

AS-GRADED PLOT PLAN IS
REQUIRED PRIOR TO SODDING.

EXTENDED LOT AREA = 14,004.6 SF
DRIVE AREA = 895.8 SF
APPROACH AREA = 237.4 SF
SIDEWALK AREA = 266.7 SF

LEGEND

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

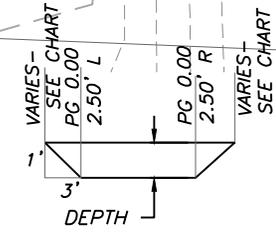
PROPOSED HOUSE

TOP FOUNDATION = 1039.50
GARAGE FLOOR = 1037.50
TOP FOOTING = 1030.50
BASEMENT FLOOR = 1030.83
DRIVE SLOPE = 5.7%

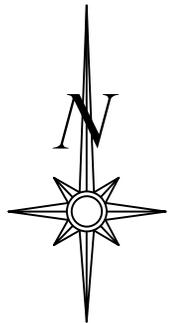
E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

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.



SWALE SECTION E1-E1
MANNING COEFF 0.03
SLOPE 2.52%
MIN SWALE DEPTH 1.25 FT
SIDE SLOPE (H:V) 3:1
BOTTOM WIDTH 5.00 FT



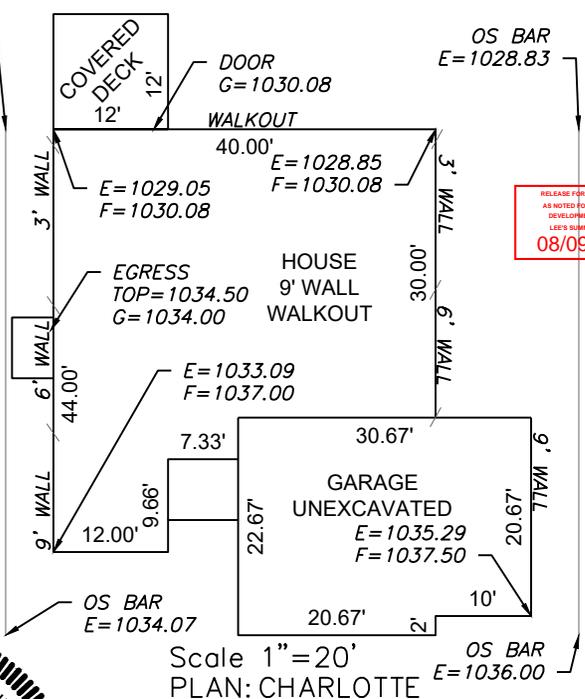
Scale 1" = 30'

LOT INFORMATION

13,190 SQ. FT.
REAR LEFT MBOE = 1027.10
REAR RIGHT MBOE = 1025.15
MSFE = 1029.19
ADDRESS
3104 SW ARBOR TREE DRIVE

LEGAL DESCRIPTION

ADDRESS LOT 135, HAWTHORN RIDGE 2ND PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



Scale 1" = 20'
PLAN: CHARLOTTE

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT MISSOURI
08/09/2021

ENGINEERING SOLUTIONS
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STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
8/6/2021
PROFESSIONAL ENGINEER

PLOT PLAN - LOT 135
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 135, HAWTHORN RIDGE	7/7/2021	1	1

Rev:

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.