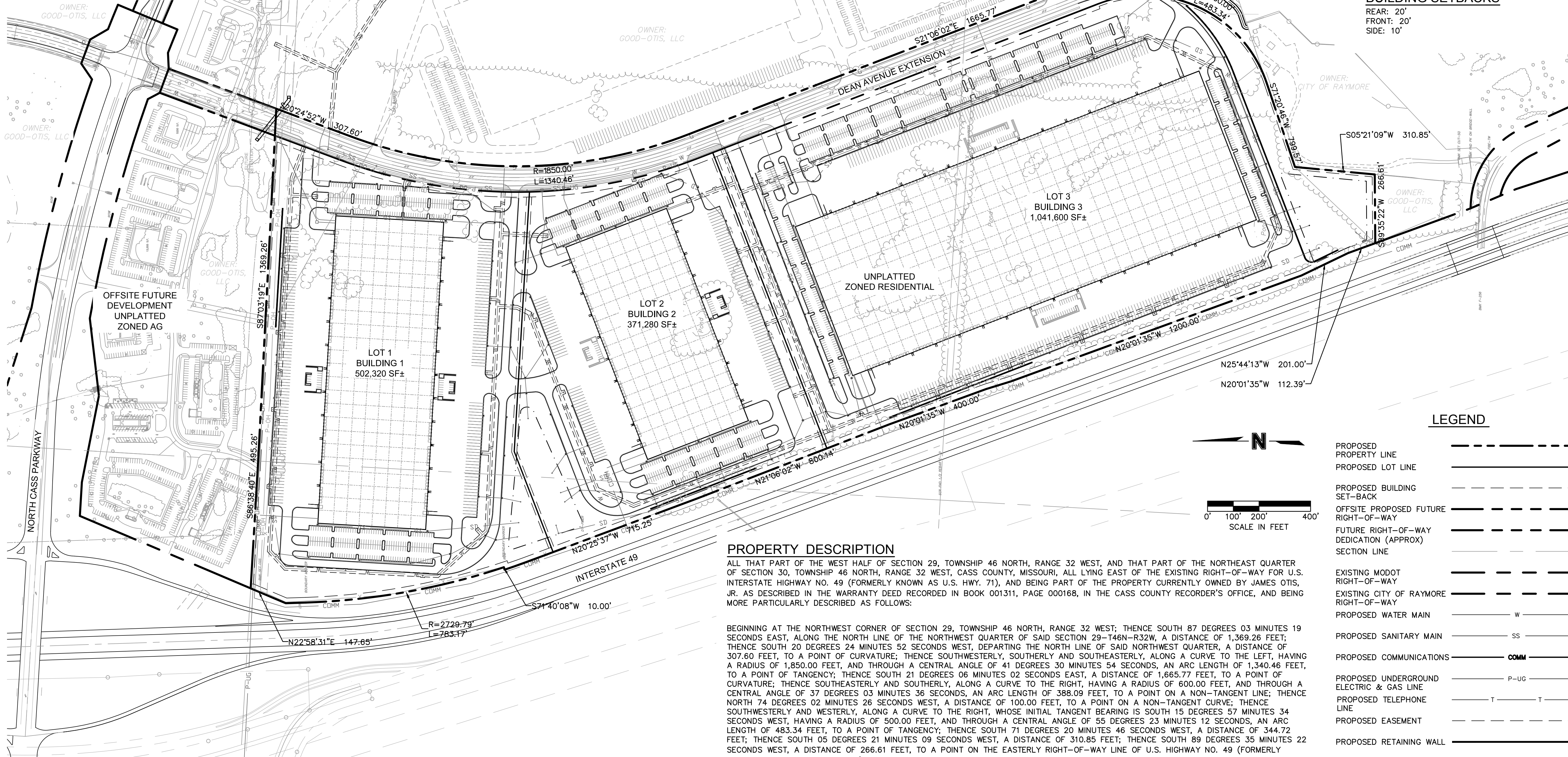


PROJECT LOCATION

VICINITY MAP
NOT TO SCALE



PROPOSED SITE USE:
LIGHT INDUSTRIAL/DISTRIBUTION/WAREHOUSING

PUD DATA
SITE AREA = 5,940,859 S.F.±
(136.38 ACRES) *INCLUDES ROW

ZONING:
EXISTING ZONING = VARIES
PROPOSED ZONING = PUD

SITE COVERAGE:
IMPERVIOUS = 65% (3,886,030 S.F.)
PERVIOUS = 35% (2,054,829 S.F.)

BUILDING SETBACKS
REAR: 20'
FRONT: 20'
SIDE: 10'

PARKING DATA

LIGHT INDUSTRIAL/DISTRIBUTION	LOT SIZE	LOT SIZE	BUILDING SIZE^	PARKING*				TOTALS
				AT OPENING	AT FULL FUTURE OCCUPANCY	AT FULL FUTURE OCCUPANCY	FUTURE ADD. TRAILER STORAGE	
BUILDING 1	1,653,634 SF±	37.96 AC±	502,320 SF±	197	404	414	168	582
BUILDING 2	1,276,694 SF±	29.31 AC±	371,230 SF±	146	298	424	108	532
BUILDING 3	2,641,523 SF±	60.64 AC±	1,041,600 SF±	407	836	872	233	1,105
PUBLIC ROW:	369,008 SF±	8.47 AC±	--	--	--	--	--	--
TOTALS:	5,940,859 SF±	136.38 AC±	1,915,150 SF±	750	1,538	1,710	509	2,219

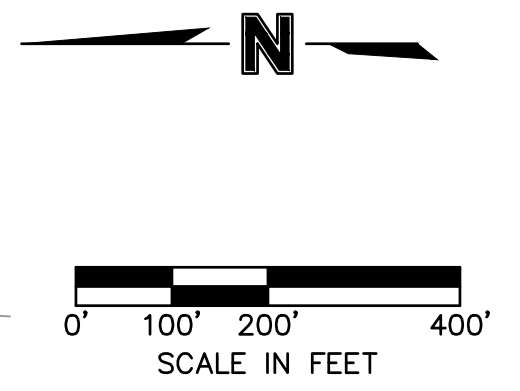
^BUILDING GSF:
2% OFFICE, 98% LIGHT INDUSTRIAL
PLAN SHOWN REFLECTS FULL BUILD-OUT. SEE ALSO SHEETS C-2 & C-3.

*REQUIRED PARKING RATIOS:
OFFICE @ OPENING RATIO: 1:300 SF
OFFICE @ FULL FUTURE OCC RATIO: 1:300 SF
LIGHT INDUSTRIAL @ OPENING RATIO: 0.33:1,000 SF
LIGHT INDUSTRIAL @ FULL FUTURE OCC RATIO: 0.75:1,000 SF

PROPERTY DESCRIPTION

ALL THAT PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 32 WEST, AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 46 NORTH, RANGE 32 WEST, CASS COUNTY, MISSOURI, ALL LYING EAST OF THE EXISTING RIGHT-OF-WAY FOR U.S. INTERSTATE HIGHWAY NO. 49 (FORMERLY KNOWN AS U.S. HWY. 71), AND BEING PART OF THE PROPERTY CURRENTLY OWNED BY JAMES OTIS, JR. AS DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 001311, PAGE 000168, IN THE CASS COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 32 WEST; THENCE SOUTH 87 DEGREES 03 MINUTES 19 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29-T46N-R32W, A DISTANCE OF 1,369.26 FEET; THENCE SOUTH 20 DEGREES 24 MINUTES 52 SECONDS WEST, DEPARTING THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 307.60 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,850.00 FEET, AND THROUGH A CENTRAL ANGLE OF 41 DEGREES 30 MINUTES 54 SECONDS, AN ARC LENGTH OF 1,340.46 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 21 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 1,665.77 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, AND THROUGH A CENTRAL ANGLE OF 37 DEGREES 03 MINUTES 36 SECONDS, AN ARC LENGTH OF 388.09 FEET, TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 74 DEGREES 02 MINUTES 26 SECONDS WEST, A DISTANCE OF 100.00 FEET, TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY AND WESTERLY, ALONG A CURVE TO THE RIGHT, WHOSE INITIAL TANGENT BEARING IS SOUTH 15 DEGREES 57 MINUTES 34 SECONDS WEST, HAVING A RADIUS OF 500.00 FEET, AND THROUGH A CENTRAL ANGLE OF 55 DEGREES 23 MINUTES 12 SECONDS, AN ARC LENGTH OF 483.34 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 71 DEGREES 20 MINUTES 46 SECONDS WEST, A DISTANCE OF 344.72 FEET; THENCE SOUTH 05 DEGREES 21 MINUTES 09 SECONDS WEST, A DISTANCE OF 310.85 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 22 SECONDS WEST, A DISTANCE OF 266.61 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49 (FORMERLY KNOWN AS U.S. HIGHWAY NO. 71), AS ESTABLISHED IN BOOK 513 AT PAGE 429, AND AS DEPICTED ON THE HIGHWAY PLANS HAVING A PROJECT NUMBER OF F-71-4(9); THENCE NORTH 20 DEGREES 01 MINUTES 35 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 112.39 FEET; THENCE NORTH 25 DEGREES 44 MINUTES 13 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.00 FEET; THENCE NORTH 20 DEGREES 01 MINUTES 35 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,200.00 FEET; THENCE NORTH 17 DEGREES 09 MINUTES 50 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.12 FEET; THENCE NORTH 20 DEGREES 01 MINUTES 35 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET; THENCE NORTH 21 DEGREES 06 MINUTES 02 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 800.14 FEET; THENCE NORTH 20 DEGREES 25 MINUTES 37 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 715.25 FEET, TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT, WHOSE INITIAL TANGENT BEARING IS 20 DEGREES 01 MINUTES 35 SECONDS WEST, HAVING A RADIUS OF 2,739.79 FEET, AND THROUGH A CENTRAL ANGLE OF 01 DEGREES 41 MINUTES 43 SECONDS, A DISTANCE OF 81.07 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49 (FORMERLY KNOWN AS U.S. HIGHWAY NO. 71), AS ESTABLISHED IN BOOK 3140 AT PAGE 32, AND AS DEPICTED ON THE HIGHWAY PLANS HAVING A JOB NUMBER OF J4P1709, DATED 05/02/2008; THENCE NORTH 71 DEGREES 40 MINUTES 08 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET, TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY AND NORTHERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT, WHOSE INITIAL TANGENT BEARING IS NORTH 18 DEGREES 19 MINUTES 52 SECONDS WEST, HAVING A RADIUS OF 2,729.79 FEET, AND THROUGH A CENTRAL ANGLE OF 16 DEGREES 26 MINUTES 17 SECONDS, AN ARC LENGTH OF 783.17 FEET, TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 53 MINUTES 58 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 78.10 FEET; THENCE NORTH 22 DEGREES 58 MINUTES 31 SECONDS EAST, A DISTANCE OF 147.65 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 46 NORTH, RANGE 32 WEST; THENCE SOUTH 86 DEGREES 38 MINUTES 40 SECONDS EAST, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 49, AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30-T46N-R32W, A DISTANCE OF 495.26 FEET, TO THE POINT OF BEGINNING, CONTAINING 5,940,859 SQUARE FEET OR 136.3834 ACRES, MORE OR LESS.



LEGEND

PROPOSED PROPERTY LINE	---
PROPOSED LOT LINE	---
PROPOSED BUILDING SET-BACK	---
OFFSITE PROPOSED FUTURE RIGHT-OF-WAY	---
FUTURE RIGHT-OF-WAY DEDICATION (APPROX) SECTION LINE	---
EXISTING MODOT RIGHT-OF-WAY	---
EXISTING CITY OF RAYMORE RIGHT-OF-WAY	---
PROPOSED WATER MAIN	W
PROPOSED SANITARY MAIN	SS
PROPOSED COMMUNICATIONS	COMM
PROPOSED UNDERGROUND ELECTRIC & GAS LINE	P-UG
PROPOSED TELEPHONE LINE	T
PROPOSED EASEMENT	---
PROPOSED RETAINING WALL	---
PROPOSED DETENTION BASIN	---
EXISTING OVERHEAD POWER	P-OH
EXISTING ELECTRICAL LINE	E
EXISTING SANITARY MAIN	SS
EXISTING EASEMENT	---
EXISTING FENCE	X
EXISTING CHAIN LINKED FENCE	---
EXISTING VEGETATION/TREE LINE	---
EXISTING WATER WAY/POND	---
PROPOSED FIRE HYDRANT	---

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 DATE: Aug 17, 2018 7:56am XREFS: C:\TBL\80892 C:\SP\BASE\FUTURE C:\SP\BASE\FUTURE



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

RAYMORE INDUSTRIAL DEVELOPMENT
RAYMORE, MO 64112
PROJECT NUMBER: 018-0892
SUBMITTAL DATE: AUGUST 17, 2018

SHEET NAME:
OVERALL PLAN (PRELIMINARY PLAT)
SHEET:

C-1

NOT FOR CONSTRUCTION