

NO UTILITIES WERE LOCATED AS PART OF THIS PLOT PLAN. THE CONTRACTOR SHALL CALL MISSOURI ONE-CALL SYSTEM, INC. AT 1.800.344.7493, PRIOR TO BEGINNING ANY CONSTRUCTION OR EXCAVATION.

THE CONTRACTOR OR CONTRACTORS SHALL VERIFY THAT THE FOUNDATION DIMENSIONS SHOWN AND THE CONSTRUCTION STAKING ARE IN COMPLIANCE WITH THE OWNERS OR BUILDERS FOUNDATION PLAN. CUTS AND FILLS SHOWN ON CONSTRUCTION STAKING ARE FOR ASSISTANCE IN EXCAVATION ONLY. FINAL BASEMENT OR TOP OF FOUNDATION ELEVATIONS SHALL BE MADE BY THE OWNER OR CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES.

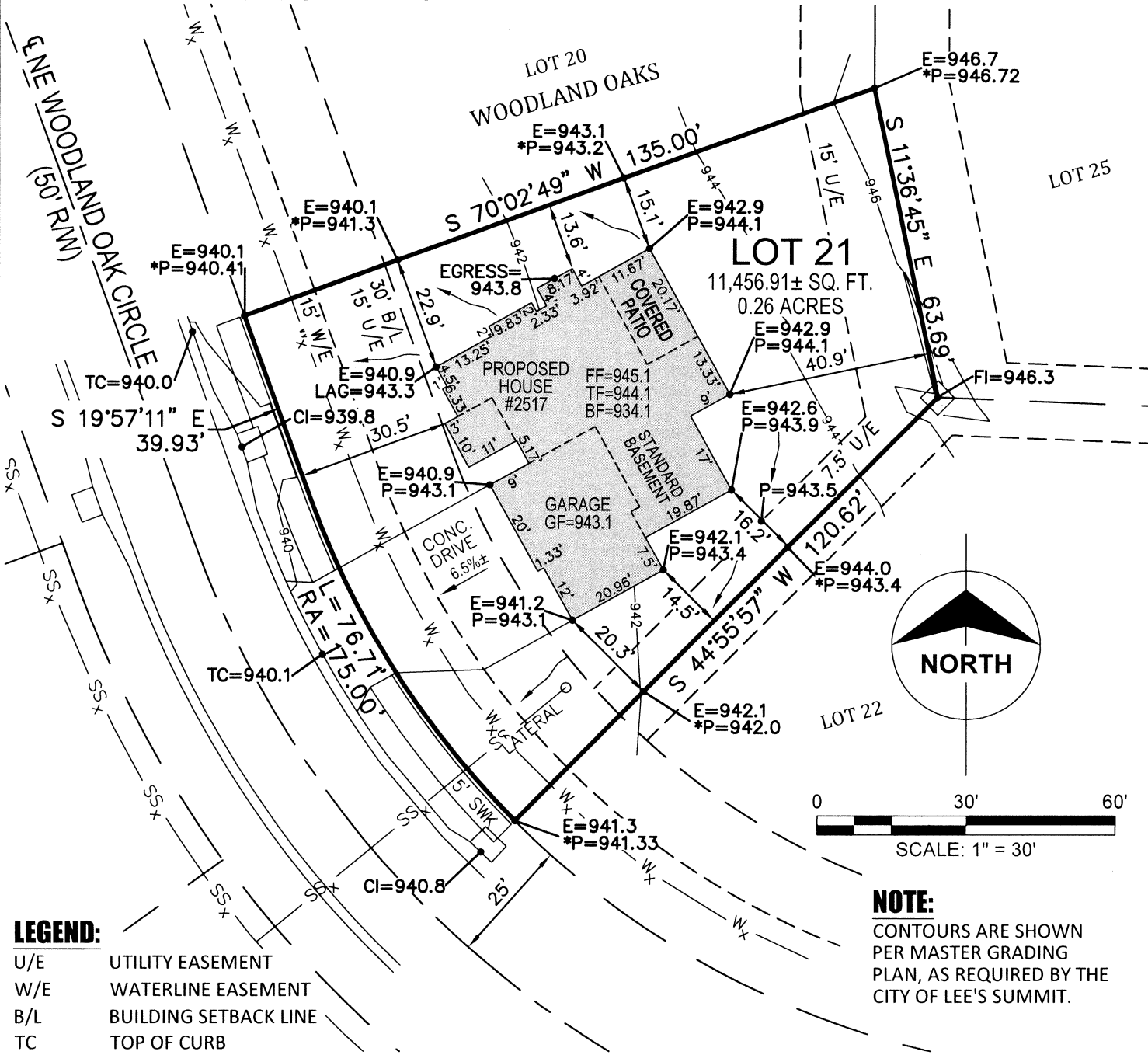
PLOT PLAN

NOTE:
NO TITLE REPORT WAS PROVIDED BY THE CLIENT. POWELL CWM, INC. ASSUMES NO RESPONSIBILITY FOR BOUNDARY OR EASEMENTS NOT SHOWN.

THE CLIENT HAS MADE AN AGREEMENT THAT THIS IS NOT A BOUNDARY SURVEY.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL PROPERTY LINES PRIOR TO BEGINNING CONSTRUCTION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE DEPTH OF THE SANITARY SEWER IN RELATION TO THE FOUNDATION PRIOR TO POURING THE FOUNDATION.



LEGEND:

- U/E UTILITY EASEMENT
- W/E WATERLINE EASEMENT
- B/L BUILDING SETBACK LINE
- TC TOP OF CURB
- E EXISTING GRADE
- P PROPOSED GRADE
- *P PROPOSED GRADE PER MDP
- LAG LOWEST ADJACENT GRADE
- SSx SANITARY SEWER PIPE
- Wx WATERLINE
- R/W RIGHT-OF-WAY
- FF FINISHED FLOOR
- BF BASEMENT FLOOR
- TF TOP OF FOUNDATION
- GF GARAGE FLOOR
- CI CURB INLET
- FI FIELD INLET
- MBOE MIN. BASEMENT OPENING ELEVATION

DESCRIPTION:

LOT 21, WOODLAND OAKS, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

NOTE:

CONTOURS ARE SHOWN PER MASTER GRADING PLAN, AS REQUIRED BY THE CITY OF LEE'S SUMMIT.



JEREMY M. POWELL, PMP, PLS, CFedS, ENV SP
MO LS 2007000084

POWELL
CWM
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1
Independence, MO 64057
816.373.4800 | powellcwm.com

Certificates of Authority
Architecture:
MO 310 | KS 73
Engineering:
MO 4 | KS 241
Land Surveying:
MO 123 | KS 36

2517 NE WOODLAND OAK CIRCLE
LEE'S SUMMIT, JACKSON COUNTY, MO

CLIENT: JW THOMAS, LLC

PROJECT NO.
25-2318

SCALE:
1"=30'

DATE:
06/27/25