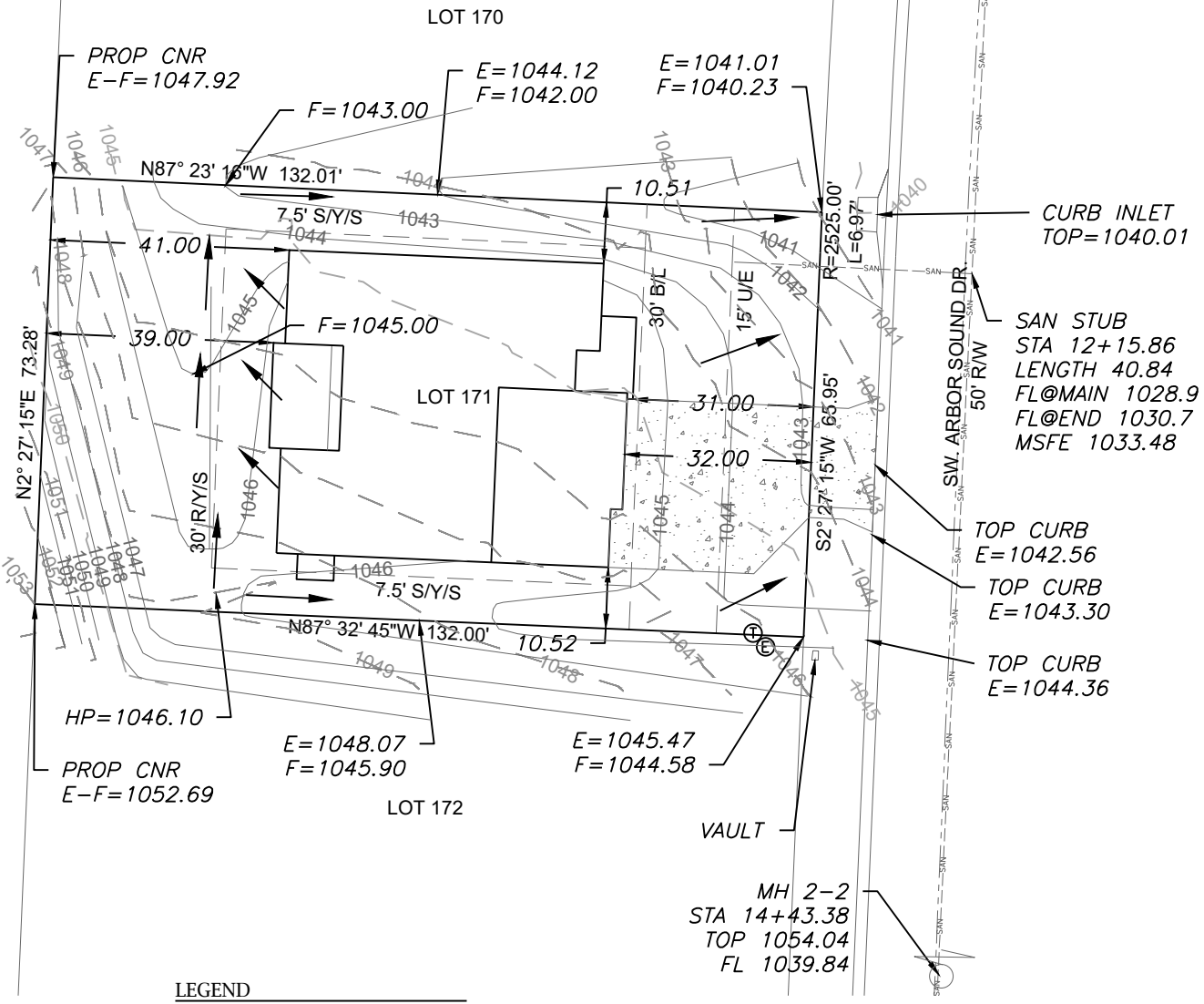


RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
02/27/2024

MH 2-1
STA 11+34.34
TOP 1036.75
FL 1024.20
FL 1024.75



LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 1047.35
GARAGE FLOOR = 1045.35
TOP FOOTING = 1038.35
BASEMENT FLOOR = 1038.68
DRIVE SLOPE = 8.0%

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

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

EXTENDED LOT AREA = 10451.5 SF
DRIVE AREA = 903.0 SF
APPROACH AREA = 219.0 SF
SIDEWALK AREA = N/A

OS BAR
E=1045.03

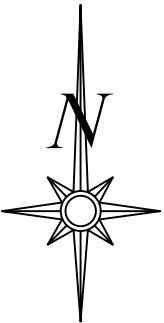
E=1045.10
F=1046.60

HOUSE
9' WALLS
STANDARD

GARAGE
UNEXCAVATED

Scale 1"=20'
PLAN: SYDNEY

OS BAR
E=1044.16

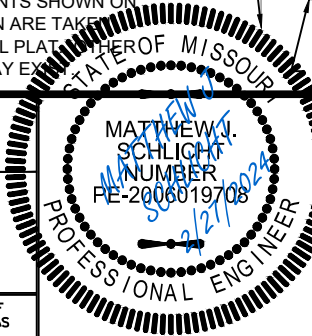


Scale 1"=30'

LOT INFORMATION

9,649 SQ. FT.
MSFE = 1033.48
ADDRESS
3212 SW ARBOR SOUND DR
LEGAL DESCRIPTION
LOT 171, HAWTHORN RIDGE 3RD
PLAT, A SUBDIVISION AS
RECORDED IN LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI.

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



PLOT PLAN - LOT 171

HAWTHORN RIDGE 3RD 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 171, HAWTHORN RIDGE	12/20/23	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.