

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

--- PROPOSED CONTOURS
--- AS-GRADED CONTOURS
X####.## = Actual asbuilt ground shots taken on December 10, 2024
Contours shown are asbuilt.

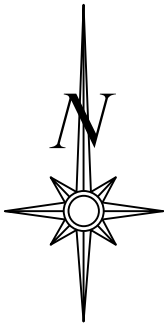
PROPOSED HOUSE

TOP FOUNDATION = 961.00
GARAGE FLOOR = 960.00
TOP FOOTING = 952.00
BASEMENT FLOOR = 952.33
DRIVE SLOPE = 5.0%

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

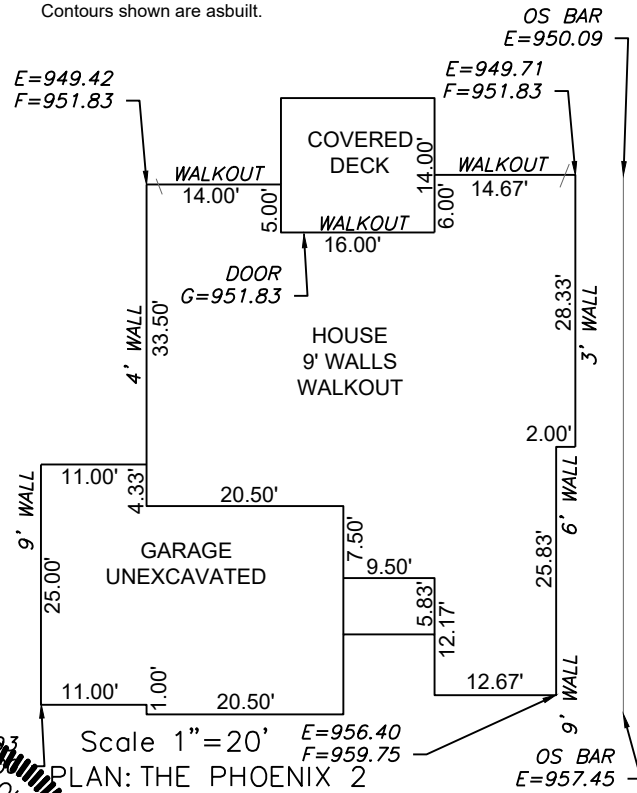
- BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
- THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.



Scale 1" = 30'

LOT INFORMATION

11,924 SQ. FT.
REAR LEFT MBOE = 947.85
REAR RIGHT MBOE = 948.46
MSFE = 949.63
ADDRESS
2805 SW HEARTLAND ROAD
LEGAL DESCRIPTION
LOT 185, THE RETREAT AT HOOK FARMS SECOND PLAT, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



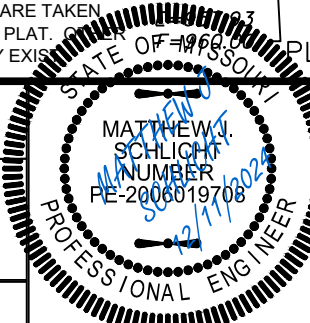
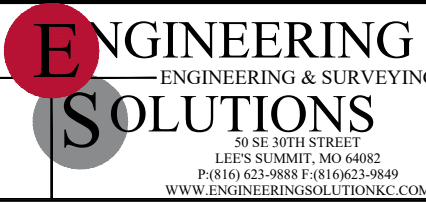
Scale 1" = 20'

AS-GRADED PLOT PLAN - LOT 185

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.	FILE NAME	DATE	SHEET	OF
1	LOT 185, RETREAT AT HOOK FARMS	3/5/24	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.