

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

E=1037.53  
F=1037.33

SAN STUB  
STA 11+51.98  
LENGTH 39.66  
FL@MAIN 1025.7  
FL@END 1027.5  
MSFE 1030.27

PROP CNR  
E-F=1034.32

TOP CURB  
E=1037.11

TRANSFORMER PAD

TOP CURB  
E=1039.10

TOP CURB  
E=1041.23

SW ARBOR SOUND DR.  
50' RW

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

E=1041.28  
F=1041.45

LOT 198

E-F=1039.60

PROP CNR  
E-F=1035.81

EXTENDED LOT AREA = 12,644.0 SF  
DRIVE AREA = 928.6 SF  
APPROACH AREA = 236.9 SF  
SIDEWALK AREA = 323.9 SF

AS-GRADED PLOT PLAN IS  
REQUIRED PRIOR TO SODDING.

100 YR OVERFLOW SWALE SECTION

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

PROPOSED HOUSE

TOP FOUNDATION = 1043.00  
GARAGE FLOOR = 1041.50  
TOP FOOTING = 1035.00  
BASEMENT FLOOR = 1035.33  
DRIVE SLOPE = 7.0%

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. OTHER EASEMENTS MAY EXIST.

E=1036.87  
F=1037.25

E=1037.64  
F=1039.25

OS BAR  
E=1037.24

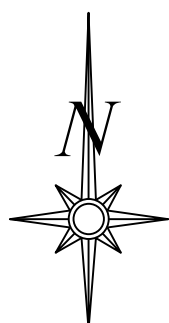
OS BAR  
E=1038.88

OS BAR  
E=1038.48

EGRESS  
TOP=1040.50  
G=1040.00

OS BAR  
E=1041.21

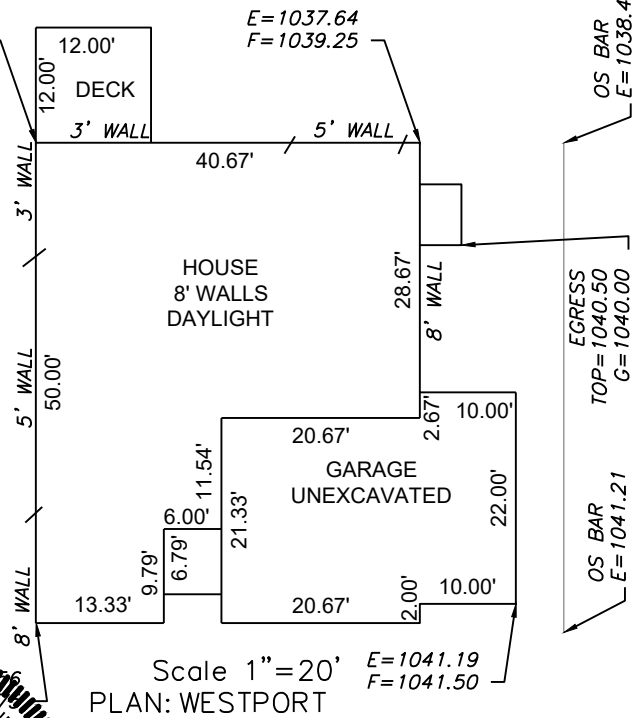
E=1041.19  
F=1041.50



Scale 1"=30'

LOT INFORMATION

11,705 SQ. FT.  
MBOE (REAR LEFT) = 1035.32  
MBOE (REAR RIGHT) = 1037.20  
MSFE = 1030.27  
ADDRESS  
3207 SW ARBOR SOUND DR  
**LEGAL DESCRIPTION**  
LOT 199, HAWTHORN RIDGE 3RD PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



Scale 1"=20'  
PLAN: WESTPORT

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**PROFESSIONAL ENGINEER**  
MATTHEW J. SCHLICHT  
NUMBER  
PE-2006019708  
10/24/2024

**PLOT PLAN - LOT 199**  
HAWTHORN RIDGE 3RD PLAT  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI  
SUMMIT HOMES  
120 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
PROJECT NO. 1  
FILE NAME LOT 199, HAWTHORN RIDGE  
DATE 8/28/24  
SHEET 1  
OF 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.