

# PRELIMINARY DEVELOPMENT PLAN RIDGEVIEW ESTATES



REVISIONS:

NO.	DATE
ORIGINAL	07/02/2021
REVISION 1	08/05/2021

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY.

**PRELIMINARY  
(NOT FOR CONSTRUCTION)**

KYLE RANDALL MILLER  
MO LICENSE - 20709003

**SITE INFORMATION**

SITE ACREAGE	8.0 AC.
CURRENT OWNER	GOOD-OTIS
PROPOSED ZONING	PLUD
ADJACENT ZONING	R1-P, C-3
FIRE DISTRICT	SOUTH METRO
SCHOOL DISTRICT	R-2 - RAYMORE/PECUJAL
PARCEL INFORMATION	04-14-19-000-001.000

**SITE CALCULATIONS**

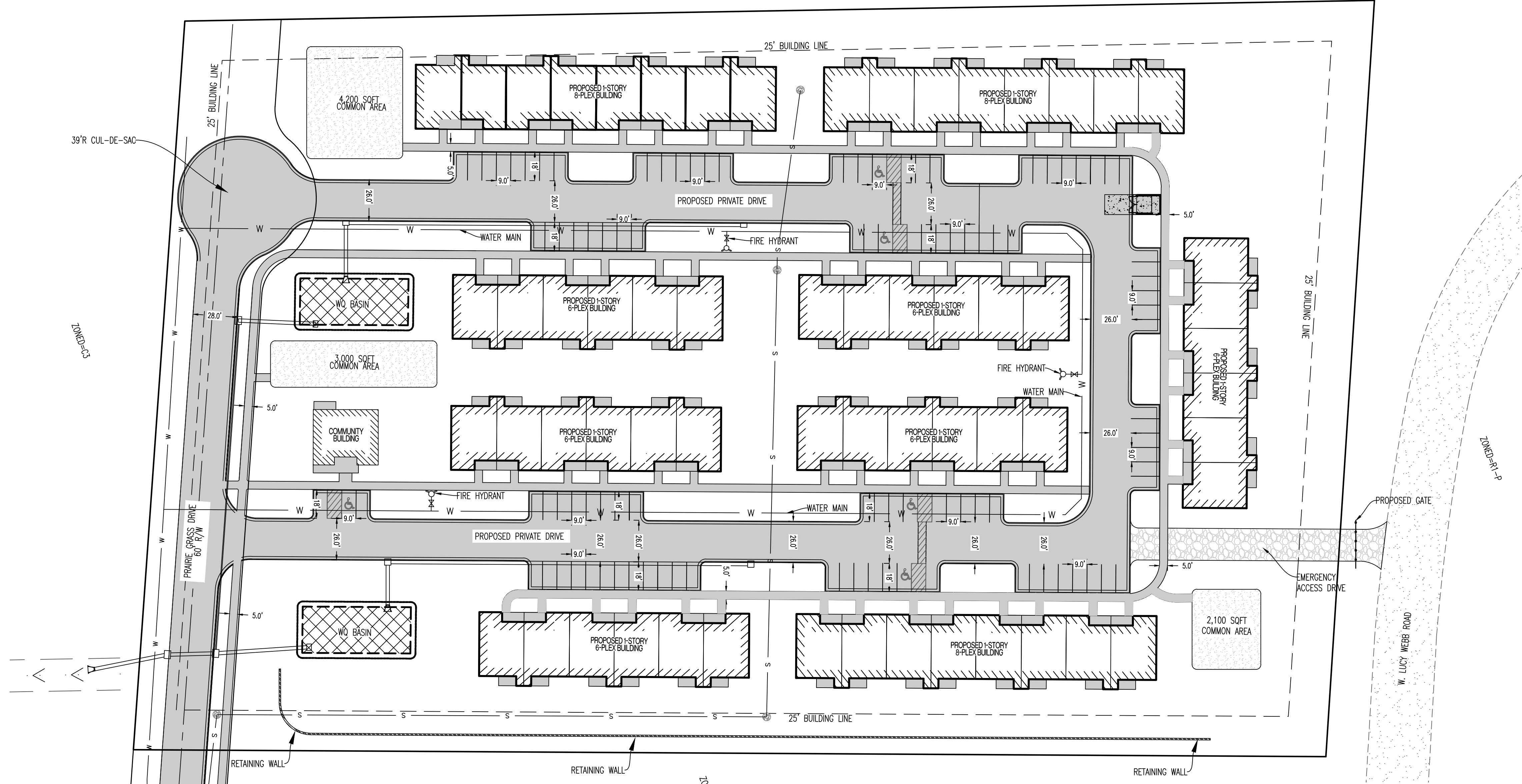
TOTAL SITE AREA	8.0 ACRES
TOTAL IMPERVIOUS AREA	3.13 ACRES
TOTAL PERVIOUS AREA	4.87 ACRES
PERCENT OPEN SPACE	61%
TOTAL DWELLING UNITS	60 UNITS
RESIDENTIAL DWELLING UNIT AREA	58,860 SQFT
COMMUNITY BUILDING UNIT AREA	1,572 SQFT
TOTAL DEVELOPMENT UNIT AREA	60,432 SQFT
DENSITY	7.5 UNITS
TOTAL COMMON OPEN SPACE	9,300 SQFT

**CALCULATIONS:**

<b>LAND AREA:</b>	
TOTAL LAND AREA:	348,480 SQFT OR 8.0 AC
<b>PARKING SUMMARY:</b>	
SPACES REQUIRED:	
USE - MULTI FAMILY LIVING FACILITIES WITH 60 TOTAL UNITS	90 SPACES
1.5 SPACES PER DWELLING UNIT	5 SPACES
ADA ACCESSIBLE SPACES REQUIRED:	
TOTAL SPACES PROVIDED:	108 SPACES
ADA ACCESSIBLE SPACES PROVIDED:	5 SPACES

**LEGEND OF SYMBOLS:**

---	EXISTING CURB	XXX.XX TC	PROPOSED TOP OF CURB ELEVATION
---	PROPOSED CURB	XXX.XX TP	PROPOSED TOP OF PAVEMENT ELEVATION
---	RIP RAP	XXX.XX FG	PROPOSED FINISH GRADE ELEVATION
---	EXISTING STRUCTURE	XXX.XX TW	PROPOSED TOP OF WALL
---	EXISTING TREELINE	XX	LOT NUMBER
---	PROPOSED TREELINE	X	STORM SEWER STRUCTURE LABEL
---	EDGE OF WATERWAY	X	SANITARY SEWER STRUCTURE LABEL
---	EXISTING WATERLINE	HP.	HIGH POINT
---	PROPOSED WATERLINE	LP.	LOW POINT
---	EXISTING GAS LINE	---	EXISTING SIGNS
---	PROPOSED GAS LINE	---	EXISTING POWER POLE
---	EXISTING UNDERGROUND TELEPHONE	---	EXISTING GAS VALVE
---	EXISTING UNDERGROUND CABLE TELEVISION	---	EXISTING WATER VALVE
---	EXISTING HIGH VOLTAGE ELECTRIC	---	EXISTING GAS METER
---	EXISTING OVERHEAD ELECTRIC	---	EXISTING WATER METER
---	EXISTING UNDERGROUND ELECTRIC	---	EXISTING FIRE HYDRANT
---	EXISTING OVERHEAD ELEC. & TV	---	MANHOLE
---	EXISTING OVERHEAD ELEC., TV & TELE.	---	EXISTING SANITARY SEWER LATERAL
---	EXISTING SANITARY SEWER	---	PROPOSED SANITARY SEWER LATERAL
---	PROPOSED SANITARY SEWER	---	PROPOSED TRACER WIRE TEST STATION BOX
---	EXISTING ELECTRICAL TRANSFORMER	---	EXISTING AIR CONDITIONER
---	EXISTING ELECTRIC METER	---	EXISTING TELEPHONE PEDESTAL
---	EXISTING LIGHT POLE	---	
---	EXISTING GUY WIRE	---	



**LEGAL DESCRIPTION:**  
A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 46 NORTH, RANGE 32 WEST, RAYMORE, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 19, AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 71; THENCE FROM THE POINT OF BEGINNING AND WITH THE NORTH LINE OF SAID SECTION S 86°32'30"E, 472.05 FEET; THENCE LEAVING SAID NORTH LINE AND ON A LINE PARALLEL TO THE EASTERLY RIGHT OF WAY OF SAID U.S. HIGHWAY 71, S 1°52'35"E, 741.00 FEET; THENCE ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, N 86°32'30"W, 472.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 71; THENCE WITH SAID EASTERLY RIGHT OF WAY LINE, N 1°52'35"W, 741.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.00 ACRES.

**DEVELOPER INFORMATION**  
MACO DEVELOPMENT COMPANY LLC  
111 N. MAIN ST., P.O. BOX 68  
CLARKTON, MO 63837  
573-448-3000

**SITE OWNER**  
GOOD-OTIS JAMES OTIS JR  
1464 TECHNY RD  
NORTHBROOK, IL 60062

- NOTES:**
- THIS TRACT IS LOCATED IN ZONE X, - AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL FLOOD CHANCE PER THE CITY OF RAYMORE FEMA FIRM PANEL #29037C0036F, DATED 01/02/2013.
  - BUILDING COVERAGE SHALL NOT EXCEED 40% OF THE NET AREA OF THE PLANNED UNIT DEVELOPMENT BY INDIVIDUAL PARCEL OR TOTAL DEVELOPMENT.
  - A MINIMUM OF 15 PERCENT OF THE DEVELOPMENT PLAN SHALL BE PROVIDED FOR OPEN SPACE.
  - TOTAL COMMON OPEN SPACE PROVIDED WILL BE 150 SQUARE FEET PER EACH UNIT. 60 UNITS X 150 SQ. FT. = 9000 SQ. FT.
  - NO SLOPES SHALL EXCEED 3:1 RATIO.
  - MATERIAL AND CONSTRUCTION METHODS SHALL CONFORM TO CITY OF RAYMORE'S CODES AND ORDINANCES.
  - NO DETENTION IS REQUIRED FOR THIS DEVELOPMENT AS A REGIONAL BASIN IS ALREADY CONSTRUCTED DOWNSTREAM.
  - WATER QUALITY IS REQUIRED FOR THIS DEVELOPMENT AND SHALL MEET CITY OF RAYMORE'S CODE.
  - A PROJECT SPECIFIC SWPPP WILL BE PREPARED AND A STATE DNR PERMIT WILL BE REQUIRED PRIOR TO LAND DISTURBANCE.
  - A 60' WIDE RIGHT OF WAY WILL EXTEND FROM DEAN AVENUE FOR A PUBLIC STANDARD STREET MEETING KC METRO DESIGN STANDARDS.
  - SANITARY SEWER AND WATER LINES WILL BE EXTENDED TO THIS SITE FOR THE DEVELOPMENT. BOTH SERVICES PROVIDED BY THE CITY OF RAYMORE.

**CROCKETT**  
ENGINEERING CONSULTANTS  
1300 W. MAIN ST., P.O. BOX 68  
CLARKTON, MISSOURI 63837  
www.crockettengineering.com  
Missouri License # 000000000

**OWNER:**  
MACO DEVELOPMENT COMPANY LLC  
111 N. MAIN ST., P.O. BOX 68  
CLARKTON, MO 63837

**RIDGEVIEW ESTATES**  
SECTION 19, TOWNSHIP 46 NORTH, RANGE 32 WEST  
RAYMORE, CASS COUNTY, MISSOURI

**DRAWING INCLUDES:**  
  
SITE PLAN

DESIGNED: KRM  
DRAWN: KRM  
PROJECT NO.: 200287  
SHEET: CE 1