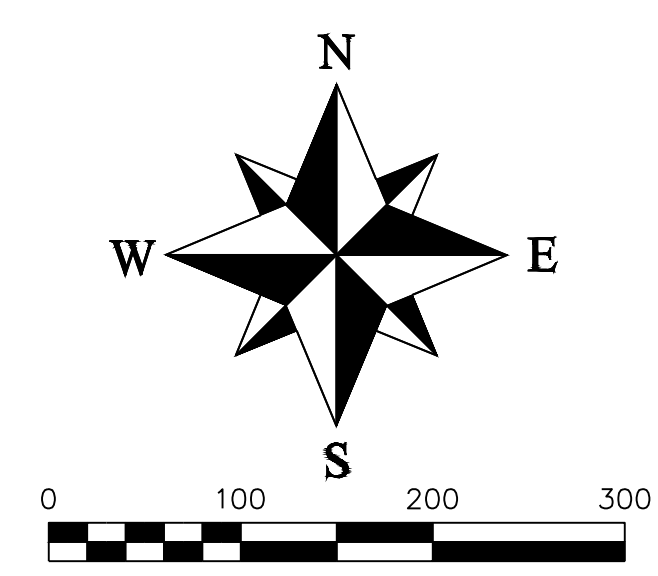


REZONING:
FROM DISTRICT CP-2 TO DISTRICT RP-3



Rezoning Plan

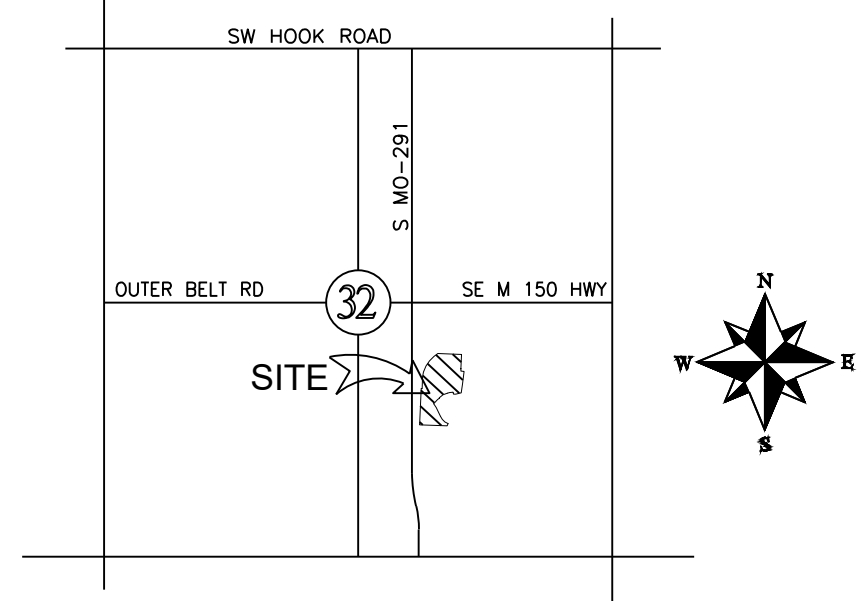
Lots 1 thru 60 & Tracts A-D

South Lee's Summit

Section 8, Township 48 North, Range 31 West
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
 - X-X-X- Existing Fence Line - Chain Link
 - X-W-M- Existing Water Line
 - X-SAN- Existing Sanitary Sewer Main
 - X-STM- Existing Storm Sewer
 - GAS- Existing Gas Line
 - UT- Existing Underground Telephone
 - E- Existing Underground Electric
 - ST-ST- Proposed Storm Sewer
 - SS- Proposed Sanitary Sewer
 - W-W- Proposed 8" D.I.P. Water



LOCATION MAP
SECTION 32-T47N-R31W
Not to Scale

PLAT BOUNDARY DESCRIPTION

A tract of land being located in Section 32, Township 47 North, Range 31 West being more particularly described as follows:

SEC-32 TWP-47 RNG-31 BEG AT SE COR OF NE 1/4 NW 1/4 TH N 363' ALG E LI SD 1/4 1/4 TH W 935' MOL TO E ROW LI M-291 HWY TH SWLY 120' MOL TH SWLY 148' MOL TH SWLY 148' MOL TH SWLY 61' MOL TO S LI SD 1/4, 1/4 TH E ALG SD S LI 1227' MOL TO POB
SEC-32 TWP-47 RNG-31 SE 1/4 NW 1/4 (EX PT IN M-291 HWY)

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. 29095C0551G EFFECTIVE DATE, JANUARY 20, 2017.

Proposed Preliminary Plat

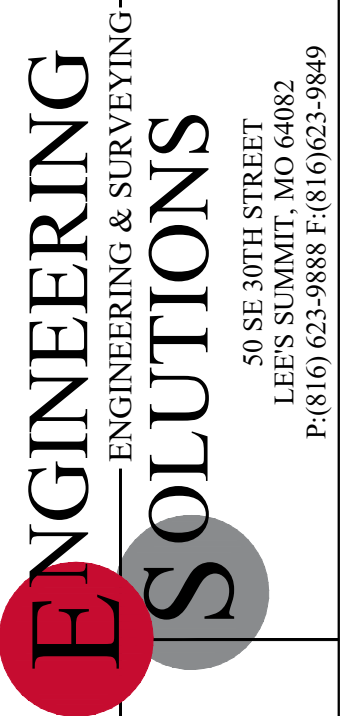
Total Site Area	Area	2,100,744.46 sf (48.23 Acres)
Common Area	Area	1,224,991.10 sf (28.12 Acres)
Twin Villas (2-Unit) Development Area	Area	257,419.47 sf (5.91 Acres)
	Units	56 Units
	Density	9.48 units per acre
Pin Wheel (4-Unit) Development Area	Area	367,906.56 sf (8.45 Acres)
	Units	128 units
	Density	15.15 units per acre
Overall Development Area	Right-of-Way	249,681.08 sf (5.73 Acres)
	Area	1,850,317.13 sf (42.48 Acres)
	Units	184 Units
	Density	4.33 units per acre

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.

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.

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
 - Final Plat of The Estates of Saddlebrook 2nd Plat
 - Final Plat of Belmont Farms 1st Plat
- 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
- 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.



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

3817 & 4001 SE M 291 HWY
LEES SUMMIT MO 64082
SEC-32 TWP-47 RNG-31
Lots 1 thru 60 & Tracts A-D
South Lee's Summit
Lee's Summit, Jackson County, Missouri

Project
291 AND 150 HWY
Issue Date:
February 7, 2020

REZONING PLAN
Preliminary Development Plans for:
Lots 1 thru 53 & Tracts A-C Multi-Family
291 AND 150 HWY
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

4-14-20	City Comments