



RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI

09/17/2020

# PLOT PLAN

LOT 1470

WINTERSET VALLEY 12TH PLAT

LOTS 1435 THRU 1471 & TRACTS A12 THRU D12  
132 NW MACKENZIE DRIVE

SCALE: 1"=20'  
0 20

PREPARED FOR:  
ROESER HOMES, LLC

## LEGEND

(S1) WYE STA 4+60  
1 LF RISER THEN 9  
LF OF 6" PVC  
@1.3%  
FL=915.9  
MSFE=918.9

(E1) WRWW  
TOP EGRESS WELL=930.0  
F.G. EGRESS WELL=929.5  
TOP EGRESS WALL=926.0  
3' WALL

(E2) WRWW  
TOP EGRESS WELL=930.0  
F.G. EGRESS WELL=929.5  
TOP EGRESS WALL=926.0  
3' WALL

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  
FL= FLOW LINE  
EGL=ENERGY GRADE LEVEL  
MLO=MINIMUM LOW OPENING  
L/E=LANDSCAPE EASEMENT  
P.B.=PERIPHERAL BOUNDARY  
WRWW=WATER RESISTANT WND. WELL  
S/E=SANITARY SEWER EASEMENT  
E/I=ENGINEERING & INSPECTION

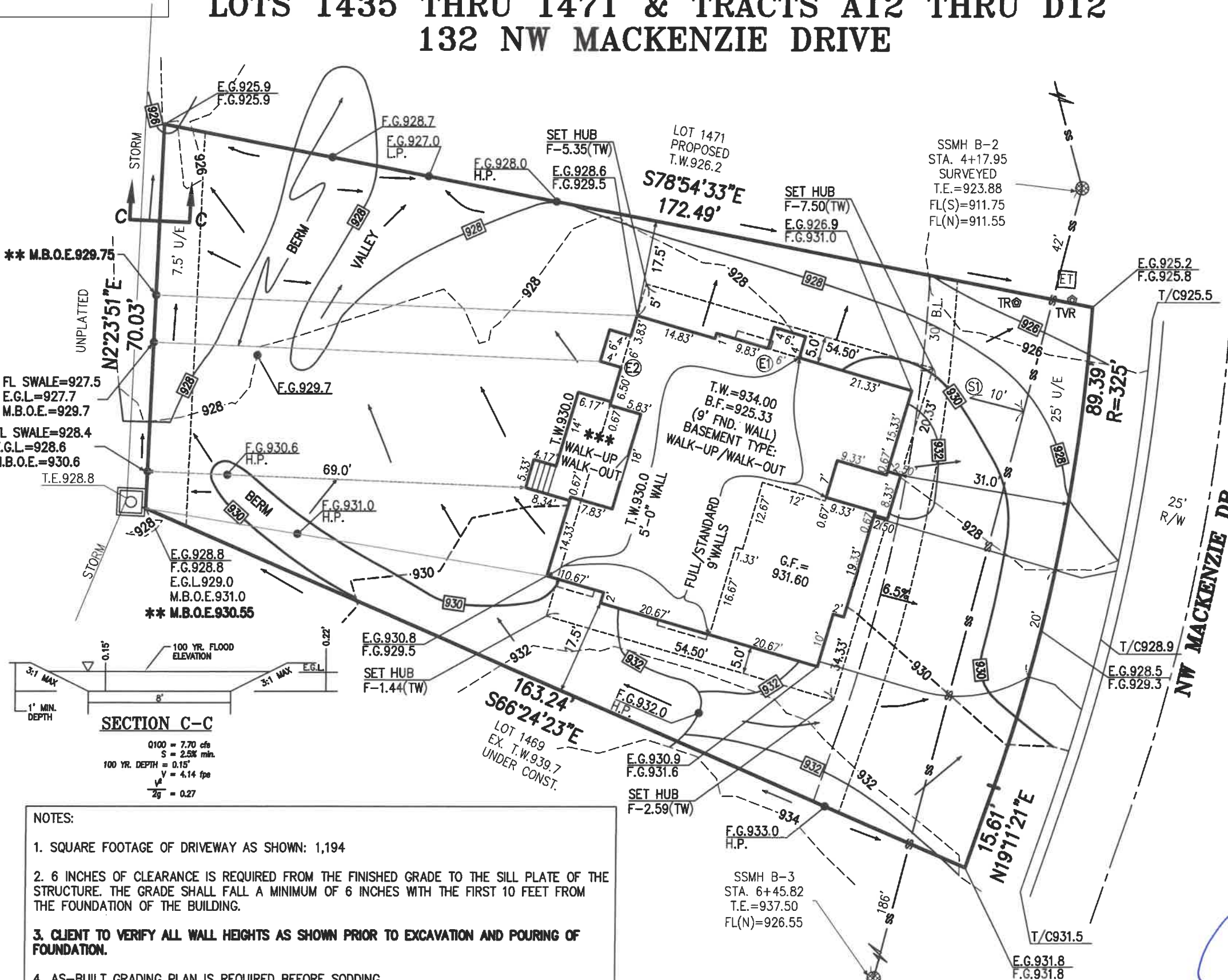
\*\* = AS PER GRADING PLAN

\*\*\* WRWW  
WALKOUT/WALKUP  
TOP OF WELL 930.0  
5'-0" WALL

LOT AREA=14,625 SQ. FT.

DATE STAKED: 8/12/20  
SURVEY CREW: AJ  
HOUSE TIES CHK'D: YES

**LEGAL DESCRIPTION:**  
LOT 1470, 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: 1,194
- 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.
- CLIENT TO VERIFY ALL WALL HEIGHTS AS SHOWN PRIOR TO EXCAVATION AND POURING OF FOUNDATION.
- AS-BUILT GRADING PLAN IS REQUIRED BEFORE SODDING.
- REVISED 9/15/20. CITY COMMENTS ADDRESSED.

CERTIFICATE OF AUTHORIZATION  
KANSAS  
LAND SURVEYING - LS-82  
ENGINEERING - E-391  
MISSOURI  
LAND SURVEYING - 2007001128  
ENGINEERING - 2007005058

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 correct drainage and title  
adequate for construction of this  
information was furnished on  
this drawing. Not responsible for  
unplatted easements.

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

PROJECT NO. 200674

DATE: 8/24/20

BY: DJP

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

PLANNING  
ENGINEERING  
IMPLEMENTATION

