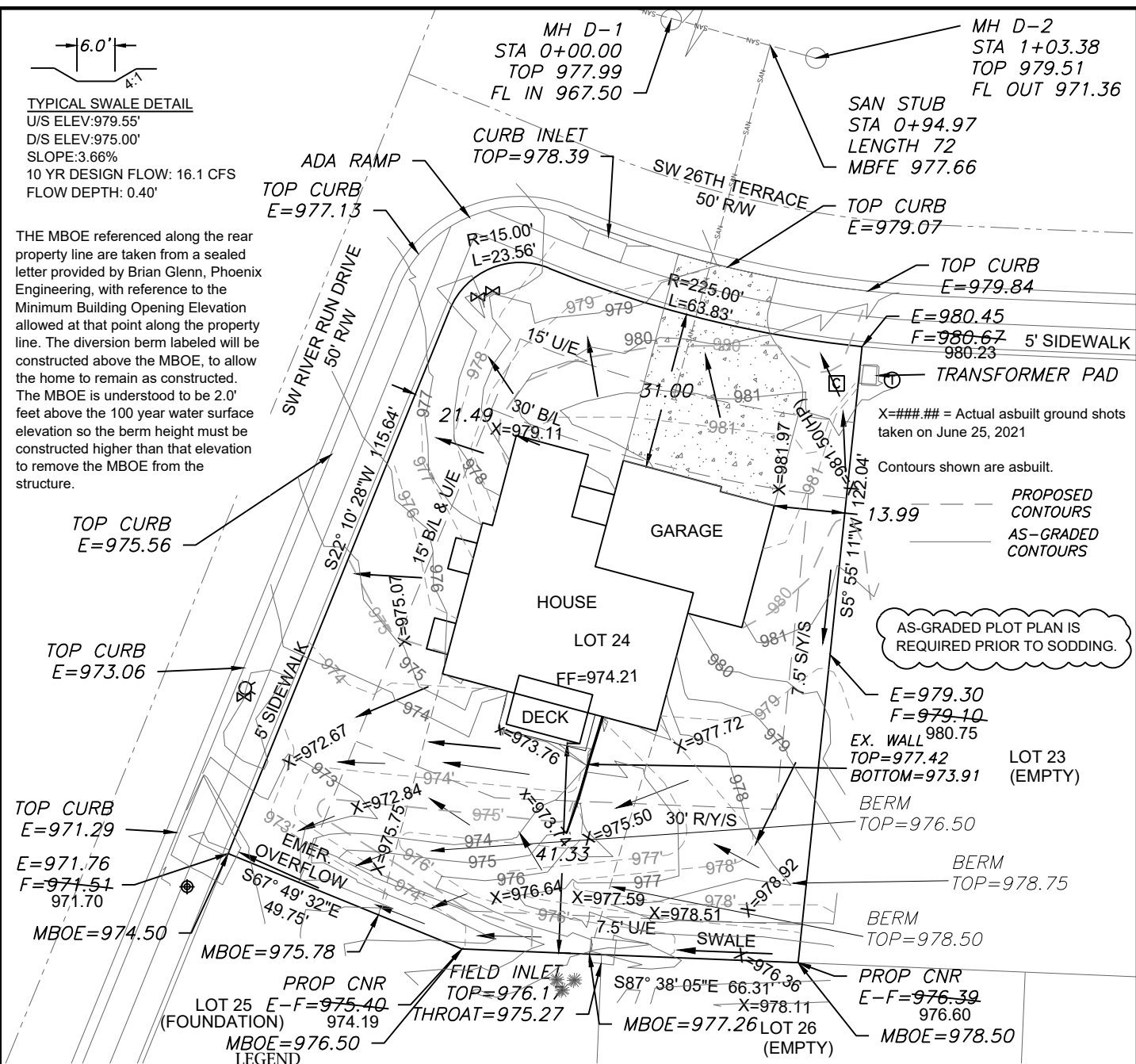


TYPICAL SWALE DETAIL

U/S ELEV:979.55'
D/S ELEV:975.00'
SLOPE:3.66%
10 YR DESIGN FLOW: 16.1 CFS
FLOW DEPTH: 0.40'

THE MBOE referenced along the rear property line are taken from a sealed letter provided by Brian Glenn, Phoenix Engineering, with reference to the Minimum Building Opening Elevation allowed at that point along the property line. The diversion berm labeled will be constructed above the MBOE, to allow the home to remain as constructed. The MBOE is understood to be 2.0' feet above the 100 year water surface elevation so the berm height must be constructed higher than that elevation to remove the MBOE from the structure.



AS-GRADED PLOT PLAN IS
REQUIRED PRIOR TO SODDING.

$E = 979.30$
 ~~$F = 979.10$~~
222.75

WALL 980.75
P=977.42 LOT 23
TTOM=973.91 (EMPTY)

ERM
OP=976.50

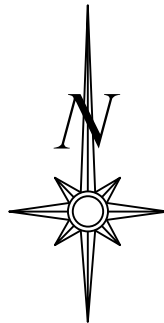
BERM
TOP=978.75

BERM
TOP=978.50

ROP CNR
-F=~~976.39~~
976.60

NOTE : A GRINDER PUMP SYSTEM
MAY BE REQUIRED ON THIS LOT.

AS-GRADED PLOT PLAN REQUIRED
PRIOR TO FINAL OCCUPANCY



Scale 1"=30'

LOT INFORMATION

12394 SQ. FT.
MBOE = 978.50
100YR SEL=976.50
MBFE=977.66
ADDRESS
1717 SW 26TH TERRACE

LEGAL DESCRIPTION

LEGAL DESCRIPTION
LOT 24, WHISPERING WOODS 1ST
PLAT, A SUBDIVISION AS
RECORDED IN LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI.

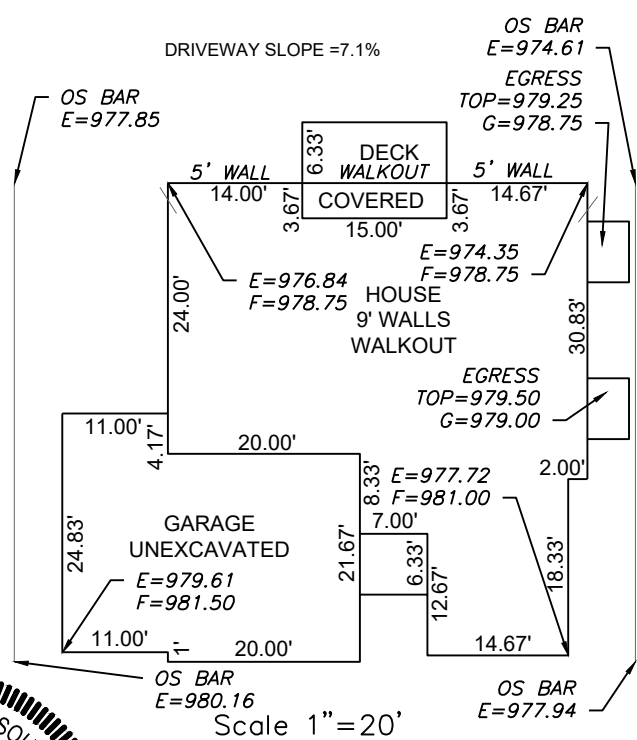
PROPOSED HOUSE

TOP FOUNDATION = 983.50
GARAGE FLOOR = 981.50
TOP FOOTING = 974.50
BASEMENT FLOOR = 974.83

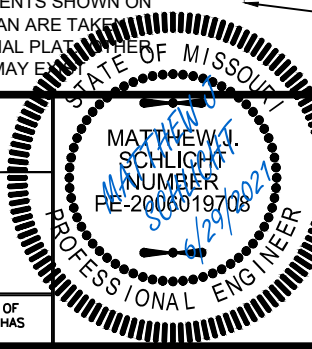
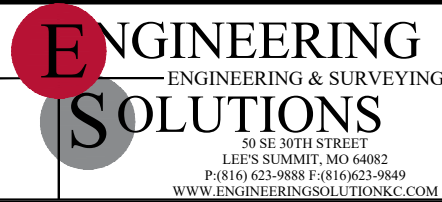
E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

NOTES

1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. THE EASEMENTS MAY E



Scale 1"=20'



AS-GRADED PLOT PLAN - LOT 24

WHISPERING WOODS 1ST PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

WALKER CUSTOM HOMES LLC
PO BOX 3194
INDEPENDENCE, MO 64064

PROJECT NO. 1	FILE NAME LOT 24, WHISPERING WOODS	DATE 3/9/20	SHEET 1	OF 1
Rev:				

THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE, DATE AND SEAL OF THE ENGINEER WHO SUPERVISED THE PREPARATION OF THIS DRAWING HAS BEEN AFFIXED HERETO.