

CONWAY PLACE P.U.D.

LOTS 99, 100, 101, 108, 109, 110, AND PART OF 106 TOWN CENTER 4TH PLAT
 LOCATED IN THE
 NE 1/4, SEC 16, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI

LOT NO. / BUILDING NO.	FRONTAGE TYPE	FRONT SETBACK FEET	REAR SETBACK FEET	LEFT SIDE SETBACK FEET	RIGHT SIDE SETBACK FEET	LOT AREA SQ. FT.	PER CENT COVERAGE
1	PUBLIC STREET	30	30	10	10	26,593	14
2	PUBLIC STREET	30	30	10	10	14,620	26
3	PUBLIC STREET	30	28	10	15	11,867	31
4	PUBLIC STREET	30	28	15	9	11,355	33
5	PUBLIC STREET	30	30	9	9	10,641	35
6	PUBLIC STREET	30	30	9	9	10,678	35
7	PUBLIC STREET	30	30	9	10	25,418	29
8	PUBLIC STREET	30	30	10	10	15,961	35
9	PUBLIC STREET	30	21	10	15	16,151	31
10	PRIVATE DRIVE	N/A	21	15	10	23,247	32
11	PRIVATE DRIVE	N/A	30	10	10	12,003	31
12	PRIVATE DRIVE	N/A	30	10	10	14,246	26
13	PRIVATE DRIVE	N/A	30	10	15	27,001	29

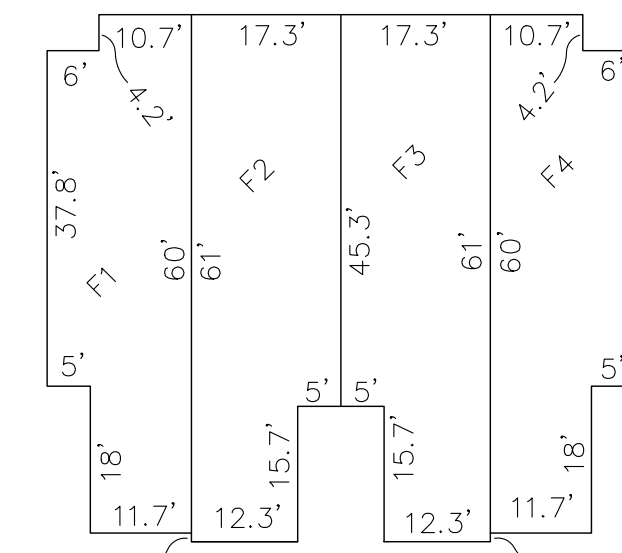


LEGAL DESCRIPTION

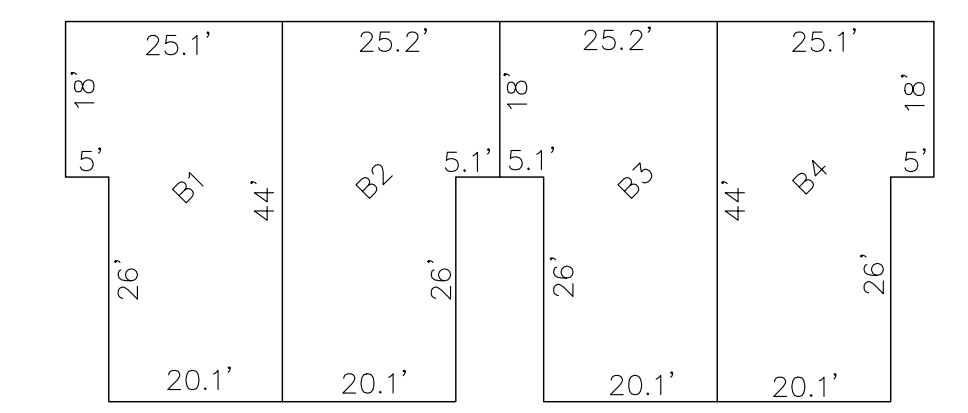
ALL OF LOTS 99, 100, 101, 108, 109, AND 110 OF TOWN CENTER 4TH PLAT, RAYMORE, CASS COUNTY, MISSOURI, TOGETHER WITH THAT PART OF LOT 106 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERN MOST CORNER OF LOT 106, SAID TOWN CENTER 4TH PLAT, THENCE NORTHERLY NO. 27° 50' E; ON THE EAST LINE OF SAID LOT 106, BEING A COMMON LOT LINE WITH SAID LOT 109, 137.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 109; THENCE SOUTHWESTERLY S47° 45' 10" W; 81.52 FEET TO THE NORTHEASTLY RIGHT OF WAY LINE OF SUNSET LANE, AS DEDICATED IN SAID TOWN CENTER 4TH PLAT; THENCE SOUTHWESTERLY S42° 14' 50" E ON SAID RIGHT OF WAY LINE; 17.82 FEET TO A POINT CURVATURE; THENCE SOUTHEASTERLY ON A CURVE TO RIGHT ON SAID RIGHT OF WAY LINE (SAID CURVE HAVING A RADIUS OF 230.00 FEET; A CHORD BEARING S32° 37' 40" E, A CHORD DISTANCE OF 76.87 FEET) AN ARC LENGTH OF 77.23 FEET TO THE POINT OF BEGINNING. CONTAINS 5.05 ACRES MORE OR LESS.

GENERAL NOTES:

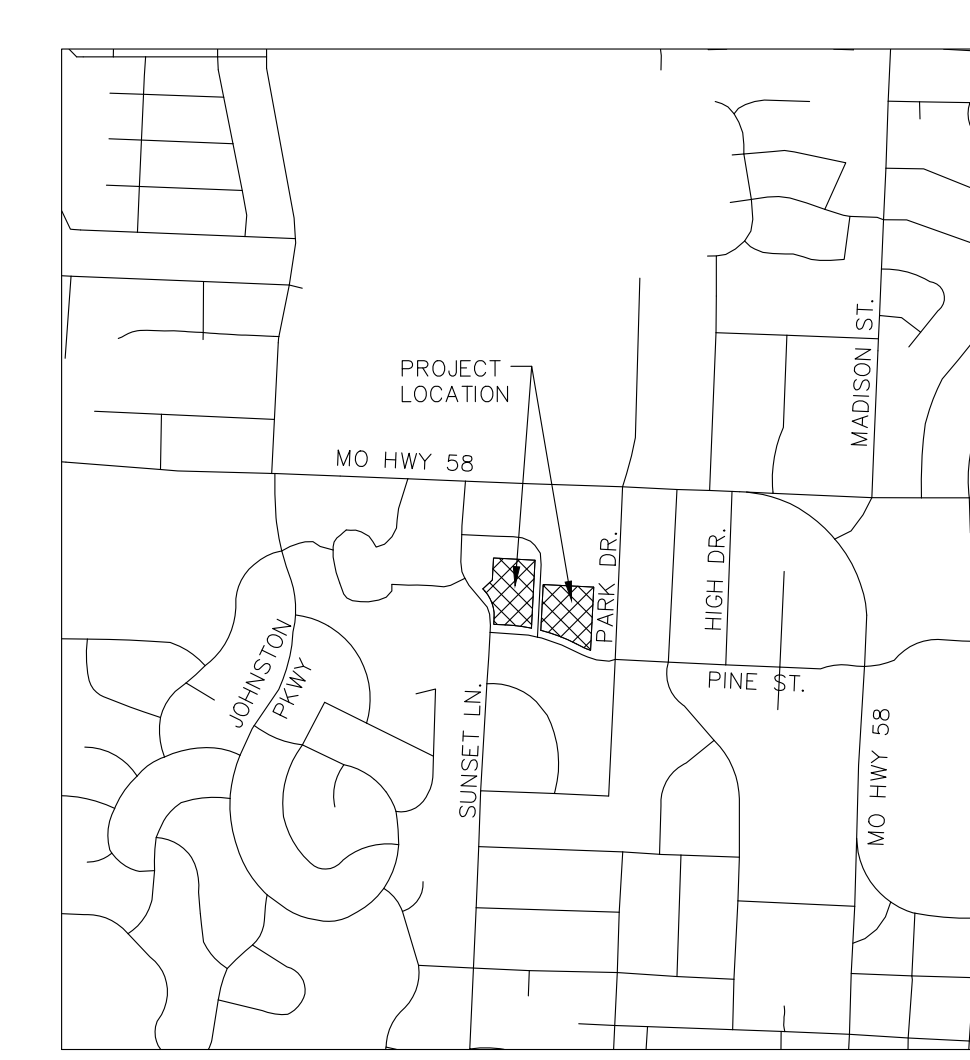
- MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF RAYMORE'S CODES AND SPECIFICATIONS.
- STORM WATER DETENTION HAS BEEN PROVIDED BY MEANS OF A REGIONAL DETENTION FACILITY LOCATED IN TRACT A - TOWN CENTER 4TH ADDITION.
- A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED FOR THIS PROJECT. OWNER/BUILDER SHALL COMPLY WITH REQUIREMENTS SET FORTH IN THE SWPPP.
- NO SITE DISTURBANCE SHALL BE ALLOWED PRIOR TO OBTAINING A STATE OF MISSOURI - DEPARTMENT OF NATURAL RESOURCES LAND DISTURBANCE PERMIT AND A CITY OF RAYMORE LAND DISTURBANCE PERMIT.
- EXISTING LOT DIMENSIONS WITHIN PROPOSED DEVELOPMENT OMITTED FOR CLARITY.
- ADJACENT OWNERSHIP DATA OBTAINED FROM CASS COUNTY MISSOURI'S ONLINE PARCEL VIEWER AT CASSGIS.INTEGRITYGIS.COM
- CONTOUR DATA SHOWN DERIVED FROM AS-BUILT DOCUMENTS FOR TOWN CENTER 4TH PLAT DATED DECEMBER 26, 2003
- TOWNHOME STRUCTURES WITH GREATER THAN FOUR (4) UNITS HAVE BEEN DEPICTED UTILIZING ONE OR MORE SINGLE UNITS FROM TYPICAL FOUR (4) UNIT FOOTPRINTS



TYPICAL "FOXRIDGE" 4 UNIT TOWNHOME
 ONE CAR GARAGE
 NO SCALE



TYPICAL "BALTIMORE" 4 UNIT TOWNHOME
 TWO CAR GARAGE
 NO SCALE



VICINITY MAP
 NO SCALE

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PROJECT NO.	19022	LAST REVISION	05-06-2019
PROJECT NAME	CONWAY PLACE PUD		
DIR. & DWG. NAME	H:\PROJECTS\2019\19022...PUD.dwg		
M4632-16	SHEET 1 of 1		