

MH STA 18+15.99
TOP 1034.08
FL 1023.28

TOP CURB
E=1033.79

F=1033.74
TOP CURB
E=1033.52

TOP INLET
E=1033.00

E=1033.36
F=1033.22

MH STA 13+73.96
TOP 1031.61
FL 1019.16

SW ARBORTREE DRIVE
50' RW

E=1034.21
F=1034.01

E=1035.20
F=1035.42

PROP CNR
E-F=1037.28
(GRADING PLAN)

LOT 109

S87° 41' 24"E
130.00'

F=1036.50(HP)

8.50

7.5' S/Y/S

30' R/Y/S

GARAGE

HOUSE

PATIO

LOT 110

34.00

46.00

N87° 41' 24"W
130.00'

LAT STA 17+38.24
LENGTH 12.5'
MSFE 1027.08

LOT 111

TREE LINE

PROP CNR
E-F=1036.15
(GRADING PLAN)

LEGEND

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

PROPOSED HOUSE

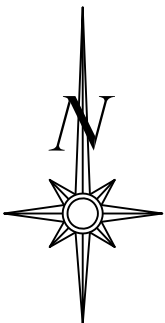
TOP FOUNDATION = 1037.75
GARAGE FLOOR = 1035.75
TOP FOOTING = 1028.75
BASEMENT FLOOR = 1029.08
DRIVE SLOPE = 6.5%

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 = 10,011 SF
DRIVE AREA = 915 SF
APPROACH AREA = 217 SF
SIDEWALK AREA = N/A



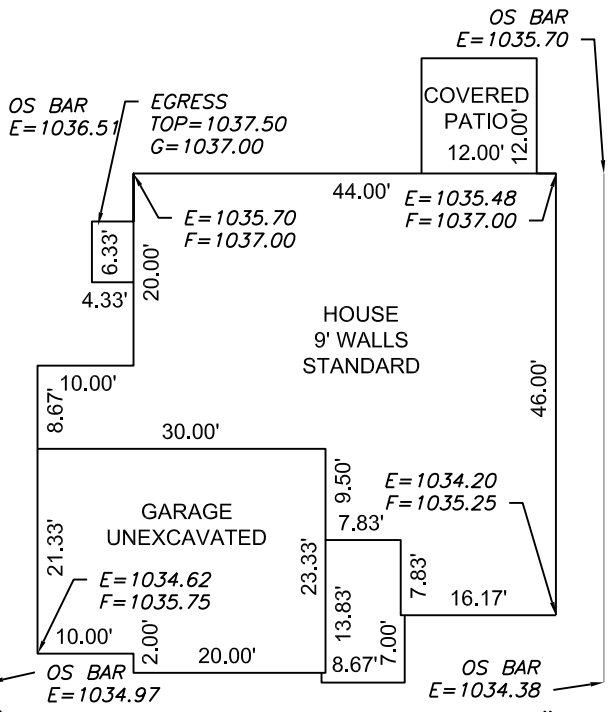
Scale 1"=30'

LOT INFORMATION

9,230 SQ. FT.
MSFE = 1027.08
ADDRESS
3205 SW ARBORTREE DR

LEGAL DESCRIPTION

LOT 110, HAWTHORN RIDGE 2ND PLAT A SUBDIVISION AS RECORDED IN LEE SUMMIT, JACKSON COUNTY, MISSOURI.



PLAN: CARBONDALE

Scale 1"=20'

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LEE'S SUMMIT, MO 64082
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STATE OF MISSOURI
MATTHEW J. SCHLICHT
PROFESSIONAL ENGINEER
PE-2006019708
4/21/2021

PLOT PLAN - LOT 110

HAWTHORN RIDGE 2ND PLAT
LEE SUMMIT, JACKSON COUNTY, MISSOURI

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

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 109, 110, HAWTHORN RIDGE	3/10/21	1	1

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.