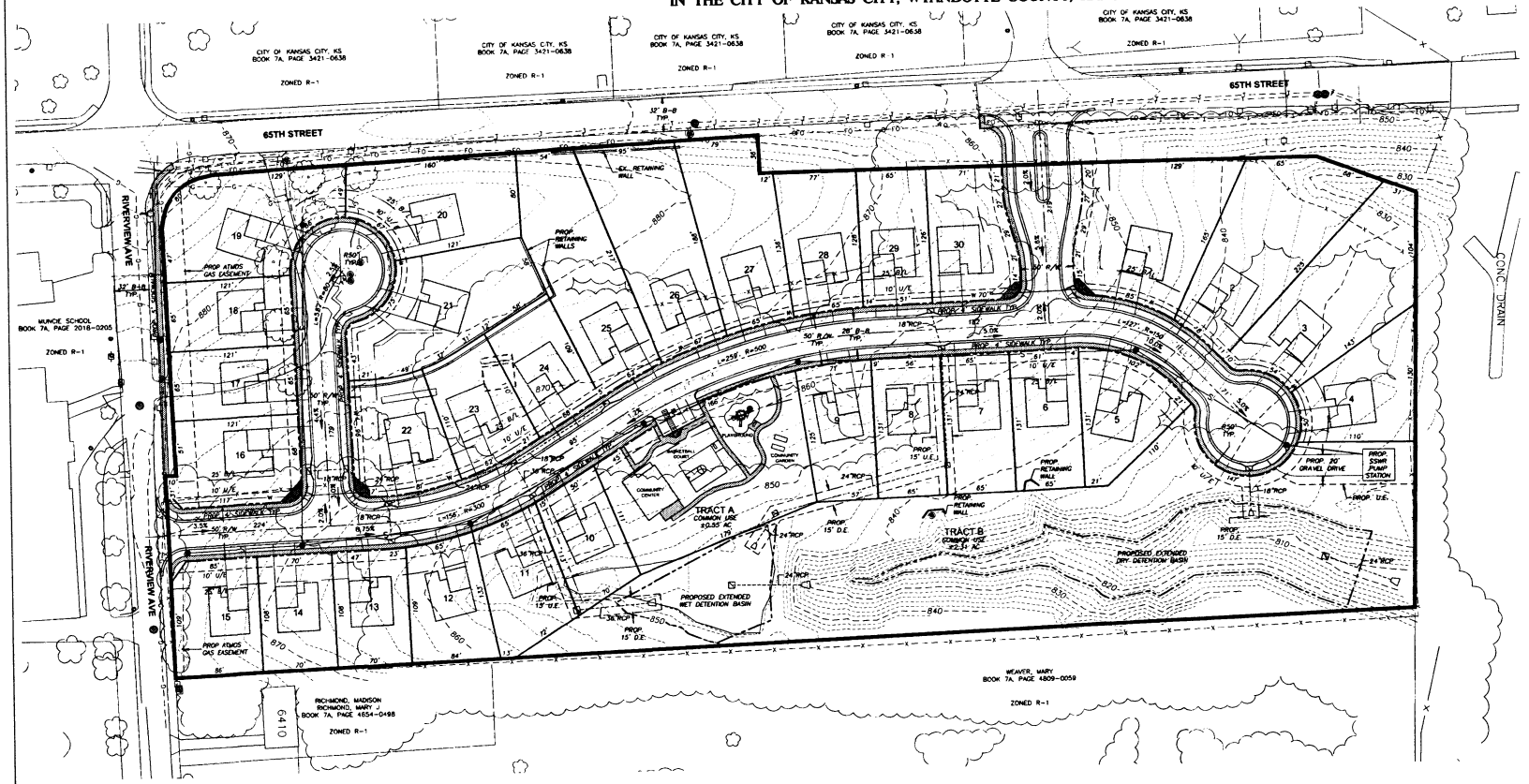
PRELIMINARY PLAT OF

LEGACY PARK ESTATES

A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 11 S., RANGE 24 E., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS



LOT AREA (SF)	
NO.	AREA
1	16909
2	17744
3	17061
4	9943
5	8651
6	8511
7	8511
8	8511
9	8242
10	7415
11	8720
12	8492
13	7595
14	7593
15	9308
16	10145
17	7837
18	7837
19	14624
20	12682
21	14676
22	9441
23	8299
24	7596
25	16103
26	16013
27	13285
28	9339
29	8252
30	9688
TRACT A	24056
TRACT B	100798
R/W	84484

LEGEND

- = PROPOSED MANHOLE
- = EXISTING MANHOLE
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = EXISTING WATER VALVE
- = EXISTING UNDERGROUND TELEPHONE LINE
- = EXISTING GAS LINE
- = PROPOSED HIGH DENSITY POLYETHYLENE STORM PIPE
- = REINFORCED CONCRETE STORM PIPE
- = PROPOSED CURB INLET
- = PROPOSED SANITARY SEWER
- = PROPOSED WATER MAIN
- = SITE TRIANGLE (SEE NOTE 18)
- = EXISTING POWER POLE
- = EXISTING DOWN GUY
- = EXISTING TELEPHONE PEDESTAL
- = EXISTING OVERHEAD POWER LINE
- = EXISTING CHAIN LINK FENCE
- = EXISTING WIRE FENCE
- = PROPOSED 4' SIDEWALK

OWNERS/DEVELOPERS

BELMONT DEVELOPMENT COMPANY LLC.
119 N ROBINSON AVE., STE 630
OKLAHOMA CITY, OK 73102
PHONE: 405-604-5074

ENGINEER/APPLICANT

ANDERSON ENGINEERING INC.
941 W 141ST TERR., STE A
KANSAS CITY, MO 64145
PHONE: 816-777-0400

HORIZONTAL
50' 0 50' 100'
SCALE IN FEET
SCALE: 1" = 50'

DESCRIPTION:

THE WEST 15 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 11, RANGE 24, IN WYANDOTTE COUNTY, KANSAS, LESS AND EXCEPT THAT PART CONDEMNED BY THE KANSAS TURNPIKE AUTHORITY IN CONDEMNATION PROCEEDINGS IN THE DISTRICT COURT OF WYANDOTTE COUNTY, RECORDED OCTOBER 22, 1955, IN CASE NO. 93021A, AND FURTHER EXCEPT ANY OTHER PART THEREOF IN STREETS, ROADS OR PUBLIC RIGHTS OF WAY.

SITE DATA TABLE:

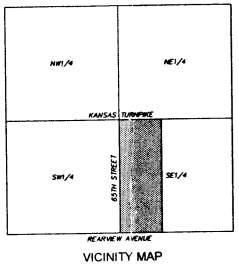
GROSS AREA	12.13 ACRES
EXISTING ZONING	R-1
PROPOSED ZONING	R-1
PROPOSED NUMBER OF LOTS	30
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
DENSITY	2.5 LOTS PER ACRE

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 200263, WYANDOTTE COUNTY, KANSAS, PANEL NO. 20209C0151E, AND DATED SEPTEMBER 2, 2015.

LIQUID WASTE:

LIQUID WASTE FROM THE DEVELOPMENT SHALL BE COLLECTED VIA GRAVITY SANITARY SEWER MAIN AND FLOW TO THE NORTH SIDE OF THE DEVELOPMENT. FROM THERE, A PROPOSED LIFT STATION WILL PUMP LIQUID WASTE TO THE SOUTH SIDE OF THE PROPERTY, WHERE IT WILL CONNECT TO AN EXISTING GRAVITY SANITARY SEWER MAIN.



VICINITY MAP
S.E. ¼ SEC. 10-11-24

GENERAL NOTES:

1. PLAN SCALE IS 1"=50'.
2. EXISTING TOPOGRAPHY IS AS INDICATED ON PLAN.
3. LEGAL DESCRIPTION IS AS SHOWN ON PLAN.
4. EXISTING ZONING IS R-1. PROPOSED ZONING IS R-1.
5. PROPERTY BOUNDARY IS AS SHOWN ON PLAN.
6. EXISTING AND PROPOSED RIGHT-OF-WAYS ARE AS SHOWN ON PLAN
7. EXISTING SEWER AND WATER MAINS ARE AS SHOWN ON PLAN.
8. APPROXIMATE LOCATION OF PROPOSED UTILITIES ARE AS SHOWN ON PLAN. (REFER TO LEGEND FOR SYMBOLS)
9. PHASING IS AS SHOWN ON PLAN.
10. LAYOUT OF STREETS AND SIDEWALKS ARE AS INDICATED ON PLAN. ALL PUBLIC STREETS AND SIDEWALKS ARE TO BE PER KANSAS CITY, KANSAS STANDARDS. SIDEWALKS SHALL BE 4 FEET WIDE.
11. SETBACKS ARE AS INDICATED ON PLAN. INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET.
12. GENERAL CONFIGURATION OF LOTS ARE AS INDICATED ON PLAN.
13. RESIDENTIAL UNIT TYPES ARE SINGLE FAMILY.
14. PARKING WILL BE PROVIDED AS CUSTOMARY TO SINGLE-FAMILY RESIDENCES.
15. EACH LOT WILL HAVE A FRONT YARD SETBACK OF 25', REAR YARD SETBACK OF 30' AND SIDEYARD SETBACKS OF 7.5'.
16. ALL BUILDING LINES SHOWN ON PLAN ARE 25 FEET FROM RIGHT-OF-WAY LINE.
17. PROPOSED STREET GRADES ARE AS INDICATED ON PLAN.
18. NO FENCE, WALL, ENTRANCE MARKER, SIGN, HEDGE, SHRUB PLANTING OR TREE FOLIAGE WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 FEET AND 8 FEET ABOVE ROADWAYS SHALL BE LOCATED ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE RIGHT-OF-WAY LINES AND A LINE CONNECTING THEM AT 25 FEET FROM THEIR POINT OF INTERSECTION.
19. UTILITY EASEMENTS SHALL BE PROVIDED ALONG SIDE AND REAR LOTS AT TIME OF PLATTING AS REQUIRED. EASEMENTS SHALL BE A MINIMUM OF 7.5 FEET ALONG SIDE AND REAR LOT LINES. EASEMENTS OF ADDITIONAL WIDTH SHALL BE PROVIDED TO ENCOMPASS UTILITIES AS NEEDED.
20. COMMON AREAS TO BE MAINTAINED BY HOME ASSOCIATION.
21. TOPOGRAPHIC INFORMATION WAS PROVIDED BY ANDERSON ENGINEERING INC. CONTOURS ARE AT 2' INTERVALS.
22. ANDERSON ENGINEERING INC. HAS NOT OBSERVED AND HAS NOT BEEN MADE AWARE OF ANY OIL OR GAS WELLS ON THE SUBJECT PROPERTY.

SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
10	11	24	WYANDOTTE	KANSAS	11/27/17	70047-17
DRAWING NO. 70047PREPLT.DWG			DRAWN BY: GRC		CHECKED BY: ZM	

SHEET NUMBER
SP1

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR. STE A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED KANSAS ENGINEERING & SURVEYING CORPORATION - LC 62