

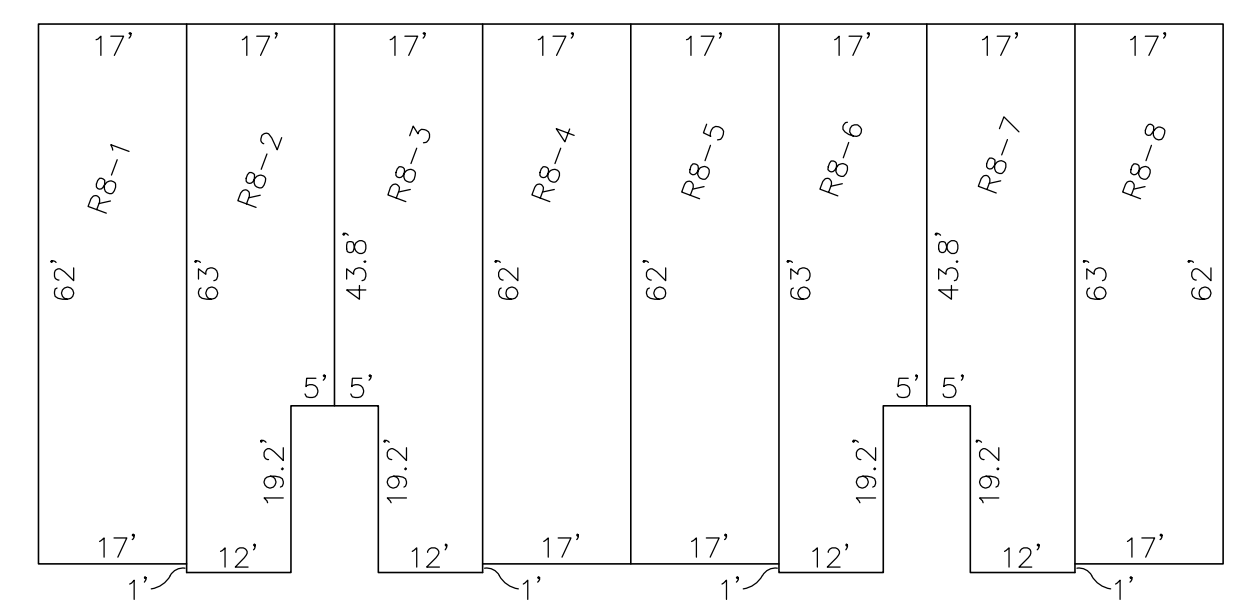
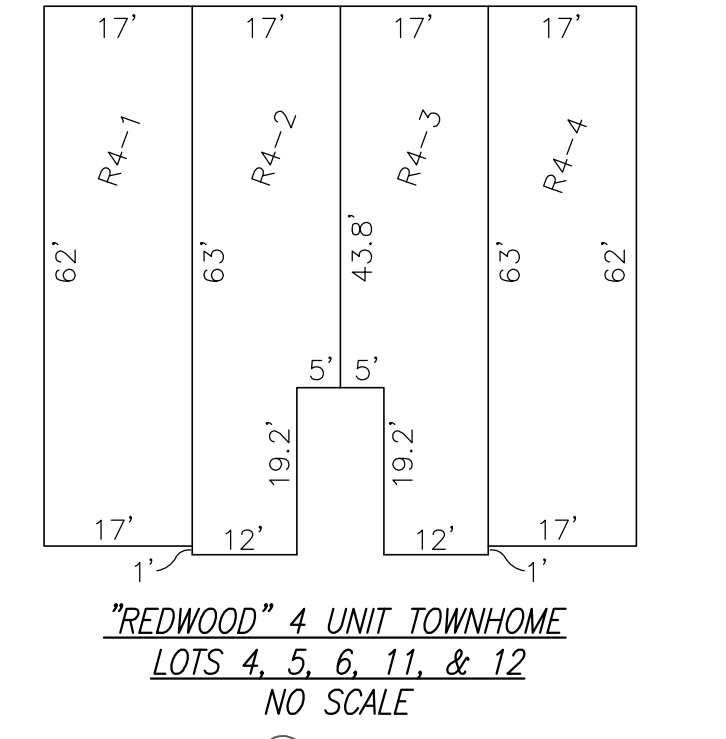
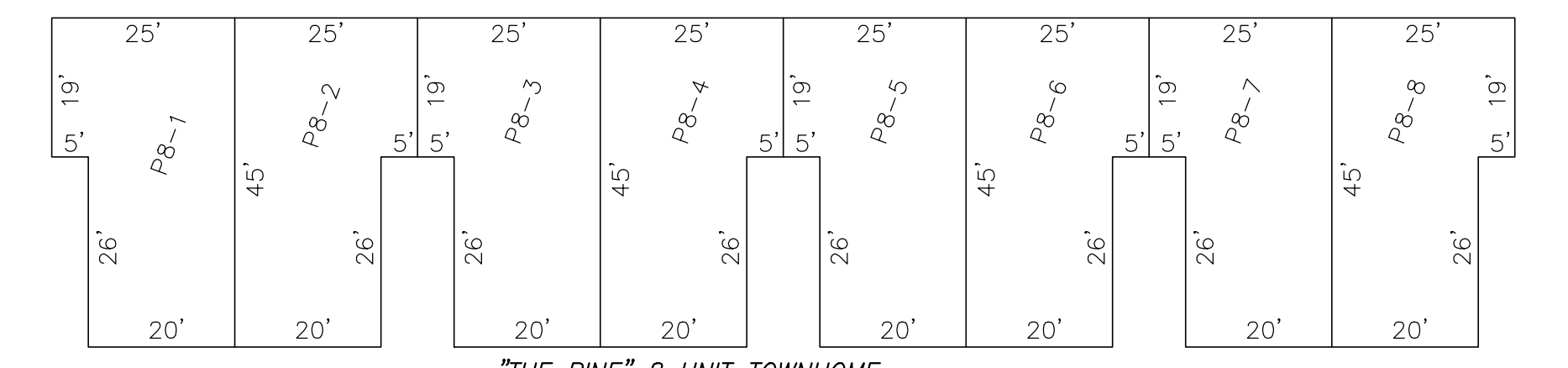
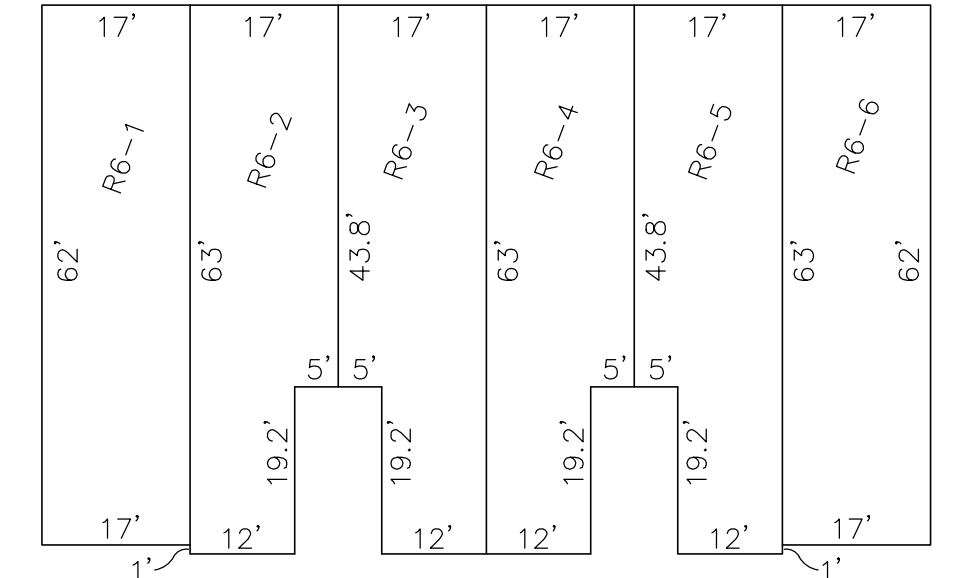
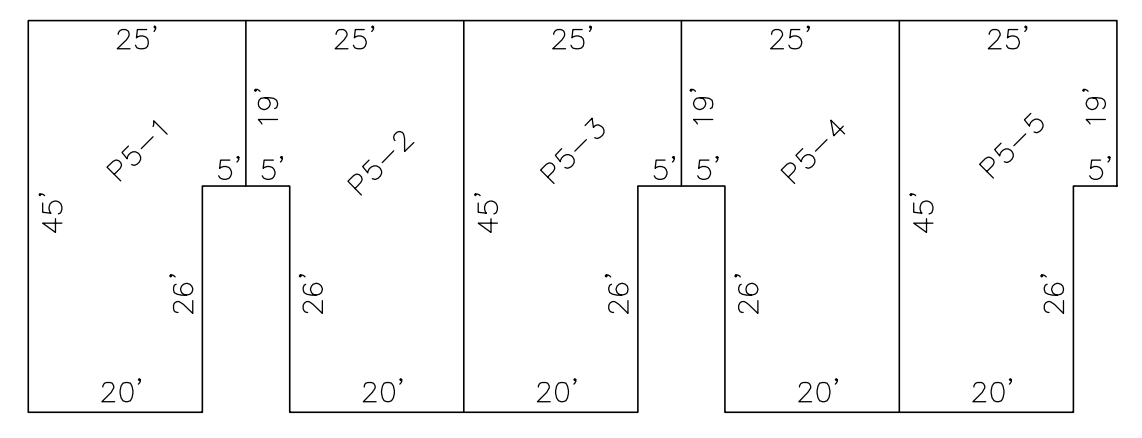
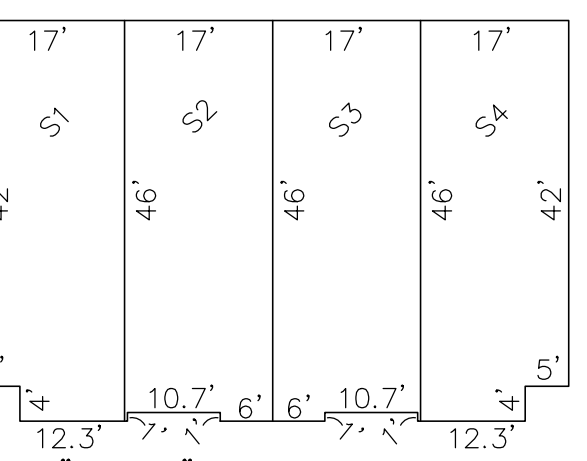
FINAL DEVELOPMENT PLAN FOR  
**SUNSET PLAZA P.U.D.**  
LOTS 99, 100, 101, 108, 109, 110, AND PART OF 106 TOWN CENTER 4TH PLAT  
LOCATED IN THE  
NE 1/4, SEC 16, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI

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	12
2	PUBLIC STREET	30	30	7.5	10	14,620	21
3	PUBLIC STREET	30	23	10	15	11,473	27
4	PUBLIC STREET	30	30	15	8	11,711	35
5	PUBLIC STREET	30	30	9	9	10,678	38
6	PUBLIC STREET	30	30	9	9	10,678	38
7	PUBLIC STREET	30	30	9	10	25,418	32
8	PUBLIC STREET	30	28	10	10	15,125	40
9	PUBLIC STREET	30	20	10	15	16,791	30
10	PRIVATE DRIVE	N/A	19	15	10	24,029	34
11	PRIVATE DRIVE	N/A	28	10	10	11,374	36
12	PRIVATE DRIVE	N/A	28	10	10	13,500	30
13	PRIVATE DRIVE	N/A	30	10	15	27,737	29

LOT 103, TOWN CENTER 4TH PLAT  
RAYMORE, LLC  
D.B.A. SQUEAKY CLEAN CAR WASH  
C/O MILLER AND STEENO, P.C.  
11970 BORMAN DR., STE 250  
ST. LOUIS, MO 63146

ADJOINING OWNER  
UNITS A & C AND REMAINDER  
OF LOT 107  
CKS PROPERTIES, LLC  
2508 SW WINTERWOOD CIR.  
LEE'S SUMMIT, MO 64081

UNIT B  
LAVID & LAVID REAL ESTATE  
HOLDINGS, LLC  
14516 HOWE DR.  
LEAWOOD, KS 66224



VICINITY MAP  
NO SCALE  
PREPARED FOR:  
SPC, LLC  
SEAN SIEBERT - MANAGING MEMBER  
331 W. LAKE LOTAWANA, MO 64086  
(816) 765-0400

**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 N02°57'16"E, ON THE EAST LINE OF SAID LOT 106, BEING A COMMON LOT LINE WITH SAID LOT 109, 132.93 FEET MEASURED, 137.93 FEET PLAT TO THE NORTHWEST CORNER OF SAID LOT 109; THENCE SOUTHWESTERLY S47°43'31"W, 81.52 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SUNSET LANE, AS DEDICATED IN SAID TOWN CENTER 4TH PLAT; THENCE S42°16'29"E ON SAID RIGHT OF WAY LINE; 17.82 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT ON SAID RIGHT OF WAY LINE (SAID CURVE HAVING A RADIUS OF 230.00 FEET; A CHORD BEARING S32°38'50"E, A CHORD DISTANCE OF 76.88 FEET) AN ARC LENGTH OF 77.23 FEET TO THE POINT OF BEGINNING. CONTAINS 5.044 ACRES MORE OR LESS.

- GENERAL NOTES:**
1. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF RAYMORE'S CODES AND SPECIFICATIONS.
  2. STORM WATER DETENTION HAS BEEN PROVIDED BY MEANS OF A REGIONAL DETENTION FACILITY LOCATED IN TRACT A - TOWN CENTER 4TH ADDITION.
  3. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED FOR THIS PROJECT. OWNER/BUILDER SHALL COMPLY WITH REQUIREMENTS SET FORTH IN THE SWPPP.
  4. 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.
  5. EXISTING LOT DIMENSIONS WITHIN PROPOSED DEVELOPMENT OMITTED FOR CLARITY.
  6. ADJACENT OWNERSHIP DATA OBTAINED FROM CASS COUNTY MISSOURI'S ONLINE PARCEL VIEWER AT CASSGIS.INTEGRITYGIS.COM
  7. CONTOUR DATA BASED ON FIELD SURVEY FROM MAY 7, 2019
  8. TOWNHOME STRUCTURES WITH GREATER THAN FOUR (4) UNITS HAVE BEEN DEPICTED UTILIZING ONE OR MORE SINGLE UNITS FROM TYPICAL FOUR (4) UNIT FOOTPRINTS
  9. THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN), AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29037C0037F FOR RAYMORE, CASS COUNTY MISSOURI, DATED JANUARY 2, 2013.
  10. DENSITY SHALL NOT EXCEED 13.5 DWELLING UNITS PER ACRE OR A TOTAL OF 67 DWELLING UNITS FOR THE ENTIRE PLAN
  11. BUILDING COVERAGE SHALL NOT EXCEED 29% OF THE PLANNED UNIT DEVELOPMENT BY TOTAL DEVELOPMENT.
  12. ACCESS EASEMENT SHOWN ON LOTS 1, 2, 6, AND 7 ARE INTENDED TO SERVE AS COMMON OPEN SPACE FOR THE DEVELOPMENT (0.49 ACRES; 9.7% OF TOTAL).
  13. SANITARY SEWER AND WATER LINES SHALL BE EXTENDED AS NECESSARY TO SERVE THE DEVELOPMENT
  14. EACH UNIT PROVIDES FOR OFF STREET PARKING.
  15. LOTS 4 THROUGH 9 SHALL BE INCLUDED IN PHASE 1 (31 UNITS), LOTS 1 THROUGH 3 SHALL BE INCLUDED IN PHASE 2 (12 UNITS), AND LOTS 10 THROUGH 13 SHALL BE INCLUDED IN PHASE 3 (24 UNITS)
  16. FIVE (5) FOOT WIDE CONCRETE SIDEWALK SHALL BE PROVIDED ALONG SUNSET LANE. FOUR (4) FOOT WIDE CONCRETE SIDEWALKS SHALL BE PROVIDED ALONG BOTH SIDES OF CONWAY STREET AND ALONG THE NORTH SIDE OF PINE STREET.
  17. THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION OR SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN:  
  
66% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK; AND  
IT HAS BEEN 3 YEARS FROM THE DATE OF THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION OR SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.
  18. FIRE ACCESS LANE SHALL BE CONSTRUCTED WITH INFRASTRUCTURE IMPROVEMENTS WITHIN PHASE 3.
  19. NO PARKING SHALL BE PERMITTED ALONG SUNSET LANE, ALONG THE NORTH SIDE OF PINE STREET WITHIN 20 FEET OF ANY INTERSECTION, ALONG THE WEST SIDE OF CONWAY STREET, ALONG THE WEST OR SOUTH SIDES OF THE PRIVATE DRIVE, OR WITHIN THE FIRE ACCESS LANE.
  20. EXISTING STORM SEWER WITHIN SUNSET SHALL BE MODIFIED TO DIVERT THE NORTHERN RUNOFF INTO THE DETENTION/WATER QUALITY POND AT THE NORTHERN EXTREMITY OF THE POND. THE REMAINING STORM SEWER SHALL BE LEFT IN PLACE AND CONTINUE TO DISCHARGE INTO THE POND NEAR THE INTERSECTION OF SUNSET LANE AND PINE STREET. EXISTING POND WILL BE MODIFIED TO PROVIDE WATER QUALITY STORAGE.
  21. INLETS LOCATED IN CONFLICT WITH DRIVEWAYS SHALL BE MODIFIED FROM CURB TYPE TO GRATED (DROP) TYPE INLET AT THE TIME OF DRIVEWAY CONSTRUCTION. DETAIL OF MODIFICATION SHALL BE APPROVED BY PUBLIC WORKS PRIOR TO CONSTRUCTION.

PREPARED BY:  
**PHOENIX ENGINEERING & SURVEYING, LLC**  
3855 S. NORTHERN BLVD., INDEPENDENCE, MO 64052  
(816) 743-9000 FAX: (816) 743-9700

PROJECT NO.	19022	LAST REVISION	02-05-2020
PROJECT NAME	SUNSET PLAZA PUD & FINAL DEVELOPMENT PLAN		
DIR. & DWG. NAME	H\PROJECTS\2019\19022...SUNSET PLAZA PUD.dwg		

**M4632-16 SHEET 1 of 1**