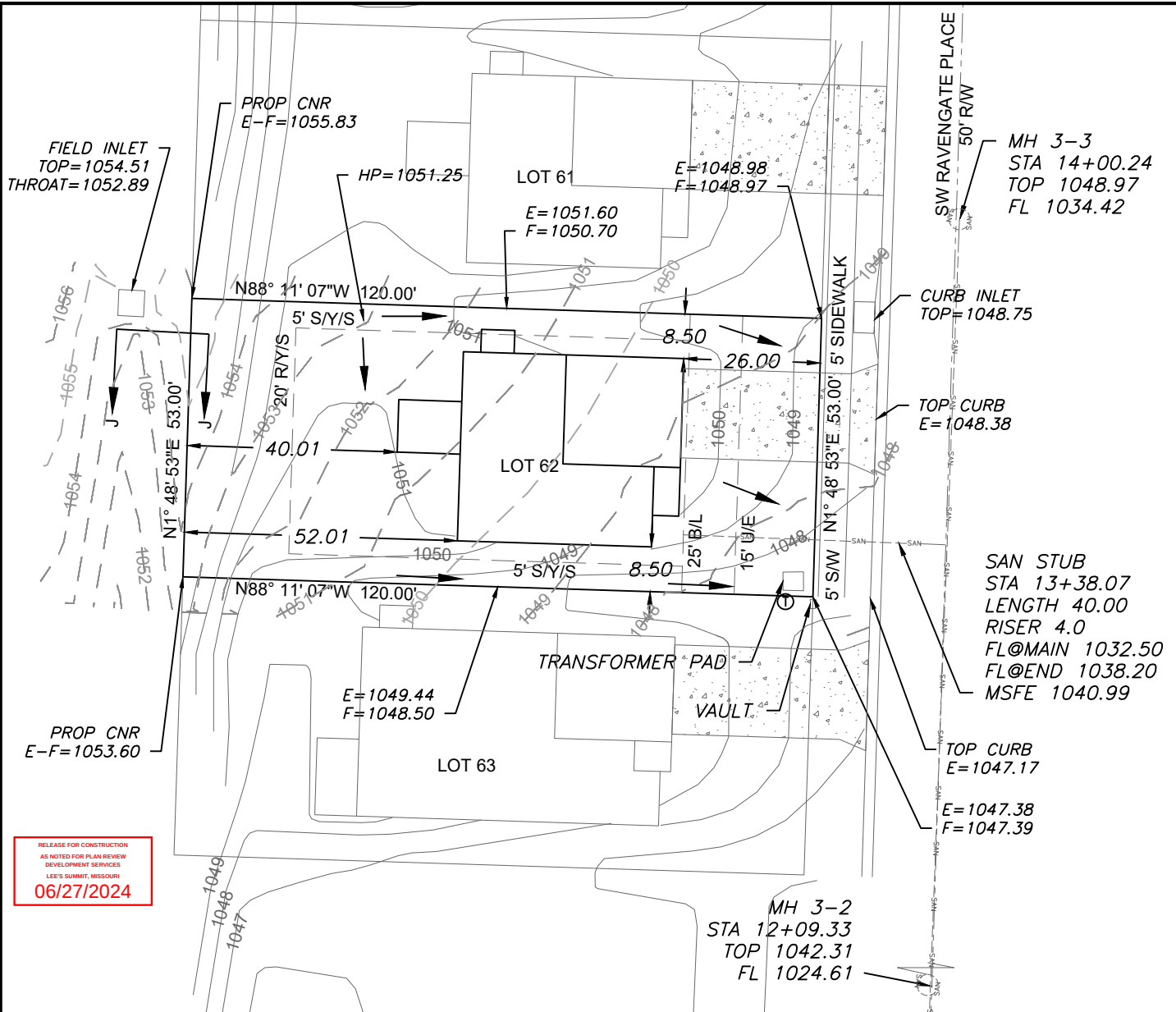




LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 1052.50
GARAGE FLOOR = 1050.50
TOP FOOTING = 1044.50
BASEMENT FLOOR = 1044.83
DRIVE SLOPE = 7.3%

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

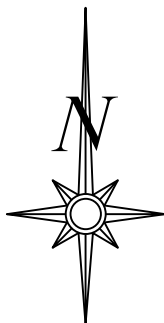
- BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
- THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. THE EASEMENTS MAY EXIST.

AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING.

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

SWALE H-H
MANNINGS COEFF 0.03
CHANNEL SLOPE 4.79%
SWALE DEPTH 1.5'
SIDE SLOPE 3:1
BOTTOM WIDTH 5.00'
TOP WIDTH 6.14'

PG VARIES* 6.50' L
PG VARIES* 2.50' L
PG VARIES* 2.50' R
PG VARIES* 6.50' R



Scale 1"=30'

LOT INFORMATION

6360.0 SQ. FT.
MSFE = 1040.99
ADDRESS
3812 SW RAVENGATE PLACE

LEGAL DESCRIPTION

LOT 62, OSAGE SECOND PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

MH 3-2
STA 12+09.33
TOP 1042.31
FL 1024.61

MH 3-3
STA 14+00.24
TOP 1048.97
FL 1034.42

SAN STUB
STA 13+38.07
LENGTH 40.00
RISER 4.0
FL@MAIN 1032.50
FL@END 1038.20
MSFE 1040.99

TOP CURB
E=1047.17

E=1047.38
F=1047.39

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