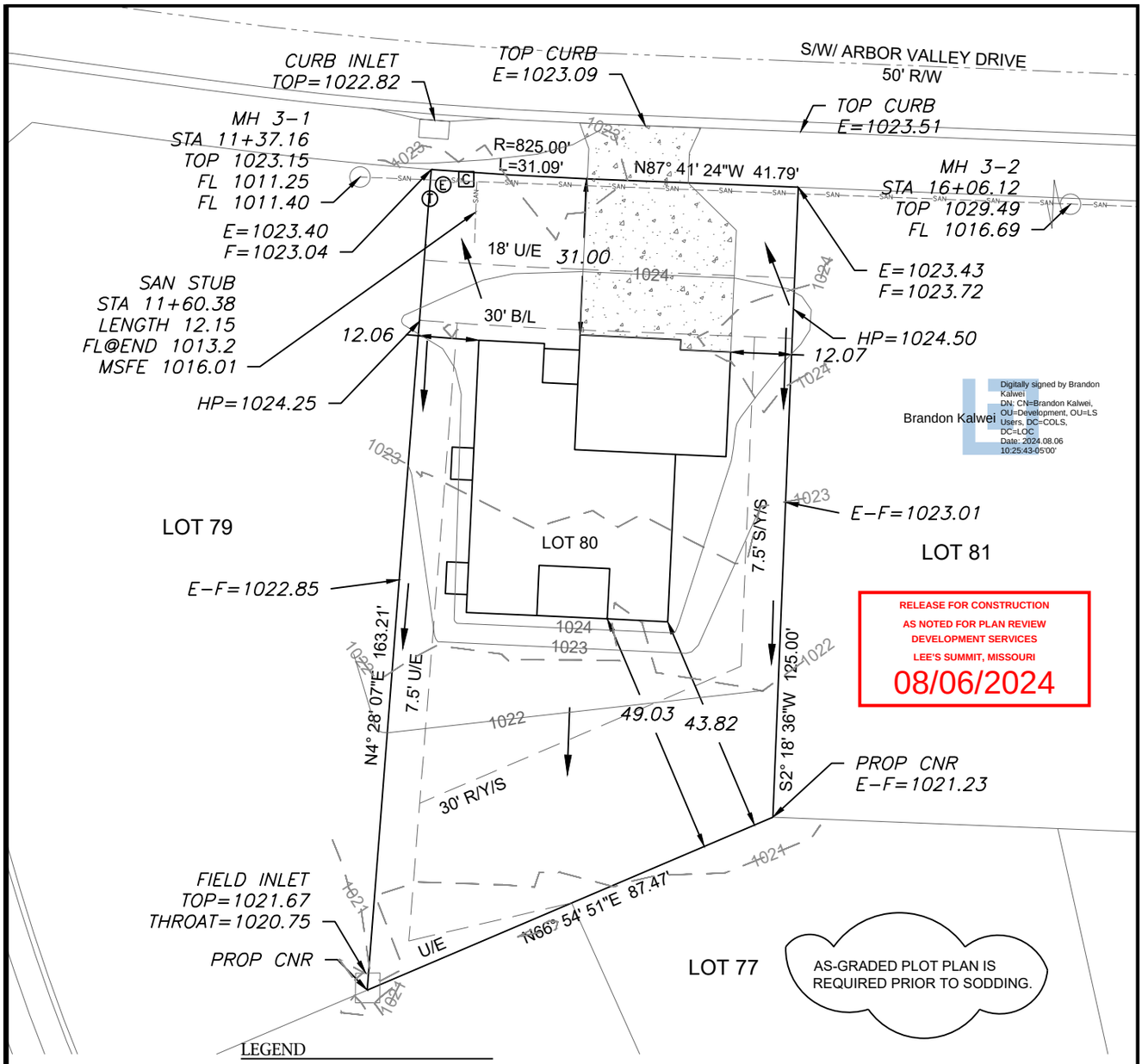



Brandon Kalwei

Digitally signed by Brandon Kalwei
DN: CN=Brandon Kalwei, OU=Development, OU=LS Users, DC=COLS, DC=LOC
Date: 2024.08.06 10:25:43-05'00'

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/06/2024

LEGEND

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

N

Scale 1"=30'

**LOT INFORMATION**

10,867 SQ. FT.
MSFE = 1016.01
ADDRESS
1539 SW ARBOR VALLEY DRIVE

**LEGAL DESCRIPTION**

LOT 80, HAWTHORN RIDGE - 1ST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

**PROPOSED HOUSE**

TOP FOUNDATION = 1026.00
GARAGE FLOOR = 1025.00
TOP FOOTING = 1018.00
BASEMENT FLOOR = 1018.33
DRIVE SLOPE = 5.5%

OS BAR
E=1022.50

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

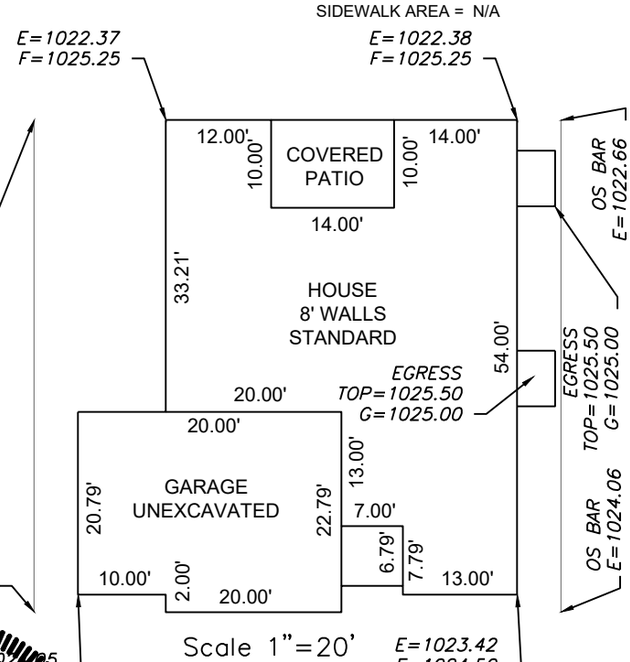
**NOTES**

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 THEREOF. EASEMENTS MAY EXIST

EXTENDED LOT AREA = 11,667.0 SF
DRIVE AREA = 907.7 SF
APPROACH AREA = 230.0 SF
SIDEWALK AREA = N/A




Scale 1"=20'
PLAN: SOMERSET

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

MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
STATE OF MISSOURI
PROFESSIONAL ENGINEER
8/6/2024

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 80

## 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 80, HAWTHORN RIDGE | 6/18/24 | 1 | 1 |

Rev: