

X-###.## = Actual asbuilt ground shots taken on March 18, 2025

Contours shown are asbuilt.

--- PROPOSED CONTOURS  
 --- AS-GRADED CONTOURS

**LEGEND**

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

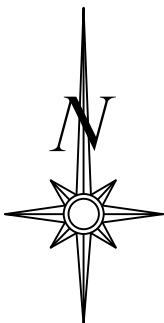
**PROPOSED HOUSE**

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.



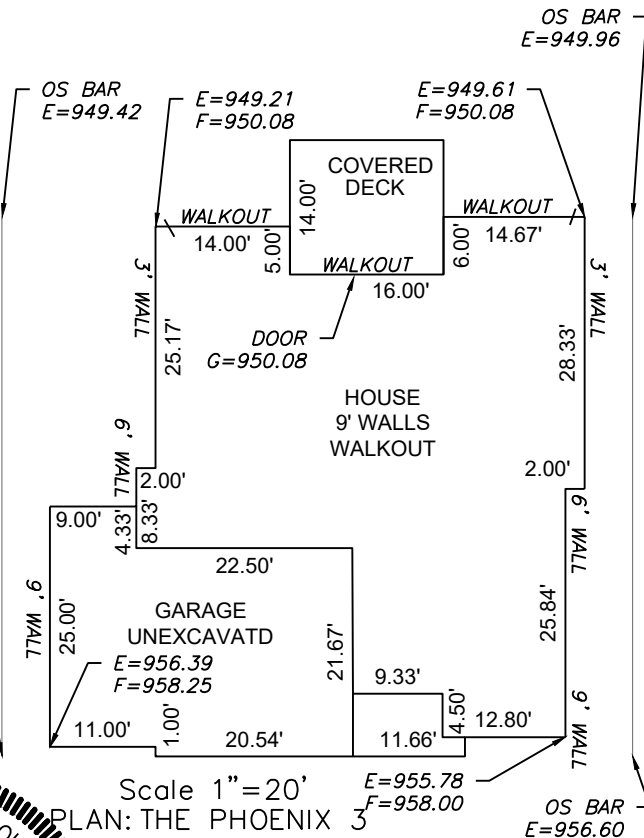
Scale 1"=30'

**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**

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

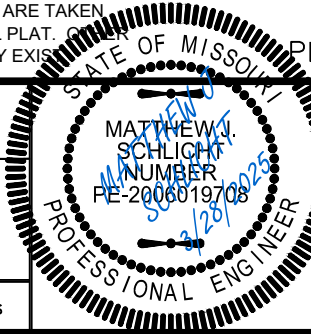


Scale 1"=20'

PLAN: THE PHOENIX 3

**E**NGINEERING & SURVEYING  
**S**OLUTIONS

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**AS-GRADED 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.	FILE NAME	DATE	SHEET	OF
1	LOT 183, 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.