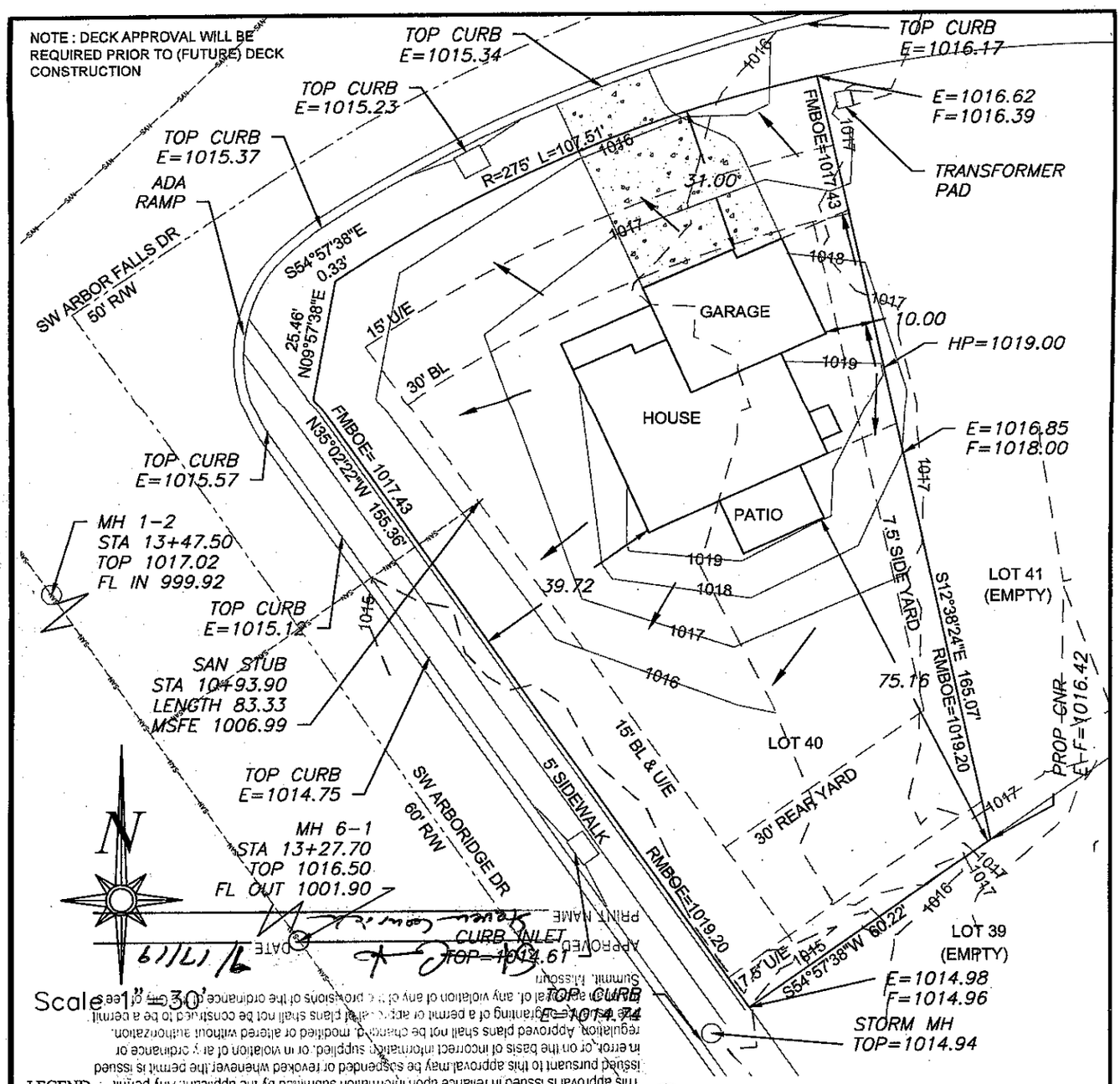
NOTE : DECK APPROVAL WILL BE REQUIRED PRIOR TO (FUTURE) DECK CONSTRUCTION



AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING.

DRIVEWAY SLOPE =7.9%

EXTENDED LOT AREA = 19,251.6 SQFT
DRIVEWAY APPROACH= 221.9 SQFT
DRIVEWAY AREA= 920.0 SQFT
SIDEWALK AREA= 871.6 SQFT

LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 1020.00
GARAGE FLOOR = 1018.00
TOP FOOTING = 1011.00
BASEMENT FLOOR = 1011.33

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.

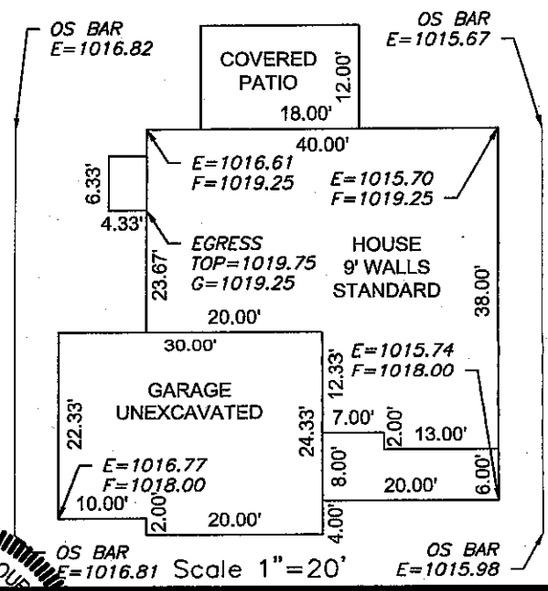
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.

LOT INFORMATION

15,670 SQ. FT.
FMBOE (RT) =1017.43
RMBOE(RT)=1019.20
FMBOE(LT)=1017.43
RMBOE (LT)=1019.20
MSFE = 1006.99
ADDRESS
1537 SW ARBOR FALLS DRIVE

LEGAL DESCRIPTION

LOT 40, HAWTHORNE RIDGE 1ST PLAT, A SUBDIVISION AS RECORDED IN LEES' SUMMIT, JACKSON COUNTY, MISSOURI.



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STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
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PROFESSIONAL ENGINEER

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 40

HAWTHORN RIDGE 1ST 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 40, HAWTHORN RIDGE	6/7/19	1	1

Rev: