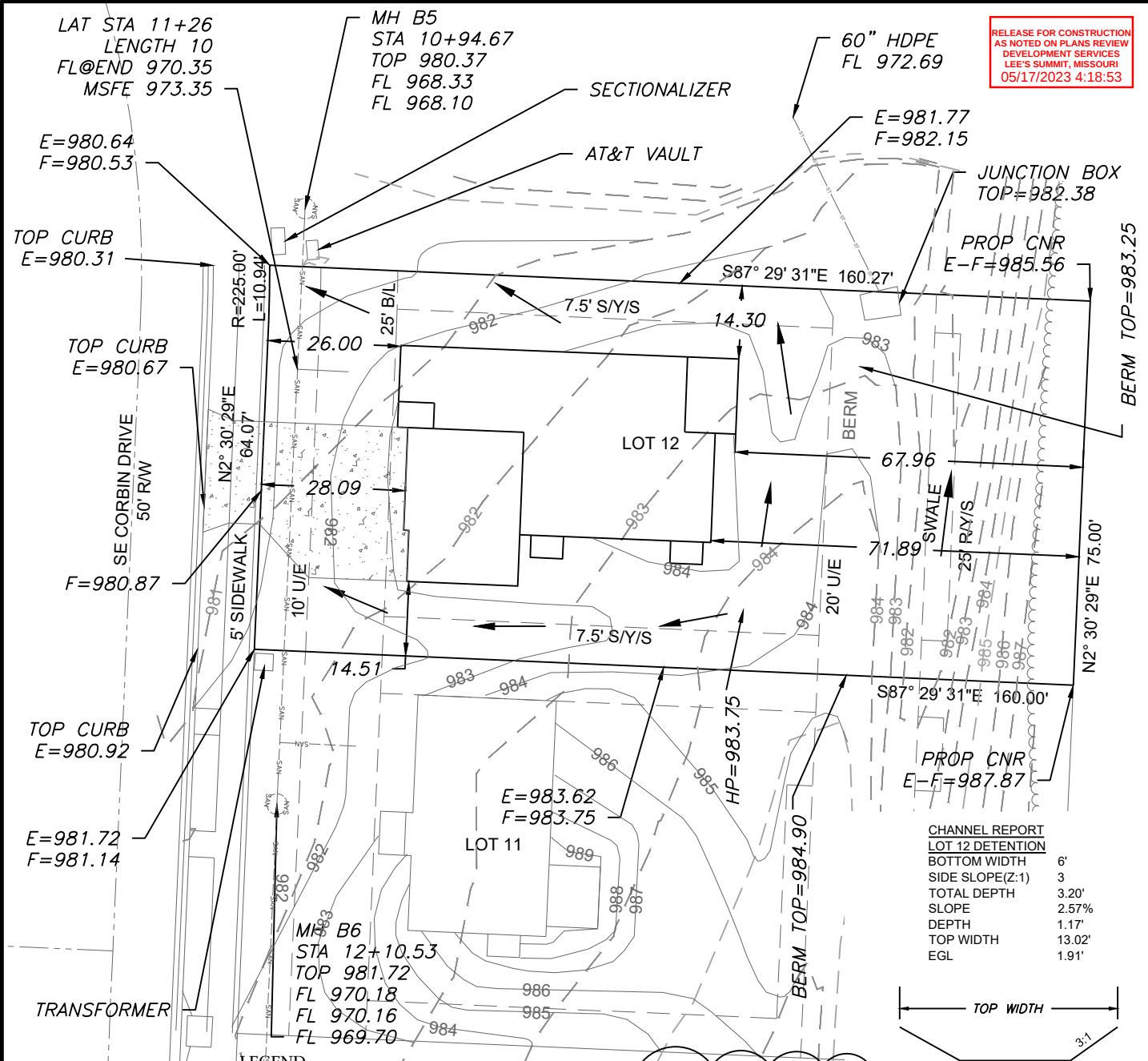


RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/17/2023 4:18:53



LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 985.00
GARAGE FLOOR = 983.25
TOP FOOTING = 977.00
BASEMENT FLOOR = 977.33
DRIVE SLOPE = 8.5%

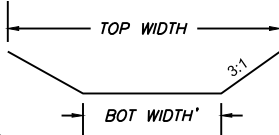
E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

NOTES

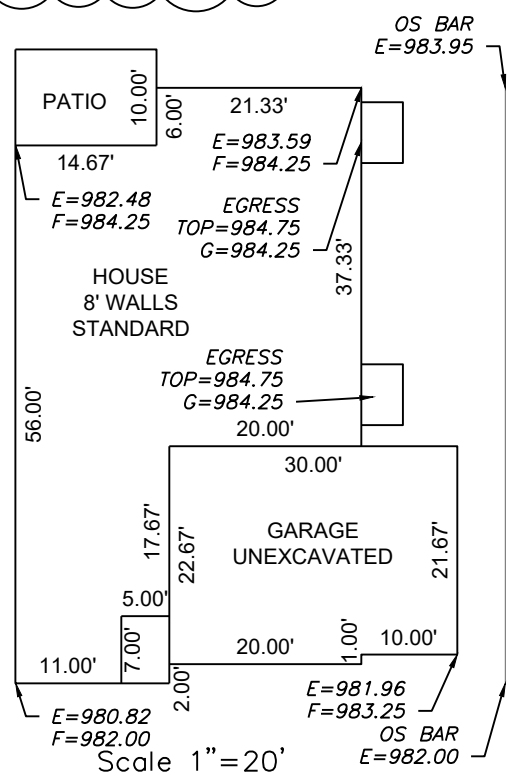
- BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
- THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.

AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING

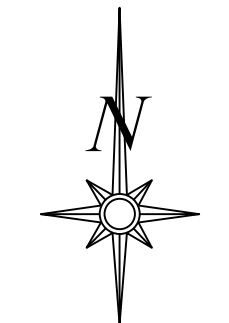
CHANNEL REPORT	
LOT 12 DETENTION	
BOTTOM WIDTH	6'
SIDE SLOPE(Z:1)	3
TOTAL DEPTH	3.20'
SLOPE	2.57%
DEPTH	1.17'
TOP WIDTH	13.02'
EGL	1.91'



SECTION DETAIL



Scale 1"=20'
PLAN: WILDFLOWER



Scale 1"=30'

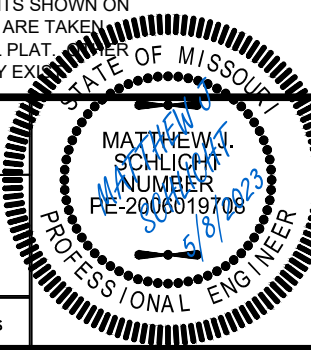
LOT INFORMATION

12,001 SQ. FT.
MSFE = 973.35
ADDRESS
3433 SE CORBIN DR

LEGAL DESCRIPTION

LOT 12, 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.ENGINEERINGSOLUTIONSKC.COM



PLOT PLAN - LOT 12

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

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

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 12, COBEY CREEK	12/10/21	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.