Preliminary Plat
Stoney Creek West
Lots 1 - 163 & Tracts A - F
Part of the SE 1/4 Section 33, Township 48 N, Range 31 W
Lee's Summit, Jackson County, Missouri

Site Data Table :

Lot Area:	2,5582,012.78 Sq. Ft. (63.99 Acres)
Right of Way to Dedicate for Pryor Road:	0.27 Acres
Lots:	163
Density:	3.02 Lots / Acre
Current Zoning:	AG & R-1, Single Family Residential

Sanitary Sewer Service
Sanitary sewer main will be extended from the existing sanitary main located on the East side of the property within the Stoney Creek 3rd Plat.

Water Service
Water will be extended to the site from the existing City of Lee's Summit water located on the west of Pryor Road and from within the site.

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

Storm Water Detention
The increase in storm water runoff will be controlled by the proposed detention facility located in the southwest and north portion of the site. The flows will be reduced to meet APWA Section 5600 required flow rates. BMP facilities will be provided within the pond system.

Stream Buffer Area
The stream buffer is shown as 60 feet on both sides of the Ordinary High Water Mark based on the stream study prepared for The Reserve at Stoney Creek 1st Plat

All common areas are to be owned and maintained by the Subdivision's Homes Association

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY, JR 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.

LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005005319-D)
- Found Survey Monument (As Noted)
- (P) 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

N W E S

0 100 200 300

Phase Layout

Phase	# of Lots	Tracts	Area
1	33	A, E, F	6.17
2	32	B	19.39
3	12		3.65
4	44	C	16.33
5	17		4.45
6	30	D	10.82

Legal Description:

A tract of land located in the Southeast Quarter of Section 33, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, more particularly described as follows: Commencing at the Northeast corner of said Quarter Section, a 6 inch axle; being the Point of Commencement; thence South 01 degrees 56 minutes 38 seconds West along the East line of said Quarter Section, a distance of 329.97 feet; thence North 88 degrees 44 minutes 02 seconds West, a distance of 30.00 feet to the Westerly right of way line of Todd George Road, as it now exists being the Point of Beginning; thence North 88 degrees 44 minutes 02 seconds West, a distance of 1296.05 feet; thence South 01 degree 39 minutes 46 seconds West, a distance of 574.50 feet to a point of the Easterly right of way line of Todd George Parkway, as it now exists; thence along said Easterly right of way line the following (3) courses: 1) South 35 degrees 09 minutes 30 seconds East, a distance of 118.09 feet, 2) South 15 degrees 35 minutes 19 seconds East, a distance of 272.26 feet; thence South 88 degrees 44 minutes 02 seconds East, a distance of 1058.97 feet to a point on the Westerly right of way line of Todd George Road, as it now exists; thence along said Westerly right of way line North 01 degree 56 minutes 38 seconds East, a distance of 990.00 feet to the Point of Beginning.

SURVEYOR'S GENERAL NOTES:

1). This survey is based upon the following information provided by the client or researched by this surveyor.
(A) Certificate of Survey by PLS 008
(B) Final Plat of Woodview Estates
(C) Final Plat of Surrey Creek 1st - 5th Plat
(D) Final Plat of Pownall East 4th Plat
(E) Final Plat of Foster Addition
(F) Final Plat of S. Robinson Suburban 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). The Title report was furnished by Kansas City Title Insurance Company, File No. KCT-153042 Dated: January 12, 2016 @ 8:00 A.M.

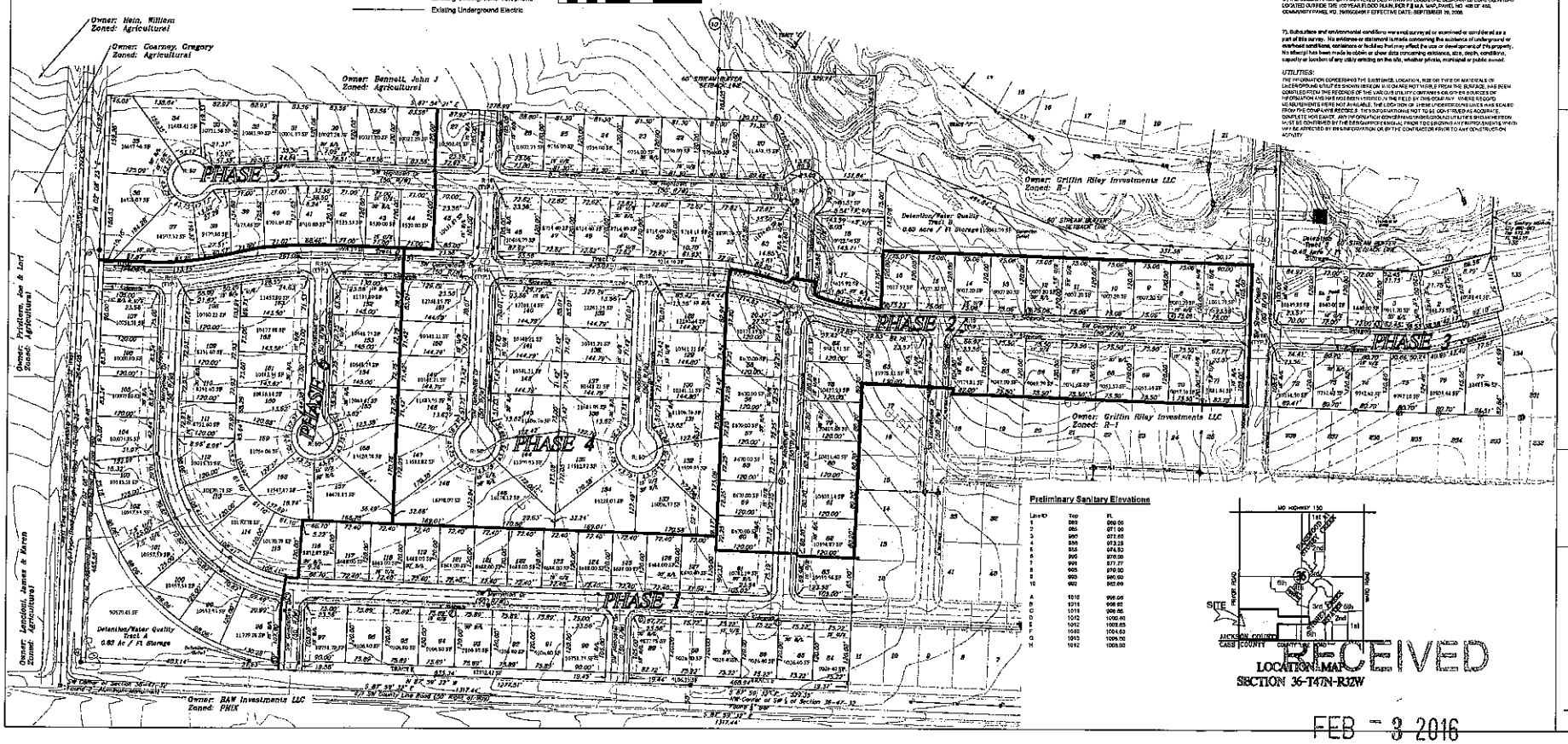
4). Bearings shown hereon are based upon bearings described in the legal description

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 #'s 15620112203, 15071179, 15071573

6) THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (S), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, PANEL NO. 408 OF 450, COMMUNITY PANEL NO. 29095C0408 F EFFECTIVE DATE: SEPTEMBER 29, 2008.

7). Subsurface and environmental conditions were not examined or considered as a part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, substance 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, condition, 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 IS FROM RECORDS AND MARKINGS BY UTILITY COMPANIES AND OTHERS AS NOTED. THE SURVEYOR HAS COMPLETED THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION AND HAS NOT BEEN VISIBLE IN THE FIELD BY THIS COMPANY. WHERE RECORDS OR MARKINGS WERE NOT AVAILABLE, THE LOCATION OF SUCH UNDERGROUND LINES HAS BEEN SCALED FROM THE COMPANY'S RECORDS. THESE INFORMATIONS ARE NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE RESPONSIBLE ENGINEER PRIOR TO EXCAVATING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY SUCH OPERATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.



Preliminary Sanitary Elevations

Lot/ID	Top	FL
1	993	990.00
2	995	991.00
3	997	993.00
4	998	993.33
5	998	994.50
6	999	995.00
7	999	995.00
8	999	977.77
9	999	978.00
10	999	980.00
	999	982.00
A	1016	996.00
B	1016	998.00
C	1016	998.00
D	1016	998.00
E	1012	1000.00
F	1012	1000.00
G	1012	1004.00
H	1012	1006.00
I	1012	1008.00

REVISIONS

DATE	Description
2/3/16	Planning Commission Submittal

Part of the Southeast 1/4
Section 33, Township 48 N, Range 31 W
Lee's Summit, Jackson County, Missouri

Preliminary Plat

SECTION 33 | TOWNSHIP 48 N | RANGE 31 W | COUNTY Jackson | JOB NO. Area Park Mews
DRAWN BY M. Sanford, PLS, PE | SCALE 1"=100' | DATE OF PREPARATION November 20, 2015

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
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LEE'S SUMMIT, MISSOURI 64082
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Planning & Codes Admin