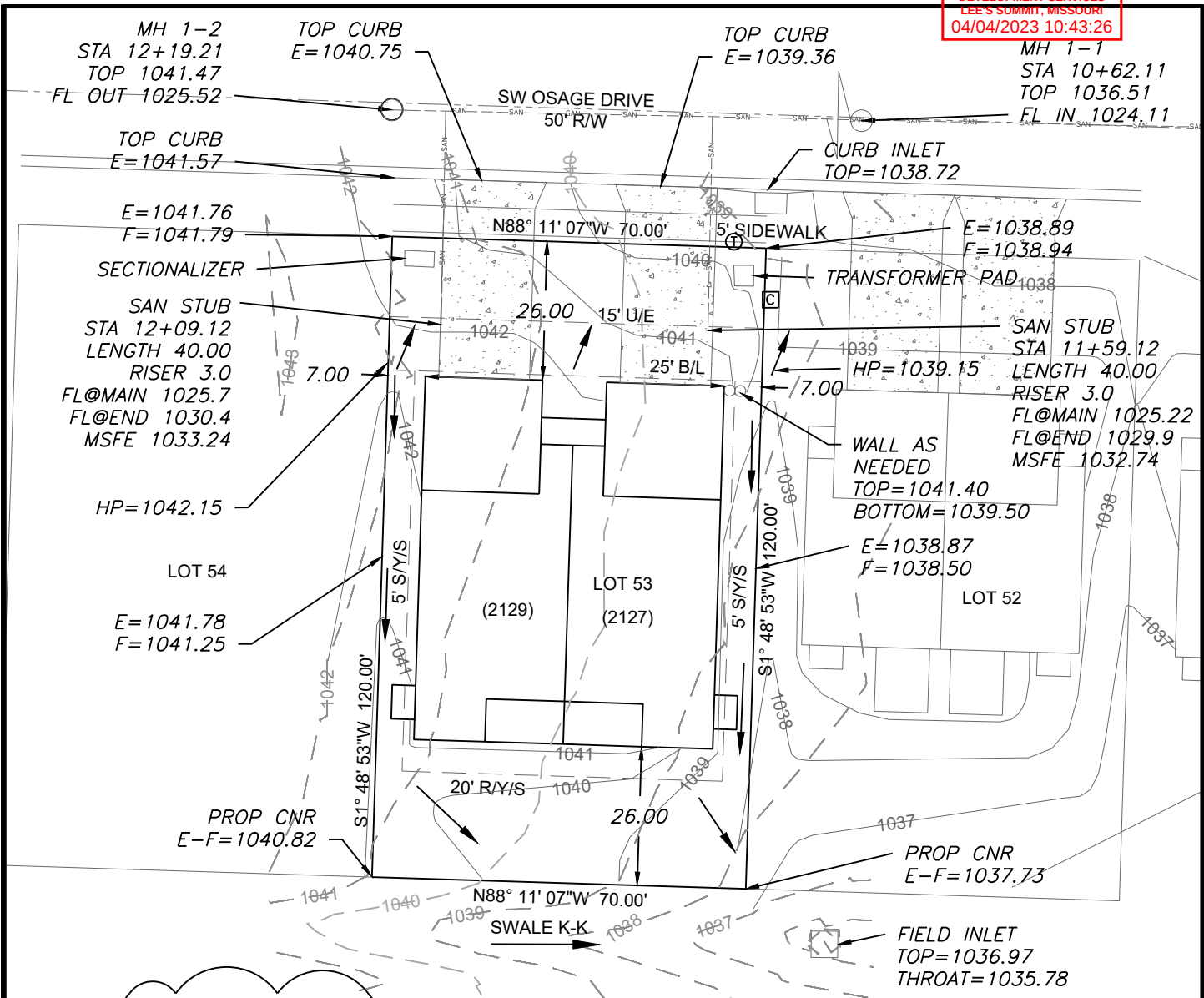




AS-GRADED PLOT PLAN IS
NEEDED PRIOR TO SODDING

LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 1043.40
GARAGE FLOOR (#2129) = 1042.40
GARAGE FLOOR (#2127) = 1041.40
TOP FOOTING = 1035.40
BASEMENT FLOOR = 1035.73
DRIVE SLOPE (#2127) = 7.0%
DRIVE SLOPE (#2129) = 5.5%

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

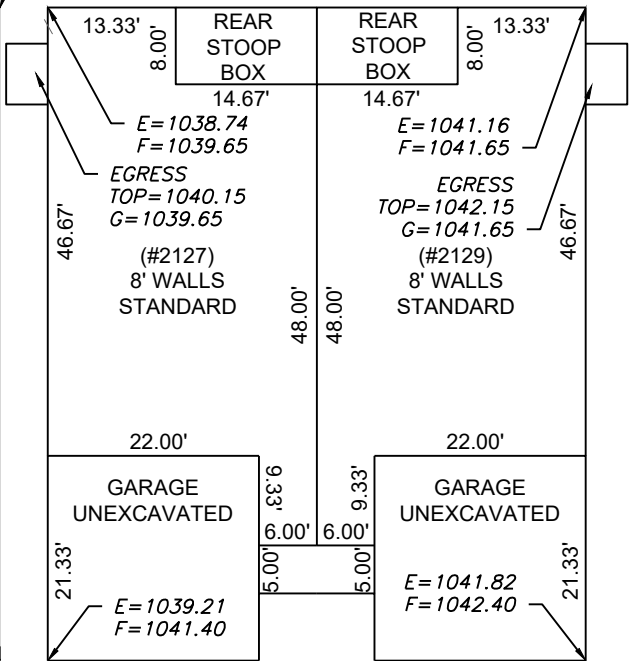
- BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND OS BAR DIMENSIONS. E=1039.28
- THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.

SWALE K-K
CHANNEL SLOPE 4.70%
SWALE DEPTH 1.5'
LEFT SIDE SLOPE 3:1
RIGHT SIDE SLOPE 3:1
BOTTOM WIDTH 5'
WATER DEPTH 0.13'
TOP WIDTH 5.78'

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

OS BAR
E=1038.73

OS BAR
E=1041.56



Scale 1"=20'
PLAN: TWIN COBALT OS BAR
E=1042.18

LOT INFORMATION

8,400 SQ. FT.
LEFT REAR MLO = 1038.18
RIGHT REAR MLO = 1041.50
MSFE(2127) = 1032.74
MSFE(2129) = 1033.24
ADDRESSES
2127 SW OSAGE DRIVE
2129 SW OSAGE DRIVE

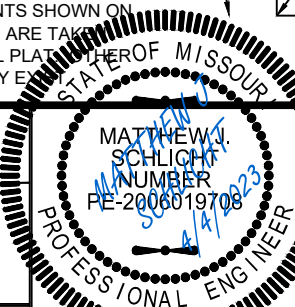
LEGAL DESCRIPTION

LOT 53, OSAGE SECOND PLAT, A
SUBDIVISION AS RECORDED IN
LEE'S SUMMIT, JACKSON
COUNTY, MISSOURI.

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816) 623-9849
WWW.ENGINEERING SOLUTIONS KCC.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 53

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 53, OSAGE	3/3/23	1	1