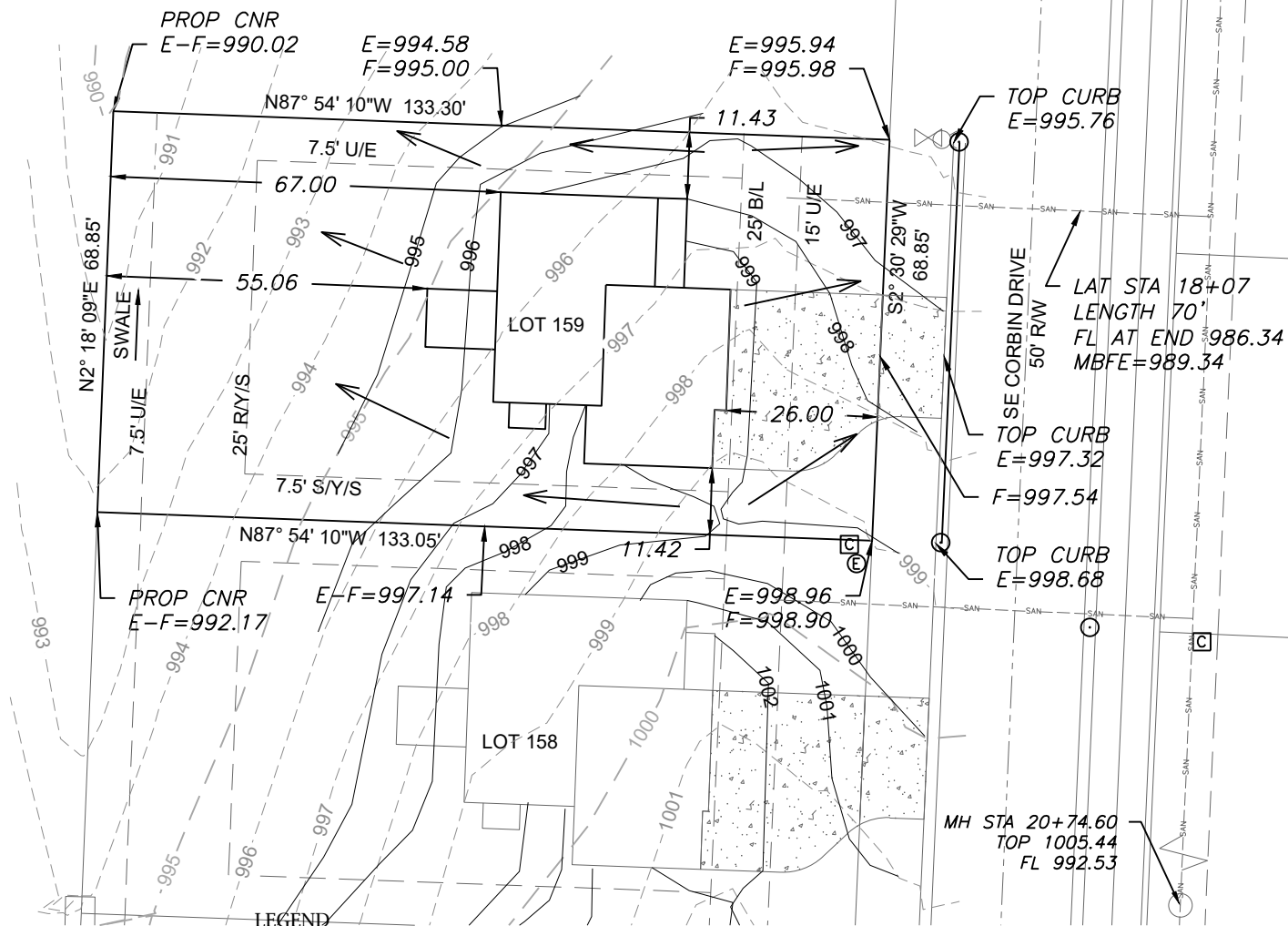


REAR YARD SWALE DETAIL



LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 1000.25
GARAGE FLOOR = 999.25
TOP FOOTING = 992.25
BASEMENT FLOOR = 992.58
DRIVE SLOPE = 6.6%

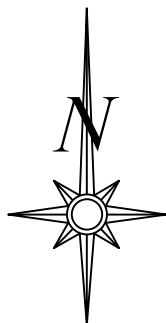
E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

NOTES

- BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
- THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.

EXTENDED LOT AREA = 9,926 SF
DRIVE AREA = 770 SF
APPROACH AREA = 229 SF
SIDEWALK AREA = NA

AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING



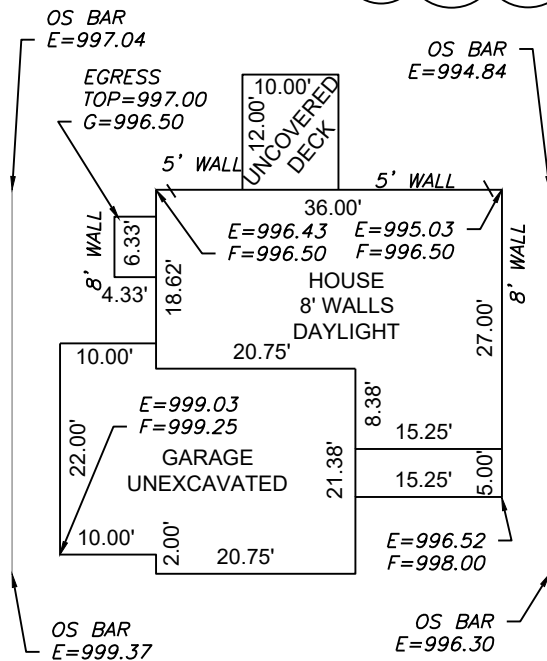
Scale 1"=30'

LOT INFORMATION

9,169 SQ. FT.
MBOE = 992.4
MBFE = 989.34
ADDRESS
3522 SW CORBIN DR

LEGAL DESCRIPTION

LOT 159, COBEY CREEK - 1ST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

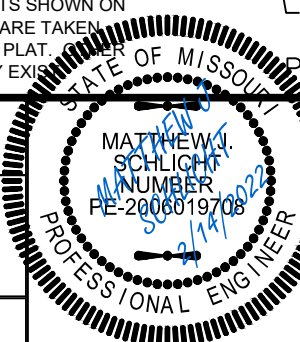


RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
02/15/2022

PLAN: SAGE

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.ENGINEERINGSOLUTIONKCC.COM



PLOT PLAN - LOT 159

COBEY CREEK - 1ST PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CLOVER AND HIVE
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 140-159, COBEY CREEK	10/4/21	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.