

PROP CNR
E-F=1017.72

PROP CNR
E-F=1017.74

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

06/07/2024

LOT 168
SODDED

LOT 166
EMPTY

LAT STA 15+42.83
LENGTH 46.72'
MSFE=1026.13
E=1034.50
F=1034.36

VAULT

5' SIDEWALK

R=655.00'
L=71.64'

F=1036.00(HP)

E=1035.31
F=1035.15

MH STA 15+71.04
TOP 1033.73
FL 1020.78

TOP CURB
E=1034.14

TOP CURB
E=1034.84

SW. BUCKTHORN ST

60' R/W

MH STA 14+83.20
TOP 1034.82
FL 1019.52

LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 1037.50
GARAGE FLOOR = 1036.50
TOP FOOTING = 1029.50
BASEMENT FLOOR = 1029.83
DRIVE SLOPE = 4.6%

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

- 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. EASEMENTS MAY EXIST.

OS BAR
E=1035.35

EXTENDED LOT AREA = 11,468 SF
DRIVE AREA = 902 SF
APPROACH AREA = 241 SF
SIDEWALK AREA = 258 SF

OS BAR
E=1027.53

OS BAR
E=1026.60

DECK
14.67'

DOOR
G=1029.33

WALKOUT
E=1027.10
F=1029.33

WALKOUT
E=1026.18
F=1029.33

HOUSE
8' WALLS
WALKOUT

3' WALL

3' WALL

57.50'

36.50'

6' WALL

6' WALL

20.00'

20.00'

15.33'

21.00'

23.00'

10.00'

10.33'

2.00'

5.67'

7.00'

8' WALL

OS BAR
E=1036.13

E=1034.98
F=1036.00

PLAN: WILDFLOWER

Scale 1"=20'

Scale 1"=30'

LOT INFORMATION

10,616 SQ. FT.
MSFE = 1026.13
ADDRESS
1704 SW BUCKTHORN ST

LEGAL DESCRIPTION

LOT 167, HAWTHORN RIDGE 3RD PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

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. EASEMENTS MAY EXIST.

OS BAR
E=1035.35

PLOT PLAN - LOT 167

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 167, HAWTHORN RIDGE	3/1/24	1	1

Rev:

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