

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°02'20" 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 08°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°33'07" 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 Easterly, 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 Easterly, 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

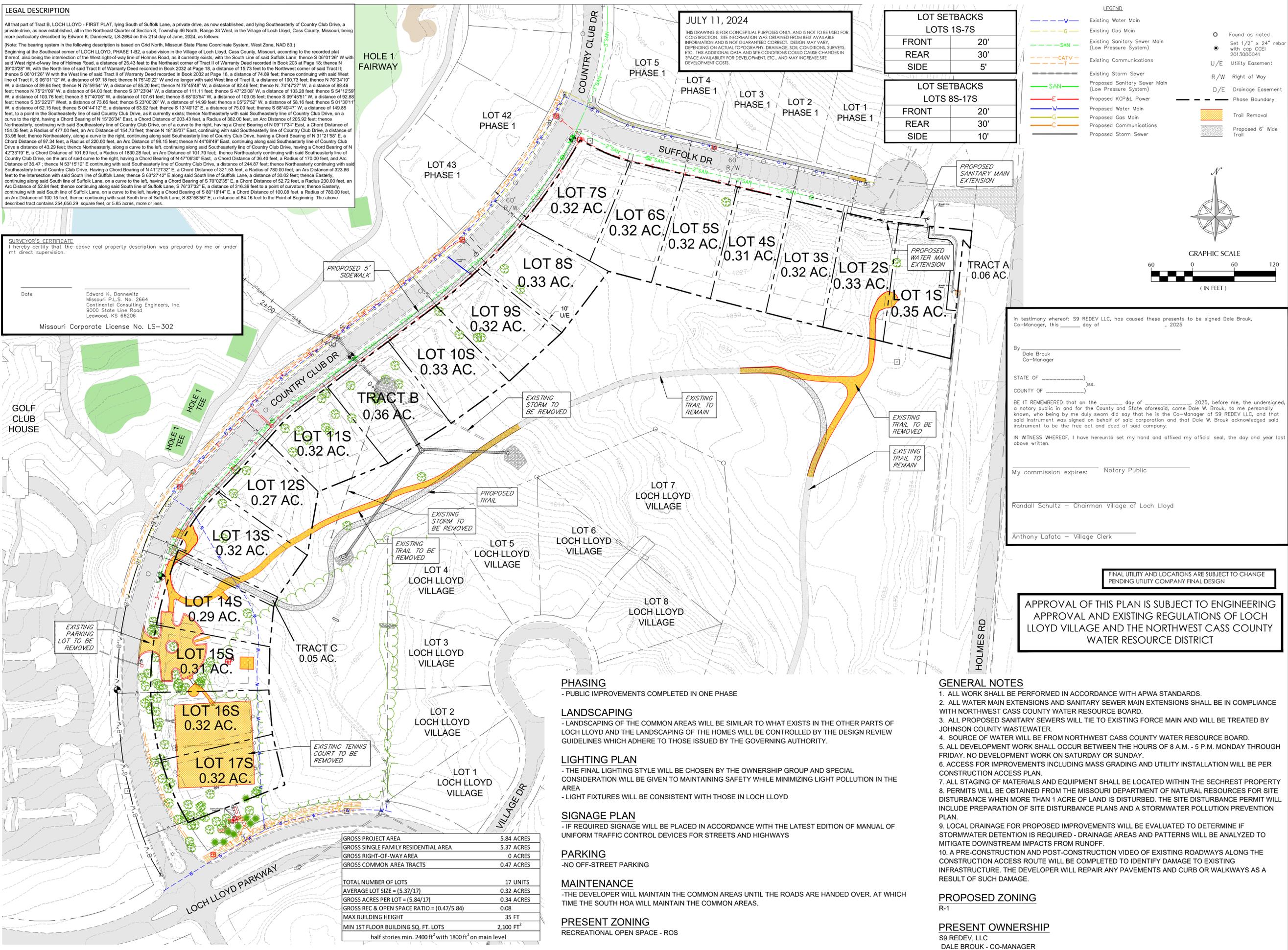
I hereby certify that the above real property description was prepared by me or under my direct supervision.

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

GOLF CLUB HOUSE

Jan 20, 2024 - 3:41pm - USER: T3winder
P:\Loch Lloyd\SecHrest - New\DesignFiles - SecHrest - 1 Development - Planning

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	



JULY 11, 2024
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LOT SETBACKS
LOTS 1S-7S

FRONT	20'
REAR	30'
SIDE	5'

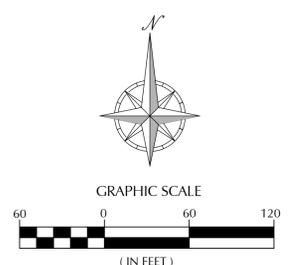
LOT SETBACKS
LOTS 8S-17S

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
R/W Right of Way
D/E Drainage Easement
Phase Boundary
Trail Removal
Proposed 6' Wide Trail



In testimony whereof: S9 REDEV LLC, has caused these presents to be signed Dale Brouk, Co-Manager, this ____ day of _____, 2025.

By: _____
Date Brouk
Co-Manager

STATE OF _____ ss.
COUNTY OF _____ ss.

BE IT REMEMBERED that on the ____ day of _____, 2025, 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

- 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**
R-1
- PRESENT OWNERSHIP**
S9 REDEV, LLC
DALE BROUK - CO-MANAGER

Continental CONSULTING ENGINEERS, INC.
SINCE 1976

9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
TEL (913) 642-6642
FAX (913) 642-6941
www.cceengineers.com

811
Know what's below. Call before you dig.

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
2 - TRACT NAME CHANGE 12/26/2024

SHEET TITLE & NUMBER
FINAL DEVELOPMENT PLAN SITE 1
C101

In testimony whereof, S9 REDEV LLC, has caused these presents to be signed Dale Brouk, Co-Manager, this _____ day of _____, 2025.

By Dale Brouk
Co-Manager

STATE OF _____)
COUNTY OF _____)ss.

BE IT REMEMBERED that on the _____ day of _____, 2025, 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

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

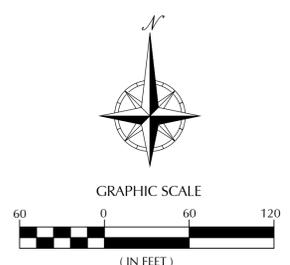
Date _____
Edward K. Dannewitz
Missouri P.L.S. No. 2664
Continental Consulting Engineers, Inc.
9000 State Line Road
Leawood, KS 66206
Missouri Corporate License No. LS-302

JULY 11, 2024

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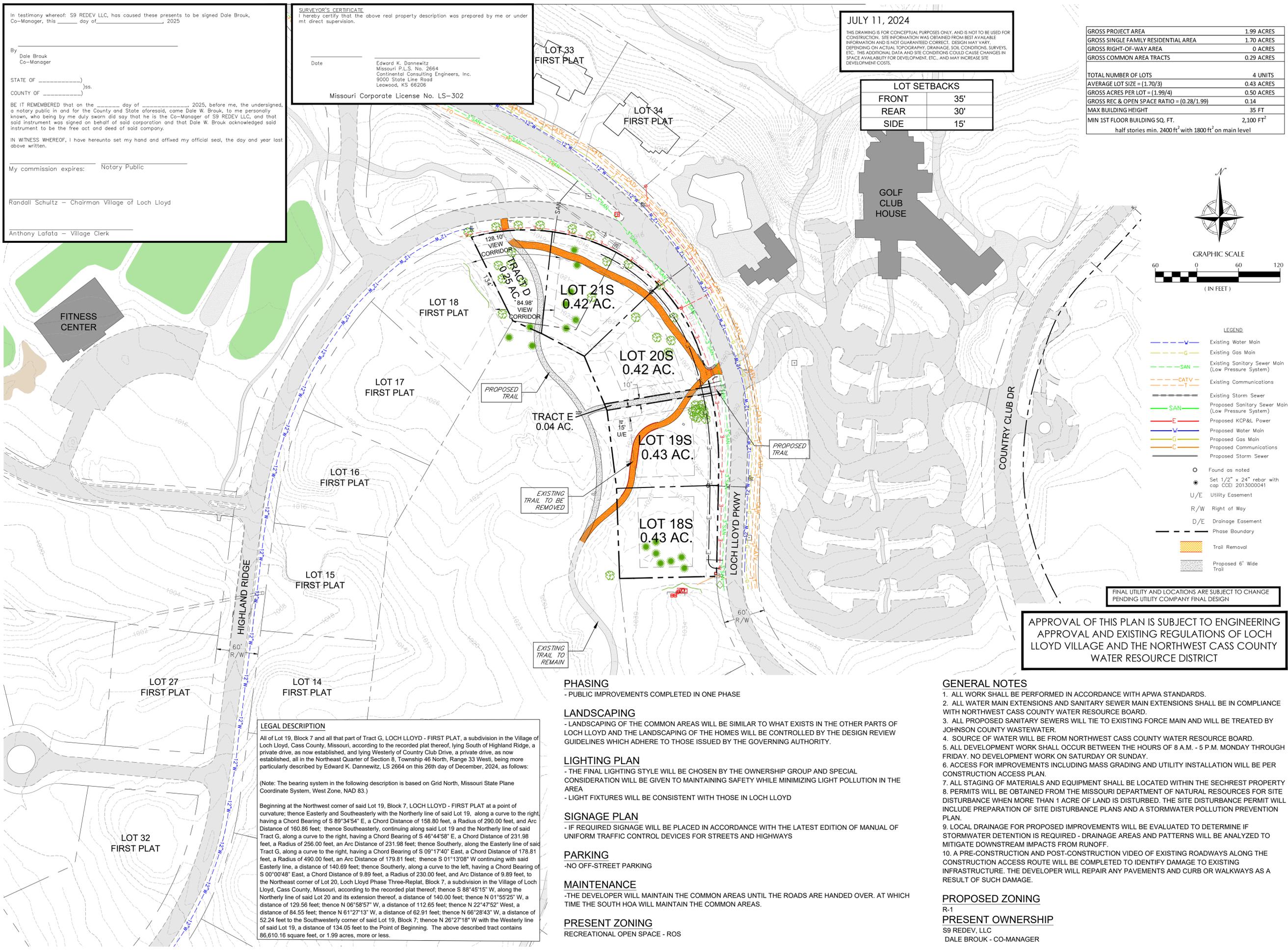
GROSS PROJECT AREA	1.99 ACRES
GROSS SINGLE FAMILY RESIDENTIAL AREA	1.70 ACRES
GROSS RIGHT-OF-WAY AREA	0 ACRES
GROSS COMMON AREA TRACTS	0.29 ACRES
TOTAL NUMBER OF LOTS	4 UNITS
AVERAGE LOT SIZE = (1.70/3)	0.43 ACRES
GROSS ACRES PER LOT = (1.99/4)	0.50 ACRES
GROSS REC & OPEN SPACE RATIO = (0.28/1.99)	0.14
MAX BUILDING HEIGHT	35 FT
MIN 1ST FLOOR BUILDING SQ. FT.	2,100 FT ²
half stories min. 2400 ft ² with 1800 ft ² on main level	

LOT SETBACKS	
FRONT	35'
REAR	30'
SIDE	15'



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
- U/E Utility Easement
- R/W Right of Way
- D/E Drainage Easement
- Phase Boundary
- Trail Removal
- Proposed 6" Wide Trail



LEGAL DESCRIPTION

All of Lot 19, Block 7 and all that part of Tract G, LOCH LLOYD - FIRST PLAT, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof, lying South of Highland Ridge, a private drive, as now established, and lying Westerly of Country Club Drive, a private drive, as now established, and lying in the Northeast Quarter of Section 8, Township 46 North, Range 33 West, being more particularly described by Edward K. Dannewitz, LS 2664 on this 26th day of December, 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 Northwest corner of said Lot 19, Block 7, LOCH LLOYD - FIRST PLAT at a point of curvature, thence Easterly and Southeasterly with the Northerly line of said Lot 19, along a curve to the right, having a Chord Bearing of S 89°34'54" E, a Chord Distance of 158.80 feet, a Radius of 290.00 feet, and Arc Distance of 160.86 feet; thence Southeasterly, continuing along said Lot 19 and the Northerly line of said Tract G, along a curve to the right, having a Chord Bearing of S 46°44'58" E, a Chord Distance of 231.98 feet, a Radius of 256.00 feet, an Arc Distance of 231.98 feet; thence Southerly, along the Easterly line of said Tract G, along a curve to the right, having a Chord Bearing of S 09°17'40" East, a Chord Distance of 178.81 feet, a Radius of 490.00 feet, an Arc Distance of 179.81 feet; thence S 01°13'08" W continuing with said Easterly line, a distance of 140.69 feet; thence Southerly, along a curve to the left, having a Chord Bearing of S 00°00'48" East, a Chord Distance of 9.89 feet, a Radius of 230.00 feet, and Arc Distance of 9.89 feet, to the Northeast corner of Lot 20, Loch Lloyd Phase Three-Repplat, Block 7, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof; thence S 88°45'15" W, along the Northerly line of said Lot 20 and its extension thereof, a distance of 140.00 feet; thence N 01°55'25" W, a distance of 129.56 feet; thence N 06°58'57" W, a distance of 112.65 feet; thence N 22°47'52" West, a distance of 84.55 feet; thence N 61°27'13" W, a distance of 62.91 feet; thence N 66°28'43" W, a distance of 52.24 feet to the Southwest corner of said Lot 19, Block 7; thence N 26°27'18" W with the Westerly line of said Lot 19, a distance of 134.05 feet to the Point of Beginning. The above described tract contains 86,610.16 square feet, or 1.99 acres, more or less.

- 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.
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- PROPOSED ZONING**
R-1
PRESENT OWNERSHIP
S9 REDEV, LLC
DALE BROUK - CO-MANAGER

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

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



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

DATE: 07/11/2024
DRAWN BY: JTS
CHECKED BY: BHT

REVISIONS
1 - SIDEWALK MODS 10/01/2024
2 - LEGAL CORRECTION 12/26/2024

SHEET TITLE & NUMBER
FINAL DEVELOPMENT PLAN SITE 2
C102

Jan 20, 2025 - 3:49pm - USER T5hneider - P:\Loch Lloyd\Sechrest - New\DesignFiles - Sechrest 2 - Development - Planning

In testimony whereof, S9 REDEV LLC, has caused these presents to be signed Dale Brouk, Co-Manager, this _____ day of _____, 2025

By _____
Dale Brouk
Co-Manager

STATE OF _____)
COUNTY OF _____)ss.

BE IT REMEMBERED that on the _____ day of _____, 2025, 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

SURVEYOR'S CERTIFICATE
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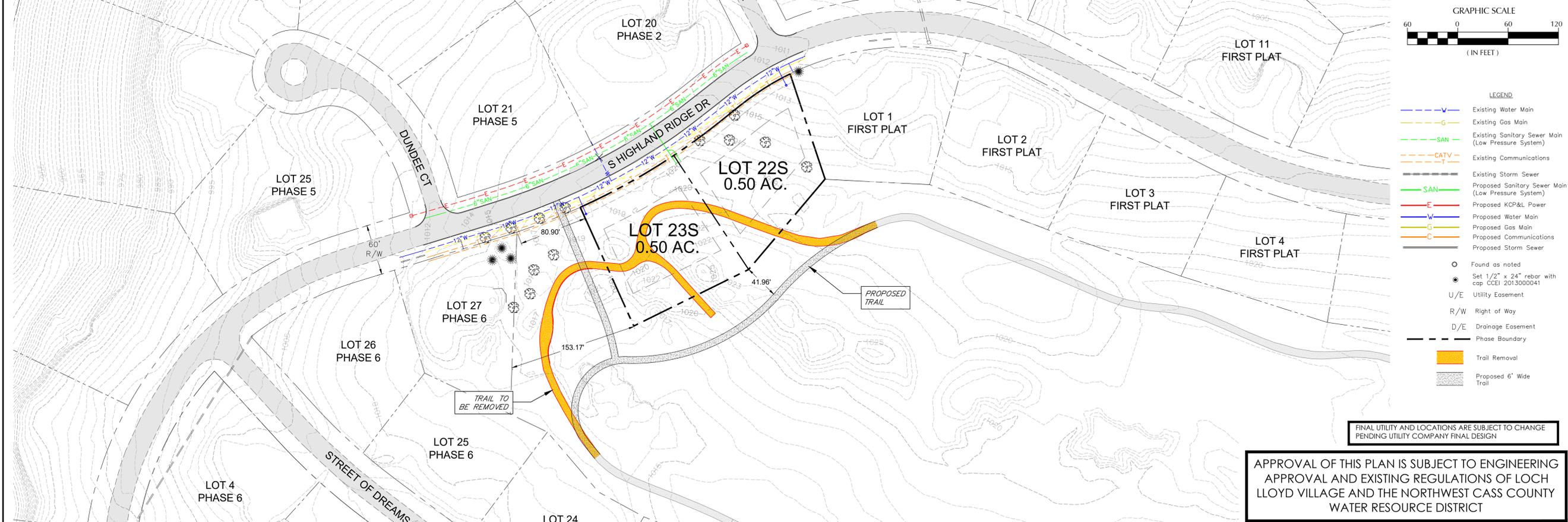
Date _____
Edward K. Dannewitz
Missouri P.L.S. No. 2664
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9000 State Line Road
Leawood, KS 66206
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JULY 11, 2024

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LOT SETBACKS	
FRONT	35'
REAR	50'
SIDE	15'

GROSS PROJECT AREA	1.00 ACRES
GROSS SINGLE FAMILY RESIDENTIAL AREA	1.00 ACRES
GROSS RIGHT-OF-WAY AREA	0.00 ACRES
GROSS COMMON AREA TRACTS	0.00 ACRES
TOTAL NUMBER OF LOTS	2 UNITS
AVERAGE LOT SIZE = (1.00/2)	0.50 ACRES
GROSS ACRES PER LOT = (1.00/2)	0.50 ACRES
GROSS REC & OPEN SPACE RATIO = (0/1.00)	0.00
MAX BUILDING HEIGHT	35 FT
MIN 1ST FLOOR BUILDING SQ. FT.	2,100 FT ²
half stories min. 2400 ft ² with 1800 ft ² on main level	



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)
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- Proposed Water Main
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- U/E Utility Easement
- R/W Right of Way
- D/E Drainage Easement
- Phase Boundary
- Trail Removal
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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
R-1
PRESENT OWNERSHIP
S9 REDEV, LLC
DALE BROUK - CO-MANAGER

LEGAL DESCRIPTION

All that part of Tract G, LOCH LLOYD - FIRST PLAT, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof, lying Southerly of HIGHLAND RIDGE DRIVE, a private drive, as now established, lying generally Easterly of Lot 27, STREET OF DREAMS AT LOCH LLOYD, PHASE SIX - REPLAT, according to the recorded plat thereof and lying generally Southwesterly of Lot 1, LOCH LLOYD, FIRST PLAT - REPLAT, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof, all in the West Half of Section 8, Township 46 North, Range 33 West, being more particularly described by Edward K. Dannewitz, LS-2664 on this 24th 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. Holding the bearing of Northerly Line of Tract G, LOCH LLOYD - FIRST PLAT.)

Commencing at the Northeast corner said Lot 27, STREET OF DREAMS AT LOCH LLOYD, PHASE SIX - REPLAT, a subdivision in the Village of Loch Lloyd, Cass County Missouri, according to the recorded plat thereof; thence Northeasterly with the Southerly line of said HIGHLAND RIDGE DRIVE, on a curve to the left, having a Chord Bearing of N 68°45'36" E, a Chord Distance of 80.90 feet, a Radius of 780.00 feet, an Arc Distance of 80.94 feet to the Point of Beginning; thence Northeasterly continuing with said Southerly line, on a curve to the left, having a Chord Bearing of N 58°36'19" E, a Chord Distance of 195.03 feet, a Radius of 780.00 feet, an Arc Distance of 195.54 feet; thence N 51°25'24" E, continuing along said Southerly line, a distance of 30.64 feet; thence Easterly, continuing along said Southerly line, on a curve to the right, having a Chord Bearing of N 57°44'54" E, a Chord Distance of 70.51 feet, a Radius of 320.00 feet, an Arc Distance of 70.65 feet to the Northwest corner Lot 1, LOCH LLOYD, FIRST PLAT - REPLAT, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof; thence S 18°27'16" E on a line 25.45 feet Westerly of and parallel with said Westerly line of Lot 1, a distance of 131.70 to the Southwest corner of said Lot 1; thence S 40°20'53" W, a distance of 140.53 feet; thence S 63°53'50" W, a distance of 152.32 feet; thence N 24°23'08" W, a distance of 154.56 feet to the Point of Beginning. The above described tract contains 43,713.88 square feet, or 1.00 acres, more or less.

Jan 20, 2025 - USER T:Shneider
P:\Loch Lloyd\Sechrest - New\DesignFiles - Sechrest 3 Development Planning

DATE	07/11/2024
DRAWN BY	JTS
CHECKED BY	BH1
REVISIONS	
1 - SIDEWALK MODS	12/26/2024

SHEET TITLE & NUMBER
FINAL DEVELOPMENT PLAN SITE 3
C103

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

In testimony whereof, S9 REDEV LLC, has caused these presents to be signed Dale Brook, Co-Manager, this _____ day of _____, 2025

By Dale Brook Co-Manager

STATE OF _____ COUNTY OF _____ ss.

BE IT REMEMBERED that on the _____ day of _____, 2025, before me, the undersigned, a notary public in and for the County and State aforesaid, came Dale W. Brook, 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. Brook 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

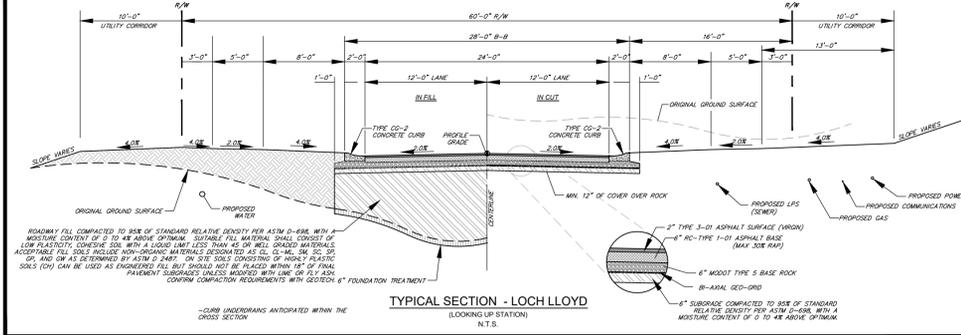
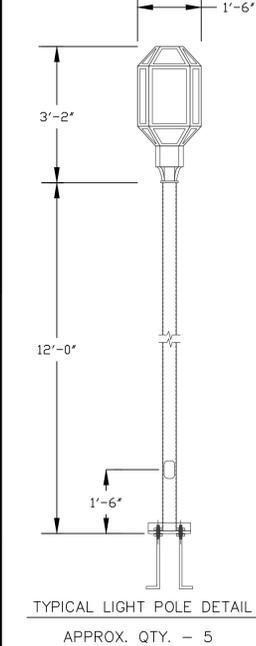
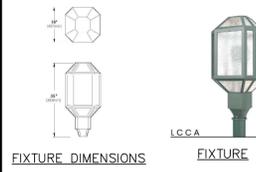
Randall Schultz - Chairman Village of Loch Lloyd

Anthony Lafata - Village Clerk

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



LEGAL DESCRIPTION All that part of Tract I, LOCH LLOYD - FIRST PLAT, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof, lying Easterly of GRACE DRIVE, a private drive, all in the Northeast Quarter of Section 8, Township 46 North, Range 33 West, being more particularly described by Edward K. Dannewitz, LS-2664 on this 24th 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. Holding the bearing of Northerly Line of Tract G, LOCH LLOYD - FIRST PLAT.)

A tract of land located East Half of Section 8, Township 46 North, Range 33 West in the Village of Loch Lloyd, Cass County, Missouri and being more particularly described as follows: COMMENCING at the East Quarter Corner of said Section 8; then North 86°41'25" West, along the South line of the Northeast Quarter of said Section 8, a distance of 189.61 feet to the POINT OF BEGINNING, said point being on the Westerly line of Tract III as described in Book 2032 at Page 18; then North 03°18'35" East, along said Westerly line, a distance of 21.99 feet; then North 61°11'47" East, continuing along said Westerly line, a distance of 12.84 feet; then North 03°49'41" East, continuing along said Westerly line, a distance of 148.55 feet; then North 09°40'42" East, continuing along said Westerly line, a distance of 189.22 feet; then North 85°23'04" West, a distance of 72.82 feet; then North 88°32'11" West, a distance of 94.85 feet; then North 86°18'31" West, a distance of 96.82 feet; then North 86°58'15" West, a distance of 80.63 feet; then North 88°44'07" West, a distance of 81.25 feet; then North 87°35'51" West, a distance of 86.64 feet; then South 02°08'23" West, a distance of 157.27 feet; then Westerly, along a curve to the left, having a Chord Bearing of South 87°17'22" West, a Chord Distance of 326.83 feet, a Radius of 1530.00 feet, an Arc Distance of 327.46 feet; then Westerly, along a curve to the right, having a Chord Bearing of North 85°51'41" West, a Chord Distance of 233.60 feet, a Radius of 520.00 feet, an Arc Distance of 235.61 feet; then Westerly, along a curve to the left, having a Chord Bearing of South 80°22'10" West, a Chord Distance of 297.06 feet, a Radius of 330.00 feet, an Arc Distance of 308.13 feet; then Westerly, along a curve to the right, having a Chord Bearing of South 81°48'00" West, a Chord Distance of 176.86 feet, a Radius of 270.00 feet, an Arc Distance of 77.23 feet; then South 70°02'29" West, a distance of 18.69 feet; then North 19°59'31" West, a distance of 20.00 feet; then North 12°38'51" East, a distance of 108.30 feet; then North 68°16'54" West, a distance of 128.89 feet to the Easterly right-of-way line of Grace Drive, as it currently exists; then Southerly, along a curve to the left, having a Chord Bearing of South 09°15'28" West, a Chord Distance of 274.63 feet, a Radius of 495.00 feet, an Arc Distance of 278.28 feet; then South 06°50'51" East, continuing along said Easterly right-of-way line, a distance of 53.75 feet to the Northwest corner of The Meadows at Loch Lloyd Phase 7, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof; then North 70°02'29" East, along the Northerly line of said The Meadows at Loch Lloyd Phase 7, a distance of 180.81 feet to the South line of said Northeast Quarter; then South 86°41'25" East, along said South line, a distance of 1367.67 feet to the Point of Beginning and containing 413,262.90 square feet or 9.49 acres more or less.

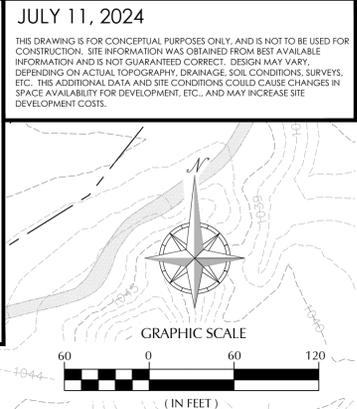
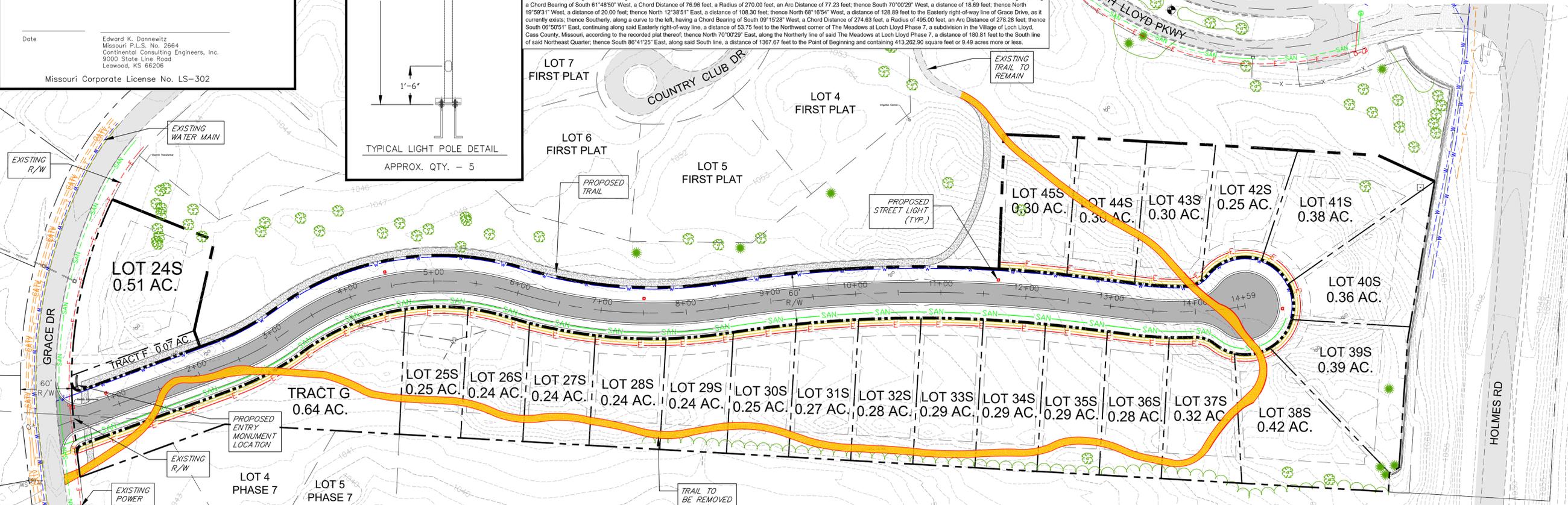


Table with project area details: GROSS PROJECT AREA (9.49 ACRES), GROSS SINGLE FAMILY RESIDENTIAL AREA (6.70 ACRES), GROSS RIGHT-OF-WAY AREA (2.11 ACRES), GROSS COMMON AREA TRACTS (0.68 ACRES), TOTAL NUMBER OF LOTS (22 UNITS), AVERAGE LOT SIZE = (6.70/22) (0.27 ACRES), GROSS ACRES PER LOT = (9.49/22) (0.43 ACRES), GROSS REC & OPEN SPACE RATIO = (0.68/9.49) (0.07), MAX BUILDING HEIGHT (35 FT), MIN 1ST FLOOR BUILDING SQ. FT. (2,100 FT²), half stories min. 2400 ft² with 1800 ft² on main level.

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

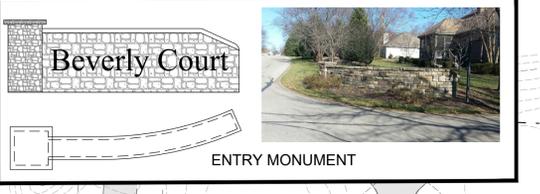
Table for Lot Setbacks 25S-45S: FRONT 20', REAR 30', SIDE 5'.

Table for Lot Setbacks 24S: FRONT 30', REAR 30', SIDE 15'.

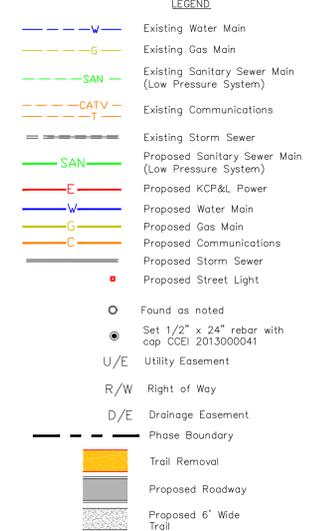


PHASING - PUBLIC IMPROVEMENTS COMPLETED IN ONE PHASE. LANDSCAPING - LANDSCAPING OF THE COMMON AREAS WILL BE SIMILAR TO WHAT EXISTS IN THE OTHER PARTS OF LOCH LLOYD AND THE LANDSCAPING OF THE HOMES WILL BE CONTROLLED BY THE DESIGN REVIEW GUIDELINES WHICH ADHERE TO THOSE ISSUED BY THE GOVERNING AUTHORITY.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

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



GENERAL NOTES 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APWA STANDARDS. 2. ALL WATER MAIN EXTENSIONS AND SANITARY SEWER MAIN EXTENSIONS SHALL BE IN COMPLIANCE WITH NORTHWEST CASS COUNTY WATER RESOURCE BOARD. 3. ALL PROPOSED SANITARY SEWERS WILL TIE TO EXISTING FORCE MAIN AND WILL BE TREATED BY JOHNSON COUNTY WASTEWATER. 4. SOURCE OF WATER WILL BE FROM NORTHWEST CASS COUNTY WATER RESOURCE BOARD. 5. 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. 6. ACCESS FOR IMPROVEMENTS INCLUDING MASS GRADING AND UTILITY INSTALLATION WILL BE PER CONSTRUCTION ACCESS PLAN. 7. ALL STAGING OF MATERIALS AND EQUIPMENT SHALL BE LOCATED WITHIN THE SECHREST PROPERTY 8. 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. 9. 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. 10. 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.



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

Table with project metadata: DATE (07/11/2024), DRAWN BY (JTS), CHECKED BY (BHT), REVISIONS (1 - Lot Size Update 10/09/2024, 1 - 4th Plat Changes 12/26/2024).

SHEET TITLE & NUMBER FINAL DEVELOPMENT PLAN SITE 4 C104