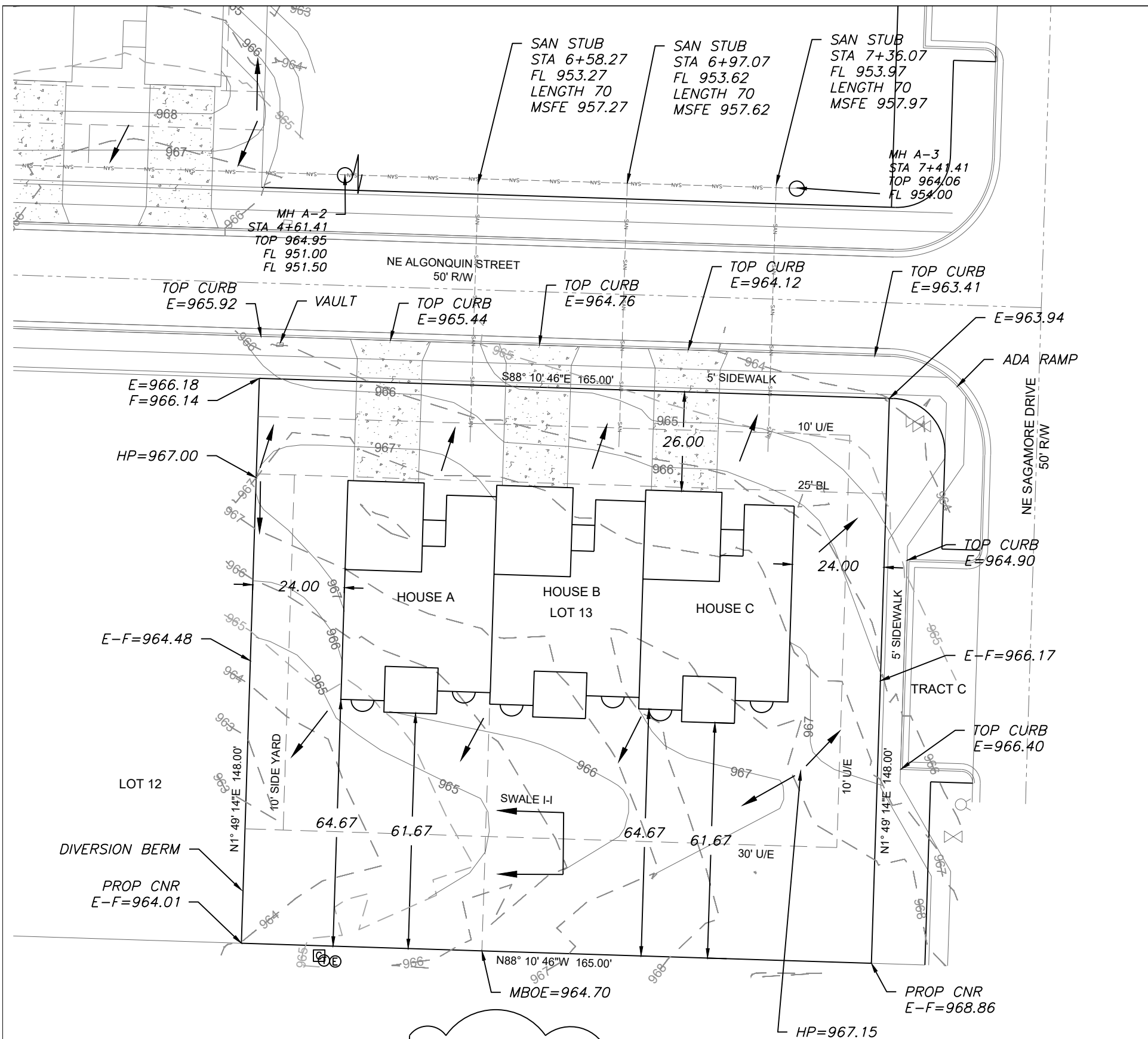
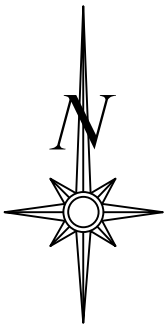




LEGEND

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



Scale 1"=30'

LOT INFORMATION

24,420.29 SQ. FT.
MSFE (C)= 957.97
MSFE (B)= 957.62
MSFE (A)= 957.27
MBOE (REAR RIGHT)= 963.9
MBOE (REAR LEFT)= 966.0
ADDRESS
HOUSE C: 829 NE ALGONQUIN ST
HOUSE B: 827 NE ALGONQUIN ST
HOUSE A: 825 NE ALGONQUIN ST

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.

LEGAL DESCRIPTION

LOT 13, THE TOWNHOMES OF CHAPEL RIDGE-2ND PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

PROPOSED HOUSE C

TOP FOUNDATION = 968.50
GARAGE FLOOR = 966.50
TOP FOOTING = 959.50
BASEMENT FLOOR = 959.83
DRIVE SLOPE = 7.9%

PROPOSED HOUSE B

TOP FOUNDATION = 968.50
GARAGE FLOOR = 966.75
TOP FOOTING = 959.50
BASEMENT FLOOR = 959.83
DRIVE SLOPE = 6.8%

PROPOSED HOUSE A

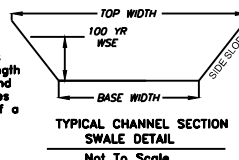
TOP FOUNDATION = 968.50
GARAGE FLOOR = 967.50
TOP FOOTING = 959.50
BASEMENT FLOOR = 959.83
DRIVE SLOPE = 7.1%

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

SWALE I-I

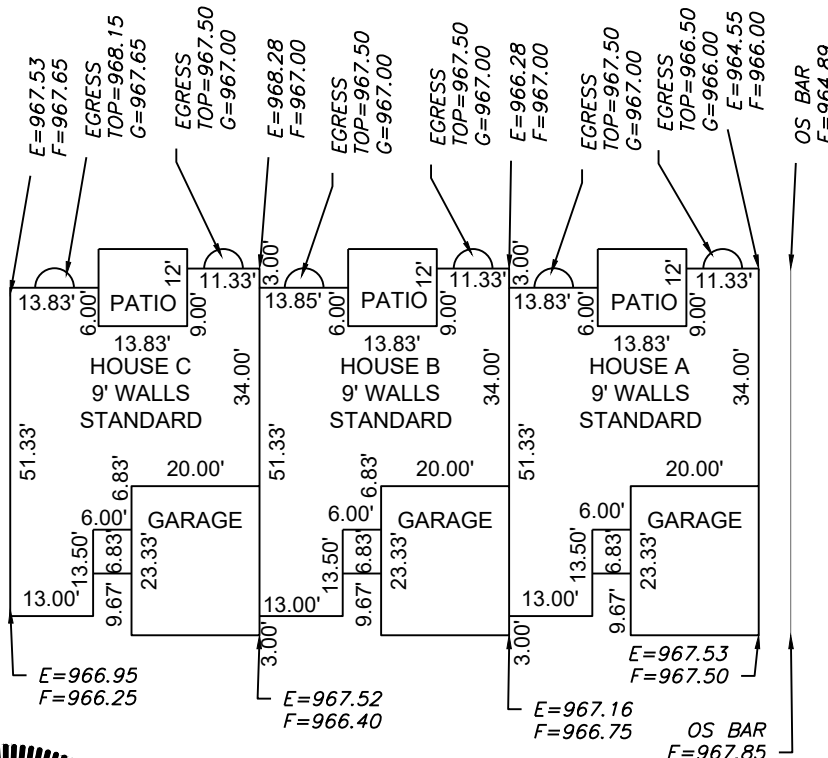
100 YR 3.37 CFS
BED SLOPE 4.00%
BASE WIDTH 5 FT
SIDE SLOPE 1:3
100 YR WSE 0.20 FT

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



OS BAR
E=967.96

OS BAR
E=966.21



Scale 1"=30'

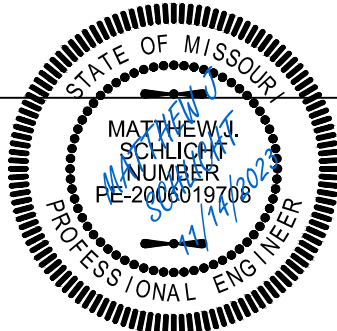
PLOT PLAN - 13

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 13 & 17, TOWNHOMES CHAPEL RIDGE	9/25/23	1	1

Rev:



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WWW.ENGINEERINGSOLUTIONKC.COM

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