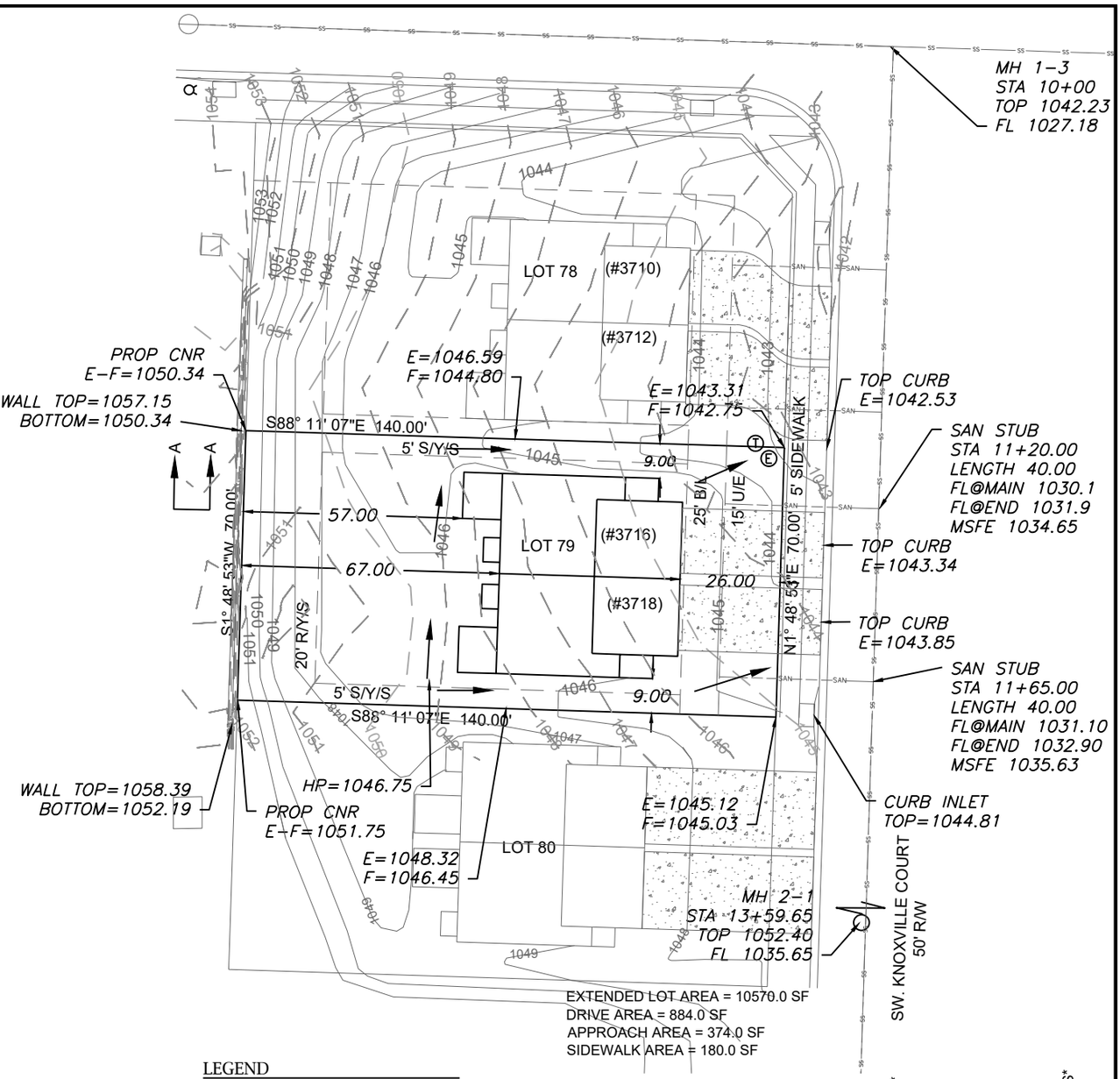


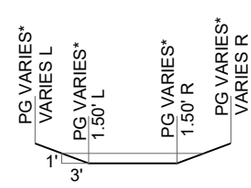
EXTENDED LOT AREA = 10570.0 SF
DRIVE AREA = 884.0 SF
APPROACH AREA = 374.0 SF
SIDEWALK AREA = 180.0 SF

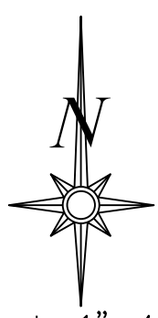
LEGEND

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

SWALE DESIGN TABLE A-A (100 YEAR)

MANNINGS COEFF.	0.03
CHANNEL SLOPE	2.42%
SWALE DEPTH	1.37
SIDE SLOPE	3:1
BOTTOM WIDTH	3.00
TOP WIDTH	5.22





Scale 1"=40'

PROPOSED HOUSE

TOP FOUNDATION =	1048.00
GARAGE FLOOR =	1045.50
TOP FOOTING =	1043.00
BASEMENT FLOOR =	1043.33
DRIVE SLOPE (3718)=	5.5%
DRIVE SLOPE (3716)=	7.5%

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

1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.

2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.

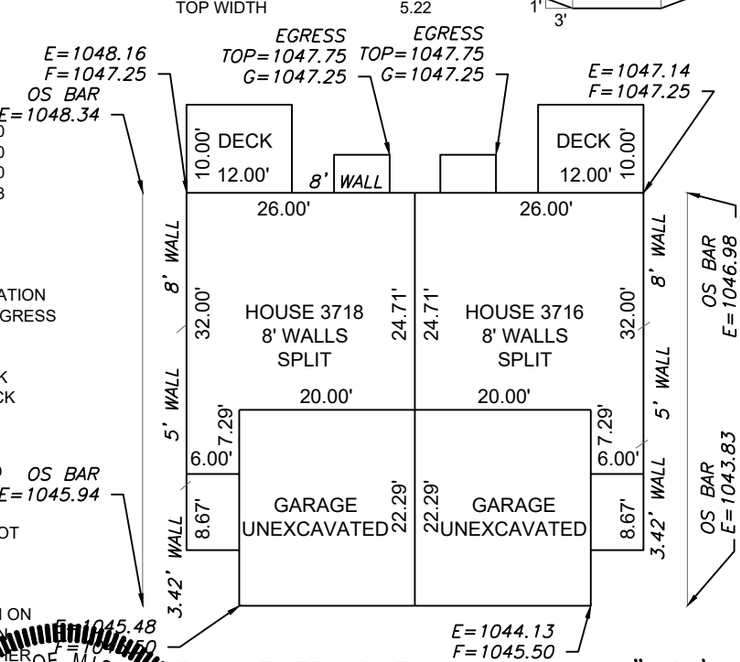
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. EASEMENTS MAY EXI

LOT INFORMATION

9,800 SQ. FT.
MSFE(#3716) =1034.65
MSFE(#3718) =1035.63
ADDRESS
3716 SW KNOXVILLE COURT
3718 SW KNOXVILLE COURT

LEGAL DESCRIPTION

LOT 79, OSAGE THIRD PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



PLAN: EMERALD TWIN Scale 1"=20'

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.

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
MATTHEW J. SCHLICHT
5/29/2024

PLOT PLAN – LOT 79

OSAGE THIRD 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 78, 79, OSAGE	4/23/24	1	1

Rev: