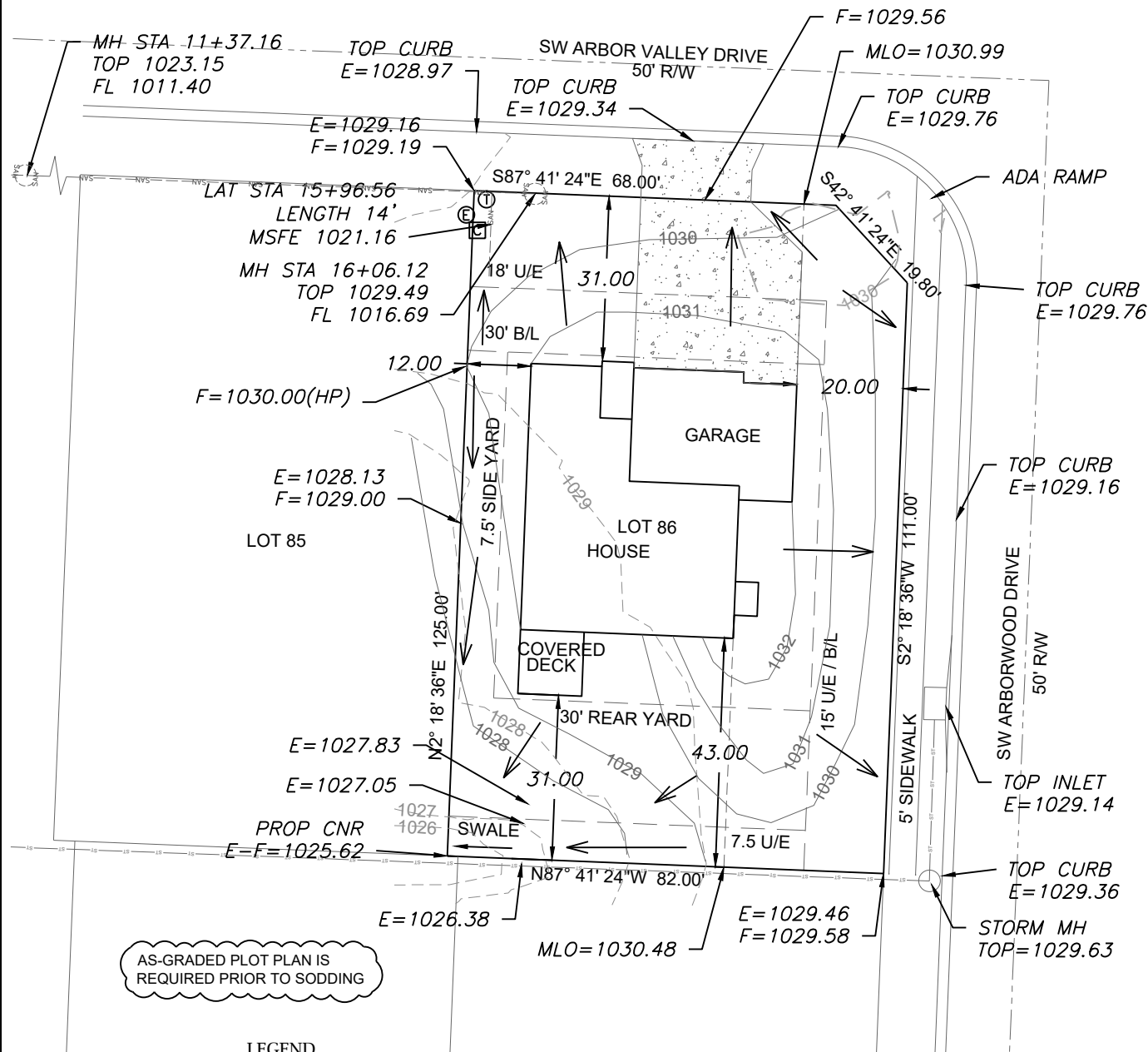




AS-GRADED PLOT PLAN IS
REQUIRED PRIOR TO SODDING

LEGEND

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

PROPOSED HOUSE

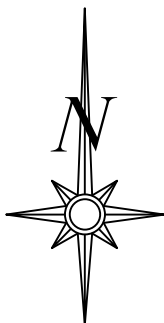
TOP FOUNDATION = 1033.75
GARAGE FLOOR = 1031.75
TOP FOOTING = 1024.75
BASEMENT FLOOR = 1025.08
DRIVEWAY SLOPE = 7.1%

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. OTHER EASEMENTS MAY EXIST.

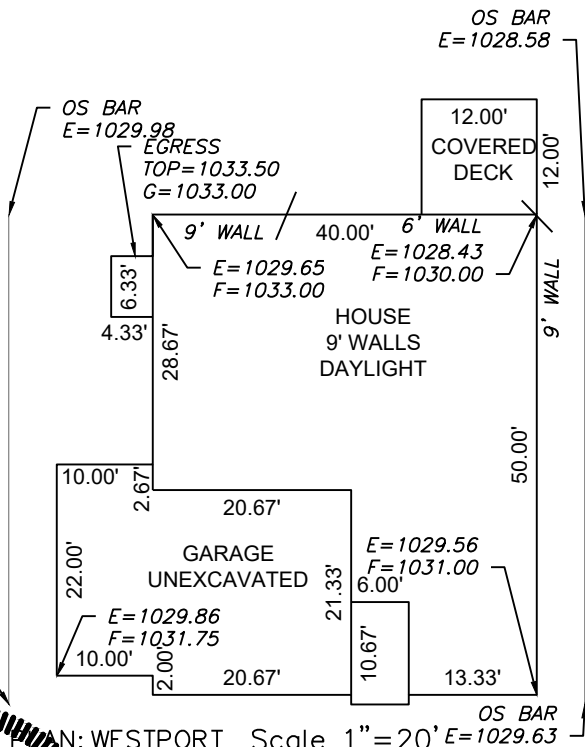
EXTENDED LOT AREA = 12,514 SF
DRIVE AREA = 955 SF
APPROACH AREA = 237 SF
SIDEWALK AREA = 655 SF



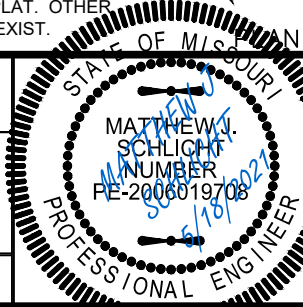
Scale 1"=30'

LOT INFORMATION

10,152 SQ. FT.
MBOE LEFT= 1032.02
MBOE RIGHT= 1027.81
MSFE = 1021.16
ADDRESS
1515 SW ARBOR VALLEY DRIVE
LEGAL DESCRIPTION
LOT 86, HAWTHORN RIDGE - 1ST
PLAT, A SUBDIVISION AS
RECORDED IN LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI.



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816) 623-9849
WWW.ENGINEERINGSSOLUTIONKCC.COM



PLOT PLAN - LOT 86

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

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

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.

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 86, HAWTHORN RIDGE - 1ST PLAT	3/3/2021	1	1