

This 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 for, or an approval of, any violation of any of the provisions of the ordinance of the City of Lee's Summit, Missouri.

TOP CURB
E=1041.84

TOP CURB
E=1042.34

MH STA 16+33.59

TOP 1032.37
EL 1000-43

FL 1020.67

RECEIVED

JUL 10 2019

Development Services

LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 1046.50
GARAGE FLOOR = 1044.50
TOP FOOTING = 1037.50
BASEMENT FLOOR = 1037.83

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 = 7.9%

EXTENDED LOT AREA = 13,853 SQ. FT.
DRIVE AREA = 900 SQ FT
APPROACH AREA = 221 SQ FT
SIDEWALK AREA = 680 SQ FT

Scale 1"=30'

LOT INFORMATION

11,368 SQ. FT.
FRONT MBOE (LEFT) = 1042.09
FRONT MBOE (RIGHT) = 1043.24
REAR MBOE (LEFT) = 1043.86
REAR MBOE (RIGHT) = 1045.50
MBFE = 1034.14
ADDRESS
2943 SW ARBOR TREE DR

LEGAL DESCRIPTION

LOT 49, HAWTHORN RIDGE 1ST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

ENGINEERING SOLUTIONS

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
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W.ENGINEERINGSOLUTIONKC.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.

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

OS BAR
E=1043.93

EGRESS
TOP=1046.25
G=1045.75

OS BAR
E=1044.70

14.67'
8.00'
10.00'
16.67'
COVERED PATIO
5.33'
13.67'
6.33'
4.33'
26.00'
14.00'
E=1043.81
F=1045.75
E=1044.65
F=1045.75

HOUSE
9' WALLS
STANDARD

EGRESS
TOP=1046.25
G=1045.75

4.33'
6.33'
5.00'
8.00'
30.01'

GARAGE
UNEXCAVATED
E=1043.51
F=1044.50

20.00'
20.00'
10.00'

OS BAR
E=1043.80

50.00'
14.33'
9.83'
3.00'
E=1042.24
F=1044.00

3.67'
12.83'
5.67'
6.17'
22.67'

Scale 1"=20'

PLOT PLAN - LOT 49

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 48, HAWTHORN RIDGE	DATE 8/19/19	SHEET 1	OF 1
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