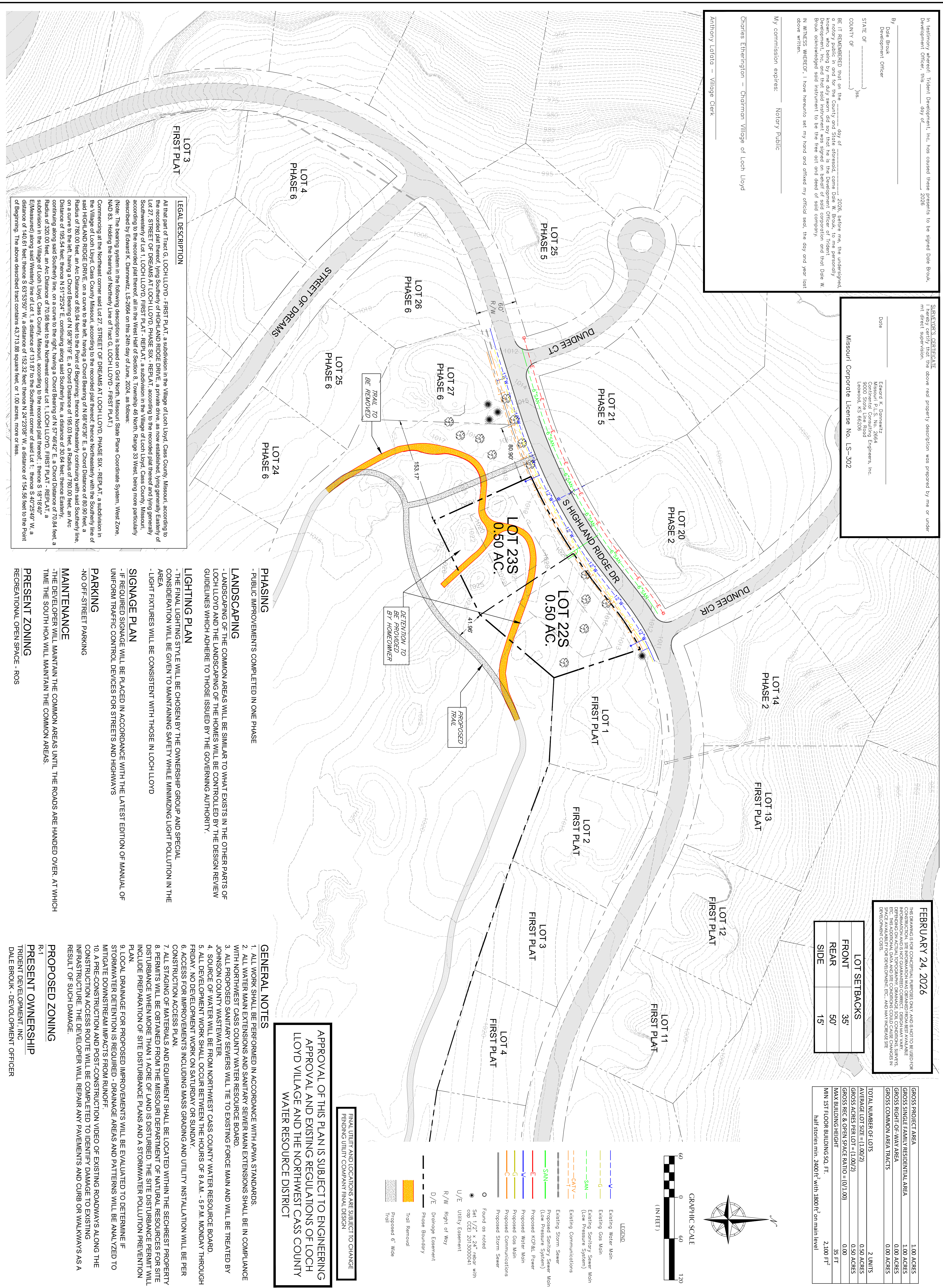


EXHIBIT 3

Feb 25, 2026 - 1:77pm - USER TShridr
 P:\Lock Lloy\Sechrest Nine\DesignFiles\Sechrest 3 Development Plan.dwg



In testimony whereof, Trident Development, Inc. has caused these presents to be signed Dale Brook, Development Officer, this _____ day of _____, 2026.

By: Dale Brook
 Development Officer

STATE OF _____)
 COUNTY OF _____) ss.

BE IT REMEMBERED that on the _____ day of _____, 2026, 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 Development Officer of Trident that Dale W. Brook, aforementioned 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

Charles Etherington - Chairman Village of Loch Lloyd

Anthony Lafita - Village Clerk

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

Edward K. Demnitz
 6664
 Continental Consulting Engineers, Inc.
 9000 State Line Road
 Leawood, KS 66208
 Missouri Corporate License No. LS-302

Date _____

FEBRUARY 24, 2026

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY AND IS NOT TO BE USED FOR INFORMATION ANALYSIS NOR GUARANTEED CORRECT. DESIGN MAY VARY DEPENDING ON ACTUAL PROGRAM, DRAINAGE SOIL CONDITIONS, SURVEY DATA, AND OTHER FACTORS. THE DEVELOPER SHALL VERIFY THE ACCURACY OF ALL SPACE AVAILABILITY FOR DEVELOPMENT, ETC., AND MAKE NECESSARY SITE DEVELOPMENT COSTS.

LOT SETBACKS	FRONT	REAR	SIDE
	35'	50'	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 = (1,000/2)	0.50 ACRES
GROSS ACRES PER LOT = (1,000/2)	0.50 ACRES
GROSS NET & OPEN SPACE RATIO = (0/1,000)	0.00
MAX BUILDING HEIGHT	35 FT
MIN 1ST FLOOR BUILDING SQ. FT.	2,100 FT ²
	hall stories min. 2,400 ft ² with 1800 ft ² on main level

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

- 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**
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.
- PROPOSED ZONING**
 R-1
- PRESENT OWNERSHIP**
 TRIDENT DEVELOPMENT, INC.
 DALE BROOK - DEVELOPMENT OFFICER

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

811
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DATE: 2/24/2026
 DRAWN BY: HT
 CHECKED BY: HT

REVISIONS

NO.	DESCRIPTION

SHEET TITLE & NUMBER
FINAL DEVELOPMENT PLAN
SECHREST 3RD PLAT
C100