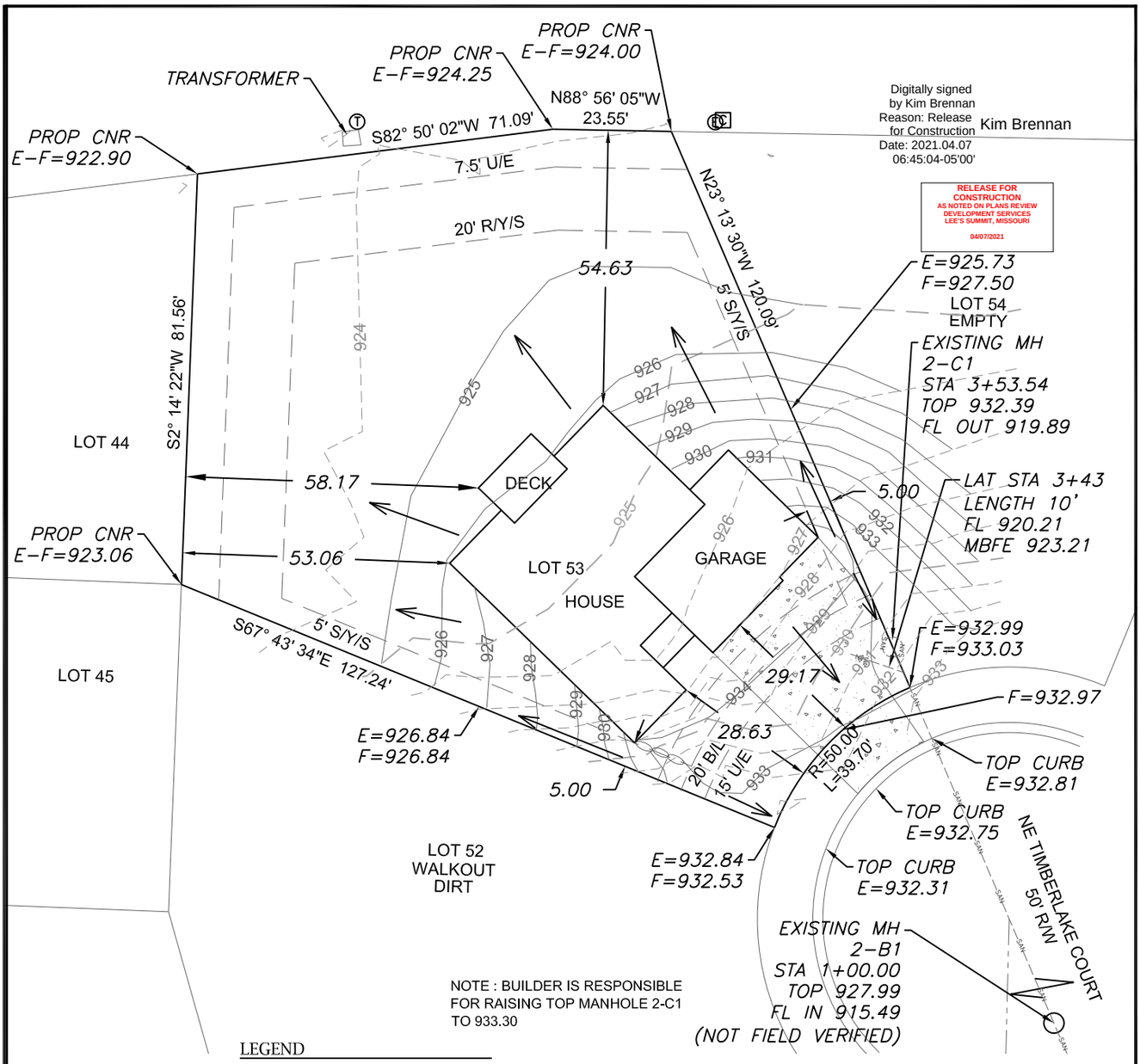


Digitally signed by Kim Brennan
Reason: Release for Construction
Kim Brennan
Date: 2021.04.07 06:45:04-05'00'

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/07/2021

NOTE : BUILDER IS RESPONSIBLE FOR RAISING TOP MANHOLE 2-C1 TO 933.30

LEGEND

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

DRIVEWAY SLOPE =5.2%

N

Scale 1"=30'

PROPOSED HOUSE

TOP FOUNDATION = 935.50
GARAGE FLOOR = 934.50
TOP FOOTING = 926.50
BASEMENT FLOOR = 926.83

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

13620.00 SQ. FT.
MBFE = 923.21
ADDRESS
4072 NE TIMBERLAKE CT

LEGAL DESCRIPTION

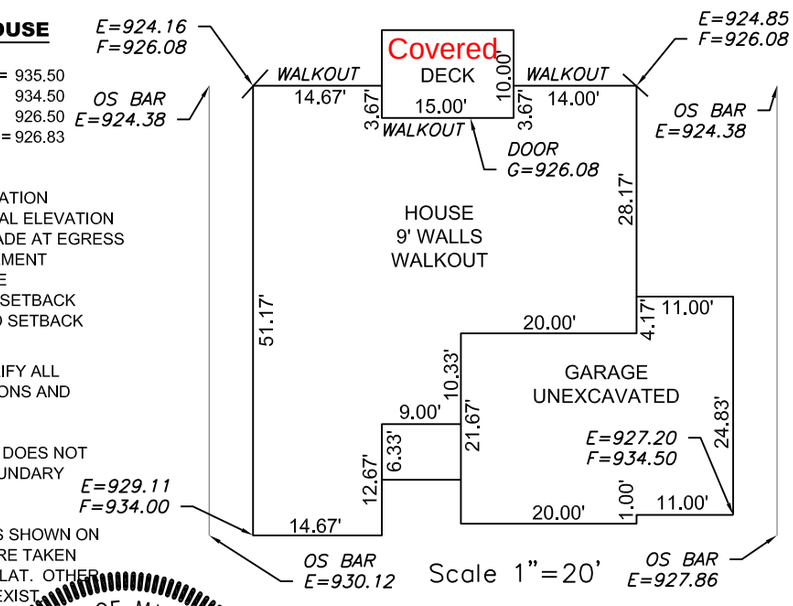
LOT 53, THE TRAILS OF PARK RIDGE 2ND PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSSOURI.

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.



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849
WWW.ENGINEERINGSOLUTIONKC.COM

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
NUMBER PE-2006019708
3/17/2021
PROFESSIONAL ENGINEER

PLOT PLAN - LOT 53

THE TRAILS OF PARK RIDGE 2ND PLAT

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

WALKER CUSTOM HOMES LLC
PO BOX 3194
INDEPENDENCE, MO 64064

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 53, TRAILS OF PARK RIDGE	1/26/21	1	1

Rev: