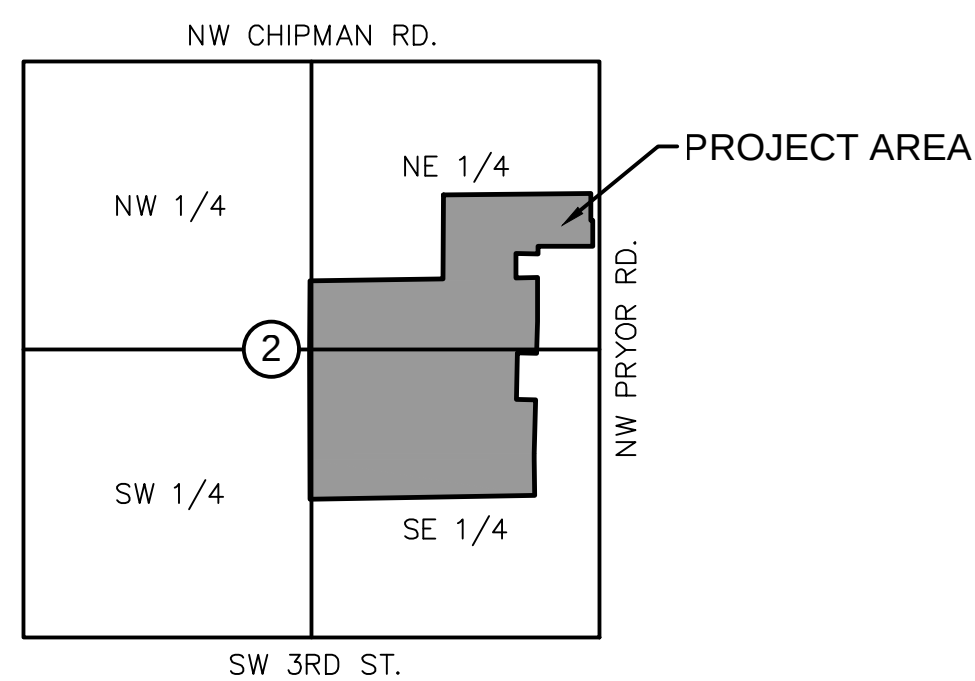


WOODSIDE RIDGE PRELIMINARY DEVELOPMENT PLAN

SECTION 2, TOWNSHIP 47N, RANGE 32W
IN LEE'S SUMMIT, JACKSON COUNTY, MO



VICINITY MAP

S2, T47N, R32W
SCALE 1"=2000'

PROJECT TEAM CONTACT LIST
<u>DEVELOPER</u> CLAYTON PROPERTIES GROUP, INC., D.B.A. SUMMIT HOMES 120 SE 30TH STREET LEE'S SUMMIT, MO 64082 CONTACT: DAVID PRICE PHONE: 816.246.6700 EMAIL: DAVID@SUMMITHOMESKC.COM
<u>OWNER</u> PREMIERLIFE REAL ESTATE HOLDING 400 NW MURRAY ROAD LEE'S SUMMIT, MO 64081
<u>ENGINEER</u> OLSSON ASSOCIATES 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JOHN ERPELDING PHONE: 816.567.4320 EMAIL: JERPELDING@OLSSONASSOCIATES.COM



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PROPERTY DESCRIPTION:

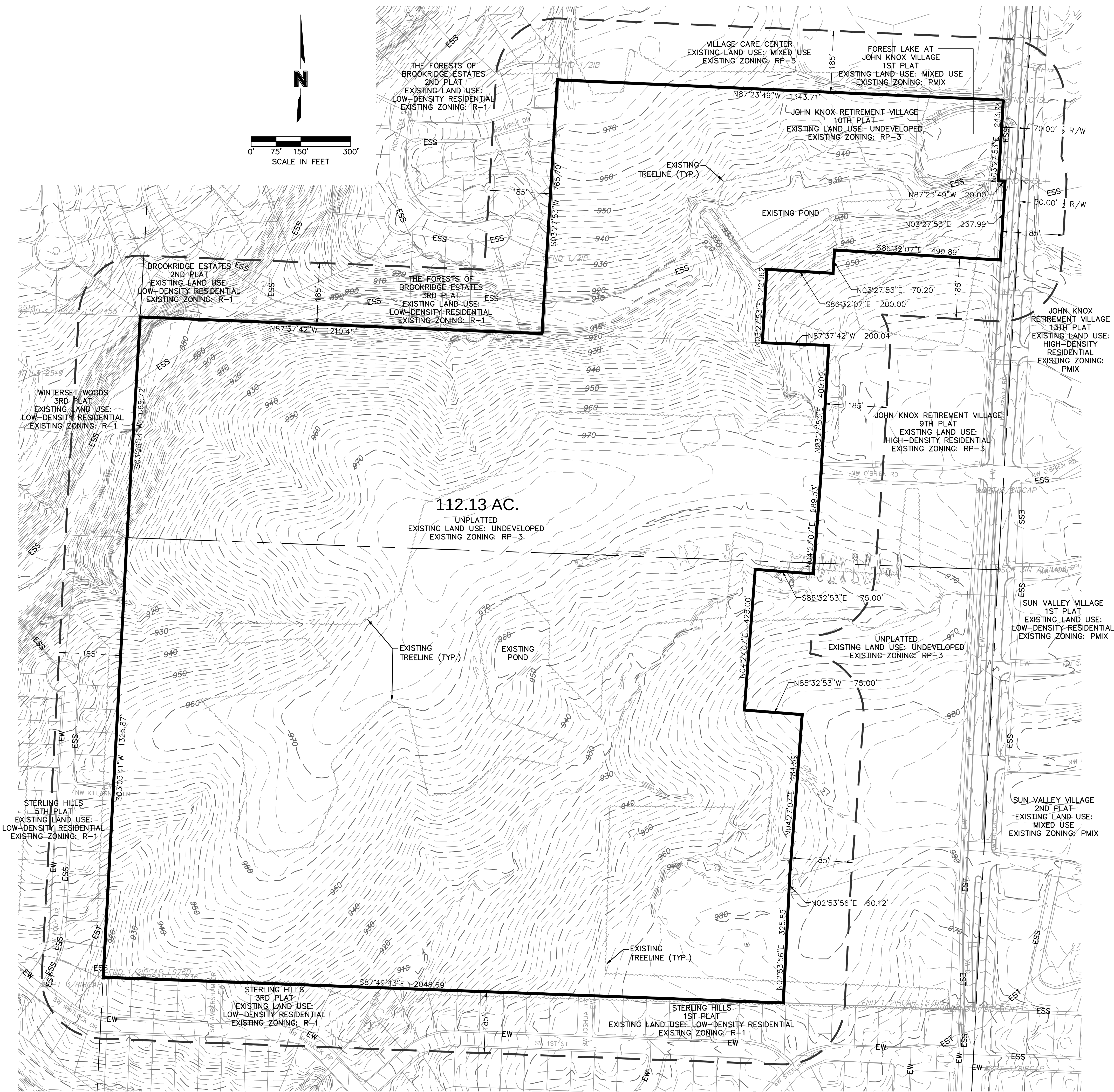
A tract of land in the Northeast Quarter and Southeast Quarter of Section 2, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 02°33'56" East, along the East line of said Southeast Quarter, 1,328.34 feet; thence North 87°49'43" West, along the South line of the North Half of said Southeast Quarter, said line also being the North line and it's Easterly extension of STERLING HILLS 1ST PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri, 580.00 feet to the Point of Beginning of the tract of land to be herein described; thence continuing North 87°49'43" West along said line and the North line of STERLING HILLS 3RD PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri, 2,048.70 feet to the Southwest corner of the North Half of said Southeast Quarter, said corner also being a point on the East line of STERLING HILLS 5TH PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri; thence North 03°05'41" East, along the West line of said Southeast Quarter, said line also being the East line of said STERLING HILLS 5TH PLAT, 1,325.87 feet to the Northwest corner of said Southeast Quarter; thence North 03°26'14" East, along the West line of said Northeast Quarter, said line also being the East line of WINTERSET WOODS 3RD PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri, 665.72 feet to the Northwest corner of the South Half of the South Half of said Northeast Quarter, said corner also being a point on the South line of THE FORESTS OF BROOKRIDGE ESTATES SECOND PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri; thence South 87°37'42" East, along the South line of said THE FORESTS OF BROOKRIDGE ESTATES SECOND PLAT and the South line of the FORESTS OF BROOKRIDGE ESTATES THIRD PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri, 1,210.45 feet to the Southeast corner of said THE FORESTS OF BROOKRIDGE ESTATES THIRD PLAT; thence North 03°27'53" East, along the East line of said THE FORESTS OF BROOKRIDGE ESTATES THIRD PLAT, 765.70 feet to the Southwest corner of Lot 1, VILLAGE CARE CENTER PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri; thence South 87°23'49" East, along the South line of said Lot 1, 1,343.72 feet to a point on the West right-of-way line of NW Pryor Road, as now established, said point also being the Northeast corner of Lot 1, FOREST LAKE AT JOHN KNOX VILLAGE 1ST PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri; thence South 03°27'53" West, along said West right-of-way line, 243.74 feet; thence South 87°23'49" East, continuing along said West right-of-way line, 20.00 feet; thence South 03°27'53" West, continuing along said West right-of-way line, 237.99 feet; thence North 86°32'07" West, 499.90 feet; thence South 03°27'53" West, 70.20 feet; thence North 86°32'07" West, 200.00 feet; thence South 03°27'53" West, 221.62 feet to a point on the North line of the South Half of the South Half of said Northeast Quarter; thence South 87°37'42" East, 200.04 feet to the Northwest corner of Lot 1, JOHN KNOX RETIREMENT VILLAGE 9TH PLAT, a subdivision of land in said Lee's Summit, Jackson County, Missouri; thence South 03°27'53" West, along the West line of said Lot 1, 362.00 feet to the Southwest corner of said Lot 1, said corner also being a point on the North right-of-way line of O'Brien Road, as now established; thence continuing South 03°27'53" West, 38.00 feet to a point on the South right-of-way line of said O'Brien Road; thence South 04°27'07" West, 289.53 feet; thence North 85°32'53" West, 175.00 feet; thence South 04°27'07" West, 425.00 feet; thence South 85°32'53" East, 175.00 feet; thence South 04°27'07" West, 484.59 feet; thence South 02°53'56" West, 60.12 feet; thence continuing South 02°53'56" West along said line, 325.85 feet to the Point of Beginning. Containing 4,872,919 square feet or 112.13 acres, more or less.



drawn by: _____ C:JH checked by: _____ J:FE designed by: _____ C:JH QA/QC by: _____ J:FE project no.: 018-11460 date: 2018.06.22		TITLE SHEET		NO. REV.		DATE		REVISIONS DESCRIPTION		BY													
WOODSIDE RIDGE PRELIMINARY DEVELOPMENT PLAN		2018		LEES SUMMIT, MO																			
						REVISIONS																	
												NO Certificate of Authority #001692 1303 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 TEL 816.587.4320 FAX 816.587.1393 www.olsossonassociates.com											
SHEET 01																							

LEGEND	
GENERAL	
	ACU AIR CONDITIONING UNIT
	AST ARROW STRAIGHT
	ATL ARROW TURN LEFT
	ATR ARROW TURN RIGHT
	BLB BILLBOARD
	BOV BLOW OFF VALVE
	BSH BUSH
	COL COLUMN
	CTR CONIFEROUS TREE
	DRN DRAIN GRATE
	DTR DECIDUOUS TREE
	FLP FLAG POLE
	GDP GUARD POST
	GPL GUY POLE
	GTP GREASE TRAP
	GUY GUY WIRE
	HCP ACCESSABLE PARKING MARKER
	LST LIFT STATION
	MLB MAILBOX
	MP MILE POST MARKER
	MWL MONITORING WELL
	PIV POST INDICATOR VALVE
	PPT PROPANE TANK
	RAT RADIO TOWER
	SAD SATELLITE
	SCV SPRINKLER CONTROL VALVE
	SGN SIGN
	SLB STREET LIGHT BOX
	SLC STREET LIGHT CABINET
	SPB SPRINKLER BOX
	SPH SPRINKLER HEAD
	STP STUMP
	SVL SEWER VALVE
	TCB TRAFFIC CONTROL BOX
	TSA TRAFFIC SIGNAL WITH MAST ARM
	TSC TRAFFIC SIGNAL CABINET
	TSMH TRAFFIC SIGNAL MANHOLE
	TSP TRAFFIC SIGNAL POLE
	EXISTING TREELINE
	EXISTING SIDEWALK
	EXISTING BUILDINGS
	EXISTING EDGE OF PAVEMENT
	EXISTING ROADWAY CENTER LINE
	EXISTING CURB & GUTTER
	R RADIUS
	L ARC DISTANCE
	D DELTA / CENTRAL ANGLE
EASEMENTS & SETBACKS	
	A.E. ACCESS EASEMENT
	B.M.P. BEST MANAGEMENT PRACTICE EASEMENT
	B.L. BUILDING SETBACK
	C.T.V.E. CABLE TV EASEMENT
	C.E. CONSERVATION EASEMENT
	C.G.E. CONSTRUCTION GRADING EASEMENT
	F.P.E. FLOOD PLAIN EASEMENT
	F.O.E. FIBER OPTIC EASEMENT
	F.P.S.E. FIRE PROTECTION SYSTEM EASEMENT
	F.L.E. FUEL LINE EASEMENT
	L.S.E. LANDSCAPE EASEMENT
	G.E. NATURAL GAS EASEMENT
	T.E. TELEPHONE EASEMENT
	E.E. POWER/ELECTRIC EASEMENT
	P.S. PARKING SETBACK
	S.B. STREAM BUFFER
	S.D.E. SURFACE DRAINAGE EASEMENT
	SIGHT DIST. ESMT.
	S.E. SANITARY SEWER EASEMENT
	S.L.E. STEAM LINE EASEMENT
	D.E. STORM DRAINAGE EASEMENT
	S.W.M.E. STORM WATER MANAGEMENT EASEMENT
	T.C.D.S.E. TEMPORARY CUL-DE-SAC EASEMENT
	TEMP. ESMT. TEMPORARY EASEMENT
	TRAIL ESMT. TRAIL/PATH EASEMENT
	U.E. UTILITY EASEMENT
	W.E. WATER EASEMENT
	F.Y.S. FRONT YARD SETBACK
	R.Y.S. REAR YARD SETBACK
	S.Y.S. SIDE YARD SETBACK
SURVEY MARKERS	
	BMK BENCHMARK
	CPT CONTROL POINT
	FND FOUND MONUMENT
	ROW ROW MARKER
	SCR SECTION CORNER
	SET SET MONUMENT
BOUNDARIES	
	SECTION LINE
	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	EXISTING LOT LINE
	EXISTING RIGHT-OF-WAY
UTILITIES	
	CAB CABLE BOX
	CAV CABLE VAULT
	TVP TELEVISION PEDESTAL
	TVR TELEVISION RISER
	EXISTING CABLE TV, OVERHEAD
	EXISTING CABLE TV, UNDERGROUND
	FOB FIBER OPTIC BOX
	FOM FIBER OPTIC MANHOLE
	FOP FIBER OPTIC PEDESTAL
	FOV FIBER OPTIC VAULT
	EXISTING FIBER OPTIC, OVERHEAD
	EXISTING FIBER OPTIC, UNDERGROUND
	FDC FIRE DEPT. CONNECTION
	EXISTING FIRE PROTECTION SYSTEM LINE
	EFL EXISTING FUEL LINE
	GAR GAS RISER
	GMH GAS MANHOLE
	GMK GAS MARKER
	GMT GAS METER
	GRG GAS REGULATOR
	GVL GAS VALVE
	EXISTING NATURAL GAS LINE
	TEC TELEPHONE CABINET
	TEP TELEPHONE PEDESTAL
	TER TELEPHONE RISER
	TEV TELEPHONE VAULT
	TMH TELEPHONE MANHOLE
	EXISTING TELEPHONE LINE, OVERHEAD
	EXISTING TELEPHONE LINE, UNDERGROUND
	GLT GROUND LIGHT
	LTP LIGHT POLE
	PWP POWER POLE
	TRF ELECTRIC TRANSFORMER
	EBX ELECTRIC BOX
	ELC ELECTRIC CABINET
	ELR ELECTRIC RISER
	EMH ELECTRIC MANHOLE
	EMT ELECTRIC METER
	ESC ELECTRIC SECTIONALIZER
	EVT ELECTRIC VAULT
	YDL YARD LIGHT
	EXISTING POWER/ELECTRIC LINE, OVERHEAD
	EXISTING POWER/ELECTRIC LINE, UNDERGROUND
	SCO SEWER CLEANOUT
	SMH SANITARY MANHOLE
	EXISTING SANITARY SEWER
	ESL EXISTING STEAM LINE
	SDMH STORM SEWER MANHOLE
	FES FLARED END SECTION
	RDN ROOF DRAIN
	EXISTING STORM SEWER
	FH FIRE HYDRANT
	WMH WATER MANHOLE
	WMK WATER MARKER
	WMT WATER METER
	WVL WATER VALVE
	EXISTING WATER LINE
CONTOURS	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS

NOTES:
1. EXISTING ZONING: RP-3; EXISTING LAND USE: UNDEVELOPED
2. NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY. INFORMATION VERIFIED VIA MISSOURI DNR:
<https://dnr.mo.gov/geology/geosrv/oilandgas.htm> (UPDATED FEBRUARY 2018)
3. FEMA FLOODPLAIN DESIGNATION: AREA OF MINIMAL FLOOD HAZARD
4. BOUNDARY AND SECTION LINES ARE SURVEYED; TOPOGRAPHY AND SURROUNDING CONTEXT INFORMATION OBTAINED VIA GIS.



NO. 301 E. 10th St., Suite 100
North Kansas City, MO 64116
TEL 816.897.4320
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EXISTING CONDITIONS		EXISTING CONDITIONS		EXISTING CONDITIONS	
WOODSIDE RIDGE		WOODSIDE RIDGE		WOODSIDE RIDGE	
PRELIMINARY DEVELOPMENT PLAN		PRELIMINARY DEVELOPMENT PLAN		PRELIMINARY DEVELOPMENT PLAN	
LEE'S SUMMIT, MO		LEE'S SUMMIT, MO		LEE'S SUMMIT, MO	
2018		2018		2018	
drawn by: C.H.		checked by: J.E.		designed by: C.H.	
QA/QC by: J.E.		project no.: 018-1140		date: 2018.06.22	

DEVELOPMENT DATA TABLE											
PHASE	LAND USE	GROSS ACRES	STREET R/W (AC.)	OPEN SPACE (AC.)	DETENTION (AC.)	NET ACRES	UNITS	D.U./AC. (GROSS)	D.U./AC. (NET)	COMMENCE DATE	COMPLETION DATE
1	S.F. RES.	79.20	8.88	2.01	31.21	37.12	146	1.84	3.93	2018	2020
2	S.F. RES.	32.93	3.29	0.14	10.50	19.00	60	1.82	3.16	2020	2022
TOTAL		112.13	12.15	2.15	41.71	56.12	206	1.84	3.67		

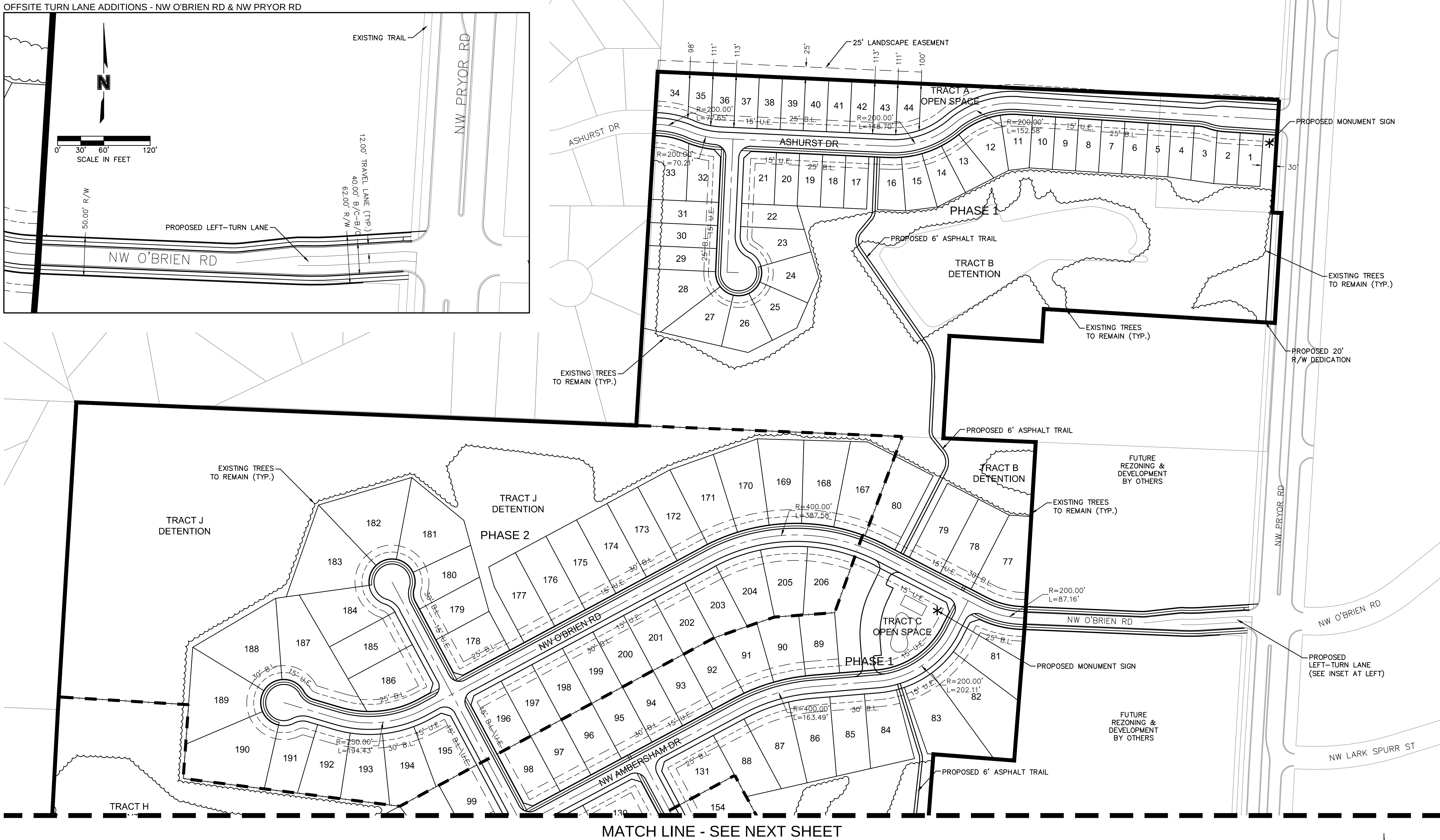
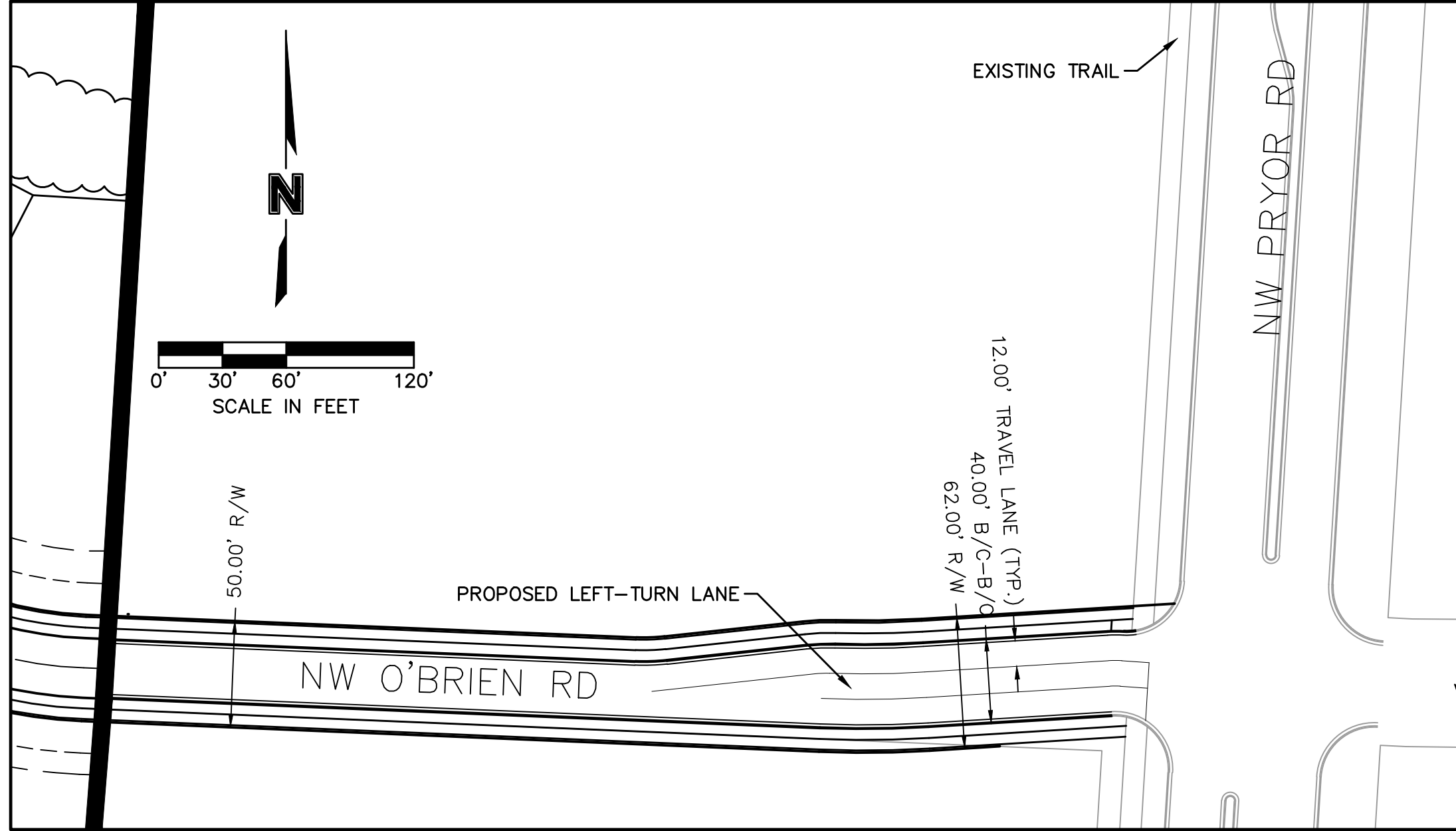
TRACT AREAS		
TRACT	TYPE	AREA (AC.)
A	OPEN SPACE	0.34
B	DETENTION	11.04
C	OPEN SPACE	0.95
D	DETENTION	14.21
E	OPEN SPACE	0.53
F	OPEN SPACE	0.19
G	DETENTION	2.35
H	DETENTION	3.61
I	OPEN SPACE	0.14
J	DETENTION	10.50

- GENERAL NOTES:
- EXISTING ZONING: RP-3. NO CHANGE IN ZONING IS PROPOSED.
 - PROPOSED STREET RIGHT-OF-WAYS SHALL BE 50'.
 - PROPOSED STREET WIDTHS SHALL BE 28' MEASURED BETWEEN BACKS OF CURBS.
 - LOT DIMENSIONS AND SETBACKS ARE AS FOLLOWS:
LOTS 1-44:
MINIMUM DEPTH: 110'
MINIMUM WIDTH: 50'
MINIMUM AREA: 5000 SF
FRONT SETBACK: 25'
SIDE YARD SETBACK: 5'
REAR YARD SETBACK: 20'
CORNER LOTS: 15' SIDE S.B.; 25' SIDE S.B. WHERE ADJACENT LOT FRONTS SIDE STREET
* LOTS 34-44 DIMENSION EXCEPTIONS AS NOTED ON PLAN. REAR SETBACK SHALL BE ZERO ALONG PROPERTY LINE, WITH ADJACENT LANDSCAPE EASEMENT TO SERVE AS OFFSITE REAR SETBACK.
LOTS 45-76:
MINIMUM DEPTH: 130'
MINIMUM WIDTH: 72'
MINIMUM AREA: 9360 SF
FRONT SETBACK: 30'
SIDE YARD SETBACK: 7.5'
REAR YARD SETBACK: 20'
CORNER LOTS: 15' SIDE S.B.; 25' SIDE S.B. WHERE ADJACENT LOT FRONTS SIDE STREET
LOTS 77-206:
MINIMUM DEPTH: 130'
MINIMUM WIDTH: 75'
MINIMUM AREA: 9750 SF
FRONT SETBACK: 30'
SIDE YARD SETBACK: 7.5'
REAR YARD SETBACK: 20'
CORNER LOTS: 15' SIDE S.B.; 25' SIDE S.B. WHERE ADJACENT LOT FRONTS SIDE STREET
5. 5' SIDEWALKS SHALL BE INSTALLED ALONG ONE SIDE OF ALL PROPOSED STREETS.



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DATE: Jun 22, 2018 8:25am
USER: chalmquist

OFFSITE TURN LANE ADDITIONS - NW O'BRIEN RD & NW PRYOR RD







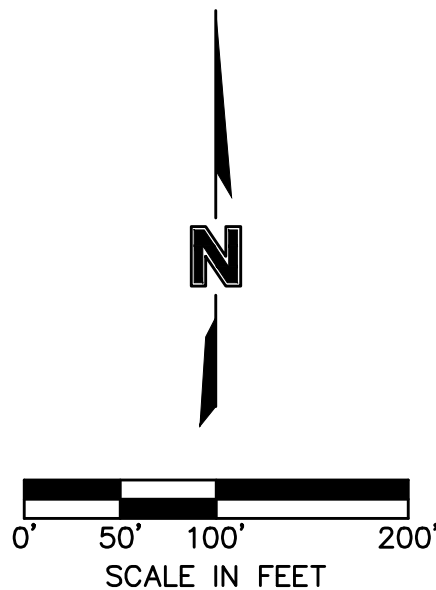
MATCH LINE - SEE NEXT SHEET

LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
	FUTURE INDEX CONTOURS
	FUTURE INTERMEDIATE CONTOURS

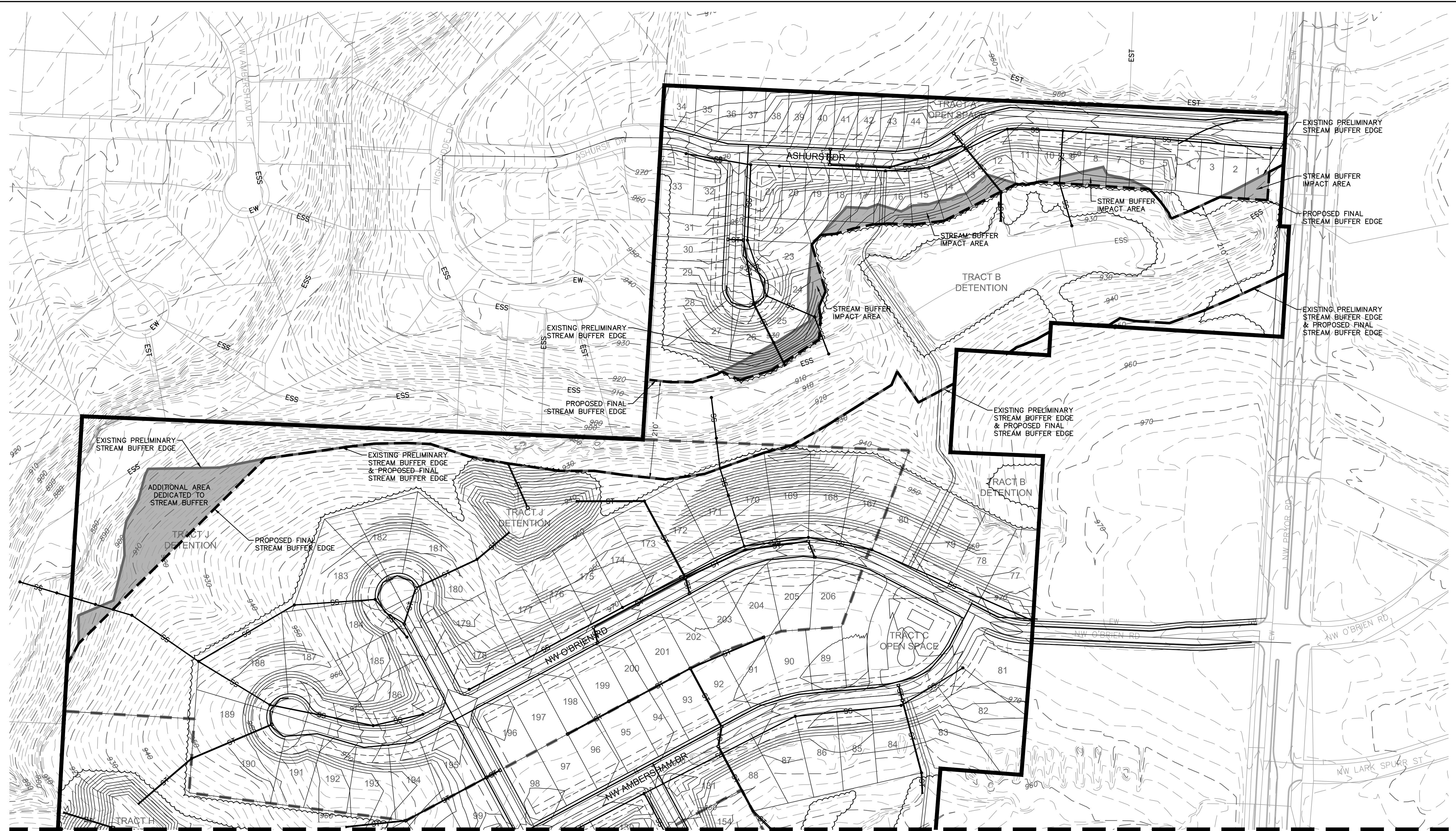
BY



LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
	FUTURE INDEX CONTOURS
	FUTURE INTERMEDIATE CONTOURS





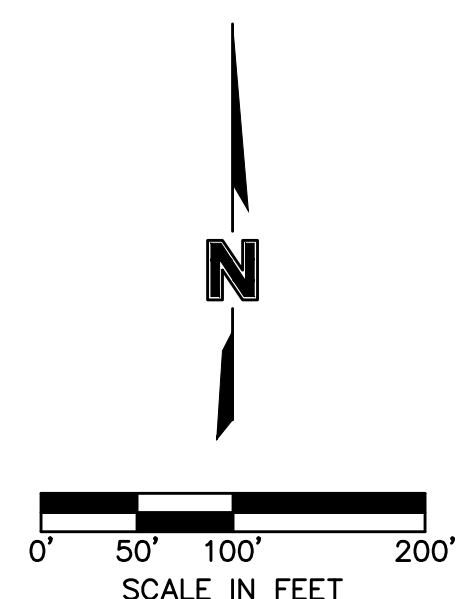


MATCH LINE - SEE NEXT SHEET

STREAM BUFFER AREAS (NORTH WATERSHED)	
STREAM BUFFER IMPACT AREA	(0.82 AC.)
ADDITIONAL AREA DEDICATED TO STREAM BUFFER	0.95 AC.
NET AREA	0.13 AC.

LEGEND	
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	FUTURE SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	FUTURE STORM SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	FUTURE WATER LINE

STREAM BUFFER SETBACKS DETERMINED VIA KC METRO APWA STANDARDS.

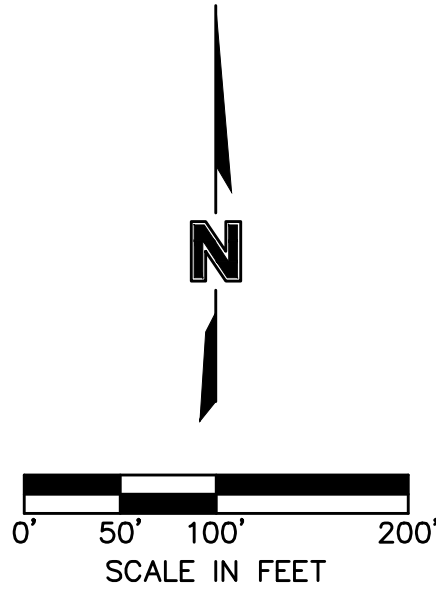




STREAM BUFFER AREAS (SOUTH WATERSHED)	
STREAM BUFFER IMPACT AREA	(0.12 AC.)
ADDITIONAL AREA DEDICATED TO STREAM BUFFER	0.22 AC.
NET AREA	0.10 AC.

LEGEND	
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	FUTURE SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	FUTURE STORM SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	FUTURE WATER LINE

STREAM BUFFER SETBACKS DETERMINED VIA KC METRO APWA STANDARDS.



PRELIMINARY STREAM BUFFER PLAN - SOUTH

WOODSIDE RIDGE
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2018

2018.06.22

drawn by: C.H.
checked by: J.E.
designed by: C.H.
QA/QC by: J.E.
project no.: 018-1140
date: 2018.06.22

SHEET
11

BY

REVISIONS DESCRIPTION

NO. REV.

DATE

REVISIONS

OLSSON[®]
ASSOCIATES

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www.olssonassociates.com

VILLAS: LOTS 1-44

Villas



LIFESTYLE: LOTS 45-76

Lifestyle



SIGNATURE: LOTS 77-206

Signature



WOLSSON[®]
ASSOCIATES

MO Certificate of Authority #:001592
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY MO 64116

www.nilssonassociates.com

[illegible]

BUILDING ELEVATIONS

WOODSIDE RIDGE
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2018

drawn by: CJH
checked by: JFE
designed by: CJH
QA/QC by: JFE
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