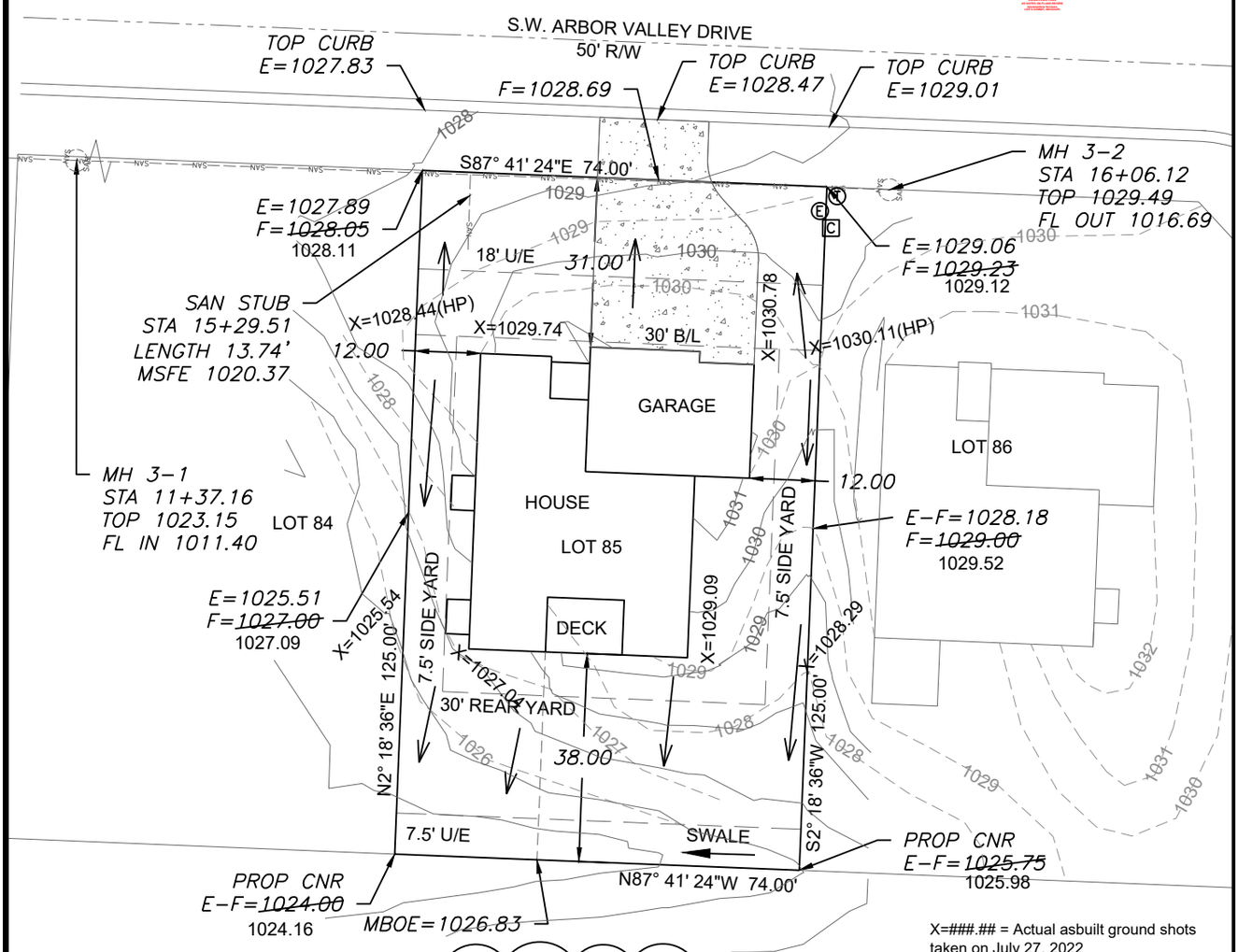


AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING

X=###.## = Actual asbuilt ground shots taken on July 27, 2022

Contours shown are asbuilt.

PROPOSED CONTOURS

AS-GRADED CONTOURS

LEGEND

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

EXTENDED LOT AREA = 10,064 SF
DRIVE AREA = 898.78 SF
APPROACH AREA = 221.22 SF
SIDEWALK AREA = N/A

N

Scale 1"=30'

PROPOSED HOUSE

TOP FOUNDATION = 1033.00
GARAGE FLOOR = 1031.00
TOP FOOTING = 1024.00
BASEMENT FLOOR = 1024.33
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

LOT INFORMATION

9,250 SQ. FT.
MSFE = 1020.37
MBOE (LEFT) = 1027.81
MBOE (RIGHT) = 1026.30
ADDRESS
1519 SW ARBOR VALLEY DRIVE

LEGAL DESCRIPTION

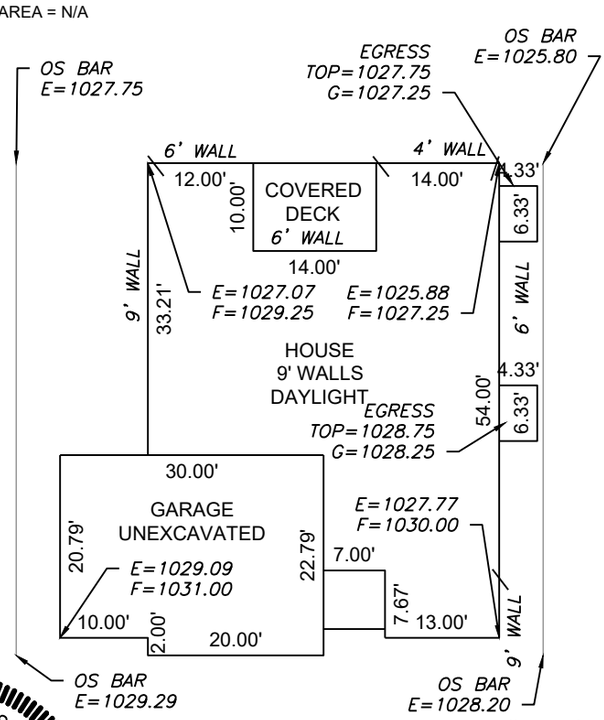
LOT 85, HAWTHORN RIDGE - 1ST PLAT,A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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.



PLAN: SOMERSET

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

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
7/21/2022

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.

AS-GRADED PLOT PLAN - LOT 85

HAWTHORN RIDGE - 1ST 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 85, HAWTHORN RIDGE - 1ST PLAT	6/1/2021	1	1

Rev: