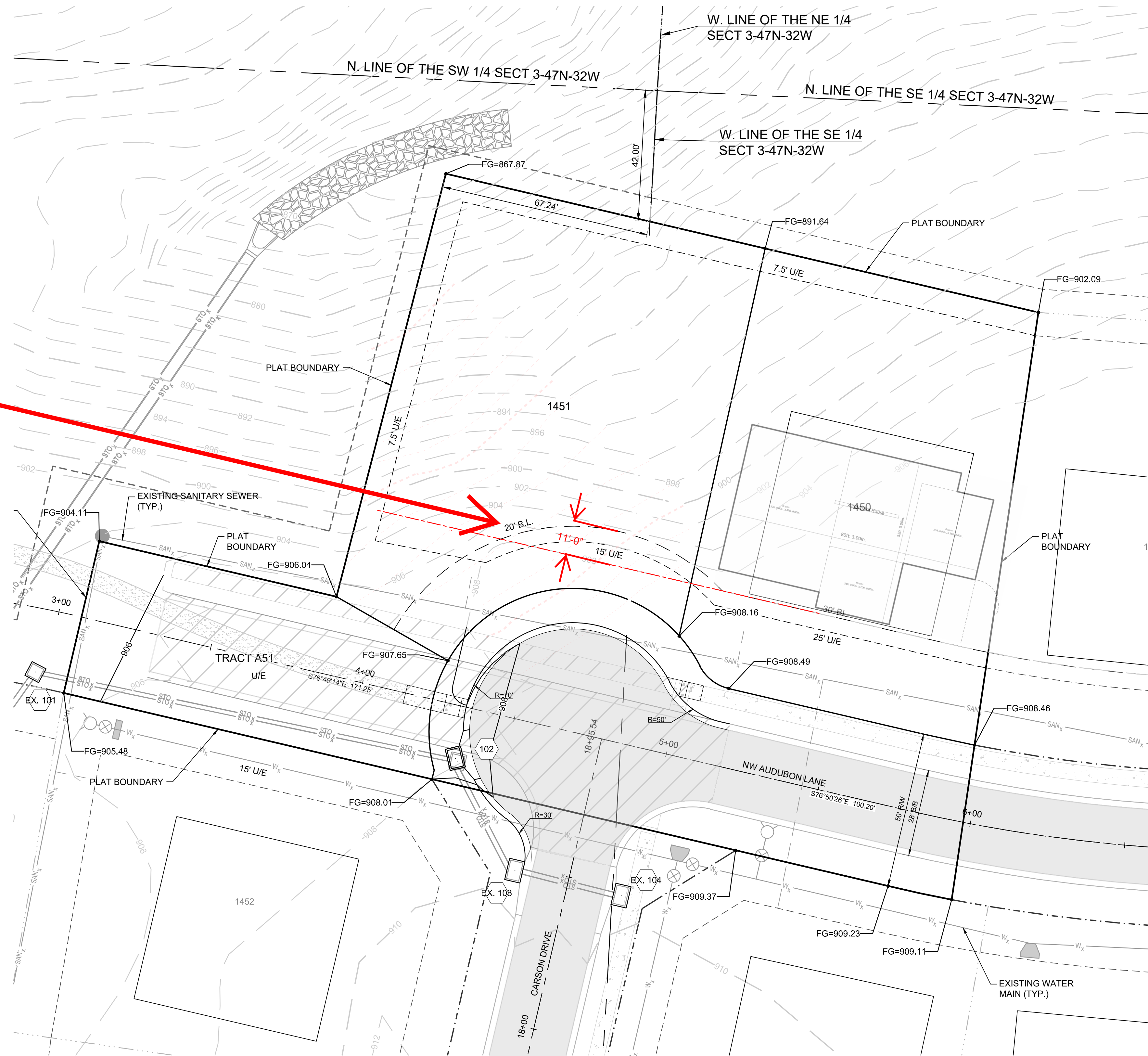


SECTION 3-47N-32W
LOCATION MAP
SCALE 1" = 2000'

The as developed and constructed lot originally had a front build line that was approximately 11' to the south of the current build line. NW Audubon Lane continued straight west to the future development of Winterset. In Spring of 2020, Gale development (David Gale) decided they wanted to proceed with installing the semi cul-d-sac or knuckle in the road and demo the straight through portion of Audubon Lane. That is when the build line moved back 11' (after the Steenson's had put a deposit on the lot, selected a builder, and selected a house plan). The demolition and new road construction was not completed until November of 2020. The rear setback issue was identified in Spring of 2021.



NOTES:

1. MBOE = MINIMUM BUILDING OPENING ELEVATION FOR HOUSES ADJACENT TO ENGINEERED OVERFLOW SWALES SHALL BE MINIMUM 2 FEET ABOVE THE 100 YR WATER SURFACE ELEVATION.
2. EGL = ENERGY GRADE LINE (100 YR)
3. WSE = WATER SURFACE ELEVATION (100 YR)
4. ENGINEERED SWALES TO BE GRADED TO NORMAL DEPTH OF FLOW (WATER SURFACE ELEVATION) OR 1.0 FT, WHICHEVER IS GREATER. MINIMUM SLOPE OF ENGINEERED SWALES SHALL BE AS NOTED.
5. MBOE'S ADJACENT TO SUMPED INLETS SHALL BE A MINIMUM OF 1' ABOVE TOP OF ADJACENT BERM

- FG=000.00 DENOTES FINISHED GRADE ELEVATION
- EX=000.00 DENOTES EXISTING GRADE ELEVATION
- HP=000.00 DENOTES LOT HIGH POINT ELEVATION

LOT TYPE TABLE		
LOT#	BASEMENT	TYPE
1450		WALKOUT
1451		WALKOUT

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCH MARK:

BM JA-136, LOCATED AT INTERSECTION OF SW OLDHAM PARKWAY AND SW WARD ROAD, 61 FT SOUTH OF CL OF OLDHAM PARKWAY AND 28.9 FT EAST OF THE EAST EDGE OF WARD ROAD.
ELEV. 993.11'

PROJECT BENCH MARK:

SANITARY MANHOLE H2 AT NW CORNER OF LOT 1153 WINTERSET VALLEY 1ST PLAT, APPROX. 39' RT. OF CL OF NW PEALE BLVD.
ELEV. 935.45'

SKETCH #3
2/15/22 - Lot modifications made by developer that reduced the buildable depth of the lot by approximately 11' Bill Steenson



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

WINTERSET VALLEY REPLAT LOTS 1450, 1451, & TRACT A51
SEDIMENT CONTROL PLAN, MASTER DRAINAGE PLAN, STREET,
AND STORMWATER PLANS
NW CARSON DRIVE & AUDUBON LANE
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

DRAWN BY:	DATE PREPARED:
RPM	04/15/2020
CHECKED BY:	PROJ. NUMBER:
MAB	20-074

MDP SPOT
ELEVATIONS

SHEET