

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.

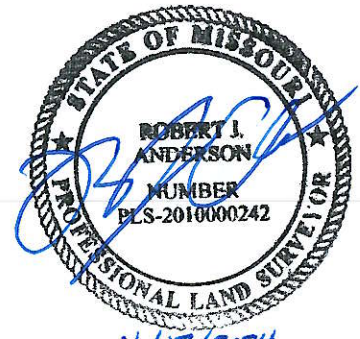
PLOT PLAN

SHEET 2 OF 2



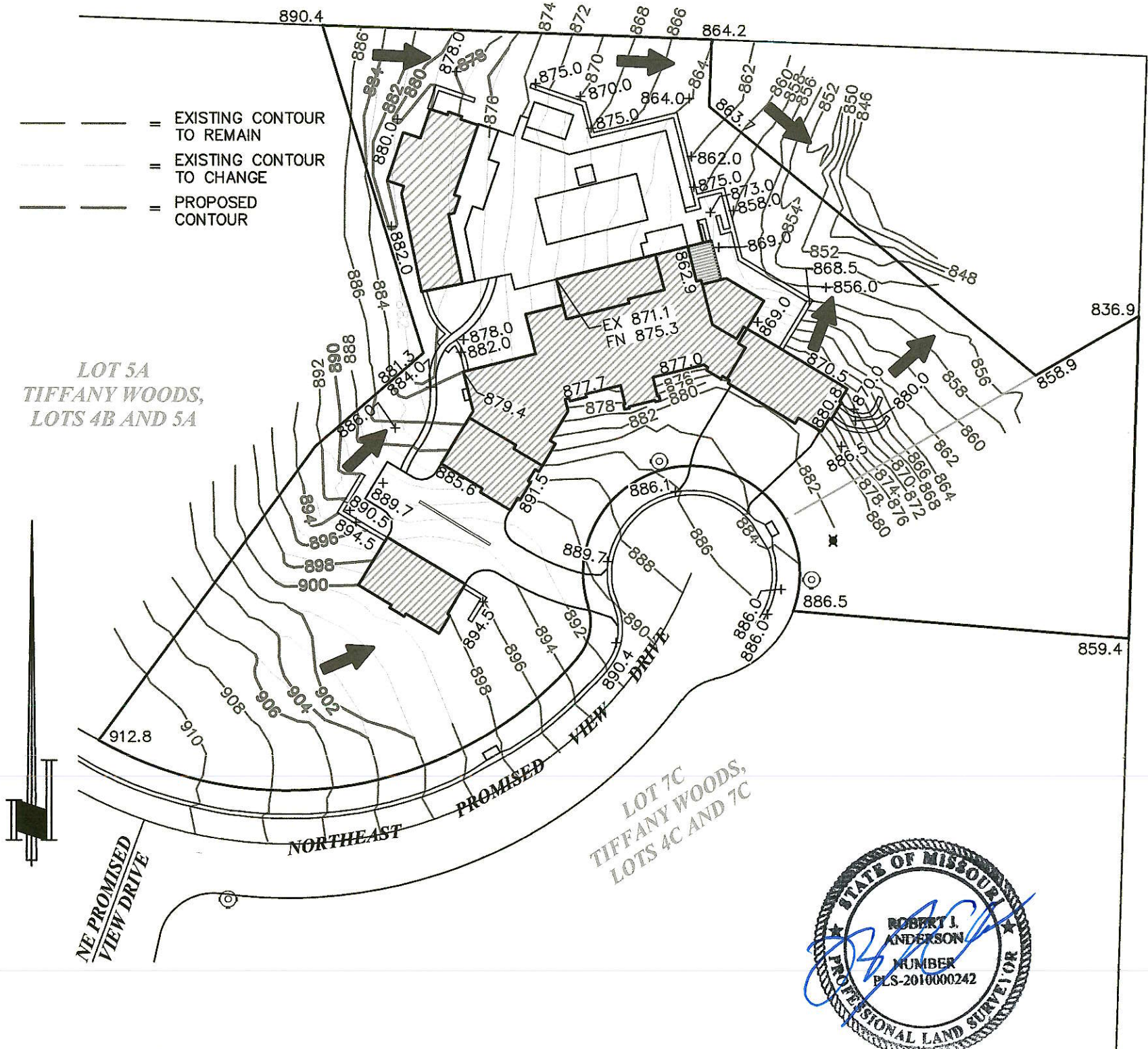
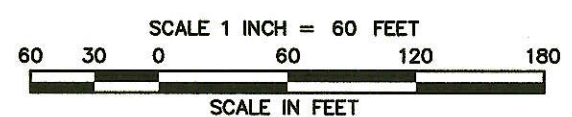
ANDERSON
SURVEY COMPANY
1270 NE DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 246-5050

MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076



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

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



- = 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

NORTHEAST

PROMISED
VIEW DRIVE