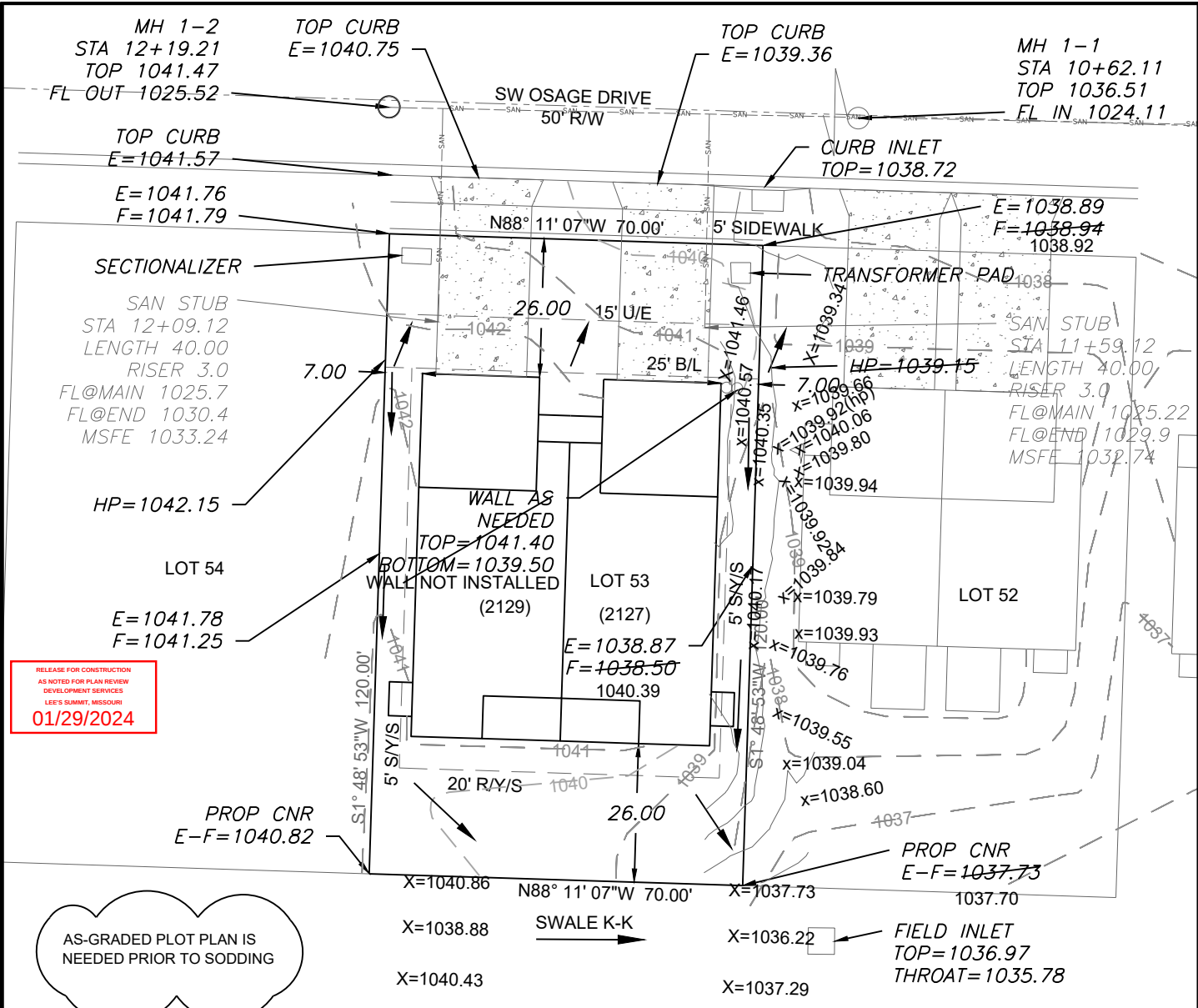
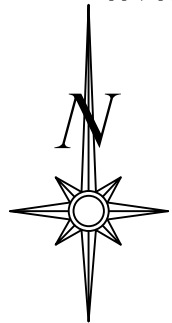




AS-GRADED PLOT PLAN IS NEEDED PRIOR TO SODDING

X=###.## = Actual asbuilt ground shots taken on September 25, 2023

Contours shown are asbuilt.
--- PROPOSED CONTOURS
--- AS-GRADED CONTOURS



Scale 1"=30'

LOT INFORMATION

8,400 SQ. FT.
LEFT REAR MLO = 1038.18
RIGHT REAR MLO = 1041.50
MSFE(2127) = 1032.74
MSFE(2129) = 1033.24
ADDRESSES
2127 SW OSAGE DRIVE
2129 SW OSAGE DRIVE

LEGAL DESCRIPTION

LOT 53, OSAGE SECOND 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 = 1043.40
GARAGE FLOOR (#2129) = 1042.40
GARAGE FLOOR (#2127) = 1041.40
TOP FOOTING = 1035.40
BASEMENT FLOOR = 1035.73
DRIVE SLOPE (#2127) = 7.0%
DRIVE SLOPE (#2129) = 5.5%

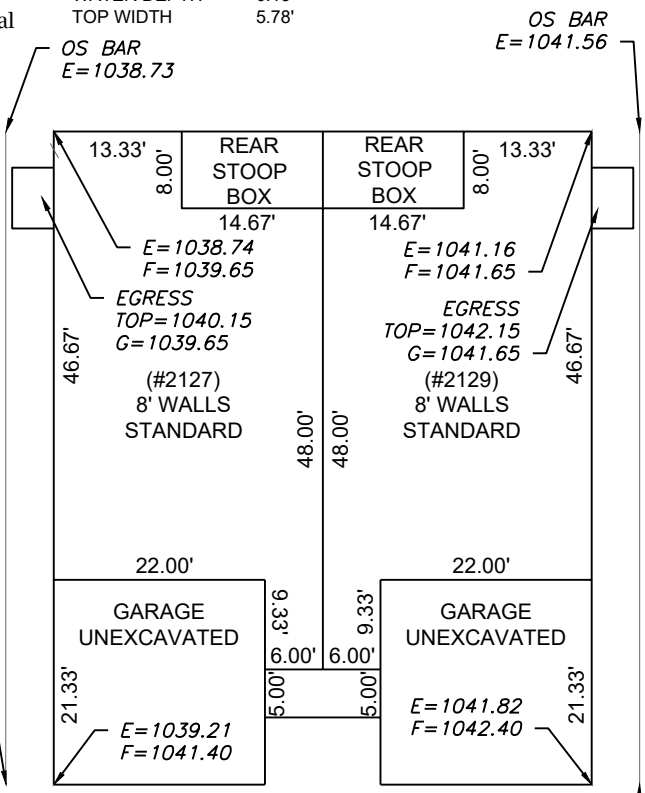
E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

NOTES

- BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND OS BAR DIMENSIONS. E=1039.28
- 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.

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



Scale 1"=20'
PLAN: TWIN COBALT

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816) 623-9849
WWW.ENGINEERINGSOLUTIONSKC.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 53
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 53, OSAGE DATE 3/3/23 SHEET 1 OF 1
Rev: