

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/09/2024 4:59:18

PROP CNR
E-F=1052.78

PROP CNR
E-F=1057.96

SAN STUB
STA 12+88.82
LENGTH 40.57
RISER 1.0
MSFE 1038.11

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

E=1045.66
F=1044.60

TO CURB
E=1044.38

TOP CURB
E=1047.01

TOP CURB
E=1048.78

EXTENDED LOT AREA = 10,439 SF
DRIVE AREA = 905 SF
APPROACH AREA = 230.0 SF
SIDEWALK AREA = N/A

LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 1051.70
GARAGE FLOOR = 1049.70
TOP FOOTING = 1042.70
BASEMENT FLOOR = 1043.03
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.

Scale 1"=30'

LOT INFORMATION

9,636 SQ. FT.
MSFE = 1038.11
ADDRESS
3216 SW ARBOR SOUND DR

LEGAL DESCRIPTION

LOT 172, HAWTHORN RIDGE 3RD PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

E=1052.01
F=1050.95

E=1049.70
F=1048.25

OS BAR
E=1049.59

OS BAR
E=1053.08

OS BAR
E=1051.31

E=1050.85
F=1049.70

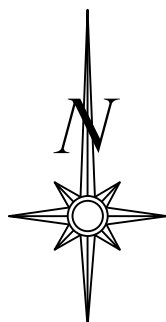
E=1048.37
F=1047.25

OS BAR
E=1048.01

EGRESS
TOP=1048.50
G=1048.00

EGRESS
TOP=1048.00
G=1047.50

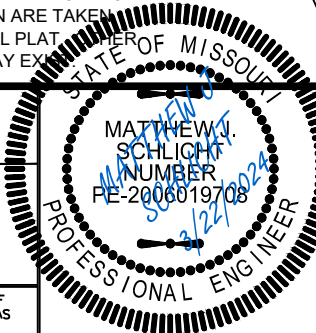
Scale 1"=20'
PLAN: SOMERSET



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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.



PLOT PLAN - LOT 172

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 172 HAWTHORN RIDGE	2/8/24	1	1