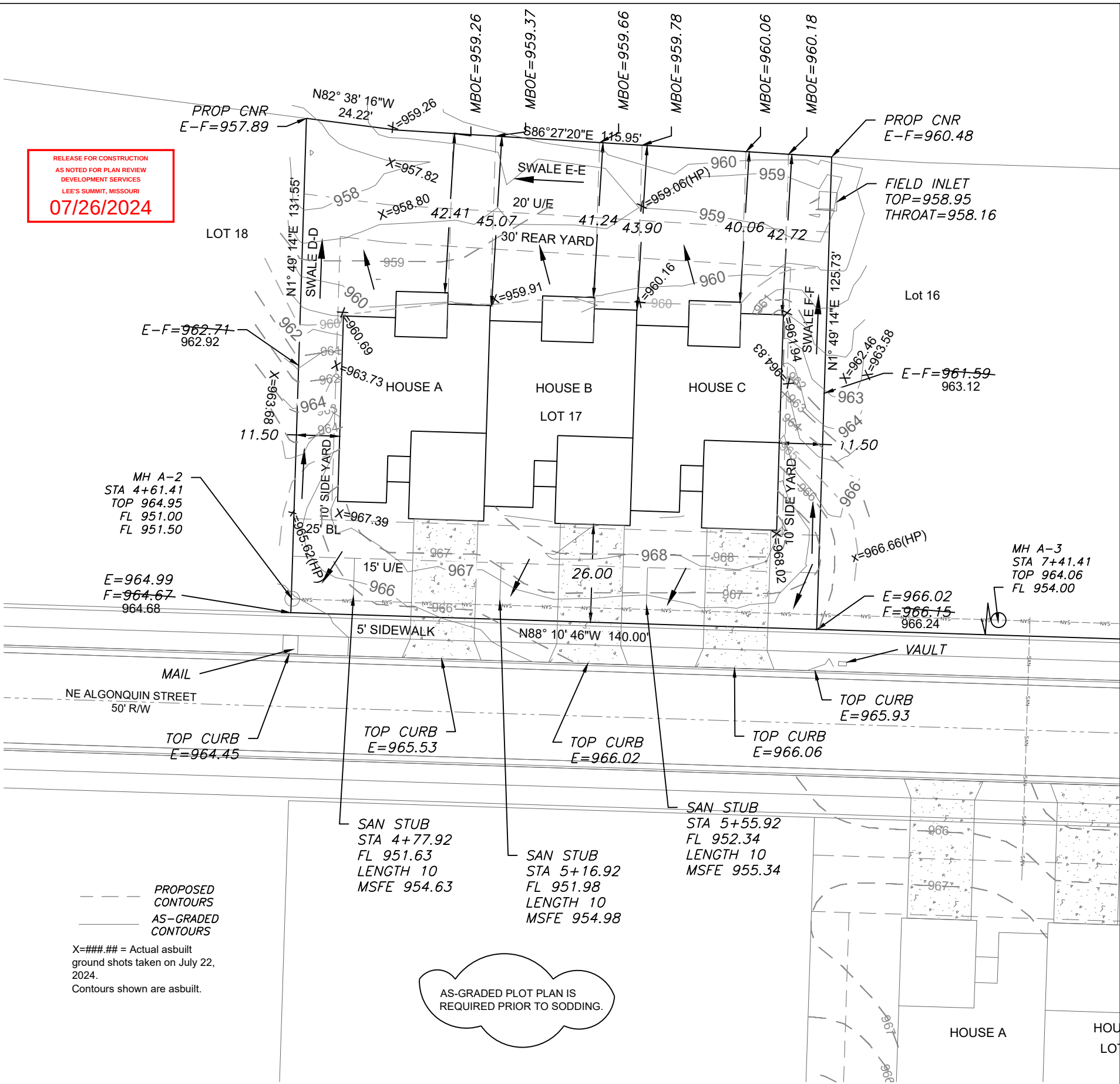


RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/26/2024



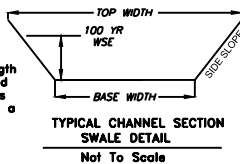
--- PROPOSED
CONTOURS
--- AS-GRADED
CONTOURS

X=###.## = Actual asbuilt
ground shots taken on July 22,
2024.
Contours shown are asbuilt.

AS-GRADED PLOT PLAN IS
REQUIRED PRIOR TO SODDING.

SWALE D-D		SWALE E-E		SWALE F-F	
100 YR	2.50 CFS	100 YR	3.6 CFS	100 YR	1.03 CFS
BED SLOPE	6.67%	BED SLOPE	2.72%	BED SLOPE	6.67%
BASE WIDTH	6 FT	BASE WIDTH	6 FT	BASE WIDTH	6 FT
SIDE SLOPE	1:5	SIDE SLOPE	1:5	SIDE SLOPE	1:5
100 YR WSE	0.13FT	100 YR WSE	0.21FT	100 YR WSE	0.08FT

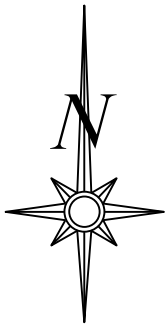
NOTE: Swale sections
extend the entire length
between upstream and
downstream structures
with the exception of a
transition at each
structure.



LEGEND

- Gas Meter
- Telephone or Fiber-Optic Pedestal
- Cable TV Pedestal
- Electric Pedestal
- Light Pole
- Mailbox

- Fire Hydrant
- Water Valve
- Water Meter



Scale 1"=30'

LOT INFORMATION

17,915.90 SQ. FT.
MSFE (A)= 954.63
MSFE (B)= 954.98
MSFE (C)= 955.34
MBOE (REAR LEFT)= 959.1
MBOE (REAR RIGHT)= 960.3
ADDRESS
HOUSE A: 814 NE ALGONQUIN ST
HOUSE B: 816 NE ALGONQUIN ST
HOUSE C: 818 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 17, THE TOWNHOMES OF
CHAPEL RIDGE-2ND PLAT, A
SUBDIVISION AS RECORDED IN
LEE'S SUMMIT, JACKSON
COUNTY, MISSOURI.

PROPOSED HOUSE A

TOP FOUNDATION = 969.30
GARAGE FLOOR = 967.30
TOP FOOTING = 960.30
BASEMENT FLOOR = 960.63
DRIVE SLOPE =6.0%

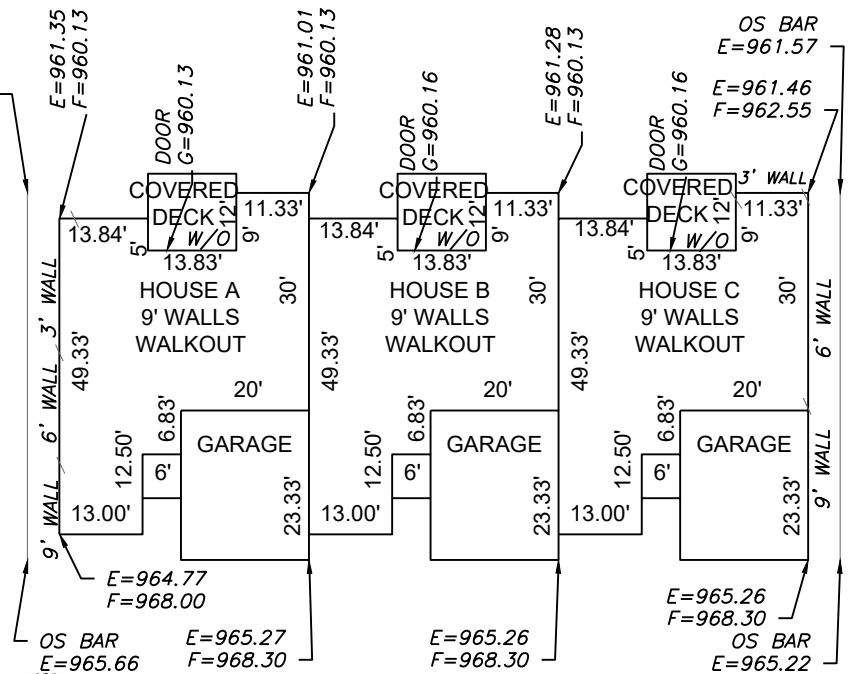
PROPOSED HOUSE B

TOP FOUNDATION = 969.30
GARAGE FLOOR = 968.30
TOP FOOTING = 960.30
BASEMENT FLOOR = 960.63
DRIVE SLOPE = 7.9%

PROPOSED HOUSE C

TOP FOUNDATION = 969.30
GARAGE FLOOR = 968.30
TOP FOOTING = 960.30
BASEMENT FLOOR = 960.63
DRIVE SLOPE = 7.8%

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



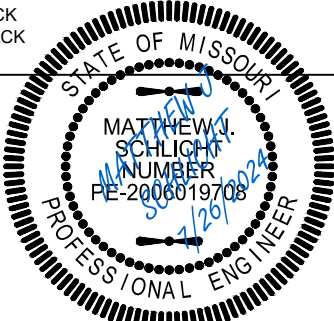
Scale 1"=30'

AS-GRADED PLOT PLAN - 17

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



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WWW.ENGINEERINGSOLUTIONKC.COM

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THE ENGINEER WHO SUPERVISED THE PREPARATION OF THIS DRAWING HAS
BEEN AFFIXED HERETO.