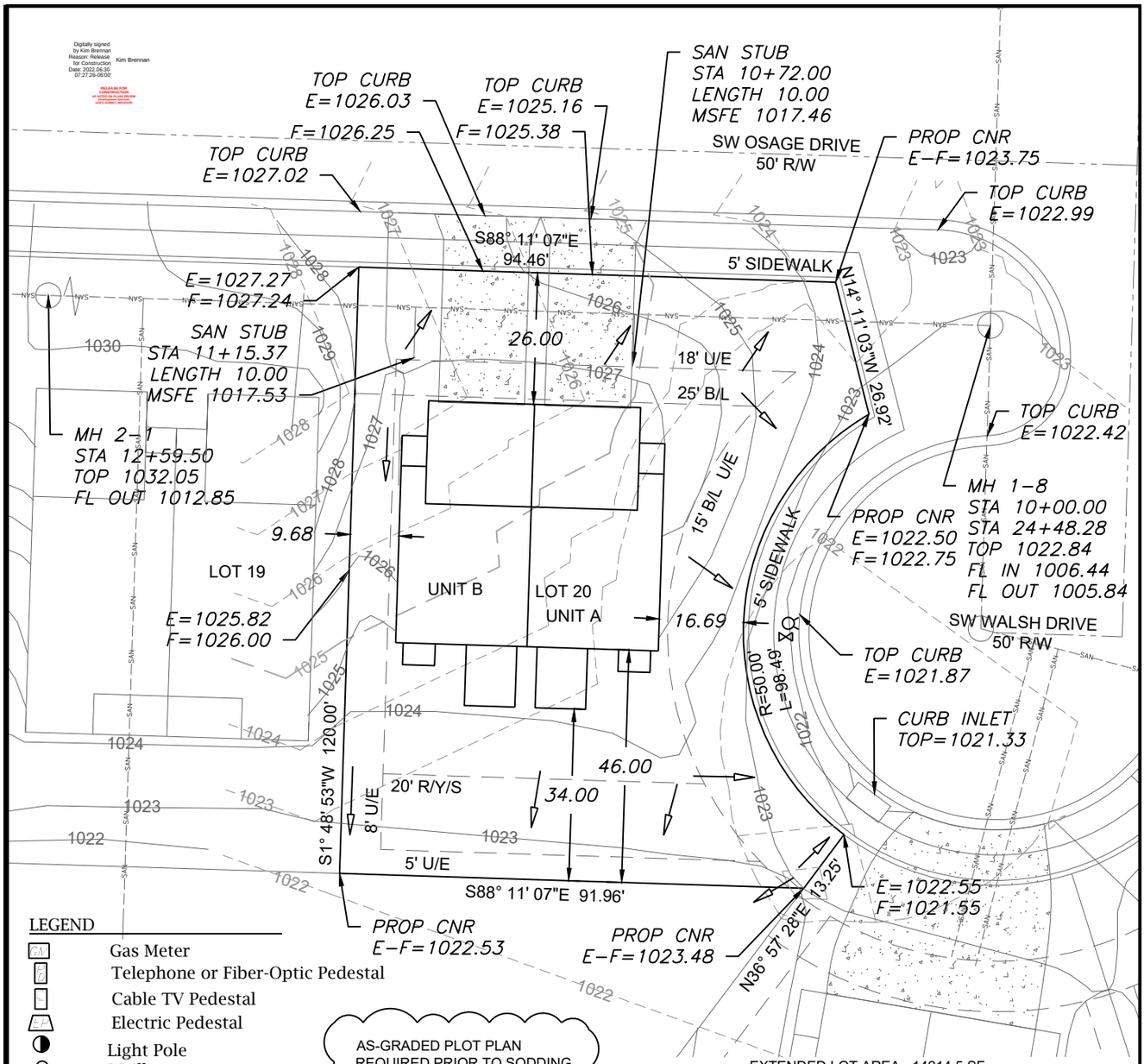


LEGEND

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

AS-GRADED PLOT PLAN
REQUIRED PRIOR TO SODDING.

EXTENDED LOT AREA =14214.5 SF
DRIVE AREA = 890.8 SF
APPROACH AREA = 394.0 SF
SIDEWALK AREA = 947.9 SF

N

Scale 1"=30'

PROPOSED HOUSE (UNIT A)

TOP FOUNDATION = 1029.25
GARAGE FLOOR = 1027.25
TOP FOOTING = 1021.25
BASEMENT FLOOR = 1021.58
DRIVE SLOPE =7.2%

PROPOSED HOUSE (UNIT B)

TOP FOUNDATION = 1029.25
GARAGE FLOOR = 1027.25
TOP FOOTING = 1021.25
BASEMENT FLOOR = 1021.58
DRIVE SLOPE =3.8%

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

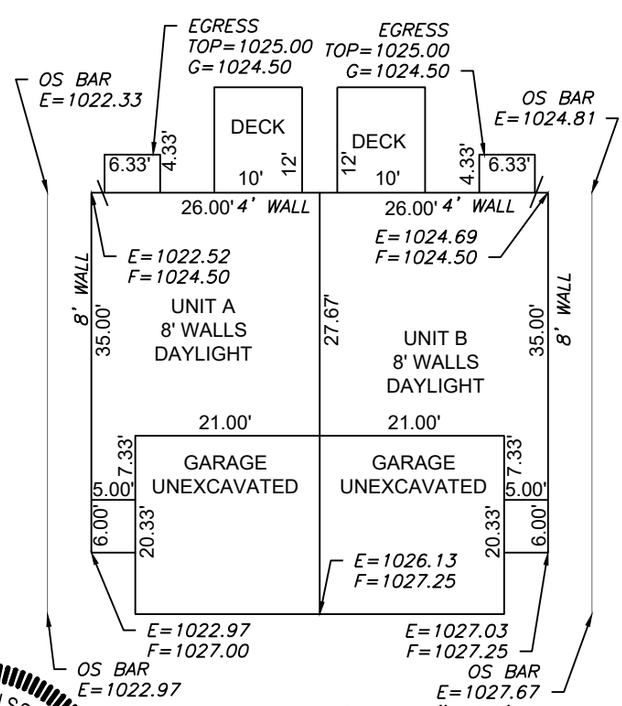
1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.

LOT INFORMATION

10,657 SQ. FT.
REAR LEFT MBOE=1024.25
REAR RIGHT MBOE=1024.05
MSFE = 1017.46
MSFE =1017.53
ADDRESS
UNIT A: 2003 SW OSAGE DR
UNIT B: 2005 SW OSAGE DR

LEGAL DESCRIPTION

LOT 20, OSAGE FIRST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



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.ENGINEERINGSOLUTIONKC.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 J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
MATTHEW J. SCHLICHT
8/6/2021

PLOT PLAN - LOT 20

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 20, 21, 22, OSAGE, LSMO	6/2/21	1	1

Rev: