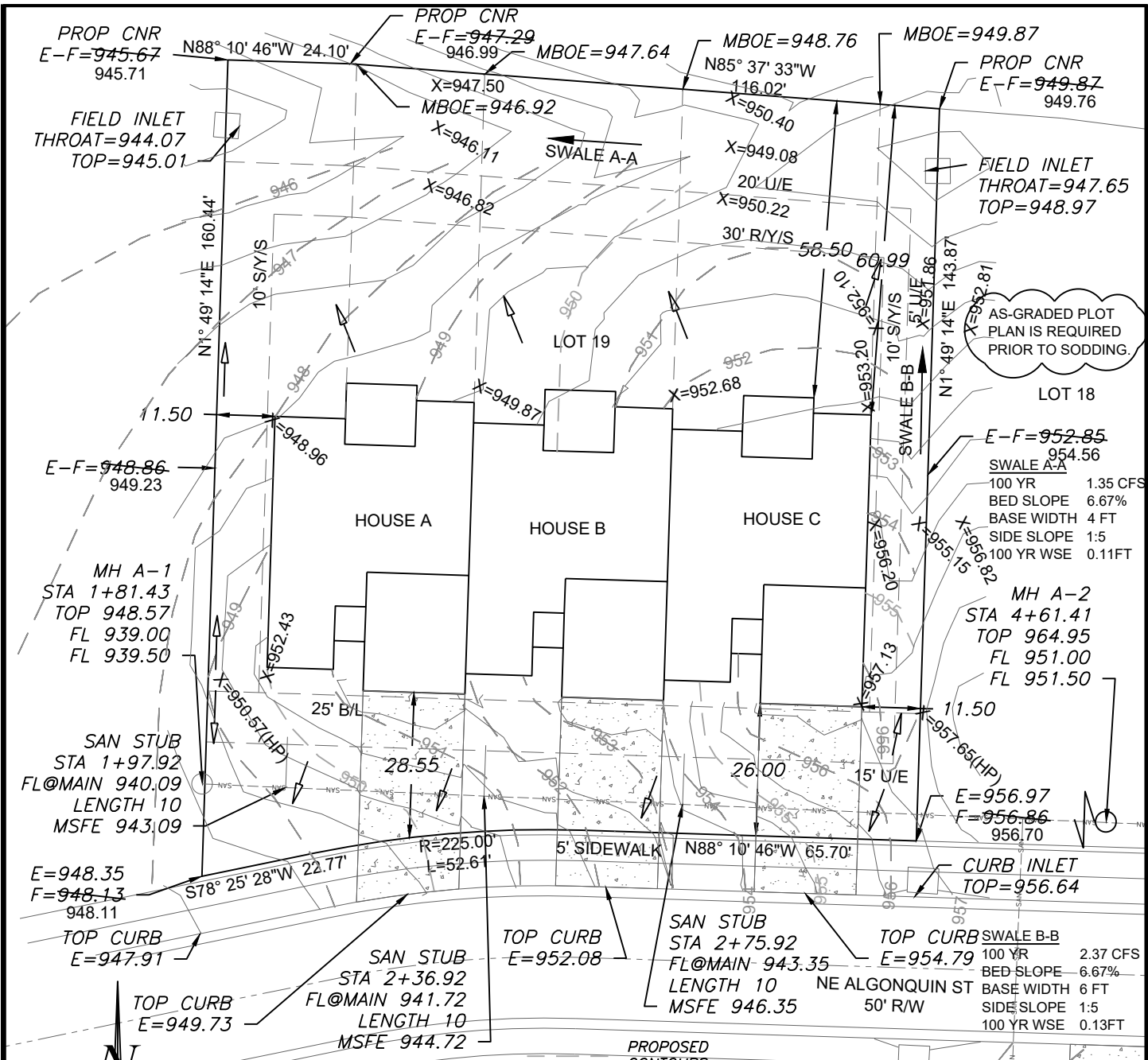


Scale 1"=30'

LOT INFORMATION

20,864.15 SQ. FT.
MBFE (A)=943.09
MBFE (B)=944.72
MBFE (C)=946.35
MBOE (LEFT)= 946.2
MBOE (RIGHT)= 950.2
ADDRESS
HOUSE A: 790 NE ALGONQUIN ST
HOUSE B: 792 NE ALGONQUIN ST
HOUSE C: 794 NE ALGONQUIN ST

LEGAL DESCRIPTION

LOT 19, 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.

LEGEND

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

PROPOSED HOUSE A

TOP FOUNDATION = 953.75
GARAGE FLOOR = 951.75
TOP FOOTING = 945.75
BASEMENT FLOOR = 946.08
DRIVE SLOPE = 6.3%

PROPOSED HOUSE B

TOP FOUNDATION = 955.00
GARAGE FLOOR = 954.00
TOP FOOTING = 947.00
BASEMENT FLOOR = 947.33
DRIVE SLOPE = 6.5%

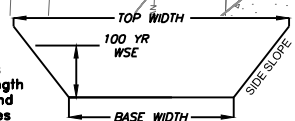
PROPOSED HOUSE C

TOP FOUNDATION = 958.00
GARAGE FLOOR = 957.00
TOP FOOTING = 950.00
BASEMENT FLOOR = 950.33
DRIVE SLOPE = 7.6%

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

X=###.## = Actual asbuilt ground shots taken on April 24, 2023.
Contours shown are asbuilt.

NOTE: Swale sections extend the entire length between upstream and downstream structures with the exception of a transition at each structure.



TYPICAL CHANNEL SECTION SWALE DETAIL

Not To Scale

WINDOW

G=952.25

OS BAR

E=952.36

COVERED DECK

E=952.74

F=952.25

3' WALL

11.33'

13.83'

8' WALL

20'

DAYLIGHT

20'

GARAGE

23.33'

13.00'

12.50'

6' WALL

13.84'

49.33'

13.83'

8' WALL

20'

DAYLIGHT

20'

GARAGE

23.33'

13.00'

12.50'

6' WALL

13.84'

49.33'

13.83'

8' WALL

20'

DAYLIGHT

20'

GARAGE

23.33'

13.00'

12.50'

6' WALL

13.84'

49.33'

13.83'

8' WALL

20'

DAYLIGHT

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GARAGE

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