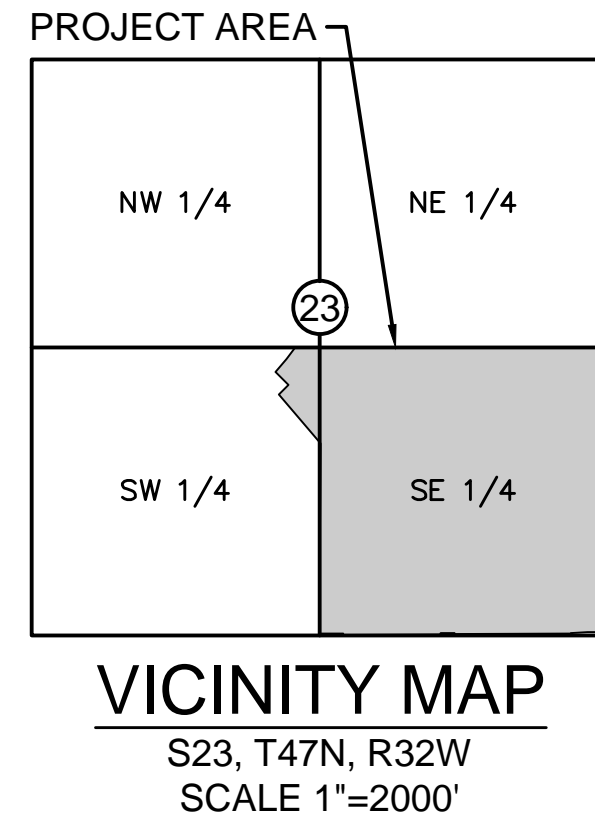


HOOK FARMS PRELIMINARY PLAT

SECTION 23, TOWNSHIP 47N, RANGE 32W
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PROJECT TEAM CONTACT LIST	
OWNER / DEVELOPER	HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. 8300 NE UNDERGROUND DRIVE KANSAS CITY, MO 64161 CONTACT: AARON SCHMIDT PHONE: 816.459.4285 EMAIL: ASCHMIDT@HUNTMIDWEST.COM
ENGINEER	OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: SHANNON BUSTER PHONE: 816.299.4341 EMAIL: SBUSTER@OLSSON.COM



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TITLE SHEET	01
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PROPERTY DESCRIPTION:

(AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, NOVEMBER 1, 2018)

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 47, RANGE 32, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 45 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 2613.19 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF PRYOR ROAD AS NOW ESTABLISHED; THENCE SOUTH 02 DEGREES 45 MINUTES 31 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 2520.50 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 30 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 135.21 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HOOK ROAD, AS NOW ESTABLISHED; THENCE NORTH 87 DEGREES 58 MINUTES 31 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 2264.70 FEET; THENCE NORTH 02 DEGREES 43 MINUTES 25 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 10.00 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 31 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 252.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 02 DEGREES 43 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE, 2615.22 FEET TO THE POINT OF BEGINNING.

ALSO,

ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 47, RANGE 32, LYING NORTH OF EAGLE CREEK GREENWAY, A SUBDIVISION, ALL IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, TO-WIT:
THE SOUTH ONE HALF OF THE NORTHEAST QUARTER AND THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER AND ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 47, RANGE 32, IN LEE'S SUMMIT, JACKSON COUNTY MISSOURI, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 2 DEGREES 36 MINUTES 10 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 1330.50 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF SAID NORTHWEST QUARTER, THENCE SOUTH 87 DEGREES 40 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF OF SAID SOUTH ONE-HALF, THENCE SOUTH 87 DEGREES 41 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID NORTHEAST QUARTER 2654.44 FEET TO THE NORTHEAST CORNER OF SAID SOUTH ONE-HALF; THENCE SOUTH 2 DEGREES 46 MINUTES 08 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 1323.83 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 45 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 2653.42 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 2 DEGREES 43 MINUTES 24 SECONDS WEST, (DEED-SOUTH 2 DEGREES 41 MINUTES 49 SECONDS WEST), ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1138.42 FEET TO THE CENTERLINE OF MOUSE CREEK, AS NOW ESTABLISHED; THENCE NORTH 25 DEGREES 51 MINUTES 18 WEST (DEED-NORTH 25 DEGREES 52 MINUTES 53 WEST), ALONG SAID CENTERLINE, 73.83 FEET; THENCE NORTH 67 DEGREES 53 MINUTES 09 SECONDS WEST (DEED-NORTH 67 DEGREES 54 MINUTES 44 SECONDS WEST), ALONG SAID CENTERLINE, 379.20 FEET; THENCE SOUTH 39 DEGREES 00 MINUTES 27 SECONDS WEST (DEED-SOUTH 38 DEGREES 58 MINUTES 52 SECONDS WEST), ALONG SAID CENTERLINE, 187.72 FEET; THENCE NORTH 48 DEGREES 37 MINUTES 07 SECONDS WEST (DEED-NORTH 48 DEGREES 38 MINUTES 42 SECONDS WEST), ALONG SAID CENTERLINE, 131.31 FEET; THENCE NORTH 73 DEGREES 28 MINUTES 23 SECONDS WEST (DEED-NORTH 73 DEGREES 29 MINUTES 58 SECONDS WEST), ALONG SAID CENTERLINE, 279.90 FEET THENCE NORTH 26 DEGREES 54 MINUTES 47 SECONDS WEST (DEED-NORTH 26 DEGREES 36 MINUTES 22 SECONDS WEST), ALONG SAID CENTERLINE, 312.25 FEET; THENCE NORTH 62 DEGREES 29 MINUTES 46 SECONDS WEST (DEED-NORTH 62 DEGREES 31 MINUTES 21 SECONDS WEST), ALONG SAID CENTERLINE, 134.47 FEET; THENCE SOUTH 52 DEGREES 10 MINUTES 15 SECONDS WEST (DEED-SOUTH 52 DEGREES 08 MINUTES 40 SECONDS WEST), ALONG SAID CENTERLINE, 85.16 FEET; THENCE SOUTH 19 DEGREES 37 MINUTES 09 SECONDS WEST (DEED-SOUTH 19 DEGREES 35 MINUTES 34 SECONDS WEST), ALONG SAID CENTERLINE, 142.83 FEET; THENCE SOUTH 79 DEGREES 21 MINUTES 39 SECONDS WEST (DEED-SOUTH 79 DEGREES 20 MINUTES 04 SECONDS WEST), ALONG SAID CENTERLINE, 68.92 FEET; THENCE NORTH 73 DEGREES 27 MINUTES 48 SECONDS WEST (DEED-NORTH 73 DEGREES 29 MINUTES 23 SECONDS WEST), ALONG SAID CENTERLINE, 114.02 FEET; THENCE NORTH 25 DEGREES 46 MINUTES 28 SECONDS WEST (DEED-NORTH 25 DEGREES 48 MINUTES 03 SECONDS WEST), ALONG SAID CENTERLINE, 73.12 FEET; THENCE NORTH 87 DEGREES 30 MINUTES 19 SECONDS WEST (DEED-NORTH 87 DEGREES 31 MINUTES 54 SECONDS WEST), ALONG SAID CENTERLINE, 473.33 FEET; THENCE NORTH 49 DEGREES 45 MINUTES 48 SECONDS WEST (DEED-NORTH 49 DEGREES 47 MINUTES 23 SECONDS WEST), ALONG SAID CENTERLINE, 343.23 FEET; THENCE NORTH 56 DEGREES 22 MINUTES 25 SECONDS WEST (DEED-NORTH 56 DEGREES 24 MINUTES 00 SECONDS WEST), ALONG SAID CENTERLINE, 277.94 FEET; THENCE NORTH 65 DEGREES 42 MINUTES 49 SECONDS WEST (DEED-NORTH 65 DEGREES 44 MINUTES 24 SECONDS WEST), ALONG SAID CENTERLINE, 182.37 FEET; THENCE NORTH 22 DEGREES 55 MINUTES 55 SECONDS WEST (DEED-NORTH 22 DEGREES 57 MINUTES 30 SECONDS WEST), ALONG SAID CENTERLINE, 65.99 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 2 DEGREES 36 MINUTES 17 SECONDS EAST (DEED-NORTH 2 DEGREES 34 MINUTES 42 SECONDS EAST), ALONG SAID WEST LINE, 239.42 FEET TO THE POINT OF BEGINNING.
(SHOWN FOR CONVENIENCE IN REPORTING.)

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY	
			C/J/H	C/J/H
1	2018.03.29	Revised per Staff comments		
1	2018.05.10	Revised per Staff comments		

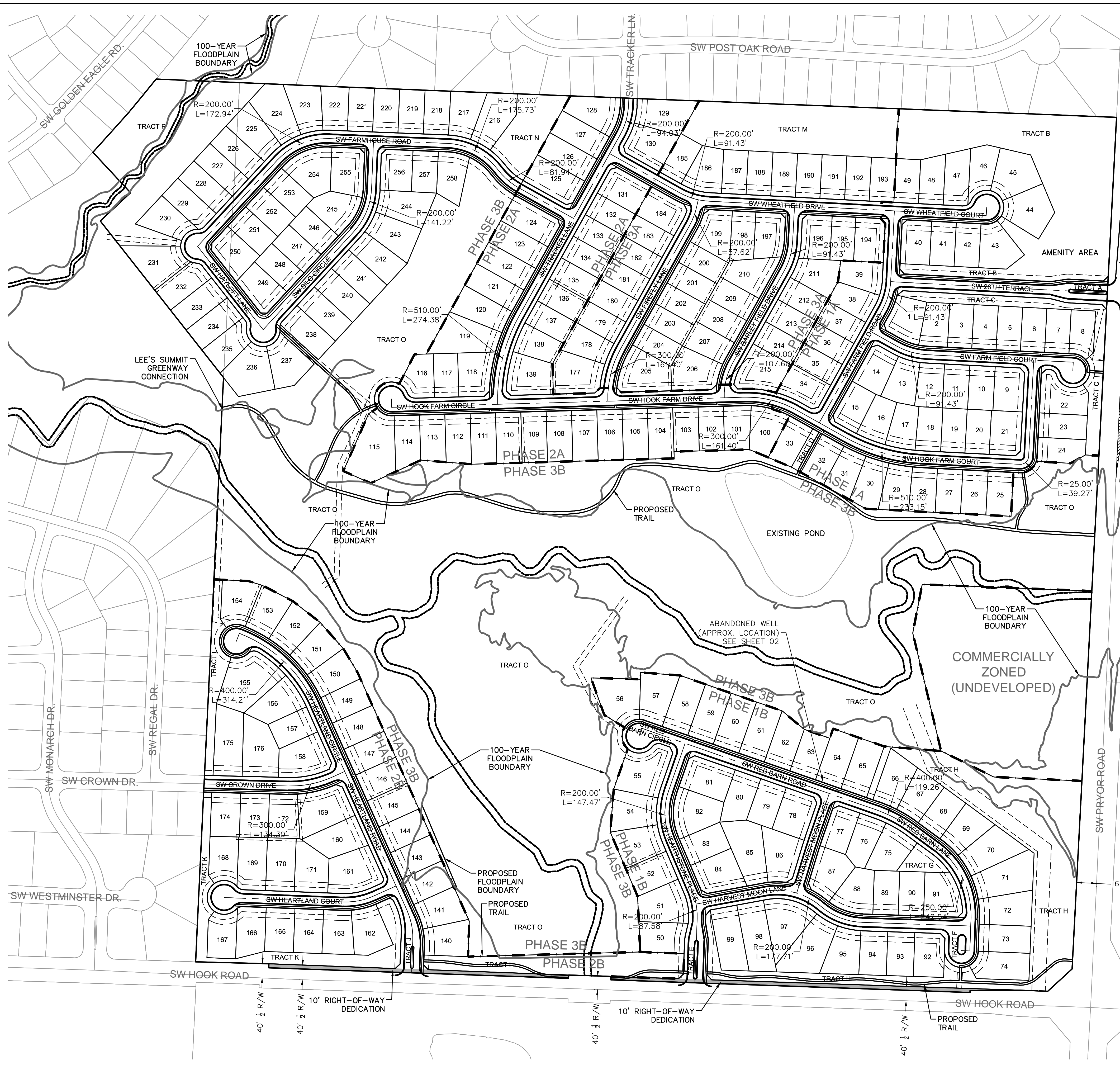
TITLE SHEET	2018
HOOK FARMS PRELIMINARY PLAT	LEE'S SUMMIT, MO

drawn by:	G.S.
checked by:	C.J.H.
approved by:	S.O.B.
QA/QC by:	J.F.E.
project no.:	018-1853
drawing no.:	
date:	2018.11.16

USER: choimquist

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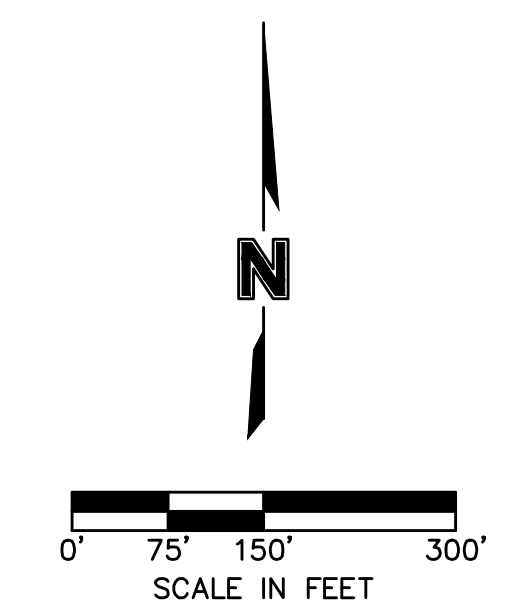


PROPOSED 150' RIGHT-TURN LANE
PROPOSED SW 26TH TERRACE (FROM APPROVED WHISPERING WOODS PDP)
60' 1/2 R/W
PROPOSED 200' LEFT-TURN LANE

- GENERAL NOTES:
1. EXISTING ZONING: R-1 & CP-1 (SEE SHEET 02).
2. PROPOSED ZONING: NO CHANGE
3. PROPOSED STREETS WIDTHS: 28' B/C-B/C UNLESS OTHERWISE NOTED
4. PROPOSED RIGHT-OF-WAY WIDTHS: 50' UNLESS OTHERWISE NOTED
5. LOT DIMENSIONS AND SETBACKS:
MINIMUM DEPTH: 120'
MINIMUM WIDTH: 70'
MINIMUM AREA: 8400 SF
FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 30'
SIDE YARD SETBACK: 7.5'
CORNER LOTS: 15' OR 25' (SEE PLAN)
6. 5' SIDEWALKS SHALL BE INSTALLED ALONG ONE SIDE OF ALL PROPOSED STREETS (SEE PLAN)

DEVELOPMENT DATA							
PHASE	1A	1B	2A	2B	3A	3B	COMM. TOTAL
LAND USE RES.	1A	1B	2A	2B	3A	3B	UNDEV.
GROSS ACRES	20.77	23.19	13.78	16.07	13.67	67.26	6.01 160.75
STREET R/W (AC.)	4.04	4.09	2.94	2.90	2.11	2.55	0.00 18.63
OPEN SPACE (AC.)	4.89	4.05	0.00	2.38	2.01	53.14	0.00 66.47
NET ACRES	11.84	15.05	10.84	10.79	9.55	11.57	6.01 75.65
UNITS	49	50	40	37	39	43	0 258
D.U./AC. (GROSS)	2.36	2.16	2.90	2.30	2.85	0.64	N/A 1.60
D.U./AC. (NET)	4.14	3.32	3.69	3.43	4.08	3.72	N/A 3.41
COMM. DATE	2019	2020	2021	2022	2023	2024	N/A
COMP. DATE	2022	2023	2024	2025	2026	2027	N/A

TRACT AREAS	
TRACT	AREA (AC.)
A	0.02
B	4.02
C	0.76
D	0.09
E	0.02
F	0.03
G	0.17
H	3.83
I	1.04
J	0.01
K	0.92
L	0.41
M	2.01
N	0.68
O	49.85
P	2.61



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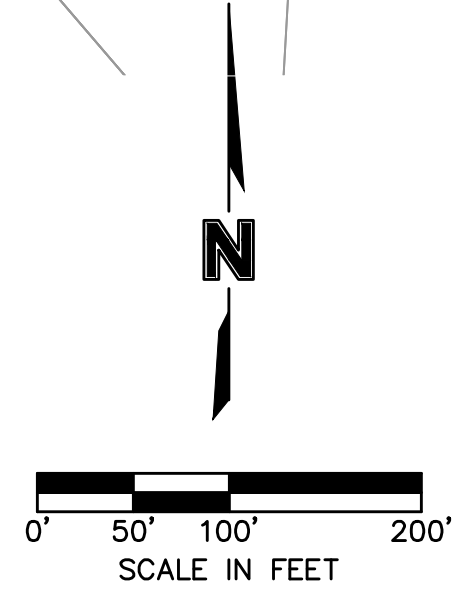
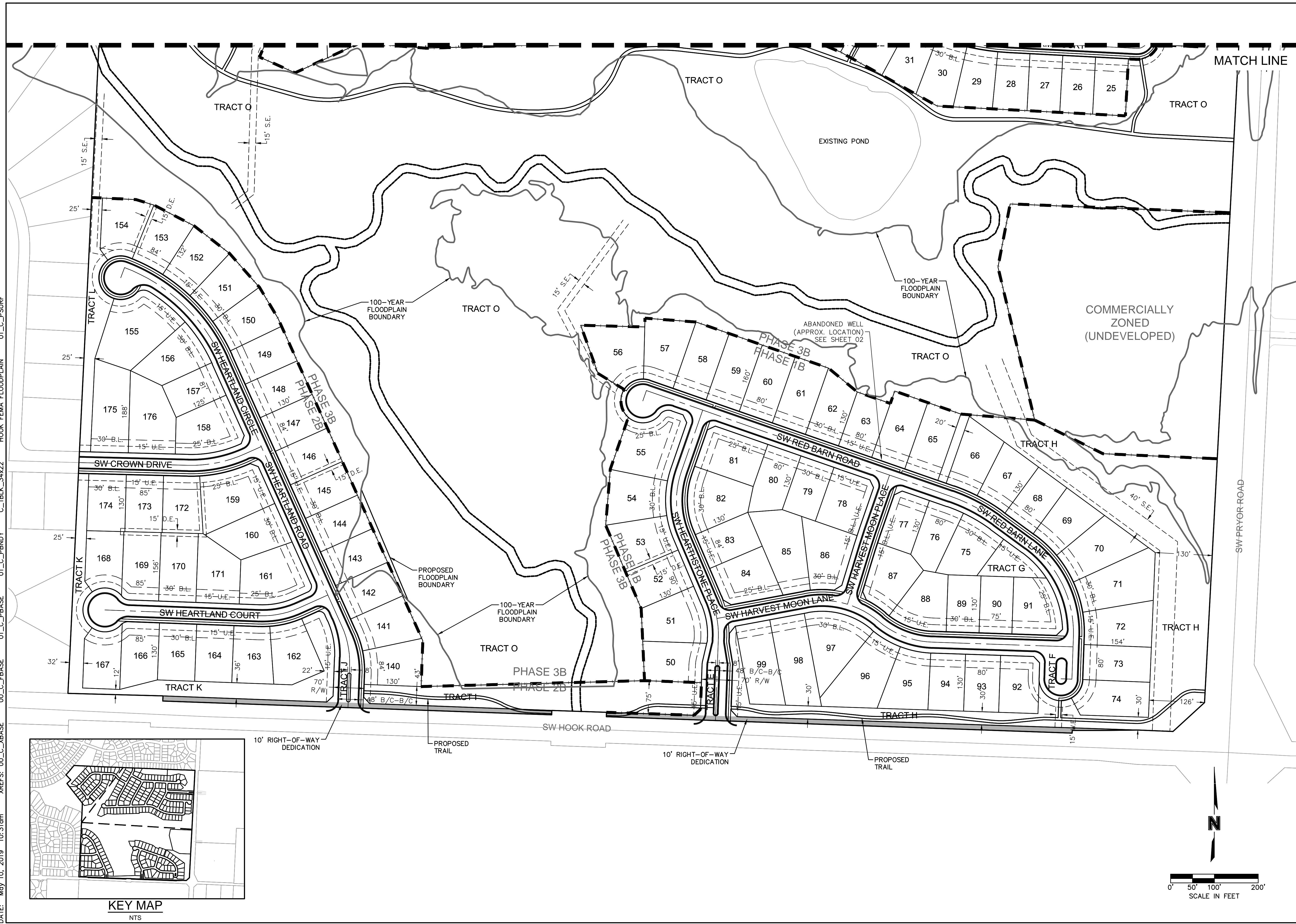
REVISIONS	
REV. NO.	DATE
1	2019.03.29
1	2019.05.10

BY: G.H. / C.H.
C.H. / C.H.

REVISIONS DESCRIPTION
Revised per Staff comments
Revised per Staff comments.

SITE PLAN (OVERALL)
HOOK FARMS
PRELIMINARY PLAN
LEE'S SUMMIT, MO
2018

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1	2019.03.29	Revised per Staff comments	C.J.H.
1	2019.05.10	Revised per Staff comments	C.J.H.

REVISIONS

2018

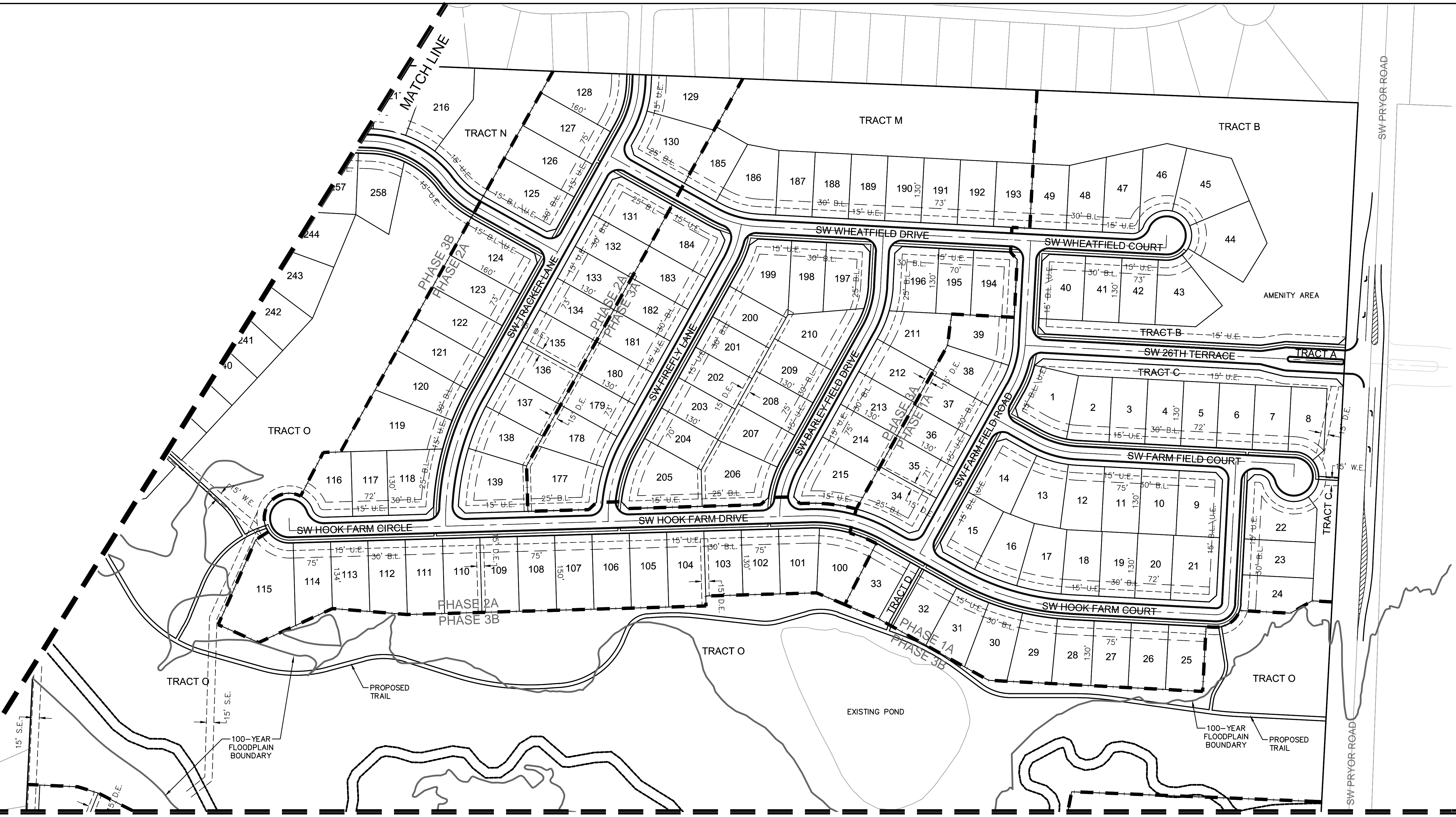
SITE PLAN (SOUTH)
 HOOK FARMS
 PRELIMINARY PLAN

LEE'S SUMMIT, MO

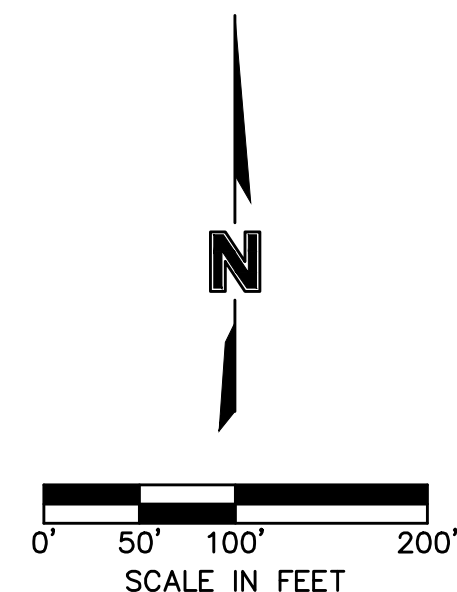
drawn by: G.S.
 checked by: C.J.H.
 approved by: S.O.B.
 QA/QC by: J.F.E.
 project no.: 018-1853
 drawing no.:
 date: 2018.11.16

SHEET
 04 of 10

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KEY MAP
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1	2019.03.29	Revised per Staff comments.	C.J.H.
1	2019.05.10	Revised per Staff comments.	C.J.H.

SITE PLAN (NORTHEAST)

HOOK FARMS
PRELIMINARY PLAT

LEE'S SUMMIT, MO

2018

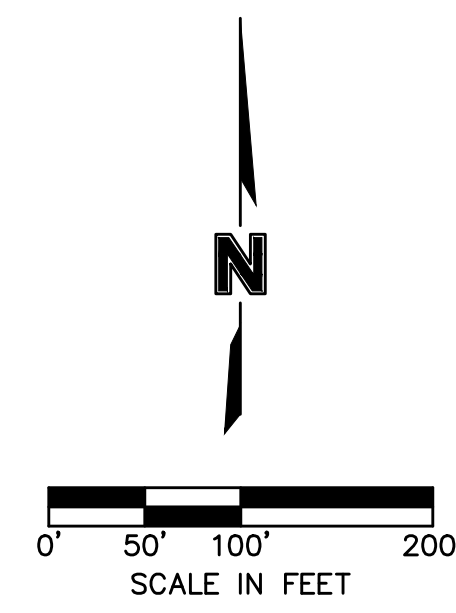
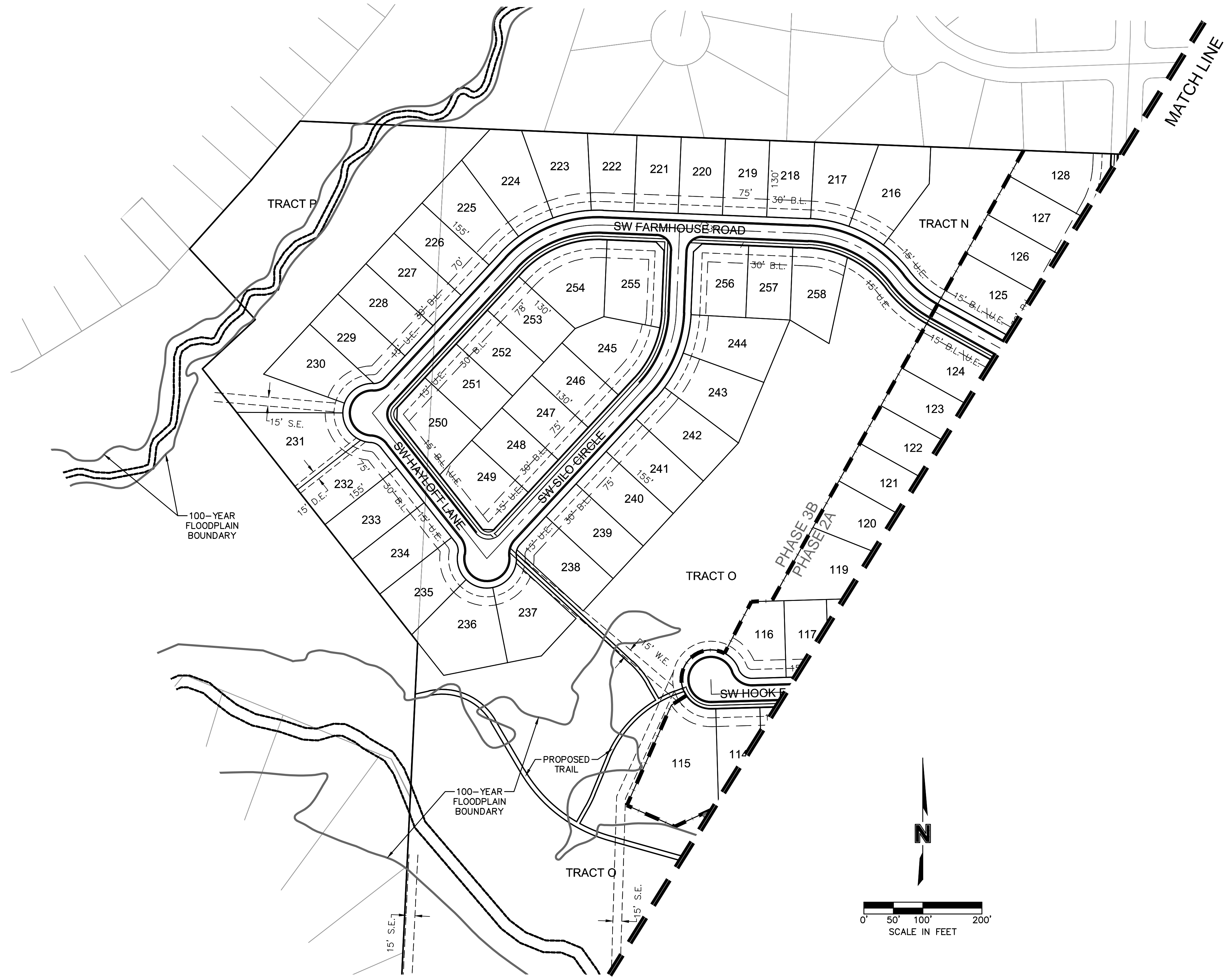
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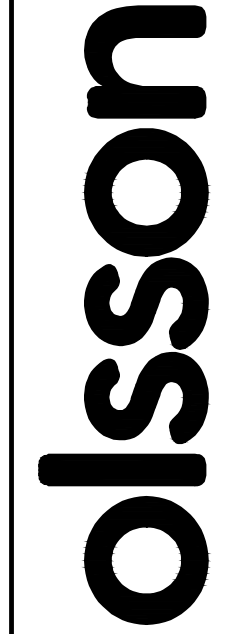
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KEY MAP
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1	2019.03.29	Revised per Staff comments.	C.H.
1	2019.05.10	Revised per Staff comments.	C.H.

SITE PLAN (NORTHWEST)

HOOK FARMS
PRELIMINARY PLAT

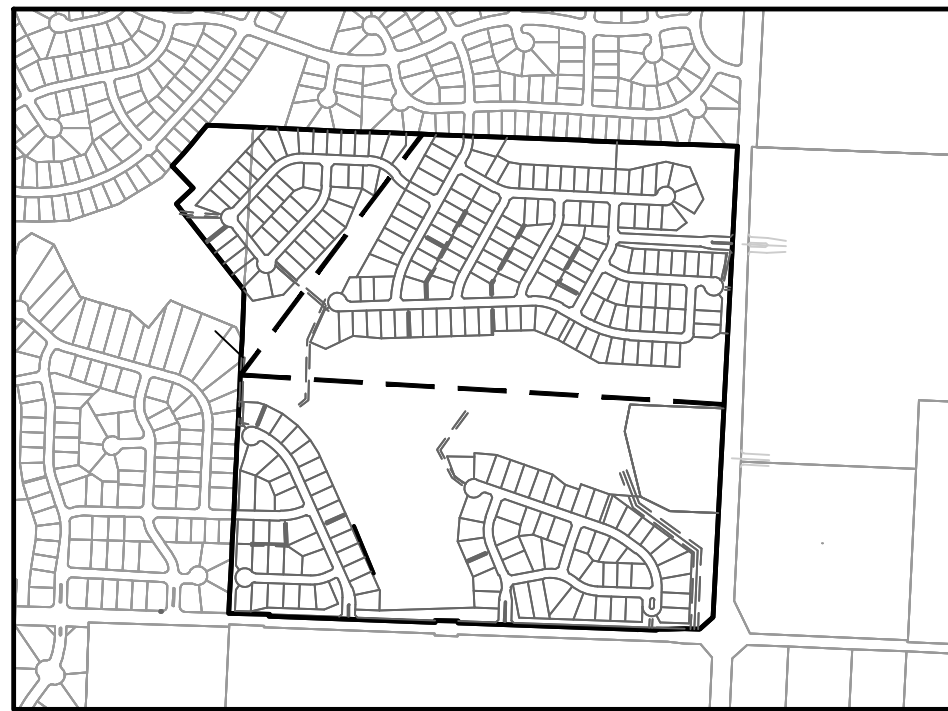
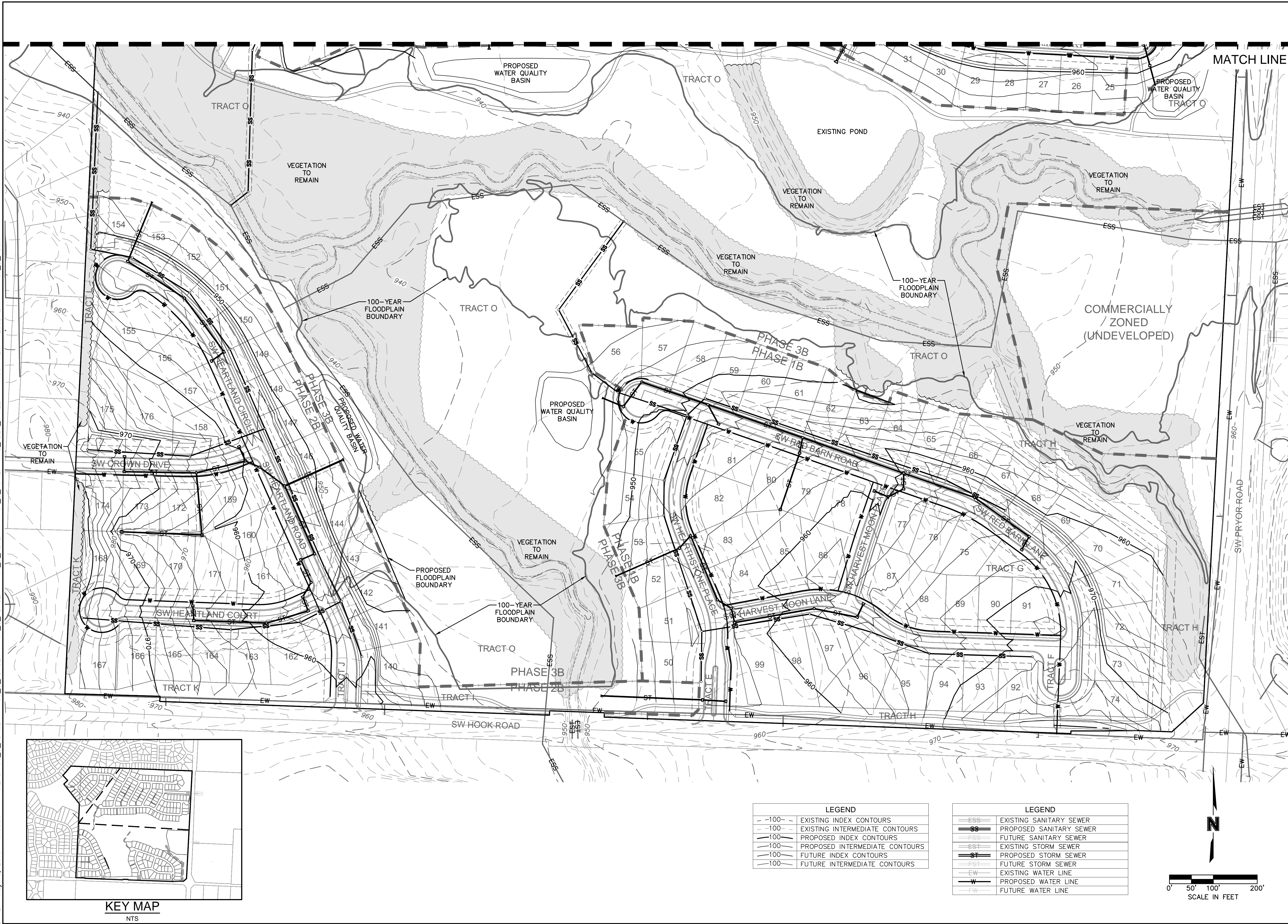
LEE'S SUMMIT, MO

2018

SHEET
06 of 10

drawn by: _____ G.S.
 checked by: _____ C.J.H.
 approved by: _____ S.O.B.
 QA/QC by: _____ J.F.E.
 project no.: 018-1853
 drawing no.: _____
 date: 2018.11.16

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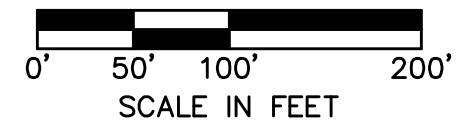
KEY MAP
NTS

LEGEND

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-100-	EXISTING INTERMEDIATE CONTOURS
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-100-	FUTURE INTERMEDIATE CONTOURS

LEGEND

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SS	PROPOSED SANITARY SEWER
SS	FUTURE SANITARY SEWER
EST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
ST	FUTURE STORM SEWER
EW	EXISTING WATER LINE
W	PROPOSED WATER LINE
FW	FUTURE WATER LINE



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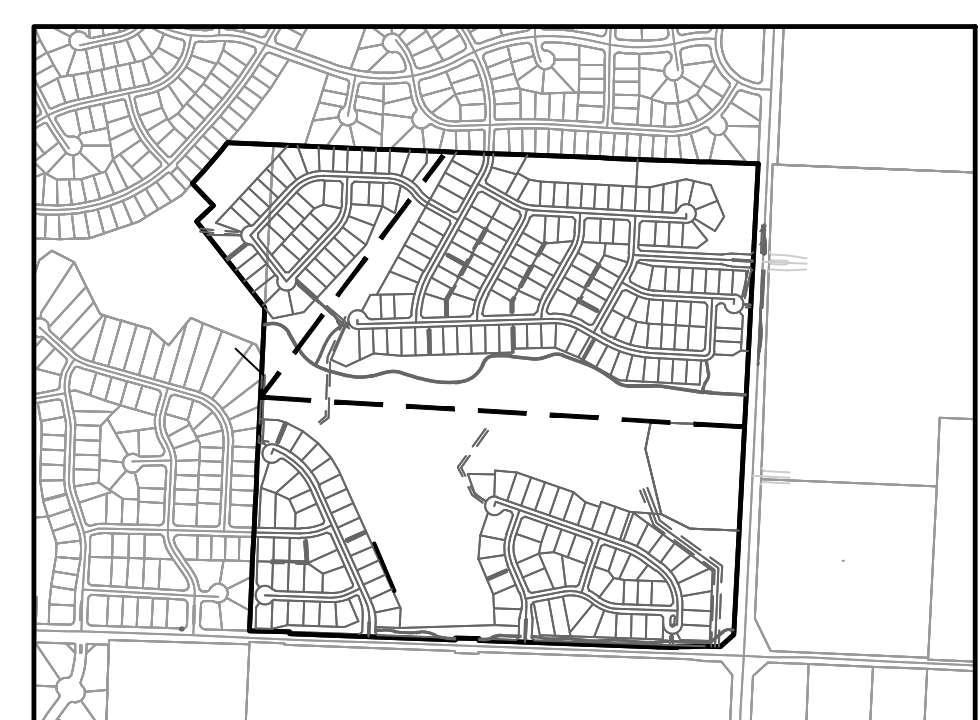
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1	2019.03.29	Revised per Staff comments.	C.J.H.
1	2019.05.10	Revised per Staff comments.	C.J.H.

PRELIMINARY GRADING & UTILITY PLAN (SOUTH)
HOOK FARMS PRELIMINARY PLAN
 LEE'S SUMMIT, MO
 2018

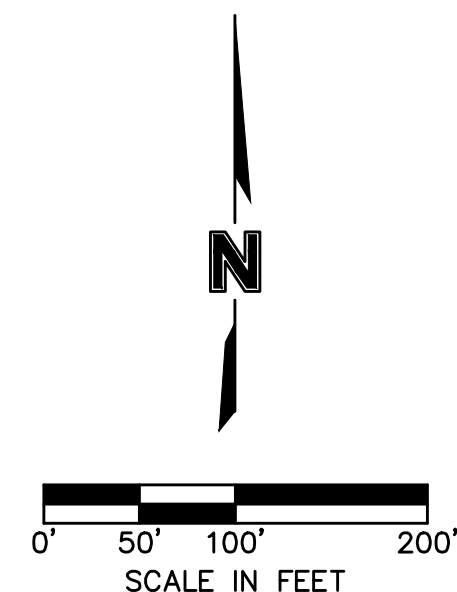
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 checked by: C.J.H.
 approved by: S.O.B.
 QA/QC by: J.F.E.
 project no.: 018-1853
 drawing no.:
 date: 2018.11.16

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- - - 100 - - -	EXISTING INTERMEDIATE CONTOURS
- - - 100 - - -	PROPOSED INDEX CONTOURS
- - - 100 - - -	PROPOSED INTERMEDIATE CONTOURS
- - - 100 - - -	FUTURE INDEX CONTOURS
- - - 100 - - -	FUTURE INTERMEDIATE CONTOURS

LEGEND	
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SS	PROPOSED SANITARY SEWER
SS	FUTURE SANITARY SEWER
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
ST	FUTURE STORM SEWER
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EW	FUTURE WATER LINE



PRELIMINARY GRADING & UTILITY PLAN (NORTHEAST)

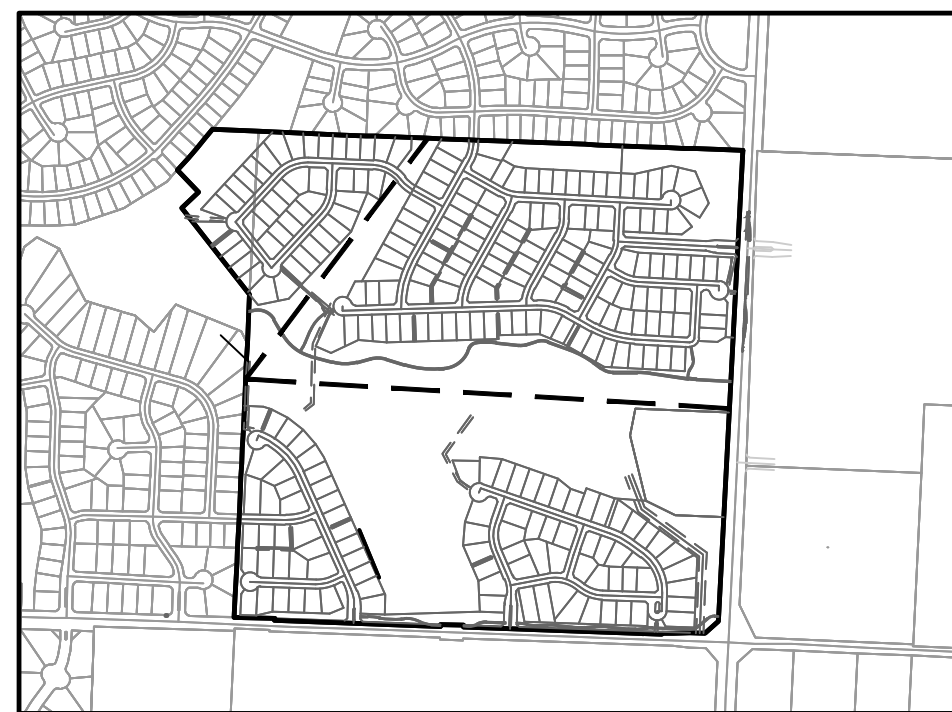
HOOK FARMS
 PRELIMINARY PLAT
 LEE'S SUMMIT, MO

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
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1	2019.05.10	Revised per Staff comments	C.J.H.

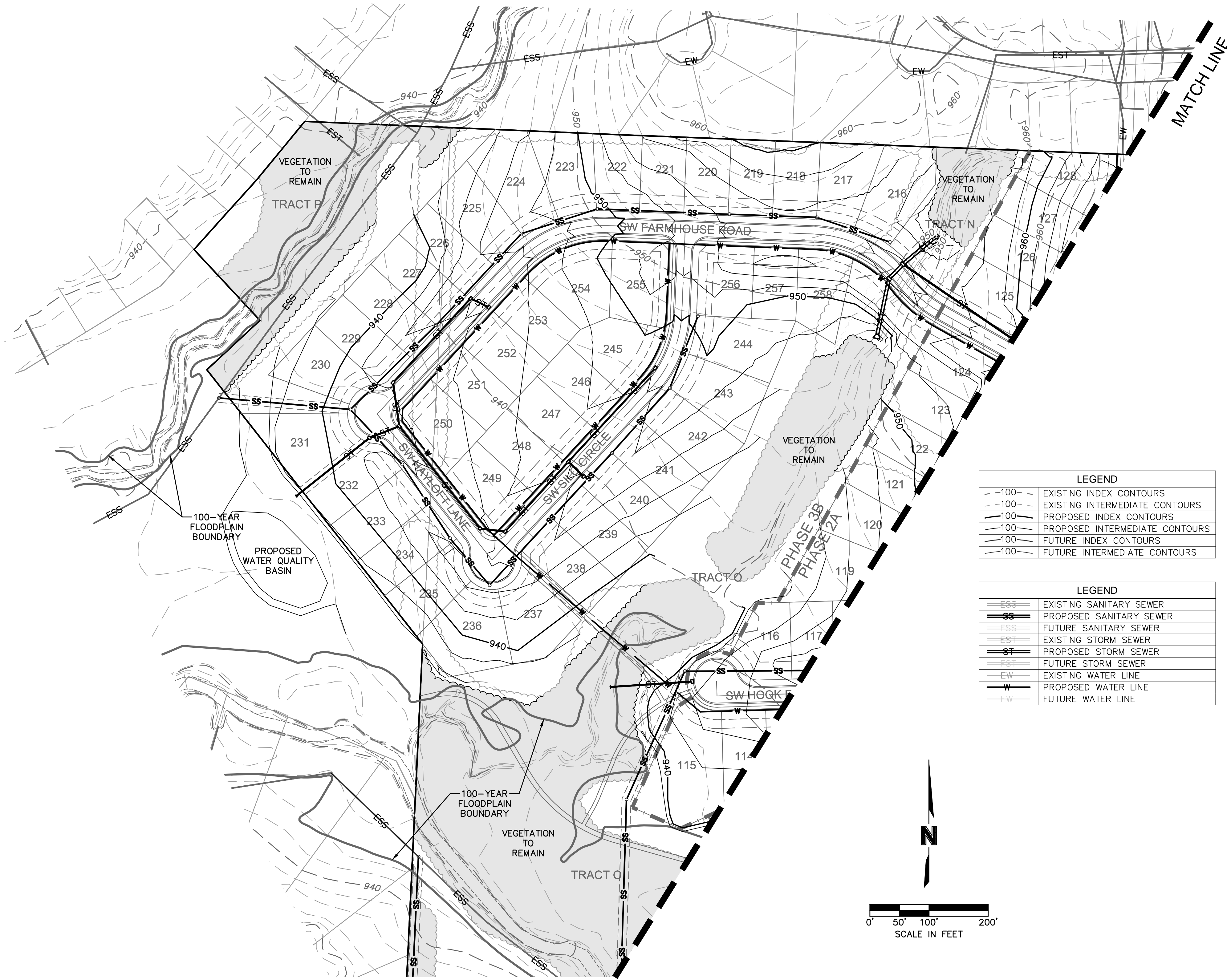
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drawn by: G.S.
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KEY MAP
NTS

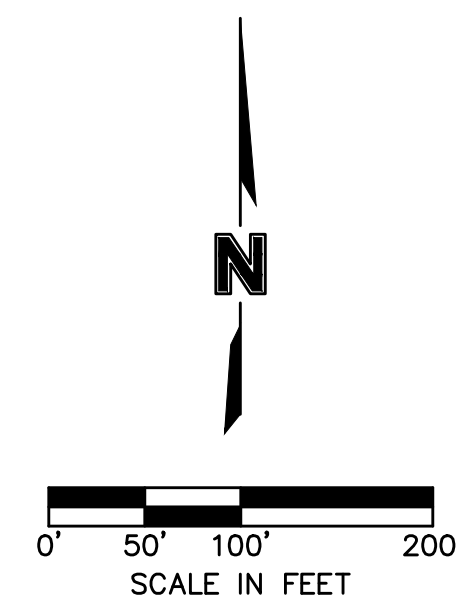


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-100	PROPOSED INDEX CONTOURS
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-100-	FUTURE INTERMEDIATE CONTOURS

LEGEND

---SS---	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
---SS---	FUTURE SANITARY SEWER
---ST---	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
---ST---	FUTURE STORM SEWER
EW	EXISTING WATER LINE
W	PROPOSED WATER LINE
---FW---	FUTURE WATER LINE



PRELIMINARY GRADING & UTILITY PLAN (NORTHWEST)

HOOK FARMS
PRELIMINARY PLAT

LEE'S SUMMIT, MO

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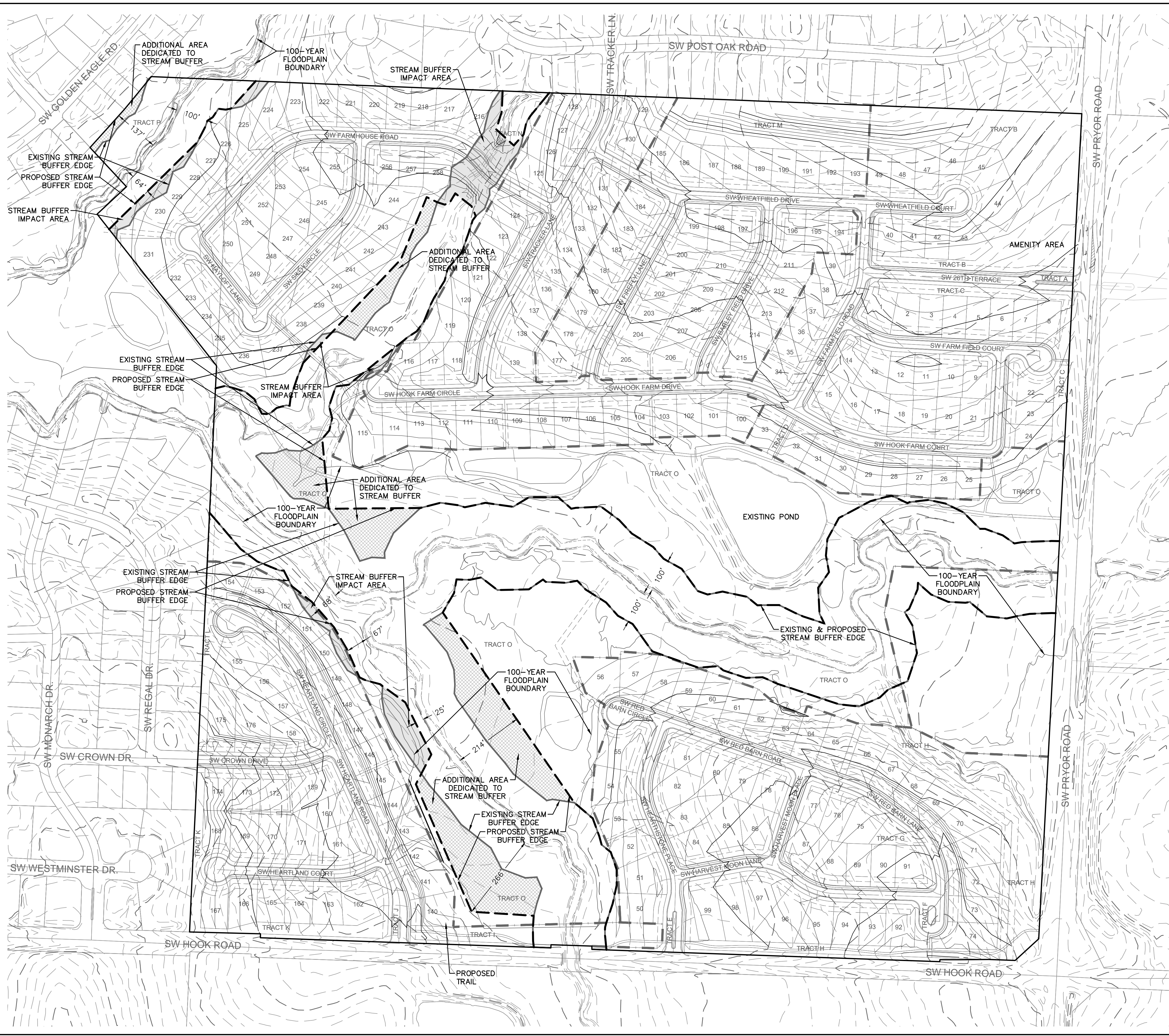
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.03.29	Revised per Staff comments	C.J.H.
1	2019.05.10	Revised per Staff comments	C.J.H.

2018

SHEET
09 of 10

drawn by: G.S.
 checked by: C.J.H.
 approved by: S.O.B.
 QA/QC by: J.F.E.
 project no.: 018-1853
 drawing no.:
 date: 2018.11.16

DWG: F:\2018\1501-2000\018-1853_40-Design\AutoCAD\Preliminary Plans\Sheets\GNCA\Preliminary Plot\C_SIT01_Stream_Buffer_Plan_0181853.dwg USER: cholmquist
 DATE: May 10, 2019 10:35am XREFS: 00_C_XBASE 01_C_PBASE 01_C_PENDY 01_C_PSURF 00_C_XBASE 01_C_PBASE 01_C_PENDY 01_C_PSURF

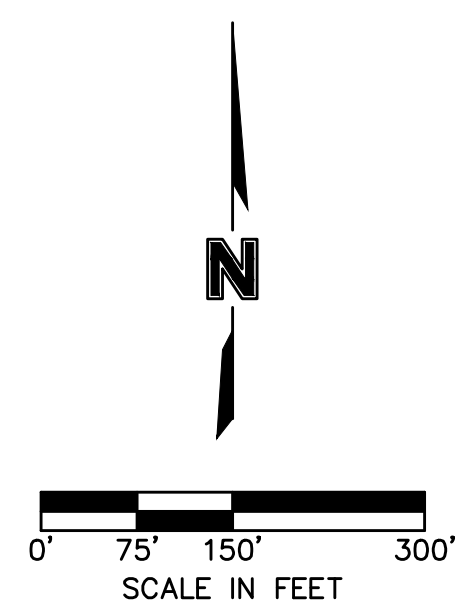


STREAM BUFFER AREAS	
STREAM BUFFER IMPACT AREA	1.65 ac.
ADDITIONAL AREA DEDICATED TO STREAM BUFFER	4.50 ac
NET AREA	2.85 ac.

STREAM BUFFER SETBACKS DETERMINED VIA KC METRO APWA STANDARDS.

LEGEND	
---100---	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS
---100---	FUTURE INDEX CONTOURS
-100-	FUTURE INTERMEDIATE CONTOURS

LEGEND	
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
SS	FUTURE SANITARY SEWER
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
ST	FUTURE STORM SEWER
EW	EXISTING WATER LINE
EW	PROPOSED WATER LINE
EW	FUTURE WATER LINE



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1	2019.03.29	Revised per Staff comments	C.H.
1	2019.05.10	Revised per Staff comments	C.H.