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

## **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 REGINNING CONSTRUCTION.

STAKING ARE FOR ASSISTANCE IN EXCAVATION LINES PRIOR TO BEGINNING CONSTRUCTION. ONLY. FINAL BASEMENT OR TOP OF FOUNDATION IT IS THE RESPONSIBILITY OF THE CONTRACTOR ELEVATIONS SHALL BE MADE BY THE OWNER OR TO VERIFY THE DEPTH OF THE SANITARY SEWER CONTRACTOR. IN RELATION TO THE FOUNDATION PRIOR TO THE CONTRACTOR SHALL PROVIDE FOR POSITIVE POURING THE FOUNDATION. NOTE: DRAINAGE AWAY FROM BUILDING AT ALL TIMES. APPROVAL IS REQUIRED PRIOR TO ANY FUTURE DECK CONSTRUCTION CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE LOT 96 E=938.2 P=938.13 N 84'41'43" E 129.97 E=951.2 P=949.6 940 (MH) E=947.1 LAG=947.0 20'PROPOSED HOUSE #4705 FF=957.0 BF=947.0 MBFE=946.93 MBOE (R)=945.67 MBOE (L)=941.05 N 15 8/1 m FL SWALE=939.5 46.3 S 77.2 ARATOG (50' R/W) 02.28 5 E=952.5 P=956.0 LOT 95 .09 10 10,738.24± SQ. FT. WALKOUT 5.7%± GARAGE GF=956.0 D m 30.8 50.1 0 FI SWALE=942.31 CONC E=950.3 P=947.6 DRIVE 20.67 TC=953.6 E=952.0 P=952.4 95, P=952.5 P=956.0 E=943.3 P=942.99 TC=953.9 89'56'01" E E=952.3, P=951.5 129.65 MONTICELLO - 3RD PLAT AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO DESCRIPTION: SODDING LOT 95, MONTICELLO - 3RD PLAT LOTS 68-108 & TRACT G-J, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. LEGEND: addition of March UTILITY EASEMENT U/E **BUILDING SETBACK LINE** B/L TC TOP OF CURB E **EXISTING** NORTH P **PROPOSED** FI FIELD INLET LAG LOWEST ADJACENT GRADE S-201-1020708 (MH) MANHOLE · SS, SANITARY SEWER WATERLINE 60' 30 **SWALE** JED A.M. BAUGHMAN, PLS SCALE: 1" = 30" R/W RIGHT-OF-WAY LS 2014020708



ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1 Independence, HO 64057 816.373.4800 | powellowm.com

Architecture:
MO 310 | 85 73
Engineering:
MO 4 | 85 241
Land Surveying:
MO 123 | 85 36

4705 NE SARATOGA COURT LEE'S SUMMIT, JACKSON COUNTY, MO PROJECT NO.

19-1538

SCALE:
1"=30'

DATE:

05/10/19

CLIENT: NICK ZVACEK CONSTRUCTION