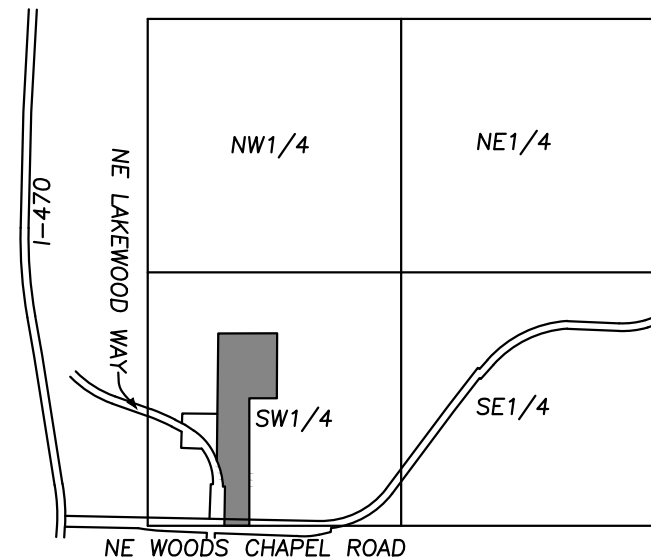


\\PHILIPS-SERVER\Projects\121142\Drawings\STORM Master Drainage Plan.dwg Layout:2 Feb 21, 2024 10:08am Kyle Detters



Know what's below.
Call before you dig.



VICINITY MAP
SEC. 9-48-31

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

NOTE:

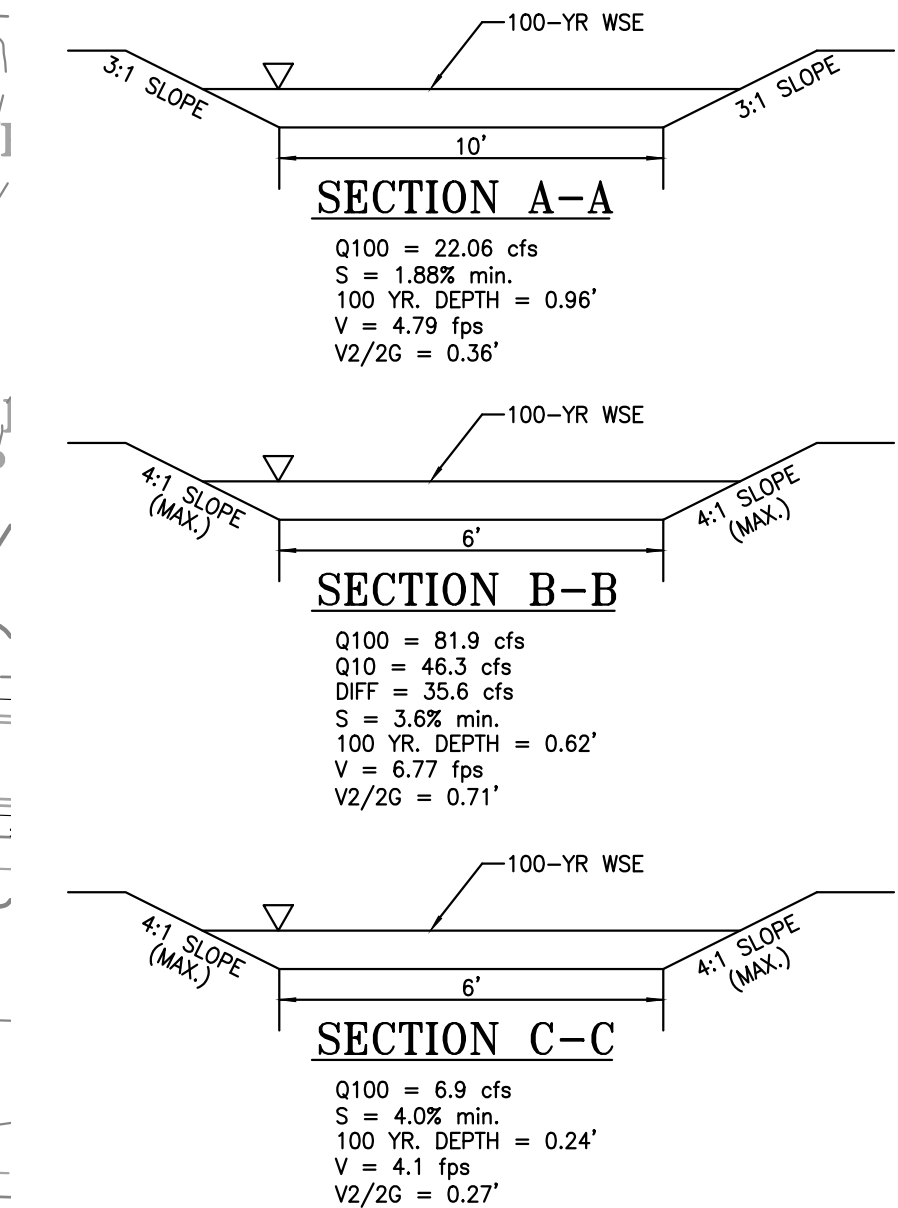
LOTS 11, 12, 17-25 & 27-30 HAVE BEEN IDENTIFIED AS LOTS REQUIRING AS-GRADED PLOT PLANS. THESE LOTS HAVE BEEN DISTINGUISHED WITH "AGPP" ON THE PLAN. AS-GRADED PLOT PLANS ARE REQUIRED DUE TO EITHER SPECIFIC GRADING THAT PART OF THE OVERALL STORMWATER DESIGN OR THE LOT'S PROXIMITY TO ENGINEERED SWALES, DRAINAGE WAYS, DETENTION BASINS, OR DRAINAGE BERMS.

OIL-GAS WELLS:

MISSOURI DEPARTMENT OF NATURAL RESOURCES, MISSOURI GEOLOGICAL SURVEY, GEOSTRAT WEBSITE INDICATES THERE ARE TWO WELLS DRILLED ON THIS PROPERTY. ID #095-00155 IS SHOWN AS A DRY HOLE, DATED 10/27/1938. ID# 0005120 IS SHOWN AS AN EXPLORATORY HOLE, DATED 10/28/1938. PHELPS ENGINEERING HAS MADE A FIELD INVESTIGATION AND FOUND NO VISIBLE EVIDENCE OF THESE WELLS ON THE PROPERTY, AS OF THIS DATE.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, PANEL NO. 29095C0430G, AND DATED JANUARY 20, 2017.



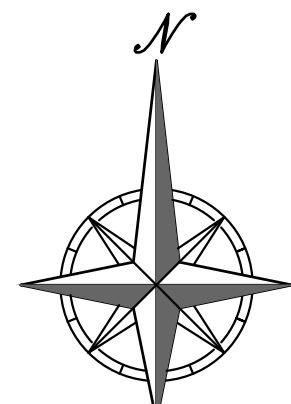
NOTE:
SEE SHEET 25 FOR LIMITS OF TRM INSTALLATION WITHIN SWALES

Orchard Woods Lot Type Table

Lot #	Lot Type	MBOE
1	A/G	972.0
2	A/G	967.9
3	A/G	967.1
4	A/G	965.1
5	A/G	961.5
6	A/G	957.5
7	A/G	952.6
8	A/G	946.7
9	A/G	940.7
10	A/G	934.6
11	A/G	930.7
12	D/L	925.2
13	W/O	925.6
14	W/O	929.9
15	W/O	934.1
16	W/O	938.5
17	A/G	954.8
18	A/G	953.5
19	A/G	948.5
20	A/G	944.0
21	A/G	939.4
22	W/O	937.1
23	D/L	939.3
24	A/G	942.3
25	A/G	947.8
26	A/G	944.3
27	A/G	944.0
28	A/G	942.0
29	A/G	944.0
30	A/G	944.0
31	W/O	952.1
32	W/O	958.0
33	D/L	962.8
34	A/G	969.5

LEGEND

— PL — PROPERTY LINE
— LOT LINE
— R/W — RIGHT-OF-WAY
— 920 — EXISTING CONTOURS
— 918 — EXISTING CONTOURS
— 920 — PROPOSED CONTOURS
— 918 — PROPOSED CONTOURS
A/G — AT GRADE
D/L — DAYLIGHT
W/O — WALKOUT



SCALE: 1"=60'
0' 60' 120'

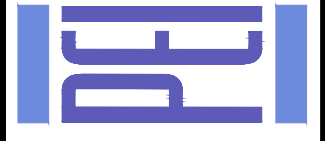
"AS-BUILT"

DATE: 11-13-23 BY: JTK



PHELPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 993-1155
Fax (913) 993-1166
www.phelpsiengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION



MASTER DRAINAGE PLAN
ORCHARD WOODS
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO.	211142	DATE	2-27-23	REVISIONS	BY	APP.
DATE	10-21-2022	DRAWING	1	2-27-23	JMO	DEU
CHECKED	DEU	APPROVED	DEU	1	JMO	DEU
CORPORATE	DATE OF AUTHORIZATION	3	6-15-23	REVISED PER CITY COMMENTS	MRH	DEU
LAND SURVEYING	— LS-82	4	7-20-23	REVISED PER CITY COMMENTS	MRH	DEU
ENGINEERING	— E-361	5	10-11-23	REVISED TOP OF CURB ELEVATIONS	KAD	DEU
CERTIFICATE OF AUTHORIZATION	LAND SURVEYING-200701028					
ENGINEERING-200700035						

SHEET

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