

The approval is issued in reliance upon information submitted by the applicant. Any permit issued pursuant to this approval may be suspended or revoked whenever the permit is issued in error, or on the basis of incorrect information supplied, or in violation of any ordinance or regulation. Approved plans shall not be changed, modified or altered without authorization. The issuance or granting of a permit or approval of plans shall not be construed to be a permit to violate any provision of any ordinance or regulation.

SW ARBOR FALLS
50' R/W DA
Steven Condrick

STREET SIGN

TOP CURB
E=1042.06

ADA RAMP

TOP CURB
F=1042.16

TOP CURB
E=1041.78

50' R/W

TOP CURB
E=1041.14

TOP CURB
E=1040.50

AS-GRADED PLOT PLAN IS
REQUIRED PRIOR TO SODDING.

LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 1045.00
GARAGE FLOOR = 1043.00
TOP FOOTING = 1036.00
BASEMENT FLOOR = 1036.33

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.

DRIVEWAY SLOPE =5.6%

EXTENDED LOT AREA = 12,921.9 SQFT
DRIVEWAY APPROACH= 221.75 SQFT
DRIVEWAY AREA= 908.25 SQFT
SIDEWALK AREA= 643.7 SQFT

OS BAR
E=1041.61

$E=1041.41$
 $F=1044.25$

DOOR
G=1035.58

OS BAR
E=1032.93

C

0' WALL

20.33'

— EGRESS
TOP=104
G=1044.2

20.17'

GAR
UNEXCA
5 1042 10

$F = 1043.00$
10'

BAR

OS BAR
 $F=1040.21$

Scale 1"=20'

LOT INFORMATION

10,527 SQ. FT.
MBOE (RT)= 1032.03
MBOE (LT)=1034.00
MSFE=1032.93
ADDRESS
1503 SW ARBOR FALLS DR

LEGAL DESCRIPTION
LOT 48, HAWTHORNE RIDGE 1ST
PLAT, A SUBDIVISION AS
RECORDED IN LEES' SUMMIT,
JACKSON COUNTY, MISSOURI.

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 48

HAWTHORN RIDGE 1ST PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

PROJECT NO. 1	FILE NAME LOT 47 & 48, HAWTHORN RIDGE	DATE 4/18/19	SHEET 1	OF 1
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