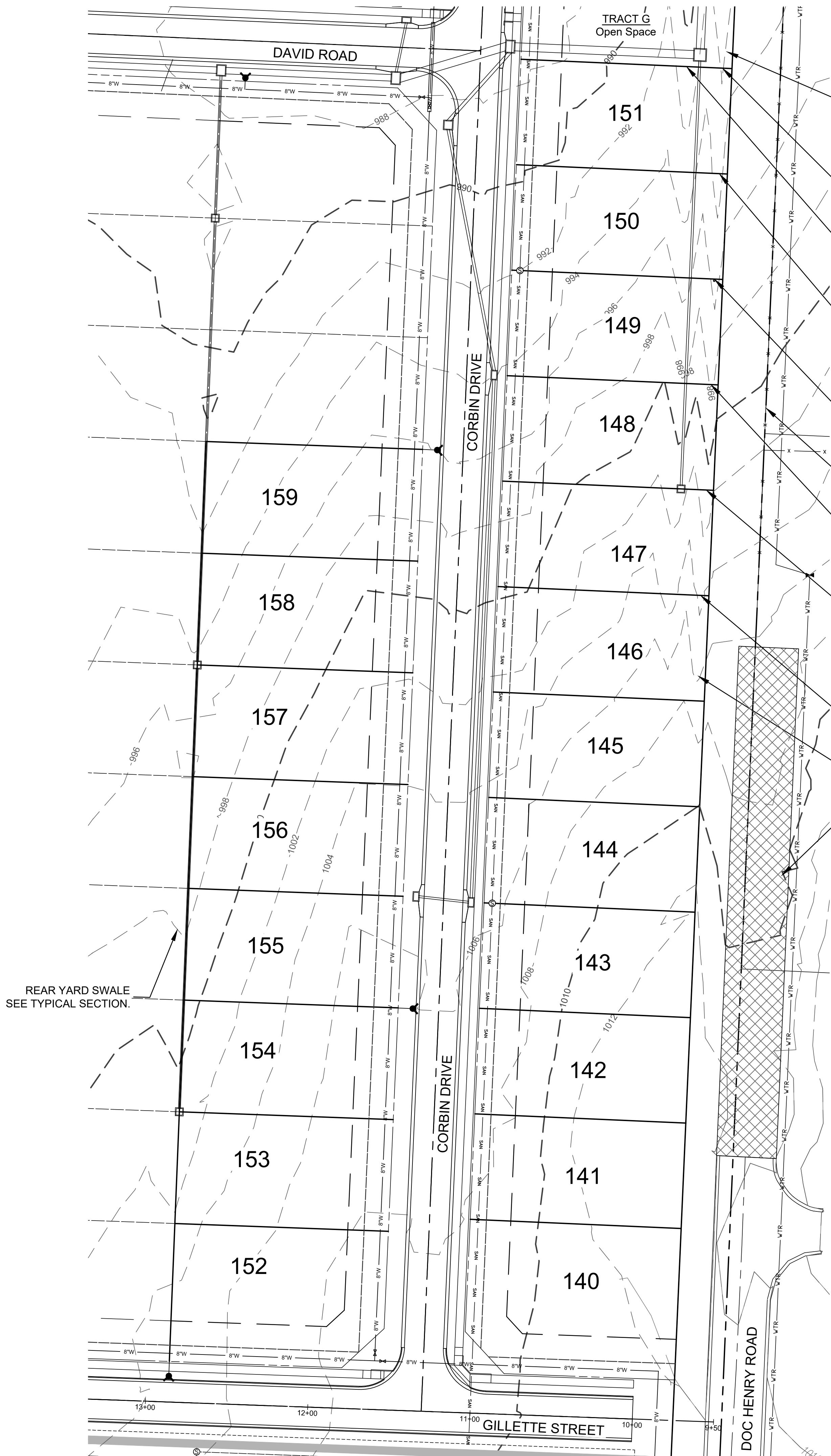




SEE SHEET 31 FOR 3' SWALE, DIVERSION BERM & 100 YEAR OVERFLOW SWALE TYPICAL SECTION

CENTERLINE 3' DIVERSION SWALE
FL SWALE = ~~991.90~~ **991.81**
WATER SURFACE ELEV. = 992.98

CENTERLINE 100 YEAR FLOOD OVERFLOW SWALE
FL SWALE = ~~990.90~~ **990.78**
WATER SURFACE ELEV. = 993.38

CENTERLINE 3' DIVERSION SWALE
FL SWALE = ~~993.64~~ **993.04**
WATER SURFACE ELEV. = 994.57

CENTERLINE 3' DIVERSION SWALE
FL SWALE = ~~995.30~~ **995.36**
WATER SURFACE ELEV. = 996.16

EXISTING FENCE / HEDGE LINE

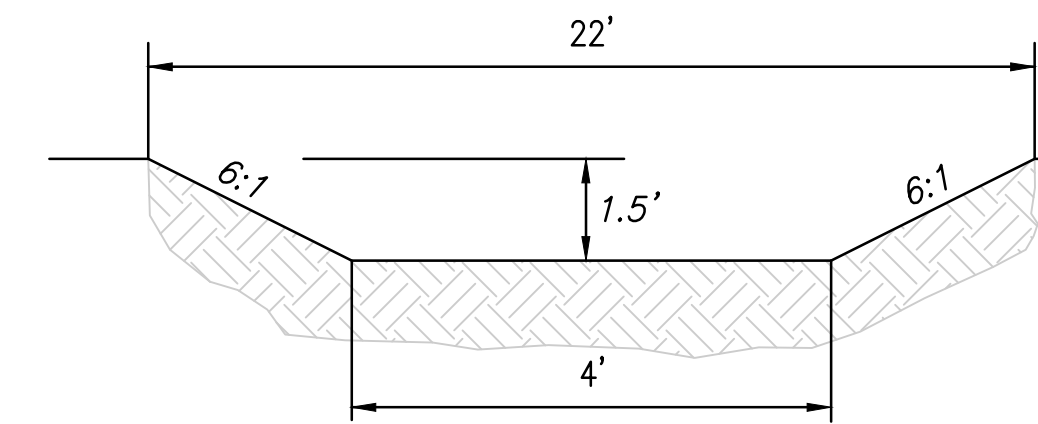
CENTERLINE 3' DIVERSION SWALE
FL SWALE = ~~997.72~~ **997.63**
WATER SURFACE ELEV. = 998.34

CENTERLINE 3' DIVERSION SWALE
FL SWALE = ~~1000.94~~ **1000.79**
WATER SURFACE ELEV. = 1001.47

CENTERLINE 3' DIVERSION SWALE
FL SWALE = ~~1003.54~~ **1003.44**
WATER SURFACE ELEV. = 1003.94

SEE SHEET 31 FOR TYPICAL 3' SWALE AND DIVERSION BERM SECTION

EXISTING GRADED ROADBED



TYPICAL REAR YARD SWALE DETAIL
(NO SCALE)
SWALE CAPACITY AT 2.0% SLOPE = 125 CFS

100 YEAR WATER DEPTH IN SWALE

LOTS: 1, 2, 18, 19, 20 & 21
DEPTH = 0.28'

LOTS: 22, 23, 24, 25, 152 & 153
DEPTH = 0.24'

LOTS: 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 154, 155, 156 & 157
DEPTH = 0.31'

LOTS: 26, 27, 28, 29, 30, 158 & 159
DEPTH = 0.34'

NOTES:

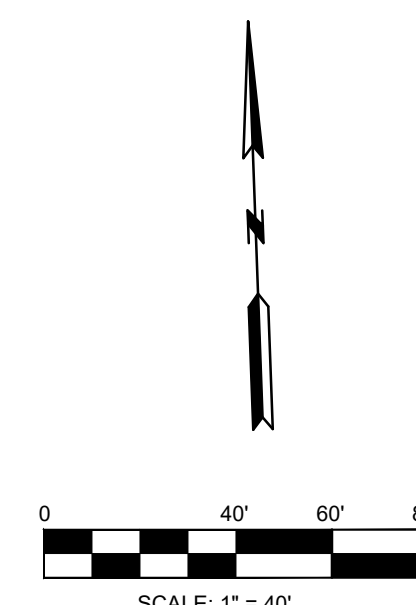
- 1) Corner descriptions are oriented as if standing on the street facing the lot.
- 2) Conventional basement type indicates windows only above finished basement elevation.
- 3) Walkout basement type was determined by subtracting the 70' lot elevation from the 25' B/L elevation. If the resulting elevation difference was greater than 6 feet it was determined that the buider could make the house a walkout by raising the top of foundation as needed. The intent of the designer was not to force these lots to be walkouts, only to suggest it was possible by raising the top of foundation.
- 4) Daylight basement type was determined by top of foundation being 2 feet above, and the back lot corner of the lot being 3 feet below the front right-of-way elevation on the high side of the lot.
- 5) Corner of house elevations based on top of foundation to be 1 foot above the high side front right-of-way elevation.
- 6) As-graded plot plans shall be required for the following lots: 1-30 and 140-159.
- 7) All proposed swales shall be established during Phase I construction and grading.
- 8) MBOEs are allowed to be interpolated from adjoining lot MBOEs where appropriate.

AS-BUILT
04/02/21

Lot Corner Elevations and MBOEs							ASBUILT Lot Corner Elevations and MBOEs						
LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE	LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR			No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR		
140	1008.0	1008.8	1012.8 E/F	1012.0 E/F	1014.8	CONVENTIONAL	140	1008.1	1008.8	1012.8 E/F	1012.1 E/F	1014.8	CONVENTIONAL
141	1007.2	1008.0	1013.3 E/F	1012.8 E/F	1015.3	CONVENTIONAL	141	1007.3	1008.1	1013.4 E/F	1012.8 E/F	1015.3	CONVENTIONAL
142	1006.5	1007.2	1013.0 E/F	1013.3 E/F	1015.3	CONVENTIONAL	142	1006.4	1007.3	1013.1 E/F	1013.4 E/F	1015.3	CONVENTIONAL
143	1005.6	1006.5	1012.0 E/F	1013.0 E/F	1015.0	DAYLIGHT	143	1005.6	1006.4	1012.1 E/F	1013.1 E/F	1015.0	DAYLIGHT
144	1004.2	1005.6	1009.8 E/F	1012.0 E/F	1014.0	DAYLIGHT	144	1004.1	1005.6	1009.9 E/F	1012.1 E/F	1014.0	DAYLIGHT
145	1002.2	1004.2	1007.0 E/F	1009.8 E/F	1011.8	DAYLIGHT	145	1002.3	1004.1	1007.0 E/F	1009.9 E/F	1011.8	DAYLIGHT
146	999.5	1002.2	1004.6	1007.0 E/F	1009.0	DAYLIGHT	146	999.6	1002.3	1004.6	1006.9	1009.0	DAYLIGHT
147	996.8	999.5	1001.9	1004.6	1006.6	DAYLIGHT*	147	996.8	999.6	1002.0	1004.6	1006.6	DAYLIGHT*
148	994.2	996.8	999.0	1001.9	1003.9	DAYLIGHT*	148	994.2	996.8	999.0	1002.0	1003.9	DAYLIGHT*
149	991.8	994.2	996.7	999.0	1001.0	DAYLIGHT	149	991.9	994.2	996.7	1000.4	1001.0	DAYLIGHT
150	989.6	991.8	995.1	996.7	998.7	DAYLIGHT	150	989.6	991.9	995.2	996.7	998.7	DAYLIGHT
151	987.5	989.6	993.5	995.1	997.1	DAYLIGHT	151	987.5	989.6	993.6	995.2	997.1	DAYLIGHT

Lot Corner Elevations and MBOEs							ASBUILT Minimum Building Opening Elevations						
LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE	LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR			No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR		
152	1008.8	1008.1	1004.9	1003.3	1010.8	DAYLIGHT	152	1008.8	1008.1	1005.0	1003.2	1010.8	DAYLIGHT
153	1008.1	1007.3	1003.2	1000.6	1010.1	DAYLIGHT	153	1008.1	1007.4	1003.2	1000.6	1010.1	DAYLIGHT
154	1007.3	1006.5	1000.6	999.0	1009.3	DAYLIGHT	154	1007.4	1006.6	1000.6	999.0	1009.3	DAYLIGHT
155	1006.5	1005.6	999.0	997.9	1008.5	DAYLIGHT	155	1006.6	1005.6	999.0	997.8	1008.5	DAYLIGHT
156	1005.6	1004.1	997.9	996.0	1007.6	DAYLIGHT	156	1005.6	1004.0	997.8	996.0	1007.6	DAYLIGHT
157	1004.1	1001.8	996.0	994.0	1006.1	DAYLIGHT	157	1004.0	1001.9	996.0	994.1	1006.1	DAYLIGHT
158	1001.8	999.0	994.0	992.0	1003.8	DAYLIGHT	158	1001.9	999.0	994.1	992.0	1003.8	DAYLIGHT
159	999.0	996.1	992.0	990.3	1001.0	DAYLIGHT	159	999.0	996.2	992.0	990.4	1001.0	DAYLIGHT

E/F = EXISTING = PROPOSED DAYLIGHT* = MBOE FOR WALKOUT WITH A WALKUP



NO.	BY	DATE	REVISION	CORP
1	SPW	04/02/21	AS-BUILT PER CITY'S COMMENTS	AS-BUILT PER CITY'S COMMENTS
2	SPW	03/27/19	PER CITY'S COMMENTS	PER CITY'S COMMENTS
1	SPW	03/27/19	PER CITY'S COMMENTS	PER CITY'S COMMENTS
1	SPW	11/27/18	SUBMITAL TO CITY OF LEES SUMMIT	SUBMITAL TO CITY OF LEES SUMMIT



gconsult inc
engineers planners

11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000373 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
MASTER DRAINAGE PLAN
LOT AND FOUNDATION DATA - VILLA LOTS
COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

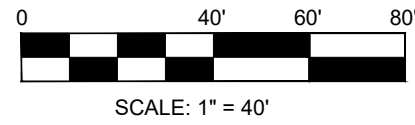
X-REF NO.
16-059 Base Phase I
DRAWING NO.
16-059 Master Drainage
DATE
March 27, 2019
JOB NO.
16-059

33 SHEET OF 53



DETENTION BASIN 100 YEAR WATER SURFACE ELEVATION = 976.54

NOTE:
THE 100 YEAR WATER SURFACE ELEVATION WITH CLOGGED OUTLET STRUCTURE = 977.49.



EXISTING FENCE / HEDGE LINE

CENTERLINE 3' DIVERSION SWALE
FL SWALE = ~~982.07~~ **982.90**
WATER SURFACE ELEV. = 983.52

CENTERLINE 100 YEAR FLOOD OVERFLOW SWALE
FL SWALE = ~~984.07~~ **980.82**
WATER SURFACE ELEV. = 983.71

CENTERLINE 3' DIVERSION SWALE
FL SWALE = ~~983.65~~ **983.64**
WATER SURFACE ELEV. = 985.09

CENTERLINE 100 YEAR FLOOD OVERFLOW SWALE
FL SWALE = ~~982.65~~ **982.24**
WATER SURFACE ELEV. = 985.29

CENTERLINE 3' DIVERSION SWALE
FL SWALE = ~~985.16~~ **985.21**
WATER SURFACE ELEV. = 986.60

CENTERLINE 100 YEAR FLOOD OVERFLOW SWALE
FL SWALE = ~~984.16~~ **983.48**
WATER SURFACE ELEV. = 986.80

CENTERLINE 3' DIVERSION SWALE
FL SWALE = 986.66
WATER SURFACE ELEV. = 988.09

CENTERLINE 100 YEAR FLOOD OVERFLOW SWALE
FL SWALE = ~~985.66~~ **985.40**
WATER SURFACE ELEV. = 988.30

EXISTING FENCE / HEDGE LINE

CENTERLINE 3' DIVERSION SWALE
FL SWALE = ~~988.16~~ **987.86**
WATER SURFACE ELEV. = 989.42

CENTERLINE 100 YEAR FLOOD OVERFLOW SWALE
FL SWALE = ~~987.16~~ **986.90**
WATER SURFACE ELEV. = 989.80

CENTERLINE 3' DIVERSION SWALE
FL SWALE = ~~989.66~~ **989.87**
WATER SURFACE ELEV. = 990.81

CENTERLINE 100 YEAR FLOOD OVERFLOW SWALE
FL SWALE = ~~988.66~~ **988.45**
WATER SURFACE ELEV. = 991.30

SEE SHEET 31 FOR 3' SWALE, DIVERSION BERM & 100 YEAR OVERFLOW SWALE TYPICAL SECTION

CENTERLINE 3' DIVERSION SWALE
FL SWALE = ~~991.90~~ **991.81**
WATER SURFACE ELEV. = 992.98

CENTERLINE 100 YEAR FLOOD OVERFLOW SWALE
FL SWALE = ~~990.90~~ **990.78**
WATER SURFACE ELEV. = 993.38

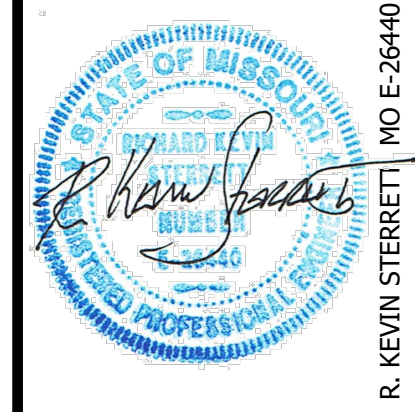
NOTES:

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- 2) Conventional basement type indicates windows only above finished basement elevation.
- 3) Walkout basement type was determined by subtracting the 70' lot elevation from the 25' B/L elevation. If the resulting elevation difference was greater than 6 feet it was determined that the buider could make the house a walkout by raising the top of foundation as needed. The intent of the designer was not to force these lots to be walkouts, only to suggest it was possible by raising the top of foundation.
- 4) Daylight basement type was determined by top of foundation being 2 feet above, and the back lot corner of the lot being 3 feet below the front right-of-way elevation on the high side of the lot.
- 5) Corner of house elevations based on top of foundation to be 1 foot above the high side front right-of-way elevation.
- 6) As-graded plot plans shall be required for the following lots: 1-30 and 140-159.
- 7) All proposed swales shall be established during Phase I construction and grading.
- 8) MBOEs are allowed to be interpolated from adjoining lot MBOEs where appropriate.

SEE SHEET 34A FOR DESIGN AND AS-BUILT MINIMUM BUILDING OPENING ELEVATION TABLES

AS-BUILT
04/02/21

DATE	REVISION	NO.	BY	CORP.
04/02/21	AS-BUILT PER CITY'S COMMENTS	1	SPW	RAS
03/27/21	AS-BUILT PER CITY'S COMMENTS	2	SPW	RAS
03/26/19	PER CITY'S COMMENTS	1	SPW	RAS
11/21/18	SUBMITAL TO CITY OF LEES SUMMIT	1	SPW	RAS



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11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000373 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
MASTER DRAINAGE PLAN
LOT AND FOUNDATION DATA - R-1 LOTS
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO. 16-059 Base Phase I
DRAWING NO. 16-059 Master Drainage
DATE March 27, 2019
JOB NO. 16-059

Lot Corner Elevations and MBOEs							ASBUILT Lot Corner Elevations and MBOEs						
LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE	LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR			LEFT COR	RIGHT COR					
1	995.8	994.1	997.2	992.2	999.5	WALKOUT	1	995.9	994.2	997.2	992.2	999.5	WALKOUT
2	994.1	992.4	992.2	990.2	996.4	WALKOUT	2	994.2	992.5	992.2	990.2	996.4	WALKOUT
3	992.4	990.5	990.2	988.1	994.4	WALKOUT	3	992.5	990.6	990.2	988.1	994.4	WALKOUT
4	990.5	989.2	988.1	986.0	992.5	WALKOUT	4	990.6	989.2	988.1	986.1	992.5	WALKOUT
5	989.2	988.1	986.0	984.5	991.2	WALKOUT	5	989.2	988.1	986.1	984.5	991.2	WALKOUT
6	988.1	987.3	984.5	983.2	990.1	WALKOUT	6	988.1	987.4	984.5	983.2	990.1	WALKOUT
7	987.3	986.7	988.2	983.4	989.3	WALKOUT	7	987.4	986.7	983.2	983.5	989.3	WALKOUT
8	983.6	985.2	989.7	991.7	993.3	DAYLIGHT*	8	983.5	985.3	989.7	991.8	993.3	DAYLIGHT*
9	982.5	983.6	988.3	989.7	991.5	DAYLIGHT*	9	982.7	983.5	988.2	989.7	991.5	DAYLIGHT*
10	981.8	982.5	986.8	988.3	990.3	DAYLIGHT*	10	981.6	982.7	986.8	988.2	990.3	DAYLIGHT*
11	981.0	981.8	987.3	986.8	988.6	DAYLIGHT	11	981.2	981.6	988.5	986.8	988.6	DAYLIGHT
12	980.3	981.0	985.8	987.3	987.3	DAYLIGHT*	12	980.3	981.2	985.7	988.5	987.3	DAYLIGHT*
Lot Corner Elevations and MBOEs							ASBUILT Lot Corner Elevations and MBOEs						
LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE	LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR			LEFT COR	RIGHT COR					
13	981.1	981.8	983.4	983.2	985.7	DAYLIGHT	13	981.1	981.9	983.4	983.3	985.7	DAYLIGHT
14	981.8	982.7	983.2	984.5	986.8	DAYLIGHT	14	981.9	982.8	983.3	984.5	986.8	DAYLIGHT
15	982.7	983.6	984.5	985.9	988.2	DAYLIGHT	15	982.8	983.7	984.5	986.0	988.2	DAYLIGHT
16	983.6	984.5	985.9	987.9	990.2	DAYLIGHT	16	983.7	984.6	986.0	988.0	990.2	DAYLIGHT
17	984.5	986.4	987.9	990.0	992.3	DAYLIGHT	17	984.6	986.5	988.0	990.0	992.3	DAYLIGHT
18	986.4	989.1	990.0	991.6	993.9	DAYLIGHT	18	986.5	989.2	990.0	991.7	993.9	DAYLIGHT
19	989.1	992.3	991.6	993.7	996.0	CONVENTIONAL	19	989.2	992.3	991.7	993.8	996.0	CONVENTIONAL
20	992.3	994.6	993.7	996.6	998.9	CONVENTIONAL	20	992.3	994.6	993.8	996.5	998.9	CONVENTIONAL
21	994.6	996.8	996.6	999.1	1001.4	CONVENTIONAL	21	994.6	996.8	996.5	999.1	1001.4	CONVENTIONAL
Lot Corner Elevations and MBOEs							ASBUILT Lot Corner Elevations and MBOEs						
LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE	LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR			LEFT COR	RIGHT COR					
22	995.9	994.6	1000.3	996.7	1002.6	CONVENTIONAL	22	996.6	994.7	1000.4	996.7	1002.6	CONVENTIONAL
23	994.6	992.3	996.7	994.0	999.0	CONVENTIONAL	23	994.7	992.3	996.7	993.9	999.0	CONVENTIONAL
24	992.3	989.1	994.0	990.8	996.3	WALKOUT	24	992.3	989.0	993.9	990.9	996.3	WALKOUT
25	989.1	986.4	990.8	988.1	993.1	WALKOUT	25	989.0	986.5	990.9	988.1	993.1	WALKOUT
26	986.4	984.5	988.1	986.3	990.5	WALKOUT	26	986.5	984.5	988.1	986.2	990.5	WALKOUT
27	984.5	983.6	986.3	983.9	988.7	WALKOUT	27	984.5	983.7	986.2	984.0	988.7	WALKOUT
28	983.6	982.7	983.9	982.3	986.3	WALKOUT	28	983.7	982.8	984.0	982.3	986.3	WALKOUT
29	982.7	981.8	982.3	980.8	984.7	DAYLIGHT*	29	982.8	981.8	982.3	980.7	984.7	DAYLIGHT*
30	981.8	981.0	980.8	980.3	983.8	DAYLIGHT*	30	981.8	980.9	980.7	980.3	983.8	DAYLIGHT*

E/F = EXISTING = PROPOSED DAYLIGHT* = MBOE FOR WALKOUT WITH A WALKUP

AS-BUILT

04/02/21

STREET AND STORM SEWER PLANS
MASTER DRAINAGE PLAN
LOT AND FOUNDATION DATA - R-1 LOTS
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
16-059 Base Phase I

DRAWING NO.
16-059 Master Drainage

DATE
March 27, 2019

JOB NO.
16-059

34A SHEET OF 53

R. Kevin Sterrett
Professional Engineer
No. E-2640
March 27, 2019

11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000373 (MO.) / E-1736 (KS.)

DATE	REVISION	NO.	BY	CHG
04/02/21	AS-BUILT PER CITY'S COMMENTS	1	SPW	RAS
03/27/19	AS-BUILT PER CITY'S COMMENTS	2	SPW	RAS
03/06/19	PER CITY'S COMMENTS			
11/27/18	SUBMITAL TO CITY OF LEES SUMMIT	1	SPW	RAS

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