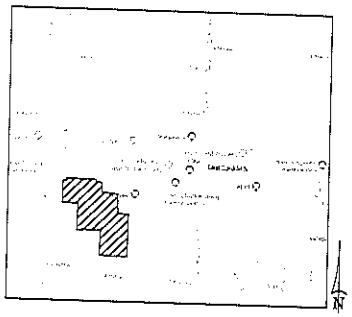
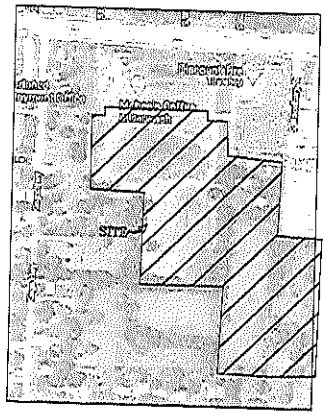
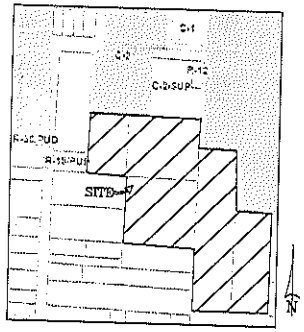
PRELIMINARY DEVELOPEMENT PLAN FOR THE VILLAS AT WINDMILL FIELDS

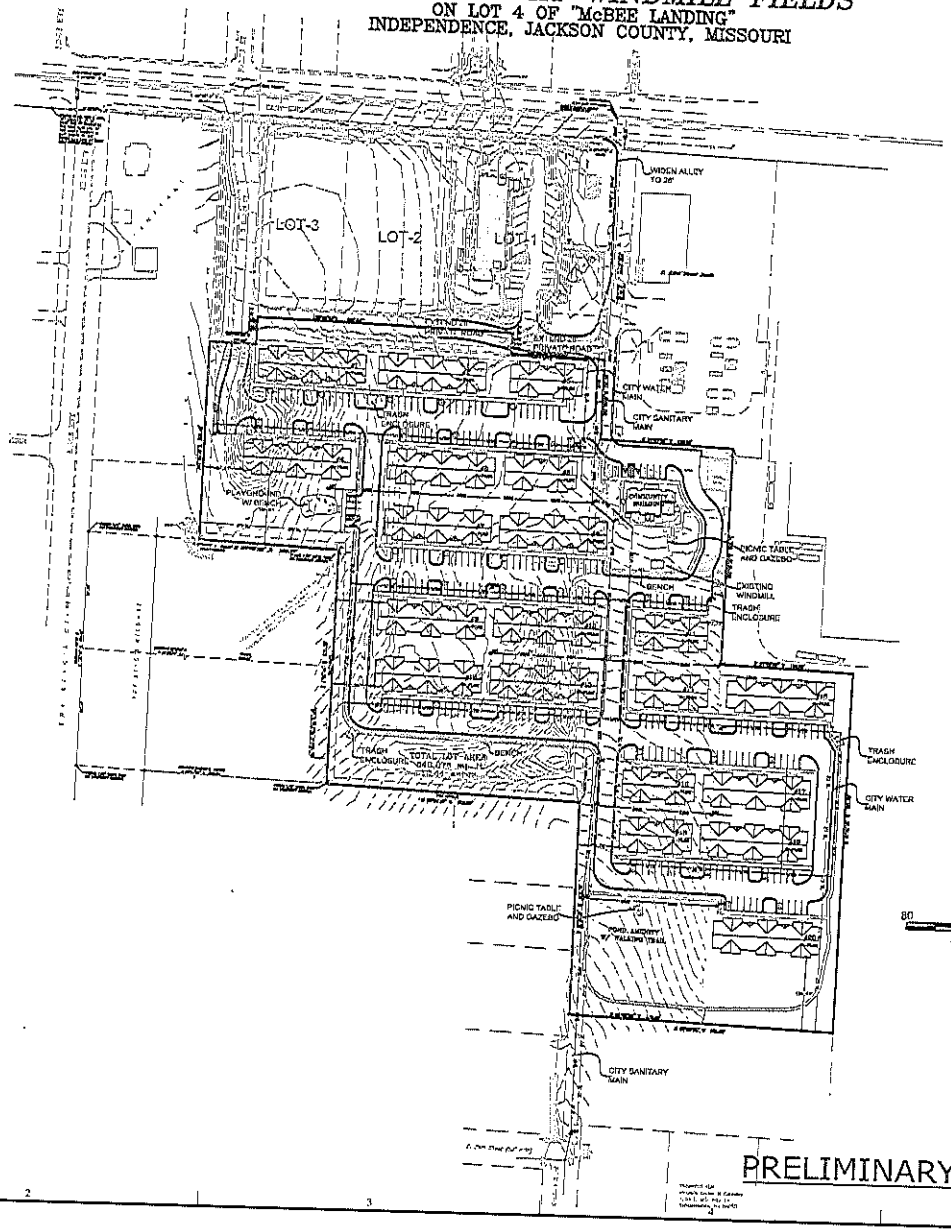
ON LOT 4 OF "McBEE LANDING"
INDEPENDENCE, JACKSON COUNTY, MISSOURI



LOCATION MAP







DEVELOPER:
McBEE DEVELOPMENT
(407) 982-0524

SYMBOL LEGEND

LINE LEGEND

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 = R-2
2. PROPOSED ZONING = R-13
3. TOTAL AREA =12.44ac
4. TOTAL UNITS = 105 UNITS
5. UNITS PER AC = 6.7 UNITS /ac
6. PARKING- WE PROPOSED 2 STALLS PER UNIT PLUS 0 FOR THE COMMON BUILDING
4. THIS DEVELOPMENT WILL BE INSTALLING A DETENTION BASIN INT THE SOUTH EAST CORNER OF THE SITE AND OUTLET INTO THE EXISTING RAVEN.
6. TOTAL GREEN SPACE = 40%

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 542,076 SF
IMPERVIOUS SURFACES
BUILDINGS (PORCHES) 170,043 SF
PARKING/ CURB / DRIVE AREAS = 134,101SF
WALKWAYS 28,955SF
TOTAL 333,099SF
CALCULATIONS
= 60% IMPERVIOUS
40% PERVIOUS (GREEN)

PROJECT CONTACTS: ROBERT WALQUIST, P.E.
821 NE COLUMBUS ST
LEE'S SUMMIT, MISSOURI 64063
Phone: (816) 550-5575

PRELIMINARY DEVELOPMENT PLAN

THE VILLAS AT WINDMILL FIELDS
INDEPENDENCE, JACKSON COUNTY, MISSOURI

Quist Engineering, Inc
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus St
Lee's Summit, Missouri 64063
Phone: (816) 550-5575
email: rwalquist@quistengineering.com

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PLT DATE
2-10-22

REVISIONS
6-1-22
7-8-22
7-10-22

SHEET NO.
C200

JOB NO.
E22-303