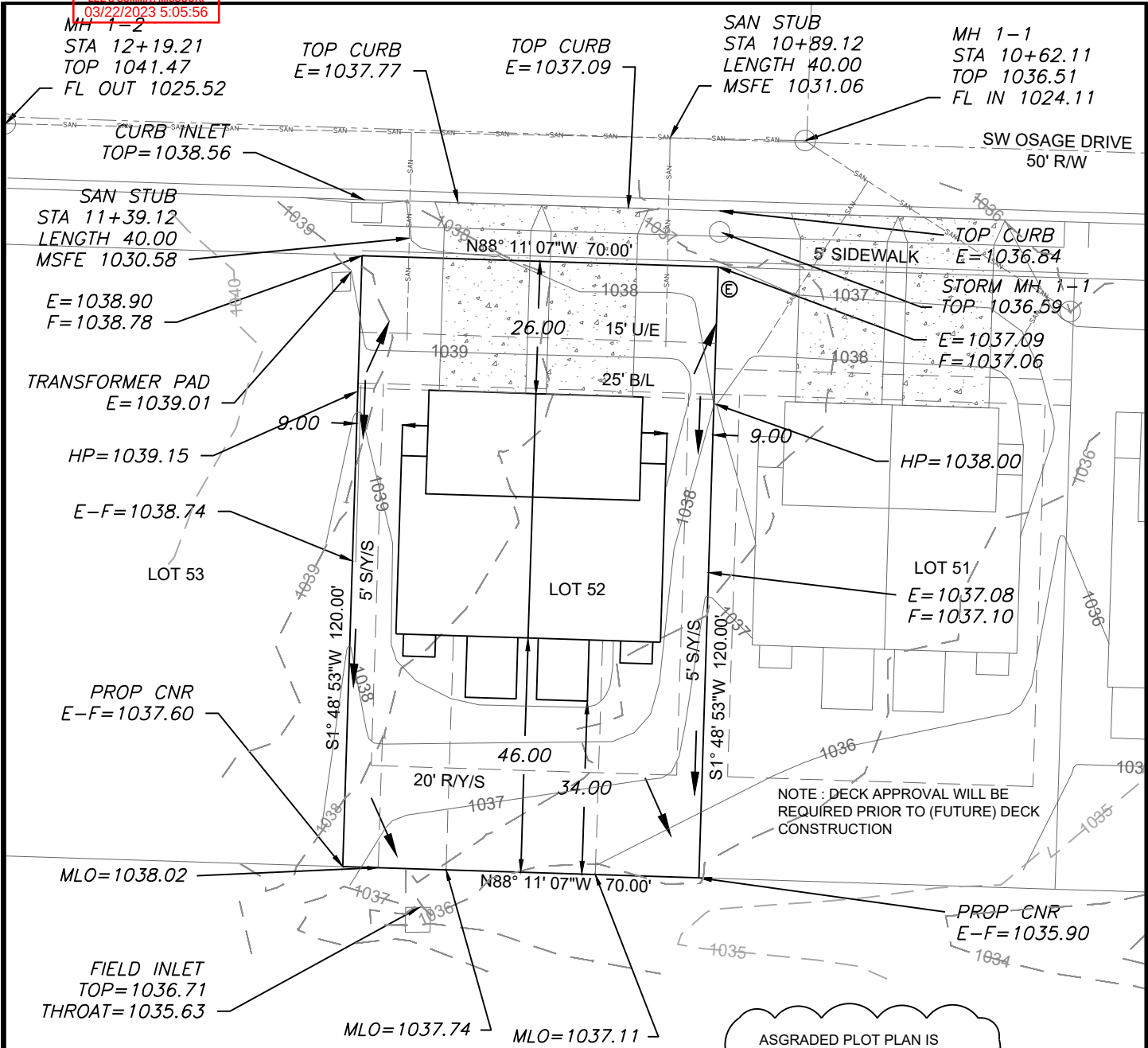




- LEGEND**
- Gas Meter
 - Telephone or Fiber-Optic Pedestal
 - Cable TV Pedestal
 - Electric Pedestal
 - Light Pole
 - Mailbox
 - Fire Hydrant
 - Water Valve

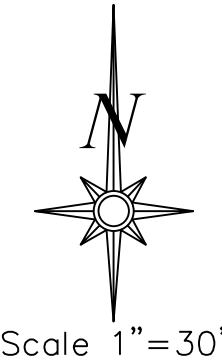
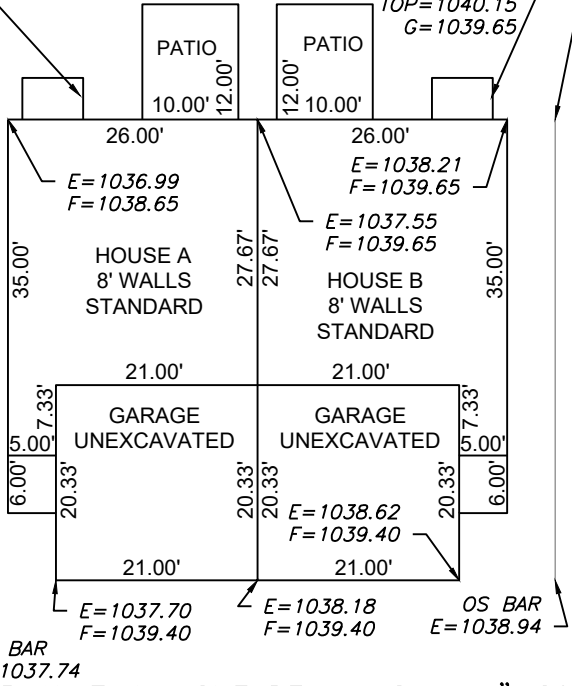
PROPOSED HOUSE
TOP FOUNDATION = 1040.40
GARAGE FLOOR = 1039.40
TOP FOOTING = 1032.40
BASEMENT FLOOR = 1032.73
DRIVE SLOPE (LT) = 8.0%
DRIVE SLOPE (RT) = 5.4%

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.

ASGRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING

EXTENDED LOT AREA = 9170.0 SF
DRIVE AREA = 884.0 SF
APPROACH AREA = 394.0 SF
SIDEWALK AREA = 191.3 SF



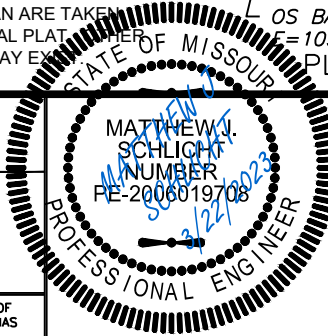
LOT INFORMATION

8,400 SQ. FT.
LEFT REAR MLO = 1036.67
RIGHT REAR MLO = 1038.18
RIGHT MSFE = 1030.58
LEFT MSFE = 1031.06
LEFT ADDRESS
2121 SW OSAGE
RIGHT ADDRESS
2123 SW OSAGE

LEGAL DESCRIPTION
LOT 52, OSAGE SECOND PLAT, A
SUBDIVISION AS RECORDED IN
LEE'S SUMMIT, JACKSON
COUNTY, MISSOURI.

PLAN: TWIN HONEYDEW 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



PLOT PLAN - LOT 52				
OSAGE SECOND 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 51, 52, OSAGE	2/23/23	1	1
Rev:				

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.