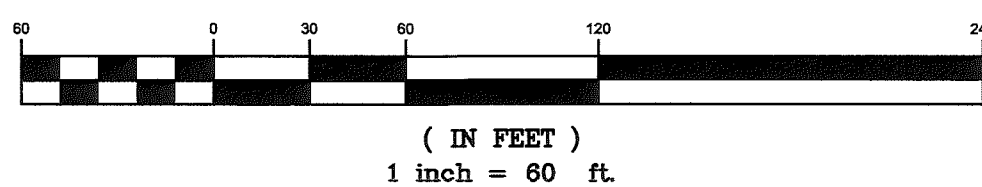


GRID NORTH
MISSOURI STATE PLANE
CENTRAL ZONE
NAD83

GRAPHIC SCALE

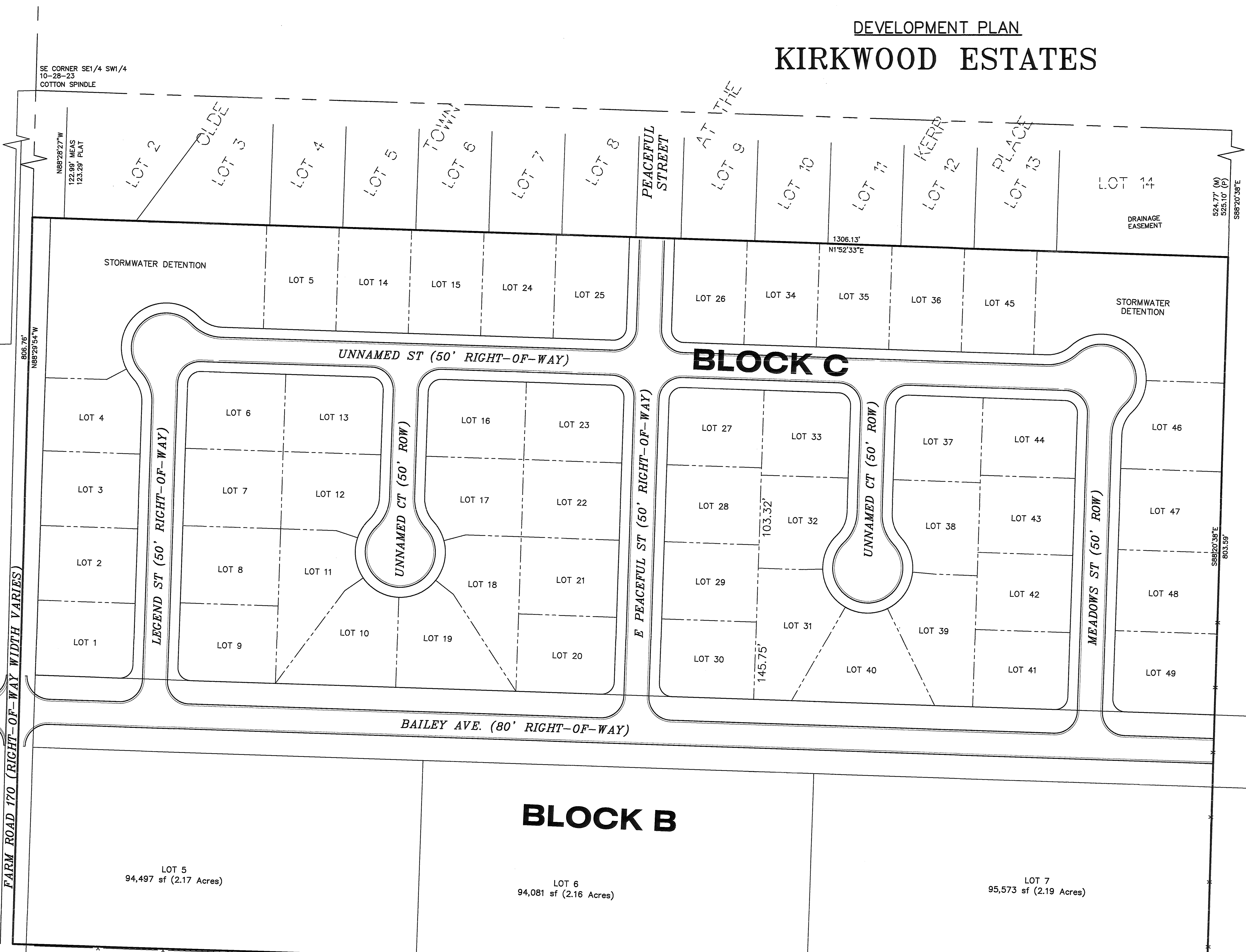
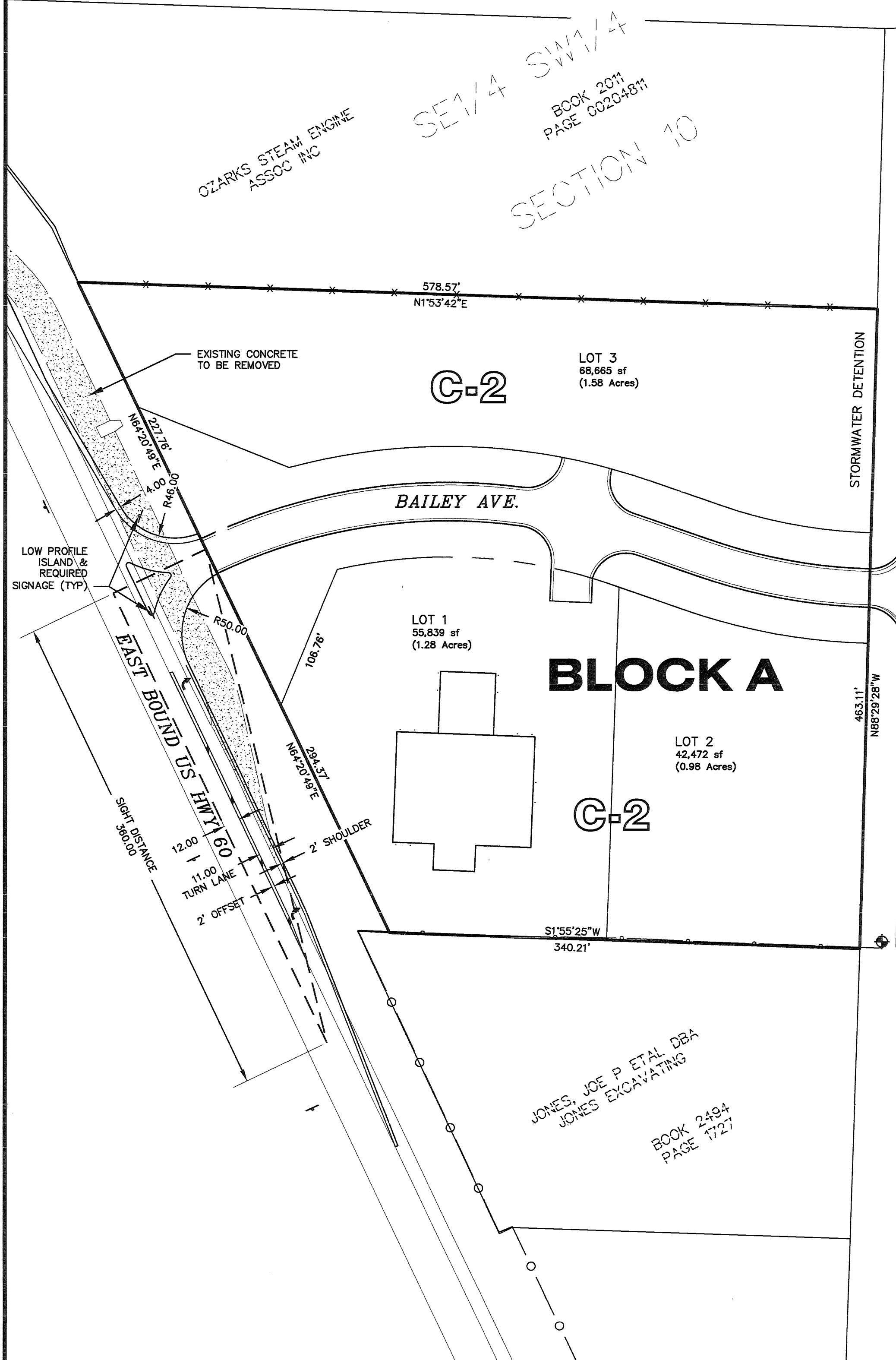


DEVELOPMENT PLAN
KIRKWOOD ESTATES

PREPARED BY

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JOB NO.: 2020-149
DRAWN BY: CD/MQH
DATE: MAY 19, 2022
PAGE 1 OF 1

SE CORNER SE1/4 SW1/4
10-28-23
COTTON SPINDLE



DEVELOPMENT NOTES

Current Zoning	C-2 (LOTS 1-3) R-1M (LOTS 1-49)
Proposed Land Use	PLANNED DEVELOPMENT DISTRICT
Density - Residential	0.24 Dwelling Units/Acre
Minimum Lot Size (R-1M)	9,000 sq.ft. (0.21 acres)
10' Utility Easement	Inside Front Property Line of Each Lot
Street Classification	Local (50' Right-of-Way)
Street Classification	Secondary Arterial (80' Right-of-Way)
Sidewalks	5 ft.
Required Setbacks	C-2 / R-1M
Front & Rear Yard	15 ft. / 25 ft.
Side Yard	6 ft.
Side Yard-Corner Lots	15 ft. / 25 ft.
Common Area and Detention Easement	To be maintained by Homeowners Association
Buffer Yards	To comply with City requirements

GENERAL NOTE: Compliance with Greene County Stormwater Regulations required per Section 410.650.F General Provisions, Coordination With Other Jurisdictions
NOTE: FLOODPLAIN DOES NOT EXIST ON THE SUBJECT TRACT. TRACT IS NOT WITHIN THE AIRPORT ZONE OR OTHER "SPECIAL DISTRICT" ZONES.

MARY BROWN
BOOK 2011
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6-21-2022