

# MASTER PLANNED DEVELOPMENT (MPD) FOR WOODHAVEN SUBDIVISION

SECTION 33, TOWNSHIP 52N, RANGE 33W  
IN KANSAS CITY, PLATTE COUNTY, MISSOURI

## PROJECT TEAM

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EMAIL: JCLAYTON@MERGEMIDWEST.COM

### BASIS OF BEARINGS:

MISSOURI COORDINATE SYSTEM OF 1983 WEST ZONE

### HORIZONTAL DATUM:

MISSOURI STATE PLANE (WEST ZONE)

SCALED AROUND CONTROL POINT 3  
(N 1,125,610.74', E 2,756,124.93')  
1 METER = 3.28083333 U.S. SURVEY FEET  
ALL DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN  
GROUND DISTANCES, MULTIPLY GRID DISTANCES BY 1.00010152

### LEGAL DESCRIPTION:

A portion of the South half of Section 33, Township 52 North, Range 33 West and a portion of the Northwest quarter of Section 4, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, described as follows:

COMMENCING for reference at the Northeast corner of the Southwest quarter of said Section 33; Thence, along the North line of the Southwest quarter of said Section 33, North 89°42'56" West, 1647.83 feet to the Northwest corner of the East 10 acres of the Northwest quarter of the Southwest quarter of said Section 33; Thence, along the West line of the East 10 acres of the Northwest quarter of the Southwest quarter of said Section 33, South 00°31'48" West, 75.01 feet to a point on a line parallel with and 75.00 feet South of the North line of the Southwest quarter of said Section 33, said point being the TRUE POINT OF BEGINNING;

Thence, continuing along the West line of the East 10 acres of the Northwest quarter of the Southwest quarter of said Section 33, South 00°31'48" West, 1240.27 feet to a point on the North line of the Southwest quarter of the Southwest quarter of said Section 33;

Thence, along the North line of the Southwest quarter of the Southwest quarter of said Section 33, South 89°51'00" West, 988.55 feet to the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 33;

Thence, along the West line of the Southwest quarter of the Southwest quarter of said Section 33, South 00°31'49" West, 1312.96 feet to the Southwest corner of the Southwest quarter of said Section 33;

Thence, along the South line of the Southwest quarter of said Section 33, North 89°59'03" East, 306.84 feet to the Northeast corner of Tract A of Genesis Place-Second Plat, a subdivision in Kansas City, Platte County, Missouri;

Thence, along the Easterly line of said Tract A, South 11°54'06" East, 346.61 feet to an angle point in the Easterly line of said Tract A;

Thence, continuing along the Easterly line of said Tract A, South 20°29'58" West, 292.05 feet to a point on the Northerly line of Tract C of Genesis Trails-First Plat, a subdivision in Kansas City, Platte County, Missouri;

Thence, along the Northerly line of said Tract C, South 89°49'34" East, 149.38 feet to the Northwest corner of Lot 14 of said Genesis Trails-First Plat;

Thence, along the North line of Lots 11 through 14 of said Genesis Trails-First Plat, South 76°41'08" East, 299.46 feet to an angle point in the North line of said Lot 11;

Thence, along the Northeasterly lines of Lots 10 and 11 of said Genesis Trails-First Plat, South 51°51'47" East, 76.38 feet to an angle point in the Northeasterly line of said Lot 10;

Thence, along the Northeasterly line of said Lot 10, South 25°04'19" East, 105.44 feet to the Northwest corner of Tract D of said Genesis Trails-First Plat;

Thence, along the Northerly line of said Tract D, South 59°10'03" East, 165.38 feet to the Northeasterly corner of said Tract D, said point also being the Northwesterly corner of the parcel described in the deed to Hoffman Custom Homes, recorded in Book 1286, Page 911;

Thence, along the Northerly line of said parcel described in Book 1286, Page 911, South 50°38'34" East, 95.42 feet to an angle point in said Northerly line;

Thence, continuing along the Northerly line of said parcel described in Book 1286, Page 911, South 89°36'55" East, 186.19 feet to a point on the West line of the East 73.83 acres of the Northwest quarter of Section 4, Township 51 North, Range 33 West;

Thence, along the West line of the East 73.83 acres of the Northwest quarter of said Section 4, North 00°19'38" East, 327.65 feet to a point on a line parallel with and 643.93 feet South of the South line of the Southwest quarter of said Section 33;

Thence, along last said parallel line, North 89°59'03" East, 791.33 feet to the beginning of a non-tangent curve to the right, whose center bears South 65°01'17" East, 874.00 feet;

Thence, Northeasterly along the arc of last said curve, having a radius of 874.00 feet, through a central angle of 07°25'58", an arc distance of 113.38 feet;

Thence, North 32°24'42" East, 838.49 feet to the beginning of a tangent curve to the left;

Thence, Northeasterly along the arc of last said curve, having a radius of 825.00 feet, through a central angle of 64°06'24", an arc distance of 923.07 feet to the beginning of a tangent reverse curve to the right;

Thence, Northwesterly along the arc of last said curve, having a radius of 529.00 feet, through a central angle of 52°10'07", an arc distance of 481.66 feet;

Thence, North 20°28'25" East, 211.24 feet to the beginning of a tangent curve to the left;

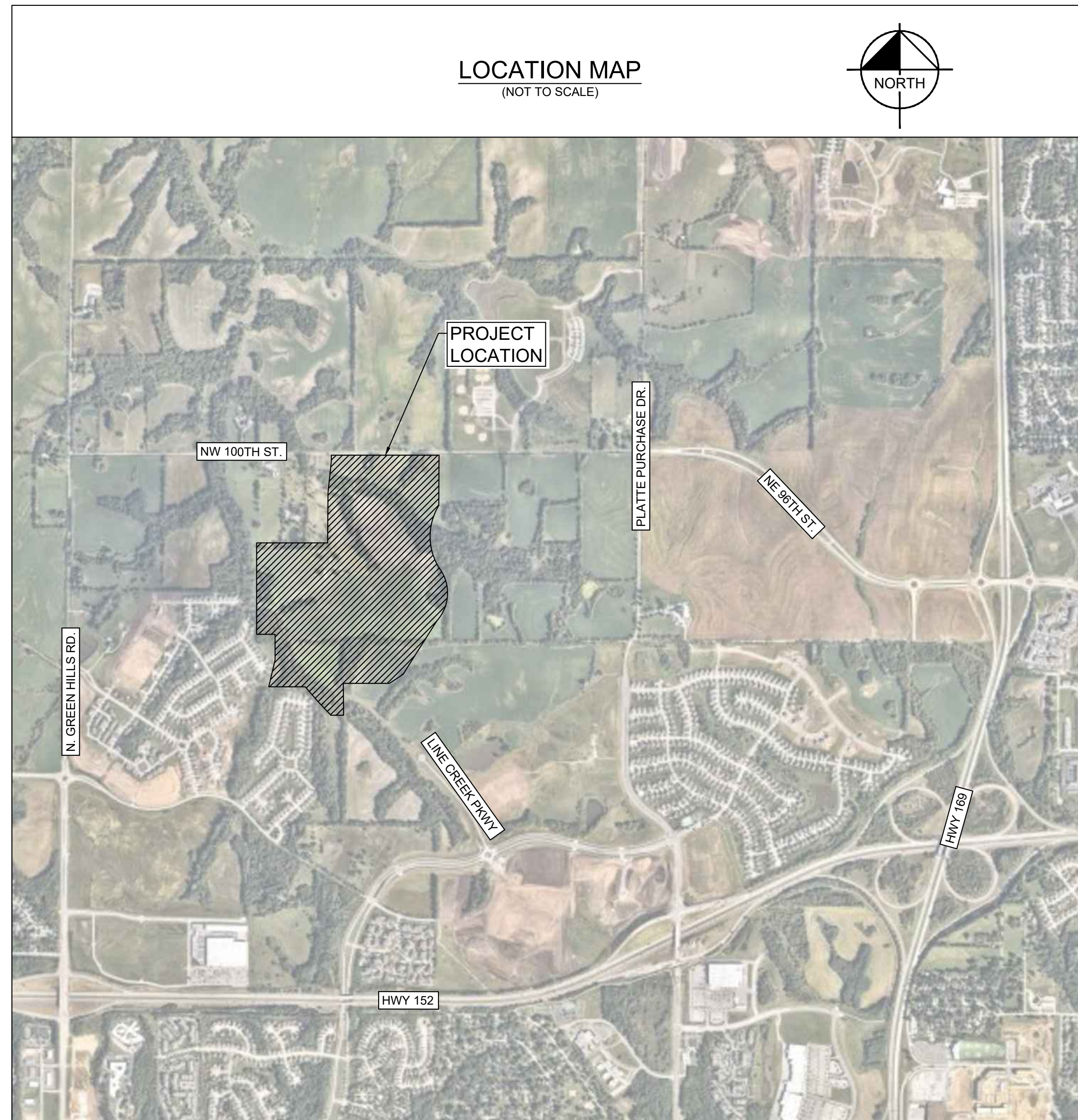
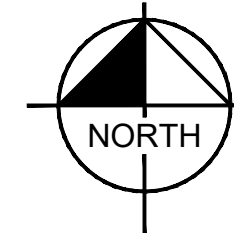
Thence, Northeasterly along the arc of last said curve, having a radius of 379.00 feet, through a central angle of 19°57'31", an arc distance of 132.02 feet to a point on a line parallel with and 75.00 feet West of the East line of the Southwest quarter of said Section 33;

Thence, along last said parallel line, North 00°30'54" East, 734.00 feet to a point on a line parallel with and 75.00 feet South of the North line of the Southwest quarter of said Section 33;

Thence, along last said parallel line, South 89°42'56" West, 1572.84 feet to the TRUE POINT OF BEGINNING, Prepared by Anne M. Smoke, Missouri PLS 2016019010, on November 23, 2021.

Contains 151.86 acres, more or less.

### LOCATION MAP (NOT TO SCALE)



### MPD STATEMENT OF INTENT for WOODHAVEN SUBDIVISION

This MPD Plan provides for the preparation and approval of a unified residential subdivision, with a variety of housing products, and varying price points. The proposed subdivision includes traditional single-family residential lots (detached housing), and single-family attached housing. Utilizing MPD zoning allows the development to be approved with a single plan and one zoning district, which ultimately results in a more cohesive development. MPD zoning also allows for deviations from public improvement standards, which are detailed further in this plan. The public improvement deviations reduce infrastructure costs to provide for more affordable housing options, and a variety of housing products. This approach aligns with the city-wide initiative, for more inclusive developments.

### MPD PLAN DEVIATIONS for WOODHAVEN SUBDIVISION

- This MPD is requesting eliminating the requirement of a 30' city maintained landscape buffer, for residential lots which back up to Line Creek Parkway.
- This MPD is requesting eliminating the requirement of a 30' city maintained landscape buffer, for residential lots which back up to Tiffany Springs Parkway.

Sheet List Table	
Sheet Number	Sheet Title
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	GENERAL LAYOUT
C3	PRELIMINARY PLAT
C4	PHASING PLAN
C5	SITE LAYOUT (1)
C6	SITE LAYOUT (2)
C7	SITE LAYOUT (3)
C8	SITE LAYOUT (4)
C9	SITE LAYOUT (5)
C10	AMENITY LAYOUT
C11	GRADING & UTILITY PLAN
C12	WATER MAIN PHASING PLAN
C13	STREAM BUFFER PLAN
C14	ENLARGED STREAM BUFFER PLAN (SOUTH)
C15	ENLARGED STREAM BUFFER PLAN (NORTH)

### MPD LIST OF PUBLIC INFRASTRUCTURE DEVIATIONS for WOODHAVEN SUBDIVISION

The proposed MPD zoning allows the developer the option to deviate from "Typical" public infrastructure standards, in an effort to provide more affordable and more inclusive housing options. Because of this, the following Public Infrastructure Deviations are being requested:

- Roadway Sub-grade Modification**  
Per City requirements, roadway soil sub-grades are typically required to be modified to include soil modifications (cement, fly-ash, or lime treatments) for soil characteristics (atberg limits) that do not meet the City's Liquid Limit (LL) or Plasticity Index (PI). This MPD plan requests the removal of this requirement completely.
- Sidewalks on Both sides of the Street**  
Per City requirements, sidewalks are required on both sides of residential streets. This MPD plan requests the removal of sidewalk on one side of the street for residential local roads. The proposed sidewalk locations are shown within this plan, to identify the proposed locations of sidewalks.
- Storm Sewer Structure Materials**  
Per City requirements, all public storm structures are required to be concrete boxes. This MPD plan requests the allowance for nyloplast (or equivalent HDPE/PVC structures) in-lieu of concrete boxes for all curb inlets and junction boxes. Combination throat and grate nyloplast inlet structures are proposed for curb inlets. Solid top nyloplast structures are proposed for junction boxes.
- Sanitary Sewer Manhole Locations**  
Per City requirements, sanitary sewer manholes are required to be outside of the roadway paving, generally behind the curb, or in the front yards of the homes. This MPD plan requests the allowance for sewer manholes to be located within the street paving, provided they are located in locations that do not receive typical wheel loading from vehicles. Allowable locations would be located in the center of the roadway, or center of the travel lane.
- Public Waterline Materials**  
Per City requirements, all public waterline is required to be Ductile Iron Pipe (DIP) with polywrap. This MPD plan requests the removal of this requirement entirely, and to allow for HDPE or PVC waterline pipe materials.
- Flowable fill requirement**  
Per City requirements, all utilities located underneath the proposed roadway paving, is required to have flowable fill backfill. This MPD plan requests the removal of this requirement entirely, provided the backfill material (suitable soil material or aggregate) meets the recommendation of the final geotechnical report.
- Public Street Lighting Illumination Levels**  
Per City requirements, typical residential street lighting levels are 1.5 times greater than IES (Illumination Engineering Society) standards. This MPD plan requests a decreased lighting level, and to allow for proposed lighting levels equal to IES, which is approximately a 2/3 reduction in lighting levels.
- Street Trees**  
Per City requirements, street trees are required at 30' on center, for all residential streets. This plan requests that only 1 street tree be required per residential lot.

### LEGEND:

- △ FOUND SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- ( ) RECORD DATA PER GENESIS VILLAGE-FIRST PLAT
- ( ) RECORD DATA PER GENESIS PLACE-SECOND PLAT
- (( )) RECORD DATA PER BOOK 1286 PAGE 911
- DECIDUOUS TREE
- ☐ MAILBOX
- ☐ TELEPHONE PEDESTAL
- PP POWER POLE
- SANITARY SEWER MANHOLE
- UNDERGROUND SEWER LINE
- FENCE LINE
- Ⓢ PLOTTED EXCEPTION PER TITLE COMMITMENT
- △ POTENTIAL ENCROACHMENT

NO.	REVISIONS	DATE
1	MPD CITY RESUBMITTAL	12/31/2021
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**Kimley»Horn**  
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EXPIRES 12/31/21

SCALE: AS NOTED  
DESIGNED BY: AT  
DRAWN BY: AT  
CHECKED BY: MK

MPD SUBMITTAL  
NOT FOR  
CONSTRUCTION

WOODHAVEN  
MASTER PLANNED  
DEVELOPMENT  
KANSAS CITY, MO

WOODHAVEN  
MASTER PLANNED  
DEVELOPMENT  
KANSAS CITY, MO

ORIGINAL ISSUE:  
11-24-2021  
KHA PROJECT NO.  
268030001

SHEET NUMBER

C0

Drawing name: K:\NCD\268030001\_Woodhaven 1st Plat\2 Design\CAD\PlanSheets\MPD Submittal\C0 - COVER SHEET.dwg Layout: Dec 31, 2021 5:46pm by Joe Hurley  
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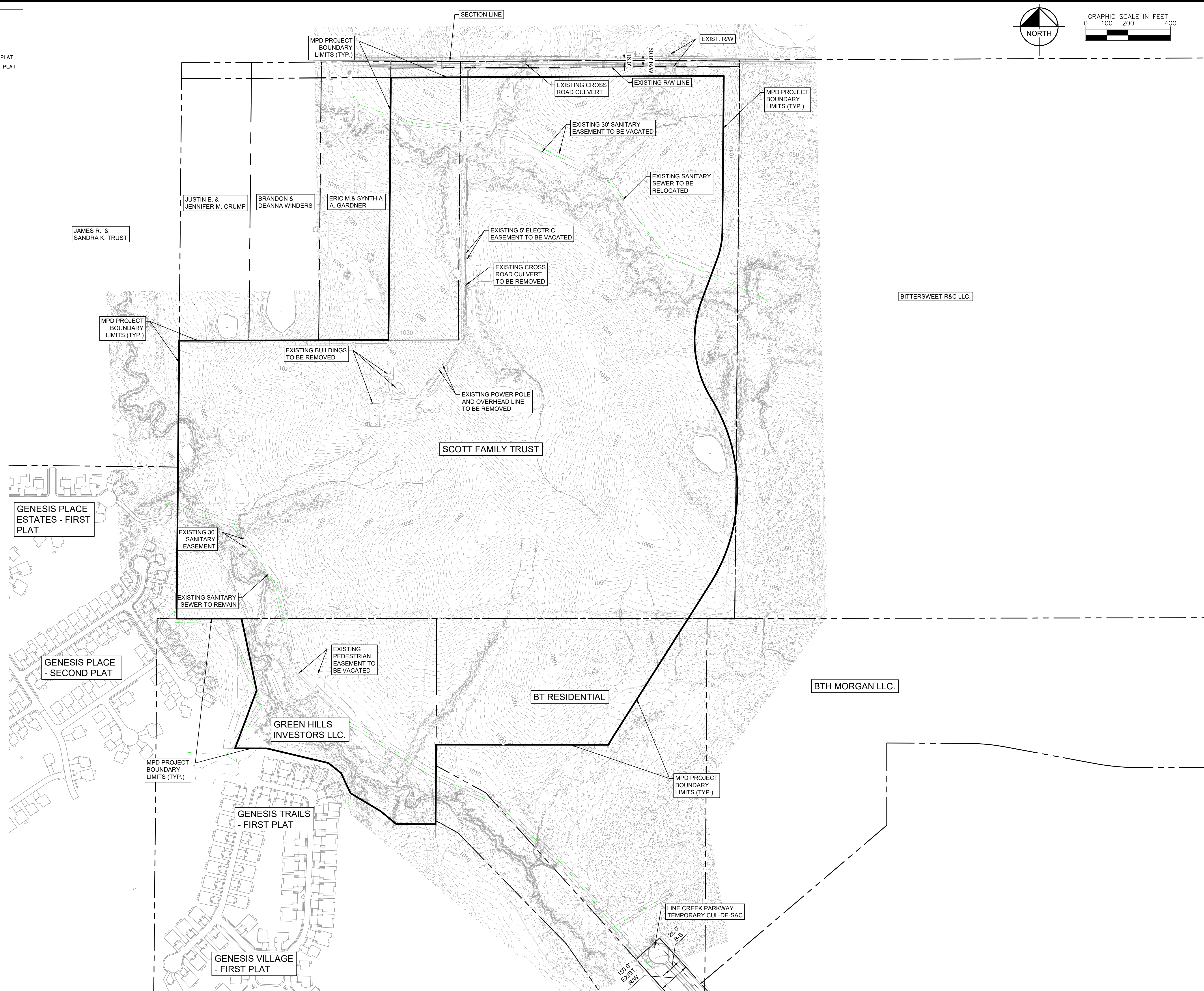
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- FENCE LINE
- Ⓜ PLOTTED EXCEPTION PER TITLE COMMITMENT
- Ⓜ POTENTIAL ENCROACHMENT

NORTH

GRAPHIC SCALE IN FEET  
0 100 200 400



NO.	REVISIONS	DATE	BY
1	MPD CITY RESUBMITTAL	12/31/2021	JH

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 EXPIRES 12/31/21

SCALE:	AS NOTED
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CHECKED BY:	MK

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 CONSTRUCTION

EXISTING  
CONDITIONS

WOODHAVEN  
MASTER PLANNED  
DEVELOPMENT

KANSAS CITY, MO

ORIGINAL ISSUE:	11-24-2021
KHA PROJECT NO.	268030001
SHEET NUMBER	C1

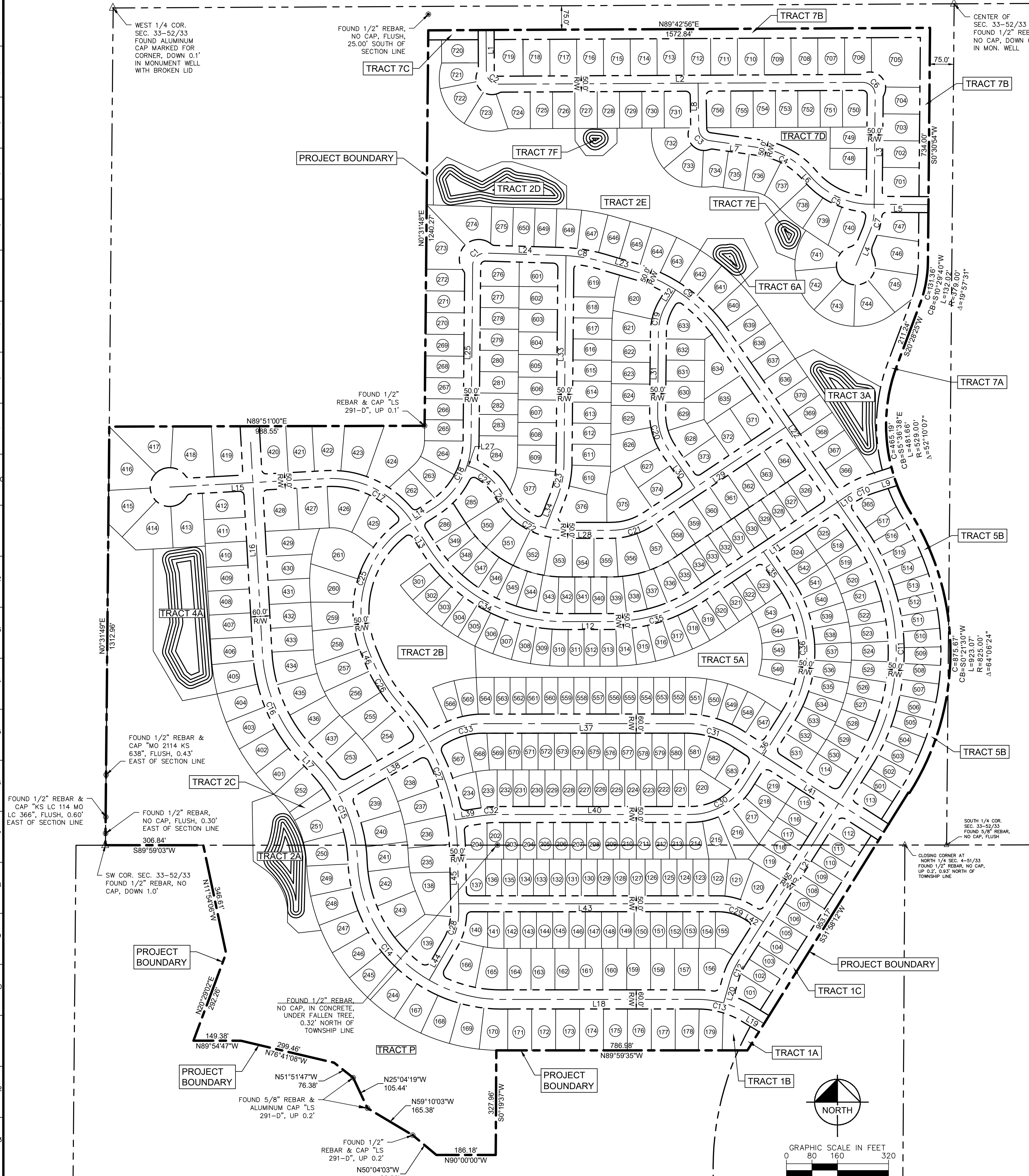


# PRELIMINARY PLAT OF WOODHAVEN SUBDIVISION

PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 52 NORTH,  
RANGE 33 WEST AND A PORTION OF THE NORTHWEST QUARTER  
OF SECTION 4, TOWNSHIP 51N, RANGE 33W IN THE  
CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	39.00'	62.08'	N46°07'53"E	55.73'	91°12'10"	39.83'
C2	39.00'	61.29'	S45°15'50"E	55.17'	90°02'29"	39.03'
C3	39.00'	55.15'	N41°24'12"W	50.67'	81°01'17"	33.32'
C4	250.00'	178.89'	N61°24'55"W	175.09'	40°59'51"	93.47'
C5	250.00'	212.75'	N65°17'43"W	206.38'	48°45'27"	113.29'
C6	39.00'	61.81'	S44°53'05"E	55.54'	90°47'58"	39.55'
C7	181.00'	69.72'	S11°33'00"W	69.29'	22°04'11"	35.30'
C8	500.00'	127.97'	S80°56'06"E	127.62'	14°39'51"	64.34'
C9	500.00'	339.93'	S54°07'34"E	333.42'	38°57'12"	176.83'
C10	300.00'	84.11'	S64°14'52"W	83.84'	16°03'50"	42.33'
C11	655.00'	766.64'	S17°07'08"E	723.62'	67°03'40"	434.04'
C12	200.00'	57.78'	S24°08'09"W	57.57'	16°33'05"	29.09'
C13	300.00'	164.15'	N74°20'25"W	162.11'	31°21'03"	84.19'
C14	450.00'	691.46'	N45°59'47"W	625.41'	88°02'20"	434.86'
C15	450.00'	319.44'	N22°18'48"W	312.78'	40°40'23"	166.79'
C16	500.00'	344.20'	N22°55'43"W	337.45'	39°26'33"	179.24'
C17	300.00'	315.71'	N62°56'50"W	301.35'	60°17'49"	174.24'
C18	250.00'	246.60'	N28°47'18"E	236.72'	56°31'00"	134.38'
C19	181.00'	100.77'	N16°28'45"E	99.47'	31°53'54"	51.73'
C20	200.00'	122.80'	N17°03'35"W	120.88'	35°10'46"	63.40'
C21	214.00'	126.13'	S73°06'00"W	124.31'	33°46'07"	64.95'
C22	214.00'	213.71'	N61°24'26"W	204.94'	57°13'01"	116.72'
C23	300.00'	109.26'	N10°57'48"E	108.65'	20°52'00"	55.24'
C24	181.00'	122.86'	N52°14'38"W	120.51'	38°53'24"	63.90'
C25	325.00'	449.95'	N17°23'05"E	414.87'	79°19'27"	269.46'
C26	500.00'	169.68'	N31°59'56"W	168.86'	19°26'37"	85.66'
C27	700.00'	495.22'	N21°27'14"W	484.95'	40°32'03"	258.48'
C28	200.00'	109.07'	N14°26'11"E	107.72'	31°14'47"	55.93'
C29	181.00'	103.14'	N73°41'31"W	101.75'	32°38'51"	53.01'
C30	200.00'	200.97'	N61°11'53"E	192.62'	57°34'22"	109.89'
C31	300.00'	170.94'	N73°41'31"W	168.64'	32°38'51"	87.86'
C32	300.00'	46.07'	N85°35'04"E	46.03'	8°47'58"	23.08'
C33	250.00'	130.38'	S75°02'39"W	128.91'	29°52'50"	66.71'
C34	500.00'	499.31'	N61°24'26"W	478.82'	57°13'01"	272.70'
C35	500.00'	294.69'	S73°06'00"W	290.44'	33°46'07"	151.76'
C36	375.00'	438.91'	N17°07'08"W	414.29'	67°03'40"	248.49'

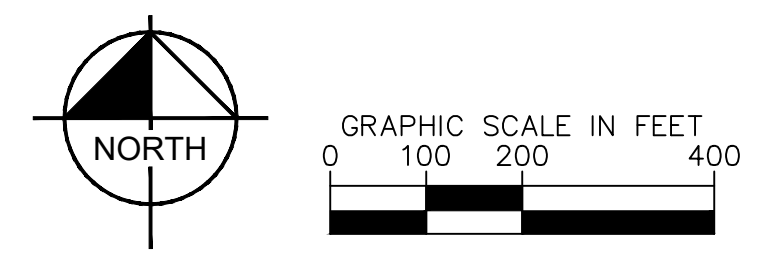
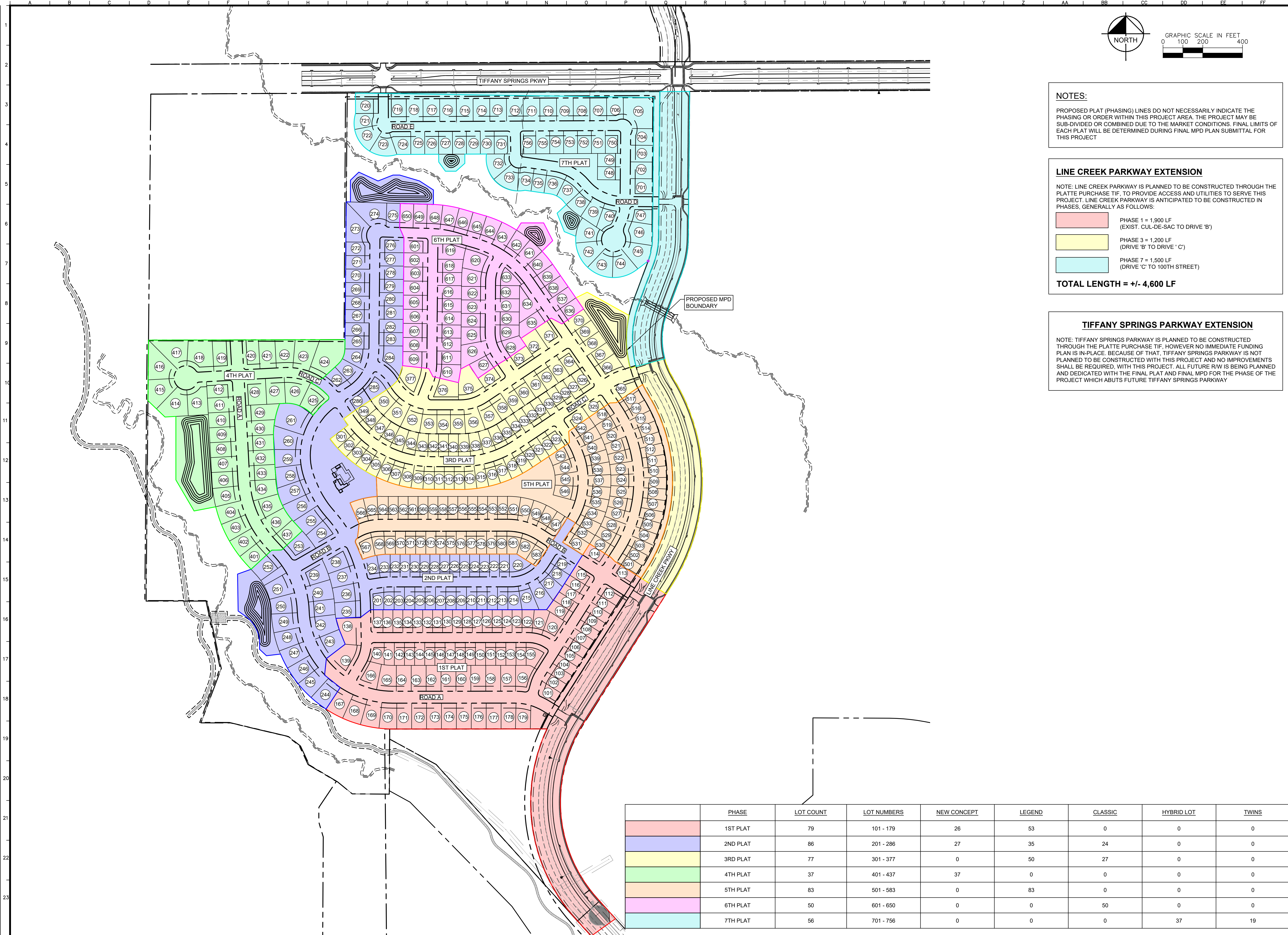
LINE TABLE		
LINE	LENGTH	BEARING
L1	130.97'	S0°14'35.47"E
L2	1140.68'	N89°42'55.69"E
L3	362.30'	S0°30'54.01"W
L4	113.23'	S22°35'05.41"W
L5	181.10'	N89°40'26.60"W
L6	9.65'	N40°54'59.26"W
L7	159.47'	N81°54'50.59"W
L8	141.99'	N0°53'33.39"W
L9	72.10'	S72°16'46.65"W
L10	39.32'	S56°12'56.65"W
L11	521.99'	S56°12'56.65"W
L12	148.24'	S89°59'03.46"W
L13	97.84'	N32°47'55.78"W
L14	98.88'	N57°02'48.55"E
L15	492.92'	S66°54'15.52"W
L16	662.01'	N0°12'25.79"W
L17	70.88'	N42°38'59.23"W
L18	615.55'	S89°59'03.46"W
L19	59.14'	N58°39'53.52"W
L20	80.43'	S15°51'36.94"W
L21	734.33'	S32°24'41.91"W
L22	760.97'	S34°38'58.13"E
L23	105.14'	S73°36'10.56"E
L24	241.80'	S88°16'01.57"E
L25	551.59'	N0°31'48.09"E
L26	33.94'	N32°47'55.78"W
L27	8.55'	N71°41'19.91"W
L28	148.24'	S89°59'03.46"W
L29	517.68'	S56°12'56.65"W
L30	142.66'	N34°38'58.13"W
L31	253.13'	N0°31'48.09"E
L32	47.45'	N32°25'42.35"E
L33	651.26'	N0°31'48.09"E
L34	103.51'	N21°23'48.08"E
L35	123.03'	N34°38'58.13"W
L36	255.51'	N32°24'41.91"E
L37	636.76'	S89°59'03.46"W
L38	378.13'	S60°06'13.93"W
L39	87.39'	N81°11'04.97"E
L40	607.01'	N89°59'03.46"E
L41	546.14'	N57°22'05.12"W
L42	52.11'	N57°22'05.12"W
L43	814.06'	S89°59'03.46"W
L44	131.98'	N30°03'34.34"E
L45	191.25'	N1°11'12.30"W
L46	30.66'	N22°16'38.09"W



Drawing name: K:\VNC\DEV\268030001\_Woodhaven 1st Plat\2 Design\CAD\PlanSheets\WPD\Submittal\C3 - PRELIMINARY PLAT.dwg  
 Date: 31 Dec 2021 6:20pm  
 by: Jeahurey  
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SCALE: AS NOTED	DESIGNED BY: AT	DRAWN BY: AT	CHECKED BY: MK
<b>PRELIMINARY PLAT</b> <b>NOT FOR CONSTRUCTION</b>			
<b>WOODHAVEN</b> <b>MASTER PLANNED</b> <b>DEVELOPMENT</b> KANSAS CITY, MO			
ORIGINAL ISSUE: 11-24-2021			
KHA PROJECT NO. 268030001			
SHEET NUMBER			
C3			

Drawing name: C:\Users\Joe.Hurley\Documents\Work Files\268030001\Woodhaven 1st Plat\2 Design\CAD\Plots\Sheets\MPD Submittal\C4 - PHASING PLAN.dwg C4 PHASING PLAN Dec 31, 2021 6:20pm by Joe.Hurley  
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**NOTES:**  
 PROPOSED PLAT (PHASING) LINES DO NOT NECESSARILY INDICATE THE PHASING OR ORDER WITHIN THIS PROJECT AREA. THE PROJECT MAY BE SUB-DIVIDED OR COMBINED DUE TO THE MARKET CONDITIONS. FINAL LIMITS OF EACH PLAT WILL BE DETERMINED DURING FINAL MPD PLAN SUBMITTAL FOR THIS PROJECT

**LINE CREEK PARKWAY EXTENSION**  
 NOTE: LINE CREEK PARKWAY IS PLANNED TO BE CONSTRUCTED THROUGH THE PLATTE PURCHASE TIF, TO PROVIDE ACCESS AND UTILITIES TO SERVE THIS PROJECT. LINE CREEK PARKWAY IS ANTICIPATED TO BE CONSTRUCTED IN PHASES, GENERALLY AS FOLLOWS:

- PHASE 1 = 1,900 LF (EXIST. CUL-DE-SAC TO DRIVE 'B')
- PHASE 3 = 1,200 LF (DRIVE 'B' TO DRIVE 'C')
- PHASE 7 = 1,500 LF (DRIVE 'C' TO 100TH STREET)

**TOTAL LENGTH = +/- 4,600 LF**

**TIFFANY SPRINGS PARKWAY EXTENSION**  
 NOTE: TIFFANY SPRINGS PARKWAY IS PLANNED TO BE CONSTRUCTED THROUGH THE PLATTE PURCHASE TIF, HOWEVER NO IMMEDIATE FUNDING PLAN IS IN-PLACE. BECAUSE OF THAT, TIFFANY SPRINGS PARKWAY IS NOT PLANNED TO BE CONSTRUCTED WITH THIS PROJECT AND NO IMPROVEMENTS SHALL BE REQUIRED, WITH THIS PROJECT. ALL FUTURE R/W IS BEING PLANNED AND DEDICATED WITH THE FINAL PLAT AND FINAL MPD FOR THE PHASE OF THE PROJECT WHICH ABUTS FUTURE TIFFANY SPRINGS PARKWAY

	PHASE	LOT COUNT	LOT NUMBERS	NEW CONCEPT	LEGEND	CLASSIC	HYBRID LOT	TWINS
<span style="display: inline-block; width: 20px; height: 10px; background-color: #f08080; border: 1px solid black;"></span>	1ST PLAT	79	101 - 179	26	53	0	0	0
<span style="display: inline-block; width: 20px; height: 10px; background-color: #add8e6; border: 1px solid black;"></span>	2ND PLAT	86	201 - 286	27	35	24	0	0
<span style="display: inline-block; width: 20px; height: 10px; background-color: #ffff00; border: 1px solid black;"></span>	3RD PLAT	77	301 - 377	0	50	27	0	0
<span style="display: inline-block; width: 20px; height: 10px; background-color: #90ee90; border: 1px solid black;"></span>	4TH PLAT	37	401 - 437	37	0	0	0	0
<span style="display: inline-block; width: 20px; height: 10px; background-color: #ffa07a; border: 1px solid black;"></span>	5TH PLAT	83	501 - 583	0	83	0	0	0
<span style="display: inline-block; width: 20px; height: 10px; background-color: #dda0dd; border: 1px solid black;"></span>	6TH PLAT	50	601 - 650	0	0	50	0	0
<span style="display: inline-block; width: 20px; height: 10px; background-color: #00ffff; border: 1px solid black;"></span>	7TH PLAT	56	701 - 756	0	0	0	37	19

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 DRAWN BY: AT  
 CHECKED BY: MK

NO. 12/31/2021  
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PHASING PLAN

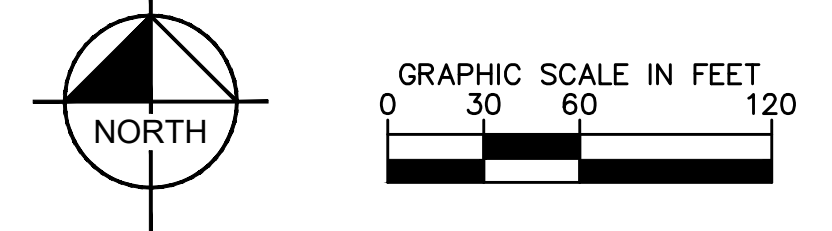
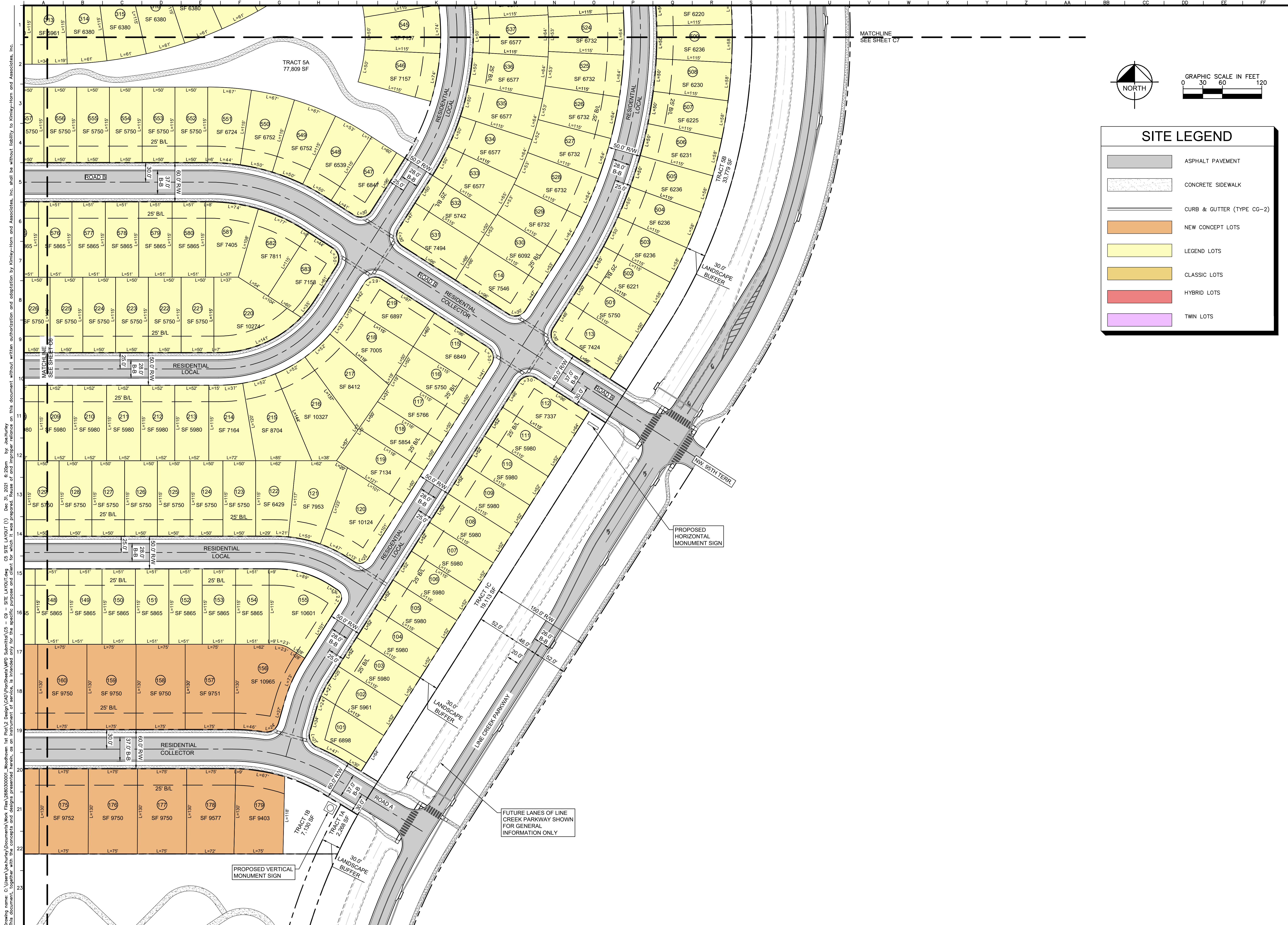
WOODHAVEN  
 MASTER PLANNED  
 DEVELOPMENT  
 KANSAS CITY, MO

ORIGINAL ISSUE:  
 11-24-2021

KHA PROJECT NO.  
 268030001

SHEET NUMBER

**C4**

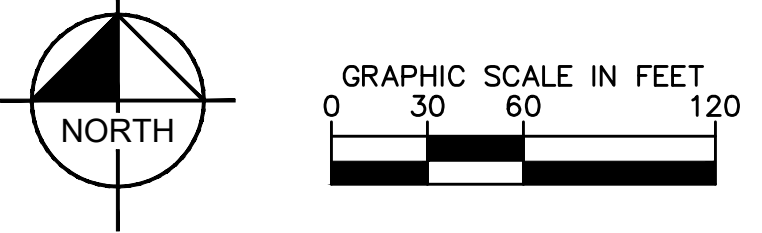


SITE LEGEND	
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CURB & GUTTER (TYPE CG-2)
	NEW CONCEPT LOTS
	LEGEND LOTS
	CLASSIC LOTS
	HYBRID LOTS
	TWIN LOTS

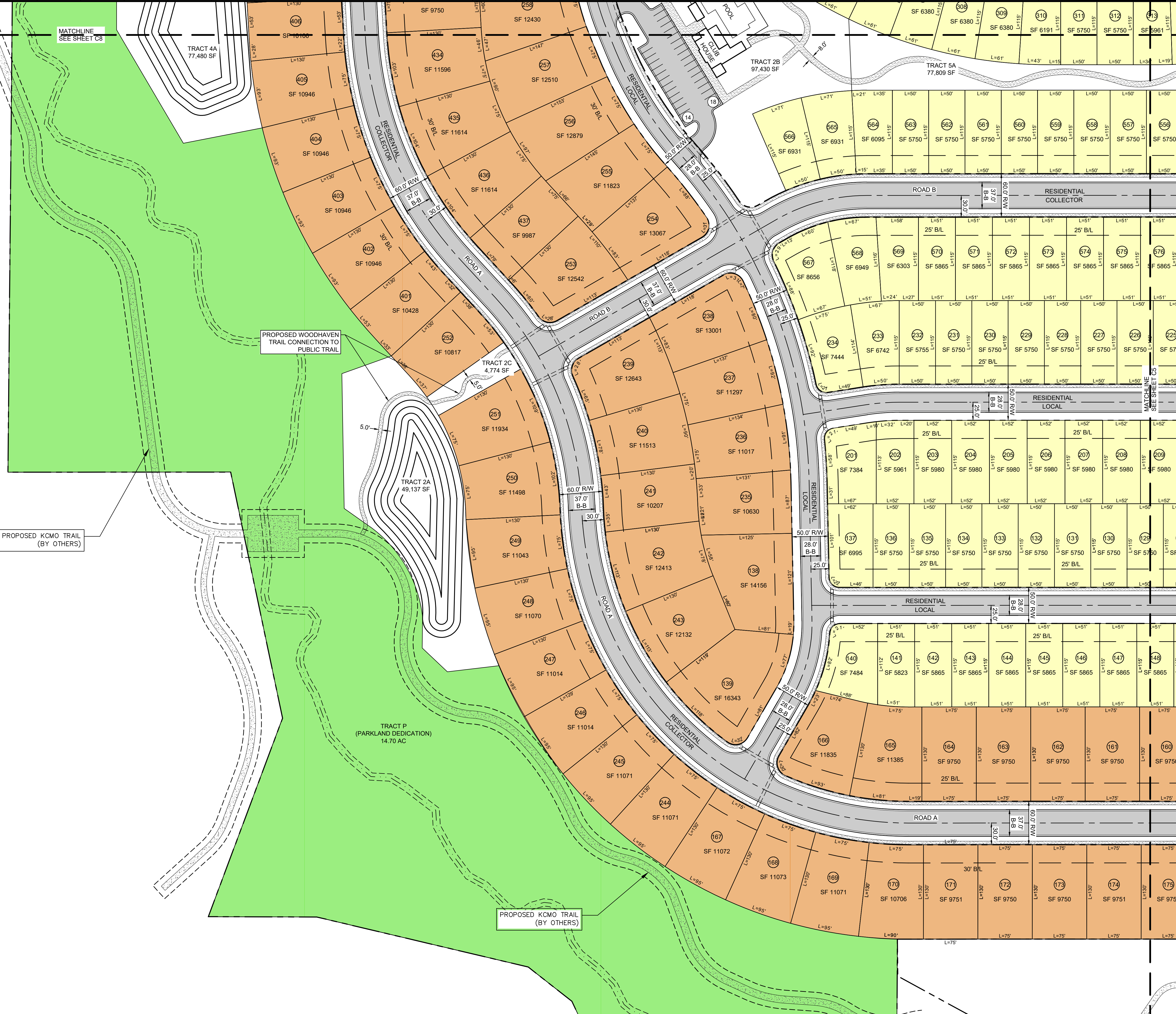
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<b>SITE LAYOUT (1)</b>			
<b>WOODHAVEN MASTER PLANNED DEVELOPMENT</b> KANSAS CITY, MO			
ORIGINAL ISSUE: 11-24-2021 KHA PROJECT NO. 268030001 SHEET NUMBER			
<b>C5</b>			

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	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CURB & GUTTER (TYPE CG-2)
	NEW CONCEPT LOTS
	LEGEND LOTS
	CLASSIC LOTS
	HYBRID LOTS
	TWN LOTS



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1	MPD CITY RESUBMITTAL	12/31/2021	JH

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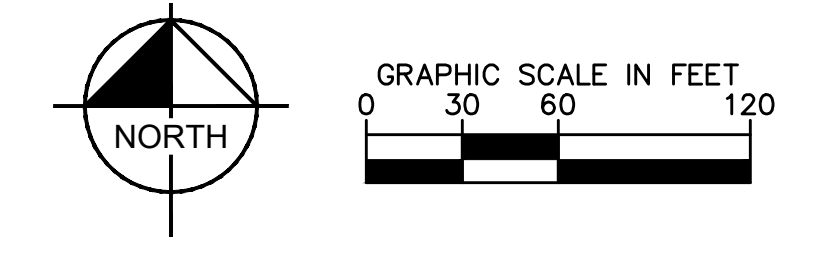
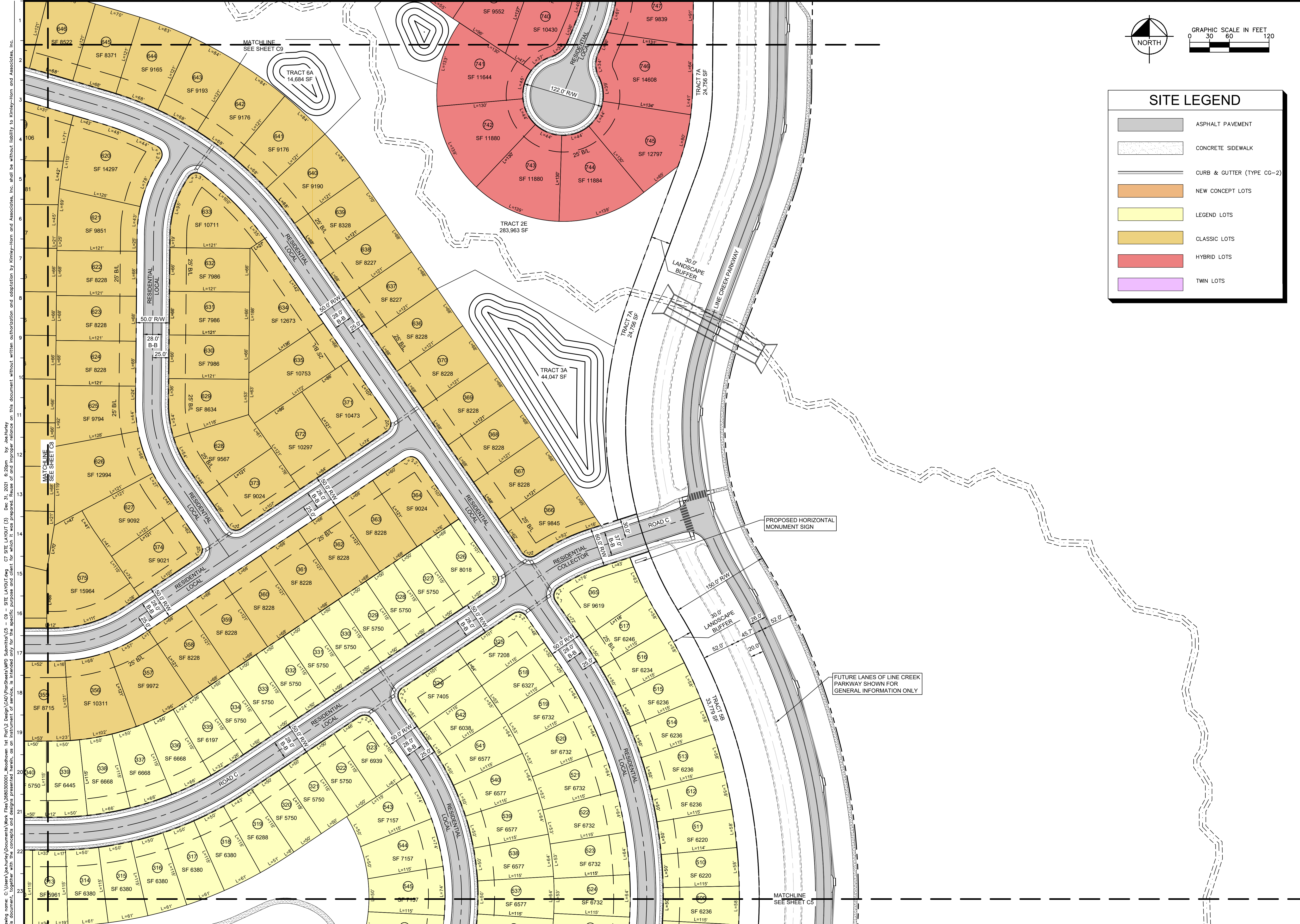
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# WOODHAVEN MASTER PLANNED DEVELOPMENT

## SITE LAYOUT (2)

WOODHAVEN MASTER PLANNED DEVELOPMENT  
KANSAS CITY, MO

ORIGINAL ISSUE: 11-24-2021  
KHA PROJECT NO. 268030001  
SHEET NUMBER  
**C6**

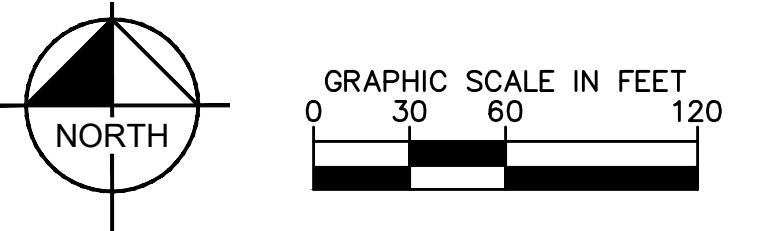
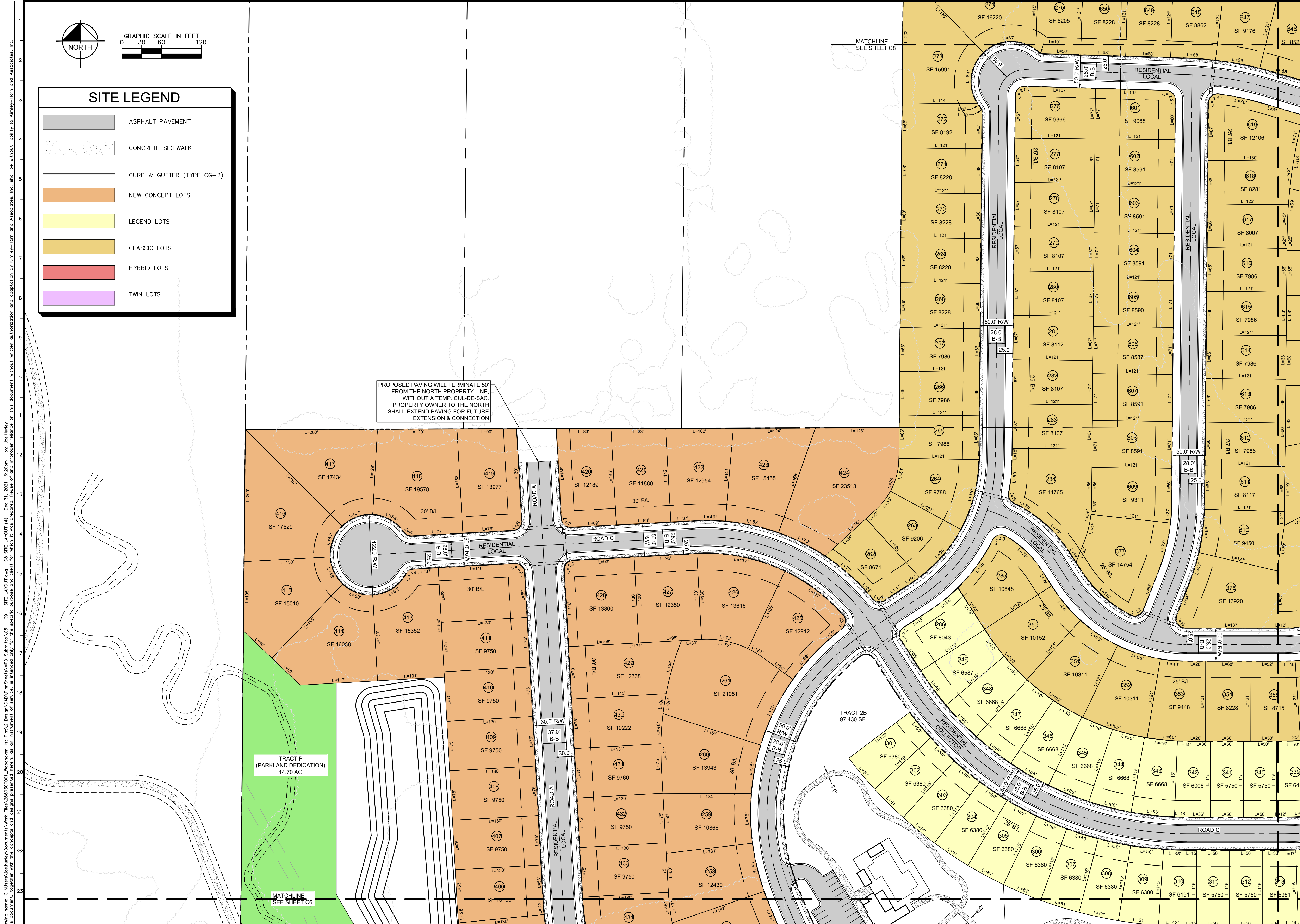


SITE LEGEND	
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CURB & GUTTER (TYPE CG-2)
	NEW CONCEPT LOTS
	LEGEND LOTS
	CLASSIC LOTS
	HYBRID LOTS
	TWIN LOTS

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 Date: Dec 31, 2021 8:20pm  
 Designer: Joe Hurley  
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WOODHAVEN MASTER PLANNED DEVELOPMENT KANSAS CITY, MO		
ORIGINAL ISSUE: 11-24-2021 KHA PROJECT NO. 268030001 SHEET NUMBER <b>C7</b>	SITE LAYOUT (3)	





**SITE LEGEND**

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CURB & GUTTER (TYPE CG-2)
- NEW CONCEPT LOTS
- LEGEND LOTS
- CLASSIC LOTS
- HYBRID LOTS
- TWIN LOTS

PROPOSED PAVING WILL TERMINATE 50' FROM THE NORTH PROPERTY LINE, WITHOUT A TEMP. CUL-DE-SAC. PROPERTY OWNER TO THE NORTH SHALL EXTEND PAVING FOR FUTURE EXTENSION & CONNECTION

TRACT P (PARKLAND DEDICATION) 14.70 AC

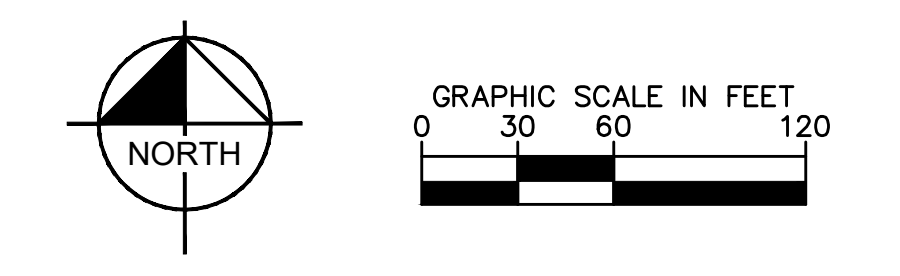
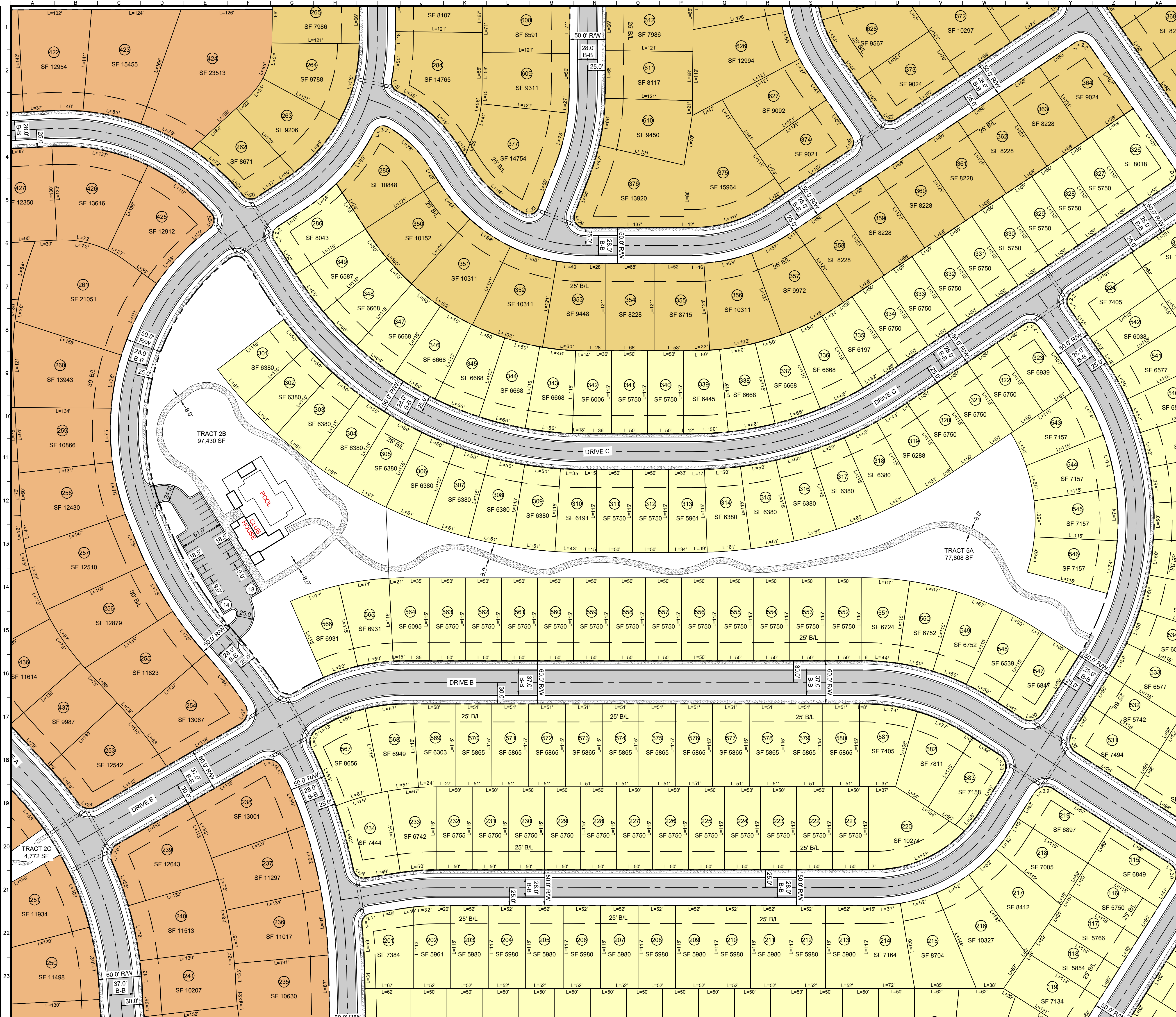
TRACT 2B 97,430 SF.

Drawing name: C:\Users\joe.hurley\Documents\Work Files\268030001\Woodhaven 1st Pick\2 Design\CAD\PlanSheets\MPD Submittal C5 - C9 - SITE LAYOUT.dwg C8 SITE LAYOUT (4) Dec 31, 2021 8:20pm by Joe Hurley  
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<p><b>WOODHAVEN MASTER PLANNED DEVELOPMENT</b></p> <p>KANSAS CITY, MO</p>	
<p><b>SITE LAYOUT (4)</b></p>	
<p>ORIGINAL ISSUE: 11-24-2021        KHA PROJECT NO. 268030001        SHEET NUMBER</p>	
<p><b>C8</b></p>	



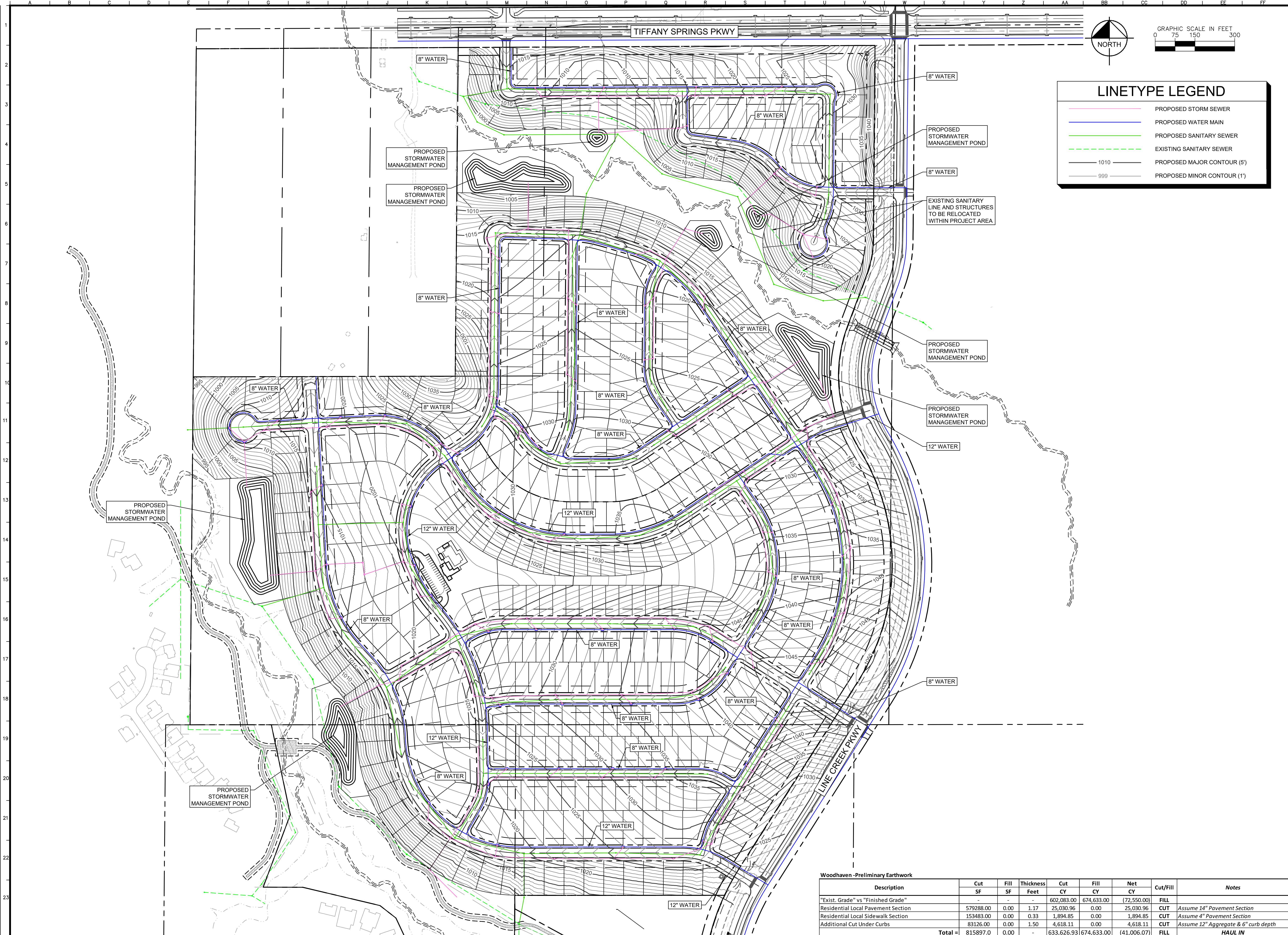
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SITE LEGEND	
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CURB & GUTTER (TYPE CG-2)
	NEW CONCEPT LOTS
	LEGEND LOTS
	CLASSIC LOTS
	HYBRID LOTS
	TWIN LOTS

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<b>WOODHAVEN MASTER PLANNED AMENITY LAYOUT</b>							
<b>AMENITY LAYOUT</b>							
KANSAS CITY, MO							
ORIGINAL ISSUE: 11-24-2021							
KHA PROJECT NO. 268030001							
SHEET NUMBER							
<b>C10</b>							

Drawing name: C:\Users\joe.hurley\Documents\Work Files\268030001\Woodhaven 1st Pk\2 Design\CAD\PlanSheets\MPD Submittal\C11 GRADING & UTILITY PLAN.dwg C11 GRADING & UTILITY PLAN Dec 31, 2021 8:20pm by Joe Hurley  
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LINETYPE LEGEND	
<span style="color: blue;">—</span>	PROPOSED STORM SEWER
<span style="color: green;">—</span>	PROPOSED WATER MAIN
<span style="color: red;">—</span>	PROPOSED SANITARY SEWER
<span style="color: red;">- - -</span>	EXISTING SANITARY SEWER
<span style="color: black;">—</span>	1010 PROPOSED MAJOR CONTOUR (5')
<span style="color: black;">—</span>	999 PROPOSED MINOR CONTOUR (1')

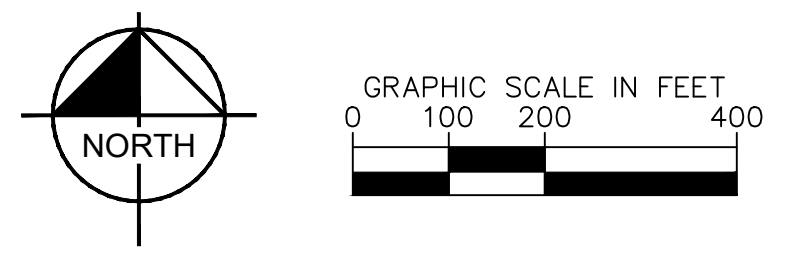
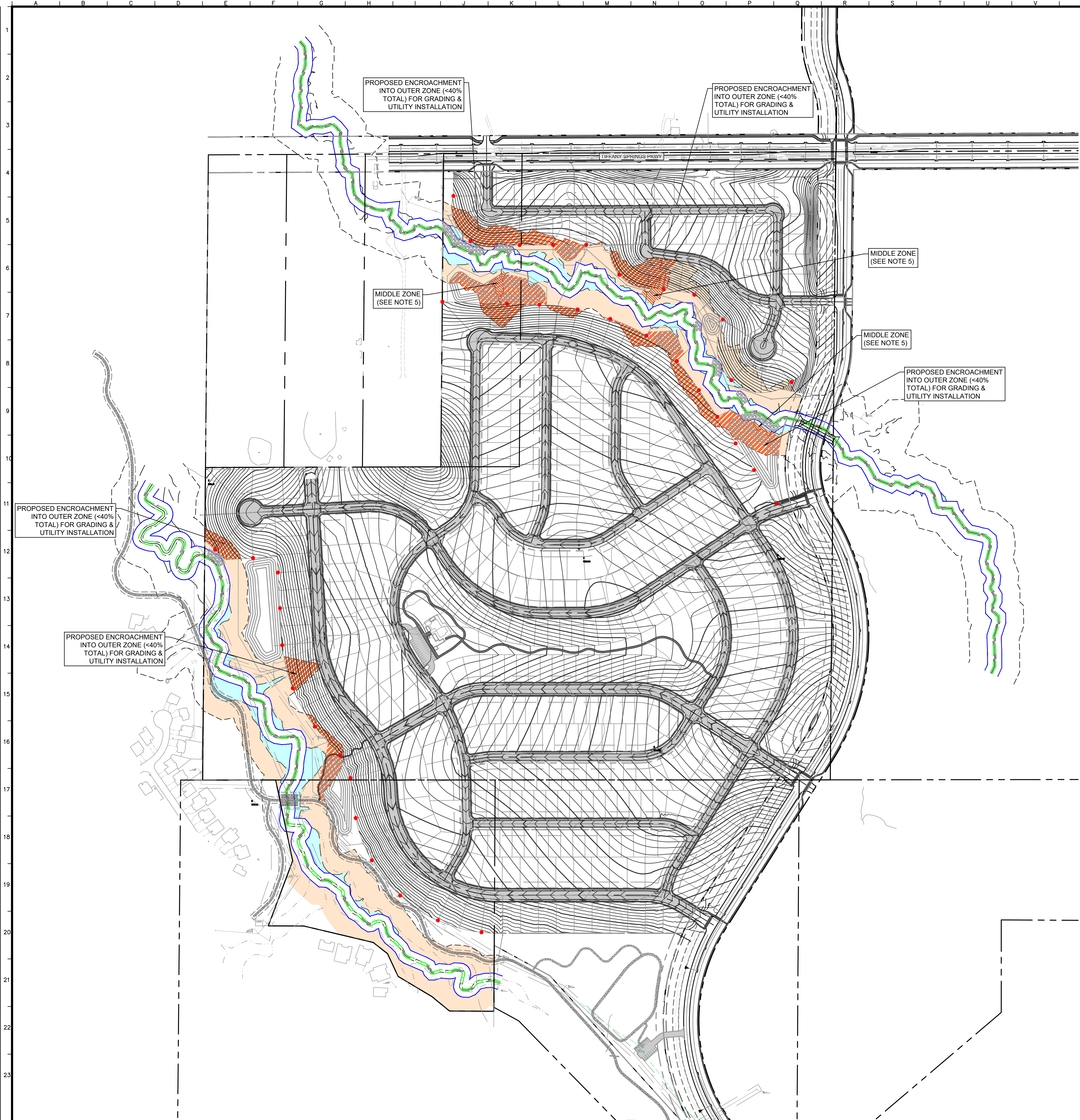
Description	Cut		Fill		Net	Cut/Fill	Notes
	SF	CY	SF	CY			
"Exist. Grade" vs "Finished Grade"							
Residential Local Pavement Section	579288.00	0.00	1.17	25,030.96	602,083.00	674,633.00	FILL
Residential Local Sidewalk Section	153483.00	0.00	0.33	1,894.85	0.00	25,030.96	CUT
Additional Cut Under Curbs	83126.00	0.00	1.50	4,618.11	0.00	1,894.85	CUT
<b>Total =</b>	<b>815897.0</b>	<b>0.00</b>	<b>-</b>	<b>633,626.93</b>	<b>674,633.00</b>	<b>(41,006.07)</b>	<b>FILL</b>

**HAUL IN**

<b>WOODHAVEN MASTER PLANNED DEVELOPMENT</b> KANSAS CITY, MO	<b>GRADING &amp; UTILITY PLAN</b>
ORIGINAL ISSUE: 11-24-2021 KHA PROJECT NO. 268030001 SHEET NUMBER <b>C11</b>	SCALE: AS NOTED DESIGNED BY: AT DRAWN BY: AT CHECKED BY: MK MPD SUBMITTAL NOT FOR CONSTRUCTION
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Drawing name: C:\Users\joe.hurley\Documents\Work Files\268030001\Woodhaven 1st Pk\2 Design\CAD\Drawings\MPD Submittal\C13 - C14 Stream Buffer Plan.dwg C13 Stream Buffer Plan Dec 31, 2021 7:17pm by Joe Hurley  
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### STREAM BUFFER LEGEND

	EXISTING STREAM CENTERLINE
	EXISTING STREAM BANK
	INNER ZONE
	STREAM SIDE ZONE LIMITS
	MIDDLE ZONE
	OUTER ZONE
	DISTURBED AREA WITHIN OUTER ZONE (<40%)
	MIDDLE ZONE TO BE REMOVED WITH FINAL STREAM BUFFER PLAN (NOT PART OF THE 100 YEAR CONVEYANCE)
	BOUNDARY MARKERS

### NOTES

- TOPOGRAPHY SOURCE FOR SLOPE EVALUATION WAS ESTABLISHED FROM SURVEY DONE BY MINNEY SURVEY, INC ON NOVEMBER 18, 2021.
- MITIGATION IN ACCORDANCE WITH SEC. 88-415-03-C IS NOT REQUIRED.
- STREAM BUFFER BOUNDARY MARKERS:
  - BOUNDARY MARKERS MUST BE PUT IN PLACE CLEARLY MARKING REQUIRED STREAM BUFFERS BEFORE, DURING, AND AFTER CONSTRUCTION.
  - BOUNDARY MARKERS MUST BE INSTALLED AT THE INTERSECTION OF PRIVATE LOT LINES WITH THE OUTER EDGE OF THE PERMANENT OPEN SPACE BEFORE RECEIVING FINAL CITY APPROVAL OF PLANS FOR CLEARING, GRADING OR SEDIMENT AND EROSION CONTROL.
  - CONSTRUCTION FENCING MUST BE PLACED AT THE OUTER EDGE OF THE OUTER ZONE TO DELINEATE THE BUFFER. THE FENCING MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
  - PERMANENT SIGNS MUST BE PLACED AT THE EDGE OF THE PERMANENT OPEN SPACE AFTER CONSTRUCTION TO DENOTE THE BUFFER AS FOLLOWS:
    - FOR SINGLE-LOT DEVELOPMENTS, SIGNS MUST BE POSTED EVERY 100 FEET ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
    - FOR MULTIPLE LOTS LOCATED ALONG THE BUFFER, SIGNS MUST BE LOCATED AT THE INTERSECTION OF EVERY OTHER LOT LINE ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
    - THE SIGN FACE SHALL BE TWO SQUARE FEET IN AREA AND BE LOCATED 4 FOOT ABOVE FINAL GRADE. NO OTHER MESSAGE SHALL BE ON SIGN OR SIGN POST.
    - REQUIRED SIGNS MUST READ: "PROTECTED STREAM BUFFER DO NOT DISTURB".
    - SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.
- MIDDLE ZONE IS CALCULATED BASED ON THE EXISTING 100-YEAR CONVEYANCE AREA.
- MIDDLE ZONE TO BE REMOVED WITH FINAL STREAM BUFFER PLAN, BECAUSE THE AREA IS NOT USED FOR 100-YEAR CONVEYANCE (BACKWATER EFFECT)

**CALCULATIONS:**

NO MORE THAN 40% OF THE OUTER STREAM BUFFER OUTER LIMITS CAN BE DISTURBED BY CONSTRUCTION ACTIVITIES

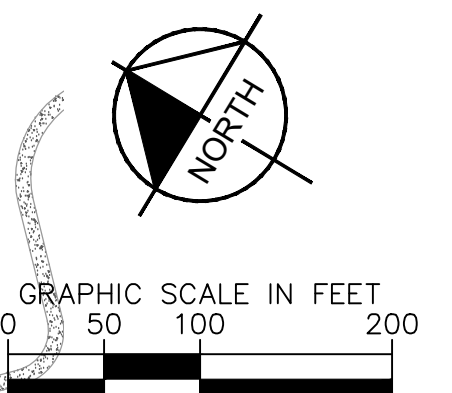
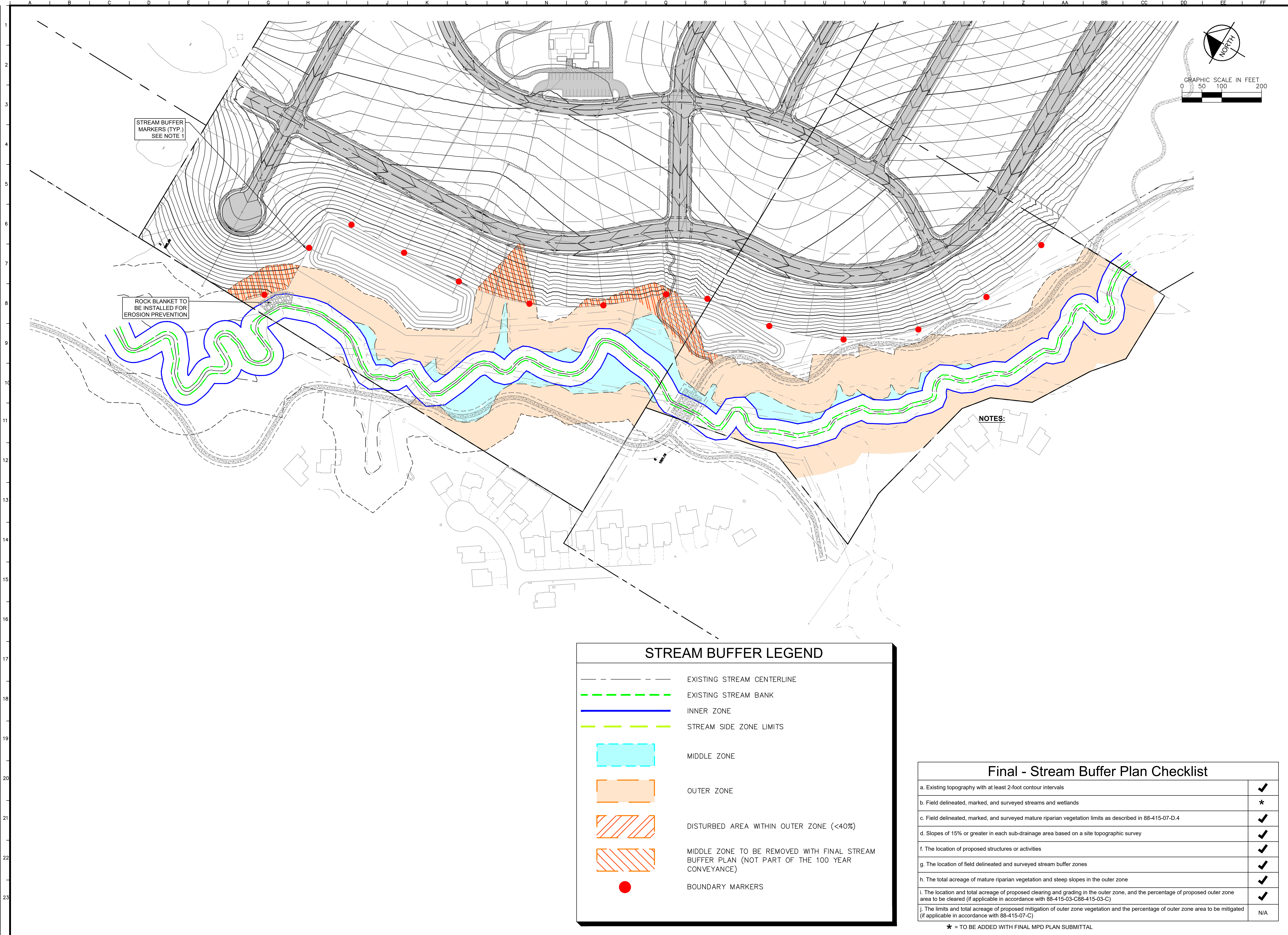
TOTAL STREAM BUFFER OUTER ZONE:	691,841 SF
TOTAL OUTER ZONE DISTURBED:	257,051 SF
TOTAL PERCENT OF OUTER ZONE DISTURBED:	37%

Final - Stream Buffer Plan Checklist	
a. Existing topography with at least 2-foot contour intervals	*
b. Field delineated, marked, and surveyed streams and wetlands	✓
c. Field delineated, marked, and surveyed mature riparian vegetation limits as described in 88-415-07-D.4	✓
d. Slopes of 15% or greater in each sub-drainage area based on a site topographic survey	✓
f. The location of proposed structures or activities	✓
g. The location of field delineated and surveyed stream buffer zones	✓
h. The total acreage of mature riparian vegetation and steep slopes in the outer zone	✓
i. The location and total acreage of proposed clearing and grading in the outer zone, and the percentage of proposed outer zone area to be cleared (if applicable in accordance with 88-415-03-C88-415-03-C)	✓
j. The limits and total acreage of proposed mitigation of outer zone vegetation and the percentage of outer zone area to be mitigated (if applicable in accordance with 88-415-07-C)	N/A

\* = TO BE ADDED WITH FINAL MPD PLAN SUBMITTAL

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<p style="font-size: x-small;">ORIGINAL ISSUE: 11-24-2021</p> <p style="font-size: x-small;">KHA PROJECT NO. 268030001</p> <p style="font-size: x-small;">SHEET NUMBER</p>							
<p style="font-size: x-small;">C13</p>							
<p style="font-size: x-small;">MPD CITY RESUBMITTAL</p>	<p style="font-size: x-small;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">No.</td> <td style="width: 15%;">DATE</td> <td style="width: 80%;">BY</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	DATE	BY			
No.	DATE	BY					

Drawing name: C:\Users\joe.hurley\Documents\Work Files\268030001\Woodhaven 1st Pk\2 Design\CAD\Drawings\MPD Submittal\C13 - C14 Stream Buffer Plan.dwg C14 ENLARGED STREAM BUFFER PLAN (SOUTH) Dec 31, 2021 7:19pm by: jehurley  
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STREAM BUFFER MARKERS (TYP.) SEE NOTE 1

ROCK BLANKET TO BE INSTALLED FOR EROSION PREVENTION

NOTES:

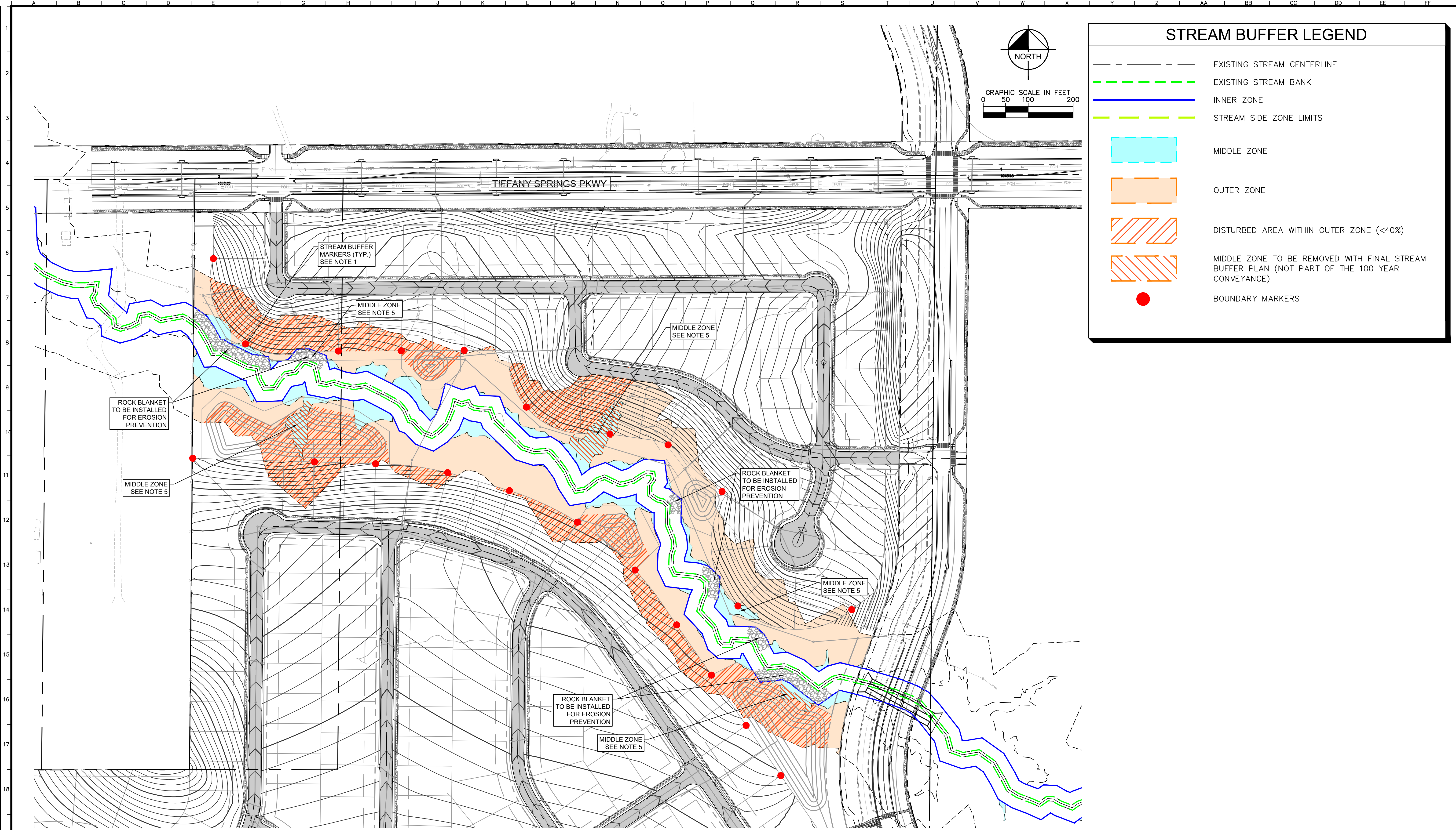
	EXISTING STREAM CENTERLINE
	EXISTING STREAM BANK
	INNER ZONE
	STREAM SIDE ZONE LIMITS
	MIDDLE ZONE
	OUTER ZONE
	DISTURBED AREA WITHIN OUTER ZONE (<40%)
	MIDDLE ZONE TO BE REMOVED WITH FINAL STREAM BUFFER PLAN (NOT PART OF THE 100 YEAR CONVEYANCE)
	BOUNDARY MARKERS

Item	Status
a. Existing topography with at least 2-foot contour intervals	✓
b. Field delineated, marked, and surveyed streams and wetlands	*
c. Field delineated, marked, and surveyed mature riparian vegetation limits as described in 88-415-07-D.4	✓
d. Slopes of 15% or greater in each sub-drainage area based on a site topographic survey	✓
f. The location of proposed structures or activities	✓
g. The location of field delineated and surveyed stream buffer zones	✓
h. The total acreage of mature riparian vegetation and steep slopes in the outer zone	✓
i. The location and total acreage of proposed clearing and grading in the outer zone, and the percentage of proposed outer zone area to be cleared (if applicable in accordance with 88-415-03-C88-415-03-C)	✓
j. The limits and total acreage of proposed mitigation of outer zone vegetation and the percentage of outer zone area to be mitigated (if applicable in accordance with 88-415-07-C)	N/A

\* = TO BE ADDED WITH FINAL MPD PLAN SUBMITTAL

<b>WOODHAVEN MASTER PLANNED DEVELOPMENT</b> KANSAS CITY, MO	<b>ENLARGED STREAM BUFFER PLAN (SOUTH)</b>
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12/31/2021 JH MPD CITY RESUBMITTAL	
SHEET NUMBER <b>C14</b>	

Drawing name: C:\Users\joe.hurley\Documents\Work Files\268030001\Woodhaven 1st Pk\2 Stream Buffer Plan\MPD Submittal\3 - C15 Stream Buffer Plan.dwg - C15 ENLARGED STREAM BUFFER PLAN (NORTH) Dec 31, 2021 7:15pm by JoeHurley  
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### STREAM BUFFER LEGEND

	EXISTING STREAM CENTERLINE
	EXISTING STREAM BANK
	INNER ZONE
	STREAM SIDE ZONE LIMITS
	MIDDLE ZONE
	OUTER ZONE
	DISTURBED AREA WITHIN OUTER ZONE (<40%)
	MIDDLE ZONE TO BE REMOVED WITH FINAL STREAM BUFFER PLAN (NOT PART OF THE 100 YEAR CONVEYANCE)
	BOUNDARY MARKERS

TIFFANY SPRINGS PKWY

STREAM BUFFER MARKERS (TYP.) SEE NOTE 1

MIDDLE ZONE SEE NOTE 5

MIDDLE ZONE SEE NOTE 5

MIDDLE ZONE SEE NOTE 5

MIDDLE ZONE SEE NOTE 5

MIDDLE ZONE SEE NOTE 5

MIDDLE ZONE SEE NOTE 5

MIDDLE ZONE SEE NOTE 5

ROCK BLANKET TO BE INSTALLED FOR EROSION PREVENTION

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Final - Stream Buffer Plan Checklist	
a. Existing topography with at least 2-foot contour intervals	✓
b. Field delineated, marked, and surveyed streams and wetlands	*
c. Field delineated, marked, and surveyed mature riparian vegetation limits as described in 88-415-07-D.4	✓
d. Slopes of 15% or greater in each sub-drainage area based on a site topographic survey	✓
f. The location of proposed structures or activities	✓
g. The location of field delineated and surveyed stream buffer zones	✓
h. The total acreage of mature riparian vegetation and steep slopes in the outer zone	✓
i. The location and total acreage of proposed clearing and grading in the outer zone, and the percentage of proposed outer zone area to be cleared (if applicable in accordance with 88-415-03-C88-415-03-C)	✓
j. The limits and total acreage of proposed mitigation of outer zone vegetation and the percentage of outer zone area to be mitigated (if applicable in accordance with 88-415-07-C)	N/A

\* = TO BE ADDED WITH FINAL MPD PLAN SUBMITTAL

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<b>MPD SUBMITTAL NOT FOR CONSTRUCTION</b>				
<b>ENLARGED STREAM BUFFER PLAN (NORTH)</b>				
<b>WOODHAVEN MASTER PLANNED DEVELOPMENT</b> KANSAS CITY, MO				
ORIGINAL ISSUE: 11-24-2021 KHA PROJECT NO. 268030001 SHEET NUMBER				
C15				