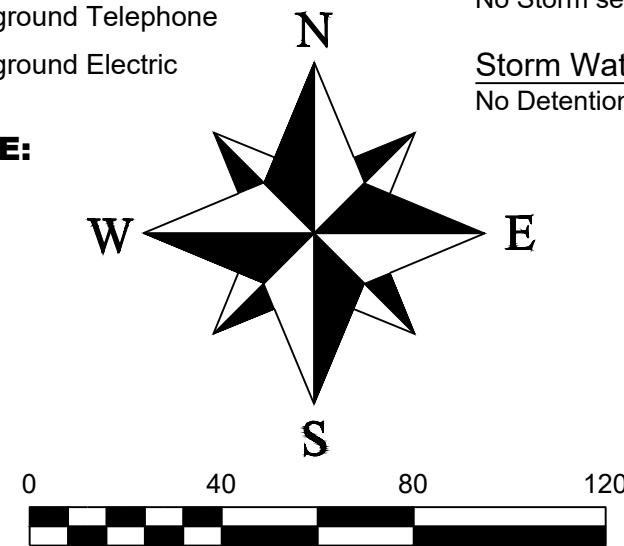


LEGEND

- These standard symbols will be found in the drawing.
- Set 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

RESIDENTIAL BUILDING LINE:

- FRONT YARD 22'
- REAR YARD 20'
- SIDE YARD 5'



Site Data Table :

Lot Area: 147441.88 Sq. Ft. (3.38 Ac.)
 Lots: 12
 Density: 3.55 Lots/Acre

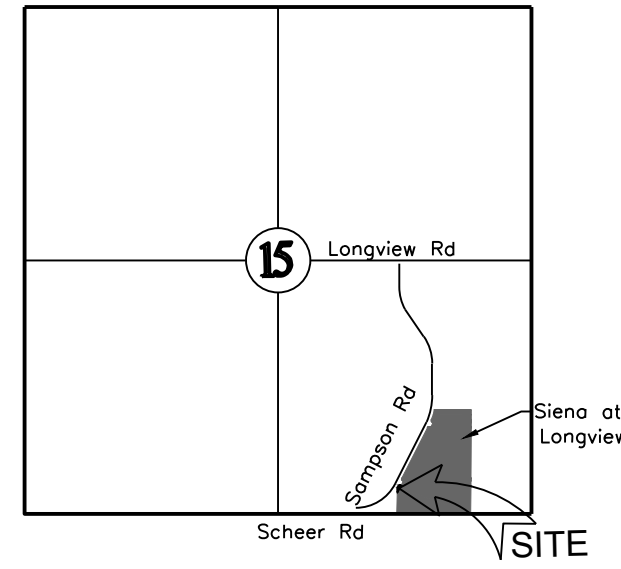
Current Zoning: CP-2 - Planned Community Commercial
 Proposed Zoning: RP-3 - Planned Residential Mixed Use

Sanitary Sewer Service
 Sanitary Sewer main and stubs will be installed for each lot

Water Service
 Existing Water will be utilized

Storm Sewer
 No Storm sewer system will be required

Storm Water Detention
 No Detention System will be provided



LOCATION MAP
 SECTION 15-T.47-R.31
 Not to Scale

DEDICATION:
 THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS: SIENNA AT LONGVIEW 3RD PLAT

EASEMENTS:
 AN EASEMENT OR LICENSE IS HEREBY GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT, AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.1888 RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

BUILDING LINES:
 BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

STREETS:
 NO NEW STREET RIGHT OF WAYS
MASTER DRAINAGE PLAN
 INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

COMMON AREA
 NONE WILL BE CREATED BY THIS PLAT
1% ANNUAL CHANCE FLOOD PLAT
 PROJECT SITE IS LOCATED OUTSIDE OF THE 1% ANNUAL FLOOD LIMITS. AREAS OUTSIDE THE 100 YEAR FLOOD LIMITS, PER MAP NUMBER 29095C0414G, EFFECTIVE JANUARY 20, 2017

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.

SIENNA AT LONGVIEW 4TH PLAT LOTS 320 - 328

Preliminary Development Plan A Replat of Lots 217, 218, 224 & 291 Siena at Longview 2nd Plat Section 15, Township 47 North, Range 32 West Lee's Summit, Jackson County, Missouri

SURVEYOR'S GENERAL NOTES:

- 1) This survey is based upon the following information provided by the client or researched by this surveyor.
- 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 on the Final Plat of Siena at Longview 2nd Plat and 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 Risk Ticket #150071203, 150071179, 150071171
- 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 Risk Ticket #150071203, 150071179, 150071171
- 6) 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.

PROPERTY DESCRIPTION

A tract of land in the Southwest Quarter of Section 15, Township 47 North, Range 32 West, in Lee's Summit, Jackson County, Missouri, being described as follows:

All of lots 217, 218, 224 & 291, Siena at Longview Farms 2nd Plat, a subdivision as recorded in the Office of the Recorder in Jackson County, Missouri

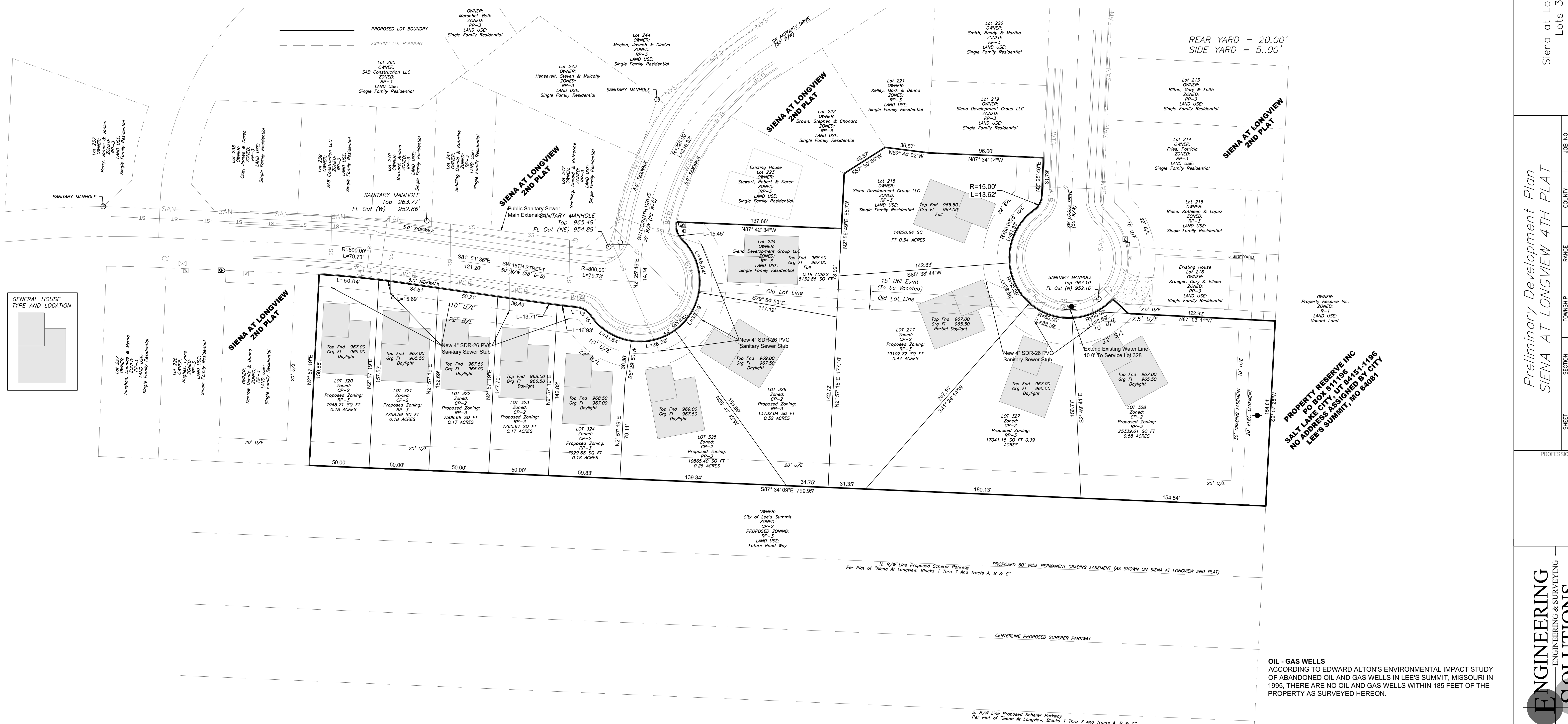
DATE	REVISIONS
9-7-17	City Comments

Siena at Longview 4th Plat
 Lots 320 - 328
 Section 15, Twp. 47, Rge. 32
 Lee's Summit, Jackson County, Missouri

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	15	47	32	JACKSON	SIENNA AT LONGVIEW
DRAWN BY					DATE OF PREPARATION
M. SCHLICHT					August 18, 2017

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS
 50 SE 30TH STREET
 LEE'S SUMMIT, MO 64882
 P: (816) 625-9888 F: (816) 625-9849



PROPERTY RESERVE ING
 SALT LAKE CITY, UT 84119
 NO LOTS BEING ACQUIRED BY CITY
 LEE'S SUMMIT, MO 64881

OIL - GAS WELLS
 ACCORDING TO EDWARD ALTON'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NO OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

N. R/W Line Proposed Scheer Parkway
 Per Plat of Siena At Longview, Blocks 1 Thru 7 And Tracts A, B & C

S. R/W Line Proposed Scheer Parkway
 Per Plat of Siena At Longview, Blocks 1 Thru 7 And Tracts A, B & C