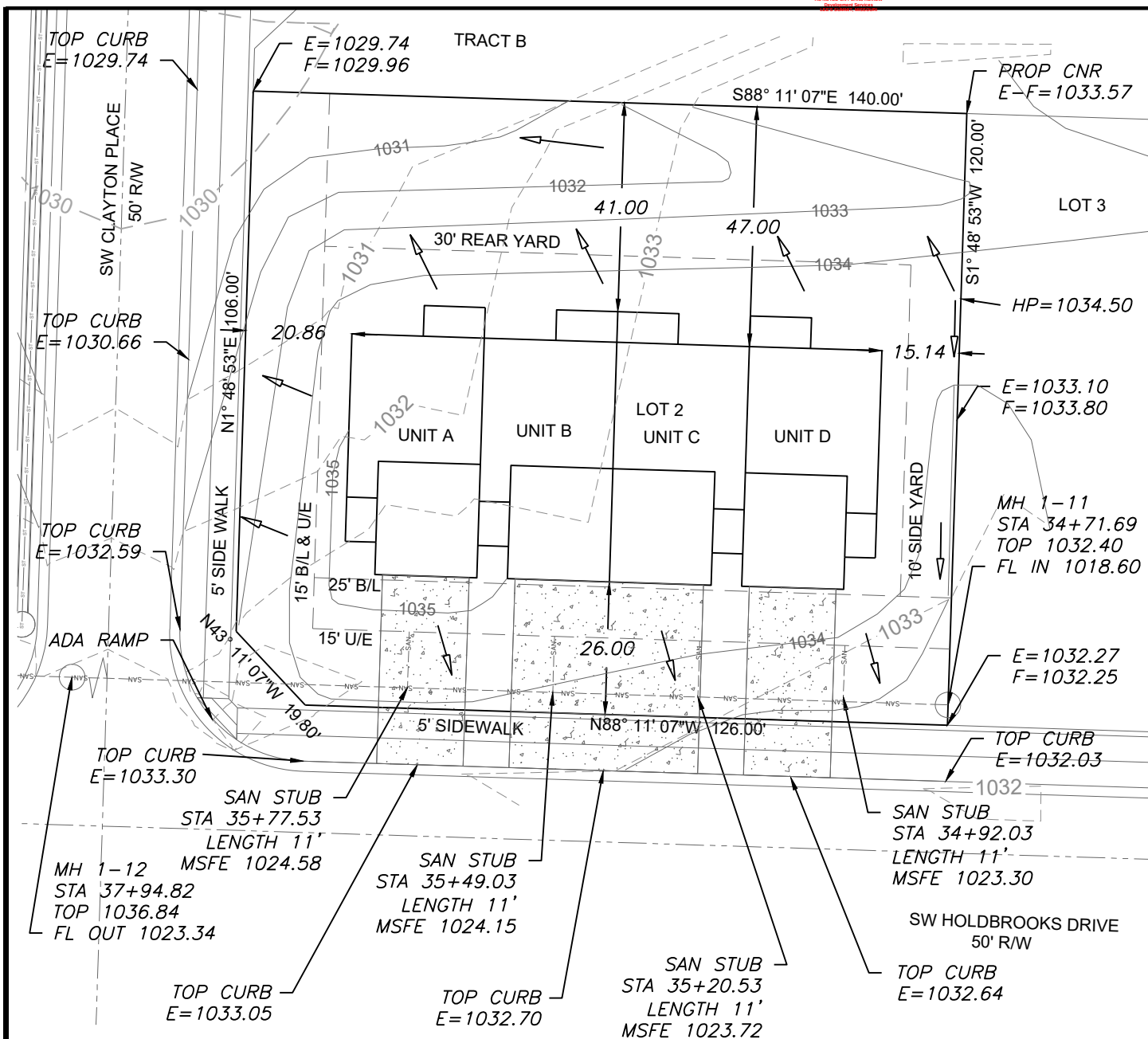




LEGEND

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

PROPOSED HOUSE

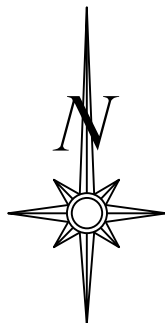
TOP FOUNDATION = 1036.5
GARAGE FLOOR (A) = 1035.25
GARAGE FLOOR (B) = 1035.00
GARAGE FLOOR (C) = 1035.00
GARAGE FLOOR (D) = 1034.50
TOP FOOTING = 1033.08
BASEMENT FLOOR = 1033.41
DRIVE SLOPE (A) = 7.6%
DRIVE SLOPE (B) = 8.0%
DRIVE SLOPE (C) = 8.0%
DRIVE SLOPE (D) = 6.3%

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.

EXTENDED LOT AREA = 19,648.87 SF
DRIVE AREA = 1,846 SF
APPROACH AREA = 781 SF
SIDEWALK AREA = 972.47 SF



Scale 1"=30'

LOT INFORMATION

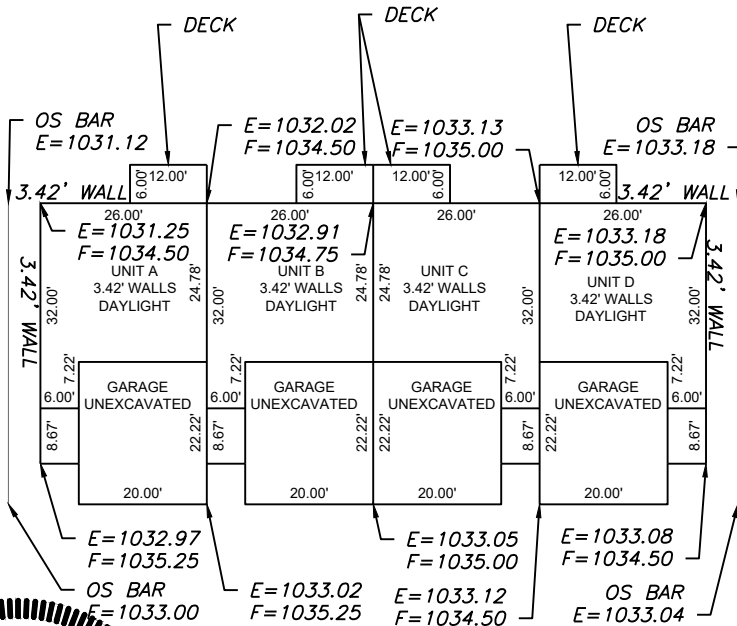
16,702 SQ. FT.
MSFE (A) = 1024.58
MSFE (B) = 1024.15
MSFE (C) = 1023.72
MSFE (D) = 1023.30

ADDRESS

2038 SW HOLDBROOKS DRIVE
2036 SW HOLDBROOKS DRIVE
2034 SW HOLDBROOKS DRIVE
2032 SW HOLDBROOKS DRIVE

LEGAL DESCRIPTION

LOT 2, OSAGE FIRST PLAT, A
SUBDIVISION AS RECORDED IN
LEE'S SUMMIT, JACKSON
COUNTY, MISSOURI.

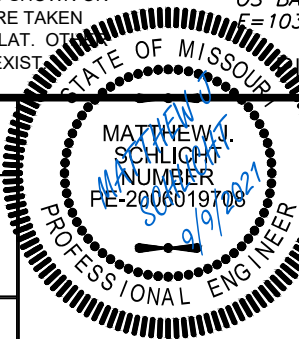


Scale 1"=30'

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849
WWW.ENGINEERINGSOLUTIONKCC.COM

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.



LOT PLAN: EMERALD
PLOT PLAN - LOT 2

OSAGE FIRST 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 2, OSAGE, LSMO	8/27/2021	1	1