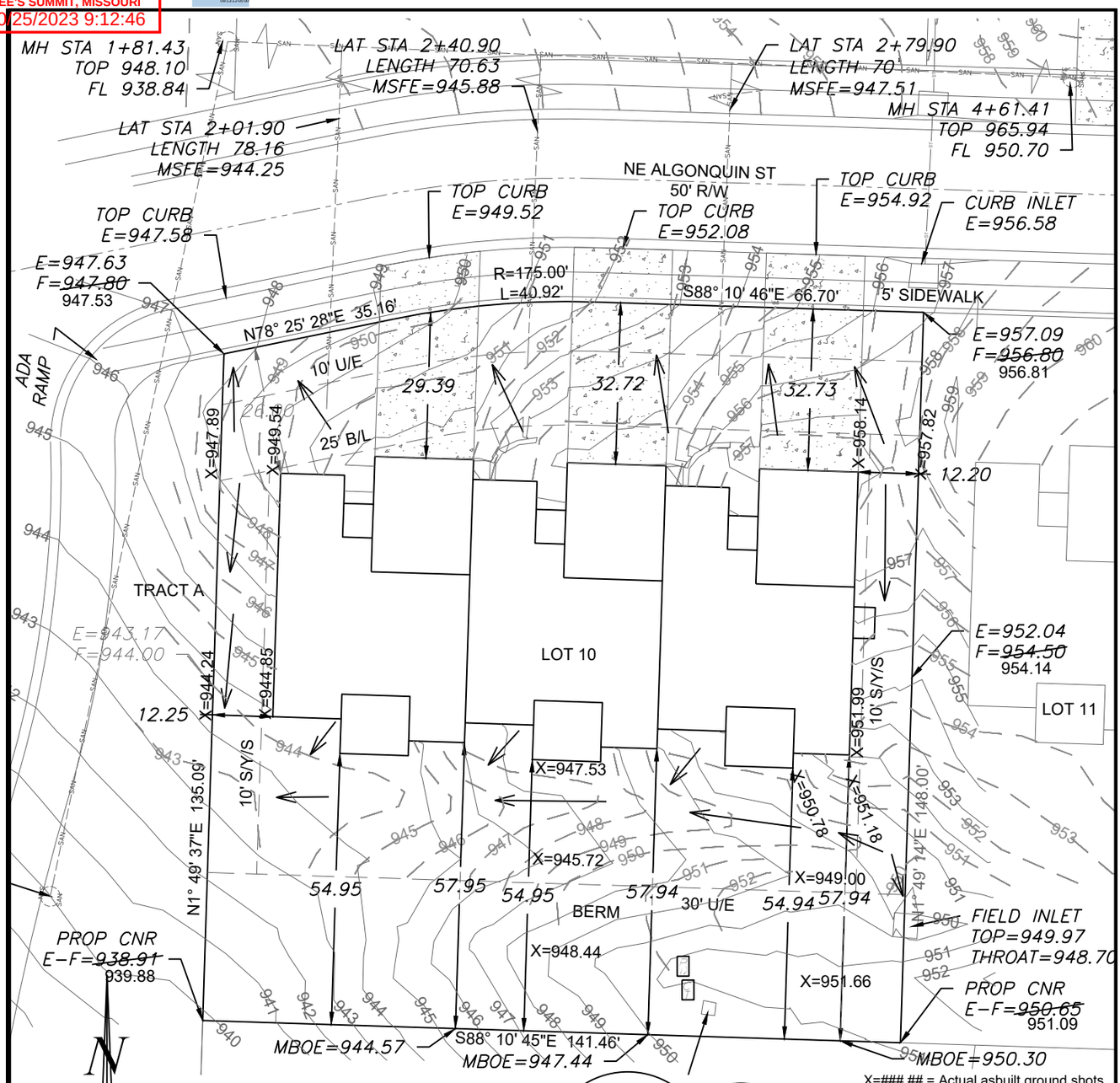
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/25/2023 9:12:46

Digitally signed by Andrea Seisler
DN: CN=Andrea Seisler, O=Development, OU=LS Users, DC=LSMO, DC=LOC, DC=LOC
Date: 2023.10.25 09:13:12-05'00'



X=###.## = Actual asbuilt ground shots taken on October 16, 2023

Contours shown are asbuilt.

AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING

LEGEND

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

Scale 1"=30'

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

1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. 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%

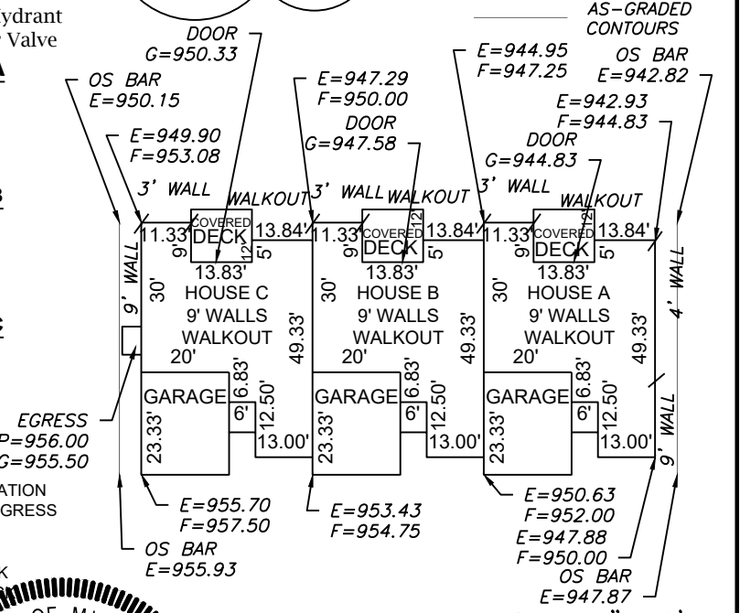
PROPOSED HOUSE B

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



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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.

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER
10/25/2023

AS-GRADED 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

Rev: