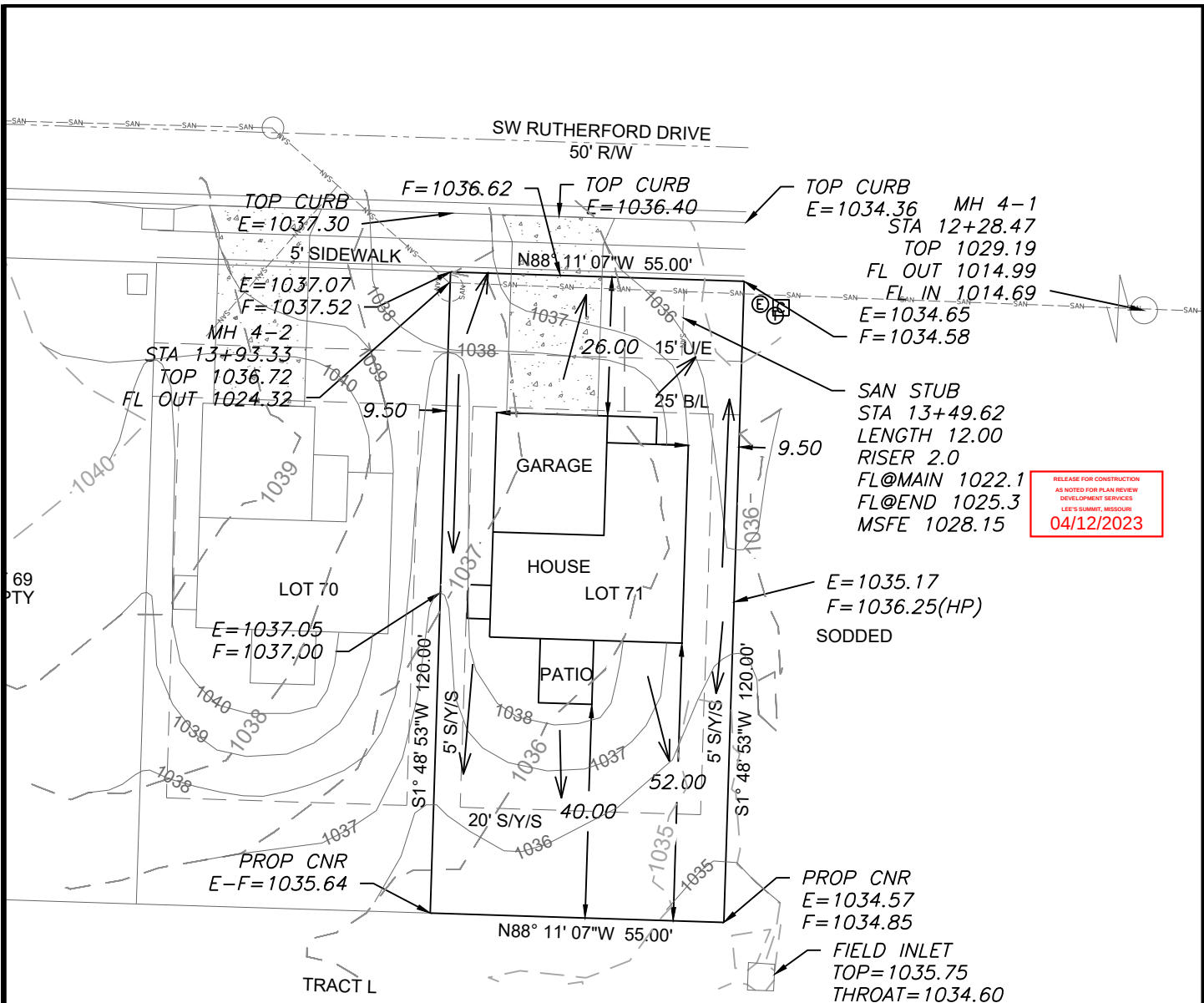




RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/12/2023

LEGEND

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

PROPOSED HOUSE

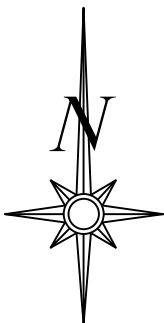
TOP FOUNDATION = 1039.40
GARAGE FLOOR = 1038.40
TOP FOOTING = 1031.40
BASEMENT FLOOR = 1031.73
DRIVE SLOPE = 6.85%

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.

EXTENDED LOT AREA = 7,205.0 SF
DRIVE AREA = 442.0 SF
APPROACH AREA = 197.0 SF
SIDEWALK AREA = 190.0 SF



Scale 1"=30'

LOT INFORMATION

6,600 SQ. FT.
REAR LEFT MBOE = 1036.08
REAR RIGHT MBOE = 1036.89
MSFE = 1028.15
ADDRESS
2121 SW RUTHERFORD DR

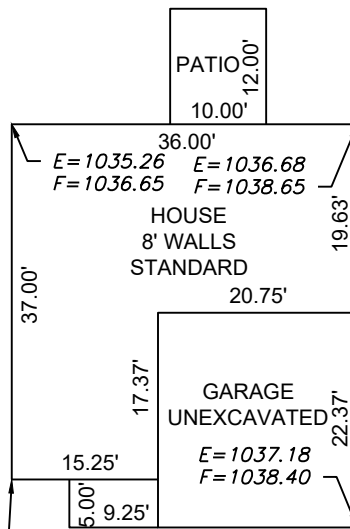
LEGAL DESCRIPTION

LOT 71, OSAGE SECOND PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

OS BAR
E=1035.28

OS BAR
E=1035.60

E=1035.40
E=1037.00



OS BAR
E=1036.81

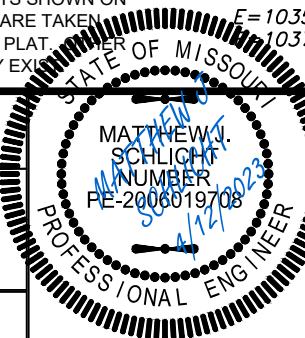
EGRESS
TOP=1039.15
G=1038.65

OS BAR
E=1037.44

Scale 1"=20'
PLAN: BASSWOOD

ENGINEERING & SURVEYING SOLUTIONS

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



PLOT PLAN - LOT 71

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 70, 71, OSAGE	6/21/22	1	1

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.