# Preliminary Development Plan

## THE ESTATES OF CHAPEL RIDGE -2ND PLAT

## LOTS 23 THRU 31 & TRACTS A-C
## THE TOWNHOMES OF CHAPEL RIDGE -2ND PLAT
## LOTS 9 THRU 30

### Section 8, Township 48 North, Range 31 West

*Lee's Summit, Jackson County, Missouri*

### PLAT BOUNDARY DESCRIPTION

A tract of land being located in Section 8, Township 48 North, Rage 31 West being more particularly described as follows:

Beginning at the Northeast corner of Lot 5, The Townhomes of Chapel Ridge 1st Plat, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence North 03° 25' 54" East, a distance of 640.25 feet; thence North 88° 14' 10" West, a distance of 1282.36 feet; thence South 01° 45" 08" West, a distance of 130.59 feet; thence South 88° 14' 52" East, a distance of 45.25 feet; thence South 01° 45' 08" West, a distance of 161.19 feet; thence South 21° 35' 06: East, a distance of 135.47 feet; thence South 43° 27' 11" East, a distance of 90.00 feet; thence South 64° 01' 33" East, a distance of 156.60 feet; thence South 18° 32' 01" West, a distance of 99.41 feet; South 77° 33' 53" East, a distance of 133.84 feet; thence North 13° 37' 37" East, a distance of 24.96 feet; thence South 75° 11' 07" East, a distance of 50.00 feet; thence along a curve to the left, having a radius of 550.00 feet an arc distance of 102.44 feet; thence South 04° 08' 51" West, a distance of 37.67 feet; thence along a curve to the left, having a radius of 14.00 feet, an arc distance of 22.56 feet; thence South 88° 10' 49" East, a distance of 201.89 feet; thence North 01° 49' 29" East, a distance of 76.72 feet; thence along the curve to the right, tangent to the preceding course, having a radius of 300.00', an arc distance of 31.34 feet; thence South 88° 10' 46" East, a distance of 443.83 feet; thence North 01° 49' 14" East, a distance of 43.00 feet; thence South 88° 10' 46" East, a distance of 169.13 feet, returning to the Point of Beginning.

### Proposed Preliminary Plat

#### Villas Development Area

| | |
|---|---|
| Proposed | |
| Site Area | 360,587.31 sf (8.28 Acres |
| Lots | 34 |
| Density | 4.11 lots per acre |

#### Estate Development Area

| | |
|---|---|
| Site Area | 148,606.84 sf (3.41 Acres |
| Lots | 9 |
| Density | 2.64 lots per acre |

#### Townhouse Development Area

| | |
|---|---|
| Site Area | 651,552.29 sf (14.96 Acres |
| Lots | 22 Lots (66 Units) |
| Density | 1.47 lots per acre<br>4.41 units per acre |

#### Overall Development Area

| | |
|---|---|
| Site Area | 1,160,746.449 sf (26.65 Acres |
| Lots | 65 Lots (109 Units) |
| Density | 2.44 lots per acre<br>4.09 units per acre |

### Existing Preliminary Plat

#### Villas Development Area

| | |
|---|---|
| Proposed | |
| Site Area | 360,587.31 sf (8.28 Acres |
| Lots | 32 |
| Density | 3.86 lots per acre |

#### Estate / Townhouse Development Area

| | |
|---|---|
| Site Area | 800,159.13 sf (18.37 Acres |
| Lots | 31 Estates / 5 Townhouses (46 Units) |
| Density | 1.96 lots per acre<br>2.50 units per acre |

#### Overall Development Area

| | |
|---|---|
| Site Area | 1,160,746.449 sf (26.65 Acres |
| Lots | 63 Lots (78 Units) |
| Density | 2.36 lots per acre<br>2.93 units per acre |

### SURVEY AND PLAT NOTES:

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0430G EFFECTIVE DATE: JANUARY 20, 2017.

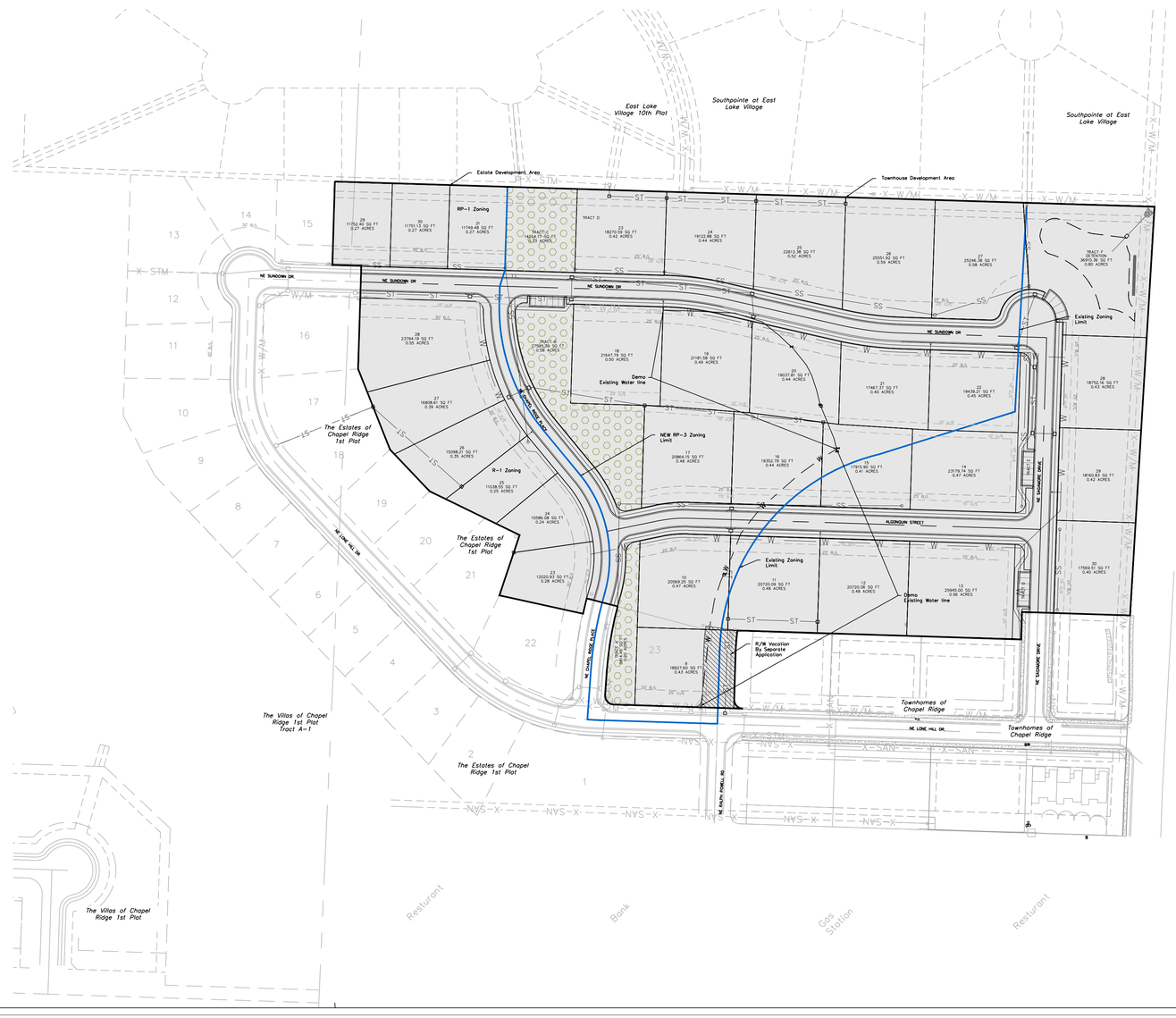
N
W E
S

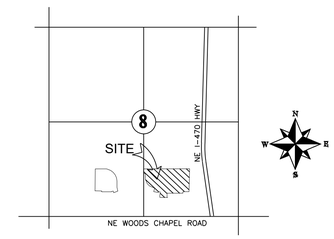
0 100 200 300

### LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap
- Found Survey Monument (As Noted)
- Exception Document Location
- Existing Fence Line – Chain Link
- Existing Water Line
- Existing Sanitary Sewer Main
- Existing Storm Sewer
- Existing Gas Line
- Existing Underground Telephone
- Existing Underground Electric
- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed 8" D.I.P. Water




LOCATION MAP
SECTION 8-T48N-R31W

Not to Scale

*UTILITIES:*
THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION AND HAS NOT BEEN VERIFIED IN THE FIELD BY THIS COMPANY. WHERE RECORD MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES WAS SCALED FROM THE COMPANY'S RECORDS. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

**OIL - GAS WELLS**
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

### SURVEYOR'S GENERAL NOTES:

1). This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Final Plat of The Estates of Chapel Ridge 1st Plat
(B). Final Plat of The Townhomes of Chapel Ridge 1st Plat
(C). Final Plat of The Villas of Chapel Ridge 1st Plat
(D). Final Plat of East Lake Village 2nd Plat
(E). Final Plat of East Lake Village 10th Plat
(F). Final Plat of Fairfield Green

2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
3). No Title report was furnished
4). Bearings shown hereon are based upon bearings described in the legal description
5). This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing. Dig Rite Ticket #150071203, 150071179, 150071171
7). Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.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LOTS 9 THRU 30
Section 8, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Project: VILLAS OF CHAPEL RIDGE, LSMO
Issue Date: October 12, 2019

OVERALL SITE PLAN
Preliminary Development Plans for:
THE ESTATES OF CHAPEL RIDGE -2ND PLAT
LOTS 23 THRU 31 & TRACTS A-C
THE TOWNHOMES OF CHAPEL RIDGE -2ND PLAT
LOTS 9 THRU 30
Lee's Summit, Jackson County, Missouri


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REVISIONS

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