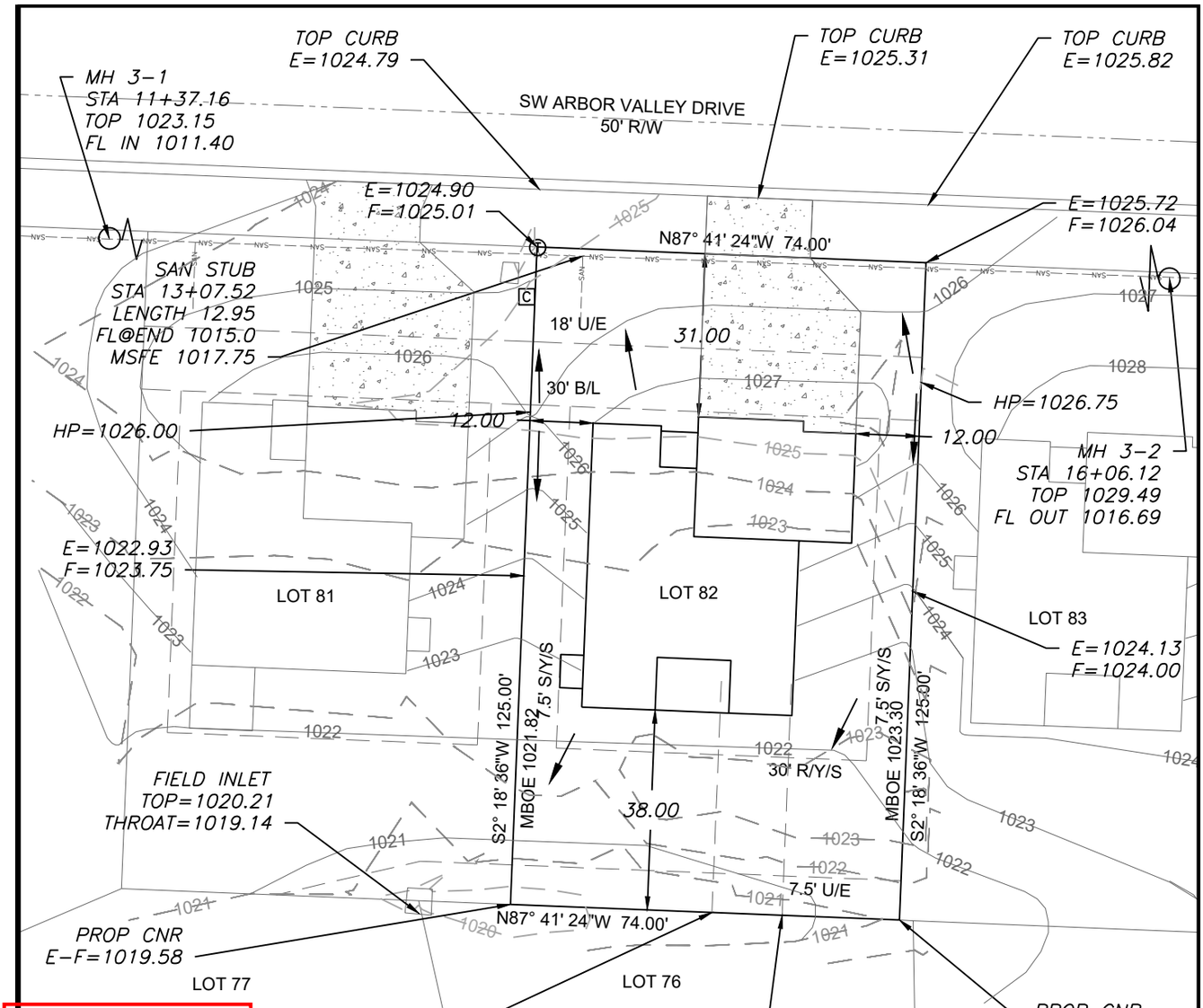


RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
09/30/2024

Brandon Kalwei
Digitally signed by Brandon Kalwei
DN: CN=Brandon Kalwei, OU=Development, OU=LS Users, DC=COLS, DC=LOC
Date: 2024.09.30 11:25:06-05'00'

EXTENDED LOT AREA = 10,064.0 SF
DRIVE AREA = 900.0 SF
APPROACH AREA = 220.0 SF
SIDEWALK AREA = N/A

LEGEND

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

N

Scale 1"=30'

AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING

PROPOSED HOUSE

TOP FOUNDATION = 1028.75
GARAGE FLOOR = 1027.75
TOP FOOTING = 1020.75
BASEMENT FLOOR = 1021.08
DRIVE SLOPE = 7.2%

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

9,250 SQ. FT.
MBOE (LEFT) = 1023.30
MBOE (RIGHT) =1021.82
MSFE =1017.75
ADDRESS
1531 SW ARBOR VALLEY DRIVE

LEGAL DESCRIPTION

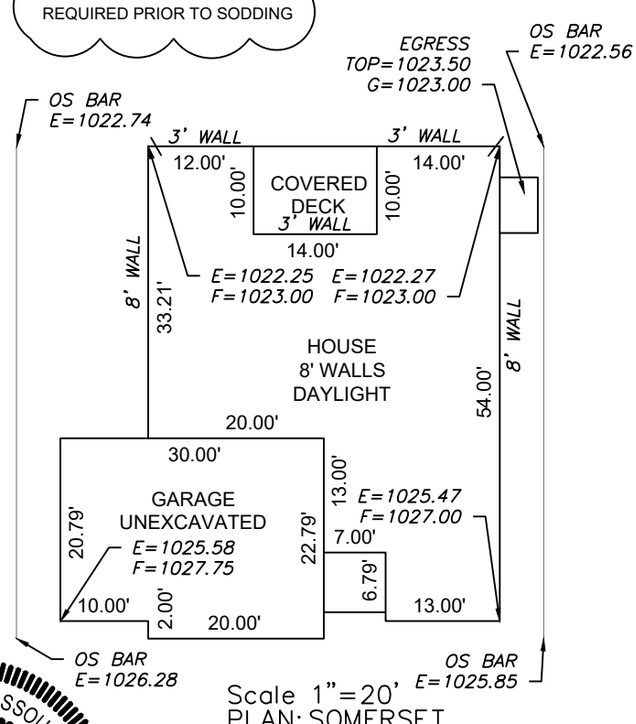
LOT 82, HAWTHORN RIDGE 1ST PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

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.



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

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.

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
9/24/2024

PLOT PLAN - LOT 82

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 82, HAWTHORN RIDGE	6/22/23	1	1

Rev: