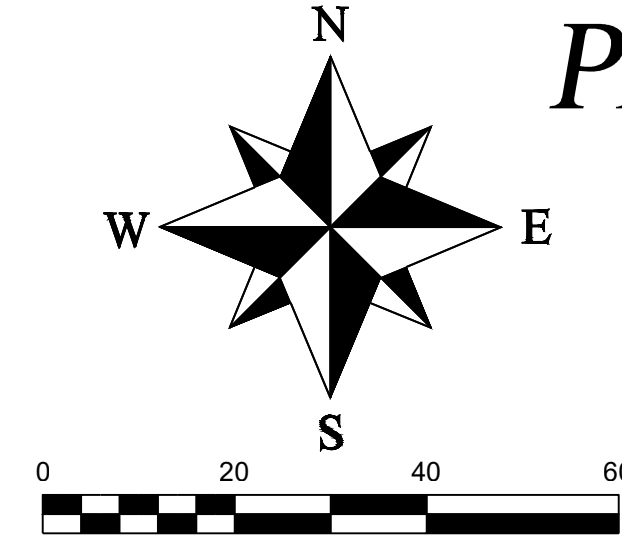


Preliminary Development Plan

Lots 1 - 3, Main Forest

Lot 28, Hearnes Addition

Lee's Summit, Jackson County, Missouri



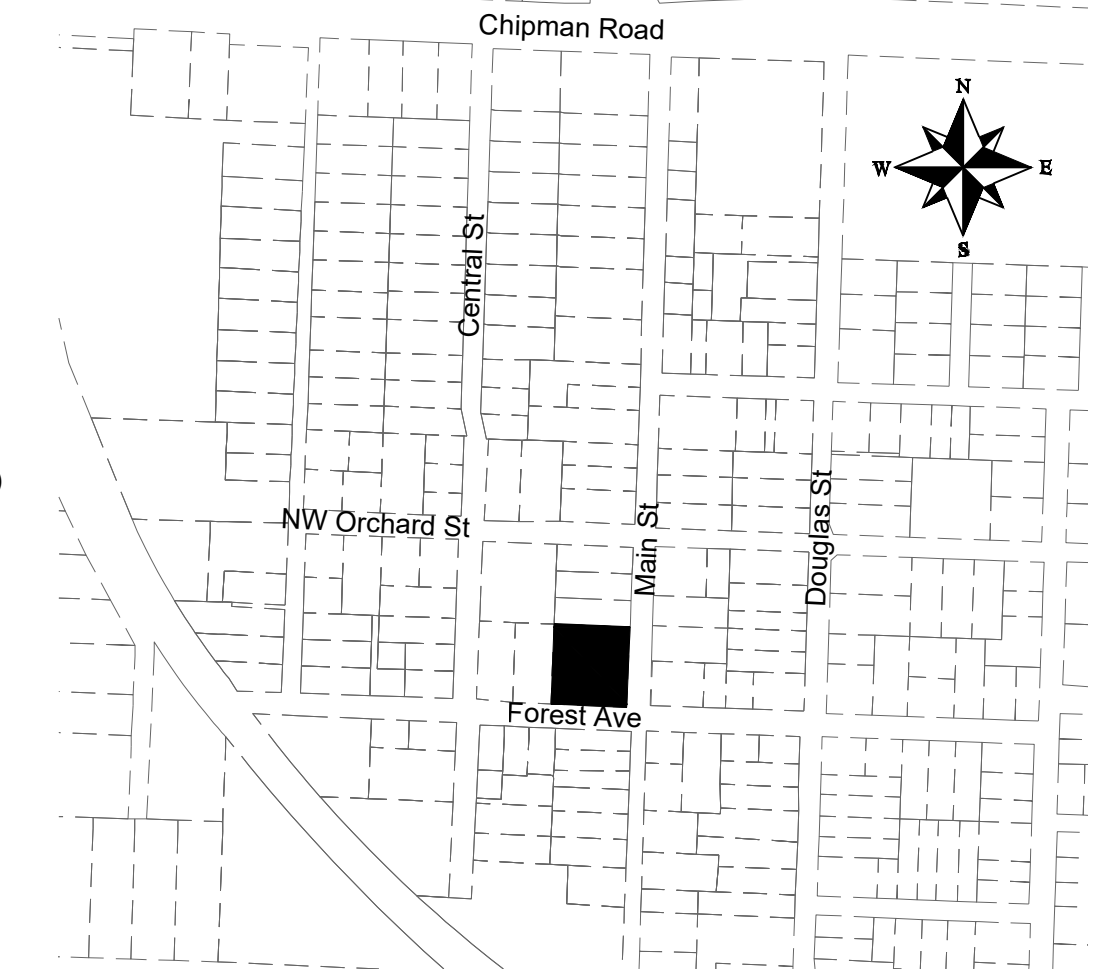
LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap
- ⊙ Found Survey Monument (As Noted)
- Ⓢ 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
- - - - - Existing Contours
- - - - - Proposed Contours

PLAT BOUNDARY DESCRIPTION

All of Lot 28, Hearnes Addition, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri



Site Data Table :

Lot Area:	41,215.85 Sq. Ft. (0.95 Ac.)
Lots:	3
Density:	3.16 Lots/Acre
Zoning:	Planned 2-Family Residential

Sanitary Sewer Service
Sanitary Sewer service will be connected to the main line on Main Street and Forest Ave.

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 and south side of Forest Ave.

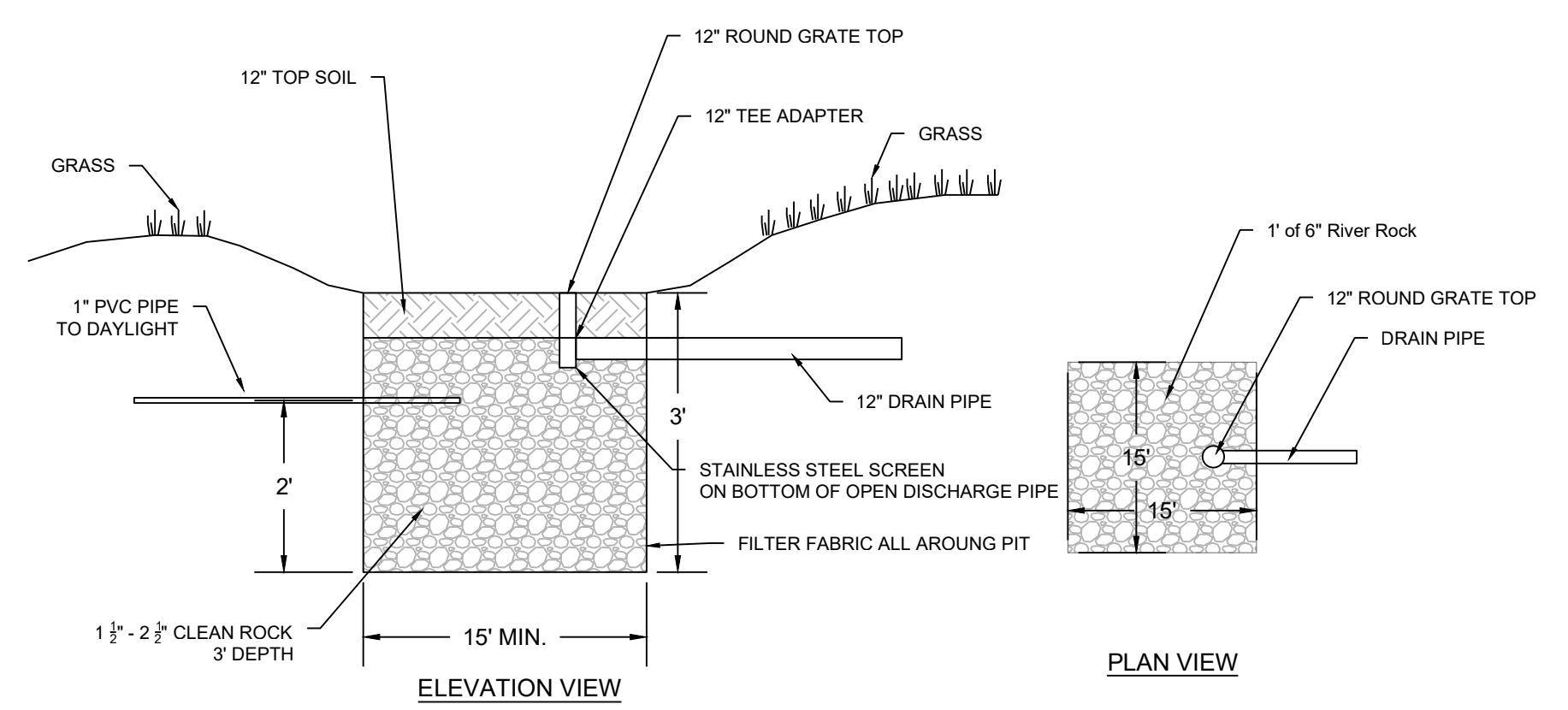
SURVEY AND PLAT NOTES:

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. 29095CD417 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 HEARNES' 1ST ADDITION
(B) Final Plat of HEARNES ADDITION LOTS 18A B C
(C) Final Plat of W T HEARNES' 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.



DETECTION PIT DETAIL
NOT TO SCALE

REVISIONS	
DATE	Added Information
1-26-22	Added Information

Preliminary Development Plan
Lots 1 - 3, Main Forest
Lee's Summit, Jackson County, Missouri

Lots 1 - 3, Main Forest

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	6	47	31	Jackson	Forest Ave
DRAWN BY					DATE OF PREPARATION
M. Schlicht, PLS., PE					November 16, 2021

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS
50 SE 80TH STREET
LEE'S SUMMIT, MO 64082
PR (616) 623-9888 FR (816) 623-9849