

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.

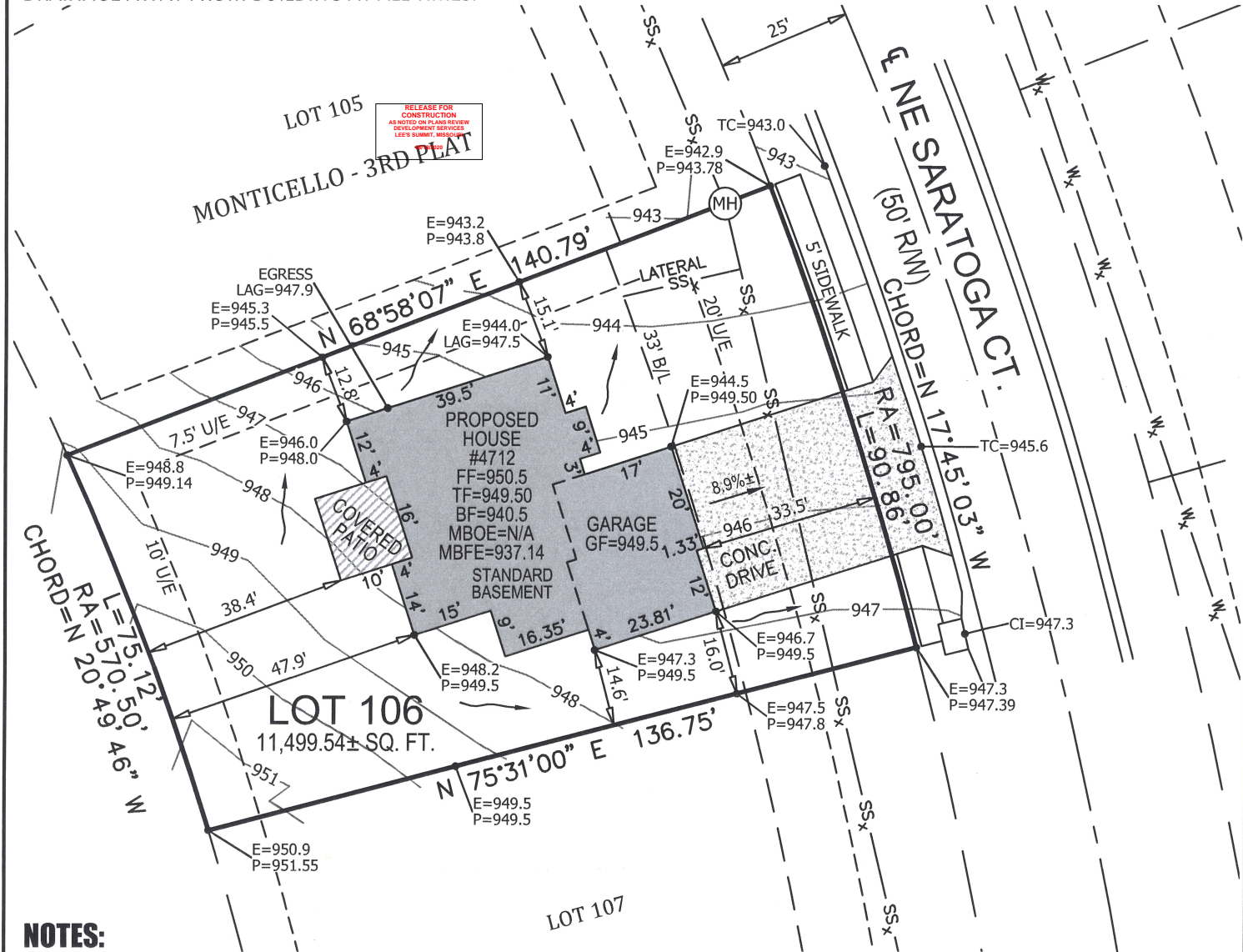
CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE

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.



NOTES:

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.

LEGEND:

- |                 |                                    |
|-----------------|------------------------------------|
| U/E             | UTILITY EASEMENT                   |
| B/L             | BUILDING SETBACK LINE              |
| TC              | TOP OF CURB                        |
| CI              | CURB INLET                         |
| E               | EXISTING                           |
| P               | PROPOSED                           |
| LAG             | LOWEST ADJACENT GRADE              |
| SS <sub>x</sub> | SANITARY SEWER PIPE                |
| W <sub>x</sub>  | WATERLINE                          |
| R/W             | RIGHT-OF-WAY                       |
| FF              | FINISHED FLOOR                     |
| BF              | BASEMENT FLOOR                     |
| TF              | TOP OF FOUNDATION                  |
| GF              | GARAGE FLOOR                       |
| MBOE            | MINIMUM BASEMENT OPENING ELEVATION |
| MBFE            | MINIMUM BASEMENT FLOOR ELEVATION   |

DESCRIPTION:

LOT 106, MONTICELLO - 3RD PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.



0 30' 60'  
SCALE: 1" = 30'



JEREMY M. POWELL, PLS, CFedS  
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

4712 NE SARATOGA COURT  
LEE'S SUMMIT, JACKSON COUNTY, MO

CLIENT: NICK ZVACEK CONSTRUCTION

PROJECT NO.  
20-1773  
SCALE:  
1"=30'  
DATE:  
07/20/20