



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

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.

SANITARY NOTE:
 INSTALL 2 WAY SANITARY SEWER CLEANOUT AT RIGHT-OF-WAY LINE AND AT HOUSE FOR TRACE ABILITY.

MH 3B
 STA. 8+77.38
 TOP=778.32

NOTE:
 IF THERE IS AN IRRIGATION LINE INSTALLED THERE WILL NEED TO BE A DOUBLE CHECK BACKFLOW PREVENTER INSTALLED ON THE SERVICE LINE AFTER THE METER. THE BACKFLOW PREVENTER WILL NEED TO BE TESTED BY A MODNR CERTIFIED BACKFLOW TESTER AND A COPY OF THE TEST REPORT WILL NEED TO BE SENT TO THE WATER DEPT.'S ENGINEERING DIVISION.

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 = 20013 E. 24TH TERR CT SOUTH

WARD DEVELOPMENT

PLOT PLAN

LOT 84

PRAIRIE LANDING 1ST PLAT

INDEPENDENCE

MISSOURI

LADWIG and ASSOCIATES, L.L.C.
 LAND SURVEYORS

DRAWN BY:
 JDH

SCALE:
 1" = 20'

DATE:
 7/30/21

DRAWING NO.
 PL-84