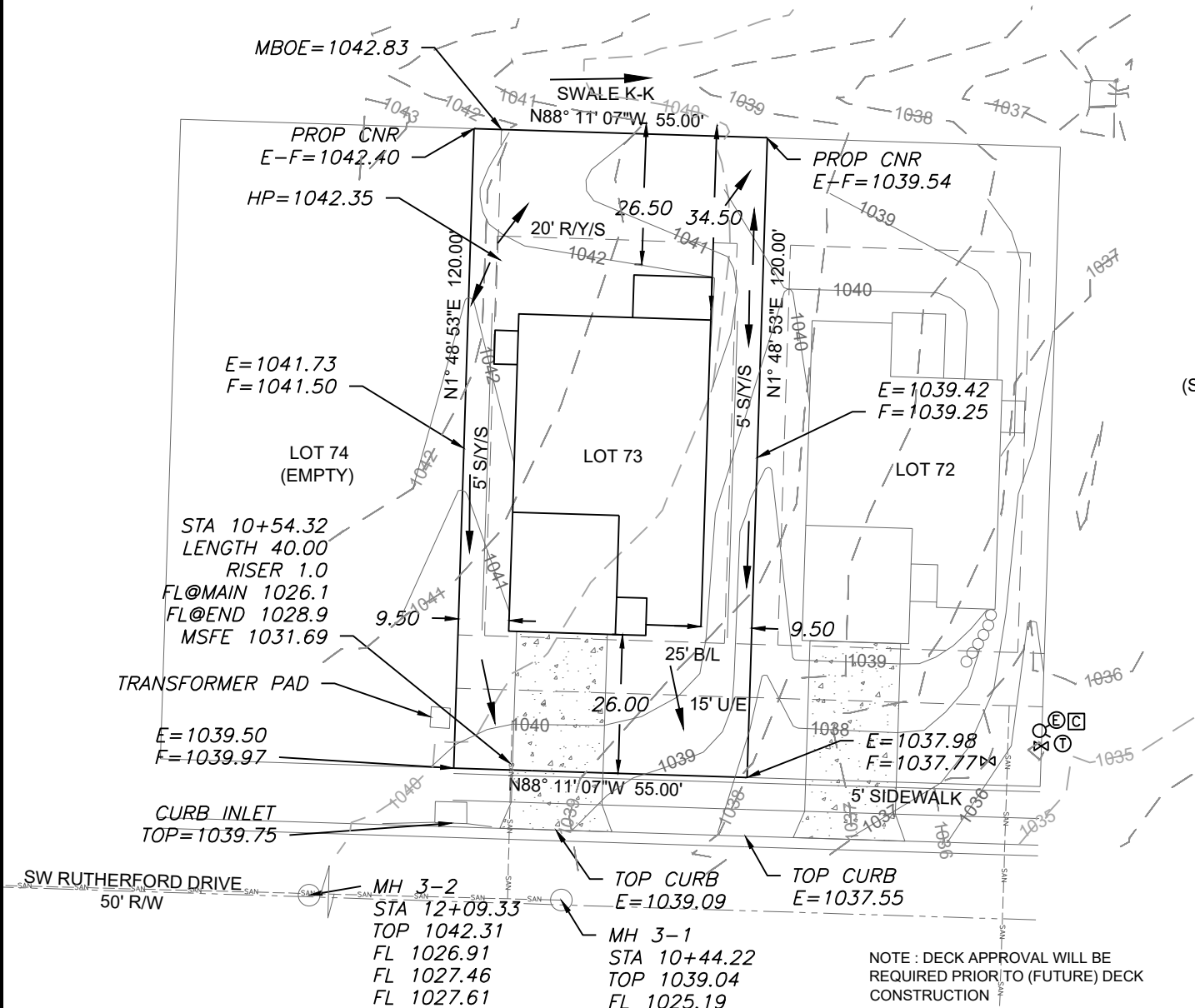
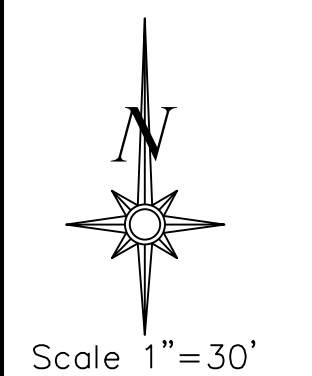




EXTENDED LOT AREA = 7,205.0 SF  
DRIVE AREA = 476.0 SF  
APPROACH AREA = 197.0 SF  
SIDEWALK AREA = 190.0 SF



LOT INFORMATION

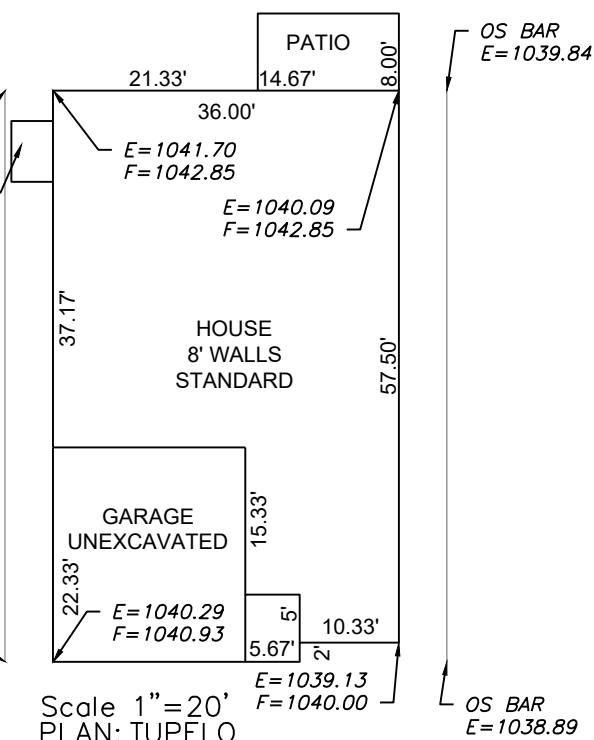
6,600 SQ. FT.  
REAR LEFT MBOE = 1043.08  
REAR RIGHT MBOE = 1040.45  
MSFE = 1031.69  
ADDRESS  
2126 SW RUTHERFORD DR  
**LEGAL DESCRIPTION**  
LOT 73, OSAGE SECOND PLAT, A  
SUBDIVISION AS RECORDED IN  
LEE'S SUMMIT, JACKSON  
COUNTY, MISSOURI.

- LEGEND**
- Gas Meter
  - Telephone or Fiber-Optic Pedestal
  - Cable TV Pedestal
  - Electric Pedestal
  - Light Pole
  - Mailbox
  - Fire Hydrant
  - Water Valve
- PROPOSED HOUSE**  
TOP FOUNDATION = 1043.60  
GARAGE FLOOR = 1040.93  
TOP FOOTING = 1035.60  
BASEMENT FLOOR = 1035.93  
DRIVE SLOPE = 6.2%

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.

|                |       |
|----------------|-------|
| SWALE K-K      |       |
| MANNINGS COEFF | 0.03  |
| CHANNEL SLOPE  | 4.70% |
| SWALE DEPTH    | 1.5'  |
| SIDE SLOPE     | 3:1   |
| BOTTOM WIDTH   | 5.00' |
| TOP WIDTH      | 5.78' |



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.

|                                                               |                   |         |       |    |
|---------------------------------------------------------------|-------------------|---------|-------|----|
| PLOT PLAN - LOT 73                                            |                   |         |       |    |
| OSAGE SECOND PLAT<br>LEE'S SUMMIT, JACKSON COUNTY, MISSOURI   |                   |         |       |    |
| CLOVER & HIVE<br>120 SE 30TH STREET<br>LEE'S SUMMIT, MO 64082 |                   |         |       |    |
| PROJECT NO.                                                   | FILE NAME         | DATE    | SHEET | OF |
| 1                                                             | LOT 72, 73, OSAGE | 6/14/22 | 1     | 1  |
| Rev:                                                          |                   |         |       |    |