

EXISTING MH 1-5 (1ST PLAT)
STA 22+93.70
TOP 954.12 (SHOTS)
TOP 947.71 (PLANS)
FL 937.41
FL 937.91

MH 1-6 (1ST PLAT)
STA 26+37.94
TOP 957.93
FL 940.78
FL 941.23
(NOT FIELD VERIFIED)

SW HOOK FARM DRIVE

TOP CURB
E=957.66
50' R/W

TOP CURB
E=957.08

TOP CURB
E=957.97

5' SIDEWALK S88° 21' 16"W 80.00'

E=957.28
F=957.30
957.36
SAN STUB
STA 25+70.09
LENGTH 40.00
RISER 4.0
FL@MAIN 940.3
FL@END 946.0
MSFE 948.83
HP=958.30
959.23

E=958.46
F=958.19
958.24
HP=959.25
959.15

E-F=955.28
955.85

E-F=954.50
955.80

LOT 103

LOT 102

LOT 101

X=###.## = Actual asbuilt ground shots
taken on March 21, 2025

Contours shown are asbuilt.

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

PROP CNR
E-F=950.69

PROP CNR
E-F=952.33

N88° 21' 16"E 80.00'

TREE LINE

MBOE=952.55

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 HOUSE

TOP FOUNDATION = 961.85
GARAGE FLOOR = 959.85
TOP FOOTING = 952.85
BASEMENT FLOOR = 953.18
DRIVE SLOPE = 6.4%

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.

DOOR
G=952.68

OS BARS
E=952.59

E=952.21
F=952.68

OS BARS
E=953.31

E=952.90
F=952.68

OS BARS
E=958.89

OS BARS
E=959.34

COVERED
DECK

WALKOUT

WALKOUT

WALKOUT

HOUSE
9' WALLS

WALKOUT EGRESS
TOP=958.00
G=957.50

GARAGE
UNEXCAVATED

E=955.45
F=959.50

3' WALL
6' WALL
9' WALL

3' WALL
6' WALL
9' WALL

Scale 1"=30'

LOT INFORMATION

10,400 SQ. FT.
REAR LEFT MBOE = 952.88
REAR RIGHT MBOE = 950.65
MSFE = 948.83
ADDRESS
2115 SW HOOK FARM DRIVE
LEGAL DESCRIPTION
LOT 102, HOOK FARMS SECOND
PLAT, A SUBDIVISION AS
RECORDED IN LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI.

PLAN: THE GUNNISON

Scale 1"=20'

AS-GRADED PLOT PLAN - LOT 102

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

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

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 102, HOOK FARMS	6/20/24	1	1

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