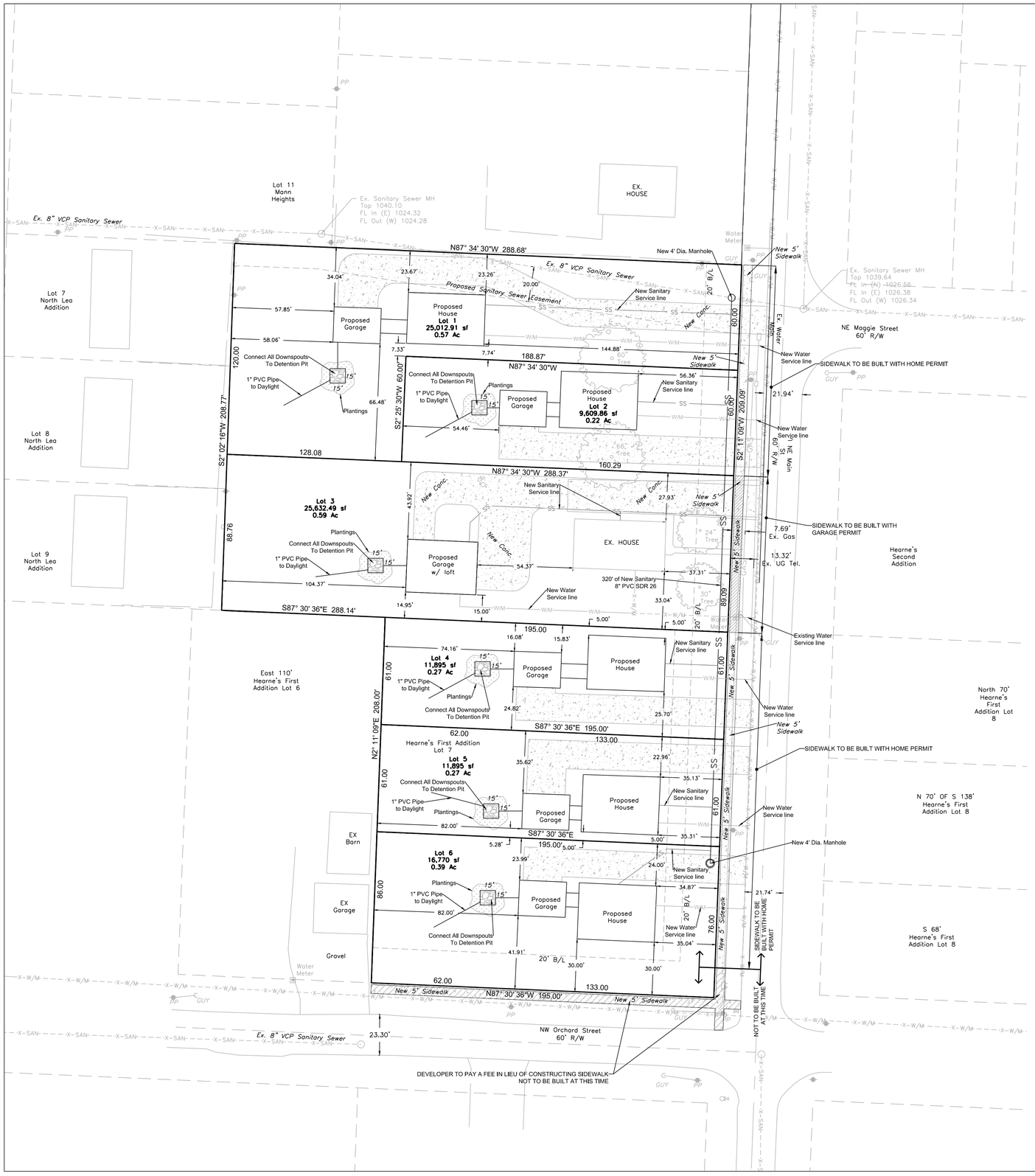
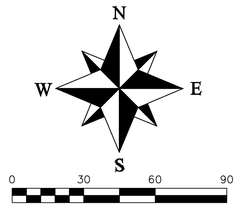
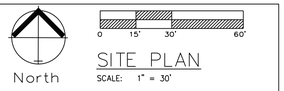




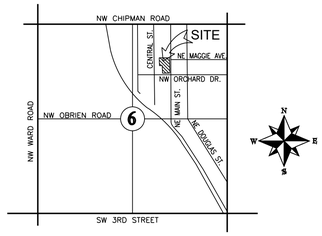
LEGEND

These standard symbols will be found in the drawing.

- ● Set 1/2" Rebar & Cap
- ◎ Found Survey Monument (As Noted)
- Ⓔ Exception Document Location
- —X——X——X— Existing Fence Line – Chain Link
- —X–W/M– Existing Water Line
- —X–SAN– Existing Sanitary Sewer Main
- —X–STM– Existing Storm Sewer
- —GAS— Existing Gas Line
- —UT— Existing Underground Telephone
- —E— Existing Underground Electric
- 1030 Existing Contours
- 1030 Proposed Contours



SITE PLAN
SCALE: 1" = 30'



LOCATION MAP
SECTION 6-T41N-R31W

Not to Scale

PLAT BOUNDARY DESCRIPTION

All that part of the Northwest Quarter of the Northeast Quarter of Section 6, Township 47, Range 31, Lee's Summit, Jackson County, Missouri, described as follows: Beginning at the Northeast corner of Lot 7 HEARNE'S ADDITION to the City of Lee's Summit, said point being in the West line of Main Street; thence North along the West line of Main Street 208.75 feet; thence West 289.3 feet, more or less, to the Northeast corner of Lot 7, NORTH LEA ADDITION, a subdivision in Lee's Summit; thence South along the East lines of Lots 7, 8 and 9 in said Addition to the Southeast corner of Lot 9; thence East 289.3 feet, more or less, to the point of beginning.

AND

All of Lot 7, Hearne's Addition, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri

Site Data Table :

Lot Area:	100815.83 Sq. Ft. (2.31 Ac.)
Lots:	6
Density:	2.60 Lots/Acre
Current Impervious Area	3,842 sq. ft (3.8% of Site)
New Impervious Area	28,434 sq. ft (28.2% of Site)

Current Zoning: Planned 2-Family Residential
Proposed Zoning: Planned 2-Family Residential

Sanitary Sewer Service

Sanitary Sewer service will be connected to the main line being constructed the east of the development

Water Service

Water Service will be extended to the lots from the existing City of Lee's Summit water along the west side of Main Street.

Storm Sewer

Individual Storm Detention will be provided by each builder per detail this sheet.

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. 29095C0417 G EFFECTIVE DATE: JANUARY 20, 2017.

OIL - GAS WELLS

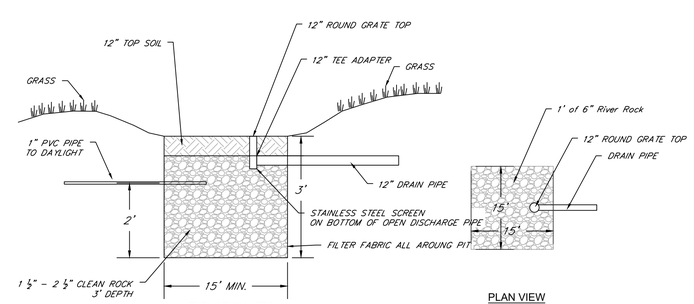
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

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.

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 HEARNE'S 1ST ADDITION
(B). Final Plat of HEARNES ADDITION LOTS 18A B C
(C). Final Plat of W T HEARNE'S 2ND ADDITION
(D). Final Plat of NORTH LEA ADDITION
(E). Final Plat of NORTHVIEW ADDITION
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.



ELEVATION VIEW

PLAN VIEW

DETENTION PIT DETAIL
NOT TO SCALE

NOTE:
TO BE CONSTRUCTED BY HOME BUILDER.
NOT BY DEVELOPER.

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

MAIN ORCHARD
Section 6, Township 47 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Project: 510 NW MAIN ST LS,MO
Issue Date: December 11, 2019

Site Plan
Construction Plans for:
MAIN ORCHARD
Section 6, Township 47 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.100