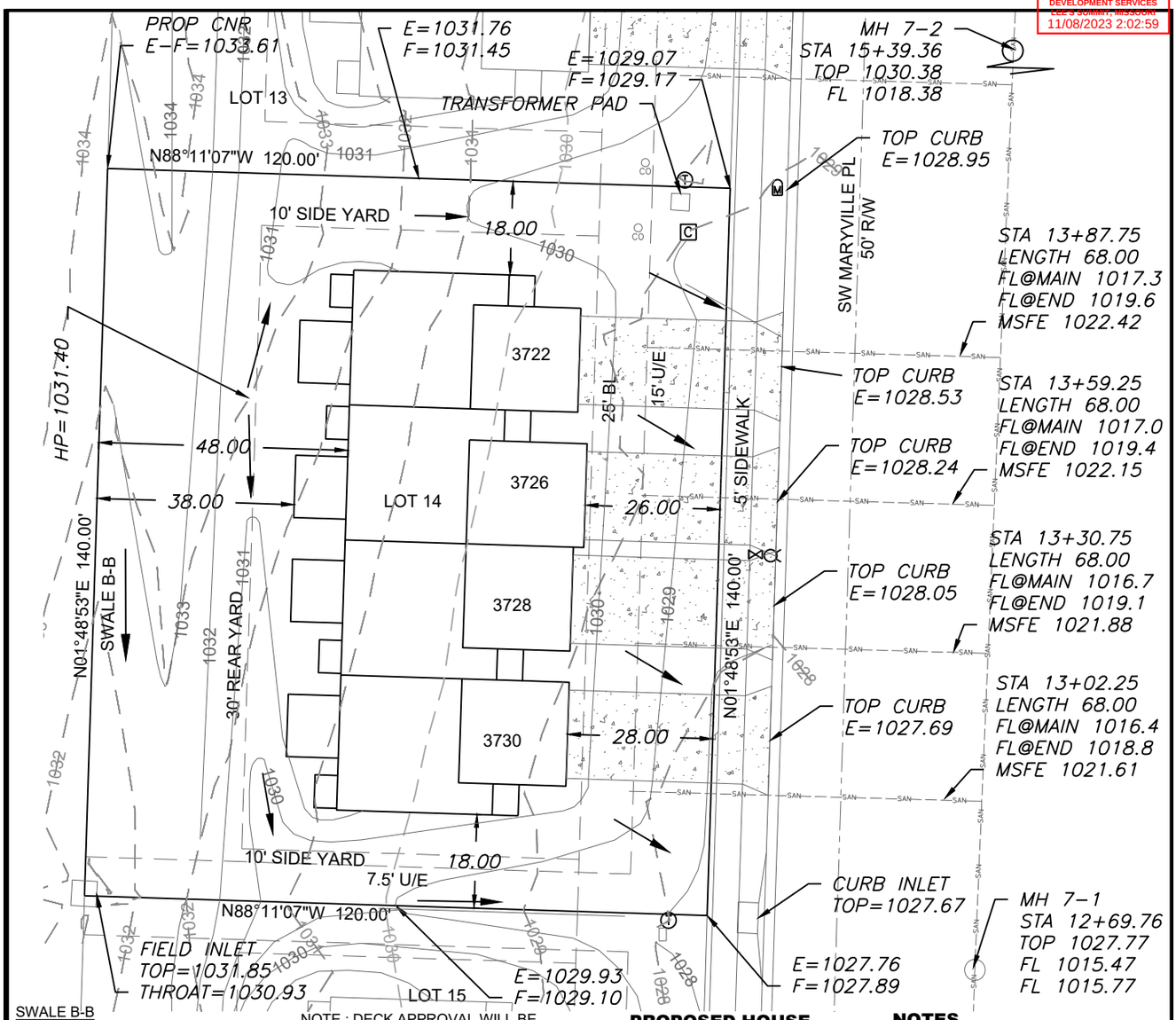
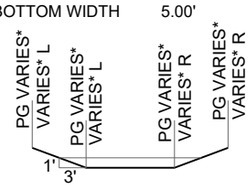
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/08/2023 2:02:59



SWALE B-B

MANNINGS COEFF	0.03
CHEANNEL SLOPE	2.25%
SWALE DEPTH	1.5'
SIDE SLOPE	3:1
BOTTOM WIDTH	5.00'



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

LEGEND

- Telephone or Fiber-Optic Pedestal
- Cable TV Pedestal
- Mailbox

AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING

PROPOSED HOUSE

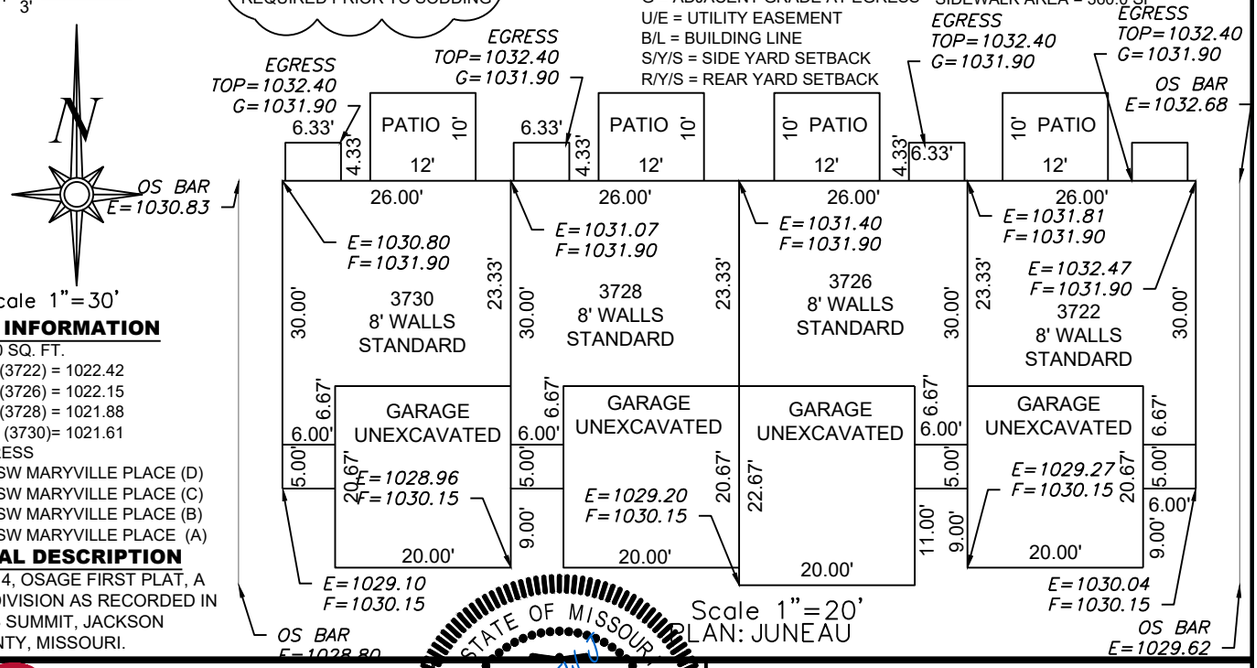
TOP FOUNDATION =	1032.65
GARAGE FLOOR =	1030.15
TOP FOOTING =	1024.65
BASEMENT FLOOR =	1024.98
DRIVE SLOPE (3722)=	5.0%
DRIVE SLOPE (3726)=	6.5%
DRIVE SLOPE (3728)=	6.7%
DRIVE SLOPE (3730)=	8.0%

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 = 18,340.0 SF
DRIVE AREA = 1863.40 SF
APPROACH AREA = 788.0 SF
SIDEWALK AREA = 360.0 SF



Scale 1"=30'

Scale 1"=20'
PLAN: JUNEAU

LOT INFORMATION

16,800 SQ. FT.
MSFE(3722) = 1022.42
MSFE(3726) = 1022.15
MSFE(3728) = 1021.88
MSFE (3730)= 1021.61
ADDRESS
3722 SW MARYVILLE PLACE (D)
3726 SW MARYVILLE PLACE (C)
3728 SW MARYVILLE PLACE (B)
3730 SW MARYVILLE PLACE (A)

LEGAL DESCRIPTION

LOT 14, OSAGE FIRST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

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ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
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STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
11/8/2023

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 14

OSAGE FIRST 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 13, 14 & 15, OSAGE	12/23/21	1	1

Rev: