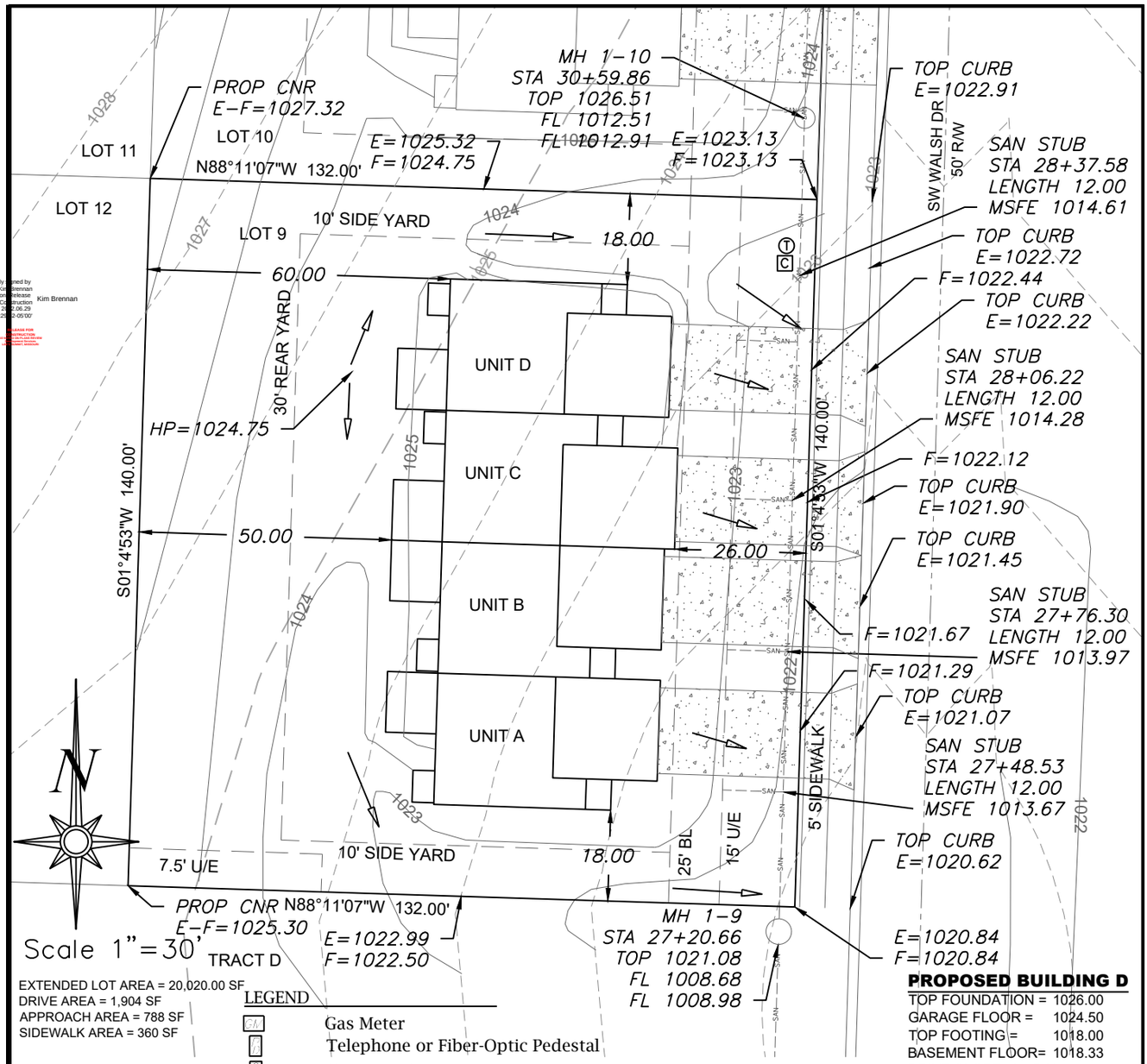


EXTENDED LOT AREA = 20,020.00 SF
DRIVE AREA = 1,904 SF
APPROACH AREA = 788 SF
SIDEWALK AREA = 360 SF

NOTE : DECK APPROVAL WILL BE REQUIRED PRIOR TO (FUTURE) DECK CONSTRUCTION

LEGEND

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

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.

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

18,480 SQ. FT.
MSFE (A)= 1013.67
MSFE (B)= 1013.97
MSFE (C)= 1014.28
MSFE (D)=1014.61
ADDRESS
UNIT A 3726 SW WALSH DR
UNIT B 3724 SW WALSH DR
UNIT C 3722 SW WALSH DR
UNIT D 3720 SW WALSH DR

LEGAL DESCRIPTION

LOT 9, OSAGE FIRST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

PROPOSED BUILDINGS A,B

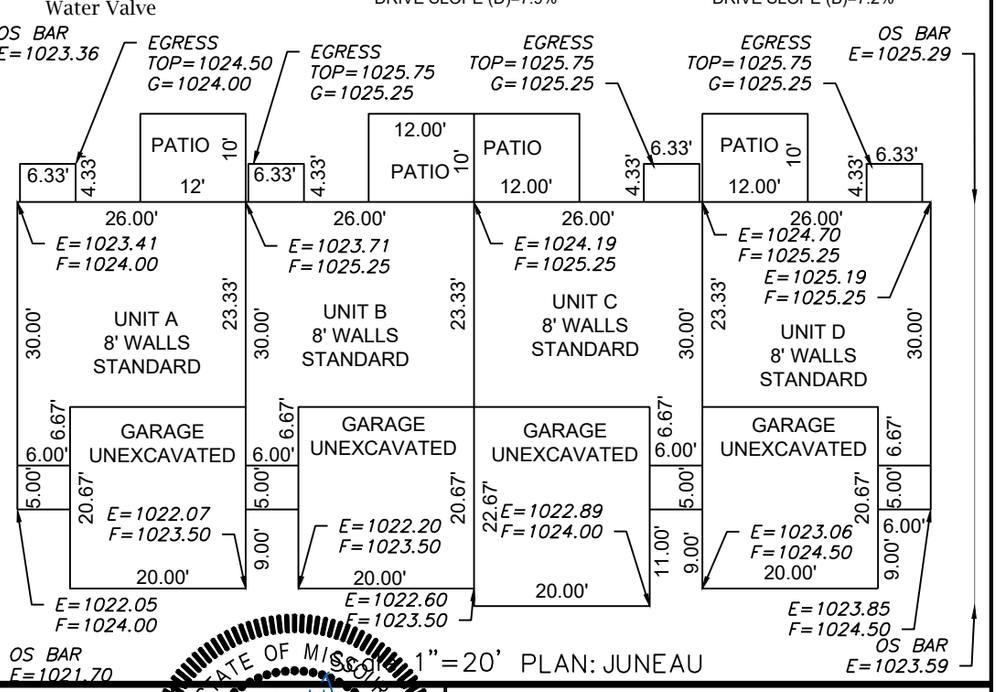
TOP FOUNDATION =	1026.00
GARAGE FLOOR =	1023.50
TOP FOOTING =	1018.00
BASEMENT FLOOR=	1018.33
DRIVE SLOPE (C)=6.5%	
DRIVE SLOPE (D)=7.9%	

PROPOSED BUILDING D

TOP FOUNDATION =	1026.00
GARAGE FLOOR =	1024.50
TOP FOOTING =	1018.00
BASEMENT FLOOR=	1018.33
DRIVE SLOPE (A)=7.9%	

PROPOSED BUILDINGS C

TOP FOUNDATION =	1026.00
GARAGE FLOOR =	1024.00
TOP FOOTING =	1018.00
BASEMENT FLOOR=	1018.33
DRIVE SLOPE (B)=7.2%	



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STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
MATTHEW J. SCHLICHT
6/21/2022

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.

PLOT PLAN - LOT 9

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 10, OSAGE, LSMO	6/2/21	1	1

Rev: