



SCALE: 1"=20'  
0 20

PREPARED FOR:  
ROESER HOMES

# PLOT PLAN

## LOT 1483

### WINTERSET VALLEY 13TH PLAT

### 3057 NW THOREAU LANE

#### LEGEND

(S1) WYE STA 4+96  
49 L.F. OF 6" PVC  
@1.3%  
FL=929.5  
MSFE=932.5

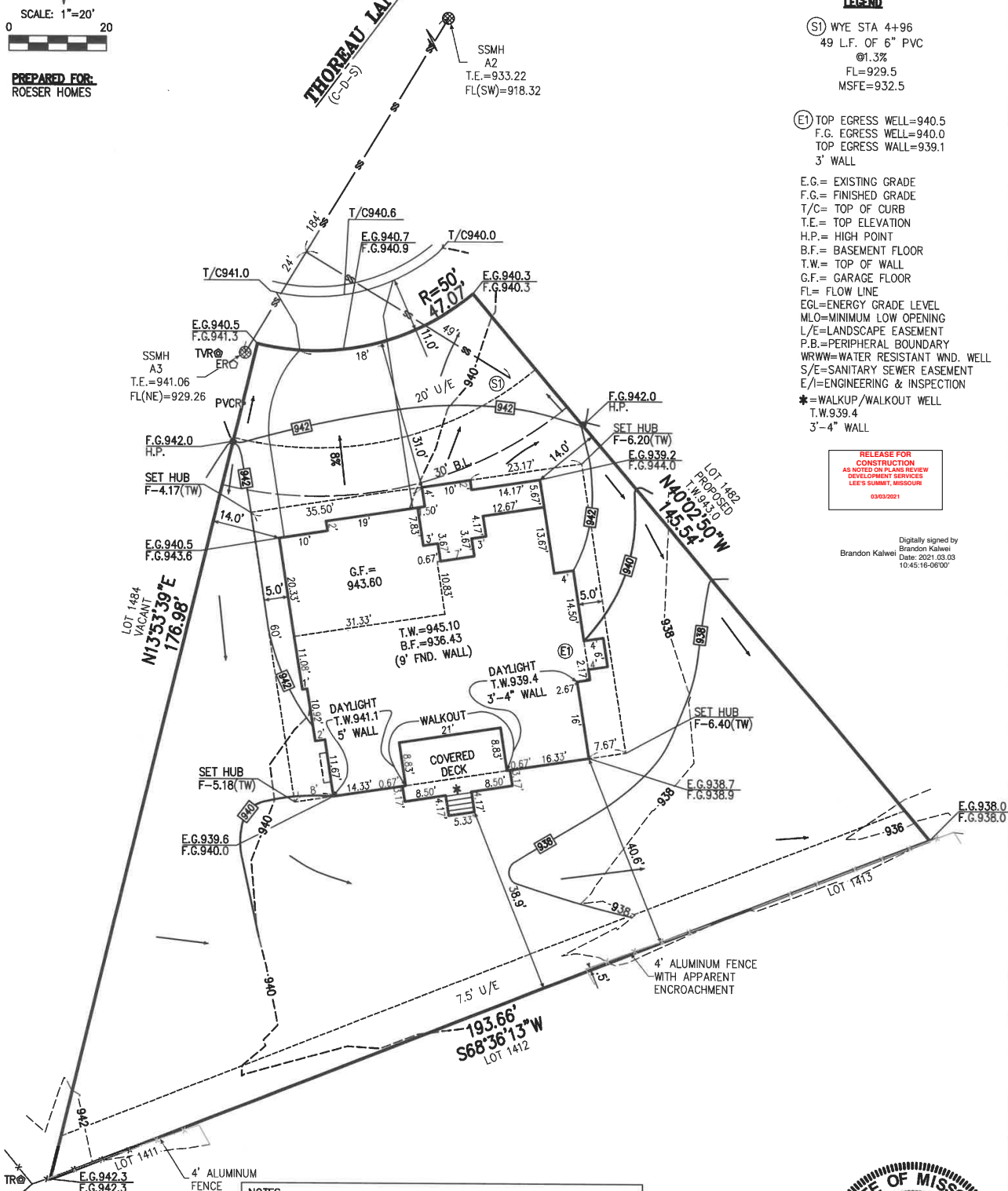
(E1) TOP EGRESS WELL=940.5  
F.G. EGRESS WELL=940.0  
TOP EGRESS WALL=939.1  
3' WALL

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

\*=WALKUP/WALKOUT WELL  
T.W.939.4  
3'-4" WALL

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
03/03/2021

Digitally signed by  
Brandon Kalwei  
Date: 2021.03.03  
10:45:16-0500



LOT AREA=17,764 SQ. FT.

DATE STAKED: 2/11/21

SURVEY CREW: CM

HOUSE TIES CHK'D: YES

#### LEGAL DESCRIPTION:

LOT 1483, 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: 1,131

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.

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



PLANNING  
ENGINEERING  
IMPLEMENTATION

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

PROJECT NO. 201201

DATE: 2/18/21

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-361  
MISSOURI  
CERTIFICATE OF AUTHORIZATION  
LAND SURVEYING-2007001128  
ENGINEERING-2007005058