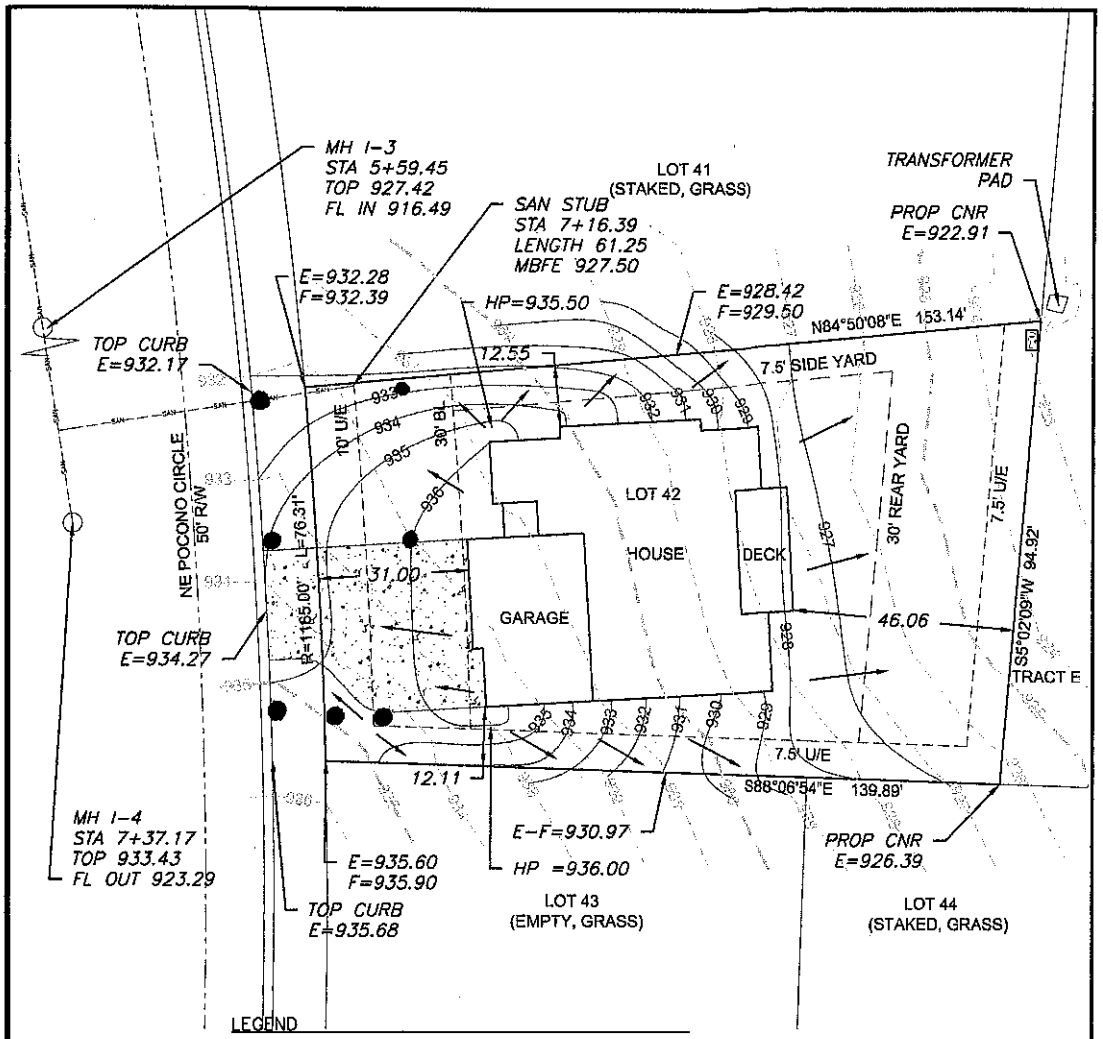


LEGEND

- Gas Meter
- Telephone or Fiber-Optic Pedestal
- Cable TV Pedestal
- Electric Pedestal
- Light Pole
- Mailbox
- Fire Hydrant
- Water Valve

N

Scale 1"=30'

PROPOSED HOUSE

TOP FOUNDATION = 938.25
GARAGE FLOOR = 936.75
TOP FOOTING = 929.25
BASEMENT FLOOR = 929.58

E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

NOTES

1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.

2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.

3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.

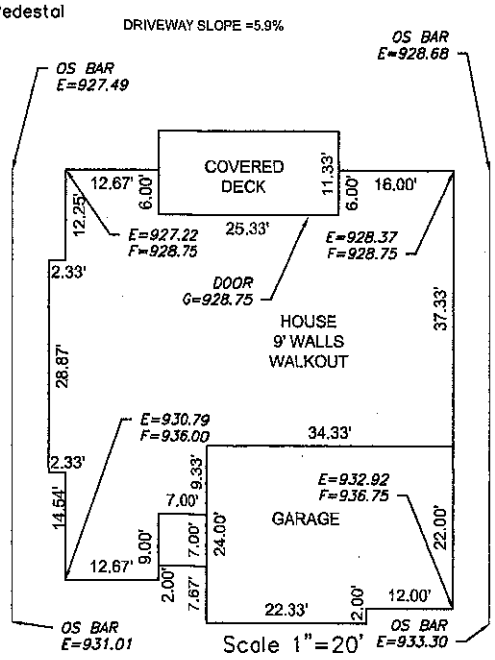
LOT INFORMATION

12,435.98 SQ. FT.
MBOE =924.80
MBFE = 927.50
ADDRESS
4705 NE POCONO CIRCLE

LEGAL DESCRIPTION

LOT 42, MONTICELLO - 2ND PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

DRIVEWAY SLOPE =5.9%



Scale 1"=20'

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849
WWW.ENGINEERINGSOLUTIONSKC.COM

THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE, DATE AND SEAL OF THE ENGINEER WHO SUPERVISED THE PREPARATION OF THIS DRAWING HAS BEEN AFFIXED HERETO.

PLOT PLAN - LOT 42

MONTICELLO - 2ND PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CHAD McGRAW HOMES, INC.
902 SE WILLOW PL
BLUE SPRINGS, MO 64014

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 42, MONTICELLO	8/31/17	1	1

Rev.