



JULY 22, 2022

ROCK RETAINING WALL
TOP=970.0
TOE=968.0

CONCRETE
DRIVEWAY

PROPOSED HOUSE
TOP FND = 971.7
BSMT FL = 962.0
WALKOUT BASEMENT
MSFE=959.74

COVERED
DECK
G=962.0
MLO=962.0
WALK-OUT
DOOR

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/26/2022

AS-GRADED PLOT
PLAN REQUIRED

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

MH 1-5
STA 18+42.03
TOP = 972.92

MH 1-4
STA 16+49.27
TOP = 967.49

NOTES:
ALL GRADES TAKEN FROM SUBDIVISION
GRADING PLANS
ADDRESS: 2121 NW OBRIEN ROAD

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.

JFE CONSTRUCTION

PLOT PLAN	
LOT 168	
WOODSIDE RIDGE 2ND PLAT	
LEE'S SUMMIT	MISSOURI
LADWIG and ASSOCIATES, L.L.C.	
LAND SURVEYORS	
816-309-6621	
DRAWN BY: BEL	SCALE: 1" = 20'
DATE: 6/22/22	DRAWING NO. WR-168