

VICINITY MAP
SEC. 30-49N-33W.
LEGEND

- CATV/MH = CABLE TV MANHOLE
- BO = BLOW OFF ASSEMBLY
- DR = DRAIN
- FHC = FIRE HOSE CONNECTION
- FF = 0.00' = FINISHED FLOOR ELEVATION
- FH = FIRE HYDRANT
- HPS = HANDICAP PARKING SIGN
- KCPL = KANSAS CITY POWER & LIGHT MANHOLE
- LPCB = LIGHT POLE w/ CONCRETE BASE
- LP = LIGHT POLE
- MS = METAL SIGN
- PB = PIPE BOLLARD
- PF = POWER AT FACE OF BUILDING
- PRSR = POWER RISER
- SCV = SPRINKLER CONTROL VALVE
- SPBMH = SIGNAL PULL BOX MANHOLE
- SPL = SIGNAL POLE
- SSMH = SANITARY SEWER MANHOLE
- TMH = TELEPHONE MANHOLE
- 0' TREE = CONIFEROUS TREE
- 0' TREE = DECIDUOUS TREE
- UMH = UNKNOWN MANHOLE
- WV = WATER VALVE
- YDLT = YARD LIGHT
- ADA = HANDICAP RAMP
- REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE COUNT
- G = GAS MAIN
- FO = FIBER OPTIC LINE
- OHP = OVERHEAD POWER
- TV = CABLE TELEVISION LINE
- T = TELEPHONE LINE

- Utilities
- Sanitary Sewer – the development is located within a Combined Sewer Overflow. An existing 18" diameter sanitary sewer on Madison Avenue along the west side of the property is available to serve the development. The sanitary sewer service line can be connected to the public sewer main via a tee or wye connection.
 - Water – an existing 6" diameter public water main located on Madison Avenue to the west of the proposed building is available to serve the development. Future testing for this main will be performed to confirm that adequate flow and pressure is available to adequately serve the proposed building. Design (by a licensed Plumbing Engineer) and installation of a booster pump may be necessary to meet these demands. If it is determined that the existing 6" water main in Madison Ave. is not adequate, a main extension may be needed. The existing 6" water main on Madison Avenue is slated to be upsized and replaced as part of the WSD water main replacement program and may be available for connection.
 - Gas – an existing 6" gas main is located on Madison Avenue along the west side of the property that is available to serve the development.
 - Electric – underground Every electric is located on Madison Avenue along the west side of the property that is available to serve the development.

Benchmark:
BM 1-19 ELEV. = 871.61
SET "Q" CUT ON THE TOP EAST SIDE OF A LIGHT POLE IN THE EAST END OF AN ISLAND FOR DRIVE THRU TELLER MACHINE. ± 100' EAST OF MADISON, ± 40' NORTH OF 7 STORY BUILDING & ± 50' WEST OF PARKING GARAGE.

Flood Zone:
WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0261G, EFFECTIVE JANUARY 20, 2017, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X, WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE .02% ANNUAL CHANCE FLOODPLAIN."

UTILITY NOTE:
"THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING MAPPING PROVIDED BY THE UTILITY COMPANY, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."

EMERGENCY PHONE NUMBERS

AQUILA, INC.	800-303-0357
AT&T	800-252-1133
KCMO-TRAFFIC SIGNALS	800-513-9314
KCMO-STREET & TRAFFIC DIVISION	800-513-9300
KCMO-WATER SERVICE DEPARTMENT	816-513-0209
KCP&L	816-471-KCPL
MCI/WESTERN UNION	800-MCI-WORK
MISSOURI GAS ENERGY	800-582-0000
SBC	800-870-8390
SPRINT	800-880-2822
TIME WARNER, INC.	816-358-8833



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McCLURE
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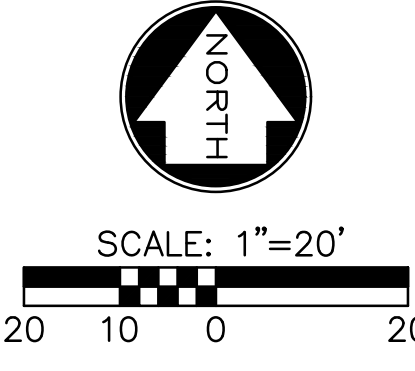
A NEW MULT-FAMILY DEVELOPMENT FOR:
4627 MADISON
4627 MADISON AVE.
KANSAS CITY, MO

DRAWING RELEASE LOG
09.18.2023 - Preliminary Development Plan

REVISIONS

10.20.2023	CITY COMMENT REVISIONS
11.01.2023	PARKING COUNT UPDATE
11.16.2023	PARKING COUNT UPDATE
12.04.2023	PARKING COUNT UPDATE
12.13.2023	WATER SERVICE REVISIONS
12.28.2023	WATER SERVICE REVISIONS

DATE
09/18/2023
JOB NO.
650519
DRAWN BY:
TH / AK
SHEET NO.
C1.01



SITE UTILITY PLAN