

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

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

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

PROPOSED
CONTOURS
AS-GRADED
CONTOURS
X=###.## = Actual asbuilt ground shots
taken on March 21, 2025
Contours shown are asbuilt.

PROP CNR
E-F=1038.96
1039.56

TOP CURB
E=1051.42

TOP CURB
E=1055.44

F=1055.66

TOP CURB
E=1056.20

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/09/2025

LEGEND

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

PROPOSED HOUSE

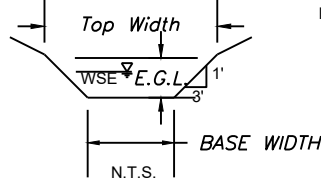
TOP FOUNDATION = 1057.40
GARAGE FLOOR = 1056.80
TOP FOOTING = 1048.40
BASEMENT FLOOR = 1048.73
DRIVE SLOPE = 3.4%

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

- 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.

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

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

AS-GRADED PLOT PLAN IS
REQUIRED PRIOR TO SODDING.

LOT 195

LOT 196

LOT 197

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.

14.00'
PATIO
UNDER
COVERED
DECK

WALKOUT

HOUSE
9' WALLS
WALKOUT

GARAGE
UNEXCAVATED

3' WALL
5' WALL
6' WALL

E=1049.92
F=1048.23

OS BAR
E=1050.80

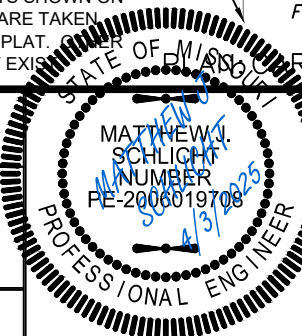
OS BAR
E=1057.73

E=1054.80
F=1056.75

E=1057.31
F=1056.80

Scale 1"=20'

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



AS-GRADED 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.