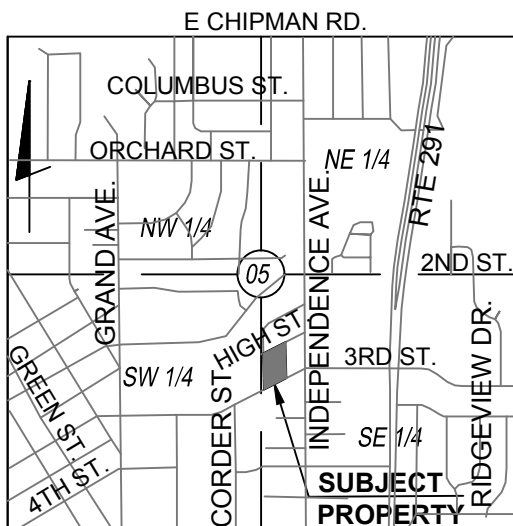


Ownership Table			Zoning	
1	Kevin Paul Constable 106 SE Summit Ave. Lee's Summit, MO 64063	R-1	Single Family Residential	
2	George H & Peggy J Nie 106 SE Summit Ave. Lee's Summit, MO 64063	RP-2	Planned 2-Family Residential	
3	Ironwood Investment Properties LLC 1308 NE Windsor Dr. Lee's Summit, MO 64086	RP-2	Planned 2-Family Residential	
4	Ironwood Investment Properties LLC 1308 NE Windsor Dr. Lee's Summit, MO 64086	RP-2	Planned 2-Family Residential	
5	Tammy E Young 421 SE lana Ct. Lee's Summit, MO 64063	R-1	Single Family Residential	
6	Succes 4 LLC 14610 s Bynum rd. Lone Jack, MO 64070	PMIX	Planned Mixed Use	
7	Stewardship Investment LLC 7215 Troost Ave. Kansas City, MO 64131	R-1	Single Family Residential	
8	Summit Property Investors LLC 211 SE Grand Ave. Ste D. Lee's Summit, MO 64063	R-1	Single Family Residential	
9	Stewardship Investment LLC 7215 Troost Ave. Kansas City, MO 64131	R-1	Single Family Residential	
10	705 High Street LLC 705B SE melody Ln. Ste 191 Lee's Summit, MO 64063	R-1	Single Family Residential	
11	Capital Home Investments LLC 30301 S Windmill Ridge Ln. Lee's Summit, MO 64086	R-1	Single Family Residential	
12	Justin Mahan 204 SE Summit Ave. Lee's Summit, MO 64063	R-1	Single Family Residential	
13	Ernesto Vladimir Abren Melendez 604 SE 3Rd St. Lee's Summit, MO 64063	R-1	Single Family Residential	
14	Wells Realty LLC 211 SE Grand St. Lee's Summit, MO 64063	CP-1	Planned Neighborhood Commercial	
15	John Betzer 710 SE High St Lee's Summit, MO 64063	R-1	Single Family Residential	
16	Benjamin Poeschl 712 High St Lee's Summit, MO 64063	R-1	Single Family Residential	
17	Cheryl & Sturgis Cumberford 9670 TT Hwy Bates City, MO 64011	PMIX	Planned Mixed Use	

LEGEND:

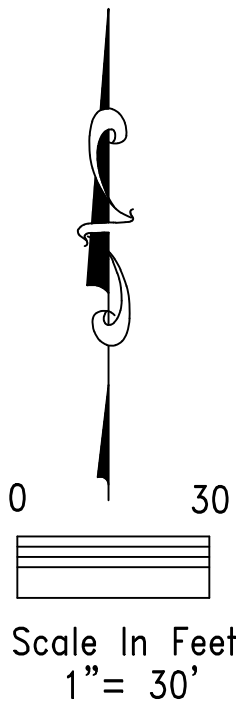
12	OWNER IDENTIFIER
B/L	BUILDING LINE
R/W	RIGHT-OF-WAY
SAN	SANITARY SEWER LINE
W	WATER LINE



LOCATION MAP
SCALE=1"=2000'
SECTION 5 TOWNSHIP 47 RANGE 31



PRELIMINARY DEVELOPMENT PLAN
LOTS 9A, 11A, 13A,
A REPLAT OF LOTS 9-14, BLOCK 5
LOWE'S ADDITION
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



NOTES:

- PROPERTY CONTAINS 21,920 SQ. FT. OR 0.50 ACRES, MORE OR LESS

BASIS OF BEARINGS:

BEARINGS SHOWN ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

FLOOD STATEMENT:

THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0436G WITH A MAP DATE OF JANUARY 20, 2017.

OWNER AND DEVELOPER:

705 HIGH STREET LLC
705B SE MELODY LN STE 191
LEE'S SUMMIT, MO 64063

ZONING:

EXISTING ZONING- R-1 (SINGLE FAMILY RESIDENTIAL)
PROPOSED ZONING- P-MIX (PLANNED MIXED USE).

PROPOSED DWELLING UNITS:

PROPOSED (2) DWELLING UNIT PER LOT - TOTAL OF 6 DWELLING UNITS

DESCRIPTION:

A PART OF LOTS 9 THRU 14, BLOCK 5, LOWE'S ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, IN SECTION 5, TOWNSHIP 47, RANGE 31, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 14, BLOCK 5, LOWE'S ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE NORTH 63 DEGREES 53 MINUTES 36 SECONDS EAST, 168.00 FEET TO THE NORTHEAST CORNER OF LOT 9 OF SAID SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID LOT 9, SOUTH 02 DEGREES 09 MINUTES 52 SECONDS WEST, 148.15 FEET TO THE CENTER OF A VACATED ALLEY, ALLEY BEING VACATED BY DOCUMENT NUMBER 2000I0036587; THENCE ALONG THE CENTERLINE OF SAID VACATED ALLEY, SOUTH 63 DEGREES 53 MINUTES 36 SECONDS WEST, 168.00 FEET; THENCE NORTH 02 DEGREES 09 MINUTES 52 SECONDS EAST, 148.15 FEET TO THE POINT OF BEGINNING. CONTAINING 21,920 SQUARE FEET, OR 0.50 ACRES, MORE OR LESS.

PRELIMINARY DEVELOPMENT PLAN			
		LOTS 9-14, LOWE'S ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY MISSOURI	
DATE: SEPTEMBER 24, 2020		BOUNDARY & CONSTRUCTION SURVEYING, INC. 821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337	
CLIENT:			
705 HIGH STREET LLC 705B SE MELODY LN STE 191 LEE'S SUMMIT, MO 64063		PROJECT NO. 20-318 SHEET 1 OF 1	
		705 HIGH STREET, LEE'S SUMMIT, MISSOURI	