

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

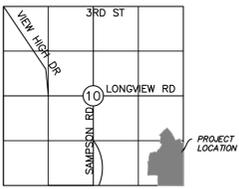
A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 N, RANGE 32 W,
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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 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) COURSES:
NORTH 02°40'00" EAST, A DISTANCE OF 120.17 FEET TO THE SOUTHEAST 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 SOUTHEAST 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 46.74 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 SOUTH 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 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. 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. 2014E005398A; 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 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 GLEN AT THE MEADOWS OF WINTERSET, THIRD PLAT, A DISTANCE OF 65.73 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 85.73 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 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. CONTAINING 1,270,417.84 SQ. FEET (29.16 ACRES).

OWNERS/DEVELOPERS

SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64145-822
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

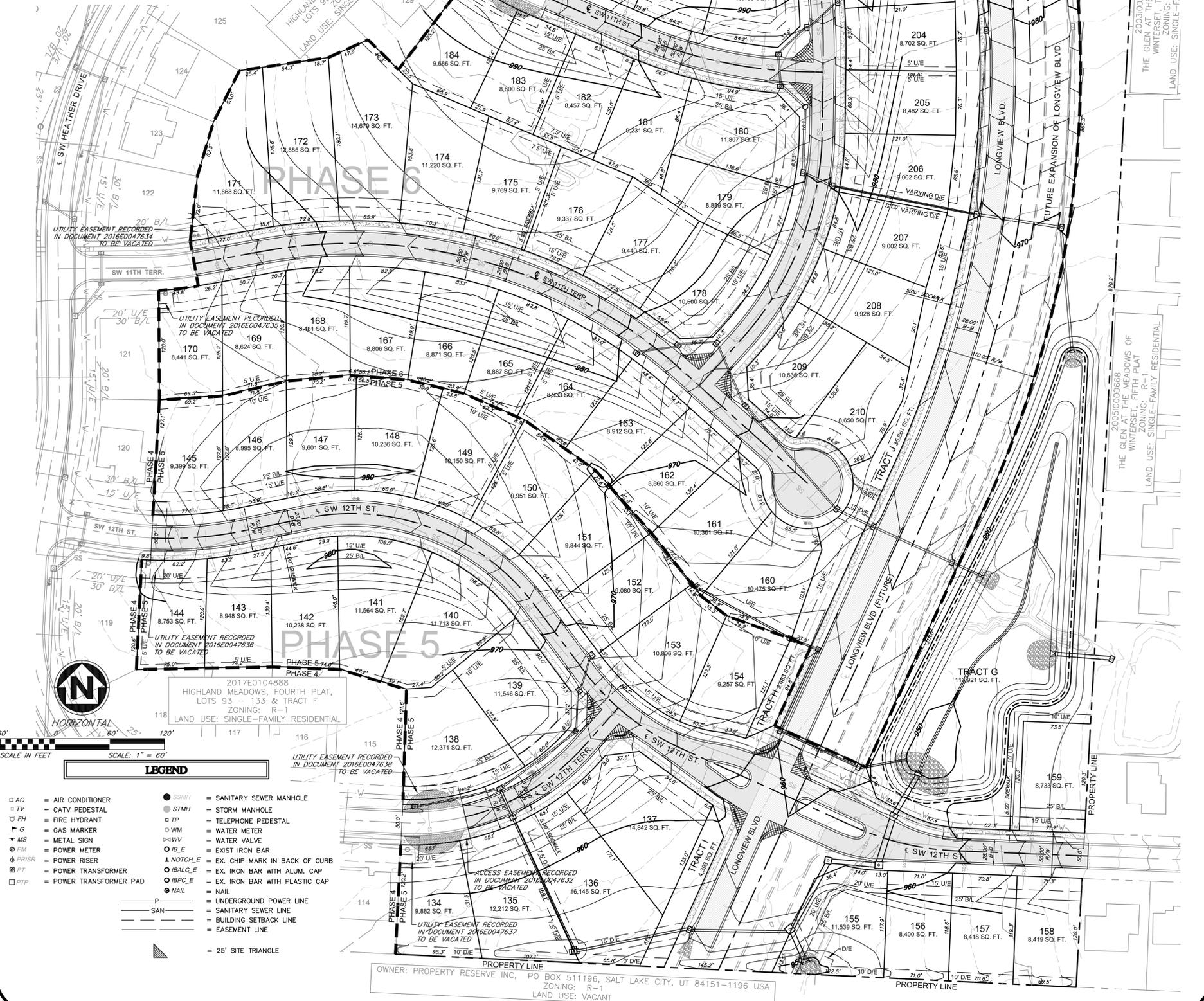
ANDERSON ENGINEERING INC.
941 W 141ST TERR., STE A
KANSAAS CITY, MO 64145
CONTACT: PATRICK JOYCE, PE
(816) 777-0400

SETBACKS

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

LAND USE SCHEDULE/SITE DATA

GROSS LAND AREA 29.16 ACRES
EXISTING ZONING R-1
PROPOSED ZONING R-1
PROPOSED NUMBER OF LOTS 93
5TH PLAT - 36
6TH PLAT - 57
EXISTING LAND USE SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE SINGLE FAMILY RESIDENTIAL
DENSITY 2.6 LOTS PER ACRE



LEGEND

□ AC	= AIR CONDITIONER	● SSMMH	= SANITARY SEWER MANHOLE
□ TV	= CATV PEDESTAL	● STMH	= STORM MANHOLE
□ FH	= FIRE HYDRANT	○ TP	= TELEPHONE PEDESTAL
□ G	= GAS MARKER	○ WM	= WATER METER
□ MS	= METAL SIGN	○ WV	= WATER VALVE
○ PM	= POWER METER	○ IE	= EXIST IRON BAR
○ PRISR	= POWER RISER	○ NOTCH_E	= EX. CHIP MARK IN BACK OF CURB
○ PT	= POWER TRANSFORMER	○ IBCAL_C	= EX. IRON BAR WITH ALUM. CAP
□ PTP	= POWER TRANSFORMER PAD	○ IBCPC_E	= EX. IRON BAR WITH PLASTIC CAP
		○ NAIL	= NAIL
		— P	= UNDERGROUND POWER LINE
		— SAN	= SANITARY SEWER LINE
		— BLS	= BUILDING SETBACK LINE
		— E	= 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
1.	REVISED PER CITY COMMENT	GC	12/14/2020

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

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