

DESCRIPTION:

LOT 4C, TIFFANY WOODS, LOTS 4C AND 7C, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

ADDRESS: 512 NE PROMISED VIEW DRIVE, LEE'S SUMMIT, MISSOURI 64064

LEGEND

B/L	BUILDING SETBACK LINE
PU/E	PRIVATE UTILITY EASEMENT
U/E	UTILITY EASEMENT (PUBLIC)
BF	BASEMENT FLOOR ELEVATION
EB	ELECTRICAL BOX
FF	FINISHED FLOOR ELEVATION
GF	GARAGE FLOOR ELEVATION
SP	SUPPORT POST
TF	TOP OF FOUNDATION ELEVATION
MBOE	MINIMUM BUILDING OPENING ELEVATION
➔	DRAINAGE DIRECTION ARROW

AREAS

TOTAL LOT AREA:
86,375 SQUARE FEET
1.983 ACRES

IMPERVIOUS AREA:
30,126 SQUARE FEET
0.692 ACRES

UNDEVELOPED AREA:
56,249 SQUARE FEET
1.291 ACRES

DRIVEWAYS

DRIVEWAY #1
WIDTH AT CURB 26.9'
WIDTH AT GARAGES 40.0'

DRIVEWAY #2
WIDTH AT CURB (WEST) 34.0'
WIDTH AT GARAGE 46.0'

BASEMENT TYPE: WALKOUT

BUILDING & PROPERTY ELEVATIONS

THE BUILDING CORNER AND PROPERTY CORNER ELEVATIONS ARE EXISTING AND FINISHED, UNLESS NOTED OTHERWISE (EX = EXISTING, FN = FINISHED)

NOTE: THE CONTOUR LINES SHOWN HEREON WERE TAKEN FROM A SURVEY BY PHELPS ENGINEERING, INC. DATED MARCH 20, 2020 WITH MODIFICATIONS FROM A SKETCH BY STARR DEVELOPMENT.

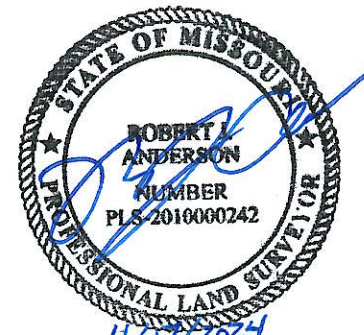
PLOT PLAN

SHEET 1 OF 2



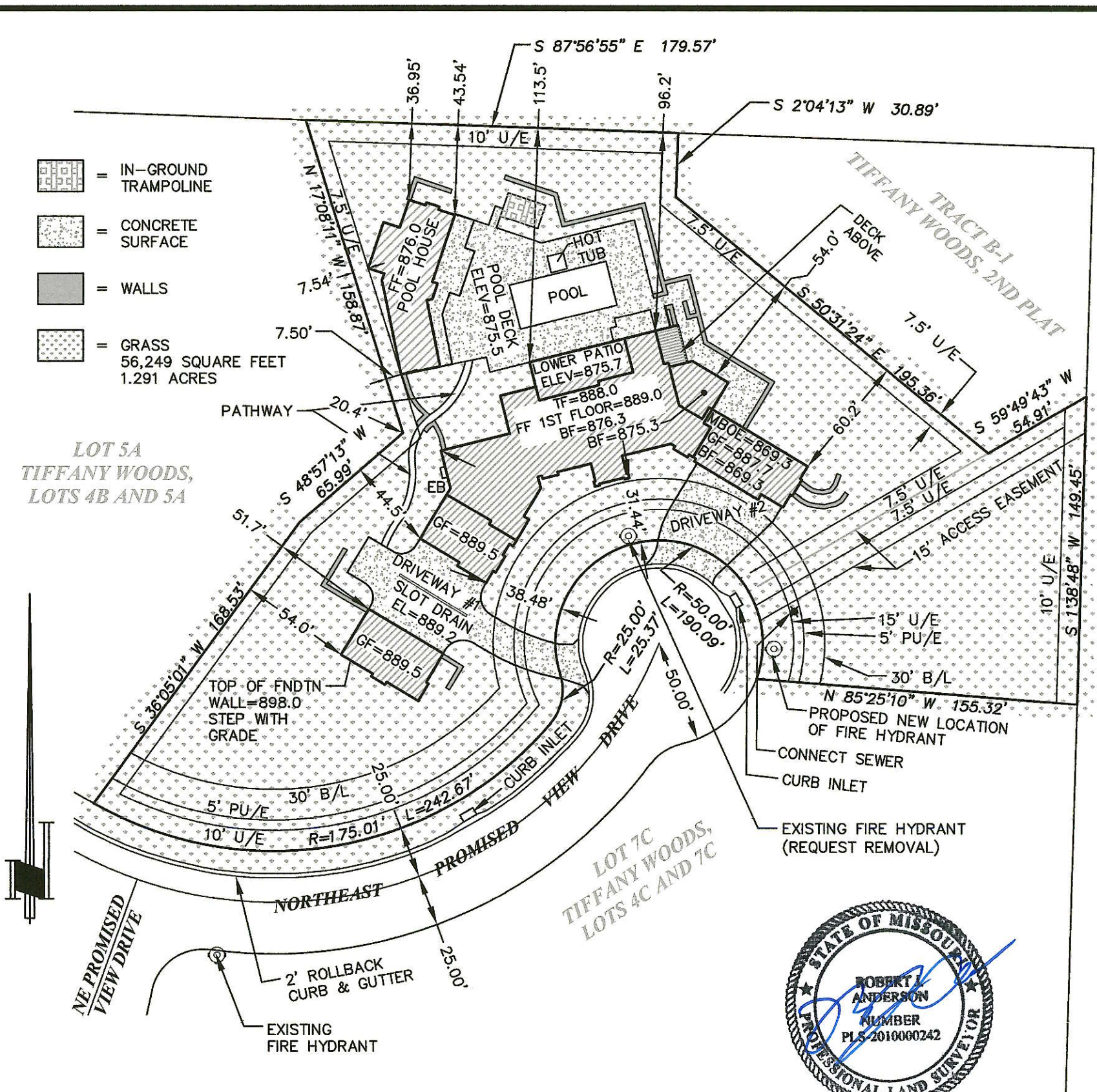
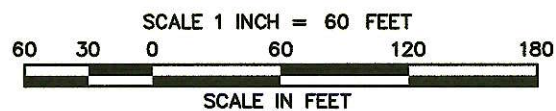
ANDERSON
SURVEY COMPANY
1270 NE DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 246-5050

MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076



ROBERT J. ANDERSON
PLS #2010000242

AS-GRADED PLOT PLAN PER SEC. 7-160 CODE OF ORDINANCES IS REQUIRED PRIOR TO OCCUPANCY.



LOT 5A
TIFFANY WOODS,
LOTS 4B AND 5A

LOT 7C
TIFFANY WOODS,
LOTS 4C AND 7C

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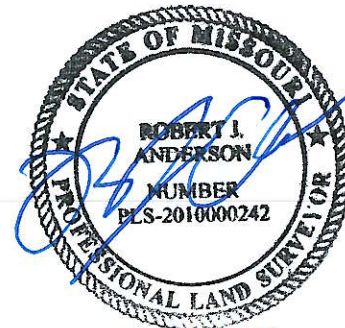
PLOT PLAN

SHEET 2 OF 2



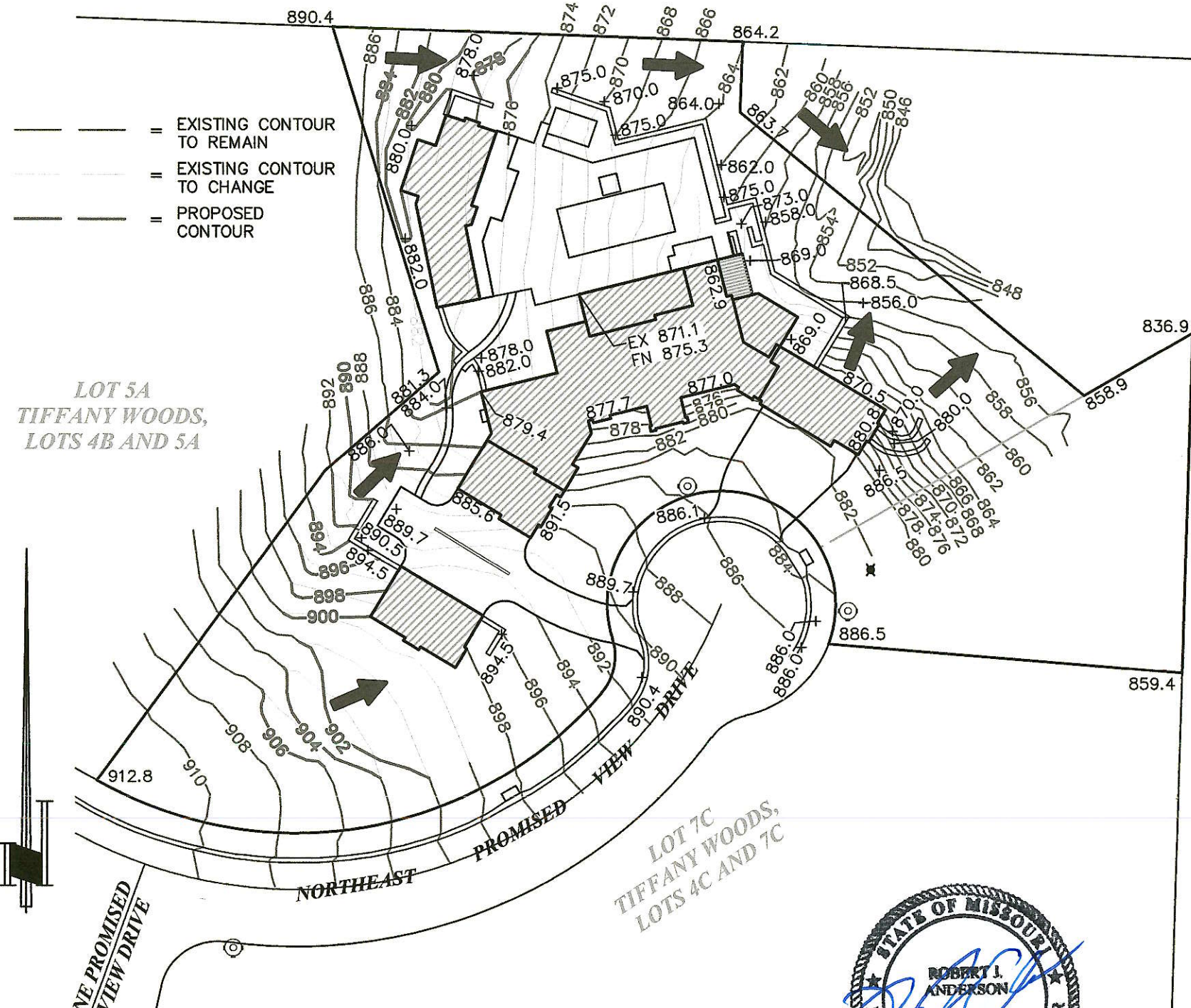
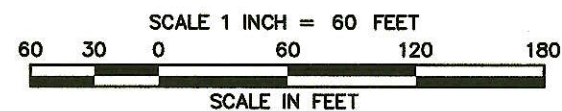
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4/17/2024
ROBERT J. ANDERSON
PLS #2010000242

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- = EXISTING CONTOUR TO REMAIN
- - - = EXISTING CONTOUR TO CHANGE
- = PROPOSED CONTOUR

LOT 5A
TIFFANY WOODS,
LOTS 4B AND 5A

LOT 7C
TIFFANY WOODS,
LOTS 4C AND 7C

NE PROMISED
VIEW DRIVE

PROMISED
VIEW DRIVE

NORTHEAST