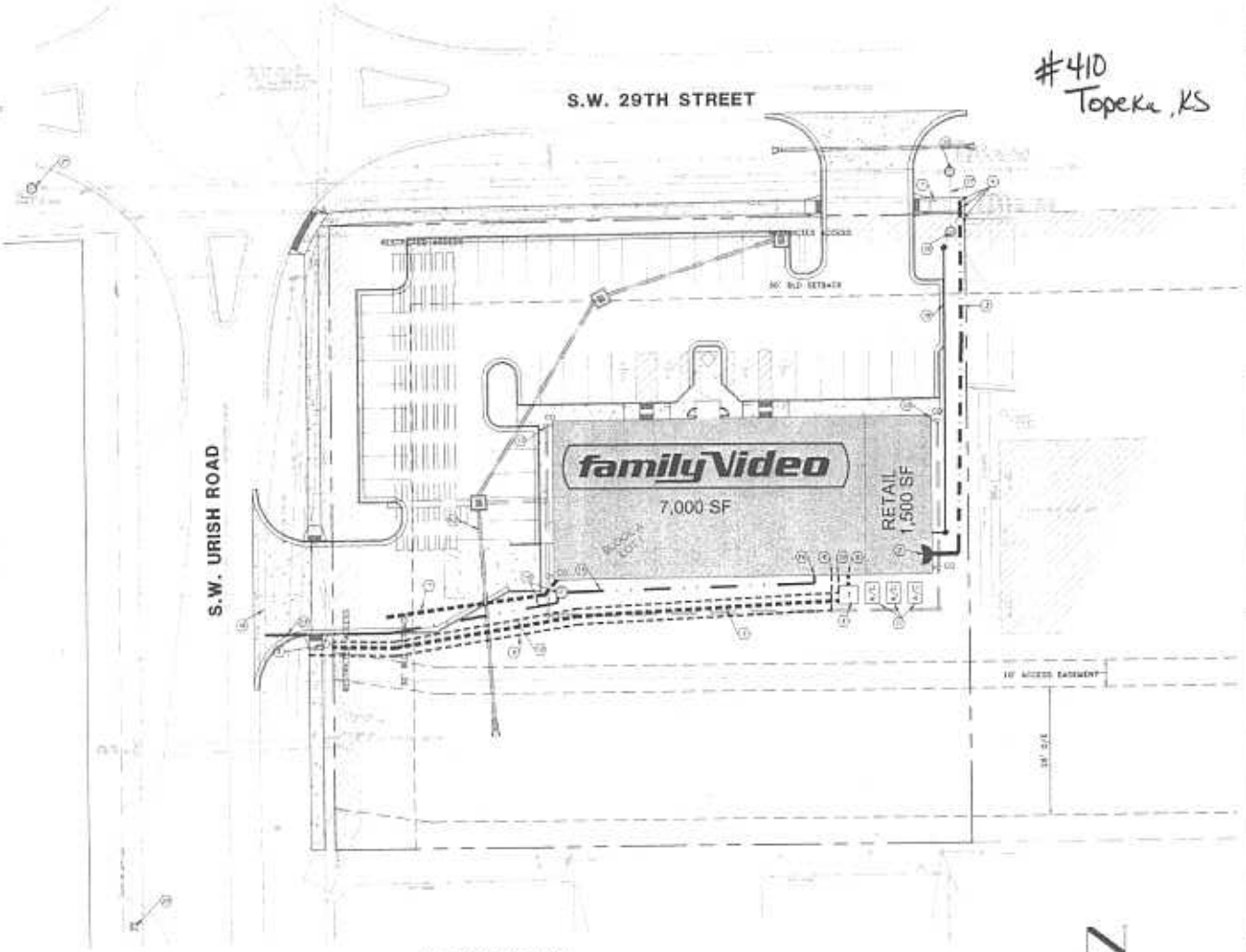
KEYNOTE LEGEND

1. Existing Water Main
2. Proposed Interior RPZ Backflow preventer. Contractor to coordinate exact location of backflow preventer and interior connection with Mechanical Plans.
3. Connection to install 1" Type K Soft Copper from meter to building. Contractor to coordinate connection with the City of Topeka. Contractor to include all costs for trenching, bore fitting, tubing, and pavement repair. See MEP Plans for construction.
4. Tap to Water Main to be installed by city. Meter and connection to tap may be purchased from city and installed by contractor for approximately $800 or city will install for approximately $1,400. Contractor to coordinate connection with the City of Topeka. Contractor to include all costs for trenching, back filling, pavement repair and costs for any connection and permit fees.
5. Water pipe and underground Service Line to transformer to be provided and installed by Westar. There will be no charge for the proposed pole. The fee for the service line will be based on length and load. Provide Westar with Site Utility Plan, MEP Plan and load information. Mail to Pam Sink c/o Westar, P.O. Box 889, Topeka, KS 66601 or Apex #27 N.W. 14th, Topeka KS 66618
6. Contractor to install 84" x 84" transformer pad and service to building. Transformer Pad is to be a min. of 3' from building with a 10' clearance from obstructions on the front side. Contractor to coordinate exact location of proposed junction box with Westar. Conduit to be installed per Westar's recommendations and standards. Contractor to include all costs for trenching, back filling, pavement repair, conduit, and costs for any connection and permit fees.
7. Proposed Electrical Conduit to serve Monument Sign. See MEP Plans for specifications and load requirements
8. Proposed Telephone service connection to building interior. Contractor to coordinate service connection with MEP plans and SBC.
9. Contractor to install 2" PVC conduit for Telephone service as shown on plan. Contractor to mark end of conduit with board marked SBC. Contractor to coordinate service connection with MEP plans and SBC. Contractor to include all costs for trenching, backfilling, pavement repair, conduit, and costs for any connection and permit fees.
10. Proposed Cable Service connection to building interior. Contractor to coordinate installation of 2" conduit from building to overhead pole with Cox Communications and MEP plans. Conduit to be installed per Cox Communications recommendations and standards. Contractor to include all costs for trenching, back filling, pavement repair, conduit, and costs for any connection and permit fees.
11. Proposed 3' x 8' concrete pad for HVAC unit.
12. Proposed Storm Sewer. See Storm Sewer P&P Sheet C4.
13. Proposed Roof Drains See MEP Plans for exact location of down spouts
14. Proposed 2" Gas Service connection to building interior. Contractor to coordinate service connection and verify size with MEP plans and Kansas Gas Service.
15. Kansas Gas Service will provide line from the East side of Urish and install Gas Meter 3' from the S.W. corner of building.
16. Existing 6" Gas Main
17. Existing 8" Sanitary Sewer Main
18. Proposed 4" Sanitary Sewer Service Line. Contractor to connect to Existing Stub and install 115.1 LF of 4" SDR-26 PVC service line @ a min. of 2% slope to building inside (2) Cleanouts and riser as needed to interior plumbing. It is the contractors responsibility to coordinate connection location with plumbing plans. Contractor to include all costs for trenching, boring, backfilling, pavement repair, tree removal and costs for connections and permit fees.

    Existing Sanitary Sewer Manhole. Contractor to adjust top as necessary to match proposed grade.

    Approximate location of existing FH

    Existing Sanitary Sewer Manhole



LINETYPE LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED 2" WATER SERVICE
- STORM SEWER
- PROPERTY LINE
- PROPOSED ELECTRICAL LINE
- PROPOSED TELEPHONE LINE
- GAS SERVICE
- CABLE SERVICE

SYMBOL LEGEND

- SANITARY SEWER CLEAN OUT
- EXISTING SANITARY SEWER MANHOLE
- WATER METER PIT
- RPZ BACKFLOW PREVENTER
- GAS METER

PROJECT BENCHMARK

SANITARY SEWER MANHOLE C LOCATED APPROXIMATELY 5.91' WEST OF NORTHEAST PROPERTY CORNER AND APPROXIMATELY 15.92' NORTH OF NORTHEAST PROPERTY CORNER
TOP=991.41

UTILITY CONTACTS

SANITARY SEWER – City of Topeka – Cheryl Rogers	(785)368-4252
WATER – City of Topeka – Mike Hoeflich	(785)368-3842
ELECTRIC – Westar – Miriam Hartsaw	(785)575-1243
TELEPHONE – SBC – Doug Lawford	(785)575-8744
GAS – Kansas Gas Service – Glen Ferry-Fultz	(785)431-4252
CABLE – Cox Communications – Linton Harris	(785)368-5200 ex. 2318
STORM – City of Topeka – Cheryl Rogers	(785)368-4252

SCALE: 1" = 20'

LHE P.A. ENGINEERING & SURVEYING / TRANSPORTATION, LANDSCAPE DESIGN / PLANNING, 4840 SW 28TH STREET, TOPEKA, KANSAS 66614, PHONE: (785) 272-2252, FAX: (785) 272-2253

ROCKFORD CONSTRUCTION

DRAWN BY: BLW
ISSUE DATE: 09-17-04
CHECKED BY: ADM
REVISIONS:

NO.	DATE
1	10-5-04

SITE UTILITY PLAN

familyVideo

S.W. 29TH STREET & S.W. URISH
TOPEKA, KANSAS

C5

BUILDING PERMIT

PROJECT NUMBER
0404020

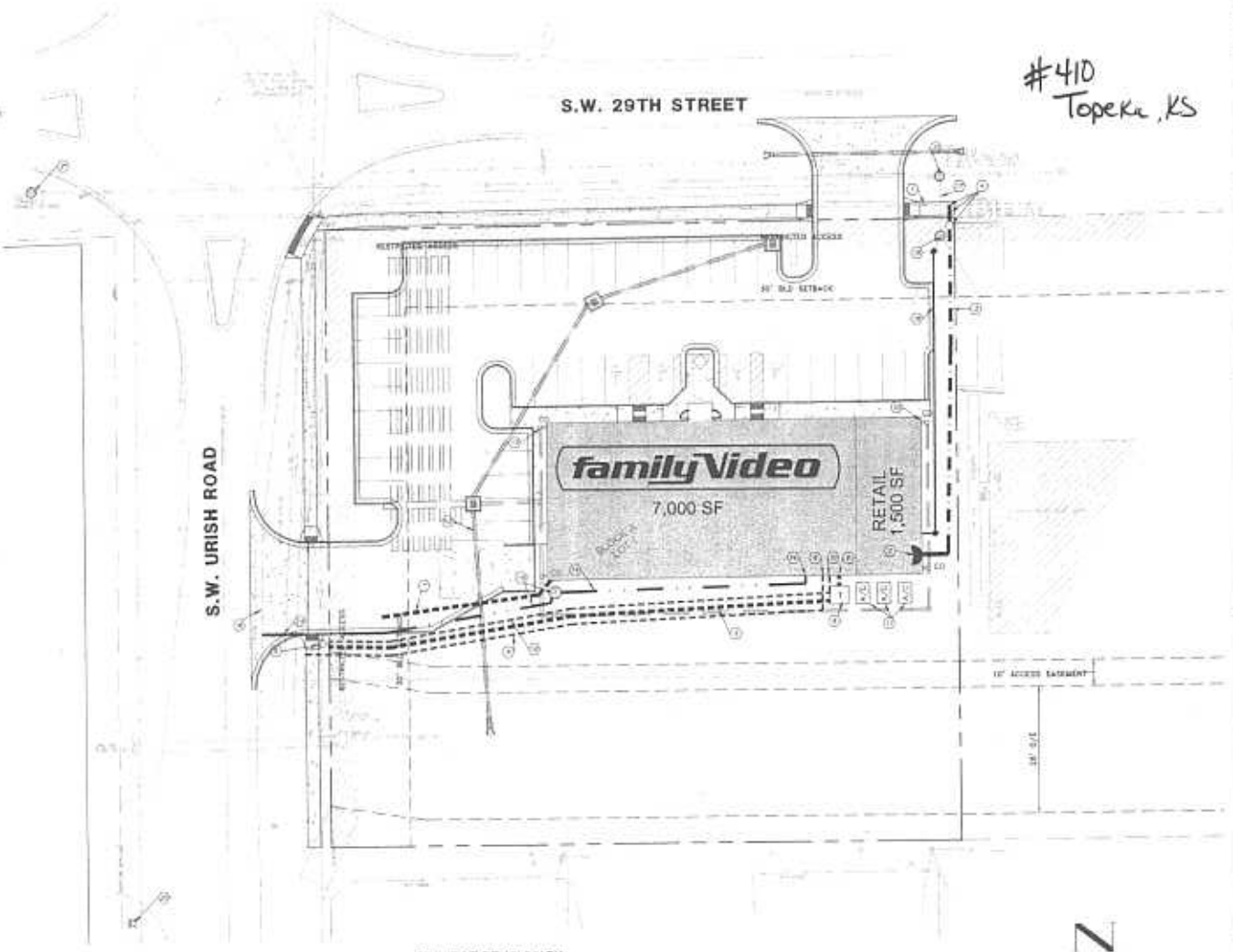
KEYNOTE LEGEND

1. Existing Water Main
2. Proposed Interior RPZ Backflow preventer. Contractor to coordinate exact location of backflow preventer and interior connection with Mechanical Plans.
3. Contractor to install 1" Type K Soft Copper from meter to building. Contractor to coordinate connection with the City of Topeka. Contractor to include all costs for trenching, back filling, tubing, and pavement repair. See MEP Plans for construction.
4. Tap to Water Main to be installed by city. Meter and connection to tap may be purchased from city and installed by contractor for approximately $800 or city will install for approximately $1,400. Contractor to coordinate connection with the City of Topeka. Contractor to include all costs for trenching, back filling, pavement repair and costs for any connection and permit fees.
5. Inline pole and underground Service Line to transformer to be provided and installed by Weststar. There will be no charge for the proposed pole. The fee for the service line will be based on length and wall. Provide Weststar with Site Utility Plan, MEP Plan and load information. Mail to Ken Sale c/o Weststar, P.O. Box 888, Topeka, KS 66601 or Ken Sale, NC N.W. 14th, Topeka, KS 66618.
6. Contractor to install 84" x 84" transformer pad and service to building. Transformer Pad is to be a min. of 3' from building with a 12' clearance from obstructions on the front side. Contractor to coordinate exact location of proposed Junction box with Weststar. Conduit to be installed per Weststar's recommendations and standards. Contractor to include all costs for trenching, back filling, pavement repair, conduit, and costs for any connection and permit fees.
7. Proposed Electrical Conduit to serve Monument Sign. See MEP Plans for specifications and load requirements.
8. Proposed Telephone service connection to building interior. Contractor to coordinate service connection with MEP plans and SBC.
9. Contractor to install 3" PVC conduit for Telephone service as shown on plan. Contractor to mark end of conduit with board marked SBC. Contractor to coordinate service connection with MEP plans and SBC. Contractor to include all costs for trenching, backfilling, pavement repair, conduit, and costs for any connection and permit fees.
10. Proposed Cable Service connection to building interior. Contractor to coordinate installation of 2" conduit from building to overhead pole with Cox Communications and MEP plans. Conduit to be installed per Cox Communications recommendations and standards. Contractor to include all costs for trenching, back filling, pavement repair, conduit, and costs for any connection and permit fees.
11. Proposed 3' x 6' concrete pad for HVAC unit.
12. Proposed Storm Sewer. See Storm Sewer P&P Sheet C6.
13. Proposed Roof Drains. See MEP Plans for exact location of down spouts.
14. Proposed 2" Gas Service connection to building interior. Contractor to coordinate service connection and verify size with MEP plans and Kansas Gas Service.
15. Kansas Gas Service will provide line from the East side of Linen and install Gas Meter 3' from the S.W. corner of building.
16. Existing 6" Gas Main.
17. Existing 8" Sanitary Sewer Main.
18. Proposed 4" Sanitary Sewer Service Line. Contractor to connect to Existing Site and install 115 ft of 4" SDR-28 PVC service line @ a min. of 2% slope to building. Install (2) Cleanouts and riser as needed to interior plumbing. It is the contractors responsibility to coordinate connection location with plumbing plans. Contractor to include all costs for trenching, boring, backfilling, pavement repair, tree removal and costs for connections and permit fees.

Existing Sanitary Sewer Manhole. Contractor to adjust top as necessary to match proposed grade.

Approximate location of Existing Fire

Existing Sanitary Sewer Manhole



LINETYPE LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED 2" WATER SERVICE
- STORM SEWER
- PROPERTY LINE
- PROPOSED ELECTRICAL LINE
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- GAS SERVICE
- CABLE SERVICE

SYMBOL LEGEND

- SANITARY SEWER CLEAN OUT
- EXISTING SANITARY SEWER MANHOLE
- WATER METER PIT
- RPZ BACKFLOW PREVENTER
- GAS METER

PROJECT BENCHMARK

SANITARY SEWER MANHOLE C LOCATED APPROXIMATELY 5.51' WEST OF NORTHEAST PROPERTY CORNER AND APPROXIMATELY 13.82' NORTH OF NORTHEAST PROPERTY CORNER.
TOP=991.41

UTILITY CONTACTS

SANITARY SEWER – City of Topeka – Cheryl Rogers	(785)368-4252
WATER – City of Topeka – Mike Hawkins	(785)368-3842
ELECTRIC – Weststar – Miriam Hartzsaar	(785)575-1245
TELEPHONE – SBC – Doug Leonard	(785)279-8144
GAS – Kansas Gas Service – Don Kyrin-Fulton	(785)431-4252
CABLE – Cox Communications – Linden Henry	(785)368-1080 ex. 2098
STORM – City of Topeka – Cheryl Rogers	(785)368-4252

N

SCALE: 1" = 20'

DRAWN BY: SLW
ISSUE DATE: 08-17-04
CHECKED BY: ADM
REVISIONS:

LHE P.A.
ENGINEERING • SURVEYING • PLANNING
LANDSCAPE DESIGN • TRANSPORTATION

ROCKFORD CONSTRUCTION

SITE UTILITY PLAN

family Video
S.W. 29TH STREET & S.W. URISH
TOPEKA, KANSAS

C5
DRAWING TYPE
BUILDING PERMIT
PROJECT NUMBER
0404020