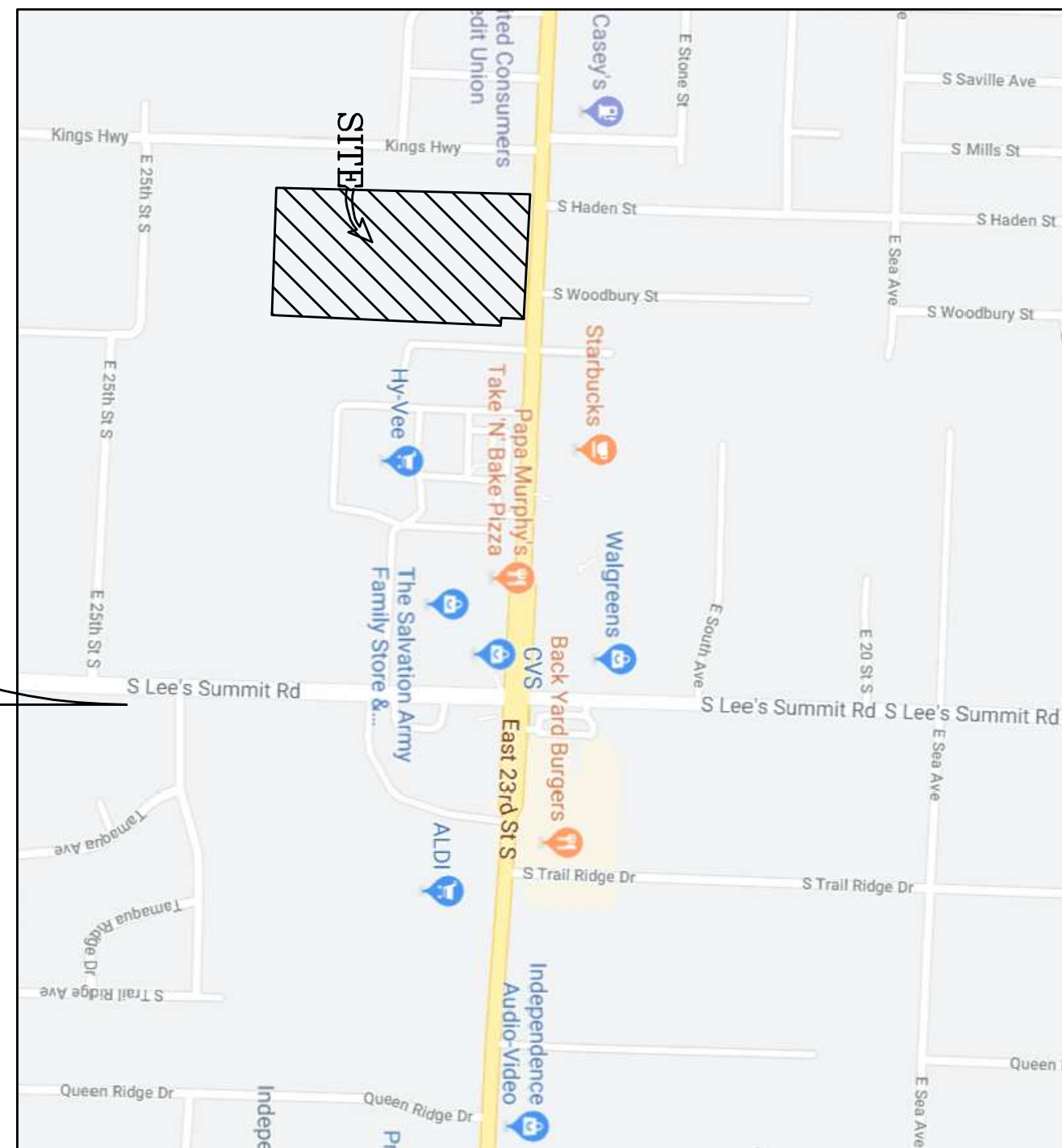
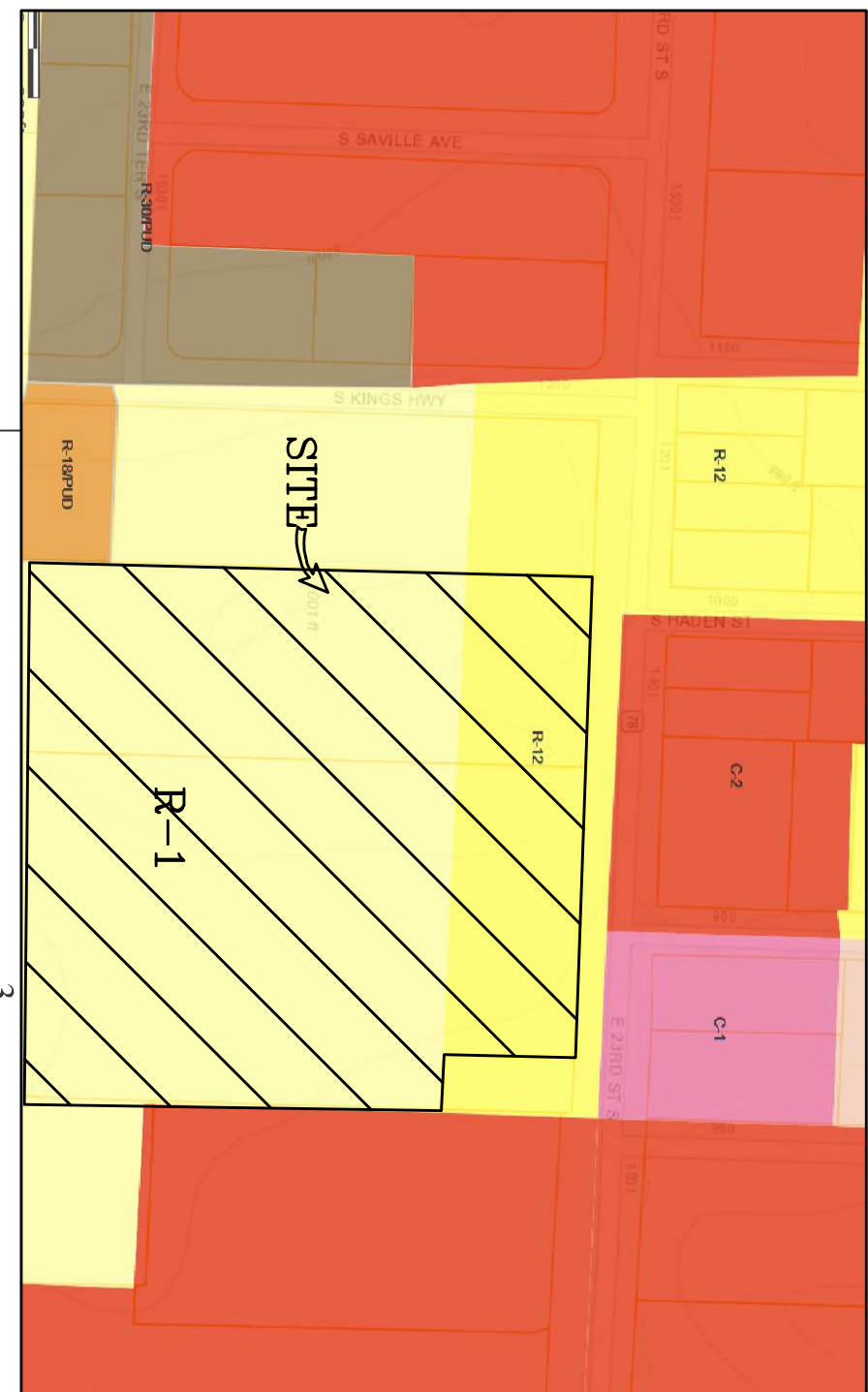


PRELIMINARY PLAT FOR
MCBEE LANDING LOTS 1 THRU 4
INDEPENDENCE, JACKSON COUNTY, MISSOURI

DEVELOPER:
MCBEE DEVELOPMENT
(407) 982-0524



LOCATION MAP



SYMBOL LEGEND	
PROPOSED	EXISTING
Manhole	Manhole
Curb Inlet	Curb Inlet
Junction Box	Junction Box
Field Inlet	Field Inlet
Fire End Section	Fire End Section
Fire Hydrant	Fire Hydrant
Flow Off	Flow Off
Water Valve	Water Valve
Water Meter	Water Meter
Scrubber	Scrubber
Utility Pole	Utility Pole
Gas Wire	Gas Wire
Electric Transformer	Electric Transformer
Telephone Pedestal	Telephone Pedestal
Cable Pedestal	Cable Pedestal
Open Out	Open Out

LINE LEGEND	
PROPOSED	EXISTING
Storm Line	Storm Line
Sanitary Line	Sanitary Line
Water Line	Water Line
Building Line	Building Line
Easement Line	Easement Line
2" Curb	2" Curb
Contour	Contour
Tree Line	Tree Line
Fence Line	Fence Line
Overhead Telephone Line	Overhead Telephone Line
Underground Telephone Line	Underground Telephone Line
Overhead Electrical Line	Overhead Electrical Line
Underground Electrical Line	Underground Electrical Line

- 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-12, R-1
 2. TOTAL LOTS = 4 AND ONE TRACT
 3. TOTAL AREA = 10.17 ac
 4. THIS DEVELOPMENT WILL UTILIZE A REGIONAL STORM WATER DETENTION BASINS TO MITIGATE THE INCREASE IN STORM WATER RUNOFF DO TO THE ADDITION OF IMPERVIOUS MATERIAL.

LEGAL FOR PRELIMINARY PLAT
ALL OF LOT 1 OF TUBBMAN-CHILES MANOR, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, EXCEPT FOR THAT PORTION BEGINNING AT THE NORTHEAST (NE) CORNER OF LOT ONE (1), THENCE WEST ALONG BLUE SPRINGS ROAD (NOW 23RD STREET) 60 FEET; THENCE SOUTH 150 FEET; THENCE EAST 60 FEET; THENCE NORTH 150 FEET TO THE PLACE OF BEGINNING, EXCEPT FOR THAT PART IN ROUTE K-78 AS DESCRIBED IN DOCUMENT NO. 1-11022 AND EXCEPT FOR A TRACT OF LAND FOR ADDITIONAL RIGHT OF WAY FOR THE STATE HIGHWAY DESIGNATED ROUTE K-78, JACKSON COUNTY, MISSOURI, AS DESCRIBED IN DOCUMENT NO. 1-11022 AND 1-11023, 1-135, PAGE 1669, IN THE OFFICE OF THE DIRECTOR OF RECORDS FOR JACKSON COUNTY, MISSOURI, AT INDEPENDENCE, AND ALL OF THE EAST HALF OF LOT FIVE (5) BEGINNING AT THE NORTHEAST CORNER OF SAID LOT FIVE (5), THENCE WEST 357.75 FEET; THENCE SOUTH 334.8 FEET; THENCE EAST 337.75 FEET; THENCE NORTH 334.8 FEET TO THE BEGINNING.

AND
ALL OF THE EAST HALF OF LOT 3 AND ONE FOURTH OF AN ACRE OFF THE EAST SIDE OF THE WEST HALF OF LOT 3, TUBBMAN-CHILES MANOR, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN 23RD STREET, CONTAINING 10.16 ACRES MORE OR LESS.

PRELIMINARY PLAT

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

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TEST DATE 10-30-19
REVISIONS 12-3-19
6-19-20 REV PER CITY COMMENTS
7-23-20

SHEET NO.
C200

PROJECT CONTACTS: ROBERT WALQUIST, P.E.,
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LEE'S SUMMIT, MISSOURI 64063
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JOB NO.
E19-313