

CUMBERLAND DR

PROPOSED  
BUILDING  
FFE = 1003.50

BLUE PKWY

60' STREAM SETBACK

EXISTING STREAM



STREAM BUFFER

No grading work or construction activity shall occur within the 60' stream buffer setback.

FLOOD STATEMENT

The subject property lies within Flood Zone "X" (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).

Map Number: 29085C0439G

Panel No: 439 of 825

Map Revised Date: January 20, 2017

NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

PROJECT CONTROL TABLE  
(NAD83 MISSOURI STATE PLANE, WEST ZONE, US SURVEY FOOT)

POINT NO.	CONTROL POINT / BENCHMARK DESCRIPTION	GROUND VALUE NORTHING COORDINATE	GROUND VALUE EASTING COORDINATE	ELEV.
1	CP1 /IB4 W CAP BASE	996651.33	2835160.01	1005.91'
10	CP10 /IB4 W CAP	996709.77	2835166.68	1004.75'
11	CP11 /IB4 W CAP	996282.25	2835096.83	1009.27'
2502	BM1 / SQUARE ON INLET	996690.68	2835166.32	1005.01'

GRADING LEGEND

	STANDARD CURB & GUTTER		980 FINISH GRADE MAJOR CONTOURS
	DRY CURB & GUTTER		982 FINISH GRADE MINOR CONTOURS
	ZERO HEIGHT CURB		980 EXISTING GRADE MAJOR CONTOURS
	TRANSITION CURB		982 EXISTING GRADE MINOR CONTOURS
			PROPERTY LINE



GRAPHIC SCALE  
30 0 30



Eric Byrd - Engineer  
Missouri: #PE-2018013633

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CIVIL CONSULTANT

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(913) 663-1900

STRUCTURAL CONSULTANT

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Kansas City, MO 64111  
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MEP CONSULTANT

Branch Pattern  
1508 Grand Boulevard  
Kansas City, MO 64108  
(816) 531-2121

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Date: 01/13/23  
Job Number: 3-22030  
Drawn By: TS  
Checked By: EB

Revision  
Number: 1  
Date: 2/14/23  
Description: Addendum 1

C3.0

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OVERALL GRADING PLAN