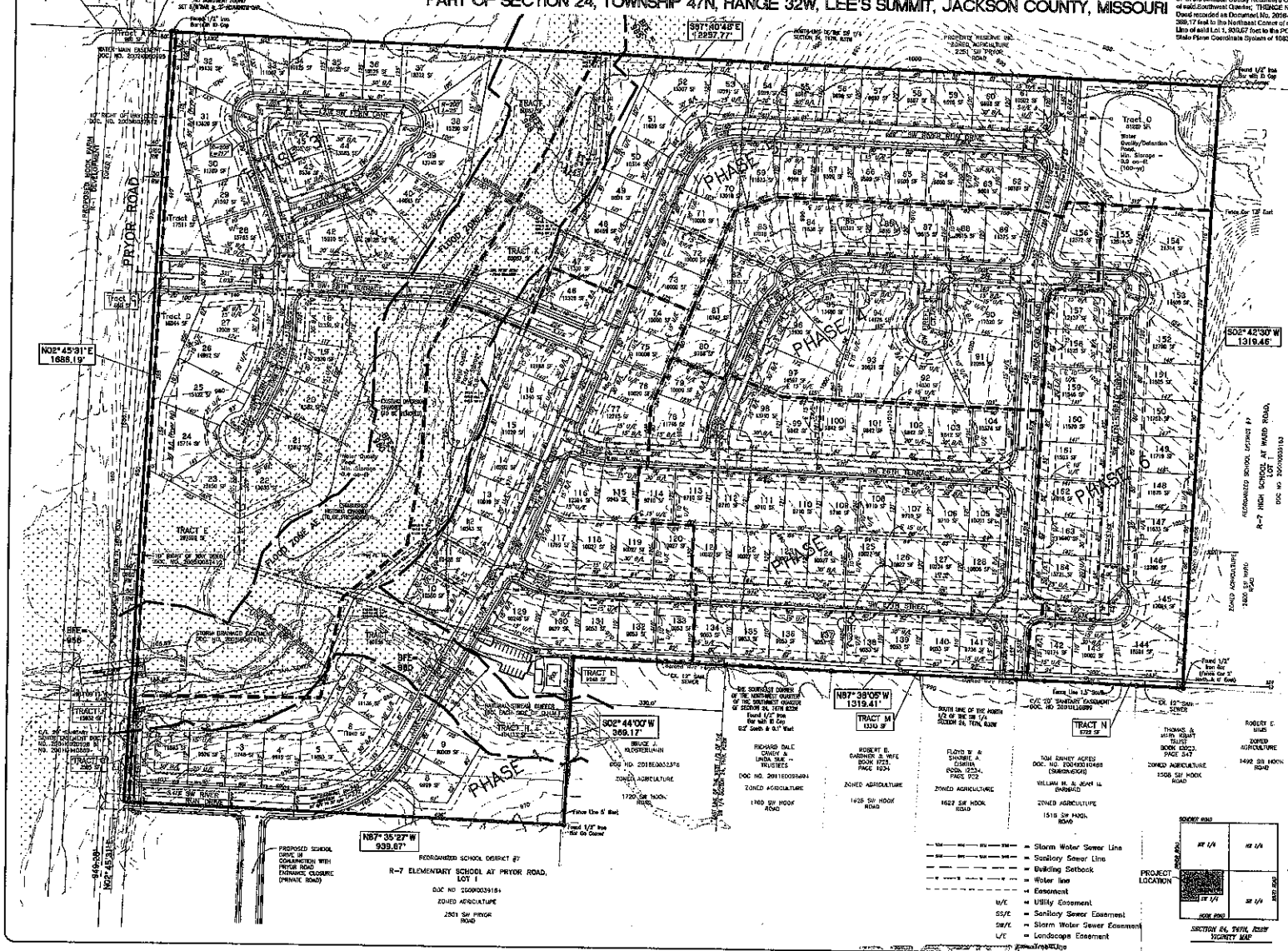
PRELIMINARY DEVELOPMENT PLAN
WHISPERING WOODS
LOTS 1-164 & TRACTS A-O
PART OF SECTION 24, TOWNSHIP 47N, RANGE 32W, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



BUILDING SETBACK REQUIREMENTS

Lot	Front S.B. feet	Rear S.B. feet	Side S.B. Left feet	Side S.B. Right feet
1, 18, & 20	30	30	30	7.5
19	30	30	7.5	30
21 & 31	30	30	7.5	30
30	30	30	7.5	7.5
32, & 164	30	30	30	7.5
16, 62, 75, 85, 105, 117, 144, & 156	30	30	10	7.5
2-15, 17-20, 22-30, 33-61, 63-74, 76-84, 86-104, 106-116, 118-143, 145-155, & 157-163	30	30	7.5	7.5
1-31, 33-164	30	30	7.5	7.5
17, 43, 61, 73, 87, 101, 115, 129, & 143	30	30	7.5	15
129 & 142	30	30	7.5	15

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

PREPARED FOR:
Whispering Woods Land, LLC
609 P.C.A. Road
Warrensburg, MO 64093
Agent: Rick Fire
Phone 816-984-2220
Fax 660-429-1401

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, 31.00 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°49'43" 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 at 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 Northwest Corner of a Tract described in the Warranty Deed recorded as Document No. 2008-E-0072375 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 76.915 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	13.42 Acres	# OF LOTS = 33	# OF LOTS = 35
NET AREA	63.07 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	43.38 Acres	DENSITY = 1.34 LOT/AC	DENSITY = 2.32 LOT/AC
AVERAGE LOT SIZE	11,497 Sq.Ft.	**PHASE 5**	**PHASE 6**
		AREA = 12.03 acres	AREA = 7.64 acres
		# OF LOTS = 27	# OF LOTS = 23
		DENSITY = 2.24 LOT/AC	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 Simon 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 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 developer. 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 revision to 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 entirety of Section 24, Township 47-N, Range 32-W.
9. No Lot shall have direct access to SW Simon 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 M 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, N, and O 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 designated on the proposed FEMA FIRM panels 29095C0116 G and 29095C0317 G; proposed effective date: January 20, 2017 (Preliminary Date: October 10, 2014). 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.

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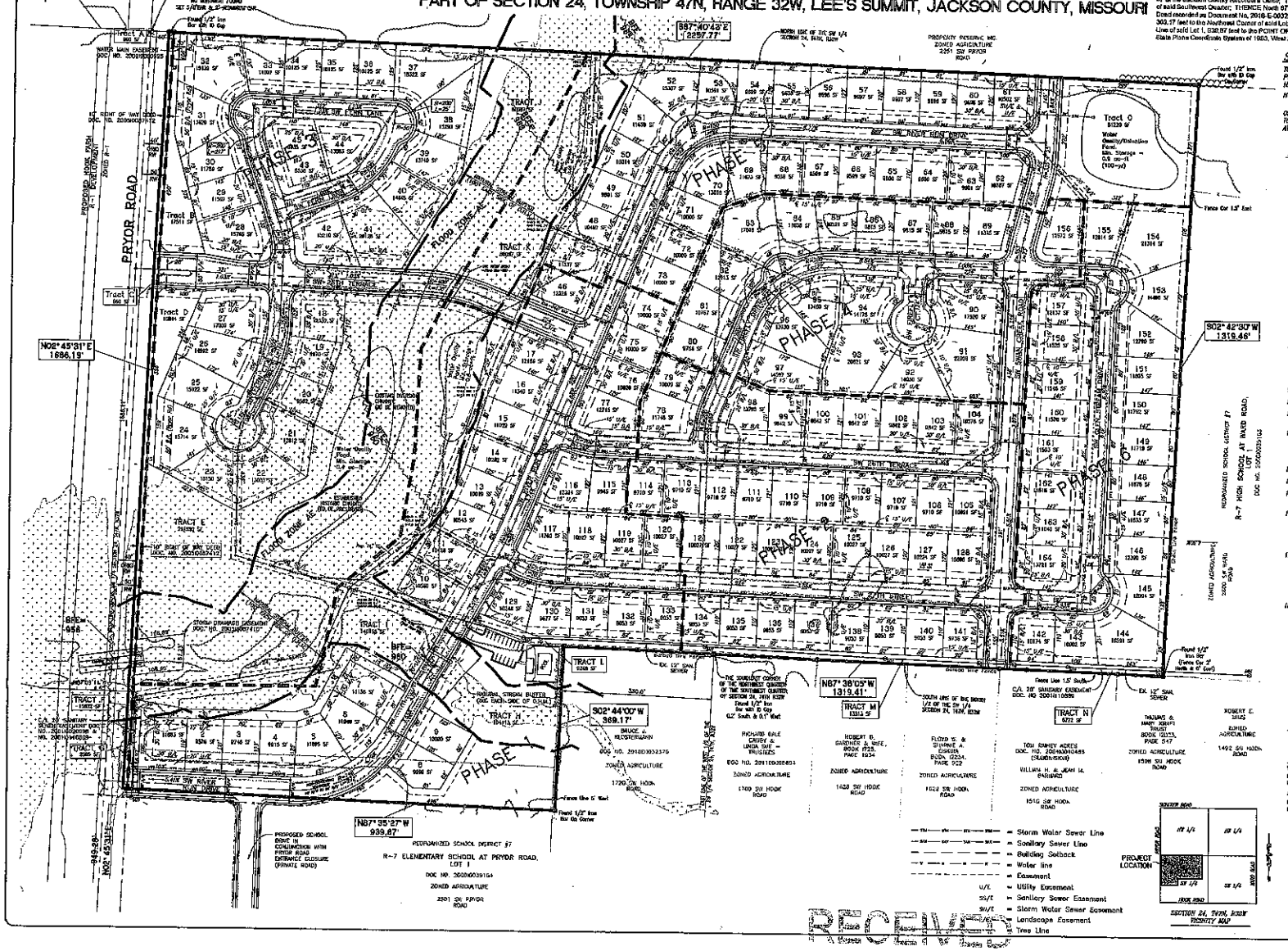
PRELIMINARY DEVELOPMENT PLAN EXHIBIT
(CONTOURS OMMITED)

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 5th 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 56 at the Jackson County Recorder's Office; THENCE South 87°40'42" 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 from and 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, 1297.77 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 at the Jackson County Recorder's Office; THENCE South 2°42'07" 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 Northwest Corner of a Tract described in the Warranty Deed recorded as Document No. 2016E0072315 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 Northwest 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 therein are referenced to the Missouri State Plane Coordinate System of 1983, West Zone.

SITE DATA

TOTAL SITE AREA	78.32 Acres
PUBLIC R/W	13.23 Acres
NET AREA	65.07 Acres
NUMBER OF LOTS	164
	2.50 Lots/Acre
OPEN SPACE	19.78 Acres
TOTAL AREA OF LOTS	45.29 Acres
AVERAGE LOT SIZE	11,497 SqFt.

PHASE 1	AREA = 17.08 acres # OF LOTS = 33 DENSITY = 1.93 LOT/AC
PHASE 2	AREA = 10.98 acres # OF LOTS = 35 DENSITY = 3.18 LOT/AC
PHASE 3	AREA = 20.02 acres # OF LOTS = 26 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 Swen 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 26' 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 revision to the fixed plan maps shall be filed following construction to remove filled areas from the regulatory 100-year floodplain.
7. Topographic information shown was compiled by Mi Horizon.
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 10 oil or gas wells identified within the entirety of Section 24, Township 47-N, Range 32-W.
9. No Lot shall have direct access to SW Swen 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 paths/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.
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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.

MINIMUM BUILDING SETBACKS				
Lot	Front S.B. Feet	Rear S.B. Feet	SIDE S.B. Left Feet	SIDE S.B. Right Feet
1, 16, 17, 26	30	30	10	7.5
27	30	35	7.5	10
42 & 81	30	35	7.5	15
43	30	35	15	7.5
44, 68 & 164	30	30	15	7.5
45, 82, 75, 80, 116, 117, 140, & 164	30	30	15	7.5
2-16, 18-25, 28-41, 47-68, 69-75, 76-80, 81-82, 83-87, 88-115, 118-139, 141-163, 165-169	30	30	7.5	7.5
170-173, 174-183	30	20	7.5	7.5
184-200, 201, & 202	30	30	7.5	15
203, 204, 205, 206, 207, 208, 209 & 210	30	20	7.5	15

* In contours structure shall be permitted on lots 1 through 22 exclusively.

SCALE IN FEET: 1"=100'

PREPARED FOR:
Whispering Woods Land, LLC
863 P.C.A. Road
Warrensburg, MO 64093
Agent: Rick Frye
Phone 816-604-2230
Fax 660-429-1801

PHOENIX ENGINEERING & SURVEYING, LLC
3655 S. NORTHERN BLVD., INDEPENDENCE, MO 64052
(816) 743-9000 FAX (816) 743-9700

PROJECT NO. 040782A | DRAWN: BLG | LAST REVISION: 02-05-17
PROJECT NAME: WHISPERING WOODS
CAD DWG: H:\PROJECTS\040782A - WHISPERING WOODS\DWG\040782A-PrePlat.dwg

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