"THE PRAIRIE AT CARROLL FARMS"
PRELIMINARY PLAT FOR
SE 1/4 OF SECTION 10, TOWNSHIP 46, RANGE 32
CURRENT ZONING: AG
PROPOSED ZONING: R-1

DEVELOPER:
DANNY CARROLL
1100 E WALNUT
RAYMORE, MO 64083

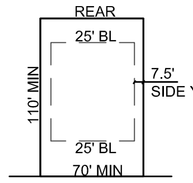
AMENITIES

Tier 1
Pool will be provided at 25 x 50 or approximately that size but over the 1000 square foot requirement

Tier 2
Credit will be given for trails required by the Growth Management Plan.

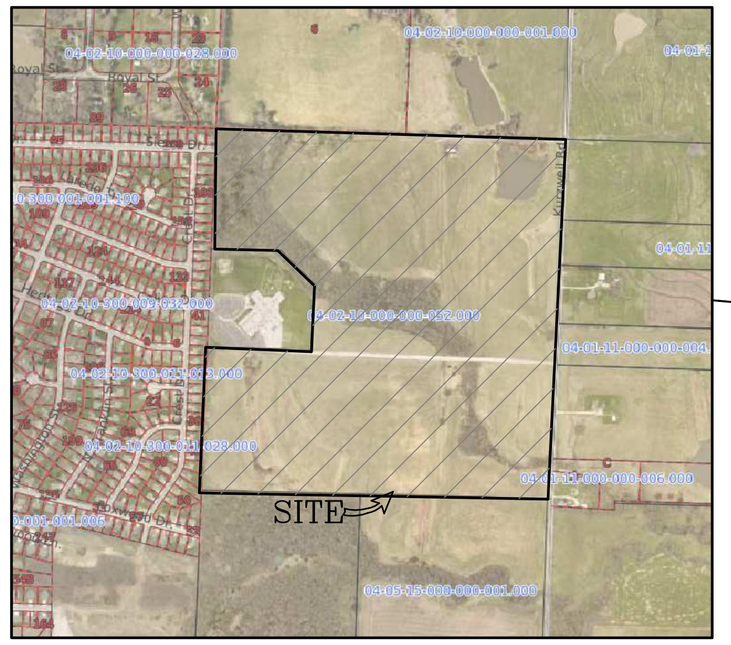
Tier 3
Preservation of natural features that exceed the size of those that would be required to bepreserved by other local, County, State or Federal ordinances or requirements, by at least 25percent. Examples include wetlands, floodplains, stream corridors, steep slopes, grassland woodlands. The stream buffer shown is above the listed requirements and areas that are not detention are being left in a natural state where possible.

TYPICAL LOT DIMS AND SET BACKS

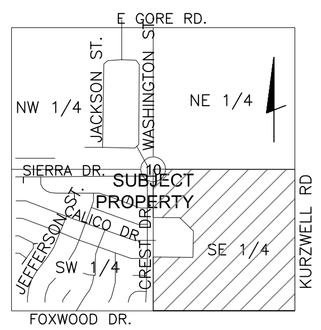


Improvements Timing
- Pool and Clubhouse will be constructed with phase 3 or before. Pool shown on separate tract.

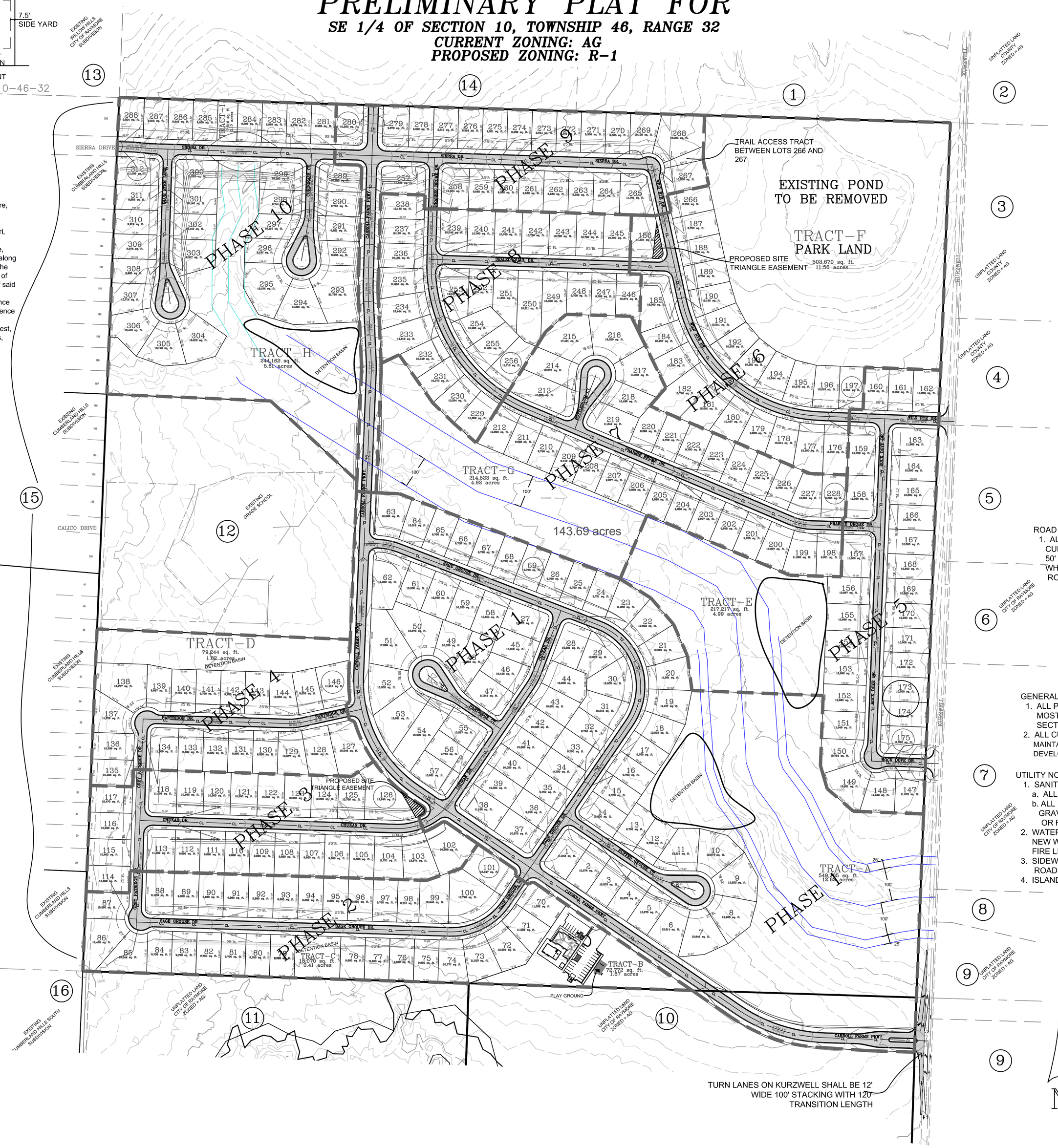
Deed Description:
The Southeast Quarter of Section 10, Township 46 North, Range 32 West of the Fifth Principal Meridian, Raymore, Cass County, Missouri, subject to that part thereof in road.
Except the following tract of land as recorded in Book 1512, Page 226:
A part of the West Half of the Southeast Quarter of Section 10, Township 46, Range 32, in Cass County, Missouri, described as follows: From the Northwest Corner of the Southeast Quarter of Section 10 aforesaid, being the Northeast Corner of Lot 205, "CUMBERLAND HILLS - FIFTH PLAT", a subdivision of land in the City of Raymore, Missouri, according to the recorded final plat thereof, run thence South 0 degrees 34 minutes 05 seconds West, along the East line of said subdivision, being the West line of the Southeast Quarter of said Section 10, 906.03 feet to the Northeast corner of Lot 186 in said "CUMBERLAND HILLS - FIFTH PLAT", and being the true point of beginning of the tract to be described; continuing thence South 0 degrees 34 minutes 05 seconds West, along the East line of said "CUMBERLAND HILLS - FIFTH PLAT", and the East line of "CUMBERLAND HILLS SOUTH - FIRST PLAT", a subdivision of land in the City of Raymore, Missouri, according to the recorded final plat thereof, 717.17 feet; thence South 89 degrees 25 minutes 55 seconds East, perpendicular to the East line of said subdivision, 773.00 feet; thence North 0 degrees 34 degrees 05 seconds East, parallel with the East line of said subdivisions, 485.27 feet; thence North 49 degrees 05 minutes 07 seconds West, 358.20 feet; thence North 89 degrees 25 minutes 55 seconds West, perpendicular to the East line of said subdivision, 500.00 feet to the true point of beginning. Contains 12.00 acres, more or less, subject to any existing easements and restrictions.



Number	Owner
1	Aaron Family Trust
2	Dean Family Trust
3	Dean Family Trust
4	Leo Wayne Dean
5	Craig and Nancy Rogge
6	Danny Keith Carroll Trust
7	Danny Keith Carroll Trust
8	Danny Keith Carroll Trust
9	Danny Keith Carroll Trust
10	Danny Keith Carroll Trust
11	John and Mary Beth Reece Trust
12	Raymore Peculiar School District
13	Matt and Ann Fenaroli
14	Danny Keith Carroll Trust
15	Cumberland Hills Subdivision
16	Cumberland Hills South Subdivision



LOCATION MAP
SCALE=1"=2000'
SECTION 10
TOWNSHIP 46 RANGE 32



PHASE	LAND DESCRIPTION	COMMENCEMENT	GROSS AREA	OPEN SPACE	LOTS	LOTS
1	SINGLE FAMILY	SUMMER 2021	38.10ac	12.62ac	1-69	69
2	SINGLE FAMILY	MARKET DEMAND	11.65ac	2.08ac	70-101	32
3	SINGLE FAMILY	MARKET DEMAND	7.68ac	-	102-126	25
4	SINGLE FAMILY	MARKET DEMAND	7.84ac	1.82ac	127-146	20
5	SINGLE FAMILY	MARKET DEMAND	14.04ac	4.99ac	147-175	29
6	SINGLE FAMILY	MARKET DEMAND	18.59ac	11.58ac	176-197	22
7	SINGLE FAMILY	MARKET DEMAND	14.41ac	4.92ac	198-228	31
8	SINGLE FAMILY	MARKET DEMAND	8.58ac	-	229-256	28
9	SINGLE FAMILY	MARKET DEMAND	16.17ac	-	257-290	34
10	SINGLE FAMILY	MARKET DEMAND	8.67ac	5.79ac	291-312	22
	PHASE TOTAL		145.64ac	43.78ac	312	312

LOT AREA(MIN)	7,700	SQ FT	
LOT WIDTH (MIN)	70	FT	
LOT DEPTH (MIN)	110	FT	
BUILDING COVERAGE	45	%	
FRONT YARD SETBACK	25	FT	
REAR YARD SETBACK	25	FT	
ADJACENT TO STEAM BUFFER	20	FT	
SIDE YARD SETBACK	7.5	FT	
CORNER LOT SIDE YARD	15	FT	

SINGLE FAMILY	
TOTAL AREA	143ac
NUMBER OF LOTS	312
DENSITY	2.14 UNITS/ac
BUILDING COVERAGE	45%
OFF STREET PARKING / UNIT	2
PHASES	10
TOTAL PARK LAND DEDICATION	11.56ac

ROAD AND ROW NOTES:
1. ALL ROADS WILL PUBLIC ROADS. THE ROADS WILL BE 28' BACK OF CURB TO BACK OF CURB BE PUBLIC ROAD PLACED WITHIN A 50' ROW. WITH THE EXEPTION OF CARROLL FARMS PARKWAY WHICH WILL BE A 32' BACK OF CURB TO BACK OF CURB BE PUBLIC ROAD PLACED WITHIN A 60' ROW.

GENERAL NOTES:
1. ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT KCM APWA DESIGN STANDARDS INCLUDING SECTION 5601.5 REGARDING OVERLAND FLOW.
2. ALL CUL-DE-SAC ISLANDS SHALL PROVIDE RUNOFF TRAETMENT. MAINTANCE OF THESE BMP'S SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND HOA

UTILITY NOTES:
1. SANITARY SEWER
   a. ALL SEWER WILL BE GRAVITY SEWERS TO AND EXISTING MAIN
   b. ALL PROPOSED SEWER SERVICE SHALL BE PUBLIC GRAVITY MAINS PLACE WITHIN A DEDICATED EASEMENT OR ROW.
2. WATER CONNECTION
   NEW WATER MAIN OR HYDRANTS ARE PROPOSED FIRE LINE SHALL BE LOCATED AS SHOWN.
3. SIDEWALKS SHALL BE 5' WIDE ON BOTH SIDES OF ALL ROADS. SIDEWALKS ARE NOT SHOWN FOR CLARITY.
4. ISLAND TREATMENTS TO BE MAINTAINED BY THE HOA.

160 80 0 160
Scale In Feet
1"= 160'

PROJECT CONTACTS: ROBERT WALQUIST, P.E.
821 NE COLUMBUS ST
LEE'S SUMMIT, MISSOURI 64063
Phone: (816) 550-5675

DATE	REVISION	BY
-	-	-
4-20-21	PER CITY COMMENTS	
5-7-21	PER CITY COMMENTS	

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus ST.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
e-mail = rwalquist@quistengineering.com

PRELIMINARY PLAT FOR
"THE PRAIRIE AT CARROLL FARMS"
CIVIL PLANS FOR
THE PRAIRIE AT CARROLL FARMS
RAYMORE, CASS COUNTY, MISSOURI

DRAWN BY	
CHECKED BY	RAW
DATE	3-8-21
PROJECT NO.	W20-308
SCALE	-