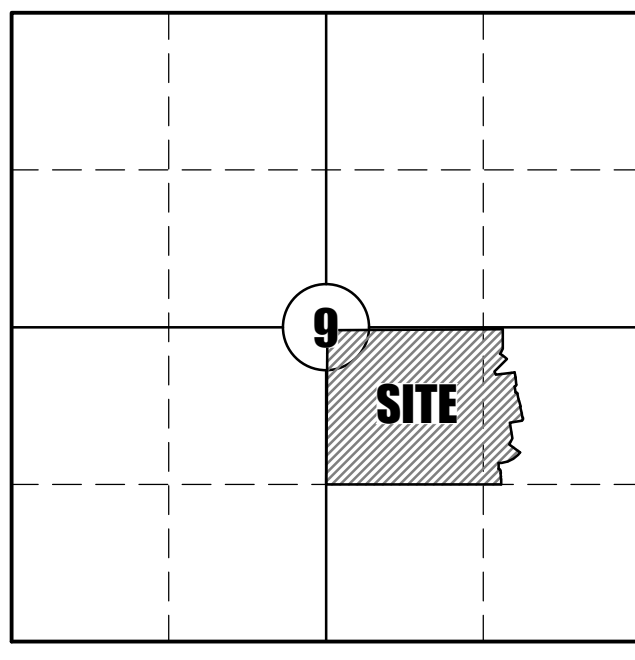


SITE LOCATION
NOT TO SCALE



TOWNSHIP 46 NORTH, RANGE 32 WEST

RFF DEVELOPMENT CO LLC
4700 GLENVIEW ST
BLUE SPRINGS, MO 64015
R-1 ZONING

REFERENCE BEARING:

BEARINGS SHOWN HEREON AREA GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "CA-07", 2003 ADJUSTMENT (N: 29626.247, E: 853882.057) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9998979 WAS USED.

BENCHMARK:

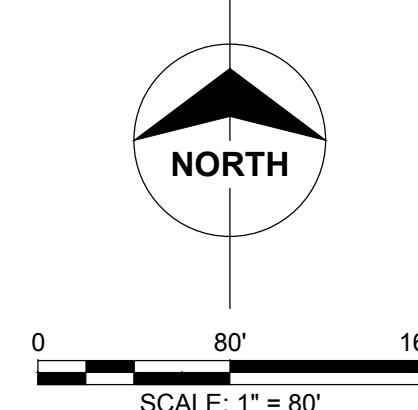
ELEVATIONS ARE BASED TIED TO CONTROL MONUMENT "CA-07".
ELEVATION = 1015.42

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP NUMBER 29037C0029F, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 02, 2015 AND IS IN AN AREA DETERMINED NOT TO BE WITHIN A SPECIAL FLOOD HAZARD AREA.

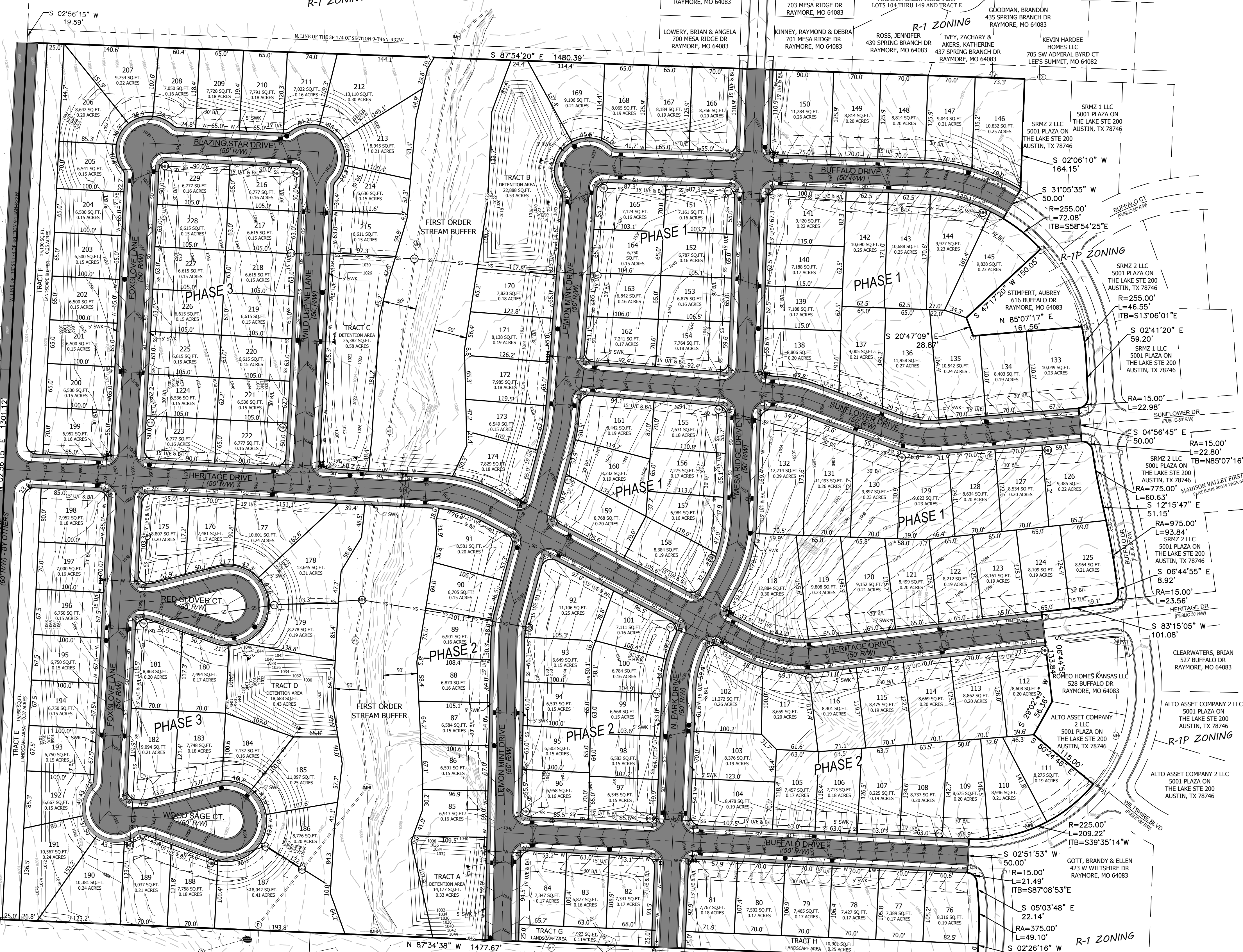
ZONING:

CURRENT ZONING: R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT [8,400 SF]
PROPOSED ZONING: R-1.5, SINGLE-FAMILY RESIDENTIAL DISTRICT [6,500 SF]



PR ZONING

CITY OF RAYMORE
100 MUNICIPAL DR
RAYMORE, MO 64083



MACRO STORMWATER RUNOFF STUDY			
DRAINAGE AREAS			
BASIN A	450,410 sf	10.34 ac	
BASIN B	715,255 sf	16.42 ac	
BASIN C	435,600 sf	10.00 ac	
BASIN D	250,906 sf	5.76 ac	
BASIN BYPASS	162,914 sf	3.74 ac	
SITE TOTAL	2,015,086 sf	46.26 ac	
OFF-SITE	21,534 sf	2.97 ac	
DESIGN RELEASE RATES			
APWA 5600 COMPREHENSIVE CONTROL STANDARDS			
50% (2-YR)	0.8 cfs/ac		
10% (10-YR)	2 cfs/ac		
1% (100-YR)	3 cfs/ac		
Actual Allowable Release Rates			
Storm Event	On-Site (cfs)	Off-site (cfs)	Total (cfs)
50% (2-yr)	37.01	7.69	44.70
10% (10-yr)	92.52	14.49	107.01
1% (100-yr)	138.78	23.82	162.60
RUNOFF/DETENTION SUMMARY			
50% (2-yr)	Peak Runoff (cfs)	Peak Release (cfs)	
Basin A	28.93	17.65	
Basin B	48.33	5.97	
Basin C	29.44	2.68	
Basin D	16.95	3.94	
Undetained	14.42	14.42	
Aggregate	37.71	<44.70	
10% (10-yr)	Peak Runoff (cfs)	Peak Release (cfs)	
Basin A	54.23	37.36	
Basin B	90.50	23.58	
Basin C	55.12	9.04	
Basin D	31.75	11.19	
Undetained	30.10	30.12	
Aggregate	96.81	<107.01	
1% (100-yr)	Peak Runoff (cfs)	Peak Release (cfs)	
Basin A	88.90	56.08	
Basin B	148.27	36.18	
Basin C	90.30	13.64	
Basin D	52.01	17.10	
Undetained	53.07	53.07	
Total	161.30	<162.60	

DEVELOPMENT NOTES:

1. THERE ARE ADEQUATE PUBLIC FACILITIES AND SERVICES TO SERVE THIS DEVELOPMENT.
2. INFRASTRUCTURE IS PLANNED TO BE INSTALLED IN THREE PHASES.
3. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE APPROVED MAINTENANCE PLAN WITHIN THE STREAM BUFFER AREA.
4. ANY STREAM BUFFER SHOWN HEREON IS SUBJECT TO CONSERVATION EASEMENTS THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

MAINTENANCE OF TRACTS:

1. TRACTS A, B, C AND D SHALL BE USED FOR DETENTION AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. TRACTS E, F, G AND H SHALL BE USED FOR A LANDSCAPE BUFFER AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND:

- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- ⊕ PROPOSED WATER VALVE
- ⊓ PROPOSED CURB INLET
- ⊓ PROPOSED JUNCTION BOX
- ⊓ PROPOSED FLARED END SECTION
- ▲ PROPOSED SIDEWALK
- U/E PROPOSED UTILITY EASEMENT
- D/E PROPOSED DRAINAGE EASEMENT
- SS PROPOSED 8" SANITARY SEWER LINE
- W PROPOSED 8" WATER LINE
- SD PROPOSED STORM DRAINAGE PIPE

DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF; THENCE ALONG THE WEST LINE OF SAID NORTH HALF, SOUTH 02°56'15" WEST, 19.59 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE 19.59 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTH HALF, A PORTION OF SAID LINE BEING THE SOUTH LINE OF MADISON CREEK THIRD PLAT, LOTS 104 THRU 149 AND TRACT E, A SUBDIVISION OF LAND AS RECORDED AT THE CASS COUNTY RECORDER OF DEEDS OFFICE, SOUTH 87°54'20" EAST, 1480.39 FEET TO THE NORTHWEST CORNER OF MADISON VALLEY FIRST PLAT, A SUBDIVISION OF LAND AS RECORDED AT THE CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE ALONG THE WEST LINE OF SAID MADISON VALLEY FIRST PLAT THE FOLLOWING 26 COURSES; THENCE SOUTH 02°06'10" WEST, 164.15 FEET; THENCE SOUTH 31°05'35" WEST, 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 58°54'25" EAST, A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 72.08 FEET; THENCE SOUTH 47°17'20" WEST, 150.05 FEET; THENCE SOUTH 20°47'09" EAST, 28.87 FEET; THENCE NORTH 85°07'17" EAST, 161.56 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 13°06'01" EAST, A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 46.55 FEET; THENCE SOUTH 02°41'20" EAST, 59.20 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.98 FEET; THENCE SOUTH 04°56'45" EAST, 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 85°07'16" EAST, A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.80 FEET; THENCE ALONG A REVERSE CURVE, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 60.63 FEET; THENCE SOUTH 12°15'47" EAST, OF 51.15 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 975.00 FEET, AN ARC LENGTH OF 93.84 FEET; THENCE SOUTH 06°44'55" EAST, 8.92 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 83°15'05" WEST, 101.08 FEET; THENCE SOUTH 06°44'55" EAST, 133.84 FEET; THENCE SOUTH 29°02'49" WEST, 56.36 FEET; THENCE SOUTH 50°24'46" EAST, 115.05 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 39°51'4" WEST, A RADIUS OF 235.00 FEET AN ARC LENGTH OF 209.22 FEET; THENCE SOUTH 02°51'53" WEST, 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 87°08'53" EAST, A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.49 FEET; THENCE SOUTH 05°03'48" EAST, 22.14 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 49.10 FEET; THENCE SOUTH 02°26'16" WEST, 45.84 FEET TO THE SOUTH LINE OF THE NORTH HALF, ALSO BEING THE NORTHEAST CORNER OF LOT 29, BRIDECROFT LOTS 24 THRU 36, A SUBDIVISION OF LAND AS RECORDED AT THE CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE ALONG THE SOUTH LINE OF SAID NORTH HALF, ALSO BEING THE NORTH LINE OF SAID BRIDECROFT, THE NORTH LINE OF WEDGEWOOD PLACE, WEDGEWOOD MEADOWS & THE SECOND REPLAT OF KIRBY ESTATES, ALL BEING SUBDIVISIONS OF LAND AS RECORDED AT THE CASS COUNTY, RECORDER OF DEEDS OFFICE, NORTH 87°34'38" WEST, 1477.67 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE ALONG THE WEST LINE OF SAID NORTH HALF, NORTH 02°56'15" EAST, 1301.12 FEET, TO THE POINT OF BEGINNING AND CONTAINS 46.26 ACRES, MORE OR LESS.

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 1, Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / MS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

JEREMY M. POWELL, PLS, PLS, CREDS, ENV SR
MO LS 200700084

**PRELIMINARY PLAT
MADISON VALLEY, PHASE 2
CITY OF RAYMORE, CASS COUNTY, MO**

REVISONS NO.	DATE	DESCRIPTION

DRAWN BY: JMP
CHECKED BY: XX
PROJECT #: 21-1899
ISSUE DATE: 05/19/2021
ISSUED FOR: REVIEW

PRELIMINARY PLAT

1 OF 1