

JOB NO: 21-1883

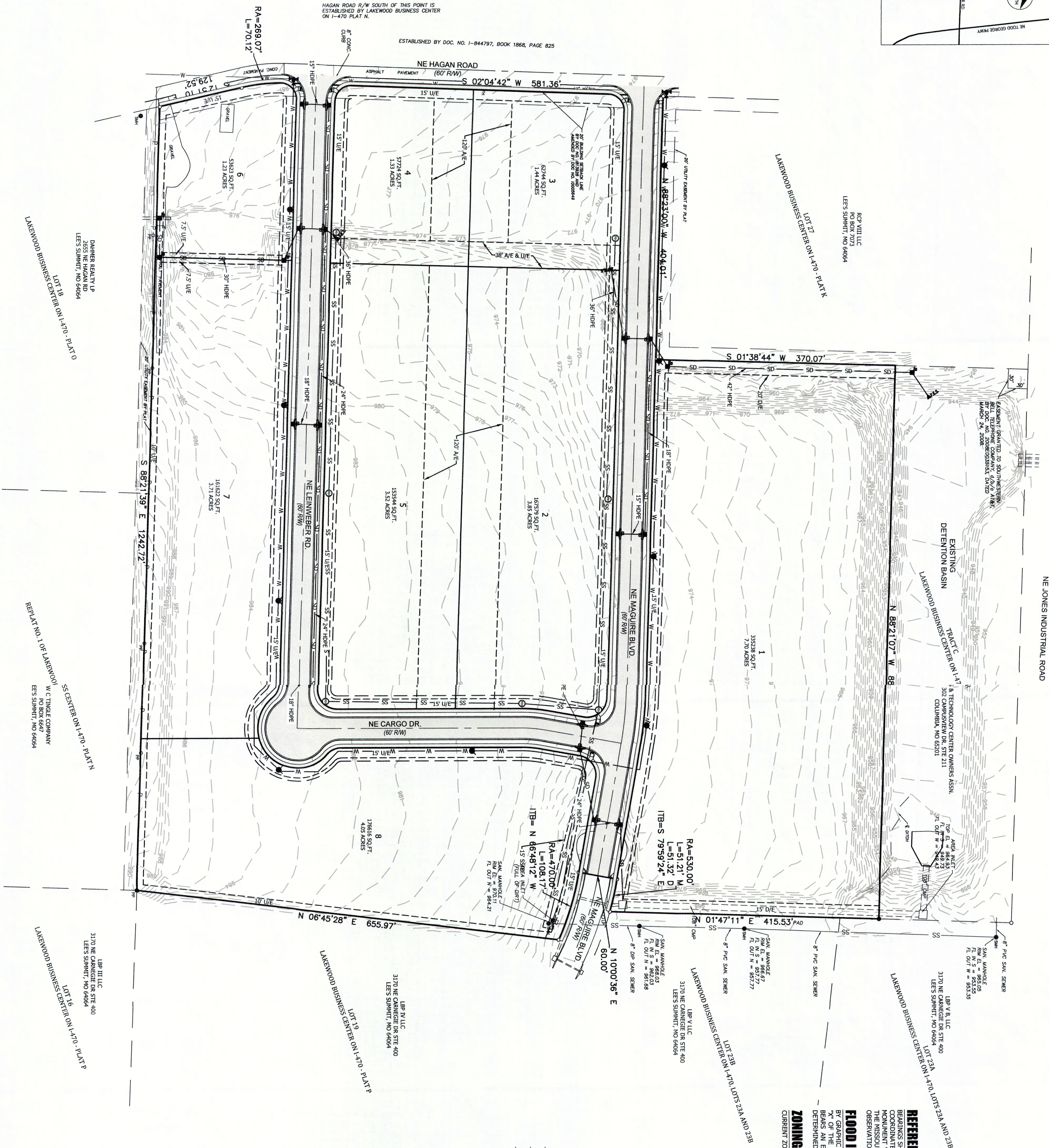
UTILITY LOCATIONS SHOWN ON THIS SURVEY ARE APPROXIMATE AND SHOULD BE VERIFIED BY FIELD AT THE TIME OF CONSTRUCTION.

FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES, THE SURVEYOR ASSUMES ANY REQUIREMENTS TWO DAYS ADVANCE NOTICE.

1-800-DIG-RITE



SITE LOCATION MAP
NOT TO SCALE



LEGEND:

- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CURB INLET
- PROPOSED JUNCTION BOX
- PROPOSED FLARED END SECTION
- PROPOSED SIDEWALK
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED CROSS ACCESS EASEMENT
- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED 6" WATER LINE
- PROPOSED STORM DRAINAGE PIPE

REFERENCE BEARING:

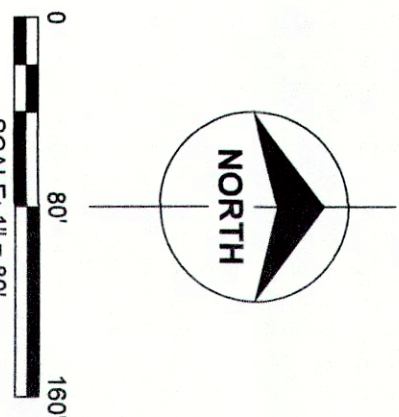
BEARINGS SHOWN HEREON ARE GRAD BEARINGS BASED ON THE MISSOURI MONUMENT 1-14-27 2003 ADJUSTMENT (N. 31295.303, E. 89594.683) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999031 WAS USED.

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE 1. THE FLOOD INSURANCE RATE MAP NUMBER 28055-03A, WHICH DEPICTS ANCHORAGE, MISSOURI, AND ADJACENT AREAS, SHOWS AN AREA DETERMINED NOT TO BE WITHIN A SPECIAL FLOOD HAZARD AREA.

ZONING:

CURRENT ZONING: P1 (PLANNED INDUSTRIAL)



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

Certification of Authority
Professional Engineer
No. 418 241
Lana Surveying, MO 1231 KS 36



ROBERT A. POWELL, P.E. & S. CROSS, S.M.S.
NO. 15 507000064

**LAKWOOD BUSINESS CENTER
ON I-470 - PLAT S**
2710 NE HAGAN ROAD
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CLIENT:

NORTH OAK SAFETY STORAGE, LLC
1100 S. GARDEN ROAD, SUITE 400
GREAT VALLEY, MO 64605
(816) 229-8115

REVISIONS
NO. DATE / DESCRIPTION

1	07/26/2021	CITY COMMENTS
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DRAWN BY: JMP

CHECKED BY: JMP

PROJECT #: 21-1883

ISSUE DATE: 08/24/2021

ISSUED FOR:

REVIEW

STORMWATER PLAN