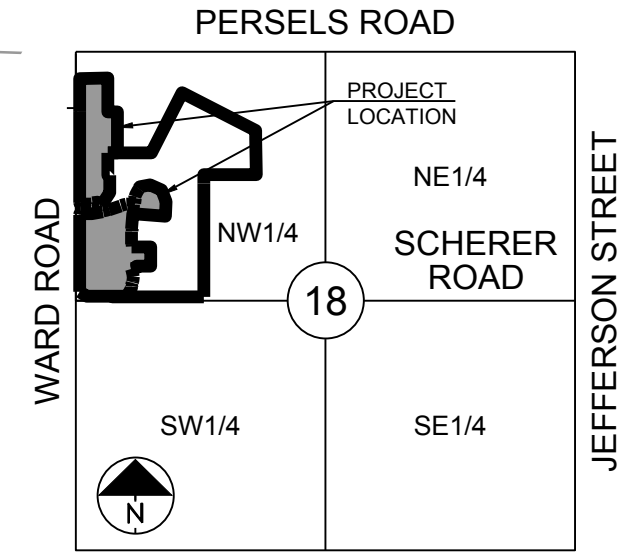
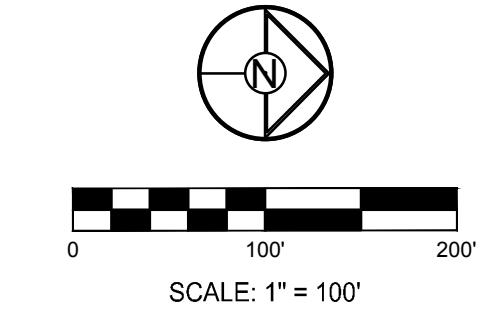


- NOTES:**
- THIS PLAN IS FOR UNDEVELOPED PARCEL OF WOODLAND GLEN INDICATED ON THE APPROVED PLAN AS PHASES 4 THROUGH 6 AND ATTACHED VILLAS.
  - BOUNDARY INFORMATION BASED ON RECORDED PLATS AND SURVEY PREPARED BY HDR PROVIDED BY AND USED WITH APPROVAL OF THE OWNER.
  - TOPOGRAPHY AND EXISTING CONDITIONS FROM LEE'S SUMMIT GIS.
  - AN EASEMENT OR LICENSE WILL GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF SIDEWALKS, POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR PEDESTRIAN ACCESS, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAN AS "UTILITY EASEMENT" OR "UIE" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE.
  - THE USE OF ALL TRACTS, LOTS, UNITS AND PROPERTIES IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO THE COVENANTS AND RESTRICTIONS, WHICH INSTRUMENTS ARE TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, AS PROVIDED ABOVE, AND WHICH WILL BECOME A PART OF THE DEDICATION OF THE PLAN.
  - BUILDING LINES (BL) OR SETBACK LINES WILL ESTABLISHED AS SHOWN ON THE PLAN AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND STREET RIGHT-OF-WAY.
  - ALL CONSTRUCTION MUST COMPLY WITH THE MOST RECENT ADOPTED CITY CODE, ORDINANCES, AND DESIGN STANDARDS.
  - BASED ON THE GEOLOGIC DATA ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEB SITE THERE ARE NO KNOWN WELLS ON THE SITE.
  - THE FEMA MAP/FEMA MAP #29095C0419G PANEL 419 OF 625 DATED JAN. 20, 2017 INDICATES A FLOODWAY, 100 YEAR FLOODPLAIN AND A 500 YEAR FLOODPLAIN ON A PORTION OF THE ATTACHED VILLA AREA. THE APPROXIMATE LIMITS ARE INDICATED ON THE SITE PLAN.
  - TRACTS A,B & C ARE TO BE DEDICATED TO THE HOMES ASSOCIATION AND USED AS COMMON AREA AND DETENTION.
  - TRACT D IS TO ALLOW FOR CITY ACCESS TO THE CITY OWNED PROPERTY.
  - NO LOTS WILL BE ALLOWED DIRECT DRIVEWAY ACCESS TO WARD ROAD OR SCHERER ROAD. LOT 11 MAY ACCESS WINTHROP ROAD AT WINTHROP TERRACE. LOT 12 MAY ACCESS HEARTWOOD DRIVE.
  - ALL NEW STREET UTILITIES, AND OTHER SITE IMPROVEMENTS SHALL BE CONSTRUCTED AS REQUIRED BY THE CITY OF LEE'S SUMMIT.
  - ALL NEW SIDEWALKS SHALL BE 5 FEET IN WIDTH.
  - SIDEWALKS SHALL BE INSTALLED ON BOTH SIDE OF COLLECTOR STREETS (HEARTWOOD DRIVE AND WINTHROP DRIVE) AND ON BOTH SIDES OF WINTHROP TERRACE IN THE ATTACHED VILLA AREA. SIDEWALKS SHALL BE CONSTRUCTED ON ONE SIDE OF ALL RESIDENTIAL STREETS. SIDEWALKS ON THE SINGLE FAMILY LOTS WILL BE CONSTRUCTED BY THE HOME BUILDER. SIDEWALKS ON WINTHROP TERRACE SHALL BE CONSTRUCTED AT THE SAME TIME AS THE ATTACHED VILLA DEVELOPMENT. SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER IN THOSE AREAS ALONG THE STREET IN FRONT OF COMMON AREAS TRACTS AND UNPLANNED PROPERTY AND CONSTRUCTED AT THE TIME THE INFRASTRUCTURE IS CONSTRUCTED.

EXISTING ZONING: PROPOSED ZONING: SITE AREA SINGLE FAMILY SITE AREA ATTACHED VILLA SITE AREA ATTACHED VILLA AREA ZONED ATTACHED VILLA AREA TO BE REZONED SINGLE FAMILY LOT QUANTITY ATTACHED VILLA LOT QUANTITY ATTACHED VILLA UNIT QUANTITY	P-1 AND PMIX PMIX 24.04 ACRES 14.12 ACRES 9.92 ACRES 4.35 ACRES 5.57 ACRES 17 LOTS 23 LOTS 46 UNITS
SINGLE FAMILY SETBACK DATA FRONT YARD REAR YARD INTERIOR SIDE YARD STREET SIDE YARD MINIMUM LOT WIDTH @ BLDG STBK MINIMUM LOT WIDTH @ ROW	25 FEET 20 FEET 7.5 FEET 20 FEET 70 FEET 70 FEET
ATTACHED VILLA SETBACK DATA FRONT YARD REAR YARD INTERIOR SIDE YARD STREET SIDE YARD	25 FEET GARAGE/20 FEET LIVING AREA 20 FEET 5 FEET 15 FEET



SECTION 18-47-31  
LOCATION MAP  
SCALE 1" = 2000'

**Tract 1 Description:** (Jackson County Parcel ID: 61-920-15-99-00-0-00-000)  
All that part of the Northwest Quarter of Section 18, Township 47 North, Range 31 West, Lee's Summit, Jackson County, Missouri, more particularly described as follows: Commencing at the southwest corner of the Northwest Quarter of said Section 18; thence N02°48'07"E along the west line thereof, 96.66 feet; thence departing said west line, S87°11'53"E, 40.00 feet to a point on the east right of way line of Ward Road at the Point of Beginning; thence N02°48'07"E along said east right of way line, 799.04 feet to the southeasterly line of Woodland Glen 1st Addition, a subdivision in the City of Lees Summit; thence along said southeasterly line, northeasterly, along a curve to the right, tangent to the last described course and having a radius of 14.00 feet, an arc distance of 21.99 feet; thence S87°13'14"E, 113.35 feet; thence N02°27'53"E, 110.78 feet; thence northeasterly along a curve to the left, tangent to the last described course and having a radius of 485.00 feet, an arc distance of 66.60 feet; thence N74°21'41"E, 131.12 feet; thence easterly, along a curve to the right, tangent to the last described course and having a radius of 415.00 feet, an arc distance of 54.49 feet; thence southeasterly, along a curve to the right, tangent to the last described course and having a radius of 14.00 feet, an arc distance of 25.52 feet; thence S83°40'45"E, 60.00 feet; thence N06°19'15"E, 22.49 feet; thence northeasterly, along a curve to the right, tangent to the last described course and having a radius of 14.00 feet, an arc distance of 21.58 feet; thence N14°16'22"E, 50.87 feet; thence northeasterly, along a curve to the right, having an initial tangent bearing of N83°40'45"E and a radius of 14.00 feet, an arc distance of 25.13 feet; thence northeasterly, along a curve to the right, tangent to the last described course and having a radius of 238.00 feet, an arc distance of 95.42 feet; thence N42°07'56"E, 21.76 feet; thence N81°10'58"E, 109.97 feet; thence S63°30'39"E, 129.32 feet; thence S19°01'51"E, 129.15 feet; thence S07°17'10"W, 151.52 feet to the northeast corner of a tract of land as described and recorded in Doc. 2017000184; thence N83°40'45"E, along the north line of said tract, 339.01 feet to the northeast corner of said tract; thence along the west line of said tract, S06°19'15"W, 156.16 feet; thence southerly, along a curve to the left, tangent to the last described course and having a radius of 435.00 feet; an arc distance of 26.62 feet; thence S02°45'54"W, 133.87 feet; thence southerly, along a curve to the left, tangent to the last described course and having a radius of 420.00 feet, an arc distance of 24.96 feet to the southwest corner of said tract; thence S87°13'14"E, along the south line of said tract, 198.21 feet to the aforementioned southeasterly line of Woodland Glen 1st Addition; thence along said southeasterly line, S02°46'46"W, 200.00 feet; thence along a curve to the right having an initial tangent bearing of S15°10'19"E and a radius of 82.88 feet, an arc distance of 82.88 feet; thence S09°55'04"W, 51.46 feet; thence southeasterly, along a curve to the right, tangent to the last described course and having a radius of 59.00 feet; an arc distance of 11.22 feet; thence S20°50'04"E, 27.16 feet; thence southeasterly, along a curve to the left, tangent to the last described course and having a radius of 59.00 feet, an arc distance of 18.59 feet; thence S02°46'46"W, 10.00 feet; thence S30°05'57"W, 95.88 feet to the north right of way line of Scherer Road; thence along said right of way line, N87°12'02"W, 423.06 feet; thence N54°55'28"W, 83.01 feet to the Point of Beginning. Containing 14.12 acres, more or less.

**Tract 2 Description:** (Jackson County Parcel ID: 61-920-02-11-01-1-00-000)  
All that part of the Northwest Quarter of Section 18, Township 47 North, Range 31 West, Lee's Summit, Jackson County, Missouri, more particularly described as follows: Commencing at the southwest corner of the Northwest Quarter of said Section 18; thence N02°48'07"E along the west line thereof, 1023.70 feet; thence departing said west line, S87°11'53"E, 40.00 feet to the northwesterly line of Woodland Glen 1st Addition, a subdivision in the City of Lees Summit and the Point of Beginning; thence along said northwesterly line, along a curve to the left having an initial tangent bearing of S02°48'07"W and a radius of 14.00 feet, an arc distance of 22.00 feet; thence S87°13'14"E, 105.49 feet; thence northeasterly along a curve to the left, tangent to the last described course and having a radius of 14.00 feet, an arc distance of 23.35 feet; thence N87°13'43"E, 50.00 feet; thence S02°46'17"E, 22.42 feet; thence southeasterly, along a curve to the left, tangent to the last described course and having a radius of 14.00 feet, an arc distance of 22.41 feet; thence easterly, along a curve to the left, tangent to the last described course and having a radius of 415.00 feet, an arc distance of 54.49 feet; thence N36°40'08"E, 157.16 feet; thence N02°48'07"E, 182.60 feet to the north line of the South Half of the Northwest Quarter of said Section 18; thence N87°22'23"W, along said north line, 310.00 feet to the east right of way line of Ward Road; thence S02°48'07"W, along said right of way line, 286.24 feet to the Point of Beginning. Containing 2.92 acres more or less.

**Tract 3 Description:** (Jackson County Parcel ID: 61-920-02-03-00-0-00-000)  
All that part of the Northwest Quarter of Section 18, Township 47 North, Range 31 West, Lee's Summit, Jackson County, Missouri, more particularly described as follows: Commencing at the northwest corner of the Northwest Quarter of said Section 18; thence S02°35'57"W, along the west line of said Section 18, 32.87 feet to the northeast corner of the Northwest Quarter of said Section 18; thence S02°25'17"W, along the west line of said Section 18, 39.87 feet to the northeast corner of the Northwest Quarter of said Section 13, Township 47 North, Range 32 West; thence S02°48'07"W, along the west line of said Section 18, 610.08 feet; thence departing said west line, S87°22'23"E, 40.00 feet to the west right of way line of Ward Road, said point being on the north line of Freeman Addition, a subdivision in the City of Lees Summit and the Point of Beginning; thence along said north line, S87°22'23"E, 290.00 feet to the northeast corner of said Freeman Addition and the west line of South Terminal, Lot 1, a subdivision in the City of Lees Summit; thence N02°48'07"E, along said west line, 349.95 feet to the south line of a tract of land as described and recorded in Doc. 199600048333; thence along said south line, N87°22'23"W, 230.00 feet to the west right of way line of Ward Road; thence S02°48'07"W, along said right of way line, 349.78 feet to the Point of Beginning. Containing 2.33 acres more or less.

**Tract 4 Description:** (Jackson County Parcel ID: 61-920-02-18-00-0-00-000)  
All that part of the Northwest Quarter of Section 18, Township 47 North, Range 31 West, Lee's Summit, Jackson County, Missouri, more particularly described as follows: Commencing at the northwest corner of the Northwest Quarter of said Section 18; thence N02°48'07"E along the west line thereof, 1023.70 feet; thence departing said west line, S87°11'53"E, 40.00 feet to the northwesterly line of Woodland Glen 1st Addition, a subdivision in the City of Lees Summit and the Point of Beginning; thence along said northwesterly line, along a curve to the left having an initial tangent bearing of S02°48'07"W and a radius of 14.00 feet, an arc distance of 22.00 feet; thence S87°13'14"E, 105.49 feet; thence northeasterly along a curve to the left, tangent to the last described course and having a radius of 14.00 feet, an arc distance of 23.35 feet; thence N87°13'43"E, 50.00 feet; thence S02°46'17"E, 22.42 feet; thence southeasterly, along a curve to the left, tangent to the last described course and having a radius of 14.00 feet, an arc distance of 22.41 feet; thence easterly, along a curve to the left, tangent to the last described course and having a radius of 415.00 feet, an arc distance of 54.49 feet; thence N36°40'08"E, 157.16 feet; thence N02°48'07"E, 182.60 feet to the north line of the South Half of the Northwest Quarter of said Section 18; thence N87°22'23"W, along said north line, 310.00 feet to the east right of way line of Ward Road; thence S02°48'07"W, along said right of way line, 286.24 feet to the Point of Beginning. Containing 2.92 acres more or less.

**SCHLAGEL & ASSOCIATES, P.A.**  
Engineers-Planners-Surveyors-Landscape Architects  
14920 West 110th Street • Lenexa, Kansas 66215  
(913) 492-5188 • Fax: (913) 492-8400  
WWW.SCHLAGELASSOCIATES.COM

**WOODLAND GLEN REZONING AND  
PRELIMINARY DEVELOPMENT PLAN  
WARD ROAD AND SCHERER ROAD  
LEE'S SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION
18-07	

DRAWN BY:	DDF
CHECKED BY:	DDF
DATE PREPARED:	6-22-18
PROJ. NUMBER:	18-017

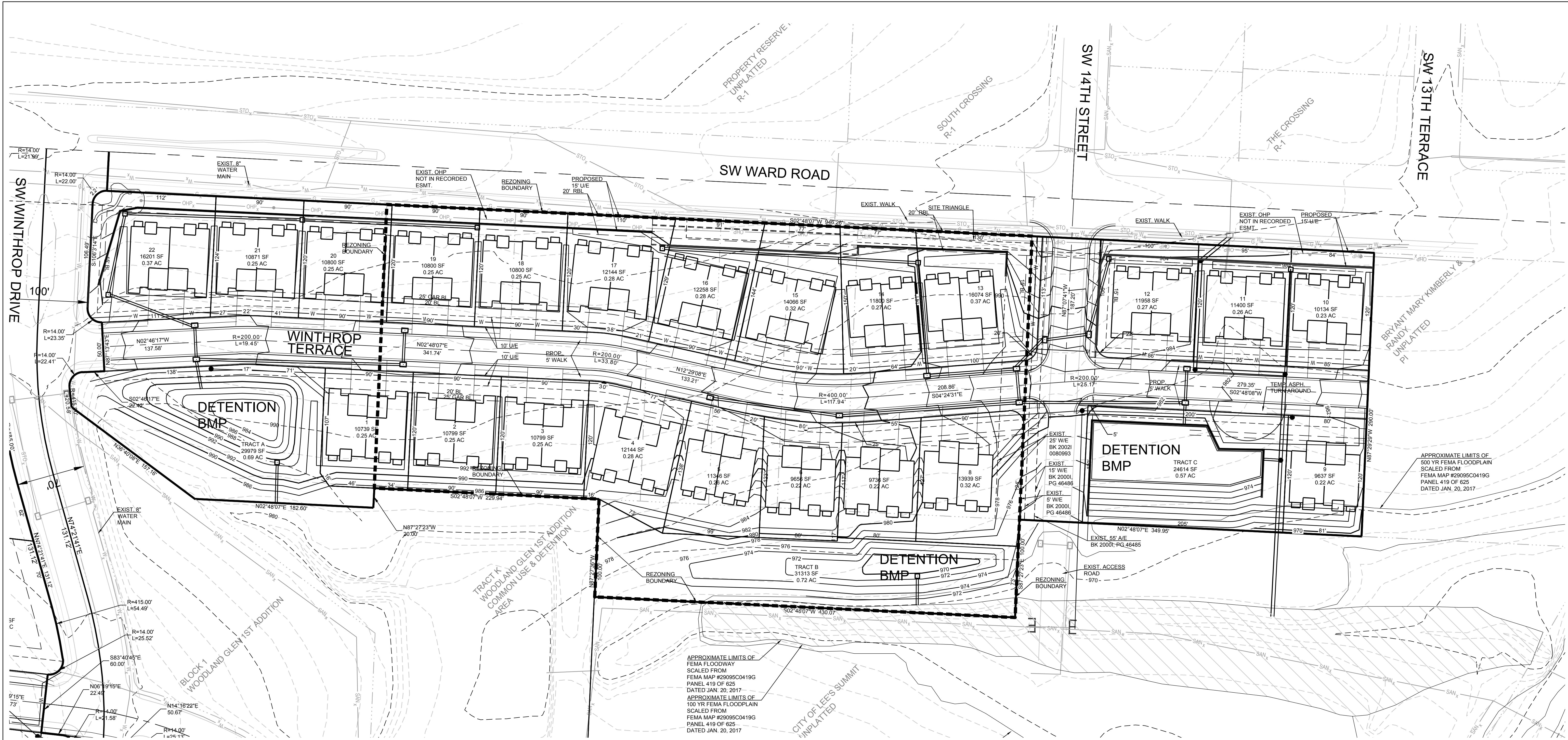
**MASTER PLAN**

SHEET

**C1.0**

OF

**DEVELOPER:**  
ABP FUNDING, LLC  
9101 W. 110TH STREET, SUITE 200  
OVERLAND PARK, KANSAS 66210  
p 913-208-2283



- NOTES:**
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  - BOUNDARY INFORMATION BASED ON RECORDED PLATS AND SURVEY PREPARED BY HDR PROVIDED BY AND USED WITH APPROVAL OF THE OWNER.
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  - BUILDING LINES (BL) OR SETBACK LINES WILL ESTABLISHED AS SHOWN ON THE PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND STREET RIGHT-OF-WAY.
  - ALL CONSTRUCTION MUST COMPLY WITH THE MOST RECENT ADOPTED CITY CODE, ORDINANCES, AND DESIGN STANDARDS.
  - BASED ON THE GEOLOGIC DATA ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEB SITE THERE ARE NO KNOWN WELLS ON THE SITE.
  - THE FEMA MAP #29095C0419G PANEL 419 OF 625 DATED JAN. 20, 2017 INDICATES A FLOODWAY, 100 YEAR FLOODPLAIN AND A 500 YEAR FLOODPLAIN ON A PORTION OF THE ATTACHED VILLA AREA. THE APPROXIMATE LIMITS ARE INDICATED ON THE SITE PLAN.
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  - ALL NEW SIDEWALKS SHALL BE 5 FEET IN WIDTH.
  - SIDEWALKS SHALL BE INSTALLED ON BOTH SIDE OF COLLECTOR STREETS (HEARTWOOD DRIVE AND WINTHROP DRIVE) AND ON BOTH SIDES OF WINTHROP TERRACE IN THE ATTACHED VILLA AREA. SIDEWALKS SHALL BE CONSTRUCTED ON ONE SIDE OF ALL RESIDENTIAL STREETS. SIDEWALKS ON THE SINGLE FAMILY LOTS WILL BE CONSTRUCTED BY THE HOME BUILDER. SIDEWALKS ON WINTHROP TERRACE SHALL BE CONSTRUCTED AT THE SAME TIME AS THE ATTACHED VILLA CONSTRUCTION.
  - EXTERIOR LIGHTING FOR STREETS TO BE CITY STANDARD STREET LIGHTS. UNITS WILL HAVE A PORCH LIGHT. ALL LIGHTING SHALL MEET THE CITY CODE.

**EXISTING ZONING:**  
 PROPOSED ZONING: P-1 AND PMIX  
 ATTACHED VILLA SITE AREA 9.92 ACRES  
 ATTACHED VILLA AREA ZONED 4.35 ACRES  
 ATTACHED VILLA AREA TO BE REZONED 5.57 ACRES  
 COMMON AREA 1.71 AC + ALL WOODLAND GLEN COMMON AREA  
 ATTACHED VILLA UNIT QUANTITY 44 UNITS  
 ATTACHED VILLA MIN. LOT SIZE 80'X120'  
 ATTACHED VILLA DENSITY WITH COMMON AREA 4.44 DU/AC  
 ATTACHED VILLA DENSITY WITHOUT COMMON AREA 5.36 DU/AC  
 MAXIMUM DENSITY ALLOWED BY CODE 7.5 DU/AC  
 MINIMUM LOT SIZE PER UNIT REQUIRED BY CODE 4,500 S.F.  
 MINIMUM LOT SIZE PER UNIT PROVIDED 9,820 S.F.  
 PARKING REQUIRED BY CODE (2 PER UNIT 1 GAR) 88 SPACES (44 MUST BE ENCLOSED GARAGES)  
 PARKING PROVIDED 88 GARAGE SPACES + 88 DRIVEWAY SPACES + STREET PARKING  
 MAXIMUM BUILDING HEIGHT BY CODE 3 STORIES 40 FEET  
 BUILDING HEIGHT PROPOSED 2 STORIES 40 FEET TO ROOF RIDGE

**ATTACHED VILLA SETBACK DATA**  
 FRONT YARD 25 FEET GARAGE/20 FEET LIVING AREA  
 REAR YARD 20 FEET  
 INTERIOR SIDE YARD 5 FEET  
 STREET SIDE YARD 15 FEET

**MODIFICATION REQUESTED**  
 1. REDUCE THE SETBACK FROM A MAJOR STREET FROM 50 FEET TO 20 FEET.



REVISION DATE	DESCRIPTION
18-017	18-017
18-016	18-016
18-015	18-015
18-014	18-014
18-013	18-013
18-012	18-012
18-011	18-011
18-010	18-010
18-009	18-009
18-008	18-008
18-007	18-007
18-006	18-006
18-005	18-005
18-004	18-004
18-003	18-003
18-002	18-002
18-001	18-001

**SECTION 18-47-31**  
**LOCATION MAP**  
 SCALE 1" = 2000'

**ATTACHED VILLA SITE PLAN**

**SHEET**  
**C2.0**  
 OF

I:\PROJECTS\2018\18-017\3.0 Design\3.0 DWG Plans\2.0 PDMA\18-017 PP.dwg, 9/4/2018 4:45:00 PM, 1:1

