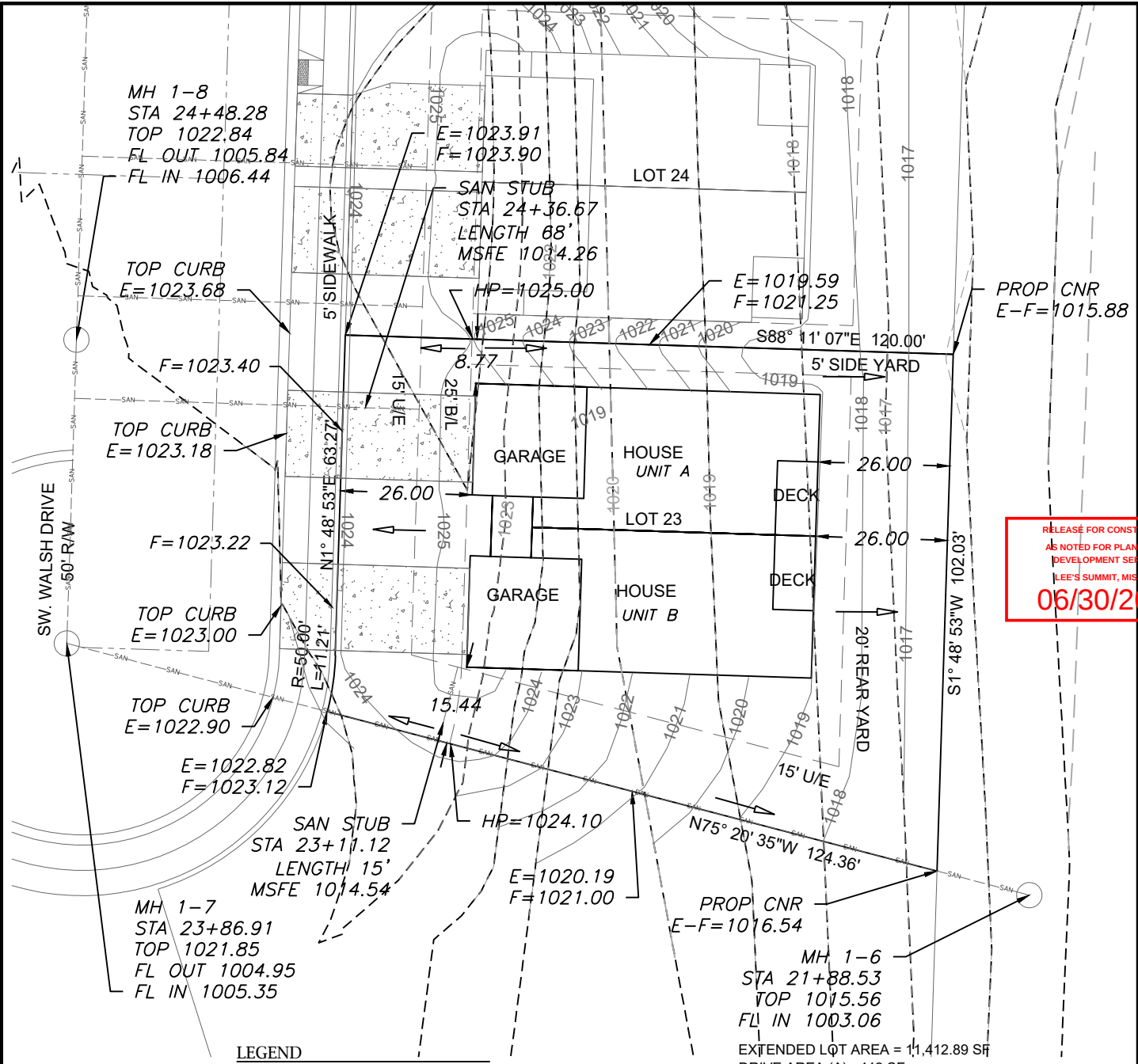




RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
06/30/2022

LEGEND

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

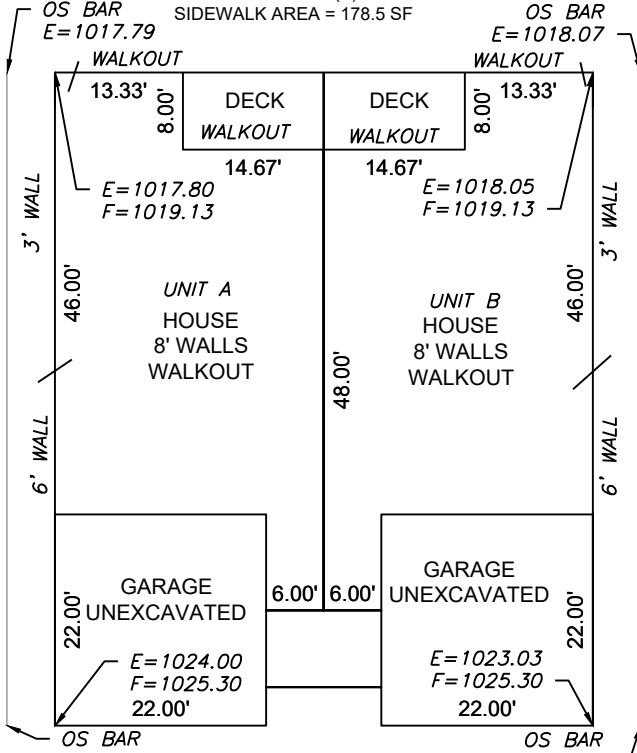
PROPOSED HOUSE

TOP FOUNDATION = 1027.30
GARAGE FLOOR = 1025.30
TOP FOOTING = 1019.30
BASEMENT FLOOR = 1019.63
DRIVE SLOPE = 7.3%
DRIVE SLOPE = 8.0%
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

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.

EXTENDED LOT AREA = 11,412.89 SF
DRIVE AREA (A) = 442 SF
DRIVE AREA (B) = 442 SF
APPROACH AREA (A) = 187 SF
APPROACH AREA (B) = 187 SF
SIDEWALK AREA = 178.5 SF



Scale 1"=20'

PLAN: TWIN COBALT

LOT INFORMATION

10,607 SQ. FT.
MSFE = 1014.26
MSFE = 1014.54
ADDRESS
3817 SW WALSH DRIVE
3819 SW WALSH DRIVE

LEGAL DESCRIPTION

LOT 23, OSAGE FIRST 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.ENGINEERINGSOLUTIONKCC.COM

STATE OF MISSOURI
MATTHEW J. SCHLICHT
PROFESSIONAL ENGINEER
PE-2006019708
6/21/2022

PLOT PLAN - LOT 23

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 23, OSAGE, LSMO	5/6/2021	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.