

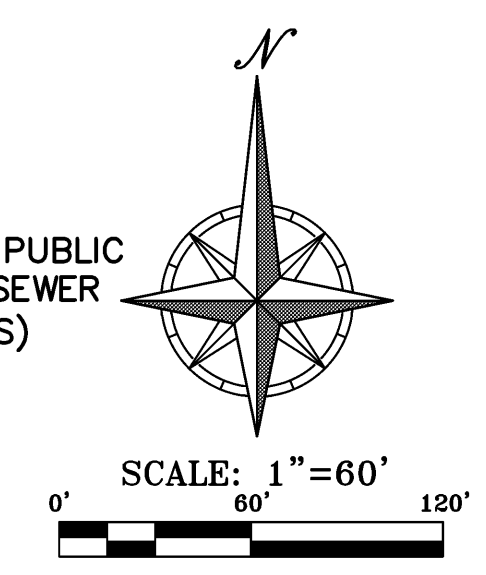
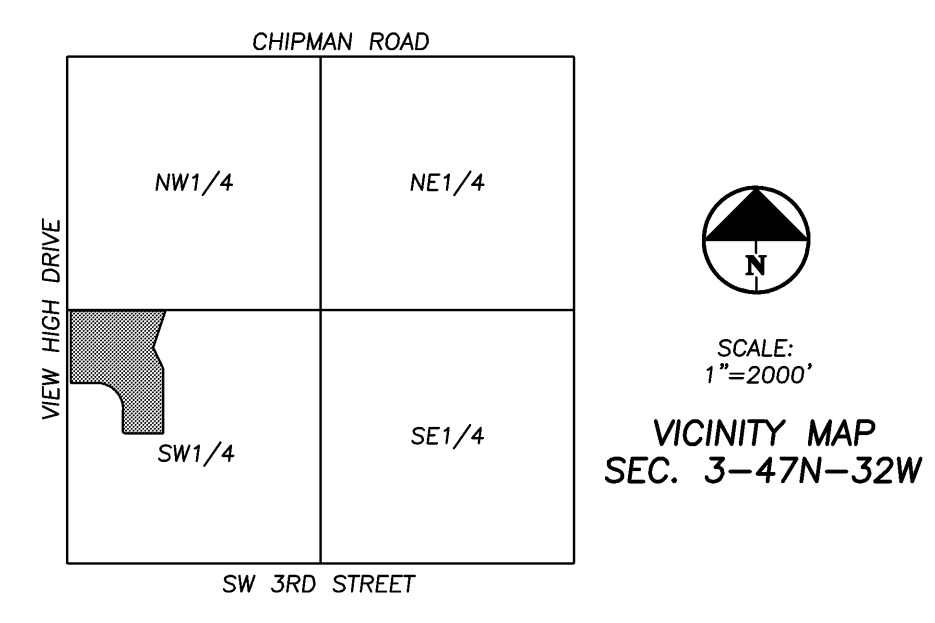
- SITE UTILITY NOTES:**
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible, measurements taken in the field. The information is not to be relied on as being 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.
 - It will be the contractor's responsibility to field adjust the top of all manholes and bases as necessary to match the grade of the adjacent area. Top of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be flush with 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 bases.
 - The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. The contractor shall refer to the architectural plans for specific locations and elevations of the service lines of the building connection. All work shall conform to the requirements of the City of Lee's Summit, Missouri.
 - The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Lee's Summit, Missouri, 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 contractor's responsibility and shall be included in the bid for the work.
 - 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.
 - 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 incidents required for a complete and operational system as required by the codes and elevations of the public utilities. Refer to building plans for exact in-situ locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
 - All fill material 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.
 - Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
 - All waterlines shall be kept ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, a 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
 - In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing (or encased in concrete this same distance), the waterline shall have mechanical joints with appropriate joint blocking as required to provide a minimum of 24" clearance. Meeting requirements of ANSI A21.10 or ANSI 21.11 (MWW, C-151) (CLASS 50).
 - 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.
 - All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to enclosed building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
 - Refer to building plans for site lighting electrical plan, irrigation, and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.
 - When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.

KEY NOTES:

- (A) PRIVATE 8" SANITARY SEWER MAIN
- (B) PRIVATE SANITARY SEWER SERVICE
- (C) PRIVATE 8" WATER MAIN
- (D) PRIVATE WATER SERVICE LINE
- (E) BACKFLOW PREVENTER IN VAULT
- (F) PRIVATE FIRE HYDRANT
- (G) WATER METER

- LEGEND**
- W — EXISTING WATERLINE
 - G — EXISTING GAS LINE
 - BE — EXISTING BURIED ELECTRICAL
 - BT — EXISTING BURIED TELEPHONE
 - SS — EXISTING SANITARY SEWER
 - — — EXISTING PROPERTY LINE
 - — — PROPOSED PROPERTY LINE
 - — — PROPOSED STORM SEWER LINE
 - W — PROPOSED WATER LINE
 - SS — PROPOSED SANITARY SEWER
 - — — PROPOSED FIRE DEPARTMENT CONNECTION

FLOOD NOTE:
 THIS 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 THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 230174, JACKSON COUNTY, MISSOURI, MAP NO. 290502027, AND DATED SEPTEMBER 23, 2006.



UTILITY PLAN
APARTMENTS - VILLAGE AT VIEW HIGH
 LEE'S SUMMIT, MISSOURI

C4
 OF 12

PROJECT NO. 150376	No.	Date	By	App.
DATE: 7-22-16	1	9-14-16	JMO	DCU
DRAWN: JMO	Revisions:	REVISED PER CITY COMMENTS		
DESIGNED: DEU				
APPROVED: JMO				
CHECKED: JMO				
DATE OF APPROVAL: 09/14/2016				
APPROVED FOR THE CITY OF LEE'S SUMMIT: JMO				
APPROVED FOR THE CITY OF LEE'S SUMMIT: JMO				

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