

a new development for
Mega Storage -Town Centre Lot 1 - Phase II
520 NE Town Centre Drive
Lee's Summit, Missouri

date 09.27.2023
drawn by JMP
checked by PAM
revisions
11.03.2022 01

Local Benchmarks:

BM-1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM-2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

Floodplain Note:

The site lies entirely with "Zone X", areas determined to be outside the 0.2% annual chance floodplain as depicted on the FEMA Flood Insurance Rate Map (FIRM) no. 29095C0430G, Revision Date: January 20, 2017.

Fire Protection Notes:

- Plans and specifications, in accordance with NFPA 24, for the private fire line shall be submitted for review and approval prior to installation.
- Underground fire line installation including thrust blocks shall be inspected prior to being backfilled.
- Hydrostatic testing and flushes shall be completed with the fire department as a witness

Utility Legend

	existing
	proposed

Linetypes

	sanitary main
	sanitary service
	storm sewer (existing)
	storm sewer (solid wall, proposed)
	storm sewer (perforated, proposed)
	water main
	water service (fire)
	water service (domestic)
	water service (irrigation)
	natural gas main
	natural gas service schematic
	underground primary electric
	underground secondary electric
	overhead electric
	underground cable/phone/data
	underground cable/phone/data service
	fence-chainlink
	fence-wood
	fence-barbed wire
	trelline

Symbols

- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

Construction Legend

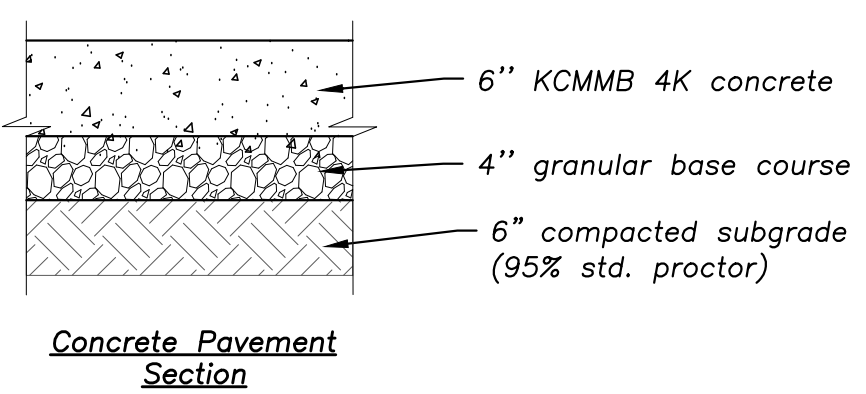
	concrete pavement
	standard curb & gutter
	standard dry curb & gutter
	flat curb & gutter
	gravel
	remove existing curb & pavement

Utility Legend

	existing sanitary main
	existing water main
	existing storm sewer
	existing gas main
	existing underground electric
	existing overhead electric
	existing underground data
	proposed sanitary main
	proposed sanitary service
	proposed water main
	proposed fire line
	proposed water service
	proposed storm sewer
	proposed gas main
	proposed gas service
	proposed underground primary electric
	proposed underground secondary electric
	proposed overhead electric
	proposed underground data

Americans with Disabilities Act (ADA) Notes:

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.



Construction Notes:

- Construct type "CG-1" curb & gutter where indicated (see legend).
- Construct type "CG-1 DRY" curb & gutter where indicated (see legend).
- Construct flat curb where indicated (see legend and detail on C4.2).
- Construct concrete pavement where indicated (see legend).
- Install Private Storm Lines; see Sheet C3.2 for details.
- Existing private fire hydrant
- Existing private storm network
- Perimeter stone around buildings, 2" below building slab. Refer to landscape plan.
- Remove existing curb & pavement (see legend).
- Remove existing concrete drainage flume
- Convert Existing Grate Inlet to a Curb Inlet; see Sheet C3.4 for details.
- Install Concrete Drainage Flume; see Sheet C4.2 for details.
- Install Concrete Low Flow Channel; see Sheet C4.2 for details.
- Install Transition Curb; see Sheet C4.2 for details.
- Existing 8" Public Sanitary Main
- Proposed Private Fire Hydrant; remove existing 8" 90' fitting and install 8"x8"x8" tee. Install 8" to 6" reducer and approx. 15 LF of 6" C900 PVC water line, valve box and hydrant assembly. Install bollards as shown on Lee's Summit Standard Detail WAT-4.

AS-BUILT

