Site Area

Site Area

Lots Density

2.50 units per acre

63 Lots (78 Units)

2.36 lots per acre

2.93 units per acre

1,160,746.449 sf (26.65 Acres

Overall Development Area

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. 29095C0430G EFFECTIVE DATE: JANUARY 20, 2017.

These standard symbols will be found in the drawing.

● Set 1/2" Rebar & Cap

26 25551.92 SQ FT 0.59 ACRES

Southpointe at East

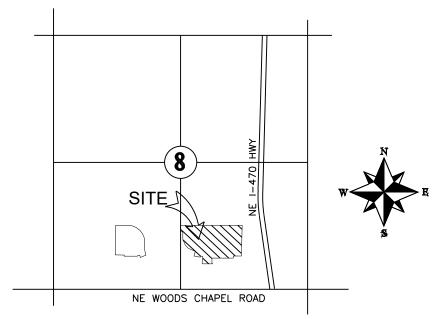
(#) Exception Document Location — x — x — x — Existing Fence Line — Chain Link ----X-W/M---- Existing Water Line ----X-SAN----Existing Sanitary Sewer Main ----X-STM---- Existing Storm Sewer ————GAS———— Existing Gas Line — ит — Existing Underground Telephone — Existing Underground Electric

Preliminary Development Plan

THE ESTATES OF CHAPEL RIDGE -2ND PLAT

LOTS 23 THRU 31 & TRACTS A-C THE TOWNHOMES OF CHAPEL RIDGE -2ND PLAT LOTS 9 THRU 30

> Section 8, Township 48 North, Range 31 West Lee's Summit, Jackson County, Missouri



LOCATION MAP SECTION 8-T48N-R31W

Not to Scale

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

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:

1). This survey is based upon the following information provided by the client or researched by this surveyor. (A). Final Plat of The Estates of Chapel Ridge 1st Plat (B). Final Plat of The Townhomes of Chapel Ridge 1st Plat (C). Final Plat of The Villas of Chapel Ridge 1st Plat

(D). Final Plat of East Lake Village 2nd Plat (E). Final Plat of East Lake Village 10th Plat

(F). Final Plat of Fairfield Green

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.

Professional Registration Engineering 2005002186-D Surveying 2005008319-D

Kansas Engineering E-1695 Surveying LS-218 Oklahoma Engineering 6254 Nebraska Engineering CA2821

PEL RIDGE -2ND PLA 1 & TRACTS A-C IAPEL RIDGE -2ND P

표

Matthew J. Schlicht MO PE 2006019708 KS PE 19071

OK PE 25226 NE PE E-14335 REVISIONS

C.100

Existing Preliminary Plat Villas Development Area 360,587.31 sf (8.28 Acres 3.86 lots per acre Estate / Townhouse Development Area 800,159.13 sf (18.37 Acres 31 Estates / 5 Townhouses (46 Units)

——st——— Proposed Storm Sewer Proposed Sanitary Sewer — W — Proposed 8" D.I.P. Water

30 11751.13 SQ FT 0.27 ACRES 31 11749.48 SQ FT 0.27 ACRES 18270.59 SQ FT 0.42 ACRES 24 19122.88 SQ FT 0.44 ACRES 19037.81 SQ FT 0.44 ACRES

Chapel Ridge 1st Plat NEW RP-3 Zoning 25 11038.55 SQ FT 0.25 ACRES

12020.93 SQ FT 0.28 ACRES

Existing Zoning