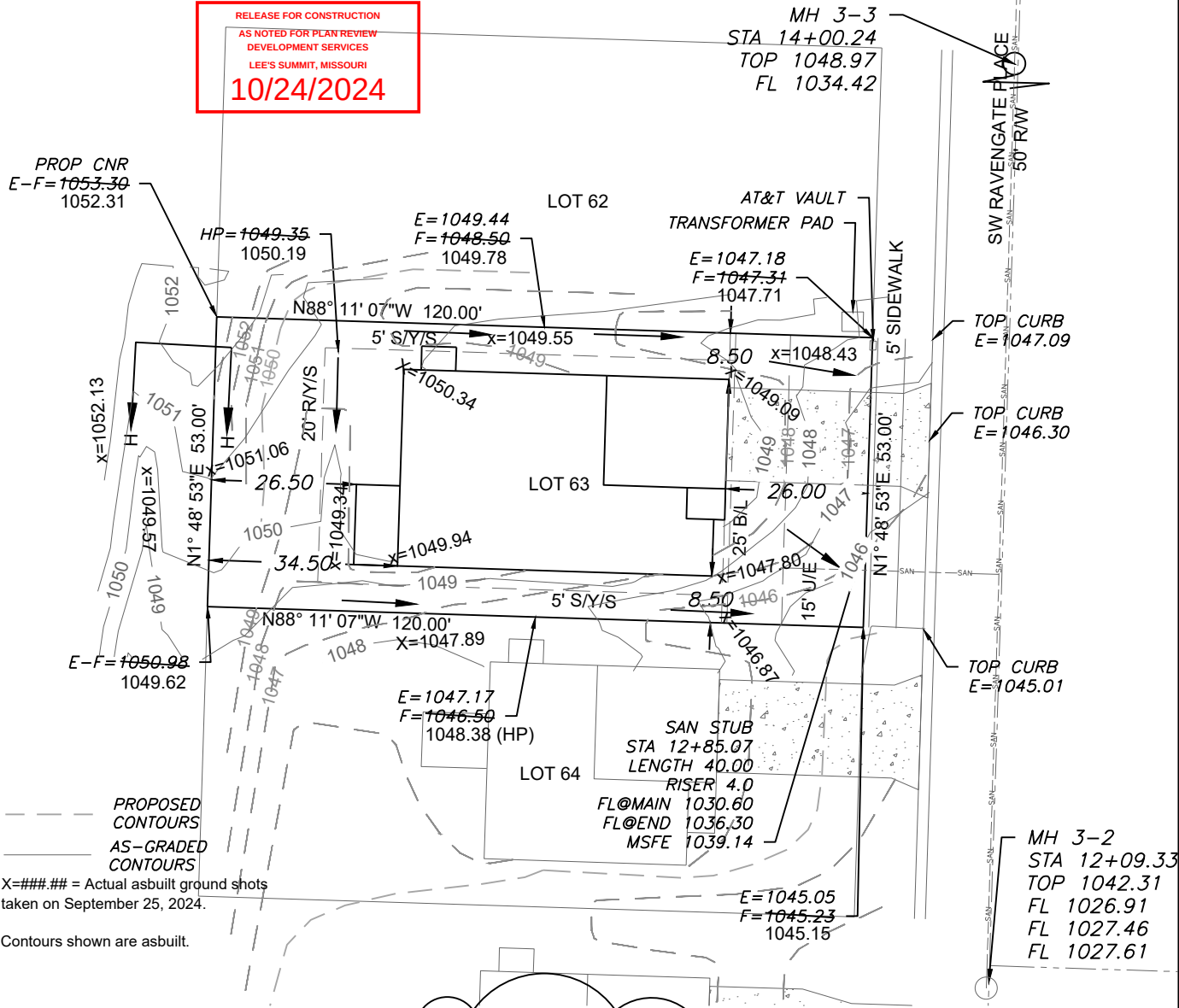


RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/24/2024



EXTENDED LOT AREA = 6,943 SF
DRIVE AREA = 441.9 SF
APPROACH AREA = 197.0 SF
SIDEWALK AREA = 180.0 SF

AS-GRADED PLOT PLAN IS
REQUIRED PRIOR TO SODDING.

LEGEND

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

SWALE H-H
MANNINGS COEFF 0.03
CHANNEL SLOPE 4.91%
SWALE DEPTH 1.5'
SIDE SLOPE 3:1
BOTTOM WIDTH 5.00'
TOP WIDTH 5.30'

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

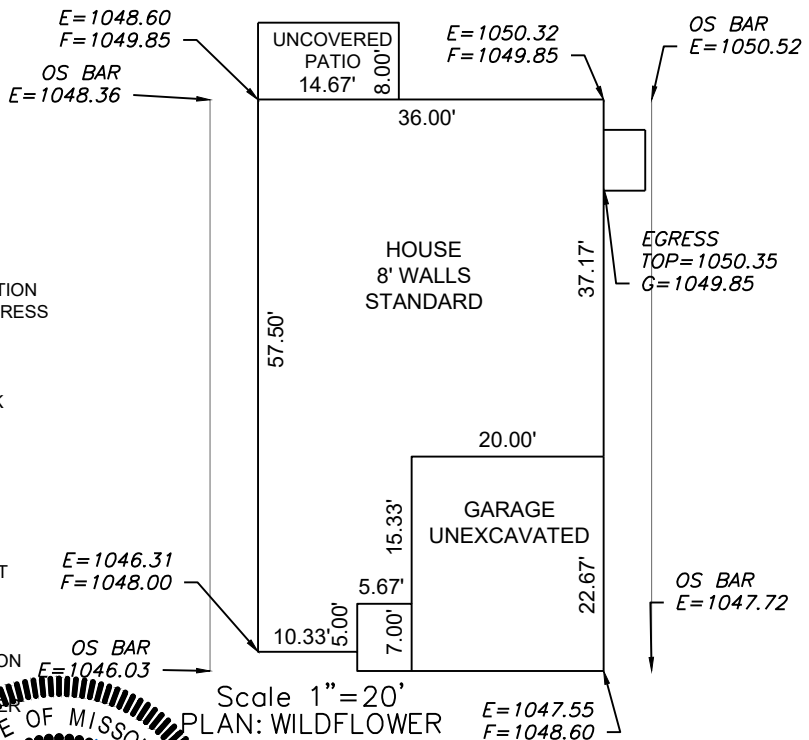
PROPOSED HOUSE

TOP FOUNDATION = 1050.60
GARAGE FLOOR = 1048.60
TOP FOOTING = 1042.60
BASEMENT FLOOR = 1042.93
DRIVE SLOPE = 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

- 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. OTHER EASEMENTS MAY EXIST.



LOT INFORMATION

6,360 SQ. FT.
MSFE = 1039.14
ADDRESS
3816 SW RAVENGATE PLACE

LEGAL DESCRIPTION

LOT 63, OSAGE SECOND PLAT, A
SUBDIVISION AS RECORDED IN
LEE'S SUMMIT, JACKSON
COUNTY, MISSOURI.

Scale 1"=20'

PLAN: WILDFLOWER

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. SCHLICHT
PROFESSIONAL ENGINEER
PE-2006019708
10/23/2024

AS-GRADED PLOT PLAN - LOT 63
OSAGE SECOND PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
PROJECT NO. 1
FILE NAME LOT 63, OSAGE
DATE 3/28/24
SHEET 1
OF 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.