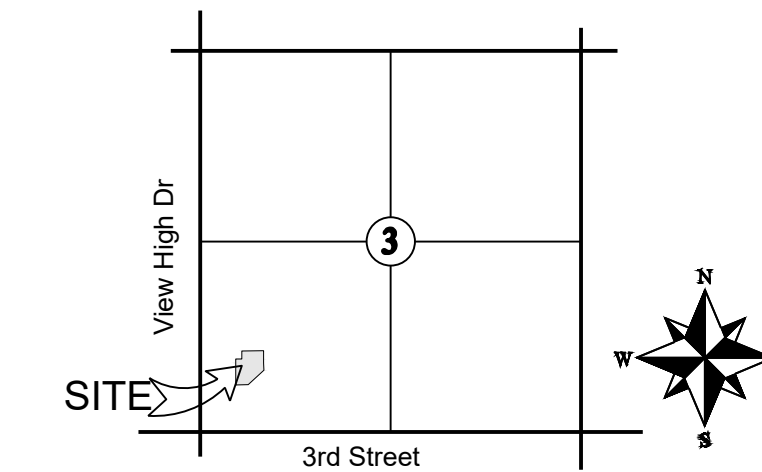


# VILLAGE AT VIEW HIGH - 2ND PLAT

## Preliminary Development Plan

Lots 4 thru 45 and Tracts B - E  
Section 3, Township 47 North, Range 32 West  
Lee's Summit, Jackson County, Missouri



LOCATION MAP  
SECTION 3-T47N-R32W

### LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ 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

### Site Data Table :

Lot Area: 600,349.68 Sq. Ft. (13.78 Ac.)  
Lots: 42  
Density: 3.05 Lots/Acre

Current Zoning: P-Mix, Planned Mix Use

### Sanitary Sewer Service

Sanitary Sewer service will be extended to the main line being constructed in Phase 1 of the development

### Water Service

Water will be extended to the site from the existing City of Lee's Summit water located within the existing subdivisions to the south. The water will be looped in phase 1 to provide water capacity and volume to the subdivision

### 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 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.

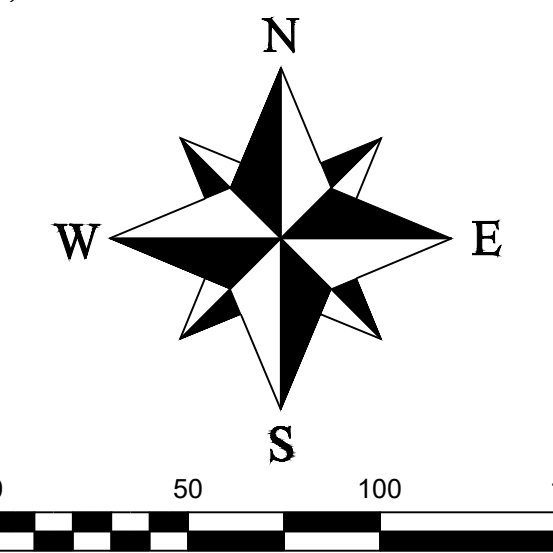
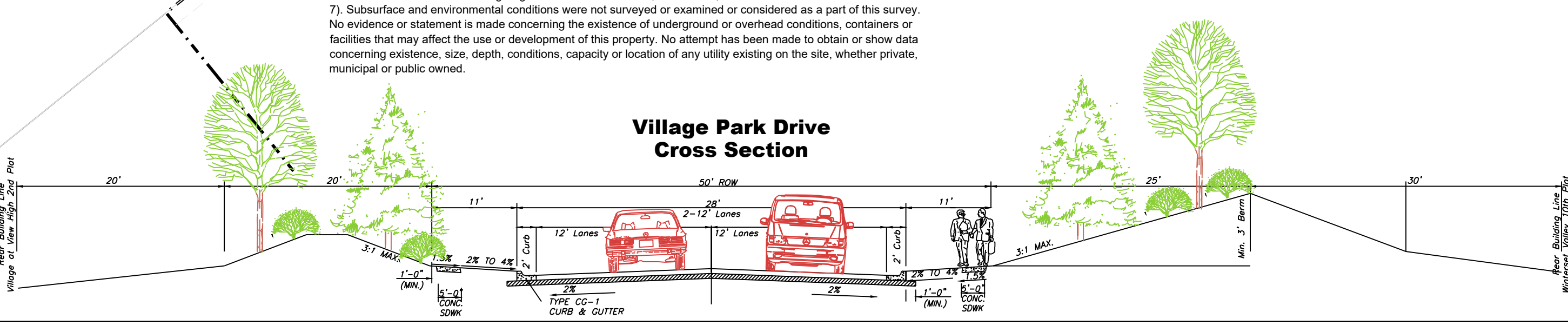
### Phasing

This development will be constructed in Single Phase and it is understood that the development will be limited to 50 building permits until a secondary access is provided to the site

### 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 2012008319-D
  - (B) Final Plat of Winterset Valley 10th Plat
  - (C) Final Plat of Berthia Heights
  - (D) Final Plat of New Longview Commercial District, Second Plat, Lot 44
- 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 Hole 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.

### Village Park Drive Cross Section



### PROPERTY DESCRIPTION

A tract of land in the Southwest Quarter of Section 3, Township 47 North, Range 32 West, in Lee's Summit, Jackson County, Missouri, being described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 3; thence South 87° 05' 51" East a distance of 30.00 feet to a point on the Easterly Right of Way line of NW View High Drive, thence South 87° 05' 51" East, a distance of 1,146.07 feet; thence South 33° 29' 21" West, a distance of 391.91 feet, to the Point of Beginning; thence continuing along said previous course, South 03° 29' 21" West, a distance of 218.67 feet; thence North 86° 43' 38" West, a distance of 167.88 feet; thence South 03° 32' 46" West, a distance of 715.81 feet; thence South 87° 08' 35" East, a distance of 343.73 feet; thence North 51° 06' 06" East, a distance of 589.09 feet; thence North 00° 59' 15" E, a distance of 193.84 feet; thence North 03° 13' 16" East, a distance of 346.80 feet; thence North 87° 06' 29" West, a distance of 600.25 feet, returning to the Point of Beginning. Containing 13.78 Acres more or less.

### RESIDENTIAL BUILDING LINE

YARD LOCATION	SETBACK TO PRIMARY FACE OF STRUCTURE
---------------	--------------------------------------

### SINGLE FAMILY DETACHED

FRONT YARD	15'
FRONT YARD GARAGE	20'
STR. SIDE YARD	5'
REAR YARD	20'
SIDE YARD	5'

### SINGLE FAMILY ATTACHED

FRONT YARD	20'
STR. SIDE YARD	5'
REAR YARD	3'
SIDE YARD	N/A

MINIMUM SPACE BETWEEN BUILDINGS = 10'

### RESIDENTIAL AREA DENSITY

BUILDING TYPE	UNITS
SINGLE FAMILY	39 UNITS
TOWNHOME	16 UNITS
SITE AREA	13.78 ACRES
DENSITY	3.99 UNITS / 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 CONSIDERED 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.

### 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. 29095C0305 F EFFECTIVE DATE: SEPTEMBER 29, 2006. COMMUNITY PANEL NO. 29095C0188 F EFFECTIVE DATE: SEPTEMBER 29, 2006.

### 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.

DATE	REVISIONS
9-6-17	City Comments

**LOTS 4 - 45 and Tracts B - E**  
Section 3, Twp. 47, Rge. 32  
Lee's Summit, Jackson County, Missouri

SHEET	SECTION	RANGE	TOWNSHIP	COUNTY	JOB NO.
1 OF 1	3	32	47	JACKSON	PHASE 2, WH

DATE OF PREPARATION: August 4, 2017  
SCALE: 1"=80'  
DRAWN BY: M. SCHLICHT

PROFESSIONAL SEAL

**ENGINEERING & SURVEYING SOLUTIONS**  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64882  
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