

LOT 49

PROPOSED HOUSE
FULL BASEMENT
TOP FND = 919.2
BSMT FL = 910.5
MBFE = 906.76

10'x12' DECK

GAR FL = 918.5

CONCRETE DRIVEWAY

EGRESS WINDOW
BOTTOM WINDOW
ELEVATION=913.5 (MAX)
TOP WELL=919.2

NE GATEWAY DRIVE
50' RIGHT-OF-WAY, 28' BACK OF CURB

KEY:
U/E = UTILITY EASEMENT
TC = TOP OF CURB
B/L = BUILDING LINE
E = EXISTING GRADE
F = FINISH GRADE
G = LOWEST ADJACENT GRADE

NOTES:
1. LEGAL DESCRIPTION OF PROPERTY PROVIDED BY CONTRACTOR. THIS PLOT PLAN DOES NOT CONSTITUTE OR REPRESENT A BOUNDARY SURVEY. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR VERIFICATION OF PROPERTY BOUNDARY, PROPERTY CORNERS, DEED DESCRIPTIONS AND LOCATIONS OF PROPOSED HOUSE WITH RESPECT TO PROPERTY LINES.
2. EASEMENTS, BUILDING LINES AND SET-BACKS TAKEN FROM RECORDED PLAT ONLY.
3. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF SANITARY SEWER SERVICE PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO VERIFY CONDITION OF ALL FILL PRIOR TO CONSTRUCTION.
6. GRADES ARE PROPOSED GRADES ONLY. FINAL GRADING AND ELEVATIONS SHALL BE CONTRACTORS RESPONSIBILITY.

STATE OF MISSOURI
BRANTON LADWIG
PROFESSIONAL LAND SURVEYOR
8/20/18

NOTES:
ALL GRADES TAKEN FROM SUBDIVISION GRADING PLANS
ADDRESS: 4716 NE GATEWAY DRIVE
DAVE RICHARDS HOMEBUILDING

PLOT PLAN
LOT 49
MONTICELLO 2ND PLAT
LEE'S SUMMIT **MISSOURI**
LADWIG and ASSOCIATES, L.L.C.
LAND SURVEYORS
816-309-6621
DRAWN BY: **JDH** SCALE: **1" = 20'**
DATE: **8/17/18** DRAWING NO. **M-49**