

Case Number: _____

Date Received: _____

Fee: \$250.00 + \$3.00 / lot

City of Raytown Application for Preliminary Plat

1. Name, address and phone number of property owner(s):

3. Name, address and phone number of developer(s):

2. Name, address, phone and fax numbers of engineer(s) or surveyor(s) preparing the plat:

4. Legal description of the land to be subdivided (please attach a deed showing the legal description and the ownership of the tract(s) on a separate sheet).

5. Approximate street address or location:

6. Name of proposed subdivision:

7. We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct (signatures of property owners).

8. Site Characteristics

- | | |
|---|---|
| A. Total acreage of subdivision:
_____ | E. Number of phases (if applicable):
_____ |
| B. Total number of lots:
_____ | F. Minimum lot width:
_____ |
| C. Current zoning classification:
_____ | G. Lot Area
Maximum: _____
Minimum: _____
Average: _____ |
| D. Proposed zoning classification (if applicable):
_____ | |

9. How will the proposed subdivision be consistent with other developments in the area? Please attach a separate sheet with a detailed explanation.

10. Public Improvements

Public improvements are required for subdivisions of land in Raytown, such as public roadways, sidewalks, water, sanitary sewer, storm sewer, etc. All improvements must be constructed to City standards.

- A. Streets:
Classification (local, collector or arterial): _____
Proposed surface material: _____
Length of roadway: _____
Maximum grade: _____

✓ How will the configuration of streets in this development fit with the transportation network of Raytown? How will the traffic generated from this development affect the traffic circulation in the area? Explain in detail on separate sheets.

- B. Will this development be served by public water? _____
- B (1) What is the water flow rate? _____
- B (2) How many hydrants are proposed? _____
- C. Will this development be served by public sanitary sewer? _____
- D. Will this development be served by public storm sewer? _____
- E. Describe the drainage plan for this development, including any easements. Please attach a separate sheet.
- F. Will parkland or green space be dedicated? _____

Signatures of Acknowledgement

The following signatures by authorized representatives indicate the applicable entity has had preliminary notification of the proposed development. Comprehensive review will follow plat submittal.

Director of Community Development:

Water District (Raytown Water or PWSD #2):

Raytown Fire Protection District:

Raytown Public Works Department:

Missouri Department of Transportation (if applicable):

Required Submittals

Eight (8) copies of the plat are required for initial review by staff and the utilities serving the proposed development. Staff review is based on the Raytown Zoning Ordinance, The Raytown Subdivision Regulations and any other applicable City ordinance. Upon review, a letter detailing any required revisions will be released. Ten (10) days prior to the Planning Commission meeting copies of the revised plat must be submitted in the following formats: **Twenty five (25)** paper copies, **three (3)** mylar copies and an electronic copy of the preliminary plat.

The drainage calculations and plan must be submitted to the Community Development Department and approved before the preliminary plat can be presented to the Raytown Planning and Zoning Commission.

The Raytown Planning Commission may approve, conditionally approve or deny the plat. If the plat is conditionally approved, a revised preliminary plat or other documentation showing compliance to the conditions must be submitted to the Community Development Department before further action will be taken. If the plat is approved the applicant may proceed with final plat preparation. Further information and final plat applications are available at the Raytown Community Development Department at 816-737-6011.