

1. COVER SHEET
2. PRELIMINARY PLAT LOTS 1-82, TRACTS A,B and C
3. PRELIMINARY PLAT LOT DIMENSIONS AND CENTERLINE DIMENSIONS
4. EXISTING CONDITIONS

UTILITIES

City of Independence Public Works/Engineering
111 E. Maple
Independence, MO 64057
816-325-7600

Independence Water Department
Scott Howell
IUC Building
17221 E. 23rd Street
Independence, MO 64057
816-325-7650

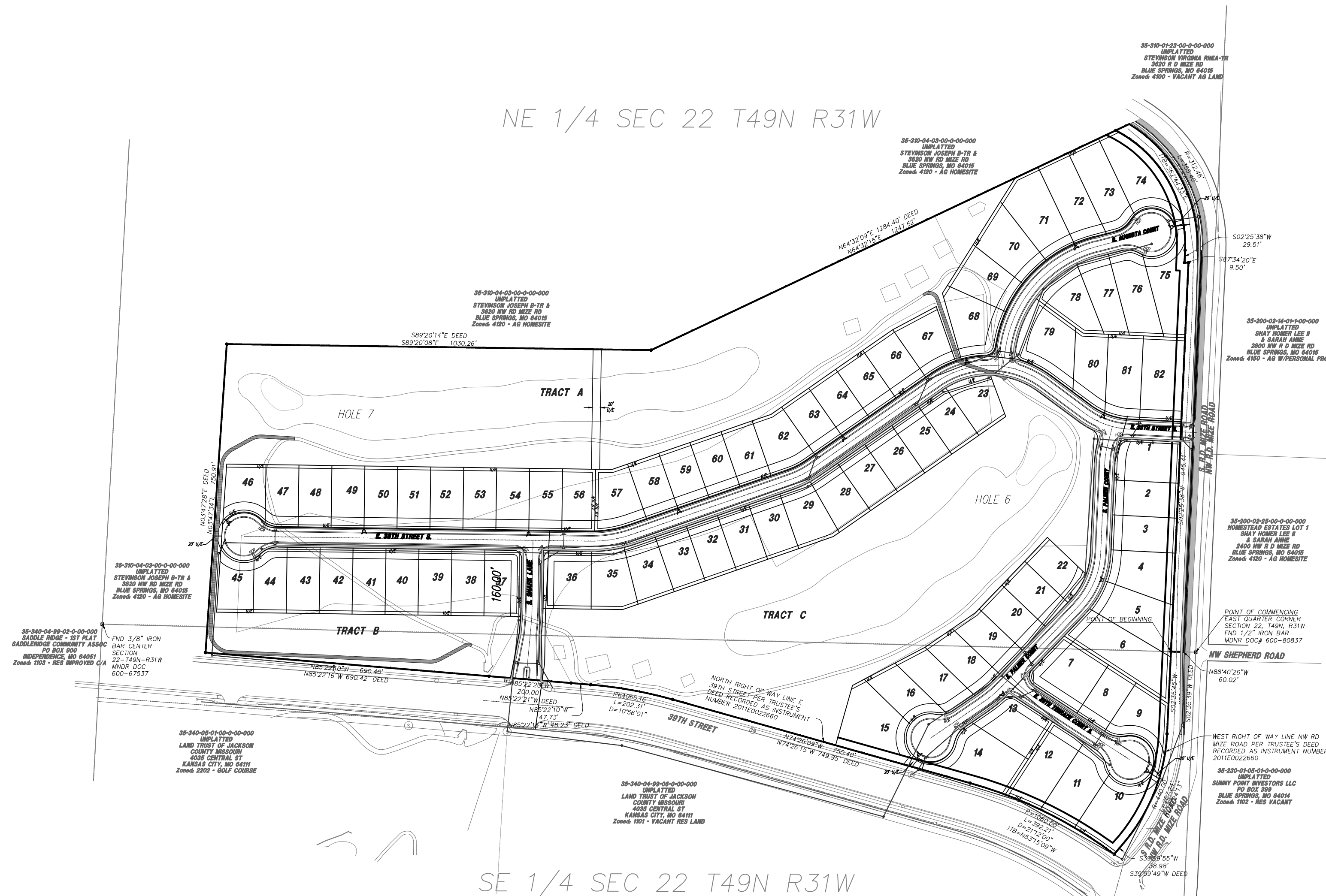
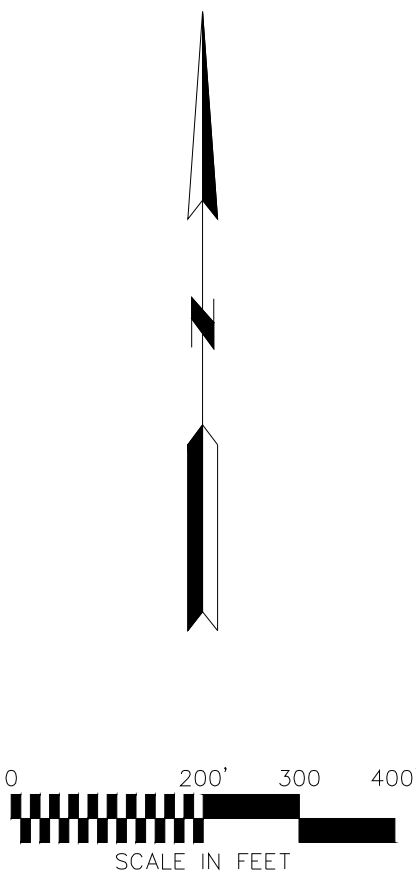
Independence Power & Light
Kris McGinley
IUC Building
17221 E. 23rd Street
Independence, MO 64057
816-325-7463

Spire (formerly MGE)
(Administrative Offices)
3025 SE Clover Road
Lee's Summit, MO
816-537-4681

AT&T
Rick Bryan
500 E. 8th Street
Kansas City, MO 64106
913-727-9809

Comcast
New Construction Hotline
866-771-2281

Missouri One Call
1-800-344-7483 or 811



OVERALL PLAT BOUNDARY DESCRIPTION:

Containing 2,498,739 square feet or 57.36 acres more or less.

All that part of the East Half of Section 22, Township 49 North, Range 31 West all lying in Independence, Jackson County, Missouri and being more particularly described as follows:

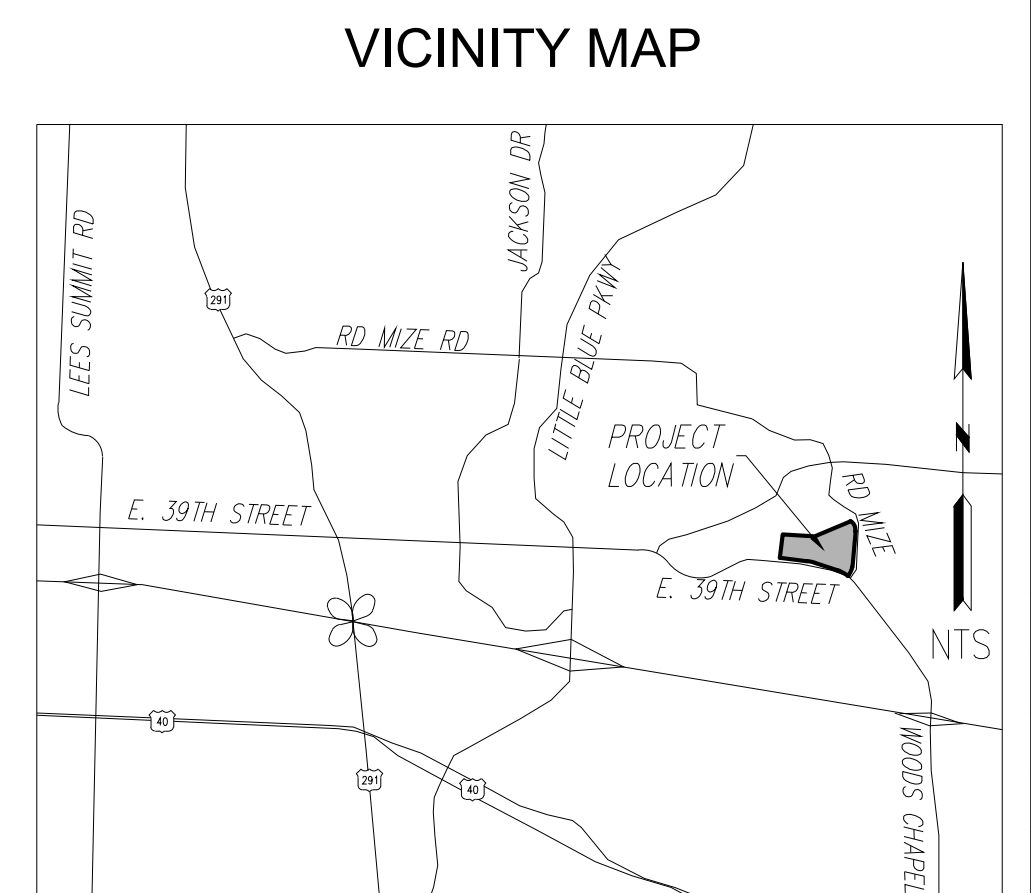
COMMENCING at the East Quarter corner of said Section 22, thence North 88°40'26" West a distance of 60.02 feet to the West right of way line of RD Mize Road per Trustee's Deed filed for record at the Jackson County Recorder of Deeds office as Instrument Number 2011E0022660; and the POINT OF BEGINNING; thence along said West right of way line for the following three (3) courses; thence South 02°33'45" West a distance of 200.00 feet; thence along a curve to the right with a Radius of 440.00 feet a Central Angle of 37°24'13" and an Arc Length of 287.24 feet; thence South 39°55'55" West a distance of 38.98 feet to the intersection of said West right of way line and the North right of way line of East 339th / Street per Trustee's Deed filed for record at the Jackson County Recorder of Deeds office as Instrument Number 2011E0022660; thence along said West right of way line for the following six (6) courses; thence along a curve to the left whose Initial Tangent bears North 53°15'09" West with a Radius of 1060.00 feet a Central Angle of 21°12'00" and an Arc Length of 392.21 feet; thence North 74°26'09" West a distance of 750.40 feet; thence along a curve to the left with a Radius of 1060.16 feet a Central Angle of 10°56'01" and an Arc Length of 202.31 feet; thence North 85°22'10" West a distance of 47.73 feet; thence North 85°22'10" West a distance of 200.00 feet; thence North 85°22'10" West a distance of 690.40 feet; thence departing said North right of way line North 03°47'34" East a distance of 750.91 feet; thence South 89°20'08" East a distance of 103.26 feet; thence North 64°32'15" East a distance of 1247.52 feet to the Westerly right of way line of RD Mize Road as now established; thence along said Westerly right of way line for the following three (4) courses; thence along a curve to the right whose Initial Tangent bears South 62°44'33" East with a Radius of 312.46 feet a Central Angle of 65°10'11" and an Arc Length of 355.40 feet; thence South 02°25'38" West a distance of 29.51 feet; thence South 87°34'20" East a distance of 9.50 feet; thence South 02°25'38" West a distance of 945.41 feet to the POINT OF BEGINNING.

PLANS PREPARED FOR
D & D DEVELOPMENT
100 NE DELTA SCHOOL ROAD
LEE'S SUMMIT, MO 64064
CONTACT - KEVIN STALLINGS
816-223-7159

PLANS PREPARED BY
HG CONSULT
11010 HASKELL ST. #210,
KANSAS CITY, KS 66109
CONTACT: KEVIN STERRETT
816-703-7098

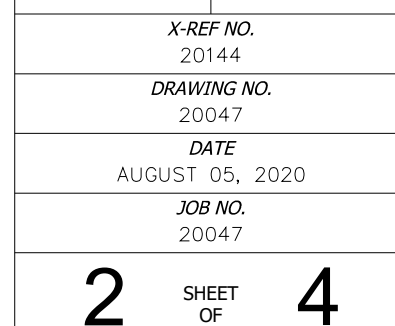
COVER SHEET

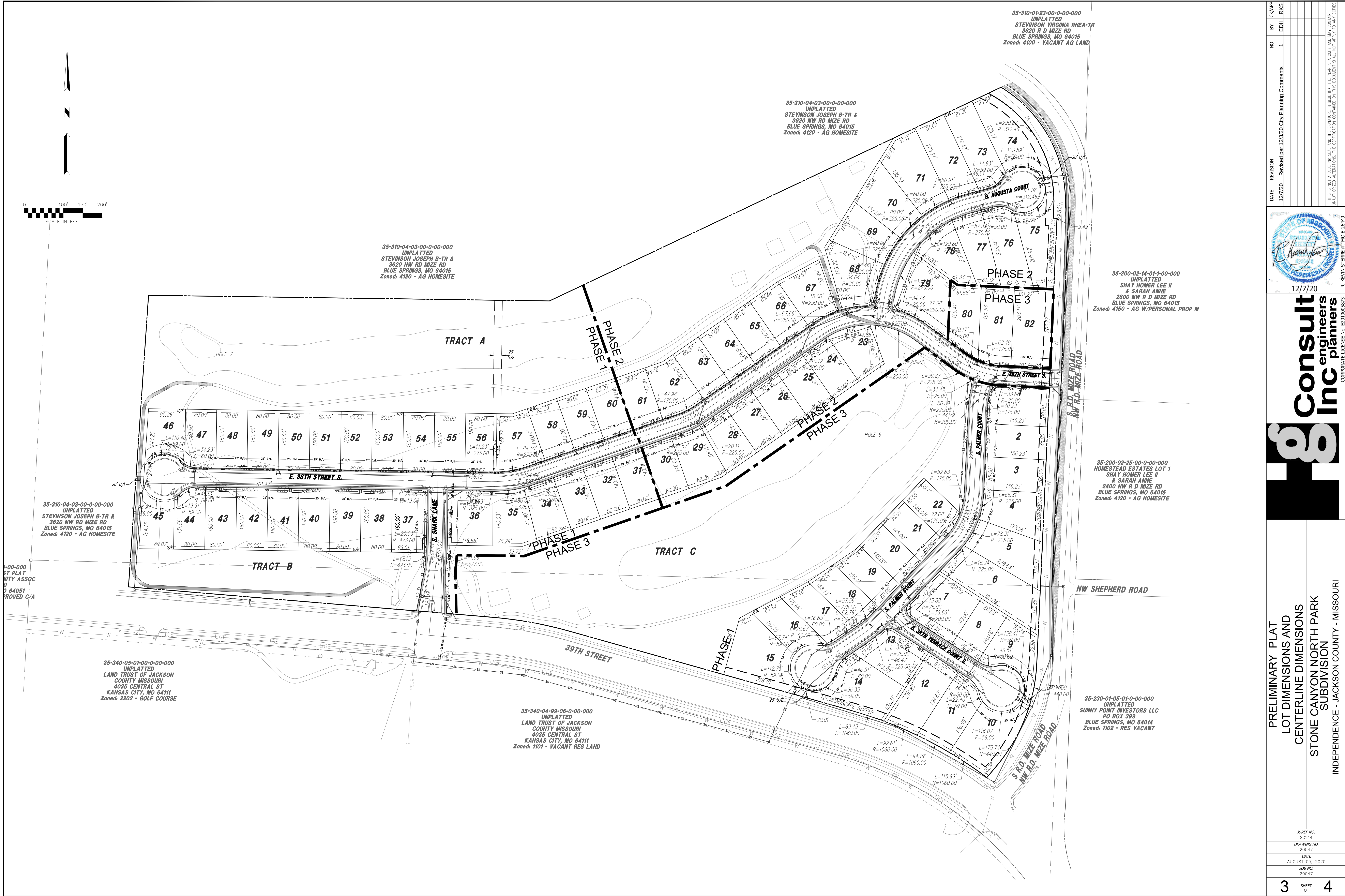
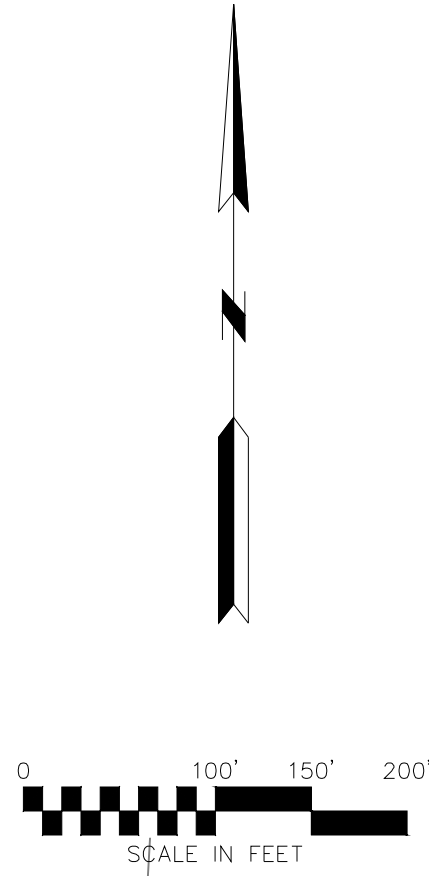
STONE CANYON NORTH PARK
SUBDIVISION
INDEPENDENCE - JACKSON COUNTY - MISSOURI

[illegible]

<u>PROPOSED</u>		<u>EXISTING</u>		<u>PROPOSED</u>		<u>EXISTING</u>	
	Sanitary Sewer		SS		12' Road pavement		
	Storm Sewer		ST		8' Cart path		
	Water		WATER		4' Sidewalk		
	Manhole		MH		2' CG-2 Curb		
	Catch Basin				2' CG-1 Curb		HCR
	Junction Box				Handicap Ramp		
	Field Inlet				Finish Drainage Flow		
	Flared End Section				Contours (1' intervals)		801
	Fire Hydrant				Contours (5' intervals)		800
	Blow Off		BO		B/L = Building Line		25' B/L
	Water Valve		WV		U/E = Utility Easement		
					Phase Line		

Diagram illustrating a typical landscape berm cross-section. The berm is 12" high and 80' long. It contains a sequence of plants labeled 1 through 7: 1. Evergreen, 2. Tree, 3. Shrub, 4. Evergreen, 5. Tree, 6. Shrub, and 7. Evergreen. The diagram is labeled "LANDSCAPE BERM (TYPICAL)" and "NO SCALE".





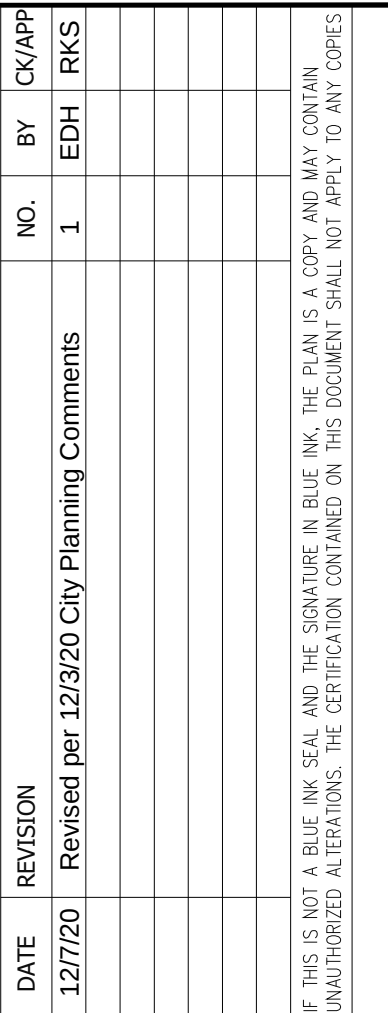
NO.	BY	DATE	REVISION	Comments
1	EDH	12/7/20		Revised per 12/3/20 City Planning Comments

12/7/20

Consult Inc
engineers
planners

PRELIMINARY PLAT
LOT DIMENSIONS AND
CENTERLINE DIMENSIONS
STONE CANYON NORTH PARK
SUBDIVISION
INDEPENDENCE - JACKSON COUNTY - MISSOURI

X-REF NO.	20144
DRAWING NO.	20047
DATE	AUGUST 05, 2020
DWG NO.	20047
SHEET	4



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Consult
Inc engineers
planners
CORPORATE LICENSE No. E20100005873

PRELIMINARY PLAT EXISTING CONDITIONS	STONE CANYON NORTH PARK SUBDIVISION INDEPENDENCE - JACKSON COUNTY - MISSOURI
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	X-REF NO. 20144	
	DRAWING NO. 20047	
	DATE AUGUST 05, 2020	
	JOB NO. 20047	
4	SHEET OF	4