

DWG: F:\2018\1501-2000\018-1950\40-Design\AutoCAD\Preliminary Plans\Sheets\NCVC_GLP_81950.dwg
 DATE: May 02, 2019 11:17pm
 USER: Kubert
 XREFS: C_XBASE_81950 C_TBLK_81950 C_PBASE_81950



LEGEND

- PROPERTY LINE
- - - UTILITY EASEMENT
- W EXISTING WATER MAIN
- SS EXISTING SANITARY MAIN
- W W PROPOSED WATER MAIN
- SS SS PROPOSED SANITARY MAIN
- SD SD PROPOSED STORM SEWER LINE
- ADA ACCESSIBLE ROUTE IN ACCORDANCE WITH SECTION 18.120.015
- [Hatched Box] GARAGE
- [Dotted Box] CONCRETE SIDEWALK PAVEMENT

KEYNOTES

19 [Circle with 19] PARKING COUNT

[X] KEYNOTES

- 01 TRASH ENCLOSURE. RE: ARCH
- 02 DETENTION POND
- 03 COMMERCIAL DRIVE ENTRANCE
- 04 DITCH IMPROVEMENTS PER AGREEMENTS
- 05 EXISTING 14"x4" RCB STORM SEWER
- 06 FUTURE 5' PUBLIC SIDEWALK

SITE DATA TABLE

| BUILDING NO. | BUILDING TYPE | NUMBER OF UNITS PER BUILDING | TOTAL BUILDING AREA (SQ.FT.) | GROUND FLOOR BUILDING AREA (SQ.FT.) | TOTAL PARKING REQUIRED (Inc. ADA) |
|----------------|---------------|------------------------------|------------------------------|-------------------------------------|-----------------------------------|
| 1 | E | 39 | 33,012 | 11,230 | 59 |
| 2 | D | 36 | 29,478 | 9,010 | 54 |
| 3 | B | 33 | 26,346 | 9,695 | 50 |
| 4 | D | 36 | 29,478 | 9,010 | 54 |
| 5 | C | 21 | 20,832 | 7,010 | 32 |
| 6 | B | 33 | 26,346 | 9,010 | 50 |
| 7 | B | 33 | 26,376 | 9,010 | 50 |
| 8 | C | 21 | 20,832 | 7,010 | 32 |
| 9 | A | 36 | 29,478 | 9,695 | 54 |
| 10 | D | 36 | 29,478 | 9,010 | 54 |
| 11 | A | 36 | 29,478 | 7,010 | 54 |
| 12 | D | 36 | 29,478 | 9,010 | 54 |
| CLUBHOUSE | N/A | N/A | 4,900 | 4,900 | 12 |
| TOTALS: | | 396 | 335,512 | 110,610 | 609 |

TOTAL PARKING PROVIDED: 609
 ADA PARKING REQUIRED: (2% OF TOTAL)(202 IB 1106.1) = 13
 PARKING RATIOS (PER UNIT) = 1.5
 UNITS PER AC: 16
 GROSS ACREAGE (AC): 24.96
 FAR: 30.86%
 EXISTING ZONING: R-3A,R-3B,C
 PROPOSED ZONING: R-3B

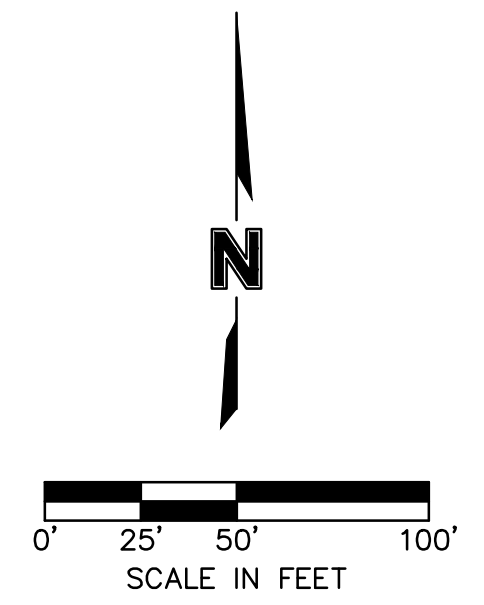
SETBACKS: FRONT YARD 30
 STREET SIDE 10
 INTERIOR SIDE 10
 REAR YARD 30

ENGINEER:
 OLSSON
 BRETT LAURITSEN, P.E.
 7301 WEST 133RD STREET, SUITE 200
 OVERLAND PARK, KANSAS 66213
 913.381.1170
 blauritsen@olsson.com

DEVELOPER:
 GCP ALLEN RAYMORE MULTI-FAMILY HOUSING
 CASSIE PABEN
 10340 N. 84TH STREET
 OMAHA, NEBRASKA 68122
 402.997.7534

ARCHITECT:
 HOLLAND BASHAM ARCHITECTS
 CURTIS WITZENBURG
 119 SOUTH 49TH AVENUE
 OMAHA, NEBRASKA 68132
 402.551.0800

LANDSCAPE ARCHITECT:
 OLSSON
 BRAD SONNER, PLA
 7301 WEST 133RD STREET, SUITE 200
 OVERLAND PARK, KANSAS 66213
 913.381.1170
 bsonner@olsson.com



olsson

7301 West 133rd Street, Suite 200
 Overland Park, KS 66213-4752
 TEL: 913.381.1170 www.olsson.com

RAYMORE
 come home to more

GENERAL LAYOUT PLAN
 PRELIMINARY SITE DEVELOPMENT PLAN
 GCP ALLEN RAYMORE MULTI-FAMILY HOUSING
 NOT FOR CONSTRUCTION

RAYMORE, MISSOURI

2018

REVISIONS

| REV. NO. | DATE | DESCRIPTION |
|----------|----------|---------------------|
| 1 | 09/20/18 | PER CITY COMMENTS |
| 2 | 20/03/21 | PER OWNER REVISIONS |

drawn by: [Blank] RLB
 checked by: [Blank] RLB
 approved by: [Blank] BL
 GPOC by: [Blank]
 project no.: 18-1950
 drawing no.: C_GLP_81950.DWG
 date: 08.25.18

SHEET C100