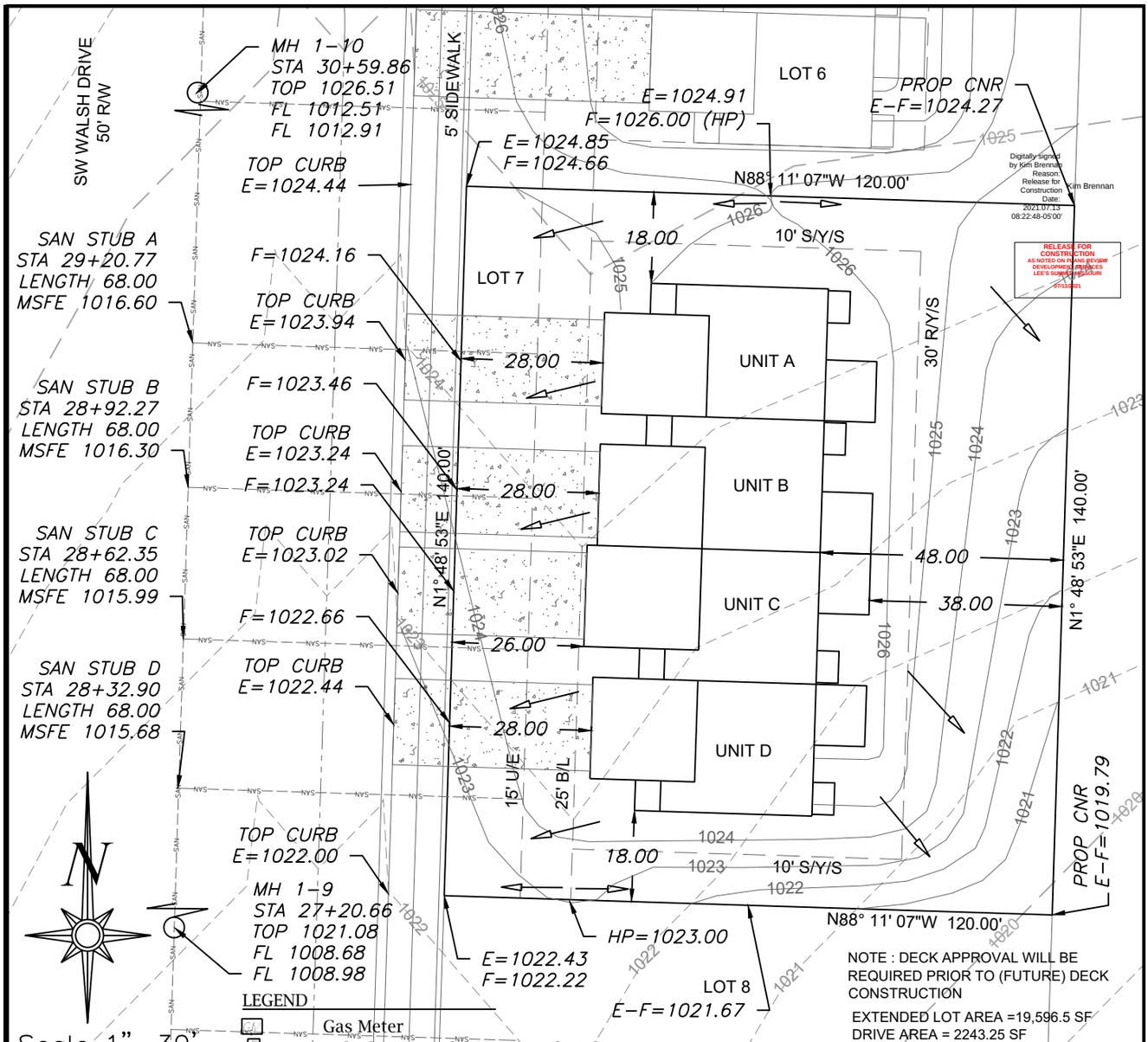


Digitally signed by Kim Brennan
Reason: Release for Construction
Date: 2021.07.13 08:22:48-05'00'
Kim Brennan

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/13/2021

NOTE : DECK APPROVAL WILL BE REQUIRED PRIOR TO (FUTURE) DECK CONSTRUCTION

EXTENDED LOT AREA =19,596.5 SF
DRIVE AREA = 2243.25 SF
APPROACH AREA = 815.7 SF
SIDEWALK AREA = 314.9 SW

LEGEND

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

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.

PROPOSED BUILDING UNITS A, B & C

TOP FOUNDATION = 1026.85
GARAGE FLOOR = 1024.85
TOP FOOTING = 1018.85
BASEMENT FLOOR = 1019.18
DRIVE SLOPE (A)=2.4%
DRIVE SLOPE (B)=5.0%
DRIVE SLOPE (C)=6.2%

PROPOSED BUILDING UNIT D

TOP FOUNDATION = 1026.85
GARAGE FLOOR = 1024.35
TOP FOOTING = 1018.85
BASEMENT FLOOR = 1019.18
DRIVE SLOPE =6.0%

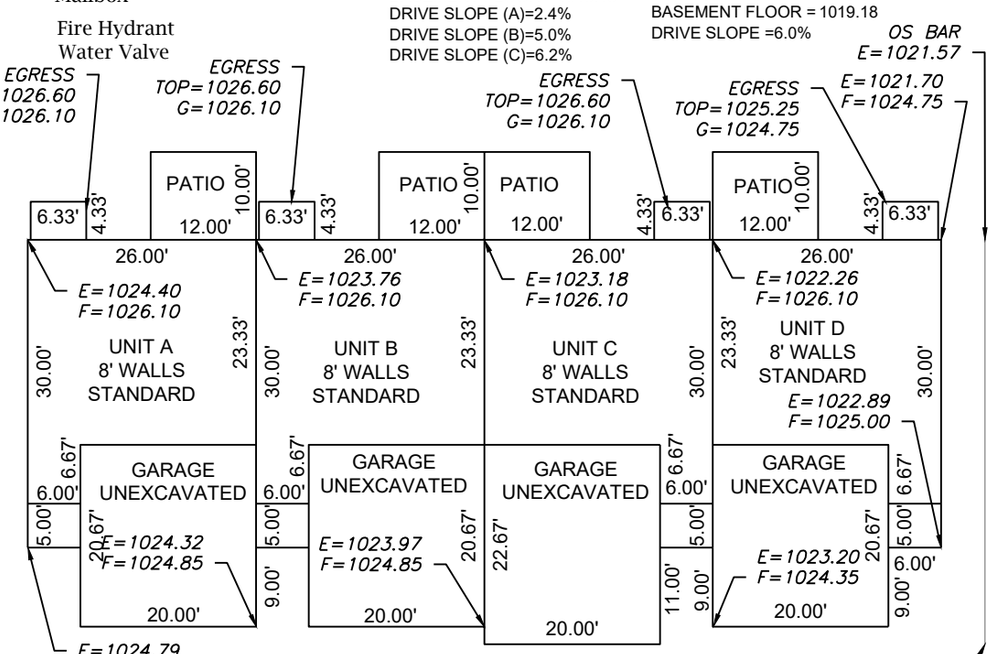
E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

LOT INFORMATION

16,800 SQ. FT.
MSFE (A)=1016.60
MSFE (B)= 1016.30
MSFE (C)= 1015.99
MSFE (D)= 1015.68
ADDRESS
UNIT A 3711 SW WALSH DR
UNIT B 3713 SW WALSH DR
UNIT C 3715 SW WALSH DR
UNIT D 3717 SW WALSH DR

LEGAL DESCRIPTION

LOT 7, OSAGE FIRST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



PLAN: JUNEAU

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
MATTHEW J. SCHLICHT
2006019708
1/6/2021

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
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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.

PLOT PLAN - LOT 7

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

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

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 6, 7, OSAGE, LSMO	6/2/21	1	1

Rev: