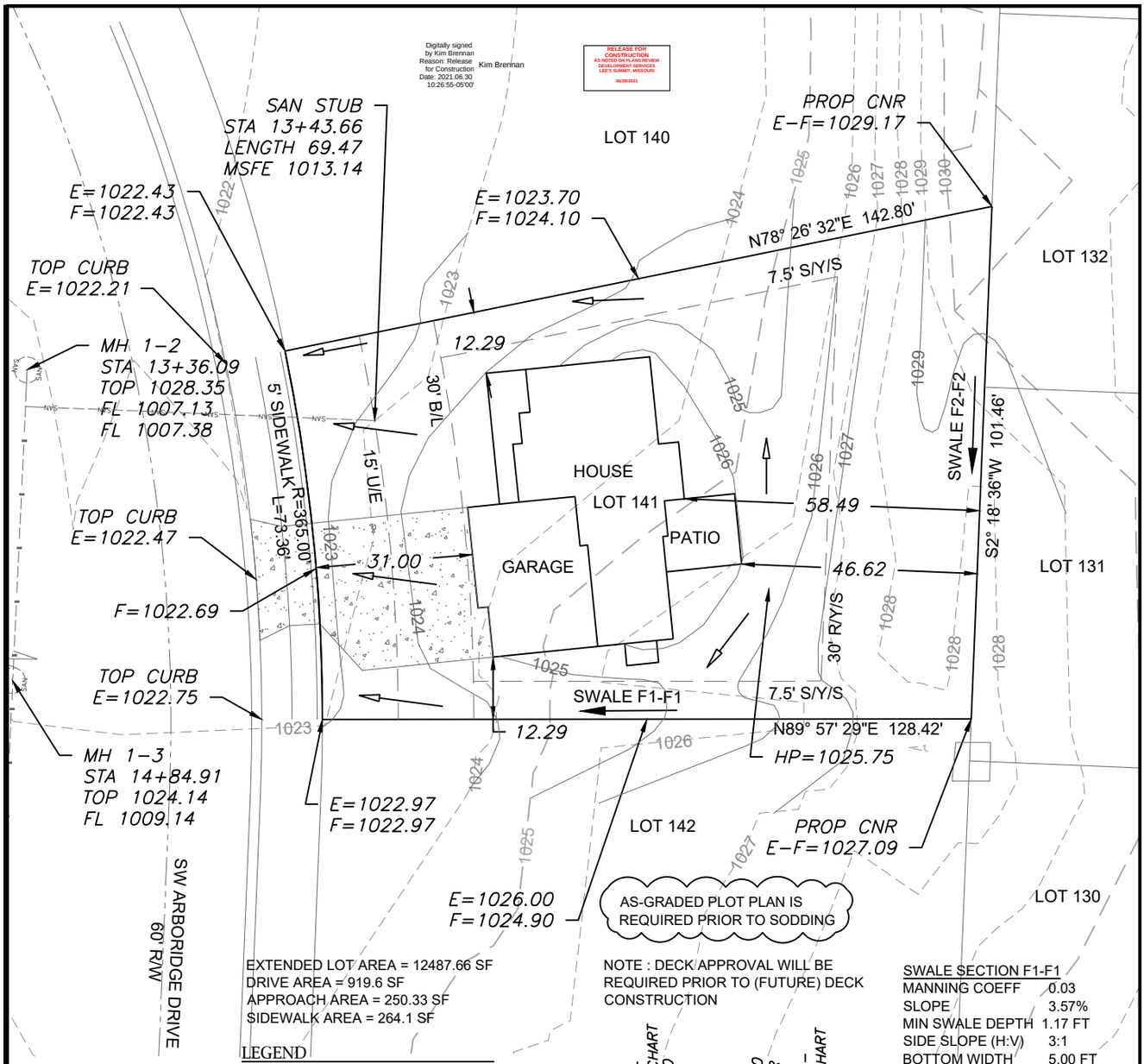
Digitally signed by Kim Brennan
Reason: Release for Construction
Date: 2021.06.30 10:26:55-05'00'
Kim Brennan

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
06/30/2021



EXTENDED LOT AREA = 12487.66 SF
DRIVE AREA = 919.6 SF
APPROACH AREA = 250.33 SF
SIDEWALK AREA = 264.1 SF

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

SWALE SECTION F1-F1

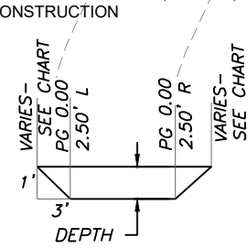
MANNING COEFF	0.03
SLOPE	3.57%
MIN SWALE DEPTH	1.17 FT
SIDE SLOPE (H:V)	3:1
BOTTOM WIDTH	5.00 FT

SWALE SECTION F2-F2

MANNING COEFF	0.03
SLOPE	2.06%
MIN SWALE DEPTH	1.12 FT
SIDE SLOPE (H:V)	3:1
BOTTOM WIDTH	5.00 FT

LEGEND

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



TYPICAL SWALE SECTION

N

Scale 1"=30'

PROPOSED HOUSE

TOP FOUNDATION =	1027.00
GARAGE FLOOR =	1025.00
TOP FOOTING =	1018.00
BASEMENT FLOOR =	1018.33
DRIVE SLOPE =	7.5%

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

1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.

2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.

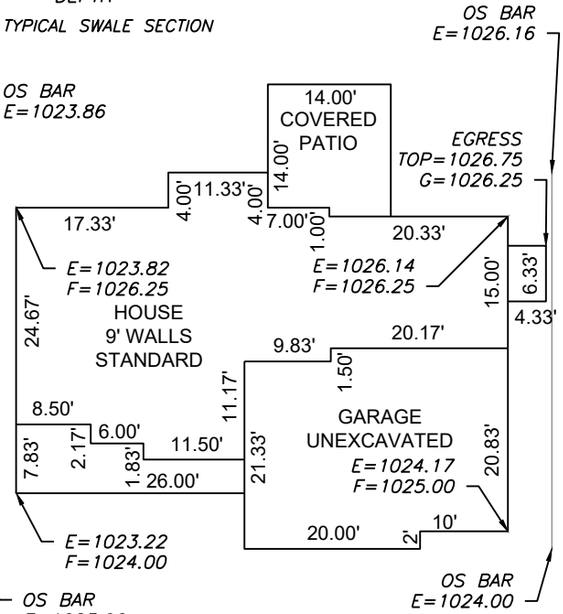
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.

LOT INFORMATION

11,622 SQ. FT.
MSFE =1013.14
ADDRESS
3121 ARBORIDGE DR

LEGAL DESCRIPTION

LOT 141, HAWTHORN RIDGE 2ND PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



OS BAR
E=1026.16

N: PRESTON RIDGE IV

Scale 1"=20'

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

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
MATTHEW J. SCHLICHT
6/30/2021

PLOT PLAN - LOT 141

HAWTHORN RIDGE 2ND 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 141, HAWTHORN RIDGE	5/20/21	1	1

Rev: