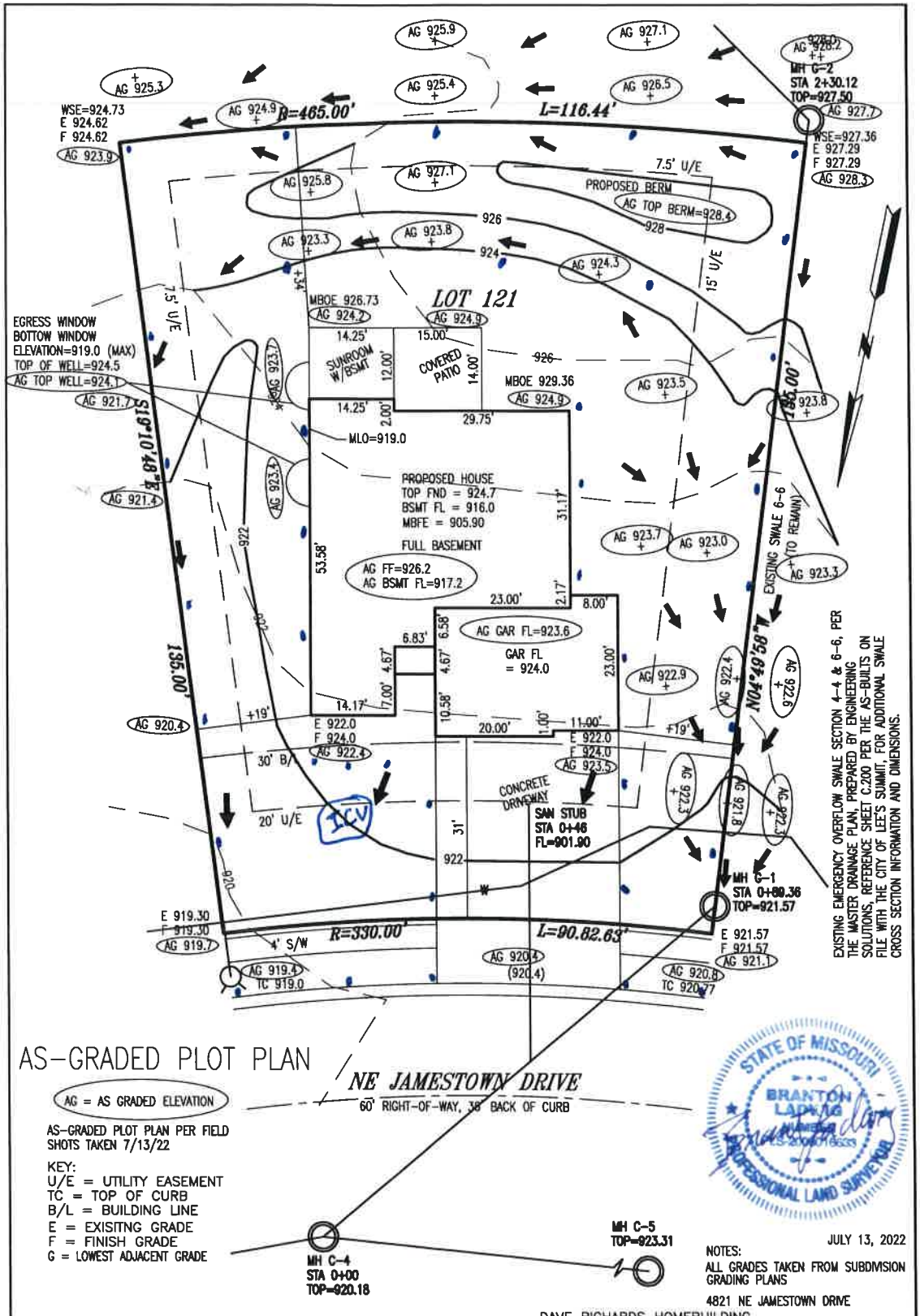

AS-GRADED PLOT PLAN

NE JAMESTOWN DRIVE

60' RIGHT-OF-WAY, 38' BACK OF CURB

AG = AS GRADED ELEVATION

AS-GRADED PLOT PLAN PER FIELD SHOTS TAKEN 7/13/22

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

EXISTING EMERGENCY OVERFLOW SWALE SECTION 4-4 & 6-6, PER THE MASTER DRAINAGE PLAN, PREPARED BY ENGINEERING SOLUTIONS, REFERENCE SHEET C.200 PER THE AS-BUILTS ON FILE WITH THE CITY OF LEE'S SUMMIT. FOR ADDITIONAL SWALE CROSS SECTION INFORMATION AND DIMENSIONS.

STATE OF MISSOURI
BRANTON LADWIG
NUMBER 2006018555
PROFESSIONAL LAND SURVEYOR

JULY 13, 2022

NOTES:
ALL GRADES TAKEN FROM SUBDIVISION GRADING PLANS

4821 NE JAMESTOWN DRIVE

DAVE RICHARDS HOMEBUILDING

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 121
MONTICELLO 4TH 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.
5/8/21	M-121