



KEY

PROPOSED	EXISTING	
SAN	Sanitary Sewer	
ST	Storm Sewer	
WTR	Water	
MH	Manhole	MH
CB	Catch Basin	CB
JIB	Junction Box	JIB
FI	Field Inlet	FI
FES	Flared End Section	FES
FW	Fire Hydrant	FW
BO	Blow Off	BO
WV	Water Valve	WV
HCR	Handicap Ramp	HCR
	Finish Drainage Flow	
	Contours (2' intervals)	---
	Contours (10' intervals)	---
B/L	Building Line	---
U/E	Utility Easement	---
	Phase Line	---
	Zoning Line	---
	Stream buffer	---

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. Curb and gutter shall be "Roll Back" type curb and gutter (Type CG-2). Powell Road is designated as a "Collector", with a right-of-way width of 60 feet. Additional right-of-way shall be dedicated on the project side such that the new right-of-way line shall be 30 feet west of and parallel to the Quarter Section Line. Half road improvements will be required on the project side.

DRIVEWAY RESTRICTIONS:
No driveways will be allowed to access Powell Road.

BUILDING SET BACKS:
All lots shall have a minimum 25' front yard setback, with a 35' set back required from Powell Road.

SIDEWALKS:
Sidewalks shall be constructed on the opposite side of the water main, where feasible and shall be the responsibility of the individual lot owners. Sidewalk location shall be shown on the final plat. Sidewalk construction along the project side of Powell Road shall be the responsibility of the Developer and shall be considered as part of the Powell Road improvements.

SANITARY SEWERS:
A complete and usable 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. That portion of the project draining to the East shall connect to the existing sanitary sewer system along Powell Road. That portion of the project draining to the West will require a sanitary sewer extension from the existing sewer located along Truman Road.

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 for the single family development and a "c" of 0.61 for the multi-family development. 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 and R-12/PUD.

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

LANDSCAPE REQUIREMENTS (Powell Road Buffer):
All subdivided land, included in all districts, which back up to an arterial street, either at right angles or parallel to the arterial, shall provide a fifteen foot (15') buffer area from the edge of the right-of-way line towards the property to be screened by either a six foot (6') high wood fence with landscaping located between the fence and the property line, a berm with landscaping, a hedge-row, or an opaque landscaped screen. This project to utilize a berm with landscaping. Project Requirements (1165' of frontage)
- 1 Canopy or Ornamental Tree per 40 feet of frontage = 30 trees
- 1 Evergreen Tree per 20 feet of frontage = 59 evergreens
- 1 Shrub per 10 feet of frontage = 117 shrubs

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 12" water line along the east side of Powell Road.

PROJECT DATA:
Proposed use - Single Family Project Area - 22.8 acres
Number of Lots - 77 Common Area = 0.17 acres (0.7%)
Density = 5.9 lots/gross acre

COMMON AREA:
Tracts A, B and K to be used for storm water detention.
Tracts C, D, E, F, G, H, J, L and M to be landscape area.

DEVELOPMENT SCHEDULE:
Project to be developed in two phases. Phase 1 to be those lots serviced by the existing sanitary sewer along Powell Road (Lots 1 - 15, 23 - 38, 58 - 61 and 68 - 77). Buildings 1-10.
Phase 2 (remaining lots) will require the extension of an outfall sanitary sewer from the south to the site. Buildings 11-22.

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

NO.	BY	DATE	REVISION		

4/17/18
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Consult Inc
engineers Inc
planners

PRELIMINARY PLAT

TYBROOK ESTATES
INDEPENDENCE - JACKSON COUNTY - MISSOURI

X-REF NO.	XXXXXX
DRAWING NO.	17014 PP
DATE	June 16, 2017
SHEET NO.	288 NO
	17014
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