

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

04/11/2024

PROP CNR
E-F=930.00

N88°22'00"W 100.75'

PROP CNR
E-F=931.88

20' REAR YARD

5' SIDE YARD

LOT 147

STORM MH
TOP=944.08
(NOT FIELD VERIFIED)

LOT 145

E-F=955.75

WALL AS
NEEDED

95.50

104.56

E-F=956.89

LOT 146

11.11

LAT STA 15+65.30
LENGTH 10'
MSFE=954.82

10.34

E=964.72
F=965.21

MH STA 13+80.17
TOP 959.04
FL 948.09
(NOT FIELD VERIFIED)

STORM MH
TOP=964.99

R=425'
L=70.13'

TOP CURB
E=964.68

TOP CURB
E=964.13

E=963.74
F=964.01

TOP INLET
E=963.79

MH STA 15+25.39
TOP 955.35
FL 949.45
(NOT FIELD VERIFIED)

LEGEND



Gas Meter
Telephone or Fiber-Optic Pedestal
Cable TV Pedestal
Electric Pedestal

EXTENDED LOT AREA = 16,335 SF
DRIVE AREA = 913 SF
APPROACH AREA = 227 SF
SIDEWALK AREA = 248 SF

NOTE: SANITARY MANHOLE AT
SOUTHEAST CORNER OF LOT MAY
NEED TO BE RAISED.

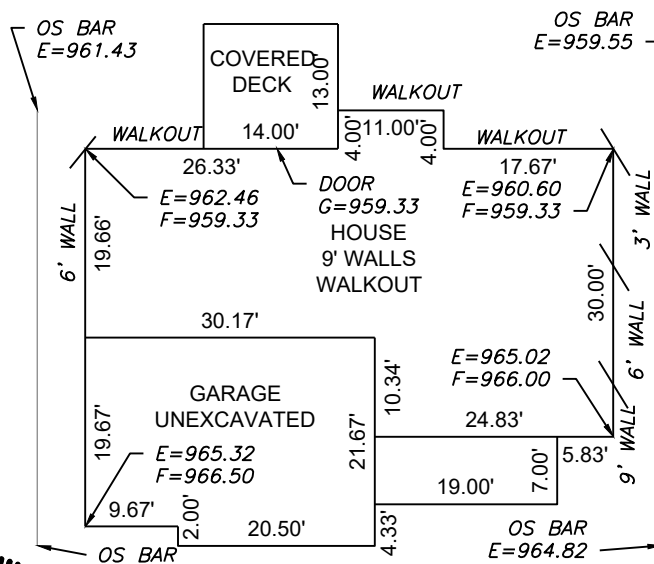
PROPOSED HOUSE

TOP FOUNDATION = 968.50
GARAGE FLOOR = 966.50
TOP FOOTING = 959.50
BASEMENT FLOOR = 959.83
DRIVE SLOPE = 6.9%

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

- BUILDER TO VERIFY ALL
BUILDING ELEVATIONS AND
DIMENSIONS.
- THIS PLOT PLAN DOES NOT
CONSTITUTE A BOUNDARY
SURVEY.
- THE EASEMENTS SHOWN ON
THIS PLOT PLAN ARE TAKEN
FROM THE FINAL PLAT.
EASEMENTS MAY EXIST.



PLAN: CHARLESTON

Scale 1"=20'

LOT INFORMATION

15,575 SQ. FT.
MSFE = 954.82
ADDRESS
2066 NW O'BRIEN RD

LEGAL DESCRIPTION

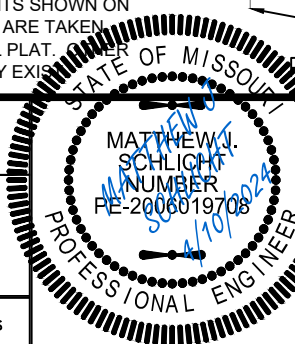
LOT 146, WOODSIDE RIDGE 2ND
PLAT, A SUBDIVISION AS
RECORDED IN LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI.

Scale 1"=30'

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849
WWW.ENGINEERINGSOLUTIONS.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.



PLOT PLAN - LOT 146

WOODSIDE RIDGE 2ND PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 146, WOODSIDE RIDGE	3/12/2024	1	1