

PARK SIDE PRELIMINARY PLAT

RAYMORE, CASS COUNTY MISSOURI

DEVELOPER:
PARK SIDE LLC
JOE H. DUFFY
105 N STEWART
LIBERTY, MO 64068

SYMBOL LEGEND		LINE LEGEND	
PROPOSED	EXISTING	PROPOSED	EXISTING
MH ●	MH ○	Storm Line	Storm Line
CL ●	CL ○	Sewer Line	Sewer Line
CB ●	CB ○	Water Line	Water Line
JB ●	JB ○	Building Line	Building Line
FL ●	FL ○	Easement Line	Easement Line
FH ●	FH ○	4" Sewer	4" Sewer
FS ●	FS ○	2" Curb	2" Curb
FR ●	FR ○	Contour	Contour
BO ●	BO ○	Gas Line	Gas Line
WO ●	WO ○	Overhead Telephone Line	Overhead Telephone Line
MO ●	MO ○	Underground Telephone Line	Underground Telephone Line
		Overhead Electrical Line	Overhead Electrical Line
		Underground Electrical Line	Underground Electrical Line
		Electric Transformer	Electric Transformer
		Telephone Pedestal	Telephone Pedestal
		Cable Pedestal	Cable Pedestal
		Open Out	Open Out

AMENITIES

- Improvements Trimming
- Pool and clubhouse will be constructed with phase 3 or before.
 - Pool storm on separate tract.
 - 10 foot trail will be constructed with Sunset Drive improvements.
- Tier 1
Pool will be provided at 25 x 50 or approximately that size but over the 1000 square foot requirement.

Tier 2
Playground/foot lot.

Tier 3
Credit will be given for trails required by the Growth Management Plan, if the 10 foot trail along Sunset counts as a credit option.

Or
Gazebos

LOT AREA(MIN)	6,000 SQ FT
LOT WIDTH (MIN)	50 FT
LOT DEPTH (MIN)	100 FT
BUILDING COVERAGE	45 %
FRONT YARD SETBACK	25 FT
REAR YARD SETBACK	25 FT
ADJACENT TO STREAM BUFFER	20 FT
SIDE YARD SETBACK	7 FT
CORNER LOT SIDE YARD	15 FT

OPEN AREA

NORTH PARK AREA	10,622ac
TRACT A THRU E OPEN SPACE	28.3ac
ROW DEDICATION FOR 163RD AND N MADISON	3,209ac

SINGLE FAMILY

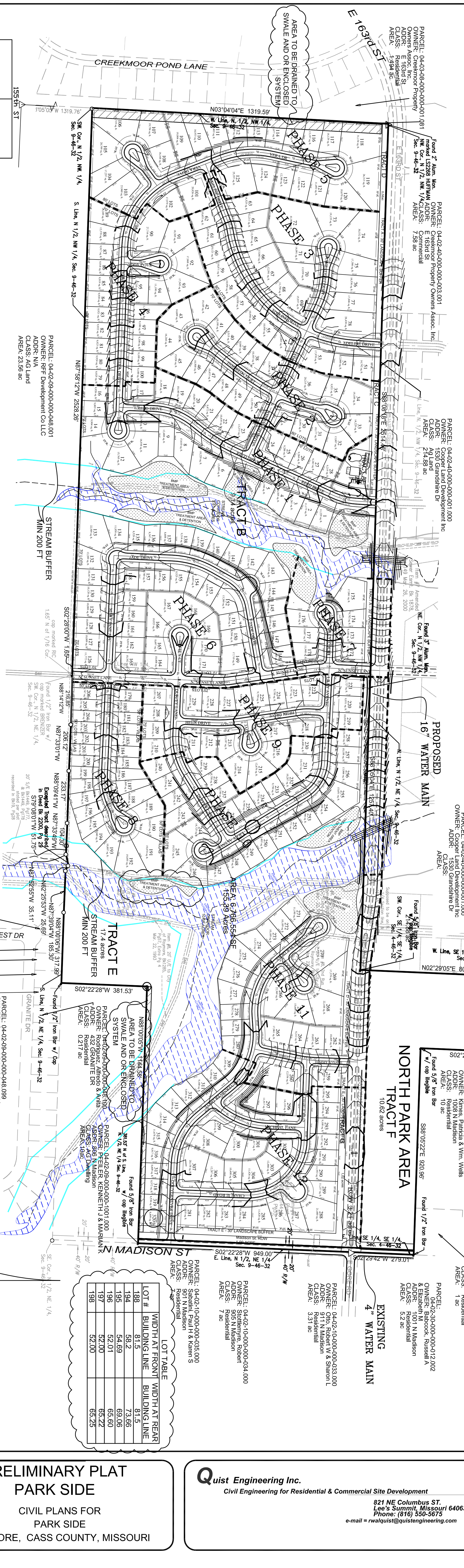
TOTAL AREA	155,399ac
NUMBER OF LOTS	320
DENSITY	2.06 UNITS/AC
BUILDING COVERAGE	45%
OFF STREET PARKING	2

Construction schedule	PHASE	Begin
1	Begin Fall 2020	
2	Begin Summer 2021	
3	Begin Fall 2022	
4	Begin Fall 2024	
5	Begin Fall 2025	
6	Begin Fall 2027	
7	Begin Fall 2029	
8	Begin Fall 2030	
9	Begin Fall 2031	
10	Begin Fall 2032	
11	Begin Fall 2033	
12	Begin Fall 2034	

DATE	REVISION	BY
6-5-20	PER CITY & CLIENT COMMENTS	
6-12-20	PER CITY & CLIENT COMMENTS	
8-12-20	PER CITY & CLIENT COMMENTS	
9-24-20	PER CITY & CLIENT COMMENTS	
11-13-20	PER CITY & CLIENT COMMENTS	
11-18-20	PER CITY COMMENTS	
11-23-20	PER CITY COMMENTS	

NORTH PARK AREA TRACT F

EXISTING 4" WATER MAIN



SECTIONS 4-46-23

LD/CAD MAP
Scale 1" = 200'

Beginning at the Northeast corner of the North Half of said Northeast Quarter of Section 9, Township 46 North, Range 32 West, City of Raymore, Cass County, Missouri, and described as follows:

thence South 02°22'28" West along the East line of said North Half, a distance of 949.00 feet to a point 381.53 feet north of the Southeast corner thereof; thence South 88°00'05" West along said South line, a distance of 1144.58 feet to a point on the South line of said North Half, the North line of a tract of land described in Deed Book 2200, Page 29 of the records of said Cass County, for the following eight courses: a distance of 256.9 feet to the Northeast corner of the Southeast Quarter of said Section 9, a distance of 1257.40 feet to the Southeast corner of the Southeast Quarter of said Section 4, thence North 02°29'05" East, along the West line of said Southeast Quarter, a distance of 800.53 feet to a point on a line being 328.00 feet south of a parallel with the North line of said Southeast Quarter of the thence South 89°02'15" East and parallel with said North line, a distance of 336.71 feet;

thence South 02°29'42" West and parallel with the East line of said Southeast Quarter, a distance of 521.23 feet; thence South 89°05'22" East, on a line 279.00 feet north of and parallel with the South line of said Southeast Quarter of the Southeast Quarter, thence South 02°29'42" West, along said East line, a distance of 279.01 feet to the Point of Beginning. Said parcel is subject to road right of ways of record and contains 6,766,544 square feet or 155,339 acres, more or less.

Notes:

- Basis of Bearings: Missouri NAD 83 Coordinate System, Missouri Western Zone, US Foot
- Bearings and distances shown on this survey are F.E.M.A. Final as shown on the plat.
- Flow: Indicated by arrows. The flow of this tract falls within ZONE A, determined to be a 1 % Annual Chance Flood Hazard. The remainder of this tract, graphically lies in OTHER AREAS ZONE X, defined as areas determined to be outside the 0.2 % annual chance floodplain.
- Current Zoning (Table A Item #9): No zoning report or letter provided. CLASS category shown comes from Cass County GIS system.
- Parking on-site (Table A Item #9): 0 regular stalls and 0 handicap stalls. (Table A Item #9)
- This company did not observe evidence of recent earth moving work, building construction, or building additions in the process of conducting the platwork. (Table A Item #16)
- There are no proposed changes in street right of way lines, nor evidence of recent street or sidewalk construction or repairs observed on this survey. (Table A Item #17)
- No wetland delineation was conducted in the process of conducting the platwork. (Table A Item #18)
- Utilities shown on this survey are located as shown on the plat above ground appearances and utility marking company records. No attempt has been made by the surveyor to estimate the location of any unmarked or unmapped utility lines.

LOT TABLE

LOT #	BUILDING LINE	WIDTH AT FRONT	WIDTH AT REAR	BUILDING LINE
188	81.5	58.2	72.66	81.5
189	54.69	52.01	63.60	54.69
196	52.01	52.00	65.22	52.00
197	52.00	52.00	65.25	52.00

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development

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Lee's Summit, Missouri 64063
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PRELIMINARY PLAT
PARK SIDE
CIVIL PLANS FOR
PARK SIDE
RAYMORE, CASS COUNTY, MISSOURI

DRAWN BY: [Signature]
CHECKED BY: RAW
DATE: 5-22-20
PROJECT NO.: W03-307
SCALE: 1"=200'