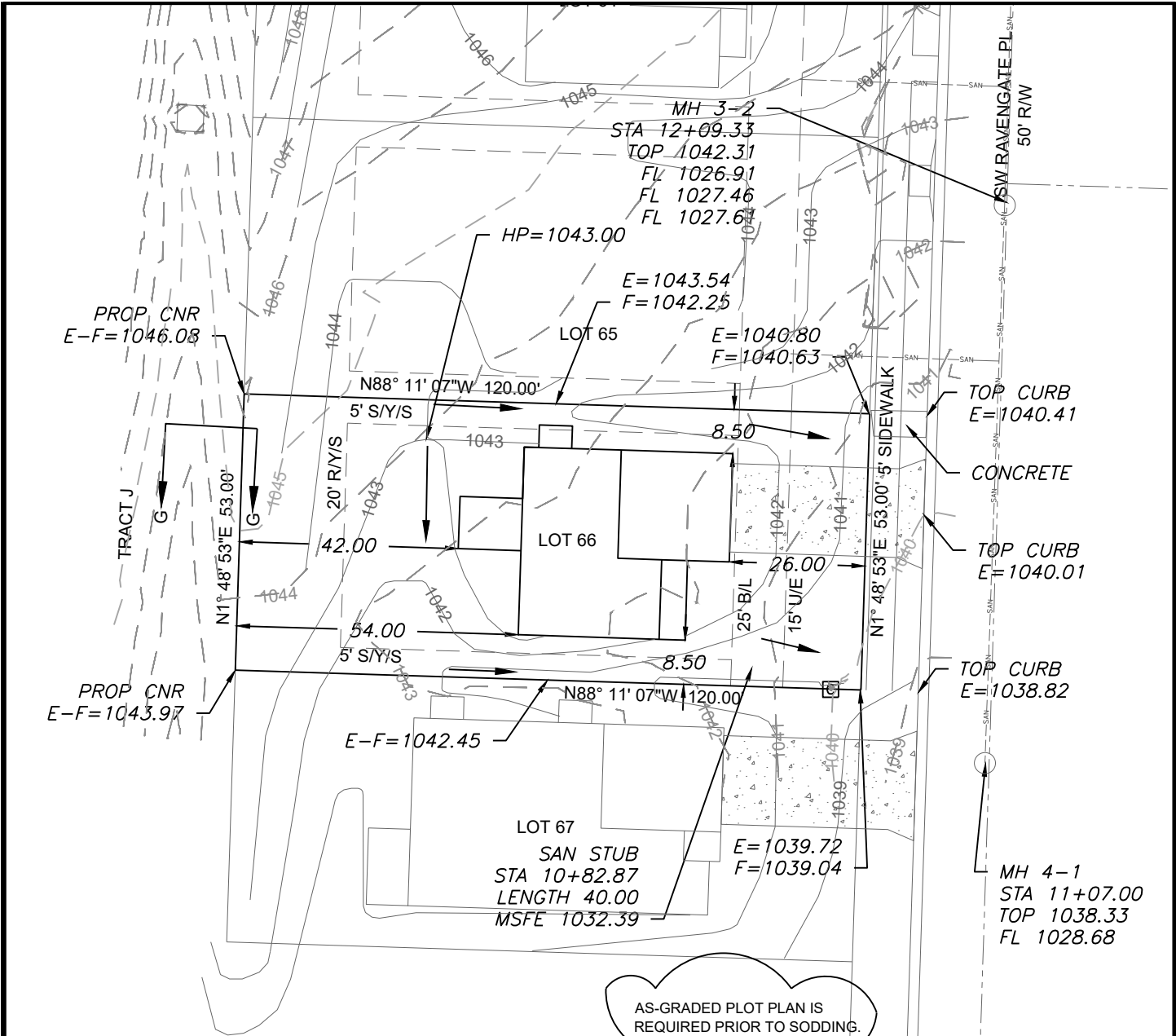




LEGEND

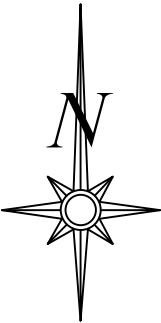
- Gas Meter
- Telephone or Fiber-Optic Pedestal
- Cable TV Pedestal
- Electric Pedestal
- Light Pole
- Mailbox
- Fire Hydrant
- Water Valve

SWALE G-G

MANNINGS COEFF	0.03
CHANNEL SLOPE	2.58%
SWALE DEPTH	1.5'
SIDE SLOPE	3:1
BOTTOM WIDTH	5.00'
TOP WIDTH	5.90'

AS-GRADED PLOT PLAN IS
REQUIRED PRIOR TO SODDING.

PG VARIES* 6.50' L	PG VARIES* 2.50' L	PG VARIES* 2.50' R	PG VARIES* 6.50' R
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Scale 1"=30'

LOT INFORMATION

6,360 SQ. FT.
MSFE = 1032.39
ADDRESS
3828 SW RAVENGATE PLACE
LEGAL DESCRIPTION
LOT 66, OSAGE SECOND PLAT, A
SUBDIVISION AS RECORDED IN
LEE'S SUMMIT, JACKSON
COUNTY, MISSOURI.

PROPOSED HOUSE

TOP FOUNDATION = 1044.25
GARAGE FLOOR = 1042.25
TOP FOOTING = 1036.25
BASEMENT FLOOR = 1036.58
DRIVE SLOPE = 7.8%

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=1042.17
F=1043.50

OS BAR
E=1042.28

OS BAR
E=1041.51

E=1041.41
F=1042.00

EXTENDED LOT AREA = 6,943.0 SF
DRIVE AREA = 442.0 SF
APPROACH AREA = 197.0 SF
SIDEWALK AREA = 180.0 SF

E=1043.21
F=1043.50

OS BAR
E=1043.76

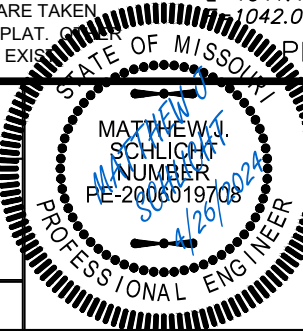
EGRESS
TOP=1044.00
G=1043.50

OS BAR
E=1042.14

PLAN: SAGE Scale 1"=20'

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS

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



PLOT PLAN - LOT 66

OSAGE SECOND 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 65, 66, OSAGE	3/4/24	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.