



E 938.5  
F 938.5

S05°19'51"W

86.00'

E 941.3  
F 941.3

938

EXISTING SWALE  
(TO REMAIN)

7.5' U/E

LOT 1435

E 938.5  
F 938.5

128.71'

E 940.5  
F 942.0

E 941.0  
F 941.0

128.60'

EGRESS WINDOW  
MAX SILL = 937.0  
TOP WELL = 942.5

EGRESS WINDOW  
MAX SILL = 937.0  
TOP WELL = 942.5

PROPOSED HOUSE  
TOP FND = 942.7  
BSMT FL = 934.0  
FULL BASEMENT  
MBFE = 931.3

COVERED  
PATIO

21.50'

GAR FL  
= 942.0

E 940.0  
F 942.0

N84°40'09"W

E 940.5  
F 940.5

E 937.5  
F 937.5

30' B/L

938

15' U/E

SAN STUB  
STA 36+57  
FL=928.3

CONCRETE  
DRIVEWAY

E 936.8  
F 936.8

5' S/W

N05°19'51"E

80.50'

FH TC 936.5

(938.7)

TC 939.2

NW CARSON DRIVE

50' RIGHT-OF-WAY, 28' BACK OF CURB

MH A18  
STA 36+81.75  
TOP=938.52

MH A17  
STA 34+83.80  
TOP=927.18

AS-GRADED PLOT PLAN IS  
REQUIRED PRIOR TO SODDING

NOTES:  
ALL GRADES TAKEN FROM MASTER  
DRAINAGE PLAN.  
ADDRESS: 149 NW CARSON DRIVE

JFE CONSTRUCTION

## PLOT PLAN

LOT 1435

WINTERSET VALLEY 12TH PLAT

LEE'S SUMMIT

MISSOURI

LADWIG and ASSOCIATES, L.L.C.

LAND SURVEYORS

816-309-6621

DRAWN BY:  
JDH

SCALE:  
1" = 20'

DATE:  
1/25/20

DRAWING NO.  
WV-1435

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

### NOTES:

- 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.
- EASEMENTS, BUILDING LINES AND SET-BACKS TAKEN FROM RECORDED PLAT ONLY.
- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF SANITARY SEWER SERVICE PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND LOCATIONS PRIOR TO CONSTRUCTION
- CONTRACTOR TO VERIFY CONDITION OF ALL FILL PRIOR TO CONSTRUCTION.
- GRADES ARE PROPOSED GRADES ONLY. FINAL GRADING AND ELEVATIONS SHALL BE CONTRACTORS RESPONSIBILITY.



FEB. 7, 2020

APPROVED: *[Signature]*  
DATE: 2/10/2020  
PRINT NAME: *[Name]*