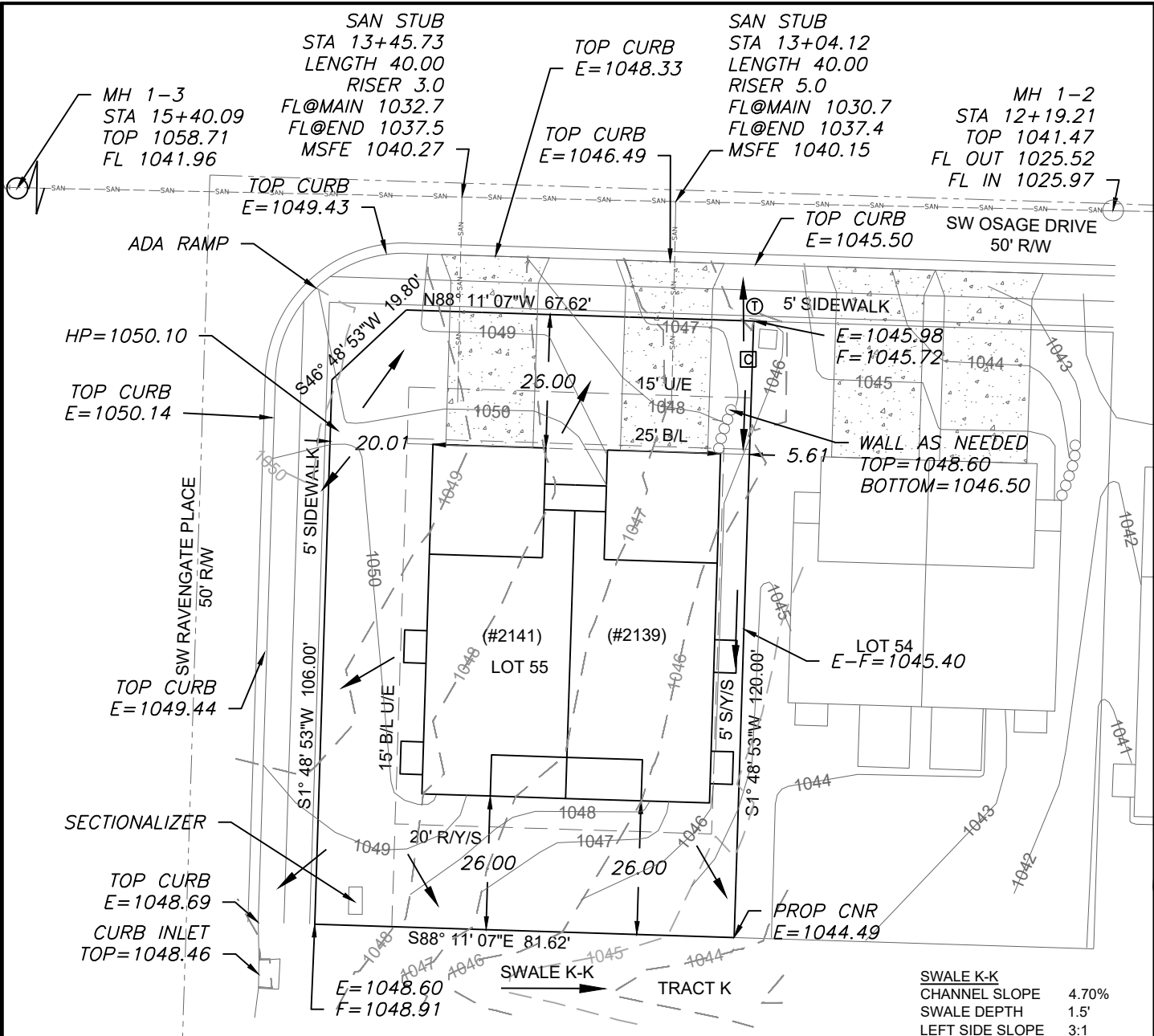




NOTE : DECK APPROVAL WILL BE
REQUIRED PRIOR TO (FUTURE) DECK
CONSTRUCTION

LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 1051.60
GARAGE FLOOR (2141)= 1050.60
GARAGE FLOOR (2139)= 1048.60
TOP FOOTING = 1043.60
BASEMENT FLOOR = 1043.93
DRIVE SLOPE(2141) = 8.0%
DRIVE SLOPE(2139) = 7.3%

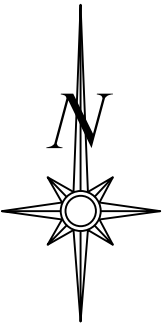
E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

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 = 11,999.25 SF
DRIVE AREA = 861.8 SF
APPROACH AREA = 394.0 SF
SIDEWALK AREA = 884.0 SF

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'



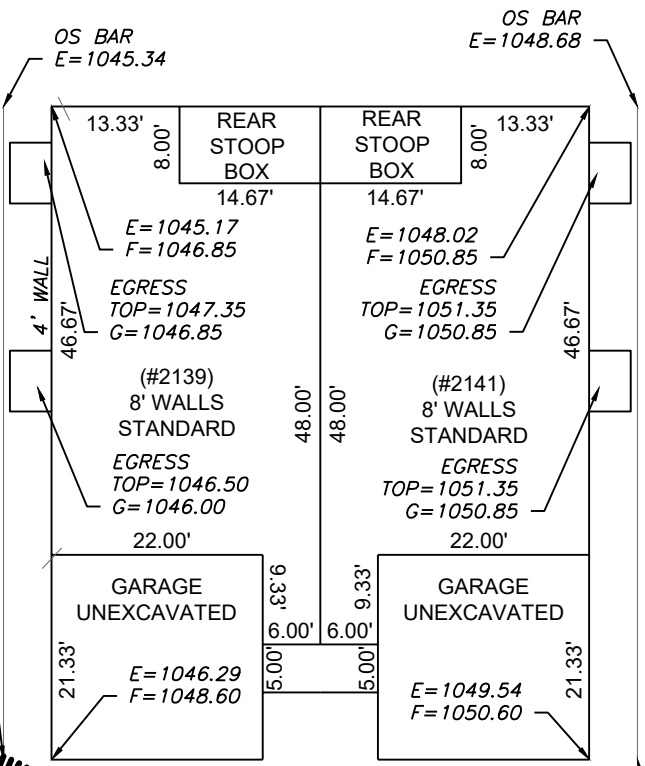
Scale 1"=30'

LOT INFORMATION

9,696 SQ. FT.
LEFT REAR MLO = 1044.88
RIGHT REAR MLO = 1049.20
RIGHT MSFE (#2141)= 1040.27
LEFT MSFE (#2139)= 1040.15
LEFT ADDRESS 2139 SW OSAGE
RIGHT ADDRESS 2141 SW OSAGE

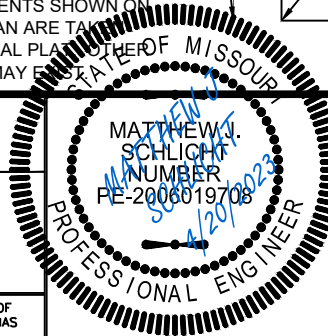
LEGAL DESCRIPTION

LOT 55, OSAGE SECOND PLAT, A
SUBDIVISION AS RECORDED IN
LEE'S SUMMIT, JACKSON
COUNTY, MISSOURI.



PLAN: TWIN COBALT
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 55

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 55, OSAGE	4/7/23	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.