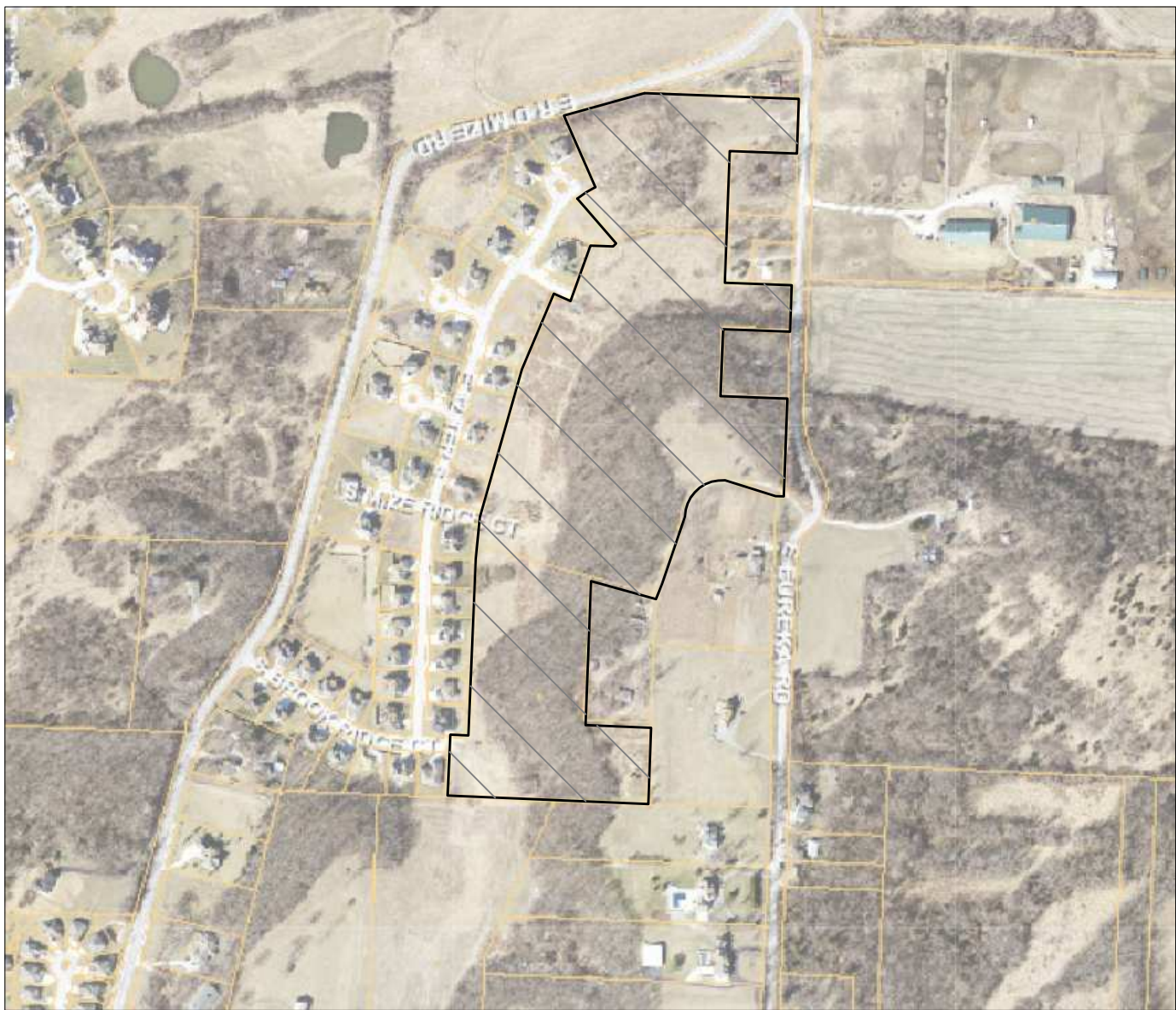
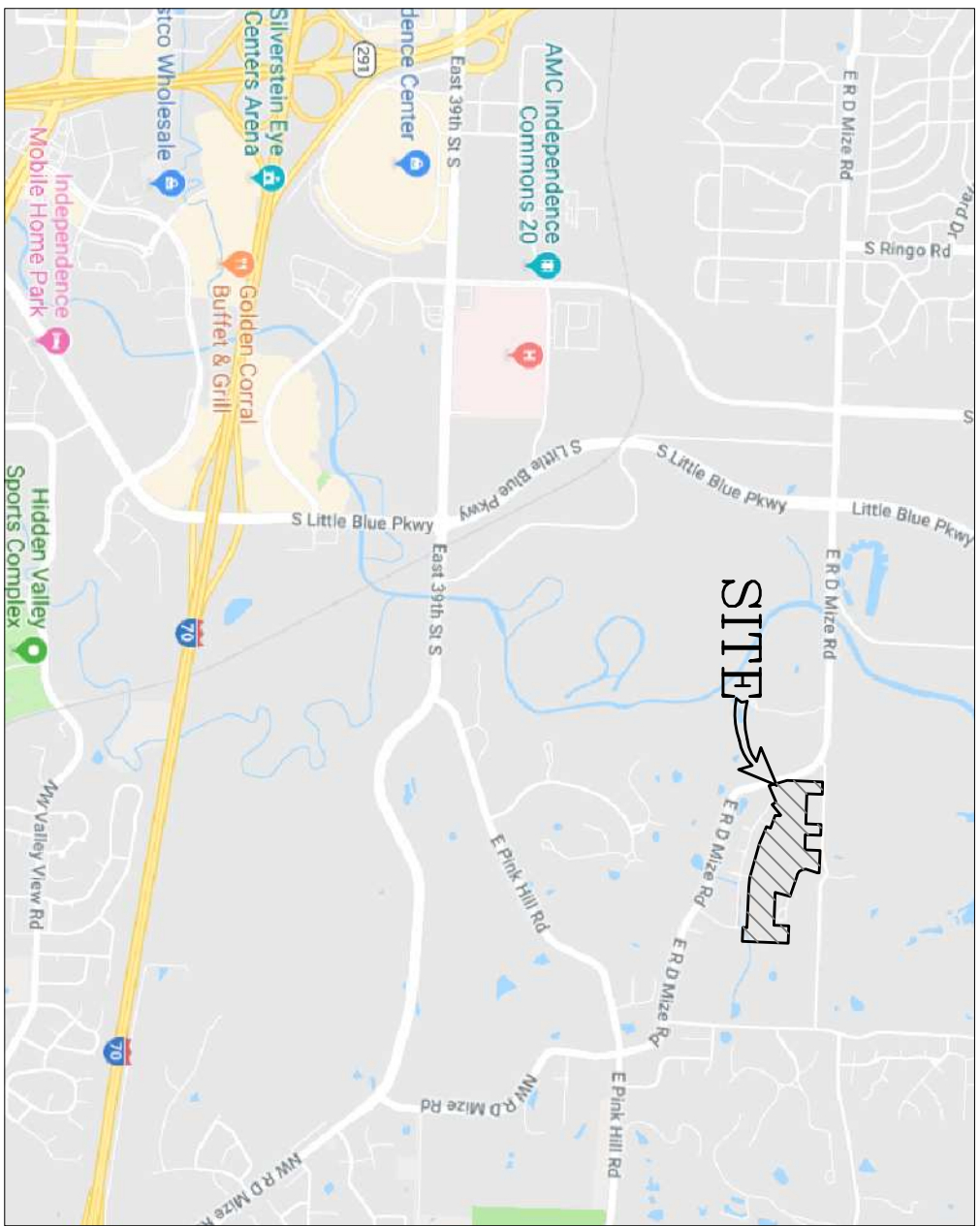


PRELIMINARY PLAT FOR
MEADOWBROOK ESTATES
LOTS 54 THRU 104 & TRACT I, & J
INDEPENDENCE, JACKSON COUNTY MISSOURI

DEVELOPER:
MCBEE CUSTUM HOMES



AERIEL MAP

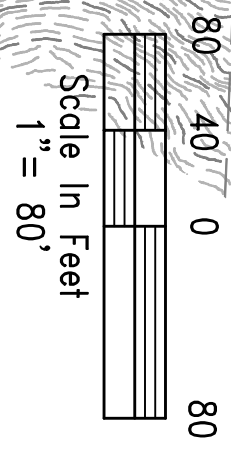
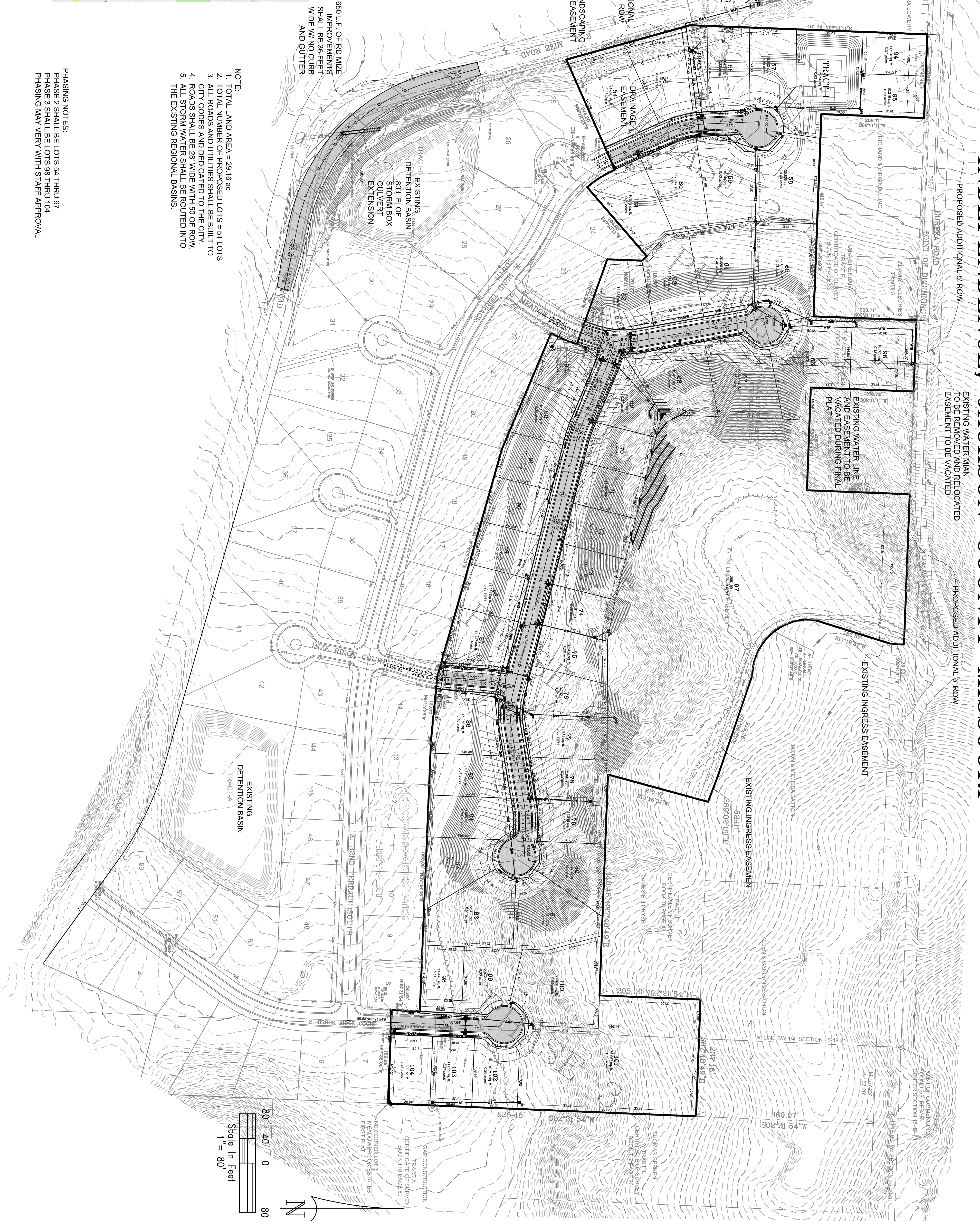


LOCATION MAP

680 L.F. OF RD WIDE
IMPROVEMENTS
SHALL BE 36 FEET
WIDE W/ NO CURB
AND GUTTER

- NOTE:
1. TOTAL LAND AREA = 28.16 ac
 2. TOTAL NUMBER OF PROPOSED LOTS = 51 LOTS
 3. ALL ROADS AND UTILITIES SHALL BE BUILT TO CITY CODES AND DEDICATED TO THE CITY.
 4. ROADS SHALL BE 28' WIDE WITH 50' OF ROW.
 5. ALL STORM WATER SHALL BE ROUTED INTO THE EXISTING REGIONAL BASINS.

PHASING NOTES:
PHASE 2 SHALL BE LOTS 64 THRU 97
PHASE 3 SHALL BE LOTS 98 THRU 104
PHASING MAY VARY WITH STAFF APPROVAL



PRELIMINARY PLAT
FOR MEADOWBROOK ESTATES
LOTS 54 THRU 104 & TRACT I & J

CIVIL PLANS FOR
MEADOWBROOK ESTATES 2ND
INDENCE, JACKSON COUNTY, MISSOURI

Quist Engineering Inc.

Civil Engineering for Residential & Commercial Site Development

821 NE Columbus ST.
St. Louis, Missouri 64063
Phone: (816) 595-9555
e-mail = rwalquist@quistengineering.com

DATE	REVISION	BY
-11-15-19	FIRST SUBMITTAL SET NOT FOR CONSTRUCTION	-
1-12-20	SECOND SUBMITTAL SET	
10-27-21	REVISED PRELIMINARY PLAT	
12-28-21	REVISED PRELIMINARY PLAT	
1-18-22	REV PER CITY COMMENTS	

DRAWN BY: [blank]
CHECKED BY: RAW
DATE: 11-15-2019
PROJECT NO. EIB-319
SCALE: 1"=80'