PLANNING COMMISSION MEETING
AGENDA

Monday, August 11, 2025 – 6:30 p.m.
Howard L. Brown Public Safety Building – 1100 SW Smith Street
Council Chambers

The meeting can be viewed live only on Blue Springs Channel 7,
City of Blue Springs, MO YouTube Channel and
www.bluespringsgov.com/CityMeetingsLive

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

a) **MINUTES** July 28, 2025

2 FINAL PLAT / PF-06-25-9622 / "Retreat at Chapman Farms 1st Plat" / Southeast corner of 7 Hwy and SW Chapman Farm Dr

3 COMMUNITY DEVELOPMENT JULY REPORT

6 ADJOURN

The next meeting will be Monday, August 25, 2025

If special accommodations are required for citizen participation in this meeting,
PLEASE CALL 816-228-0207 (VOICE) OR 816-228-0250 (TDD)

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website
http://www.bluespringsgov.com/AgendaCenter
August 6, 2025
A quorum of the City Council may be in attendance however no City Council votes will be taken.

Public Hearing Comments: If you would like to make a public comment during a public hearing, we request that you submit a Speaker Appearance Form prior to 4:00 p.m. the day of the meeting. There will be hard copies of the Speaker Appearance Form located at the entrance of the Multipurpose Room. After completion, the form is to be given to Recording Secretary, prior to the start of the meeting. The Chairperson will call upon you by announcing your First and Last Name. You will be sworn in by a Public Stenographer and asked to state your full name and address for the record before giving your testimony.

Mike Mallon, Director of Community Development

City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, July 28, 2025

Media Link: July 28, 2025, Planning Commission Meeting

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, July 28, 2025, in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, City of Blue Springs, Mo YouTube Channel, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE	Chris Henning, Chairperson	Brian Ingersoll
	Chad Sanderson	Jared Pumphrey
	Jennifer Ritschel-Smith	Byron Craddolph
	Richard How	Travis Graham
STAFF PRESENT	Mike Mallon, Senior Director of City Development	
	Nic Hutchison, Assistant Director of City Development	
	Shantele Frie, Associate Planner	
	Jerry Kaylor, Mayor Pro-Tem	
	James Newell, City Attorney	
	Traci Breshears, Recording Secretary	
ABSENT	Susan Stokenbury	
CALL TO ORDER	Chairperson, Chris Henning, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.	
CONSENT AGENDA APPROVAL	Chairperson Henning requested action on the Consent Agenda.	

DRAFT

Commissioner Graham made a motion to approve the minutes that was seconded by Commissioner How. With 8-0 approval the minutes passed.

Chris Henning—Aye	Jared Pumphrey—Aye
Chad Sanderson—Aye	Brian Ingersoll—Aye
Byron Craddolph—Aye	Richard How—Aye
Jennifer Ritschel-Smith—Aye	Travis Graham—Aye

PUBLIC HEARING OPENED

Chairperson Henning opened the public hearing at 6:31 pm

PUBLIC HEARING / AGENDA ITEM 2 / REZONING / RZ-06-25-9614 / "Boulder Springs" / West of Adams Dairy Parkway and South of SE Sunnyside School Rd

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PUBLIC HEARING / AGENDA ITEM 3 / GENERAL DEVELOPMENT PLAN / GDP-06-25-9615 / "Boulder Springs" / West of Adams Dairy Parkway and South of SE Sunnyside School Rd

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AGENDA ITEM 4 / PRELIMINARY PLAT / PP-06-25-9616 / "Boulder Springs" / West of Adams Dairy Parkway and South of SE Sunnyside School Rd

Chairperson Henning requested Shantele Frie, Associate Planner, present for a Rezoning, General Development Plan, and Preliminary Plat to the Planning Commission.

APPLICANT

Dan Foster, 14920 W 107th St, Lenexa, KS
Melissa Vancrum, 5250 W 116th Pl, Suite 400, Leawood, KS

DRAFT

IN FAVOR	None
IN OPPOSITION	Andy Edgar, 2114 SE Hemlock Rd, Blue Springs, MO
PUBLIC HEARING CLOSED	Chairperson Henning closed the Public Hearing at 7:04pm.
MOTION / REZONING / RZ-06-25-9614 / "Boulder Springs" / West of Adams Dairy Parkway and South of SE Sunnyside School Rd	Commissioner Graham made the motion to approve Rezoning / RZ-06-25-9614 for Boulder Springs.
SECOND	The motion was seconded by Commissioner Craddolph.
VOTE	Chad Sanderson—Aye Jared Pumphrey—Aye Jennifer Ritschel-Smith—Aye Travis Graham—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Byron Craddolph—Aye **RECOMMENDED APPROVAL (8-Aye, 0-No)**
MOTION / GENERAL DEVELOPMENT PLAN / GDP-06-25-9615 / "Boulder Springs" / West of Adams Dairy Parkway and South of SE Sunnyside School Rd	Commissioner Graham made the motion to approve General Development Plan / GDP-06-25-9615 for Boulder Springs with staff conditions.
SECOND	The motion was seconded by Commissioner Craddolph.
VOTE	Chad Sanderson—Aye Jared Pumphrey—Aye Jennifer Ritschel-Smith—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye

DRAFT

Travis Graham—Aye Byron Craddolph—Aye

RECOMMENDED APPROVAL w/ 1 staff condition.
(8-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.

MOTION / PRELIMINARY PLAT/ PP-06-25-9616 / "Boulder Springs" / West of Adams Dairy Parkway and South of SE Sunnyside School Rd

Commissioner How made the motion to approve Preliminary Plat / PP-06-25-9616 for Boulder Springs with staff conditions.

SECOND

VOTE

The motion was seconded by Commissioner Craddolph.

Chad Sanderson—Aye Brian Ingersoll—Aye
Susan Stokenbury—Aye Chris Henning—Aye
Jennifer Ritschel-Smith—Aye Richard How—Aye
Travis Graham—Aye Byron Craddolph—Aye

APROVED w/ 5 staff conditions
(8-Aye, 0-No)

STAFF CONDITIONS

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-06-25-9614) or General Development Plan (GDP-06-25-9615) is denied by the City Council.
3. A limit of No Access must be delineated and dedicated on the Final Plat for all lots adjacent to SE Adams Dairy Parkway.
4. Prior to Final Plat approval and recording, the following must occur:
    a. An Administrative Site Plan Design Review must be completed to ensure landscaping and buffering complies with the UDC.

DRAFT

b. All open space Amenities, landscaping, and buffers must be installed or financially guaranteed prior to approval of the Final Plat in which the tract is located.
c. Drafts of the proposed Declaration of Restrictions and the Homes Association Declaration documents shall be submitted to the City. The Declarations shall address the maintenance of all open space tracts, amenities, and the minimum livable floor area classification.
d. All right-of-way and easements must be shown as required by Public Works and the Unified Development Code.

4. Prior to Building Permit Issuance, the following must occur:
5. The approved Final Plat must be recorded at Jackson County.
6. The Declarations of Restrictions and the Homes Association Declaration documents shall be recorded and provided to the City.

7. Prior to the issuance of a Certificate of Occupancy, the following must occur:
a. All required landscaping and buffers shall be installed or financially guaranteed.
b. Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate Occupancy.
c. The minimum livable floor area classification must be noted on each Final Plat.
d. All public improvements, unless stated otherwise, shall be completed.
e. A sealed letter by a Registered Professional Engineer in the State of Missouri stating the detention basins have been constructed per the approved plans and will function as designed shall be submitted to Engineering.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Smith motioned to adjourn, which was seconded by Commissioner Ingersoll, and with unanimous consent the meeting was adjourned at 7:06pm.

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Respectfully Submitted by
Traci Breshears, Recording Secretary

DRAFT

Chris Henning, Chairperson

Date

DRAFT

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: August 11, 2025 City Council: August 18, 2025
Project Name:	***The Retreat at Chapman Farms***
Site Location:	8901 SW 7 Highway
Project Request:	PF-06-25-9622; Final Plat for a 57-lot single family subdivision on 26.29 +/- acres

Applicant: Clayton Properties Group, Inc. dba Summit Homes / Brad Kempf
Property Owner: Chariton Capital Management LLC, CB&T Holdings || LLC, & Chariton Land Investors LLC
Staff Planner: Logan Day, Associate Planner

Project Description: The applicant is requesting the approval of the Final Plat for The Retreat at Chapman Farms to develop a single family subdivision. This project is to be done in one (1) phase with a total of fifty-seven (57) lots on 26.29 +/- acres generally located east of SW 7 Highway, south of SW Chapman Farms Drive, west of SW Lake Side Drive, and North of SW Mason School Road.

Staff Recommendation: Staff recommends approval with conditions of the Final Plat application.

Previous Actions:

Date	Review Body	Action
03/17/2003	City Council	Approved an annexation request (A-6-2002) that included the Chapman Farms development by Ordinance No. 3554
04/07/2003	City Council	Approved the Annexation (A-5-2003) of the portion of the property not within Chapman Farms into the Blue Springs city limits by Ordinance No.3578
05/10/2004	Planning Commission	Approved a Comprehensive Plan Amendment (CPA-M-1-2004) for the Chapman Farms development.
05/10/2004	Planning Commission	Recommended approval of a Planned Unit Development (PUD) Concept Plan (PUDC-02-2004) for the Chapman Farms development.
06/07/2004	City Council	Approved PUD Concept Plan by Ordinance No. 3790
08/23/2004	Planning Commission	Approved a "Developer's/For Sale Only" Preliminary Plat (04-07-16)
11/08/2004	Planning Commission	Recommended Approval of a "Developer/For Sale Only" Final Plat for Chapman Farms 1st Plat, Lots 1-35.
11/15/2004	City Council	Approved "Developer/For Sale Only" Final Plat Ordinance No. 3840
08/11/2008	Planning Commission	Approved the Preliminary Plat (PP-7-08-1820) and provided a recommendation for approval for Final Plat (PF-7-08-1820) for Chapman Farms, 2nd Plat, a replat of Lots 12 and 13
08/18/2008	City Council	Approved Final Plat (PF-7-08-1814) of Chapman Farms, 2nd Plat, a replat of Lots 12 and 13 by Ordinance No. 4179

08/23/2021	Planning Commission	Recommended denial of Rezoning (RZ-06-21-7847 and PUD Concept Plan (PUDC-06-21-7849) for "The Retreat at Chapman Farms". The Rezoning and PUD Concept Plan were withdrawn before City Council Consideration. Related Preliminary Plat (PP-06-21-7848) and PUD Dinal Plan (PUDF-06-21-7850) were withdrawn before consideration by the Planning Commission.
10/11/2021	Planning Commission	Recommended Approval of Rezoning (RZ-09-21-7963) and Planned Unit Development Concept Plan (PUDC-09-21-7964). Approved Preliminary Plat ((PP-09-21-7965) and Planned Unit Development Final Plan PUDF-09-21-7966).
10/18/2021	City Council	Motioned to Continue Rezoning (RZ-09-21-7963) and Planned Unit Development Concept Plan (PUDC-09-21-7964) for "The Retreat at Chapman Farms"
11/15/2021	City Council	Motioned to Continue Rezoning (RZ-09-21-7963) and Planned Unit Development Concept Plan (PUDC-09-21-7964) for "The Retreat at Chapman Farms"
12/06/2021	City Council	Denied Rezoning (RZ-09-21-7963) and Planned Unit Development Concept Plan (PUDC-09-21-7964) for "The Retreat at Chapman Farms"
01/18/2022	City Council	Approved the Rezoning (RZ-09-21-7962) of property to "SF-7/PUD/R-O"(Single-family/Planned-Unit-Development/Restricted Overlay) by Ordinance No.5075. Approved Planned Unit Development Concept Plan (PUDC-09-21-7964) by Ordinance No. 5076.

Future Applications: Prior to building permit issuance for lots in this Plat, the Final Plat must be approved and recorded at Jackson County.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"SO/SF-7" (Service Office & Single-Family)	SW Chapman Dr. (local)
South:	"CB, R-0, GB, SF-7" (Central Business, County Agriculture, General Business, Single-Family)	SW Mason School Rd. (minor collector)
East:	Right-of-Way. "SF-7/PUD/R-O" (Single Family & "AG" (County Agriculture)	SW Lake Side Dr. (local) & single-family-residential
West:	Right-of-Way & "CB/R-O" (Central Business)	SW 7 Hwy. (Major Arterial) & bank/financial service

PLAT ANALYSIS

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure: development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Final Plat Requirements: The proposed Final Plat meets the minimum standards described in UDC Section 403.050 and submittal requirements provided in the Preliminary Plat application.

Preservation: The site is currently developed with the infrastructure in place. Several existing trees along SW Mason School Road are present and are proposed to be preserved as part of the landscaping plan.

Phasing: The site is proposed to be developed within a single-phase.

Streets & Sidewalks: The public street network matches the approved Preliminary Plat. All proposed lots have access to a local street. These proposed local streets connect to current local street (SW Chapman Drive) and a minor collector (SW Mason School Rd). The prosed public network matches the approved Preliminary Plat. All proposed lots have direct access to a public sidewalk or are directly across the street from a public sidewalk.

Water: A substantial completion letter has been received from Public Water Supply District #13 with regard to the installation of public drinking water infrastructure construction.

Stormwater: Stormwater detention has been provided through modifications to an existing pond. A stormwater certification letter has been provided indicating the basin was constructed and will function in accordance with the stormwater design.

Sanitary Sewer: Gravity sanitary sewer is available to the North and East of this development. The developer is responsible for extending sewer within the property or otherwise connecting to the existing sanitary sewer.

Traffic: Full road Improvements were completed for all interior roads contained within the subject property.

Open Space: The Retreat at Chapman Farms Subdivision meets the minimum 10% open space requirement, as required in the “SF-7/PUD/R-O” Zoning District”. The project will contain open space tracts A & B which will contain the previously approved trail and playground. The open space tracts shown on the final plat are in compliance with the approved Preliminary Plat and PUD Concept Plan. Open space has been provided as follows:

Open Space	Description	Proposed
Tract A	Landscape Buffer	3.39 acres (12.93% of site)
Tract B	Pocket Park & Trails	5.04 acres (19.17% of site)
Total Open Space		8.43 acres (32.1% of site)

Land Use: All single-family residential lots fall within the “Detached House – Neighborhood Lot” category in the UDC which is defined as, “the use of a lot to accommodate one primary dwelling on its own lot. Variations of this type based on scale and lot, size include estate,

large-lot, neighborhood lot, small lot, and compact lot." The proposed use is for the development of single-family homes.

Building Typology: The proposed development is classified as an "Detached House – Neighborhood Lot" which is defined as "one (1) principal dwelling unit that is not connected to any other dwelling unit." The Detached House – Neighborhood Lot building type is permitted in the "SF-7" Zoning Districts. The applicable development standards are provided in the table. However, the maximum lot width is 137-ft. for all lots based on previously approved PUDC Concept Plan.

Detached House – Neighborhood Lot

Standard	Requirement / Approved through PUD/Preliminary Plat	Proposed
Frontage Width	65-ft. min. to 137-ft. max. for standard lots 50-ft. min. to 137-ft. for cul-de-sac lots	65-ft.min for all lots;137-ft. max.
Lot Size	7,200-sf min. to 21,780-sf (0.50acres) max.	7,290-sf
Front Setback	25-ft	25-ft
Corner Side Setback	25-ft.	25-ft.
Side Setback	8-ft	8-ft
Rear Setback	15-ft. min	15-ft. min
Building Coverage	40% max.	40% max.
Building Height	35-ft. max	35-ft. max

*height measured at average height between eaves and ridge line of gabled or hipped roof.

Parking: Per *Section 407.010*, all single-family detached homes are required two (2) parking spaces per dwelling unit. The previously approved PUDC Concept Plan shows that this phase is in compliance.

Architectural Character: The site will include 57 single family homes with garages attached. All elevations and building designs have been previously approved with the PUD Concept Plan. There are specific design features or building materials required as part of the PUDC.

Minimum Livable Floor Area: A minimum livable floor area classification of 1,300-sf was approved with the Preliminary Plat and PUD Concept Plan based on the average house size of adjacent single-family houses. The Classification has been noted on the Final Plat.

Signage: No signage is shown on the plan. If applicant would like to request signage, administrative sign permit approval will be required.

Frontage & Landscaping: A landscape plan was previously approved with the PUD Concept Plan for *The Retreat at Chapman Farms*. Any incomplete landscaping must be financially guaranteed and installed prior to the recording of the Final Plat.

Modifications Requested: The proposed plans are in agreement with the previously approved Preliminary Plat. No modifications to this plan are being requested.

Review Criteria: *A Final Plat shall be reviewed based on the following criteria:*

1. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

   STAFF RESPONSE: The plan is compatible with the rest of the area, which is comprised of other single-family homes at Lakeside at Chapman farms and Greenbriar at Chapman Farms.

2. The construction plans meet all technical specifications.

   STAFF RESPONSE: Construction plans were reviewed for adequacy and conformance with adopted technical specifications and were approved by Staff.

3. The phasing and timing of public improvements ensures construction and performance guarantees.

   STAFF RESPONSE: The public improvements required by Public Works have been completed and certified.

4. Any deviations in the final plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

   STAFF RESPONSE: There are no deviations from the Preliminary Plat proposed in the Final Plat.

5. Covenants meeting the City's approval and containing all requirements of the UDC are approved by the City Attorney's office.

   STAFF RESPONSE: The developer is responsible for the drafting and recording of covenants and restrictions for the Final Plat which must include the extension of the HOA and address the maintenance of all common tracts and amenities. The City does not approve nor enforce private covenants and restrictions.

6. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval with conditions of the Preliminary Plat.

Approval of a final plat shall not constitute acceptance of public improvements. Such acceptance will require separate, formal action of the City Council.

Staff recommends approval of the Final Plat application with the following conditions:

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the PUD Concept Plan.
2. The Final Plat shall not be recorded until financial guarantees for landscaping have been secured and approved by the City.
3. The Final Plat shall not be recorded until as-builts and 2 year maintenance bonds on the street, storm sewers, and sanitary are provided from the applicant.
4. Prior to building permit issuance, the following must occur:
    a. The Final Plat must be recorded with Jackson County.
    b. The recorded Declaration of Restriction and the Homes Association Declaration documents must be provided to the City.
    c. All open space landscaping must be installed.
5. Prior to occupancy of each lot, the following must occur:
    a. The required landscaping for each lot shall be installed.
    b. The required public sidewalk for each lot shall be installed.
6. All conditions approved under the PUD Concept Plan shall remain valid and enforceable.



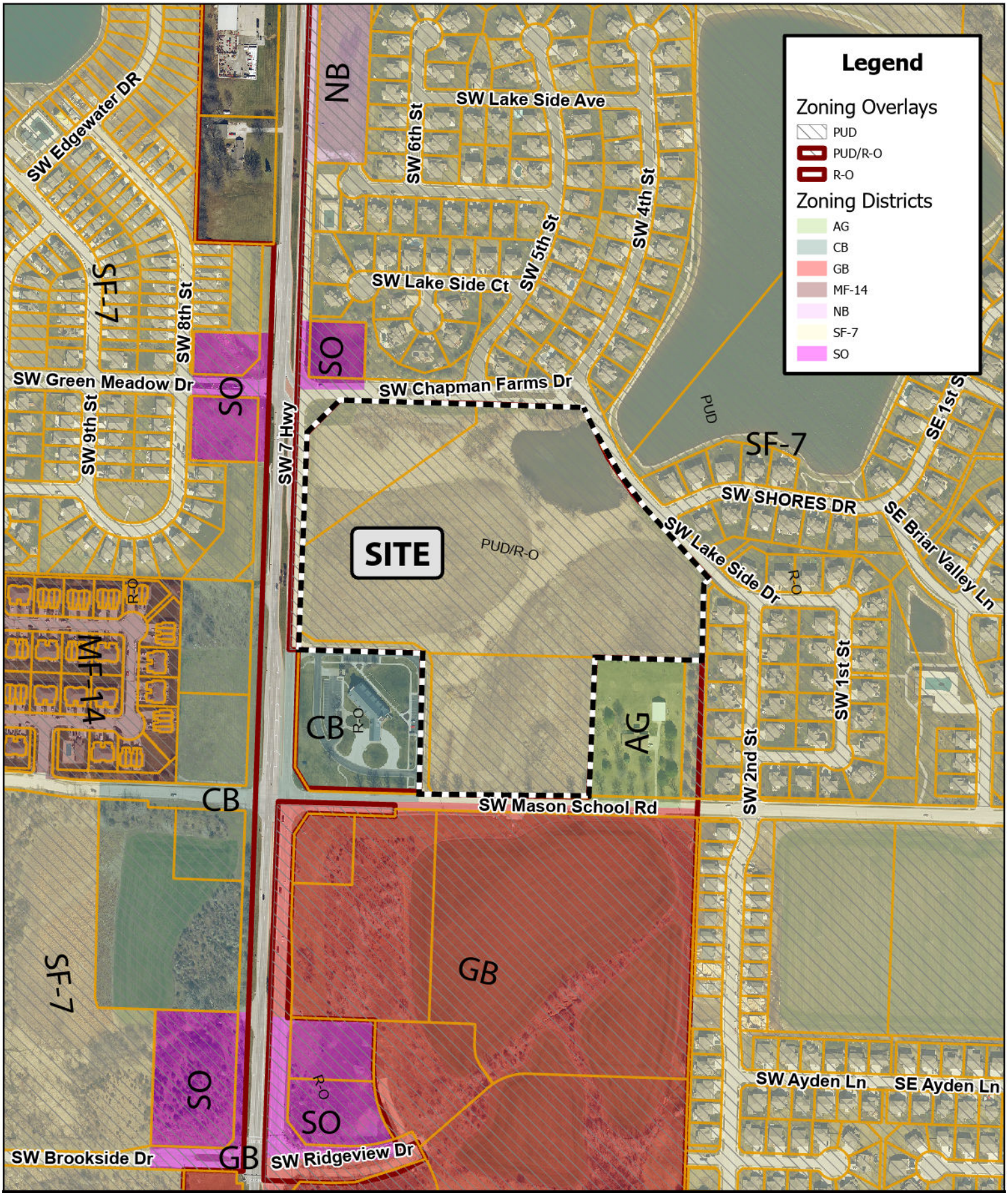
The City of Blue Springs Missouri

PF-06-25-9622
Parcel # 54-330-99-07-01-0-00-000 /
54-330-99-05-01-1-00-000
54-330-99-10-00-0-00-000
AERIAL LOCATION MAP

N

1" = 400'

Date: 08/05/25



PF-06-25-9622
Parcel # 54-330-99-07-01-0-00-000 /
54-330-99-05-01-1-00-000
54-330-99-10-00-0-00-000
SITE AND ZONING MAP

The City of Blue Springs Missouri

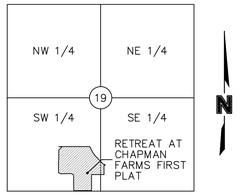
N

1" = 400'

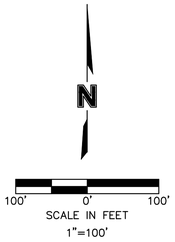
Date: 08/05/25

FINAL PLAT OF
RETREAT AT CHAPMAN FARMS FIRST PLAT

LOTS 1 THRU 57 & TRACTS A & B , INCLUSIVE
REPLAT OF PART OF LOT 12 & 13, CHAPMAN FARMS - 1ST PLAT, LOTS 1 - 35
SW 1/4 & SE 1/4, SEC. 19, T48N, R30W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

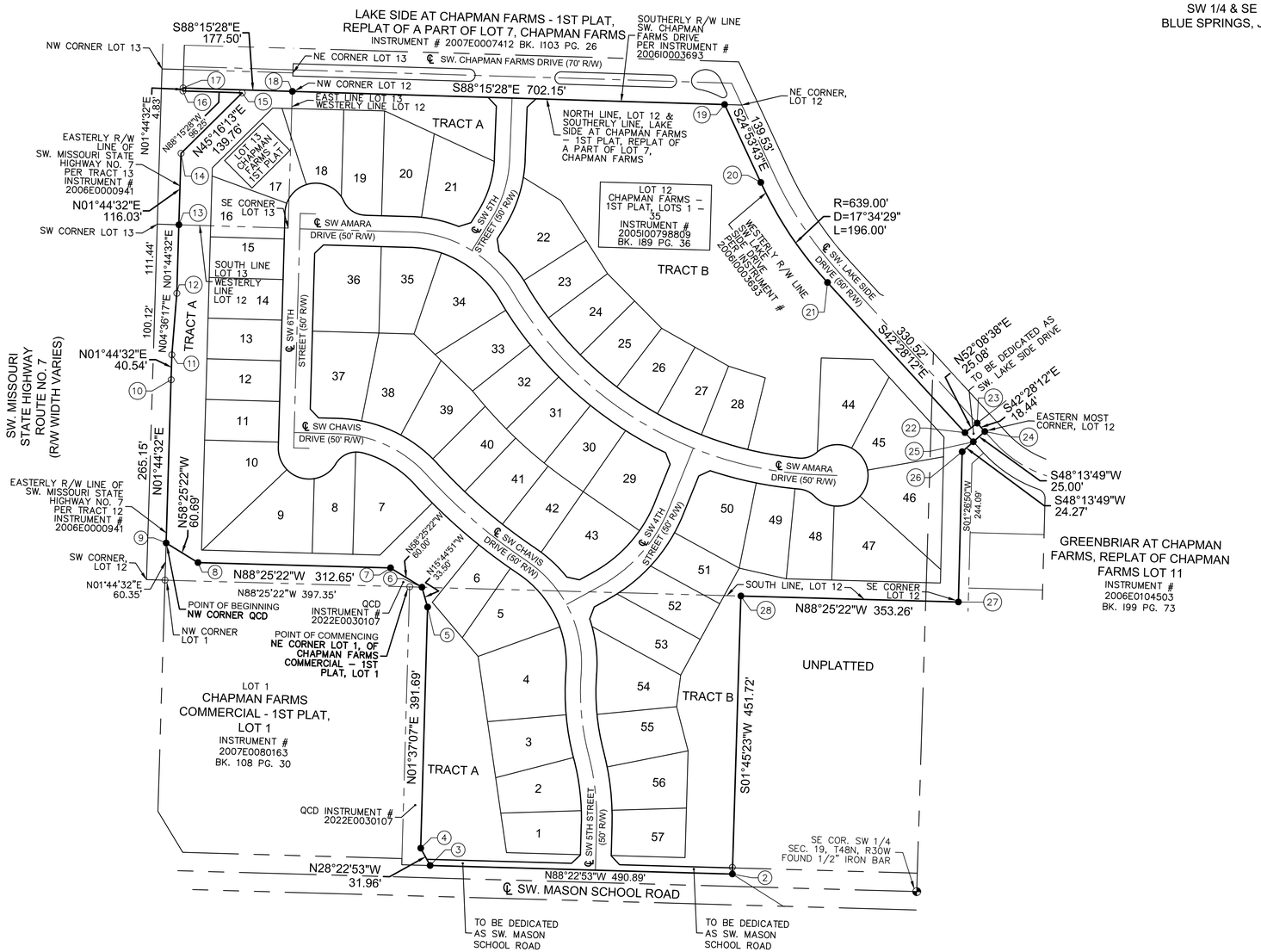


LOCATION MAP
SEC. 19, T48N, R30W
(N.T.S.)



SCALE IN FEET
1"=100'

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	308200.449	871148.084
2	309054.288	869799.809
3	309058.515	869650.245
4	309067.086	869645.614
5	309186.425	869648.986
6	309196.254	869646.215
7	309205.830	869630.635
8	309208.453	869535.374
9	309218.140	869519.614
10	309298.923	869522.071
11	309311.274	869522.446
12	309341.692	869524.896
13	309375.644	869525.929
14	309410.994	869527.004
15	309440.973	869557.268
16	309441.865	869527.943
17	309443.337	869527.988
18	309441.692	869582.065
19	309435.185	869795.982
20	309396.607	869813.886
21	309347.089	869846.889
22	309272.779	869914.910
23	309277.470	869920.946
24	309273.323	869924.742
25	309268.178	869919.121
26	309263.320	869913.542
27	309188.945	869911.662
28	309191.908	869804.029



SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. KCT–233940, WITH A COMMITMENT DATE OF FEBRUARY 17, 2021 AT 8:00 A.M AND FILE NO. KCT–234135, WITH A COMMITMENT DATE OF FEBRUARY 12, 2021 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA–17" WITH A GRID FACTOR OF 0.9999043. ALL COORDINATES SHOWN ARE IN METERS.

3. COMMON SPACE EASEMENTS/COMMON AREA ARE HATCHED AREAS ON THE RECORDED PLAT OF "CHAPMAN FARMS – 1ST PLAT, LOTS 1–35" ARE NOT DISPLAYED AS THESE WERE NOT DEFINED.

DEVELOPER:
DOMAIN TIMBERLAKE MULTISTATE 2, LLC
A DELAWARE LIMITED LIABILITY COMPANY
120 SE 30TH ST
LEE'S SUMMIT, MO 64082

THIS PLAT AND SURVEY OF RETREAT AT CHAPMAN FARMS FIRST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF RETREAT AT CHAPMAN FARMS FIRST PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON MO CLS 366
JEFFREY P. MEANS, MO. PLS 2000147866
JULY 18, 2025
JMEANS@OLSSON.COM

PROPERTY DESCRIPTION

AN UN–PLATTED TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 48 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN AND PART OF LOT 12 AND LOT 13, CHAPMAN FARMS – 1ST PLAT, LOTS 1 – 35, A SUBDIVISION OF LAND IN SAID SOUTHWEST AND SOUTHEAST QUARTER OF SAID SECTION 19, RECORDED SEPTEMBER 9, 2005 AS INSTRUMENT NUMBER 2005I0079809 IN BOOK I89 AT PAGE 36 IN JACKSON COUNTY RECORDER OF DEEDS OFFICE EACH IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS, P.L.S. 2000147866 AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1, OF CHAPMAN FARMS COMMERCIAL – 1ST PLAT, LOT 1, A SUBDIVISION OF LAND IN SAID BLUE SPRINGS RECORDED JUNE 18, 2007 AS INSTRUMENT NUMBER 2007E0080163 IN BOOK 108 AT PAGE 30 ALSO BEING A POINT ON THE WESTERLY LINE OF QUIT CLAIM DEED RECORDED MARCH 30, 2022 AS INSTRUMENT NUMBER 2022E0030107 EACH IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 88°25'22" WEST, ON THE NORTH LINE OF SAID LOT 1, SAID WESTERLY LINE AND ALSO BEING THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 397.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE EXISTING EASTERLY RIGHT–OF–WAY LINE OF SOUTHWEST MISSOURI HIGHWAY ROUTE NUMBER 7 AS DESCRIBED IN TRACT 12 OF GENERAL WARRANTY DEED RECORDED MARCH 28, 2006 AS INSTRUMENT NUMBER 2006E0000941 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE LEAVING SAID SOUTH LINE, NORTH 01°44'32" EAST, ON SAID WESTERLY LINE, 60.35 FEET TO THE NORTHWEST CORNER OF SAID QUIT CLAIM DEED ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 01°44'32" EAST ON SAID EXISTING EASTERLY RIGHT–OF–WAY LINE, 265.15 FEET; THENCE NORTH 01°44'32" EAST ON SAID EXISTING EASTERLY RIGHT–OF–WAY LINE, 40.54 FEET; THENCE NORTH 04°36'17" EAST, ON SAID EXISTING EASTERLY RIGHT–OF–WAY LINE, 100.12 FEET; THENCE NORTH 01°44'32" EAST, ON SAID EXISTING EASTERLY RIGHT–OF–WAY LINE, 111.44 FEET TO THE NORTHEAST CORNER OF SAID TRACT 12 OF SAID GENERAL WARRANTY DEED, ALSO BEING A POINT ON THE SOUTH LINE OF SAID LOT 13 AND NORTHERLY LINE OF SAID LOT 12, ALSO BEING THE SOUTHEAST CORNER OF TRACT 13 OF SAID GENERAL WARRANTY DEED; THENCE NORTH 01°44'32" EAST ON SAID EXISTING EASTERLY RIGHT–OF–WAY LINE AS ESTABLISHED BY SAID TRACT 13, 116.03 FEET; THENCE NORTH 45°16'13" EAST, ON SAID EXISTING EASTERLY RIGHT–OF–WAY LINE, 139.76 FEET; THENCE NORTH 88°15'28" WEST ON SAID EXISTING EASTERLY RIGHT–OF–WAY LINE, 96.25 FEET; THENCE NORTH 01°44'32" EAST, ON SAID EXISTING EASTERLY RIGHT–OF–WAY LINE, 4.83 FEET TO THE SOUTHWEST CORNER OF SW CHAPMAN FARMS DRIVE, AS DESCRIBED IN NORTHEAST QUADRANT RIGHT OF WAY EASEMENT (LOTS 7, 9, 12, 13 AND 14) DESCRIPTION IN RIGHT OF WAY EASEMENT RECORDED JANUARY 17, 2006 AT INSTRUMENT NUMBER 2006I0003693 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 88°15'28" EAST ON THE EXISTING SOUTHERLY RIGHT–OF–WAY LINE OF SAID SW CHAPMAN FARMS DRIVE, 177.50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 13, ALSO BEING SAID NORTHWEST CORNER OF SAID LOT 12, ALSO BEING A POINT ON THE SOUTHERLY LINE OF LAKE SIDE AT CHAPMAN FARMS – 1ST PLAT, REPLAT OF A PART OF LOT 7, CHAPMAN FARMS, A SUBDIVISION OF LAND IN SAID BLUE SPRINGS RECORDED JANUARY 7, 2007 AS INSTRUMENT NUMBER 2007E0007412 IN BOOK I103 AT PAGE 26 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE LEAVING SAID EAST LINE, SOUTH 88°15'28" EAST ON SAID EXISTING SOUTHERLY RIGHT–OF–WAY LINE, ON SAID SOUTHERLY LINE AND ON SAID NORTH LINE OF SAID LOT 12, A DISTANCE OF 702.15 FEET TO AN ANGLE POINT IN SAID DOCUMENT NUMBER 2006I0003693 RIGHT OF WAY, BEING THE INTERSECTION OF SAID EXISTING SOUTHERLY RIGHT–OF–WAY LINE AND EXISTING WESTERLY RIGHT–OF–WAY LINE OF SW LAKE SIDE DRIVE; THENCE LEAVING SAID EXISTING SOUTHERLY RIGHT–OF–WAY LINE, SAID SOUTHERLY LINE, SOUTH 24°53'43" EAST, ON SAID EXISTING WESTERLY RIGHT–OF–WAY LINE, 139.53 FEET; THENCE SOUTHEASTERLY ON SAID EXISTING WESTERLY RIGHT–OF–WAY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 639.00 FEET, A CENTRAL ANGLE OF 17°34'29" AND AN ARC DISTANCE OF 196.00 FEET; THENCE SOUTH 42°28'12" EAST ON SAID EXISTING WESTERLY RIGHT–OF–WAY LINE, 330.52 FEET; THENCE NORTH 52°08'38" EAST, ON SAID EXISTING WESTERLY RIGHT–OF–WAY LINE, 25.08 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 12 ALSO BEING AN ANGLE POINT IN GREENBRIAR AT CHAPMAN FARMS, REPLAT OF CHAPMAN FARMS LOT 11, A SUBDIVISION OF LAND IN SAID BLUE SPRINGS RECORDED ON OCTOBER 9, 2006 AS INSTRUMENT NUMBER 2006E0104503 IN BOOK I99 AT PAGE 73 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 42°28'12" EAST ON SAID EASTERLY LINE OF SAID LOT 12, ALSO BEING THE WESTERLY LINE OF SAID GREENBRIAR AT CHAPMAN FARMS, REPLAT OF CHAPMAN FARMS LOT 11, A DISTANCE OF 18.44 FEET TO AN ANGLE POINT OF SAID GREENBRIAR AT CHAPMAN FARMS REPLAT OF CHAPMAN FARMS LOT 11, ALSO BEING THE MOST EASTERN POINT OF SAID LOT 12; THENCE SOUTH 48°13'49" WEST, ON THE EASTERLY LINE OF SAID LOT 12, AND ON SAID WESTERLY LINE, 25.00 FEET TO A POINT THE EXISTING WESTERLY RIGHT–OF–WAY LINE OF SAID SW LAKE SIDE ROAD ESTABLISHED BY SAID GREENBRIAR AT CHAPMAN FARMS REPLAT OF CHAPMAN FARMS LOT 11; THENCE LEAVING SAID EXISTING WESTERLY RIGHT–OF–WAY LINE, SOUTH 48°13'49" WEST ON SAID EASTERLY LINE AND SAID WESTERLY LINE, 24.27 FEET TO AN ANGLE POINT IN SAID LOT 12 AND SAID GREENBRIAR AT CHAPMAN FARMS REPLAT OF CHAPMAN FARMS LOT 11; THENCE SOUTH 01°26'50" WEST, ON SAID WESTERLY LINE AND SAID EASTERLY LINE, 244.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 88°25'22" WEST ON SAID WESTERLY LINE AND ITS WESTERLY EXTENSION AND ON THE SOUTH LINE OF SAID LOT 12 A DISTANCE OF 353.26 FEET; THENCE SOUTH 01°45'23" WEST, 451.72 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT–OF–WAY LINE OF SW MASON SCHOOL ROAD, AS NOW ESTABLISHED; THENCE NORTH 88°22'53" WEST, ON SAID EXISTING NORTHERLY RIGHT–OF–WAY LINE, 490.89 FEET TO THE SOUTHEAST CORNER OF SAID QUIT CLAIM DEED; THENCE NORTH 28°22'53" WEST, ON THE EASTERLY LINE OF SAID QUIT CLAIM DEED, 31.96 FEET; THENCE NORTH 01°37'07" EAST ON SAID EASTERLY LINE, 391.69 FEET TO A POINT ON SAID SOUTH LINE OF SAID LOT 12; THENCE NORTH 15°44'51" WEST, ON SAID EASTERLY LINE, 33.50 FEET; THENCE NORTH 58°25'22" WEST, ON SAID EASTERLY LINE, 60.00 FEET; THENCE NORTH 88°25'22" WEST, ON SAID NORTHERLY LINE OF SAID QUIT CLAIM DEED 312.65 FEET; THENCE NORTH 58°25'22" WEST, ON SAID NORTHERLY LINE, 60.69 FEET TO THE POINT OF BEGINNING. CONTAINING 1,118,835 SQUARE FEET OR 25.68 ACRES, MORE OR LESS.

DATE OF SURVEY
08-08-2022 - For Evergy & Spire Design
08-10-2023 - Highway Dedication Language Added
06-25-2025 - 1st Submittal
07-18-2025 - 2nd Submittal

drawn by: NRW
surveyed by: AH/BH/DH
checked by: JPM
approved by: JPM
project no.: C21-02779
file name: V_PPLAT_C191236.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street TEL 816.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 816.361.1888

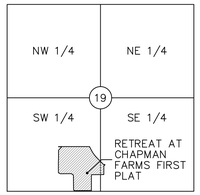
SHEET
1 of 4

DWG: F:\2021\02501-03000\021-02779-C\40-Design\Survey\SRVY\Sheets\Final Plat\V_PPLAT_C2102779.dwg USER: nwilloughby
DATE: Jul 18, 2025 12:09pm

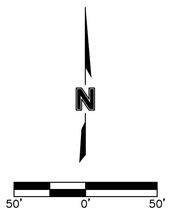
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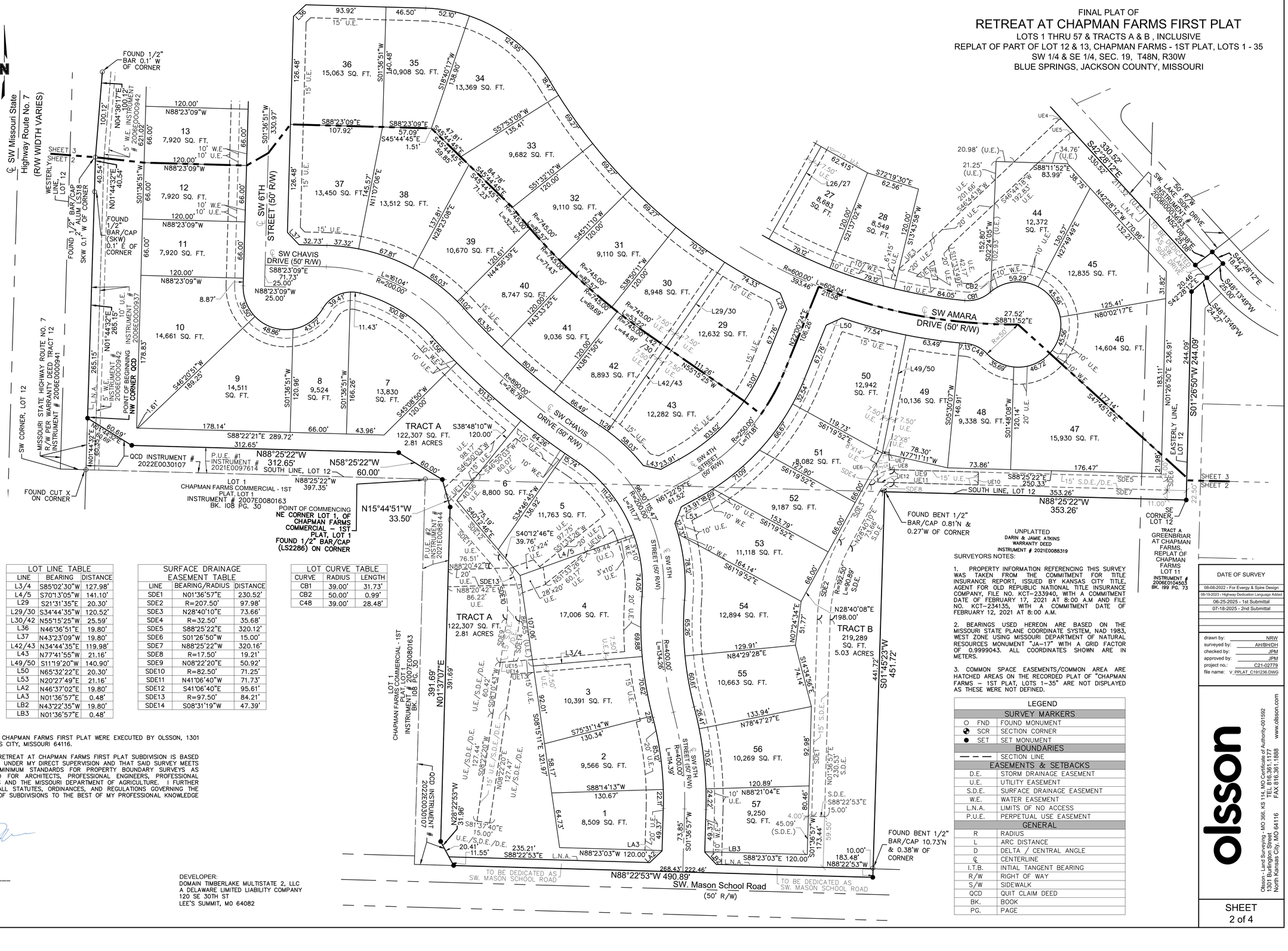
FINAL PLAT OF
RETREAT AT CHAPMAN FARMS FIRST PLAT

LOTS 1 THRU 57 & TRACTS A & B , INCLUSIVE
REPLAT OF PART OF LOT 12 & 13, CHAPMAN FARMS - 1ST PLAT, LOTS 1 - 35
SW 1/4 & SE 1/4, SEC. 19, T48N, R30W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI



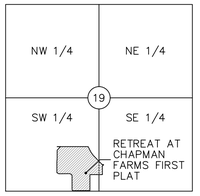
LOCATION MAP
SEC. 19, T48N, R30W
(N.T.S.)




SW Missouri State Highway Route No. 7
(R/W WIDTH VARIES)
WESTERLY'LY LINE, LOT 12
SW CORNER, LOT 12
MISSOURI STATE HIGHWAY ROUTE NO. 7 R/W PER WARRANTY DEED TRACT 12 INSTRUMENT # 2006E0000941
FOUND 1/2" BAR/CAP (SKW) 0.1' W OF CORNER
FOUND 1/2" BAR/CAP LS318 2" ALUM. 0.1' W OF CORNER
SKW 0.1' W OF CORNER
FOUND 1/2" BAR 0.1' W OF CORNER
POINT OF BEGINNING NW CORNER QCD
SHEET 3
SHEET 2
SW 6TH STREET (50' R/W)
SW CHAVIS DRIVE (50' R/W)
SW AMARA DRIVE (50' R/W)
SW 4TH STREET (50' R/W)
SW 5TH STREET (50' R/W)
SW LAKESIDE DRIVE
SW LAKESIDE CT.
TRACT A 122,307 SQ. FT. 2.81 ACRES
TRACT B 219,289 SQ. FT. 5.03 ACRES
TRACT A 122,307 SQ. FT. 2.81 ACRES
LOT 1 CHAPMAN FARMS COMMERCIAL - 1ST PLAT, LOT 1 INSTRUMENT # 2007E0080163 BK. 108 PG. 30
QCD INSTRUMENT # 2022E0030107
P.U.E. #1 INSTRUMENT # 2021E0097614
P.U.E. #2 INSTRUMENT # 2021E0088314
FOUND CUT X ON CORNER
POINT OF COMMENCING NE CORNER LOT 1, OF CHAPMAN FARMS COMMERCIAL – 1ST PLAT, LOT 1 FOUND 1/2" BAR/CAP (LS2286) ON CORNER
N15°44'51"W 33.50'
SOUTH LINE, LOT 12
N88°25'22"W 397.35'
N88°25'22"W 312.65'
N58°25'22"W 60.00'
S88°22'21"E 289.72'
312.65'
N88°22'53"W 490.89'
SW. Mason School Road (50' R/W)
TO BE DEDICATED AS SW. MASON SCHOOL ROAD
FOUND BENT 1/2" BAR/CAP 10.73'N & 0.38'W OF CORNER
FOUND BENT 1/2" BAR/CAP 0.81'N & 0.27'W OF CORNER
SE CORNER, LOT 12
EASTERLY LINE, LOT 12
N01°26'50"E 236.91'
S01°26'50"W 244.09'
N01°26'50"E 183.11'
N88°25'22"W 353.26'
S88°25'22"E 250.33'
S88°11'52"E 83.99'
S88°11'52"E 27.52'
N88°11'52"W 59.29'
S42°28'12"E 330.52'
N42°28'12"W 170.96'
S42°28'12"E 18.44'
S48°13'49"W 24.27'
S48°13'49"W 23.00'
S42°28'12"E 20.46'
N42°28'12"W 132.21'
N80°02'17"E 125.41'
S01°45'23"W 451.72'
N01°37'07"E 391.69'
391.69'
N28°40'08"E 198.00'
S61°19'52"E 119.73'
S61°19'52"E 153.79'
S61°19'52"E 164.14'
S61°19'52"E 62.41'
S72°19'30"E 62.56'
S73°43'58"W 120.00'
S21°57'02"W 120.00'
S45°44'18"W 201.66'
S45°44'18"W 192.83'
S45°44'45"E 59.85'
S45°44'45"E 71.23'
S45°44'45"E 1.51'
S57°53'09"W 135.41'
S51°32'10"W 120.00'
S45°11'09"W 120.00'
S38°50'11"W 120.00'
S18°40'17"W 138.90'
S01°36'51"W 140.48'
S01°36'51"W 330.97'
S01°36'51"W 145.57'
N11°07'06"E
N28°23'06"E 137.81'
N44°56'39"E 120.61'
N43°53'25"E 120.00'
N38°11'50"E 120.00'
N55°15'25"W 111.26'
N43°23'91"E
N22°00'24"E 106.28'
N71°22'51"E 61.52'
N28°40'08"E 198.00'
N07°24'34"E 51.77'
N78°47'27"E 133.94'
N84°29'28"E 129.91'
S14°14'54"E 74.33'
S01°36'57"E 230.53'
S01°36'57"E 173.44'
S01°36'57"E 73.58'
S01°48'08"W 120.14'
S05°30'07"W 146.91'
S74°45'15"E
N27°49'49"E 130.57'
S48°13'49"W 25.00'
S48°13'49"W 24.27'
N28°22'53"W 31.96'
S81°37'40"E 15.00'
N88°22'53"E 235.21'
N88°23'03"W 120.00'
S88°23'03"E 120.00'
S88°14'13"W 130.67'
S75°31'14"W 130.34'
S08°15'11"E 321.97'
S08°22'20"E 127.44'
N08°22'20"W 127.47'
S46°20'51"W 189.25'
S45°08'50"W 120.00'
S38°48'10"W 120.00'
S88°23'09"E 107.92'
S88°23'09"E 57.09'
S88°23'09"E 71.73'
N88°23'09"W 25.00'
N88°23'09"W 120.00'
N88°20'42"E 86.22'
N88°20'42"E 76.51'
N88°22'53"E 120.00'
N88°23'03"W 120.00'
N88°22'53"W 120.00'
N01°44'32"E 265.15'
N01°44'32"E 40.54'
N01°44'32"E 60.69'
N01°44'32"E 60.69'
N04°36'17"E 100.12'
N04°36'17"E 621.02'
N01°36'51"W 66.00'
N01°36'51"W 66.00'
N01°36'51"W 66.00

FINAL PLAT OF
RETREAT AT CHAPMAN FARMS FIRST PLAT

LOTS 1 THRU 57 & TRACTS A & B , INCLUSIVE
REPLAT OF PART OF LOT 12 & 13, CHAPMAN FARMS - 1ST PLAT, LOTS 1 - 35
SW 1/4 & SE 1/4, SEC. 19, T48N, R30W
BLUE SPRINGS, JACKSON COUNTY, MISSOURI



LOCATION MAP
SEC. 19, T48N, R30W
(N.T.S.)

N

50' 0' 50'
SCALE IN FEET
1"=50'

LEGEND	
SURVEY MARKERS	
O FND	FOUND MONUMENT
SCR	SECTION CORNER
SET	SET MONUMENT
BOUNDARIES	
	SECTION LINE
EASEMENTS & SETBACKS	
D.E.	STORM DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
W.E.	WATER EASEMENT
L.N.A.	LIMITS OF NO ACCESS
P.U.E.	PERPETUAL USE EASEMENT
GENERAL	
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
℄	CENTERLINE
I.T.B.	INTIAL TANGENT BEARING
R/W	RIGHT OF WAY
S/W	SIDEWALK
QCD	QUIT CLAIM DEED
BK.	BOOK
PG.	PAGE

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L17	S88°34'43"E	15.43'
L21	N72°45'47"E	21.16'
L22	N09°04'29"W	21.16'
L22/23	N57°23'30"E	120.66'
L26/27	N29°30'06"E	124.30'
L29	S21°31'35"E	20.30'
L29/30	S34°44'35"W	120.52'
L30/42	N55°15'25"W	25.59'
L36	N46°36'51"E	19.80'
L37	N43°23'09"W	19.80'
L42/43	N34°44'35"E	119.98'
L43	N77°41'55"W	21.16'
L49/50	S11°19'20"W	140.90'
L50	N65°32'22"E	20.30'
LA1	N43°01'04"W	19.72'
LB1	N46°58'56"E	19.88'

UTILITY EASEMENT TABLE		
LINE	BEARING	DISTANCE
UE1	N47°54'57"E	33.50'
UE2	N11°33'49"W	28.56'
UE3	N47°54'57"E	54.31'
UE4	N65°47'08"E	3.19'
UE5	N65°47'08"E	6.44'
UE6	S04°00'02"E	21.99'
UE7	S04°00'02"E	17.82'
UE8	S88°25'22"E	5.11'
UE9	S88°25'22"E	98.62'
UE10	S01°35'15"W	15.00'
UE11	S88°25'22"E	98.62'
UE12	S88°25'22"E	18.71'

SURFACE DRAINAGE EASEMENT TABLE		
LINE	BEARING/RADIUS	DISTANCE
SDE3	N28°40'10"E	73.66'
SDE4	R=32.50'	35.68'
SDE5	S88°25'22"E	320.12'
SDE6	S01°26'50"W	15.00'
SDE7	N88°25'22"W	320.16'
SDE8	R=17.50'	19.21'

LOT CURVE TABLE		
CURVE	RADIUS	LENGTH
CB1	39.00'	31.73'
CB2	50.00'	0.99'
C48	39.00'	28.48'

STORM DRAINAGE EASEMENT TABLE		
LINE	BEARING	DISTANCE
DE1	S81°46'56"E	62.46'
DE2	N08°13'04"E	5.00'
DE3	S81°46'56"E	15.00'
DE4	S08°13'04"W	25.00'
DE5	S81°46'56"E	15.00'
DE6	S08°13'04"W	5.00'
DE7	S81°46'56"E	62.46'
DE8	N27°23'30"E	27.83'
DE9	N32°39'27"W	5.00'
DE10	N57°20'33"E	25.29'
DE11	S32°39'27"E	25.00'
DE12	N57°20'33"E	25.29'
DE13	S32°39'27"E	5.00'
DE14	N57°23'30"E	27.84'
DE15	N29°30'06"E	23.00'
DE16	N60°30'05"W	10.00'
DE17	N29°29'55"E	39.00'
DE18	S60°30'05"E	35.00'
DE19	N29°29'55"E	39.00'
DE20	S60°30'05"E	10.00'
DE21	N29°30'06"E	23.00'

THIS PLAT AND SURVEY OF RETREAT AT CHAPMAN FARMS FIRST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF RETREAT AT CHAPMAN FARMS FIRST PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
JEFFREY P. MEANS
NUMBER PLS-2000147866
PROFESSIONAL LAND SURVEYOR

OLSSON MO CLS 366
JEFFREY P. MEANS, MO. PLS 2000147866
JULY 18, 2025
JMEANS@OLSSON.COM

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. KCT-233940, WITH A COMMITMENT DATE OF FEBRUARY 17, 2021 AT 8:00 A.M AND FILE NO. KCT-234135, WITH A COMMITMENT DATE OF FEBRUARY 12, 2021 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-17" WITH A GRID FACTOR OF 0.9999043. ALL COORDINATES SHOWN ARE IN METERS.

3. COMMON SPACE EASEMENTS/COMMON AREA ARE HATCHED AREAS ON THE RECORDED PLAT OF "CHAPMAN FARMS – 1ST PLAT, LOTS 1–35" ARE NOT DISPLAYED AS THESE WERE NOT DEFINED.

DEVELOPER:
DOMAIN TIMBERLAKE MULTISTATE 2, LLC
A DELAWARE LIMITED LIABILITY COMPANY
120 SE 30TH ST
LEE'S SUMMIT, MO 64082

DATE OF SURVEY
08-08-2022 - For Evergy & Spire Design
08-10-2023 - Highway Dedication Language Added
06-25-2025 - 1st Submittal
07-18-2025 - 2nd Submittal

drawn by: NRW
surveyed by: AH/BH/DH
checked by: JPM
approved by: JPM
project no.: C21-02779
file name: V_PPLAT_C191236.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street TEL 816.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 816.361.1888

SHEET
3 of 4

DWG: F:\2021\02501-03000\021-02779-C\40-Design\Survey\SRVY\Sheets\Final Plat\V_PPLAT_C2102779.dwg USER: nwilloughby
DATE: Jul 18, 2025 12:12pm

Received
07/21/2025 12:01:12 PM

Planning Application

903 W Main Street, Blue Springs, MO | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 10-13-2020*
CASE #:
PC MEETING:
CC MEETING:
BOA MEETING:
NEWSPAPER:
NOTICE LETTERS:
PLANNER:

PROJECT LOCATION INFORMATION (*separate applications required if project boundaries differ*)

RETREAT AT CHAPMAN FARMS FIRST PLAT, LOTS 1 THRU 57 & TRACTS A & B, INCLUSIVE

Project Name

54-330-99-10-00-0-00-000; 54-330-99-05-01-1-00-000; 54-330-99-07-01-0-00-000 — ATTACHED

Project Address (Parcel ID if No Address Assigned or Multiple Addresses) — **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
SF-7	Vacant	SF-7	Single Family Subdivision	25.68	57

APPLICATION (*check all that apply*)

LAND USE
- ☐ Conditional Use
- ☐ Rezoning
- ☐ General Development Plan

LAND SUBDIVISION
- ☐ Preliminary Plat
- ■ Final Plat
- ☐ Administrative Plat

MASTER PLANS
- ☐ PD Concept Plan
- ☐ PD Final Plan
- ☐ PUD Concept Plan-Amended
- ☐ PUD Final Plan
- ☐ PRO Concept Plan-Amended
- ☐ PRO Final Plan
- ☐ Redevelopment Modification Plan

SITE DEVELOPMENT
- ☐ Appearance Review
- ☐ Site Plan/Design Review (SPDR)
- ☐ PD Final Plan / SPDR
- ☐ PUD Final Plan / SPDR
- ☐ Administrative SPDR

SIGNAGE
- ☐ Master Sign Plan
- ☐ Administrative Sign Plan
- ☐ Appeal for Minor Sign Adjustment

OTHERS
- ☐ Vacation
- ☐ Variance
- ☐ Alternative Dev. Standards

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Bradley Kempf	Domain Timberlake Multistate 2, LLC	816 246 6700	bradley@summithomeskc.com

Address	City	State	Zip Code
120 SE 30th Street	Lee's Summit	MO	64082

I agree to allow the City of Blue Springs to copy and distribute all submitted project plans, materials, and information and post on the official City of Blue Springs web site as necessary for the project approval process, including public hearings. Furthermore, all submitted plans, materials, and information meet all UDC requirements unless specifically stated otherwise in an attached letter. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X — **Applicant Signature** — **Date**: 6-25-2025

Name of Property Owner	Phone	Email Address
Bradley Kempf	816 246 6700	bradley@summithomeskc.com

Address	City	State	Zip Code
120 SE 30th Street	Lee's Summit	MO	64082

I declare, under penalty of perjury, that in applying for this application, I am the owner of this property and that the statements herein and all information herewith submitted are, to the best of my knowledge and belief, true and correct. In the event of corporate ownership, all Directors, Officers, Stockholders of each Corporation owning more than five percent (5%) of any class of stock is listed in an attached letter. With the signing and submittal of this application, I authorize the City of Blue Springs to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by City Council, Boards & Commissions, and City Staff. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X — **Property Owner Signature** — **Date**: 6-25-2025

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REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS			
	REQUIREMENT	**DESCRIPTION**	**NUMBER**
☒	**Project Location Information**	Complete 1st page of this Application	
☒	**Legal Description** *(digital copy required for public hearings only)*	One 8.5” x 11” copy & a digital copy in Microsoft Word format emailed to comdevlegal@bluespringsgov.com	
☐	**Plans Set Sealed by the Proper Entity Registered in the State of Missouri**	Full plans set folded & collated; See Guidebook for plans set requirements	Varies
		Reduced set of full plans set on 8.5” x 11”	1 set
☐	**Other Required Documents**	Other Required Documents such as Stormwater Study; Traffic Study; etc. on 8.5”x11”	2 sets
☐	**Application Specific Requirements Checklist**	Attach applicable pages from the Guidebook.	
☐	**Other Required Information**	See UDC Chapter 403 (Development Review Procedures) for any other required information. For Signage requirements, see Chapter 501 (Sign Code).	

PROJECT DESCRIPTION:

A 57 lot single family subdivision with 2 tracts, located East of SW State Route 7 and South of SW Chapman Farms Drive

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CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Stephen Saylor	Olsson		
Address	**City**	**State**	**Zip**
1301 Burlington Street	North Kansas City	MO	64116
Email	**Phone**	**Fax**	
ssaylor@olsson.com	816 442 6061		

DEVELOPER

Name	Company Name		
Bradley Kempf	Domain Timberlake Multistate 2, LLC		
Address	**City**	**State**	**Zip**
120 SE 30th Street	Lee's Summit	MO	64082
Email	**Phone**	**Fax**	
bradley@summithomeskc.com	816 246 6700		

ENGINEER

Name	Company Name		
Stephen Saylor	Olsson		
Address	**City**	**State**	**Zip**
1301 Burlington Street	North Kansas City		
Email	**Phone**	**Fax**	
ssaylor@olsson.com	816 442 6061		

ARCHITECT

Name	Company Name		
Jason Meier	Meier Landscape Architect, LLC		
Address	**City**	**State**	**Zip**
15245 Metcalf Avenue	Overland Park	KS	66223
Email	**Phone**	**Fax**	
jasonmeierconsulting@gmail.com	913 787 2817		

SURVEYOR

Name	Company Name		
Jeffrey Means	Olsson		
Address	**City**	**State**	**Zip**
1301 Burlington Street	North Kansas City		
Email	**Phone**	**Fax**	
jmeans@olsson.com	816 442 6069		

LANDSCAPE ARCHITECT

Name	Company Name		
Jason Meier	Meier Landscape Architect, LLC		
Address	**City**	**State**	**Zip**
15245 Metcalf Avenue	Overland Park	KS	66223
Email	**Phone**	**Fax**	
jasonmeierconsulting@gmail.com	913 787 2817		

ATTORNEY

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

OTHER CONTACT

Name	Company Name		
Nelson Willoughby	Olsson		
Address	**City**	**State**	**Zip**
1301 Burlington Street	North Kansas City		
Email	**Phone**	**Fax**	
nwilloughby@olsson.com	816 442 6067		

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FEE CALCULATION TABLE

	APPLICATION	FEE		TOTAL
	ANNEXATION			
ANNX	Annexation	$468 + Public Hearing[1]		$ _____
DEAX	De-Annexation	$468 + Public Hearing[1]		$ _____
	LAND USE			
CUP	Conditional Use	$468 + Public Hearing[1]		$ _____
RZ	Rezoning	$468 + Public Hearing[1]		$ _____
	General Development Plan	$0 + Public Hearing[1]		$ _____
	LAND SUBDIVISION			
PP	Plat – Preliminary	$440 + $4 per lot	#_____ lot(s)	$ _____
PF	Plat – Final	$270 + $2 per lot	#57 lot(s)	$ 384
MSP	Minor Subdivision Plat	$110		$ _____
MLLA	Minor Lot Line Adjustment	$110		$ _____
	MASTER DEVELOPMENT PLANS			
PDC	PD Concept Plan	$506 + $22 per acre + Public Hearing[1]	#_____ acre(s)	$ _____
PDF	PD Final Plan	$275		$ _____
PUDC	Amended PUD Concept Plan	$506 + 22 per acre + Public Hearing[1]	#_____ acre(s)	$ _____
PUDF	PUD Final Plan	$242		$ _____
PROC	Amended PR-O Concept Plan	$506 + 22 per acre + Public Hearing[1]	#_____ acre(s)	$ _____
PROF	PR-O Final Plan	$242		$ _____
RMP	Redevelopment Modification Plan	$605 + Public Hearing[1]		$ _____
	SITE DEVELOPMENT			
AR	Appearance Review	$242		$ _____
SPDR	Site Plan / Design Review (SPDR)	$605		$ _____
ASPDR	Administrative SPDR	$550 if >750 sq. ft.; $0 if <750 sq. ft.	#_____ sq. ft.	$ _____
PDFS	PD Final Plan / SPDR	$847		$ _____
PUDFS	PUD Final Plan / SPDR	$847		$ _____
	SIGNAGE			
MASP	Master Sign Plan	$220		$ _____
	Administrative Sign Plan	$0		
	Appeal for Minor Sign Adjustment	$0		$ _____
	Appeal of Admin. Decision (Signage)	$0		$ _____
	OTHERS			
VAC	Vacation	$390 + Public Hearing[1]		$ _____
VAR	Variance	$484 + Public Hearing[1]		$ _____
	Alternative Development Standards	$0 + Public Hearing[1]		$ _____
UDCT	UDC Text Amendment	$500 + Public Hearing[1]		$ _____
AA	Appeal of Admin. Decision	$484 + Public Hearing[1]		$ _____
	TELECOMMUNICATIONS			
TCOM	Telecom. Pre-App	$110		$ _____
TCOM	Minor Telecommunications	$275		$ _____
TCOM	Major Telecommunications	$550		$ _____
	TOTAL	**OFFICE USE:** Card Cash or Check: #_____		$ _____

1. *Public Hearings require a newspaper advertisement and the posting of a notification sign. The applicant will be billed separately after the invoice for the newspaper advertisement is received by the City. Also, the applicant is responsible for the installation of the notification sign provided by the City. See the Appendix in the Application Specific Requirements document for Public Notification Requirements.*

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RETREAT AT CHAPMAN FARMS FIRST PLAT
Olsson No. C21-02779
June 24, 2025

Property Description

An un-platted tract of land in the East Half of the Southwest Quarter of Section 19, Township 48 North, Range 30 West of the 5th Principal Meridian and part of Lot 12 and Lot 13, CHAPMAN FARMS - 1ST PLAT, LOTS 1 - 35, a subdivision of land in said Southwest and Southeast Quarter of said Section 19, recorded September 9, 2005 as Instrument Number 2005I00798809 in Book I89 at Page 36 in Jackson County Recorder of Deeds Office each in Blue Springs, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866 as follows: Commencing at the Northeast corner of Lot 1, of CHAPMAN FARMS COMMERCIAL - 1ST PLAT, LOT 1, a subdivision of land in said Blue Springs recorded June 18, 2007 as Instrument Number 2007E0080163 in Book 108 at Page 30 also being a point on the Westerly line of Quit Claim Deed recorded March 30, 2022 as Instrument Number 2022E0030107 each in said Jackson County Recorder of Deeds Office; thence North 88°25'22" West, on the North line of said Lot 1, said Westerly line and also being the South line of said Lot 12, a distance of 397.35 feet to the Northwest corner of said Lot 1, also being a point on the Existing Easterly right-of-way line of Southwest Missouri Highway Route Number 7 as described in Tract 12 of General Warranty Deed recorded March 28, 2006 as Instrument Number 2006E0000941 in said Jackson County Recorder of Deeds Office; thence leaving said South line, North 01°44'32" East, on said Westerly line, 60.35 feet to the Northwest corner of said Quit Claim Deed also being the Point of Beginning of the tract of land to be herein described; thence North 01°44'32" East on said Existing Easterly right-of-way line, 265.15 feet; thence North 01°44'32" East on said Existing Easterly right-of-way line, 40.54 feet; thence North 04°36'17" East, on said Existing Easterly right-of-way line, 100.12 feet; thence North 01°44'32" East, on said Existing Easterly right-of-way line, 111.44 feet to the Northeast corner of said Tract 12 of said General Warranty Deed, also being a point on the South line of said Lot 13 and Northerly line of said Lot 12, also being the Southeast corner of Tract 13 of said General Warranty Deed; thence North 01°44'32" East on said Existing Easterly right-of-way line as established by said Tract 13, 116.03 feet; thence North 45°16'13" East, on said Existing Easterly right-of-way line, 139.76 feet; thence North 88°15’28” West on said Existing Easterly right-of-way line, 96.25 feet; thence North 01°44’32” East, on said Existing Easterly right-of-way line, 4.83 feet to the Southwest corner of SW Chapman Farms Drive, as described in Northeast Quadrant Right of Way Easement (Lots 7, 9, 12, 13 and 14) Description in Right of Way Easement recorded January 17, 2006 at Instrument Number 2006I0003693 in said Jackson County Recorder of Deeds Office; thence South 88°15’28” East on the Existing Southerly right-of-way line of said SW Chapman Farms Drive, 177.50 feet to a point on the East line of said Lot 13, also being said Northwest corner of said Lot 12, also being a point on the Southerly line of LAKE SIDE AT CHAPMAN FARMS – 1ST PLAT, REPLAT OF A PART OF LOT 7, CHAPMAN FARMS, a subdivision of land in said Blue Springs recorded January 7, 2007 as Instrument Number 2007E0007412 in Book I103 at Page 26 in said Jackson County Recorder of Deeds Office; thence leaving said East line, South 88°15'28" East on said Existing Southerly right-of-way line, on said Southerly line and on said North line of said Lot 12, a distance of 702.15 feet to an angle point in said Document Number 2006I0003693 right of way, being the intersection of said Existing Southerly

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right-of-way line and Existing Westerly right-of-way line of SW Lake Side Drive; thence leaving said Existing Southerly right-of-way line, said Southerly line, South 24°53'43" East, on said Existing Westerly right-of-way line, 139.53 feet; thence Southeasterly on said Existing Westerly right-of-way line, on a curve to the left being tangent to the last described course with a radius of 639.00 feet, a central angle of 17°34'29" and an arc distance of 196.00 feet; thence South 42°28'12" East on said Existing Westerly right-of-way line, 330.52 feet; thence North 52°08'38" East, on said Existing Westerly right-of-way line, 25.08 feet to a point on the Easterly line of said Lot 12 also being an angle point in GREENBRIAR AT CHAPMAN FARMS, REPLAT OF CHAPMAN FARMS LOT 11, a subdivision of land in said Blue Springs recorded on October 9, 2006 as Instrument Number 2006E0104503 in Book I99 at Page 73 in said Jackson County Recorder of Deeds Office; thence South 42°28'12" East on said Easterly line of said Lot 12, also being the Westerly line of said GREENBRAIR AT CHAPMAN FARMS, REPLAT OF CHAPMAN FARMS LOT 11, a distance of 18.44 feet to an angle point of said GREENBRIAR AT CHAPMAN FARMS REPLAT OF CHAPMAN FARMS LOT 11, also being the most Eastern Point of said Lot 12; thence South 48°13'49" West, on the Easterly line of said Lot 12, and on said Westerly line, 25.00 feet to a point the Existing Westerly right-of-way line of said SW Lake Side Road established by said GREENBRIAR AT CHAPMAN FARMS REPLAT OF CHAPMAN FARMS LOT 11; thence leaving said Existing Westerly right-of-way line, South 48°13'49" West on said Easterly line and said Westerly line, 24.27 feet to an angle point in said Lot 12 and said GREENBRIAR AT CHAPMAN FARMS REPLAT OF CHAPMAN FARMS LOT 11; thence South 01°26'50" West, on said Westerly line and said Easterly line, 244.09 feet to the Southeast corner of said Lot 12; thence North 88°25'22" West on said Westerly line and its Westerly extension and on the South line of said Lot 12 a distance of 353.26 feet; thence South 01°45'23" West, 451.72 feet to a point on the Existing Northerly right-of-way line of SW Mason School Road, as now established; thence North 88°22'53" West, on said Existing Northerly right-of-way line, 490.89 feet to the Southeast corner of said Quit Claim Deed; thence North 28°22'53" West, on the Easterly line of said Quit Claim Deed, 31.96 feet; thence North 01°37'07" East on said Easterly line, 391.69 feet to a point on said South line of said Lot 12; thence North 15°44'51" West, on said Easterly line, 33.50 feet; thence North 58°25'22" West, on said Easterly line, 60.00 feet; thence North 88°25'22" West, on said Northerly line of said Quit Claim Deed 312.65 feet; thence North 58°25'22" West, on said Northerly line, 60.69 feet to the Point of Beginning. Containing 1,118,835 square feet or 25.68 acres, more or less.

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Blue Springs, Missouri
Community Development

MONTHLY REPORT
July 2025

Building Permit Activity

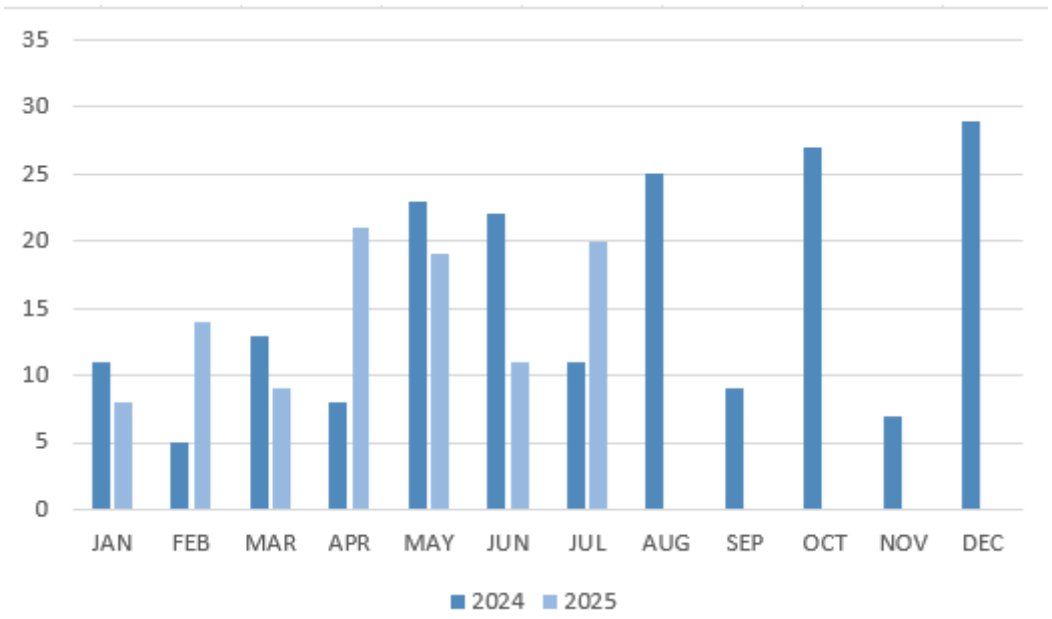
Type of Permit	July 2025	July 2024	YTD 2025	YTD 2024
Single-Family Detached	20	11	102	93
Single-Family Attached	0	0	0	0
Two-Family	0	0	0	3 (6 units)
Multi-Family	0	1 (4 units)	0	7(28 units)
Total Dwelling Units	20	15	102	127
Miscellaneous Residential (additions & alterations)	29	19	119	120
Commercial—New	0	0	6	8
Commercial—Alterations	3	0	29	41
Total Building Permits*	110	102	616	722

*Includes all the above permits plus non-structural permits (mechanical, plumbing, etc.)

Building-Related Activity

	July 2025	July 2024	YTD 2025	YTD 2024
Total Square Feet	214,478	73,714	716,755	870,607
Total Construction Cost	$6,296,228	$3,375,031	$35,125,951	$90,400,920
Total Inspections	783	515	4,079	3,415

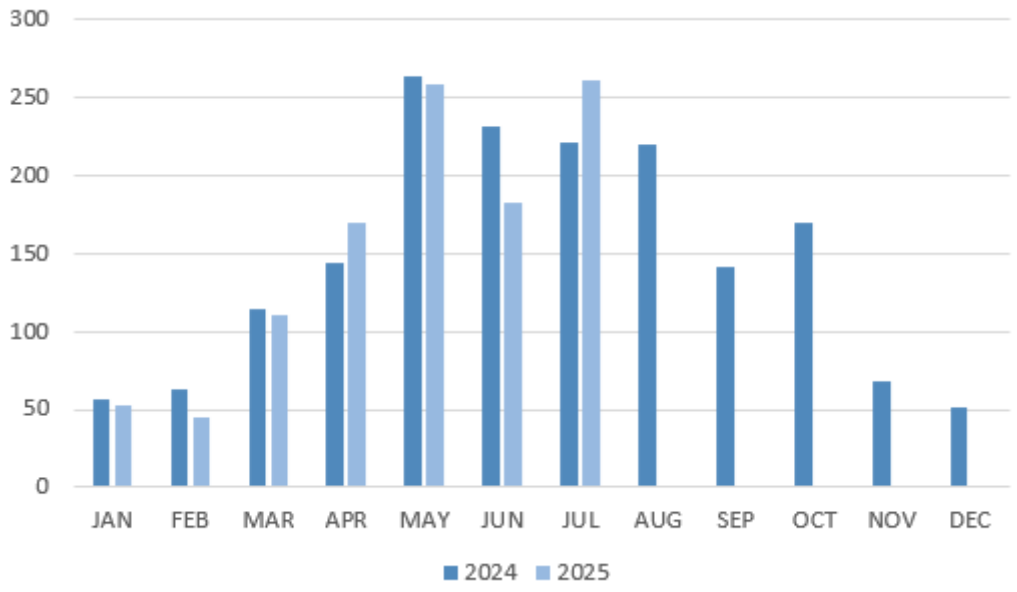
Single-Family Building Permits



Code Enforcement Activity

Code Reference	Description	Cases Opened
200-270	Public Health, Safety, and Welfare	206
300-390	Traffic Code	0
401-411	Zoning	10
500-520 (excl. 501)	Building and Construction	43
501	Sign Code	0
600-655	Business and Occupation	1
700-715	Utilities	1
	Total Cases	261

Total Code Cases



Most Common Code Cases in May

Code Reference	Description	Cases Opened
245.060	Nuisance Inspection—Citizen Complaint	86
245.160: A (11)	Trash—Prohibited	35
245.160: A (12)	Inoperable Vehicles—Prohibited	11
500.020: (a)	Building Permit Required	10

Planning Activity

Case Number	Project	Planning Commission	City Council	Ordinance
RZ-05-25-9572 CUP-05-25-09573	Hawes Estates	Recommended Approval June 23rd,2025	Approved July 7th, 2025	5431
PF-05-25-9568	Asphaltic Surfaces	Recommended Approval June 23rd,2025	Approved July 7th, 2025	5434
PF-05-25-9571	Eagles Ridge PR-O 5th Plat	Recommended Approval June 23rd,2025	Approved July 7th, 2025	5435
RZ-06-25-9604	Rampage Athletics	Tabled July 14th,2025	N/A	N/A
RZ-06-25-9614 GDP-06-25-9615 PP-06-25-9616	Boulder Springs	Recommended Approval July 28th, 2025	Approved August 4th, 2025	5439 5440

Planning Activity—Administrative Approvals

Case Number	Project	Administrative Approval
N/A		

Type of Sign Permit	July 2025	July 2024	YTD 2025	YTD 2024
Sign Face Replacement	9	5	34	27
Ground-Mounted Signs	0	1	15	13
Building-Mounted Signs	4	10	53	55
Temporary Signs	7	8	30	12
Other Signs (Flags, Paired-Bracket, Mural, etc.)	0	2	0	2
Total Signs Issued	20	26	132	109