

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

11/19/2020

SCALE: 1"=20'
0 20

PREPARED FOR:
ROESER HOMES, LLC

LEGEND

(S1) WYE STA 5+95
72 LF OF 6" PVC
@1.3%
FL=924.8
MSFE=927.8

(E1) TOP EGRESS WELL=940.5
F.G. EGRESS WELL=940.0
TOP EGRESS WALL=935.3
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
** = MBOE - 936.09 PER GRADING PLAN
*** = MBOE - 936.34
PROPOSED TOP OF FOUNDATION
941.30 MBOE

LOT AREA=12,257 SQ. FT.

DATE STAKED:10/30/20
SURVEY CREW: YES
HOUSE TIES CHK'D: YES

LEGAL DESCRIPTION:

LOT 1464, 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.

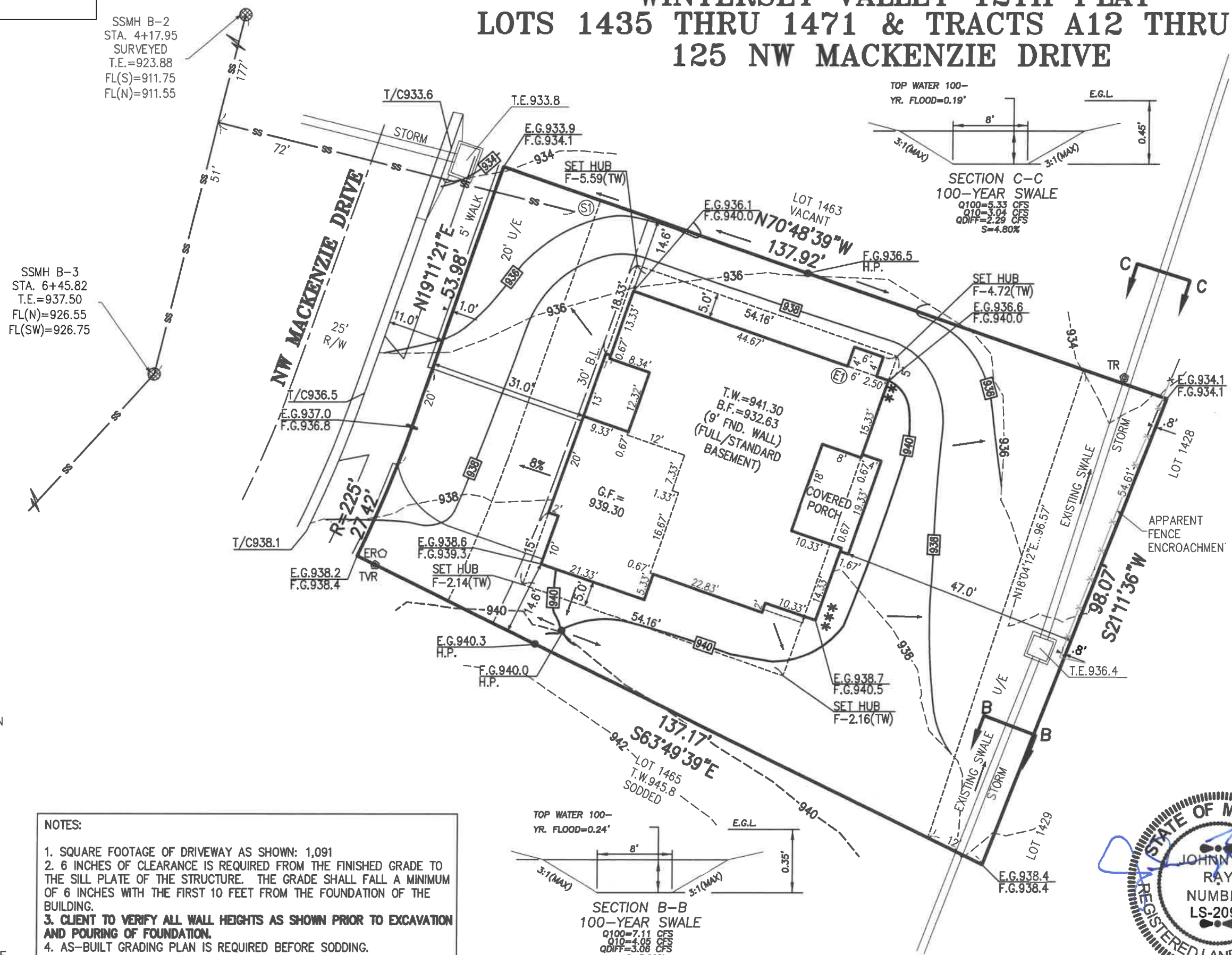
NOTES:

1. SQUARE FOOTAGE OF DRIVEWAY AS SHOWN: 1,091
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. CLIENT TO VERIFY ALL WALL HEIGHTS AS SHOWN PRIOR TO EXCAVATION AND POURING OF FOUNDATION.
4. AS-BUILT GRADING PLAN IS REQUIRED BEFORE SODDING.
5. REVISED: 11-19-20 CITY COMMENTS

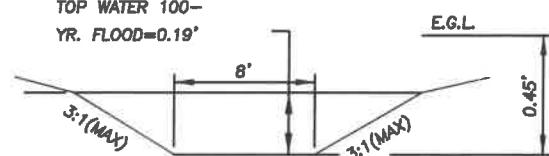
PLOT PLAN

LOT 1464

WINTERSET VALLEY 12TH PLAT
LOTS 1435 THRU 1471 & TRACTS A12 THRU D12
125 NW MACKENZIE DRIVE



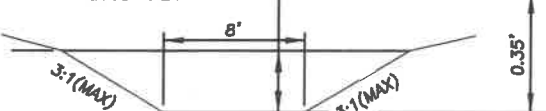
TOP WATER 100-
YR. FLOOD=0.19'



SECTION C-C
100-YEAR SWALE

Q100=5.33 CFS
Q10=3.04 CFS
QDIFF=2.29 CFS
S=4.80%

TOP WATER 100-
YR. FLOOD=0.24'



SECTION B-B
100-YEAR SWALE

Q100=7.11 CFS
Q10=4.05 CFS
QDIFF=3.06 CFS
S=3.90%

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
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 proper drainage and title
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. 201053

DATE: 11/4/20

BY: DUP

PHILIPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061

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Fax (913) 393-1166

PLANNING
ENGINEERING
IMPLEMENTATION

