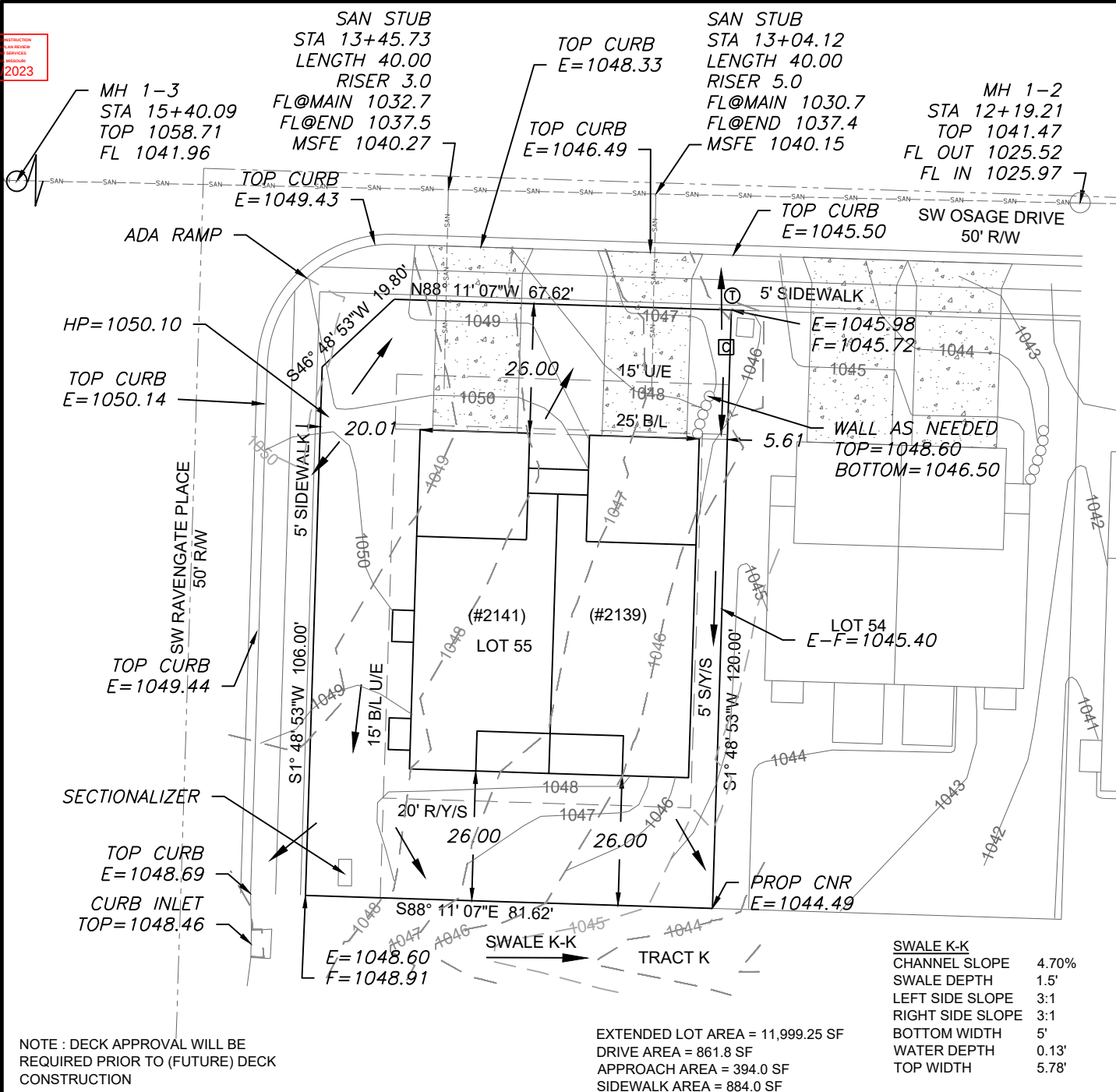
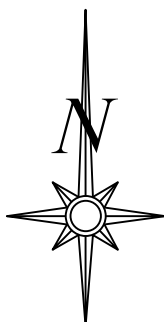




NOTE : DECK APPROVAL WILL BE
REQUIRED PRIOR TO (FUTURE) DECK
CONSTRUCTION

LEGEND

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



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.

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%

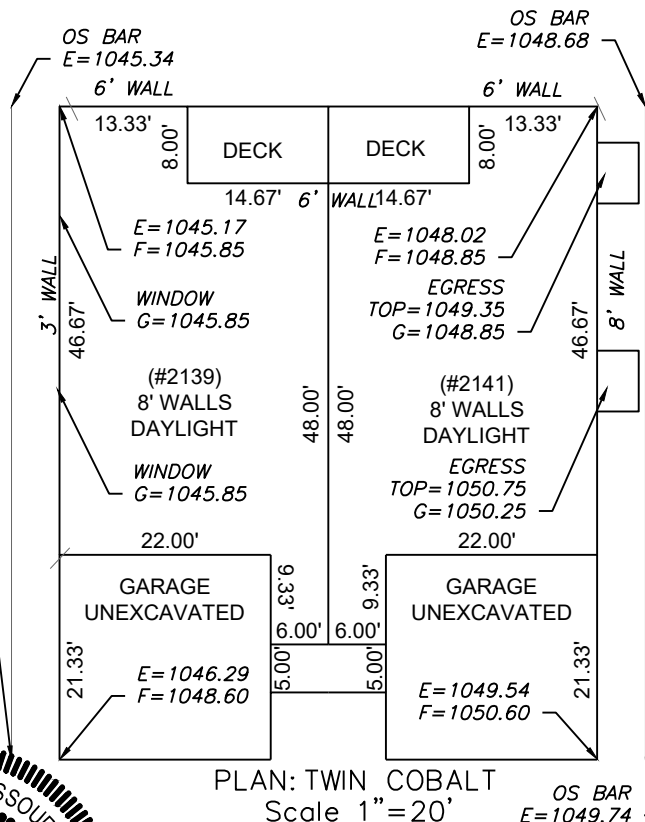
E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

NOTES

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.

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'



PLAN: TWIN COBALT
Scale 1"=20'

OS BAR
E=1049.74



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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 55

OSAGE SECOND PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CLOVER & HIVE
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082

PROJECT NO. 1	FILE NAME LOT 55, OSAGE	DATE 4/7/23	SHEET 1	OF 1
Rev:				