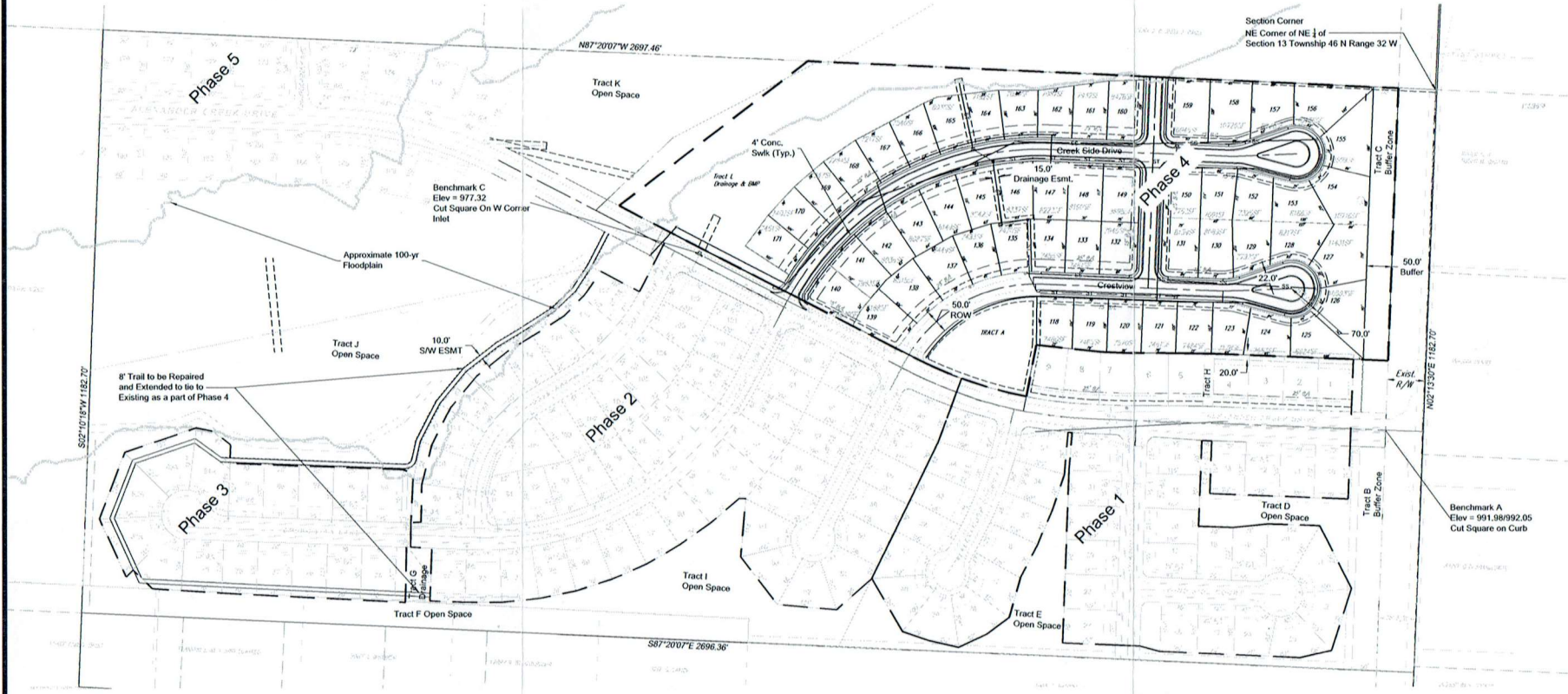
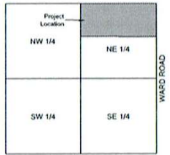


PRELIMINARY PLAT P.U.D ALEXANDER CREEK

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



DESCRIPTION
The North 73.22 acres of the Northeast Quarter of Section 13, Township 46, Range 32, Cass County Missouri. Subject to easements, reservations and restrictions of record.



LOCATION MAP
SECTION 13-146-R32
Scale 1" = 200'

- General Provisions**
- A. Gross area 73.2 acres.
 - B. Density shall not exceed 3.0 dwelling units or a total of 215 dwelling units for the entire plan. No parcel or unit of the plan shall exceed a density of 3.0 units per acre for the individual parcel by more than twenty percent (20%).
 - C. Building coverage shall not exceed 38% of the net area of the Planned Unit Development by individual parcel or total development.
 - D. A minimum of 40% of the development plan shall be provided for common open space as defined by this Chapter.
 - E. A minimum of fifty percent (50%) of the recreational facilities shall be constructed prior to the development of one-half (1/2) of the project and all recreational facilities shall be constructed by the time the project is seventy-five percent (75%) developed.
 - F. Phasing of the development shall be as shown.
 - G. Sanitary Sewer shall connect to the existing Interceptor Sewer.
- Sidewalks along Alexander Creek Drive shall be 5' in width both sides of street. The remaining streets shall have sidewalks 4' in width both sides of street.
- 100 Year Flood Plain is approximate.

TRACT	AREA (AC)	TRACT	AREA (AC)
A	0.72	G	0.13
B	0.52	H	0.18
C	0.81	I	1.53
D	0.96	J	11.48
E	1.07	K	2.96
F	1.62	L	3.16
TOTAL	25.16		

	Lot Nos.	Smallest Lot
Duplex Lots	172-187	9892 SF
Single Family Lots	171	6914 SF
Total Units	299	

Net Residential Development Area = 59.71 ac.
Right of Way area = 13.51 ac.
Total Open Space = 26.47 ac.

Buffer area to be screened with berms & landscaping, trees, etc.

LEGEND

- Existing Section Line
- - - Existing Right-of-Way Line
- - - Existing Lot Line
- - - Existing Easement Line
- - - Existing Curb & Gutter
- - - Existing Sidewalk
- - - Existing Storm Sewer
- - - Existing Storm Structure
- - - Existing Waterline
- - - Existing Gas Main
- - - Existing Sanitary Sewer
- - - Existing Sanitary Manholes
- - - Existing Contour Major
- - - Existing Contour Minor
- U/E Utility Easement
- SS/E Sanitary Sewer Easement
- D/E Drainage Easement
- - - Proposed Right-of-Way
- - - Proposed Property Line
- - - Proposed Lot Line
- - - Proposed Easement
- - - Proposed Curb & Gutter
- - - Proposed Sidewalk
- - - Proposed Storm Sewer
- - - Proposed Storm Structure
- - - Proposed Fire Hydrant
- - - Proposed Waterline
- - - Proposed Sanitary Sewer
- - - Proposed Sanitary Manhole
- - - Proposed Contour Major
- - - Proposed Contour Minor
- - - Future Curb and Gutter
- A/E Access Easement
- T/E Temporary Easement

Consultant:
Dustin Burton, PM
Jordan Williams, E.I.
1815 McGee St. Kansas City, MO
816.490.9559

Prepared For:
Alexander Creek Holdings, LLC
PO Box 6437, 1951 NE
Rice Road, Lee's Summit,
MO 64064



Sheet
C01

Preliminary Plat Documents
20-0158
Alexander Creek Subdivision Phase IV
Raymore, Cass County, MO

PRELIMINARY PLAT

DATE	BY	REVISION
12/15/2020	JAW	Open Submittal

Renaissance Infrastructure Consulting
132 JANE ALLEN
KANSAS CITY, MISSOURI 64103
MO CDP#00003865