, TYPICAL. (SEE DETAIL SHEET C14).

W1 CONTRACTOR TO PERFORM AND COORDINATE 8"x3" TAP ON EXISTING MAIN FOR PROPOSED 3" DOMESTIC SERVICE LINE. CONTACT WATER DISTRICT NO. 7, JOHNSON COUNTY 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 WATER DISTRICT NO. 7, JOHNSON COUNTY.

W2 PROVIDE AND INSTALL 2" PRIMARY WATER METER PIT PER WATER DISTRICT NO. 7, JOHNSON COUNTY 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 WATER DISTRICT NO. 7, JOHNSON COUNTY STANDARDS.

W3 3" DOMESTIC WATERLINE ENTRY TO BUILDING. CONTRACTOR SHALL USE TYPE K COPPER FROM THE MAIN TO 3 FEET OUTSIDE OF THE METER PIT. CONTRACTOR MAY TRANSITION TO HDPE FROM THE POINT 3 FEET OUTSIDE OF THE METER PIT TO THE BUILDING ENTRY. 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 INSTALL PUBLIC FIRE HYDRANT ASSEMBLY (PER WATER DISTRICT #7 REQUIREMENTS).

W5 INSTALL BLOW-OFF AND CAP ON 12" WATER LINE. (PER WATER DISTRICT #7 REQUIREMENTS).

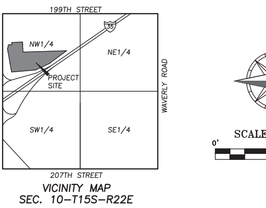
W5 INSTALL BLOW-OFF AND CAP ON 8" WATER LINE. (PER WATER DISTRICT #7 REQUIREMENTS).

NOTE:
FOR STORM SEWER DESIGN &
DRAINAGE TABLE, SEE SHEET C4

LEGEND

PL	PROPERTY LINE
— — —	LOT LINE
R/W	RIGHT-OF-WAY
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC LINE
T	EXISTING TELEPHONE LINE
SS	EXISTING SANITARY SEWER LINE
OHP	EXISTING OVERHEAD POWER LINE
W	EXISTING WATER LINE
═	EXISTING STORM SEWER
▬	PROPOSED STORM SEWER
STM	PROPOSED ROOF DRAIN / UNDERDRAIN
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
G	PROPOSED GAS LINE
BE	PROPOSED BURIED ELECTRICAL LINE
BT	PROPOSED BURIED TELEPHONE LINE
C/O ●	PROPOSED CLEAN OUT
←	DIRECTIONAL FLOW ARROW

N
SCALE:
1"=2000'



VICINITY MAP
SEC. 10-T15S-R22E

N

SCALE: 1"=40'
0' 40' 80'

811
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UTILITY PLAN
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I-35 AND HOMESTEAD LANE
EDGERTON, JOHNSON COUNTY, KANSAS

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MISSOURI
LAND SURVEYING-2007001128
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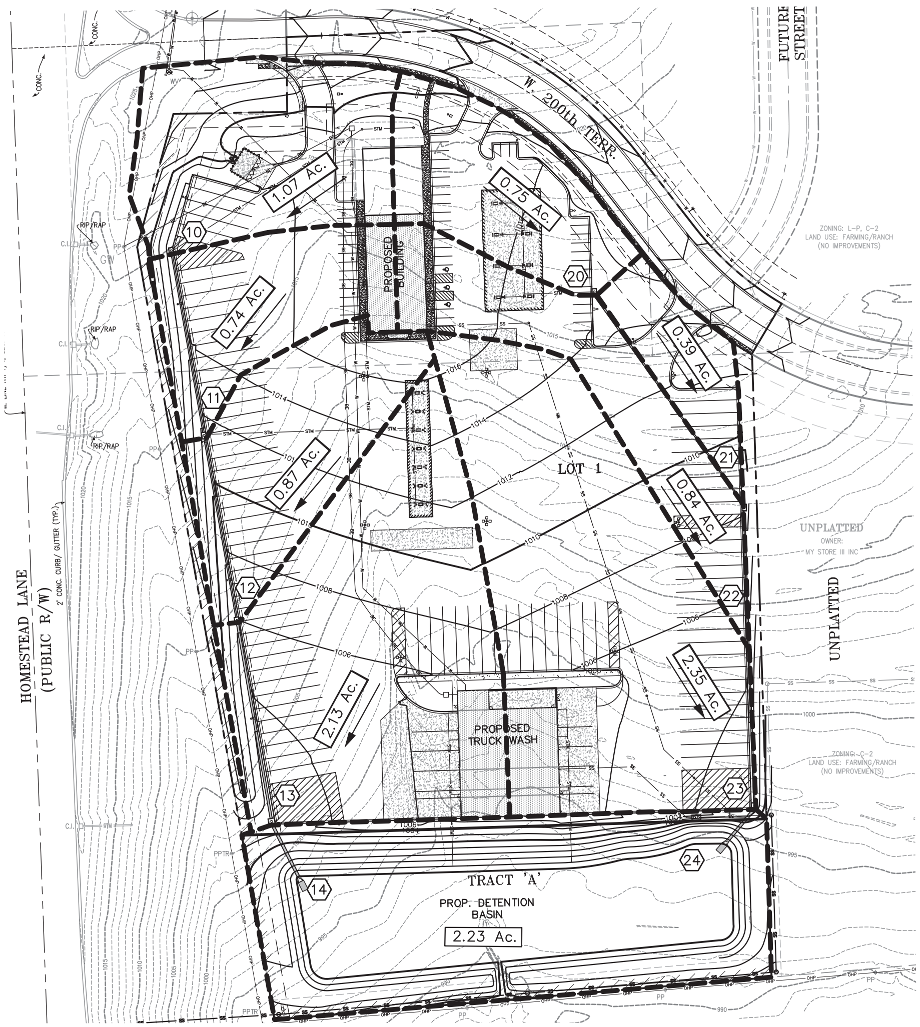
SHEET
C3.1

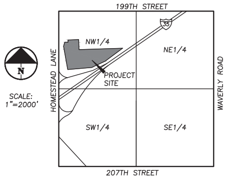


DESIGN CRITERIA: $K_{25} = 1.1$; $K_{100} = 1.25$; n = 0.013 (RCP); STORM FREQUENCY = 25 YEAR; A.I. = AREA INLET; J.B. = JUNCTION BOX; C.I. = CURB INLET; C.C. = CURB CUT; G.I. = GRATE INLET; HEIGHT OF STRUCTURE=RIM ELEV MINUS FLOWLINE OUT.

I. RUNOFF											III. PIPE DESIGN														REMARKS
		INCREMENTAL			CUMULATIVE						STRUCTURE				PIPE										
LINE NUMBER	STRUCTURE	RUNOFF COEFFICIENT "C"	AREA "A" (ACRES)	C x A	AREA "A" (ACRES)	C x A	SYSTEM TIME OF CONCENTRATION "T_C" AT STRUCTURE (MIN)	RAINFALL INTENSITY "I_{25} / I_{100}" (IN/HR)	ANTECEDENT PRECIPITATION FACTOR "K_{25} / K_{100}"	RUNOFF "Q_{25} / Q_{100}" (CFS)	Upstream Structure Number	Downstream Structure Number	Upstream Structure Rim Elevation	Height of Structure (FT)	Diameter "D" (IN)	Length "L" (FT)	Upstream Invert Elevation	Downstream Invert Elevation	Slope "S" (FT/FT)	Travel Time in Pipe "TT" (min)	Velocity Full V_p (FPS)	Runoff Q_{25} (CFS)	Runoff Q_{100} (CFS)	Full Flow Q_p (CFS)	
1	10	0.90	1.07	0.96	1.07	0.96	5.00	8.53	1.10	9.0	10	11	1015.31	4.00	18	191.99	1011.31	1007.78	0.0184	0.39	8.1	9.0	12.4	14.2	
								10.32	1.25	12.4															
	11	0.90	0.74	0.67	1.81	1.63	5.00	8.53	1.10	15.3	11	12	1011.78	4.20	18	191.98	1007.58	1002.30	0.0275	0.32	9.9	15.3	21.0	17.4	
								10.32	1.25	21.0															
	12	0.90	0.87	0.78	2.68	2.41	5.00	8.53	1.10	22.6	12	13	1006.37	4.57	24	208.83	1001.80	997.01	0.0229	0.32	11.0	22.6	0.0	34.3	
								12.93	1.25	0.0															
	13	0.90	2.13	1.92	4.81	4.33	5.00	8.53	1.10	40.6	13	14	1003.09	12.38	30	61.31	990.71	990.10	0.0099	0.12	8.4	40.6	8.8	40.9	
								12.93	1.25	0.0															
2	20	0.90	0.75	0.68	0.75	0.68	5.00	8.53	1.10	6.4	20	21	1014.74	4.00	15	268.91	1010.74	1004.57	0.0229	0.56	8.0	6.4	8.8	9.8	
								10.32	1.25	8.8															
	21	0.90	0.39	0.35	1.14	1.03	5.00	8.53	1.10	9.7	21	22	1008.57	4.50	18	144.00	1004.07	1001.06	0.0209	0.28	8.7	9.7	13.3	15.2	
								10.32	1.25	13.3															
	22	0.90	0.84	0.76	1.98	1.79	5.00	8.53	1.10	16.8	22	23	1005.06	4.20	18	161.41	1000.86	996.82	0.0250	0.28	9.5	16.8	23.1	17.0	
								10.32	1.25	23.1															
	23	0.90	2.35	2.12	4.33	3.91	5.00	8.53	1.10	36.7	23	24	1003.15	12.62	30	42.57	990.53	990.10	0.0101	0.08	8.4	36.7	50.5	42.2	
								10.32	1.25	50.5															

LEGEND

---XXX---	EXISTING CONTOURS
—XXX—	PROPOSED CONTOURS
▬ ▬ ▬	DENOTES DRAINAGE AREA
→	DENOTES FLOW DIRECTION
X.XX Ac. →	DENOTES DRAINAGE AREA TO STRUCTURE
⬡ XX	DENOTES STRUCTURE NUMBER



VICINITY MAP
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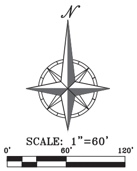

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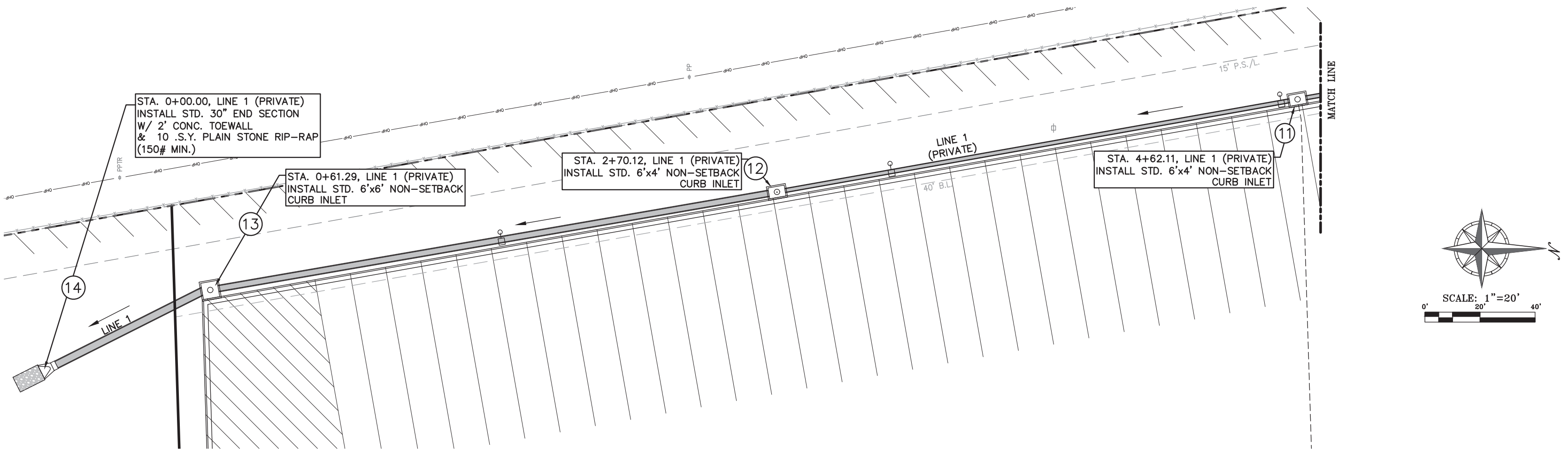
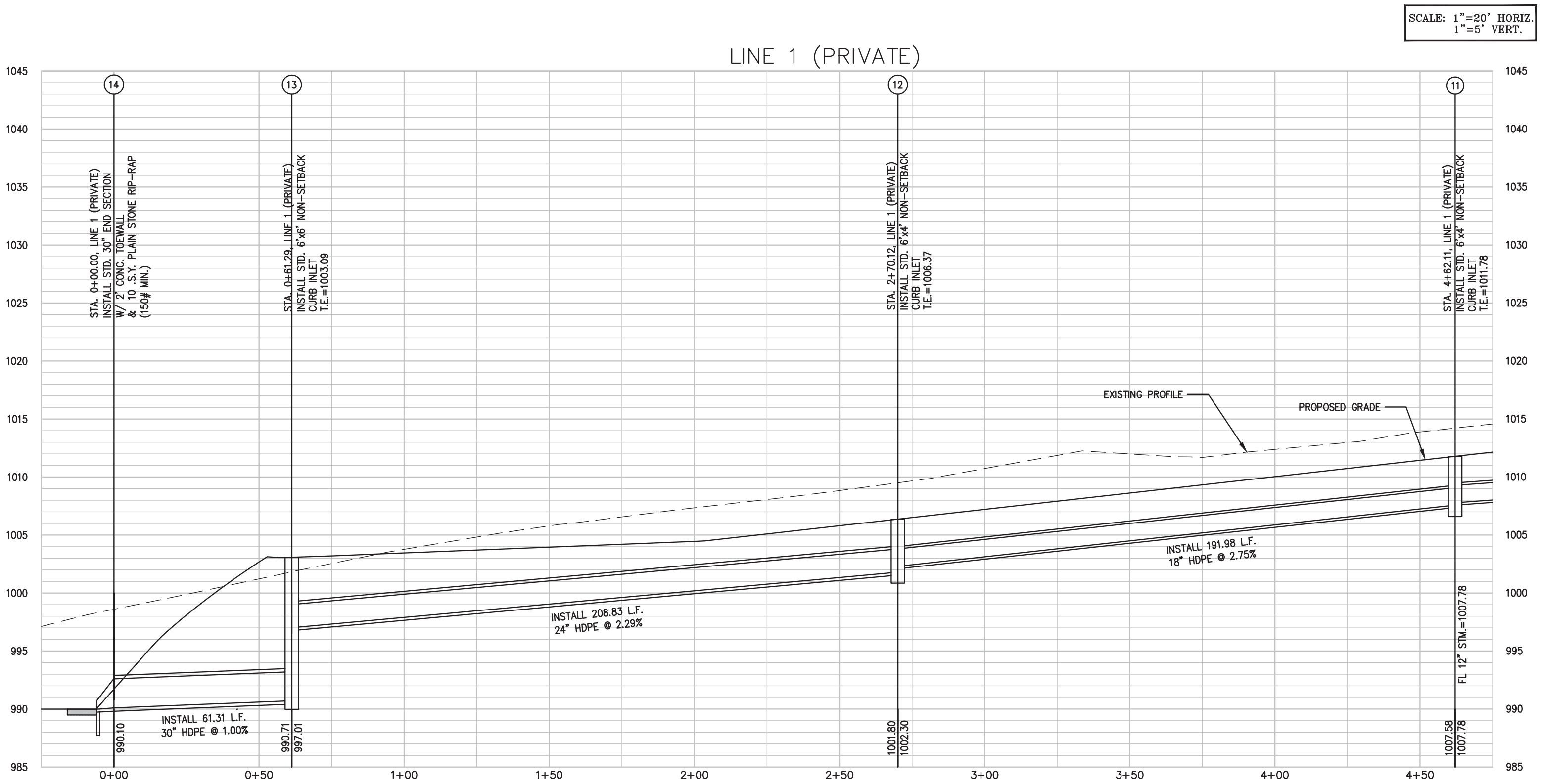
SHEET
C4

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\DRAINAGE.dwg Layout:1 Jul 24, 2019 - 2:46pm Bradley Gust


STA. 0+00.00, LINE 1 (PRIVATE)
INSTALL STD. 30" END SECTION
W/ 2' CONC. TOEWALL
& 10 .S.Y. PLAIN STONE RIP-RAP
(150# MIN.)
STA. 0+61.29, LINE 1 (PRIVATE)
INSTALL STD. 6'x6' NON-SETBACK
CURB INLET
STA. 2+70.12, LINE 1 (PRIVATE)
INSTALL STD. 6'x4' NON-SETBACK
CURB INLET
STA. 4+62.11, LINE 1 (PRIVATE)
INSTALL STD. 6'x4' NON-SETBACK
CURB INLET
11
12
13
14
LINE 1
LINE 1
(PRIVATE)
15' P.S./L
40' B.L.
MATCH LINE
N
SCALE: 1"=20'
0'
20'
40'



LEGEND

DIRECTIONAL FLOW ARROW

811

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STORM SEWER PLAN & PROFILE

ON THE GO-TRAVEL CENTER
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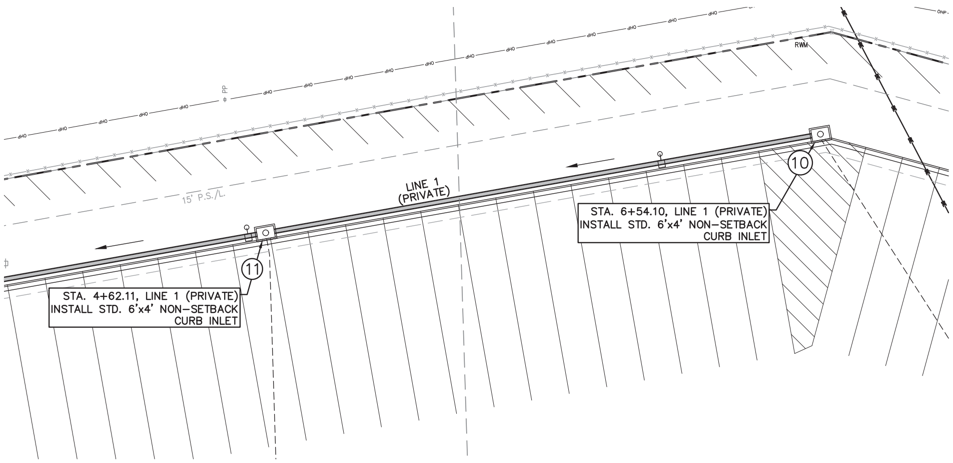
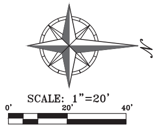
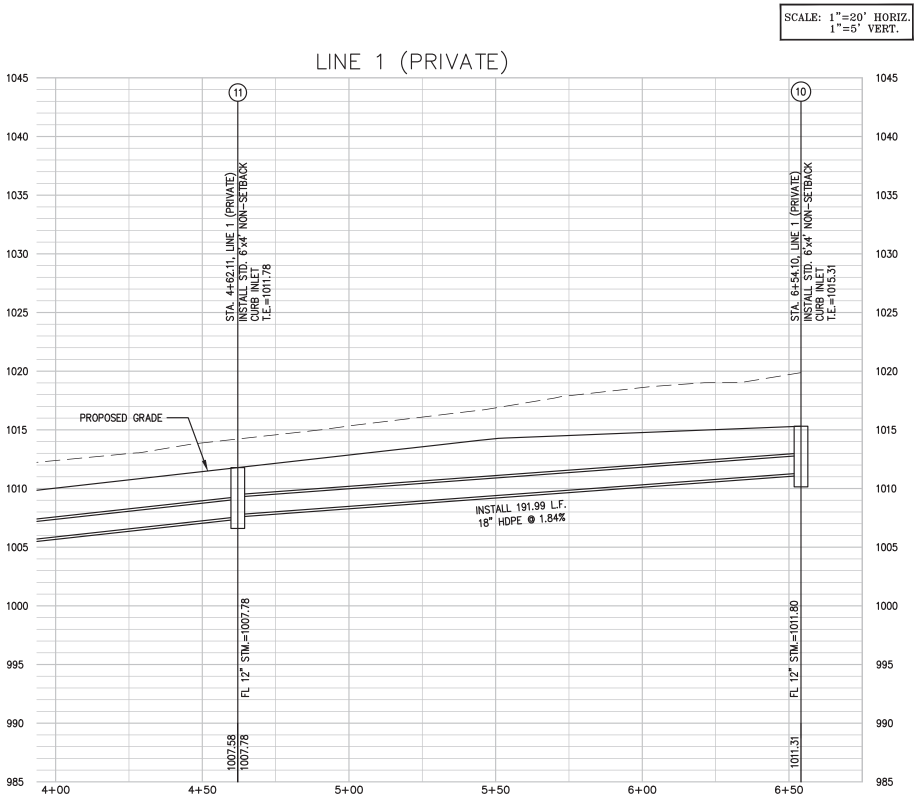

LINE 1
(PRIVATE)
15' P.S./L.
RWM
FP
10
STA. 6+54.10, LINE 1 (PRIVATE)
INSTALL STD. 6'x4' NON-SETBACK
CURB INLET
11
STA. 4+62.11, LINE 1 (PRIVATE)
INSTALL STD. 6'x4' NON-SETBACK
CURB INLET





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.

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

DANIEL A. FINN
LICENSED
24132
7-22-19
KANSAS
PROFESSIONAL ENGINEER

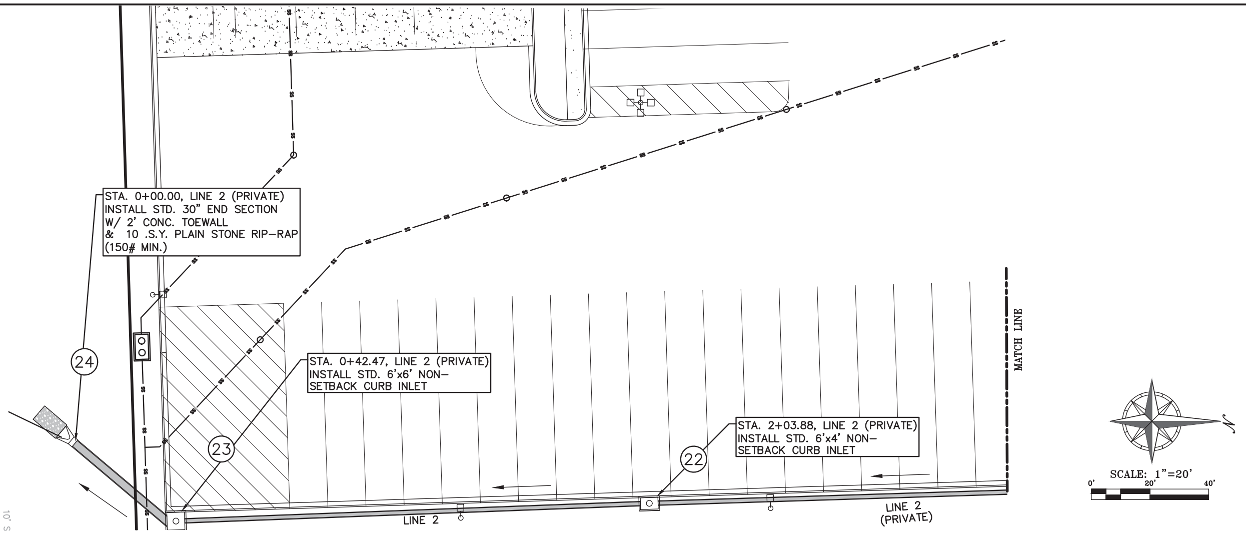
PLANNING
ENGINEERING
IMPLEMENTATION
PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

STORM SEWER PLAN & PROFILE
ON THE GO-TRAVEL CENTER
I-35 AND HOMESTEAD LANE
EDGERTON, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
1.	7-23-19	REVISED PER STAFF COMMENTS	BJG	JDC

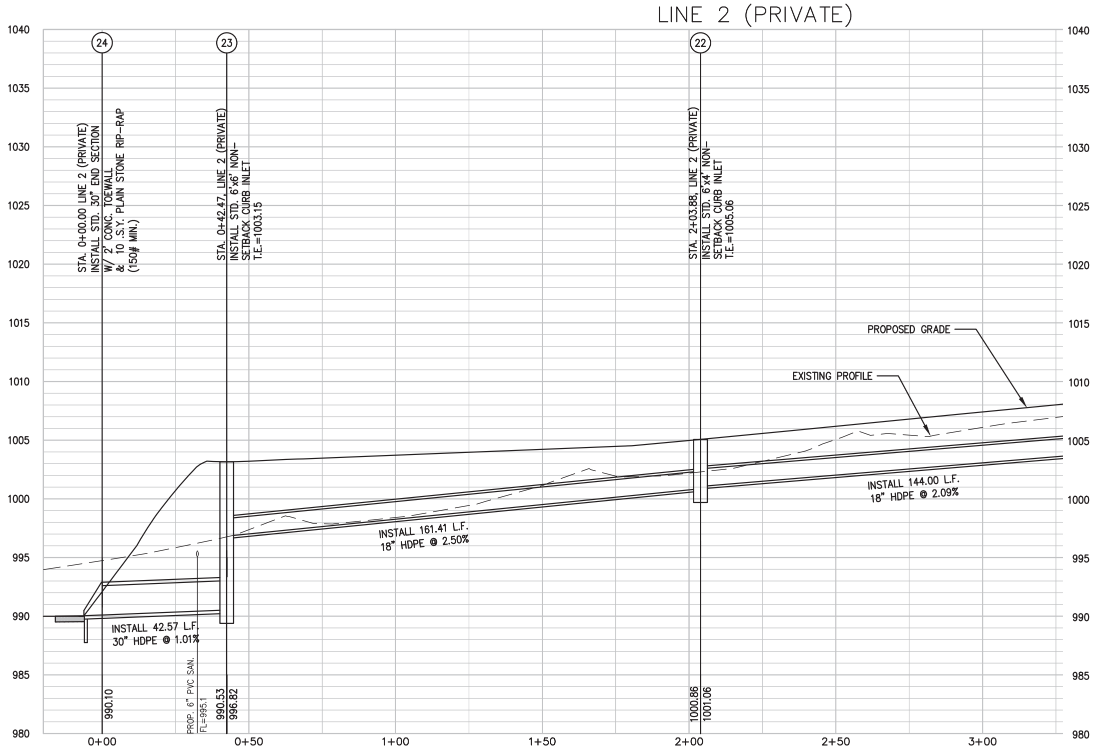
PROJECT NO. 180548
DATE: 7-22-19 | DRAWN: CHL
CHECKED: DAF | APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C6



SCALE: 1"=20' HORIZ.
1"=5' VERT.

LINE 2 (PRIVATE)



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24132
7-22-19

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STORM SEWER PLAN & PROFILE
ON THE GO-TRAVEL CENTER
I-35 AND HOMESTEAD LANE
EDGERTON, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
1.	7-23-19	REVISED PER STAFF COMMENTS	BJG	JDC

PROJECT NO. 180548
DATE: 7-22-19 | DRAWN: CHL
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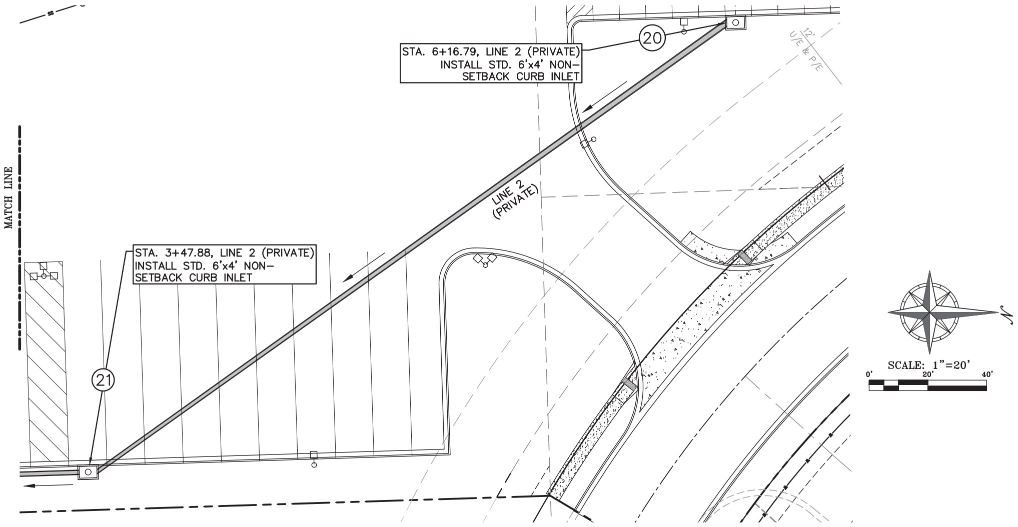
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C7

\\PHELPS-SERVER\Projects\P\180548\dwg\Permit Plans-(FDP)(PDP)\STORM.dwg Layout:3 Jul 24, 2019 - 2:46pm Bradley Gust

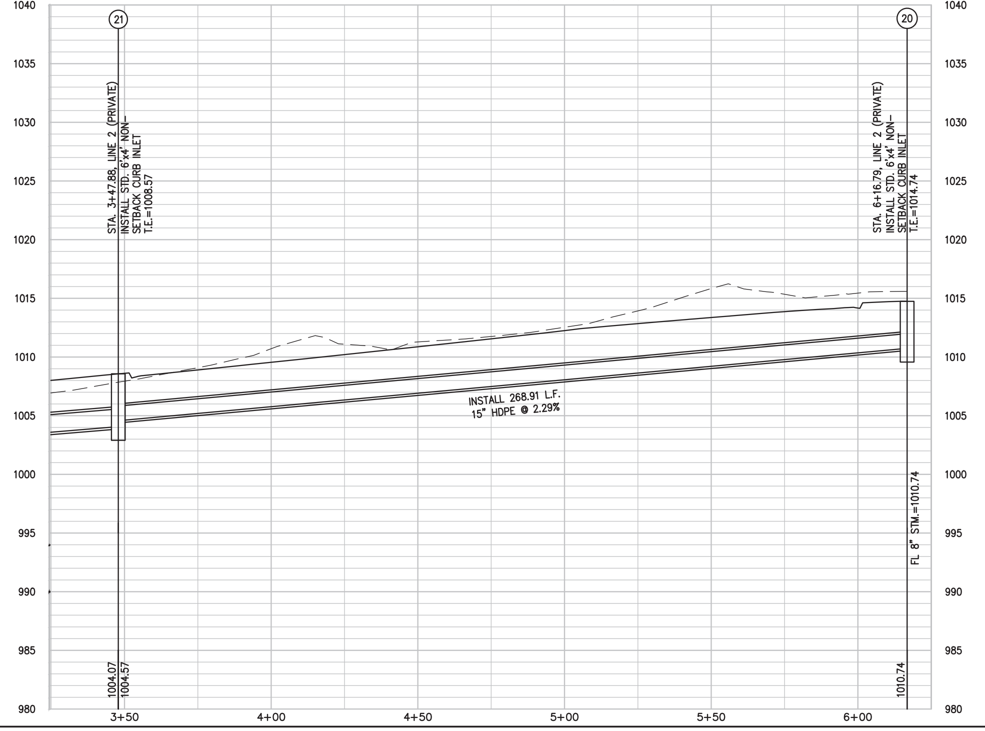


SCALE: 1"=20' HORIZ.
1"=5' VERT.

LEGEND

← DIRECTIONAL FLOW ARROW

LINE 2 (PRIVATE)



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7-22-19

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STORM SEWER PLAN & PROFILE
ON THE GO-TRAVEL CENTER
I-35 AND HOMESTEAD LANE
EDGERTON, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
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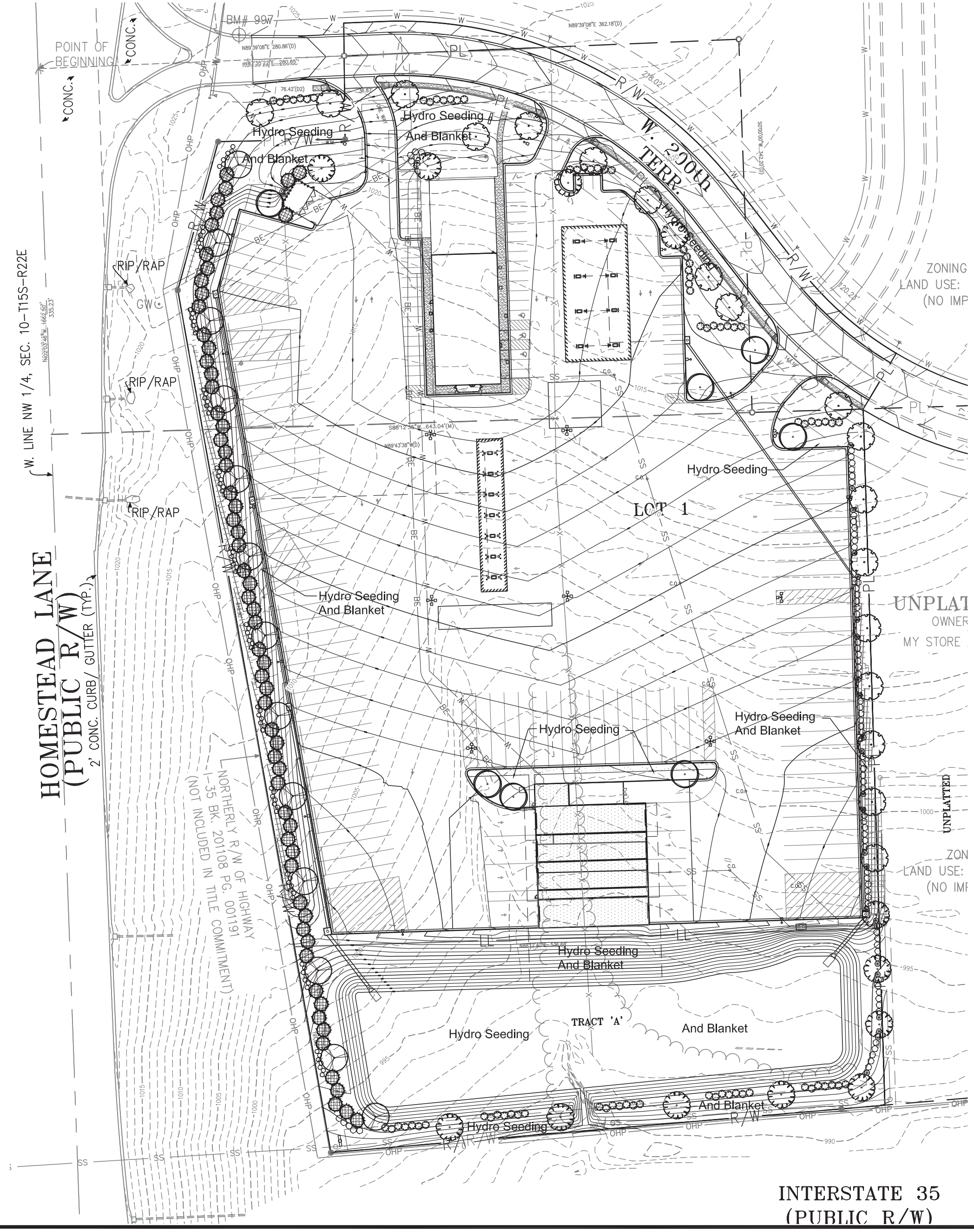
LAND SURVEYING – LS-82
ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

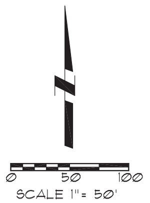
SHEET
C8


POINT OF BEGINNING
CONC.
BM# 997
PL
R/W
W. 200th TERR.
Hydro Seeding And Blanket
Hydro Seeding And Blanket
Hydro Seeding
RIP/RAP
GW
RIP/RAP
RIP/RAP
W. LINE NW 1/4, SEC. 10-T15S-R22E
HOMESTEAD LANE (PUBLIC R/W)
2' CONC. CURB/ GUTTER (TYP.)
ZONING LAND USE: (NO IMP
Hydro Seeding
LOT 1
UNPLAT
OWNER
MY STORE
Hydro Seeding And Blanket
Hydro Seeding
Hydro Seeding And Blanket
NORTHERLY R/W OF HIGHWAY I-35 BK. 201108 PG. 00191 (NOT INCLUDED IN TITLE COMMITMENT)
UNPLATTED
ZONING LAND USE: (NO IMP
Hydro Seeding And Blanket
Hydro Seeding
TRACT 'A'
And Blanket
And Blanket
Hydro Seeding
OHP
SS
INTERSTATE 35 (PUBLIC R/W)

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
⊙	7	Acer platanoides `Superform` / Superform Maple	B & B	2" cal.	
⊙	18	Acer rubrum `Red Pointe` / Red Pointe Red Maple	B & B	2"Cal	
⊞	63	Juniperus virginiana `Hillspire` / Hillspire Juniper	B & B		6` hgt.
⊘	13	Quercus bicolor / Swamp White Oak	B & B	2"Cal	
⊙	12	Ulmus americana `Valley Forge` / American Elm	B & B	2" cal.	

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
○	84	Aronia arbutifolia `Brilliantissima` / Brilliant Red Chokeberry/Red Chokeberry 24"-30" hgt.	3 gal
○	77	Forsythia x intermedia `Beatrix Farrand` / Golden-bells 24"-30" hgt. &sp.	3 gal
⊛	22	Juniperus chinensis `Sea Green` / Sea Green Juniper 24"-30" hgt. & sp.	5 gal
○	76	Rhus aromatica / Fragrant Sumac 24" hgt. & sp.	3 gal



Landscape Plan
On The Go Travel Center
Edgerton, Kansas

LS-1

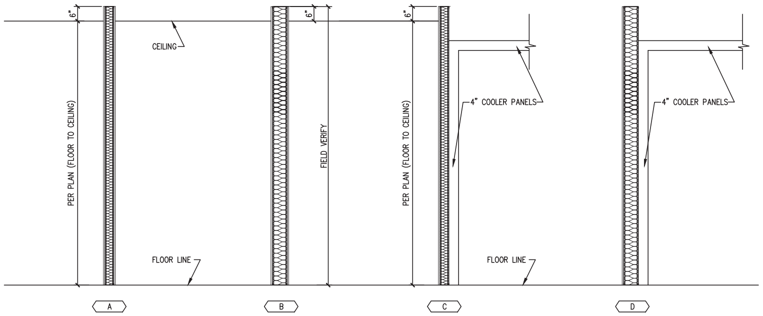
Utility Note:

Utilities shown on plan are diagramatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.

PETER A. OPPERMANN
LICENSED
363
LANDSCAPE ARCHITECT
7/23/19

07/23/2019

Oppermann LandDesign, LLC
Land Planning Landscape Architecture
18990 West 117th Street
Olathe, Kansas 66061
oppermannlanddesign.com
pete@opperland.com
913.894.9407



A 3 5/8" METAL STUDS @ 16" O.C. WITH SOUND ATTENUATION INSULATION & 1 LAYER 5/8" TYPE 'X' GYP. BOARD, EACH SIDE – 6" ABOVE CEILING ▨

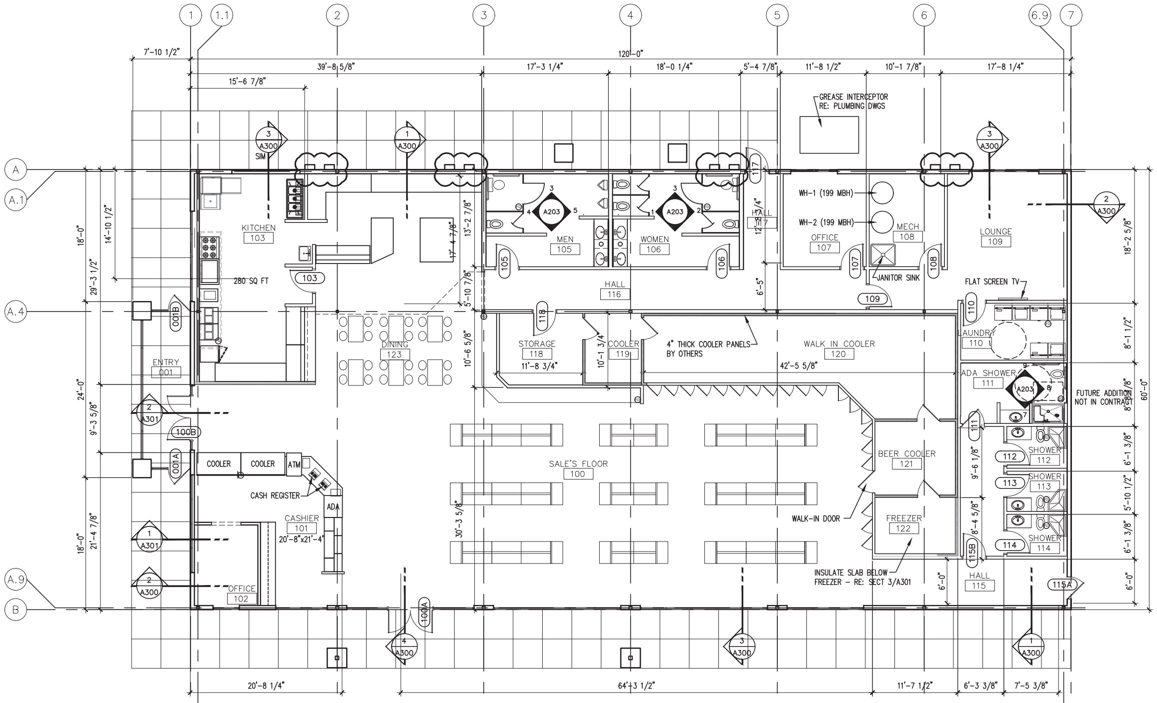
B 6" METAL STUDS @ 16" O.C. W/ SOUND ATTENUATION INSULATION & 1 LAYER 5/8" GYP EACH SIDE WATER RESISTANT ON BATH SIDE ▩

C 3 5/8" METAL STUDS @ 16" O.C. WITH SOUND ATTENUATION OPTIONAL INSULATION & 1 LAYER 5/8" TYPE 'X' GYP. BOARD, EACH SIDE – 6" ABOVE CEILING ▨

D 6" METAL STUDS @ 16" O.C. W/ SOUND ATTENUATION INSULATION & 1 LAYER 5/8" GYP EACH SIDE WATER RESISTANT ON BATH SIDE ▩

2 WALL TYPES

1/2" = 1'-0"



NOTES:

ALL DIMENSIONS ARE GIVE FROM THE FACE OF STUD
REFER TO SHEET A102 FOR WALL TYPE CONSTRUCTION

CONTRACTOR TO VERIFY ACTUAL FIELD CONDITIONS
BEFORE PROCEEDING WITH ANY WORK

FURR OUT EXISTING WALLS AND ROCK AS REQUIRED
DO NOT GO TO DECK DUE TO PLENUM

REFER TO SHEET A102 FOR PARTITION TYPES
DESIGNATED BY HATCH AND SYMBOL ⬡X

ALL STOREFRONT WINDOWS ARE TO BE TINTED – COLOR PER TENANT – WINDOW TINT IS SHALL BE APPROVED BY THE LANDLORD

MECHANICAL FASTENING TO THE WINDOW SYSTEMS IS NOT PERMITTED.

1 NEW WORK FLOOR PLAN

1/8" = 1'-0"

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Fax: (913) 780-5088

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Olathe, Kansas 66062
(913) 422-5300
www.kbsci.com

Pricing Set for:
On The Go Travel Center

I-35 and Homestead
Edgerton, Kansas 66021

professional seal

PROJECT NO. : 2019-12
DATE : 05.13.2019
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED: 07.23.2019

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SHEET NO.
A100

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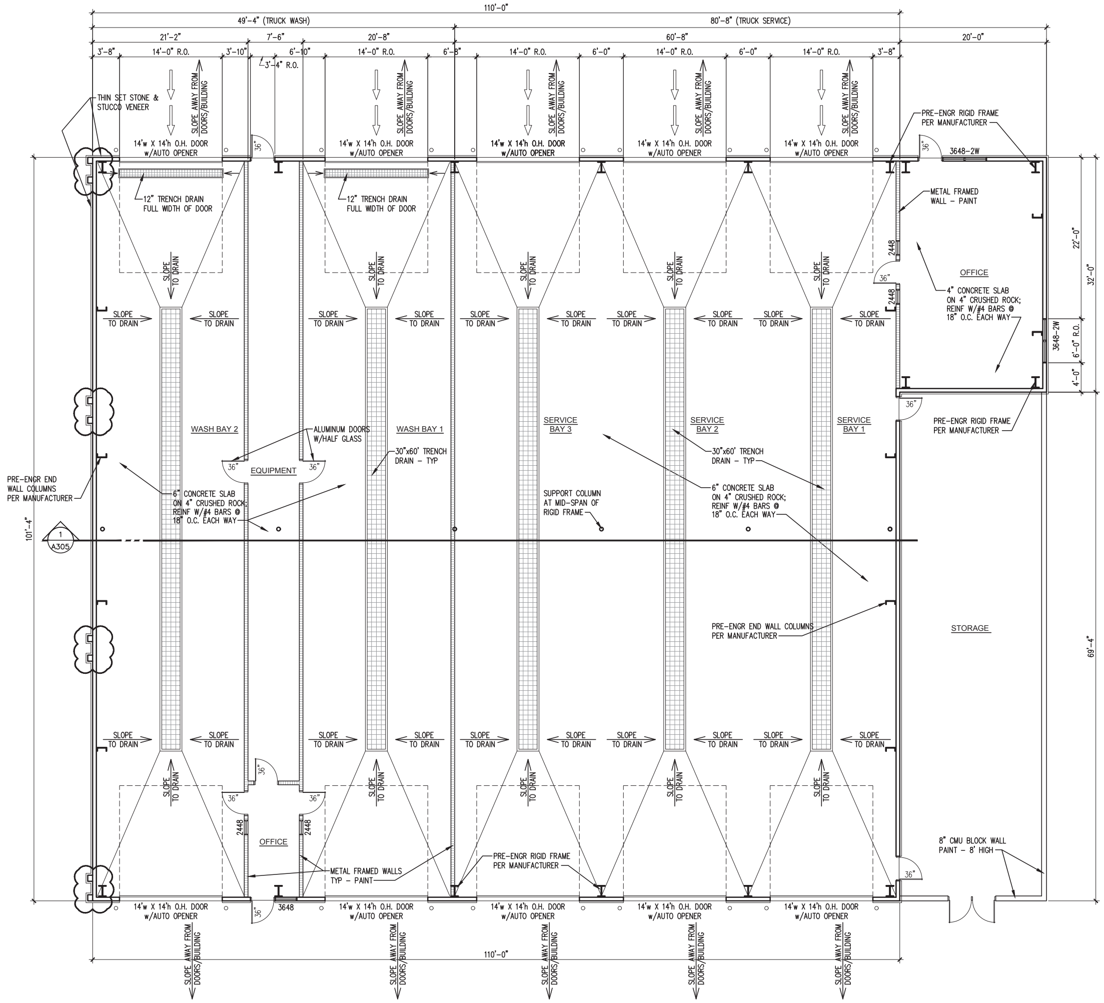
110'-0"
49'-4" (TRUCK WASH)
80'-8" (TRUCK SERVICE)
21'-2"
7'-6"
20'-8"
60'-8"
20'-0"
3'-8"
14'-0" R.O.
3'-10"
6'-10"
3'-4" R.O.
6'-8"
6'-0"
THIN SET STONE & STUCCO VENEER
SLOPE AWAY FROM DOORS/BUILDING
14'w X 14'h O.H. DOOR w/AUTO OPENER
36"
12" TRENCH DRAIN FULL WIDTH OF DOOR
SLOPE TO DRAIN
PRE-ENGR RIGID FRAME PER MANUFACTURER
3648-2W
METAL FRAMED WALL - PAINT
2448
OFFICE
4" CONCRETE SLAB ON 4" CRUSHED ROCK; REINF W/#4 BARS @ 18" O.C. EACH WAY
22'-0"
32'-0"
6'-0" R.O.
4'-0"
WASH BAY 2
WASH BAY 1
ALUMINUM DOORS W/HALF GLASS
30"x60' TRENCH DRAIN - TYP
EQUIPMENT
PRE-ENGR END WALL COLUMNS PER MANUFACTURER
6" CONCRETE SLAB ON 4" CRUSHED ROCK; REINF W/#4 BARS @ 18" O.C. EACH WAY
101'-4"
1
A305
SERVICE BAY 3
SERVICE BAY 2
SERVICE BAY 1
SUPPORT COLUMN AT MID-SPAN OF RIGID FRAME
STORAGE
69'-4"
METAL FRAMED WALLS TYP - PAINT
3648
8" CMU BLOCK WALL PAINT - 8' HIGH

1 TRUCK WASH/SERVICE FLOOR PLAN

1/8" = 1'-0"

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Olathe, Kansas 66062
(913) 422-5300
www.kbsci.com

New Building for:
On The Go Truck Wash

I-35 and Homestead
Edgerton, Kansas 66021

professional seal

PROJECT NO. :	2019-12
DATE :	05.13.2019
DRAWN BY :	BCS STAFF
REVIEWED BY :	
REVISED:	07.23.2019

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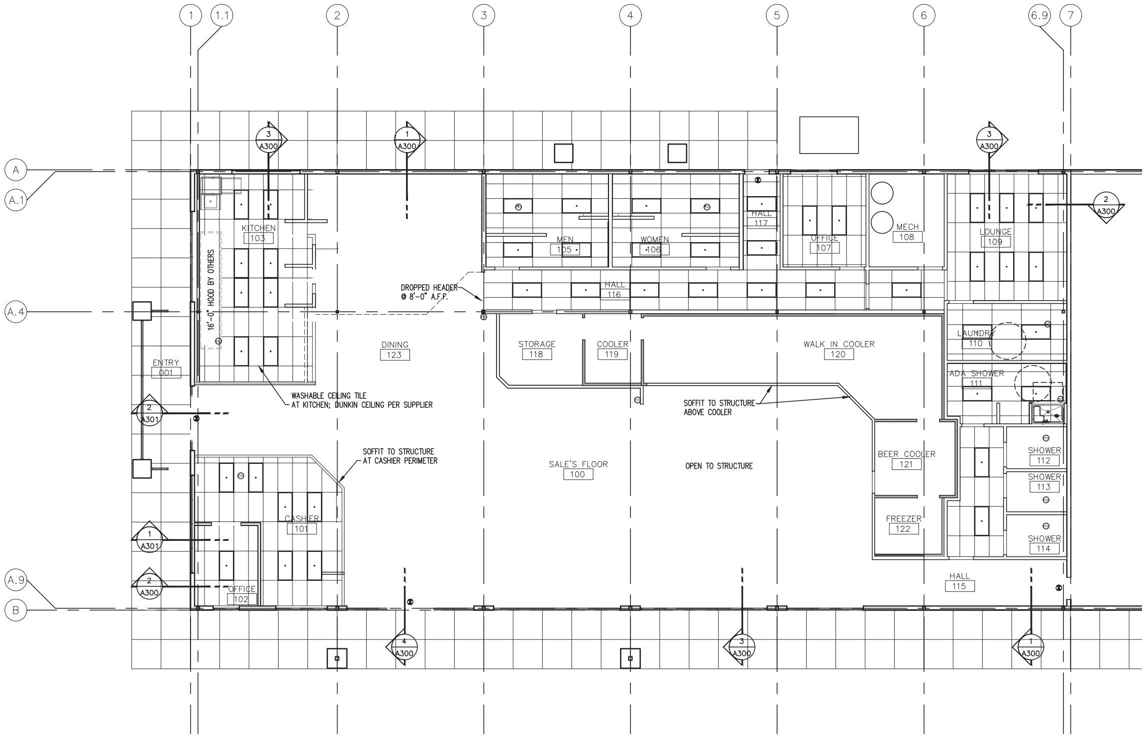

1 REFLECTED CEILING PLAN

1/8" = 1'-0"

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Pricing Set for:
On The Go Travel Center

I-35 and Homestead
Edgerton, Kansas 66021

professional seal

PROJECT NO. : 2019-12
DATE : 05.13.2019
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

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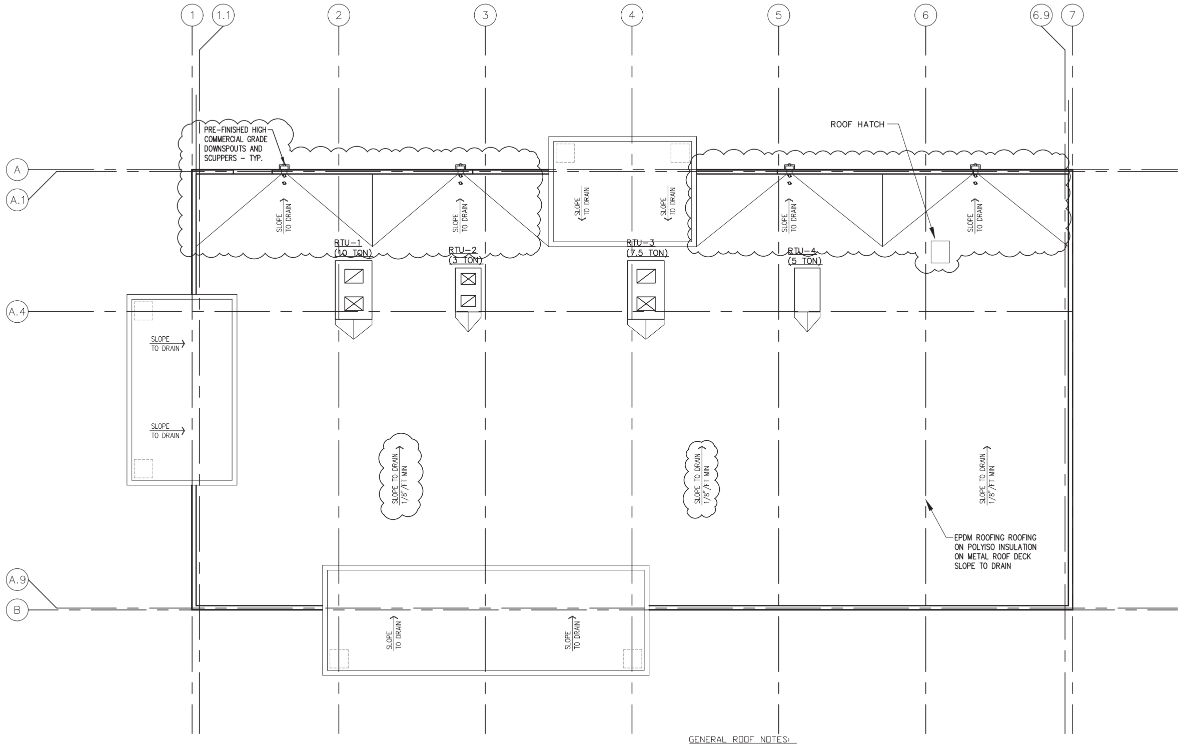
1
1.1
2
3
4
5
6
6.9
7
A
A.1
A.4
A.9
B
PRE-FINISHED HIGH COMMERCIAL GRADE DOWNSPOUTS AND SCUPPERS – TYP.
ROOF HATCH
SLOPE TO DRAIN
RTU-1 (10 TON)
RTU-2 (3 TON)
RTU-3 (7.5 TON)
RTU-4 (5 TON)
SLOPE TO DRAIN 1/8"/FT MIN
EPDM ROOFING ROOFING ON POLYISO INSULATION ON METAL ROOF DECK SLOPE TO DRAIN

GENERAL ROOF NOTES:

1. IT IS THE RESPONSIBILITY OF THE ROOFING CONTRACTOR COORDINATE EXACT LOCATIONS OF MECHANICAL EQUIPMENT AND OTHER ROOF PENETRATIONS THAT MAY OCCUR.
2. COORDINATE ALL OTHER FLASHING w/ MANUFACTURER'S TYPICAL DETAILS.
3. ROOFING SHALL BE CLASS B OR BETTER
4. ALL FOAM PLASTIC INSULATION SHALL MEET OR EXCEED UL STANDARD 1256 PER IBC 1507.11

COORDINATE LOCATIONS OF MECHANICAL ROOFTOP UNITS.
PROVIDE CRICKETS AND FLASHING TO MAINTAIN
POSITIVE DRAINAGE TOWARD ROOF DRAINS

1 ROOF PLAN

1/8" = 1'-0"

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Pricing Set for:
On The Go Travel Center

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Edgerton, Kansas 66021

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PROJECT NO. : 2019-12
DATE : 05.13.2019
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED: 06.25.2019

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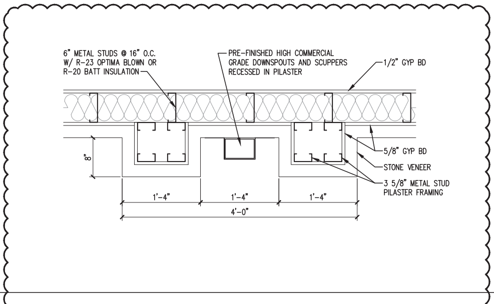
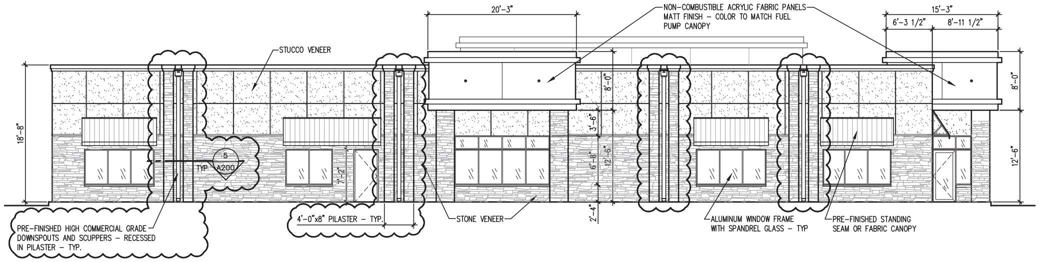

6" METAL STUDS @ 16" O.C. W/ R-23 OPTIMA BLOWN OR R-20 BATT INSULATION
PRE-FINISHED HIGH COMMERCIAL GRADE DOWNSPOUTS AND SCUPPERS RECESSED IN PILASTER
1/2" GYP BD
5/8" GYP BD
STONE VENEER
3 5/8" METAL STUD PILASTER FRAMING
8"
1'-4"
1'-4"
1'-4"
4'-0"

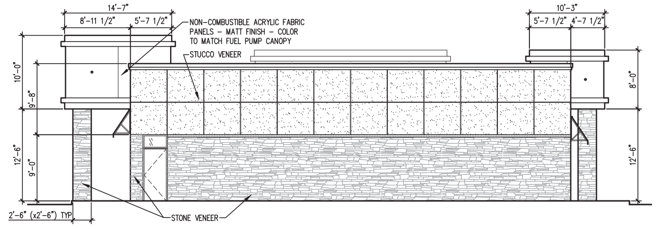
5 PILASTER DETAIL

1" = 1'-0"


20'-3"
NON-COMBUSTIBLE ACRYLIC FABRIC PANELS MATT FINISH - COLOR TO MATCH FUEL PUMP CANOPY
15'-3"
6'-3 1/2"
8'-11 1/2"
STUCCO VENEER
18'-8"
8'-0"
3'-6"
6'-8"
12'-6"
2'-4"
7'-2"
12'-6"
5
TYP
A200
PRE-FINISHED HIGH COMMERCIAL GRADE DOWNSPOUTS AND SCUPPERS - RECESSED IN PILASTER - TYP.
4'-0"x8" PILASTER - TYP.
STONE VENEER
ALUMINUM WINDOW FRAME WITH SPANDREL GLASS - TYP
PRE-FINISHED STANDING SEAM OR FABRIC CANOPY

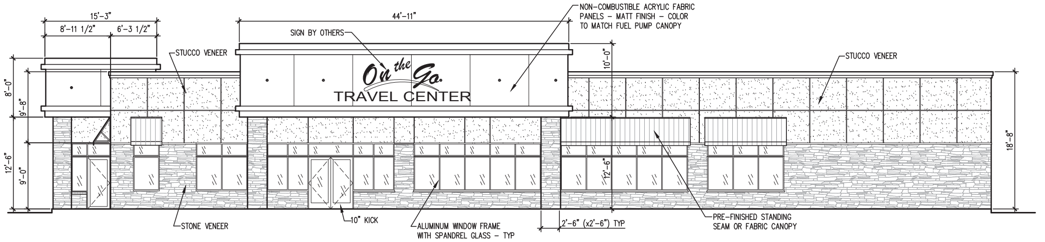
4 WEST ELEVATION

1/8" = 1'-0"



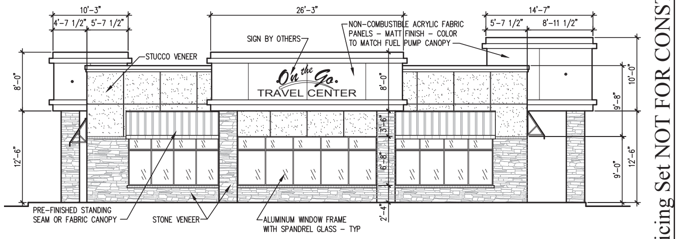
3 NORTH ELEVATION

1/8" = 1'-0"


15'-3"
8'-11 1/2"
6'-3 1/2"
44'-11"
SIGN BY OTHERS
NON-COMBUSTIBLE ACRYLIC FABRIC PANELS - MATT FINISH - COLOR TO MATCH FUEL PUMP CANOPY
STUCCO VENEER
STUCCO VENEER
On the Go.
TRAVEL CENTER
8'-0"
9'-8"
12'-6"
9'-0"
10'-0"
12'-6"
18'-8"
STONE VENEER
10" KICK
ALUMINUM WINDOW FRAME WITH SPANDREL GLASS - TYP
2'-6" (x2'-6") TYP
PRE-FINISHED STANDING SEAM OR FABRIC CANOPY

2 EAST ELEVATION

1/8" = 1'-0"


10'-3"
4'-7 1/2"
5'-7 1/2"
26'-3"
14'-7"
5'-7 1/2"
8'-11 1/2"
SIGN BY OTHERS
NON-COMBUSTIBLE ACRYLIC FABRIC PANELS - MATT FINISH - COLOR TO MATCH FUEL PUMP CANOPY
STUCCO VENEER
On the Go.
TRAVEL CENTER
8'-0"
12'-6"
8'-0"
3'-6"
6'-8"
2'-4"
10'-0"
9'-8"
12'-6"
9'-0"
PRE-FINISHED STANDING SEAM OR FABRIC CANOPY
STONE VENEER
ALUMINUM WINDOW FRAME WITH SPANDREL GLASS - TYP

1 SOUTH ELEVATION

1/8" = 1'-0"

Pricing Set NOT FOR CONSTRUCTION

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KBS Constructors, Inc.
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Olathe, Kansas 66062
(913) 422-5300
www.kbsci.com

Pricing Set for:
On The Go Travel Center
I-35 and Homestead
Edgerton, Kansas 66021

professional seal

PROJECT NO. : 2019-12
DATE : 05.13.2019
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED: 06.25.2019
07.23.2019

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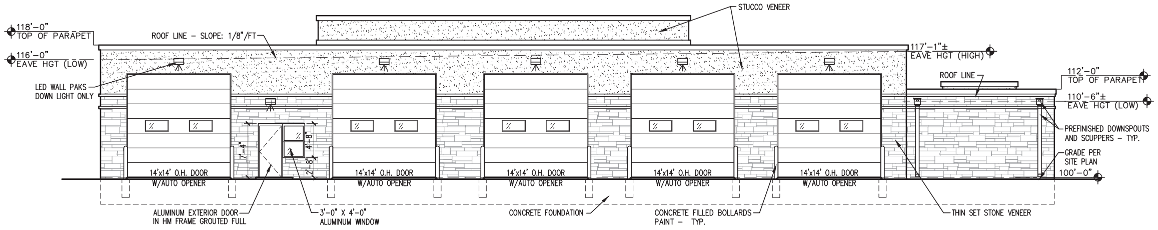
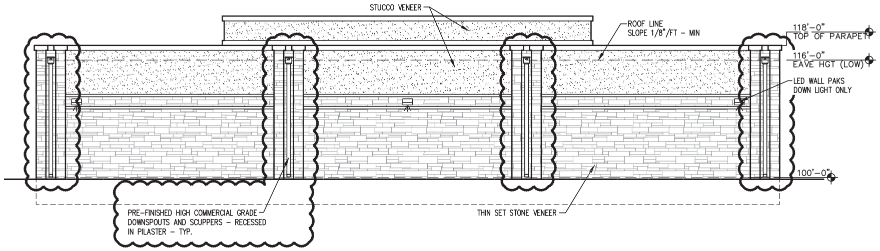

118'-0" TOP OF PARAPET
116'-0" EAVE HGT (LOW)
ROOF LINE - SLOPE: 1/8"/FT
STUCCO VENEER
117'-1"± EAVE HGT (HIGH)
LED WALL PAKS DOWN LIGHT ONLY
ROOF LINE
112'-0" TOP OF PARAPET
110'-6"± EAVE HGT (LOW)
PREFINISHED DOWNSPOUTS AND SCUPPERS - TYP.
GRADE PER SITE PLAN
100'-0"
7'-4"
4'-8"
2'-8"
14'x14' O.H. DOOR W/AUTO OPENER
ALUMINUM EXTERIOR DOOR IN HM FRAME GROUTED FULL
3'-0" X 4'-0" ALUMINUM WINDOW
CONCRETE FOUNDATION
CONCRETE FILLED BOLLARDS PAINT - TYP.
THIN SET STONE VENEER

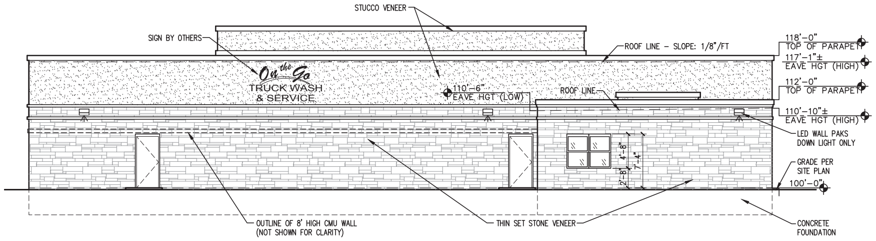
4 EAST ELEVATION

1/8" = 1'-0"


STUCCO VENEER
ROOF LINE SLOPE 1/8"/FT - MIN
118'-0" TOP OF PARAPET
116'-0" EAVE HGT (LOW)
LED WALL PAKS DOWN LIGHT ONLY
100'-0"
PRE-FINISHED HIGH COMMERCIAL GRADE DOWNSPOUTS AND SCUPPERS - RECESSED IN PILASTER - TYP.
THIN SET STONE VENEER

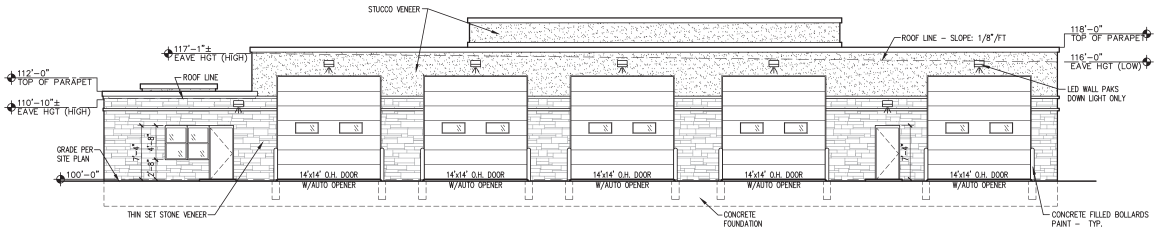
3 SOUTH ELEVATION

1/8" = 1'-0"



2 NORTH ELEVATION

1/8" = 1'-0"



1 WEST ELEVATION

1/8" = 1'-0"

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New Building for:
On The Go Truck Wash

I-35 and Homestead
Edgerton, Kansas 66021

professional seal

PROJECT NO. : 2019-12
DATE : 05.13.2019
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED: 06.25.2019
07.23.2019

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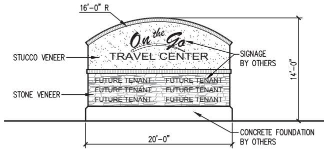
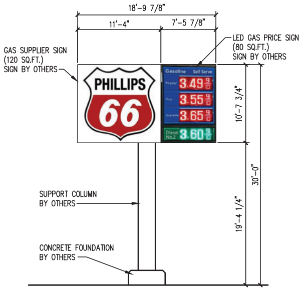


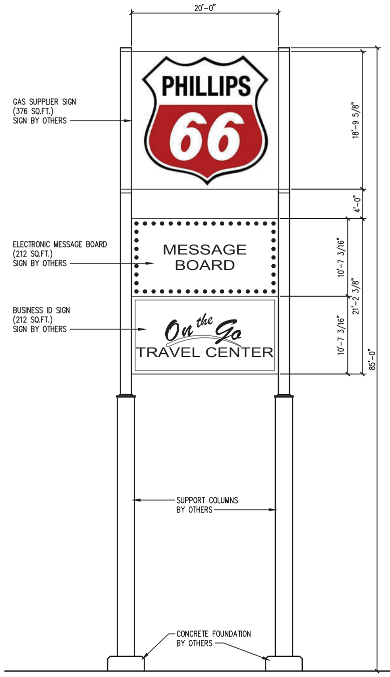
3 ALTERNATE MONUMENT SIGN

1/8" = 1'-0"



2 POLE SIGN

1/8" = 1'-0"



1 HI-RISE SIGN

1/8" = 1'-0"

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Pricing Set for:
On The Go Travel Center

I-35 and Homestead
Edgerton, Kansas 66021

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PROJECT NO. : 2019-12
DATE : 05.13.2019
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

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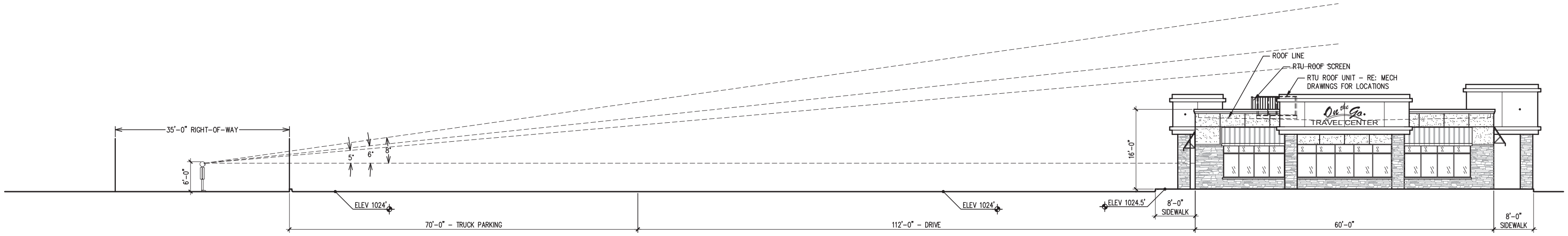
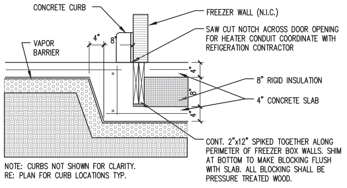


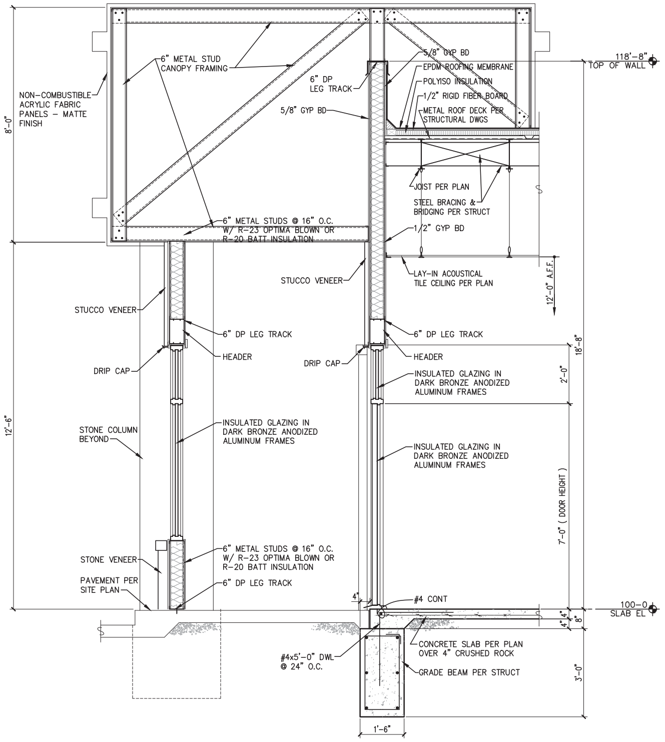
4 CROSS SECTION

3/32" = 1'-0"


CONCRETE CURB
FREEZER WALL (N.I.C.)
VAPOR BARRIER
4"
8"
SAW CUT NOTCH ACROSS DOOR OPENING FOR HEATER CONDUIT COORDINATE WITH REFIGERATION CONTRACTOR
8" RIGID INSULATION
4" CONCRETE SLAB
CONT. 2"x12" SPIKED TOGETHER ALONG PERIMETER OF FREEZER BOX WALLS. SHIM AT BOTTOM TO MAKE BLOCKING FLUSH WITH SLAB. ALL BLOCKING SHALL BE PRESSURE TREATED WOOD.
NOTE: CURBS NOT SHOWN FOR CLARITY. RE: PLAN FOR CURB LOCATIONS TYP.

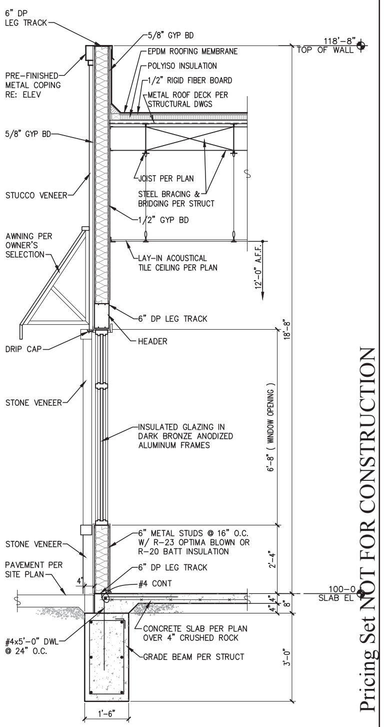
3 RECESSED SLAB DETAIL @ FREEZER

3/4" = 1'-0"


NON-COMBUSTIBLE ACRYLIC FABRIC PANELS - MATTE FINISH
6" METAL STUD CANOPY FRAMING
6" DP LEG TRACK
5/8" GYP BD
5/8" GYP BD
EPDM ROOFING MEMBRANE
POLYISO INSULATION
1/2" RIGID FIBER BOARD
METAL ROOF DECK PER STRUCTURAL DWGS
118'-8" TOP OF WALL
8'-0"
JOIST PER PLAN
STEEL BRACING & BRIDGING PER STRUCT
6" METAL STUDS @ 16" O.C. W/ R-23 OPTIMA BLOWN OR R-20 BATT INSULATION
1/2" GYP BD
LAY-IN ACOUSTICAL TILE CEILING PER PLAN
12'-0" A.F.F.
STUCCO VENEER
STUCCO VENEER
6" DP LEG TRACK
6" DP LEG TRACK
HEADER
HEADER
DRIP CAP
DRIP CAP
18'-8"
INSULATED GLAZING IN DARK BRONZE ANODIZED ALUMINUM FRAMES
2'-0"
12'-6"
STONE COLUMN BEYOND
INSULATED GLAZING IN DARK BRONZE ANODIZED ALUMINUM FRAMES
INSULATED GLAZING IN DARK BRONZE ANODIZED ALUMINUM FRAMES
7'-0" (DOOR HEIGHT)
STONE VENEER
6" METAL STUDS @ 16" O.C. W/ R-23 OPTIMA BLOWN OR R-20 BATT INSULATION
PAVEMENT PER SITE PLAN
6" DP LEG TRACK
4"
#4 CONT
100'-0" SLAB EL
4"
4"
8"
#4x5'-0" DWL @ 24" O.C.
CONCRETE SLAB PER PLAN OVER 4" CRUSHED ROCK
GRADE BEAM PER STRUCT
3'-0"
1'-6"

2 WALL SECTION

1/2" = 1'-0"



1 WALL SECTION

1/2" = 1'-0"

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PROJECT NO. :	2019-12
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DRAWN BY :	BCS STAFF
REVIEWED BY :	
REVISED:	06.25.2019

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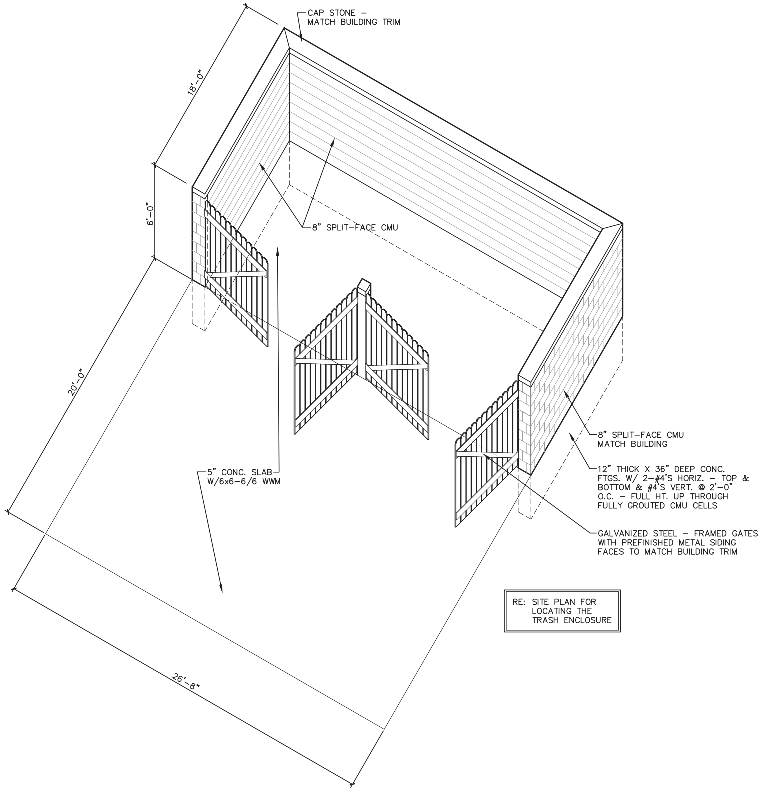
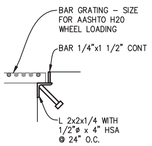

CAP STONE – MATCH BUILDING TRIM
18'-0"
6'-0"
8" SPLIT-FACE CMU
20'-0"
8" SPLIT-FACE CMU MATCH BUILDING
12" THICK X 36" DEEP CONC. FTGS. W/ 2-#4'S HORIZ. – TOP & BOTTOM & #4'S VERT. @ 2'-0" O.C. – FULL HT. UP THROUGH FULLY GROUTED CMU CELLS
5" CONC. SLAB W/6x6-6/6 WWM
GALVANIZED STEEL – FRAMED GATES WITH PREFINISHED METAL SIDING FACES TO MATCH BUILDING TRIM
RE: SITE PLAN FOR LOCATING THE TRASH ENCLOSURE
26'-8"

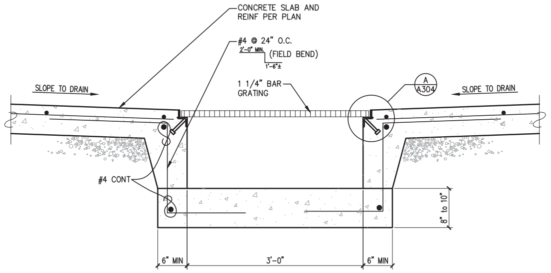
4 TRASH ENCLOSURE

/41" = 1'-0"


BAR GRATING – SIZE FOR AASHTO H20 WHEEL LOADING
BAR 1/4"x1 1/2" CONT
L 2x2x1/4 WITH 1/2"ø x 4" HSA @ 24" O.C.

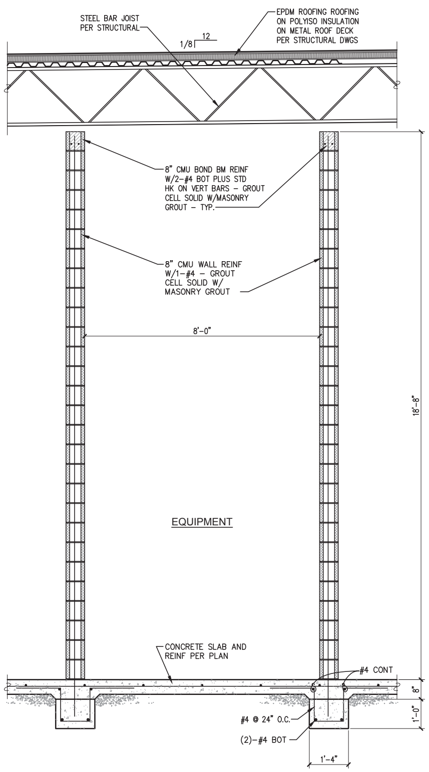
A DETAIL

1 1/2" = 1'-0"



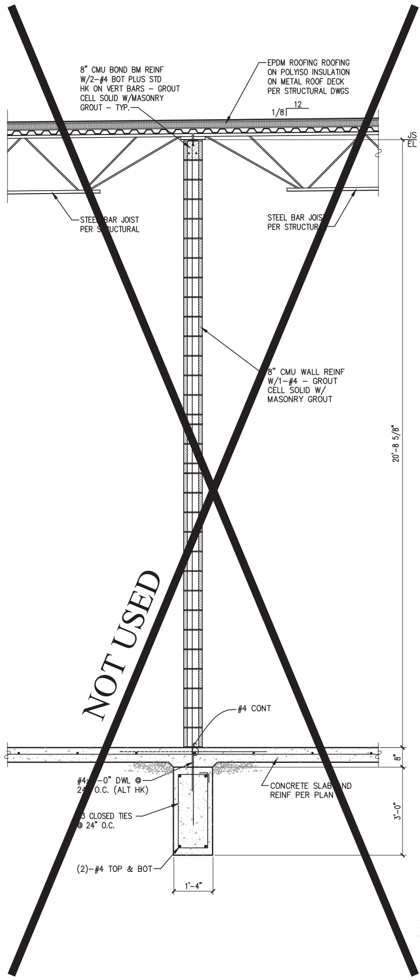
3 TRENCH DRAIN

1" = 1'-0"


STEEL BAR JOIST PER STRUCTURAL
EPDM ROOFING ROOFING ON POLYISO INSULATION ON METAL ROOF DECK PER STRUCTURAL DWGS
1/8
12
8" CMU BOND BM REINF W/2-#4 BOT PLUS STD HK ON VERT BARS – GROUT CELL SOLID W/MASONRY GROUT – TYP.
8" CMU WALL REINF W/1-#4 – GROUT CELL SOLID W/ MASONRY GROUT
8'-0"
18'-8"
EQUIPMENT
CONCRETE SLAB AND REINF PER PLAN
#4 CONT
#4 @ 24" O.C.
(2)-#4 BOT
8"
1'-0"
1'-4"

2 WALL SECTION

1/2" = 1'-0"


8" CMU BOND BM REINF W/2-#4 BOT PLUS STD HK ON VERT BARS – GROUT CELL SOLID W/MASONRY GROUT – TYP.
EPDM ROOFING ROOFING ON POLYISO INSULATION ON METAL ROOF DECK PER STRUCTURAL DWGS
1/8
12
JS EL
STEEL BAR JOIST PER STRUCTURAL
STEEL BAR JOIST PER STRUCTURAL
8" CMU WALL REINF W/1-#4 – GROUT CELL SOLID W/ MASONRY GROUT
20'-8 5/8"
NOT USED
#4 CONT
#4x –0" DWL @ 24" O.C. (ALT HK)
CONCRETE SLAB AND REINF PER PLAN
3 CLOSED TIES @ 24" O.C.
(2)-#4 TOP & BOT
8"
3'-0"
1'-4"

1 WALL SECTION

1/2" = 1'-0"

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New Building for:
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PROJECT NO. : 2019-xx
DATE : 05.13.2019
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED: 06.25.2019

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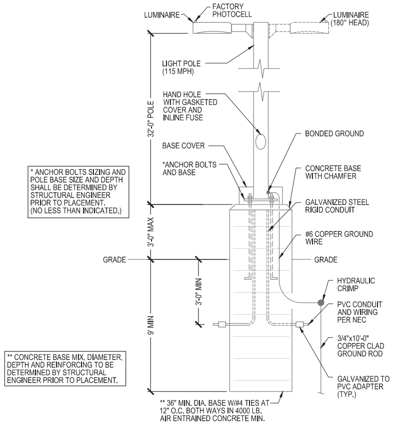

LUMINAIRE
FACTORY PHOTOCELL
LUMINAIRE (180° HEAD)
LIGHT POLE (115 MPH)
HAND HOLE WITH GASKETED COVER AND INLINE FUSE
32'-0" POLE
BONDED GROUND
BASE COVER
*ANCHOR BOLTS AND BASE
CONCRETE BASE WITH CHAMFER
GALVANIZED STEEL RIGID CONDUIT
3'-0" MAX
#6 COPPER GROUND WIRE
GRADE
GRADE
HYDRAULIC CRIMP
3'-0" MIN
PVC CONDUIT AND WIRING PER NEC
9' MIN
3/4"x10'-0" COPPER CLAD GROUND ROD
GALVANIZED TO PVC ADAPTER (TYP.)

* ANCHOR BOLTS SIZING AND POLE BASE SIZE AND DEPTH SHALL BE DETERMINED BY STRUCTURAL ENGINEER PRIOR TO PLACEMENT. (NO LESS THAN INDICATED.)

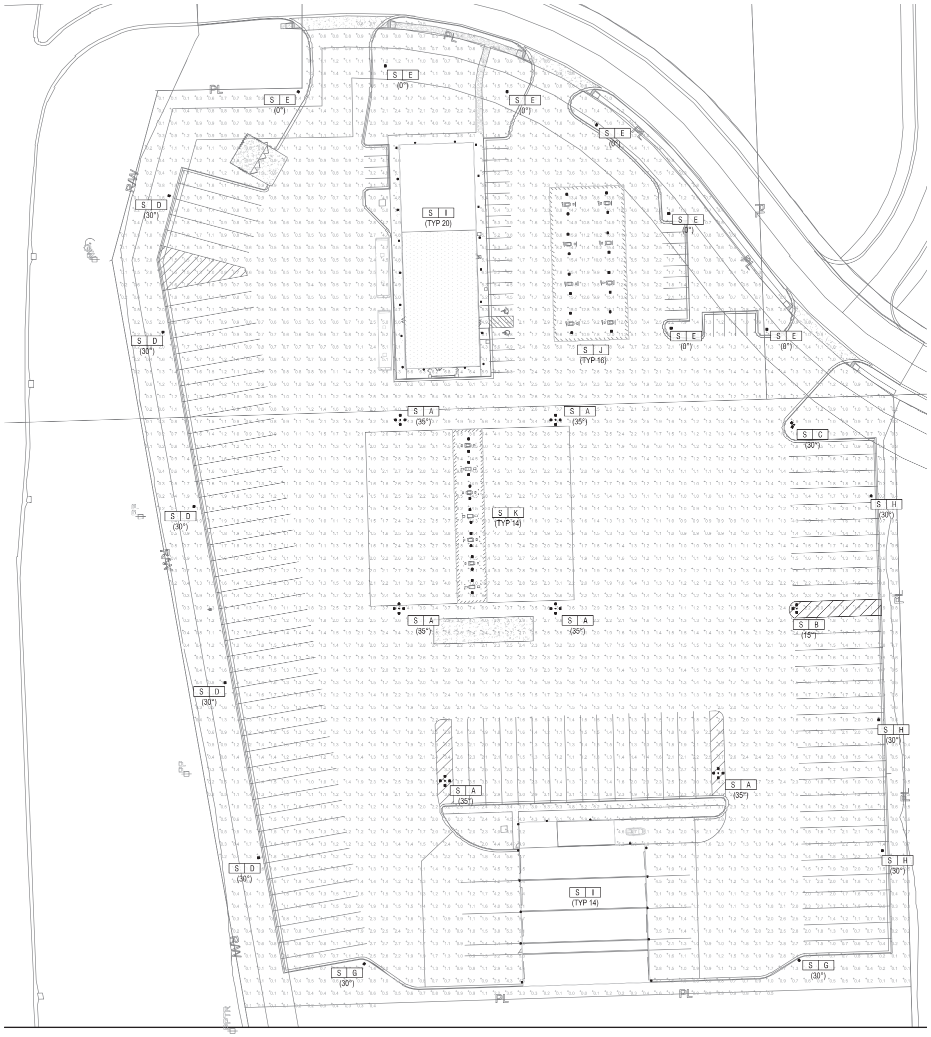
** CONCRETE BASE MIX, DIAMETER, DEPTH AND REINFORCING TO BE DETERMINED BY STRUCTURAL ENGINEER PRIOR TO PLACEMENT.

** 36" MIN. DIA. BASE W/#4 TIES AT 12" O.C. BOTH WAYS IN 4000 LB. AIR ENTRAINED CONCRETE MIN.

01

AREA LIGHT & POLE

NO SCALE



N 02

SITE PHOTOMETRIC PLAN

SCALE: 1"= 50'-0"

SITE LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	LAMP	VOLTS / WATTS	DESCRIPTION
S A	VISIONAIRE, VLX-1-T5W-192LC-7-4K-UNV_CLS	421W LED (4) (4000°K)	208 / 1684	OWNER SELECTED-SITE LIGHTING PLATFORM QUAD HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 35' AG
S B	VISIONAIRE, VLX-1-T5W-192LC-3-4K-UNV_CLS	206W LED (3) (4000°K)	208 / 618	OWNER SELECTED-SITE LIGHTING PLATFORM TRIPLE HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 35' AG
S C	VISIONAIRE, VLX-1-T5W-192LC-3-4K-UNV_CLS	206W LED (2) (4000°K)	208 / 412	OWNER SELECTED-SITE LIGHTING PLATFORM TWIN HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 35' AG
S D	VISIONAIRE, VLX-1-T5W-192LC-7-4K-UNV_CLS	421W LED (1) (4000°K)	208 / 421	OWNER SELECTED-SITE LIGHTING PLATFORM SINGLE HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 35' AG
S E	VISIONAIRE, VLX-1-T5W-192LC-3-4K-UNV_CLS	206W LED (1) (4000°K)	208 / 206	OWNER SELECTED-SITE LIGHTING PLATFORM SINGLE HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 35' AG
S G	VISIONAIRE, VLX-1-T4-192LC-7-4K-UNV_CLS	421W LED (1) (4000°K)	208 / 421	OWNER SELECTED-SITE LIGHTING PLATFORM SINGLE HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 35' AG
S H	VISIONAIRE, VLX-1-T4-192LC-3-4K-UNV_CLS	206W LED (1) (4000°K)	208 / 206	OWNER SELECTED-SITE LIGHTING PLATFORM SINGLE HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 35' AG
S I	HUBBELL, LNC2-18LU-4K-3	45W LED (1) (4000°K)	208 / 45	OWNER SELECTED-BUILDING CUTOFF SINGLE HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 14' AG
S J	HUBBELL, NRG-4-30L-U-4K-BZ	70W LED (1) (4000°K)	208 / 70	OWNER SELECTED-CANOPY LOWBAY SINGLE HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 16' AG
S K	HUBBELL, NRG-4-30L-U-4K-035-BZ	35W LED (1) (4000°K)	208 / 35	OWNER SELECTED-CANOPY LOWBAY SINGLE HEAD-BRONZE-DIRECT MOUNT MOUNTED AT 16' AG

GENERAL CONTRACTOR HAS SELECTION AUTHORITY OF FIXTURES THAT MEET DESIRED OPERATIONAL AND CONSTRUCTION CHARACTERISTICS. PHOTOMETRIC CALCULATIONS AT 85% LIGHT LUMEN DEPRECIATION AND DIRTY LENS FACTOR.

GENERAL NOTES:

A. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, CLEARANCES, SIZES, AND COORDINATE WITH OTHER TRADES PRIOR TO START OF PROJECT WORK AND SUBMIT COORDINATED PROJECT WORK ON SHOP DRAWINGS FOR REVIEW AND APPROVAL.

B. CONTRACTOR SHALL COORDINATE ALL SERVICE UTILITY WORK WITH UTILITY COMPANY PRIOR TO COMMENCING WORK.

C. INSTALLATION SHALL COMPLY WITH LATEST EDITION OF N.E.C. AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION, NFPA, IECC, ALL FEDERAL, STATE AND LOCAL CODE.

D. CONTRACTOR SHALL BE LICENSED TO PERFORM WORK IN MUNICIPALITY WHERE PROJECT IS LOCATED; OBTAIN AND PAY FOR ALL PERMIT AND INSPECTION FEES.

E. FOR THE PURPOSES OF THIS CONTRACT THE TERM 'PROVIDE' MEANS FURNISH AND INSTALL.

○ PLAN NOTES:

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(344-7233)

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UTILITY WARNING:
In addition to Utility One call, the contractor is required to subcontract location services for underground utility, piping, fiber, wiring, etc. The contractor is required to take due precautionary measures to locate and protect all underground utilities, etc. prior to the initiation of the actual portion of their work.

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PROJECT NO. : 134.19.03
DATE : 05.16.2019
DRAWN BY : SMP
REVIEWED BY : JHS

REVISED:

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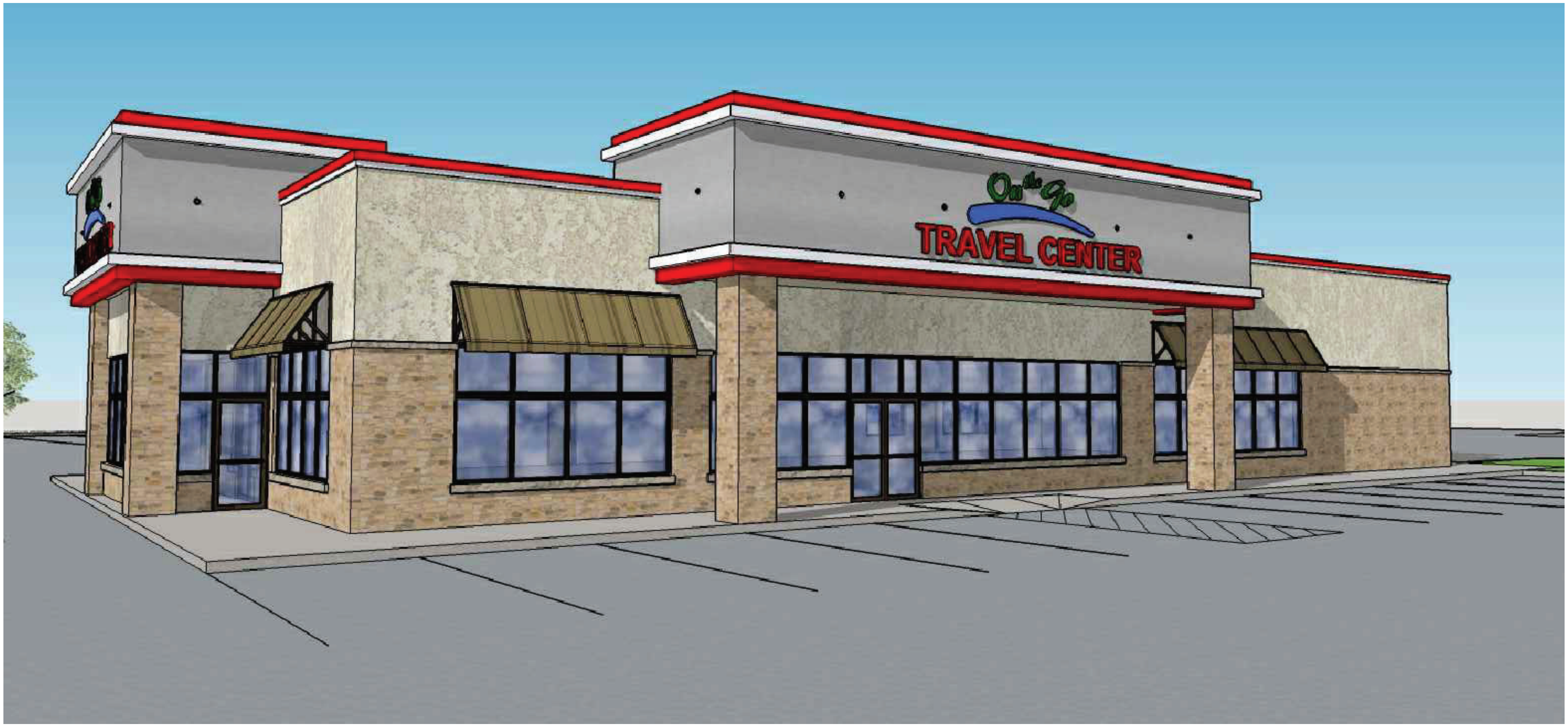

EAST ELEVATION

ON THE GO TRAVEL CENTER

I-35 and Homestead
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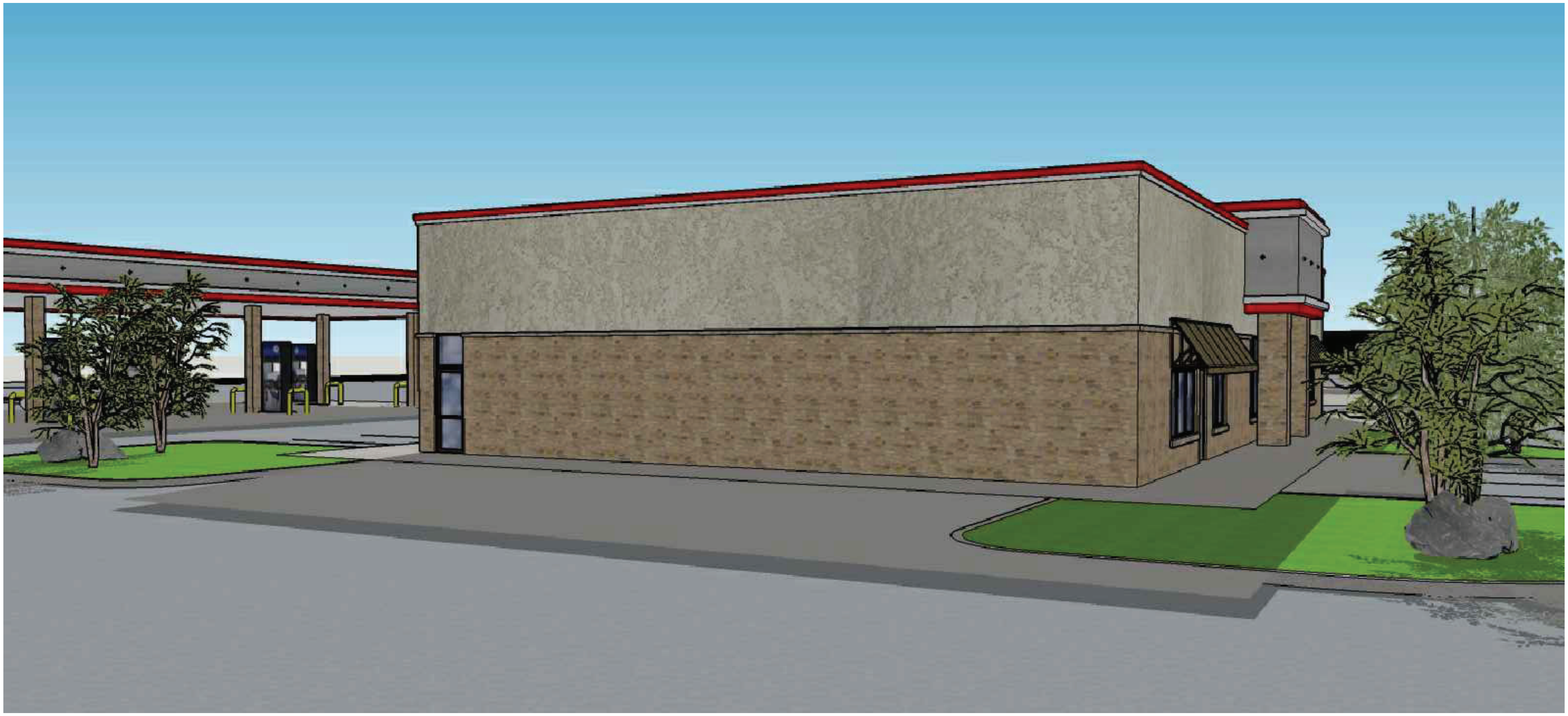

NORTHWEST ELEVATION

ON THE GO TRAVEL CENTER

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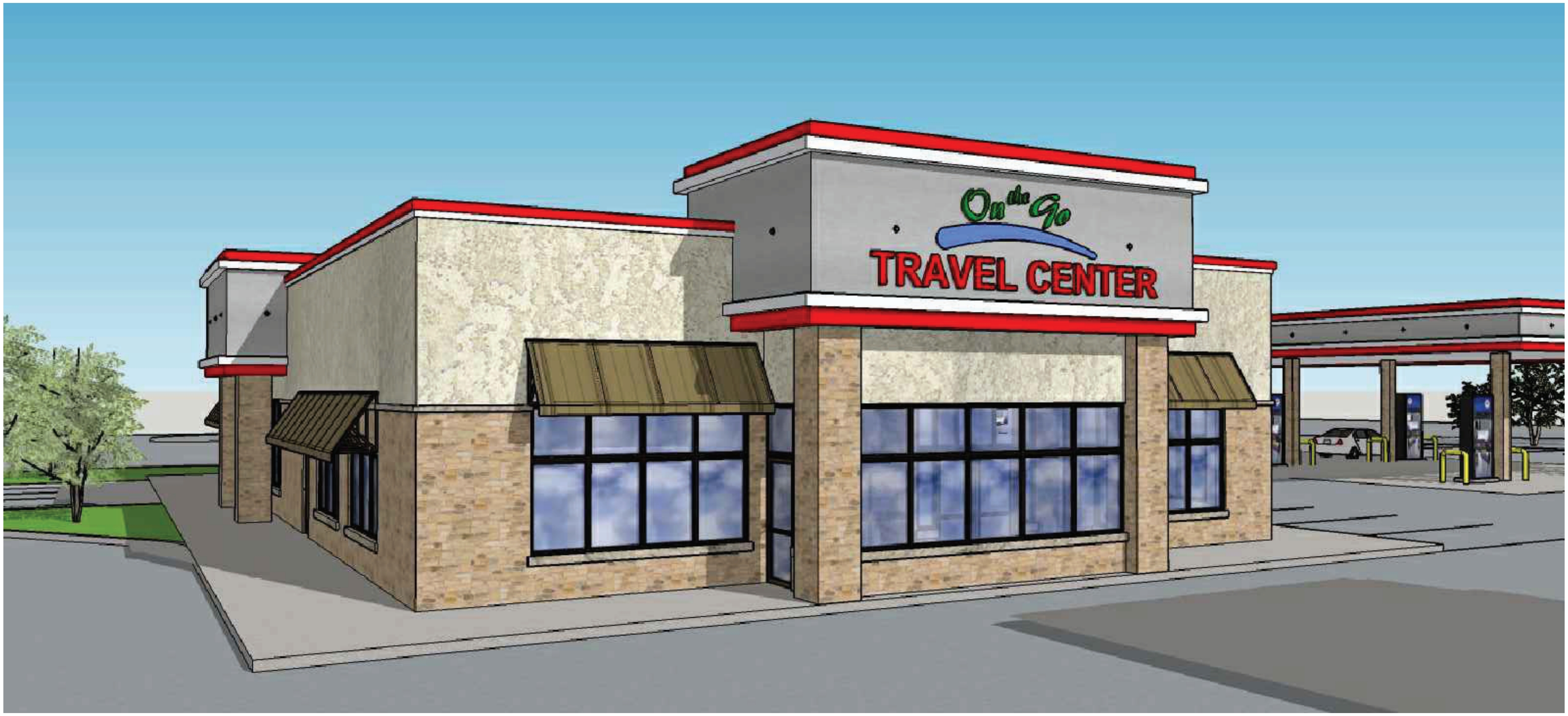

SOUTH ELEVATION

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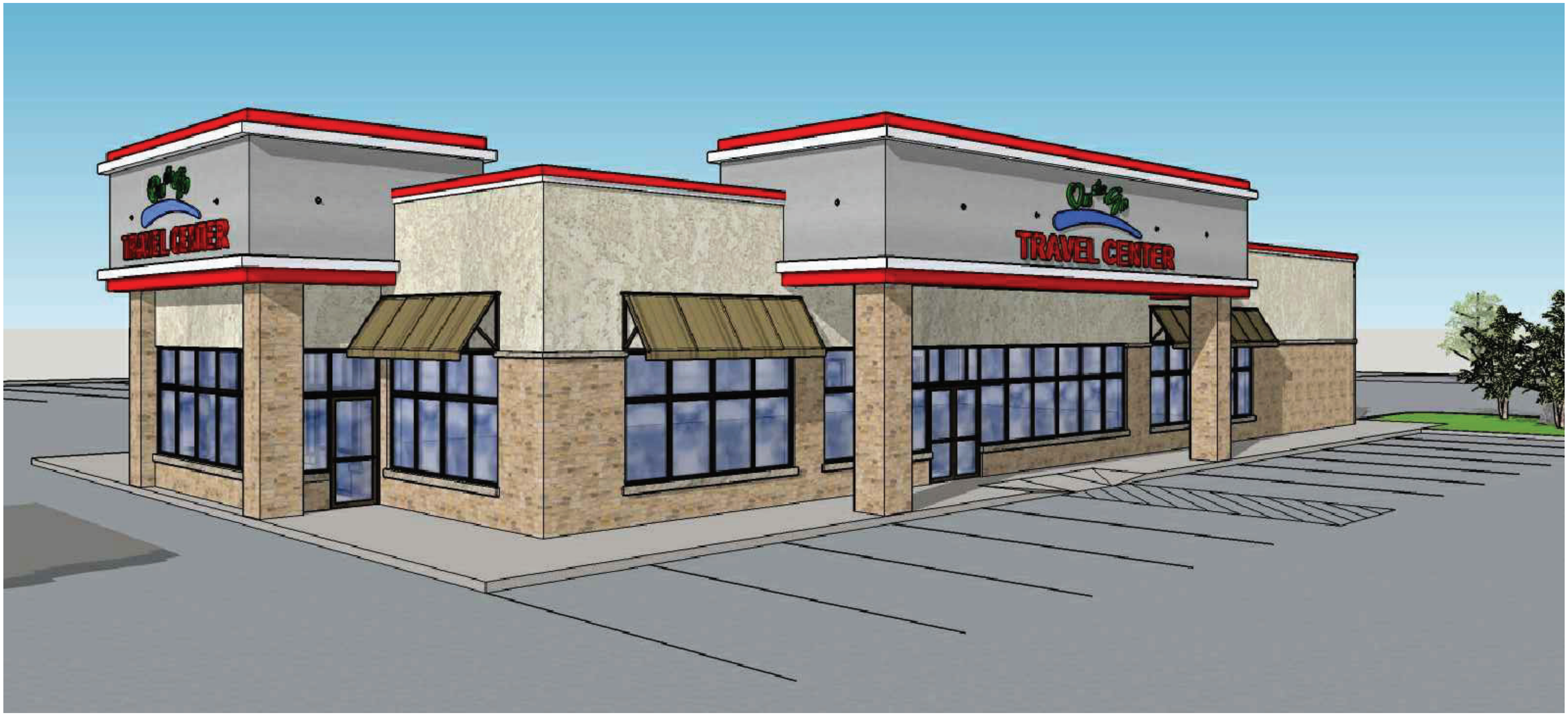

SOUTHEAST ELEVATION

ON THE GO TRAVEL CENTER

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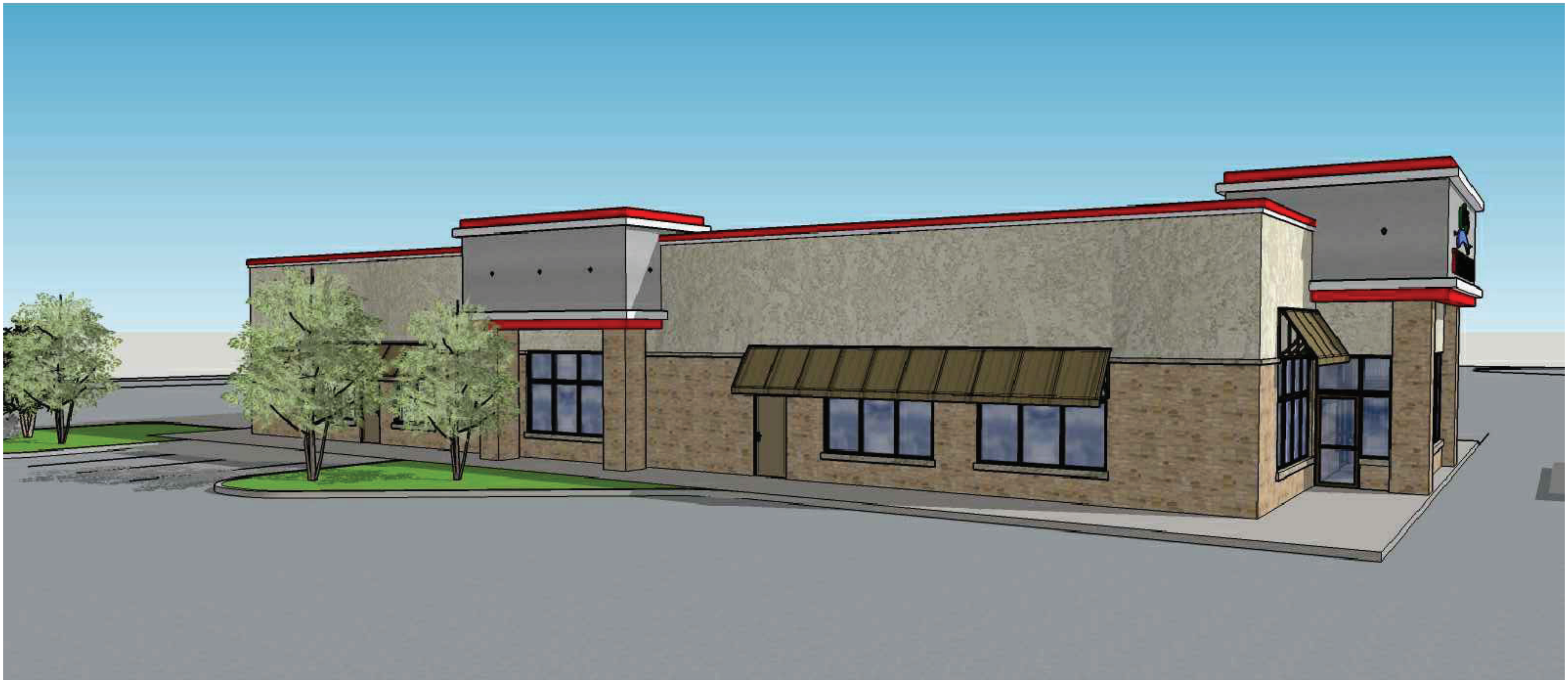

WEST ELEVATION

ON THE GO TRAVEL CENTER
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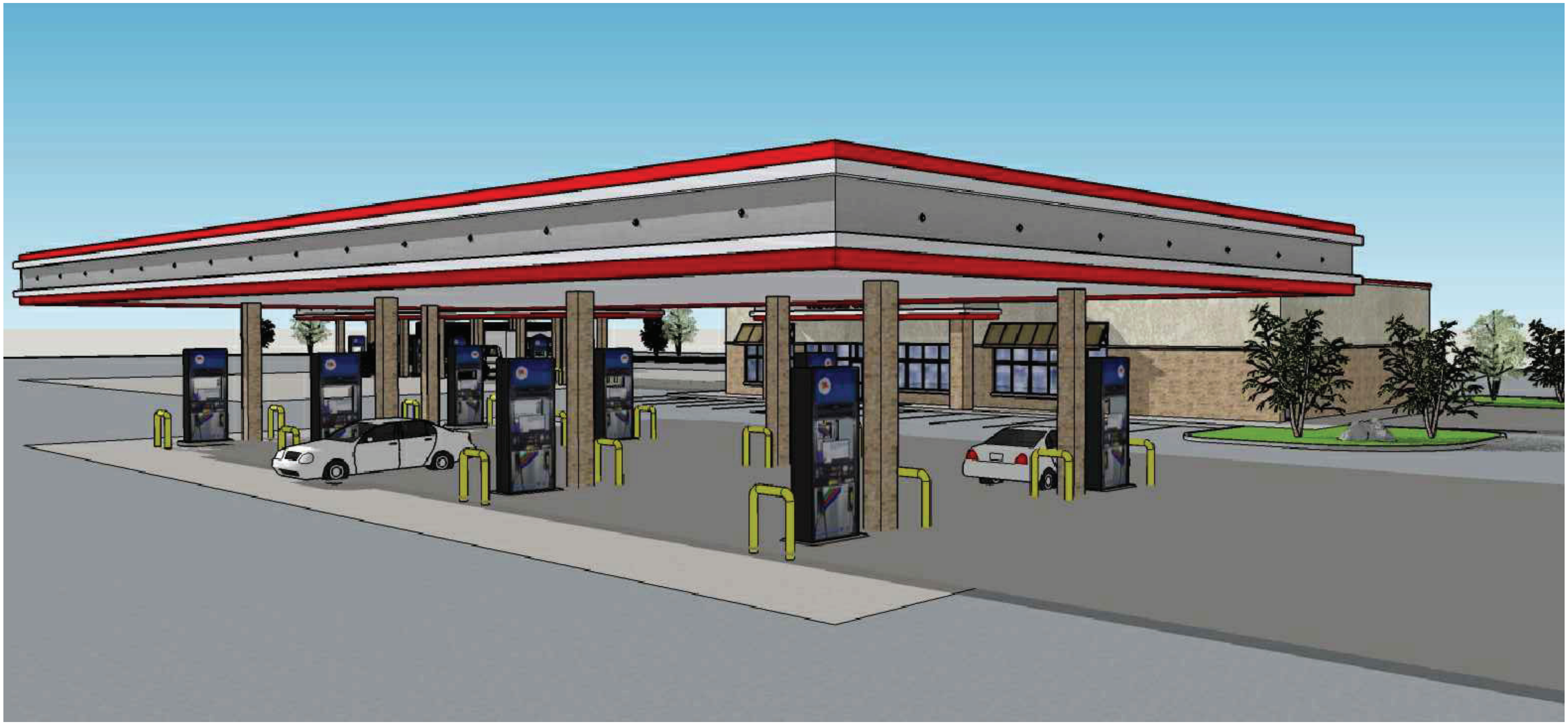

VIEW OF VEHICLE CANOPY

ON THE GO TRAVEL CENTER
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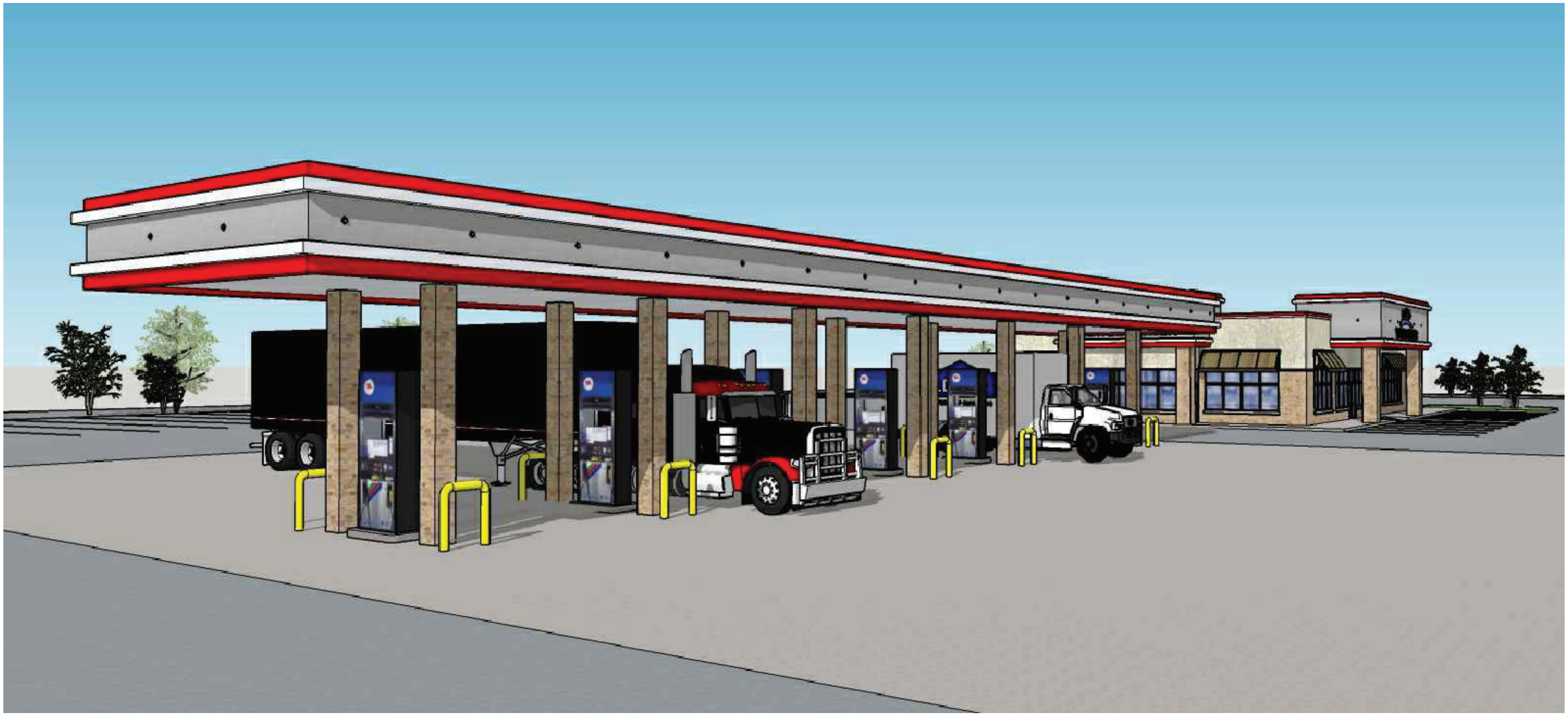

VIEW OF TRUCK CANOPY

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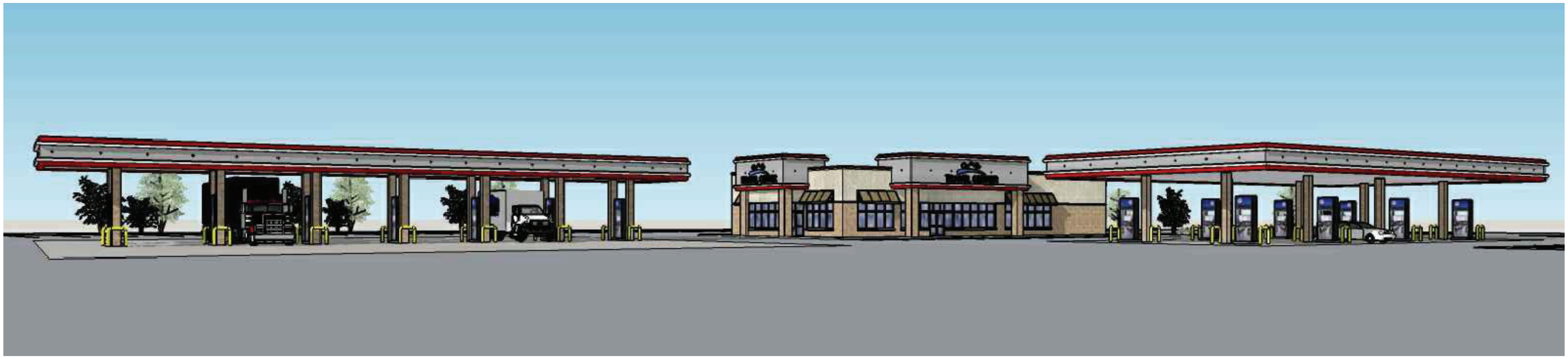
architecture
29 April, 2019

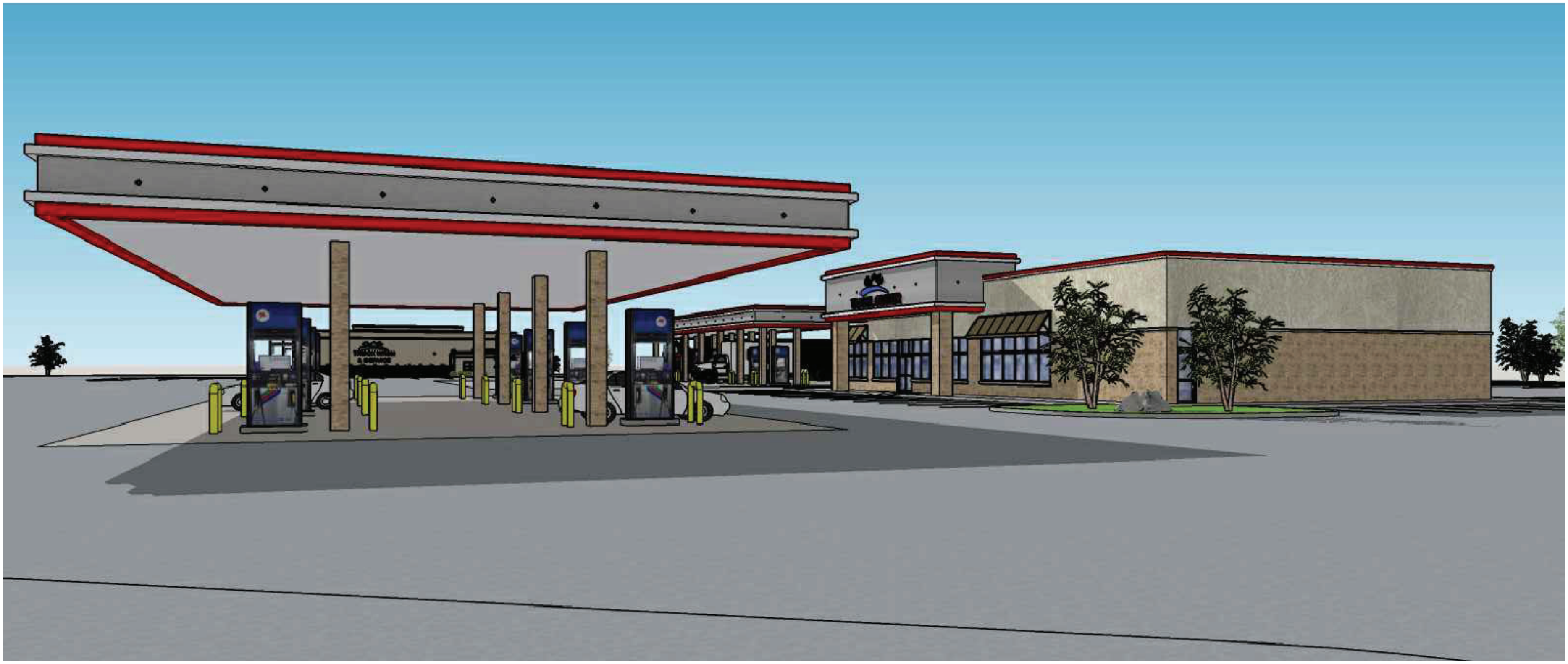


SOUTHEAST VIEW (FULL VIEW)

ON THE GO TRAVEL CENTER

I-35 and Homestead
Edgerton, Kansas 66021

BCS
DesignInc
architecture
29 April, 2019

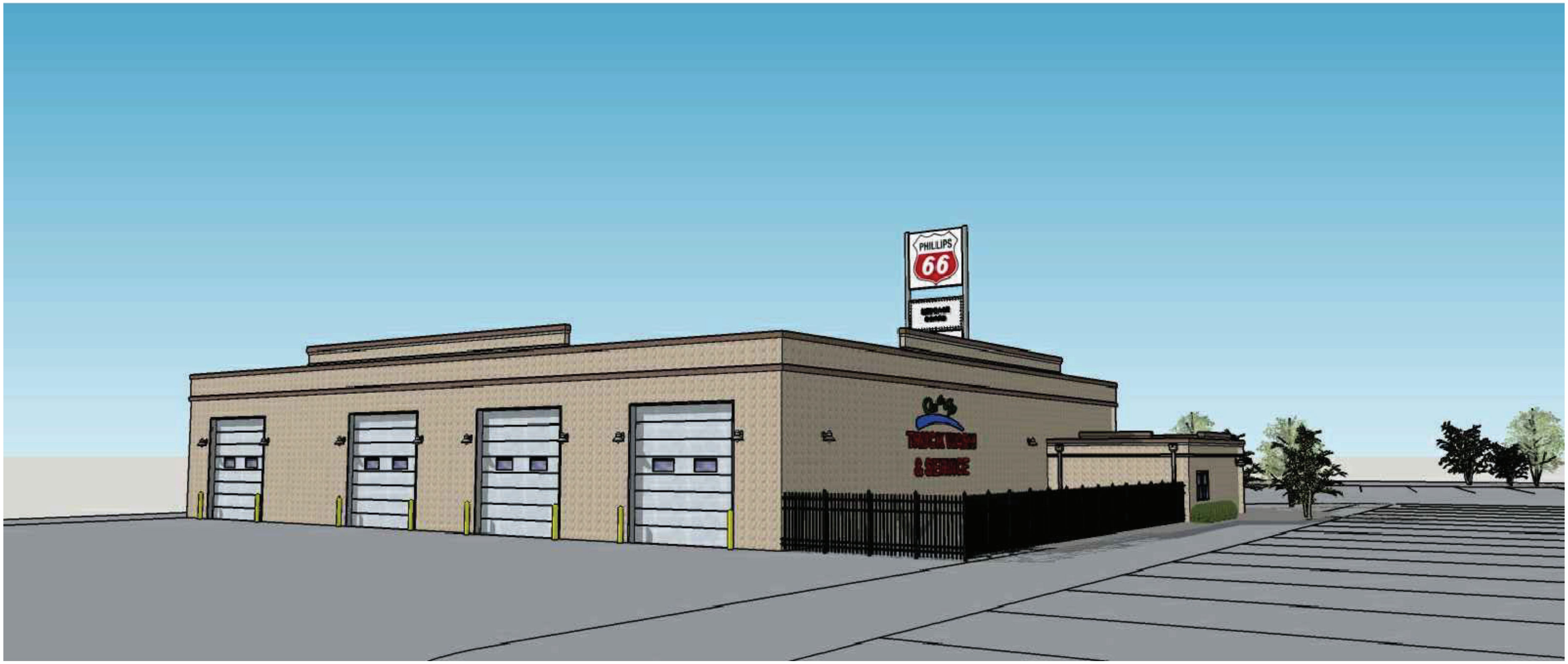


NORTHEAST VIEW

ON THE GO TRAVEL CENTER

I-35 and Homestead
Edgerton, Kansas 66021

BCS
DesignInc.
architecture
29 April, 2019

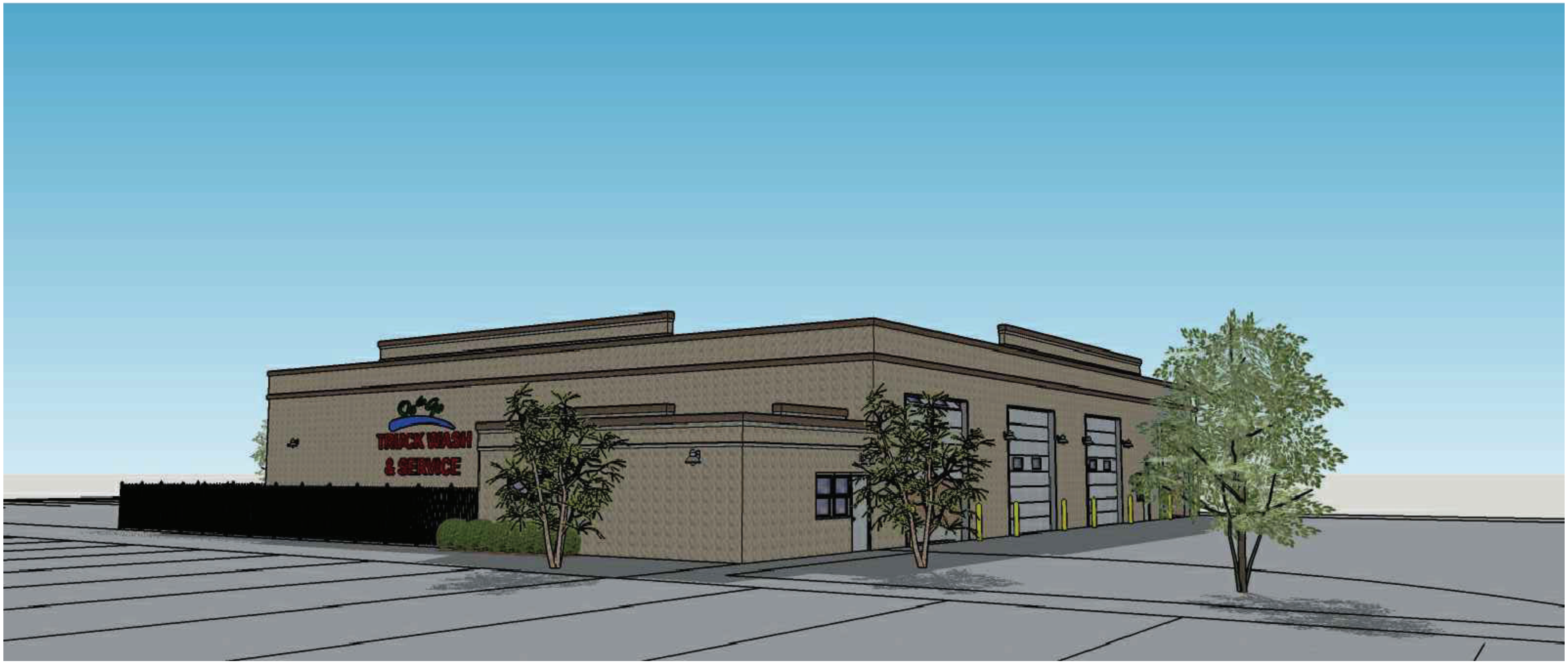


NORTHEAST VIEW
(TRUCK WASH & SERVICE)

ON THE GO TRAVEL CENTER

I-35 and Homestead
Edgerton, Kansas 66021

BCS
Design Inc
architecture
29 April, 2019

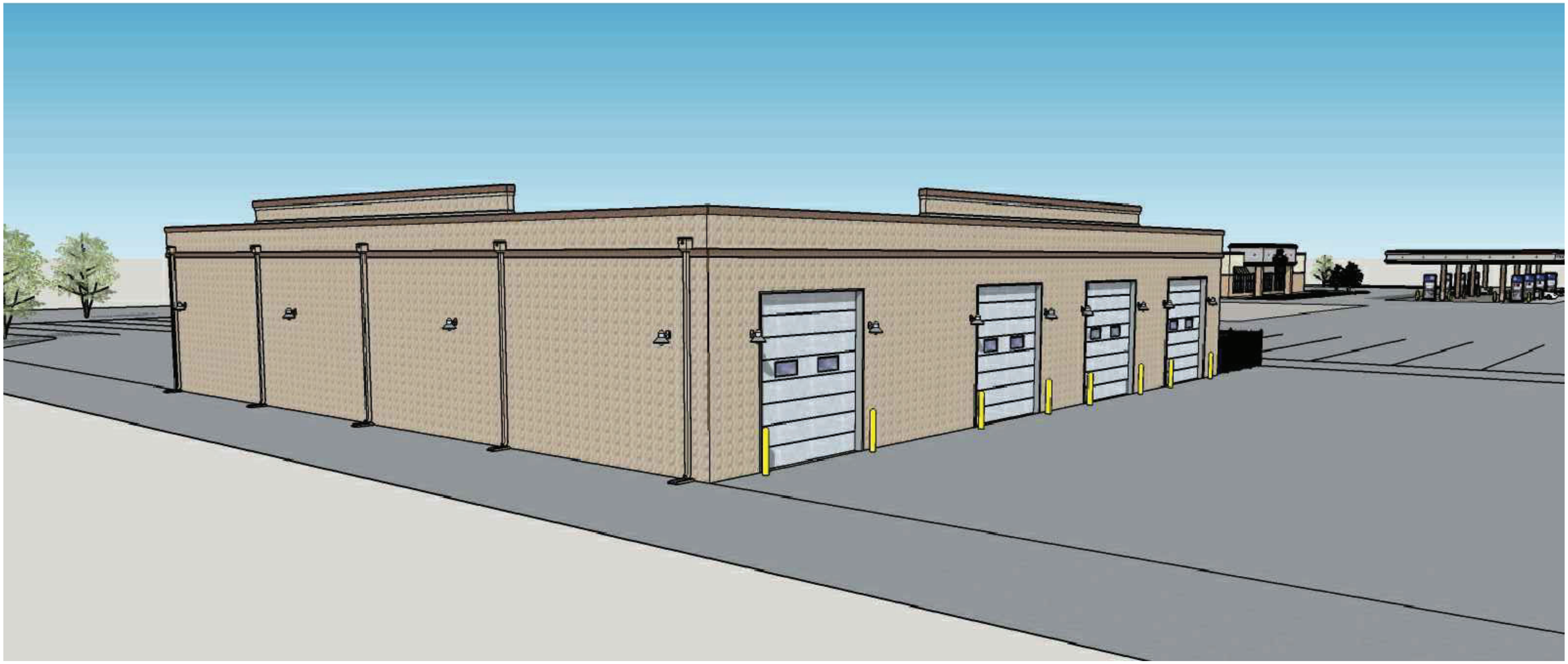


NORTHWEST VIEW
(TRUCK WASH & SERVICE)

ON THE GO TRAVEL CENTER

I-35 and Homestead
Edgerton, Kansas 66021

BCS
Designinc
architecture
29 April, 2019



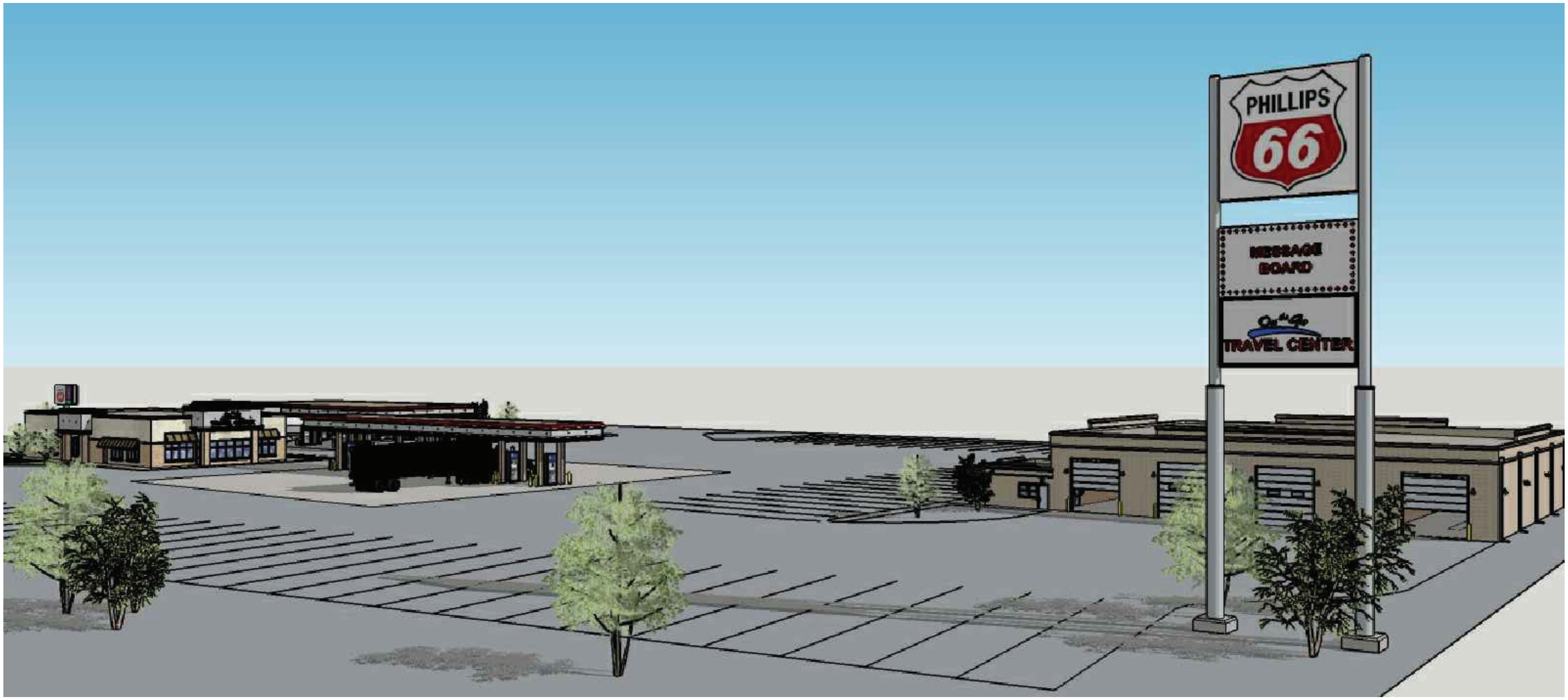
SOUTHEAST VIEW
(TRUCK WASH & SERVICE)

ON THE GO TRAVEL CENTER

I-35 and Homestead
Edgerton, Kansas 66021

BCS Design Inc architecture

29 April, 2019

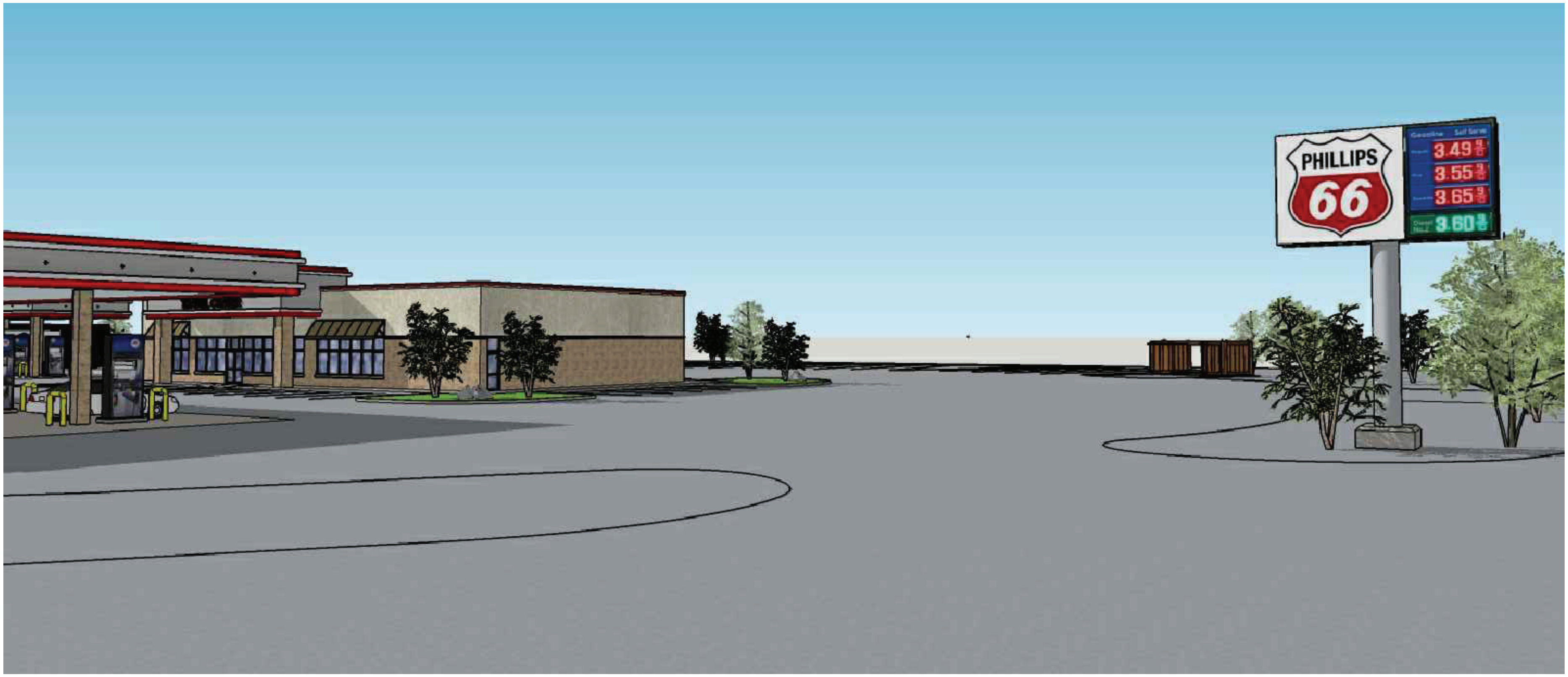


SOUTHWEST VIEW
(HI-RISE SIGN)

ON THE GO TRAVEL CENTER

I-35 and Homestead
Edgerton, Kansas 66021

BCS
DesignInc
architecture
29 April, 2019

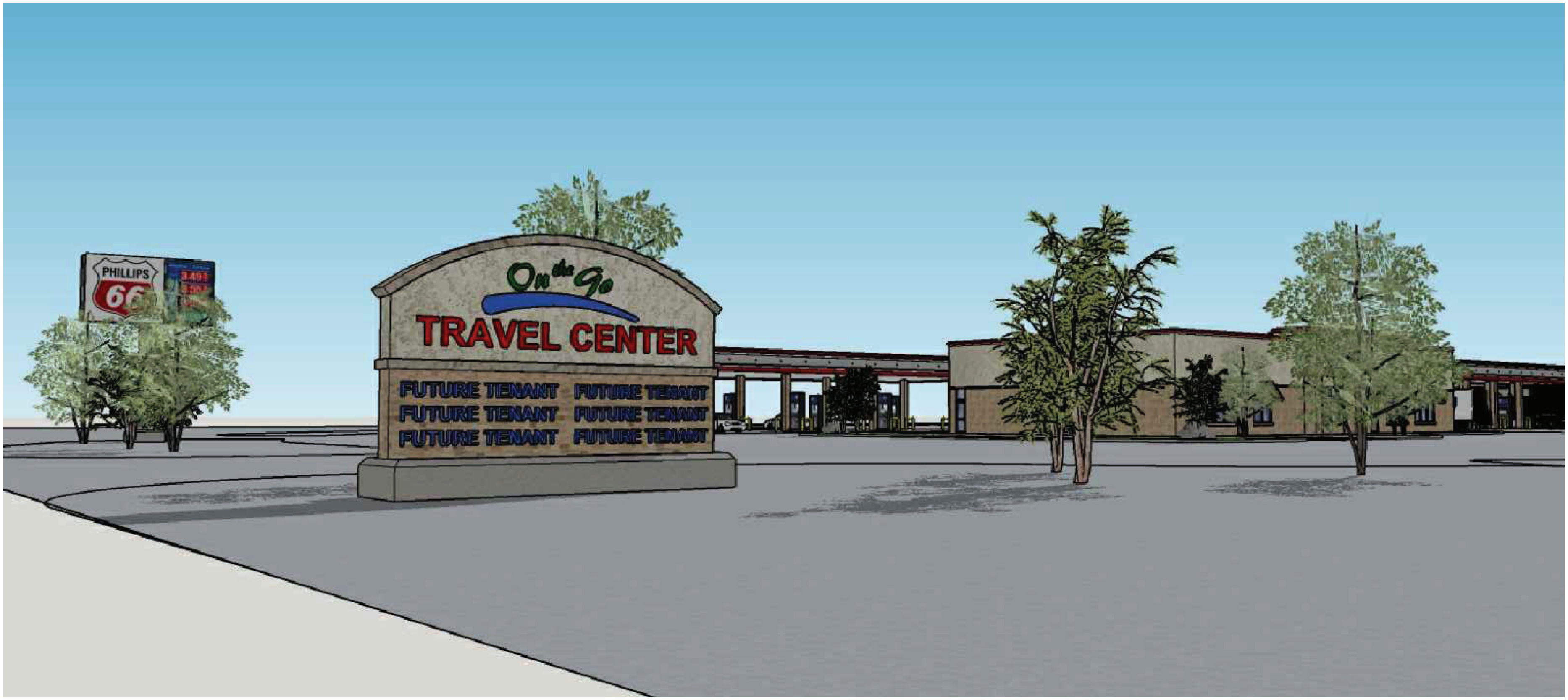


NORTHEAST VIEW
(POLE SIGN)

ON THE GO TRAVEL CENTER

I-35 and Homestead
Edgerton, Kansas 66021

BCS
DesignInc
architecture
29 April, 2019



NORTHWEST VIEW
(ALTERNATE MONUMENT SIGN)

ON THE GO TRAVEL CENTER
I-35 and Homestead
Edgerton, Kansas 66021

BCS
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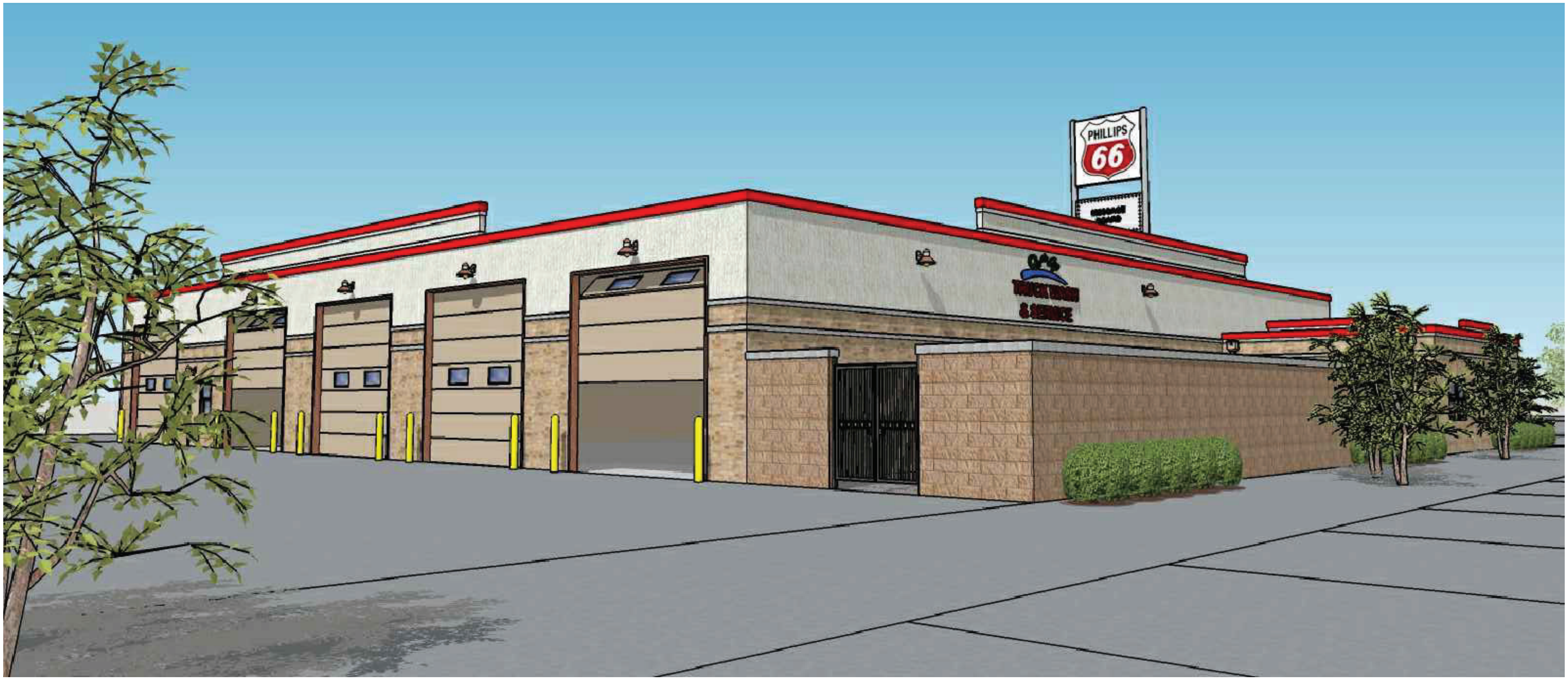
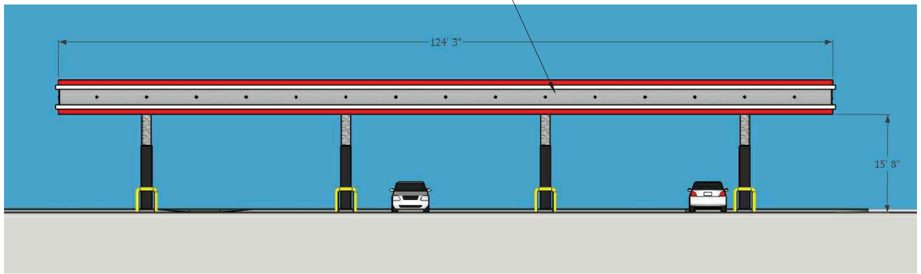
31 July, 2019



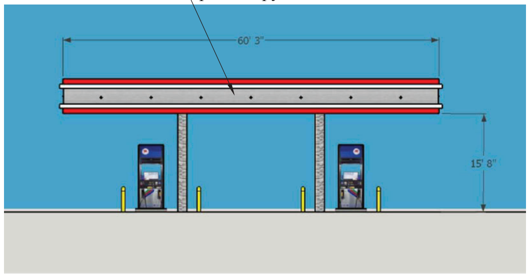
NORTHEAST VIEW
(TRUCK WASH & SERVICE)

ON THE GO TRAVEL CENTER
I-35 and Homestead
Edgerton, Kansas 66021



Acrylic or Stucco facia
per canopy manufacturer.

VEHICLE CANOPY - FRONT ELEVATION



Acrylic or Stucco facia
per canopy manufacturer.

VEHICLE CANOPY - END ELEVATION

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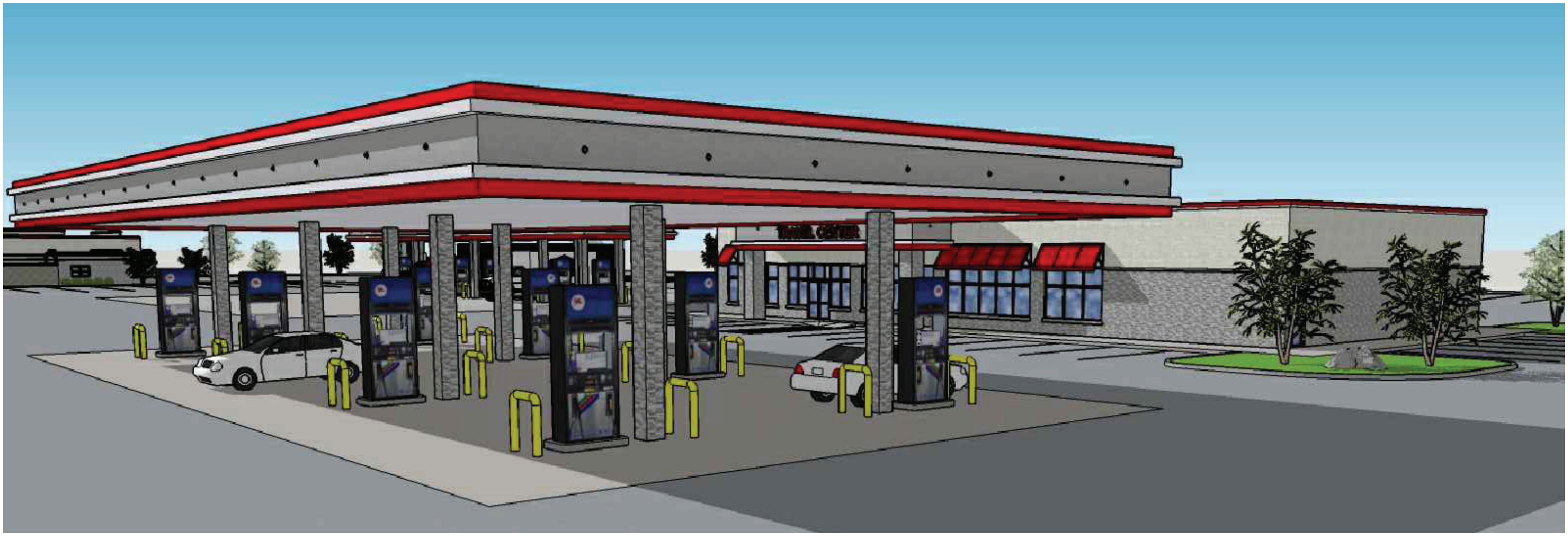
NOTE:
Clearance dimension will vary from 14'-0" to 16'-0", but not more than 17'-0" per canopy manufacturer. 15'-8" clear shown on canopy.



VEHICLE CANOPY

ON THE GO TRAVEL CENTER

I-35 and Homestead
Edgerton, Kansas 66021

BCS Designinc architecture
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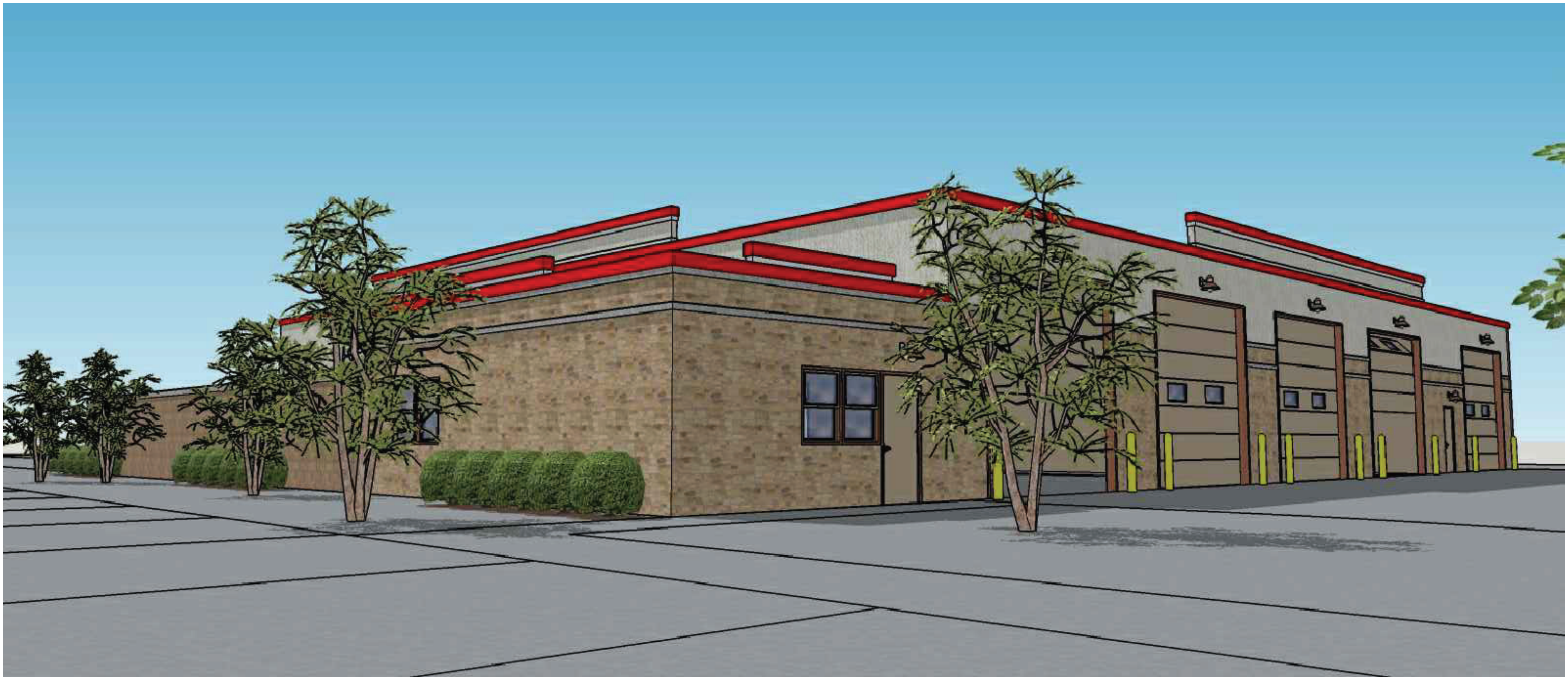
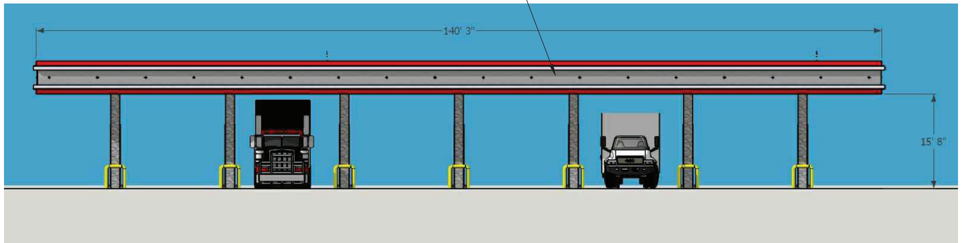


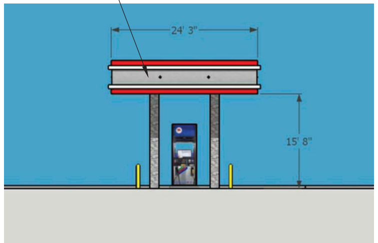
NORTHWEST VIEW
(TRUCK WASH & SERVICE)

ON THE GO TRAVEL CENTER
I-35 and Homestead
Edgerton, Kansas 66021



Acrylic or Stucco facia
per canopy manufacturer.

TRUCK CANOPY - FRONT ELEVATION



Acrylic or Stucco facia
per canopy manufacturer.

TRUCK CANOPY - END ELEVATION

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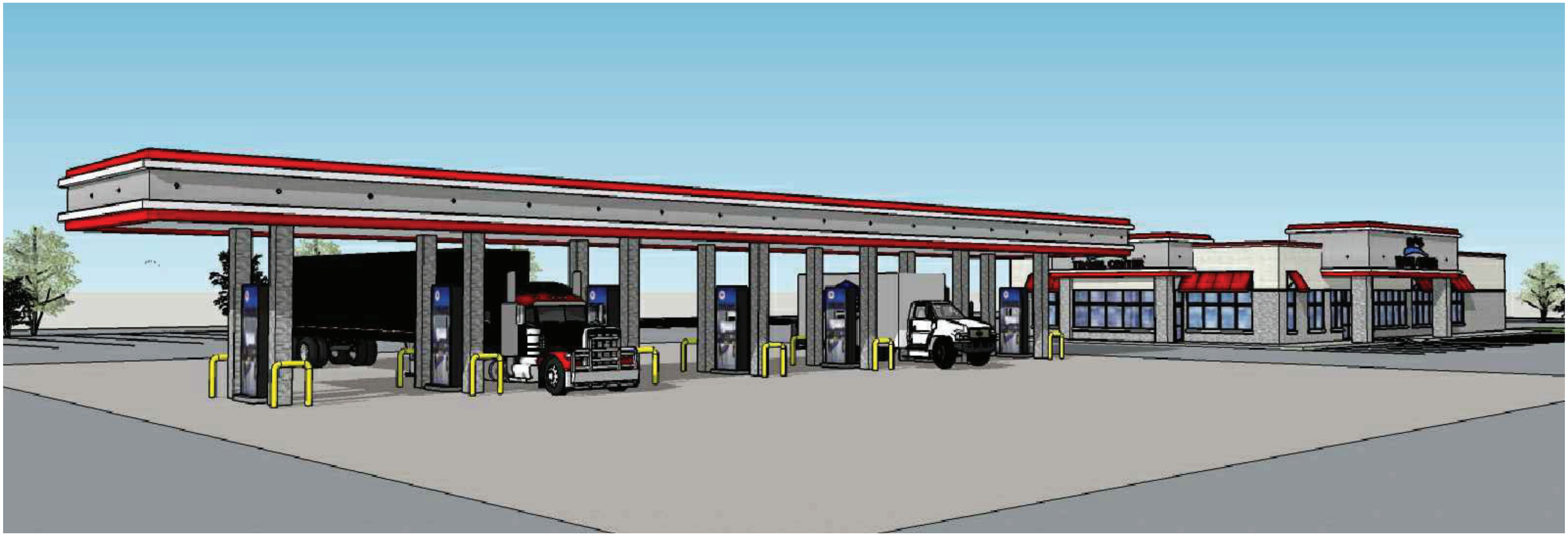
23 July, 2019

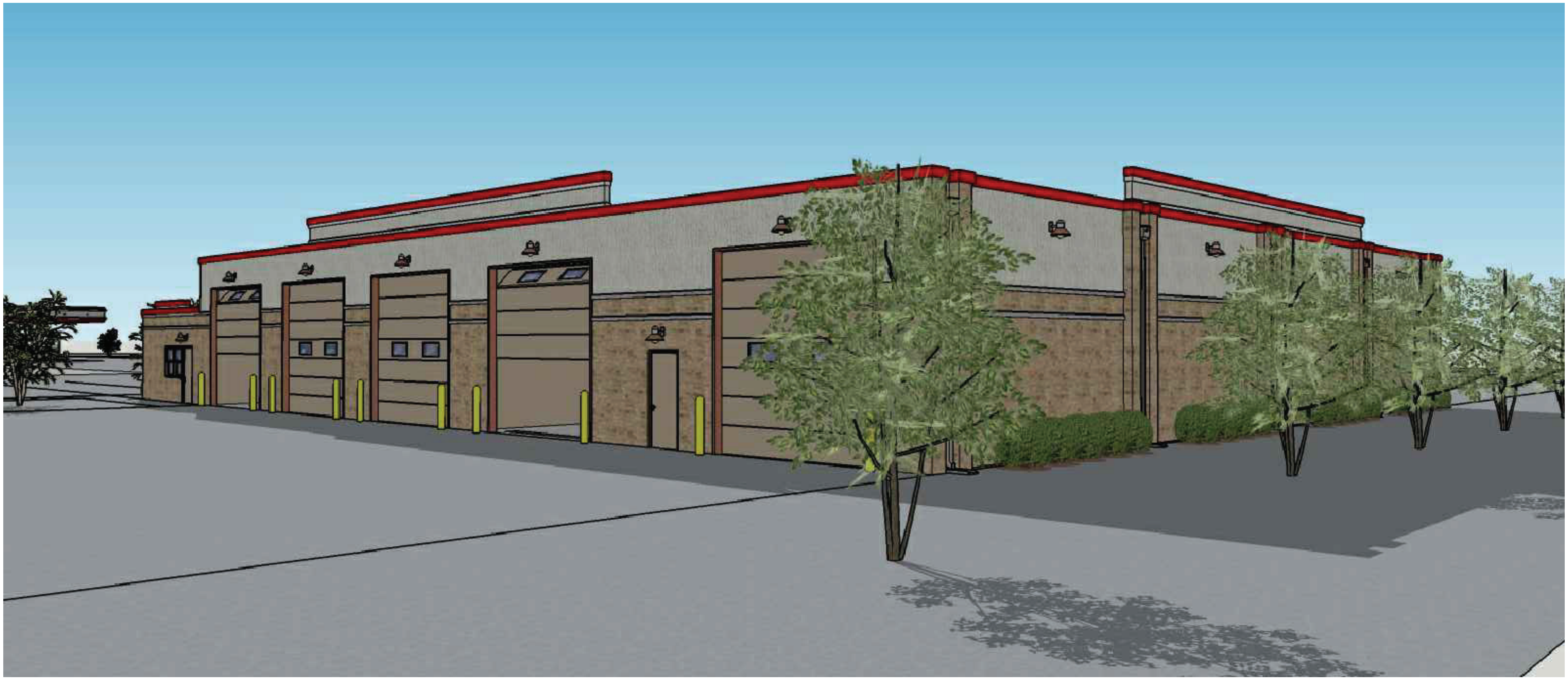
NOTE:
Clearance dimension will vary from 14'-0" to 16'-0", but not more than 17'-0" per canopy manufacturer. 15'-8" clear shown on canopy.



TRUCK CANOPY

ON THE GO TRAVEL CENTER
I-35 and Homestead
Edgerton, Kansas 66021

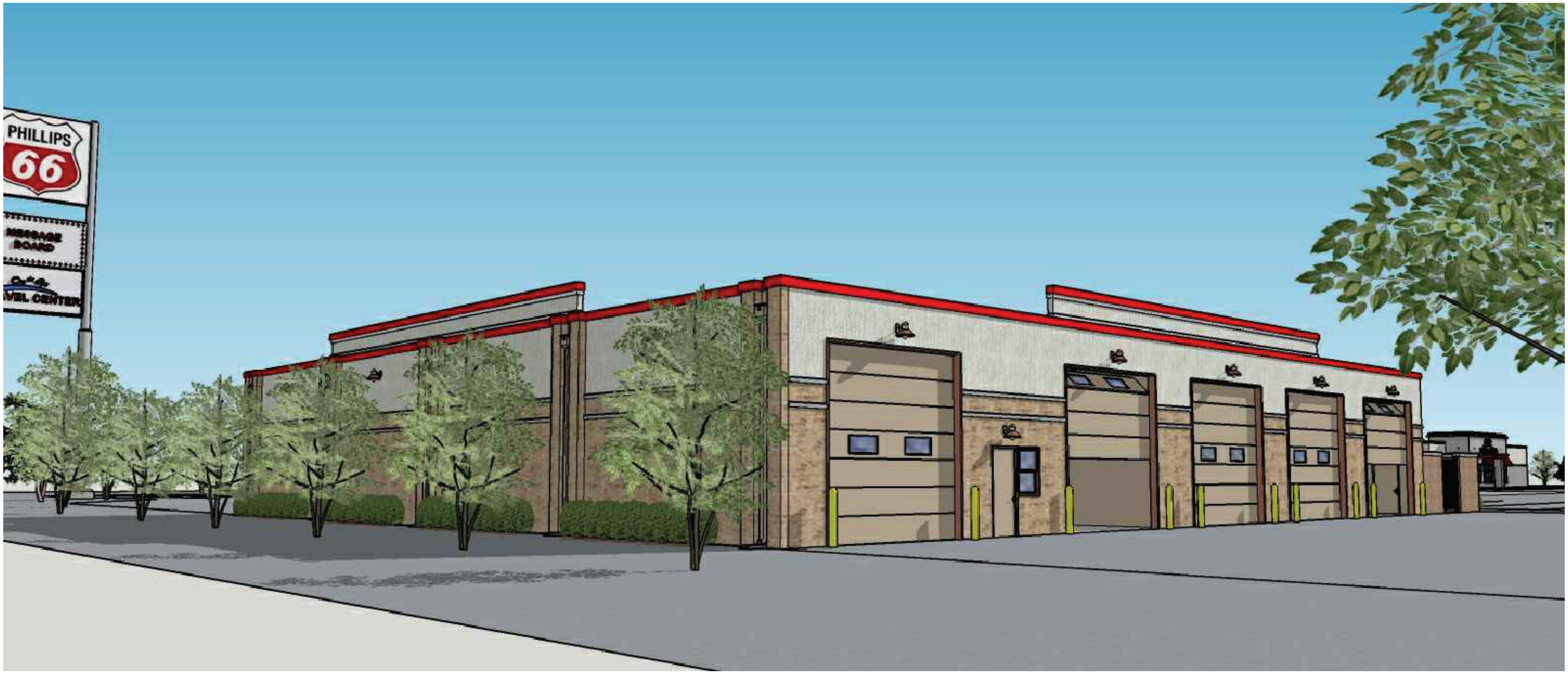
BCS Design Inc architecture
31 July, 2019



SOUTHWEST VIEW
(TRUCK WASH & SERVICE)

ON THE GO TRAVEL CENTER
I-35 and Homestead
Edgerton, Kansas 66021

BCS
Design Inc
architecture
31 July, 2019



SOUTHEAST VIEW
(TRUCK WASH & SERVICE)

ON THE GO TRAVEL CENTER

I-35 and Homestead
Edgerton, Kansas 66021