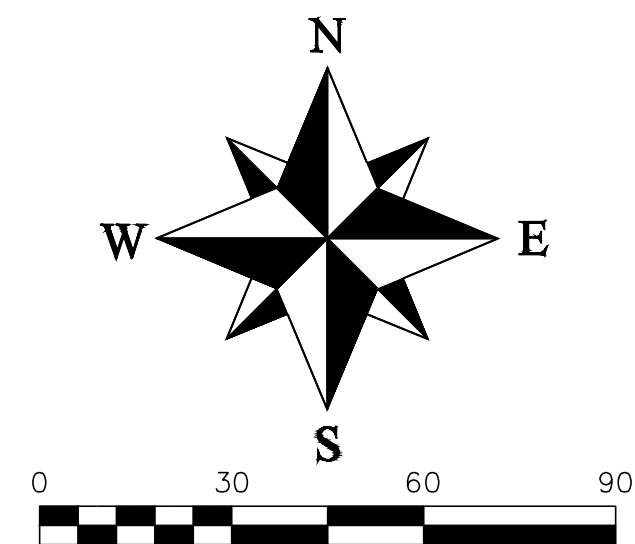
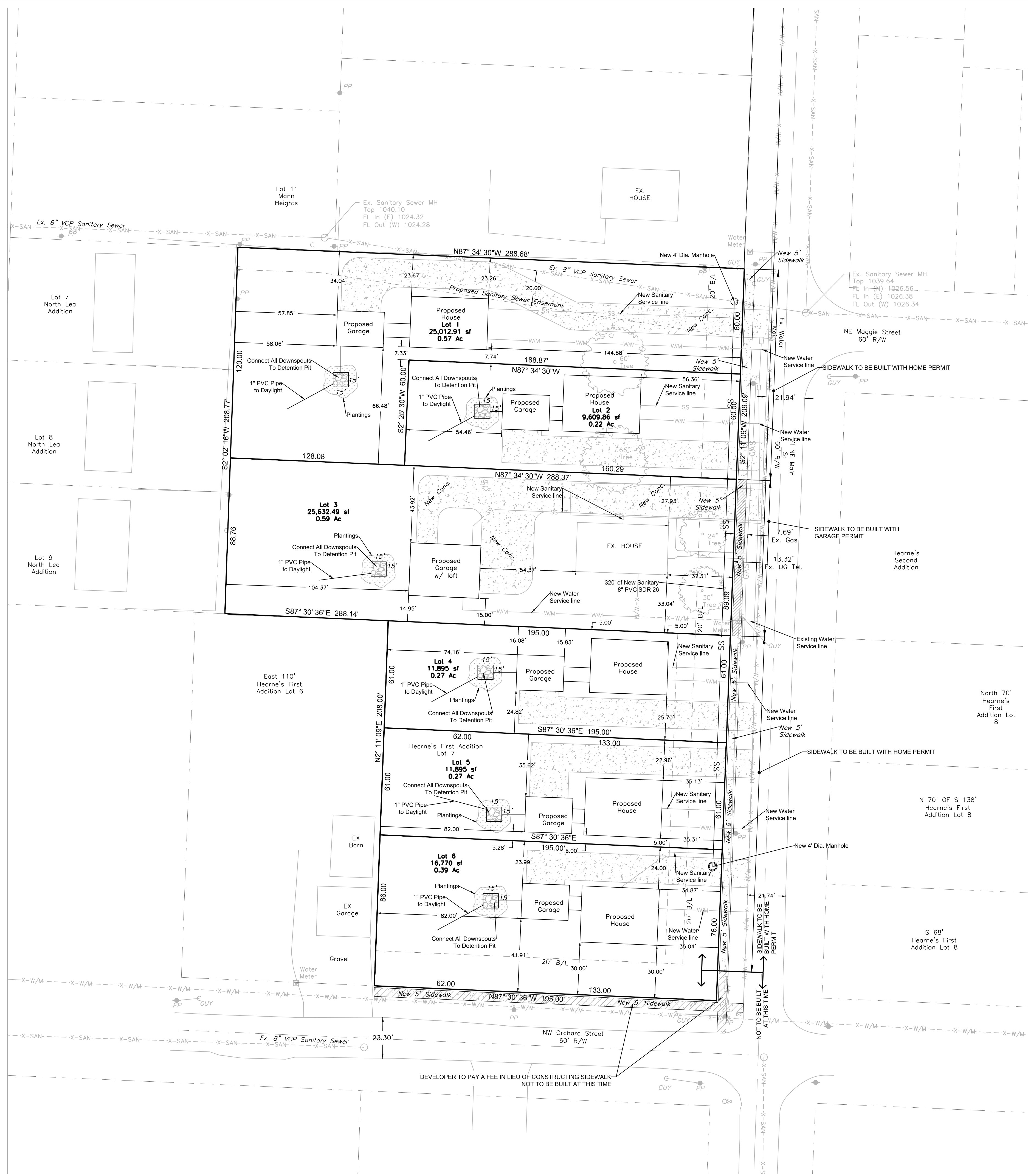






LEGEND

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
- Existing Contours
- Proposed Contours

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

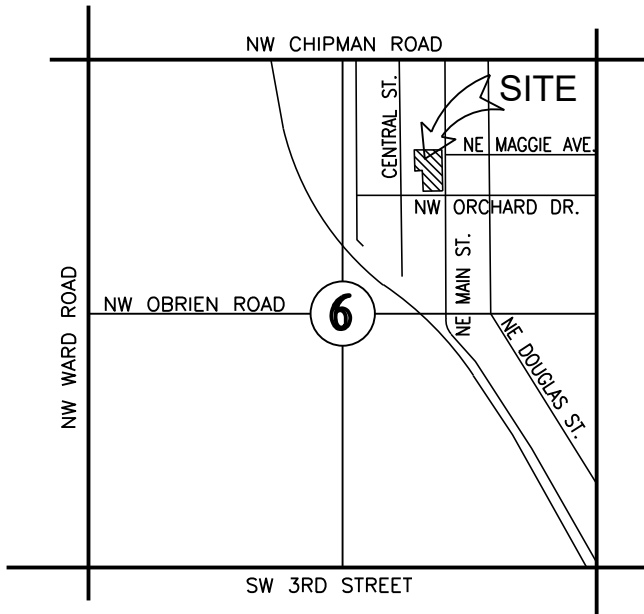
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

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.

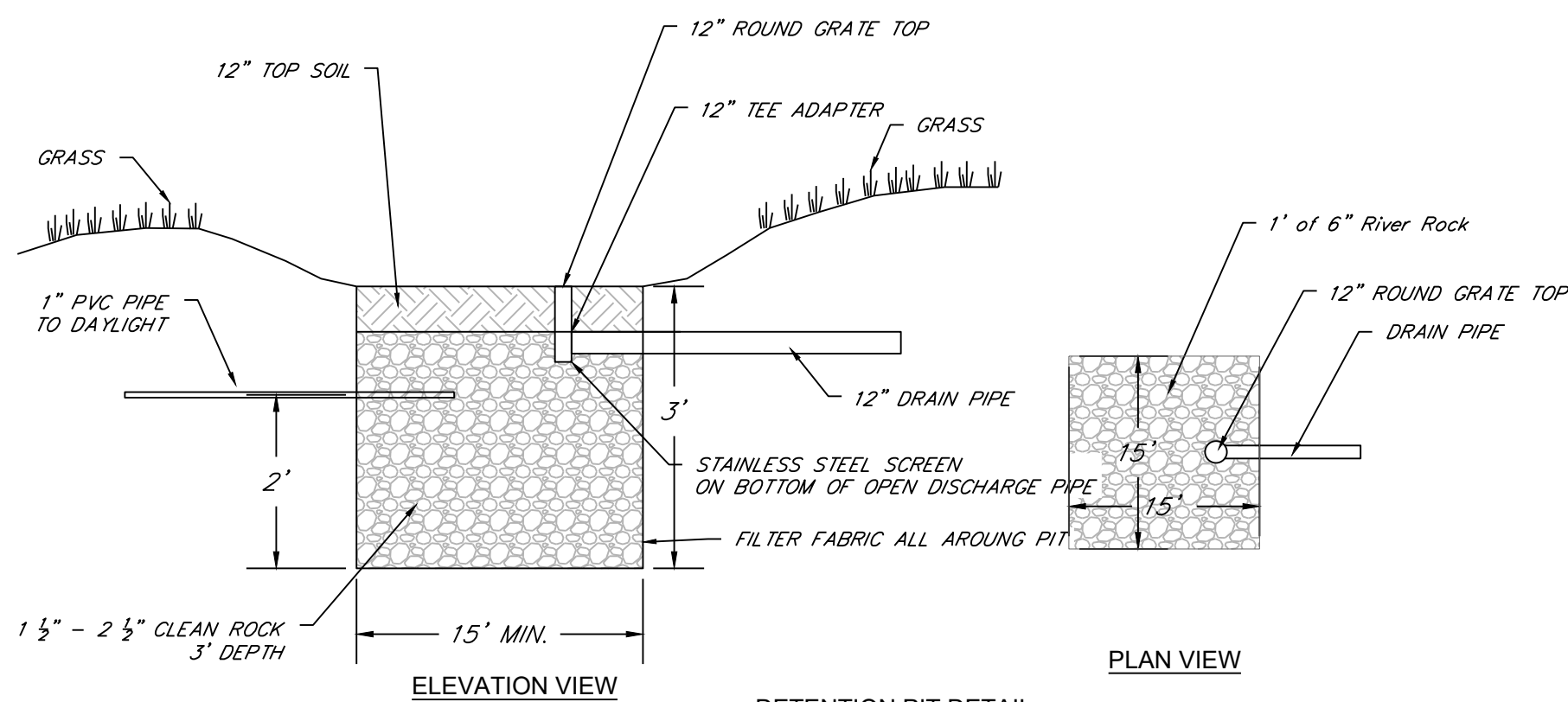
SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
  - Final Plat of HEARNE'S 1ST ADDITION
  - Final Plat of HEARNE'S ADDITION LOTS 18A B C
  - Final Plat of W T HEARNE'S 2ND ADDITION
  - Final Plat of NORTH LEA ADDITION
  - Final Plat of NORTHVIEW ADDITION
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- No Title report was furnished
- Bearings shown hereon are based upon bearings described in the legal description
- 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
- 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.



LOCATION MAP  
SECTION 6-T41N-R31W

Not to Scale



DETENTION PIT DETAIL

NOT TO SCALE

NOTE:

TO BE CONSTRUCTED BY HOME BUILDER.  
NOT BY DEVELOPER.



Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklaoma  
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

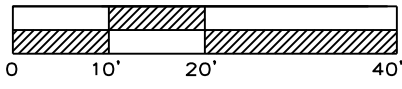
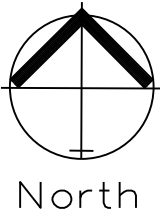
Site Plan  
Construction Plans for:  
MAIN ORCHARD  
Section 6, Township 47 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

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

REVISIONS  
12-27-19 City Comments



NOTE:  
THIS GRADING PLAN REPRESENTS THE PROPOSED GRADING  
OF THE LOTS. ALL GRADING TO BE DONE BY HOME BUILDER.  
NOT BY DEVELOPER.



GRADING PLAN  
SCALE: 1" = 20'

Master Drainage Plan 1 of 3:

Grading Plan  
Construction Plans for:

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

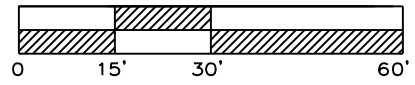
Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
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SPOT ELEVATIONS  
SCALE: 1" = 30'

Master Drainage Plan 2 of 3:

Spot Elevations  
Construction Plans for:

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

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510 NW MAIN ST  
LS MO

Issue Date:  
December 11, 2019

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

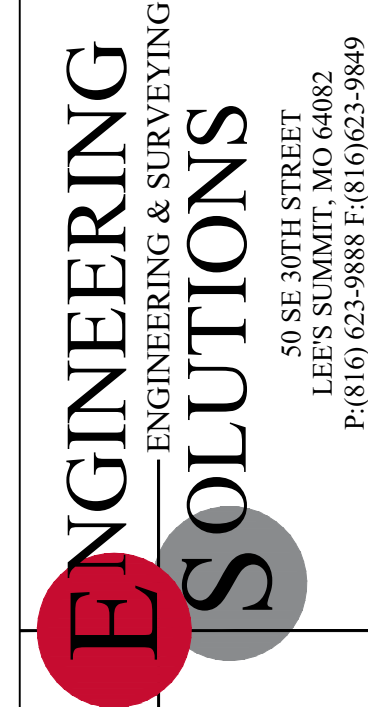
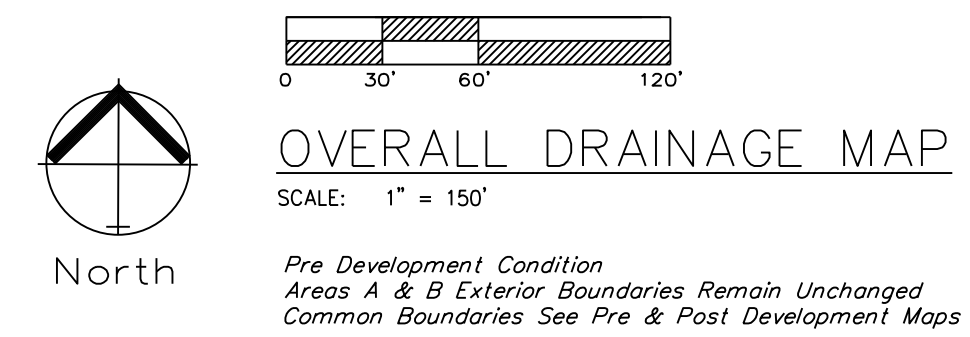
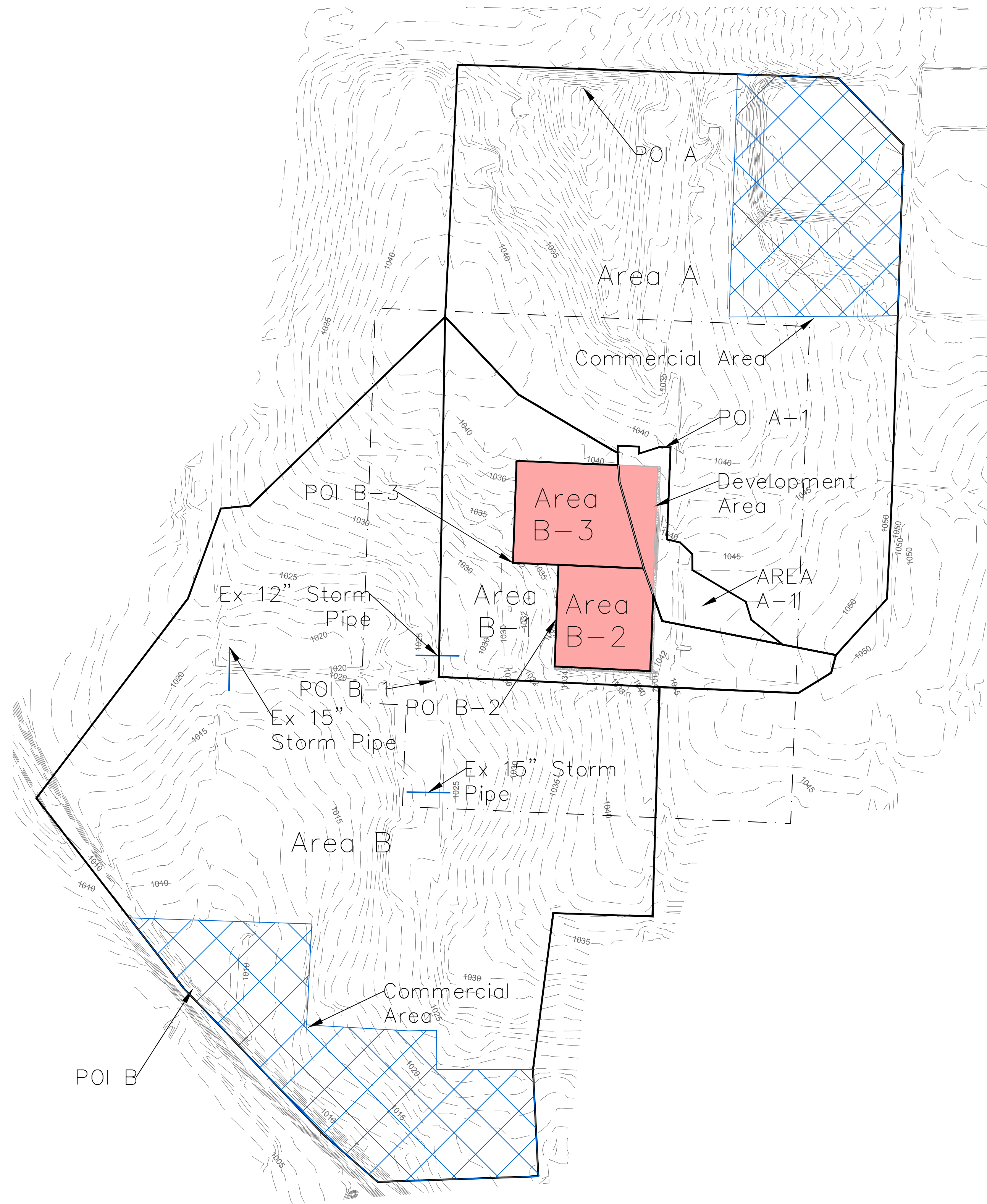
REVISIONS

12-27-19 City Comments

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Missouri  
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Surveying 2005008319-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
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MAIN ORCHARD  
Section 6, Township 47 North, Range 31 West  
Lee's Summit, Jackson County, Missouri





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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

Master Drainage Map 3 of 3:  
Drainage Area Map  
Construction Plans for:  
MAIN ORCHARD  
Section 6, Township 47 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

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

REVISIONS  
12-27-19 City Comments

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C. 202

| APWA STORM DRAINAGE "TC" COMPUTATIONS FOR : MAIN ORCHARD  |             |               |         |                                                                                |              |           |                |         |         |         |   |                   |                |                                                                      |         |         |              |                        |                        |                      |                      |            |         |  |
|-----------------------------------------------------------|-------------|---------------|---------|--------------------------------------------------------------------------------|--------------|-----------|----------------|---------|---------|---------|---|-------------------|----------------|----------------------------------------------------------------------|---------|---------|--------------|------------------------|------------------------|----------------------|----------------------|------------|---------|--|
| yellow areas are self computing<br>overwrite if necessary |             |               |         | Surface types:<br>SURFACE CODES<br>"C" Values                                  |              |           |                |         |         |         |   |                   |                | TC COMPUTATION                                                       |         |         |              |                        |                        |                      |                      |            |         |  |
| TOTAL WATERSHED                                           |             |               |         | Ovenwrite Length - DnElev or Slope<br>if necessary<br>OVERLAND FLOW - 100' MAX |              |           |                |         |         |         |   |                   |                | SURFACE CODE P<br>P=Paved<br>U=Unpaved<br>CHANNEL FLOW - FIRST REACH |         |         |              |                        |                        |                      |                      |            |         |  |
| AREA ID                                                   | TOTAL ACRES | WTRSHD LENGTH | UP ELEV | DN ELEV                                                                        | SURFACE CODE | "C" VALUE | OVR/LND LENGTH | UP ELEV | DN ELEV | SLOPE % |   | SURFACE CODE or U | CHANNEL LENGTH | UP ELEV                                                              | DN ELEV | SLOPE % | VELOCITY F/S | Cal Overland Flow T(I) | Used Min 5 Max 15 T(I) | Cal Channel One T(I) | Cal Channel Two T(I) | Total T(I) | AREA ID |  |
| PRE                                                       |             |               |         |                                                                                |              |           |                |         |         |         |   |                   |                |                                                                      |         |         |              |                        |                        |                      |                      |            | PRE     |  |
| A                                                         | 18.71       | 1654.0        | 1050.0  | 1018.0                                                                         | Z            | 0.57      | 100.0          | 1050.0  | 1048.0  | 2.0     | U | 1554.0            | 1048.0         | 1018.0                                                               | 1.93    | 2.2     | 7.6          | 7.6                    | 11.6                   | 0.0                  | 19.1                 | A          |         |  |
| A1                                                        | 1.01        | 602.6         | 1048.6  | 1040.0                                                                         | Z            | 0.51      | 100.0          | 1048.6  | 1046.6  | 2.0     | U | 502.6             | 1046.6         | 1040.0                                                               | 1.32    | 1.9     | 8.4          | 8.4                    | 4.5                    | 0.0                  | 12.9                 | A1         |         |  |
| B                                                         | 26.53       | 1531.0        | 1042.0  | 1007.0                                                                         | Z            | 0.56      | 100.0          | 1042.0  | 1039.0  | 3.0     | U | 1431.0            | 1039.0         | 1007.0                                                               | 2.24    | 2.4     | 6.7          | 6.7                    | 9.9                    | 0.0                  | 16.6                 | B          |         |  |
| B-1                                                       | 6.27        | 736.0         | 1042.0  | 1025.0                                                                         | Z            | 0.51      | 100.0          | 1042.0  | 1039.0  | 3.0     | U | 636.0             | 1039.0         | 1025.0                                                               | 2.20    | 2.4     | 7.4          | 7.4                    | 4.4                    | 0.0                  | 11.8                 | B-1        |         |  |
| B-2                                                       | 0.93        | 236.0         | 1042.0  | 1036.0                                                                         | Z            | 0.30      | 100.0          | 1042.0  | 1039.0  | 3.0     | U | 136.0             | 1039.0         | 1036.0                                                               | 2.21    | 2.4     | 10.0         | 10.0                   | 0.9                    | 0.0                  | 10.9                 | B-2        |         |  |
| B-3                                                       | 1.13        | 200.0         | 1042.0  | 1034.0                                                                         | Z            | 0.51      | 100.0          | 1042.0  | 1039.0  | 3.0     | U | 100.0             | 1039.0         | 1034.0                                                               | 5.00    | 3.6     | 7.4          | 7.4                    | 0.5                    | 0.0                  | 7.8                  | B-3        |         |  |
| POST                                                      |             |               |         |                                                                                |              |           |                |         |         |         |   |                   |                |                                                                      |         |         |              |                        |                        |                      |                      |            |         |  |
| A                                                         | 18.72       | 1654.0        | 1050.0  | 1018.0                                                                         | Z            | 0.57      | 100.0          | 1050.0  | 1048.0  | 2.0     | U | 1554.0            | 1048.0         | 1018.0                                                               | 1.93    | 2.2     | 7.6          | 7.6                    | 11.6                   | 0.0                  | 19.1                 | A          |         |  |
| A1                                                        | 1.02        | 602.6         | 1048.6  | 1040.0                                                                         | Z            | 0.51      | 100.0          | 1048.6  | 1046.6  | 2.0     | U | 502.6             | 1046.6         | 1040.0                                                               | 1.32    | 1.9     | 8.4          | 8.4                    | 4.5                    | 0.0                  | 12.9                 | A1         |         |  |
| B                                                         | 26.54       | 1531.0        | 1042.0  | 1007.0                                                                         | Z            | 0.56      | 100.0          | 1042.0  | 1039.0  | 3.0     | U | 1431.0            | 1039.0         | 1007.0                                                               | 2.24    | 2.4     | 6.7          | 6.7                    | 9.9                    | 0.0                  | 16.6                 | B          |         |  |
| B-1                                                       | 4.49        | 736.0         | 1042.0  | 1025.0                                                                         | Z            | 0.51      | 100.0          | 1042.0  | 1039.0  | 3.0     | U | 636.0             | 1039.0         | 1025.0                                                               | 2.20    | 2.4     | 7.4          | 7.4                    | 4.4                    | 0.0                  | 11.8                 | B-1        |         |  |
| B-2                                                       | 0.49        | 193.4         | 1042.0  | 1035.0                                                                         | Z            | 0.51      | 100.0          | 1042.0  | 1039.0  | 3.0     | U | 93.4              | 1039.0         | 1035.0                                                               | 4.28    | 3.3     | 7.4          | 7.4                    | 0.5                    | 0.0                  | 7.8                  | B-2        |         |  |
| B-3                                                       | 0.96        | 200.0         | 1042.0  | 1034.0                                                                         | Z            | 0.51      | 100.0          | 1042.0  | 1039.0  | 3.0     | U | 100.0             | 1039.0         | 1034.0                                                               | 5.00    | 3.6     | 7.4          | 7.4                    | 0.5                    | 0.0                  | 7.8                  | B-3        |         |  |

\* Velocity = 16.1345 x SQRT(slope) [Unpaved]      Velocity = 20.3282 x SQRT(slope) [Paved]      Formula taken from "Urban Hydrology for Small Watersheds - Technical Release 55", Appendix F, Figure 3-1.

\*\* T(I) = 1.8 x (1.1-C) x SQRT(overland length) / (slope)^1/3      Formula taken from American Public Works Association 5602.5.

\*\*\* T(I) = Channel Length / Velocity      Formula taken from "Urban Hydrology for Small Watersheds - Technical Release 55", Eq. 3-1.