

UTILITY NOTES:

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(816) 347-4339

(816) 347-4316

(816) 969-1800

(816) 969-1240

(913) 383-4929

(816) 347-4320

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Call before you dig.

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.

contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.

- 2. The construction of storm sewers on this project shall conform to the requirements of the City's 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
- 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
- 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.
- 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.
- 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.
- 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
- 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
- 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
- 23. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.
- **\$4A**) INSTALL 6" PVC.
- STA. 0+46 6" PVC (SDR-26) SANITA EXISTING SANITARY SEWER SERVICE). STA. 0+46 6" PVC (SDR-26) SANITARY SEWER SERVICE (CONNECT TO
- \$6 INSTALL 6" SANITARY SEWER CLEANOUT.
- STA. 0+00, CONNECT TO EXISTING SANITARY MAIN WITH CUT-IN WYE CONNECTION.

 EXISTING FL=
- EXISTING FL= $1032.50 (\pm)$ PROPOSED 8" PVC FL=1033.17
- **\$7A** INSTALL 8" PVC @ 1.00%
- [\$8] STA. 0+37, INSTALL 8" SANITARY SEWER CLEANOUT
- STA. 0+41, 8" PVC (SDR-26) SANITARY SEWER SERVICE (CONNECT TO BUILDING PLUMBING ÙSING MISSION FLEX-SEAL ARC OR FÈRNCO STRONGBACK RC COUPLING).
- STA. 0+00, CONNECT TO EXISTING SANITARY MAIN WITH CUT-IN WYE CONNECTION. EXISTING FL= $1031.71 (\pm)$
- PROPOSED 6" PVC FL=1032.38 **\$10A**) INSTALL 8" PVC @ 15.20%
- (\$11) STA. 0+35, INSTALL 6" SANITARY SEWER CLEANOUT.
- STA. 0+37, 6" PVC (SDR-26) SANITARY SEWER SERVICE (CONNECT TO BUILDING PLUMBING USING MISSION FLEX-SEAL ARC OR FERNCO STRONGBACK RC COUPLING).
- CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE TELEPHONE COMPANY FOR THE INSTALLATION OF BURIED TELEPHONE LINES. CONTRACTOR TO PROVIDE TWO (2) - 4" PVC SCH. 40 CONDUIT WITH PULL STRING FROM BUILDING TO TELEPHONE FEED POINT. CONTRACTOR TO VERIFY EXACT ROUTING AND FEED POINT WITH TELEPHONE COMPANY.
- CONTRACTOR TO COORDINATE WITH CABLE COMPANY TO REMOVE OVERHEAD CABLE ACROSS S.E. 2ND STREET.

LEGEND

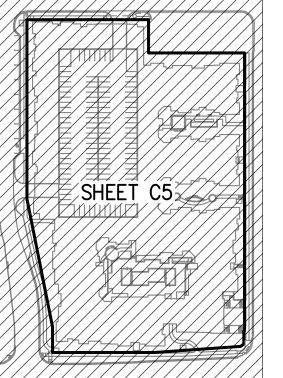
PL PROPERTY LINE

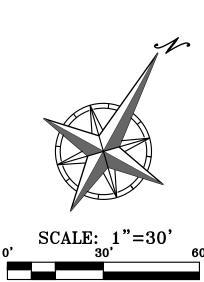
- - LL - LOT LINE — −R/W− — RIGHT−OF−WAY EXISTING FIBER OPTIC LINE EXISTING GAS LINE EXISTING BURIED ELECTRIC LINE -----BE-----------OHT ------ EXISTING OVERHEAD TELEPHONE LINE ----- SS ----- EXISTING SANITARY SEWER LINE ===24"HDPE=== EXISTING STORM SEWER LINE (& SIZE) -----BT------ EXISTING BURIED TELEPHONE LINE PROPOSED CABLE TELEVISION LINE PROPOSED FIBER OPTIC LINE

— G — PROPOSED GAS LINE PROPOSED BURIED ELECTRIC LINE OHP PROPOSED OVERHEAD POWER LINE PROPOSED STORM SEWER LINE (& SIZE) PROPOSED BURIED TELEPHONE LINE — — — ST— -6"— PROPOSED ROOF DRAIN (& SIZE)

- CONTRACTOR TO PERFORM AND COORDINATE 8"x4" TAP ON EXISTING MAIN FOR PROPOSED DOMESTIC SERVICE LINE. CONTACT CITY OF LEE'S SUMMIT FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR ACTUAL METER <u>AND SYSTEM DEVELOPMENT FEES ASSESSED BY CITY OF LEE'S SUMMIT.</u>
- PROVIDE AND INSTALL 3" WATER METER PIT PER CITY OF LEE'S SUMMIT REQUIREMENTS. COORDINATE WITH CITY OF LEE'S SUMMIT FOR MAIN TAE CONTRACTOR TO COORDINATE AND PAY ALL FEES. ALL LABOR AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR'S PLUMBER IN ACCORDANCE WITH LEE'S SUMMITS STANDARDS. 4" DOMESTIC WATERLINE ENTRY TO BUILDING, 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. CONTRACTOR TO PERFORM AND COORDINATE 8"x8" TAP ON EXISTING MAIN
- FOR PROPOSED 8" FIRE LINE. CONTACT CITY OF LEE'S SUMMIT 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 CITY OF LEE'S SUMMIT.
- 8" SPRINKLER ENTRY TO BUILDING. CONTRACTOR SHALL BE REQUIRED TO INSTALL ANY APPURTENANCES ON THE SPRINKLER LINE SUCH AS, BUT NOT LIMITED TO GATE VALVES, REDUCES, BENDS, TEES, ETC. (RE: BUILDING PLANS FOR BUILDING), WHICH MAY BE REQUIRED. CONTRACTOR O COORDINATE WITH WATER UTILITY.
- INSTALL FIRE DEPARTMENT CONNECTION WITHIN MAXIMUM 100' FROM PROPOSED FIRE HYDRANT (RE: MEP PLANS).
- CONTRACTOR TO USE EXISTING TAP AND CONNECT IRRIGATION LINE. CONTRACTOR SHALL PROVIDE ANY FITTINGS, REDUCERS, ETC. TO CONNECT TO EXISTING TAP.
- PROVIDE AND INSTALL 1-1/2" WATER METER AND 1-1/2" IRRIGATION MAIN TO IRRIGATION SYSTEM. LANDSCAPE CONTRACTOR SHALL SUPPLY DEDUCT METER AND INSTALL BLOW OFF VALVES FOR WINTERIZATION.
- (W9) INSTALL 1-1/2" RPZ BACKFLOW FOR IRRIGATION SYSTEM (RE: SHEET C17 FOR DETAIL).
- (W10) EXISTING PUBLIC FIRE HYDRANT (TO REMAIN IN SERVICE).
- EXISTING WATER SERVICE AND 1" METER (TO REMAIN IN SERVICE). RELOCATE METER AS NECESSARY TO AVOID STAIRS.
- (W12) INSTALL PUBLIC FIRE HYDRANT.
- CONTRACTOR TO CUT IN AND INSTALL 8"X8"X6" TEE FOR FIRE HYDRANT

KEY PLAN





OURI

SHEET