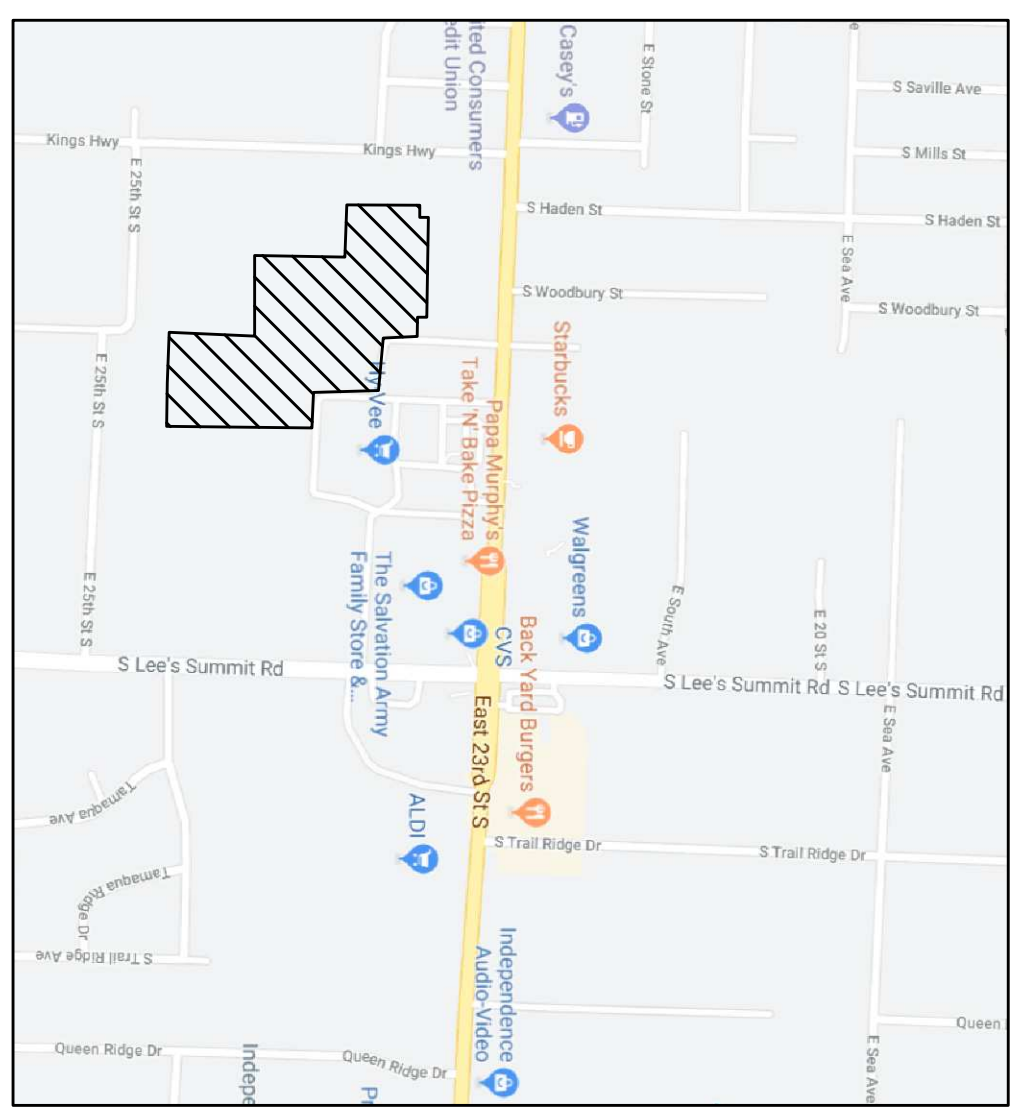


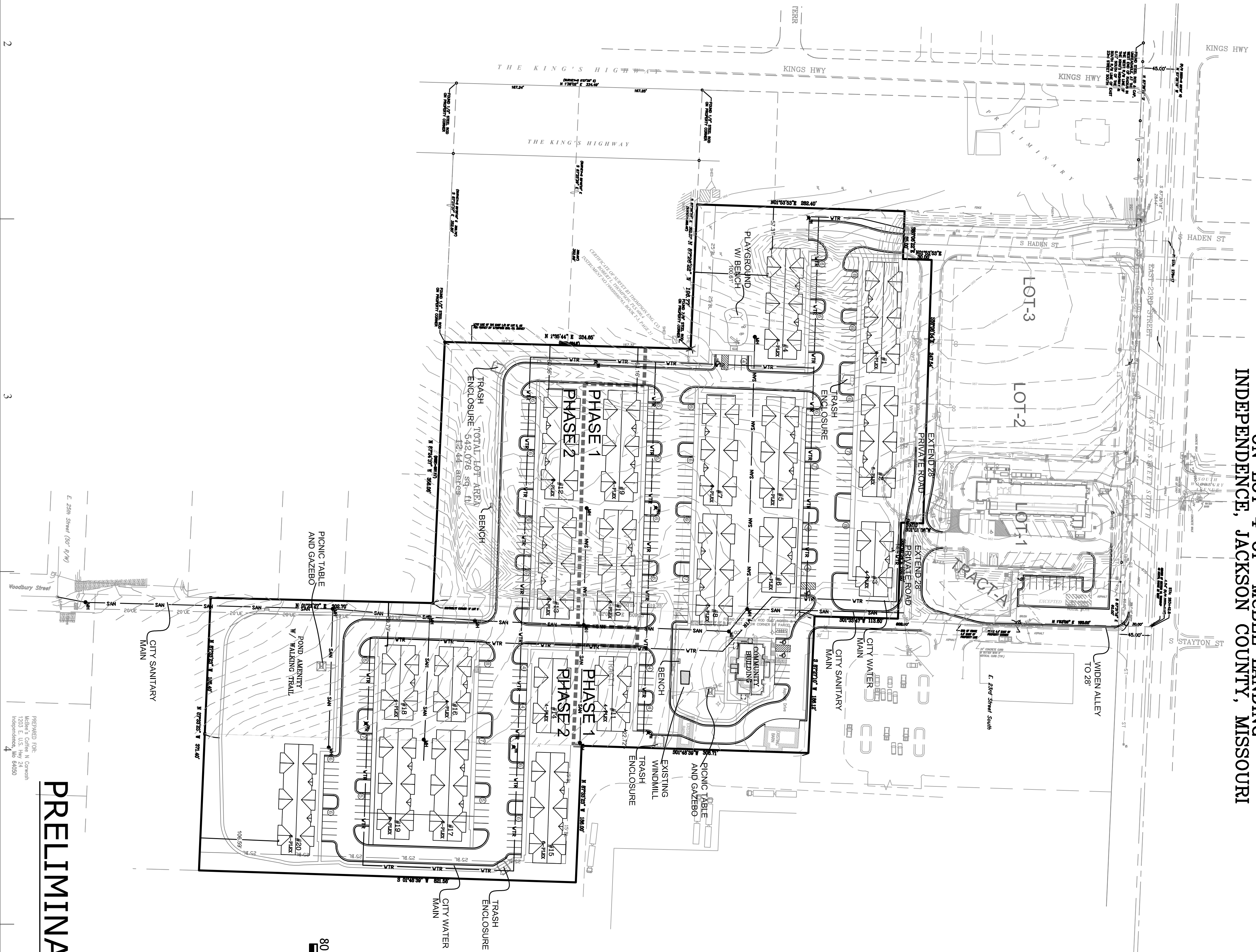
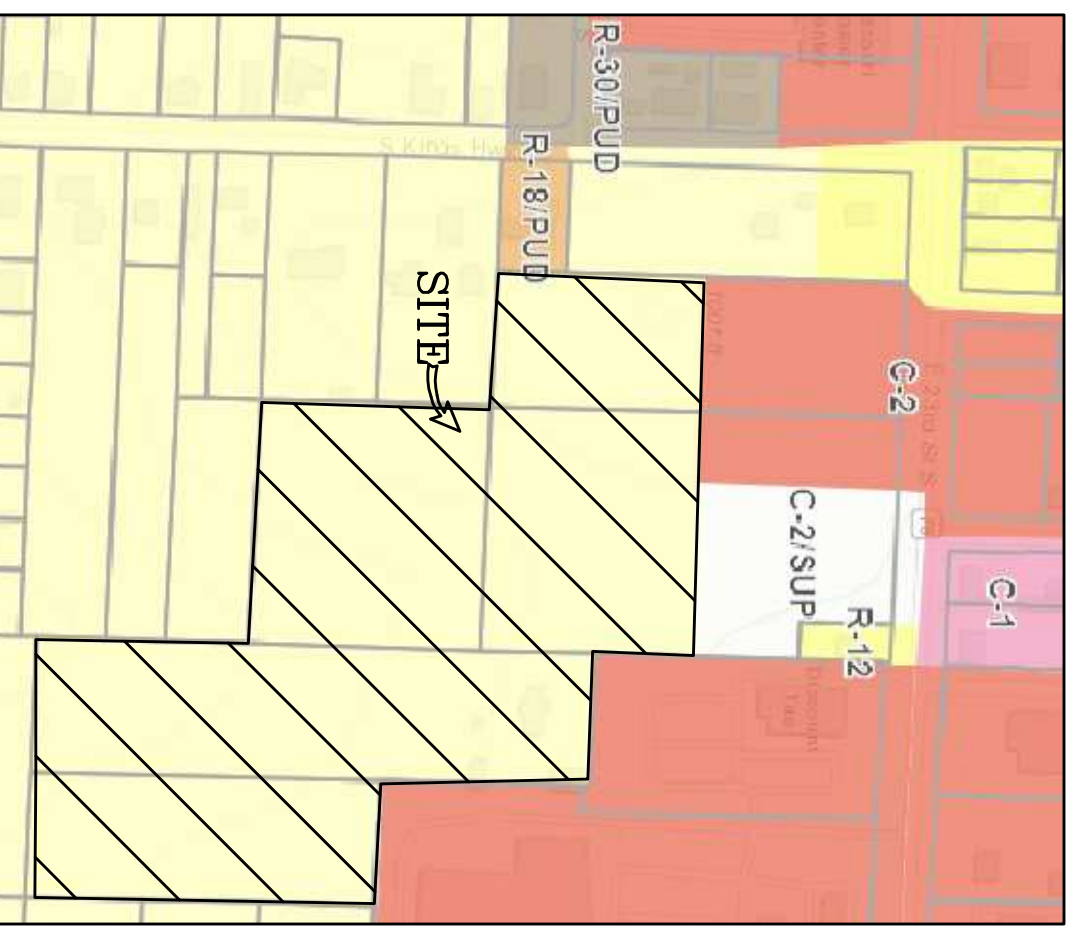
# PRELIMINARY DEVELOPMENT PLAN FOR THE VILLAS AT WINDMILL FIELDS

ON LOT 4 OF "MCBEE LANDING",  
INDEPENDENCE, JACKSON COUNTY, MISSOURI

DEVELOPER:  
**MCBEE DEVELOPMENT**  
(407) 982-0524



LOCATION MAP



SYMBOL LEGEND

PROPOSED	EXISTING
Manhole	HO
Curb Inlet	CI
Junction Box	JB
Field Inlet	FI
Field Station	FS
Fire Hydrant	OH
Water Valve	WV
Water Meter	WM
Shoeder	SH
Utility Pole	UP
City Water	AW
Electric Transformer	ET
Telephone Pedestal	TP
Cable Pedestal	CP
Open Out	OO

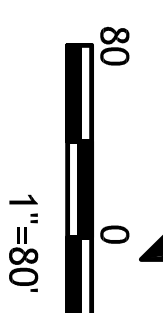
LINE LEGEND

PROPOSED	EXISTING
Storm Line	SL
Sewer Line	SM
Water Line	WL
Building Line	BL
Eastment Line	EL
4" Sidewalk	4" SW
2" Curb	2" CR
Center	CR
Tree Line	TL
Fence Line	FL
Gas Line	GL
Overhead Telephone Line	OTL
Underground Telephone Line	UTL
Overhead Electrical Line	OEL
Underground Electrical Line	UEL

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

- NOTE:
- EXISTING ZONING = R-2
  - PROPOSED ZONING = R-13
  - TOTAL AREA = 12,448 sq. ft.
  - TOTAL UNITS = 108 UNITS
  - UNITS PER AC = 8.7 UNITS/AC
  - PARKING - WE PROPOSED 2 STALLS PER UNIT PLUS 6 FOR THE COMMON BUILDING
  - THIS DEVELOPMENT WILL BE INSTALLING A DETENTION BASIN INT THE SOUTH EAST CORNER OF THE SITE AND OUTLET INTO THE EXISTING RAVEN.
  - TOTAL GREEN SPACE = 48%

LEGAL DESCRIPTION  
LOT 4 OF MCBEE LANDING, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI  
TRACT 1  
LOT 2 OF FREYLING ORCHARD ACRES, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI



DESIGN NOTES:  
1. DRIVE ISLES = 26' WIDE  
2. STALLS = 9' X 20'

PERVIOUS VS IMPERVIOUS CALCULATIONS  
LOT SIZE 542,078 SF  
IMPERVIOUS SURFACES 120,043 SF  
BUILDINGS (PORCHES) 134,101 SF  
PARKING CURB / DRIVE AREAS = 28,851 SF  
TOTAL IMPERVIOUS 282,995 SF  
CALCULATIONS  
48% PERVIOUS (GREEN)

## PRELIMINARY DEVELOPMENT PLAN

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

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821 NE Columbus St.  
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email: rwalquist@quistengineering.com

# THE VILLAS AT WINDMILL FIELDS

## INDEPENDENCE, JACKSON COUNTY, MISSOURI

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DESIGNER: 2-10-22  
REVISIONS:  
6-1-22  
7-6-22  
7-19-22  
8-12-22  
SHEET NO. **C200**  
JOB NO. E22-303