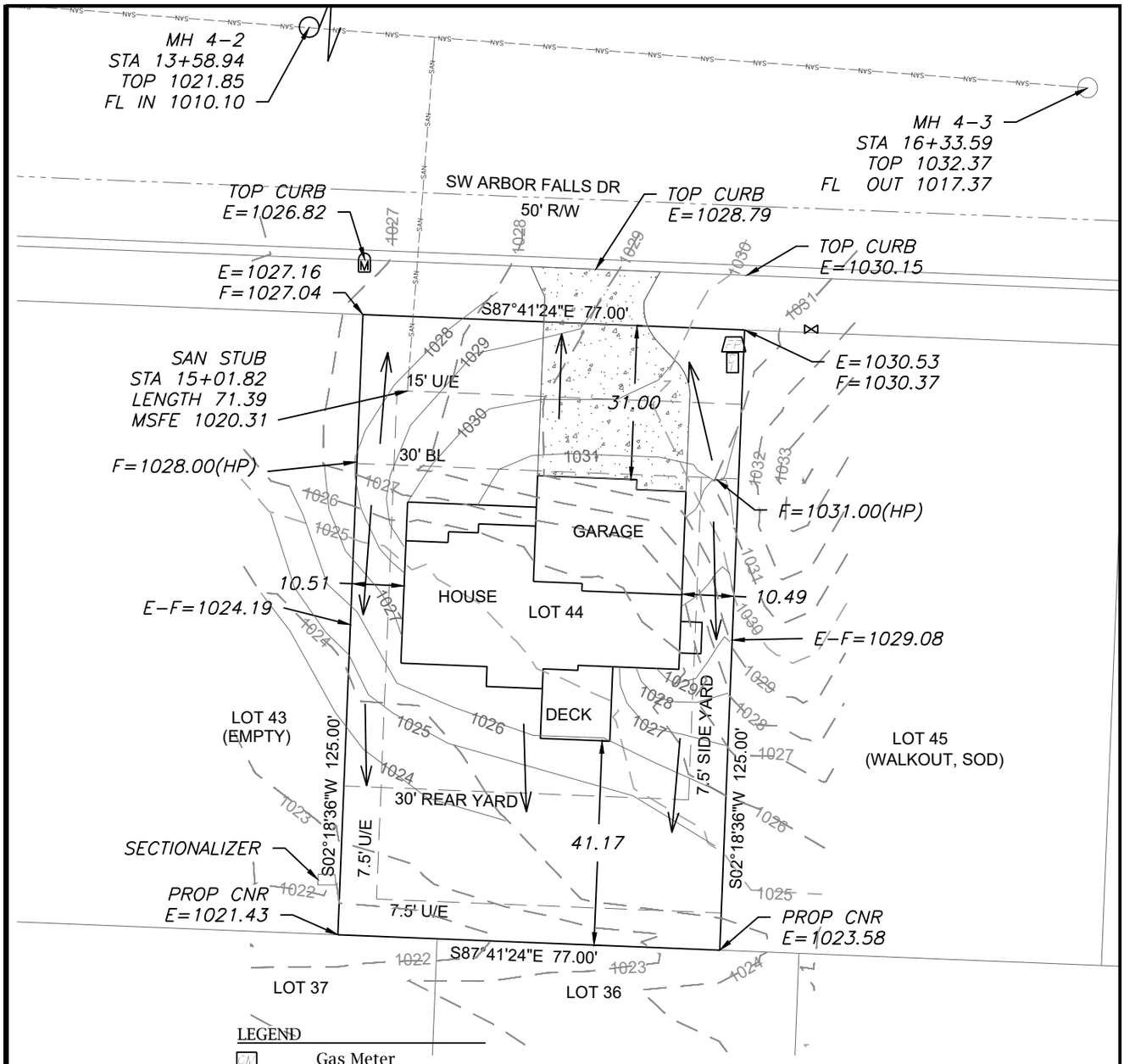


LEGEND

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

DRIVEWAY SLOPE = 7.1%

EXTENDED LOT AREA = 10472.0 SF
DRIVEWAY AREA= 898.8 SF
DRIVEWAY APPROACH=239.9 SF
SIDEWALK AREA =N/A

N

Scale 1"=30'

PROPOSED HOUSE

TOP FOUNDATION = 1033.20
GARAGE FLOOR = 1031.20
TOP FOOTING = 1024.20
BASEMENT FLOOR = 1024.53

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.

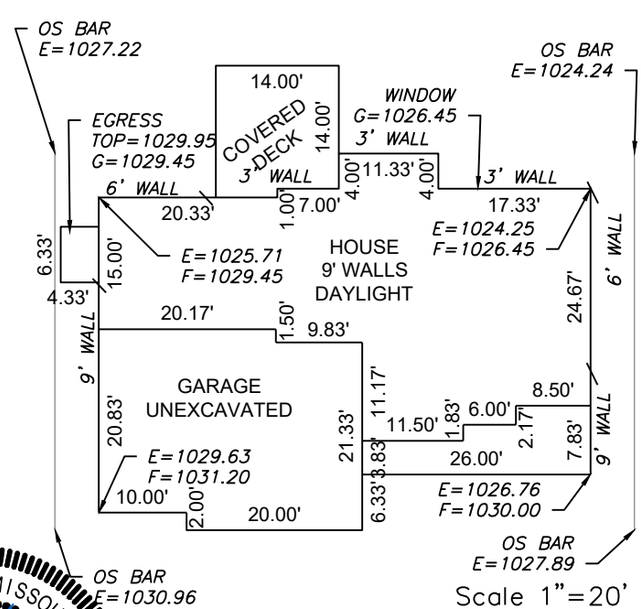
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.

LOT INFORMATION

9,625 SQ. FT.
MSFE = 1020.31
MBOE (LEFT) = 1025.36
MBOE (RIGHT) = 1023.66
ADDRESS
1519 SW ARBOR FALLS DRIVE

LEGAL DESCRIPTION

LOT 44, HAWTHORN RIDGE 1ST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



ENGINEERING SOLUTIONS
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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.

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
MATTHEW J. SCHLICHT
12/1/2020

PLOT PLAN - LOT 44

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 44, HAWTHORN RIDGE	5/29/2020	1	1

Rev: