

PLAT BOUNDARY DESCRIPTION

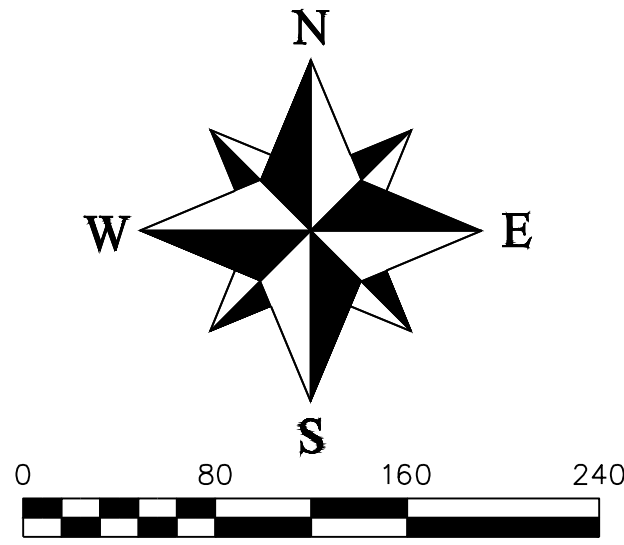
The Land is described as follows:
 Tract I: A tract of land in the East 1/2 of the Southeast 1/4 of Section 27 Township 48, Range 31, in Lee's Summit, Jackson County, Missouri, described as follows: Beginning at a point that is North 87 Degrees 32' 23" West 682.45 feet of the Northeast corner of said Southeast 1/4 and on the North line of said Southeast 1/4, thence North 87 Degrees 42 Minutes 02 Seconds West 692.44 feet, thence North 2 degrees 02 Minutes 34 Seconds East 680.72 feet, parallel with the East line of said Southeast 1/4, to a point on the North line of said Southeast 1/4, thence South 87 Degrees 32 Minutes 23 Seconds East 692.45 feet, along the North line of said Southeast 1/4, to the point of beginning.

Tract II: A tract of land in the East 1/2 of the Southeast 1/4 of Section 27, Township 48, Range 31, in Lee's Summit, Jackson County, Missouri, described as follows: Beginning at a point that is North 87 Degrees 32' 23" West 682.45 feet of the Northeast corner of said Southeast 1/4 and on the North line of said Southeast 1/4 thence South 2 Degrees 02' 34" West, 680.69 feet, parallel with the East line of said Southeast 1/4; thence North 87 Degrees 42' 02" West, 648.46 feet to a point on the West line of said East 1/2; thence North 1 Degree 56' 24" East, 682.53 feet along the West line of said East 1/2, to the Northwest corner of said East 1/2; thence South 87 Degrees 32' 23" East, 649.69 feet along the North line of said Southeast 1/4 to the point of beginning, EXCEPT that part in Colbern Road.

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
- ST—ST Proposed Storm Sewer
- SS Proposed Sanitary Sewer
- W—W Proposed 8" D.I.P. Water



Site Data Table :

Lot Area: 806,369.17 sf (18.51 Acres)
 Lots: 42
 Density: 2.27 Lots/Acre
 Common Tract Area: 169,771.95 sf (3.90 Acres)

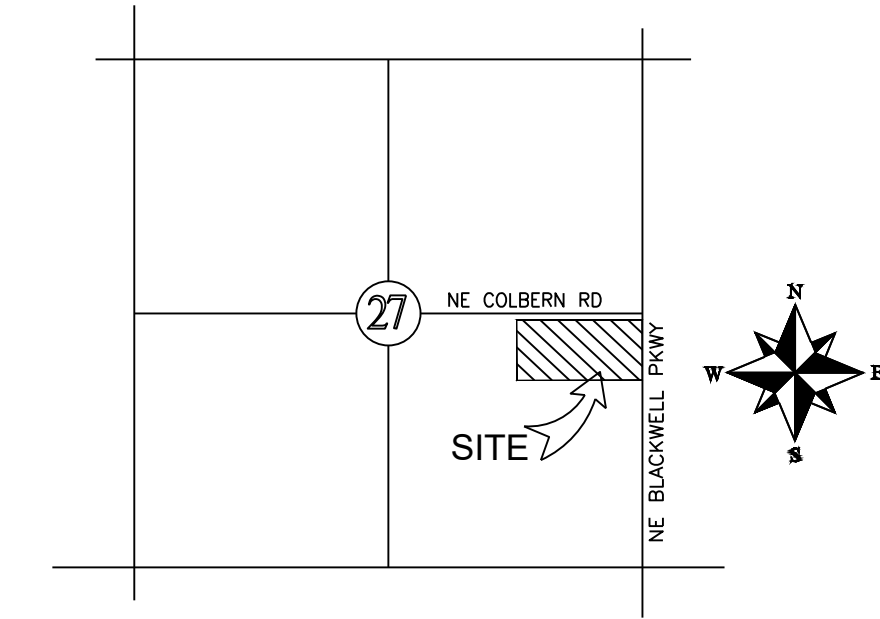
Current Zoning: AG
 Proposed Zoning: R-1

Sanitary Sewer Service
 Sanitary Sewer service will be connected to the main line being to the south 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 NE Blackwell Pkwy.

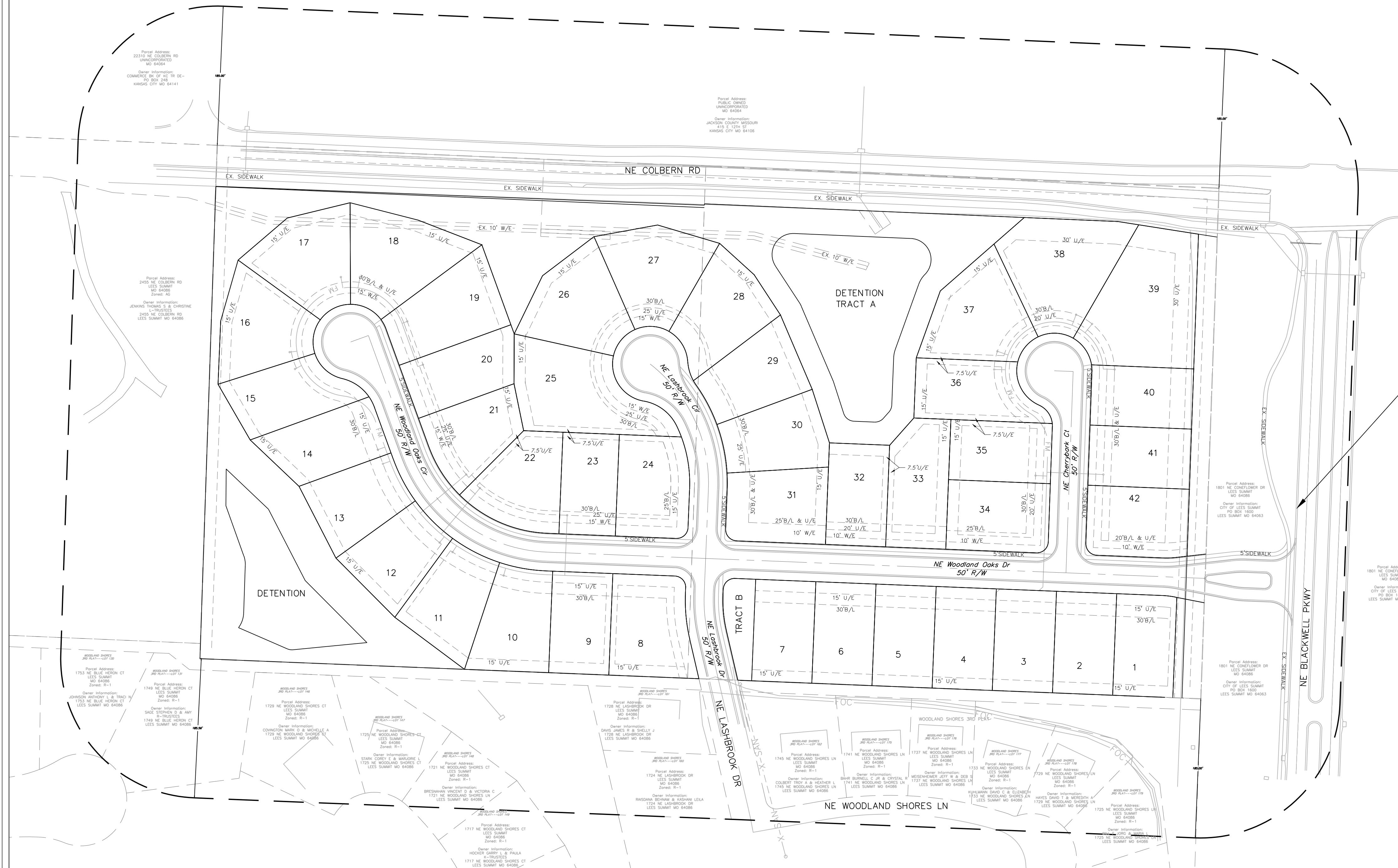
Storm Sewer
 Storm Detention is will be required per storm sewer study.

Preliminary Development Plan
Lots 1 thru 42 & Tracts A-C
WOODLAND OAKS
Part of the Southeast 1/4
Section 27, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri



LOCATION MAP
 SECTION 27-T48N-R31W

Not to Scale



Traffic Count Based on I.T.E 10th Edition

Single Family Detached Housing	
AM Peak Weekday	0.74 trips per dwelling unit (25% Entering, 75% Exiting)
PM Peak Weekday	0.99 trips per dwelling unit (63% Entering, 37% Exiting)
Woodland Oaks	
42 Lots	32 Trips AM (8 Entering, 24 Exiting)
	42 Trips PM (27 Entering, 15 Exiting)
Woodland Shores 3rd Plat	
30 Lots (North of NE Coneflower Dr)	22 Trips AM (6 Entering, 16 Exiting)
	30 Trips PM (19 Entering, 11 Exiting)
Distribution of Trips	
	60% From North
	40% From South
Southbound Right Turn	
	33 Trips AM (9 Entering, 24 Exiting)
	44 Trips PM (28 Entering, 16 Exiting)

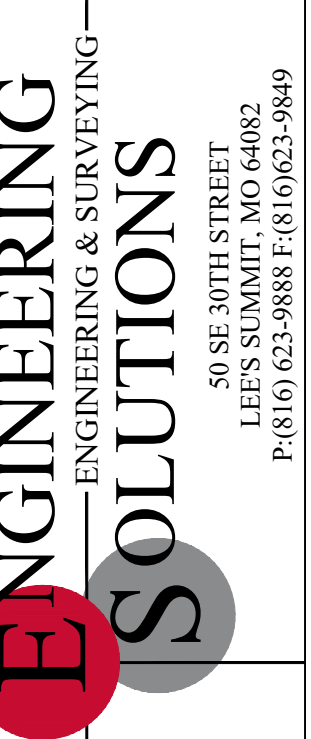
Traffic Demand does not reach a peak of 30 and does not require a Right Turn Lane per City of Lee's Summit Access Management Code 16.2.A

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.

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
 - Final Plat of The Estates of Saddlebrook 2nd Plat
 - Final Plat of Belmont Farms 1st Plat
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundaries 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.



Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1685
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Part of the Southeast 1/4
 Section 27, Township 48 North, Range 31 West
 Lee's Summit, Jackson County, Missouri

Project:
 WOODLAND OAKS
 LSNO
 Issue Date:
 February 25, 2020

OVERALL SITE PLAN
 Preliminary Development Plans for:
 Lots 1 thru 42
 WOODLAND OAKS
 Lee's Summit, Jackson County, Missouri

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

REVISIONS
