

2019-285-

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Development Services



Scale 1"=30'

#### LOT INFORMATION

12,358.03 SQ. FT.  
MSFE= 905.8  
ADDRESS  
204 NW CARSON DR

#### LEGAL DESCRIPTION

LOT 1454, WINTERSET VALLEY  
12TH PLAT, A SUBDIVISION AS  
RECORDED IN LEE'S SUMMIT,  
JACKSON COUNTY, MISSOURI.

#### LEGEND

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

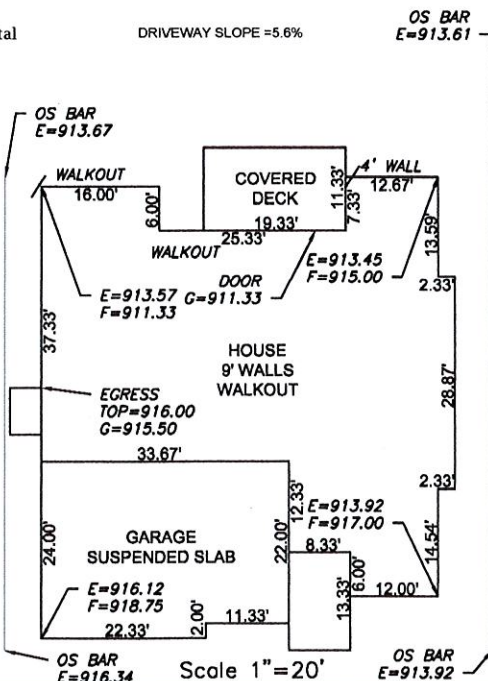
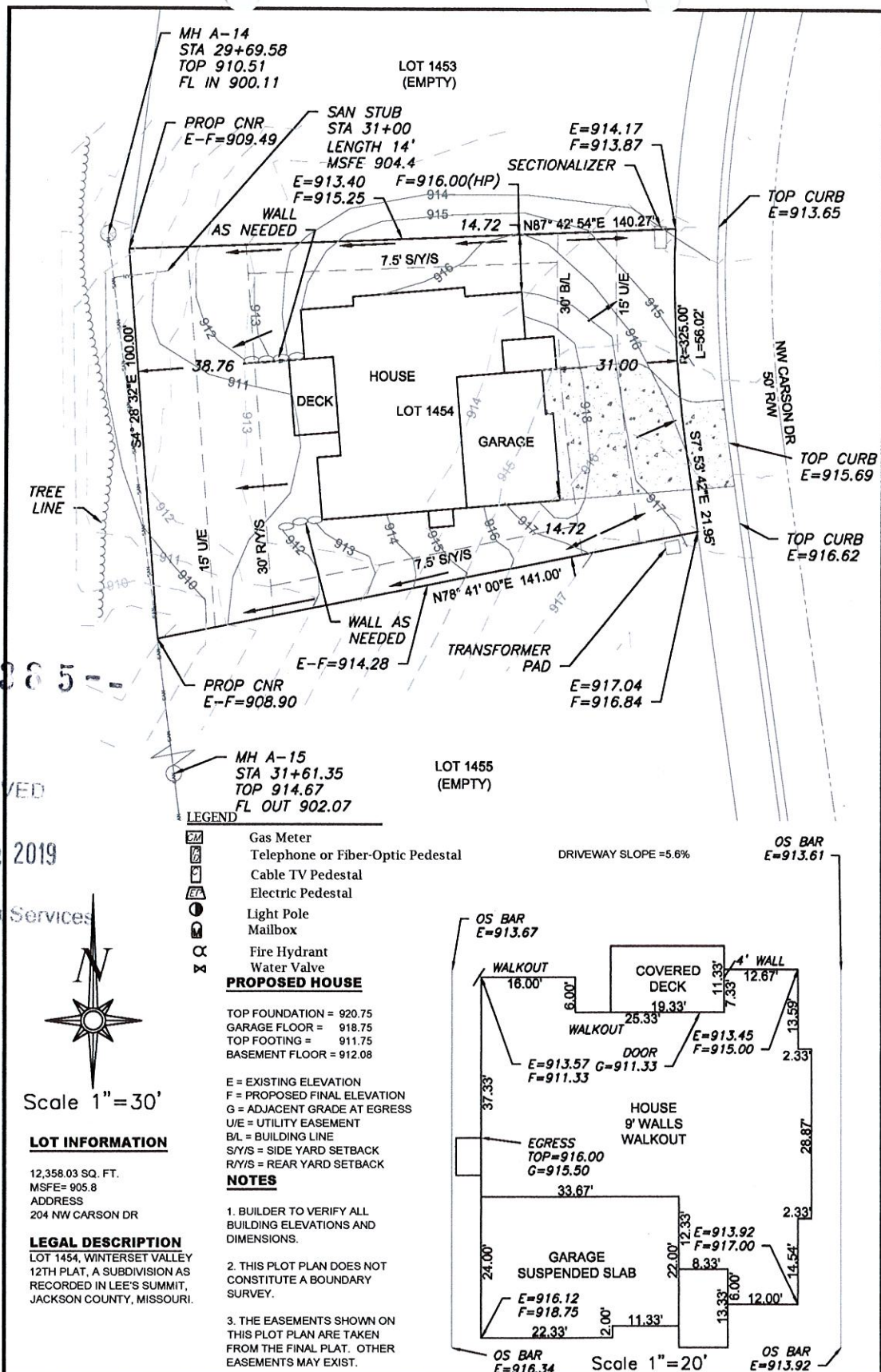
#### PROPOSED HOUSE

TOP FOUNDATION = 920.75  
GARAGE FLOOR = 918.75  
TOP FOOTING = 911.75  
BASEMENT FLOOR = 912.08

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

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



**ENGINEERING SOLUTIONS**  
—ENGINEERING & SURVEYING—  
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LEE'S SUMMIT, MO 64082  
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THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE, DATE AND SEAL OF THE ENGINEER WHO SUPERVISED THE PREPARATION OF THIS DRAWING HAS BEEN ATTACHED HERETO.

#### PLOT PLAN - LOT 1454

WINTERSET VALLEY 12TH PLAT  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

MCGRAW HOMES, INC.  
902 SE WILLOW PL  
BLUE SPRINGS, MO 64014

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 1454, WINTERSET VALLEY	8/13/19	1	1