

Planning & Development
LOTS 206 THRU 381
AND TRACTS A THRU I
IN SEC. 9 AND 10, TWP. 48, RNG. 3
JACKSON COUNTY, MO.



PRELIMINARY PLAT OF
PARK RIDGE
LOTS 206 THRU 381
AND TRACTS A THRU I
IN SEC. 9 AND 10, TWP. 48, RNG. 3
JACKSON COUNTY, MO.



HDR Engineering, Inc.
MO. STATE CERTIFICATE
OF AUTHORITY #000958
3741 NE TROON DRIVE
LEES SUMMIT, MO. 64088
PHONE (816) 347-1100
FAX (816) 347-1197

ALL THAT PART OF SECTIONS 9 AND 10, TOWNSHIP 48 NORTH, RANGE 31 WEST, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

ALL OF THE NW/2 OF THE SW/4 OF SAID SECTION 9, LYING NORTH OF NE WOODS CHAPEL ROAD AS PRESENTLY LOCATED.

ALL OF THE S1/2 OF THE NE1/4 OF SAID SECTION 9.
AND;
ALL OF THE SOUTH 880 FEET, MORE OR LESS, OF THE N1/2
OF THE NE1/4 OF SAID SECTION 9.

ALL OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 10.
EXCEPT;
ALL THAT PART OF THE ABOVE DESCRIBED TRACT THAT LIES
WITHIN SAVANNAH RIDGE, 1ST PLAT.; DALTON'S RIDGE, 2ND
PLAT. DALTON'S RIDGE, 3RD PLAT.; PARK RIDGE, 1ST PLAT. AND
PARK RIDGE, 2ND PLAT., ACCORDING TO THE RECORDED PLATS
THEREON.

ALL THAT PART OF THE ABOVE DESCRIBED TRACT DECEDED TO
KJ HOLDINGS, LLC, DESCRIBED AND RECORDED IN DOCUMENT
20060020682, JACKSON COUNTY RECORDER OF DEEDS.
AND EXCEPT;

THE EAST 432.5 FEET, MORE OR LESS, OF THE NORTH 977 FEET, MORE OR LESS OF SAID SECTION 10.

SITE INFORMATION:
TOTAL SITE AREA = 67.84 ACRES +

TOTAL NUMBER OF LOTS = 176

EXISTING ZONING PHASES 3 AND 4 = R-1

GENERAL NOTES:

WITH A DESIGNATED RIGHT OF WAY OF 50 FEET, UNLESS NOT OTHERWISE. EXISTING STREET CONNECTIONS ARE 50' RIGHT OF WAY. 28' BACK TO BACK, UNLESS NOTED OTHERWISE.

CUL-DE-SACS, PROPOSED SANITARY SEWER MAINS TO BE 6" PROPOSED STORM SEWER LINE SIZES ARE AS NOTED ON THIS PLAN, AND ARE PRELIMINARY.

PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES
PERMITTED OIL AND GAS DATABASE, UPDATED DECEMBER 10,

5. THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100

6. LOT AREAS SHOWN ARE APPROXIMATE ONLY. FINAL LOT AREA CALCULATIONS TO BE PROVIDED ON THE REDCORDED FINAL PLAN.

INGERS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

2. CONTOURS SHOWN ARE FROM THE CITY OF LEE'S SUMMIT GIS DATABASE DOWN AT A SCALE OF 1:25,000.

NOTE: PRODUCT TYPES MAY VARY BASED UPON SALES, WITH TOTAL ALLOWABLE DENSITY VARIANCE OF 10%

Age Group	Percentage of Respondents
18-29	85%
30-49	80%
50-69	75%
70+	70%

DEVELOPER INFORMATION
ACH DEVELOPMENT, LLC
370 NE CARNEGIE DR, SUITE 400
LEES SUMMIT, MO 64064
PHONE (816) 792-8000



2	1-22-13	REV PER CIV COMMENTS
1	1-24-13	PRELIMINARY SUBMITTAL
USE#	DATE	DESCRIPTION
		PROJECT NUMBER 000073
		PROJECT MANAGER AND ARCHITECT
		PROJECT TECHNICIAN SHEL SHERMAN

PRELIMINARY

NOT FOR
CONSTRUCTION
OR
RECORDING

**PRELIMINARY PLAT OF
PARK RIDGE
LOTS 206 THRU 381
AND TRACTS A THRU I**

SCALE: 1"=200'

SHEET 1 OF 3

FILENAME	Preliminary Plot 2013
11-11-13	

-2013-002-

RECEIVED

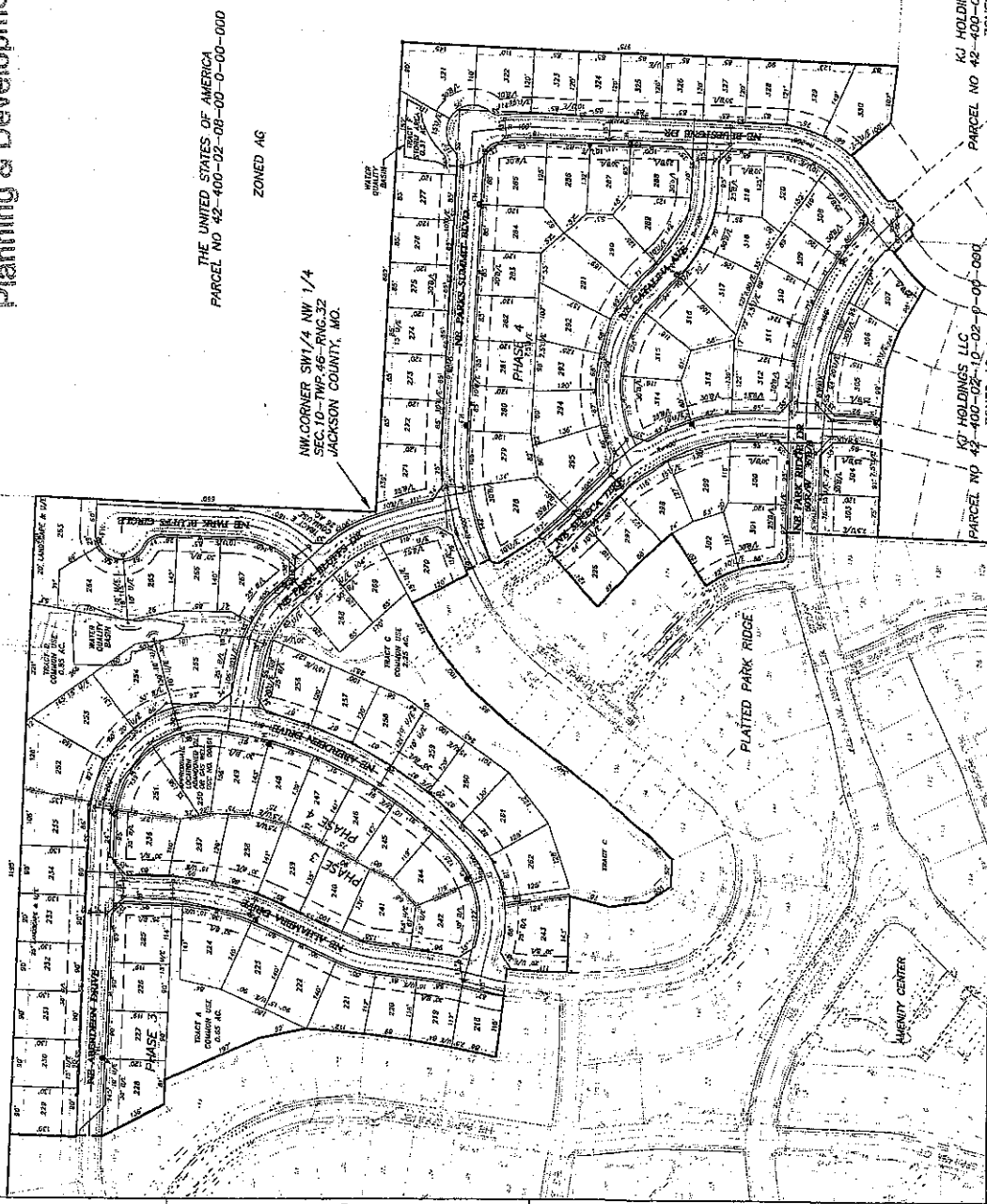
APR 03 2013

THE UNITED STATES OF AMERICA
PARCEL NO 43-610-99-01-00-0-00-000

ZONED AG

Planning & Development

PRELIMINARY PLAT OF
PARK RIDGE
LOTS 206 THRU 381
AND TRACTS A THRU I
IN SEC. 9 AND 10, TWP. 46 RNC. 32
JACKSON COUNTY, MO.



THE UNITED STATES OF AMERICA
PARCEL NO 42-400-02-08-00-0-00-000

ZONED AG

NW CORNER SW 1/4 NW 1/4
SEC. 10-TWP. 46-RNC. 32
JACKSON COUNTY, MO.



NO.	DATE	DESCRIPTION
1	4-02-13	REV PER CITY COMMENTS
2	1-04-13	PRELIMINARY SUBMITTAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

PRELIMINARY PLAT OF
PARK RIDGE
LOTS 206 THRU 381
AND TRACTS A THRU I

SCALE 1"=100'

SHEET 2 OF 3

REVISION: Preliminary Plat 2013

HDR

HDR Engineering, Inc.

DEVELOPER INFORMATION
ACH DEVELOPMENT, LLC
370 NE CHANGIE DR, SUITE 400
LEES SUMMIT, MO 64064
PHONE 800 785-800



1	10-13-13	107 NEW CITY COMMENTS
2	10-13-13	PRELIMINARY SUBMITTAL
3	10-13-13	REVISION
4	10-13-13	REVISION
5	10-13-13	REVISION
6	10-13-13	REVISION
7	10-13-13	REVISION
8	10-13-13	REVISION
9	10-13-13	REVISION
10	10-13-13	REVISION
11	10-13-13	REVISION
12	10-13-13	REVISION
13	10-13-13	REVISION
14	10-13-13	REVISION
15	10-13-13	REVISION
16	10-13-13	REVISION
17	10-13-13	REVISION
18	10-13-13	REVISION
19	10-13-13	REVISION
20	10-13-13	REVISION
21	10-13-13	REVISION
22	10-13-13	REVISION
23	10-13-13	REVISION
24	10-13-13	REVISION
25	10-13-13	REVISION
26	10-13-13	REVISION
27	10-13-13	REVISION
28	10-13-13	REVISION
29	10-13-13	REVISION
30	10-13-13	REVISION
31	10-13-13	REVISION
32	10-13-13	REVISION
33	10-13-13	REVISION
34	10-13-13	REVISION
35	10-13-13	REVISION
36	10-13-13	REVISION
37	10-13-13	REVISION
38	10-13-13	REVISION
39	10-13-13	REVISION
40	10-13-13	REVISION
41	10-13-13	REVISION
42	10-13-13	REVISION
43	10-13-13	REVISION
44	10-13-13	REVISION
45	10-13-13	REVISION
46	10-13-13	REVISION
47	10-13-13	REVISION
48	10-13-13	REVISION
49	10-13-13	REVISION
50	10-13-13	REVISION
51	10-13-13	REVISION
52	10-13-13	REVISION
53	10-13-13	REVISION
54	10-13-13	REVISION
55	10-13-13	REVISION
56	10-13-13	REVISION
57	10-13-13	REVISION
58	10-13-13	REVISION
59	10-13-13	REVISION
60	10-13-13	REVISION
61	10-13-13	REVISION
62	10-13-13	REVISION
63	10-13-13	REVISION
64	10-13-13	REVISION
65	10-13-13	REVISION
66	10-13-13	REVISION
67	10-13-13	REVISION
68	10-13-13	REVISION
69	10-13-13	REVISION
70	10-13-13	REVISION
71	10-13-13	REVISION
72	10-13-13	REVISION
73	10-13-13	REVISION
74	10-13-13	REVISION
75	10-13-13	REVISION
76	10-13-13	REVISION
77	10-13-13	REVISION
78	10-13-13	REVISION
79	10-13-13	REVISION
80	10-13-13	REVISION
81	10-13-13	REVISION
82	10-13-13	REVISION
83	10-13-13	REVISION
84	10-13-13	REVISION
85	10-13-13	REVISION
86	10-13-13	REVISION
87	10-13-13	REVISION
88	10-13-13	REVISION
89	10-13-13	REVISION
90	10-13-13	REVISION
91	10-13-13	REVISION
92	10-13-13	REVISION
93	10-13-13	REVISION
94	10-13-13	REVISION
95	10-13-13	REVISION
96	10-13-13	REVISION
97	10-13-13	REVISION
98	10-13-13	REVISION
99	10-13-13	REVISION
100	10-13-13	REVISION

PRELIMINARY

NOT FOR

CONSTRUCTION

OR

RECORDING

PRELIMINARY PLAT OF
PARK RIDGE
LOTS 206 THRU 381
AND TRACTS A THRU I

SCALE 1"=100'

SHEET 3 OF 3

FILENAME: Preliminary Plat 2013

PRELIMINARY PLAT OF
PARK RIDGE
LOTS 206 THRU 381
AND TRACTS A THRU I
IN SEC. 9 AND 10, TWP. 48, RNG. 3E
JACKSON COUNTY, MO.

UN-PLATTED TRAILS OF PARK RIDGE, LLC
43-640-13-99-00-0-00-000

PLATTED TRAILS OF PARK RIDGE
-ZONED RP-3

PLATTED SADDLEBOW RIDGE
-ZONED RP-1

RECEIVED

APR 03 2013

Planning & Development