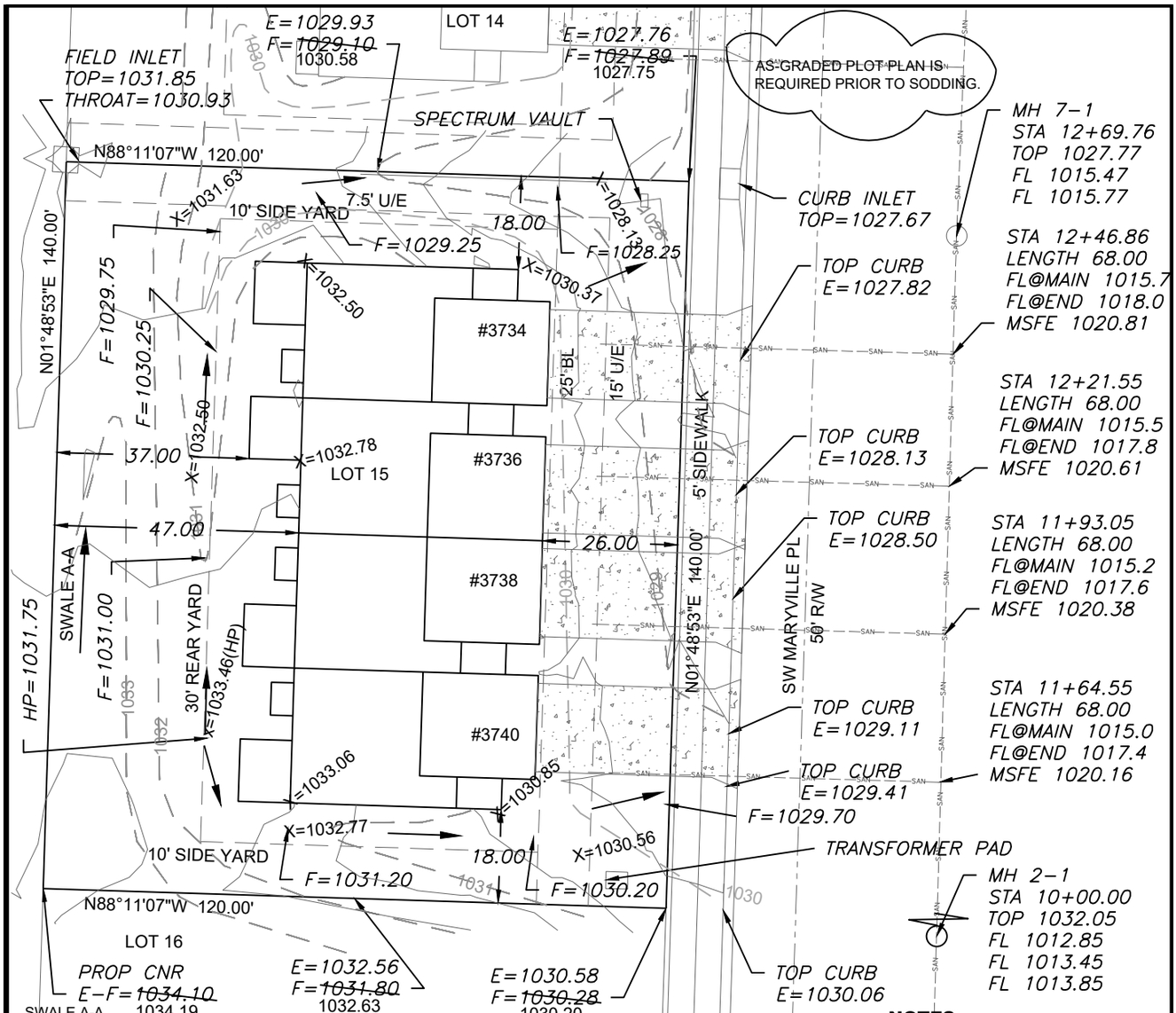


SWALE A-A	1034.19
MANNINGS COEFF	0.03
CHEANNEL SLOPE	2.25%
SWALE DEPTH	1.5'
SIDE SLOPE	3:1
BOTTOM WIDTH	5.00'

PG VARIES* VARIES* L | PG VARIES* VARIES* L | PG VARIES* VARIES* R | PG VARIES* VARIES* R

1' 3'

EXTENDED LOT AREA = 18,340.0 SF
DRIVE AREA = 1863.40 SF
APPROACH AREA = 788.0 SF
SIDEWALK AREA = 360.0 SF

PROPOSED CONTOURS
AS-GRADED CONTOURS

X=###.## = Actual asbuilt ground shots taken on March 1, 2024.

Contours shown are asbuilt.

PROPOSED HOUSE

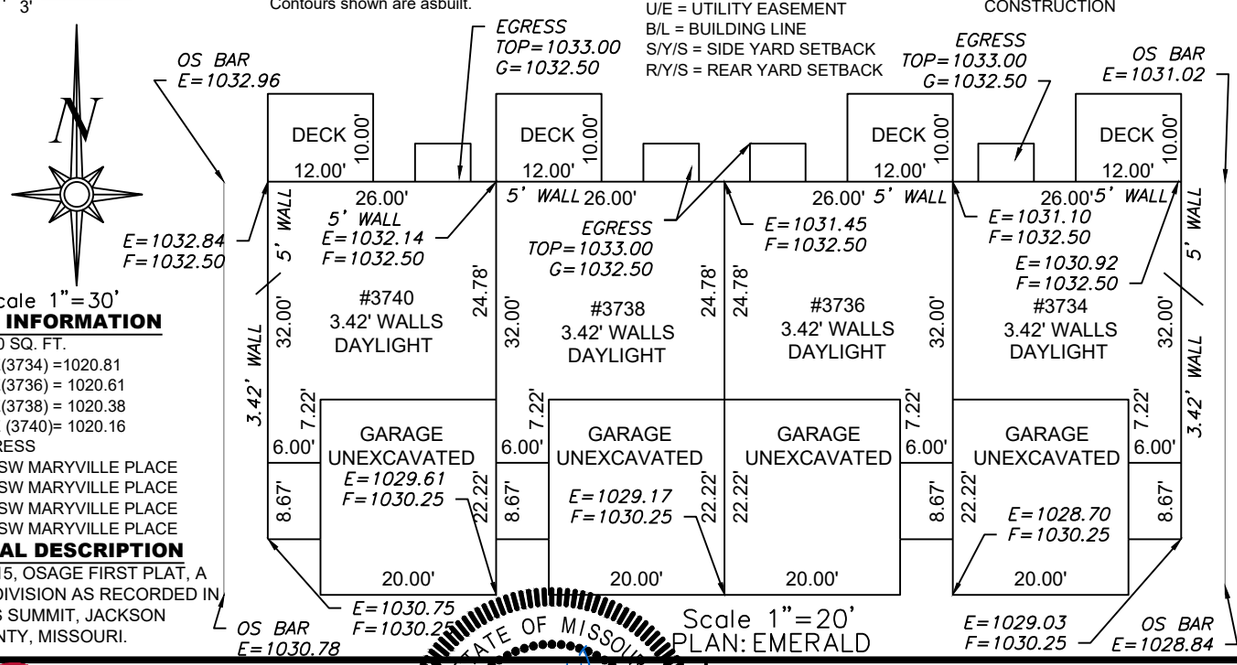
TOP FOUNDATION =	1033.25
GARAGE FLOOR =	1030.25
TOP FOOTING =	1028.25
BASEMENT FLOOR =	1028.58

DRIVE SLOPE (A)=7.9%
DRIVE SLOPE (B)=7.3%
DRIVE SLOPE (C)=5.4%
DRIVE SLOPE (D)=3.3%
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.

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



Scale 1"=30'

LOT INFORMATION

16,800 SQ. FT.
MSFE(3734) =1020.81
MSFE(3736) = 1020.61
MSFE(3738) = 1020.38
MSFE (3740)= 1020.16
ADDRESS
3734 SW MARYVILLE PLACE
3736 SW MARYVILLE PLACE
3738 SW MARYVILLE PLACE
3740 SW MARYVILLE PLACE

LEGAL DESCRIPTION

LOT 15, OSAGE FIRST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

Scale 1"=20'
PLAN: EMERALD

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

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
MATTHEW J. SCHLICHT
3/11/2024

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.

AS-GRADED PLOT PLAN - LOT 15

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 15, OSAGE	6/9/23	1	1

Rev: