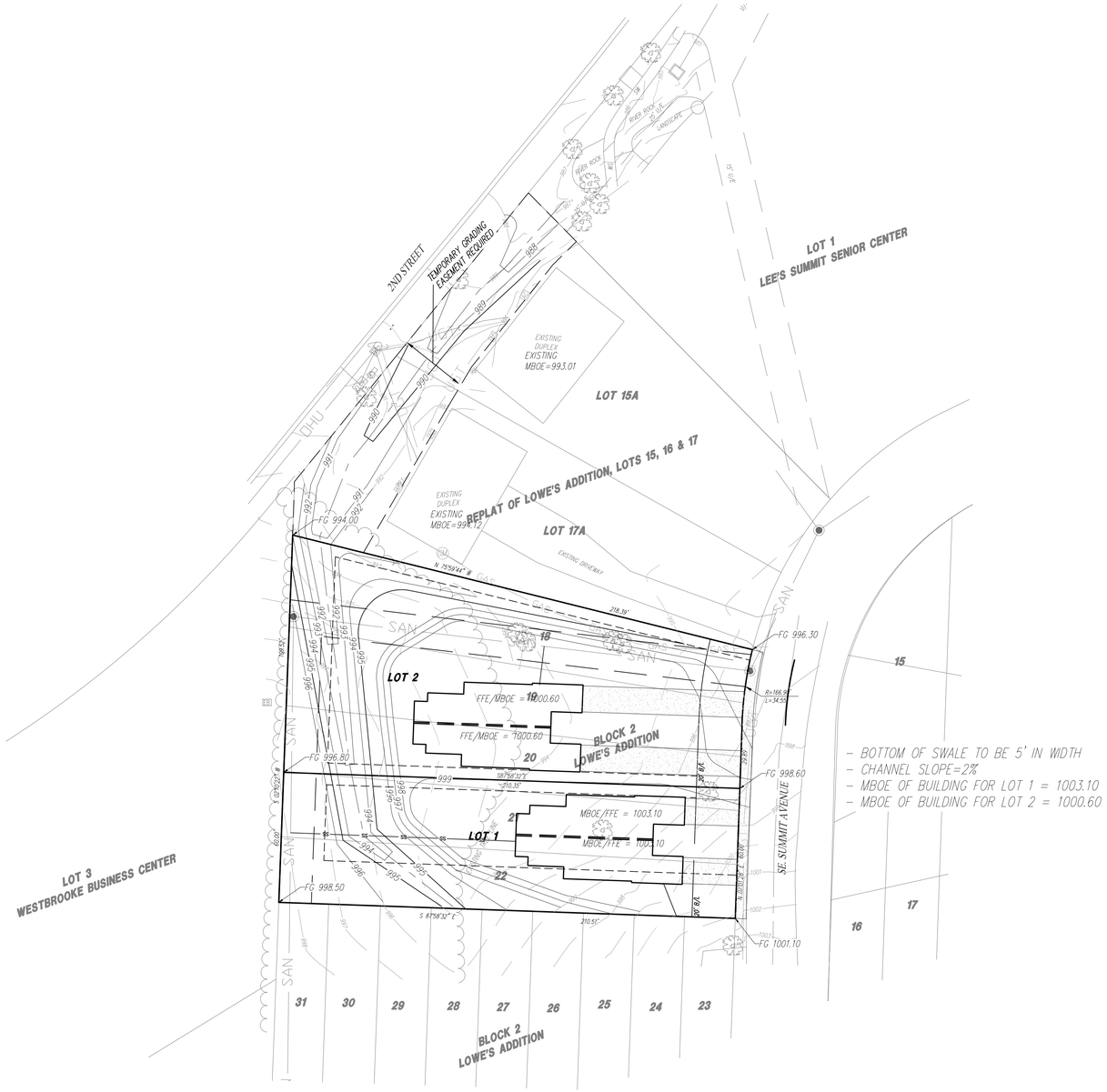


- BOTTOM OF SWALE TO BE 5' IN WIDTH
- CHANNEL SLOPE=2%
- MBOE OF BUILDING FOR LOT 1 = 1003.10
- MBOE OF BUILDING FOR LOT 2 = 1000.60

GENERAL NOTES:

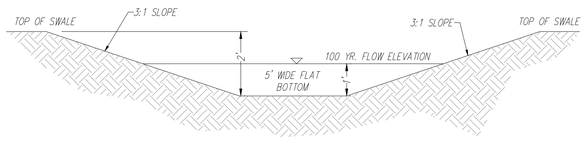
The MBOE at the front of all lots to be a minimum of two (2) foot above the adjacent right of way elevation. Where the street carries by-pass from the 100-year storm, the MBOE at the front of the adjacent lots shall be a minimum two (2) feet above the corresponding top of curb.

This plan is not intended to serve as or substitute for an individual plot plan for each lot. It is intended only to show the: 1) finished grading before building of structures, 2) major drainage features, 3) designated drainage swales, 4) finish elevations of lot corners, 5) minimum building opening elevations (MBOE's) for structures, 6) lots where walkout or daylight basements are allowed, 7) limits of the regulatory floodplain and 8) required buffer zones of natural streams.

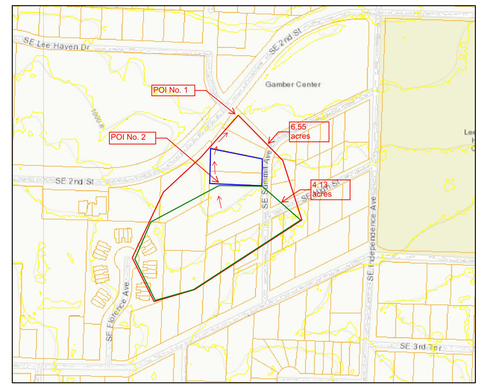
Additional grading between structures to provide positive drainage will be required as part of the plot plan review process.

0 30' 45' 60'
SCALE IN FEET

811
Know what's below.
Call before you dig.



SWALE DETAIL
NTS



DRAINAGE AREA MAP
NTS

DATE	REVISION	NO.	BY	CK/APP
7/15/19	CITY COMMENTS 7/12/19			

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
7/16/19
R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners
CORPORATE LICENSE No. E2010005873

MASTER DRAINAGE PLAN

SUMMIT AVENUE ADDITION, LOTS 1 AND 2
(REPLAT OF LOWE'S ADDITION LOTS
18, 19, 20, 21 & 22, BLOCK 2)
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.
XXXXXX
DRAWING NO.
18038
DATE
MARCH 14, 2019
JOB NO.
18038

3 SHEET OF 3