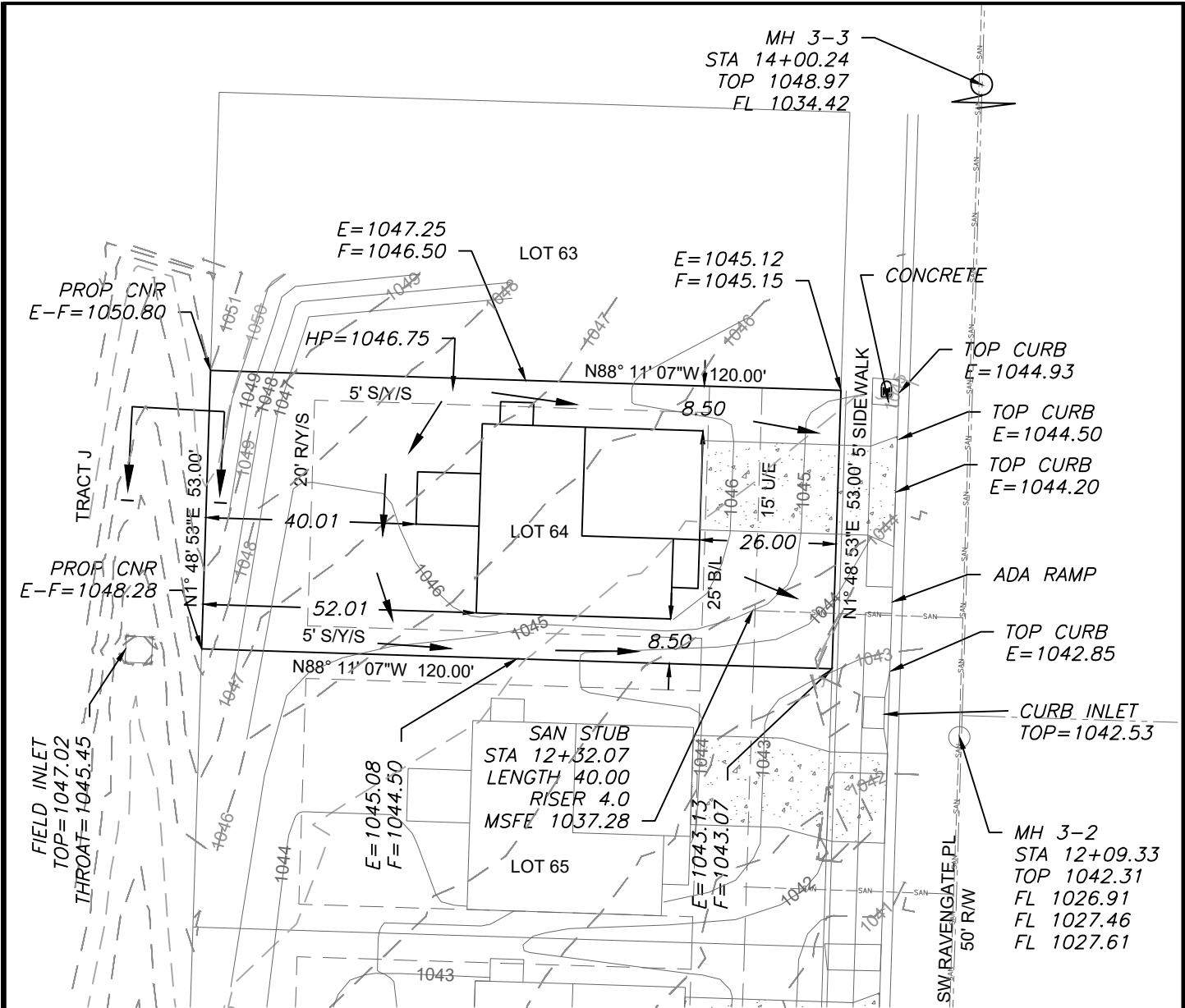




LEGEND

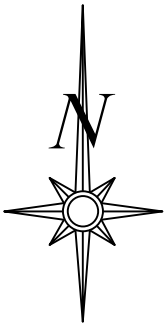
- Gas Meter
- Telephone or Fiber-Optic Pedestal
- Cable TV Pedestal
- Electric Pedestal
- Light Pole
- Mailbox
- Fire Hydrant
- Water Valve

SWALE I-I

MANNINGS COEFF	0.03
CHANNEL SLOPE	4.91%
SWALE DEPTH	1.5'
SIDE SLOPE	3:1
BOTTOM WIDTH	5.00'
TOP WIDTH	5.72'

PG VARIES* 6.50' L	PG VARIES* 2.50' L	PG VARIES* 2.50' R	PG VARIES* 6.50' R
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EXTENDED LOT AREA = 6,943.0 SF
DRIVE AREA = 442.0 SF
APPROACH AREA = 197.0 SF
SIDEWALK AREA = 205.0 SF



Scale 1"=30'

LOT INFORMATION

6,360 SQ. FT.
MSFE = 1037.28
ADDRESS
3820 SW RAVENGATE PLACE

LEGAL DESCRIPTION

LOT 64, OSAGE SECOND PLAT, A
SUBDIVISION AS RECORDED IN
LEE'S SUMMIT, JACKSON
COUNTY, MISSOURI.

PROPOSED HOUSE

TOP FOUNDATION = 1048.50
GARAGE FLOOR = 1046.50
TOP FOOTING = 1040.50
BASEMENT FLOOR = 1040.83
DRIVE SLOPE = 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.

E=1045.77
F=1047.25

OS BAR
E=1045.65

OS BAR
E=1043.93

E=1044.30
F=1046.00

PLAN: BASSWOOD Scale 1"=20'

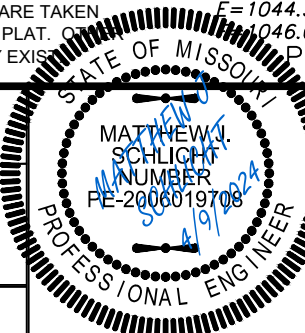
E=1047.12
F=1047.25

OS BAR
E=1047.51

EGRESS
TOP=1047.75
G=1047.25

OS BAR
E=1045.85

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816) 623-9849
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PLOT PLAN - LOT 64

OSAGE SECOND PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 64, 65, 66, OSAGE	3/12/24	1	1

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.