

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



ACREAGE

TRACT	ACREAGE
TRACT A	1.00
TRACT B	1.00
TRACT C	1.00
TRACT D	1.00
TRACT E	1.00
TRACT F	1.00
TRACT G	1.00
TRACT H	1.00
TRACT I	1.00
TRACT J	1.00
TRACT K	1.00
TRACT L	1.00
TRACT M	1.00
TRACT N	1.00
TRACT O	1.00

DEVELOPMENT DATA

ITEM	DESCRIPTION	VALUE
1	Lot Area	1.00
2	Lot Width	100.00
3	Lot Depth	100.00
4	Front Setback	10.00
5	Side Setback	5.00
6	Rear Setback	5.00
7	Street Right-of-Way	20.00
8	Utility Easement	10.00
9	Driveway Easement	5.00
10	Other Easements	Varies

- NOTES:**
- The proposed development is shown on the attached site plan. All dimensions are in feet unless otherwise noted.
 - Lot areas are based on the attached site plan. All dimensions are in feet unless otherwise noted.
 - Setbacks are based on the attached site plan. All dimensions are in feet unless otherwise noted.
 - Utility easements are shown on the attached site plan. All dimensions are in feet unless otherwise noted.
 - Driveway easements are shown on the attached site plan. All dimensions are in feet unless otherwise noted.
 - Other easements are shown on the attached site plan. All dimensions are in feet unless otherwise noted.
 - The proposed development is shown on the attached site plan. All dimensions are in feet unless otherwise noted.
 - Lot areas are based on the attached site plan. All dimensions are in feet unless otherwise noted.
 - Setbacks are based on the attached site plan. All dimensions are in feet unless otherwise noted.
 - Utility easements are shown on the attached site plan. All dimensions are in feet unless otherwise noted.
 - Driveway easements are shown on the attached site plan. All dimensions are in feet unless otherwise noted.
 - Other easements are shown on the attached site plan. All dimensions are in feet unless otherwise noted.

PHOENIX ENGINEERING & SURVEYING, LLC

3555 S. HARRISON AVE., INDEPENDENCE, MO 64220
 816-835-1234
 www.phoenixes.com

SCALE: 1" = 40'

DATE: 02/05/2017

PROJECT: WHISPERING WOODS

SHEET: 1 of 1

RECEIVED

FEB - 5 2017

Planning & Codes Admin

PRELIMINARY DEVELOPMENT PLAN EXHIBIT (CONTOURS OMITTED)

WHISPERING WOODS LOTS 1-164 & TRACTS A-O

PART OF SECTION 24, TOWNSHIP 47N, RANGE 32W, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

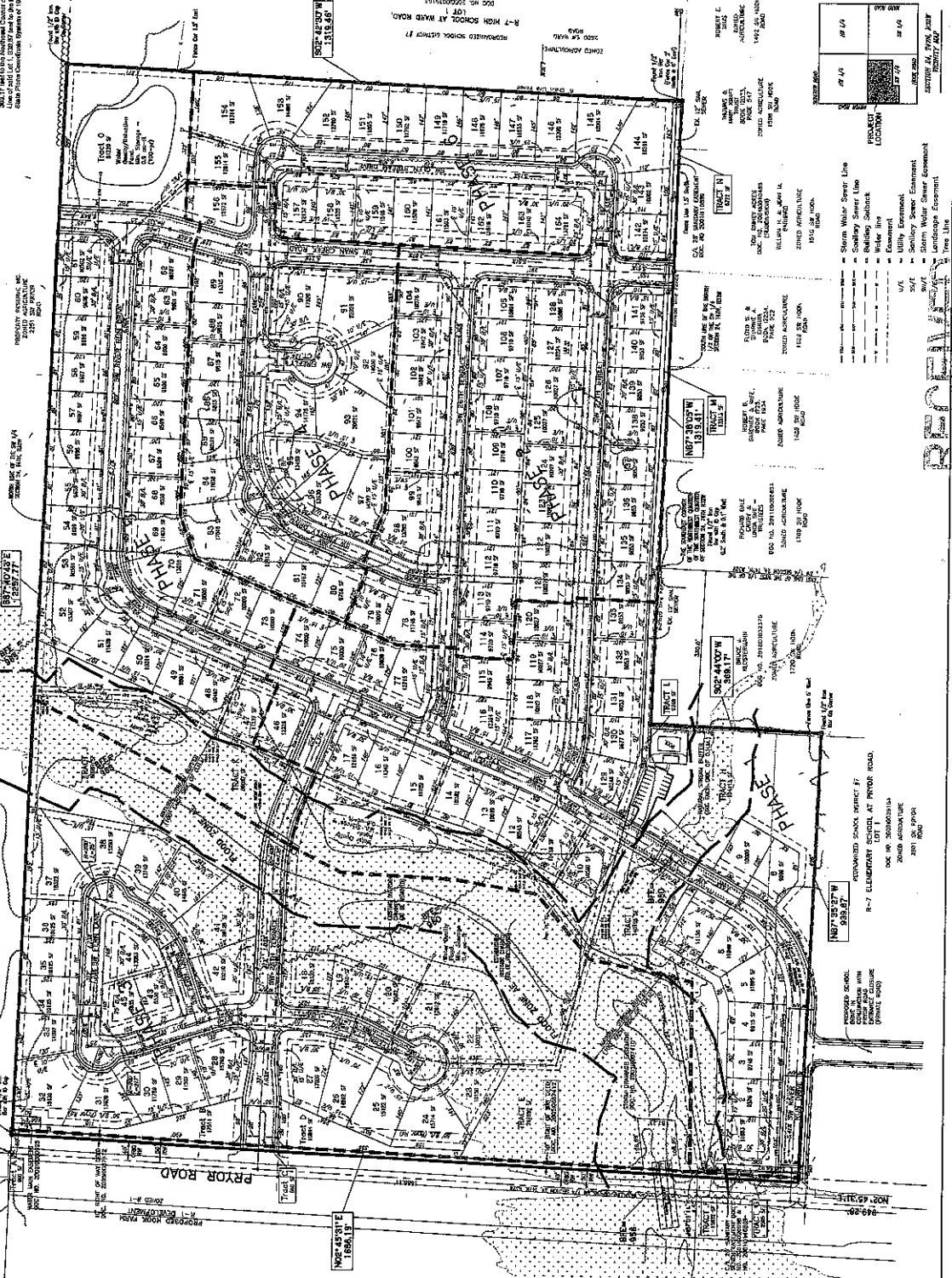
BORDERING DESCRIPTION

To the North: Township 47N, Range 32W, Lee's Summit, Jackson County, Missouri. Section 24, Township 47N, Range 32W, Lee's Summit, Jackson County, Missouri.

To the South: Township 47N, Range 32W, Lee's Summit, Jackson County, Missouri. Section 24, Township 47N, Range 32W, Lee's Summit, Jackson County, Missouri.

To the West: Township 47N, Range 32W, Lee's Summit, Jackson County, Missouri. Section 24, Township 47N, Range 32W, Lee's Summit, Jackson County, Missouri.

To the East: Township 47N, Range 32W, Lee's Summit, Jackson County, Missouri. Section 24, Township 47N, Range 32W, Lee's Summit, Jackson County, Missouri.



AREA DATA

AREA: 1,234 ACRES
 PERCENTAGE: 100.00%

ANALYSIS

1. The proposed zoning is in compliance with the...
 2. The proposed zoning is in compliance with the...
 3. The proposed zoning is in compliance with the...

4. The proposed zoning is in compliance with the...
 5. The proposed zoning is in compliance with the...
 6. The proposed zoning is in compliance with the...

7. The proposed zoning is in compliance with the...
 8. The proposed zoning is in compliance with the...
 9. The proposed zoning is in compliance with the...

10. The proposed zoning is in compliance with the...
 11. The proposed zoning is in compliance with the...
 12. The proposed zoning is in compliance with the...

13. The proposed zoning is in compliance with the...
 14. The proposed zoning is in compliance with the...
 15. The proposed zoning is in compliance with the...

16. The proposed zoning is in compliance with the...
 17. The proposed zoning is in compliance with the...
 18. The proposed zoning is in compliance with the...

FEB - 5 2017

Planning & Codes Admin

2016-219

PHENIX ENGINEERING & SURVEYING, LLC
 MISSOURI PROFESSIONAL LAND SURVEYOR
 REG. NO. 50124
 1111 S. WASHINGTON ST., SUITE 200
 COLUMBIA, MISSOURI 65202

NO. OF LOTS	164
NO. OF TRACTS	17
TOTAL ACRES	1,234.56
ACRES PER LOT	7.52
ACRES PER TRACT	73.14
PERCENTAGE DEVELOPED	10.00%
PERCENTAGE UNDEVELOPED	90.00%
TOTAL SQUARE FEET	85,400,000

RECEIVED