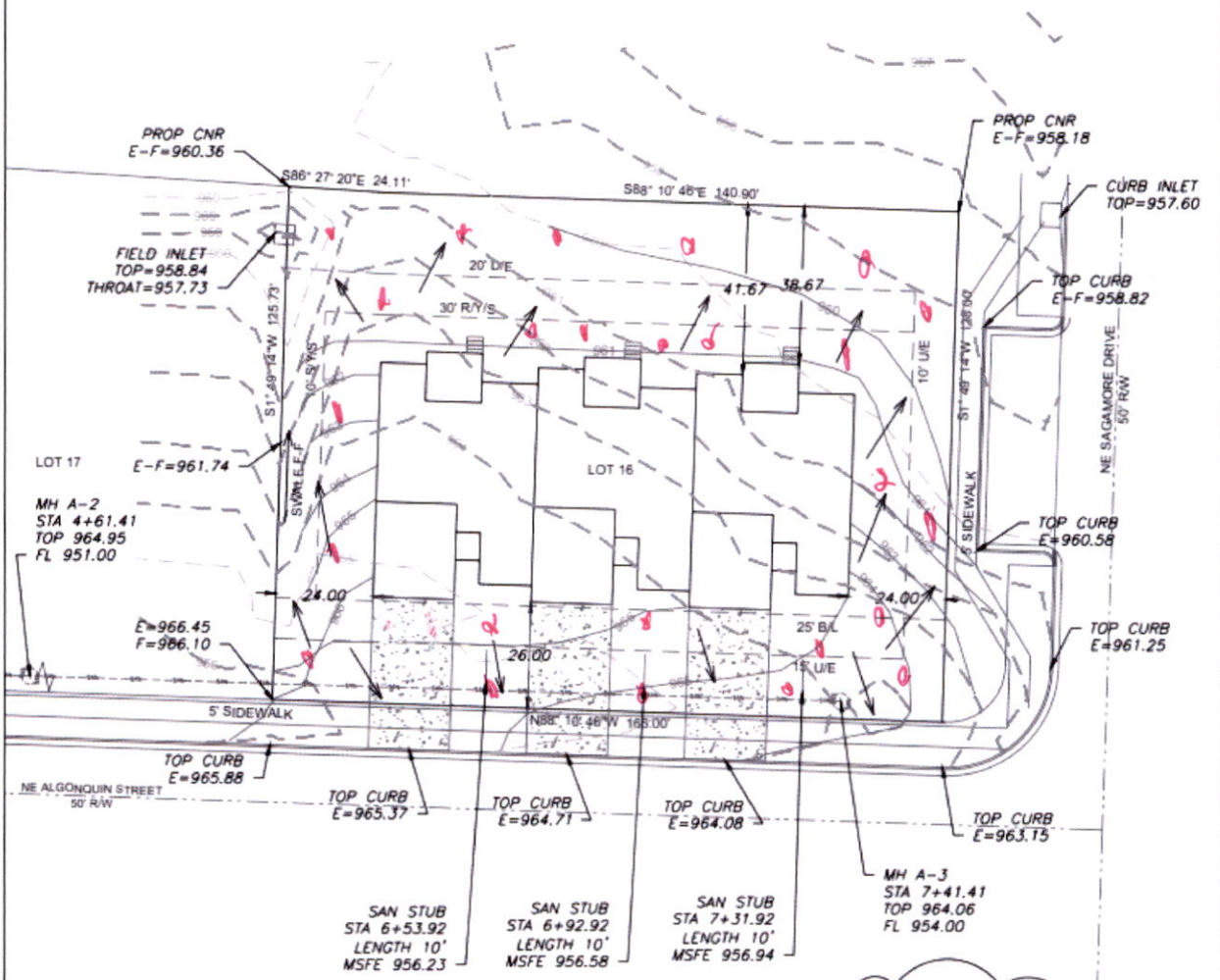
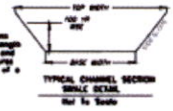
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/02/2024 10:11:38



AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING.

SWALE F-F

100 YR	1.03 CFS
BED SLOPE	6.67%
BASE WIDTH	6 FT
SIDE SLOPE	1.5
100 YR WSE	0.08FT



N

LEGEND

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

Scale 1"=30'

LOT INFORMATION

20,633.74 SQ. FT.
MSFE(A) = 956.23
MSFE(B) = 956.58
MSFE(C) = 956.64
MBOE(REAR LEFT) = 960.3
MBOE(REAR RIGHT) = 960.0
ADDRESS
HOUSE A: 824 NE ALGONQUIN ST
HOUSE B: 826 NE ALGONQUIN ST
HOUSE C: 828 NE ALGONQUIN ST

LEGAL DESCRIPTION

LOT 16, 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 =	968.00
GARAGE FLOOR =	967.00
TOP FOOTING =	959.00
BASEMENT FLOOR =	959.33
DRIVE SLOPE =	5.4%

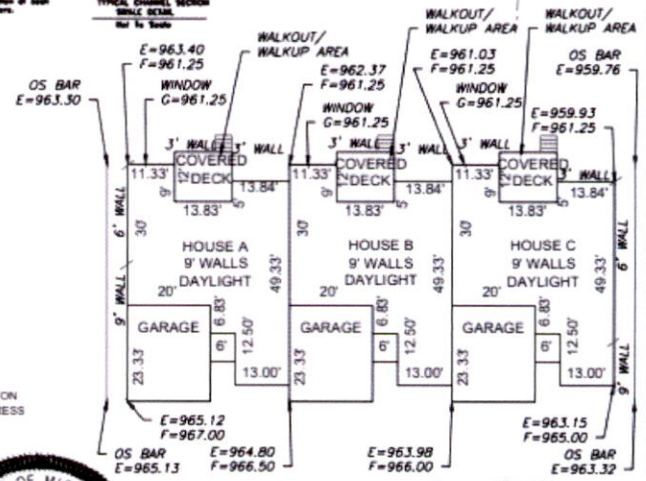
PROPOSED HOUSE B

TOP FOUNDATION =	968.00
GARAGE FLOOR =	966.50
TOP FOOTING =	959.00
BASEMENT FLOOR =	959.33
DRIVE SLOPE =	6.0%

PROPOSED HOUSE C

TOP FOUNDATION =	968.00
GARAGE FLOOR =	966.00
TOP FOOTING =	959.00
BASEMENT FLOOR =	959.33
DRIVE SLOPE =	6.5%

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'

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
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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

PLOT PLAN - LOT 16

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 16, TOWNHOMES CHAPEL RIDGE	2/1/24	1	1