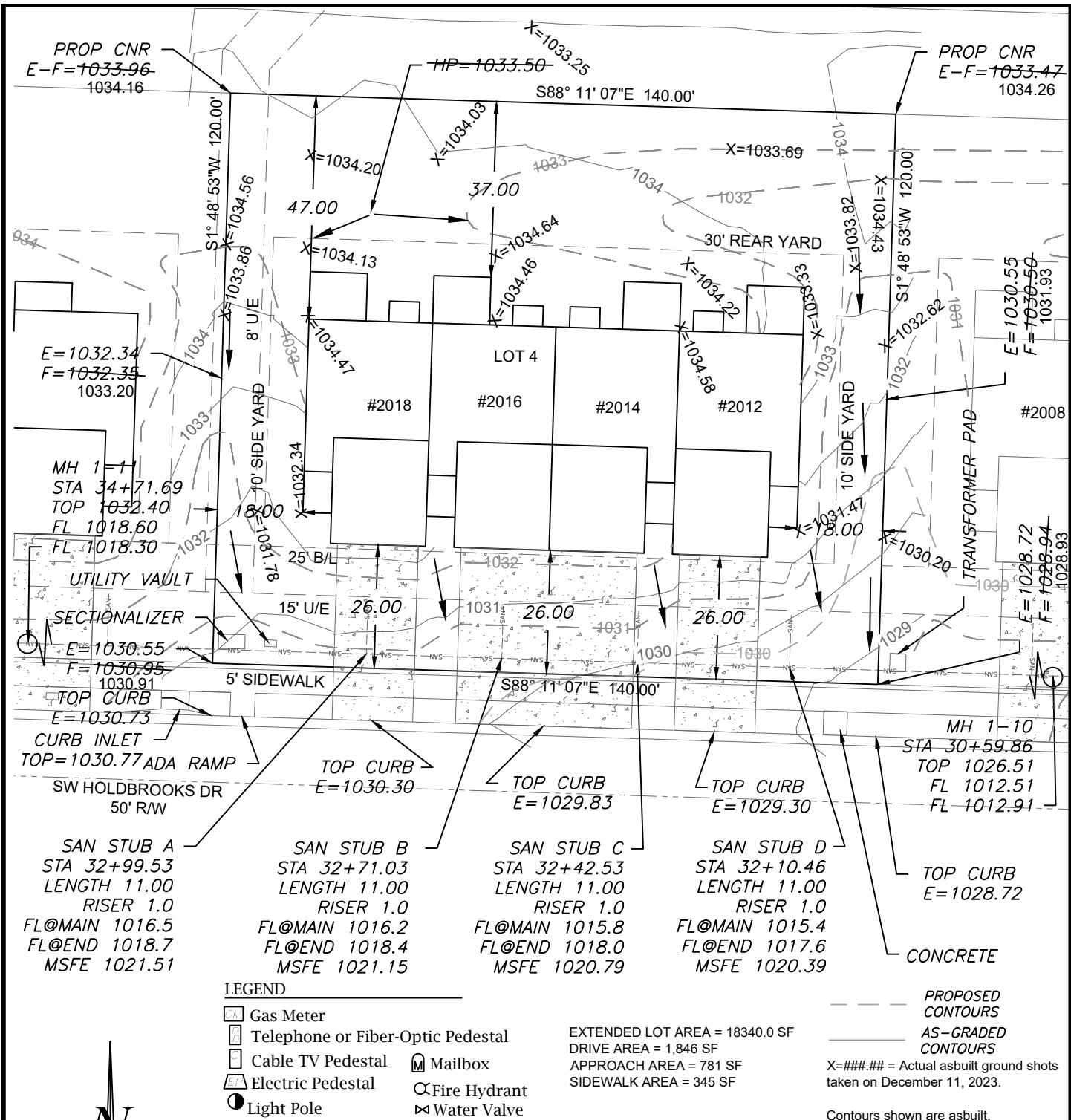


LOT INFORMATION

16,800 SQ. FT.
MSFE (#2018) = 1021.51
MSFE (#2016) = 1021.15
MSFE (#2014) = 1020.79
MSFE (#2012) = 1020.39

ADDRESS
2018 SW HOLDBROOKS DRIVE
2016 SW HOLDBROOKS DRIVE
2014 SW HOLDBROOKS DRIVE
2012 SW HOLDBROOKS DRIVE

LEGAL DESCRIPTION

LOT 4, OSAGE FIRST PLAT, A
SUBDIVISION AS RECORDED IN
LEE'S SUMMIT, JACKSON
COUNTY, MISSOURI.

LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 1034.75
GARAGE FLOOR (#2018) = 1032.60
GARAGE FLOOR (#2016) = 1032.10
GARAGE FLOOR (#2014) = 1032.10
GARAGE FLOOR (#2012) = 1031.60
TOP FOOTING = 1029.75
BASEMENT FLOOR = 1030.08
DRIVE SLOPE (#2018)=8.0%
DRIVE SLOPE (#2016)=7.9%
DRIVE SLOPE (#2014)=7.9%
DRIVE SLOPE (#2012)=8.0%

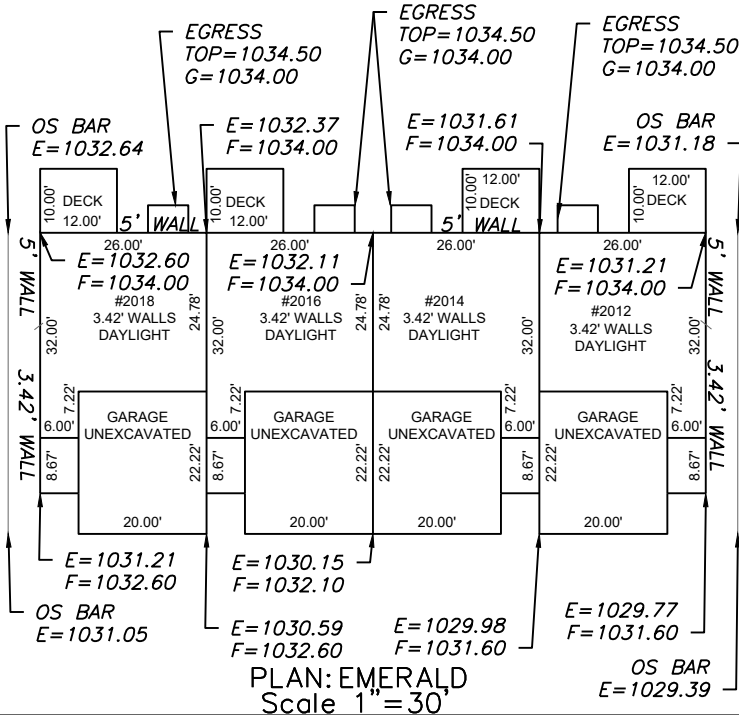
E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

NOTES

- 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 = 18340.0 SF
DRIVE AREA = 1,846 SF
APPROACH AREA = 781 SF
SIDEWALK AREA = 345 SF

PROPOSED CONTOURS
AS-GRADED CONTOURS
X=###.## = Actual asbuilt ground shots taken on December 11, 2023.
Contours shown are asbuilt.



PLAN: EMERALD
Scale 1"=30'

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

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 4

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 4, 5, OSAGE, LSMO	3/10/23	1	1

Rev: