

COLBERN ROAD INVESTMENTS
Lot 2, Utility Layout
Lots 1 thru 4 and Tract A
Section 29, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

LEGEND

- These standard symbols will be found in the drawing.
- Set 1 1/2" Rebar & Cap (LS-2005008319-D)
 - ⊙ Found Survey Monument (As Noted)
 - ① 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

Site Data Table :

Current Zoning: CP-2 - Planned Community Commercial, CS - Planned Commercial Services

Sanitary Sewer Service
Sanitary sewer main will be extended from the existing sanitary main located offsite to the West.

Water Service
Water will be extended to the site from the existing City of Lee's Summit water located on the east of Rice Road and the south side of Colbern road.

Storm Sewer
Storm sewer system will be installed to convey the storm water runoff to the detention facility, which will meet the current standards of APWA Section 5600. The system will serve as a regional facility for the entire site and located within Tract A

Storm Water Detention
The increase in storm water runoff will be controlled by the proposed retention facility located in Tract A. The flows will be reduced to meet APWA Section 5600 required flow rates. BMP facilities will be provided within the pond system.

All common areas are to be owned and maintained by the Developments Association

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Certificate of Survey by PLS 2012008319-D
(B). Final Plat of Winters Valley 10th Plat
(C). Final Plat of Berthelga Heights
(D). Final Plat of New Longview Commercial District, Second Plat, Lot 44
- 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
- FLOOD INFORMATION:**
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. 2909SC0430G EFFECTIVE DATE: JANUARY 20, 2017.
- 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.

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.

REVISIONS	
DATE	

Lot 4, Colbern Road Investments
Section 29, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

COLBERN ROAD
Utility Layout - Lot 2

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	29	48	31	JACKSON	COLBERN ROAD
DRAWN BY					DATE OF PREPARATION
M. SCHLICHT					September 2, 2021

PROFESSIONAL SEAL

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