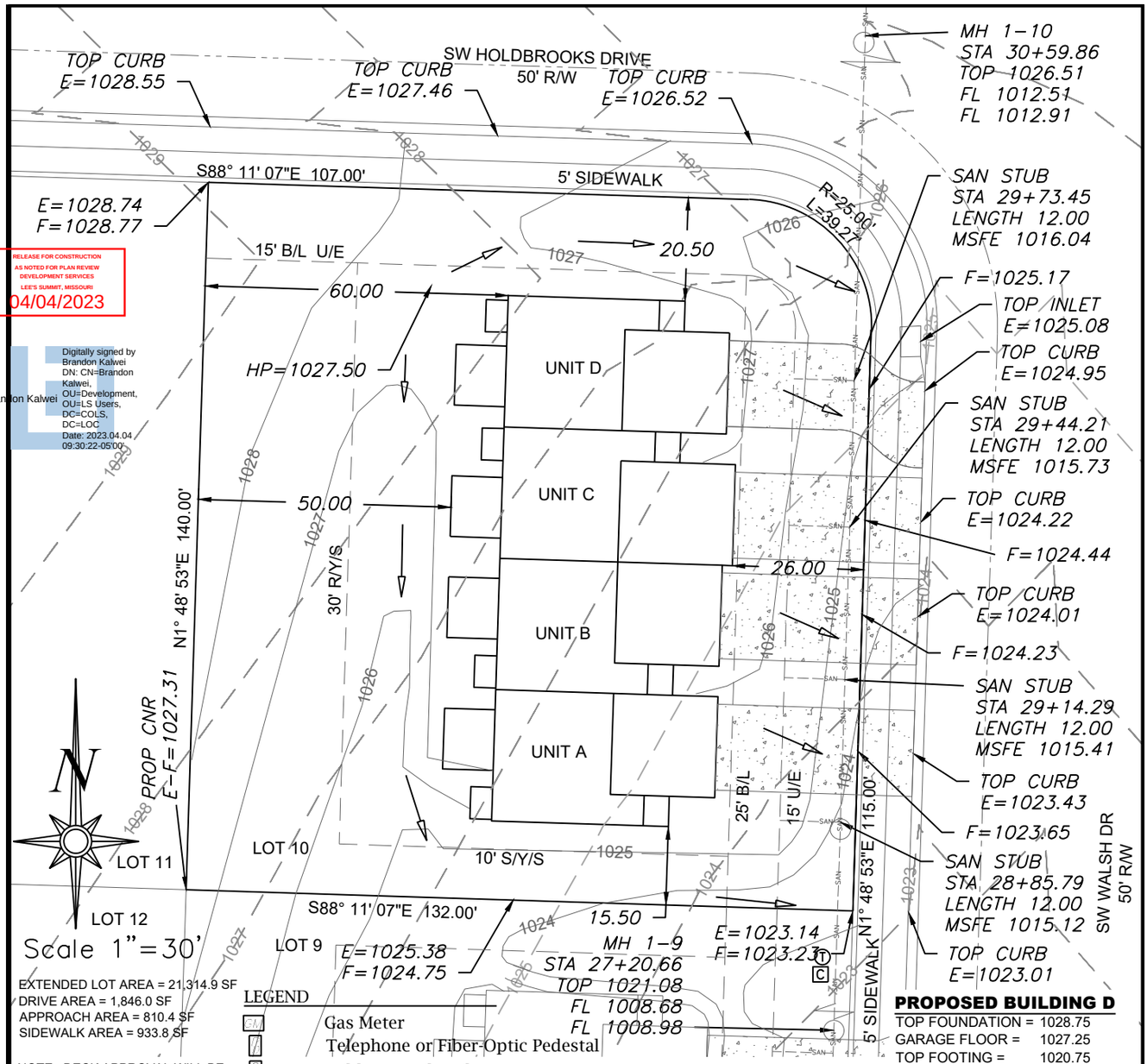


RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/04/2023

Brandon Kalwei
Digitally signed by Brandon Kalwei
DN: CN=Brandon Kalwei, OU=Development, OU=LS Users, DC=COLS, DC=LOC
Date: 2023.04.04 09:30:22-05'00'

EXTENDED LOT AREA = 21,314.9 SF
DRIVE AREA = 1,846.0 SF
APPROACH AREA = 810.4 SF
SIDEWALK AREA = 933.8 SF

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

LEGEND

- GM 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.

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

18,328 SQ. FT.
MSFE (A)= 1015.12
MSFE (B)= 1015.41
MSFE (C)= 1015.73
MSFE (D)=1016.04
ADDRESS
UNIT A 3716 SW WALSH DR
UNIT B 3714 SW WALSH DR
UNIT C 3712 SW WALSH DR
UNIT D 3710 SW WALSH DR

LEGAL DESCRIPTION

LOT 10, OSAGE FIRST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

PROPOSED BUILDINGS B,C

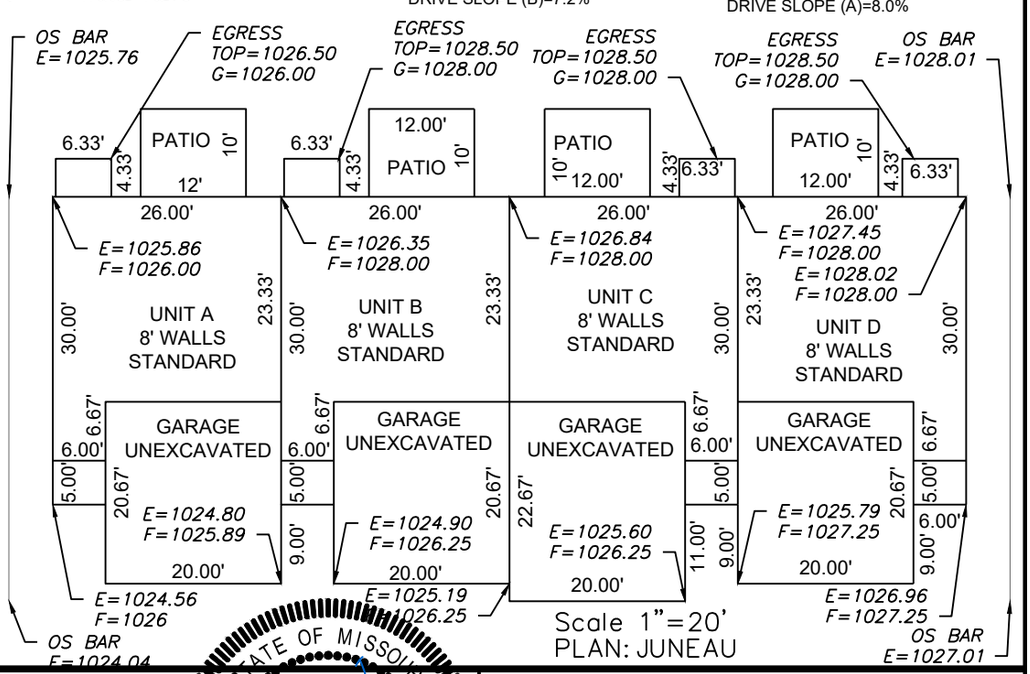
TOP FOUNDATION = 1028.75
GARAGE FLOOR = 1026.25
TOP FOOTING = 1020.75
BASEMENT FLOOR= 1021.08
DRIVE SLOPE (C)=7.0%
DRIVE SLOPE (B)=7.2%

PROPOSED BUILDING D

TOP FOUNDATION = 1028.75
GARAGE FLOOR = 1027.25
TOP FOOTING = 1020.75
BASEMENT FLOOR= 1021.08
DRIVE SLOPE (D)=8.0%

PROPOSED BUILDING A

TOP FOUNDATION = 1028.75
GARAGE FLOOR = 1025.89
TOP FOOTING = 1020.75
BASEMENT FLOOR= 1021.08
DRIVE SLOPE (A)=8.0%



ENGINEERING SOLUTIONS
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STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
MATTHEW J. SCHLICHT
3/16/2023

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 10

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 10, OSAGE, LSMO	6/2/21	1	1

Rev: