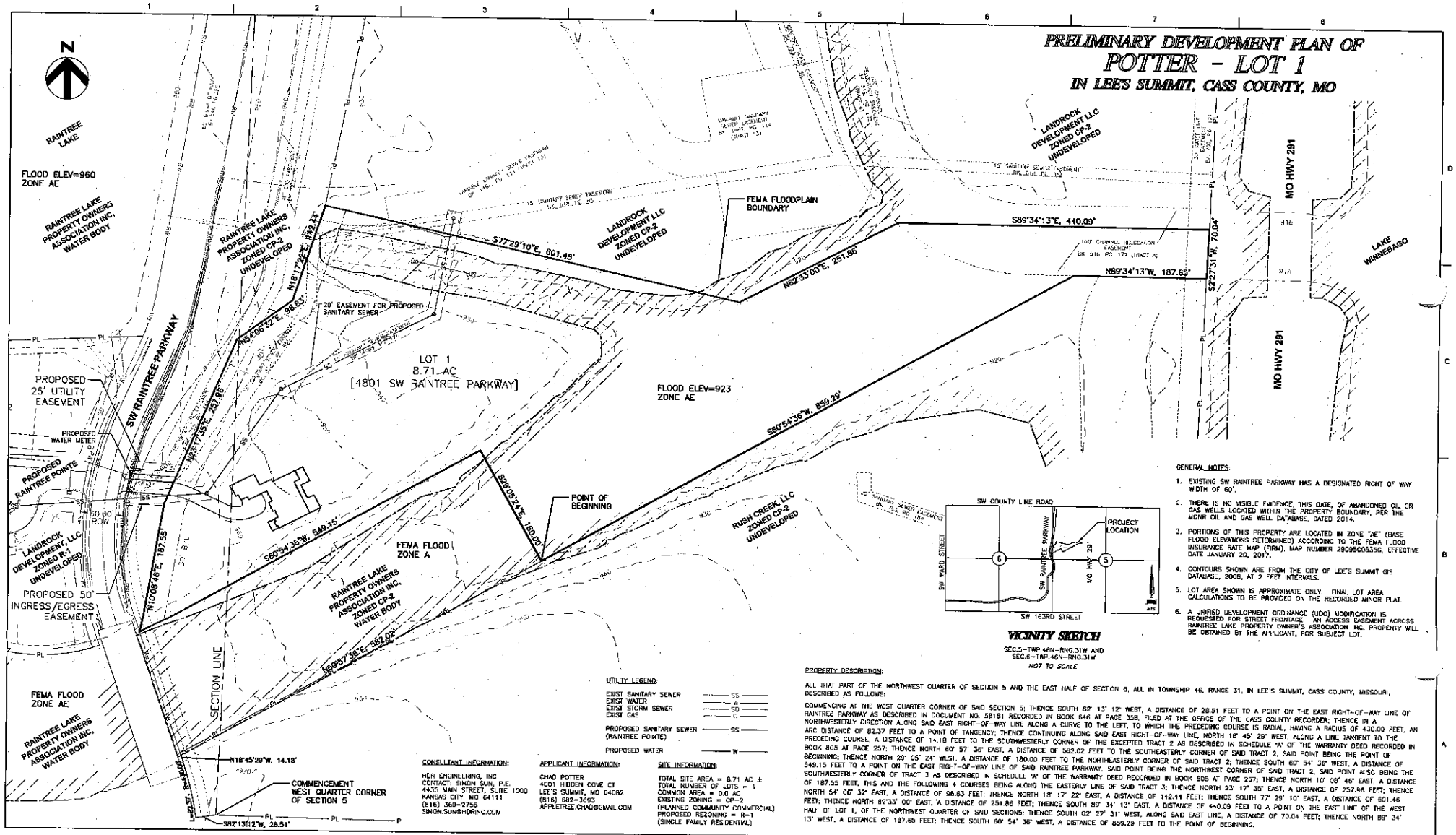
PRELIMINARY DEVELOPMENT PLAN OF
POTTER - LOT 1
IN LEE'S SUMMIT, CASS COUNTY, MO



VICINITY SKETCH

SEC.5-TWP.46N-RNG.31W AND SEC.6-TWP.46N-RNG.31W
NOT TO SCALE

GENERAL NOTES:

1. EXISTING SW RAINTREE PARKWAY HAS A DESIGNATED RIGHT OF WAY WIDTH OF 60'.
2. THERE IS NO VISIBLE EVIDENCE, THIS DATE, OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE PROPERTY BOUNDARY, PER THE MONR OIL AND GAS WELL DATABASE, DATED 2014.
3. PORTIONS OF THIS PROPERTY ARE LOCATED IN ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0535G, EFFECTIVE DATE JANUARY 20, 2017.
4. CONTOURS SHOWN ARE FROM THE CITY OF LEE'S SUMMIT GIS DATABASE, 2008, AT 2 FEET INTERVALS.
5. LOT AREA SHOWN IS APPROXIMATE ONLY. FINAL LOT AREA CALCULATIONS TO BE PROVIDED ON THE RECORDED MINOR PLAT.
6. A UNIFIED DEVELOPMENT ORDINANCE (UDO) MODIFICATION IS REQUESTED FOR STREET FRONTAGE. AN ACCESS EASEMENT ACROSS RAINTREE LAKE PROPERTY OWNER'S ASSOCIATION INC. PROPERTY WILL BE OBTAINED BY THE APPLICANT, FOR SUBJECT LOT.

UTILITY LEGEND:

EXIST SANITARY SEWER	SS
EXIST WATER	W
EXIST STORM SEWER	SD
EXIST GAS	G
PROPOSED SANITARY SEWER (RAINTREE POINTE)	SS
PROPOSED WATER	W

PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 5 AND THE EAST HALF OF SECTION 6, ALL IN TOWNSHIP 46, RANGE 31, IN LEE'S SUMMIT, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE SOUTH 82° 13' 12" WEST, A DISTANCE OF 28.51 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RAINTREE PARKWAY AS DESCRIBED IN DOCUMENT NO. 58181 RECORDED IN BOOK 646 AT PAGE 358, FILED AT THE OFFICE OF THE CASS COUNTY RECORDER; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID EAST RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT, TO WHICH THE PRECEDING COURSE IS RADIAL, HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 82.37 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 18° 45' 29" WEST, ALONG A LINE TANGENT TO THE PRECEDING COURSE, A DISTANCE OF 14.18 FEET TO THE SOUTHWESTERLY CORNER OF THE EXCEPTED TRACT 2 AS DESCRIBED IN SCHEDULE "A" OF THE WARRANTY DEED RECORDED IN BOOK 805 AT PAGE 257; THENCE NORTH 60° 57' 36" EAST, A DISTANCE OF 582.02 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 29° 05' 24" WEST, A DISTANCE OF 180.00 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT 2; THENCE SOUTH 60° 54' 36" WEST, A DISTANCE OF 549.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID RAINTREE PARKWAY, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF TRACT 3 AS DESCRIBED IN SCHEDULE "A" OF THE WARRANTY DEED RECORDED IN BOOK 805 AT PAGE 257; THENCE NORTH 10° 08' 46" EAST, A DISTANCE OF 187.55 FEET, THIS AND THE FOLLOWING 4 COURSES BEING ALONG THE EASTERLY LINE OF SAID TRACT 3; THENCE NORTH 33° 17' 35" EAST, A DISTANCE OF 257.86 FEET; THENCE NORTH 54° 06' 32" EAST, A DISTANCE OF 96.83 FEET; THENCE NORTH 18° 17' 22" EAST, A DISTANCE OF 142.44 FEET; THENCE SOUTH 77° 29' 10" EAST, A DISTANCE OF 601.46 FEET; THENCE NORTH 62°33' 00" EAST, A DISTANCE OF 251.86 FEET; THENCE SOUTH 89° 34' 13" EAST, A DISTANCE OF 440.09 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF LOT 1, OF THE NORTHWEST QUARTER OF SAID SECTION5; THENCE SOUTH 02° 27' 51" WEST, ALONG SAID EAST LINE, A DISTANCE OF 70.04 FEET; THENCE NORTH 89° 34' 13" WEST, A DISTANCE OF 187.65 FEET; THENCE SOUTH 60° 54' 36" WEST, A DISTANCE OF 859.29 FEET TO THE POINT OF BEGINNING.

CONSULTANT INFORMATION:

HDR ENGINEERING, INC.
CONTACT: SIMON SUN, P.E.
4435 MAIN STREET, SUITE 1000
KANSAS CITY, MO 64111
(816) 360-2756
SIMON.SUN@HDRINC.COM

APPLICANT INFORMATION:

CHAD POTTER
4001 HIDDEN COVE CT
LEE'S SUMMIT, MO 64082
(816) 682-3693
APPLETREE.CHAD@GMAIL.COM

SITE INFORMATION:

TOTAL SITE AREA = 8.71 AC ±
TOTAL NUMBER OF LOTS = 1
COMMON AREA = 0.0 AC
EXISTING ZONING = CP-2
(PLANNED COMMUNITY COMMERCIAL)
PROPOSED REZONING = R-1
(SINGLE FAMILY RESIDENTIAL)

HDR ENGINEERING INC.
MO. STATE CERTIFICATE OF AUTHORITY #000050
4435 MAIN STREET, SUITE 1000
KANSAS CITY, MO 64111
816-360-2756

ISSUE	DATE	DESCRIPTION
B	03-21-17	CITY RESUBMITTAL
A	02-16-17	CITY SUBMITTAL

PROJECT MANAGER: SIMON SUN
PROJECT ENGINEER: WILL NEDS

10052127

CHAD POTTER
POTTER - LOT 1
LEE'S SUMMIT, CASS COUNTY, MISSOURI

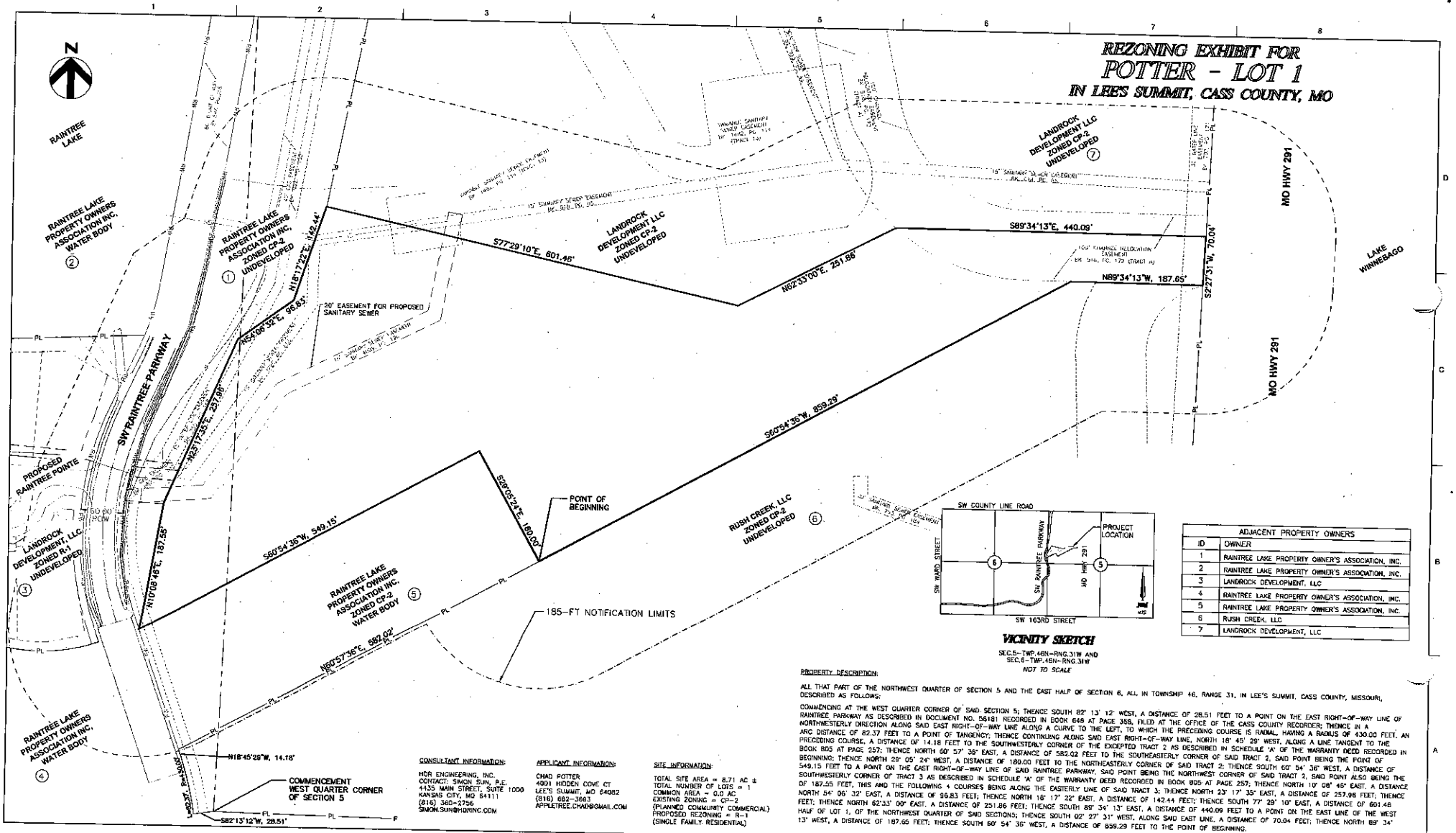
PRELIMINARY DEVELOPMENT PLAN

FILENAME: Potter PDP.dwg
SCALE: 1"=60'
SHEET: 1

RECEIVED
MAR 21 2017
Development Services

-2017-033

REZONING EXHIBIT FOR
POTTER - LOT 1
IN LEE'S SUMMIT, CASS COUNTY, MO



VICINITY SKETCH

SEC.5-TWP.46N-RNG.31W AND SEC.6-TWP.46N-RNG.31W

NOT TO SCALE

ADJACENT PROPERTY OWNERS	
ID	OWNER
1	RAINTREE LAKE PROPERTY OWNER'S ASSOCIATION, INC.
2	RAINTREE LAKE PROPERTY OWNER'S ASSOCIATION, INC.
3	LANDROCK DEVELOPMENT, LLC
4	RAINTREE LAKE PROPERTY OWNER'S ASSOCIATION, INC.
5	RAINTREE LAKE PROPERTY OWNER'S ASSOCIATION, INC.
6	RUSH CREEK, LLC
7	LANDROCK DEVELOPMENT, LLC

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