

RIDGE ROAD PRELIMINARY DEVELOPMENT PLAN

GENERAL NOTES

1. Gross Acreage = 81.38 Acres
2. Present Zoning = "NU" Non-Urban District
3. Proposed Zoning = Planned Residential Development ("PRD") in Non-Urban District
4. Proposed Development = 25 Detached Single Family Lots
5. Minimum Lot Size = 1 Acre (43,560 sq. ft.)
6. Proposed Setback Criteria:
 - Minimum Front Yard Setback = 30'
 - Minimum Side Yard Setback = 30'
 - Minimum Rear Yard Setback = 30'
7. Pertinent Site Data:
 - Sewer District = M.S.D.
 - Water District = MO American Water Co.
 - School District = Rockwood
 - Fire Protection District = Metro West
8. Density Calculations: Gross Acreage = 81.38
 Street R.O.W Deduction = -2.77
 Net Acreage = 78.61

$78.61 \times 43560 \text{ S.F.} = 26.20 \text{ Lots Allowed}$
 130,680 S.F. (3 acres)

