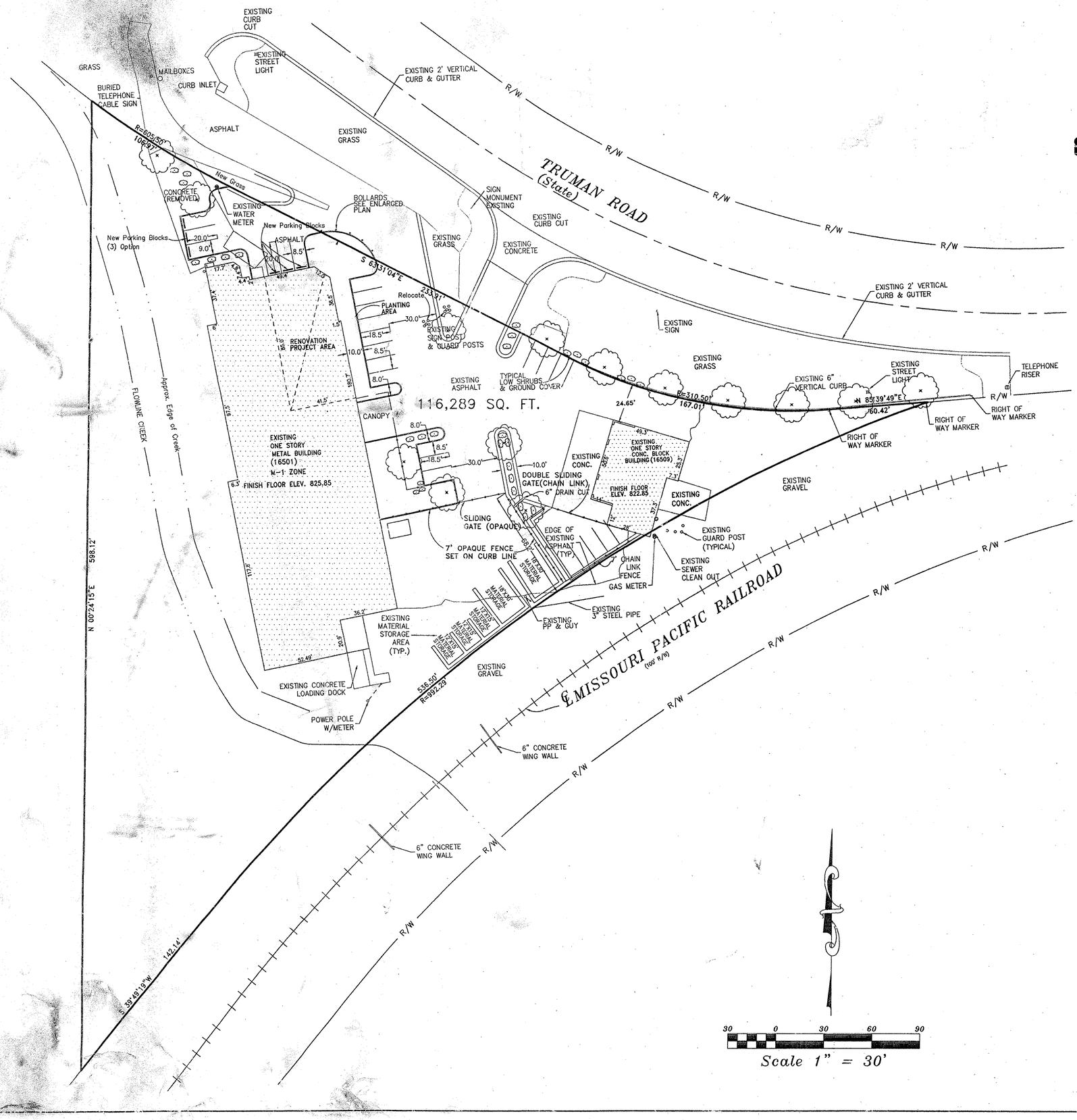
SALLEY 215-2736 Marvin 650-6414



SITE PLAN
REMODEL FOR OFFICES
FOR
SIGNATURE MARKETING

EXISTING ASPHALT TO REMAIN. PATCH AND REPAIR AREAS IN CONSTRUCTION

EXISTING SITE LIGHTING TO REMAIN– NO NEW LIGHTING.

____4. SITE PLAN SHOULD SHOW:
..... A date, scale, and north point
..... Names and addresses of the developer, engineer, surveyor, or architect responsible for design.

FINAL SITE PLAN CHECKLIST
..... Acreage square feet of project
..... Existing and proposed street right–of–way, drives, curb cuts, walkways and parking.
..... Public ways and public property, easements, public or private drainage ways, and existing/proposed utilities.
..... Proposed location/arrangement of buildings and signs, property lines, yard and building setback lines.
..... Storm–water detention concept. (Reduced impervious area with landscaping)
..... Features, affecting site: fencing, screening, adjacent zoning, lighting, and traffic pattern, etc.
..... Land description.
____5. Overlay Zone: Does not apply
____6. Tree Preservation Plan: Only trees are located adjacent to the creek flow all existing trees will remain.
____7. Landscaping: See Landscaping plan

Modot has agreed to permit use of R.O.W. for planting and the city has waived the need for additional planting strip along the r.o.w. line.

LEGAL DESCRIPTION:

All that part of the NW1/4, SW1/4, Section 6, Township 46 North, Range 31 West, Independence, Jackson County, Missouri described as follows:

Beginning at a point 224.4 feet East and 360.14 feet (331.8 feet deed) North of the SW corner of said NW1/4, SW1/4, (1694.62 feet North of the SW corner of said Section 8), said point being on the Northerly Right of Way line of the Missouri Pacific Railroad, 50.00 feet from the centerline thereof; Thence N00°24'15"E, parallel with and 224.40 feet East of the West line of said SW1/4 598.12 feet to the Southerly Right of Way line of Truman Road (Spring Branch Road); Thence Southeasterly along said line 30.50 feet from the centerline thereof (as established by County Court during May Term 1904), on a curve to the left having a radius of 805.50 feet and an initial tangent bearing of S53°23'46"E an arc distance of 106.97 feet; Thence S63°31'04"E continuing along said line and tangent to the last described curve, 233.91 feet; Thence Easterly continuing along said line, on a curve to the left having a radius of 310.50 feet and tangent to the last described course an arc distance of 167.01 feet; Thence N85°39'49"E, continuing along said line and tangent to the last described curve, 60.42 feet to the Northerly line of said Missouri Pacific Railroad; Thence Southwesterly along said line, 50.00 feet from the centerline thereof, on a curve to the left having a radius of 992.29 feet and an initial tangent bearing of S70°47'59"W an arc distance of 536.50 feet; Thence S39°49'19"W, continuing along said line and tangent to the last described curve, 142.14 feet to the Point of Beginning.
Containing 116,289 Square Feet or 2.67 Acres, more or less.

SURVEYOR'S GENERAL NOTES:

1). The Legal Description was copied verbatim from information furnished by the Client as required by the Missouri Standards for Property Boundary Surveys.

2). No Title Report was furnished by the client for this survey.

3). The subject property surveyed lies within a Flood Zone designated Zone (A & X) per F.E.M.A. Map, Panel No. 25 of 40, Community Panel No. 290172–0025E Dated: March 21, 2000.

4). Contours are at 1 foot intervals with 5 foot index contours.

5). The locations of buildings, curbs, utilities, ect. was provided in electronic or cadd format by Allan McInniis & Associates, as was field verified by Logan & Associates on 4–18–01.

6). No boundary survey has not been performed by Logan & Associates, for this site.

THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

DATE
BOB W. STEVENS

MO PLS 2349, Logan & Associates, Corporation PLS 352D

REV. NO.	REVISION DESCRIPTION	DATE:	REV. BY:

THIS SITE PLAN PREPARED FOR:
ALLAN McINNIS & ASSOCIATES
P.O. BOX 521
INDEPENDENCE, MISSOURI 64055
816-373-5566
FAX 816-478-6364

SITE PLAN
SECTION 6, TOWNSHIP 46 NORTH, RANGE 31 WEST
16501 E. TRUMAN ROAD
INDEPENDENCE, MISSOURI.

OGAN & ASSOCIATES, INC.
Professional Engineers & Professional Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781–7626
Fax (816) 781–7483

Job No: 01–0608
DRAWING NAME: 01–0608DWG
Scale: 1" = 30'
Drawn By: RS Date: 4–20–01
Check By: 4–20–01 Date: 5–11–01
Sheet No. 1 OF 1

Copy — 833-1816