

PRELIMINARY PLAT THE ESTATES at KNOLL CREEK

A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI



DESCRIPTION
Roughly the South 73.36 acres of the Southwest Quarter of Section 12, Township 46 North, Range 32, Cass County Missouri. Subject to easements, reservations and restrictions of record.

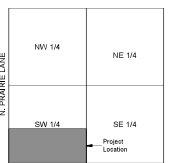
- General Provisions For Proposed Phases**
- Proposed Phases II & III Zoned R-1 for Single Family Residential use. No Rezoning proposed.
 - Gross area 36.85 acres.
 - Density shall not exceed 3.0 dwelling units per acre or a total of 110 dwelling units for the entire plan. No parcel or unit of the plan shall exceed a density of 3.3 units per acre for the individual parcel by more than twenty percent (20%).
 - Building coverage shall not exceed 30% of the net area of the Development by individual parcel or total development.
 - Phasing of the development shall be as shown.
 - Sanitary Sewer shall connect to the existing Interceptor Sewer. Sidewalks along all streets shall have sidewalks 5' in width both sides of street. Public streets and sidewalks shall follow Raymore Local Street Standards.
 - Private Yard drains and storm piping will be provided in the rear where lots abut each other. Private system will be maintained by the HOA and lot Owner.

Lot No.
Single Family Lots 132 (Lots 1 thru 132)
Phase I Lots 56 (Lots 1-56)
Phase II Lots 40 (Lots 57-76, 95-105, 126-132)
Phase III Lots 36 (Lots 73-94, 106-125)
Total Units 132

Net Residential Development Area = 62.63 ac.
Right of Way area = 10.73 ac.
Total Open Space = 8.36 ac.
Buffer area to be screened with berms & landscaping, trees etc.

Legal Description
All that part of the Southwest Quarter of Section 12, Township 46 North, Range 32 West, in the City of Raymore, Cass County, Missouri described by JED A.M. BAUGHMAN, MISSOURI K-5-201420705 of Renaissance Infrastructure Consulting as follows:

Commencing at the Southeast Corner of said Section 12; Thence North 87°17'37" West, along the South line of the Southeast Quarter of said Section 12, a distance of 2700.95 feet to the South Quarter Corner of said Section 12, said point being the Point of Beginning; thence North 87°21'58" West, along the South line of the Southwest Quarter of said Section 12, a distance of 702.36 feet to a point on the East line of THE ESTATES AT KNOLL CREEK, a subdivision in said Cass County, Missouri; thence along said East line for the following eleven courses: thence North 25°48'29" East, a distance of 58.31 feet; thence North 54°39'33" West, a distance of 217.52 feet; thence North 23°52'37" West, a distance of 91.42 feet; thence North 44°53'37" West, a distance of 263.18 feet; thence North 20°48'00" West, a distance of 134.15 feet; thence North 25°43'27" West, a distance of 263.88 feet; thence North 11°58'01" West, a distance of 155.21 feet; thence North 87°44'37" West, a distance of 121.28 feet; thence North 22°44'20" West, a distance of 224.53 feet; thence North 24°13'38" West, a distance of 141.49 feet; thence North 37°49'40" West, a distance of 116.37 feet to a point on the North line of the South Half of the Southwest Quarter of said Section 12; thence South 87°08'23" East, along said North line, a distance of 1683.24 feet to the Northeast Corner of said South Half; thence South 02°18'59" West, along the East line of said South Half, a distance of 1320.50 feet to the Point of Beginning, containing 1,605,250 square feet, or 36.85 acres, more or less.



LOCATION MAP
SECTION 12-746-R32
Scale 1" = 2000'

Lot Dimension Table

a. Minimum Lot Area	10,466 SQ. FT.
b. Minimum Lot Depth	100 FT
c. Minimum Lot Width	70 FT
d. Yard Setbacks	FT
i. Front	30 FT
ii. Rear	30 FT
iii. Side	30 FT
e. Maximum Side Hgt.	35 FT
f. Maximum Blvd. Cover	30 %

LEGEND

—	Existing Section Line	—	Proposed Right-of-Way
—	Existing Right-of-Way Line	—	Proposed Property Line
—	Existing Lot Line	—	Proposed Lot Line
—	Existing Easement Line	—	Proposed Easement
—	Existing Curb & Gutter	—	Proposed Curb & Gutter
—	Existing Sidewalk	—	Proposed Sidewalk
—	Existing Storm Sewer	—	Proposed Storm Sewer
—	Existing Storm Structure	—	Proposed Storm Structure
—	Existing Waterline	—	Proposed Fire Hydrant
—	Existing Gas Main	—	Proposed Waterline
—	Existing Sanitary Sewer	—	Proposed Sanitary Sewer
—	Existing Sanitary Manhole	—	Proposed Sanitary Manhole
—	Existing Contour Major	—	Proposed Contour Major
—	Existing Contour Minor	—	Proposed Contour Minor
—	Utility Easement	—	Future Curb and Gutter
—	Sanitary Sewer Easement	—	Access Easement
—	Drainage Easement	—	Temporary Easement



Preliminary Plat Documents
21-0222
The Estates at Knoll Creek
Raymore, Cass County, MO

Preliminary Plat

L 1188201 Residential Plat
1188201-0104-01-01
NO. DATE 21-0222
DRAWN BY CNE-453 BY
ZM DB

Renaissance Infrastructure Consulting
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MO: Certificate of Authority: E-2010033530

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