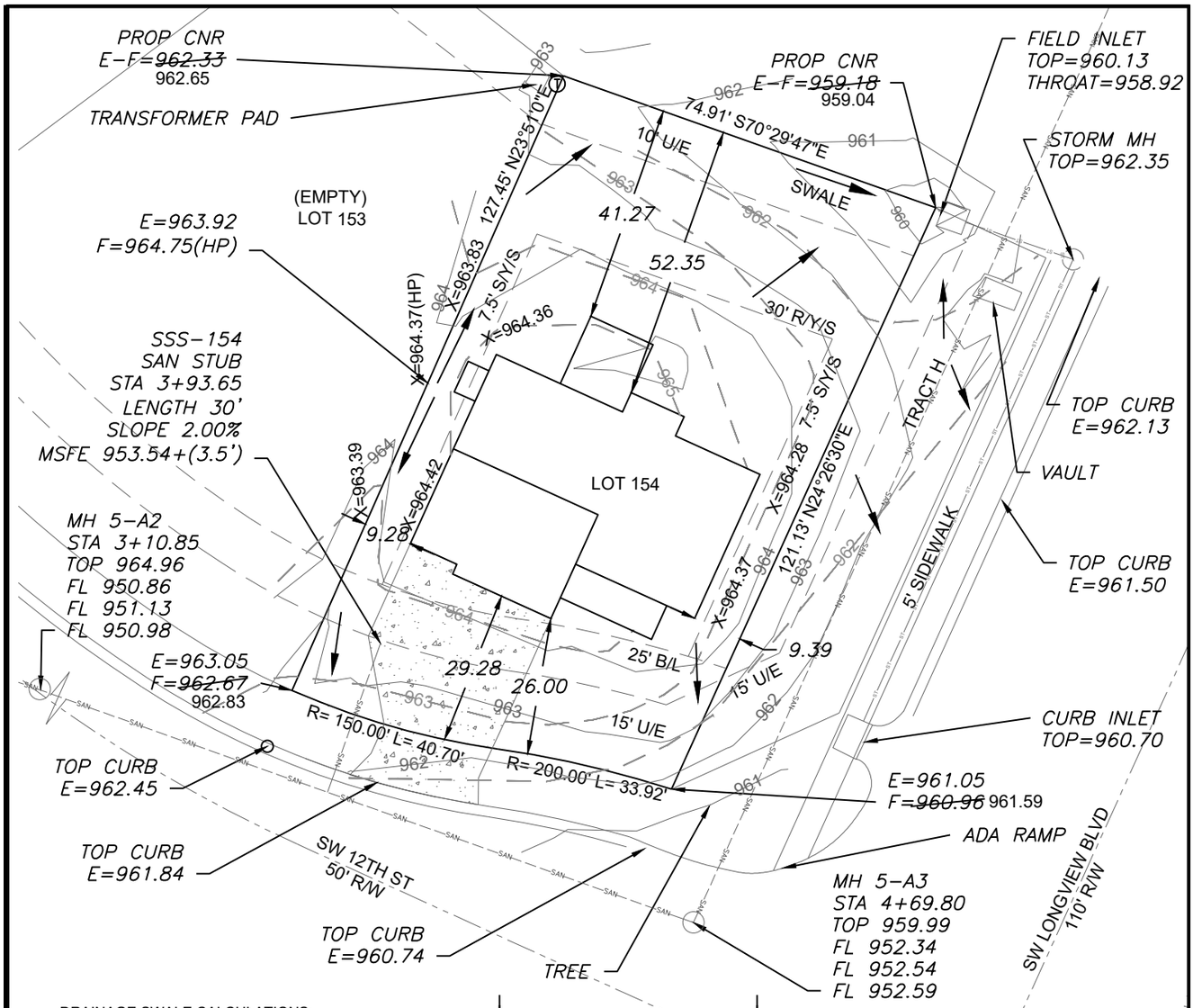
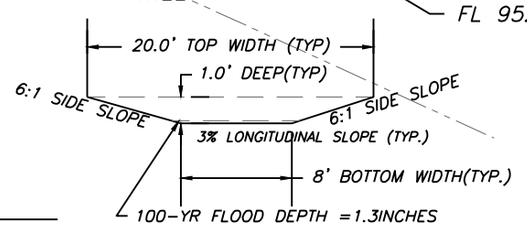


DRAINAGE SWALE CALCULATIONS:
DRAINAGE AREA = 0.48 AC
RATIONAL RUNOFF COE. = 0.3 (LAWN)
100-YR RAIN INTENSITY = 12.6 IN/HR
PEAK DISCHARGE = 1.81 CFS
100-YR FLOW DEPTH = 1.3 INCHES
FLOW VELOCITY = 1.85 FT/S
GROUND COVER = GRASS



EXTENDED LOT AREA = 10,076.4 SF
DRIVE AREA = 932.4 SF
APPROACH AREA = 249.4 SF
SIDEWALK AREA = N/A

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

PROPOSED CONTOURS
AS-GRADED CONTOURS

AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING

X=###.## = Actual asbuilt ground shots taken on February 10, 2023.

Contours shown are asbuilt.

N

Scale 1"=30'

PROPOSED HOUSE
TOP FOUNDATION = 966.00
GARAGE FLOOR = 964.50
TOP FOOTING = 957.00
BASEMENT FLOOR = 957.33
DRIVE SLOPE = 7.8%

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

9,257 SQ. FT.
MSFE = 953.54 + 3.5'
ADDRESS
2750 SW12TH ST

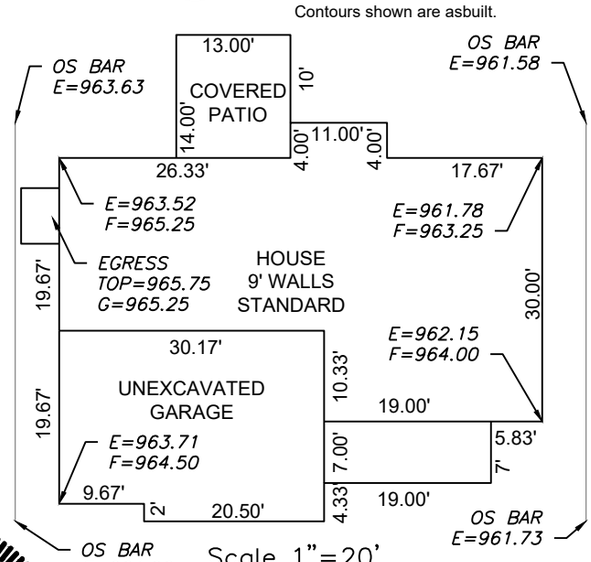
LEGAL DESCRIPTION
LOT 154, HIGHLAND MEADOWS, FIFTH PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

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: CHARLESTON

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
Matthew J. Schlicht 2/15/2023

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
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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.

AS-GRADED PLOT PLAN - LOT 154

HIGHLAND MEADOWS - FIFTH PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MISSOURI, 64082

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 154, HIGHLAND MEADOWS	5/27/2022	1	1

Rev: