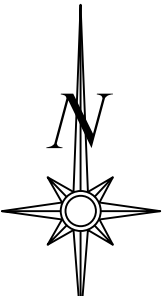


AS-GRADED PLOT PLAN IS
 REQUIRED PRIOR TO SODDING

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



Scale 1"=30'

LOT INFORMATION

12,075 SQ. FT.
 MSFE = 948.06
 MBOE (REAR LEFT) = 945.52
 MBOE (REAR RIGHT) = 945.81
 ADDRESS
 2755 SW HEARTLAND RD

LEGAL DESCRIPTION

LOT 187, THE RETREAT AT HOOK FARMS SECOND PLAT, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

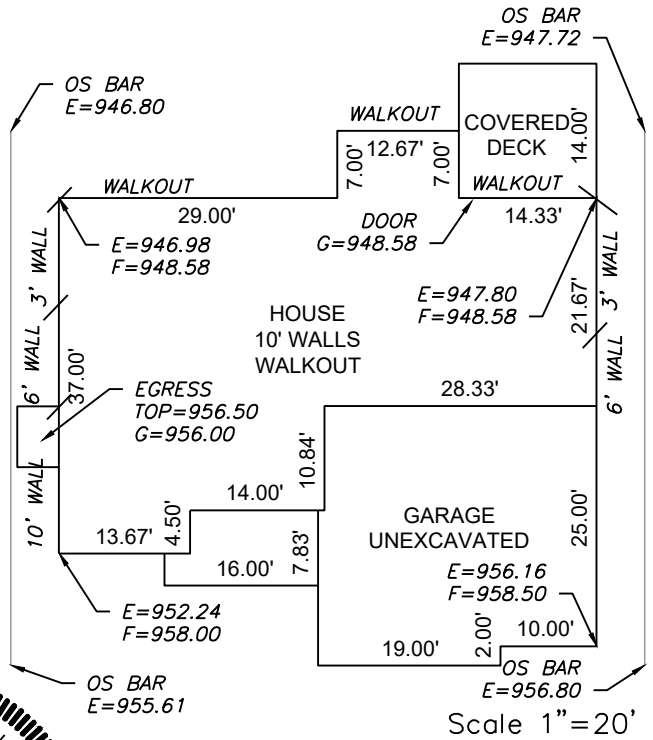
PROPOSED HOUSE

TOP FOUNDATION = 958.75
 GARAGE FLOOR = 958.50
 TOP FOOTING = 948.75
 BASEMENT FLOOR = 949.08
 DRIVE SLOPE = 5.5%

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.



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

STATE OF MISSOURI
 MATTHEW J. SCHLICHT
 LICENSE NUMBER
 FE-2006019708
 2/16/2024
 PROFESSIONAL ENGINEER

PLOT PLAN - LOT 187

THE RETREAT AT HOOK FARMS SECOND PLAT
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

JPE CONSTRUCTION, INC.
 1314 SW MARKET ST
 LEE'S SUMMIT, MO 64081

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 187, 188, RETREAT AT HOOK FARMS	1/25/24	1	1

Rev: