



SCALE: 1"=20'
0 20

PREPARED FOR:
ROESER HOMES

PLOT PLAN

LOT 1487

WINTERSET VALLEY 13TH PLAT
3073 NW THOREAU LANE

LEGEND

- (S1) WYE STA 2+66
2 L.F. RISER THEN
69 L.F. OF 6" PVC
@1.3%
FL=920.5
MSFE=923.5

- (E1) TOP EGRESS WELL=937.5
F.G. EGRESS WELL=937.0
TOP EGRESS WALL=931.5
3' WALL

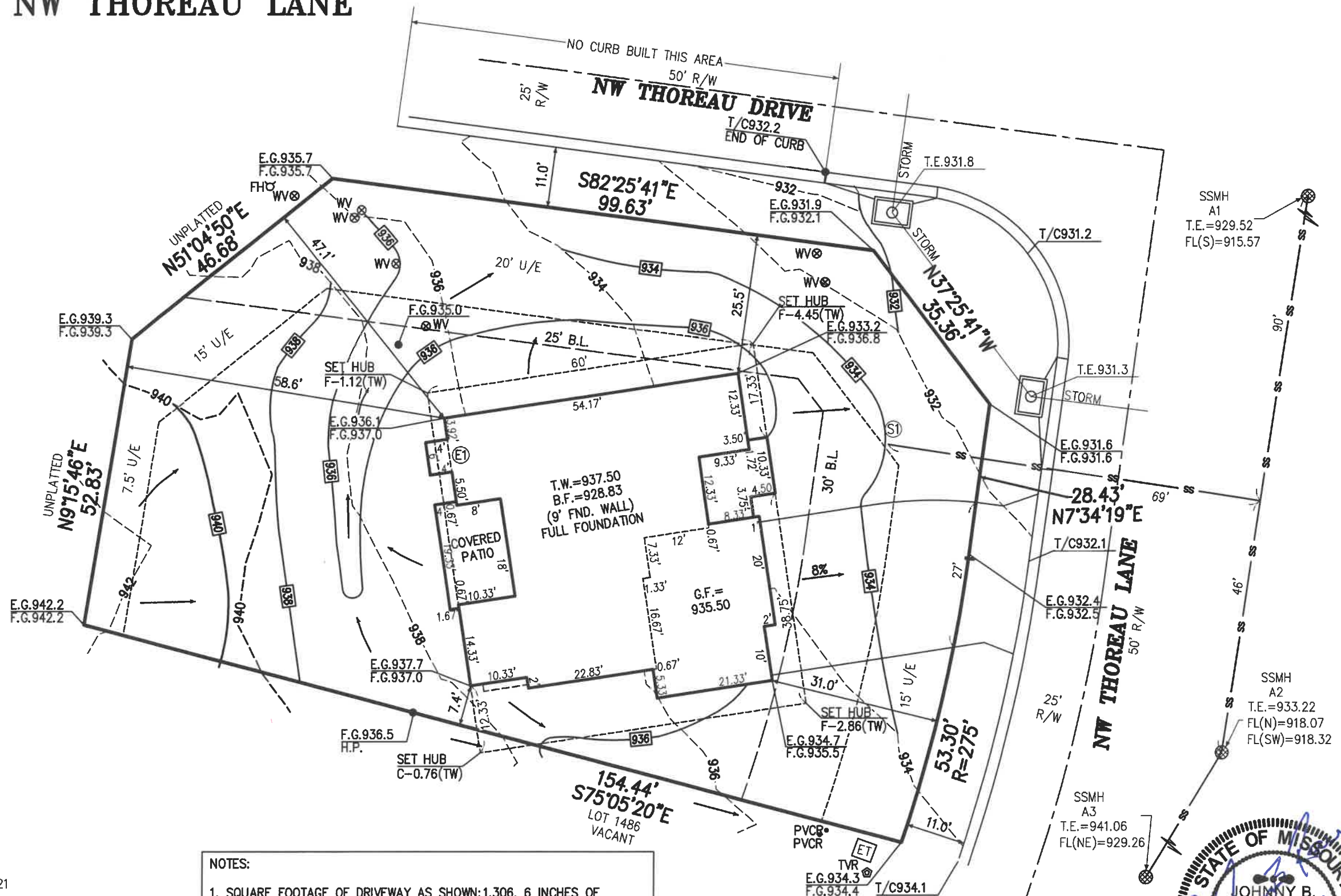
E.G.= EXISTING GRADE
F.G.= FINISHED GRADE
T/C= TOP OF CURB
T.E.= TOP ELEVATION
H.P.= HIGH POINT
B.F.= BASEMENT FLOOR
T.W.= TOP OF WALL
G.F.= GARAGE FLOOR
FL= FLOW LINE
EGL=ENERGY GRADE LEVEL
MLO=MINIMUM LOW OPENING
L/E=LANDSCAPE EASEMENT
P.B.=PERIPHERAL BOUNDARY
WRWW=WATER RESISTANT WND. WELL
S/E=SANITARY SEWER EASEMENT
E/I=ENGINEERING & INSPECTION

LOT AREA=14,293 SQ. FT.

DATE STAKED: 2/25/21 DATE RE-STAKED: 3/20/21
SURVEY CREW: CM SURVEY CREW: CM
HOUSE TIES CHK'D: YES HOUSE TIES CHK'D: YES

LEGAL DESCRIPTION:

LOT 1487, WINTERSET VALLEY 13TH
PLAT, LOTS 1472 THRU 1487, A
SUBDIVISION OF LAND IN THE CITY
OF LEE'S SUMMIT, JACKSON COUNTY,
MISSOURI.



NOTES:

- SQUARE FOOTAGE OF DRIVEWAY AS SHOWN: 1,306. 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 WITHIN 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.
- REVISED: 3-4-21 NEW HOUSE PLACEMENT PER DEVELOPER

SSMH
A1
T.E.=929.52
FL(S)=915.57

SSMH
A3
T.E.=941.06
FL(NE)=929.26

SSMH
A2
T.E.=933.22
FL(N)=918.07
FL(SW)=918.32



I, Johnny B. Ray, certify
that this plot plan has
been field verified, and is
in compliance with the
approved subdivision
grading plan unless
otherwise noted.

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 proper drainage and title
adequacy fall to sewer. No 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. 210109

DATE: 2/11/21

BY: DJP

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

PLANNING
ENGINEERING
IMPLEMENTATION

