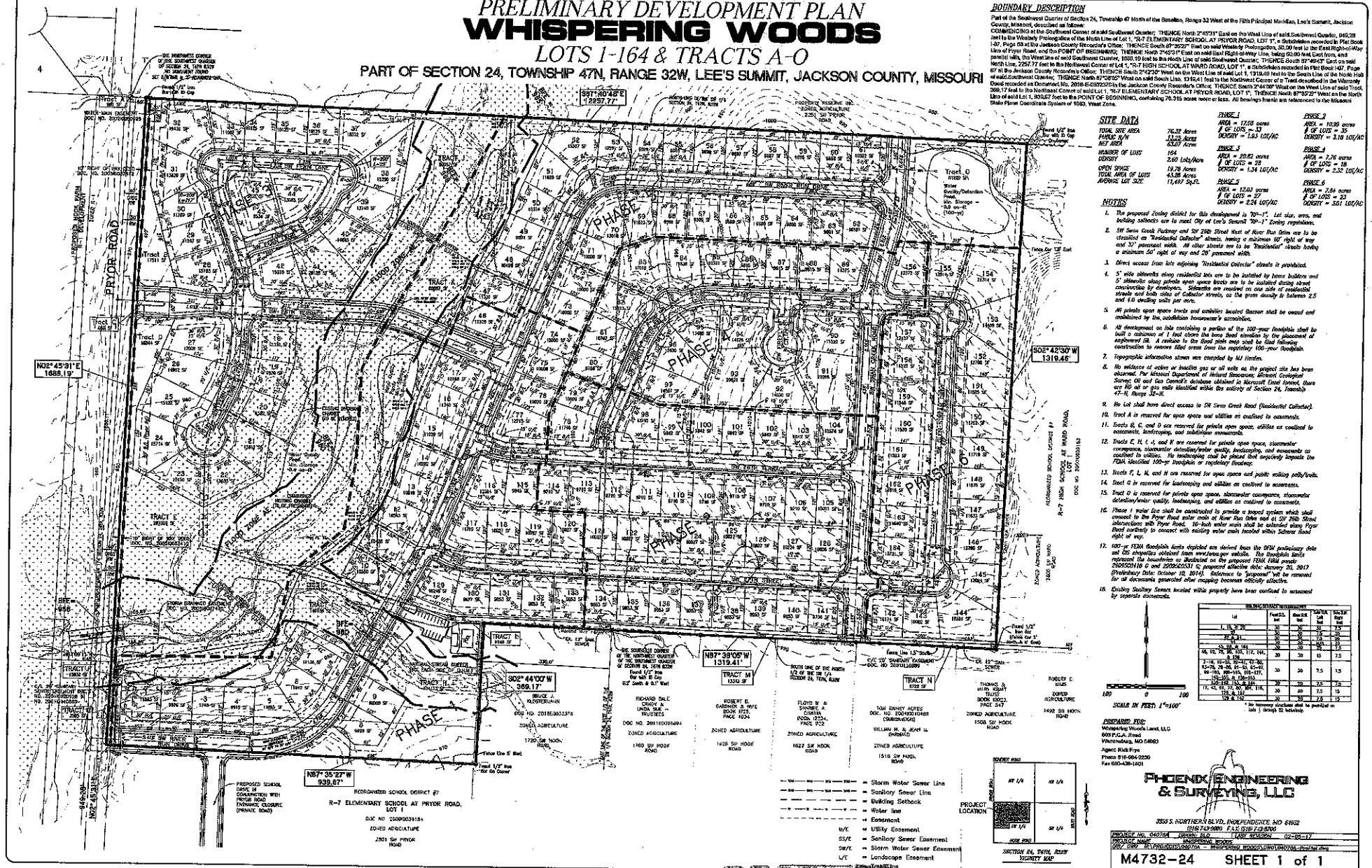
PRELIMINARY DEVELOPMENT PLAN
WHISPERING WOODS
LOTS 1-164 & TRACTS A-O
PART OF SECTION 24, TOWNSHIP 47N, RANGE 32W, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 24, Township 47 North of the Baseline, Range 32 West of the Fifth Principal Meridian, Lee's Summit, Jackson County, Missouri, described as follows:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 949.28 feet to the Westerly Prolongation of the North Line of Lot 1, "R-7 ELEMENTARY SCHOOL AT PRYOR ROAD, LOT 1", a Subdivision recorded in Plat Book I-97, Page 68 at the Jackson County Recorder's Office; THENCE South 87°35'27" East on said Westerly Prolongation, 30.00 feet to the East Right-of-Way Line of Pryor Road, and the POINT OF BEGINNING; THENCE North 2°45'31" East on said East Right-of-Way Line, being 50.00 feet East from, and parallel with, the West line of said Southwest Quarter, 1688.19 feet to the North Line of said Southwest Quarter; THENCE South 87°40'45" East on said North Line, 2257.77 feet to the Northwest Corner of Lot 1, "R-7 HIGH SCHOOL AT WARD ROAD, LOT 1", a Subdivision recorded in Plat Book I-97, Page 67 in the Jackson County Recorder's Office; THENCE South 2°42'30" West on the West Line of said Lot 1, 1319.49 feet to the South Line of the North Half of said Southwest Quarter; THENCE North 87°38'05" West on said South Line, 1319.41 feet to the Northwest Corner of a Tract described in the Warranty Deed recorded as Document No. 2016E0032376 in the Jackson County Recorder's Office; THENCE South 2°44'56" West on the West Line of said Tract, 369.17 feet to the Northeast Corner of said Lot 1, "R-7 ELEMENTARY SCHOOL AT PRYOR ROAD, LOT 1"; THENCE North 87°35'27" West on the North Line of said Lot 1, 939.87 feet to the POINT OF BEGINNING, containing 76.315 acres more or less. All bearings herein are referenced to the Missouri State Plane Coordinate System of 1983, West Zone.

SITE DATA

		PHASE 1	PHASE 2
TOTAL SITE AREA	76.32 Acres	AREA = 17.08 acres	AREA = 10.99 acres
PUBLIC R/W	14.45 Acres	# OF LOTS = 33	# OF LOTS = 35
NET AREA	61.87 Acres	DENSITY = 1.93 LOT/AC	DENSITY = 3.18 LOT/AC
NUMBER OF LOTS	164	PHASE 3	PHASE 4
DENSITY	2.60 Lots/Acre	AREA = 20.83 acres	AREA = 7.76 acres
OPEN SPACE	19.76 Acres	# OF LOTS = 28	# OF LOTS = 18
TOTAL AREA OF LOTS	41.88 Acres	DENSITY = 1.34 LOT/AC	DENSITY = 2.32 LOT/AC
AVERAGE LOT SIZE	11,497 Sq.Ft.	PHASE 5	PHASE 6
		AREA = 12.61 acres	AREA = 7.84 acres
		# OF LOTS = 57	# OF LOTS = 33
		DENSITY = 2.24 LOT/AC	DENSITY = 3.81 LOT/AC

NOTES

1. The proposed Zoning district for this development is "RP-1". Lot size, area, and building setbacks are to meet City of Lee's Summit "RP-1" Zoning regulations.
2. SW Siena Creek Parkway and SW 29th Street West of River Run Drive are to be classified as "Residential Collector" streets, having a minimum 60' right of way and 32' pavement width. All other streets are to be "Residential" streets having a minimum 50' right of way and 28' pavement width.
3. Direct access from lots adjoining "Residential Collector" streets is prohibited.
4. 5' wide sidewalks along residential lots are to be installed by home builders and 5' sidewalks along private open space tracts are to be installed during street construction by developers. Sidewalks are required on one side of residential streets and both sides of Collector streets, as the gross density is between 2.5 and 4.0 dwelling units per acre.
5. All private open space tracts and amenities located thereon shall be owned and maintained by the subdivision homeowner's association.
6. All development on lots containing a portion of the 100-year floodplain shall be built a minimum of 1 foot above the base flood elevation by the placement of engineered fill. A certificate by the flood plain map shall be filed following construction to remove filled areas from the regulatory 100-year floodplain.
7. Topographic information shown was compiled by MJ Harden.
8. No evidence of active or inactive gas or oil wells on the project site has been observed. Per Missouri Department of Natural Resources; Missouri Geological Survey; Oil and Gas Council's database obtained in Microsoft Excel format, there are NO oil or gas wells identified within the confines of Section 24, Township 47-N, Range 32-W.
9. No Lot shall have direct access to SW Siena Creek Road (Residential Collector).
10. Tract A is reserved for open space and utilities as confined to easements.
11. Tracts B, C, and D are reserved for private open space, utilities as confined to easements, landscaping, and subdivision monuments.
12. Tracts E, H, I, J, and K are reserved for private open space, stormwater conveyance, stormwater detention/water quality, landscaping, and easements as confined to utilities. No landscaping shall be placed that negatively impacts the FEMA identified 100-yr floodplain or regulatory floodway.
13. Tracts F, L, M, and N are reserved for open space and public walking path/trails.
14. Tract G is reserved for landscaping and utilities as confined to easements.
15. Tract O is reserved for private open space, stormwater conveyance, stormwater detention/water quality, landscaping, and utilities as confined to easements.
16. Phase 1 water line shall be constructed to provide a looped system which shall connect to the Pryor Road water main at River Run Drive and at SW 29th Street intersections with Pryor Road. 16-inch water main shall be extended along Pryor Road northerly to connect with existing water main located within Scherer Road right of way.
17. 100-yr FEMA floodplain limits depicted are derived from the DFIRM preliminary data set GIS shapefiles obtained from www.fema.gov website. The floodplain limits represent the boundaries as illustrated on the proposed FEMA FIRM panels 29095C0418 G and 29095C0531 G, proposed effective date January 20, 2017 (Preliminary Date: October 19, 2016). References to "proposed" will be removed for all documents generated after mapping becomes officially effective.
18. Existing Sanitary Sewers located within property have been confined to easement by separate documents.

Lot	Front S.B. feet	Rear S.B. feet	Side S.B. Left feet	Side S.B. Right feet
1, 33, & 34	30	30	10	7.5
2-9, 11-14, 16-18, 20-23, 25-32, 35-41, 43-45, 47-48, 50-52, 54-57, 59-61, 63-65, 67-69, 71-73, 75-77, 79-81, 83-85, 87-89, 91-93, 95-97, 99-101, 103-105, 107-109, 111-113, 115-117, 119-121, 123-125, 127-129, 131-133, 135-137, & 139-141	30	30	7.5	7.5
10, 15, 19, 24, 42, 46, 49, 53, 58, 62, 66, 70, 74, 78, 82, 86, 90, 94, 98, 102, 106, 110, 114, 118, 122, 126, 130, 134, 138, & 142	30	30	10	7.5
144	30	30	7.5	10
143	30	30	7.5	7.5
145	30	30	7.5	10
146	30	30	7.5	7.5
147	30	30	7.5	10
148	30	30	7.5	7.5
149	30	30	7.5	10
150	30	30	7.5	7.5
151	30	30	7.5	10
152	30	30	7.5	7.5
153	30	30	7.5	10
154	30	30	7.5	7.5
155	30	30	7.5	10
156	30	30	7.5	7.5
157	30	30	7.5	10
158	30	30	7.5	7.5
159	30	30	7.5	10
160	30	30	7.5	7.5
161	30	30	7.5	10
162	30	30	7.5	7.5
163	30	30	7.5	10
164	30	30	7.5	7.5

* No accessory structure shall be permitted on Lots 1 through 32 inclusive.

100 0 100
SCALE IN FEET: 1"=100'

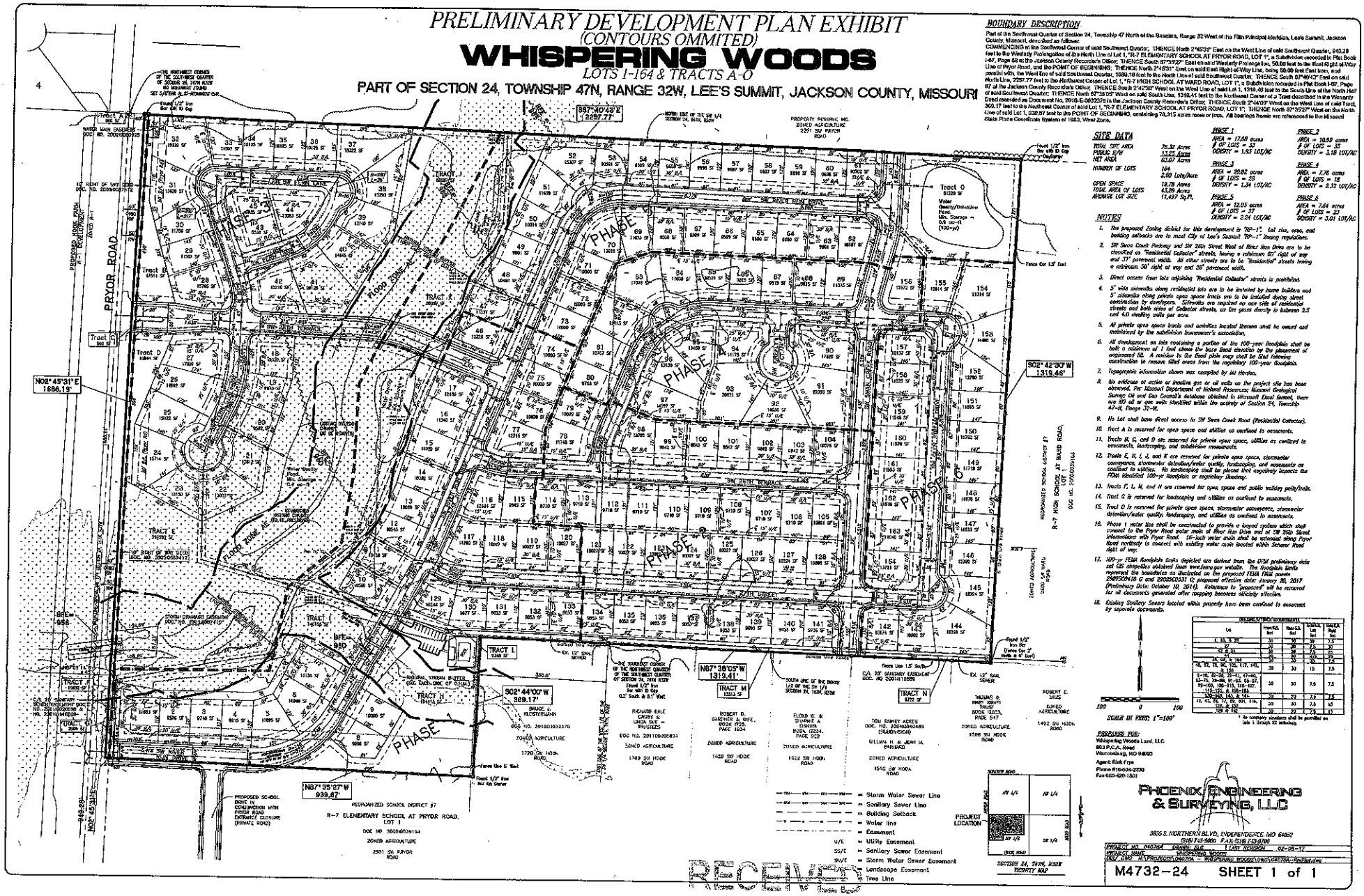
PREPARED FOR:
Whispering Woods Land, LLC
609 P.C.A. Road
Whiteman Afb, MO 65603
Agent: Rick Fire
Phone 816-664-2226
Fax 660-438-1801

PHOENIX ENGINEERING & SURVEYING, LLC
3535 S. NORTHERN BLVD., INDEPENDENCE, MO 64052
(816) 740-9888 FAX (816) 740-8700

PROJECT NO. 0407.04 | DRAWN: SLD | LAST REVISION: 02-06-17
PROJECT NAME: WHISPERING WOODS
DRV: DWG: R:\PROJECTS\0407.04 - WHISPERING WOODS\DWG\0407.04_PrelimDev.dwg

M4732-24 SHEET 1 of 1

RECEIVED
FEB - 5 2017
-2016-219-
Planning & Codes Admin


PRELIMINARY DEVELOPMENT PLAN EXHIBIT
(CONTOURS OMMITED)
WHISPERING WOODS
LOTS 1-164 & TRACTS A-O
PART OF SECTION 24, TOWNSHIP 47N, RANGE 32W, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
BOUNDARY DESCRIPTION
Part of the Southwest Quarter of Section 24, Township 47 North of the Baseline, Range 32 West of the Fifth Principal Meridian, Lee's Summit, Jackson County, Missouri, described as follows:
COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 940.28 feet to the Westerly Prolongation of the North Line of Lot 1, "R-7 ELEMENTARY SCHOOL AT PRYOR ROAD, LOT 1", a Subdivision recorded in Plat Book I-67, Page 58 of the Jackson County Recorder's Office; THENCE South 87°50'22" East on said Westerly Prolongation, 50.00 feet to the East Right-of-Way Line of Pryor Road, and the POINT OF BEGINNING; THENCE North 2°45'31" East on said East Right-of-Way Line, being 50.00 feet East when parallel with, the West line of said Southwest Quarter, 1686.19 feet to the North Line of said Southwest Quarter; THENCE South 87°40'42" East on said North Line, 2257.77 feet to the Northwest Corner of Lot 1, "R-7 HIGH SCHOOL AT WARD ROAD, LOT 1", a Subdivision recorded in Plat Book I-67, Page 67 of the Jackson County Recorder's Office; THENCE South 2°42'30" West on the West Line of said Lot 1, 1319.46 feet to the South Line of the North Half of said Southwest Quarter; THENCE North 87°38'05" West on said South Line, 1319.41 feet to the Northeast Corner of a Tract described in the Warranty Deed recorded as Document No. 2016-E-0072376 in the Jackson County Recorder's Office; THENCE South 2°44'00" West on the West Line of said Tract, 369.17 feet to the Northeast Corner of said Lot 1, "R-7 ELEMENTARY SCHOOL AT PRYOR ROAD, LOT 1"; THENCE North 87°35'27" West on the North Line of said Lot 1, 939.87 feet to the POINT OF BEGINNING, containing 78.315 acres more or less. All bearings herein are referenced to the Missouri State Plane Coordinate System of 1983, West Zone.
SITE DATA
TOTAL SITE AREA 76.32 Acres
PERIMETER R/W 13.03 Acres
NET AREA 63.07 Acres
NUMBER OF LOTS 164
2.60 Lots/Acre
OPEN SPACE 19.78 Acres
TOTAL AREA OF LOTS 43.29 Acres
AVERAGE LOT SIZE 11,497 Sq.Ft.
PHASE 1
AREA = 17.08 acres
# OF LOTS = 33
DENSITY = 1.93 LOT/AC
PHASE 2
AREA = 10.99 acres
# OF LOTS = 35
DENSITY = 3.18 LOT/AC
PHASE 3
AREA = 20.82 acres
# OF LOTS = 28
DENSITY = 1.34 LOT/AC
PHASE 4
AREA = 7.76 acres
# OF LOTS = 18
DENSITY = 2.32 LOT/AC
PHASE 5
AREA = 12.05 acres
# OF LOTS = 27
DENSITY = 2.24 LOT/AC
PHASE 6
AREA = 7.64 acres
# OF LOTS = 23
DENSITY = 3.01 LOT/AC
NOTES
1. The proposed Zoning district for this development is "RP-1". Lot size, area, and building setbacks are to meet City of Lee's Summit "RP-1" Zoning regulations.
2. SW Swan Creek Parkway and SW 26th Street West of River Run Drive are to be classified as "Residential Collector" streets, having a minimum 60' right of way and 37' pavement width. All other streets are to be "Residential" streets having a minimum 50' right of way and 28' pavement width.
3. Direct access from lots adjoining "Residential Collector" streets is prohibited.
4. 5' wide sidewalks along residential lots are to be installed by home builders and 5' sidewalks along private open space tracts are to be installed during street construction by developers. Sidewalks are required on one side of residential streets and both sides of Collector streets, as the gross density is between 2.5 and 4.0 dwelling units per acre.
5. All private open space tracts and amenities located thereon shall be owned and maintained by the subdivision homeowner's association.
6. All development on lots containing a portion of the 100-year floodplain shall be built a minimum of 1 foot above the base flood elevation by the placement of engineered fill. A variance to the flood plain ordinance shall be filed following construction to remove filled areas from the regulatory 100-year floodplain.
7. Topographic information shown was compiled by Lit Norden.
8. No evidence of active or inactive gas or oil wells on the project site has been observed. Per Missouri Department of Natural Resources; Missouri Geological Survey Oil and Gas Council's database obtained in Microsoft Excel format, there are NO oil or gas wells identified within the vicinity of Section 24, Township 47-N, Range 32-W.
9. No Lot shall have direct access to SW Swan Creek Road (Residential Collector).
10. Tract A is reserved for open space and utilities as confined to easements.
11. Tracts B, C, and D are reserved for private open space, utilities as confined to easements, landscaping, and subdivision monuments.
12. Tracts E, H, I, J, and K are reserved for private open space, stormwater conveyance, stormwater detention/water quality, landscaping, and easements as confined to utilities. No landscaping shall be placed that negatively impacts the FEMA identified 100-yr floodplain or regulatory floodway.
13. Tracts F, L, M, and N are reserved for open space and public walking path/trails.
14. Tract G is reserved for landscaping and utilities as confined to easements.
15. Tract O is reserved for private open space, stormwater conveyance, stormwater detention/water quality, landscaping, and utilities as confined to easements.
16. Phase 1 water line shall be constructed to provide a looped system which shall connect to the Pryor Road water main at River Run Drive and at SW 26th Street intersections with Pryor Road. 16-inch water main shall be extended along Pryor Road northerly to connect with existing water main located within Scherer Road right of way.
17. 100-yr FEMA floodplain limits depicted are derived from the DFIRM preliminary data set GIS shapefiles obtained from www.fema.gov website. The floodplain limits represent the boundaries as illustrated on the proposed FEMA FIRM panels 29095C0416 G and 29095C0531 G proposed effective date: January 20, 2017 (Preliminary Date: October 10, 2014). Reference to "proposed" will be removed for all documents generated after mapping becomes officially effective.
18. Existing Sanitary Sewers located within property have been confined to easement by separate documents.
PREPARED FOR:
Whispering Woods Land, LLC
863 P.C.A. Road
Warrensburg, MO 64093
Agent: Rick Frye
Phone 816-604-2220
Fax 660-429-1801
PHOENIX ENGINEERING & SURVEYING, LLC
3535 S. NORTHERN BLVD., INDEPENDENCE, MO 64052
(816) 745-9800 FAX: (816) 753-8706
M4732-24 SHEET 1 of 1
PRYOR ROAD
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
Tract A
Tract B
Tract C
Tract D
Tract E
Tract F
Tract G
Tract H
Tract I
Tract J
Tract K
Tract L
Tract M
Tract N
Tract O
N02°45'31"E 1686.19'
S87°40'42"E 2257.77'
S02°42'30"W 1319.46'
N87°38'05"W 1319.41'
S02°44'00"W 369.17'
N87°35'27"W 939.87'
Storm Water Sewer Line
Sanitary Sewer Line
Building Setback
Water line
Easement
Utility Easement
Sanitary Sewer Easement
Storm Water Sewer Easement
Landscape Easement
Tree Line
PROJECT LOCATION
SECTION 24, T47N, R32W VICINITY MAP
SCALE IN FEET: 1"=100'
RECEIVED
FEB - 5 2017
Planning & Codes Admin
-2016-219-