

PRELIMINARY PLAT FOR
MCBEE ACRES
INDEPENDENCE, JACKSON COUNTY, MISSOURI

DEVELOPER:
MCBEE DEVELOPMENT
(407) 982-0524

SYMBOL LEGEND

PROPOSED	EXISTING
MW	MW
Manhole	Manhole
Curb Inlet	Curb Inlet
Junction Box	Junction Box
Field Inlet	Field Inlet
Fixed End Section	Fixed End Section
Fire Hydrant	Fire Hydrant
Blow Off	Blow Off
Water Valve	Water Valve
Water Meter	Water Meter
Shoof	Shoof
Utility Pole	Utility Pole
Guy Wire	Guy Wire
Electric Transformer	Electric Transformer
Telephone Pole	Telephone Pole
Cable Pedestal	Cable Pedestal
Open Ditch	Open Ditch

LINE LEGEND

PROPOSED	EXISTING
Storm Line	Storm Line
Sanitary Line	Sanitary Line
Water Line	Water Line
Building Line	Building Line
Easement Line	Easement Line
4' Sidewalk	4' Sidewalk
2' Curb	2' Curb
Contour	Contour
Fence Line	Fence Line
Gas Line	Gas Line
Overhead Telephone Line	Overhead Telephone Line
Underground Telephone Line	Underground Telephone Line
Overhead Electrical Line	Overhead Electrical Line

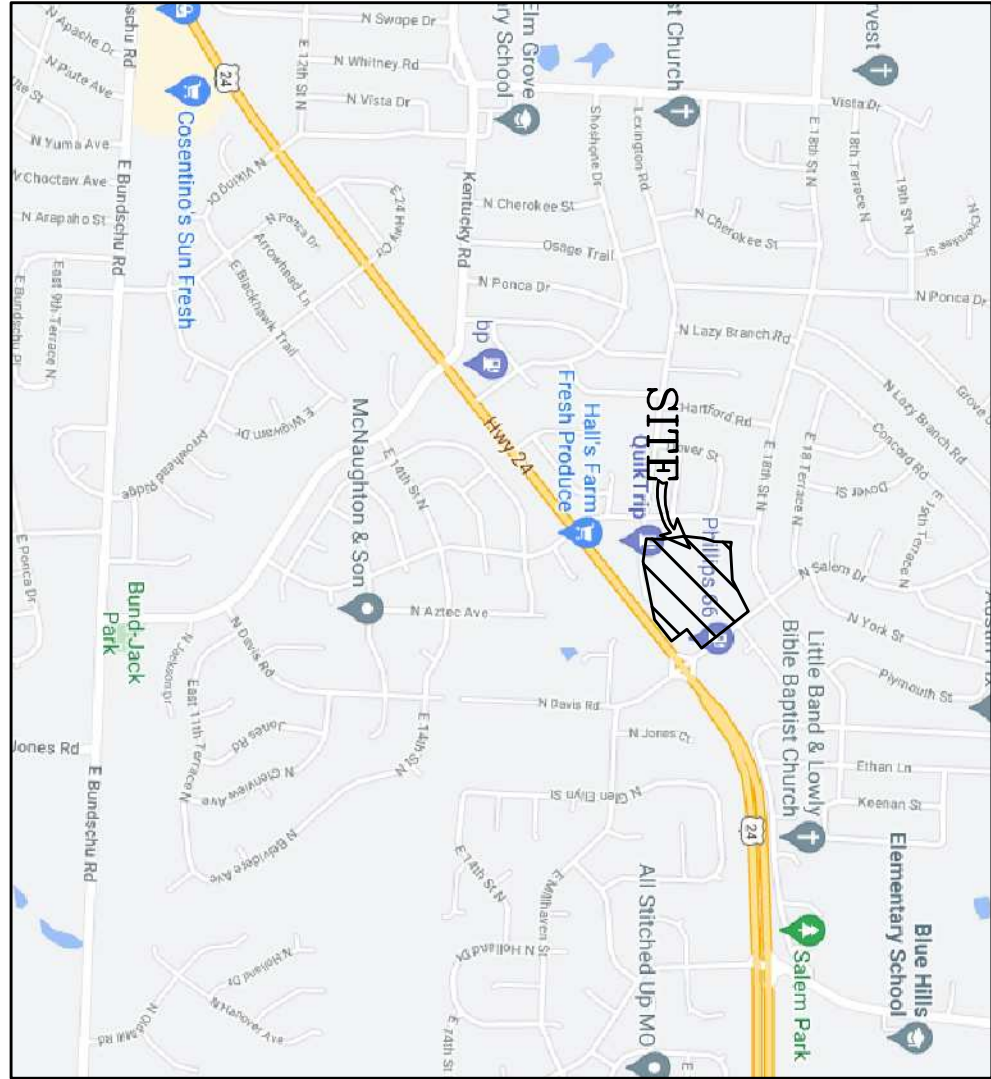
- UTILITY NOTES:
1. SANITARY SEWER MAIN SHALL BE BUILT TO CITY STANDARDS AND DEDICATED TO THE CITY ALONG WITH A 15' UTILITY EASEMENT.
 2. WATER MAIN SHALL BE BUILT TO CITY STANDARDS AND DEDICATED TO THE CITY ALONG WITH A 15' UTILITY EASEMENT.

NOTE:

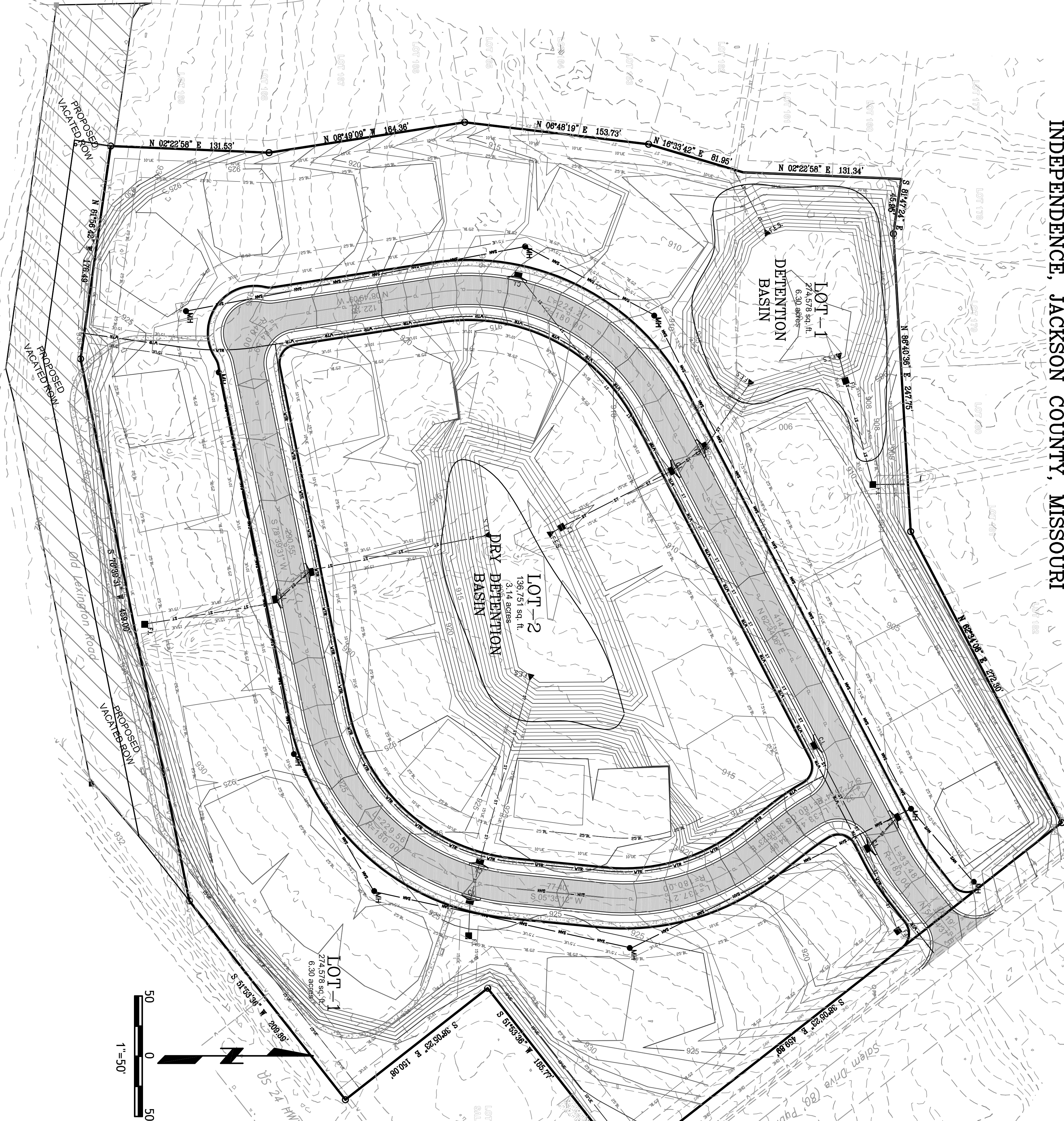
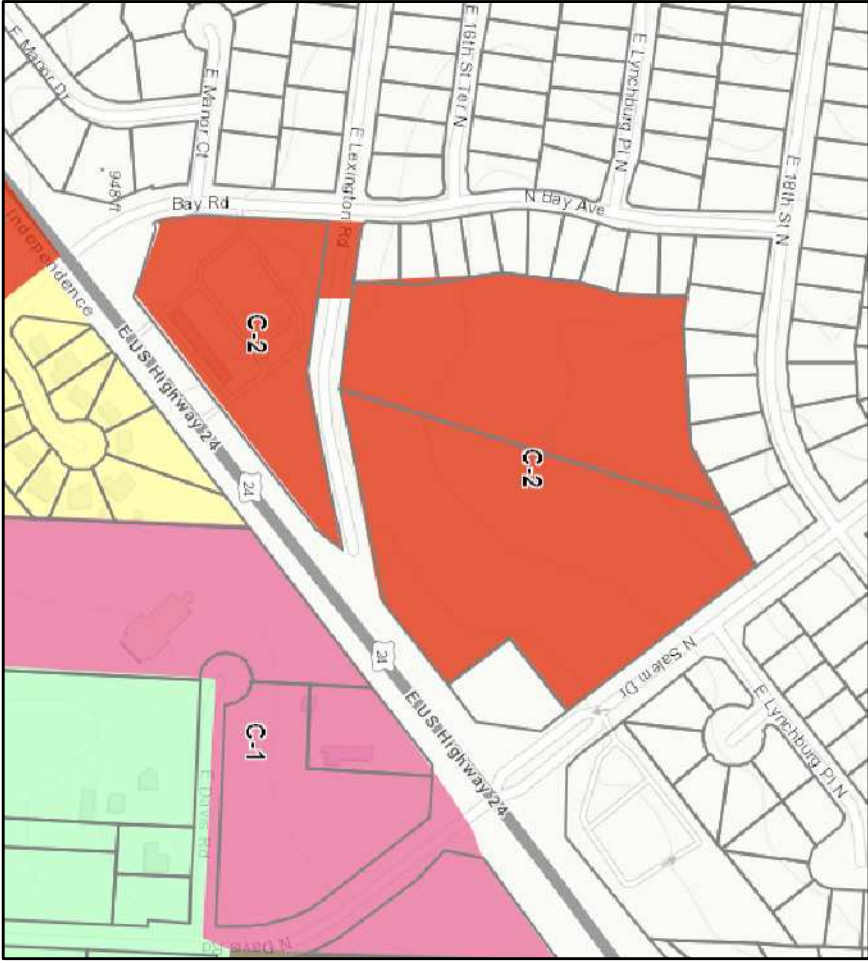
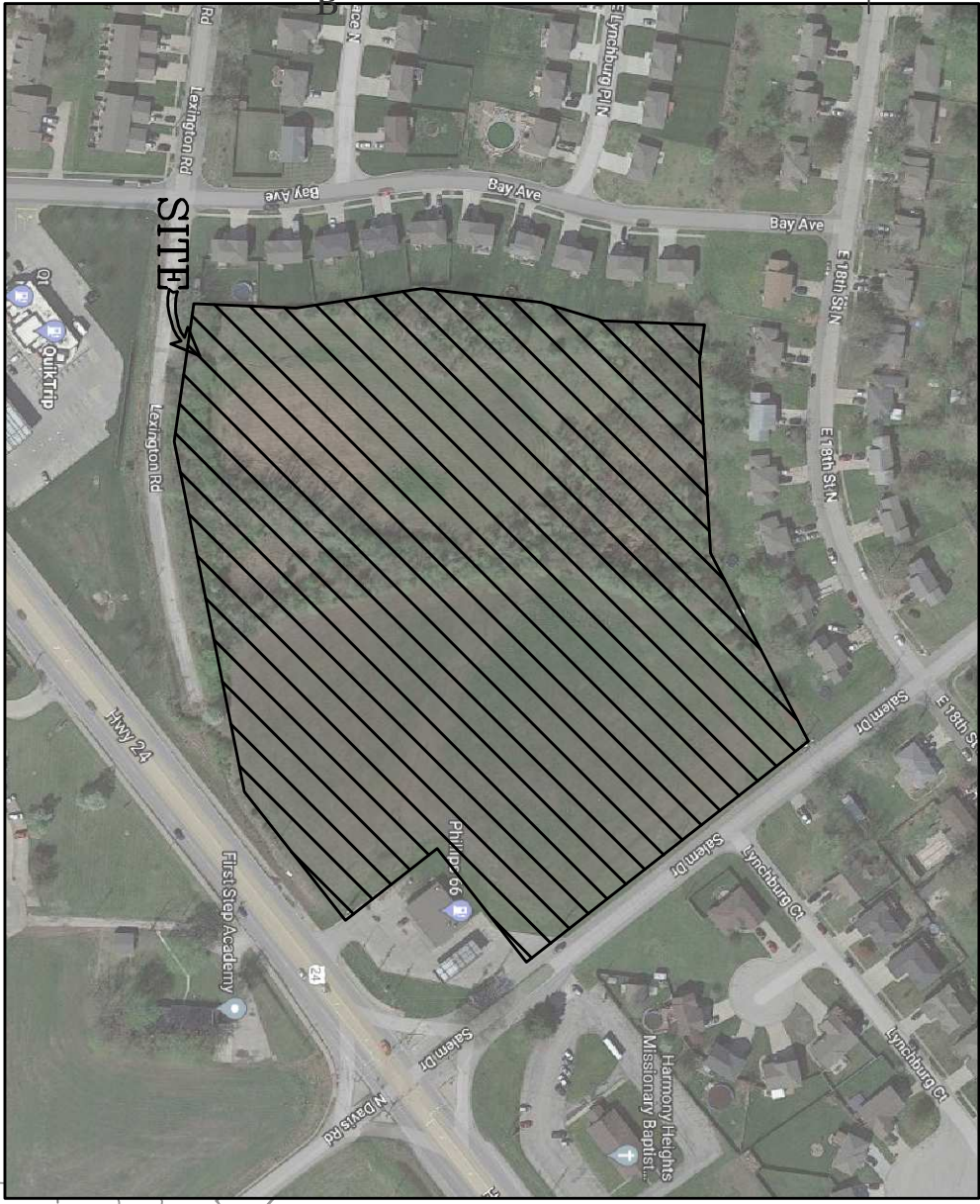
1. EXISTING ZONING = C-2
2. TOTAL AREA = 11.4386
3. TOTAL LOTS = 3
4. TOTAL LOTS = 78 UNITS
5. UNITS PER ACRE = 6.8 UNITS / ACRE
6. THIS DEVELOPMENT WILL IMPROVE THE EXISTING DETENTION BASIN TO MITIGATE THE INCREASE IN STORM WATER RUNOFF DO TO THE ADDITION OF IMPERVIOUS MATERIAL.
7. ALL ROADS SHALL BE 28' BACK TO BACK W/ 50' ROW.
8. BUILDING SET BACKS
9. FRONT YARD = 25'
10. REAR YARD = 25'
11. CORNER = 15'
12. DEDICATED ROW = 119.92'
13. PERCENT OF GREEN SPACE = 57%

PERVIOUS VS IMPERVIOUS CALCULATIONS

LOT SIZE	497,890 SF
IMPERVIOUS SURFACES	
BUILDINGS, PORCHES, DRIVES,	
PARKING,	156,000 SF
STREETS	43,224 SF
SIDEWALKS	16,989 SF
TOTAL	216,193 SF
CALCULATIONS	
I/P = 43% IMPERVIOUS	
57% PERVIOUS (GREEN)	



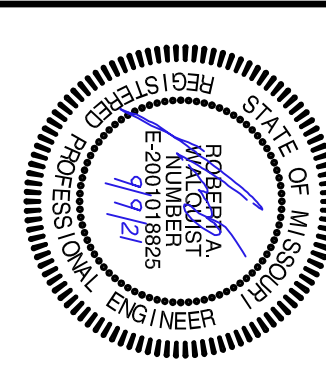
LOCATION MAP



DESCRIPTION:

A part of the Southeast Quarter of Section 20, Township 50 North, Range 31 West, Independence, Jackson County, Missouri, described as follows:
Beginning at the Northeast corner of Lot 160, ELM GROVE 6TH PLAT, a subdivision of record; thence S 81°47'24"E, along the South line of SALEM EAST, a subdivision of record, for 45.95 feet; thence N 86°40'36"E along said South line for 247.75 feet; thence N 62°34'08"E along said South line for 272.30 feet to the Southeast corner of Lot 183, SALEM EAST; thence S 36°03'23"E, along the right of way line of Salem Drive (807'W), for 459.89 feet to the Northeast corner of Lot 1, CORRECTION PLAT 7, SALEM JUNCTION, a subdivision of record; thence S 51°53'36"W along said Lot 1 for 185.77 feet; thence S 36°03'23"E along said Lot 1 for 150.08 feet; thence S 51°53'36"W along the Northern right of way line U.S. Highway Route 24 for 209.89 feet to the Northern right of way line of Old Lexington Road (619'W); thence S 78°39'31"W along said Northern line for 459.00 feet; thence N 81°56'42"W along said Northern line for 178.49 feet to the East line of ELM GROVE-6TH PLAT; thence N 2°22'58"E along said East line for 153.73 feet; thence N 8°49'09"W along said East line for 164.36 feet; thence N 6°48'19"E along said East line for 131.34 feet; thence N 16°33'42"E along said East line for 81.95 feet; thence N 2°22'58"E along said East line for 131.34 feet to the Point of Beginning.

PRELIMINARY PLAT



McBEE ACRES
INDEPENDENCE, JACKSON COUNTY, MISSOURI

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1-25-22

REVISIONS
1-31-22
2-7-22

SHEET NO.
C200

JOB NO.
E21-314