

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

By Dale Brouk  
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. Brouk, to me personally known, who being by me duly sworn did say that he is the Development Officer of Trident Development, Inc. 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

Charles Etherington - 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

FEBRUARY 24, 2026

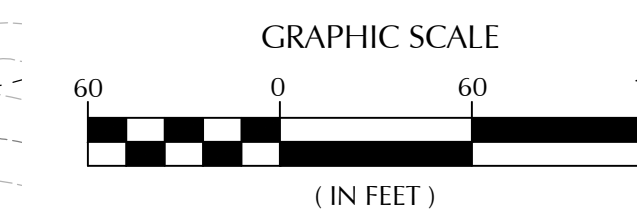
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY, AND IS NOT TO BE USED FOR CONSTRUCTION. SITE INFORMATION WAS OBTAINED FROM BEST AVAILABLE INFORMATION AND IS NOT GUARANTEED CORRECT. DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOIL CONDITIONS, SURVEYS, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS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

**LOT SETBACKS**

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 <sup>2</sup>
half stories min. 2400 ft <sup>2</sup> with 1800 ft <sup>2</sup> 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)
- 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

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**

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 BROUK - DEVELOPMENT OFFICER

**LEGAL DESCRIPTION**

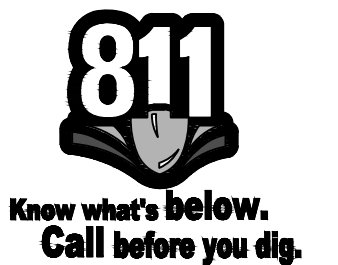
All that part of Tract G, LOCH LLOYD - FIRST PLAT, a subdivision in the Village of Loch Lloyd, Cass County, Missouri, according to the recorded plat thereof, lying Southerly of HIGHLAND RIDGE DRIVE, a private drive, as now established, lying generally Easterly of Lot 27, STREET OF DREAMS AT LOCH LLOYD, 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°46'42" E, a Chord Distance of 70.84 feet, a Radius of 320.00 feet, an Arc Distance of 70.98 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°18'40" E (Measured) along said Westerly line of Lot 1, a distance of 131.87 to the Southwest corner of said Lot 1; thence S 40°25'49" W, a distance of 140.61 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.



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

DATE: 2/24/2026  
DRAWN BY: JTS  
CHECKED BY: BHI

REVISIONS


SHEET TITLE & NUMBER

**FINAL DEVELOPMENT PLAN**  
**SECHREST 3RD PLAT**  
**C100**