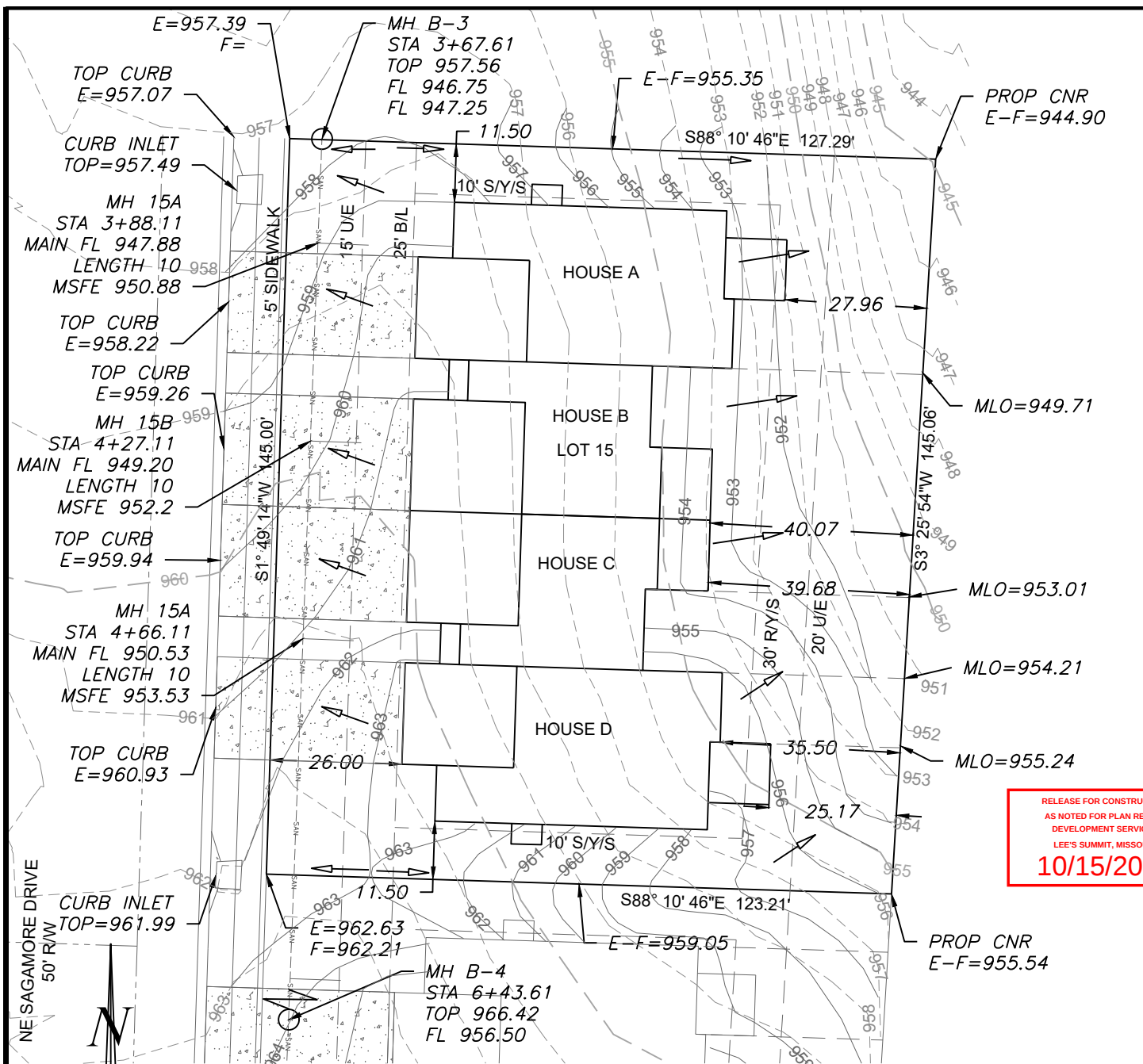




RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/15/2021

LEGEND

- Gas Meter
- Telephone or Fiber-Optic Pedestal
- Cable TV Pedestal
- Electric Pedestal
- Light Pole
- Mailbox
- Fire Hydrant
- Water Valve

Scale 1"=30'

LOT INFORMATION

18,160.72 SQ. FT.
MBOE (LEFT) = 946.5
MBOE (RIGHT) = 957.4
MSFE (A) = 950.88
MSFE (B) = 952.2
MSFE (C) = 953.53

ADDRESS

HOUSE A: 4027 NE SAGAMORE DRIVE
HOUSE B: 4025 NE SAGAMORE DRIVE
HOUSE C: 4023 NE SAGAMORE DRIVE
HOUSE D: 4021 NE SAGAMORE DRIVE

LEGAL DESCRIPTION

LOT 15, THE TOWNHOMES OF
CHAPEL RIDGE - 2ND PLAT, A
SUBDIVISION AS RECORDED IN LEE'S
SUMMIT, JACKSON COUNTY,
MISSOURI.

NOTES

- BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
- THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.

PROPOSED HOUSE A

TOP FOUNDATION = 961.25
GARAGE FLOOR = 960.25
TOP FOOTING = 953.25
BASEMENT FLOOR = 953.58
DRIVE SLOPE = 7.0%

PROPOSED HOUSE B

TOP FOUNDATION = 962.50
GARAGE FLOOR = 961.50
TOP FOOTING = 954.50
BASEMENT FLOOR = 954.83
DRIVE SLOPE = 7.8%

PROPOSED HOUSE C

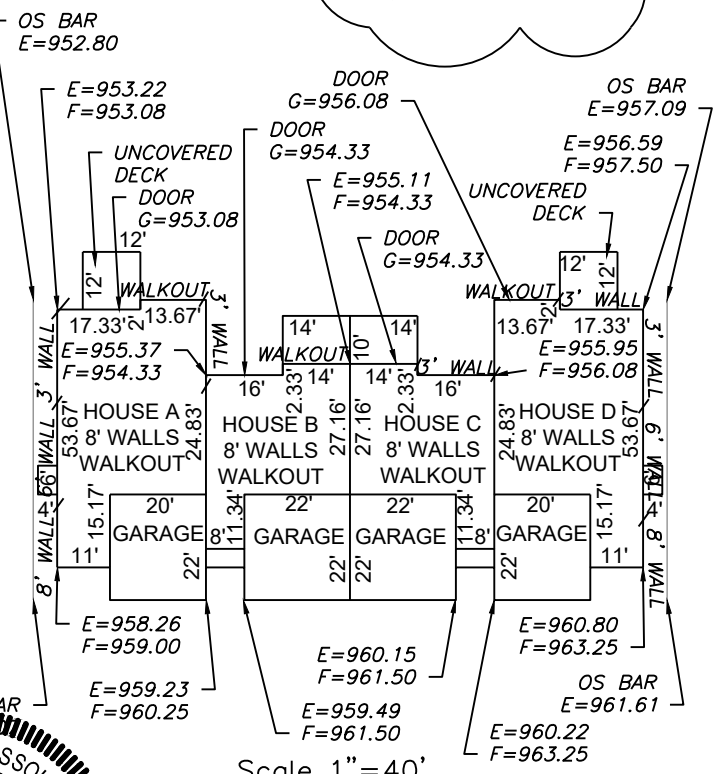
TOP FOUNDATION = 962.50
GARAGE FLOOR = 961.50
TOP FOOTING = 954.50
BASEMENT FLOOR = 954.83
DRIVE SLOPE = 5.2%

PROPOSED HOUSE D

TOP FOUNDATION = 964.25
GARAGE FLOOR = 963.25
TOP FOOTING = 956.25
BASEMENT FLOOR = 956.58
DRIVE SLOPE = 8.0%

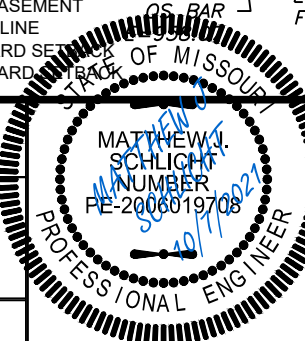
E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

AS-GRADED PLOT PLAN IS
REQUIRED PRIOR TO SODDING



Scale 1"=40'

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849
WWW.ENGINEERINGSOLUTIONKCC.COM



PLOT PLAN - LOT 15

THE TOWNHOMES OF CHAPEL RIDGE - 2ND PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

KEVIN HIGDON CONSTRUCTION
P.O. BOX 847
LEE'S SUMMIT, MO 64063

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 14, 15, TOWNHOMES OF CHAPEL RIDGE	5/14/21	1	1

THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE, DATE AND SEAL OF THE ENGINEER WHO SUPERVISED THE PREPARATION OF THIS DRAWING HAS BEEN AFFIXED HERETO.