

LEGAL DESCRIPTION

All that part of Tract B, LOCH LLOYD - FIRST PLAT, lying South of Suffolk Lane, a private drive, as now established, and lying Southeast of Country Club Drive, a private drive, as now established, all in the Northeast Quarter of Section 8, Township 46 North, Range 33 West, in the Village of Loch Lloyd, Cass County, Missouri, being more particularly described by Edward K. Dannewitz, LS-2664 on this 21st day of June, 2024, as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri State Plane Coordinate System, West Zone, NAD 83.)

Beginning at the Southeast corner of LOCH LLOYD, PHASE 1-82, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof, also being the intersection of the West right-of-way line of Holmes Road, as it currently exists, with the South line of said Suffolk Lane; thence S 06°01'26" W with said West right-of-way line of Holmes Road, a distance of 25.43 feet to the Northeast corner of Tract II of Warranty Deed recorded in Book 203 at Page 18; thence N 39°03'28" W, with the North line of said Tract II of Warranty Deed recorded in Book 202 at Page 16, a distance of 15.73 feet to the Northwest corner of said Tract II; thence S 06°01'26" W with the West line of said Tract II of Warranty Deed recorded in Book 203 at Page 18, a distance of 74.89 feet; thence continuing with said West line of Tract II, S 06°01'12" W, a distance of 97.18 feet; thence N 75°49'22" W and no longer with said West line of Tract II, a distance of 100.73 feet; thence N 76°34'10" W, a distance of 89.84 feet; thence N 75°59'54" W, a distance of 85.20 feet; thence N 75°45'48" W, a distance of 82.46 feet; thence N 74°47'27" W, a distance of 88.46 feet; thence N 75°21'00" W, a distance of 84.00 feet; thence S 37°23'04" W, a distance of 111.11 feet; thence S 47°23'08" W, a distance of 103.28 feet; thence S 54°12'59" W, a distance of 103.76 feet; thence S 57°40'06" W, a distance of 107.81 feet; thence S 68°03'54" W, a distance of 109.05 feet; thence S 09°45'51" W, a distance of 92.88 feet; thence S 35°22'27" West, a distance of 73.66 feet; thence S 23°00'20" W, a distance of 14.99 feet; thence S 05°27'52" W, a distance of 58.16 feet; thence S 01°30'11" W, a distance of 62.15 feet; thence S 04°44'12" E, a distance of 63.92 feet; thence S 13°49'12" E, a distance of 75.09 feet; thence S 68°49'47" W, a distance of 149.85 feet, to a point in the Southeastly line of said Country Club Drive, as it currently exists; thence Northeastly with said Southeastly line of Country Club Drive, on a curve to the right, having a Chord Bearing of N 15°26'34" East, a Chord Distance of 203.43 feet, a Radius of 382.00 feet, an Arc Distance of 205.92 feet; thence Northeastly, continuing with said Southeastly line of Country Club Drive, on a curve to the right, having a Chord Bearing of N 09°17'34" East, a Chord Distance of 154.09 feet, a Radius of 477.00 feet, an Arc Distance of 154.73 feet; thence N 18°30'07" East, continuing with said Southeastly line of Country Club Drive, a distance of 33.98 feet; thence Northeastly, along a curve to the right, continuing along said Southeastly line of Country Club Drive, having a Chord Bearing of N 31°21'58" E, a Chord Distance of 97.34 feet, a Radius of 220.00 feet, an Arc Distance of 98.15 feet; thence N 44°08'49" East, continuing along said Southeastly line of Country Club Drive, a distance of 43.20 feet; thence Northeastly, along a curve to the left, continuing along said Southeastly line of Country Club Drive, having a Chord Bearing of N 42°33'19" E, a Chord Distance of 101.69 feet, a Radius of 1830.28 feet, an Arc Distance of 101.70 feet; thence Northeastly continuing with said Southeastly line of Country Club Drive, on the arc of said curve to the right, having a Chord Bearing of N 47°06'30" East, a Chord Distance of 36.40 feet, a Radius of 170.00 feet, and Arc Distance of 36.47; thence N 53°15'12" E continuing with said Southeastly line of Country Club Drive, a distance of 244.87 feet; thence Northeastly continuing with said Southeastly line of Country Club Drive, having a Chord Bearing of N 41°21'32" E, a Chord Distance of 321.53 feet, a Radius of 780.00 feet, an Arc Distance of 322.86 feet to the intersection with said South line of Suffolk Lane; thence S 63°27'42" E along said South line of Suffolk Lane, a distance of 30.02 feet; thence East, continuing along said South line of Suffolk Lane, on a curve to the left, having a Chord Bearing of S 70°02'35" E, a Chord Distance of 62.72 feet, a Radius 230.00 feet, an Arc Distance of 63.84 feet; thence continuing along said South line of Suffolk Lane, S 70°02'35" E, a distance of 316.39 feet to a point of curvature; thence East, continuing with said South line of Suffolk Lane, on a curve to the left, having a Chord Bearing of S 80°18'14" E, a Chord Distance of 100.08 feet, a Radius of 780.00 feet, an Arc Distance of 100.15 feet; thence continuing with said South line of Suffolk Lane, S 83°58'56" E, a distance of 84.16 feet to the Point of Beginning. The above described tract contains 254,856.29 square feet, or 5.85 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that the above real property description was prepared by me or under my direct supervision.

Date: Edward K. Dannewitz
Missouri P.L.S. No. 2664
Continental Consulting Engineers, Inc.
9000 State Line Road
Leawood, KS 66206
Missouri Corporate License No. LS-302

JULY 11, 2024
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY, AND IS NOT TO BE USED FOR CONSTRUCTION. SITE INFORMATION WAS OBTAINED FROM BEST AVAILABLE INFORMATION AND IS NOT GUARANTEED CORRECT. DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOIL CONDITIONS, SURVEYS, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN SPACE AVAILABILITY FOR DEVELOPMENT, ETC., AND MAY INCREASE SITE DEVELOPMENT COSTS.

LOT SETBACKS LOTS 1A-7A	
FRONT	20'
REAR	30'
SIDE	5'

LOT SETBACKS LOTS 8A-17A	
FRONT	20'
REAR	30'
SIDE	10'

LEGEND

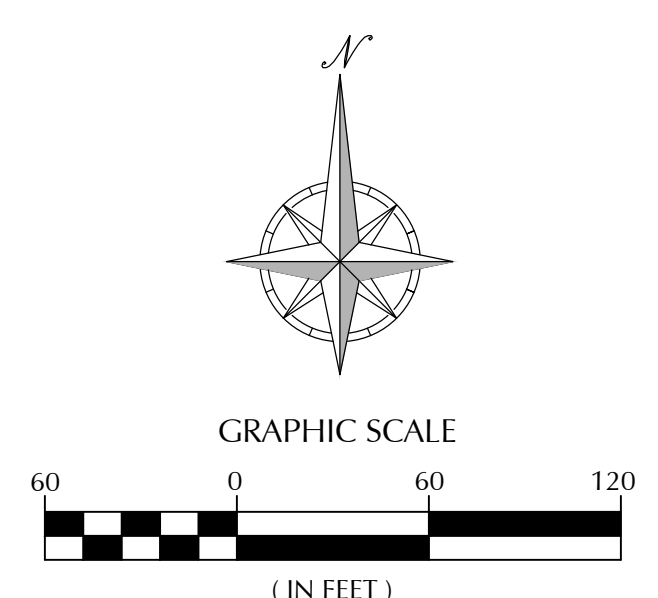
- Existing Water Main
- Existing Gas Main
- Existing Sanitary Sewer Main (Low Pressure System)
- Existing Communications
- Existing Storm Sewer
- Proposed Sanitary Sewer Main (Low Pressure System)
- Proposed KCP&L Power
- Proposed Water Main
- Proposed Gas Main
- Proposed Communications
- Proposed Storm Sewer

- Found as noted
- Set 1/2" x 24" rebar with cap CCEI 2013000041
- Utility Easement
- Right of Way
- Drainage Easement
- Phase Boundary
- Trail Removal
- Proposed 6' Wide Trail

Continental CONSULTING ENGINEERS, INC.
SINCE 1976

9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
TEL. (913) 642-6642
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811
Know what's below. Call before you dig.



GOLF CLUB HOUSE

LOCH LLOYD PARKWAY

GROSS PROJECT AREA	5.84 ACRES
GROSS SINGLE FAMILY RESIDENTIAL AREA	5.37 ACRES
GROSS RIGHT-OF-WAY AREA	0 ACRES
GROSS COMMON AREA TRACTS	0.47 ACRES
TOTAL NUMBER OF LOTS	17 UNITS
AVERAGE LOT SIZE = (5.37/17)	0.32 ACRES
GROSS ACRES PER LOT = (5.84/17)	0.34 ACRES
GROSS REC & OPEN SPACE RATIO = (0.47/5.84)	0.08
MAX BUILDING HEIGHT	35 FT
MIN 1ST FLOOR BUILDING SQ. FT. LOTS	2,100 FT ²
half stories min. 2400 ft ² with 1800 ft ² on main level	

PHASING
-PUBLIC IMPROVEMENTS COMPLETED IN ONE PHASE

LANDSCAPING
-LANDSCAPING OF THE COMMON AREAS WILL BE SIMILAR TO WHAT EXISTS IN THE OTHER PARTS OF LOCH LLOYD AND THE LANDSCAPING OF THE HOMES WILL BE CONTROLLED BY THE DESIGN REVIEW GUIDELINES WHICH ADHERE TO THOSE ISSUED BY THE GOVERNING AUTHORITY.

LIGHTING PLAN
-THE FINAL LIGHTING STYLE WILL BE CHOSEN BY THE OWNERSHIP GROUP AND SPECIAL CONSIDERATION WILL BE GIVEN TO MAINTAINING SAFETY WHILE MINIMIZING LIGHT POLLUTION IN THE AREA
-LIGHT FIXTURES WILL BE CONSISTENT WITH THOSE IN LOCH LLOYD

SIGNAGE PLAN
-IF REQUIRED SIGNAGE WILL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

PARKING
-NO OFF-STREET PARKING

MAINTENANCE
-THE DEVELOPER WILL MAINTAIN THE COMMON AREAS UNTIL THE ROADS ARE HANDED OVER. AT WHICH TIME THE SOUTH HOA WILL MAINTAIN THE COMMON AREAS

PRESENT ZONING
RECREATIONAL OPEN SPACE - ROS

- GENERAL NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APWA STANDARDS.
 - ALL WATER MAIN EXTENSIONS AND SANITARY SEWER MAIN EXTENSIONS SHALL BE IN COMPLIANCE WITH NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
 - ALL PROPOSED SANITARY SEWERS WILL TIE TO EXISTING FORCE MAIN AND WILL BE TREATED BY JOHNSON COUNTY WASTEWATER.
 - SOURCE OF WATER WILL BE FROM NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
 - ALL DEVELOPMENT WORK SHALL OCCUR BETWEEN THE HOURS OF 8 A.M. - 5 P.M. MONDAY THROUGH FRIDAY. NO DEVELOPMENT WORK ON SATURDAY OR SUNDAY.
 - ACCESS FOR IMPROVEMENTS INCLUDING MASS GRADING AND UTILITY INSTALLATION WILL BE PER CONSTRUCTION ACCESS PLAN.
 - ALL STAGING OF MATERIALS AND EQUIPMENT SHALL BE LOCATED WITHIN THE SECHREST PROPERTY
 - PERMITS WILL BE OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES FOR SITE DISTURBANCE WHEN MORE THAN 1 ACRE OF LAND IS DISTURBED. THE SITE DISTURBANCE PERMIT WILL INCLUDE PREPARATION OF SITE DISTURBANCE PLANS AND A STORMWATER POLLUTION PREVENTION PLAN.
 - LOCAL DRAINAGE FOR PROPOSED IMPROVEMENTS WILL BE EVALUATED TO DETERMINE IF STORMWATER DETENTION IS REQUIRED - DRAINAGE AREAS AND PATTERNS WILL BE ANALYZED TO MITIGATE DOWNSTREAM IMPACTS FROM RUNOFF.
 - A PRE-CONSTRUCTION AND POST-CONSTRUCTION VIDEO OF EXISTING ROADWAYS ALONG THE CONSTRUCTION ACCESS ROUTE WILL BE COMPLETED TO IDENTIFY DAMAGE TO EXISTING INFRASTRUCTURE. THE DEVELOPER WILL REPAIR ANY PAVEMENTS AND CURB OR WALKWAYS AS A RESULT OF SUCH DAMAGE.

PROPOSED ZONING
PLANNED RESIDENTIAL DEVELOPMENT - PRD

PRESENT OWNERSHIP
S9 REDEV, LLC
DALE BROUK - CO-MANAGER

In testimony whereof: S9 REDEV LLC, has caused these presents to be signed Dale Brouk, Co-Manager, this ___ day of ___, 2024.

By: _____
Date Brouk
Co-Manager

STATE OF _____
COUNTY OF _____

BE IT REMEMBERED that on the ___ day of ___, 2024, before me, the undersigned, a notary public in and for the County and State aforesaid, came Dale W. Brouk, to me personally known, who being by me duly sworn did say that he is the Co-Manager of S9 REDEV LLC, and that said instrument was signed on behalf of said corporation and that Dale W. Brouk acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My commission expires: Notary Public

Randall Schultz - Chairman Village of Loch Lloyd

Anthony Lafata - Village Clerk

FINAL UTILITY AND LOCATIONS ARE SUBJECT TO CHANGE PENDING UTILITY COMPANY FINAL DESIGN

APPROVAL OF THIS PLAN IS SUBJECT TO ENGINEERING APPROVAL AND EXISTING REGULATIONS OF LOCH LLOYD VILLAGE AND THE NORTHWEST CASS COUNTY WATER RESOURCE DISTRICT

SECHREST AT LOCH LLOYD
FINAL DEVELOPMENT PLAN
VILLAGE OF LOCH LLOYD, CASS COUNTY, MISSOURI

DATE	07/11/2024
DRAWN BY	JTS
CHECKED BY	BH1
REVISIONS	
1- SIDEWALK MODS	10/01/2024

SHEET TITLE & NUMBER
FINAL DEVELOPMENT PLAN SITE 1

C101