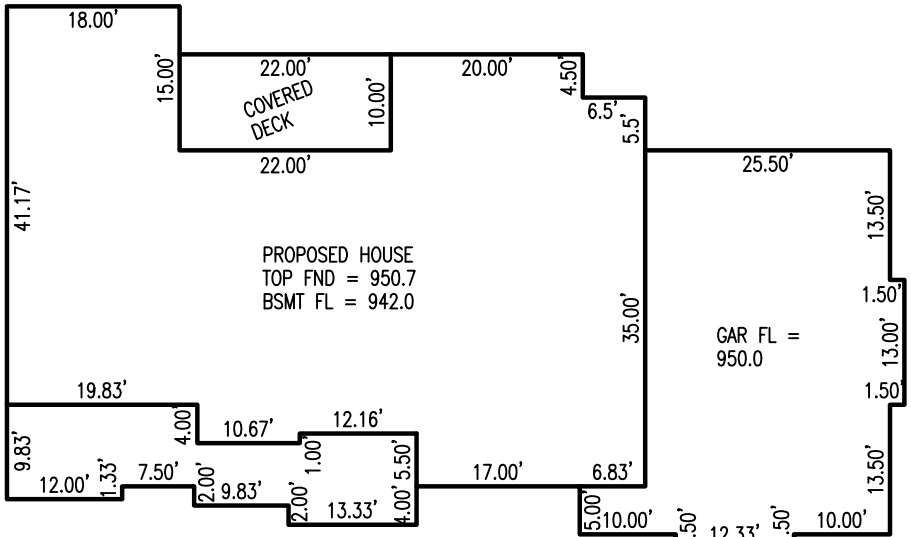


**C/L LOBB CEMETERY ROAD**  
50' RIGHT-OF-WAY



HOUSE DETAIL  
NTS



KEY:  
U/E = UTILITY EASEMENT  
TC = TOP OF CURB  
B/L = BUILDING LINE  
E = EXISTING GRADE  
F = FINISH GRADE  
WM ○ = WATER METER (TO BE INSTALLED IN GRASSY AREA)  
SC ○ = STOP COCK (TO BE INSTALLED 1' BEHIND R/W LINE)  
NOTE:  
WATER LINES SHALL BE 3/4" COPPER

SANITARY NOTE:  
EXISTING ONSITE SEWER SYSTEM  
NOTES:  
FINISH GRADES TAKEN FROM SUBDIVISION GRADING PLAN.  
TREE PRESERVATION: THERE ARE NO EXISTING TREES ON SITE.  
ALL PROPOSED TREES SHALL BE MINIMUM 2" CALIPER.  
ADDRESS = 2631 LOBB CEMETERY ROAD  
RED BRICK BUILDING CO.

- 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.

<b>PLOT PLAN</b>	
PART OF THE SE. 1/4 OF <b>SEC. 12, TWN. 49, RNG. 31</b>	
INDEPENDENCE	MISSOURI
<b>LADWIG and ASSOCIATES, L.L.C.</b> LAND SURVEYORS	
DRAWN BY: BEL	SCALE: 1" = 200'
DATE: 3/18/22	DRAWING NO. 22-103-PLOT-PLAN