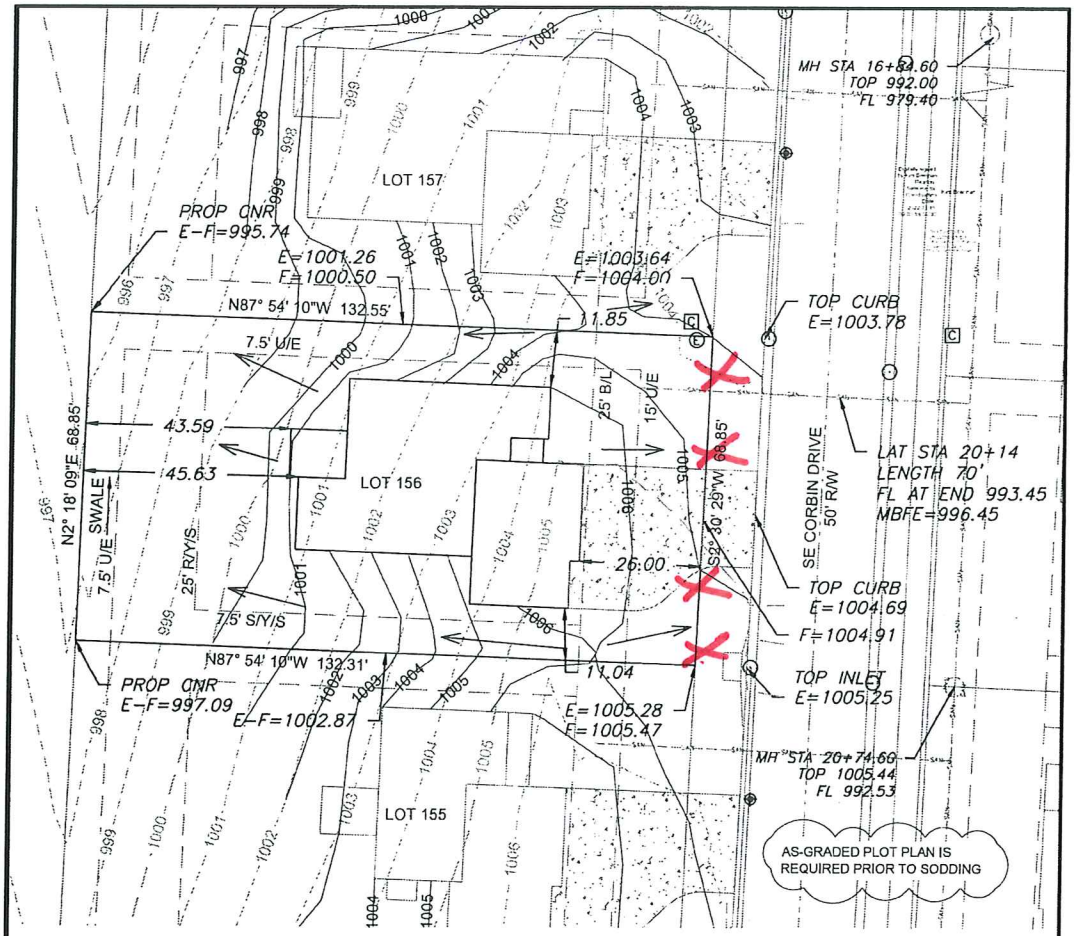
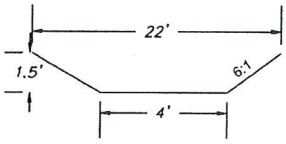


EXTENDED LOT AREA = 9,875 SF
DRIVE AREA = 750 SF
APPROACH AREA = 229 SF
SIDEWALK AREA = NA



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 = 1007.50
GARAGE FLOOR = 1006.50
TOP FOOTING = 999.50
BASEMENT FLOOR = 999.83
DRIVE SLOPE = 6.1%

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.

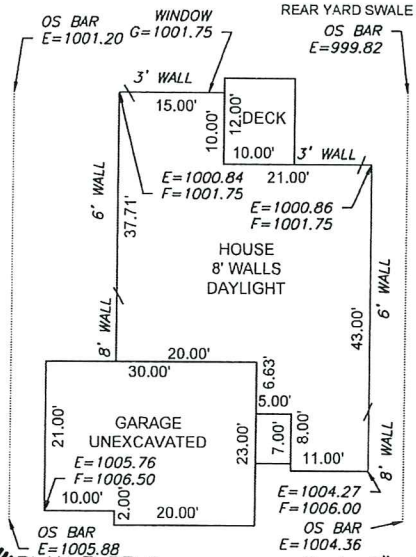
Scale 1"=30'

LOT INFORMATION

9,118 SQ. FT.
MBFE = 996.45
ADDRESS
3534 SE CORBIN DR

LEGAL DESCRIPTION

LOT 156, COBEY CREEK - 1ST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



PLAN: TUPELO

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.

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

PLOT PLAN – LOT 156

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

REV:

Landscape #2

Irrigation, yes