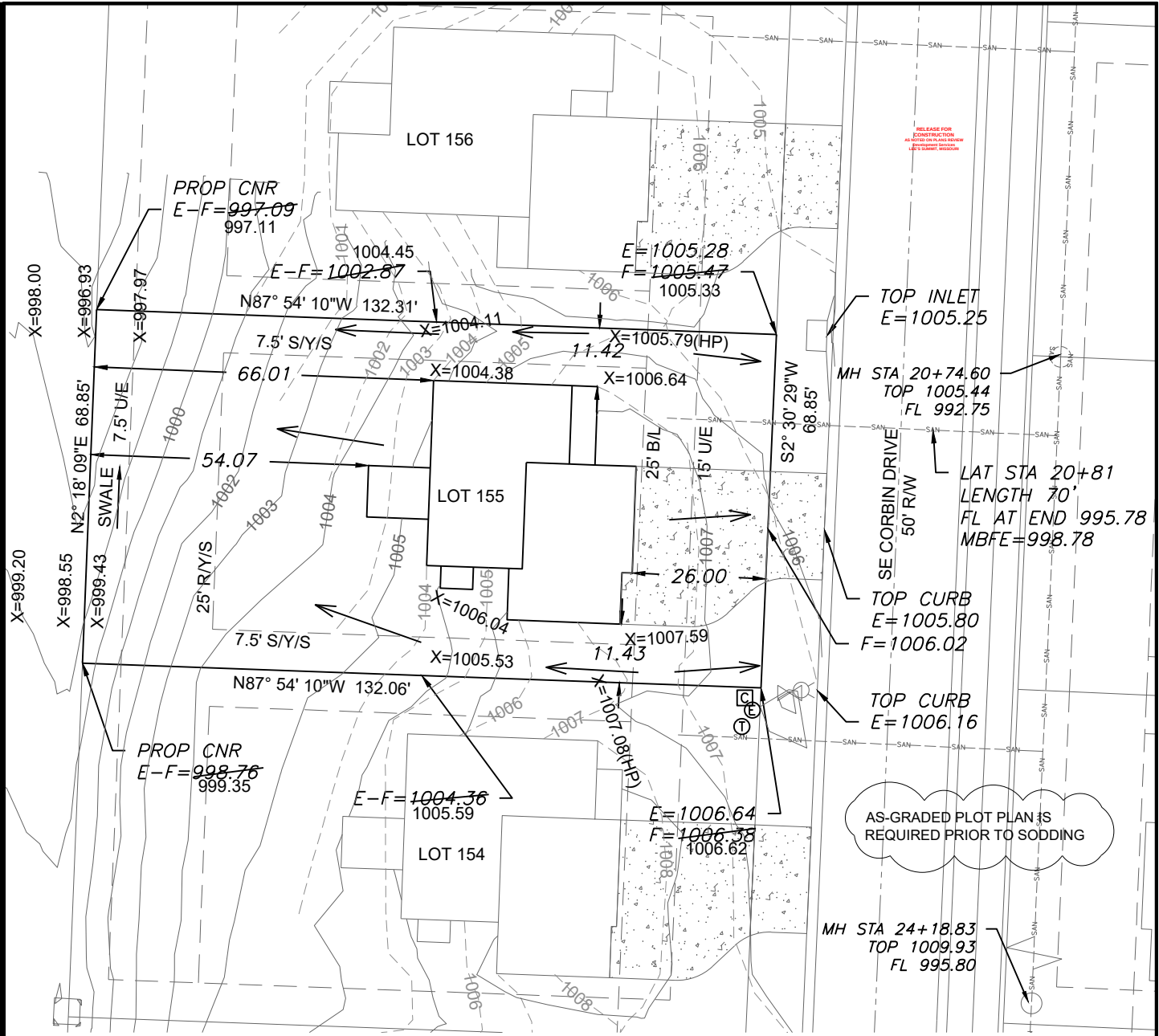




LEGEND

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

EXTENDED LOT AREA = 9,859 SF
DRIVE AREA = 770 SF
APPROACH AREA = 229 SF
SIDEWALK AREA = NA

PROPOSED HOUSE

TOP FOUNDATION = 1008.75
GARAGE FLOOR = 1007.75
TOP FOOTING = 1000.75
BASEMENT FLOOR = 1001.08
DRIVE SLOPE = 6.7%

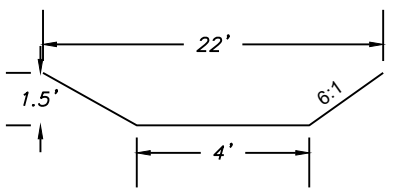
E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

NOTES

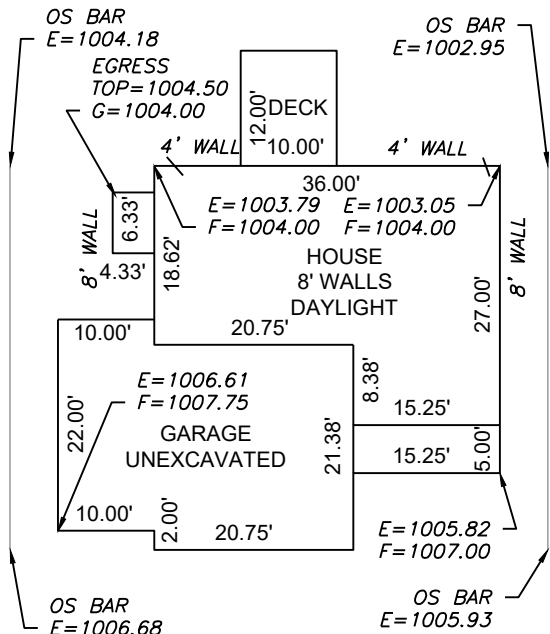
- BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
- THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.

PROPOSED CONTOURS
AS-GRADED CONTOURS

X=###.## = Actual asbuilt ground shots taken on August 1, 2022.
Contours shown are asbuilt.



REAR YARD SWALE DETAIL



PLAN: SAGE

Scale 1"=20'

Scale 1"=30'

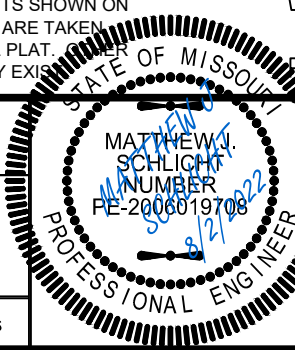
LOT INFORMATION

9,101 SQ. FT.
MBFE=998.78
ADDRESS
3538 SE CORBIN DR

LEGAL DESCRIPTION

LOT 155, COBEY CREEK - 1ST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

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



AS-GRADED PLOT PLAN - LOT 155

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.