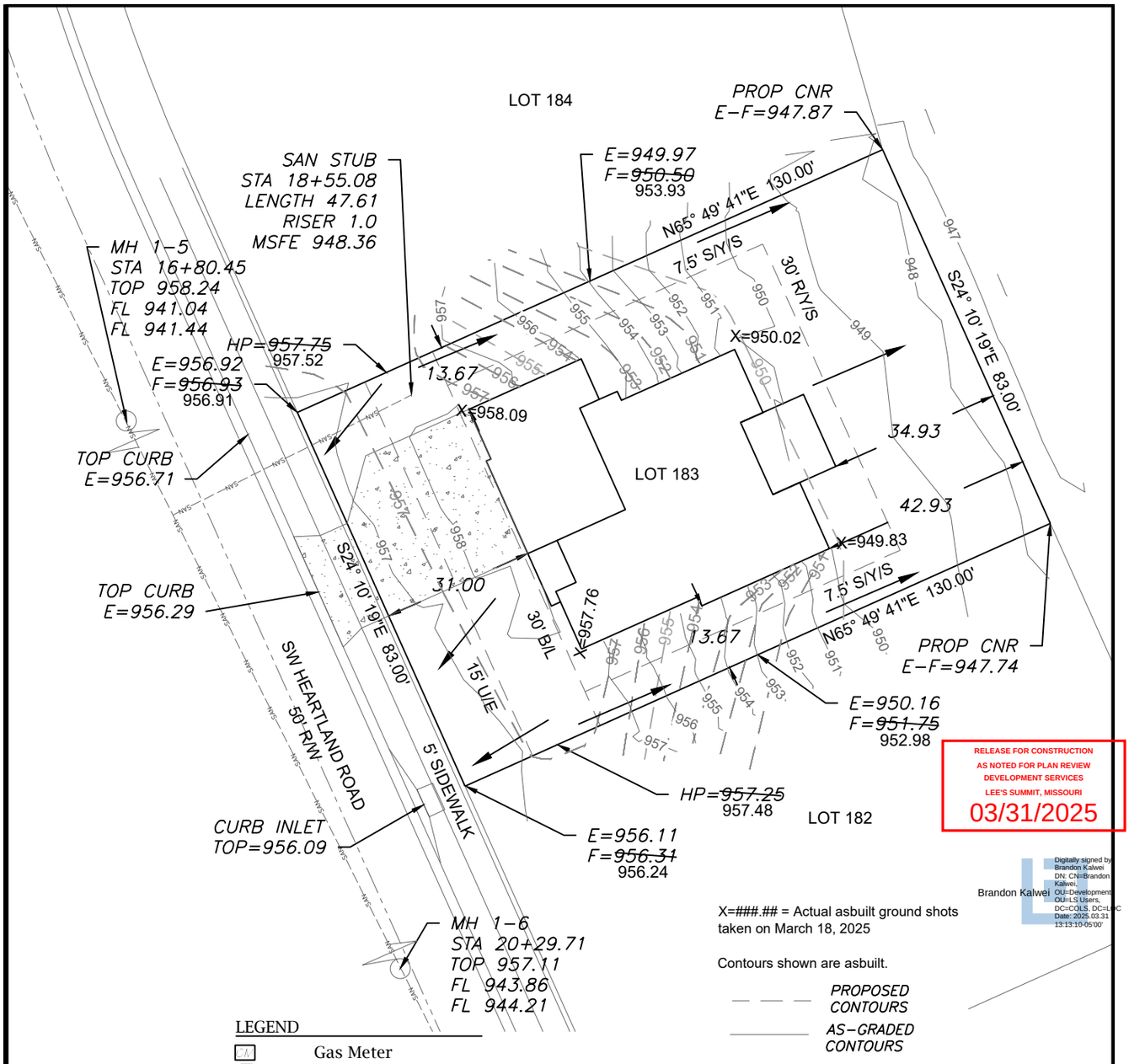


RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
03/31/2025

Brandon Kalwei
Digitally signed by Brandon Kalwei
DN: CN=Brandon Kalwei, OU=Development, OU=LS Users, DC=COLS, DC=LOC
Date: 2025.03.31 13:13:10-05'00'

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

N

Scale 1"=30'

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

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

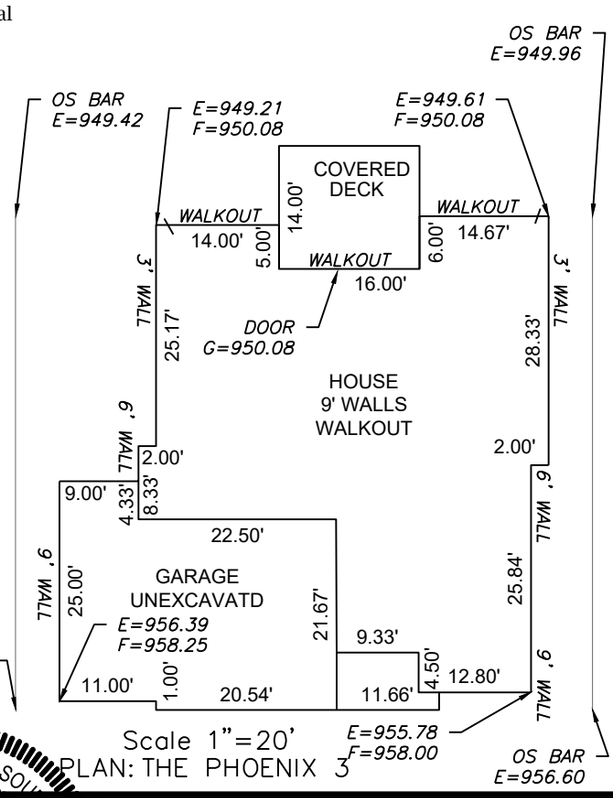
LOT 183, THE RETREAT AT HOOK FARMS SECOND PLAT, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

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

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849
WWW.ENGINEERINGSOLUTIONKC.COM

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
MATTHEW J. SCHLICHT
3/28/2025

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.

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

Rev: