

OK TROY
2.5' BLOCKOUT
6' FOUNDATION RIGHT SIDE

LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 943.00
GARAGE FLOOR = 941.00
TOP FOOTING = 934.00
BASEMENT FLOOR = 934.33
DRIVE SLOPE = 5.8%

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.

NOTE: DECK APPROVAL WILL BE REQUIRED PRIOR TO (FUTURE) DECK CONSTRUCTION

NOTE: A GRINDER PUMP MAY BE REQUIRED ON THIS LOT.

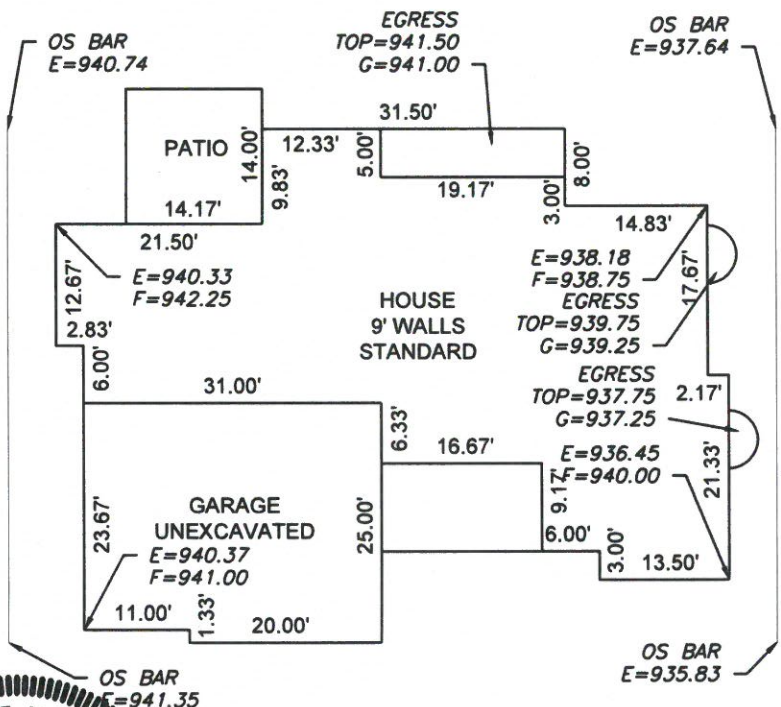


Scale 1"=30'

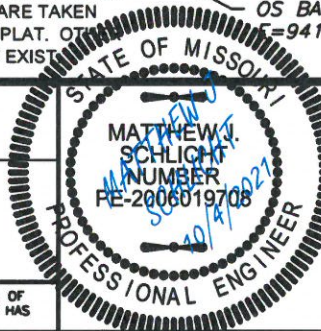
LOT INFORMATION

13,803.6 SQ. FT.
MBOE(LEFT)=942.25
MBOE(RIGHT)=937.49
MSFE =938.8
ADDRESS
3069 NW THOREAU LN

LEGAL DESCRIPTION
LOT 1486, WINTERSET VALLEY 13TH PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



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PLOT PLAN - LOT 1486

WINTERSET VALLEY 13TH PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PFEIFER HOMES
1550 SW MARKET ST
LEE'S SUMMIT, MISSOURI 64081

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 1486, WINTERSET VALLEY	9/15/21	1	1

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.