

08/18/2020

MH#1-1

STA 13+23.53
TOP 1004.30
FL OUT 992.00

EX MH-21-029
STA 10+00.00
TOP 989.88
FL IN 976.48

TOP CURB
E=1000.94

SW RIVER TRAIL ROAD
50' R/W
TOP CURB
E=1002.15

TOP CURB
E=1002.96

E=1000.62
F=1001.16

SAN STUB
STA 12+10.12
LENGTH 12.46
MSFE 993.93

LOT 715
(EMPTY)
E=993.23
F=994.00

North American Green C-350
Erosion Control Fabric Liner - or Approved Equal

TYPICAL DITCH SECTION
W = WIDTH IN FEET
SS = SIDE SLOPE
Dn = DEPTH OF FLOW
Dr = DEPTH OF CHANNEL

SWALE SECTION A-A

Mannings Coefficient	0.03
Channel Slope	3.00%
Depth	1.35 ft
Left Side Slope(H:V)	3:1
Right Side Slope(H:V)	3:1
Bottom Width	5.00 ft
Discharge	7.70 cfs
Water depth (ft)	0.35
Flow Area (ft^2)	2.12
Velocity (ft/sec)	3.64
Wetted Perimeter(ft)	7.21
Top Width (ft)	7.10
Specific Energy (ft)	0.56
Shear Stress(lbs/ft^3)	0.55

LEGEND

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

PROPOSED HOUSE

TOP FOUNDATION = 1004.50
GARAGE FLOOR = 1004.00
TOP FOOTING = 995.50
BASEMENT FLOOR = 995.83

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

- 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.

Scale 1"=30'

LOT INFORMATION

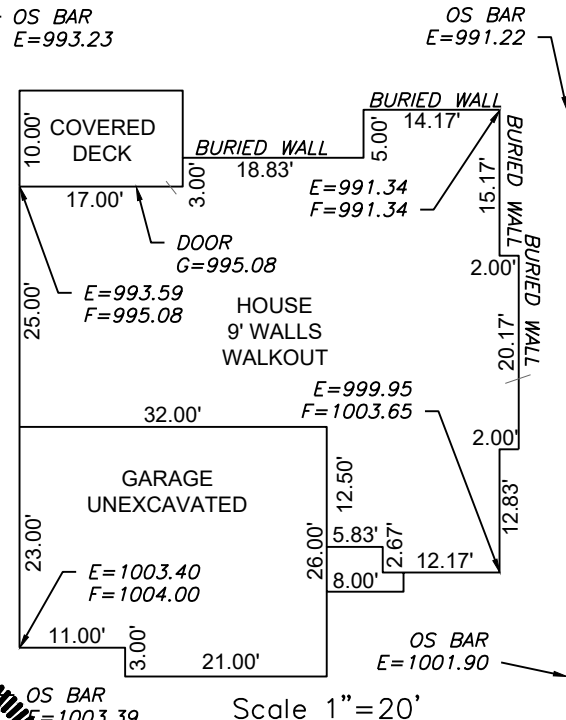
9,100 SQ. FT.
MLO=(REAR LEFT) 991.00
MLO=(REAR RT) 988.90
MLO=(FRONT LEFT) 1003.62
MLO=(FRONT RT) 1001.60
MSFE=993.93
ADDRESS
2353 SW RIVER TRAIL RD

LEGAL DESCRIPTION

LOT 716, EAGLE CREEK 16TH PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING

DRIVEWAY SLOPE =5.3%

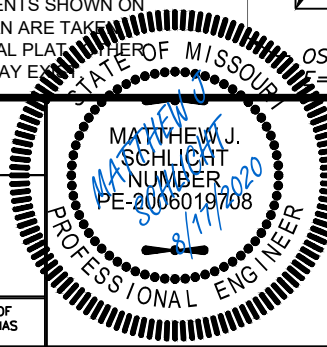


Scale 1"=20'

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ENGINEERING & SURVEYING
SOLUTIONS

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LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816) 623-9849
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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.



PLOT PLAN - LOT 716

EAGLE CREEK 16TH PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SAB HOMES
200 NW COMMERCE COURT
LEE'S SUMMIT, MO 64086

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 716 & 717, EAGLE CREEK	7/28/20	1	1