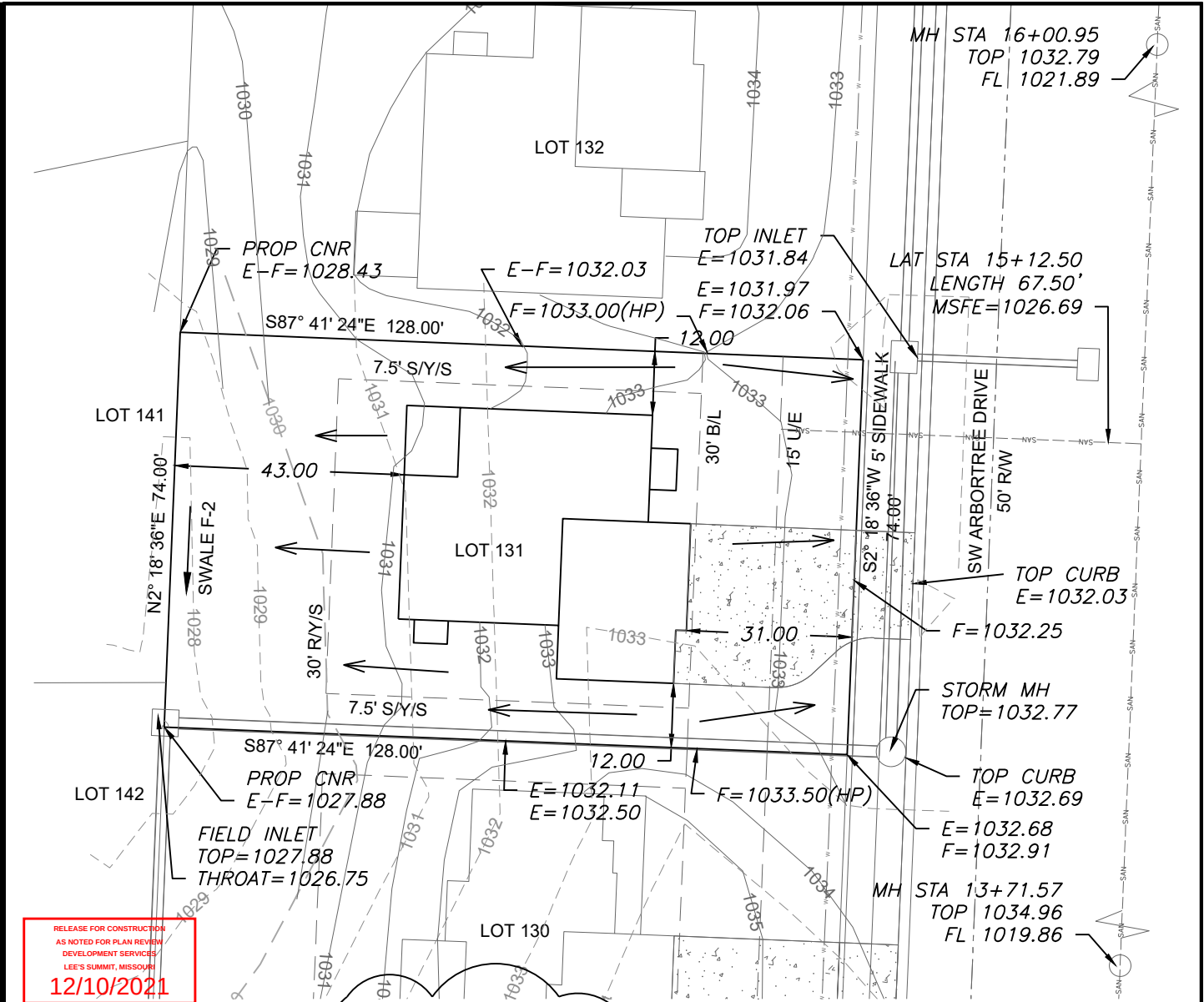




RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/10/2021

LEGEND

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

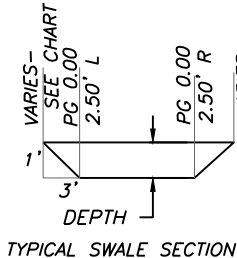
PROPOSED HOUSE

TOP FOUNDATION = 1035.00
GARAGE FLOOR = 1034.00
TOP FOOTING = 1026.00
BASEMENT FLOOR = 1026.33
DRIVE SLOPE = 5.6%

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

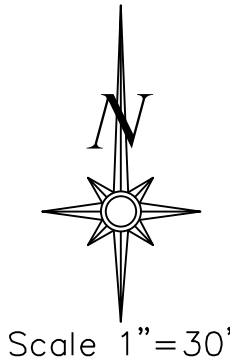
1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.



EXTENDED LOT AREA = 10,286 SF
DRIVE AREA = 899 SF
APPROACH AREA = 221 SF
SIDEWALK AREA = 270 SF

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

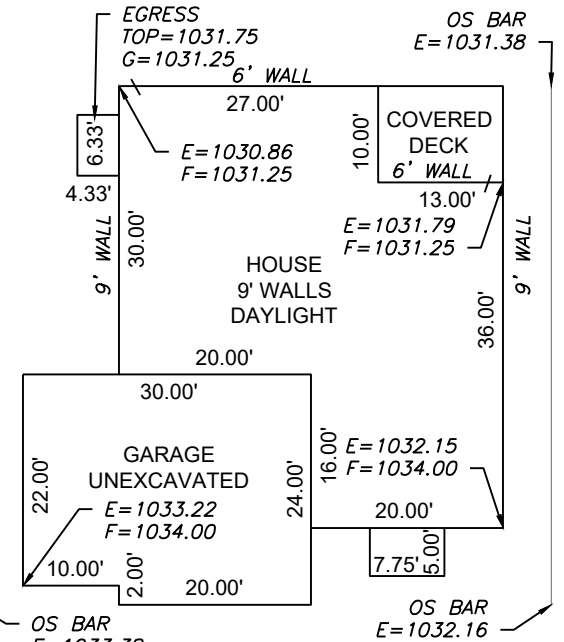


LOT INFORMATION

9,472 SQ. FT.
MBOE (REAR LEFT) = 1027.91
MBOE (REAR RIGHT) = 1029.67
MSFE = 1026.69
ADDRESS
3120 SW ARBORTREE DR

LEGAL DESCRIPTION

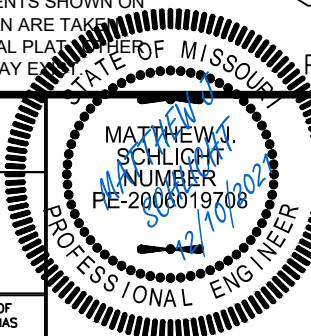
LOT 131, HAWTHORN RIDGE
2ND PLAT, A SUBDIVISION AS
RECORDED IN LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI.



PLAN: WATERFORD

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



PLOT PLAN - LOT 131

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 130, 131, HAWTHORN RIDGE	10/25/21	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.