

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



JAN. 4, 2021

NOTES:

ALL GRADES TAKEN FROM SUBDIVISION GRADING PLANS

ADDRESS: 2046 NW OBRIEN ROAD

- 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.
- GRADES ARE PROPOSED GRADES ONLY. FINAL GRADING AND ELEVATIONS SHALL BE CONTRACTORS RESPONSIBILITY.

PLAN

LOT 71 WOODSIDE RIDGE 1ST PLAT

LEE'S SUMMIT

JFE CONSTRUCTION

MISSOURI

LADWIG and ASSOCIATES, L.L.C.

LAND SURVEYORS 816-309-6621

1" = 30'JDH WR-71 1/2/21