



SCALE: 1"=20'
0 20

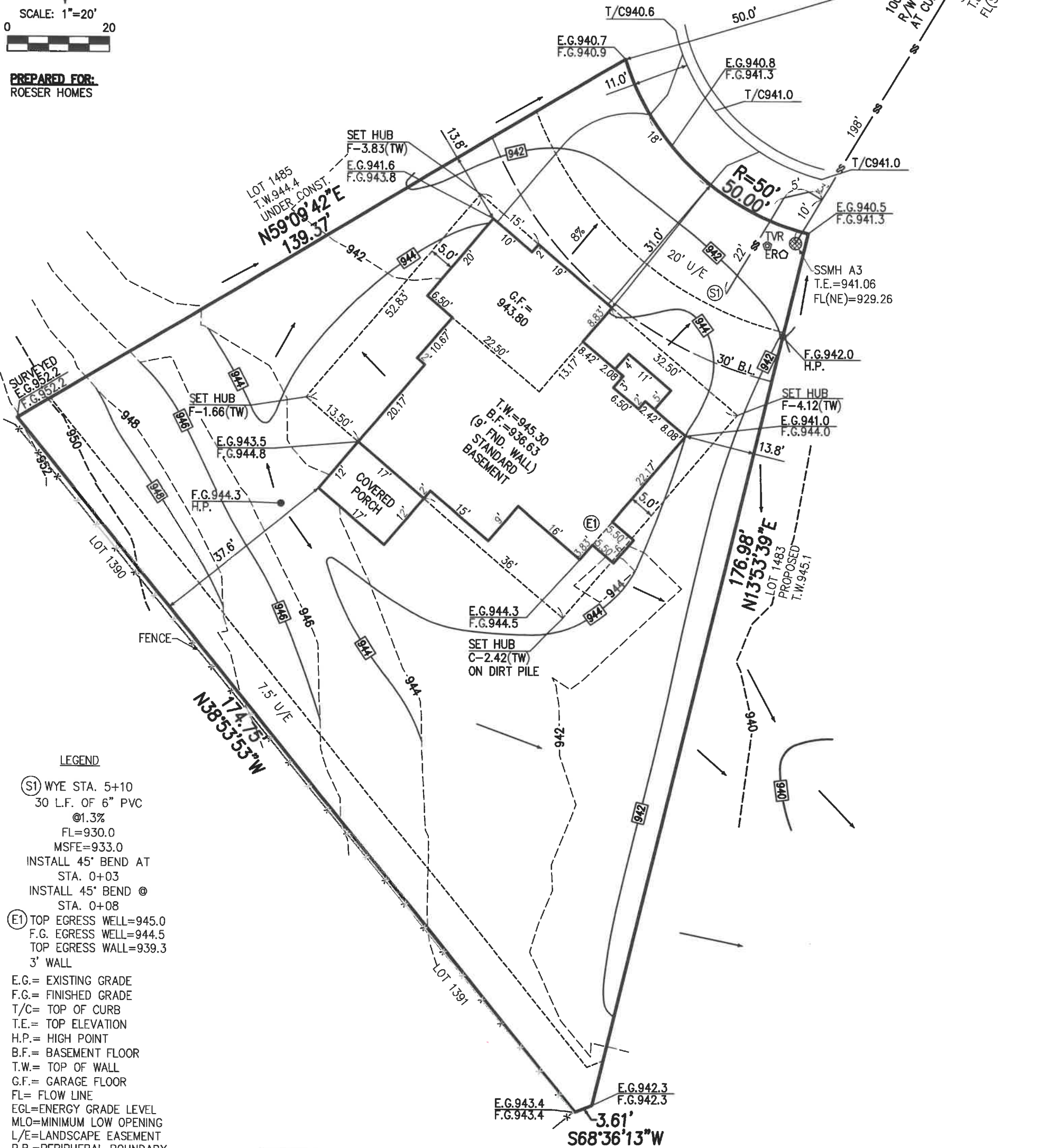
PREPARED FOR:
ROESER HOMES

PLOT PLAN

LOT 1484

WINTERSET VALLEY 13TH PLAT

3061 NW THOREAU LANE



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.

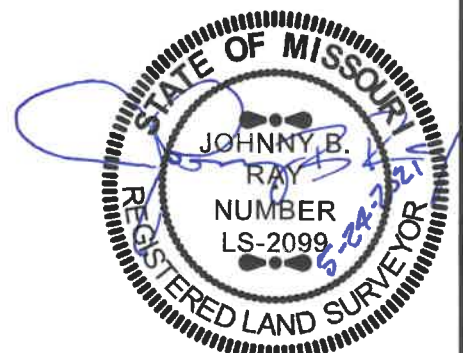
DATE STAKED: 5/6/21
SURVEY CREW: CM
HOUSE TIES CHK'D: YES

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:

- SQUARE FOOTAGE OF DRIVEWAY AS SHOWN: 1,073
- 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.
- A AS GRADED PLOT PLAN PER SECTION 7-160, CODE OF ORDINANCES IS REQUIRED PRIOR TO OCCUPANCY, AS GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING..
- REVISED: 5-24-21 CITY COMMENT ADRESSED



PLANNING
ENGINEERING
IMPLEMENTATION

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

PROJECT NO. 210380
DATE: 5/21/21
BY: PTT

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-381

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058