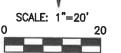
PLOT PLAN

LOT 34 WHISPERING WOODS SECOND PLAT, LOTS 34-50 1705 SW. 27TH STREET



PREPARED FOR: **NEW MARK HOMES**

287 146 SSMH B-3STA.0+00.00 T.E.=972.33 SSMH B-4FL(E)=965.00 64 STA.4+33.45 T.E.=986.46 FL(W) = 977.27SW 27TH STREET

LEGEND

- (S1) STA.0+00.00 MBE=976.84 8" X 4" PVC WYE STA.2+87.65
- E1) TOP EGRESS WELL= F.G. EGRESS WELL= TOP EGRESS WALL= 3' WALL
- (E2) TOP EGRESS WELL= F.G. EGRESS WELL= TOP EGRESS WALL= 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
- **★**= MINIMUM BASEMENT ELEVATION PER SANITARY PLAN **= MINIMUM LOW OPEN 980.03 LAG 979.5

50' TOTAL RIGHT OF WAY T/C984.2 T/C982.5 **EXISTING** WALK E.G.982.3 F.G.982.8 S87'38'05" T/C985.0 82.30 5' WALK TVR® E.G.985.0 F.G.985.3 FH O⊗Ø AT&T ₩ W VAULT 15' U/E (S1) EAST EDGE CONC. DRIVE SET HUB F-5.98(TW) E.G.983.6 H.P. 19867 3 SET HUB F-3.86(TW) 30' B.L 31.50 F.G.987.0 H.P. E.G.981.5 F.G.984.5 E.G.984.1 F.G.987.0 G.F.= 5.0' 987.00 16.50 0.17 8.33 7.83 LOT 29 T.W.984.8 UNDER CONST. V2.21.55.E 130.00 2155 2155 LOT 35 T.W.988.9 UNDER CO. * M.B.E.=976.84 T.W.=988.70 DAYLIGHT DAYLIGHT B.F.=980.03 T.W.983.0 T.W.983.0 3'-4" WALL (9' FND. WALL) 3'-4" WALL WALKOUT BSM'T. SET HUB F-11.52(TW) WALKOUT **WALKOUT DOOR COVERED F-9.42(TW) DECK E.G.975.5 F.G.979.5 17' 978 976 T.E.975.88 FENCE WITH APPARENT S87'48'22"E...51.80' ENCROACHMENT S86'48'37"E...30.50' € 20' S/E DOC. NO. 20011110889 20.0 SURVEYED -20' U/E SURVEYED 82.30 N87'38'05"w

LOT AREA=10,699 SQ. FT.

DATE STAKED: 12/9/21 SURVEY CREW: AJ HOUSE TIES CHK'D: YES

LEGAL DESCRIPTION: LOT 34, WHISPERING WOODS SECOND PLAT, LOTS 34-50, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

NOTES:

- 1. SQUARE FOOTAGE OF DRIVEWAY AS SHOWN: 1.079
- 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
- 3. CLIENT TO VERIFY ALL WALL HEIGHTS AS SHOWN PRIOR TO EXCAVATION AND POURING OF FOUNDATION.
- 4. REVISED 12-20-21 CITY COMMENTS ADDRESSED.





PLANNING **ENGINEERING** IMPLEMENTATION PHELPS ENGINEERING, INC 1270 N. Winchester

Olathe, Kansas 66061 (913) 393-1155 Fax (913) 393-1166

PROJECT NO. 210636

DATE: 12/14/21

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