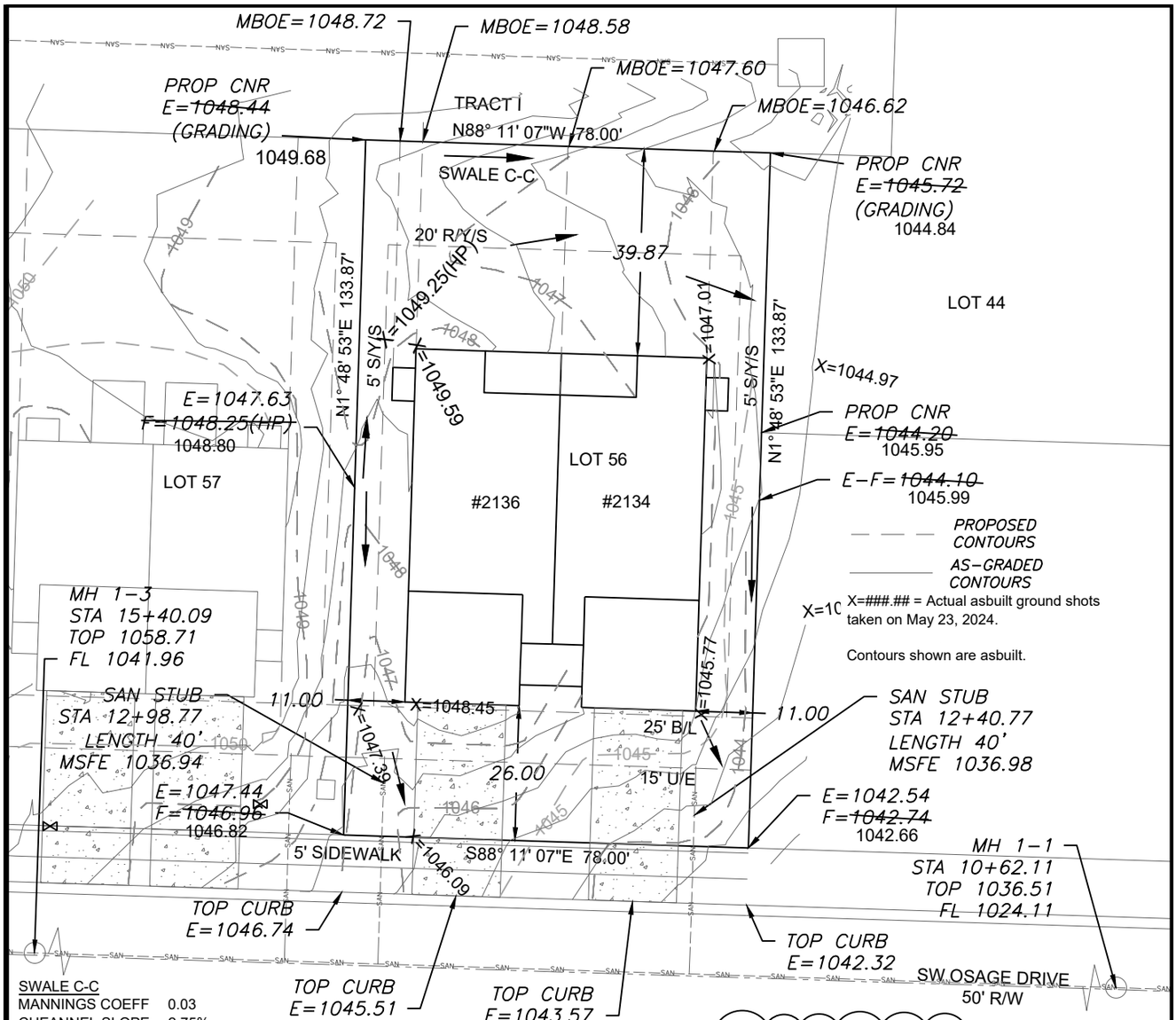
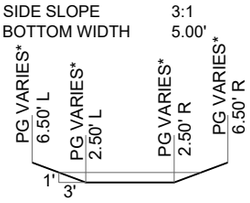


AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING

SWALE C-C

MANNINGS COEFF	0.03
CHEANNEL SLOPE	2.75%
SWALE DEPTH	1.5'
SIDE SLOPE	3:1
BOTTOM WIDTH	5.00'



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

10,442 SQ. FT.
REAR LEFT MBOE = 1048.96
REAR RIGHT MBOE =1046.24
MSFE(2134) = 1036.94
MSFE(2136) = 1036.98
ADDRESS
2134 SW OSAGE DRIVE
2136 SW OSAGE DRIVE

LEGAL DESCRIPTION

LOT 56, OSAGE SECOND PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

PROPOSED HOUSE

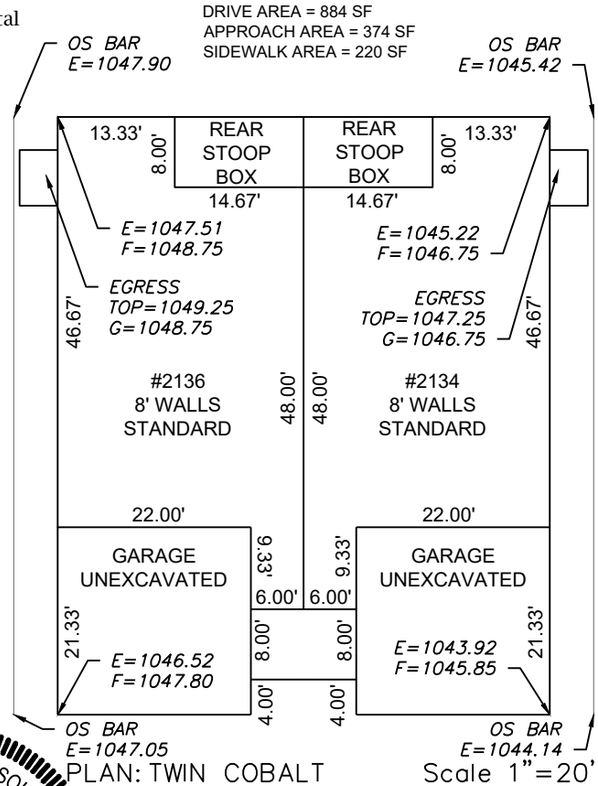
TOP FOUNDATION =1049.50
GARAGE FLOOR (2136)= 1047.80
GARAGE FLOOR (2134)= 1045.85
TOP FOOTING = 1041.50
BASEMENT FLOOR = 1041.83
DRIVE SLOPE (2136)= 8.0%
DRIVE SLOPE (2134)= 8.0%

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

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 = 11,299.92 SF
DRIVE AREA = 884 SF
APPROACH AREA = 374 SF
SIDEWALK AREA = 220 SF



PLAN: TWIN COBALT

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

STATE OF MISSOURI
MATTHEW J. SCHLIGHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
MATTHEW J. SCHLIGHT
6/6/2024

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 56

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 56, 57, 58, 59, OSAGE	6/9/23	1	1

Rev: