

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.

PLOT PLAN

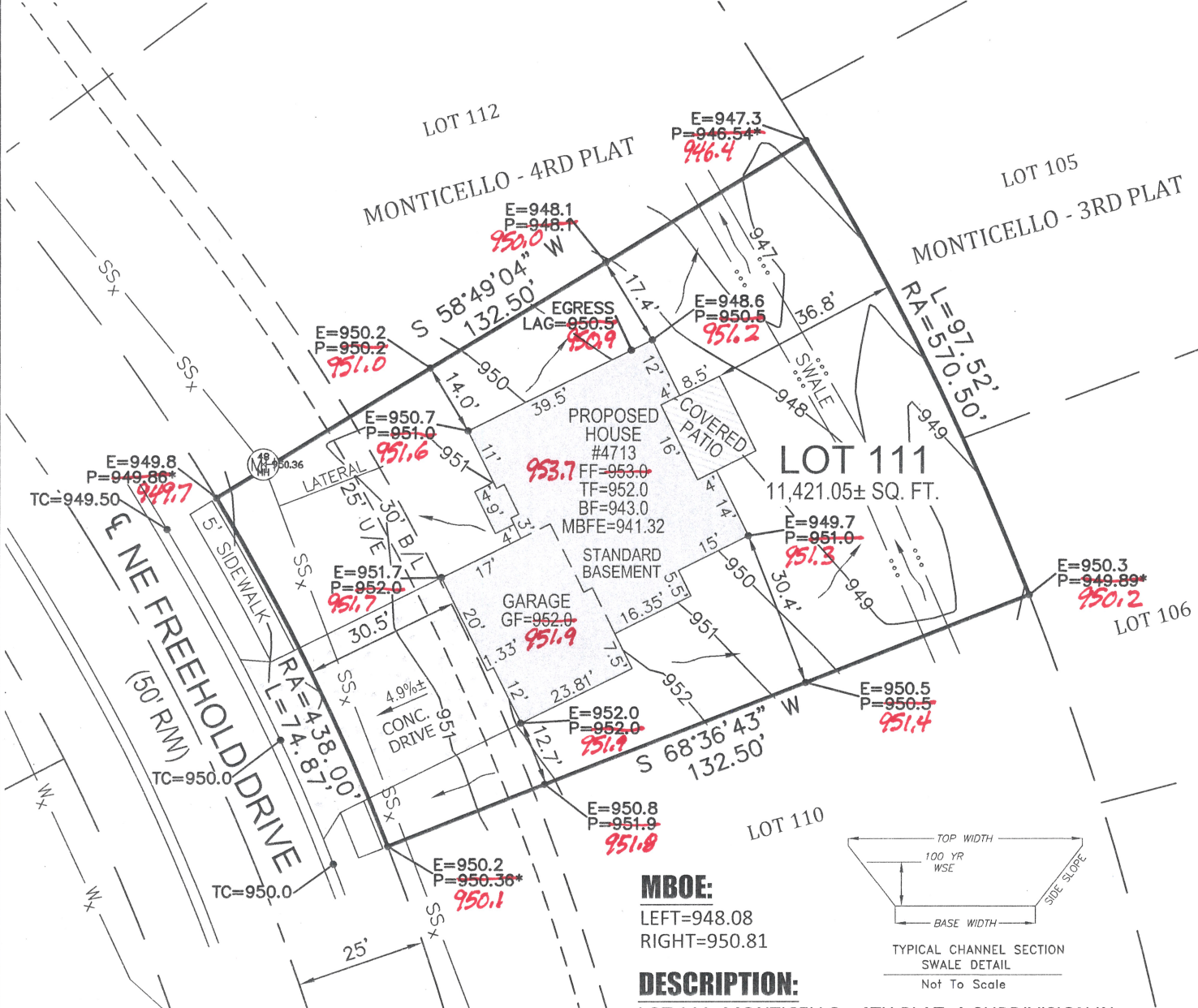
NOTE:
NO TITLE REPORT WAS PROVIDED BY THE CLIENT. POWELL CWM, INC. ASSUMES NO RESPONSIBILITY FOR BOUNDARY OR EASEMENTS NOT SHOWN.

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.

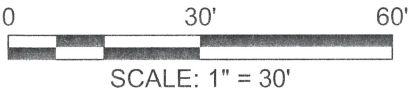
AS-GRADED PLOT PLAN



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
- MBOE MINIMUM BASEMENT OPENING ELEVATION

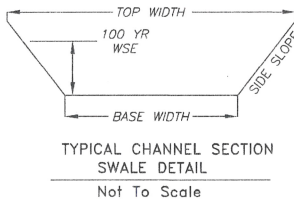
RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/20/2022



MBOE:
LEFT=948.08
RIGHT=950.81

DESCRIPTION:

LOT 111, MONTICELLO - 4TH PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.



JEREMY M. POWELL, PMP, PLS, CFedS, ENV SP
MO LS 2007000084

POWELL
C W M
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

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

CLIENT: NICK ZVACEK CONSTRUCTION

PROJECT NO.	21-1906
SCALE:	1"=30'
DATE:	03/17/21