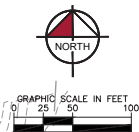
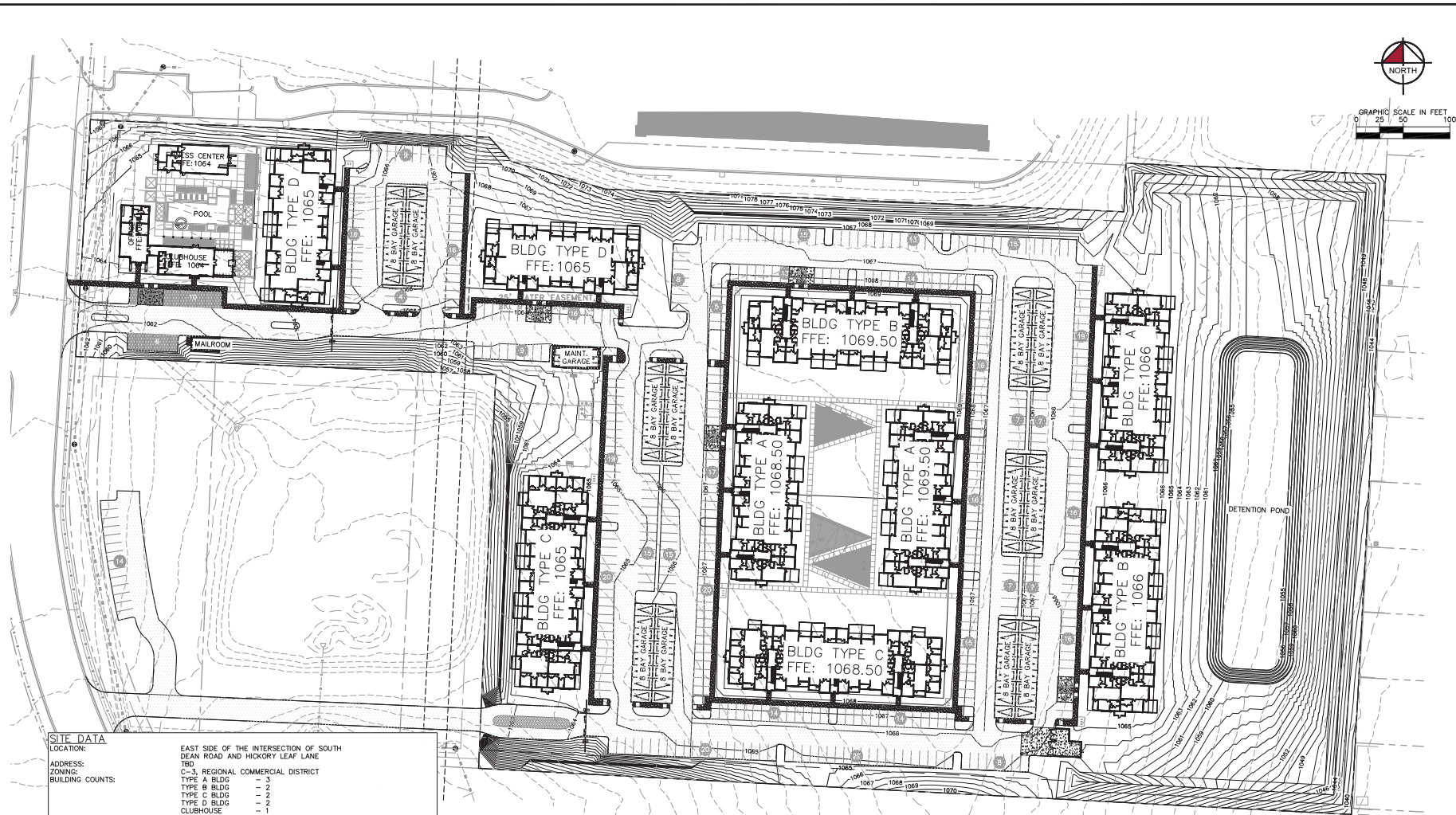


RAYMORE, MISSOURI, ARCHITECT, 5401 S. W. 10TH ST., SUITE 200, MIAMI, FL 33155-4100. DATE: 02/20/2021. 15:30:40. 85.00% ACRES. 100% IMPERVIOUS AREA. 51.51% IMPERVIOUS AREA. 48.49% PERVIOUS AREA. 491 SPACES PROVIDED. 12 BUILDINGS (8 STALLS PER BUILDING) = 96 TOTAL SPACES. 587 SPACES (1.6 SPACES PER UNIT). 10' NORTH. 20' SOUTH. 20' EAST. 30' WEST. NEIGHBORING PROPERTY ZONING: NORTH: C-3P PLANNED REGIONAL COMMERCIAL. SOUTH: R-1P SINGLE-FAMILY RESIDENTIAL (PLANNED DISTRICT OVERLAY). EAST: R-1 SINGLE-FAMILY RESIDENTIAL. WEST: C-3 REGIONAL COMMERCIAL DISTRICT.



**SITE DATA**

LOCATION: EAST SIDE OF THE INTERSECTION OF SOUTH DEAN ROAD AND HICKORY LEAF LANE

ADDRESS: TBD

ZONING: C-3, REGIONAL COMMERCIAL DISTRICT

BUILDING COUNTS:	TYPE A BLDG	- 3
	TYPE B BLDG	- 1
	TYPE C BLDG	- 2
	TYPE D BLDG	- 2
	CLUBHOUSE	- 1
	FITNESS CENTER	- 1
	OFFICE	- 1

TOTAL UNIT COUNT: 300 UNITS

TOTAL AREA:	16.52 ACRES	100%
IMPERVIOUS AREA:	8.51 ACRES	51.51%
PERVIOUS AREA:	8.01 ACRES	48.49%

**PARKING SUMMARY**

CITY REQUIRED PARKING RATIO:	1.50 SPACES PER UNIT = 450 PARKING
CLIENT REQUIRED PARKING RATIO:	1.70 SPACES PER UNIT = 510 PARKING

STANDARD PARKING PROVIDED: 491 SPACES

GARAGE PARKING PROVIDED: 12 BUILDINGS (8 STALLS PER BUILDING) = 96 TOTAL SPACES

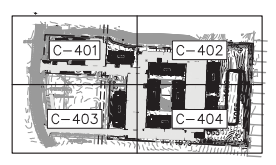
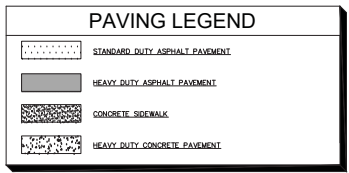
TOTAL PARKING PROVIDED: 587 SPACES (1.6 SPACES PER UNIT)

**SETBACKS**

NORTH:	10'
SOUTH:	20'
EAST:	20'
WEST:	30'

**NEIGHBORING PROPERTY ZONING**

NORTH:	C-3P	PLANNED REGIONAL COMMERCIAL
SOUTH:	R-1P	SINGLE-FAMILY RESIDENTIAL (PLANNED DISTRICT OVERLAY)
EAST:	R-1	SINGLE-FAMILY RESIDENTIAL
WEST:	C-3	REGIONAL COMMERCIAL DISTRICT



KEY MAP

**WATERMARK RAYMORE PREPARED FOR WATERMARK CITY OF RAYMORE**

MO

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OVERALL SITE PLAN

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RHA PROJECT NO. 2021-0000  
 DATE: 02/20/2021  
 SCALE AS SHOWN  
 DESIGNED BY: AWB  
 DRAWN BY: LCL  
 CHECKED BY: C/F

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Kimley-Horn

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REV.	REVISIONS	DATE