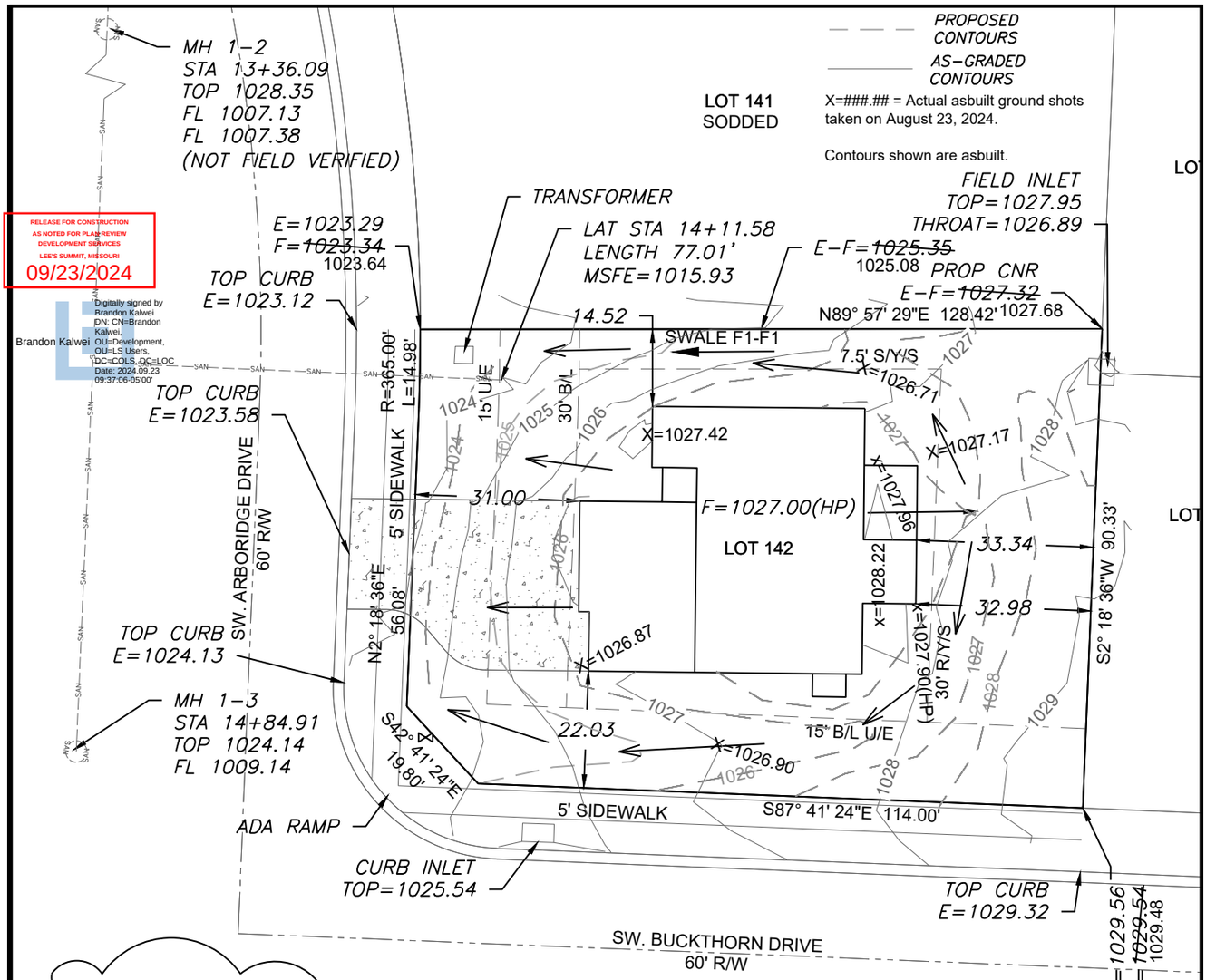
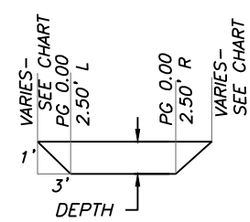


RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
09/23/2024

Brandon Kalwei
Digitally signed by Brandon Kalwei
DN: CN=Brandon Kalwei, OU=Development, OU=LS Users, DC=COLS, DC=LOC
Date: 2024.09.23 09:37:06-05'00'

AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING.

EXTENDED LOT AREA = 13,732 SF
DRIVE AREA = 972 SF
APPROACH AREA = 252 SF
SIDEWALK AREA = 961 SF



TYPICAL SWALE SECTION

SWALE SECTION F1-F1

MANNING COEFF	0.03
SLOPE	3.57%
MIN SWALE DEPTH	1.17 FT
SIDE SLOPE (H:V)	3:1
BOTTOM WIDTH	5.00 FT

LEGEND

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

N

Scale 1"=30'

PROPOSED HOUSE

TOP FOUNDATION = 1028.25
GARAGE FLOOR = 1026.25
TOP FOOTING = 1019.25
BASEMENT FLOOR = 1019.58
DRIVE SLOPE = 7.9%

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

LOT INFORMATION

11,129 SQ. FT.
MSFE = 1015.93
ADDRESS
3125 SW ARBORIDGE DR

LEGAL DESCRIPTION

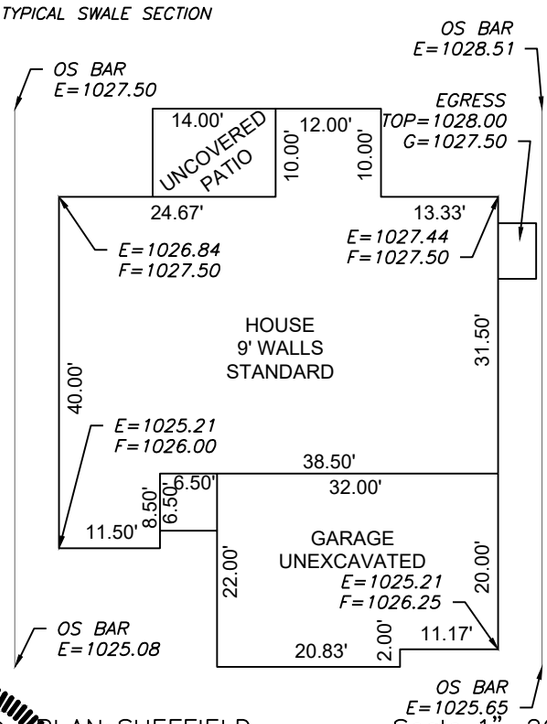
LOT 142, HAWTHORN RIDGE 2ND PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

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.



PLAN: SHEFFIELD
Scale 1"=20'

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
8/30/2024

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
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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.

AS-GRADED PLOT PLAN – LOT 142

HAWTHORN RIDGE 2ND 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 142, HAWTHORN RIDGE	2/16/24	1	1

Rev: