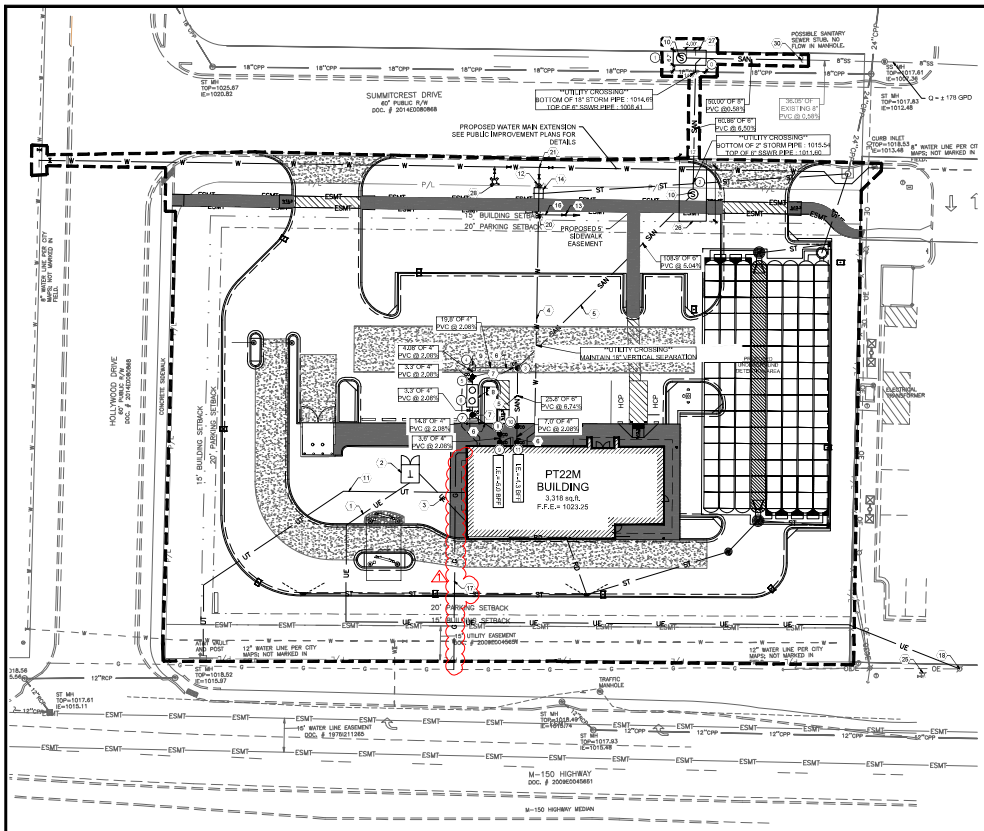

GENERAL NOTES:

A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF LEE'S SUMMIT, COUNTY OF JACKSON AND STATE OF MISSOURI, BY SURVEYOR: YOUNG-HOBBS AND ASSOCIATES, 1202 CROSSLAND AVENUE CLARKSVILLE, TN 37040.

B. ALL EXISTING UTILITIES, ARE TAKEN FROM SURVEY AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON PREMISES SHOWN ON PLAN.

C. CONTRACTOR RESPONSIBLE FOR MAINTAINING A MIN. COVER OF 42" OVER PROPOSED WATER SERVICE.

D. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS REPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.

E. CLEANOUT LOCATIONS ARE NUMBERED ON PLAN, ALL CLEANOUTS IN PAVEMENT AREAS ARE TO BE H-20 RATED, CLEANOUTS SHALL BE INSTALLED PER DETAIL ON SHEET C-7.1.

F. SEE PLUMBING PLANS FOR CONTINUATION OF UTILITY LINES INTO BUILDING.

G. CONTRACTOR SHALL INSTALL AND BACKFILL ALL TRENCHES AND STRUCTURES PER DETAIL ON SHEET C-7.1.

H. STORM SEWER SHOWN HERE FOR REFERENCE ONLY. SEE GRADING PLAN FOR DESIGN DATA.

I. THERE SHALL BE A MINIMUM 10 FOOT HORIZONTAL SEPARATION BETWEEN WATER TAPS, WATER SERVICES, PRIVATE WATER SYSTEMS, AND ANY SANITARY AND/OR STORM SEWER SYSTEMS. WHERE 10 FEET HORIZONTAL SEPARATION CANNOT BE OBTAINED, THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

J. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS TO NOT CAUSE DAMAGE.

K. CAUTION: OVERHEAD LINES ARE PRESENT ON SITE. CONTRACTOR TO TAKE SPECIAL CARE TO PREVENT DAMAGE TO THE LINES AND COORDINATE WITH UTILITY OWNER.

L. A SANITARY SEWER IMPACT STATEMENT THAT WILL ADDRESS THE PROPOSED DISCHARGE INTO THE EXISTING SANITARY SEWER RECEIVING SYSTEM, IF REQUIRED BY THE CITY ENGINEER.

M. APPROPRIATE WATER SERVICE DEMAND DATA (INCLUDING, BUT NOT LIMITED TO, PLANNED LAND USAGE, DENSITIES OF PROPOSED DEVELOPMENT, PIPE SIZES, CONTOURS AND FIRE HYDRANT LAYOUT) TO ALLOW FOR THE PRELIMINARY ANALYSIS OF THE DEMAND FOR WATER SERVICE IF REQUIRED BY THE CITY ENGINEER.

N. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.

O. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

KEYED NOTES:

1. PROPOSED PRIMARY ELECTRICAL SERVICE, CONTRACTOR TO COORDINATE CONDUIT SIZE, NUMBER OF CONDUITS, CONNECTIONS, AND BEND RADIII WITH UTILITY OWNER AND MEP PLANS, CONTRACTOR TO COORDINATE CONNECTION WITH UTILITY OWNER.
2. PROPOSED ELECTRIC TRANSFORMER, COORDINATE DETAILS AND LOCATION WITH UTILITY OWNER AND ELECTRICAL PLANS.
3. PROPOSED SECONDARY ELECTRICAL SERVICE, CONTRACTOR TO COORDINATE CONDUIT SIZE, NUMBER OF CONDUITS, CONNECTIONS, AND BEND RADII WITH UTILITY OWNER AND MEP PLANS, CONTRACTOR TO COORDINATE CONNECTION WITH UTILITY OWNER.
4. PROPOSED SOFT TYPE K COPPER 1.5" DOMESTIC WATER SERVICE. INCLUDE IN BASE BID ALL VALVES, PIPING, STRUCTURES, ETC. THAT WILL BE REQUIRED. SEE MEP PLANS FOR CONTINUATION INTO BUILDING. SEE DETAIL ON SHEET C-7.2.
5. PROPOSED 8" SANITARY SEWER, ASTM D3034, SDR-26. SEWER TO HAVE MINIMUM SLOPE OF 1.00%. CONTRACTOR TO MAINTAIN A MINIMUM OF 36" OF COVER OF SEWER LINES.
6. PROPOSED 4" SANITARY SEWER, ASTM D3034, SDR-26. SEWER TO HAVE MINIMUM SLOPE OF 2.08%. CONTRACTOR TO MAINTAIN A MINIMUM OF 36" OF COVER OF SEWER LINES.
7. PROPOSED SANITARY CLEANOUT (TYP.). SEE DETAIL ON SHEET C-7.1.
8. GREASE TRAP REQUIRED. SEE PLUMBING SHEETS FOR DETAILS.
9. MONITORING WELL. SEE PLUMBING PLANS FOR DETAILS.
10. PROPOSED SANITARY SEWER SERVICE MANHOLE. SEE DETAIL ON SHEET C-7.2.
11. 2" PVC CONDUIT FOR UNDERGROUND TELEPHONE SERVICE, CONTRACTOR TO COORDINATE CONNECTION WITH UTILITY OWNER.
12. PROPOSED 2" DOMESTIC WATER METER PER CITY OF LEE'S SUMMIT STANDARD DRAWING WAT-11. SEE SHEET C-7.2.
13. PROPOSED WATER VALVE PER LOCAL REGULATIONS AND DETAILS.
14. PROPOSED BACKFLOW PREVENTER VAULT PER CITY OF LEE'S SUMMIT STANDARD DRAWING WAT-12. SEE SHEET C-7.2. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK BACK BACKFLOW MUST BE USED.
15. PROPOSED PVC FIRE SERVICE LINE. INCLUDE IN BASE BID ALL VALVES, PIPING, STRUCTURES, ETC. THAT WILL BE REQUIRED. SEE MEP PLANS FOR CONTINUATION INTO BUILDING.
16. PROPOSED 1" PVC IRRIGATION LINE. SEE IRRIGATION PLAN FOR MORE INFORMATION.
17. PROPOSED 2" GAS SERVICE LINE.
18. PROPOSED ELECTRICAL CONNECTION. CONTRACTOR TO COORDINATE WITH UTILITY OWNER.
19. PROPOSED SANITARY SEWER WYE CONNECTION TO EXISTING SANITARY SEWER STUB. SEE DETAIL ON SHEET C-7.2.
20. PROPOSED 1" IRRIGATION TAP.
21. PROPOSED 2" DOMESTIC WATER TAP WITH SADDLE, CORPORATION STOP, AND 1" METER PER CITY OF LEE'S SUMMIT STANDARD DRAWING WAT-11. SEE SHEET C-7.2.
22. PROPOSED 6" FIRE CONNECTION TO WATER MAIN BY TEE THAT WILL BE INSTALLED WITH PUBLIC WATER MAIN EXTENSION.
23. PROPOSED 6"X6" 45° ELBOW.
24. PROPOSED 6"x6"x6" WYE FITTING.
25. EXISTING FIRE HYDRANT.
26. PROPOSED DIRECTIONAL BORE PIT LOCATION.
27. PROPOSED RECEPTION PIT.
28. PROPOSED FIRE HYDRANT. REFER TO THE PUBLIC IMPROVEMENT PLANS FOR MORE INFORMATION.
29. PROPOSED 8"X8"X6" WYE FITTING.
30. PROPOSED 8" MAXADAPTOR COUPLING FOR EXISTING/PROPOSED 8" SANITARY SEWER CONNECTION.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CONSTRUCTION LIMITS
ST	ST	STORM LINE
	RD	ROOFDRAIN/UNDERDRAIN
SAN	SAN	SANITARY LINE
		SANITARY CLEANOUT
	S	SANITARY MANHOLE
		SANITARY GREASE TRAP
W	W	WATER LINE
		FIRE HYDRANT
		WATER METER
UE	UE	UNDERGROUND ELECTRIC LINE
		ELECTRIC TRANSFORMER
	UT	UNDERGROUND TELEPHONE LINE
		LIGHT POLE

SANITARY STRUCTURE DATA

1. PROPOSED MANHOLE
TC: 1020.19
PR. 8" INV (E) = 1007.86

2. PROPOSED MANHOLE
TC: 1021.80
PR. 8" INV (SW) = 1011.40
PR. 6" INV (N) = 1011.20

3. PROPOSED CLEANOUT
TC: 1021.99
PR. 8" INV (S, NE) = 1016.89
PR. 4" INV (W) = 1017.26

4. PROPOSED SAMPLING WELL
TC: 1022.42
PR. 4" INV (S) = 1017.47

5. PROPOSED CLEANOUT
TC: 1022.28
PR. 4" INV (N. S) = 1017.56

6. PROPOSED GREASE TRAP
TC: 1022.27
PR. 4" INV OUT (N) = 1017.63
PR. 4" INV IN (S) = 1017.8

7. PROPOSED CLEANOUT
TC: 1022.48
PR. 4" INV (N, SE) = 1017.87

8. PROPOSED CLEANOUT
TC: 1023.12
PR. 4" INV (NW, S) = 1018.17

9. PROPOSED CLEANOUT
TC: 1023.21
PR. 4" INV (N. S) = 1018.25

10. PROPOSED CLEANOUT
TC: 1023.09
PR. 6" INV (N) = 1018.63
PR. 4" INV (S) = 1018.80

11. PROPOSED CLEANOUT
TC: 1023.21
PR. 4" INV (N. S) = 1018.95

NOTE: CONTRACTOR TO VERIFY INVERT OF EXISTING SANITARY SEWER MAIN PRIOR TO CONSTRUCTING PROPOSED SANITARY SEWER SERVICE LINE.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

Revision	Date
SIR UPDATE	03/13/2023
90% SET	01/24/22
PDP APPLICATION TO CITY	02/24/22
RESPONSE TO CITY COMMENTS I	03/29/22
FINAL DEVELOPMENT SET	06/29/22
RESPONSE TO FDP COMMENTS	08/30/22
RESPONSE TO FDP COMMENTS II	09/29/22
RESPONSE TO FDP COMMENTS III	10/24/22
RESPONSE TO FDP COMMENTS IV	11/03/22
PT22M PROGRESS SET	03/08/23
ISSUE FOR PERMIT	03/15/23

NOTICE

THE ARCHITECTURAL AND ENGINEERING CONCEPTS HEREIN ARE OWNED BY AND SHALL BE USED ONLY FOR THE PROJECT SPECIFIED. ANY USE WITH THE PROJECT OF NO OTHER LINE OR INFORMATION BY OTHERS THAN WHAT IS SPECIFICALLY SHOWN HEREON IS PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROFESSIONAL ENGINEER. LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

WHATABURGER

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phone 614.898.7100
fax 614.898.7570

PROJECT

PROPOSED PT22M BUILDING

204 SW M150 HWY
LEE'S SUMMIT, MO 64081

SHEET TITLE

SITE UTILITY PLAN

STATE OF MISSOURI
JAN AULTMAN
PE-2010035818
PROFESSIONAL ENGINEER

DRAWN BY:	TDB
CHECKED BY:	PGD
PROJECT NO:	40497-21
DRAWING	C-6.0

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

N:\03620\40497\21-Lee's Summit, MO Market\Docs\CAD\CIVIL\DWG\ms\C-6.0 Site Utility Plan.dwg, 3/15/2023 2:37 PM, bulley, jason