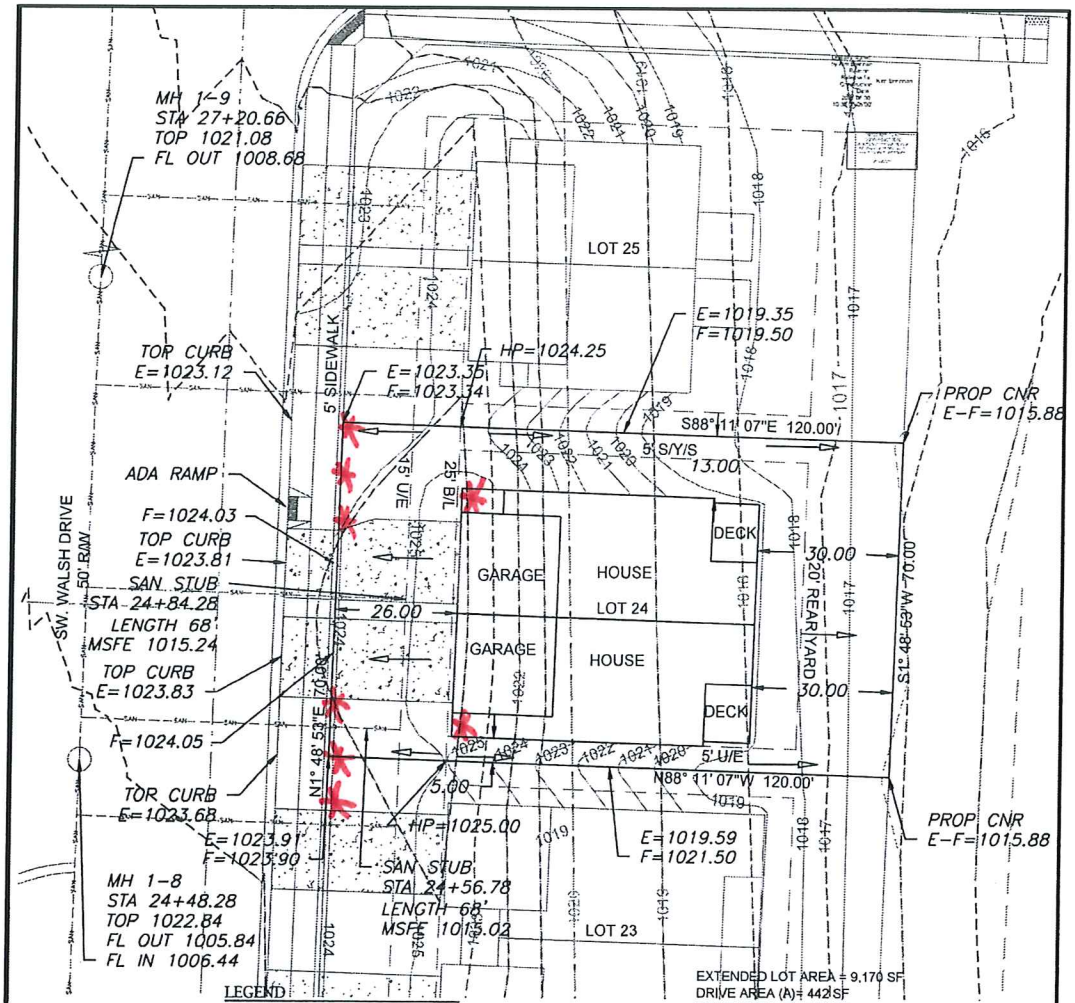


EXTENDED LOT AREA = 9,170 SF
DRIVE AREA (A)= 442 SF
DRIVE AREA (B)= 442 SF
APPROACH AREA (A) = 187 SF
APPROACH AREA (B) = 187 SF
SIDEWALK AREA = 205 SF

LEGEND

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

N

Scale 1"=30'

PROPOSED HOUSE

TOP FOUNDATION = 1027.50
GARAGE FLOOR = 1025.50
TOP FOOTING = 1019.50
BASEMENT FLOOR = 1019.83
DRIVE SLOPE = 5.7%
DRIVE SLOPE= 5.6%

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

LOT INFORMATION

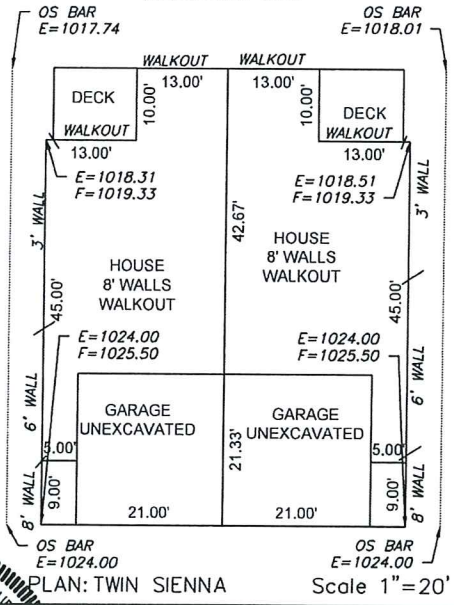
8,400 SQ. FT.
MSFE = 1015.24
MSFE = 1015.02
ADDRESS
3811 SW WALSH DRIVE
3813 SW WALSH DRIVE

LEGAL DESCRIPTION

LOT 24, OSAGE FIRST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

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.



PLAN: TWIN SIENNA

Scale 1"=20'

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849
WWW.ENGINEERINGSOLUTIONSKC.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.

STATE OF MISSOURI
MATTHEW W. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

PLOT PLAN - LOT 24

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 24, OSAGE, LSMO	5/8/2021	1	1

Rev: