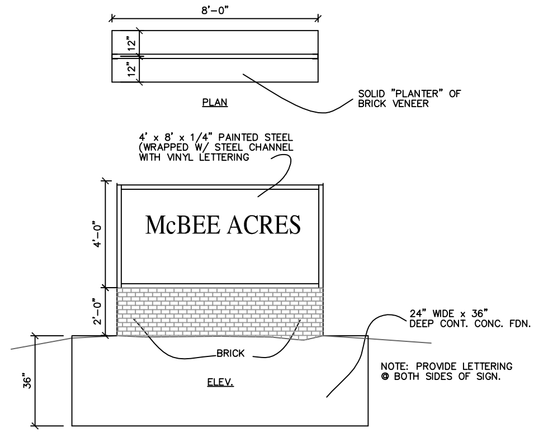
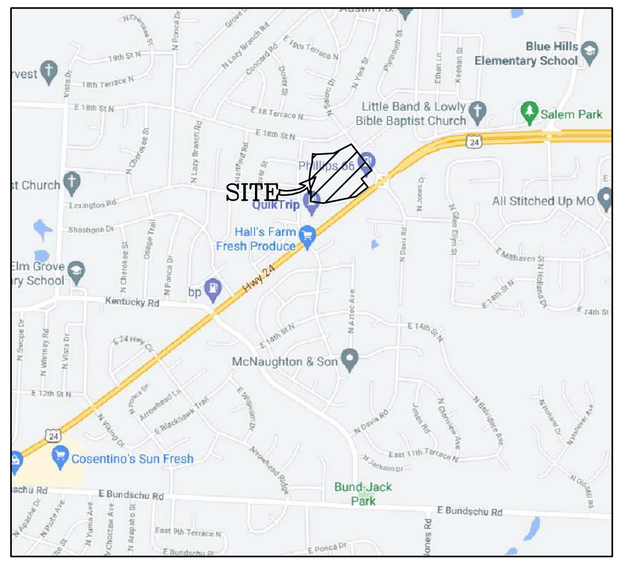
PRELIMINARY DEVELOPMENT PLAN FOR McBEE ACRES

INDEPENDENCE, JACKSON COUNTY, MISSOURI

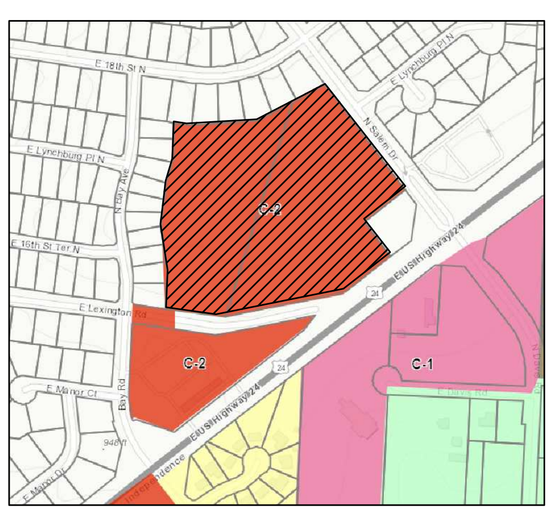


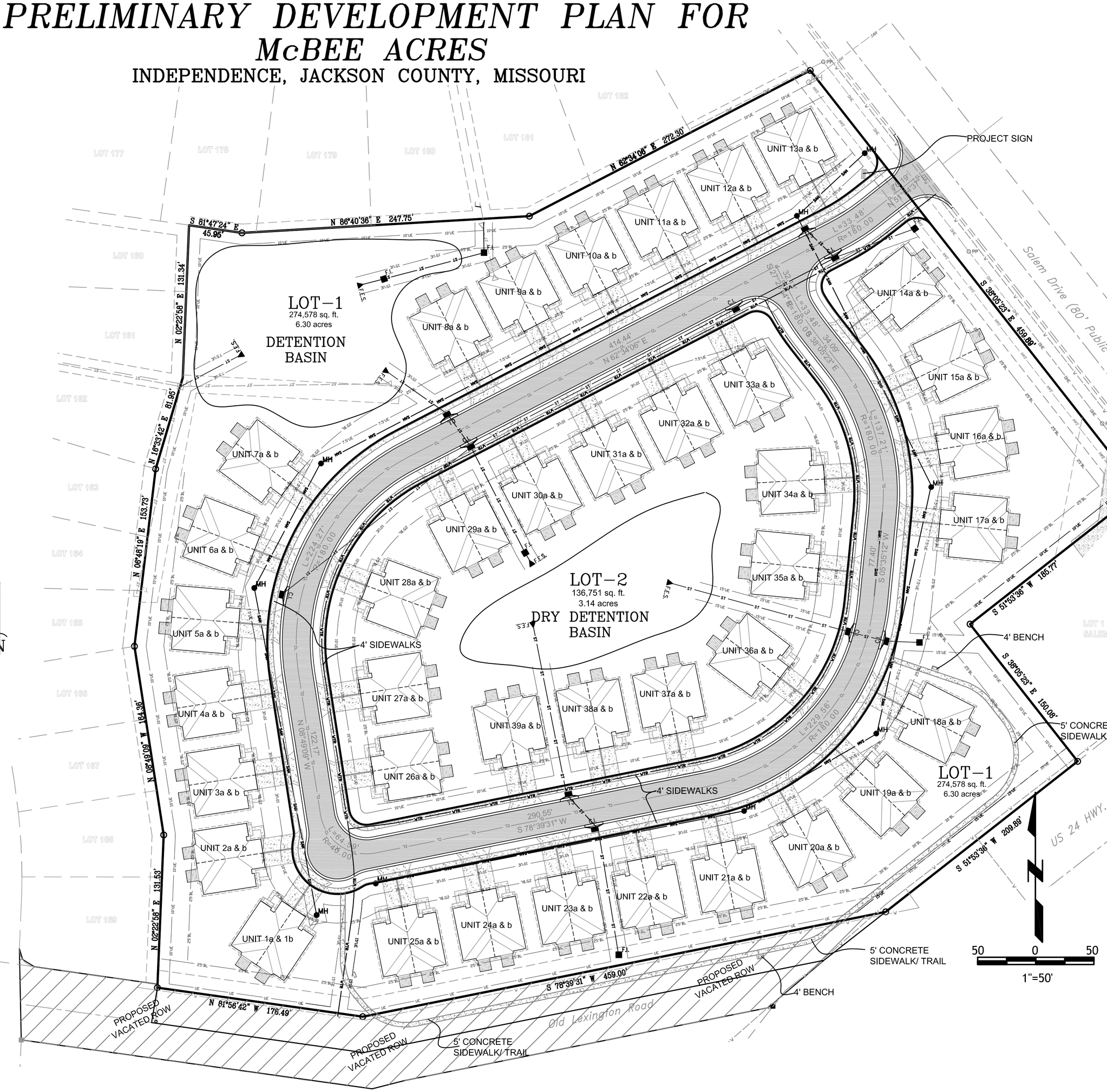
PERMANENT PROJECT SIGN

NTS



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? 06? E along said South line for 272.30 feet to the Southeast corner of Lot 183, SALEM EAST; thence S 38°05? 23? E, along the right of way line of Salem Drive (80? r/w), for 459.89 feet to the Northeast corner of Lot 1, CORRECTED PLAT ? SALEM JUNCTION, a subdivision of record; thence S 51°53? 36? W along said Lot 1 for 185.77 feet; thence S 38°05? 23? E along said Lot 1 for 150.08 feet; thence S 51°53? 36? W along the Northerly right of way line U.S. Highway Route 24 for 209.89 feet to the Northerly right of way line of Old Lexington Road (61? r/w); thence S 78°39? 31? W along said Northerly line for 459.00 feet; thence N 81°56? 42? W along said Northerly 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 131.53 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 153.73 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.

DEVELOPER:
McBEE DEVELOPMENT
(407) 982–0524

SYMBOL LEGEND

PROPOSED		EXISTING
MH	Manhole	MH
CI	Curb Inlet	CI
JB	Junction Box	JB
FI	Field Inlet	FI
FES	Flared End Section	FES
FH	Fire Hydrant	FH
BO	Blow Off	BO
WV	Water Valve	WV
WM	Water Meter	WM
	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	CO

LINE LEGEND

PROPOSED		EXISTING
ST	Storm Line	ST
SN	Sanitary Line	SN
WTR	Water Line	WTR
BL	Building Line	BL
	Easement Line	
	4' Sidewalk	
	2' Curb	
840	Contour	840
	Tree Line	
X	Fence Line	X
G	Gas Line	G
	Overhead Telephone Line	OHT
	Underground Telephone Line	UGT
	Overhead Electrical Line	OHE

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 =11.43ac
3. TOTAL LOTS = 3
4. TOTAL UNITS = 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
   FRONT YARD = 25'
   REAR YARD = 25'
   CORNER = 15'
9. DEDICATED ROW = 1.99ac
10. PERCENT OF GREEN SPACE = 57%

PERVIOUS VS IMPERVIOUS CALCULATIONS	
LOT SIZE	497,890 SF
IMPERVIOUS SURFACES	
BUILDINGS, PORCHES, DRIVES, PARKING,	156,000SF
STEETS	43,224SF
SIDEWALKS	16,969SF
TOTAL	216,193SF
CALCULATIONS	
-/- =	43% IMPERVIOUS
	57% PERVIOUS (GREEN)

PROJECT CONTACTS: ROBERT WALQUIST, P.E..
821 NE COLUMBUS ST
LEE'S SUMMIT, MISSOURI 64063
Phone: (816) 550-5675

PRELIMINARY DEVELOPMENT PLAN

STATE OF MISSOURI
ROBERT A. WALQUIST
NUMBER E-2001018825
REGISTERED PROFESSIONAL ENGINEER
9/1/21

McBEE ACRES
INDEPENDENCE, JACKSON COUNTY, MISSOURI

Quist Engineering, Inc
Civil Engineering for Residential & Commercial Site Development
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Lee's Summit, Missouri 64063
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REVISIONS
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SHEET NO.
C200

JOB NO.
E21-314