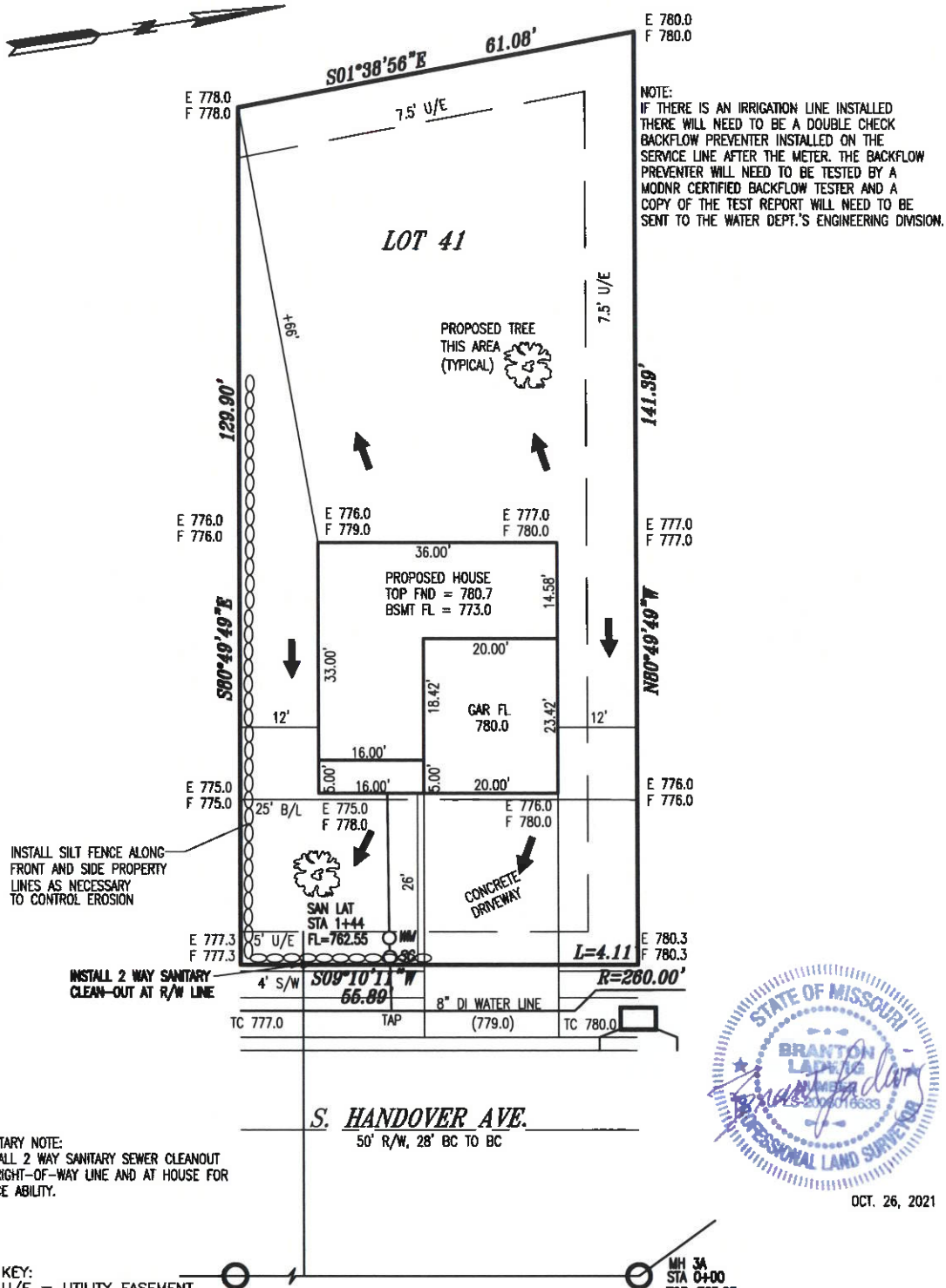

NOTE:
IF THERE IS AN IRRIGATION LINE INSTALLED THERE WILL NEED TO BE A DOUBLE CHECK BACKFLOW PREVENTER INSTALLED ON THE SERVICE LINE AFTER THE METER. THE BACKFLOW PREVENTER WILL NEED TO BE TESTED BY A MODNR CERTIFIED BACKFLOW TESTER AND A COPY OF THE TEST REPORT WILL NEED TO BE SENT TO THE WATER DEPT.'S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

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

STATE OF MISSOURI
BRANTON LADWIG
NUMBER LS-2006016633
PROFESSIONAL LAND SURVEYOR

OCT. 26, 2021

KEY:
U/E = UTILITY EASEMENT
TC = TOP OF CURB
B/L = BUILDING LINE
E = EXISITNG 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:
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.

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 = 2316 S. HANOVER AVE.

WARD DEVELOPMENT

PLOT PLAN

LOT 41
PRAIRIE LANDING 1ST PLAT
INDEPENDENCE MISSOURI

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

DRAWN BY:	SCALE:
JDH	1" = 20'
DATE:	DRAWING NO.
7/30/21	PL-41