



SCALE: 1"=20'  
0 20

PREPARED FOR:  
ROESER HOMES

# PLOT PLAN

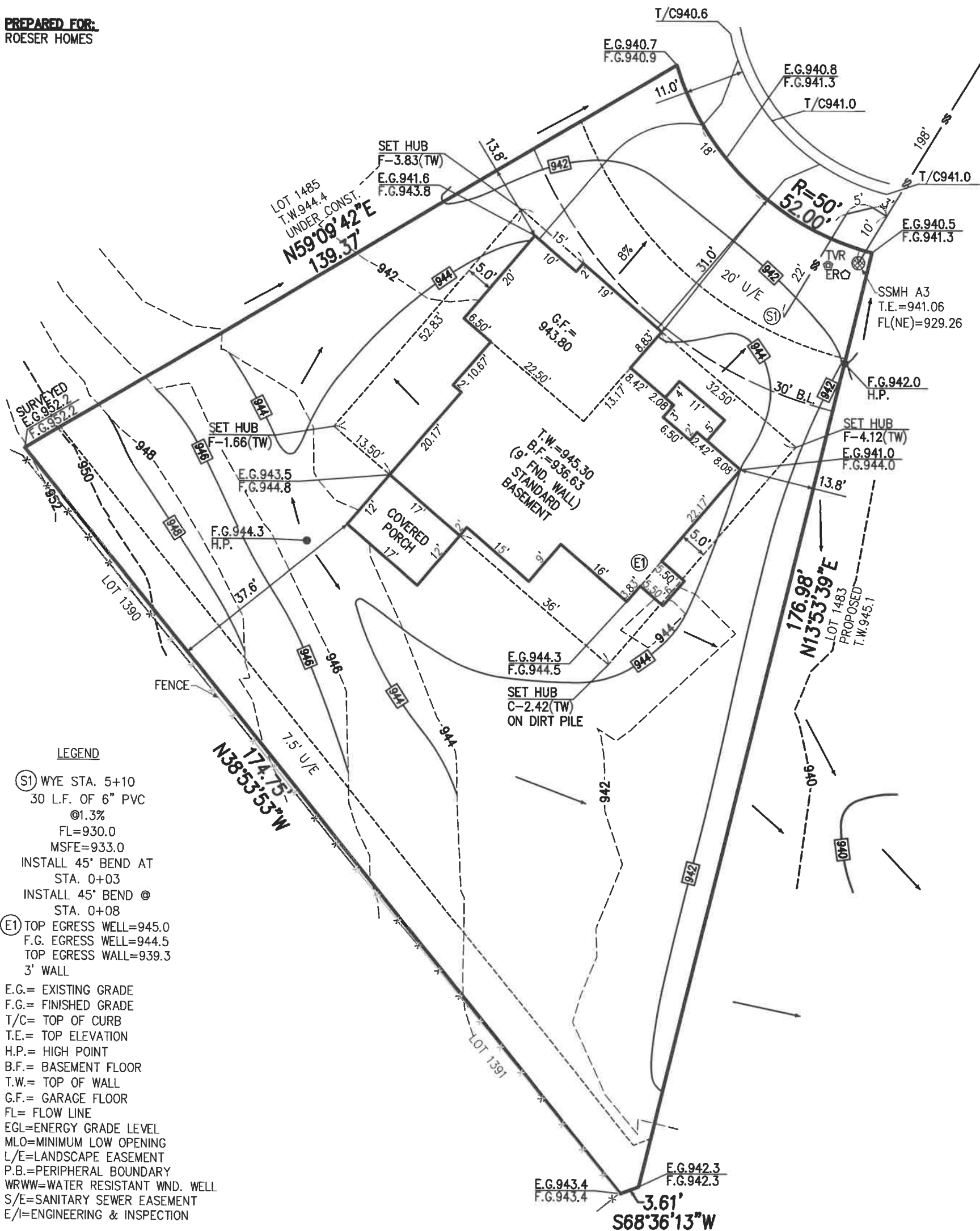
## LOT 1484

### WINTERSET VALLEY 13TH PLAT

### 3061 NW THOREAU LANE

THOREAU LANE  
(C-D-S)

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



#### LEGEND

- (S1) WYE STA. 5+10  
30 L.F. OF 6" PVC  
@1.3%  
FL=930.0  
MSFE=933.0  
INSTALL 45° BEND AT  
STA. 0+03  
INSTALL 45° BEND @  
STA. 0+08
- (E1) TOP EGRESS WELL=945.0  
F.G. EGRESS WELL=944.5  
TOP EGRESS WALL=939.3  
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

LOT AREA=15,993 SQ. FT.

DATE STAKED: 5/6/21  
SURVEY CREW: CM  
HOUSE TIES CHK'D: YES

#### LEGAL DESCRIPTION:

LOT 1484, WINTERSET VALLEY 13TH  
PLAT, LOTS 1472 THRU 1487, A  
SUBDIVISION OF LAND IN THE CITY  
OF LEE'S SUMMIT, JACKSON COUNTY,  
MISSOURI.

#### NOTES:

1. SQUARE FOOTAGE OF DRIVEWAY AS SHOWN: 1,073
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 WITHIN 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.



PLANNING  
ENGINEERING  
IMPLEMENTATION

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

PROJECT NO. 210380  
DATE: 4/13/21  
BY: DJP

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