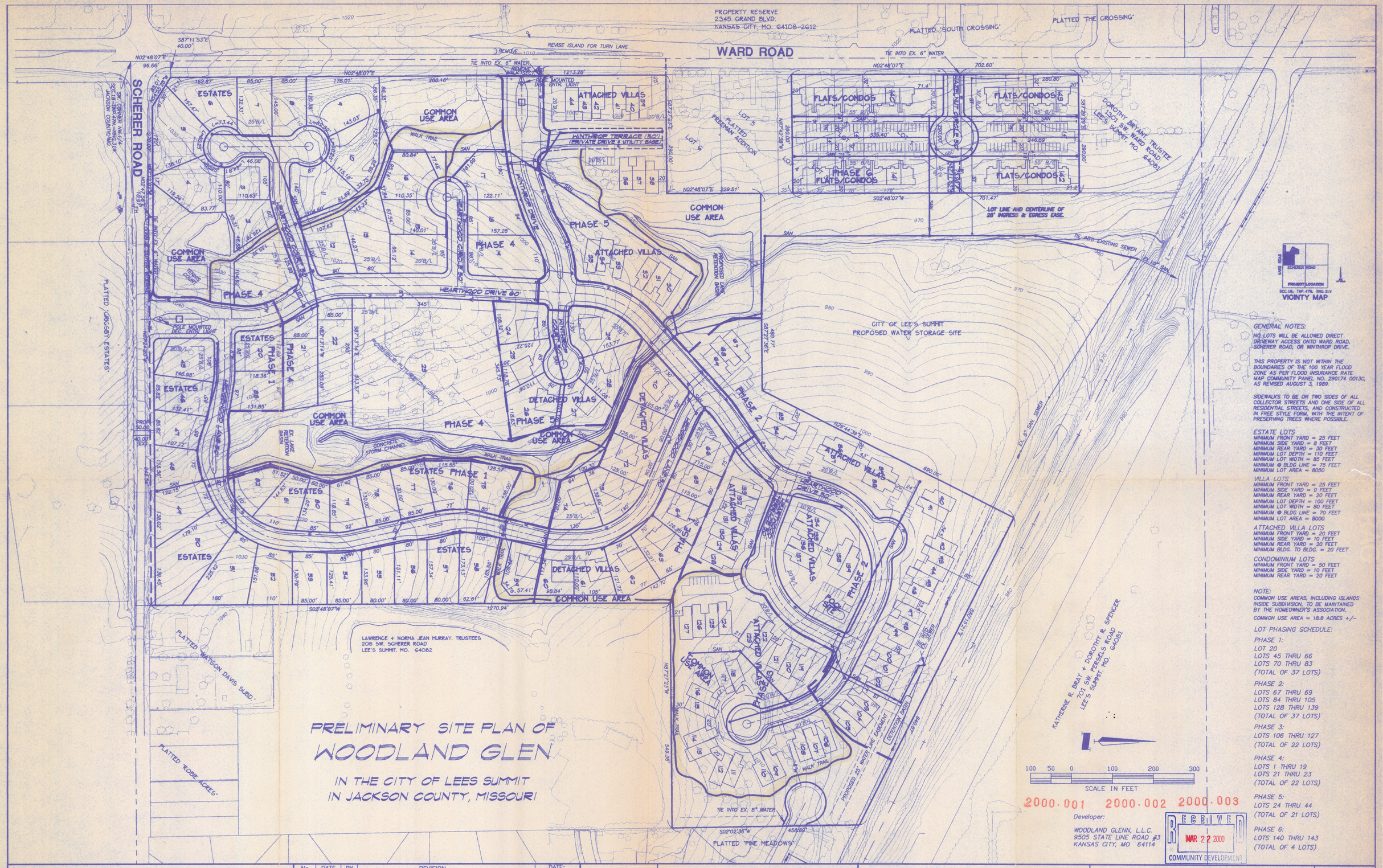

PRELIMINARY SITE PLAN OF WOODLAND GLEN

IN THE CITY OF LEES SUMMIT
IN JACKSON COUNTY, MISSOURI

GENERAL NOTES:

NO LOTS WILL BE ALLOWED DIRECT DRIVEWAY ACCESS ONTO WARD ROAD, SCHERER ROAD, OR WINTHROP DRIVE.

THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 290174 0013C, AS REVISED AUGUST 3, 1989.

SIDEWALKS TO BE ON TWO SIDES OF ALL COLLECTOR STREETS AND ONE SIDE OF ALL RESIDENTIAL STREETS, AND CONSTRUCTED IN FREE STYLE FORM, WITH THE INTENT OF PRESERVING TREES WHERE POSSIBLE.

ESTATE LOTS
MINIMUM FRONT YARD = 25 FEET
MINIMUM SIDE YARD = 8 FEET
MINIMUM REAR YARD = 30 FEET
MINIMUM LOT DEPTH = 110 FEET
MINIMUM LOT WIDTH = 85 FEET
MINIMUM @ BLDG LINE = 75 FEET
MINIMUM LOT AREA = 8050

VILLA LOTS
MINIMUM FRONT YARD = 25 FEET
MINIMUM SIDE YARD = 0 FEET
MINIMUM REAR YARD = 20 FEET
MINIMUM LOT DEPTH = 100 FEET
MINIMUM LOT WIDTH = 80 FEET
MINIMUM @ BLDG LINE = 70 FEET
MINIMUM LOT AREA = 8000

ATTACHED VILLA LOTS
MINIMUM FRONT YARD = 20 FEET
MINIMUM SIDE YARD = 10 FEET
MINIMUM REAR YARD = 20 FEET
MINIMUM BLDG. TO BLDG. = 20 FEET

CONDOMINIUM LOTS
MINIMUM FRONT YARD = 50 FEET
MINIMUM SIDE YARD = 10 FEET
MINIMUM REAR YARD = 20 FEET

NOTE:
COMMON USE AREAS, INCLUDING ISLANDS INSIDE SUBDIVISION, TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

COMMON USE AREA = 18.8 ACRES +/-

LOT PHASING SCHEDULE:

PHASE 1:
LOT 20
LOTS 45 THRU 66
LOTS 70 THRU 83
(TOTAL OF 37 LOTS)

PHASE 2:
LOTS 67 THRU 69
LOTS 84 THRU 105
LOTS 128 THRU 139
(TOTAL OF 37 LOTS)

PHASE 3:
LOTS 106 THRU 127
(TOTAL OF 22 LOTS)

PHASE 4:
LOTS 1 THRU 19
LOTS 21 THRU 23
(TOTAL OF 22 LOTS)

PHASE 5:
LOTS 24 THRU 44
(TOTAL OF 21 LOTS)

PHASE 6:
LOTS 140 THRU 143
(TOTAL OF 4 LOTS)

2000-001 2000-002 2000-003

Developer:
WOODLAND GLENN, L.L.C.
9505 STATE LINE ROAD #3
KANSAS CITY, MO 64114

RECEIVED
MAR 22 2000
COMMUNITY DEVELOPMENT

FILENAME: SITEPLAN.DWG
PLOT SCALE: 1=100
REV. DRAFTER:
DATE:
XREF NAME: CONCEPT4.DWG
XREF BASE:
XREF ROT.:
LOCATION ON NETWORK:
L:\PROJECT\99118301\SITEPLAN.DWG

No.	DATE	BY	REVISION
1	2-1-00	WAS	REVISED AS PER CITY COMMENTS
2	2-8-00	WAS	REVISED FOR ADDITIONAL LAYOUT + OFFSITE SEWER REVISIONS
3	3-18-00	WAS	REVISED AS PER COMMUNITY DEVELOPMENT COMMENTS OF 3/13

DATE: 12/28/99
DESIGNED BY: SAC/WAS
DRAWN BY: WAS
CHECKED BY: SAC

E. T. ARCHER CORPORATION
CORPORATE OFFICE: 324 E. 11th ST. Suite 2305
Kansas City, MO. 64106
816-471-1255 • FAX 816-471-1480

• 8300 NALL, P.O. BOX 439, SHAWNEE MISSION, KS 66201 • 913-362-6753 • FAX 913-362-6847
• 187 E. DAVID, P.O. BOX 988, FORSYTH, MO 65653 • 417-546-3218 • FAX 417-546-5324
• 715 MAIN, HIGGINSVILLE, MO 64037 • 816-584-7220 • FAX 816-584-6330
• 355 CARPENTER DRIVE, HOLLISTER, MO 65672 • 417-334-7817 • FAX 417-334-8912
• 306 S.E. WILSON, LEE'S SUMMIT, MO 64063 • 816-525-6741 • FAX 813-525-8631
• 1007 HAUCK DR. SUITE B, P.O. BOX 537, ROLLA, MO 65402 • 314-364-3420 • FAX 314-364-4170
• 255 SO. UNION, SPRINGFIELD, MO 65802 • 417-865-4083 • FAX 417-865-4085
• 2745 W. CLAY, SUITE K, P.O. BOX 937, ST. CHARLES, MO 63302 • 314-940-9922 • FAX 314-940-8930

PRELIMINARY SITE PLAN OF
WOODLAND GLEN

FOR
WOODLAND GLENN, L.L.C.

PROJECT NO. 99118301

DRAWING NO. 1 of 1