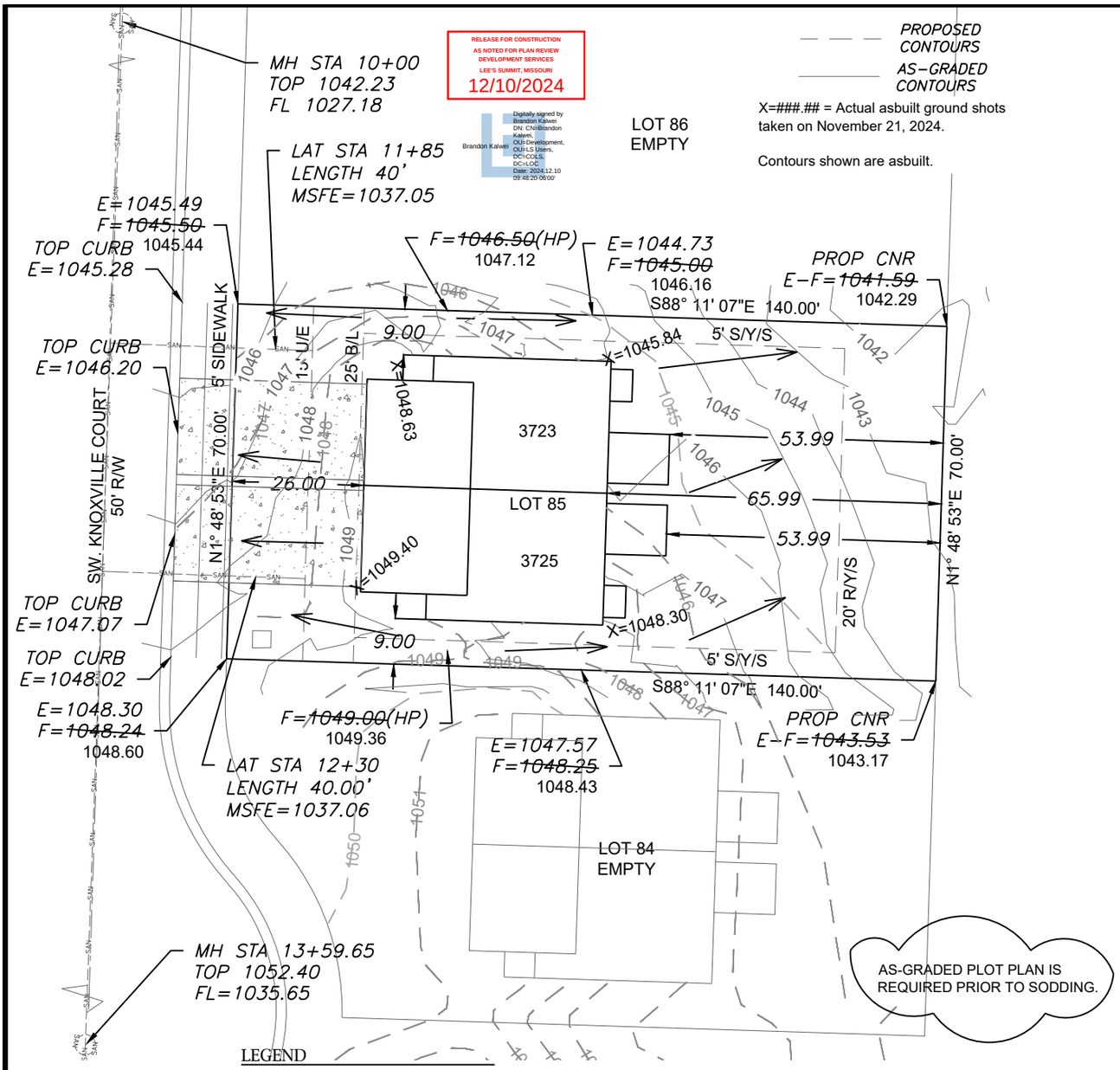
RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/10/2024

Brandon Kalwei — Digitally signed by Brandon Kalwei DN: CN=Brandon Kalwei, OU=Development, OU=LS Users, DC=COLS, DC=LOC Date: 2024.12.10 09:48:20 -06'00'

PROPOSED CONTOURS
AS-GRADED CONTOURS

X=###.## = Actual asbuilt ground shots taken on November 21, 2024.

Contours shown are asbuilt.



LEGEND

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

EXTENDED LOT AREA = 10,570 SF
DRIVE AREA = 988 SF
APPROACH AREA = 418 SF
SIDEWALK AREA = 160 SF

N

Scale 1"=30'

PROPOSED HOUSE

TOP FOUNDATION = 1050.50
GARAGE FLOOR = 1048.50
TOP FOOTING = 1042.50
BASEMENT FLOOR = 1042.83
DRIVE SLOPE (3723) = 8.0%
DRIVE SLOPE (3725) = 4.7%
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

LOT INFORMATION

9,800 SQ. FT.
MSFE (3723) =1037.05
MSFE (3725) = 1037.06
MBOE (REAR LEFT) = 1041.77
MBOE (REAR RIGHT) = 1043.44
ADDRESS
3723 SW KNOXVILLE COURT
3725 SW KNOXVILLE COURT

LEGAL DESCRIPTION

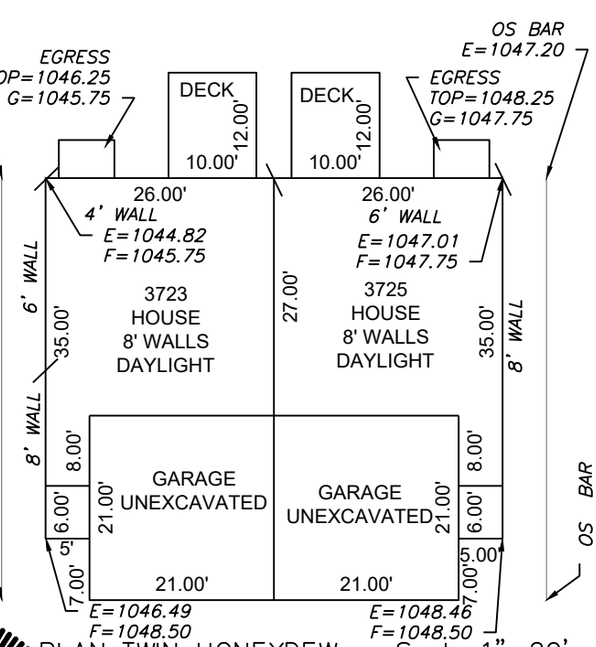
LOT 85, OSAGE THIRD PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

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.



PLAN: TWIN HONEYDEW Scale 1"=20'

ENGINEERING SOLUTIONS
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50 SE 30TH STREET
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STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER
12/9/2024

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 85

OSAGE THIRD PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CLOVER AND HIVE
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 85, OSAGE	3/14/24	1	1

Rev: