

LIMEVIEW DEVELOPMENT

PRELIMINARY PLAT

CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

SE 1/4 OF SECTION 17, TOWNSHIP 47 NORTH, RANGE 33 WEST

LEGAL DESCRIPTION

ALL THOSE PORTIONS OF THE 3 TRACTS DESCRIBED BELOW, OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING WESTERLY OF THE WEST LINE OF HOLMES ROAD.

SAID 3 TRACTS DESCRIBED AS FOLLOWS:

TRACT 1:

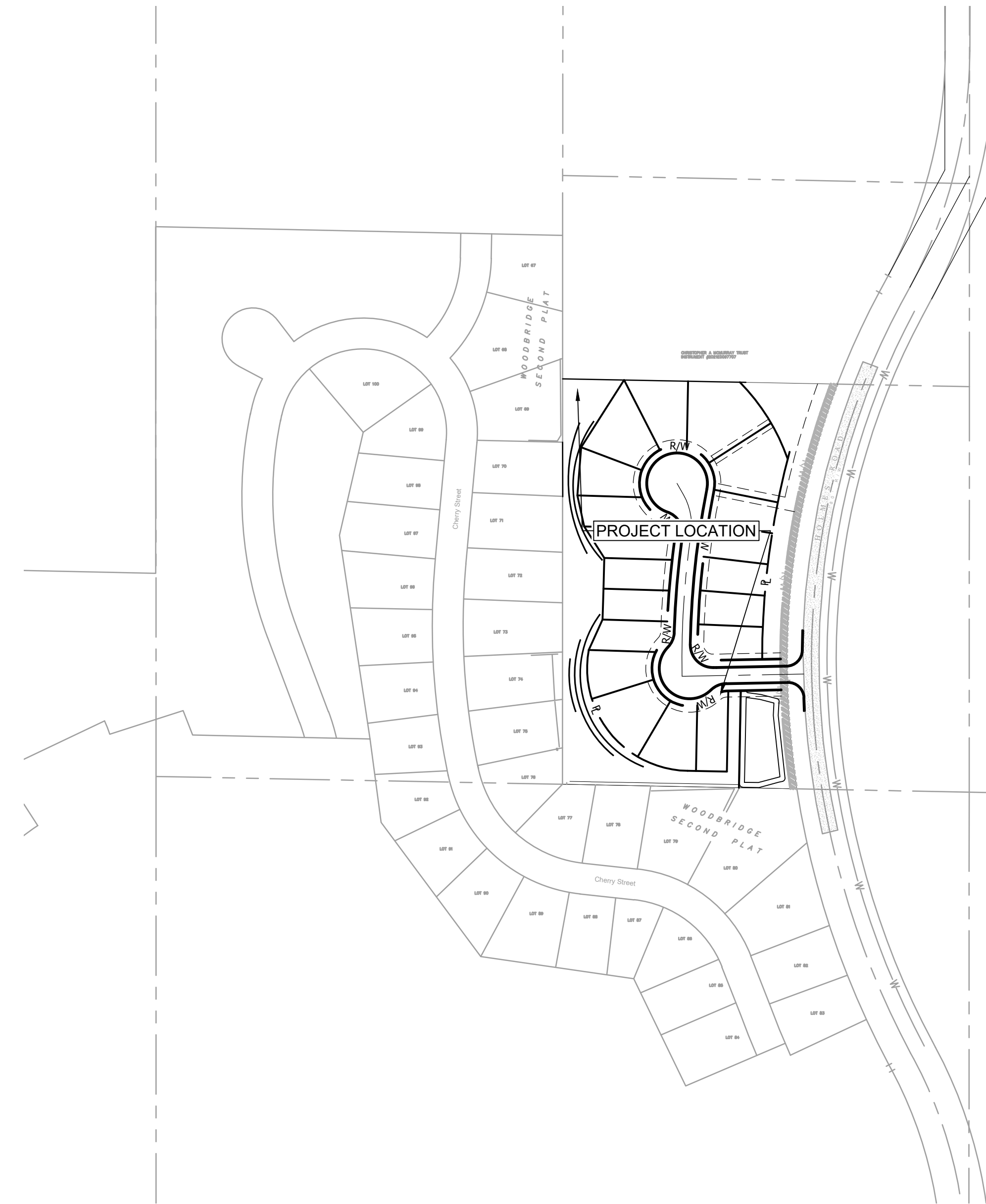
BEGINNING AT A POINT IN THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 200 FEET NORTH (MEASURED ALONG SAID EAST LINE) FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION (SAID POINT BEING THE NORTHEAST CORNER OF THE LAND DESCRIBED IN DEED TO MARGARET E. AND JOSEPH A. SIENA, RECORDED ON OCTOBER 22, 1947, AS DOCUMENT NO. A-900243); THENCE WESTERLY ALONG THE NORTH LINE OF SAID LAND OF SIENA, A DISTANCE OF 660 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION; THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 460.1 FEET, MORE OR LESS TO A POINT 660.1 FEET SOUTH (MEASURED ALONG SAID WEST LINE) OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY IN A DIRECT LINE (BEING THE SOUTHERLY LINE OF THE LAND DESCRIBED IN DEED TO IRVIN W. STEPHENS AND WIFE, RECORDED ON SEPTEMBER 8, 1948 AS DOCUMENT NO. A-931891), A DISTANCE OF 659.89 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION DISTANT, 658.52 FEET SOUTHERLY OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF 458.52 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THAT PORTION OF SAID TRACT INCLUDING WITHIN THE LINES OF HOLMES ROAD; AND

TRACT 2:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 660 FEET; THENCE NORTH 100 FEET; THENCE EAST APPROXIMATELY 660 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 100 FEET TO THE POINT OF BEGINNING, EXCEPT A STRIP OF LAND NOW BEING USED AS HOLMES ROAD, AND

TRACT 3:

BEGINNING AT A POINT 100 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE WEST IN A STRAIGHT LINE 100 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER 660 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 100 FEET; THENCE EAST APPROXIMATELY 660 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH APPROXIMATELY 100 FEET TO POINT OF BEGINNING, EXCEPT A STRIP OF LAND BEING USED AS HOLMES ROAD.



N.T.S.

SHEET INDEX

COVER	C1.00
SITE/PRELIMINARY PLAT	C1.10
GRADING PLAN	C1.20
UTILITY PLAN	C1.30



VICINITY MAP
1" = 600'



DRAWING INFO.	
DRAWN BY:	PJM
CHECK BY:	PJM
LICENSE NO.:	
DATE:	04/19/22
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	22KC10005

REVISIONS	
NO.	DESCRIPTION

LIMEVIEW DEVELOPMENT

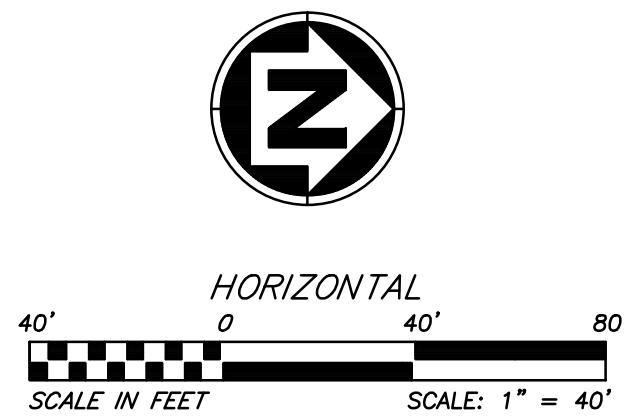
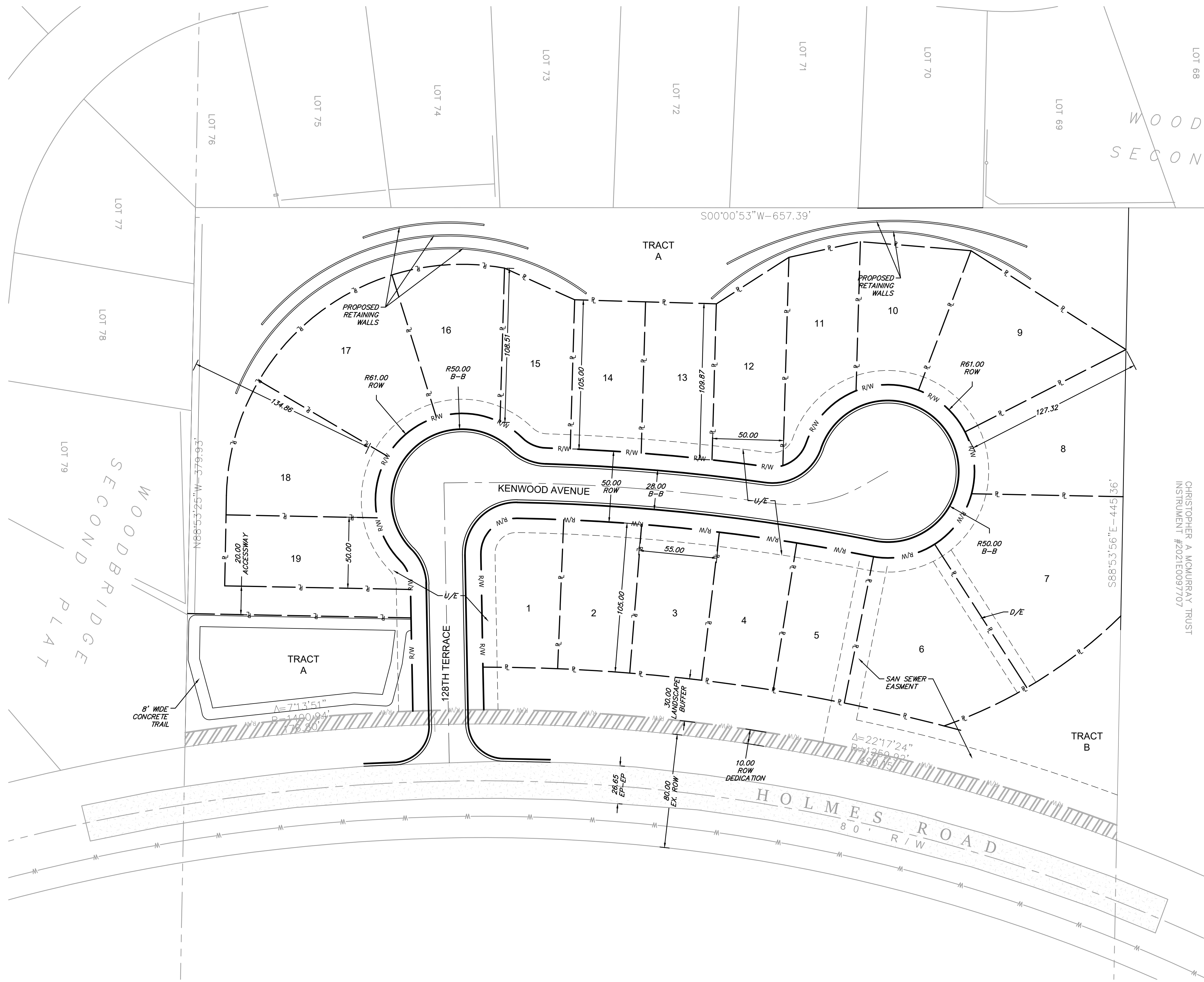
COVER

12800 HOLMES ROAD, KANSAS CITY, MISSOURI



SHEET NUMBER
C1.00
OF

Aug 12, 2022 3:33pm Plotted By: pmos G:\Shared drives\KC10 - Land Development\Projects\2022\22KC10005 Umeview Development (12800 Holmes Road)\01_Civil\03-DWG\Sheet\22KC10005_SIT_SITE.dwg Layout: Arch D 36x24

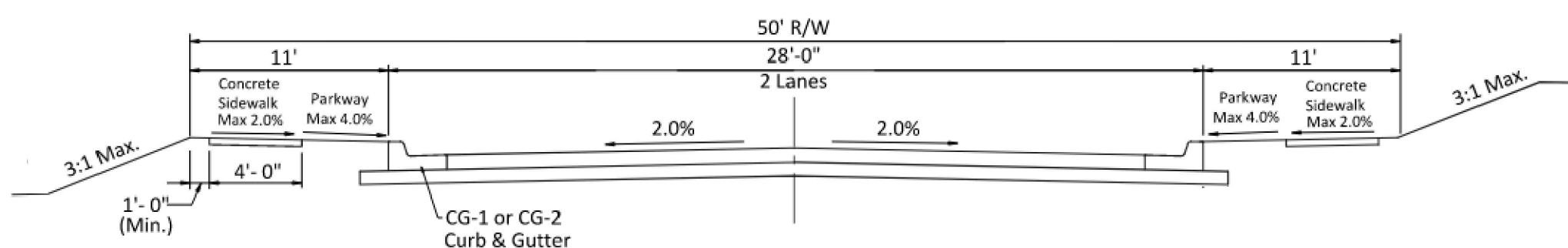


SITE DATA	Existing	Proposed	Deviation Requested?	Approved	Notes
Zoning	O-2	R-5	No		
Gross Land Area in acres	5.79	5.79	N/A		
Right-of-Way Dedication in acres	N/A	1.02	N/A		
Net Land Area in acres	5.79	4.77			
Building Area in SF	N/A	28,500			1,500 anticipated per unit
in acres	N/A	0.65			
Floor Area Ratio	N/A	0.14			
Residential Use Info					
Total Dwelling Units	N/A	19			
Total Lots					
Residential	N/A	19			
Other	N/A	2			Basins

88-425 - OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-408 Parkland Dedication	0.422 acres req'd; sufficient credit with 390 feet of proposed trail
88-430 Outdoor Lighting	Std. Street Lighting
88-435 Outdoor Display, Storage & Work Areas	N/A
88-450 Pedestrian Standards	Sidewalks on both sides of internal streets

LOTS	Square Feet	Acres
1	5710	0.131
2	5560	0.128
3	5560	0.128
4	5560	0.128
5	5560	0.128
6	10309	0.237
7	12475	0.286
8	8017	0.184
9	9141	0.210
10	6134	0.141
11	6165	0.142
12	6465	0.148
13	5399	0.124
14	5282	0.121
15	5529	0.127
16	6612	0.152
17	8792	0.202
18	7552	0.173
19	5968	0.137
TRACT A	57513	1.320
TRACT B	19860	0.456

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	30'	10'	Yes	
Front Setback	25'	25'	No	
Side Setback	5'	5'	No	
Side Setback (abutting street)	15'	15'	No	
Height	35'	30' max	No	



TYPICAL SECTION (RESIDENTIAL/LOCAL)

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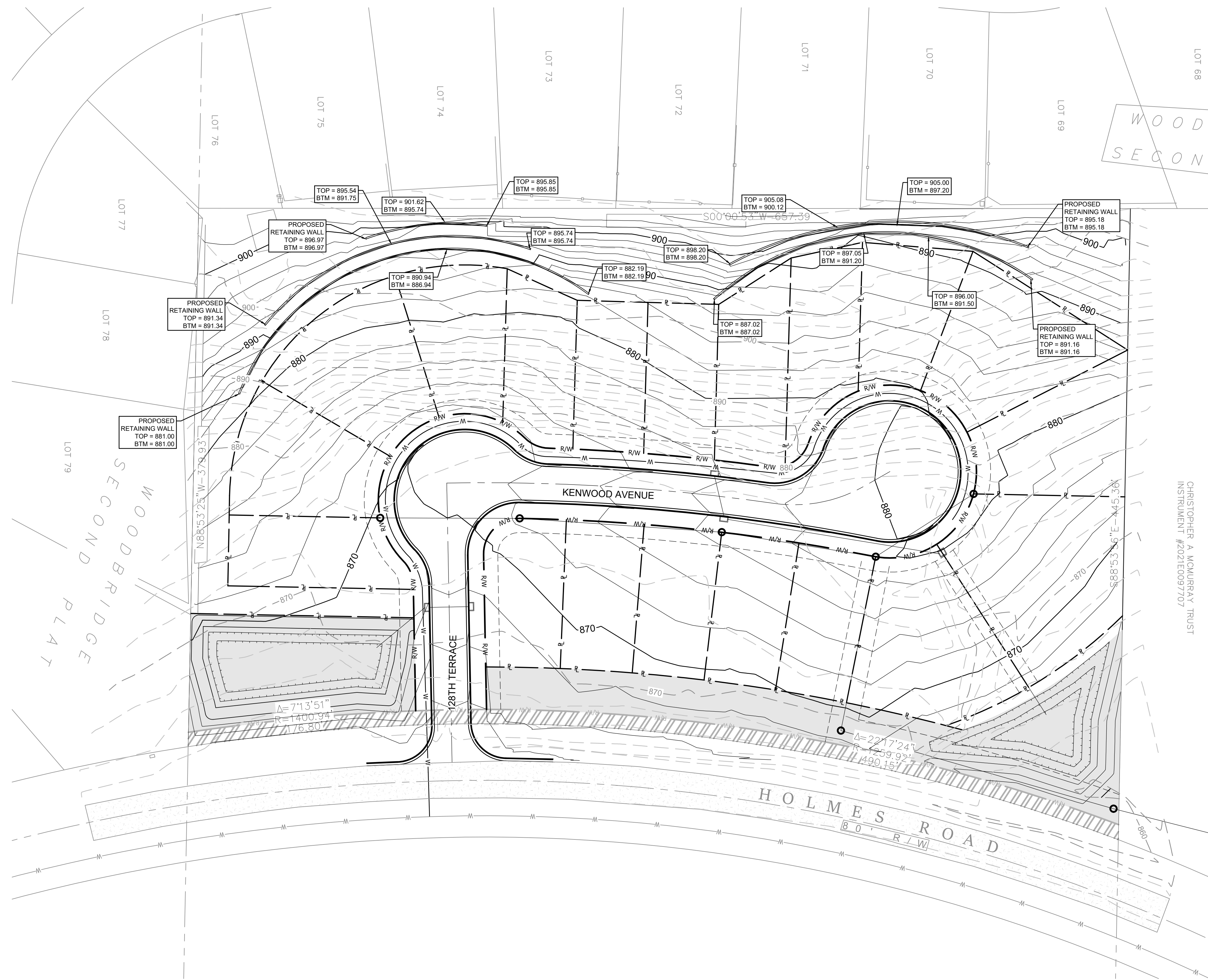
LIMEVIEW DEVELOPMENT

SITE PLAN/PRELIM. PLAT

12800 HOLMES ROAD, KANSAS CITY, MISSOURI

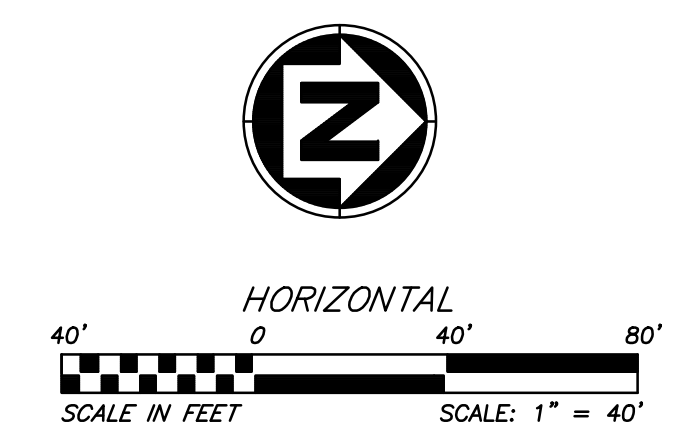
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CHRISTOPHER A. MCMAURRAY TRUST
INSTRUMENT #2021E0097707

- LEGEND**
- 980 — FINISH GRADE 10' CONTOURS
 - 982 — FINISH GRADE 2' CONTOURS
 - - - 980 - - - EXISTING GRADE 10' CONTOURS
 - - - 982 - - - EXISTING GRADE 2' CONTOURS



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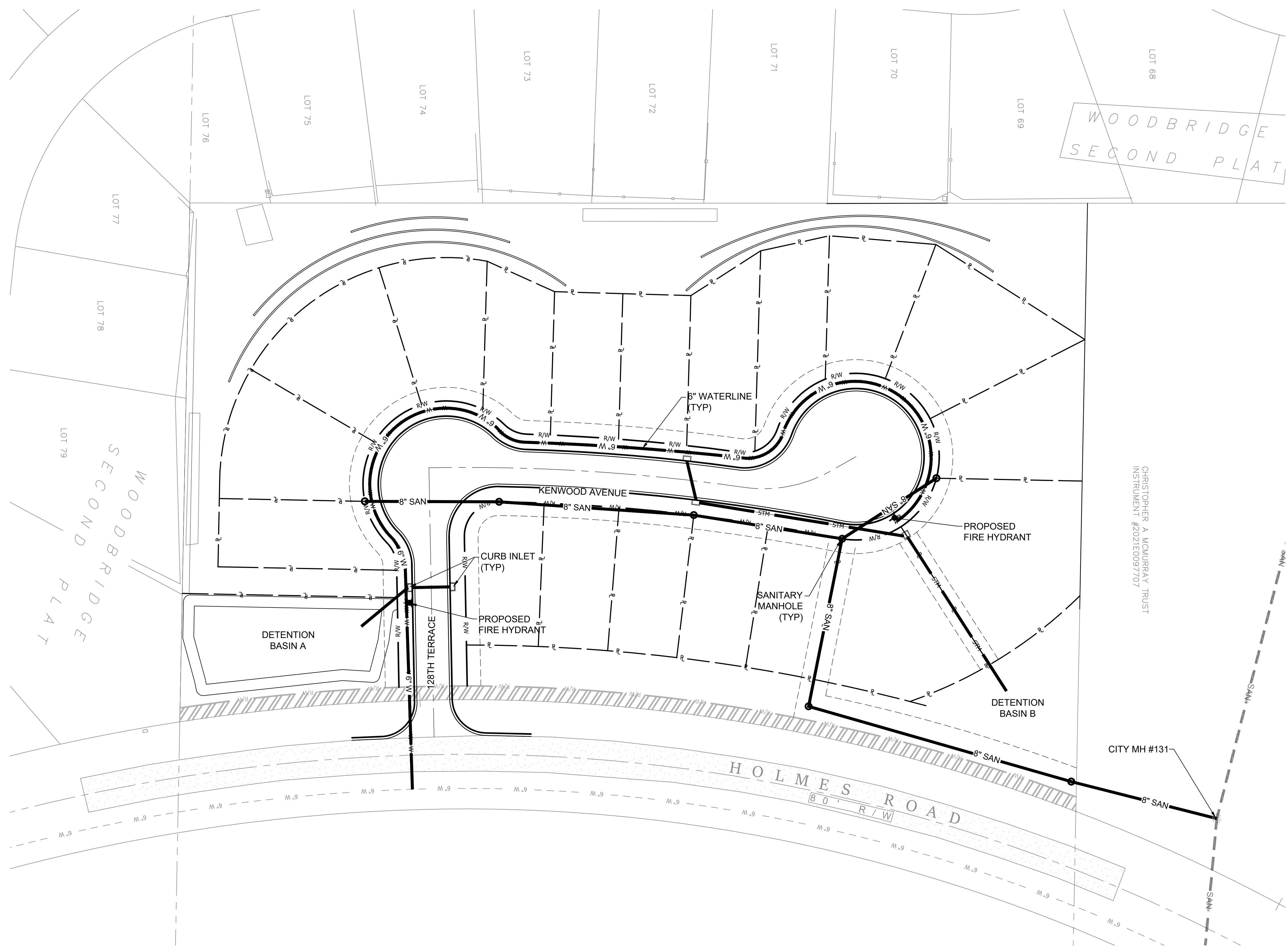
GRADING PLAN

12800 HOLMES ROAD, KANSAS CITY, MISSOURI



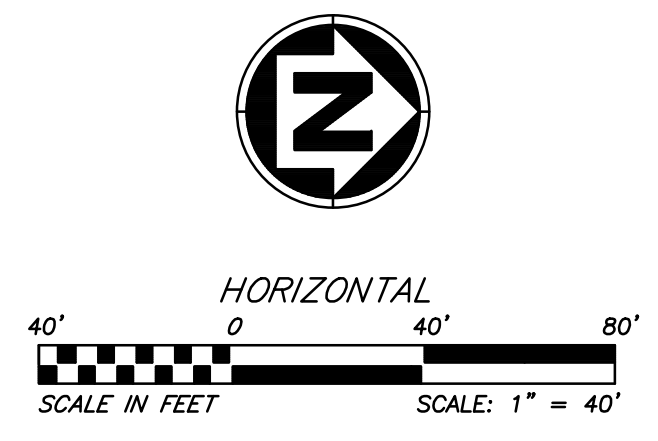
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CHRISTOPHER A. MOURRAY TRUST
INSTRUMENT #2021E0097707

- LEGEND**
- 6" W --- EXISTING WATER LINE
 - SAN --- EXISTING SANITARY SEWER LINE
 - 6" W --- PROPOSED WATER LINE
 - 8" SAN --- PROPOSED SANITARY SEWER LINE
 - STM --- PROPOSED STORM SEWER LINE



LIMEVIEW DEVELOPMENT

UTILITY PLAN

12800 HOLMES ROAD, KANSAS CITY, MISSOURI



SHEET NUMBER
C1.30
OF

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