

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
Development Services
LEE'S SUMMIT, MISSOURI

TOP CURB
 $E=937.23$

SW RIVER TRAIL RD
50' R/W

TOP CURB
 $E=936.76$

CURB INLET
TOP=936.62

$E=936.75$
 $F=936.84$
936.76

AT&T VAULT

MH 1-1
STA 11+60.27
TOP 936.92
FL IN 924.55

SAN STUB
STA 11+75.27
LENGTH 10'
MSFE 928.85

EMERGENCY OVERFLOW SWALE 7
(100 year return frequency)
Mannings Coefficient 0.03
Channel Slope 2.00%
Depth 1.38
Left Side Slope 3:1 H:V
Right Side Slope 3:1 H:V
Bottom Width 4 ft.
Discharge 5.92 CFS

LOT 681
(STANDARD, SOD)

PROP CNR
 $E-F=941.14$
941.10

NOTE : DECK APPROVAL WILL BE REQUIRED PRIOR TO (FUTURE) DECK CONSTRUCTION

X#### = Actual asbuilt ground shots

LEGEND

EMERGENCY OVERFLOW SWALE 6
(100 year return frequency)
Mannings Coefficient 0.03
Channel Slope 1.87%
Depth 1.26

Top Width
Depth
NTS

Lot Information:
LOT 679 (EMPTY)
LOT 680
LOT 681 (STANDARD, SOD)

Structures and Features:
GARAGE
HOUSE
DECK
GARAGE
HOUSE
DECK
SWALE 7
SWALE 6
DIE SWALE 6

Elevations and Stationing:
E=937.53
F=937.45
937.63
X=939.52
X=939.95
9.17
9.17
7.5 SY/S
2% MIN.
HP=940.75
FIELD INLET TOP=941.57 THROAT=940.59
X=941.28(HP)
349°37'10"E 125.00'
MBOE=943.50
X=943.50
X=943.17
56.00
2% MIN.
X=940.26
X=939.96
44.00
X=938.83
X=939.84
9.16
938.27
E-F=938.19
88°26'-X
30' BL & S/E
X=939.16
31.00
R=175'
L=15.36'
N40°22'50"E 54.65'
MBOE=939.23
15' U/E
TOP BERM 943.25
X=943.12
MBOE=943.12
S40°22'50"W 69.99'

EMERGENCY OVERFLOW SWALE 7		
(100 year return frequency)		
Mannings Coefficient	0.03	
Channel Slope	2.00%	
Depth	1.38	
Left Side Slope	3:1	H:V
Right Side Slope	3:1	H:V
Bottom Width	4 ft.	
Discharge	5.92 CFS	

LOT 681
(STANDARD, SOD)

PROP CNR
E-F=~~941.14~~
941.10

NOTE : DECK APPROVAL WILL BE
REQUIRED PRIOR TO (FUTURE) DECK
CONSTRUCTION

X=###.## = Actual asbuilt ground shots taken on August 2, 2022.

Contours shown are asbuilt.

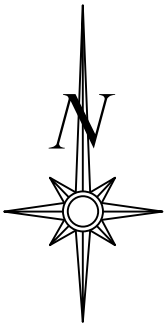
PROPOSED
CONTOURS
AS-GRADED
CONTOURS

EMERGENCY OVERFLOW SWALE 6		
(100 year return frequency)		
Mannings Coefficient	0.03	
Channel Slope	1.87%	
Depth	1.26	
Left Side Slope	3:1	H:V
Right Side Slope	3:1	H:V
Bottom Width	4 ft.	
Discharge	2.9 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  Fire Hydrant
 Mailbox  Water Valve



Scale 1"=30'

LOT INFORMATION

8,745 SQ. FT.
MBOE = (LT) 943.50
MBOE = (FRONT) 939.25
MBOE = (REAR) 943.12
MSFE = 928.85
ADDRESS
2617 S.W. RIVER TRAIL ROAD

LEGAL DESCRIPTION

LOT 680, EAGLE CREEK -
FIFTEENTH PLAT, A
SUBDIVISION AS RECORDED IN
LEE'S SUMMIT, JACKSON
COUNTY, MISSOURI.

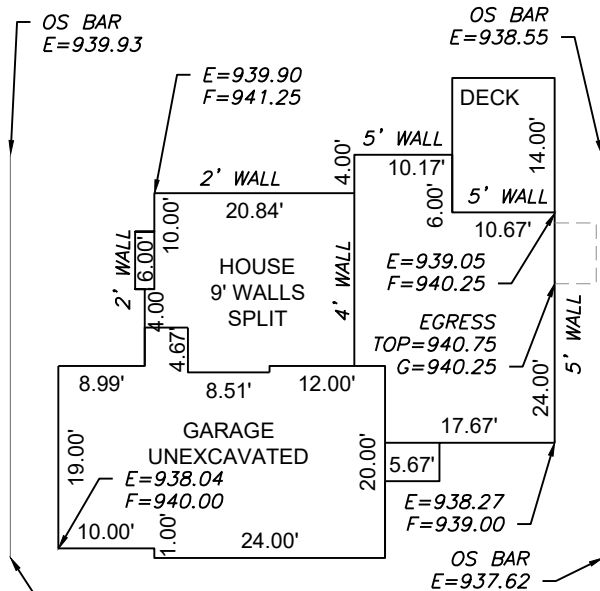
PROPOSED HOUSE

TOP FOUNDATION = 945.00
GARAGE FLOOR = 940.00
TOP FOOTING = 936.00
BASEMENT FLOOR = 936.33
DRIVEWAY SLOPE = 9.7%

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.



EASTON

Scale 1"=20'

AS-GRADED PLOT PLAN - LOT 680

EAGLE CREEK 15TH PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

IQ HOME BUILDERS
P.O. BOX 6423
LEE'S SUMMIT, MO 64064

PROJECT NO. 1	FILE NAME LOT 680 NEW 3/4/2021, EAGLE CREEK	DATE 3/4/2021	SHEET 1	OF 1
Rev:				



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STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
8/5/2022
PROFESSIONAL ENGINEER