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

PLAN. CUTS AND FILLS SHOWN ON CONSTRUCTION

WITH THE OWNERS OR BUILDERS FOUNDATION

STAKING ARE FOR ASSISTANCE IN EXCAVATION

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.

ONLY. FINAL BASEMENT OR TOP OF FOUNDATION ELEVATIONS SHALL BE MADE BY THE OWNER OR AS-GRADED PLOT PLAN CONTRACTOR. IS REQUIRED PRIOR TO SODDING THE CONTRACTOR SHALL PROVIDE FOR POSITIVE

## NOTE:

CONTOURS ARE SHOWN PER MASTER GRADING PLAN, AS REQUIRED BY THE CITY OF LEE'S SUMMIT.

## MBOE:

NW=1003.25 SW=1003.50

## **DESCRIPTION:**

SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

LOT 80, SUMMIT VIEW FARMS 4TH PLAT, A SUBDIVISION IN LEE'S

LOT 79 74.40.57 =1004.0 =1002.0 121.99

SWALE=998.9

E=1000.2 P=1006.7 E=998. P=999. OT 80 S 11,083± SQ. FT. 8

E = 999.0LOT 88 =1003 6.1

> WÀLKOÙT (EGRE

1003 =1000. 6 =1003.8 ઌૼૢઌૢ૽ૺ

**LEGEND:** U/E **UTILITY EASEMENT** 

LOT 87

B/L **BUILDING SETBACK LINE** TC TOP OF CURB CL **CURB INLET** FΙ FIELD INLET Ε **EXISTING GRADE** 

Р PROPOSED GRADE \*P PROPOSED GRADE PER MDP LOWEST ADJACENT GRADE LAG

**SANITARY SEWER PIPE** - W<sub>x</sub> WATERLINE R/W **RIGHT-OF-WAY** FINISHED FLOOR FF BF **BASEMENT FLOOR** TOP OF FOUNDATION TF

GF **GARAGE FLOOR MBOF** MINIMUM BASEMENT OPENING ELEVATION **MSFE** MINIMUM SERVICE FLOOR ELEVATION

EXISTING SIDEWALK TC=1011.0 E=1010.6 \*P=1007.0 \*P=1012.5 RA=50.00<sup>1</sup> L=44.69' TC=1010.8 7.5 U E=1010.0 P=1012.8 40/0± CONC **GARAGE** GF=1012.8 PROPOSED

=1012.8=1011.2 CI = 1010.1RA=225.00 L=12.426 MSFE=1003.00 =1002

10.0 WALKOUT BASEMENT IJĒ

=1001.0 SUMMIT VIEW FARMS P=1002.0 LOT 81 SWALE AT FI=999.9 4TH PLAT =999.5 P=1000.8

> NORTH 30' 60'

> > SCALE: 1" = 30"

LATE OF MISS JEREMY MICHAEL POWELL ORISSIONAL L 007000084 MINISTONAL LAND STATE

JEREMY M. POWELL, PLS, CFedS LS 2007000084

ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. I ependence. MO 64057 816.373.4800 | powellcwm.com

HOUSE #2319 FF=1013.8

TF=1012.8 BF=1003.8

Architecture: MO 310 | KS 73 ingineering: MO 4 | KS 241 Land Surve Enginee MO 4 | Land Surveying: MO 123 | KS 36

2319 SW SERENA PLACE LEE'S SUMMIT, JACKSON COUNTY, MO

SCALE: *1"=30'* 

CLIENT: NICK ZVACEK CONSTRUCTION

DATE: 02/09/24

PROJECT NO.

23-2205