

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

03/27/2025

E=981.73
F=981.14
981.09

TOP CURB
E=980.92

TOP CURB
E=981.15

MH B6
STA 12+10.53
TOP 981.72
FL 970.18
FL 970.16
FL 969.70

ADA RAMP
TOP CURB
E=981.30

F=981.52

CURB INLET
TOP=981.69

SE CORBIN DRIVE
50' R/W

MH B5
STA 10+94.67
TOP 980.37
FL 968.33
FL 968.10

SAN STUB
STA 11+95
LENGTH 10
FL@END 971.07
MSFE 974.07

LOT 12

PROPOSED
CONTOURS
AS-GRADED
CONTOURS

X=###.## = Actual asbuilt ground shots
taken on March 14, 2025.

Contours shown are asbuilt.

TREE LINE
E=987.82

E=983.63
F=983.85
983.58
HP=984.50
984.40

17.00

32.33

7.50 983
S87° 29' 31"E 160.00'

7.5' S/Y/S

X=983.17

X=984.10

X=985.11

X=981.99

X=983.64

X=986.21(HP)

X=985.13

X=984.25

X=985.03

X=985.53

X=986.50

HP=986.50
986.40

PROF CNR
E-F=984.04

TREE LINE

N2° 30' 29"E 29.38'

S87° 29' 31"E 30.00'

N2° 30' 29"E 45.62'

PROF CNR
E-F=982.67

PROF CNR

25' R/Y/S

20' U/E

7.5' S/Y/S

S87° 29' 31"E 130.00'

HP=986.50
986.40

PROF CNR
E-F=984.04

TREE LINE

N2° 30' 29"E 29.38'

S87° 29' 31"E 30.00'

N2° 30' 29"E 45.62'

PROF CNR
E-F=982.67

PROF CNR

25' R/Y/S

20' U/E

7.5' S/Y/S

S87° 29' 31"E 130.00'

HP=986.50
986.40

LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 990.17
GARAGE FLOOR = 982.50
TOP FOOTING = 982.17
BASEMENT FLOOR = 982.50
DRIVE SLOPE = 3.5%

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

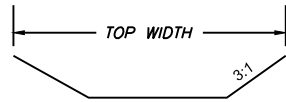
- BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
- THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.

CHANNEL REPORT

LOT 10-11
BOTTOM WIDTH 6'
SIDE SLOPE(Z:1) 3
TOTAL DEPTH 3.15'
SLOPE 2.00%
DEPTH 1.03'
TOP WIDTH 12.18'
EGL 1.54'

CHANNEL REPORT

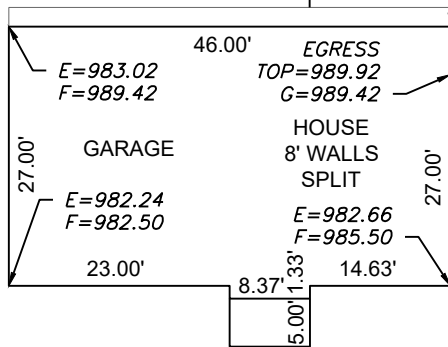
LOT 11-12
BOTTOM WIDTH 6'
SIDE SLOPE(Z:1) 3
TOTAL DEPTH 3.13'
SLOPE 2.57%
DEPTH 1.07'
TOP WIDTH 12.42'
EGL 1.76'



SECTION DETAIL

OS BAR
E=983.64

E=983.55
F=989.42
UNCOVERED
DECK
14.67' 10.00'



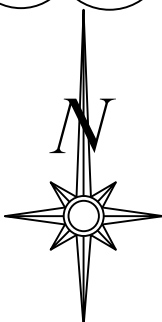
OS BAR
E=982.10

OS BAR
E=982.54

Scale 1"=20'

PLAN: CHERRY BLOSSOM

AS-GRADED PLOT PLAN IS
REQUIRED PRIOR TO SODDING



Scale 1"=30'

LOT INFORMATION

9,750 SQ. FT.
MSFE =974.07
ADDRESS

3437 SE CORBIN DRIVE

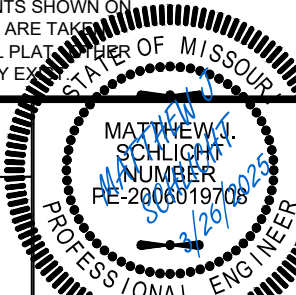
LEGAL DESCRIPTION

LOT 11, COBEY CREEK - 1ST PLAT,
A SUBDIVISION AS RECORDED IN
LEE'S SUMMIT, JACKSON
COUNTY, MISSOURI.

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BEEN AFFIXED HERETO.



AS-GRADED PLOT PLAN - LOT 11

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

SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 11, COBEY CREEK	7/25/24	1	1