



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/12/2020

MLO PER AS-BUILT MDP
FRONT LEFT=1001.60
FRONT RIGHT=997.81
REAR LEFT=988.90
REAR RIGHT=986.80

CONSTRUCT WALL AS REQUIRED ALONG REAR
AND SIDES OF HOUSE BELOW BASEMENT
FLOOR TO TRANSITION TO EXISTING GRADE

EGRESS WINDOW
MAX SILL=997.0
NO WELL REQUIRED

RETAINING WALL
TOP=998.0
BOTTOM=994.1

MH 21-029
STA 10+00
TOP=989.88

MH 1-1
STA 13+23.53
TOP=1004.03

RETAINING WALL
TOP=998.0
BOTTOM=994.1

E 986.82
F 986.82

E 984.41
F 984.41

E 992.0
F 992.0

E 989.0
F 989.0

E 1000.5
F 1000.5

E 998.0
F 998.0

E 1001.09
F 1001.09

E 997.45
F 997.45

TC 1000.8

TC 997.1

SW RIVER TRAIL ROAD
50' RIGHT-OF-WAY, 28' BACK OF CURB

KEY:
U/E = UTILITY EASEMENT
TC = TOP OF CURB
B/L = BUILDING LINE
E = EXISTING GRADE
F = FINISH GRADE
G = LOWEST ADJACENT GRADE



NOTES:
ALL GRADES TAKEN FROM SUBDIVISION
GRADING PLANS
ADDRESS: 2357 SW RIVER TRAIL ROAD

- NOTES:
- AUGUST 21, 2020
- LEGAL DESCRIPTION OF PROPERTY PROVIDED BY CONTRACTOR.
THIS PLOT PLAN DOES NOT CONSTITUTE OR REPRESENT A BOUNDARY SURVEY. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR VERIFICATION OF PROPERTY BOUNDARY, PROPERTY CORNERS, DEED DESCRIPTIONS AND LOCATIONS OF PROPOSED HOUSE WITH RESPECT TO PROPERTY LINES.
 - EASEMENTS, BUILDING LINES AND SET-BACKS TAKEN FROM RECORDED PLAT ONLY.
 - CONTRACTOR TO VERIFY LOCATION AND DEPTH OF SANITARY SEWER SERVICE PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND LOCATIONS PRIOR TO CONSTRUCTION
 - CONTRACTOR TO VERIFY CONDITION OF ALL FILL PRIOR TO CONSTRUCTION.
 - GRADES ARE PROPOSED GRADES ONLY. FINAL GRADING AND ELEVATIONS SHALL BE CONTRACTORS RESPONSIBILITY.

JFE CONSTRUCTION

PLOT PLAN	
LOT 715	
EAGLE CREEK 16TH PLAT	
LEE'S SUMMIT	MISSOURI
LADWIG and ASSOCIATES, L.L.C.	
LAND SURVEYORS	
816-309-6621	
DRAWN BY: JDH	SCALE: 1" = 20'
DATE: 8/15/20	DRAWING NO. EC-715