

AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING

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

EXTENDED LOT AREA = 10517.6 SF
DRIVE AREA = 910.0 SF
APPROACH AREA = 252.1 SF
SIDEWALK AREA = 265.4 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 = 1030.25
GARAGE FLOOR = 1028.25
TOP FOOTING = 1021.25
BASEMENT FLOOR = 1021.58
DRIVE SLOPE = 6.1%

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

- 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.

Scale 1" = 30'

LOT INFORMATION

9,636 SQ. FT.
MSFE=1018.29
ADDRESS
3204 SW ABRORIDGE DRIVE

LEGAL DESCRIPTION

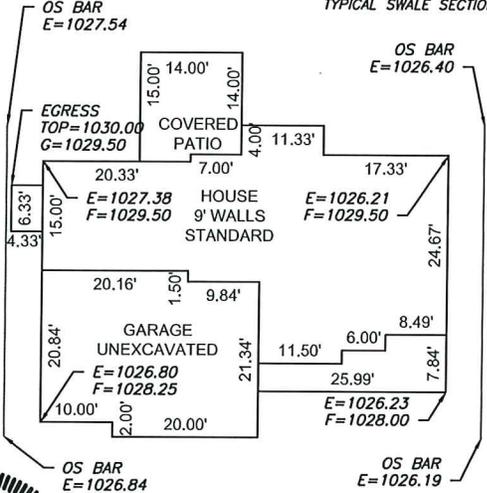
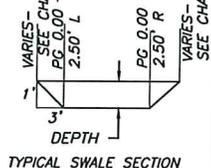
LOT 153, HAWTHORN RIDGE
2ND PLAT A SUBDIVISION
AS RECORDED IN LEE
SUMMIT, JACKSON COUNTY,
MISSOURI.

MH 1-4
STA 18+58.11
TOP 1028.35
FL OUT 1012.85

Table with 2 columns: Property Name, Value. Includes Manning's Coefficient, Channel Slope, Depth, Side Slopes, Bottom Width, Discharge, Water depth.

SWALE SECTION G-2

Table with 2 columns: Property Name, Value. Includes Manning's Coefficient, Channel Slope, Depth, Side Slopes, Bottom Width, Discharge, Water depth.



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082



PLOT PLAN - LOT 153

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

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

Table with 4 columns: PROJECT NO., FILE NAME, DATE, SHEET OF. Values include 1, LOT 153 HAWTHORN RIDGE, 4/20/2021, 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.