

MH STA 1+81.43
TOP 948.10
FL 938.84

LAT STA 2+40.90
LENGTH 70.63
MSFE=945.88

LAT STA 2+79.90
LENGTH 70.63
MSFE=947.51

MH STA 4+61.41
TOP 965.94
FL 950.70

LAT STA 2+01.90
LENGTH 78.16
MSFE=944.25

TOP CURB
E=947.58

TOP CURB
E=949.52

NE ALGONQUIN ST
50' RW
TOP CURB
E=952.08

TOP CURB
E=954.92

CURB INLET
E=956.58

E=947.63
F=947.80
ADA
RAMP

N78° 25' 28"E 35.16'

R=175.00'
L=40.92'

S88° 10' 46"E 66.70'

5' SIDEWALK

E=957.09
F=956.80

TRACT A

LOT 10

LOT 11

E=943.17
F=944.00

12.25

N1° 49' 37"E 135.09'

10' S/Y/S

54.95

57.95

54.95

57.94

54.94

57.94

MBOE=944.57

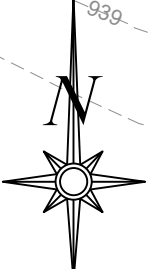
S88° 10' 45"E 141.46'

MBOE=947.44

TRANSFORMER

MBOE=950.30

FIELD INLET
TOP=949.97
THROAT=948.70
PROP CNR
E-F=950.65



Scale 1"=30'

LEGEND

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

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
03/23/2022

AS-GRADED PLOT PLAN IS
REQUIRED PRIOR TO SODDING

LOT INFORMATION

20,569.45 SQ. FT.
MBOE (LEFT) = 951.2
MBOE (RIGHT) = 940.8
MSFE (A) = 944.25
MSFE (B) = 945.88
MSFE (C) = 947.51

ADDRESS
HOUSE A: 793 NE ALGONQUIN ST
HOUSE B: 795 NE ALGONQUIN ST
HOUSE C: 797 NE ALGONQUIN ST

LEGAL DESCRIPTION

LOT 10, 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 = 954.00
GARAGE FLOOR = 952.00
TOP FOOTING = 945.00
BASEMENT FLOOR = 945.33
DRIVE SLOPE = 7.7%

PROPOSED HOUSE B

TOP FOUNDATION = 956.75
GARAGE FLOOR = 954.75
TOP FOOTING = 947.75
BASEMENT FLOOR = 948.08
DRIVE SLOPE = 7.5%

PROPOSED HOUSE C

TOP FOUNDATION = 959.50
GARAGE FLOOR = 957.50
TOP FOOTING = 950.50
BASEMENT FLOOR = 950.83
DRIVE SLOPE = 7.2%

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

EGRESS
TOP=956.00
G=955.50

DOOR
G=950.33

OS BAR
E=950.15

E=949.90
F=953.08

3' WALL

COVERED
DECK

11.33'

13.83'

HOUSE C
9' WALLS
WALKOUT

20'

GARAGE

23.33'

6' 6.83'

12.50'

13.00'

E=955.70
F=957.50

OS BAR
E=955.93

E=947.29
F=950.00

DOOR
G=947.58

3' WALL

COVERED
DECK

11.33'

13.83'

HOUSE B
9' WALLS
WALKOUT

20'

GARAGE

23.33'

6' 6.83'

12.50'

13.00'

E=953.43
F=954.75

OS BAR
E=955.93

E=944.95
F=947.25

OS BAR
E=942.82

E=942.93
F=944.83

DOOR
G=944.83

3' WALL

COVERED
DECK

11.33'

13.83'

HOUSE A
9' WALLS
WALKOUT

20'

GARAGE

23.33'

6' 6.83'

12.50'

13.00'

E=950.63
F=952.00

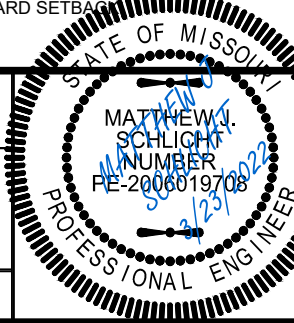
E=947.88
F=950.00

OS BAR
E=947.87

Scale 1"=40'

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS

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



PLOT PLAN - LOT 10

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 10, 18, TOWNHOMES OF CHAPEL RIDGE	2/7/22	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.