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.

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 POLIFING THE FOUNDATION

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.

POURING THE FOUNDATION. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES. € NE BRANDYWINE RD CI=920.0 (50' R/W) ΓC=921.0 920.0 E=919.9 TC = 921.4RA = 675.005 SWK =921.8 =920.98 921.9 =76.60W_x W_{\times} LATERAL 30.6 15 U/E 3 .925 301 B/L E=920.9 LAG=920.3 E=920.8 .33 10 10.2 =923.1 =921.0 22.83' in MONTICELLO - 1ST PLAT LOTS 1-32 & TRACT A-C 90 '45" .95' **GARAGE** PROPOSED 6 923.0 924.4 20 HOUSE #1325 39, 11.3 FF=923.0 BF=914.0 STANDARD BASEMENT LOT 21 EGRESS WINDOW=922 MBFE=910.0 917.2 922. **922**. MBOE=N/A 17.7' 924.0 45.67 921 =921.0 E=920.9 P=920.3 DECK 12, =921.5 =922.3 AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO LOT 22 SODDING D/E 10,826.44± SQ. FT. 56. 0.25± ACRES ŝ 7.5 4. =921.1 7.5' U/E =921.9 =921.22921.9 CONTRACTOR SHALL 85°35'18" FI=922.0 E 91.30' ASSURE POSITIVE DRAINAGE

DESCRIPTION:

60'

LOT 22, MONTICELLO - FIRST PLAT LOTS 1-32 & TRACT A-C, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

LEGEND:

L/E LANDSCAPE EASEMENT

U/E UTILITY EASEMENT

B/L BUILDING SETBACK LINE

EX. EXISTING

SWK SIDEWALK

CI CURB INLET

EL ELELD INLET



JEREMY M. POWELL, PLS, CFedS LS 2007000084

POWELL

A R C H I T E C T U R E / E N G I N E E R I N G / S U R V E Y I N G

NORTH

30'

SCALE: 1" = 30

3200 S. State Route 291, Bldg. I 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

1325 NE BRANDYWINE ROAD LEES SUMMIT, JACKSON COUNTY, MO 18-1367
SCALE:

PROJECT NO.

1"=30' DATE:

CLIENT: NICK ZVACEK CONSTRUCTION

05/24/18