



MEMO

☐	Overnight
☐	Regular Mail
☐	Hand Delivery
☒	Other: email

TO:	To Whom It May Concern Development Services Department Lee's Summit, MO
FROM:	Julie E. Sellers, P.E.
RE:	Hawthorn Ridge 1 st Plat-Lot 36 – Minimum Building Opening Elevations
DATE:	January 25, 2021
PROJECT #:	017-0188

To Whom It May Concern

This memo is regarding Hawthorn Ridge 1st Plat, Lot 36 minimum building opening elevations (MBOE). This lot is designated as a slightly uphill lot, with a rear yard swale. There is field inlet 9-5 located at the lot corner of 35 and 36, per the Master Drainage Plan the drainage area is 1.11 acres. However, field inlet 9-6 is also located in this swale upstream and capturing 0.35 acres of the potential 1.11 acres draining to this lot. The initial MBOE elevation was set based on city criteria for lots backing a swale. However, it has come to our attention that this has caused the driveways to be un-necessary steep and city does not require a swale to be installed unless there is over 2 acres of drainage. As this swale has less than 2 acres, at this point, along with storm sewer to help capture the water, this swale is an auxiliary swale to help capture and convey storm water. From this along with discussions with the city on other projects, regarding similar lot designation, the rear MBOE elevations are to be removed from this lot. The front MBOE elevation will remain at 1024.45 for the front right lot corner and 1020.39 for the front left lot corner, per the approved Master Drainage Plan, and interpolation is allowed along the front of the lot pending where the opening occurs. By providing the front MBOE, this will guide the plot plan engineer to set the house high enough above the curb for drainage. The remainder of the house shall be set in accordance with current city standards to maintain positive drainage through the lot and away from the house.

Please accept this memo as record to supersede all previous plans for the lot in question.

Sincerely,

