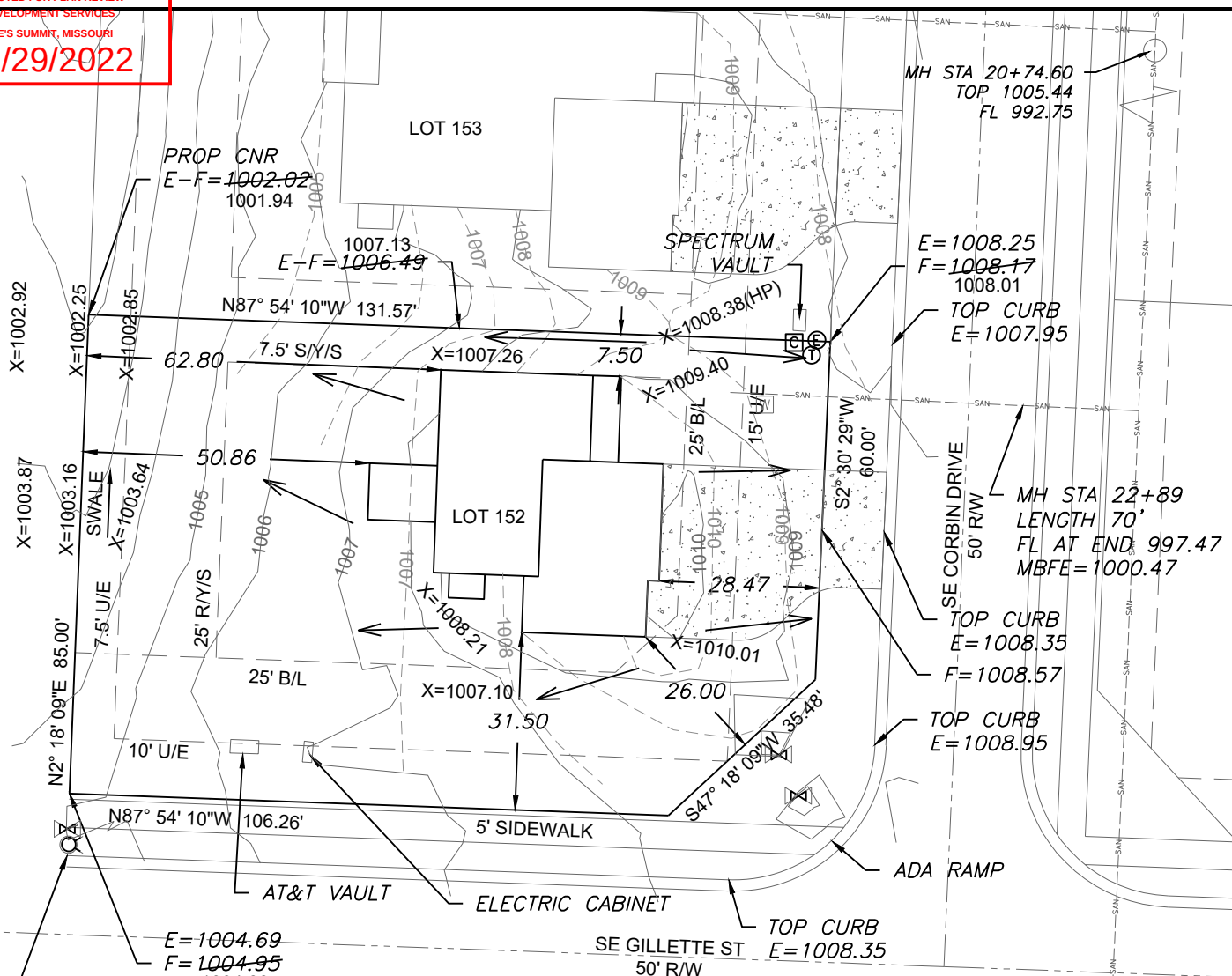


08/29/2022



AS-GRADED PLOT PLAN IS
REQUIRED PRIOR TO SODDING

EXTENDED LOT AREA = 13,532 SF
DRIVE AREA = 846 SF
APPROACH AREA = 229 SF
SIDEWALK AREA = 687 SF

LEGEND

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

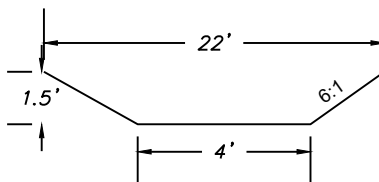
PROPOSED HOUSE

TOP FOUNDATION = 1011.25
GARAGE FLOOR = 1010.25
TOP FOOTING = 1003.25
BASEMENT FLOOR = 1003.58
DRIVE SLOPE = 5.9%

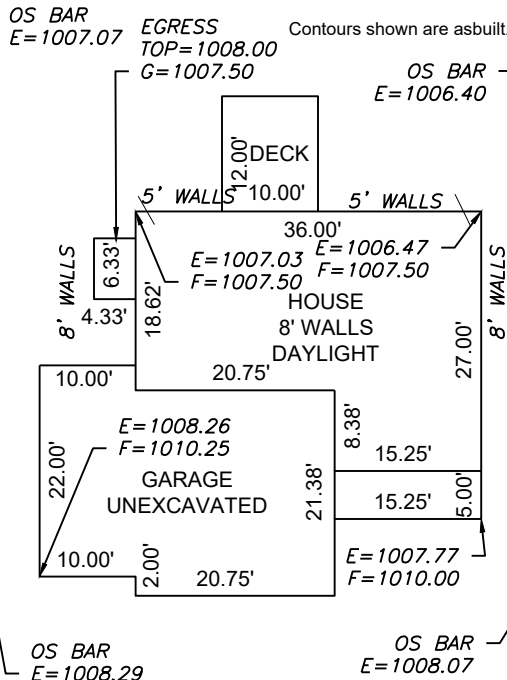
E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

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.



REAR YARD SWALE DETAIL



PROPOSED
CONTOURS
AS-GRADED
CONTOURS

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

Contours shown are asbuilt.

Scale 1"=30'

LOT INFORMATION

10,857 SQ. FT.
MBFE = 997.47
ADDRESS
3550 SE CORBIN DR

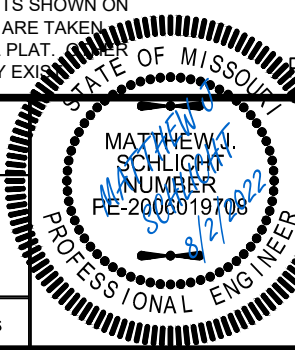
LEGAL DESCRIPTION

LOT 152, COBEY CREEK - 1ST
PLAT, A SUBDIVISION AS
RECORDED IN LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI.

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.ENGINEERINGSOLUTIONSKC.COM



AS-GRADED PLOT PLAN - LOT 152

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

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

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.

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