

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.

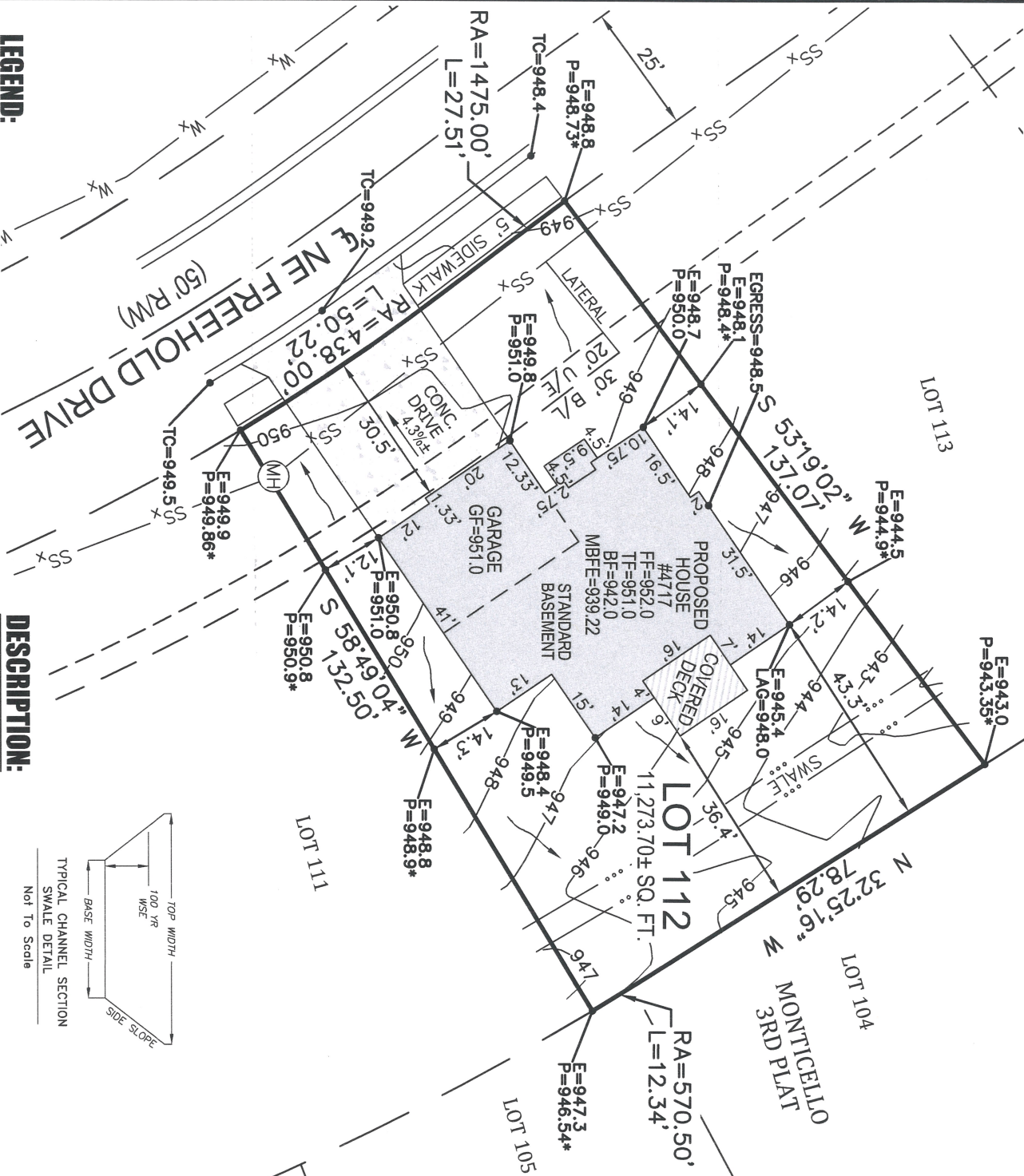
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL PROPERTY LINES PRIOR TO BEGINNING CONSTRUCTION.

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.

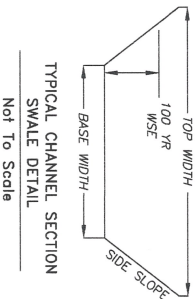
THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES.

AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO OCCUPANCY



DESCRIPTION:

LOT 112, MONTICELLO - 4TH PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

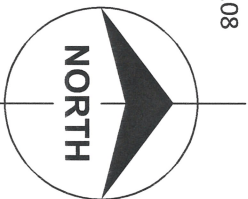


LEGEND:

U/E	UTILITY EASEMENT
B/L	BUILDING SETBACK LINE
TC	TOP OF CURB
E	EXISTING
P	PROPOSED
LAG	LOWEST ADJACENT GRADE
900*	SPOT GRADE PER MDP
900	PROPOSED CONTOUR PER MDP
SSx	SANITARY SEWER
---	SWALE
R/W	RIGHT-OF-WAY
FF	FINISHED FLOOR
BF	BASEMENT FLOOR
TF	TOP OF FOUNDATION
GF	GARAGE FLOOR
MBFE	MINIMUM BASEMENT FLOOR ELEVATION

MBOF:

LEFT=-944.00
RIGHT=-948.08



SCALE: 1" = 30'



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

4717 NE FREEHOLD DRIVE
LEE'S SUMMIT, JACKSON COUNTY, MO

CLIENT: NICK ZVACEK CONSTRUCTION

PROJECT NO.

21-1906

SCALE:

1"=30'

DATE:

04/21/21