LONGVIEW RD VICINITY MAP SECTION 10, TOWNSHIP 47, RANGE 32 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REZONE PLAN OF

HIGHLAND MEADOWS 5TH & 6TH PLAT

A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 N, RANGE 32 W, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

MW COMMUNITIES, INC

192

N26°56'24.81"W

183

182

191

196

189

188

180

179

PROPERTY TO BE

REZONED FROM

R-1 TO RP-1

197

198

199

200

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206

210

155

TRACT G PROPOSED

STORMWATER DETENTION FACILITY ,

157

156

SW 12TH ST

DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 8710'35" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 747.13 FEET TO THE SOUTHEAST CORNER OF LOT 114, HIGHLAND MEADOWS, FOURTH PLAT, RECORDED AS DOCUMENT NO. 2017E0104888; THENCE ALONG THE EAST LINE OF SAID HIGHLAND MEADOWS, FOURTH PLAT THE FOLLOWING TWENTY-FOUR (24)

NORTH 02°48'00" EAST, A DISTANCE OF 170.17 FEET TO THE SOUTHEAST CORNER OF LOT 116; THENCE NORTH 01'49'29"EAST, A DISTANCE OF 121.61 FEET TO THE NORTHEAST CORNER OF LOT 115; THENCE NORTH 73'08'56"

WEST, A DISTANCE OF 76.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 115; THENCE NORTH 87°51'19" WEST, A DISTANCE OF 74.00 FEET TO THE NORTHWEST CORNER OF LOT 116; THENCE SOUTH 88'54'43" WEST, A DISTANCE OF 149.12 FEET TO THE SOUTHEAST CORNER OF LOT 119; THENCE NORTH 02'48'00" EAST, A DISTANCE OF 120.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 119 AND BEING ON THE SOUTH RIGHT OF WAY LINE OF S.W. 12TH/ STREET, AS PREVIOUSLY ESTABLISHED AND BEING ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A CHORD BEARNG OF SOUTH 86'33'11" EAST, A RADIUS OF 425.00 FEET FOR AN ARC DISTANCE OF 9.84 FEET, THENCE NORTH 03'06'24"EAST, A DISTANCE OF 177.15 FEET TO THE NORTHEAST CORNER OF LOT 120; THENCE NORTH 00°22'00" WEST, A DISTANCE OF 120.67 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 11TH/ TERRACE, AS PREVIOUSLY ESTABLISHED, SAID POINT BEING ON A NON-TANGENT CURVE THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A CHORD BEARING OF NORTH 83'36'22"EAST, A RADIUS OF 325.00 FEET, FOR AN ARC DISTANCE OF 43.75 FEET; THENCE NORTH 10'15'00" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 06'12'00" EAST, A DISTANCE OF 72.00 FEET; THENCE NORTH 16'33'00" EAST, A DISTANCE OF 62.50 FEET; THENCE NORTH 26 48 00 EAST, A DISTANCE OF 63.00 FEET; THENCE NORTH 81'30'52"EAST, A DISTANCE OF 98.41 FEET; THENCE NORTH 65'50'00"EAST, A DISTANCE OF 47.81 FEET; THENCE SOUTH 4510'38"EAST, A DISTANCE OF 46.73 FEET; THENCE NORTH 37'02'04"EAST, A DISTANCE OF 125.23 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.W. 11TH/ STREET, AS PREVIOUSLY ESTABLISHED AND BEING ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE LEFT, HAVING A CHORD BEARING OF SOUTH 54'30'28" EAST, A RADIUS OF 325.00 FEET, FOR AN ARC DISTANCE OF 17.50 FEET; THENCE NORTH 33'57'00" EAST, A DISTANCE OF 170.06 FEET; THENCE NORTH 44'53'00 WEST, A DISTANCE OF 71.49 FEET: THENCE NORTH 26'556'00" WEST. A DISTANCE OF 28.37 FEET: THENCE NORTH 15'00'00"EAST, A DISTANCE OF 78.60 FEET TO THE SOUTHEAST CORNER OF LOT 133 OF SAID HIGHLAND MEADOWS, FOURTH PLAT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 48, HIGHLAND MEADOWS, FIRST PLAT, LOTS 1-50 & TRACTS A & B, AS RECORDED IN DOCUMENT NO. 2007E0125590; THENCE ALONG THE SOUTH LINE OF SAID HIGHLAND MEADOWS, FIRST PLAT, THE FOLLOWING FOUR (4) COURSE; NORTH 15'00'00"EAST, A DISTANCE OF 80.02 FEET, THENCE NORTH 38'24'00"EAST, A DISTANCE OF 63.50 FEET, THENCE NORTH 48'00'00"EAST, A DISTANCE OF 172.83 FEET TO THE CENTERLINE OF S.W. FORD DRIVE, AS PREVIOUSLY ESTABLISHED; THENCE NORTH 52'24'02"EAST, A DISTANCE OF 139.72 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LONGVIEW BLVD, AS PREVIOUSLY ESTABLISHED BY HIGHLAND MEADOWS, THIRD PLAT, LOT 79-87, 90-92 & TRACT E AS RECORDED IN DOCUMENT NO. 2014E0053988, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 28°26'14"EAST, A RADIUS OF 1045.00 FEET FOR AN ARC DISTANCE OF 367.47 FEET; THENCE NORTH 70°15'57" 28'26'14'EAS', A RADIUS OF 1045.00 FEEL FOR AN ARC DISTANCE OF 36'.47 FEEL; THENCE NORTH 70'15'57"
EAST, ALONG THE SOUTH LINE OF SAID HIGHLAND MEADOWS, THIRD PLAT AND ALONG THE SOUTH RIGHT WAY LINE
OF S.W. 11TH/ STREET, AS ESTABLISHED BY SAID HIGHLAND MEADOWS, THIRD PLAT, A DISTANCE OF 138.10 FEET
TO THE NORTHWEST CORNER OF LOT 92 OF SAID HIGHLAND MEADOWS, THIRD PLAT; THENCE SOUTH 14'13'00"EAST,
ALONG THE WEST LINE OF SAID LOT 92, A DISTANCE OF 127.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT
92; THENCE SOUTH 87'00'00"EAST, ALONG THE SOUTH LINE OF SAID LOT 92, A DISTANCE OF 65.73 FEET TO THE
SOUTHEAST CORNER OF SAID LOT 92 AND BEING ON THE WEST LINE OF LOT 130, THE GLEN AT THE MEADOWS OF WITNERSET, THIRD PLAT, LOTS 118-184, RECORDED AS DOCUMENT NO. 2003/10024858; THENCE SOUTH 03'06'46" WEST, ALONG THE WEST LINE OF SAID GLEN AT THE MEADOWS OF WINTERSET, THIRD PLAT, THE WEST LINE OF THE

GLEN AT THE MEADOWS OF WINTESET, FIFTH PLAT, LOTS 212-233 & TRACT E, ALSO BEING THE EAST LINE OF THE

SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1260.55 FEET TO THE POINT OF BEGINNING.

OWNERS/DEVELOPERS

CONTAINING 1,270,417.84 SQ. FEET (29.16 ACRES).

SUMMIT HOMES 120 SE 30TH STREET LEE'S SUMMIT, MO 64082 (816) 246-6700

(816) 777-0400

WATERSHED NOTE

THE PROJECT AREA IS LOCATED IN THE LITTLE BLUE RIVER WATERSHED.

OIL & GAS WELL NOTE ENGINEER/APPLICANT NO OIL OR GAS WELLS, ACTIVE OR CAPPED, WERE 941 W 141ST TERR. STE A KANSAS CITY, MO 64145 FOUND ONSITE PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL & GAS DATABASE.

LAND USE SCHEDULE/SITE DATA GROSS LAND AREA

EXISTING ZONING PROPOSED ZONING PROPOSED NUMBER OF LOTS 5TH PLAT - 26 EXISTING LAND USE SINGLE FAMILY RESIDENTIAL PROPOSED LAND USE 2.6 LOTS PER ACRE

FLOOD NOTE THIS SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS (SFHA) PER FEMA FIRM MAP 29095C0418G; EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

SETBACKS FRONT YARD SETBACK

REAR YARD SETBACK SIDE YARD SETBACK



162 161 N02°47'00.00"E 151 1200 SW HEATHER DR. MCCLUN, MAURICE & DONNA L=9.845, R=425.000 143 142 HIGHLAND MEADOWS 140 153 LOT 110 1208 SW HEATHER DR. 154

138

5°11'02.87"E

136 135 NO ASSIGNED ADDRESS PROPERTY RESERVE INC. PO BOX 511196 SALT LAKE CITY, UT 84151

SW 12TH TER.

B.M.W. COMMUNITIES, INC

HIGHLAND MEADOWS DEVELOPERS, LLC.

DEVELOPERS, LLC. TRACT F

LOT 81 2801 SW 12TH TER. BOGLE, DUNKIRK WAYNE

LOT 84 2804 SW 13TH ST. MILLER, CHARLES P.

SHEET NUMBER

OF <u>1</u>

2800 SW 13TH ST. RETTIG, MICHAEL & JESSICA

REZONING PLAN

PART OF E 1/2 - SE 1/4 SEC.10, TWP.47, RNG.32 LEE'S SUMMIT, JACKSON COUNTY, MO

REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	GRC
1.	REVISED PER CITY COMMENT	GC	12/9/2020	CHECK BY:	ZAM
				LICENSE NO.	
				DATE:	11/16/2020
				FIELD BOOK:	
				JOB NUMBER:	20KC10057
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300' REZONING OFFSE 325' REZONING OFFSET

137



200'

SCALE: 1" = 100'

SCALE IN FEET

SW 10TH CT.

LOT 126 2600 SW 11TH ST. SMITH, TYLER & HOLLY

SW BLAZING STAR CIR.

SW BLAZING STAR PL.

SW BLAZING STAR CIR.

LOT 125 2601 SW 10TH CT

LOT 121 2620 SW 10TH CT. MANZ, BRIAN D. & MAR

LOT 123 2609 SW 10TH CT.

KLASS, KEITH A. & LINDA K

SW 11TH ST.

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING 941 W 141ST TERR. STE A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400 A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62