



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

AS-GRADED PLOT PLAN IS  
REQUIRED PRIOR TO SODDING

- 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.

NOTES:  
ALL GRADES TAKEN FROM SUBDIVISION  
GRADING PLANS  
ADDRESS: 3026 NW THOREAU PLACE

JFE CONSTRUCTION	
PLOT PLAN	
LOT 1476	
WINTERSET VALLEY 13TH PLAT	
LEE'S SUMMIT MISSOURI	
LADWIG and ASSOCIATES, L.L.C.	
LAND SURVEYORS	
816-309-6621	
DRAWN BY: JDH	SCALE: 1" = 20'
DATE: 12/15/20	DRAWING NO. WV-1476