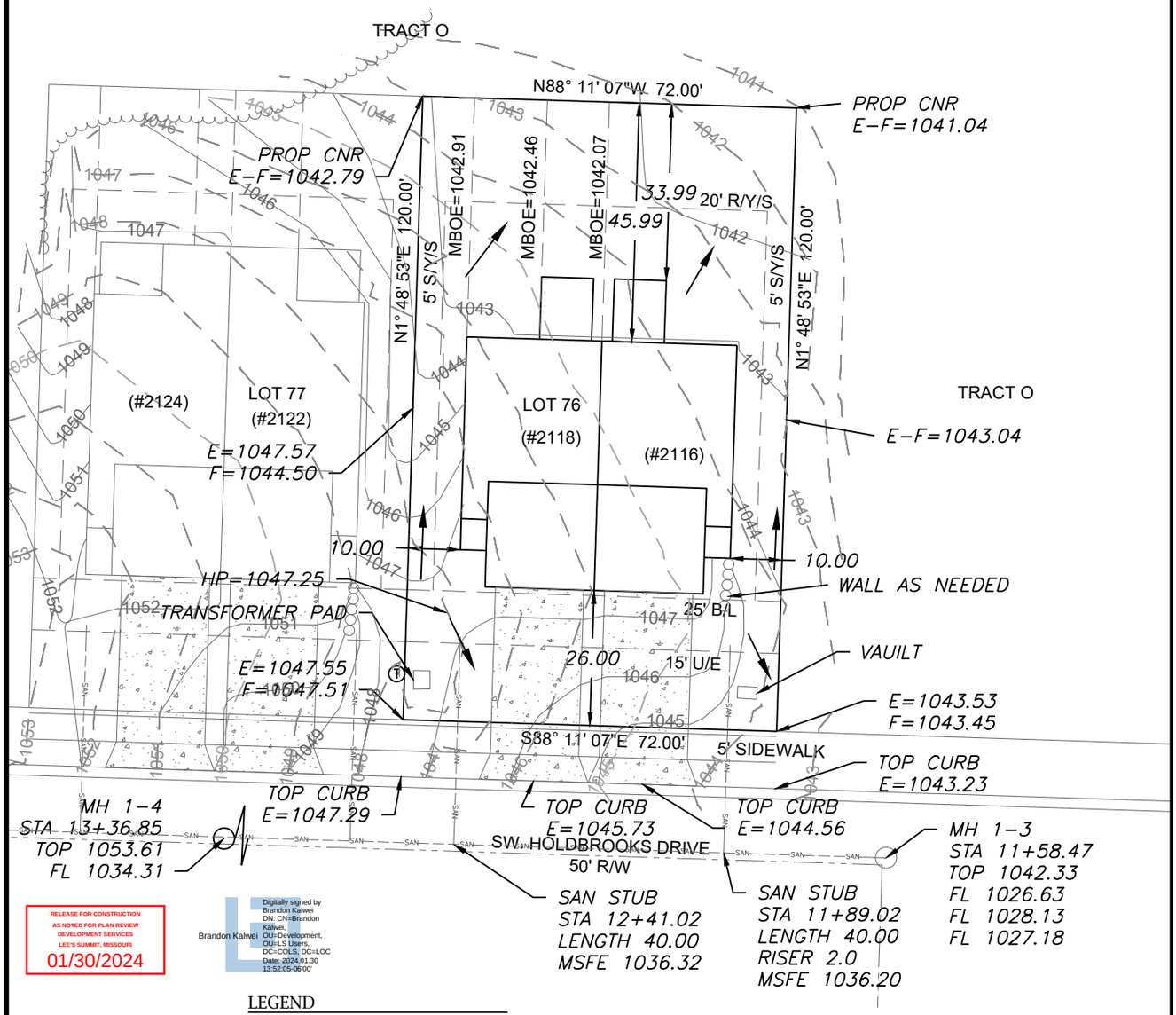


RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
01/30/2024

Brandon Kalwei
Digitally signed by Brandon Kalwei
DN: CN=Brandon Kalwei, OU=Development, OU=LS Users, DC=COLS, DC=LOC
Date: 2024.01.30 13:52:05-06'00'

LEGEND

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

N

Scale 1"=30'

LOT INFORMATION

8,640 SQ. FT.
REAR LEFT MBOE = 1043.23
REAR RIGHT MBOE =1040.91
MSFE (#2118) = 1036.32
MSFE (#2116) = 1036.20
ADDRESS
2116 SW HOLDBROOKS DR
2118 SW HOLDBROOKS DR

LEGAL DESCRIPTION

LOT 76, OSAGE THIRD PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

PROPOSED HOUSE

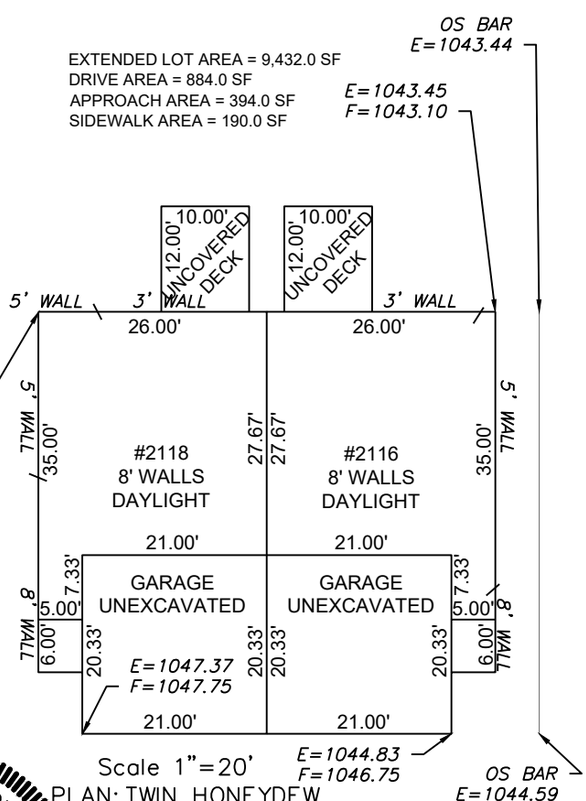
TOP FOUNDATION = 1048.85
GARAGE FLOOR (2116) =1046.85
GARAGE FLOOR (2118)= 1047.85
TOP FOOTING = 1040.85
BASEMENT FLOOR = 1040.18
DRIVE SLOPE (2116)= 8.0%
DRIVE SLOPE (2218) = 7.3%

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 = 9,432.0 SF
DRIVE AREA = 884.0 SF
APPROACH AREA = 394.0 SF
SIDEWALK AREA = 190.0 SF



Scale 1"=20'
PLAN: TWIN HONEYDEW

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

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
MATTHEW J. SCHLICHT
1/30/2024

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 76

OSAGE THIRD 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 76, 77, OSAGE	9/29/23	1	1

Rev: