

MH 2-3
16+79.80
TOP 977.23
FL OUT 962.22

CURB INLET
TOP=977.78

ADA RAMP

TOP CURB
E=978.29

SW WHEATFIELD COURT

TOP CURB
E=978.74

TOP CURB
E=976.54

S87°00'50"E 73.00' 5' SIDEWALK

E=979.08
F=978.96

TRANSFORMER PAD

HP=979.75

SAN STUB
STA 15+96.28
LENGTH 42.00
MSFE 970.09

TOP CURB
E=975.98

TOP CURB
E=974.70

CURB INLET
TOP=973.49

MH 2-2
STA 14+24.27
TOP 970.97
FL IN 957.11

LEGEND

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

PROPOSED HOUSE

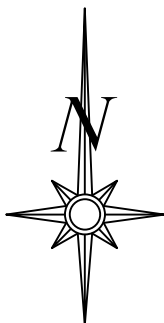
TOP FOUNDATION = 981.25
GARAGE FLOOR = 980.25
TOP FOOTING = 972.25
BASEMENT FLOOR = 972.58
DRIVE SLOPE =5.8%

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

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.

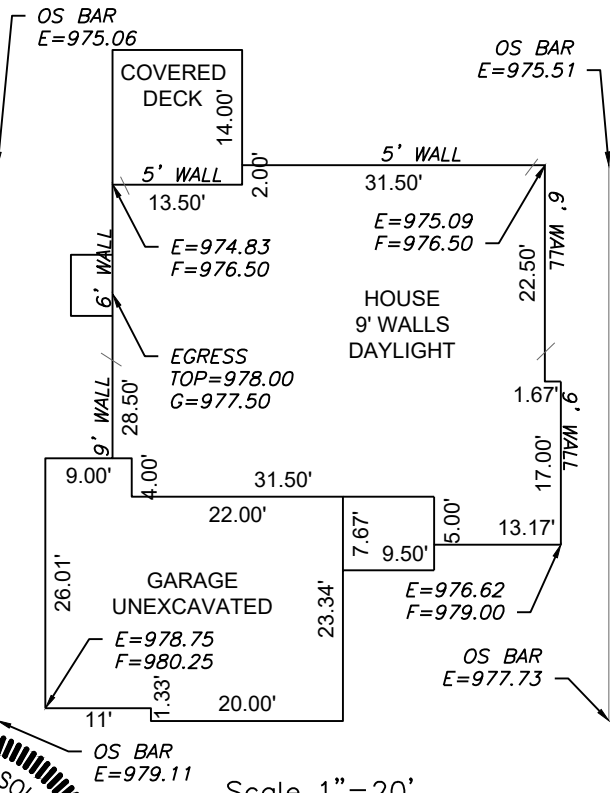
THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE, DATE AND SEAL OF THE ENGINEER WHO SUPERVISED THE PREPARATION OF THIS DRAWING HAS BEEN AFFIXED HERETO.



Scale 1"=30'

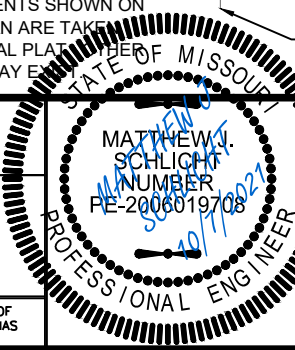
LOT INFORMATION

11,212 SQ. FT.
MBFE =970.09
ADDRESS
2035 SW WHEATFIELD COURT
LEGAL DESCRIPTION
LOT 40 HOOK FARMS FIRST PLAT A SUBDIVISION AS RECORDED IN LEE'S SUMMIT JACKSON COUNTY MISSOURI



RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/08/2021

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849
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PLOT PLAN - LOT 40

HOOK FARMS FIRST PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

WALKER CUSTOM HOMES LLC
PO BOX 3194
INDEPENDENCE, MISSOURI 64064

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 40, HOOK FARMS FIRST PLAT	8/26/2021	1	1