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 POURING 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.

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

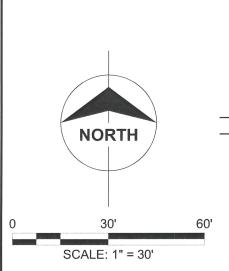
CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE

ENE GOSHEN DRIVE (50' R/W) Š TC=951.0 TC=949.7 25' E = 951.6P=951.76 88'04'12 W 80.00 . W_x 10' U/E E=947.7 P=947.76 950-30.2 10%± CONC. DRIVE E=950.8 P=953.8 E=952.3 P=953.8 30' B/L E=953.0 P=952.6 12.5 12 S, E=951.5 LAG=952.3 GARAGE GF=953.8 25. 49, 4 E=953.8 P=954.2 12.5 E=951.1 P=947.1 ROPOSED MONTICELLO - 3RD PLAT Se Se ≥ ≥ 12.5 HOUSE #1245 LOT 67 16.35 MONTICELLO 2ND PLAT 48, 949 FF=955.8 TF=954.8 BF=945.8 MBOE=947.4 48 STANDARD BASEMENT 950 39. 55, .55° : S MBFE=941.21 9 EGRESS=952.7 **VERED** S 6' S SWALE E=955.0 P=956.4 PATIO E=951.7 P=951.9 E=952.5 P=952.9 4:1 4:1 355 TYPICAL SWALE DETAIL SWALE 958 68 10' U/E F=959.9 10,0/18.97± SQ.)FT. P=959.62 E = 955.6P=955.22 xN 88°01'51 **NOTES:** 80.00'·x

- 1. CONTOURS ARE SHOWN PER MASTER GRADING PLAN, AS REQUIRED BY THE CITY OF LEE'S SUMMIT.
- 2. APPROVAL IS REQUIRED PRIOR TO ANY FUTURE DECK CONSTRUCTION.

DESCRIPTION:

LOT 68, MONTICELLO - 3RD PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.



LEGEND: U/E UTILITY EASEMENT B/L **BUILDING SETBACK LINE** TC TOP OF CURB Ε **FXISTING** Р **PROPOSED** LAG LOWEST ADJACENT GRADE SANITARY SEWER PIPE WATERLINE · W., R/W **RIGHT-OF-WAY** FF FINISHED FLOOR BF **BASEMENT FLOOR** TOP OF FOUNDATION TF GF **GARAGE FLOOR** MINIMUM BASEMENT OPENING ELEVATION **MBOE**

JEREMY M. POWELL, PLS, CFedS LS 2007000084

OF MISO

POWELL

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

MBFF

C W M

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

1245 NE GOSHEN DRIVE LEE'S SUMMIT, JACKSON CO**RFIEA, SECTO**

MINIMUM BASEMENT FLOOR ELEVATION

PROJECT NO. 20-1772

EASE FOR CONSTRUCT
AS NOTED ON PLANS REVIEN
CODES AUMINISTRATION
LEE'S SUMMIT MISSOURI

DATE: TION 08,03/2920/20

CLIENT: NICK ZVACEK CONSTRUCTION 08,03

ARCHITECTURE/ENGINEERING/SURVEYING