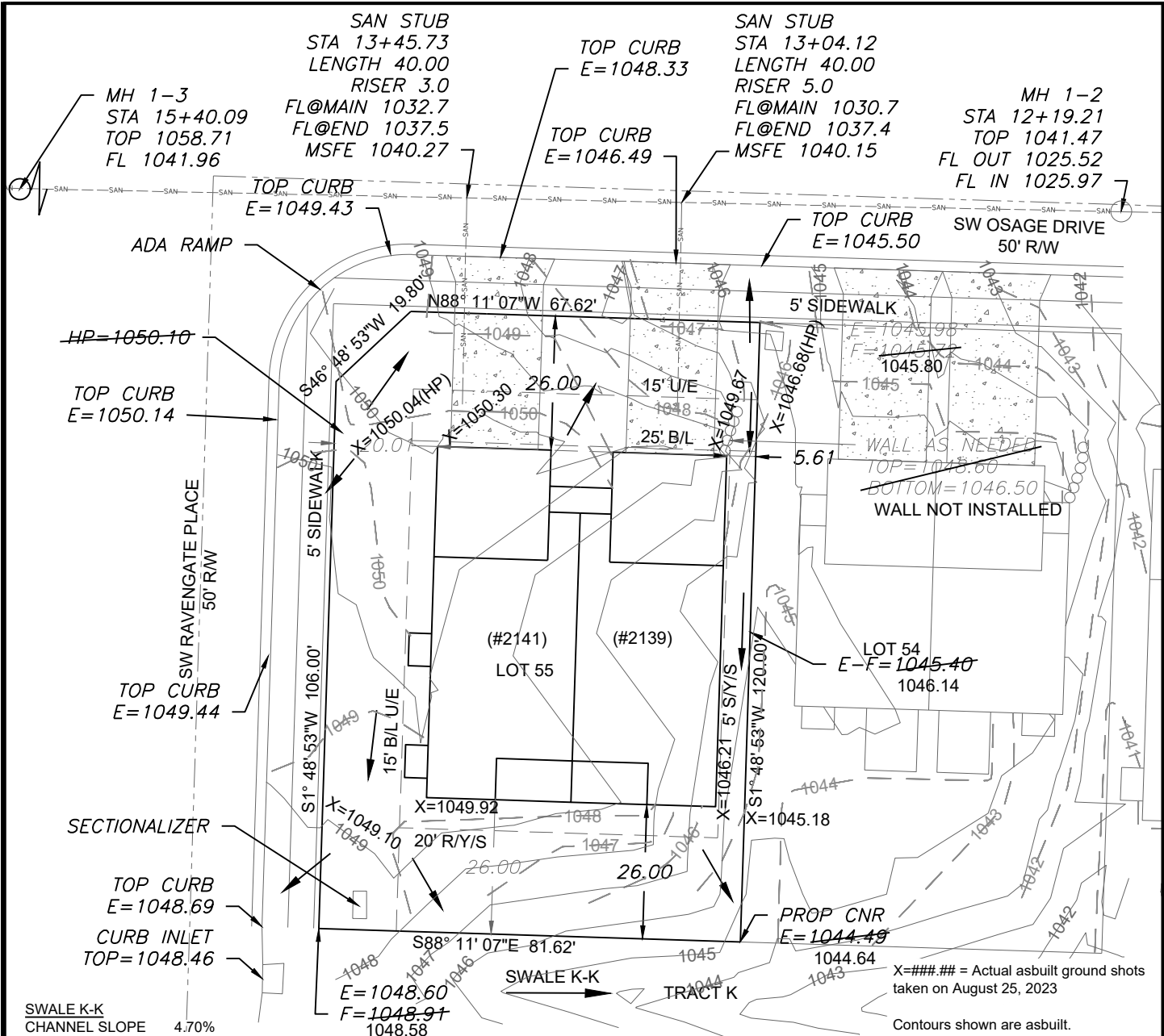




SWALE K-K
CHANNEL SLOPE 4.70%
SWALE DEPTH 1.5'
LEFT SIDE SLOPE 3:1
RIGHT SIDE SLOPE 3:1
BOTTOM WIDTH 5'
WATER DEPTH 0.13'
TOP WIDTH 5.78'

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

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

PROPOSED
CONTOURS
AS-GRADED
CONTOURS

LEGEND

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

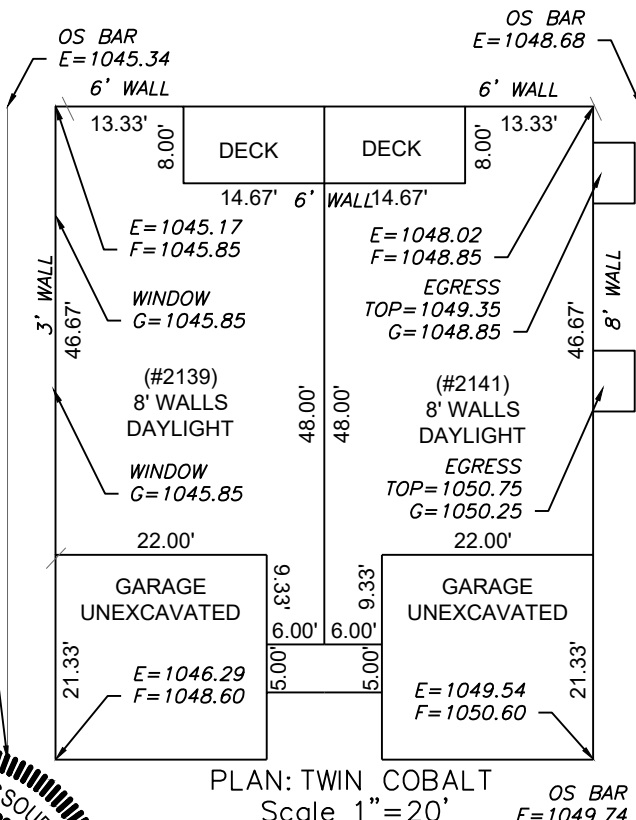
PROPOSED HOUSE

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.



PLAN: TWIN COBALT
Scale 1"=20'

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

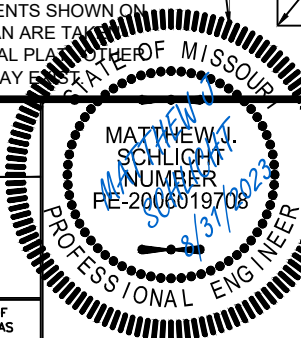
LEGAL DESCRIPTION

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

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



AS-GRADED 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