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

AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO OCCUPANCY

DRAINAGE AWAY FROM BUILDING AT ALL TIMES. LOT 112 E=947.3 P=946.54\* MONTICELLO - 4RD PLAT LOT 105 MONTICELLO - 3RD PLAT 58'49'04 RA 11 ی 5 'n SZ. PROPOSED HOUSE #4713 PATIO OT 111 E=949.8 P=949.86\* (MF FF=953.0 TF=952.0 BF=943.0 11,421.05± SQ. FT. TC=949.50 =949.7 =951.0 MBFE=941.32 STANDARD BASEMENT OF =950.3 =949.89\* E=951 P=952 GARAGE LOT 106 30 PI 23.81 4.90/01 CONC. DRIVE 132.50 LOT 110 E=950.8 P=951.9 E=950.2 P=950.36\* MBOE: LEFT=948.08 BASE WINTH-RIGHT=950.81 TYPICAL CHANNEL SECTION SWALE DETAIL **DESCRIPTION:** LOT 111, MONTICELLO - 4TH PLAT, A SUBDIVISION IN **LEGEND:** LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, U/E UTILITY EASEMENT ACCORDING TO THE RECORDED PLAT THEREOF. B/L **BUILDING SETBACK LINE** TOP OF CURB TC Ε **EXISTING** Ρ **PROPOSED** LAG LOWEST ADJACENT GRADE 9003 SPOT GRADE PER MDP NORTH 900 PROPOSED CONTOUR PER MDP SANITARY SEWER

**SWALE** 

R/W

FF

BF TF

**MBOE** 

**RIGHT-OF-WAY** 

FINISHED FLOOR

**GARAGE FLOOR** 

**BASEMENT FLOOR** 

TOP OF FOUNDATION

MINIMUM BASEMENT OPENING ELEVATION

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

**4713 NE FREEHOLD DRIVE** LEE'S SUMMIT, JACKSON COUNTY, MO

60

1"=30' DATE:

PROJECT NO.

21-1906

SCALE:

03/17/21

SSIONAL 13/2

JEREMY M. POWELL, PMP, PLS, CFedS, ENV SP

MO LS 2007000084

CWM ARCHITECTURE/ENGINEERING/SURVEYING CLIENT: NICK ZVACEK CONSTRUCTION

30

SCALE: 1" = 30'