

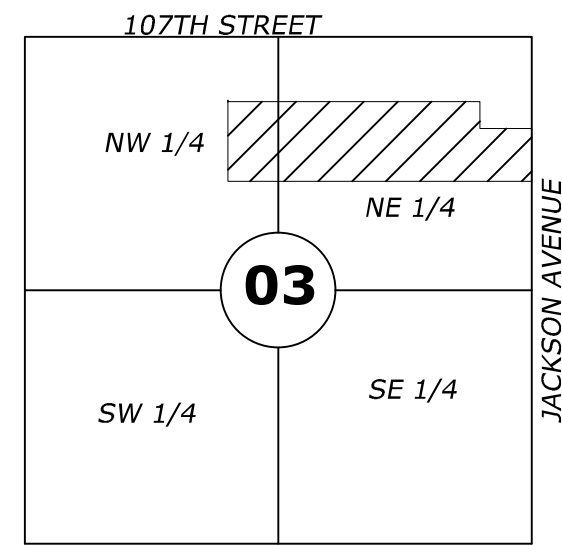
THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF VARIOUS UTILITY COMPANIES AND HAS NOT BEEN VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE INTERPRETED AS ACCURATE OR EXACT. CONTRACTOR TO FIELD VERIFY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 229095C0391G, EFFECTIVE DATE: JANUARY 20TH, 2017, PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" WHILE THE REMINDER OF THE PROPERTY LIES WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

MISSOURI STATE PLANE COORDINATE
SYSTEM, NAD 83 WEST ZONE.

All that part of the East 1/2 of Government Lot 2 in the Northwest 1/4 of Section 3 and all that part of Government Lot 2 in the Northeast 1/4 of Section 3, all in Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows:

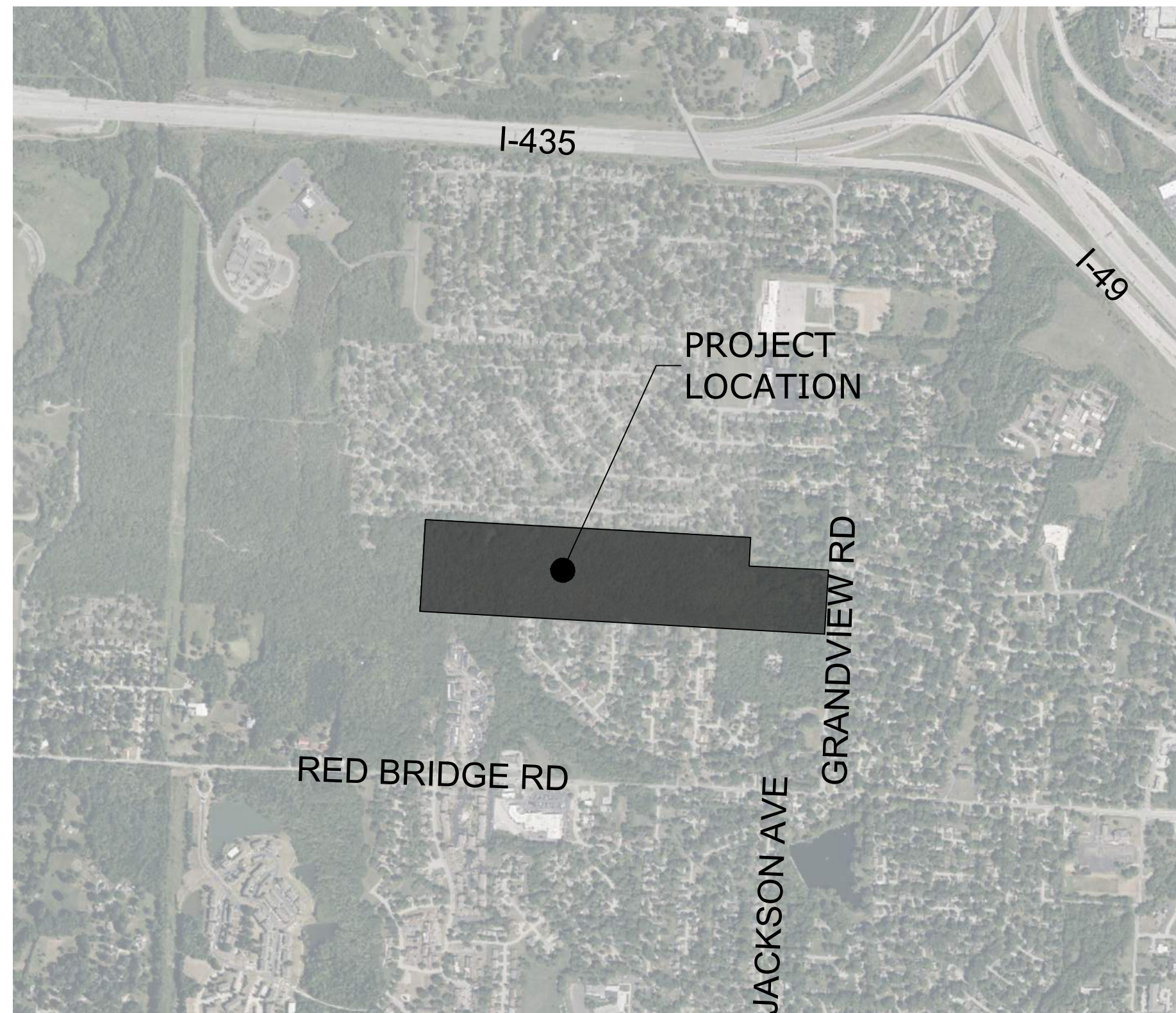
Beginning at the Southeast corner of Lot 344, ST. CATHERINE'S GARDENS, a subdivision; thence Southerly along a straight line 748.6 feet more or less, to a point on the South line of the East 1/2 of Government Lot 2 of said Northwest 1/4 that is 610.30 feet East of the West line thereof, as measured along said South line; thence East along said South line and along the South line of Government Lot 2 in said Northeast 1/4 to the East line of the last mentioned Government Lot 2; thence North along said East line to a point 992.6 feet South of the Northeast corner thereof, being the Southeast corner of a tract of land conveyed by a Warranty Deed recorded under Document No. B-563130 in Book 5925 at Page 694; thence West along the South line of said tract of land 695 feet to the Southwest corner thereof; thence North along the West line of said tract of land 228.6 feet to the Southeast corner of Lot 70 in said ST. CATHERINE'S GARDENS; thence West along the South line of said subdivision 2647 feet, more or less, to the point of beginning, subject to the rights of the public in Grandview Road.



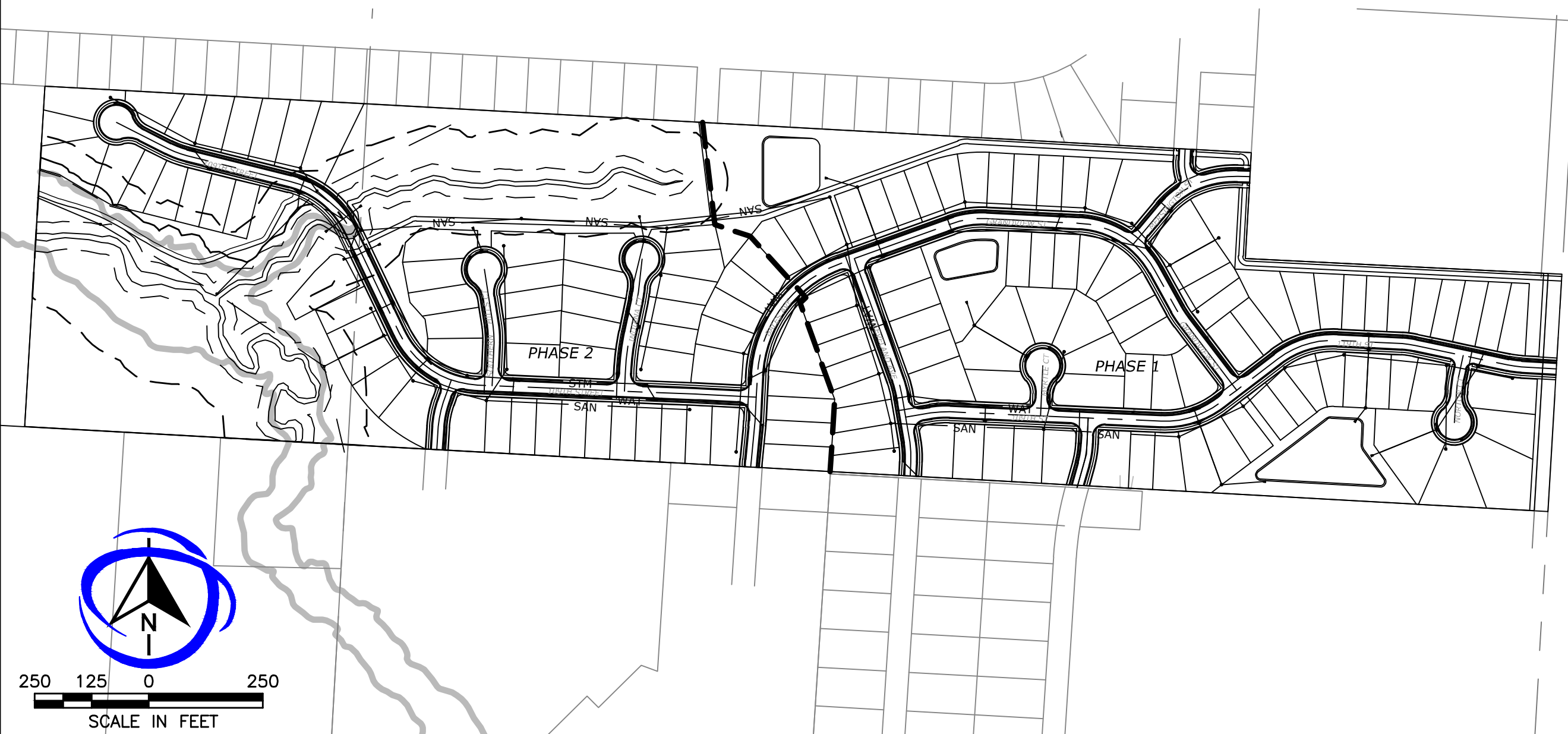
VICINITY MAP:
SEC 03-47-33
1"=2000'

PRELIMINARY PLAT AND PROJECT PLAN

TOTAL SITE AREA: 53.74 ACRES

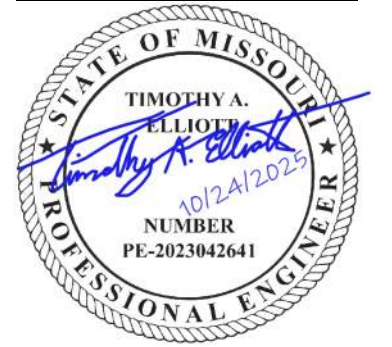


VICINITY MAP
N.T.S.



OWNER/DEVELOPER
WOODBIDGE MANOR, LLC

1 OF 8	COVER SHEET
2 OF 8	GENERAL LAYOUT
3 OF 8	UTILITY PLAN
4 OF 8	GRADING PLAN
5 OF 8	DIMENSION PLAN WEST
6 OF 8	DIMENSION PLAN EAST
7 OF 8	STREAM BUFFER PLAN
8 OF 8	TREE REMOVAL, PRESERVATION, AND MITIGATION PLAN



TIMOTHY A. ELLIOTT, PE

PRELIMINARY PLAT WOODBRI MANOR

10806 GRANDVIEW RD
KANSAS CITY, MO 64137

[illegible]

PREPARED FOR:

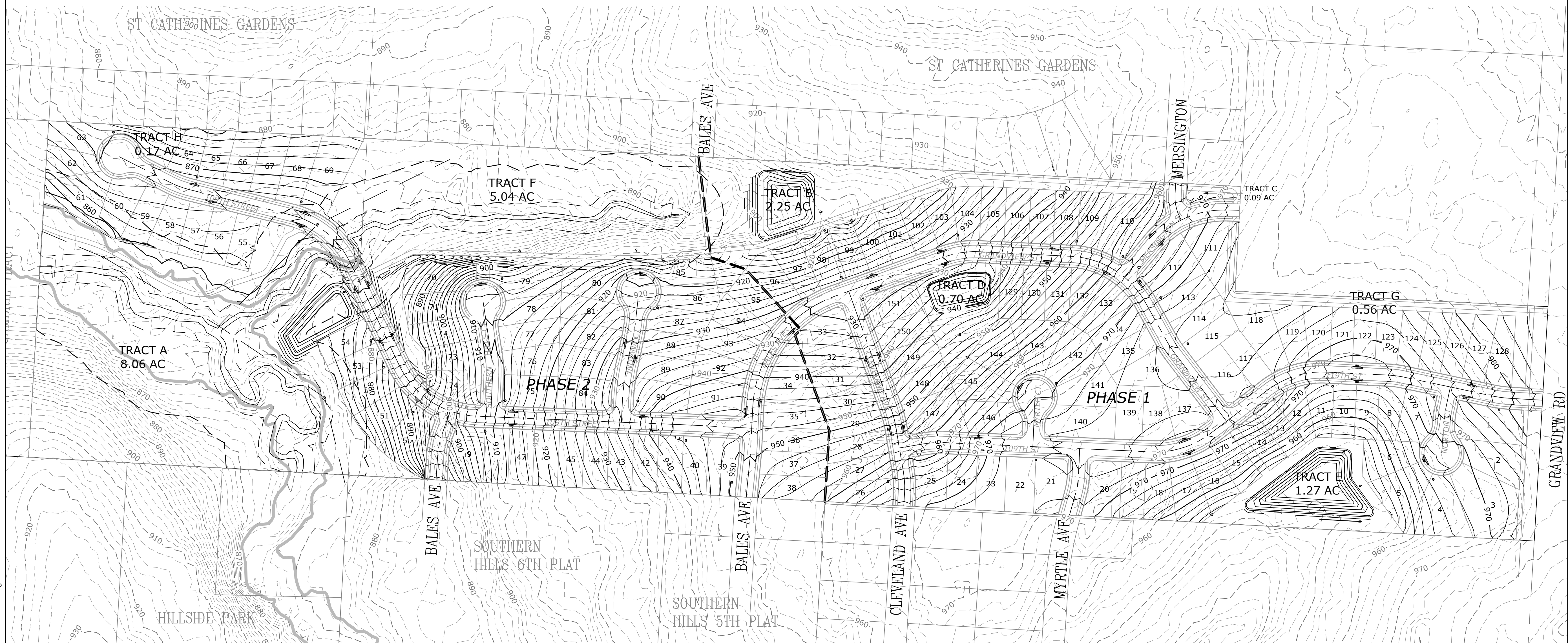
LANNELL HARPER
WOODBIDGE MANOR LLC
12409 WEST 82ND PL
LENEXA KANSAS 66215

PROJECT #: 25-050E
ISSUE DATE: 10/24/2025

COVER

1 OF 8





LEGEND

EXISTING MINOR CONTOUR (2' TYP.)

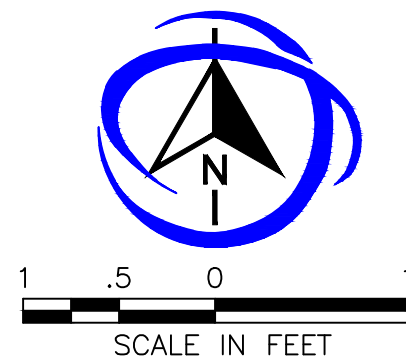
EXISTING MAJOR CONTOUR (10' TYP.)

PROPOSED MINOR CONTOUR (2' TYP.)

PROPOSED MAJOR CONTOUR (10' TYP.)

NOTE:

**FINAL LOT GRADING TO ENSURE PROPER
PROPERTY-TO-PROPERTY DRAINAGE AROUND
HOUSES, ALONG PROPERTY LINES, AND ONTO
STREETS.**



TIMOTHY A. ELLIOTT, PE

PRELIMINARY PLAT
WOODBIDGE
MANOR

10806 GRANDVIEW RD
KANSAS CITY, MO 64137

[illegible]

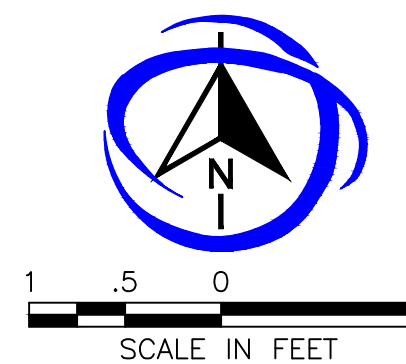
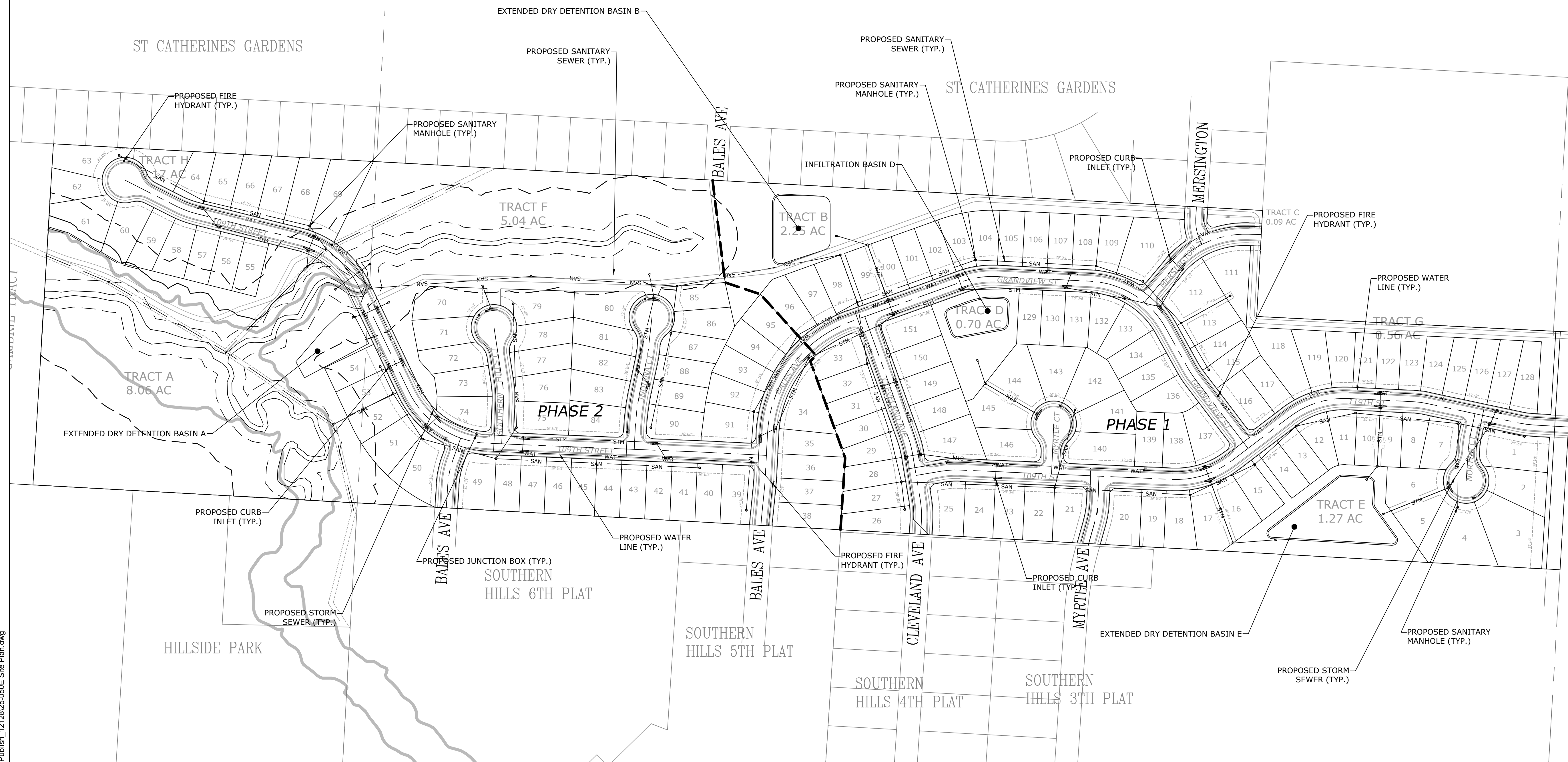
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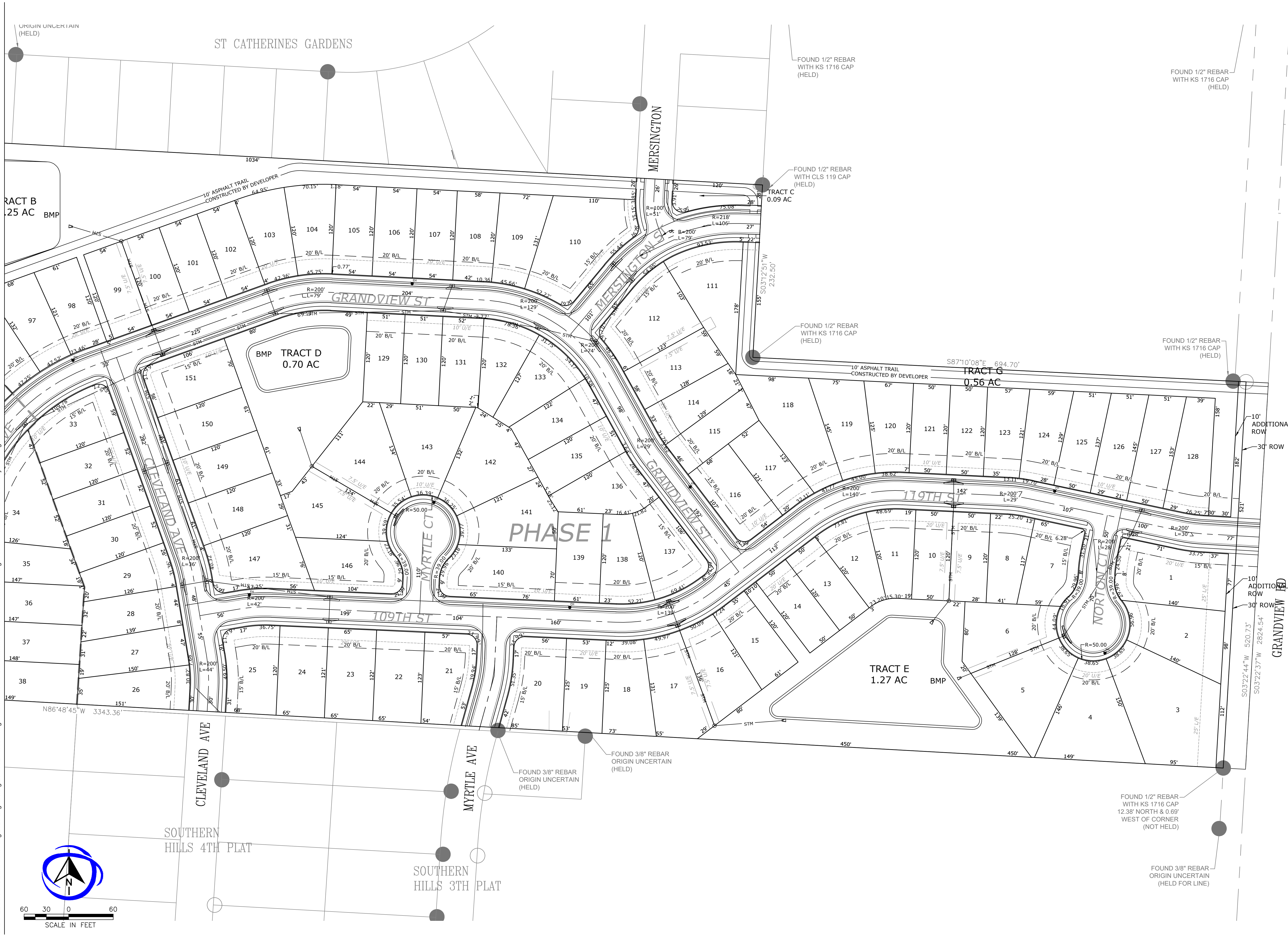
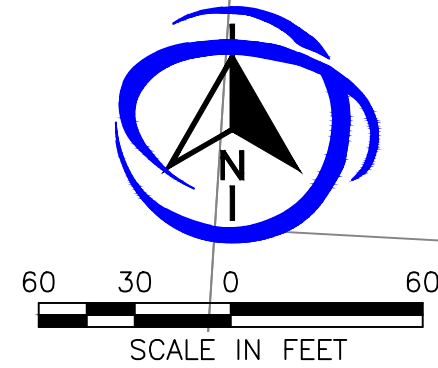
GRADING PLAN

3 OF 8





10/24/2025 12:54 PM ALEXELLIOTT
CAD FILE: S:\Atlas Land Consulting\2025\Engineering\25-050E - Woodbridge Manor - KCMO Subdivision\Civil 3D\Production Drawings\Prelim\25-050E Preliminary Plat.dwg



AS LMG CON. #1315
KS SURV. CON. #1483
MO SURV. CON. #202010211

ALC

ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
14500 Parallel Road, Unit F, Rosemar, KS 66007

TIMOTHY A. ELLIOTT, PE

PRELIMINARY PLAT

WOODBIDGE MANOR

10806 GRANDVIEW RD
KANSAS CITY, MO 64137

NO.	BY	QD	DATE	REVISION

FOR PERMIT

PREPARED FOR:

LANNELL HARPER
WOODBIDGE MANOR LLC
12409 WEST 82ND PL
LENEXA KANSAS 66215

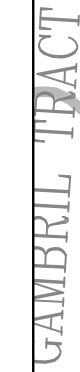
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DIMENSION

PLAN EAST

6 OF 8



41.87-1.58-8.71=	31.58 AC
31.58*.35*150=	1,658 CAL. IN.
1,658*.05 (50% REDUCTION FOR OPEN SPACE DEVELOPMENT)=	829 CAL. IN.

NOTE:

- NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.
- PLANTING 2 CAL. IN. TREES
- TOTAL TREES REQUIRED: $829/2 = 415$
- TOTAL TREES PROVIDED: 415

TREE SPECIES INCLUDE:	
NORWAY MAPLE	REDMOND LINDEN
RED MAPLE	GLENLEVIN LINDEN
SUGAR MAPLE	FRONTIER ELM
SAWTOOTH OAK	VALLEY FORGE ELM
SWAMP WHITE OAK	EMERALD SUNSHINE ELM
NORTHERN RED OAK	TRIUMPH ELM
SHINGLE OAK	ZELKOVA
CHINQUAPIN OAK	



ON SITE TREE
REMOVAL AREA

ON SITE TREE
PRESERVATION INSIDE
STREAM BUFFER AREA

ON SITE TREE
PRESERVATION OUTSIDE
STREAM BUFFER AREA



ON SITE TREE
PRESERVATION AREA

2 CAL. INCH TREE TO
BE PLANTED

TIMOTHY A. ELLIOTT, PE

**10806 GRANDVIEW RD
KANSAS CITY, MO 64137**

[illegible]

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TREE MITIGATION AND PRESERVATION

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