



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



NOTES:  
ALL GRADES TAKEN FROM SUBDIVISION  
GRADING PLANS  
ADDRESS: 4712 NE POCONO CIRCLE

- 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.

DAVE RICHARDS HOMEBUILDING

## PLOT PLAN

LOT 36

**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:  
5/6/18

DRAWING NO.  
M-36