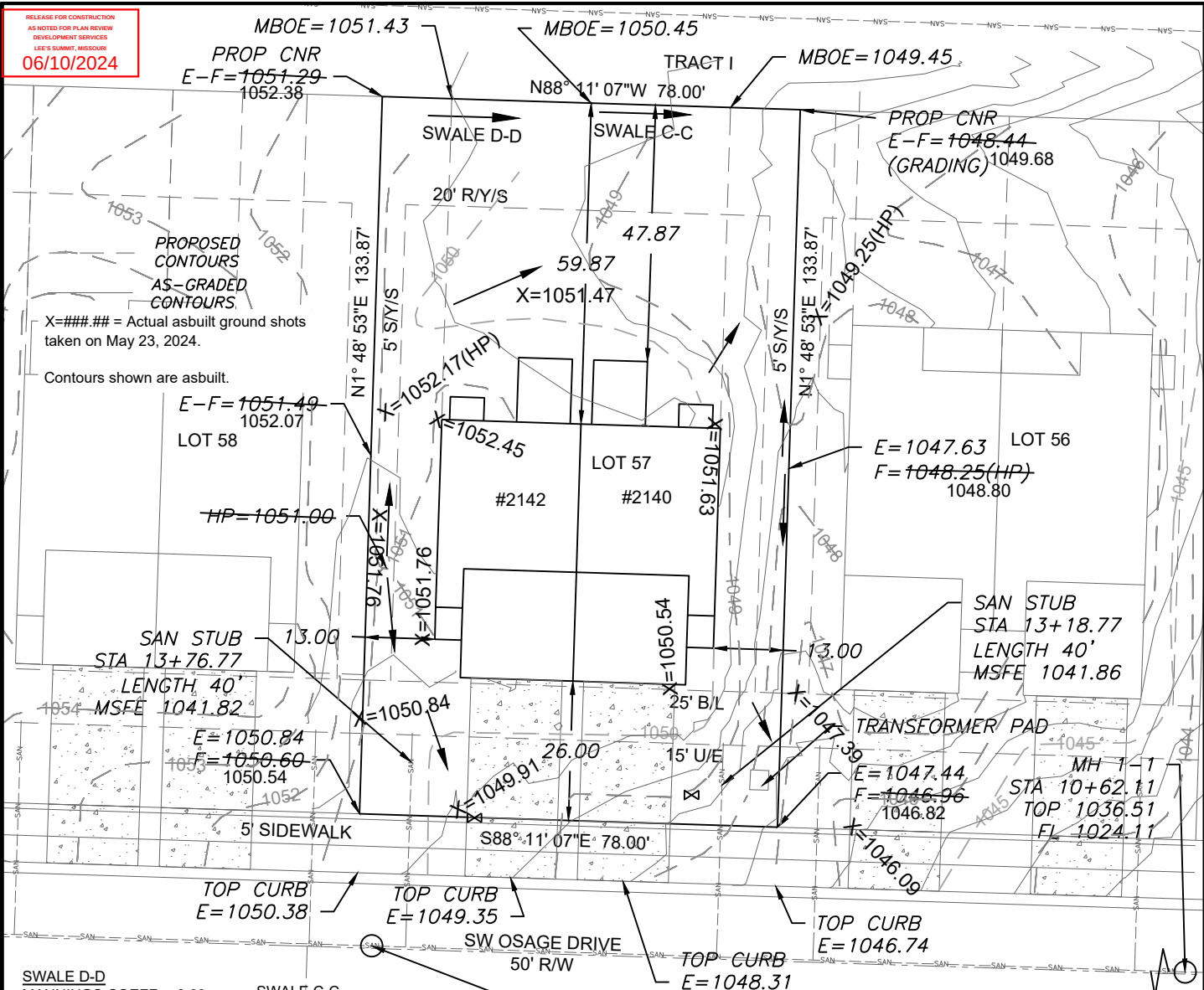


RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
06/10/2024



SWALE D-D	
MANNINGS COEFF	0.03
CHEANNEL SLOPE	5.23%
SWALE DEPTH	1.5'
SIDE SLOPE	3:1
BOTTOM WIDTH	5.00'

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

PROPOSED HOUSE

TOP FOUNDATION = 1052.60
GARAGE FLOOR (2142) = 1050.60
GARAGE FLOOR (2140) = 1050.60
TOP FOOTING = 1044.60
BASEMENT FLOOR = 1044.93
DRIVE SLOPE (2142) = 4.0%
DRIVE SLOPE (2140) = 8.0%

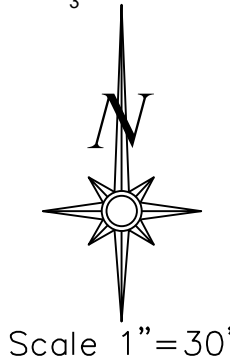
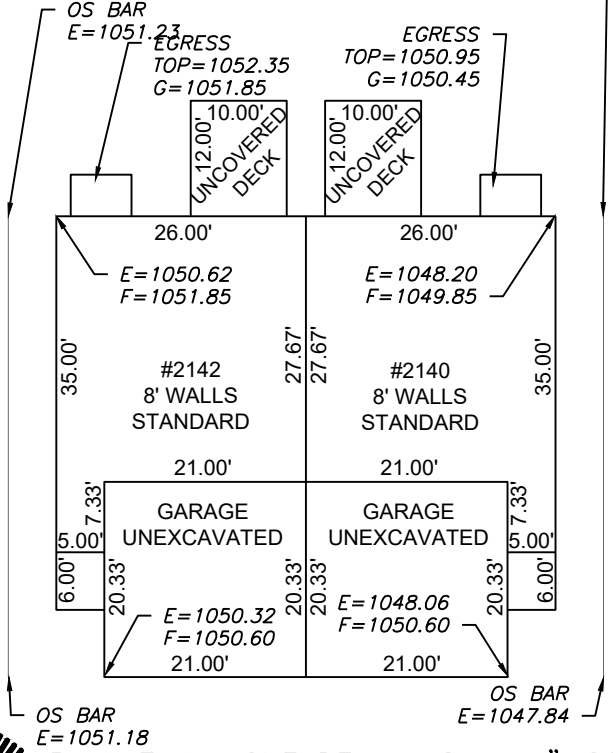
E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

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

AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING.



LOT INFORMATION

10,442 SQ. FT.
REAR LEFT MBOE = 1051.93
REAR RIGHT MBOE = 1048.96
MSFE(2142) = 1041.82
MSFE(2140) = 1041.86
ADDRESS
2142 SW OSAGE DRIVE
2140 SW OSAGE DRIVE

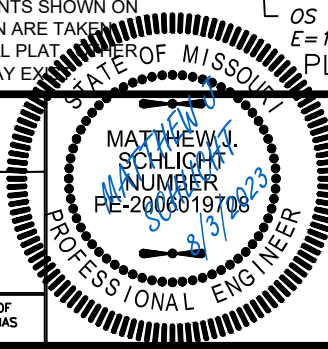
LEGAL DESCRIPTION

LOT 57, OSAGE SECOND PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

PLAN: TWIN HONEYDEW

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



AS-GRADED PLOT PLAN - LOT 57				
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:				