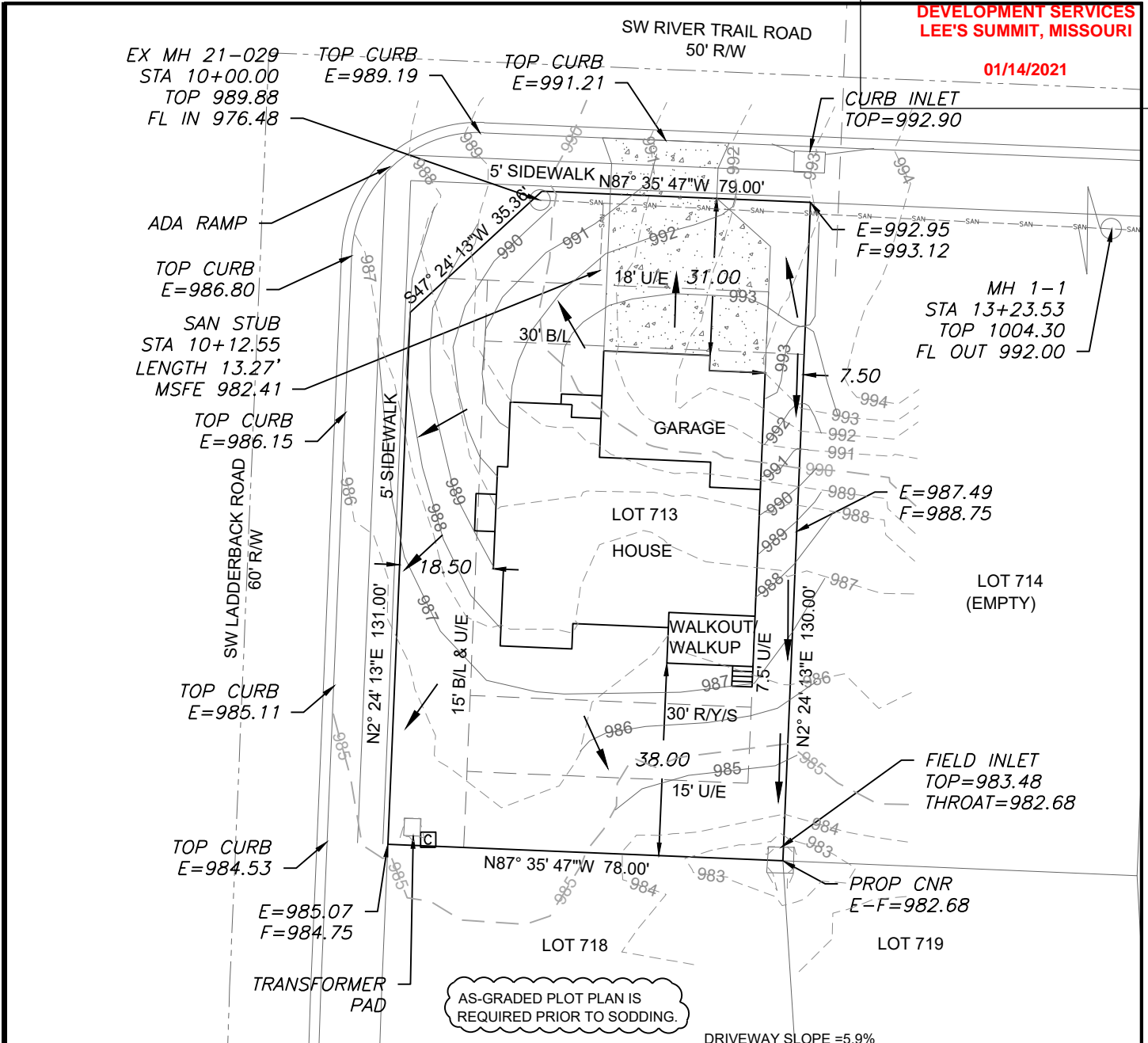


01/14/2021



**LEGEND**

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

**PROPOSED HOUSE**

TOP FOUNDATION = 994.25  
 GARAGE FLOOR = 993.25  
 TOP FOOTING = 985.25  
 BASEMENT FLOOR = 985.58

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

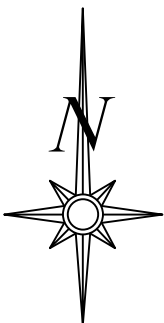
**NOTES**

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.

DRIVEWAY SLOPE = 5.9%

EXTENDED LOT AREA = 12,556.3 SF  
 DRIVEWAY AREA = 975.50 SF  
 DRIVEWAY APPROACH = 241.0 SF  
 SIDEWALK AREA = 963.1 SF

AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING.



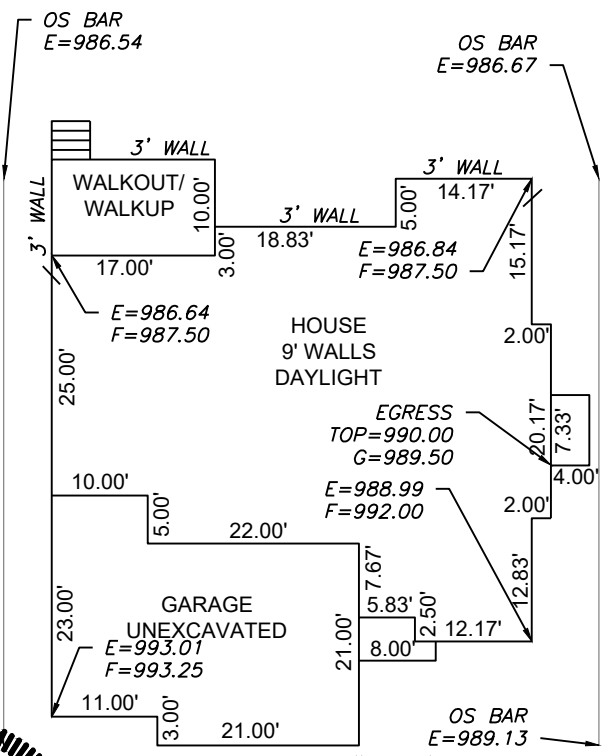
Scale 1" = 30'

**LOT INFORMATION**

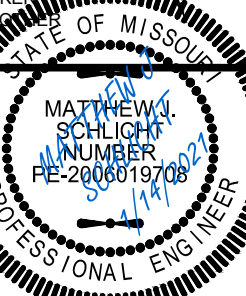
9,828 SQ. FT.  
 MLO = (REAR LEFT) 984.70  
 MLO = (REAR RT) 985.26  
 MLO = (FRONT LEFT) 993.62  
 MLO = (FRONT RT) 990.45  
 MSFE = 982.41  
 ADDRESS  
 2365 SW RIVER TRAIL RD

**LEGAL DESCRIPTION**

LOT 713, EAGLE CREEK 16TH PLAT, A SUBDIVISION AS RECORDED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



Scale 1" = 20'



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

**PLOT PLAN - LOT 713**  
 EAGLE CREEK 16TH PLAT  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

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.

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 713, EAGLE CREEK	12/11/20	1	1