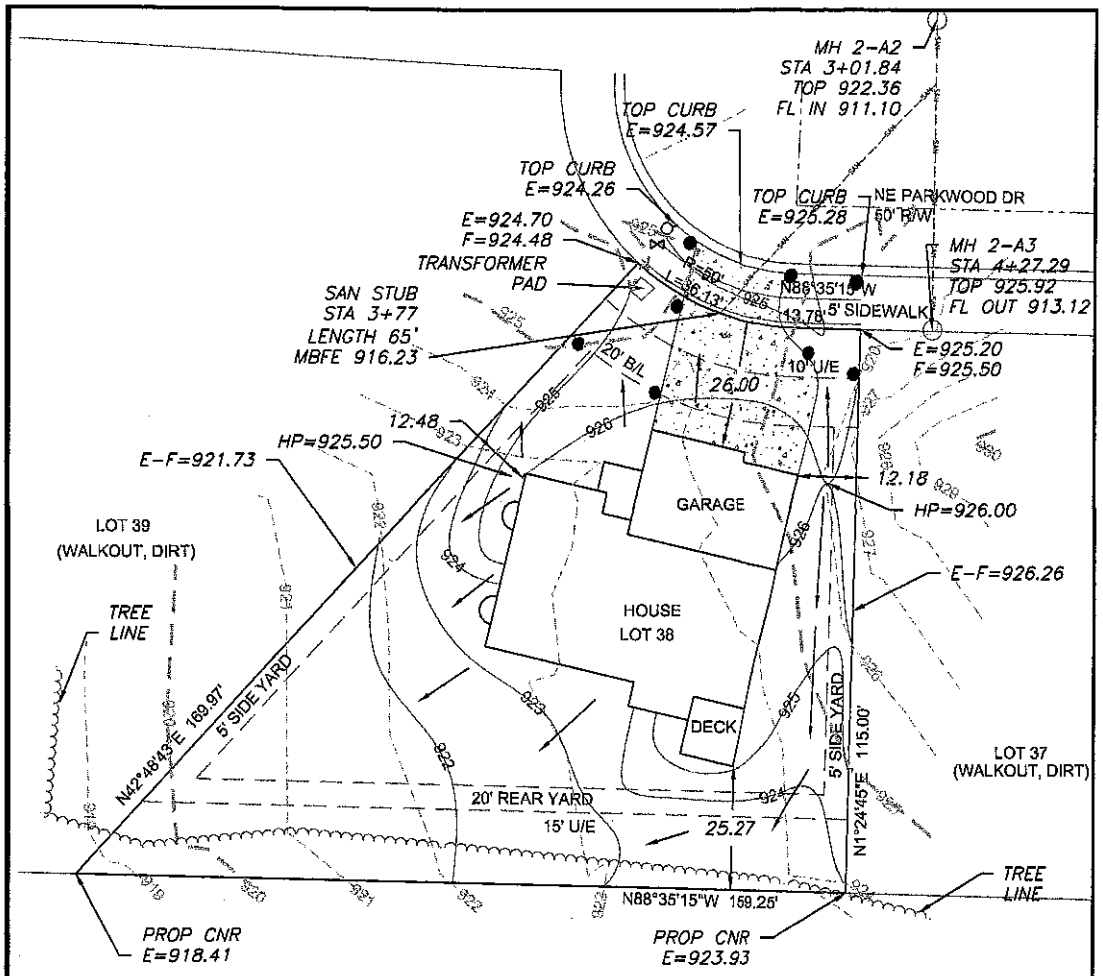


LEGEND

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

N

Scale 1"=30'

LOT INFORMATION

12,683 SQ. FT.
MBFE =916.23
ADDRESS
1687 NE PARKWOOD DR

LEGAL DESCRIPTION

LOT 38, THE TRAILS OF PARK RIDGE 2ND PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

PROPOSED HOUSE

TOP FOUNDATION = 928.00
GARAGE FLOOR = 926.50
TOP FOOTING = 919.00
BASEMENT FLOOR = 919.33

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

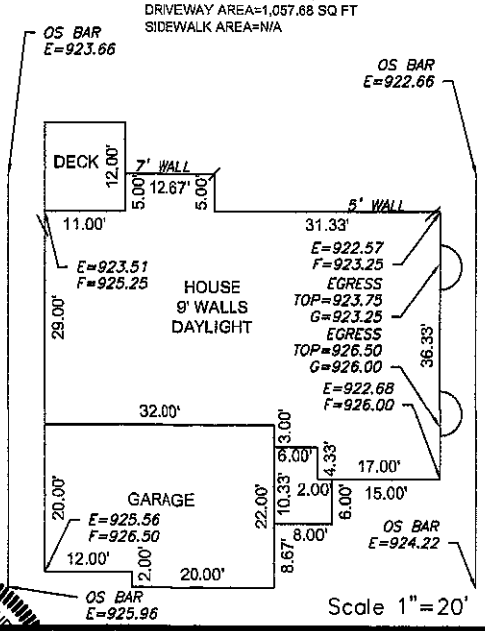
1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.

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.

DRIVEWAY SLOPE =5.2%

EXTENDED LOT AREA =13,188.58 SQ FT
DRIVEWAY AREA=1,057.68 SQ FT
SIDEWALK AREA=N/A



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LEE'S SUMMIT, MO 64082
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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.

STATE OF MISSOURI
MATTHEW J. SCHLICHT
MO NUMBER PE-2006019708
PROFESSIONAL ENGINEER

PLOT PLAN – LOT 38

THE TRAILS OF PARK RIDGE 2ND PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

McGRAW HOMES, INC
902 SE WILLOW PL
BLUE SPRINGS, MO 64014

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 38, TRAILS OF PARK RIDGE	8/31/17	1	1

Rev1