

# PLOT PLAN

## LOT 33

### ORCHARD WOODS

#### 4005 NE APPLE GROVE DRIVE



SCALE: 1"=20'



**PREPARED FOR:**  
JWM CUSTOM HOMES, LLC.  
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**LEGEND**

- (S1) MSFE=961.5  
6" ON 8" WYE  
2 L.F. 6" PVC RISER  
& 38 L.F. 6" PVC  
14' DDS  
FL@EOS=958.5
- (E1) TOP EGRESS WELL=970.2  
F.G. EGRESS WELL=969.7  
TOP EGRESS WALL=965.7  
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

- ▬ = FOUND CURB CUT
- = FOUND MAG. NAIL
- = FOUND SURVEY MONUMENT (ORIGIN UNKNOWN UNLESS DESCRIBED)

**LOT AREA=10,097 SQ. FT.**

DATE STAKED: 3-8-24  
SURVEY CREW: AJ, CHRIS  
HOUSE TIES CHK'D: YES

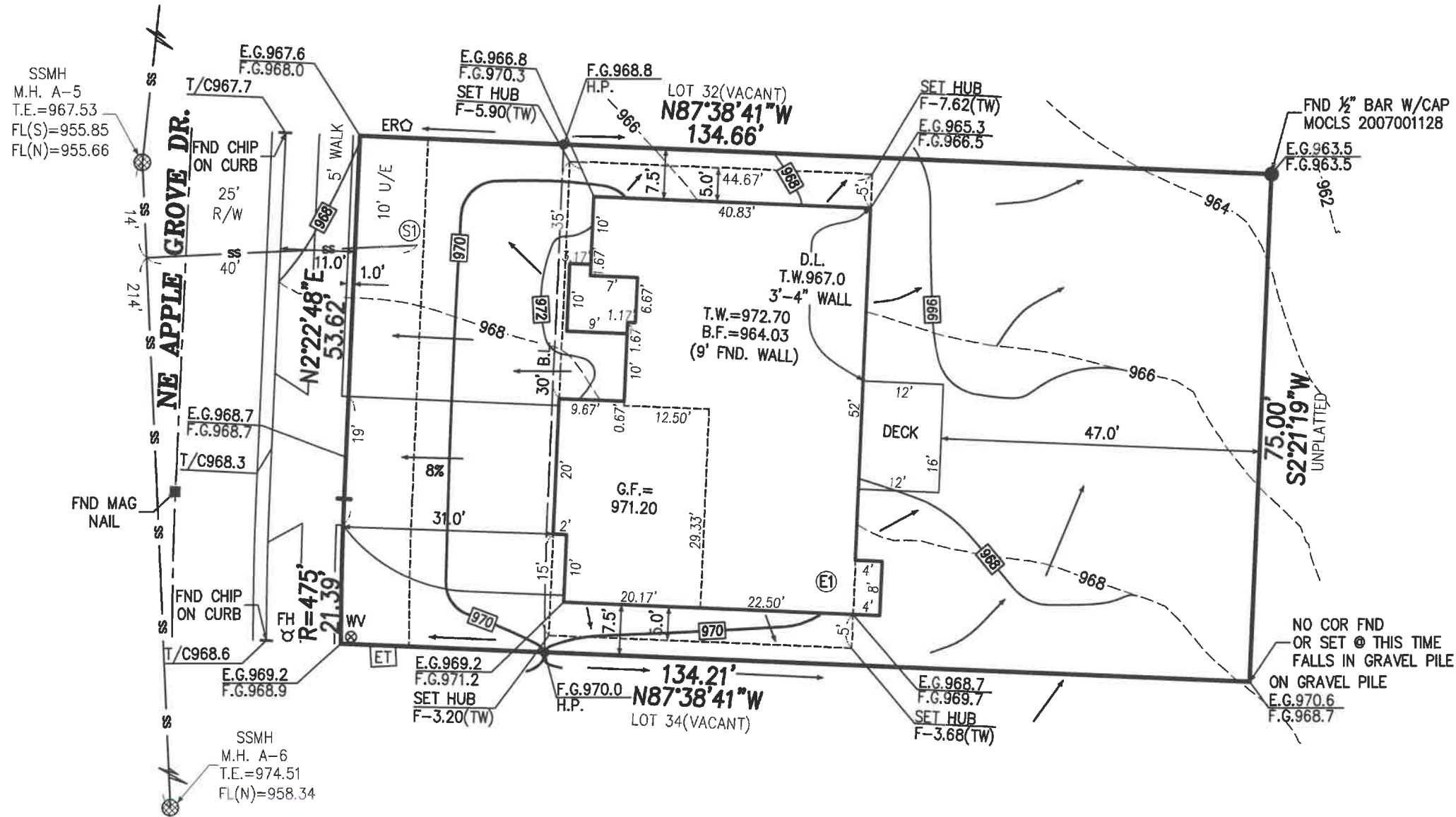
**LEGAL DESCRIPTION:**  
LOT 33, ORCHARD WOODS, LOTS 1-34 AND TRACT A, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

1. This plot plan is COPYRIGHTED and is the sole property of Phelps Engineering, Inc. This plot plan is to be used for the sole purpose of obtaining an original building permit for the house or structures as indicated hereon. Any modifications to this plan without the written consent of Phelps Engineering, Inc., will be considered an infringement of this copyright and subject the violator to all enforcement rights of Phelps Engineering, Inc. including claims for damages resulting therefrom.

2. It is the responsibility of the builder and its subcontractors to locate all utilities prior to construction and verify no utility conflicts exist with the proposed locations of improvements. Utilities to be relocated or that are damaged by the builder (or its subcontractors) shall be repaired, relocated, or replaced at their expense.

**NOTES:**

1. SQUARE FOOTAGE OF DRIVEWAY AS SHOWN: 1,059
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.



NO COR FND OR SET @ THIS TIME FALLS IN GRAVEL PILE ON GRAVEL PILE  
E.G.970.6  
F.G.968.7

CERTIFICATE OF AUTHORIZATION  
KANSAS  
LAND SURVEYING - LS-82  
ENGINEERING - E-381  
MISSOURI  
LAND SURVEYING-2007001128  
ENGINEERING-2007005058

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.

Note: Builder shall obtain a building permit prior to any construction to ensure that this site plan meets City approval.

PROJECT NO. 24014B  
DATE: 3/18/24  
BY: JTK

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PLANNING  
ENGINEERING  
IMPLEMENTATION

