

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
06/11/2024

PROP CNR
E-F=1050.34
WALL TOP=1057.15
BOTTOM=1050.34

WALL TOP=1058.39
BOTTOM=1052.19

E=1046.59
F=1044.80

E=1043.31
F=1042.75

TOP CURB
E=1042.53

SAN STUB
STA 11+20.00
LENGTH 40.00
FL@MAIN 1030.1
FL@END 1031.9
MSFE 1034.65

TOP CURB
E=1043.34

TOP CURB
E=1043.85

SAN STUB
STA 11+65.00
LENGTH 40.00
FL@MAIN 1031.10
FL@END 1032.90
MSFE 1035.63

CURB INLET
TOP=1044.81

MH 2-1
STA 13+59.65
TOP 1052.40
FL 1035.65

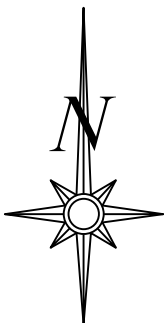
EXTENDED LOT AREA = 10570.0 SF
DRIVE AREA = 884.0 SF
APPROACH AREA = 374.0 SF
SIDEWALK AREA = 180.0 SF

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

PG VARIES*
VARIES L
PG VARIES*
1.50' L
PG VARIES*
1.50' R
PG VARIES*
VARIES R



Scale 1"=40'

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

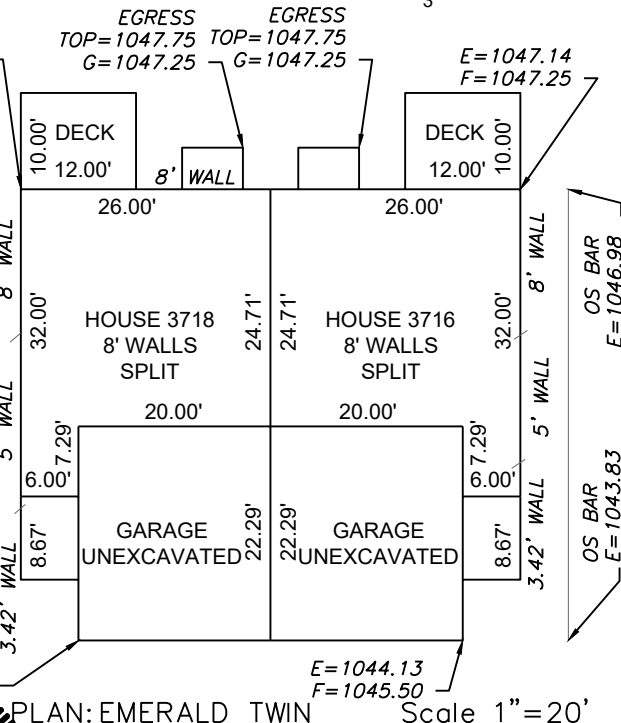
LOT 79, OSAGE THIRD PLAT, A
SUBDIVISION AS RECORDED IN
LEE'S SUMMIT, JACKSON
COUNTY, MISSOURI.

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%

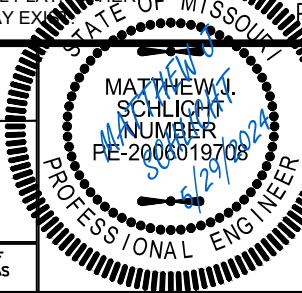
E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

NOTES

- 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.
EASEMENTS MAY EXIST.



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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

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.