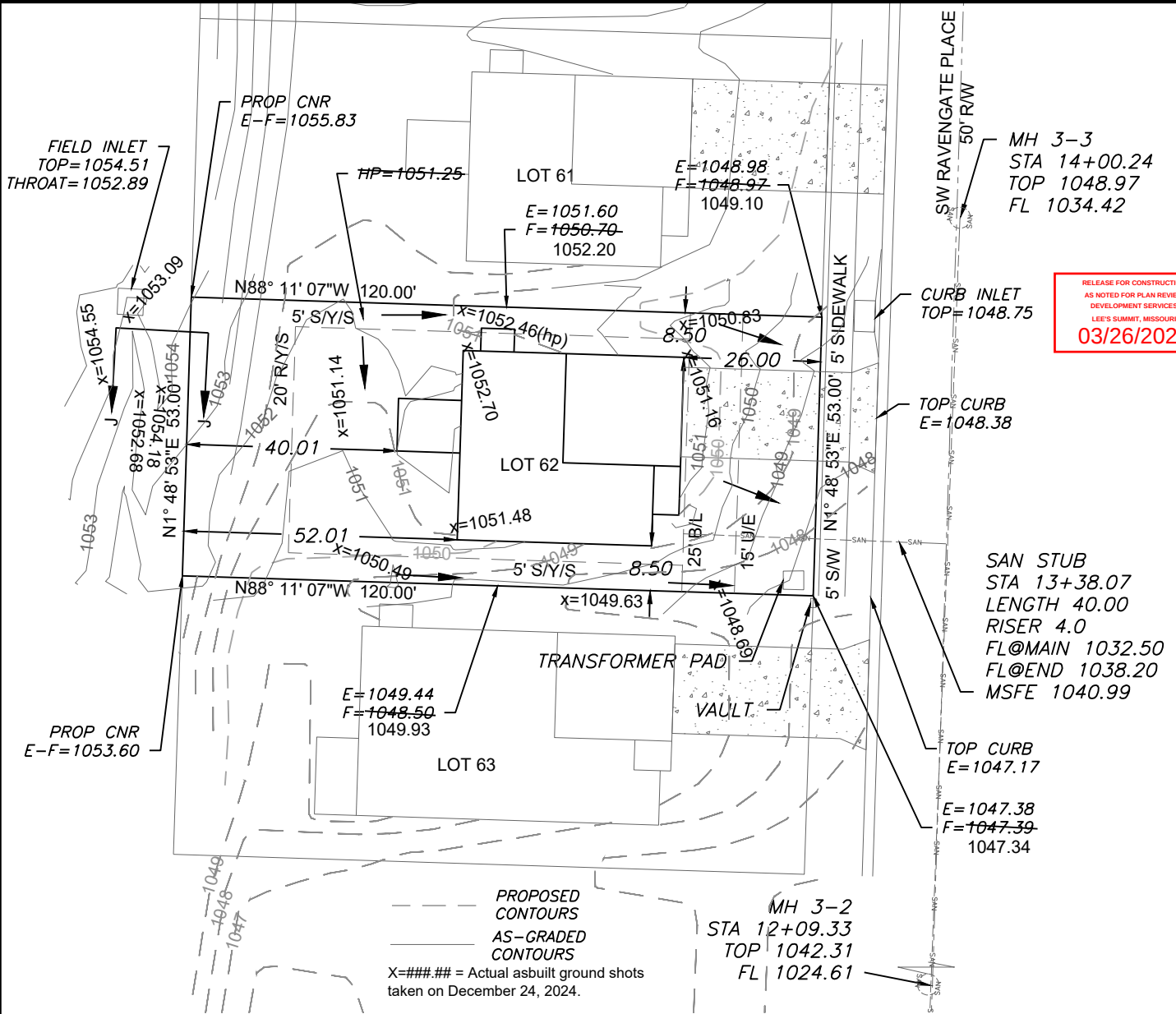




RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
03/26/2025

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

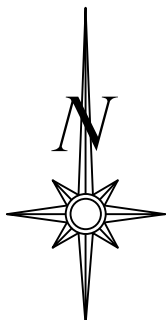
- BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
- THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. THE EASEMENTS MAY EXIST.

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



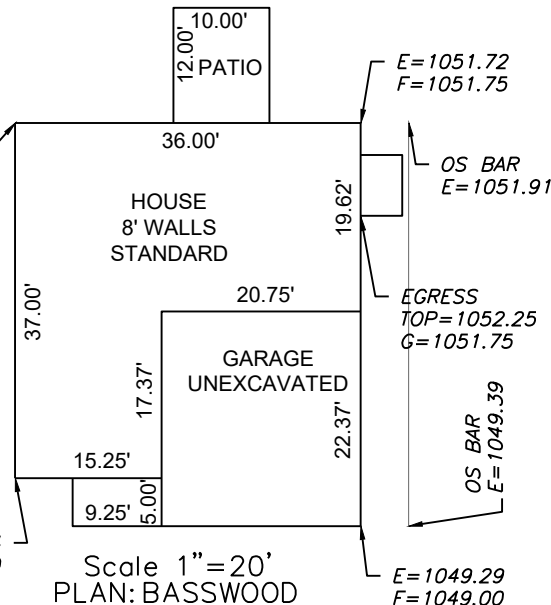
Scale 1"=30'

LOT INFORMATION

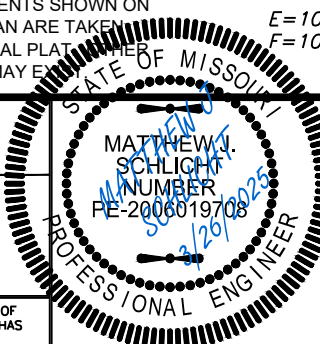
6360.0 SQ. FT.
MSFE = 1040.99
ADDRESS
3812 SW RAVENGATE PLACE

LEGAL DESCRIPTION

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



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 62

OSAGE SECOND 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 62, OSAGE	5/10/24	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.