



# PLOT PLAN

## LOT 5

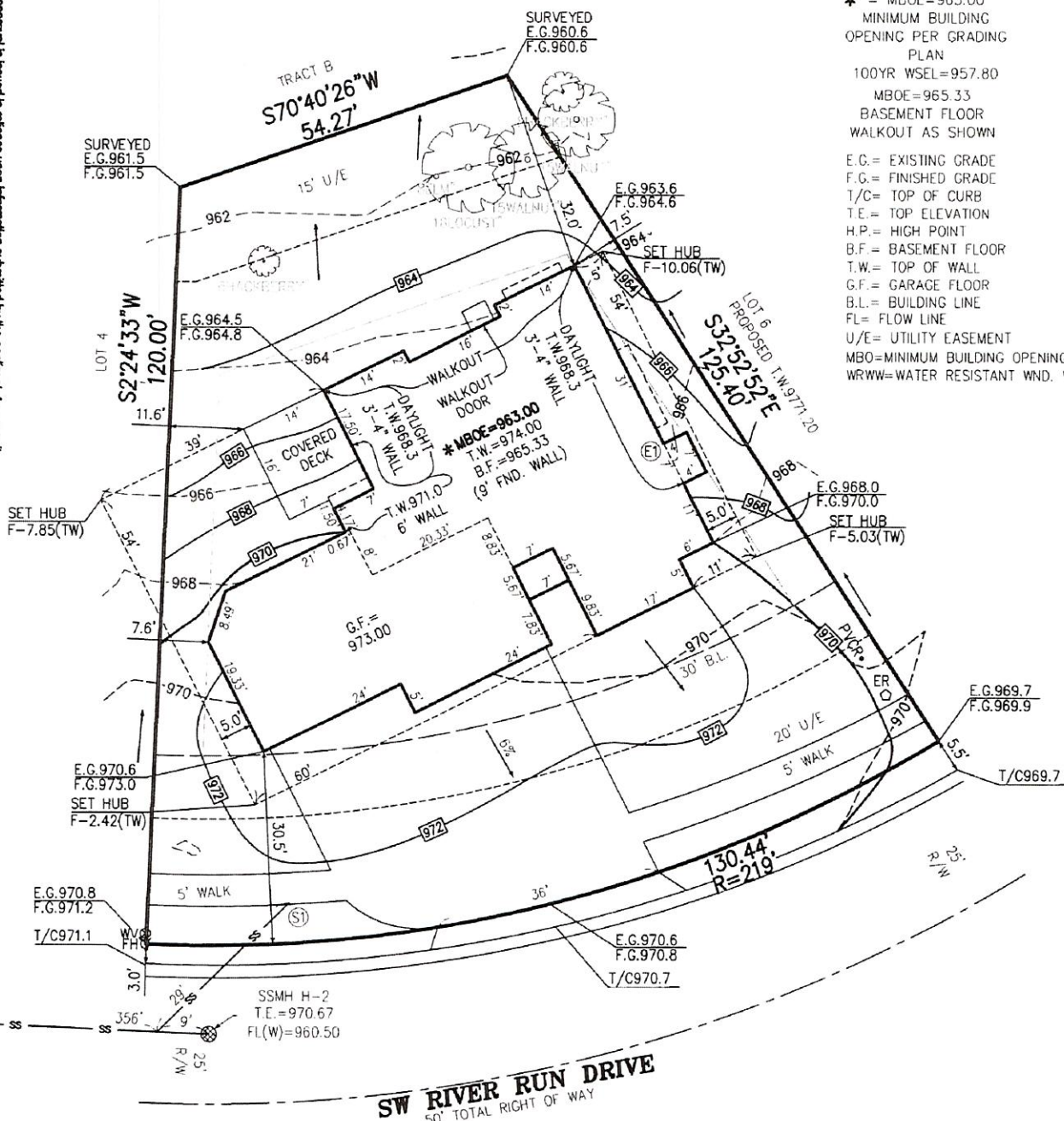
### WHISPERING WOODS FIRST PLAT

### 1912 SW. RIVER RUN

#### LEGEND

- (S1) MSFE=965.14  
29 LF 4" PVC  
356' DDS  
FL@EOS=961.92
- WRWW
- (E1) TOP EGRESS WELL=968.3  
F.G. EGRESS WELL=967.8  
TOP EGRESS WALL=967.0  
2' WALL

- \* = MBOE=963.00  
MINIMUM BUILDING  
OPENING PER GRADING  
PLAN  
100YR WSEL=957.80  
MBOE=965.33  
BASEMENT FLOOR  
WALKOUT AS SHOWN
- E.G. = EXISTING GRADE  
F.G. = FINISHED GRADE  
T/C = TOP OF CURB  
T.E. = TOP ELEVATION  
H.P. = HIGH POINT  
B.F. = BASEMENT FLOOR  
T.W. = TOP OF WALL  
G.F. = GARAGE FLOOR  
B.L. = BUILDING LINE  
FL = FLOW LINE  
U/E = UTILITY EASEMENT  
MBO=MINIMUM BUILDING OPENING  
WRWW=WATER RESISTANT WND. WELL



#### NOTES:

1. SQUARE FOOTAGE OF DRIVEWAY AS SHOWN: 1,868
2. 6 INCHES OF CLEARANCE IS REQUIRED FROM THE FINISHED GRADE TO THE SILL PLATE OF THE STRUCTURE. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITH THE FIRST 10 FEET FROM THE FOUNDATION OF THE BUILDING.
3. LOT 5 IS LOCATED WITHIN THE FLOOD ZONE X (SHADED) PURSUANT TO FEMA LETTER OF MAP REVISION (BASED ON FILL) LOMR-F CASE NUMBER 19-07-1279A, WITH AN EFFECTIVE DATE OF JUNE 4, 2019.
4. CLIENT TO VERIFY ALL WALL HEIGHTS AS SHOWN PRIOR TO EXCAVATION AND POURING OF FOUNDATION.
5. REVISED: 3-3-20 CITY COMMENTS.
6. REVISED: 3-17-20 ADDED EGRESS WELL PER CITY COMMENT.

LOT AREA=11,510 SQ. FT.

DATE STAKED: 2-20-20  
SURVEY CREW: ML  
HOUSE TIES CHK'D: YES

**LEGAL DESCRIPTION:**  
LOT 5, WHISPERING WOODS FIRST PLAT, A  
SUBDIVISION OF LAND IN THE CITY OF LEE'S  
SUMMIT, JACKSON COUNTY, MISSOURI.



PLANNING  
ENGINEERING  
IMPLEMENTATION

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

PROJECT NO. 190876

DATE: 2/6/20

BY: BJG

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

CERTIFICATE OF AUTHORIZATION  
MISSOURI  
LAND SURVEYING-2007001128  
ENGINEERING-2007005058

