NOTE: NO UTILITIES WERE LOCATED AS PART OF THIS **PLOT PLAN** PLOT PLAN. THE CONTRACTOR SHALL CALL NO TITLE REPORT WAS PROVIDED BY THE CLIENT. POWELL CWM, INC. ASSUMES NO MISSOURI ONE-CALL SYSTEM, INC. AT 1.800.344.7493, PRIOR TO BEGINNING ANY RESPONSIBILITY FOR BOUNDARY OR EASEMENTS CONSTRUCTION OR EXCAVATION. NOT SHOWN. THE CLIENT HAS MADE AN AGREEMENT THAT THE CONTRACTOR OR CONTRACTORS SHALL VERIFY THIS IS NOT A BOUNDARY SURVEY. THAT THE FOUNDATION DIMENSIONS SHOWN AND THE CONSTRUCTION STAKING ARE IN COMPLIANCE IT IS THE RESPONSIBILITY OF THE CONTRACTOR WITH THE OWNERS OR BUILDERS FOUNDATION TO VERIFY THE LOCATION OF ALL PROPERTY PLAN, CUTS AND FILLS SHOWN ON CONSTRUCTION LINES PRIOR TO BEGINNING CONSTRUCTION. STAKING ARE FOR ASSISTANCE IN EXCAVATION ONLY. FINAL BASEMENT OR TOP OF FOUNDATION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE DEPTH OF THE SANITARY SEWER ELEVATIONS SHALL BE MADE BY THE OWNER OR CONTRACTOR. AS-GRADED PLOT PLAN IN RELATION TO THE FOUNDATION PRIOR TO POURING THE FOUNDATION. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES. LOT 148 MONTICELLO - 4RD PLAT PROPOSED HOUSE #4728 =945.2 BF=936 2 23.81 MBFE=933.73 WALKOUT WALKOU COVERED PATIO 939 149 LOT 12,638.07± SQ. FT. LOT 145 LOT 150 100 YR WSE MBOE: LOT 144 BASE WIDTH-LEFT=936.93 RIGHT=934.95 CHANNEL SECTION SWALE DETAIL Not To Scale **DESCRIPTION: LEGEND:** LOT 149, MONTICELLO - 4TH PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, U/E UTILITY EASEMENT ACCORDING TO THE RECORDED PLAT THEREOF. B/L **BUILDING SETBACK LINE** TC TOP OF CURB 03/10/202 OF MISS E **EXISTING** Р **PROPOSED** LAG LOWEST ADJACENT GRADE NICHOLAS 900* AS-BUILT SPOT GRADE PER MDP **NORTH** MILLER 900 PROPOSED CONTOUR PER MDP NUMBER SANITARY SEWER PLS-2016000167 **SWALE** R/W **RIGHT-OF-WAY** ONAL LAND FINISHED FLOOR FF 30' 60' BF **BASEMENT FLOOR** TF TOP OF FOUNDATION SCALE: 1" = 30' **GARAGE FLOOR** GF NICHOLAS R. MILLER, PLS **MBFE** MINIMUM BASEMENT FLOOR ELEVATION MO LS 2016000167 PROJECT NO. 4728 NE FREEHOLD DRIVE 21-1938 Independence, MO 64057 16.373.4800 | powellcwm.cor LEE'S SUMMIT, JACKSON COUNTY, MO SCALE:

MO 310 | KS 73

Engineering: MO 4 | KS 241

MO 123 | KS 36

CLIENT: NICK ZVACEK CONSTRUCTION

CWM

ARCHITECTURE/ENGINEERING/SURVEYING

1"=30"

DATE:

06/02/21