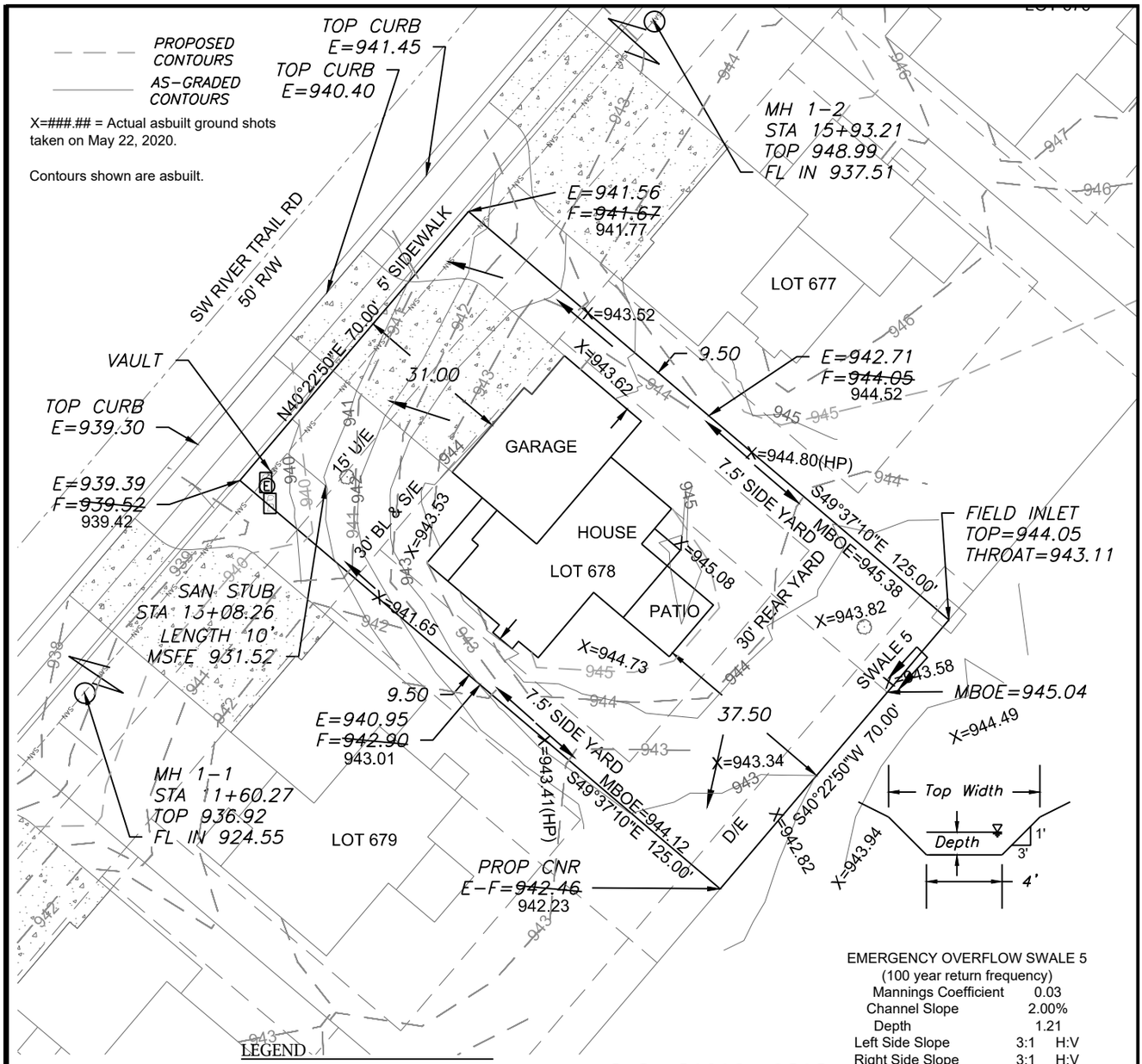


EMERGENCY OVERFLOW SWALE 5
(100 year return frequency)

Mannings Coefficient	0.03	
Channel Slope	2.00%	
Depth	1.21	
Left Side Slope	3:1	H:V
Right Side Slope	3:1	H:V
Bottom Width	4 ft.	
Discharge	2.17 CFS	

AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING.

LEGEND

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

N

Scale 1"=30'

PROPOSED HOUSE

TOP FOUNDATION =946.00
GARAGE FLOOR = 944.00
TOP FOOTING = 937.00
BASEMENT FLOOR = 937.33

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

NOTES

1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.

2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.

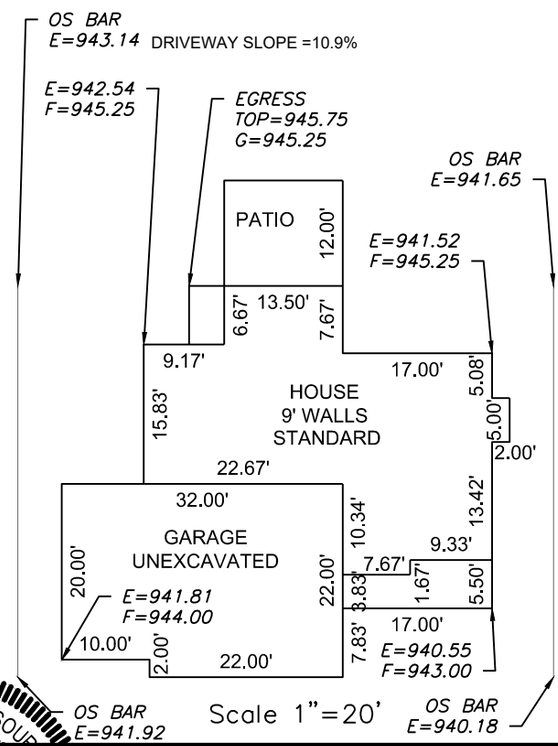
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.

LOT INFORMATION

8,750 SQ. FT.
MBOE = (LT) 945.38
MBOE = (RT) 944.12
MSFE = 931.52
ADDRESS
2609 S.W. RIVER TRAIL ROAD

LEGAL DESCRIPTION

LOT 678, EAGLE CREEK - FIFTEENTH PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849
WWW.ENGINEERINGSOLUTIONSKC.COM

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
REVIEWED BY MATTHEW J. SCHLICHT 6/3/2020

AS-GRADED PLOT PLAN - LOT 678

EAGLE CREEK-FIFTEENTH PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

IQ HOMEBUILDERS
PO BOX 6423
LEE'S SUMMIT, MO 64064

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 675-680, EAGLE CREEK	4/30/19	1	1

Rev:

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI
06/04/2020