



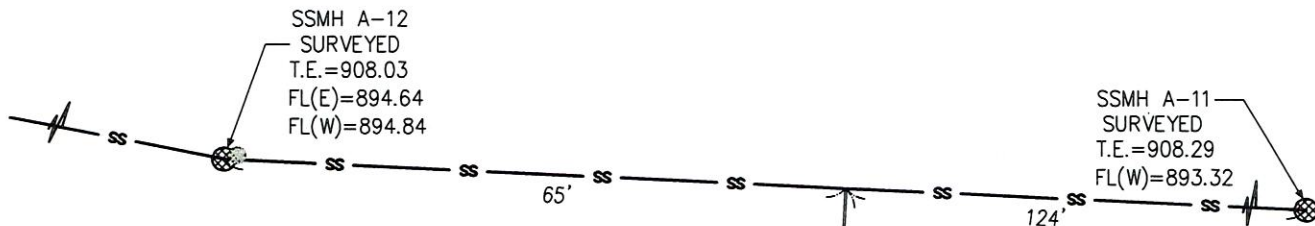
SCALE: 1"=20'
0 20

PREPARED FOR:
ROESER HOMES, LLC

PLOT PLAN

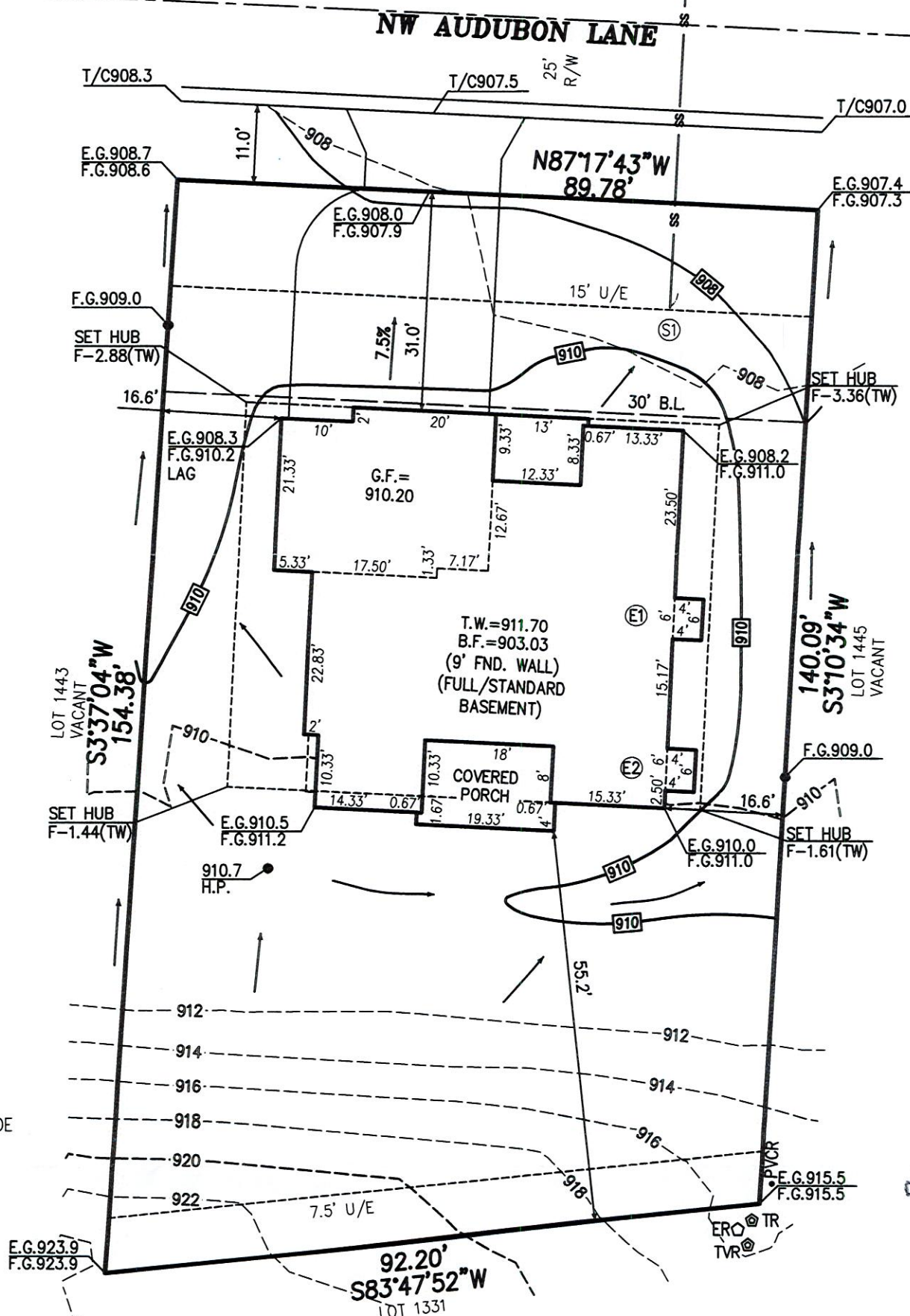
LOT 1444

WINTERSET VALLEY 12TH PLAT, LOTS 1435
THRU 1471 & TRACTS A12 THRU D12
2917 NW AUDUBON LANE



This approval is issued in reliance upon information submitted by the applicant. Any permit issued pursuant to this approval may be suspended or revoked whenever the permit is issued in error, or on the basis of incorrect information supplied, or in violation of any ordinance or regulation. Approved plans shall not be changed, modified or altered without authorization. The issuance or granting of a permit or approval of plans shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the ordinance of the City of Lee's Summit, Missouri.

APPROVED _____
DATE 10/31/19



RECEIVED

OCT 31 2019

Development Services

LEGEND

- (S1) WYE STA 23+76
1LF RISER THEN
66 LF OF 6" PVC
@1.3%
FL=896.4
MSFE=899.4
- (E1) TOP EGRESS WELL=911.7
F.G. EGRESS WELL=911.0
TOP EGRESS WALL=905.7
3' WALL
- (E2) TOP EGRESS WELL=911.4
F.G. EGRESS WELL=910.9
TOP EGRESS WALL=905.7
3' WALL

LAG = LOWEST ADJACENT GRADE

LOT AREA=13,301 SQ. FT.

DATE STAKED: 8-30-19
SURVEY CREW: DR
HOUSE TIES CHK'D: YES

LEGAL DESCRIPTION:

LOT 1444, WINTERSET VALLEY 12TH PLAT,
LOTS 1435 THRU 1471 & TRACTS A12 THRU
D12, A SUBDIVISION OF LAND IN THE CITY OF
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

NOTES:

- SQUARE FOOTAGE OF DRIVEWAY AS SHOWN: 1,085
- 6 INCHES OF CLEARANCE IS REQUIRED FROM THE FINISHED GRADE TO THE SILL PLAT OF THE STRUCTURE. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITH THE FIRST 10 FEET FROM THE FOUNDATION OF THE BUILDING.
- REVISED: 10-18-19 CITY COMMENTS



PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

PROJECT NO. 190552
DATE: 8/29/19
BY: DEA

Note: Builder shall obtain a building permit prior to any construction to ensure that this site plan meets City approval.

This plot plan was prepared for foundation construction only. All dimensions to be verified by builder and all grades as shown shall be verified by builder to insure proper drainage and adequate fall to sewer. No title information was furnished on this drawing. Not responsible for unplatted easements.

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391
CITY OF LEE'S SUMMIT
LAND SURVEYING-2007001128
ENGINEERING-2007005058

