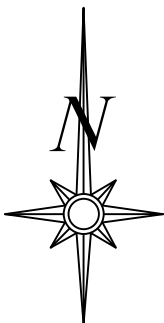
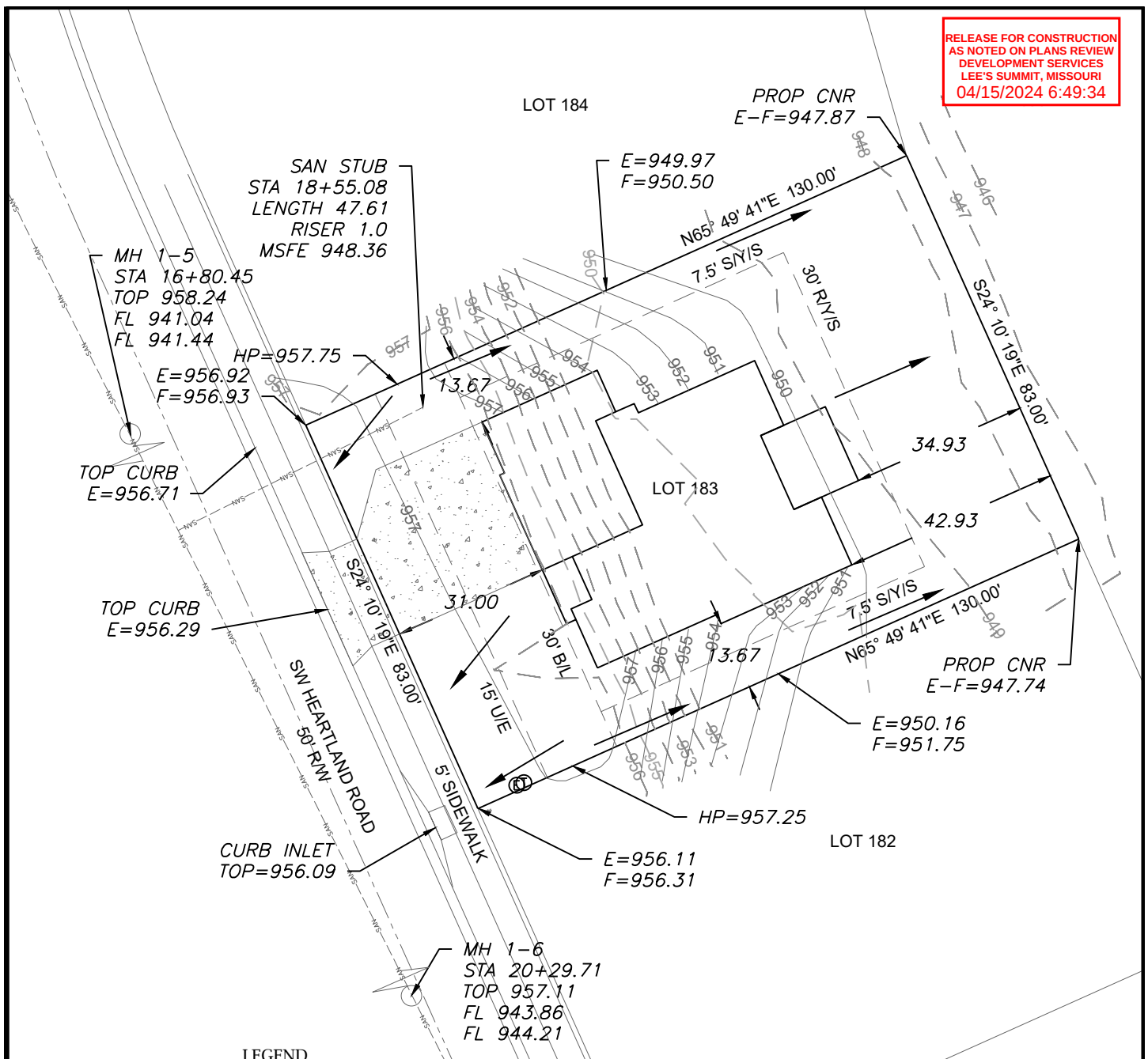


RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/15/2024 6:49:34



Scale 1"=30'

LOT INFORMATION

10,790 SQ. FT.
MSFE = 948.36
REAR LEFT MBOE = 948.41
REAR RIGHT MBOE = 948.44
ADDRESS
2813 SW HEARTLAND ROAD

LEGAL DESCRIPTION

LEGAL DESCRIPTION
LOT 183, THE RETREAT AT HOOK
FARMS SECOND PLAT, LEE'S
SUMMIT, JACKSON COUNTY,
MISSOURI.

LEGEND

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

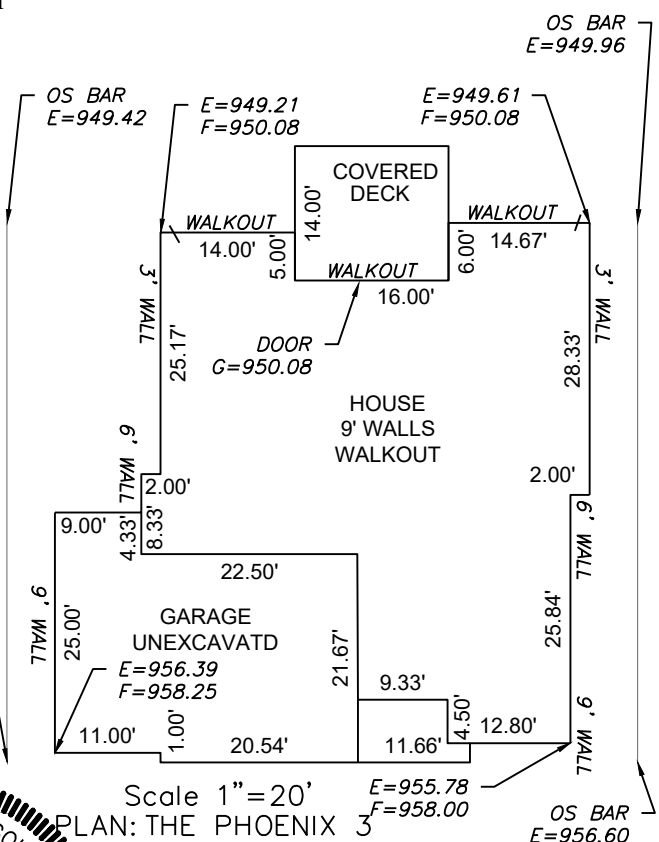
PROPOSED HOUSE

TOP FOUNDATION = 959.25
GARAGE FLOOR = 958.25
TOP FOOTING = 950.25
BASEMENT FLOOR = 950.58
DRIVE SLOPE = 5.6%

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'

PLAN: THE PHOENIX 3



EENGINEERING
—ENGINEERING & SURVEYING
SSOLUTIONS
50 SE 30TH STREET

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849
WWW.ENGINEERINGSSOLUTIONKCM.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

PLOT PLAN - LOT 183

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

WALKER CUSTOM HOMES LLC
PO BOX 3194
INDEPENDENCE, MO 64064

PROJECT NO. 1	FILE NAME LOT 183, RETREAT AT HOOK FARMS	DATE 3/5/24	SHEET 1	OF 1
------------------	---	----------------	------------	---------