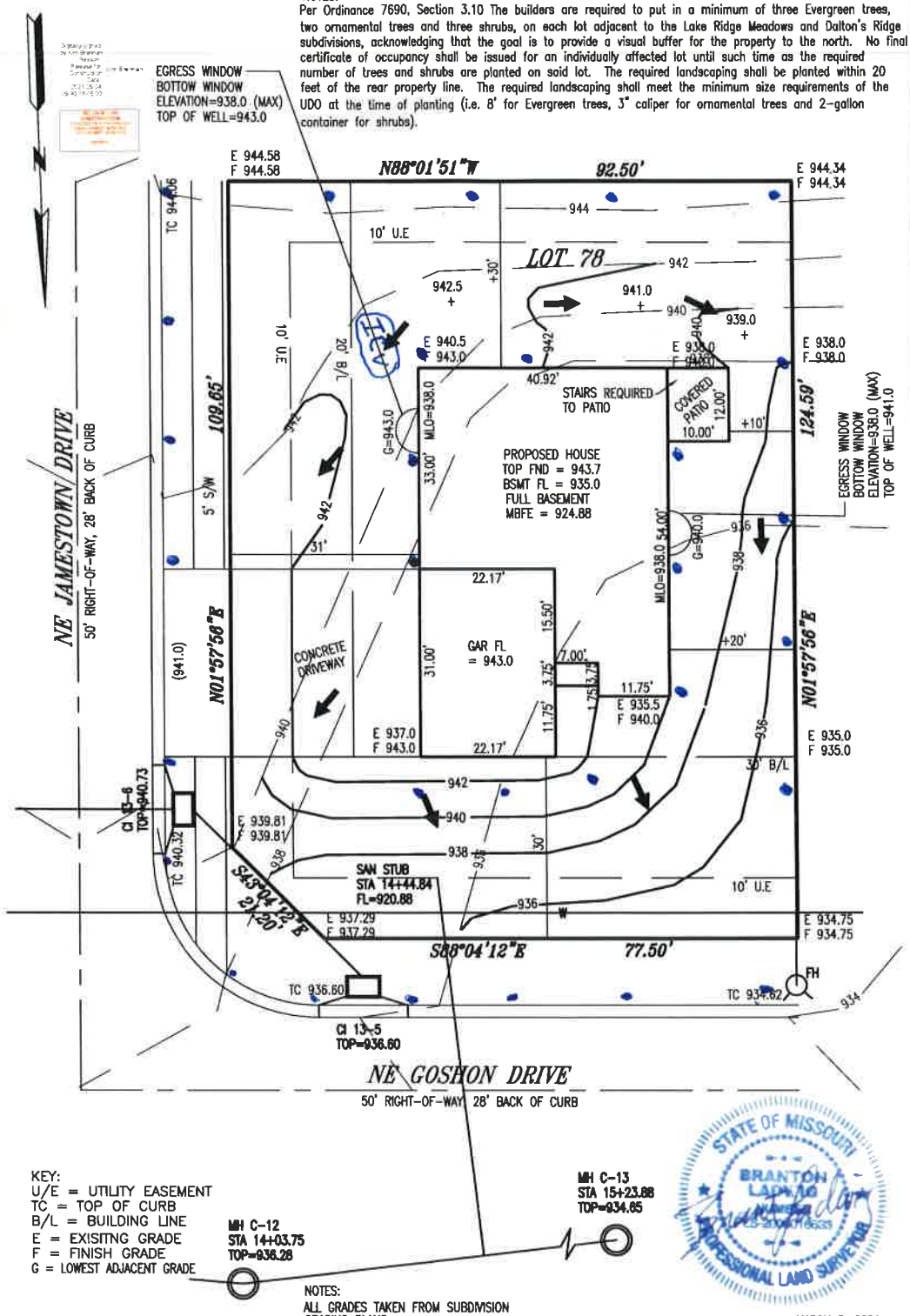
NOTES:
Per Ordinance 7690, Section 3.10 The builders are required to put in a minimum of three Evergreen trees, two ornamental trees and three shrubs, on each lot adjacent to the Lake Ridge Meadows and Dalton's Ridge subdivisions, acknowledging that the goal is to provide a visual buffer for the property to the north. No final certificate of occupancy shall be issued for an individually affected lot until such time as the required number of trees and shrubs are planted on said lot. The required landscaping shall be planted within 20 feet of the rear property line. The required landscaping shall meet the minimum size requirements of the UDO at the time of planting (i.e. 8' for Evergreen trees, 3" caliper for ornamental trees and 2-gallon container for shrubs).



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

MH C-12
STA 14+03.75
TOP=936.28

MH C-13
STA 15+23.88
TOP=934.65

NOTES:
ALL GRADES TAKEN FROM SUBDIVISION GRADING PLANS

STATE OF MISSOURI
BRANTON LADWIG
NUMBER 2001018633
PROFESSIONAL LAND SURVEYOR

DAVE RICHARDS HOMEBUILDING
1121 NE GOSHON DRIVE
MARCH 5, 2021

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.

PLOT PLAN

LOT 78
MONTICELLO 3RD PLAT
LEE'S SUMMIT MISSOURI

LADWIG and ASSOCIATES, L.L.C.
LAND SURVEYORS
816-309-6621

DRAWN BY:	SCALE:
JDH	1" = 20'
DATE:	DRAWING NO.
3/4/21	MC-78