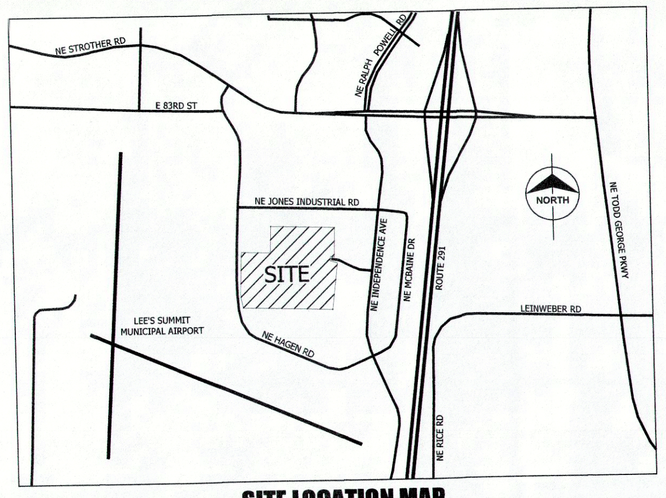
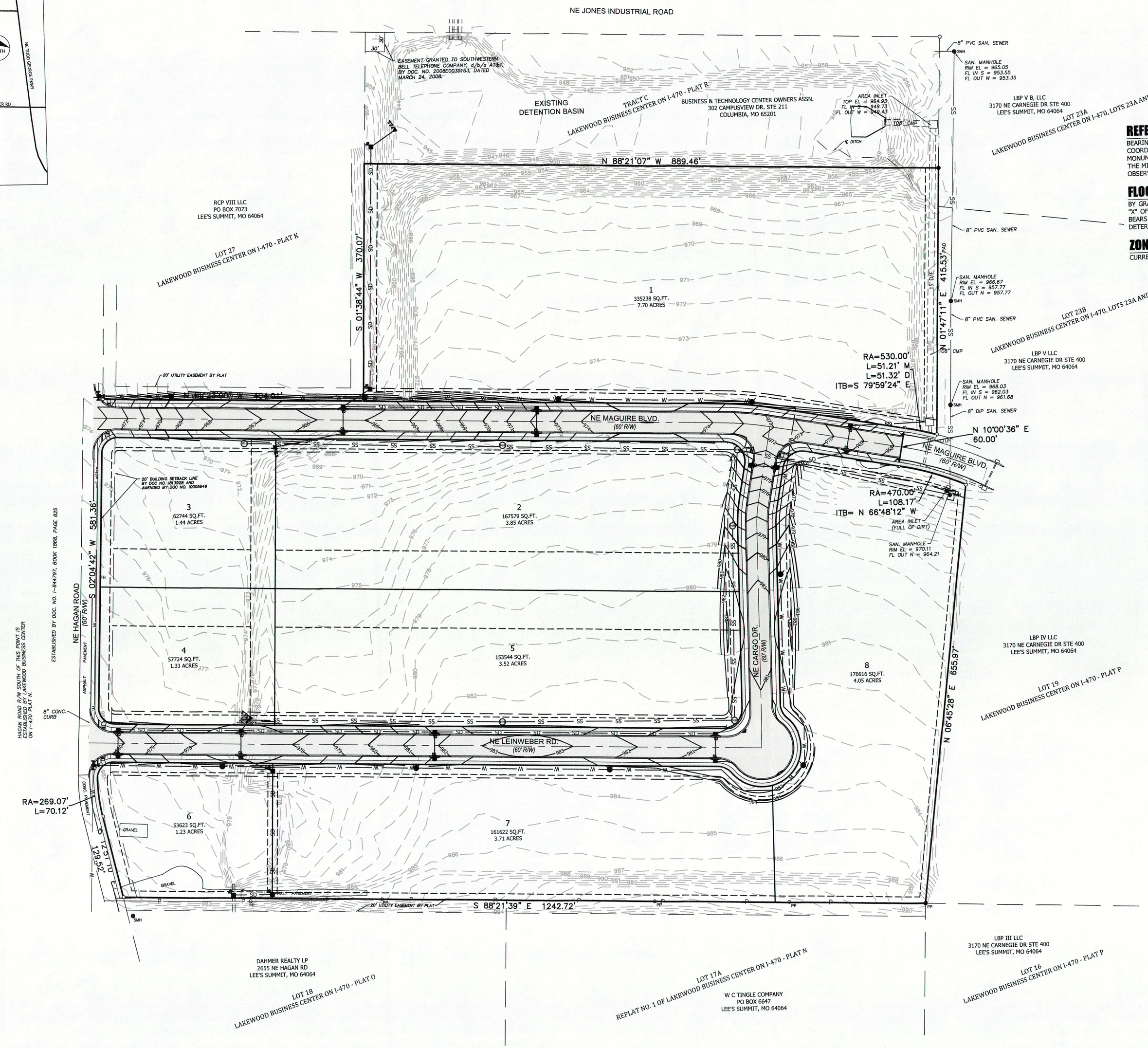


SITE LOCATION MAP

NOT TO SCALE



NORTH

0 80' 160'

SCALE: 1" = 80'

REFERENCE BEARING:

BEARINGS SHOWN HEREON AREA GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-42", 2003 ADJUSTMENT (N: 312505.303, E: 859594.663) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999031 WAS USED.

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP NUMBER 29095C0430G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN AN AREA DETERMINED NOT TO BE WITHIN A SPECIAL FLOOD HAZARD AREA.

ZONING:

CURRENT ZONING: PI (PLANNED INDUSTRIAL)

LEGEND:

MH	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
C.I.	PROPOSED CURB INLET
	PROPOSED JUNCTION BOX
F.E.S.	PROPOSED FLARED END SECTION
SWK	PROPOSED SIDEWALK
U/E	PROPOSED UTILITY EASEMENT
D/E	PROPOSED DRAINAGE EASEMENT
A/E	PROPOSED CROSS ACCESS EASEMENT
—— ss ——	PROPOSED 8" SANITARY SEWER LINE
—— w ——	PROPOSED 8" WATER LINE
—— sd ——	PROPOSED STORM DRAINAGE PIPE

MISSOURI ONE CALL SYSTEM, INC.
1-800-344-7483
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1-800-DIG-RITE

UTILITY LOCATIONS SHOWN ON THIS SURVEY ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION.

FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 1.800.344.7483, STATE LAW REQUIRES TWO DAYS ADVANCE NOTICE.

JOB NO: 21-1883

P:\Projects\21-1883 Lakewood Business Park\Survey\Data\21-1883 Prelim Plat.dwg, 8/12/2021 8:34:06 AM, DWG To PDF.pc3

POWELL
CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 1, Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

STATE OF MISSOURI
JEREMY M. POWELL
NUMBER
Number
PLS-2007000084
PROFESSIONAL LAND SURVEYOR
8/12/21

JEREMY M. POWELL, PMP, PLS, CFedS, ENV SP
MO LS 2007000084

LAKEWOOD BUSINESS CENTER ON I-470 - PLAT S

2710 NE HAGAN ROAD
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CLIENT

NORTH OAK SAFETY STORAGE, LLC
1120 NW EAGLE RIDGE BLVD.
GRAIN VALLEY, MO 64029
(816) 229-8115

REVISIONS

NO.	DATE / DESCRIPTION
1	07/26/2021 CITY COMMENTS

DRAWN BY:	JMP
CHECKED BY:	JMP
PROJECT #:	21-1883
ISSUE DATE:	06/24/2021
ISSUED FOR:	REVIEW

GRADING PLAN