

# PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT OF HIGHLAND MEADOWS 5TH & 6TH PLAT

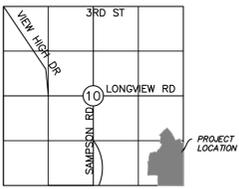
A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 N, RANGE 32 W,  
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

### WATERSHED NOTE

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

### OIL & GAS WELL NOTE

NO OIL OR GAS WELLS, ACTIVE OR CAPPED, WERE  
FOUND ON-SITE PER THE MISSOURI DEPARTMENT  
OF NATURAL RESOURCES OIL & GAS DATABASE.



VICINITY MAP  
SECTION 10, TOWNSHIP 47, RANGE 32  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI  
NOT TO SCALE

### 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, BEING 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 87°10'35" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 742.13 FEET TO THE SOUTHWEST 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) COURSES:  
NORTH 02°40'00" EAST, A DISTANCE OF 120.17 FEET TO THE SOUTHWEST CORNER OF LOT 118; THENCE NORTH 01°49'29" EAST, A DISTANCE OF 121.61 FEET TO THE NORTHEAST CORNER OF LOT 115; THENCE NORTH 23°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°44'41" WEST, A DISTANCE OF 148.12 FEET TO THE SOUTHWEST CORNER OF LOT 115; THENCE NORTH 02°40'00" EAST, A DISTANCE OF 120.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 119 AND BEING ON THE SOUTH RIGHT 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 BEARING OF SOUTH 86°33'11" EAST, A RADIUS OF 428.00 FEET FOR AN ARC DISTANCE OF 9.84 FEET; THENCE NORTH 03°02'54" EAST, A DISTANCE OF 172.18 FEET TO THE NORTHEAST CORNER OF LOT 120; THENCE NORTH 00°52'00" WEST, A DISTANCE OF 120.67 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 11TH STREET, AS PREVIOUSLY ESTABLISHED; SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A CHORD BEARING OF NORTH 83°52'22" EAST, A RADIUS OF 325.00 FEET, FOR AN ARC DISTANCE OF 43.70 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 83.00 FEET; THENCE NORTH 81°30'52" EAST, A DISTANCE OF 98.41 FEET; THENCE NORTH 65°10'00" EAST, A DISTANCE OF 42.81 FEET; THENCE SOUTH 45°10'58" EAST, A DISTANCE OF 46.75 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 CURVE TO THE LEFT, HAVING A CHORD BEARING OF 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°56'00" WEST, A DISTANCE OF 28.37 FEET; THENCE NORTH 15°00'00" EAST, A DISTANCE OF 78.60 FEET TO THE SOUTHWEST 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. 2007E0125890; THENCE ALONG THE SOUTH LINE OF SAID HIGHLAND MEADOWS, FIRST PLAT, THE FOLLOWING FOUR (4) COURSES: 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°30'00" 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 130.72 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 C 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 29°26'14" EAST, A RADIUS OF 1045.00 FEET FOR AN ARC DISTANCE OF 167.47 FEET; THENCE NORTH 70°15'31" 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°15'00" 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 SOUTHWEST CORNER OF SAID LOT 92 AND BEING ON THE WEST LINE OF LOT 130, THE GLEN AT THE MEADOWS OF WINTERSET, THIRD PLAT, LOTS 118-184, AS RECORDED AS DOCUMENT NO. 2003E004868; THENCE SOUTH 03°36'45" 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 WINTERSET, THIRD PLAT, LOTS 212-233 & TRACT E, ALSO BEING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1260.55 FEET TO THE POINT OF BEGINNING. CONTAINING 1,270,417.84 SQ. FEET (28.16 ACRES).

### OWNERS/DEVELOPERS

SUMMIT HOMES  
120 SE 30TH STREET  
LEE'S SUMMIT, MO 64145  
CONTACT: BRAD KEMP  
(816) 246-6700

### FLOOD NOTE

THIS SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS (SFHA) PER FEMA FIRM MAP 28095C0418C; EFFECTIVE DATE OF JANUARY 20, 2017; NO LETTERS, MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

### ENGINEER/APPLICANT

ANDERSON ENGINEERING INC.  
941 W 141ST TERR., STE A  
KANSAAS CITY, MO 64145  
CONTACT: PATRICK JOYCE, PE  
(816) 777-0400

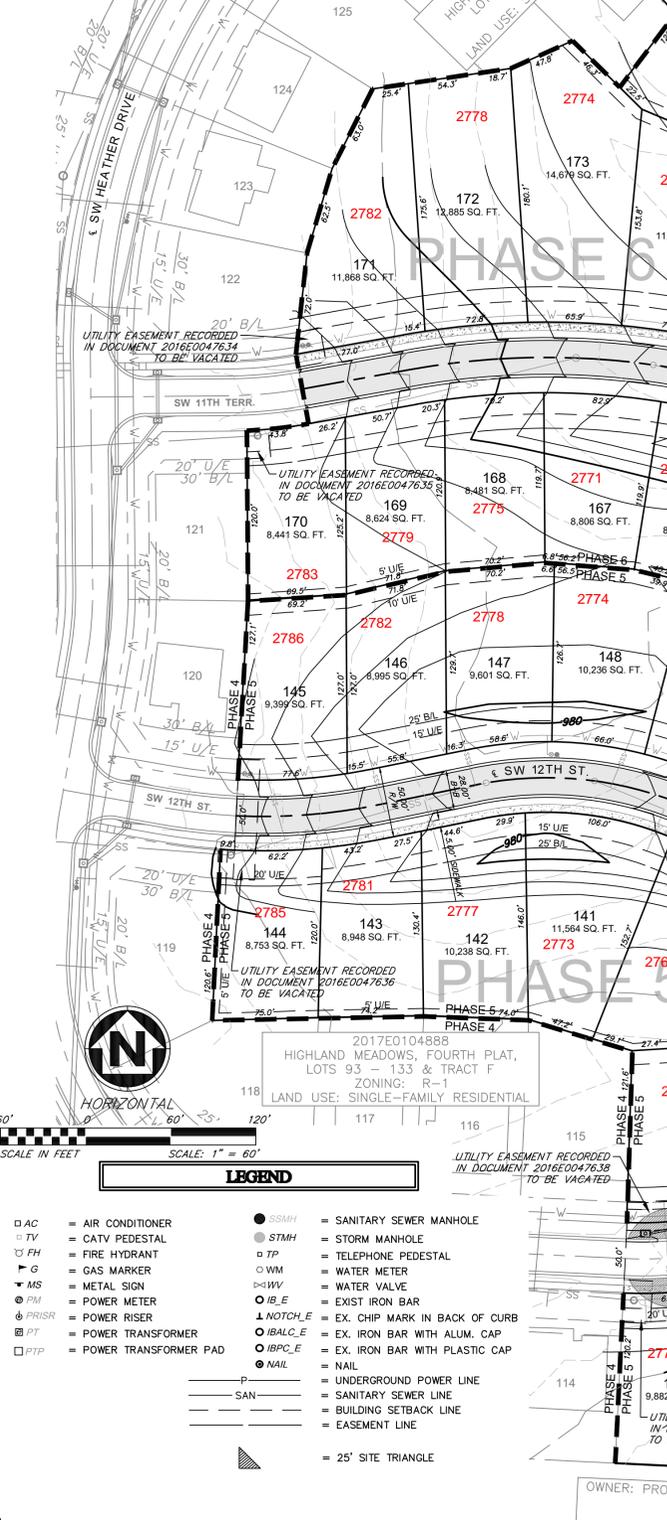
### SETBACKS

FRONT YARD SETBACK 25 FEET  
REAR YARD SETBACK 20 FEET  
SIDE YARD SETBACK 5 FEET

### LAND USE SCHEDULE/SITE DATA

GROSS LAND AREA 28.16 ACRES  
EXISTING ZONING R-1  
PROPOSED ZONING 5TH PLAT - 35  
PROPOSED NUMBER OF LOTS 216  
EXISTING LAND USE SINGLE-FAMILY RESIDENTIAL  
PROPOSED LAND USE SINGLE-FAMILY RESIDENTIAL  
DENSITY 2.6 LOTS PER ACRE

### PHASE 5



### LEGEND

- AC = AIR CONDITIONER
- TV = CATV PEDESTAL
- FH = FIRE HYDRANT
- G = GAS MARKER
- MS = METAL SIGN
- PM = POWER METER
- PRISR = POWER RISER
- PT = POWER TRANSFORMER
- PTP = POWER TRANSFORMER PAD
- SSMMH = SANITARY SEWER MANHOLE
- STMH = STORM MANHOLE
- TP = TELEPHONE PEDESTAL
- WM = WATER METER
- WV = WATER VALVE
- IE\_E = EXIST IRON BAR
- NOTCH\_E = EX. CHIP MARK IN BACK OF CURB
- IBCAL\_C = EX. IRON BAR WITH ALUM. CAP
- IBCPC\_E = EX. IRON BAR WITH PLASTIC CAP
- NAIL = NAIL
- P — = UNDERGROUND POWER LINE
- SAN — = SANITARY SEWER LINE
- BLDG — = BUILDING SETBACK LINE
- EASE — = EASEMENT LINE
- ▲ = 25' SITE TRIANGLE

OWNER: PROPERTY RESERVE INC., PO BOX 511196, SALT LAKE CITY, UT 84151-1196 USA  
ZONING: R-1  
LAND USE: VACANT

SHEET NUMBER  
**1**  
OF 1

B.M.W. COMMUNITIES, INC

PRELIMINARY DEVELOPMENT PLAN/  
PRELIMINARY PLAT

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: DRS
				CHECK BY: ZAM
				LICENSE NO.
				DATE: 11/11/2020
				FIELD BOOK:
				JOB NUMBER: 20KC10057

**AE** ANDERSON ENGINEERING  
EMPLOYEE OWNED

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