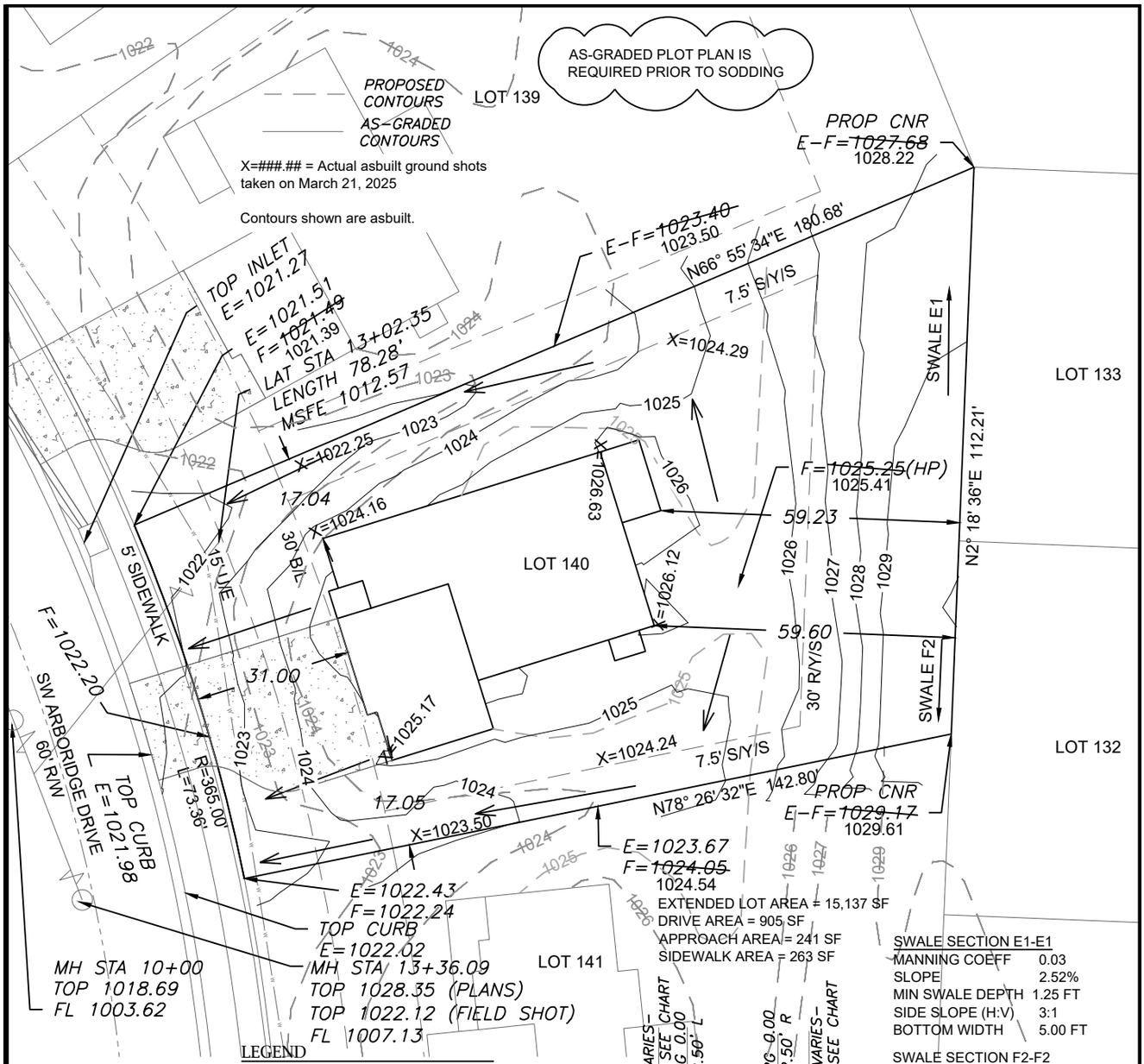


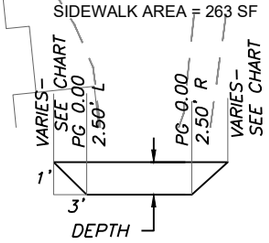
EXTENDED LOT AREA = 15,137 SF
DRIVE AREA = 905 SF
APPROACH AREA = 241 SF
SIDEWALK AREA = 263 SF

SWALE SECTION E1-E1

MANNING COEFF	0.03
SLOPE	2.52%
MIN SWALE DEPTH	1.25 FT
SIDE SLOPE (H:V)	3:1
BOTTOM WIDTH	5.00 FT

SWALE SECTION F2-F2

MANNING COEFF	0.03
SLOPE	2.05%
MIN SWALE DEPTH	1.12 FT
SIDE SLOPE (H:V)	3:1
BOTTOM WIDTH	5.00 FT



TYPICAL SWALE SECTION

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 =	1026.50
GARAGE FLOOR =	1024.50
TOP FOOTING =	1018.50
BASEMENT FLOOR =	1018.83
DRIVE SLOPE =	7.4%

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.

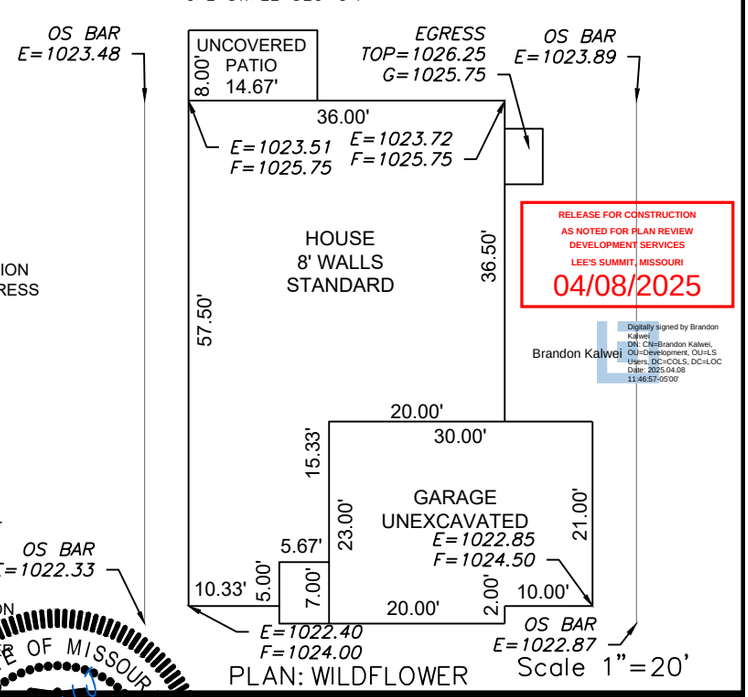
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.

LOT INFORMATION

14,272 SQ. FT.
MSFE =1012.57
ADDRESS
3117 SW ARBORIDGE DR

LEGAL DESCRIPTION

LOT 140, HAWTHORN RIDGE 2ND PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PLAN: WILDFLOWER

Scale 1"=20'

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/08/2025

Brandon Kalwei
Digitally signed by Brandon Kalwei
DN: CN=Brandon Kalwei, OU=Development, OU=LS Users, DC=COLS, DC=LOC
Date: 2025.04.08 11:46:57-05'00'

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
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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
4/3/2025

AS-GRADED PLOT PLAN - LOT 140

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 140, HAWTHORN RIDGE	4/12/24	1	1

Rev: