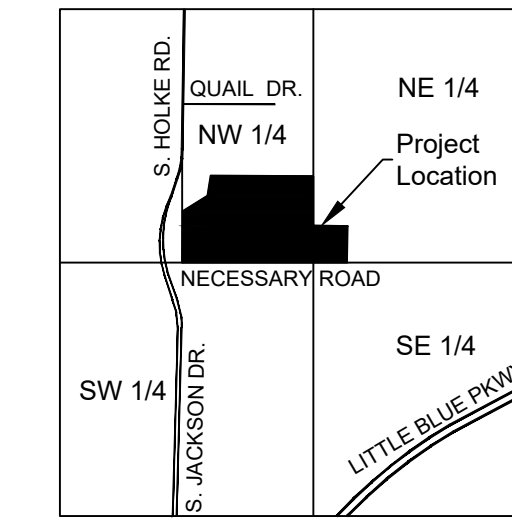


# PRELIMINARY PLAT "LITTLE BLUE ESTATES"

## LOTS 1 THRU 89, TRACTS A & B

ALL THAT PART OF THE SE 1/4 NW 1/4 AND THE SW 1/4 OF THE NE 1/4,  
SECTION 9, TOWNSHIP 49 NORTH, RANGE 31 WEST,  
IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI



LOCATION MAP  
SECTION 9-T49N-R31W  
Scale 1" = 2000'

### LEGAL DESCRIPTION:

All that part of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter in Section 9, Township 49 North, Range 31 West in the City of Independence, Jackson County, Missouri, more particularly described as follows:

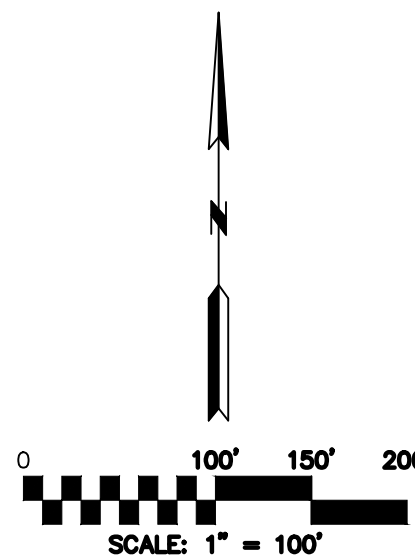
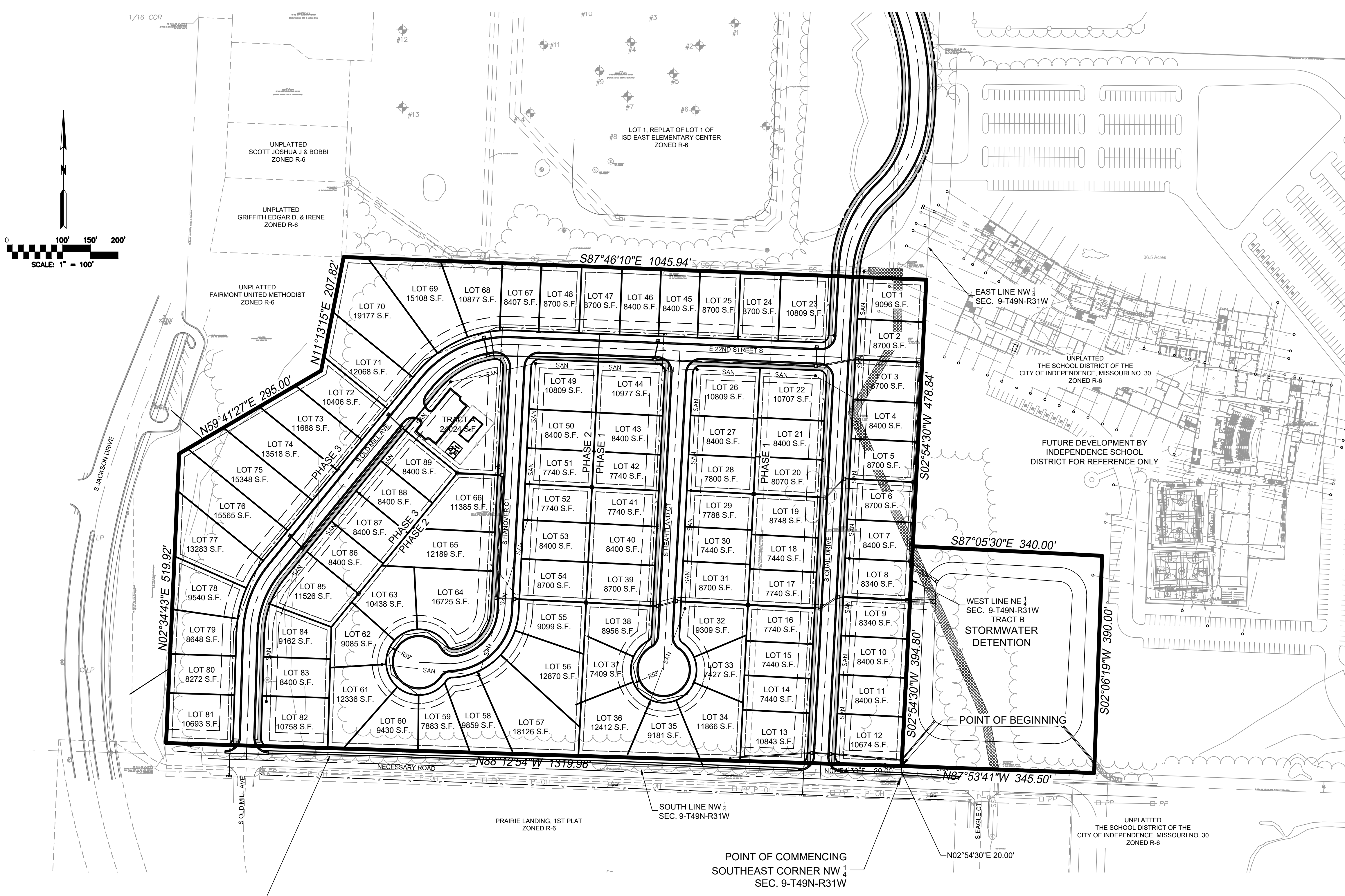
COMMENCING at the Southeast Corner of the Northwest Quarter of said Section 9; thence North 02 degrees 54 minutes 30 seconds East, a distance of 20.00 feet to the North right-of-way line of Necessary Road, as now established and the POINT OF BEGINNING; thence North 88 degrees 12 minutes 54 seconds West, along the South line of said Northwest Quarter and the North right-of-way line of Necessary Road, as now established, a distance of 1255.90 feet; thence North 33 degrees 00 minutes 48 seconds East, a distance of 110.07 feet to the East right-of-way line of said Necessary Road; thence North 02 degrees 34 minutes 43 seconds East, along said East right-of-way line, a distance of 429.52 feet; thence North 59 degrees 41 minutes 27 seconds East, a distance of 295.00 feet; thence North 11 degrees 13 minutes 15 seconds East, a distance of 207.82 feet, to the South line of LOT 1, REPLAT OF LOT 1 OF ISD EAST ELEMENTARY CENTER; thence South 87 degrees 46 minutes 10 seconds East, along said South line of LOT 1, a distance of 1045.94 feet, to the East line of said Northwest Quarter; thence South 02 degrees 54 minutes 30 seconds West, along said East line of the Northwest Quarter, a distance of 478.84 feet; thence South 87 degrees 05 minutes 30 seconds East, a distance of 340.00 feet; thence South 02 degrees 06 minutes 19 seconds West, a distance of 390.00 feet, to the South line of the Northeast Quarter of said Section 9; thence North 87 degrees 53 minutes 41 seconds West, along the South line of said Northeast Quarter, a distance of 345.50 feet, to the POINT OF BEGINNING. Containing 1,219,870.1 sq. ft. or 28.004 acres total.

### NOTES:

- Tracts "A and B" are intended for open space and shall be owned and maintained by the Little Blue Estates Home Owners' Association.
- Lots 1 through 46 will be constructed in the First Phase. Lots 47 through 67 will be constructed in the Second Phase. Lots 68 through 89 will be constructed in the Third Phase.
- Developer will construct infrastructure as needed to support the phasing shown on this plan. This would include items such as storm sewer, water distribution, and sanitary sewer. These items will be shown and detailed on the construction plans.
- According to the FEMA Flood Insurance Rate Map Number 29095C0304G, Revised January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside of 0.2% annual chance floodplain. Base flood elevations determined.
- Maintenance of each lot will be provided by the individual lot owner.

### SHEET INDEX

- TITLE SHEET
- PRELIMINARY PLAT SHEET
- EXISTING CONDITIONS SHEET



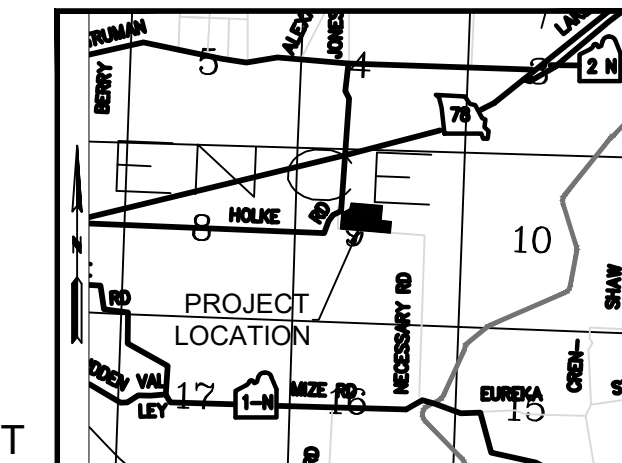
NO.	BY	DATE	REVISION
1	SPW	06/17/22	PEP CITY'S COMMENTS
2	SPW	06/20/22	PEP CITY'S COMMENTS
3	SPW	06/20/22	SUBMITTED TO CITY OF INDEPENDENCE



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1533 Locust Street, Kansas City, Missouri 64108  
CORPORATE LICENSE NO. E20100873 (MO.) / E-1736 (KS.) / LS 201905467

PRELIMINARY PLAT  
TITLE SHEET  
LITTLE BLUE ESTATES  
LOTS 1 THRU 89, TRACTS A, B, & C  
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI



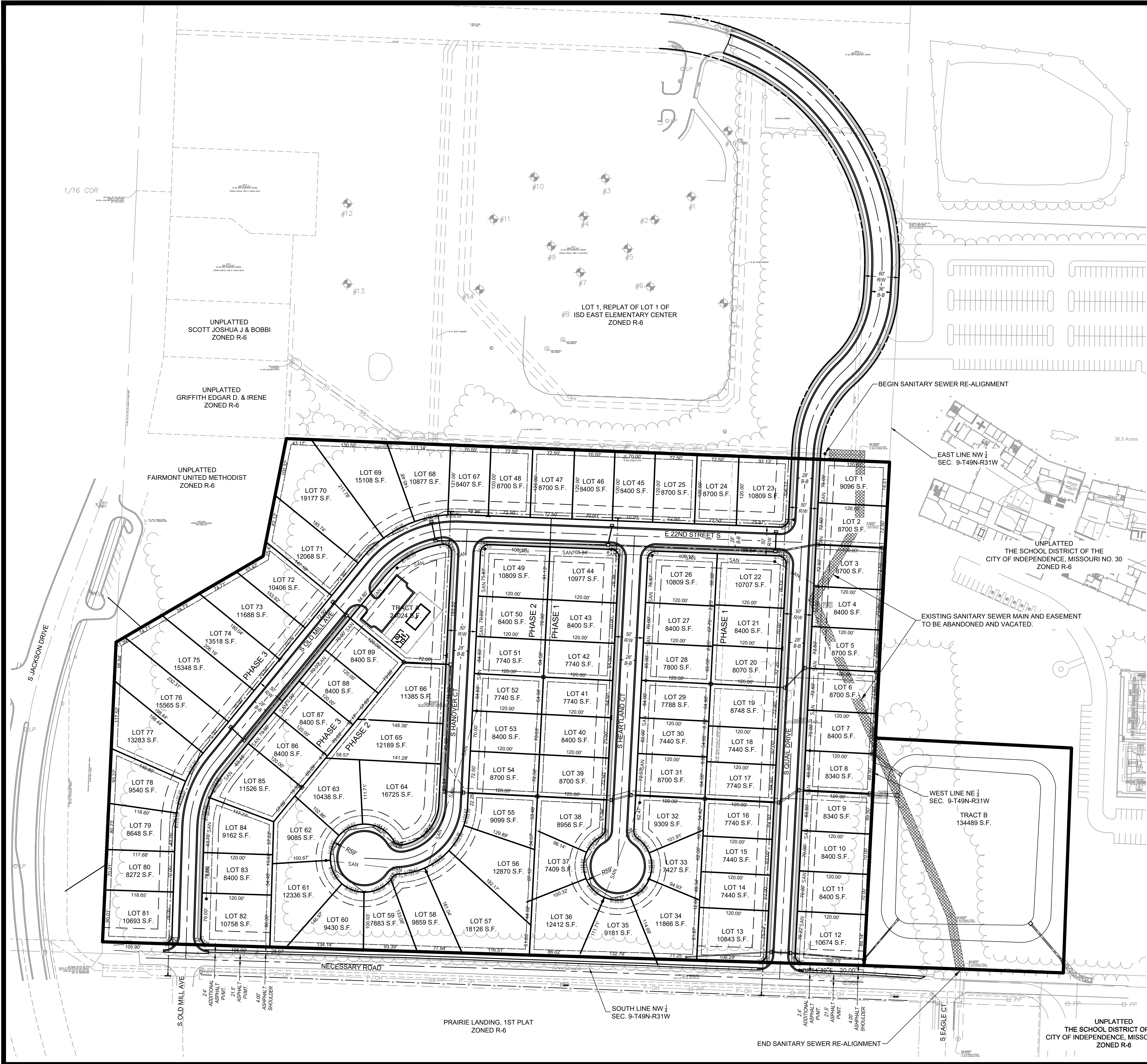
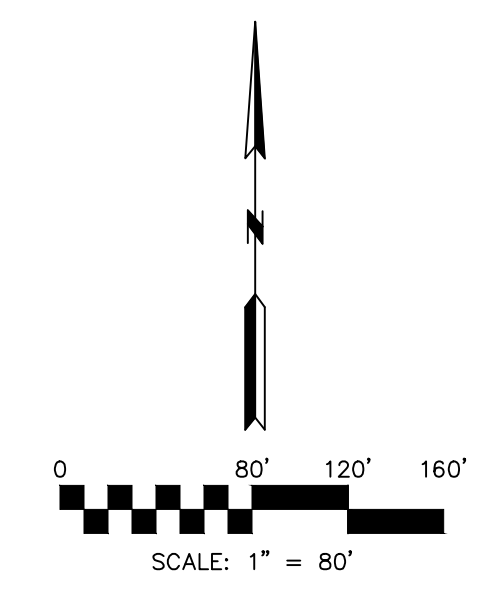
VICINITY MAP  
NOT TO SCALE

DEVELOPER  
**D & D DEVELOPMENT**  
100 NE DELTA SCHOOL ROAD  
LEE'S SUMMIT, MO 64064  
(816) 223-7159  
CONTACT - KEVIN STALLINGS

ENGINEER  
**Hg CONSULT, INC.**  
CONTACT - KEVIN STERRETT  
(816) 703-7098

X-REF. NO. 21-021 Base	1	SHEET OF 3
DRAWING NO. 21-021 Preliminary Plat		
DATE March 28, 2022		
JOB NO. 21-021		





**STREETS:**

The right-of-way width of all public streets within the development shall be 50 feet as required for residential streets and shall have a street width of 28 feet, back of curb to back of curb. Existing Necessary Road from Old Mill Avenue to South Eagle Court shall be widened to have a pavement width of 24 feet with a 4 foot shoulder.

**DRIVEWAY RESTRICTIONS:**

No driveways will be allowed to access Necessary Road.

**BUILDING SETBACKS:**

All lots shall have a minimum 25' front yard setback, 5' side yard setback, and 20' rear yard setback.

**SIDEWALKS:**

Sidewalks shall be the responsibility of the individual lot owners. Sidewalk location shall be shown on the final plat.

**SANITARY SEWERS:**

A complete and useable sanitary sewer system shall be constructed so as to provide service to each lot in the subdivision. Said system to be designed and constructed in accordance with APWA, DNR, and City of Independence Standards. A portion of the existing sanitary sewer will be re-aligned as part of this development to incorporate the proposed lots. All proposed sanitary sewer lines shall be 8" PVC, SDR-26.

**STORM WATER MANAGEMENT SYSTEM:**

A storm sewer or drainage system shall be provided to adequately serve the subdivision. The enclosed storm sewer system shall have the capacity to handle storm water runoff for a 10-year storm at a "c" of 0.51. The storm water system shall also be capable of routing through the development the additional runoff from a 100-year storm. Additional runoff is the amount of storm water that cannot be carried by the enclosed system. Surface swales shall be provided over storm sewers to carry additional runoff. Where a sewer runs parallel to a street, the street shall serve as the surface swale. Storm water detention to be provided as required.

**ZONING:**

Property is currently Zoned R-6.

**EASEMENTS:**

Utility, drainage, grading easements and landscape easements shall be provided on the final plat upon completion of the construction plans.

**LANDSCAPE REQUIREMENTS:**

All landscaping shall meet section 14-503 of the current UDO for the City of Independence. No Bufferyards are required because all adjacent properties are also zoned R-6.

**WATER DISTRIBUTION SYSTEM:**

A complete water distribution system shall be constructed so as to provide service to each lot in the subdivision. Said system to be designed and constructed in accordance with APWA, AWWA, and City of Independence Standards. Project water distribution system shall connect to the existing 8" lines in the SW quadrant of the intersection of Necessary Road and S Old Mill Ave and the SW quadrant of the intersection of Necessary Road and S Eagles Ct. All proposed water lines shall be 8" DIP.

**PROJECT DATA:**

Proposed Use - Single Family  
Project Area - 29.6 acres  
Number of Lots - 89

**COMMON AREA:**

Tract A to be open space/landscape area  
Tract B to be used for Pool & Playground  
Tract C to be used for storm water detention

**EROSION CONTROL:**

The developer shall be responsible for erosion control within the boundaries of the development. Erosion control shall be come the responsibility of the individual lot owner at such time as the lot owner takes possession of the lot.

NO.	BY	DATE	REVISION
1	SPW	06/17/22	PEP CITY'S COMMENTS
2	SPW	06/20/22	PEP CITY'S COMMENTS
3	SPW	04/01/22	SUBMITTED TO CITY OF INDEPENDENCE



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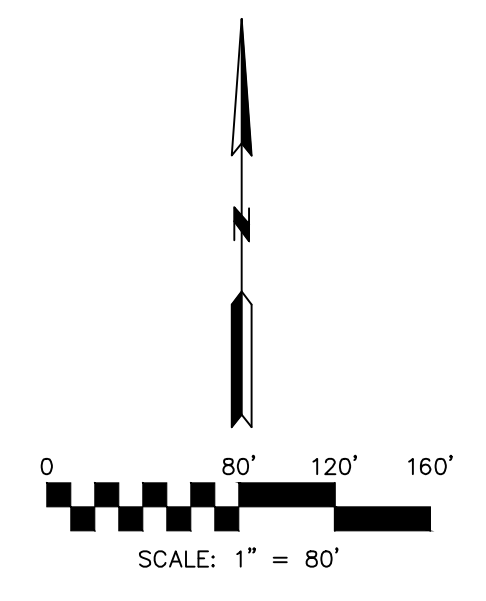
1533 Locust Street, Kansas City, Missouri 64108  
CORPORATE LICENSE NO. E20100873 (MO.) / E-1736 (KS.) / LS 20190054567

**PRELIMINARY PLAT**  
PRELIMINARY PLAT SHEET

**LITTLE BLUE ESTATES**  
LOTS 1 THRU 89, TRACTS A, B, & C  
CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

X-REF. NO. 21-021 Base	DATE March 28, 2022
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2	3





DATE	REVISION	NO.	BY	CHK/APP.
06/17/22	PEP CITY'S COMMENTS	2	SPW	RWS
02/20/22	PEP CITY'S COMMENTS	1	SPW	RWS
04/01/22	SUBMITTED TO CITY OF INDEPENDENCE	1	SPW	RWS

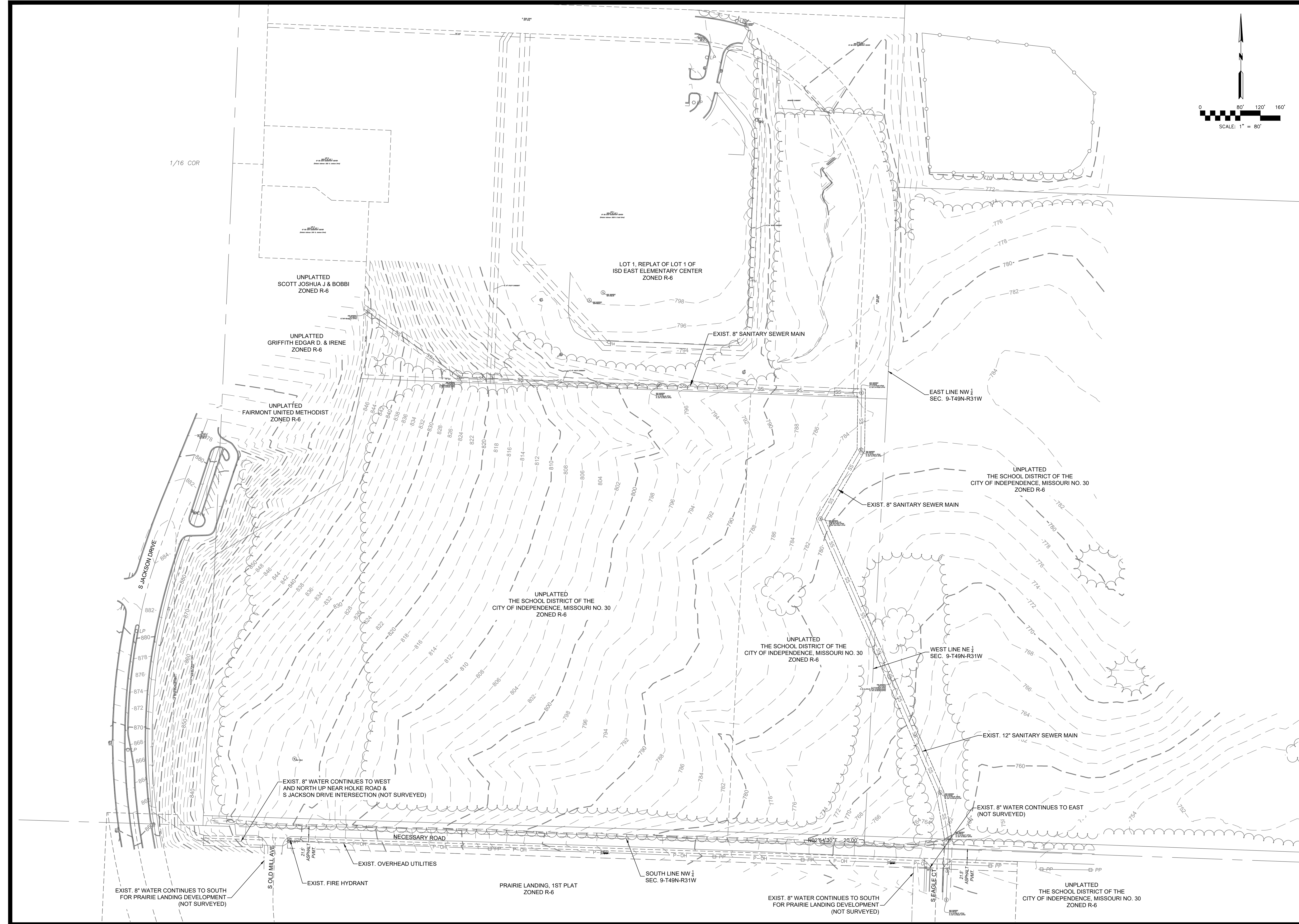


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**PRELIMINARY PLAT**  
 EXISTING CONDITIONS  
 LITTLE BLUE ESTATES  
 LOTS 1 THRU 89, TRACTS A, B, & C  
 CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI

X-REF. NO. 21-021 Base	3
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SHEET OF	



EXIST. 8" WATER CONTINUES TO SOUTH FOR PRAIRIE LANDING DEVELOPMENT (NOT SURVEYED)

EXIST. 8" WATER CONTINUES TO WEST AND NORTH UP NEAR HOLKE ROAD & S JACKSON DRIVE INTERSECTION (NOT SURVEYED)

EXIST. 8" WATER CONTINUES TO EAST (NOT SURVEYED)

EXIST. 8" WATER CONTINUES TO SOUTH FOR PRAIRIE LANDING DEVELOPMENT (NOT SURVEYED)