

NOTES:

1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS UNLESS NOTED OTHERWISE ON PLAT.
2. 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT EXTERIOR LOT LINES AND ALONG ALL ROADS, 5' UTILITY CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF LINES, PLUS OTHER EASEMENTS AS SHOWN. UTILITY EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRIP INSTALLED.
3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE INSTALLED (WHERE APPLICABLE).
4. THIS PROPERTY IS ZONED PR & TO.
5. THIS SUBDIVISION CONTAINS 22.09 ACRES AND IS 5 LOTS.
6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...20'
SIDES.....5'
REAR.....15' (UNLESS CONTROLLED BY A 35' PERMITS ONLY.)
7. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERSECTIONS ONLY.
8. MINIMUM FLOOR ELEVATION FOR LOTS 26, 35-38, 40-43 ABOVE THE BERM OF THE DETENTION BASIN ON OR ADJACENT TO THE LOT.
1' above berm or adjacent to the lot
9. MINIMUM FLOOR ELEVATION FOR LOTS 1, 2, 7 & 8 THE CURB OF THE ROAD IN FRONT OF EACH LOT.
10. NO STRUCTURES OR VEGETATION IS ALLOWED WITHIN A 10' DISTANCE EASEMENT ON LOT 13 THAT MAY IMPEDE TRAFFIC TRAVELING PUBLIC.
11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO METROPOLITAN PLANNING COMMISSION'S FILES 4-SJ-14-L-05-UR.
12. 400 FEET OF SIGHT DISTANCE AS DEFINED BY THE KANSAS COUNTY MINIMUM SUBDIVISION REGULATIONS IS CERTIFIED IN BOTH DIRECTIONS AT THE INTERSECTION OF GRAY EAGLE LAKE ROAD.

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