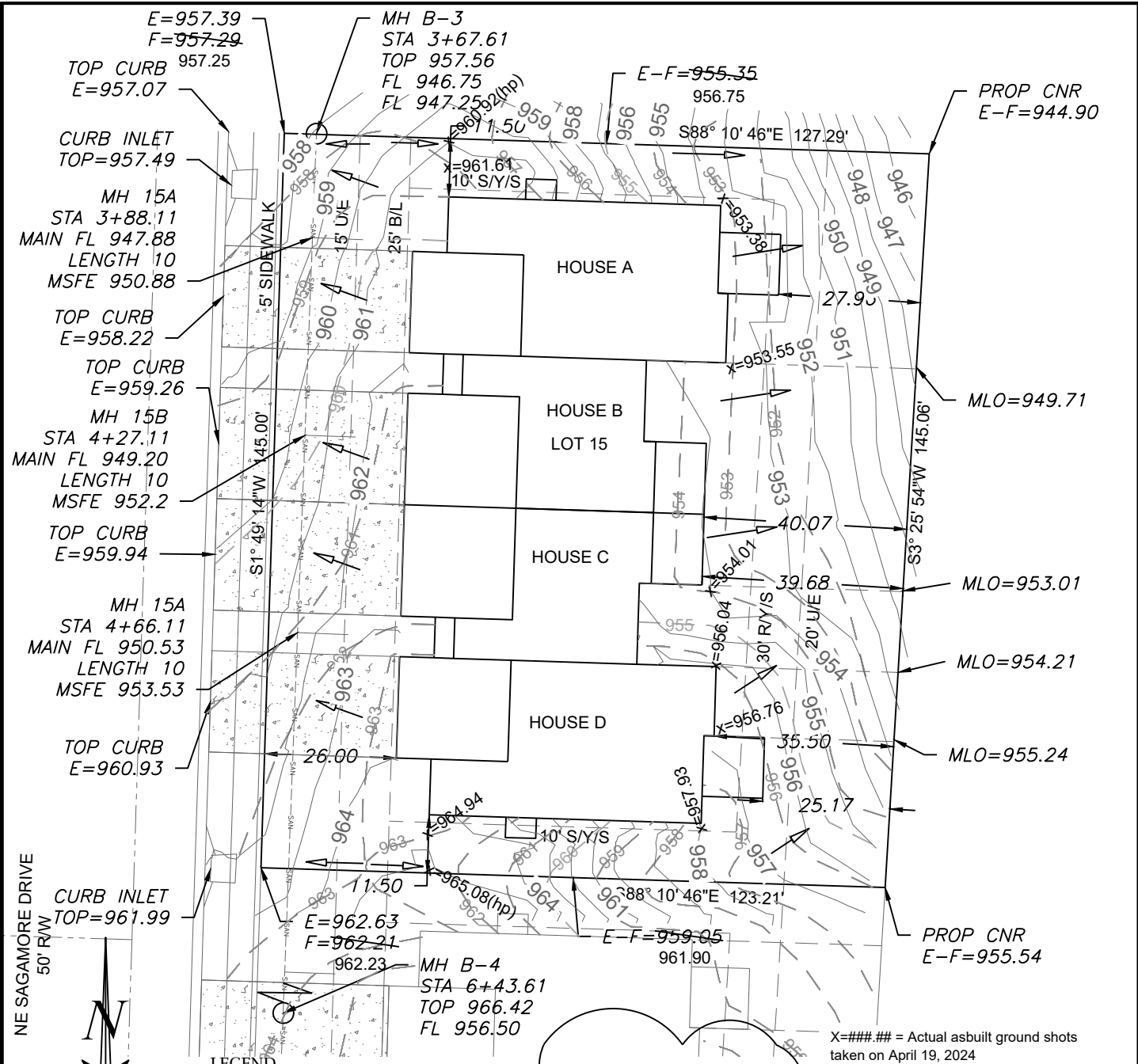




Scale 1"=30'

LEGEND

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

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
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.

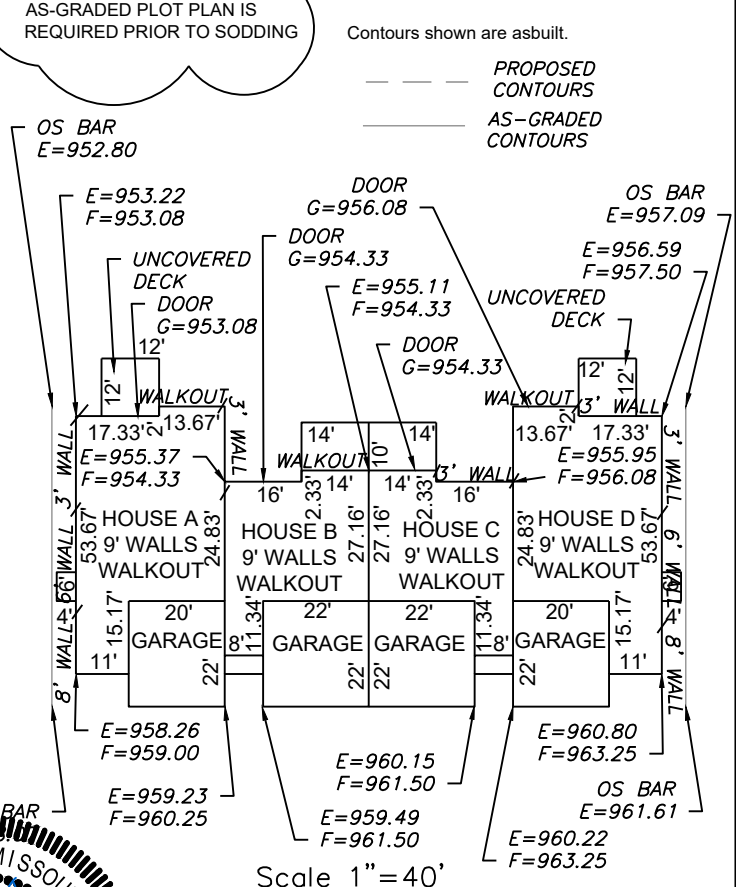
PROPOSED HOUSE A
TOP FOUNDATION = 962.25
GARAGE FLOOR = 960.25
TOP FOOTING = 953.25
BASEMENT FLOOR = 953.58
DRIVE SLOPE = 7.0%

PROPOSED HOUSE B
TOP FOUNDATION = 963.50
GARAGE FLOOR = 961.50
TOP FOOTING = 954.50
BASEMENT FLOOR = 954.83
DRIVE SLOPE = 7.8%

PROPOSED HOUSE C
TOP FOUNDATION = 963.50
GARAGE FLOOR = 961.50
TOP FOOTING = 954.50
BASEMENT FLOOR = 954.83
DRIVE SLOPE = 5.2%

PROPOSED HOUSE D
TOP FOUNDATION = 965.25
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



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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.

MATTHEW J. SCHLICHT
PROFESSIONAL ENGINEER
1/15/2022

AS-GRADED 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

Rev: