

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

SAN STUB
 STA 14+07.01
 LENGTH 39.87
 RISER 4.0
 FL@MAIN 1038.40
 FL@END 1044.10
 MSFE 1046.94

LOT 197

TOP CURB
 E=1051.42

MH 2-2
 STA 14+43.38
 TOP 1054.04
 FL 1039.84

SW. ARBOR SOUND DR.
 50' R/W

TOP CURB
 E=1055.44

F=1055.66

TOP CURB
 E=1056.20

E=1052.25
 F=1051.64

E-F=1048.49

HP=1054.00

PROP CNR
 E-F=1038.96

S87° 32' 45" E 132.39'

7.5' S/Y/S

24.80

57.15

44.69

PROP CNR
 N28° 04' 08" W 60.37'
 SWALE B-B

LOT 196

30' P/Y/S

31.00

33.30

24.79

7.5' S/Y/S

161.06

N61° 27' 23" E

E-F=1049.86

HP=1057.00

TRANSFORMER PAD

AS-GRADED PLOT PLAN IS
 REQUIRED PRIOR TO SODDING.

LOT 195

EXTENDED LOT AREA = 16,321.2 SF
 DRIVE AREA = 943.2 SF
 APPROACH AREA = 222.8 SF
 SIDEWALK AREA = 610.3 SF

EMERGENCY OVERFLOW SWALE CALCULATIONS

100 YEAR OVERFLOW SWALES

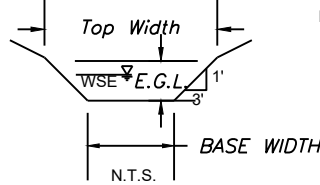
Section B-B

MANNING COEFF.	0.03
CHANNEL SLOPE (%)	2.23
MIN SWALE DEPTH (FT.)	1.39
SIDE SLOPE	3:1
BOTTOM WIDTH (FT.)	5.00
TOP WIDTH (FT.)	7.34
WATER DEPTH	0.39

LEGEND

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

100 YR OVERFLOW SWALE SECTION



PROPOSED HOUSE

TOP FOUNDATION = 1057.40
 GARAGE FLOOR = 1056.80
 TOP FOOTING = 1048.40
 BASEMENT FLOOR = 1048.73
 DRIVE SLOPE = 3.4%

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. OTHER EASEMENTS MAY EXIST.

E=1047.88
 F=1048.23

OS BAR
 F=1047.72

OS BAR
 E=1055.29

OS BAR
 E=1057.31
 F=1056.80

14.00'
 PATIO
 UNDER
 COVERED
 DECK

WALKOUT

E=1049.92
 F=1048.23

44.00'

3' WALL

19.56'

3' WALL

10.00'

9.12'

7' WALL

30.00'

9.50'

7.80'

7.88'

23.29'

20.00'

2.00'

10.00'

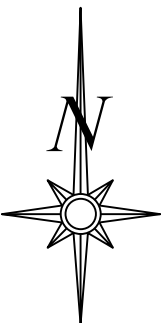
21.29'

OS BAR
 E=1050.80
 F=1057.73

OS BAR
 E=1057.31
 F=1056.80

Scale 1"=20'

RELEASED FOR CONSTRUCTION
 AS NOTED FOR PLAN REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 08/19/2024



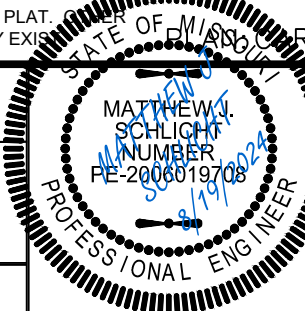
Scale 1"=30'

LOT INFORMATION

14,753 SQ. FT.
 MSFE = 1046.94
 MBOE (REAR LEFT) = 1040.01
 MBOE (REAR RIGHT) = 1040.94
 ADDRESS
 3219 SW ARBOR SOUND DR

LEGAL DESCRIPTION

LOT 196, HAWTHORN RIDGE 3RD PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



PLOT PLAN - LOT 196

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 195, HAWTHORN RIDGE	1/5/24	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.

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