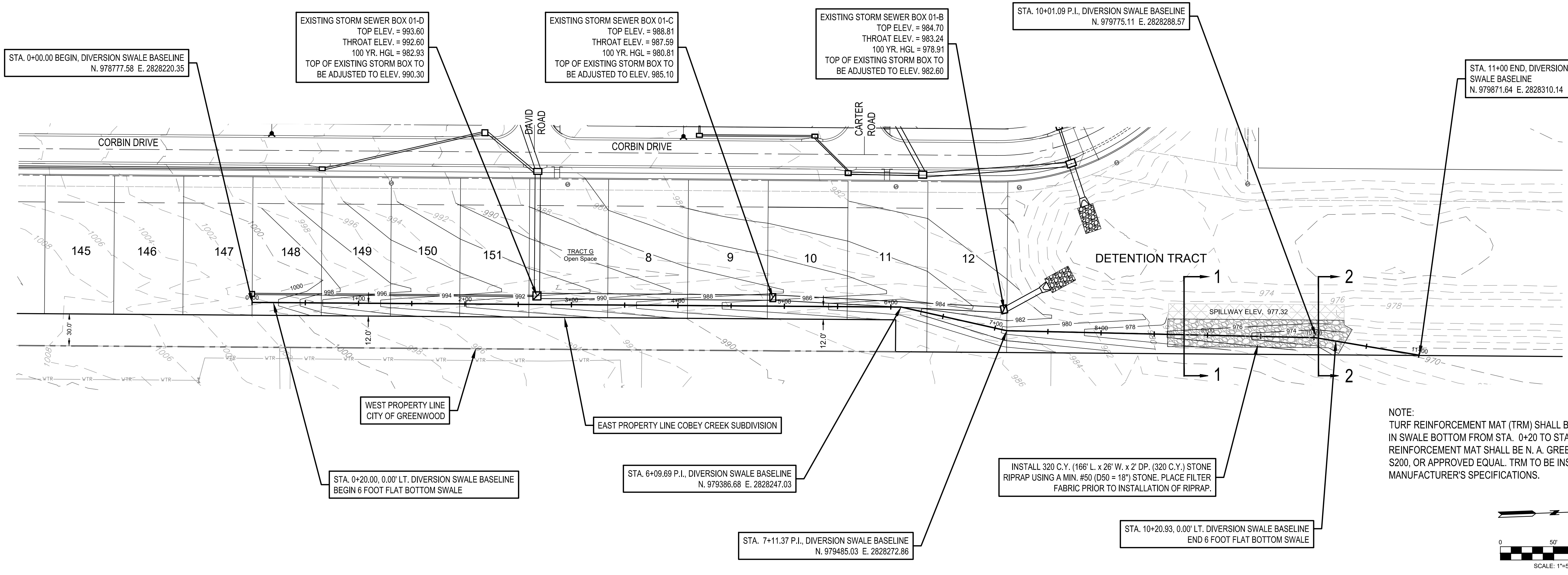
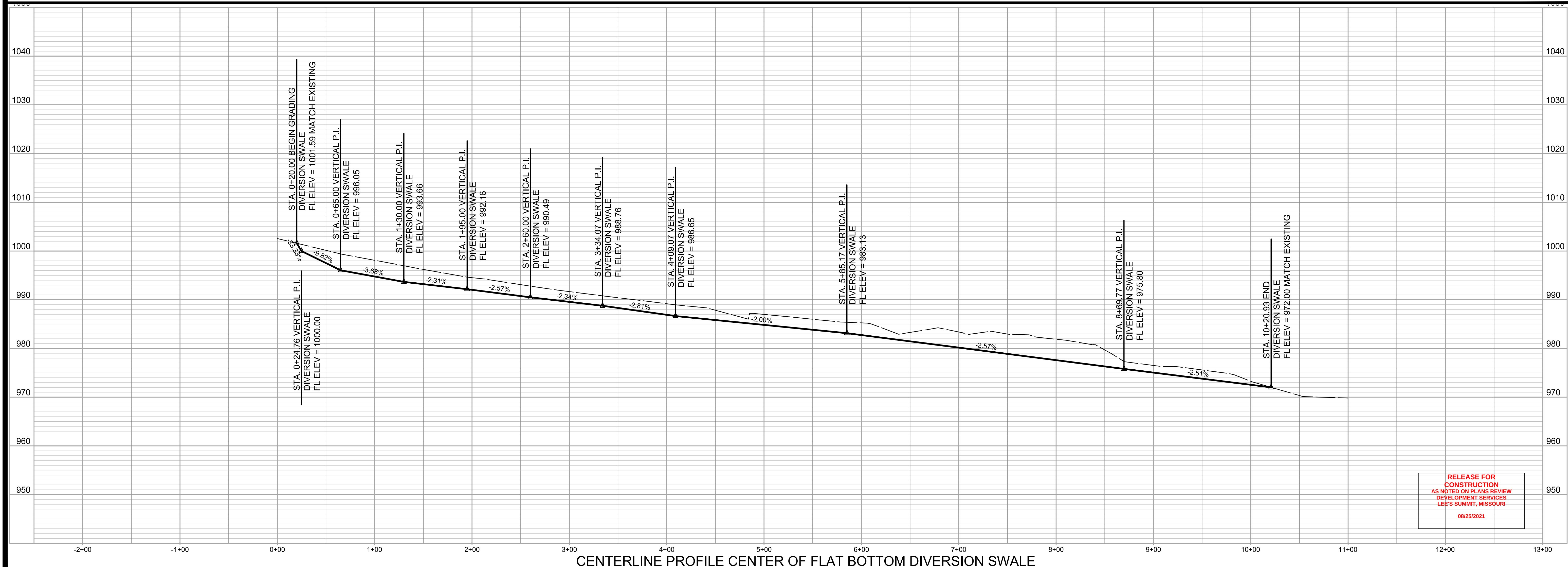
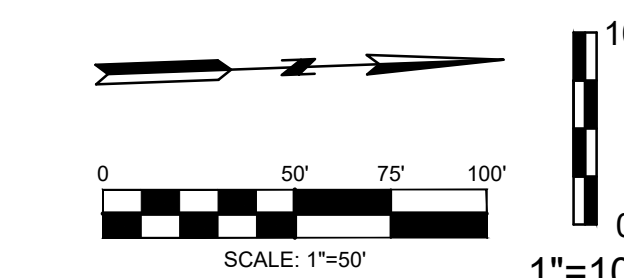




NOTE:
TURF REINFORCEMENT MAT (TRM) SHALL BE INSTALLED
IN SWALE BOTTOM FROM STA. 0+20 TO STA. 8+60. TURF
REINFORCEMENT MAT SHALL BE N. A. GREEN VMAX
S200, OR APPROVED EQUAL. TRM TO BE INSTALLED PER
MANUFACTURER'S SPECIFICATIONS.



DATE	REVISION	NO.	BY	CHKD
08/25/21	PER CITY'S COMMENTS	1	SPW	RAS
09/21/21	PER CITY'S COMMENTS	2	SPW	RAS
12/16/20	PER ACQUIRED DRAINAGE EASEMENT FROM CITY OF GREENWOOD	3	SPW	RAS
08/25/21	SUBMITAL TO CITY OF LEES SUMMIT	4	SPW	RAS

STATE OF MISSOURI
Professional Engineer
R. Kevin Sterrett
August 6, 2021
MO E-2640

consult 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
DIVERSION SWALE
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 Phase I Street Plans
DATE
December 18, 2020
JOB NO.
16-059

32 SHEET OF 53

NOTE:
DEPTH OF SWALE IS $\geq$ CALCULATED 100 YEAR SURFACE ELEVATION
PLUS 2 (TWO) FEET. NO MBOE'S WILL BE REQUIRED FOR LOTS
ADJACENT TO SWALE.

Channel Report

Hydroware Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

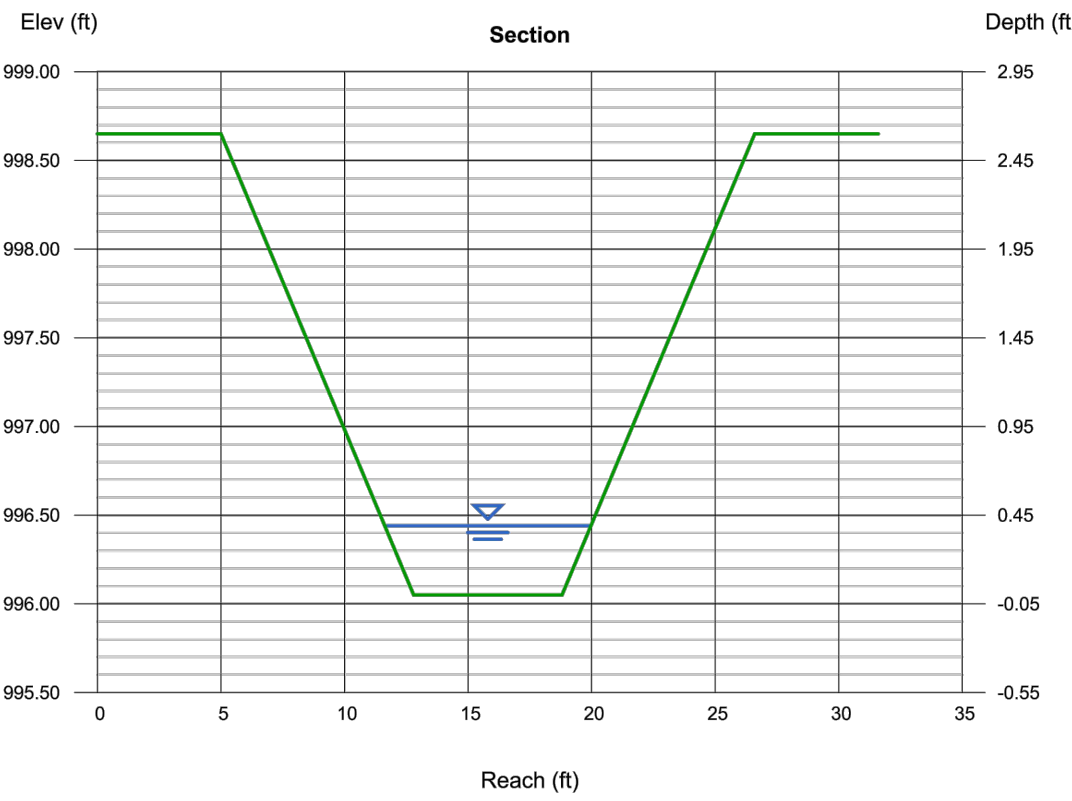
Wednesday, Aug 4 2021

LOT 148 - 149

Trapezoidal
Bottom Width (ft) = 6.00
Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 2.60
Invert Elev (ft) = 996.05
Slope (%) = 3.68
N-Value = 0.030

Highlighted
Depth (ft) = 0.39
Q (cfs) = 12.43
Area (sqft) = 2.80
Velocity (ft/s) = 4.45
Wetted Perim (ft) = 6.47
Crit Depth, Yc (ft) = 0.48
Top Width (ft) = 8.34
EGL (ft) = 0.70

Calculations
Compute by:
Known Q (cfs) = 12.43



Channel Report

Hydroware Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

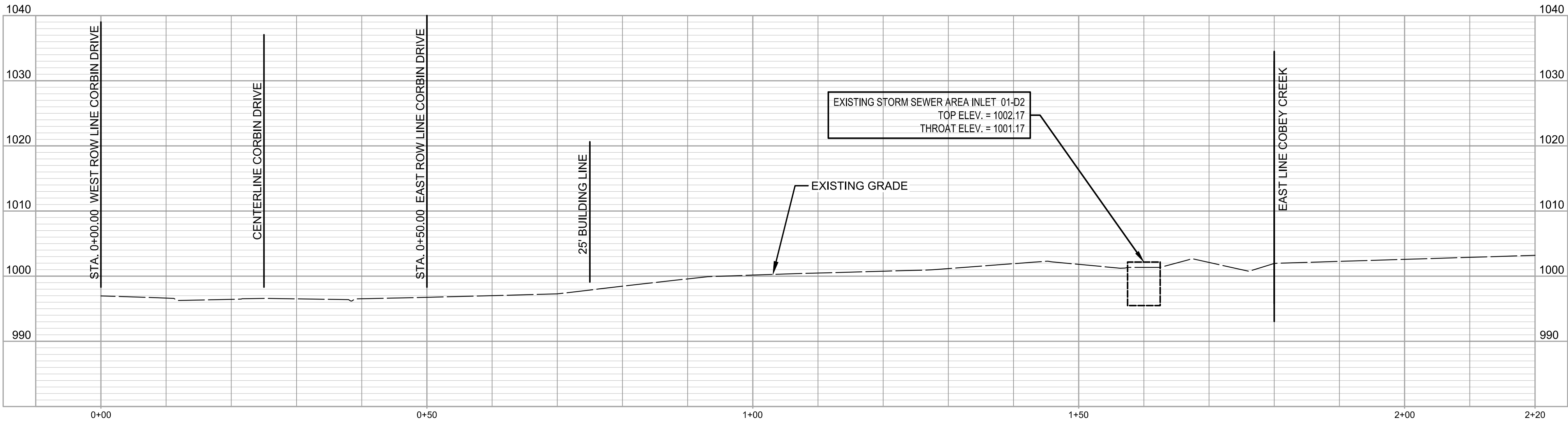
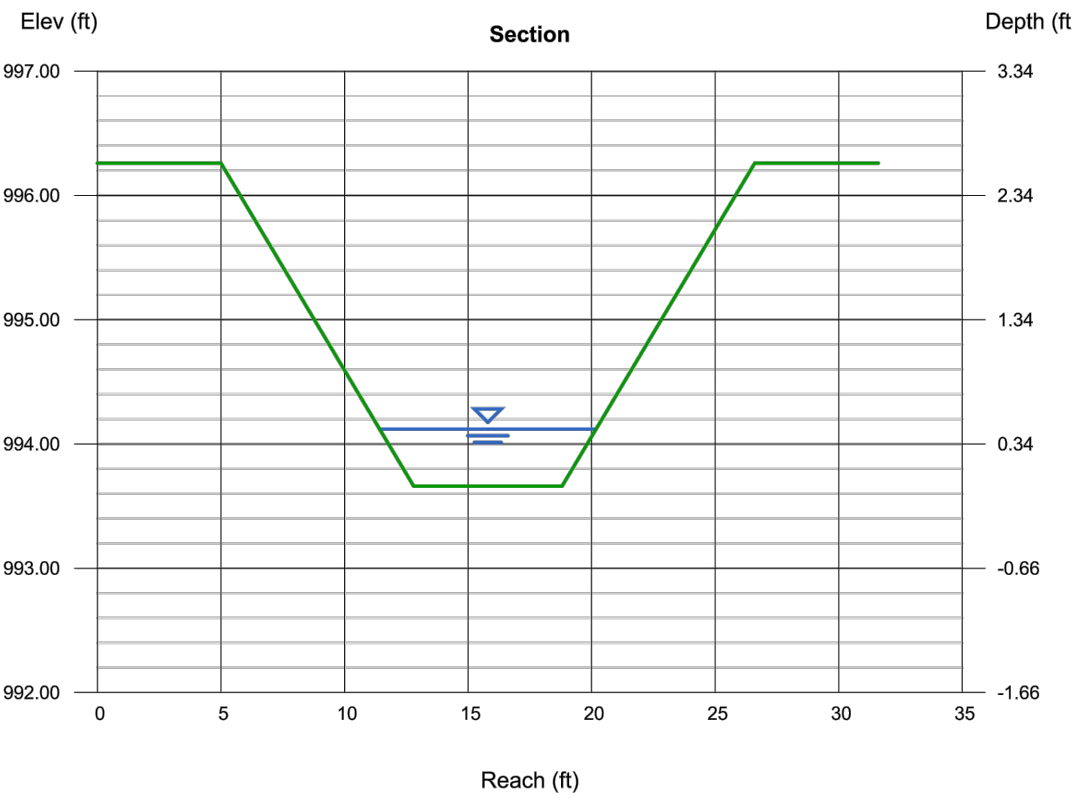
Wednesday, Aug 4 2021

LOT 149 - 150

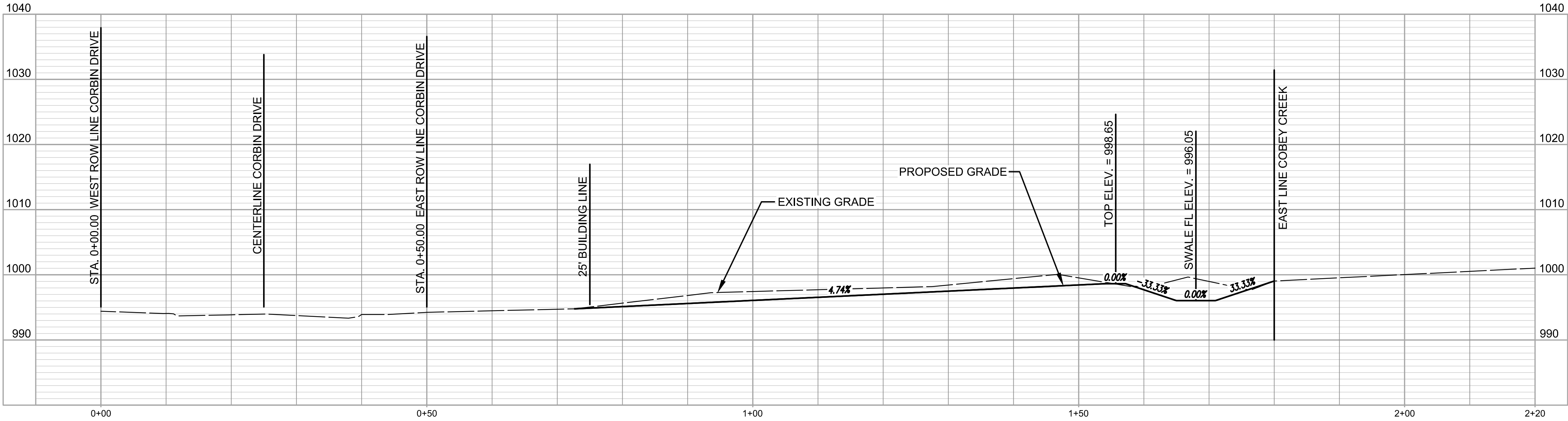
Trapezoidal
Bottom Width (ft) = 6.00
Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 2.60
Invert Elev (ft) = 993.66
Slope (%) = 3.68
N-Value = 0.030

Highlighted
Depth (ft) = 0.46
Q (cfs) = 16.32
Area (sqft) = 3.39
Velocity (ft/s) = 4.81
Wetted Perim (ft) = 6.91
Crit Depth, Yc (ft) = 0.56
Top Width (ft) = 8.76
EGL (ft) = 0.82

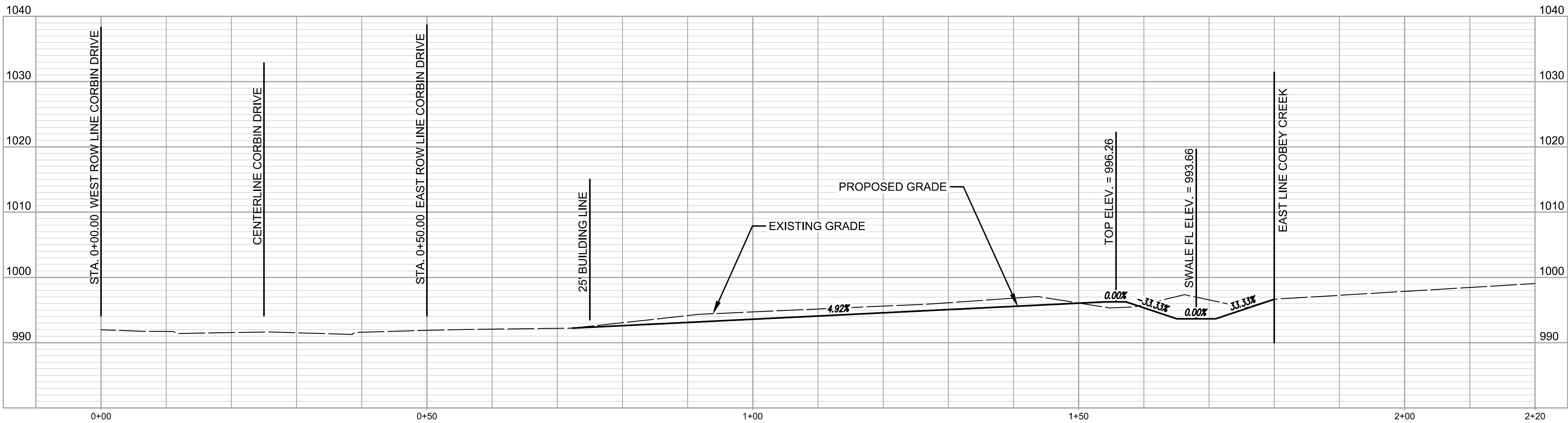
Calculations
Compute by:
Known Q (cfs) = 16.32



LOT 147 - 148 CROSS SECTION

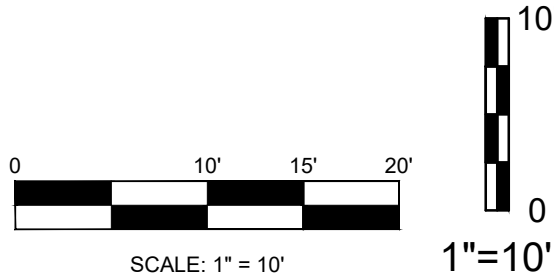


LOT 148 - 149 CROSS SECTION



LOT 149 - 150 CROSS SECTION

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/25/2021



DATE	REVISION	NO.	BY	CHKD
08/02/21	PER CITY'S COMMENTS	1	SPW	RAJ
08/27/21	PER CITY'S COMMENTS	2	SPW	RAJ
09/07/21	PER ACQUIRED DRAINAGE EASEMENT FROM CITY OF GREENWOOD	3	SPW	RAJ
12/16/20	SUBMITAL TO CITY OF LEE'S SUMMIT	4	SPW	RAJ



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CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

STREET AND STORM SEWER PLANS
LOT CROSS SECTIONS
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

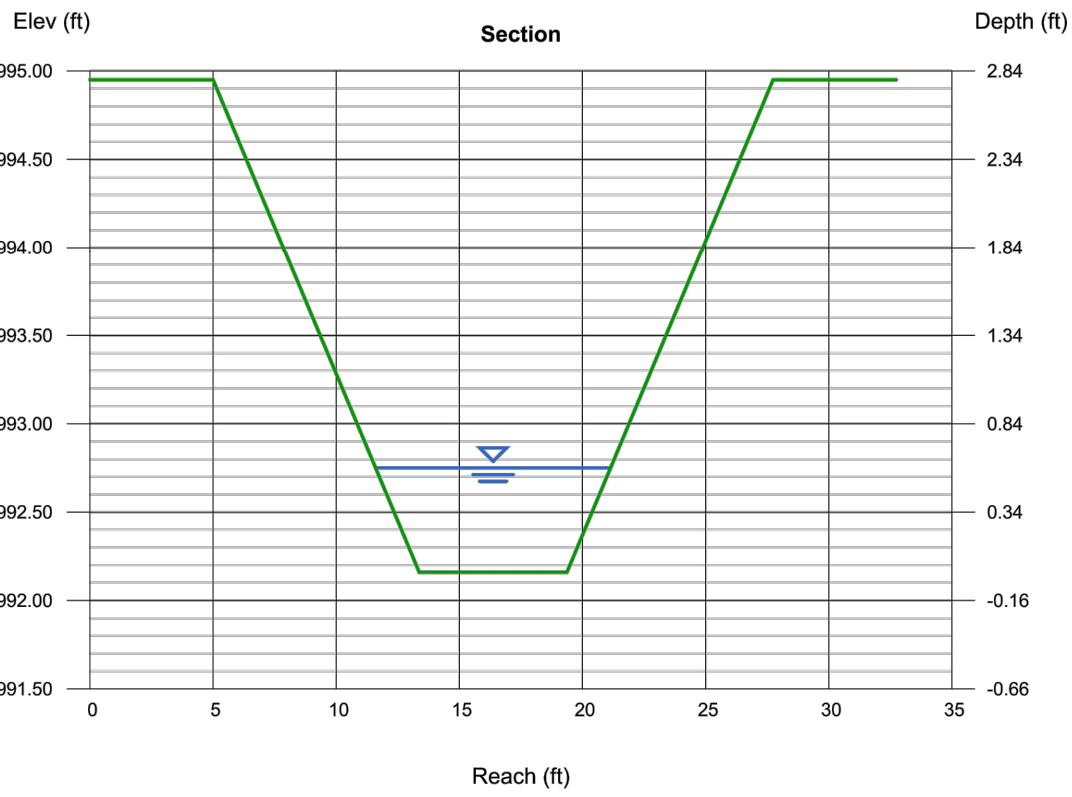
X-REF NO.
16-059 Base Phase I
DRAWING NO.
16-059 Phase I Street Plans
DATE
December 18, 2020
JOB NO.
16-059
32A SHEET OF 53

Channel Report

Hydroware Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Aug 4 2021

LOT 150 - 151

Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 0.59
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 20.86
Total Depth (ft)	= 2.79	Area (sqft)	= 4.58
Invert Elev (ft)	= 992.16	Velocity (ft/s)	= 4.55
Slope (%)	= 2.31	Wetted Perim (ft)	= 9.73
N-Value	= 0.030	Crit Depth, Yc (ft)	= 0.65
		Top Width (ft)	= 9.54
		EGL (ft)	= 0.91
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 20.86		

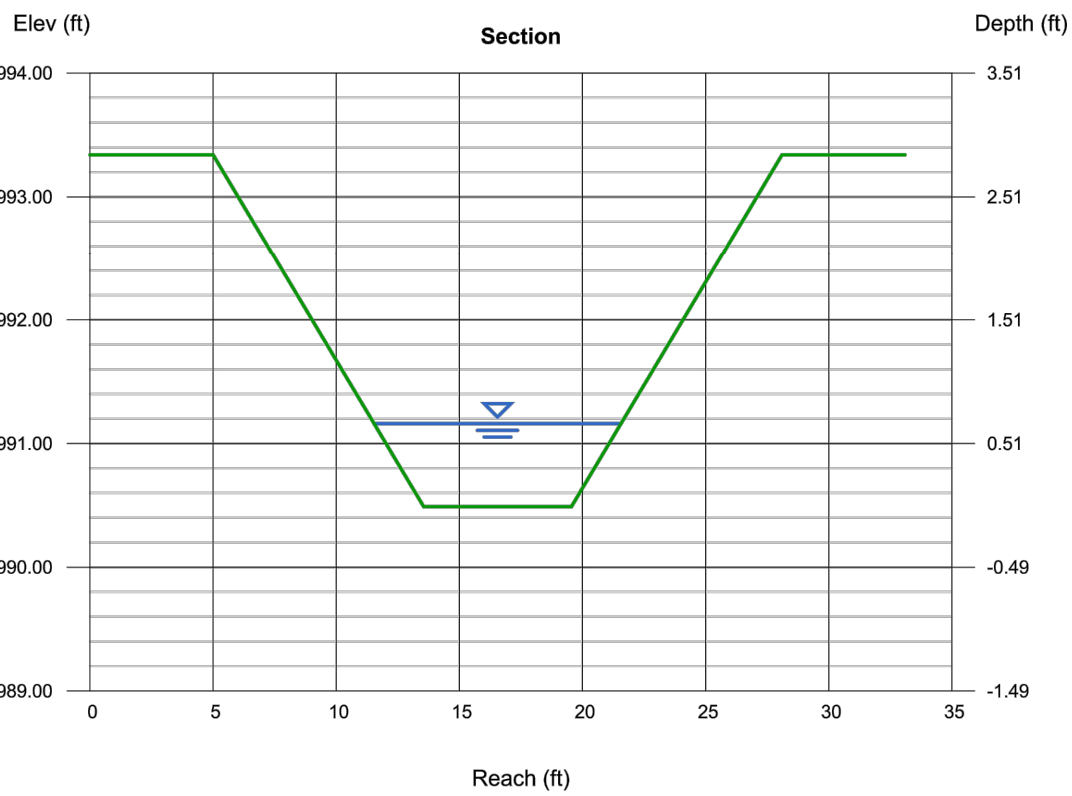


Channel Report

Hydroware Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Aug 4 2021

LOT 151 - OPEN SPACE

Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 0.67
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 26.12
Total Depth (ft)	= 2.85	Area (sqft)	= 5.37
Invert Elev (ft)	= 990.49	Velocity (ft/s)	= 4.87
Slope (%)	= 2.31	Wetted Perim (ft)	= 10.24
N-Value	= 0.030	Crit Depth, Yc (ft)	= 0.74
		Top Width (ft)	= 10.02
		EGL (ft)	= 1.04
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 26.12		

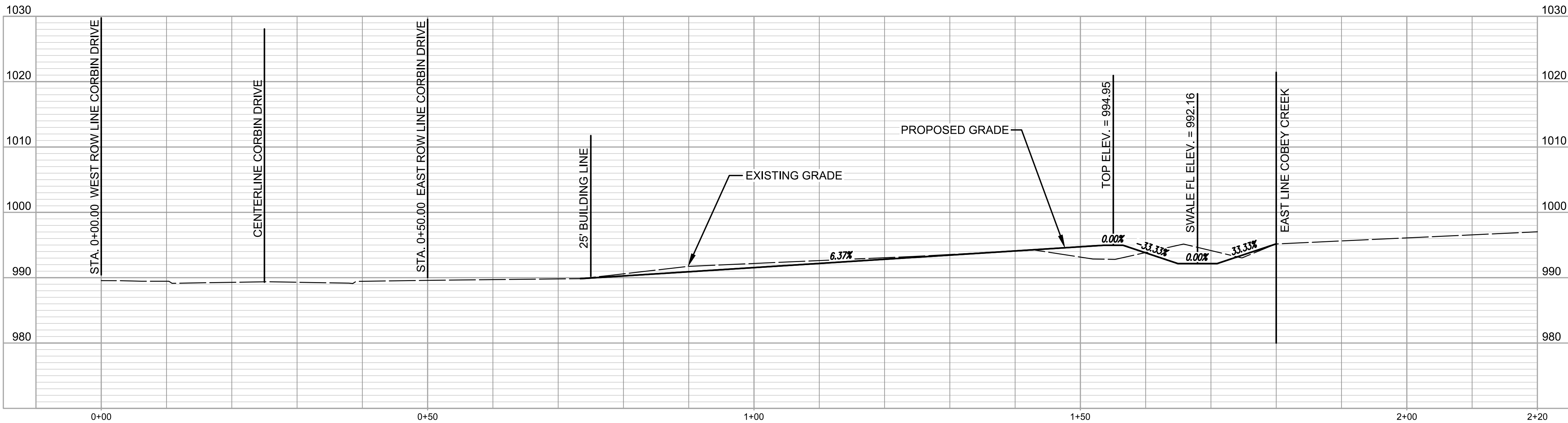
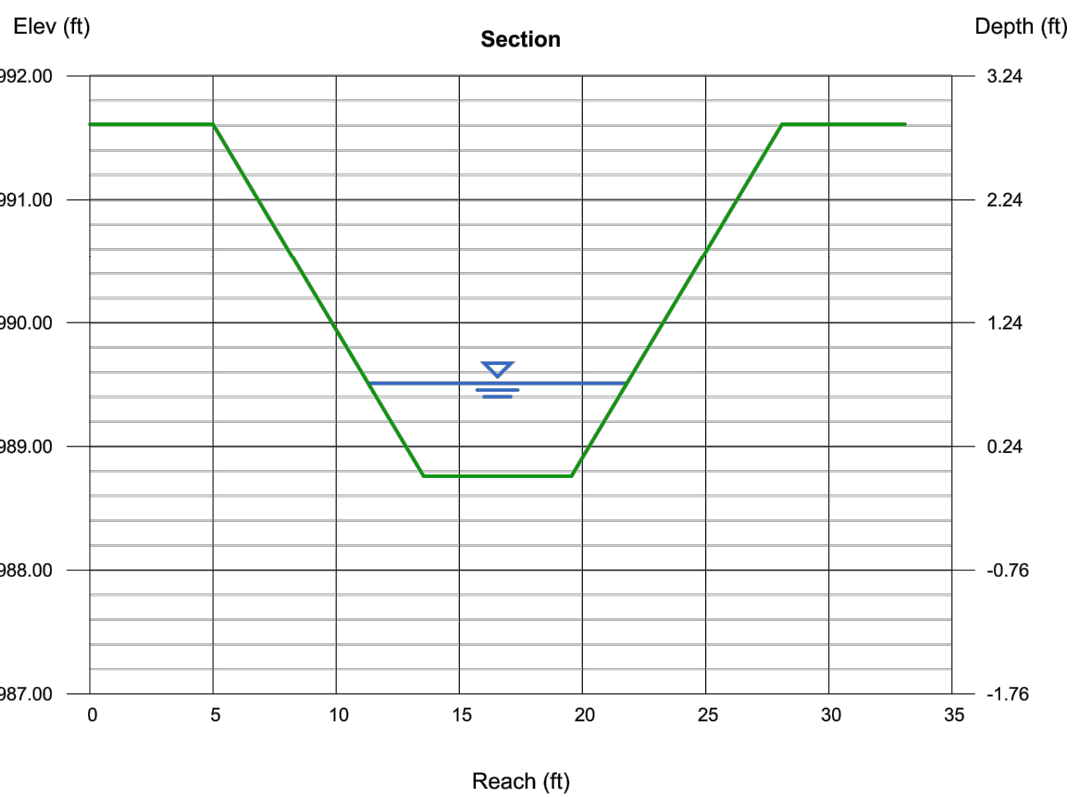


Channel Report

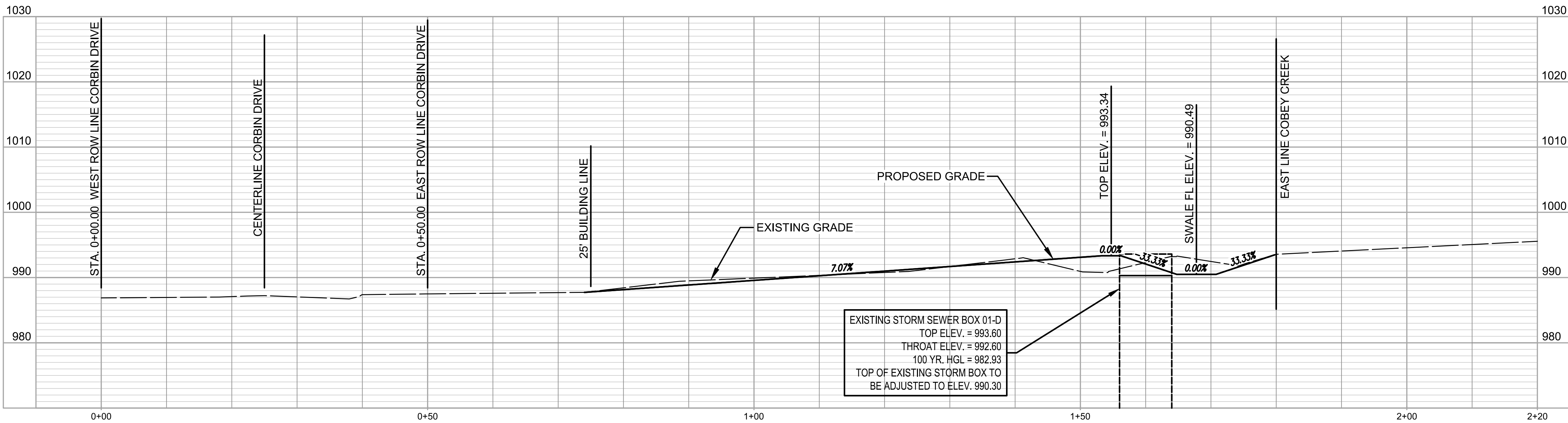
Hydroware Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Aug 4 2021

LOT OPEN SPACE - 8

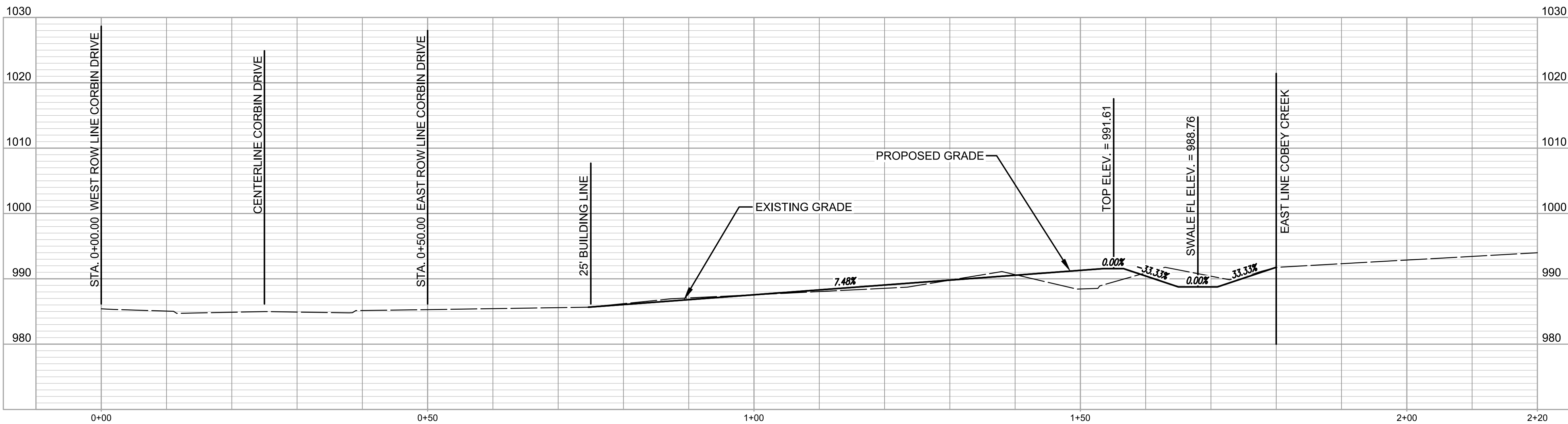
Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 0.75
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 32.04
Total Depth (ft)	= 2.85	Area (sqft)	= 6.19
Invert Elev (ft)	= 988.76	Velocity (ft/s)	= 5.18
Slope (%)	= 2.34	Wetted Perim (ft)	= 10.74
N-Value	= 0.030	Crit Depth, Yc (ft)	= 0.84
		Top Width (ft)	= 10.50
		EGL (ft)	= 1.17
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 32.04		



LOT 150 - 151 CROSS SECTION

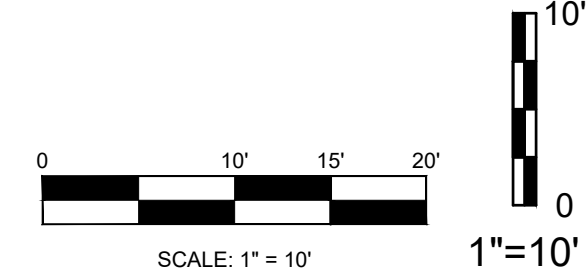


LOT 151 - OPEN SPACE CROSS SECTION



LOT OPEN SPACE - 8 CROSS SECTION

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/25/2021



DATE	REVISION	BY	CHKD
08/06/21	PER CITY'S COMMENTS	J	SPW
08/27/21	PER CITY'S COMMENTS	2	SPW
09/07/21	PER ACQUIRED DRAINAGE EASEMENT FROM CITY OF GREENWOOD	1	SPW
12/16/20	SUBMITAL TO CITY OF LEES SUMMIT		



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STREET AND STORM SEWER PLANS
LOT CROSS SECTIONS
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 Phase I Street Plans
DATE
December 18, 2020
JOB NO.
16-059
32B SHEET OF 53

Channel Report

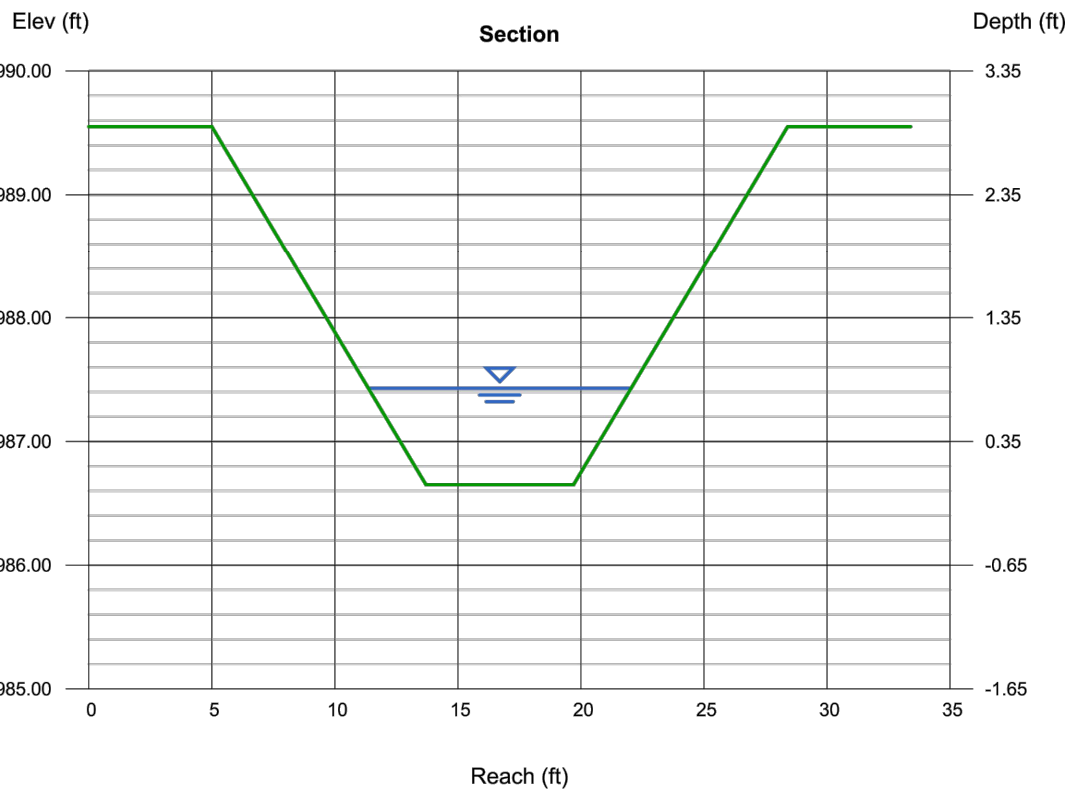
Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Aug 4 2021

LOT 8 - 9

Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 0.78
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 37.76
Total Depth (ft)	= 2.90	Area (sqft)	= 6.51
Invert Elev (ft)	= 986.65	Velocity (ft/s)	= 5.80
Slope (%)	= 2.81	Wetted Perim (ft)	= 10.93
N-Value	= 0.030	Crit Depth, Yc (ft)	= 0.92
		Top Width (ft)	= 10.68
		EGL (ft)	= 1.30

Calculations
Compute by:
Known Q (cfs)

Known Q
= 37.76



Channel Report

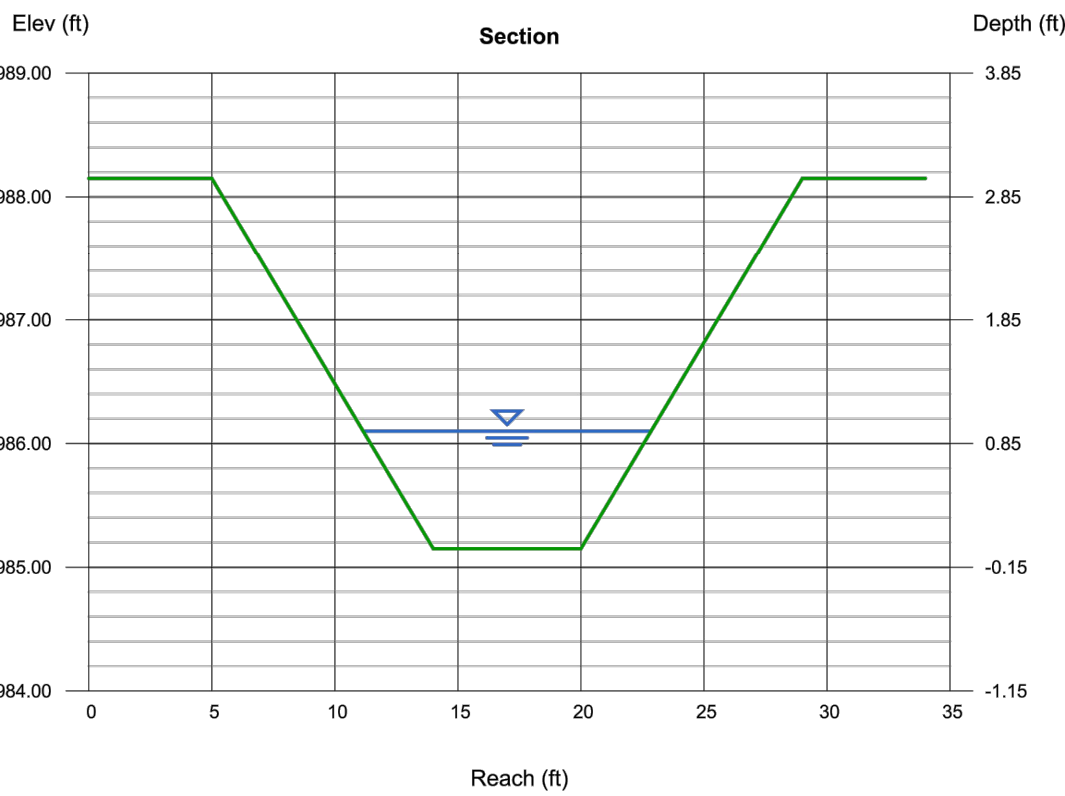
Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Aug 4 2021

LOT 9 - 10

Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 0.95
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 45.86
Total Depth (ft)	= 3.00	Area (sqft)	= 8.41
Invert Elev (ft)	= 985.15	Velocity (ft/s)	= 5.45
Slope (%)	= 2.00	Wetted Perim (ft)	= 12.01
N-Value	= 0.030	Crit Depth, Yc (ft)	= 1.03
		Top Width (ft)	= 11.70
		EGL (ft)	= 1.41

Calculations
Compute by:
Known Q (cfs)

Known Q
= 45.86



Channel Report

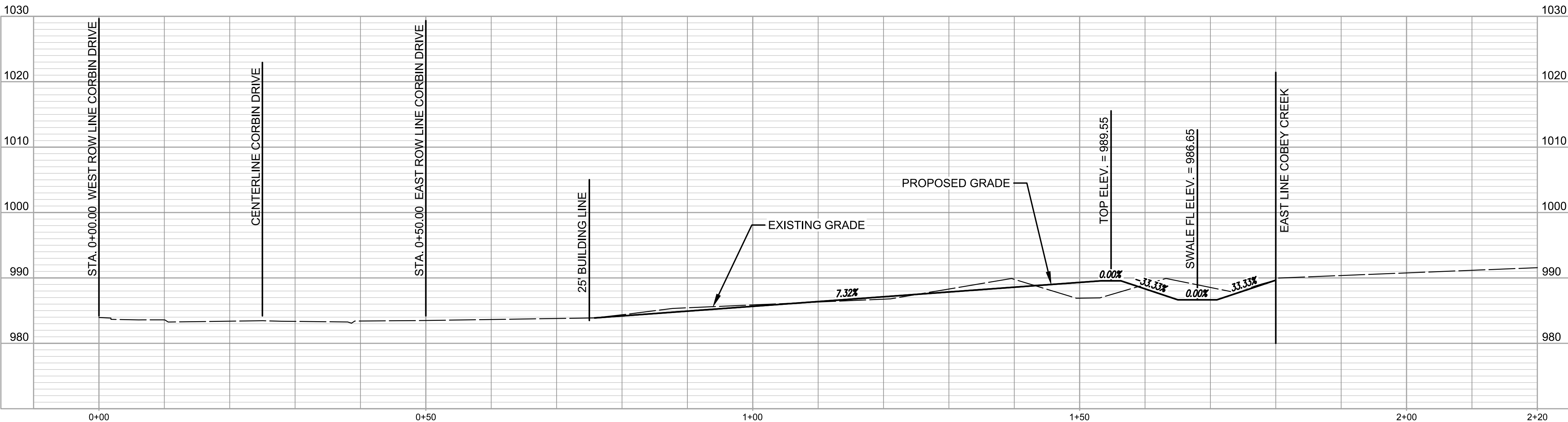
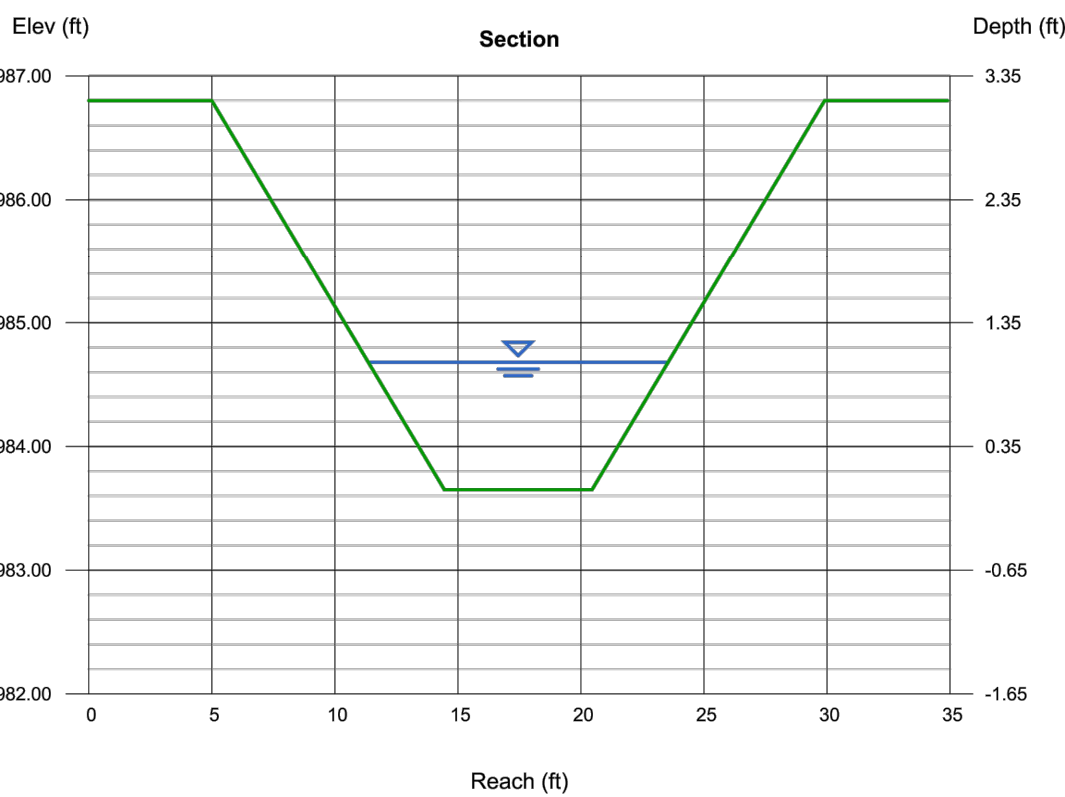
Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Aug 4 2021

LOT 10 - 11

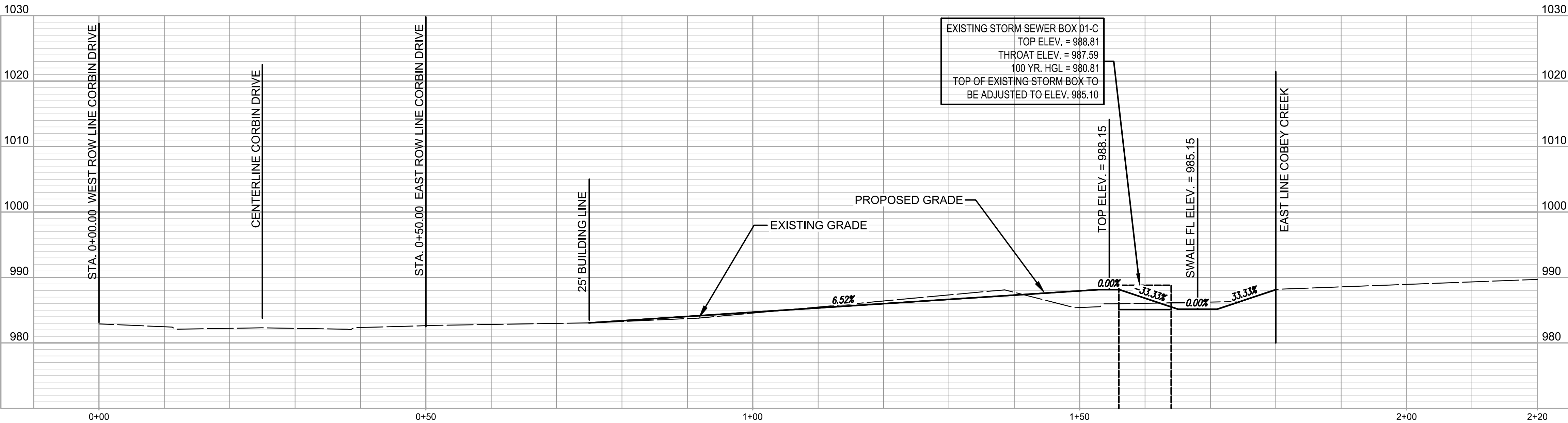
Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 1.03
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 53.82
Total Depth (ft)	= 3.15	Area (sqft)	= 9.36
Invert Elev (ft)	= 983.65	Velocity (ft/s)	= 5.75
Slope (%)	= 2.00	Wetted Perim (ft)	= 12.51
N-Value	= 0.030	Crit Depth, Yc (ft)	= 1.12
		Top Width (ft)	= 12.18
		EGL (ft)	= 1.54

Calculations
Compute by:
Known Q (cfs)

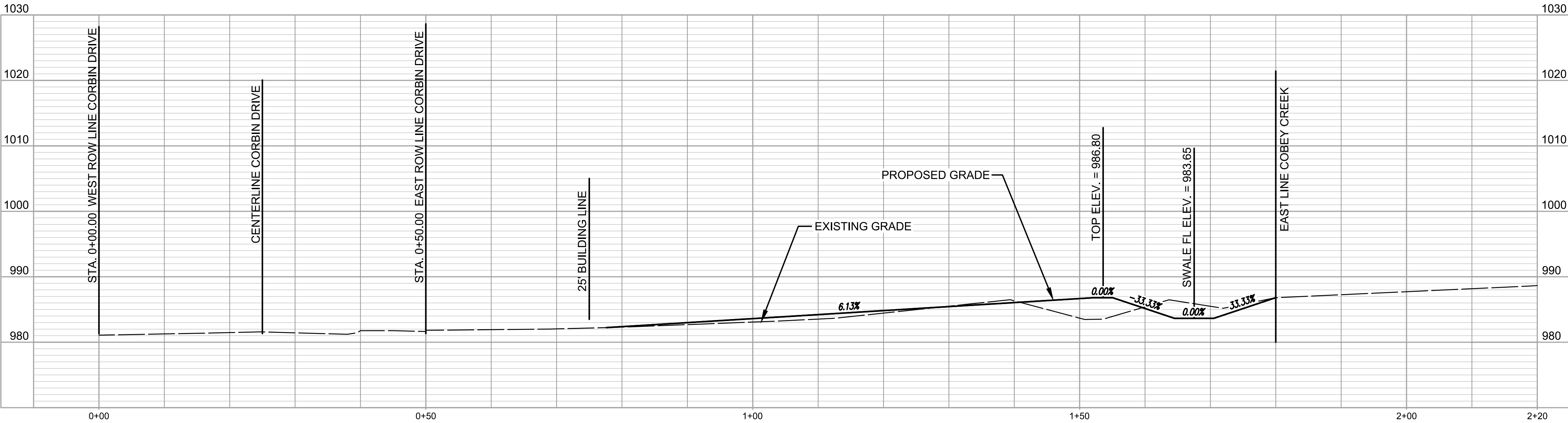
Known Q
= 53.82



LOT 8 - 9 CROSS SECTION

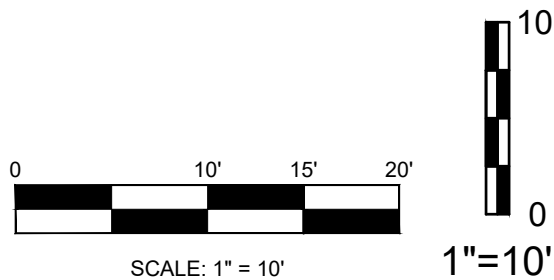


LOT 9 - 10 CROSS SECTION



LOT 10 - 11 CROSS SECTION

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/25/2021



DATE	REVISION	NO.	BY	CHKD
08/06/21	PER CITY'S COMMENTS	3	SPW	RAS
08/27/21	PER CITY'S COMMENTS	2	SPW	RAS
09/07/21	PER ACQUIRED DRAINAGE EASEMENT FROM CITY OF GREENWOOD	1	SPW	RAS
12/16/20	SUBMITAL TO CITY OF LEES SUMMIT	1	SPW	RAS



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CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

STREET AND STORM SEWER PLANS
LOT CROSS SECTIONS
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 Phase I Street Plans
DATE
December 18, 2020
JOB NO.
16-059
32C SHEET OF 53

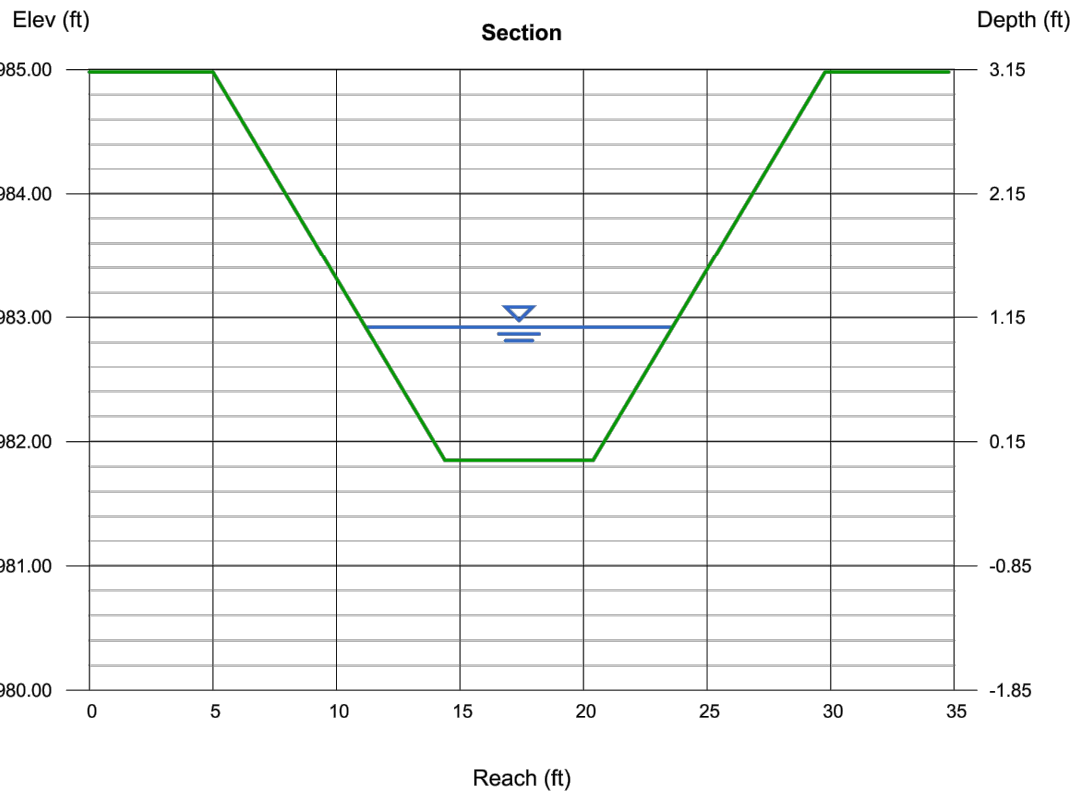
Channel Report

Hydrow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Wednesday, Aug 4 2021

LOT 11 - 12

Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 1.07
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 65.53
Total Depth (ft)	= 3.13	Area (sqft)	= 9.85
Invert Elev (ft)	= 981.85	Velocity (ft/s)	= 6.65
Slope (%)	= 2.57	Wetted Perim (ft)	= 12.77
N-Value	= 0.030	Crit Depth, Yc (ft)	= 1.25
		Top Width (ft)	= 12.42
		EGL (ft)	= 1.76
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 65.53		



Channel Report

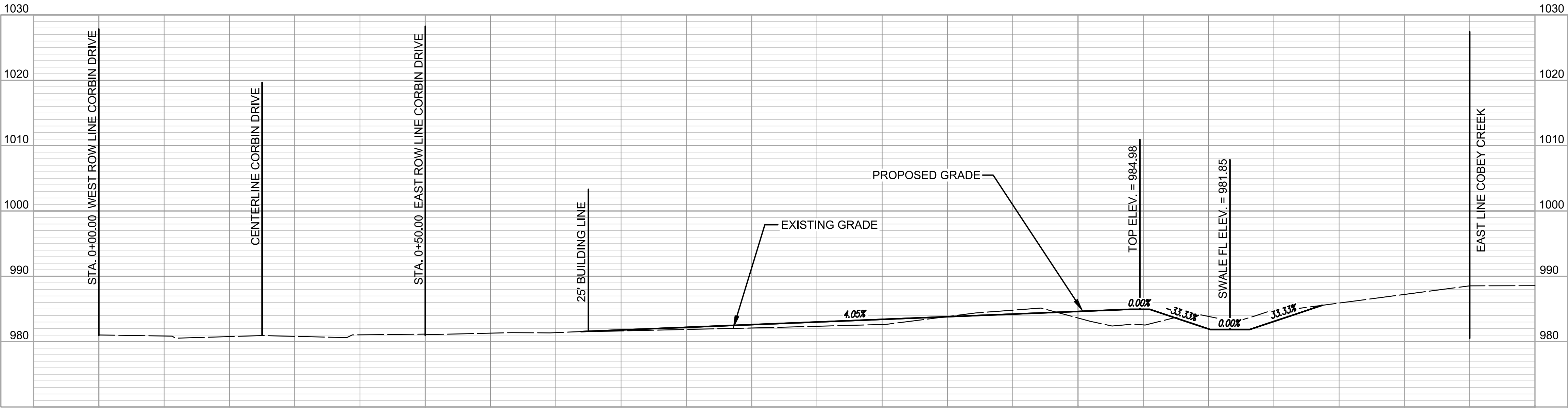
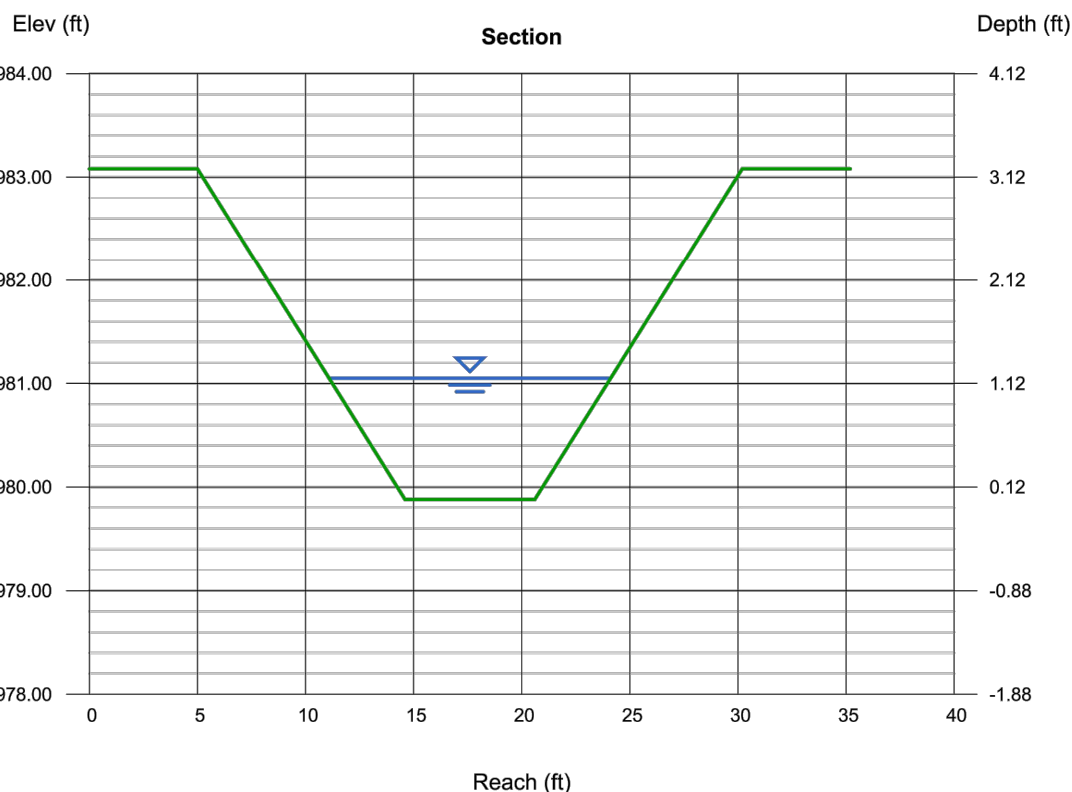
Hydrow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Wednesday, Aug 4 2021

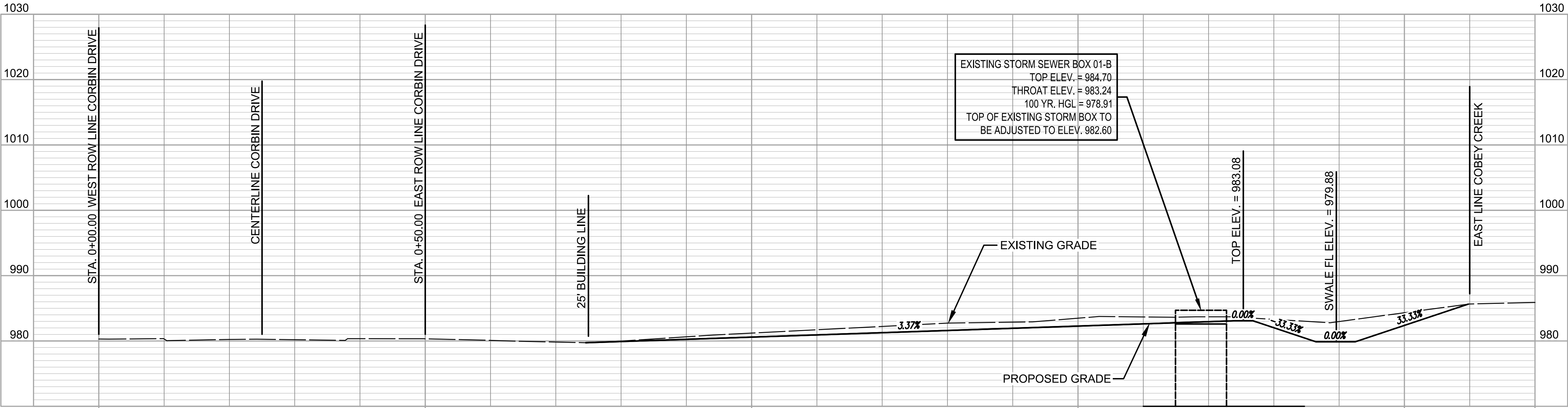
LOT 12 - DETENTION

Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 1.17
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 76.84
Total Depth (ft)	= 3.20	Area (sqft)	= 11.13
Invert Elev (ft)	= 979.88	Velocity (ft/s)	= 6.91
Slope (%)	= 2.57	Wetted Perim (ft)	= 13.40
N-Value	= 0.030	Crit Depth, Yc (ft)	= 1.37
		Top Width (ft)	= 13.02
		EGL (ft)	= 1.91

Calculations		
Compute by:	Known Q	
Known Q (cfs)	= 76.84	

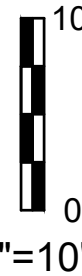
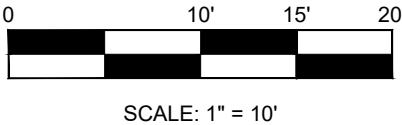


LOT 11 - 12 CROSS SECTION



LOT 12 - DETENTION CROSS SECTION

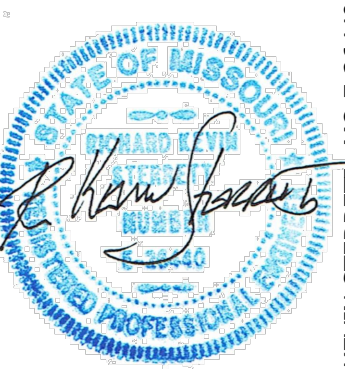
RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/25/2021



STREET AND STORM SEWER PLANS
LOT CROSS SECTIONS

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI



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CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

DATE	REVISION	NO.	BY	CHKD
08/06/21	PER CITY'S COMMENTS	3	SPW	RAJ
08/27/21	PER CITY'S COMMENTS	2	SPW	RAJ
09/07/21	PER ACQUIRED DRAINAGE EASEMENT FROM CITY OF GREENWOOD	1	SPW	RAJ
12/16/20	SUBMITAL TO CITY OF LEES SUMMIT	1	SPW	RAJ

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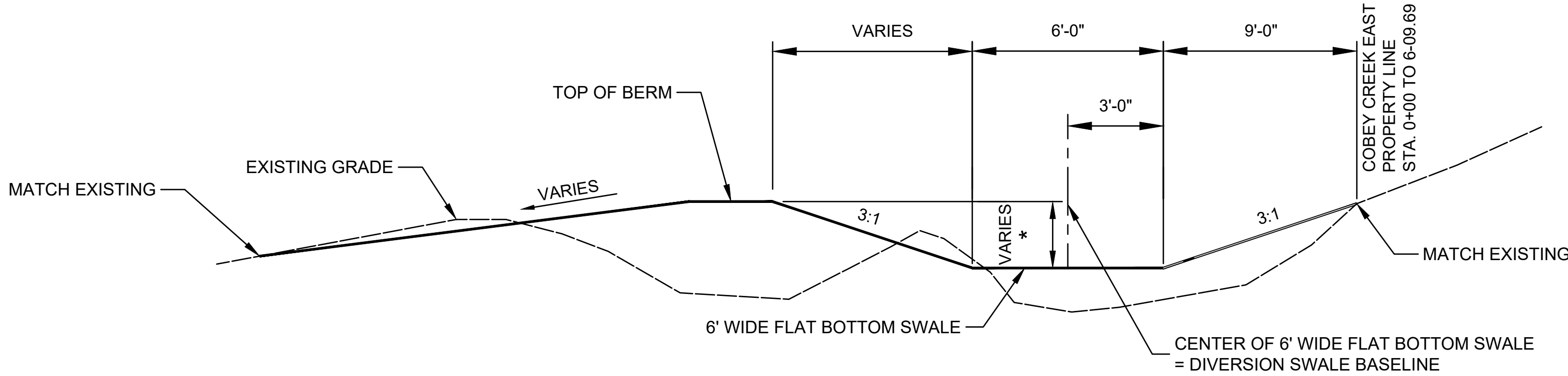
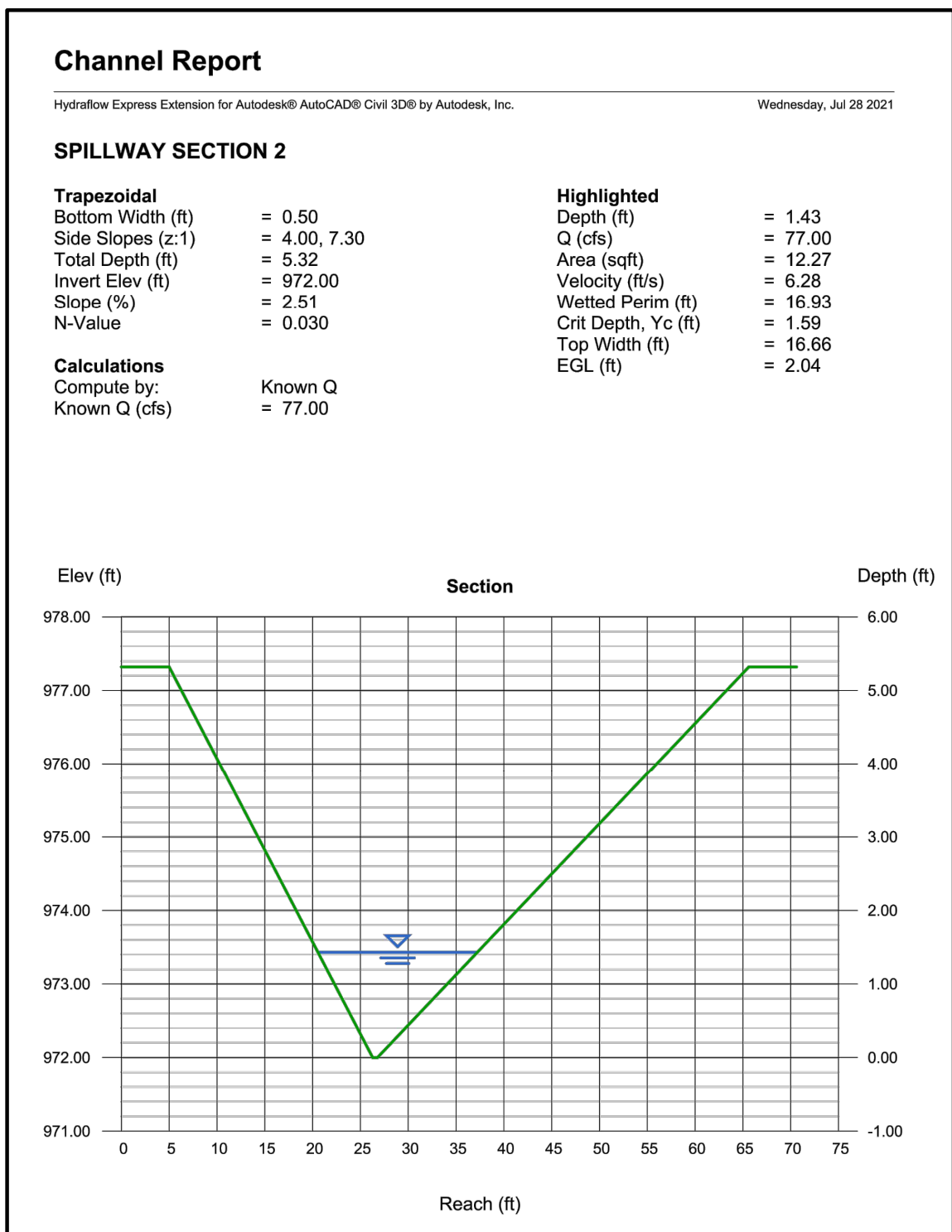
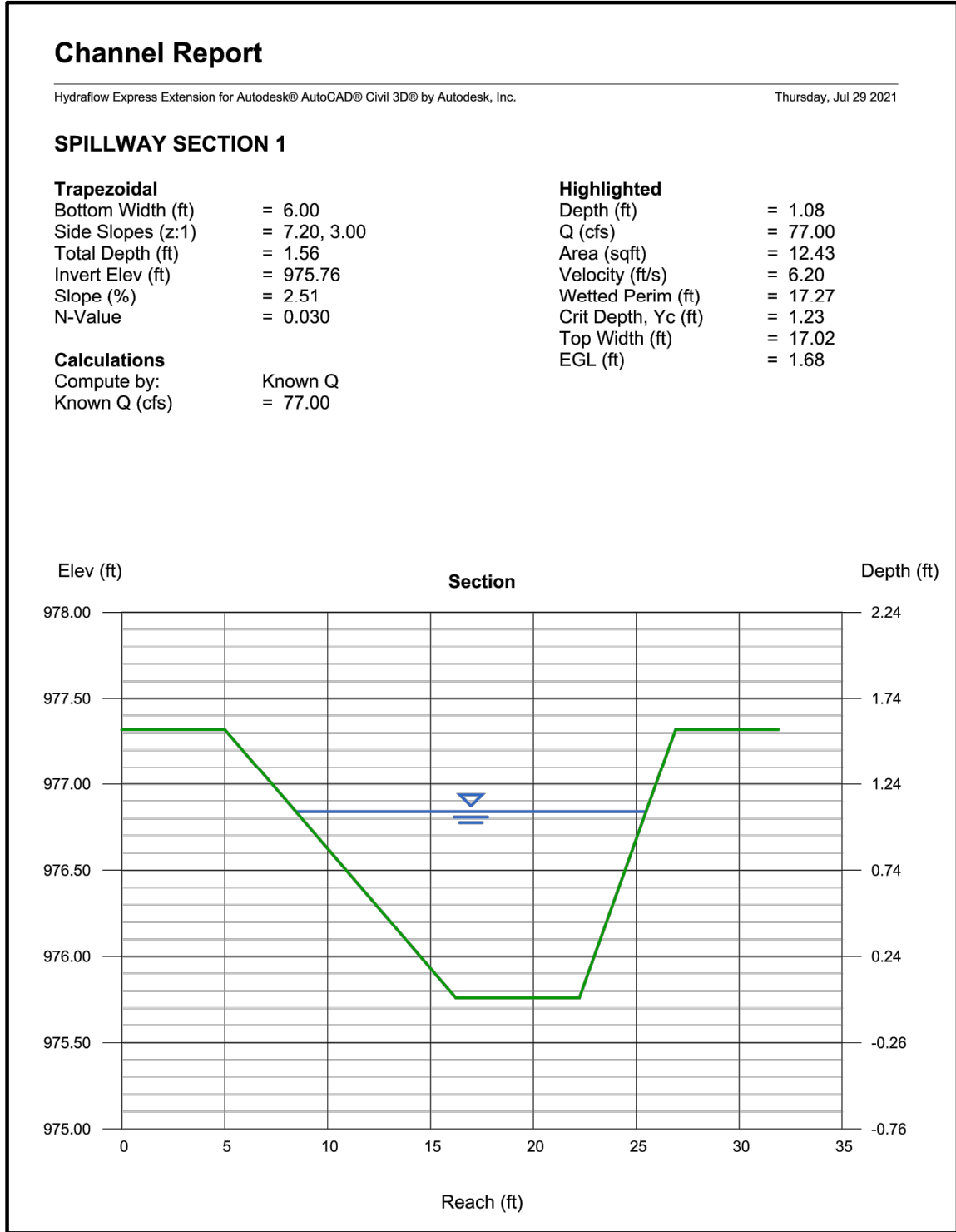
X-REF NO.
16-059 Base Phase I

DRAWING NO.
16-059 Phase I Street Plans

DATE
December 18, 2020

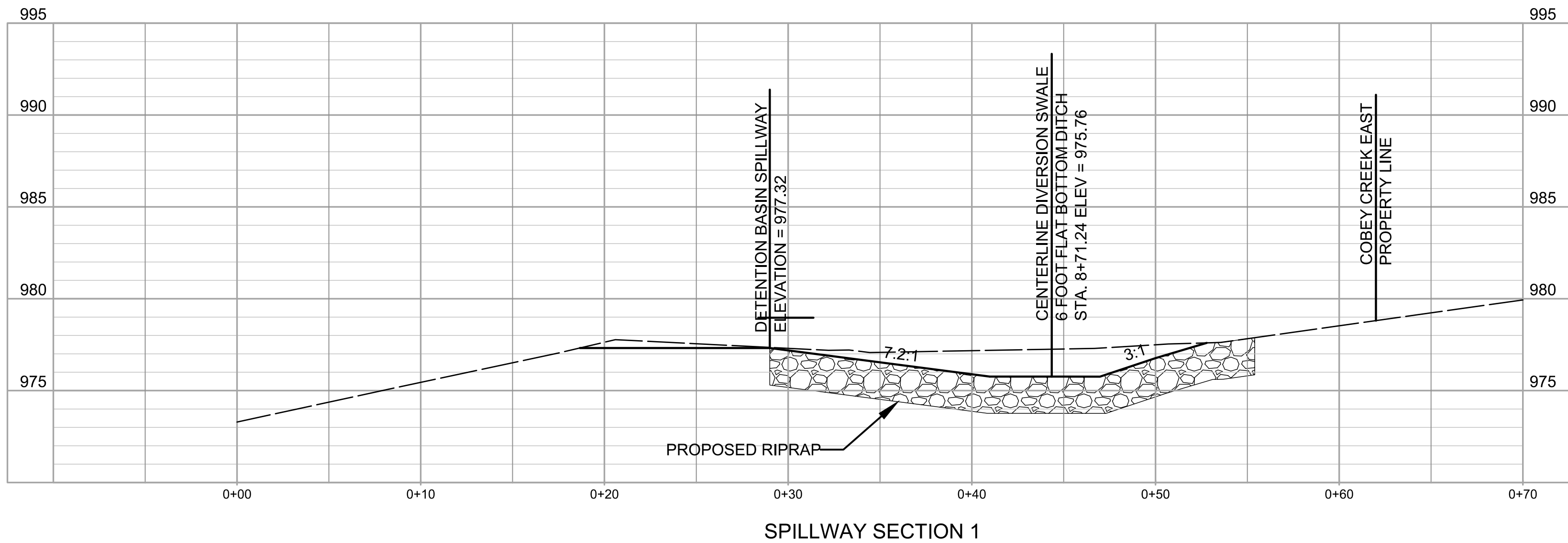
JOB NO.
16-059

32D SHEET OF 53

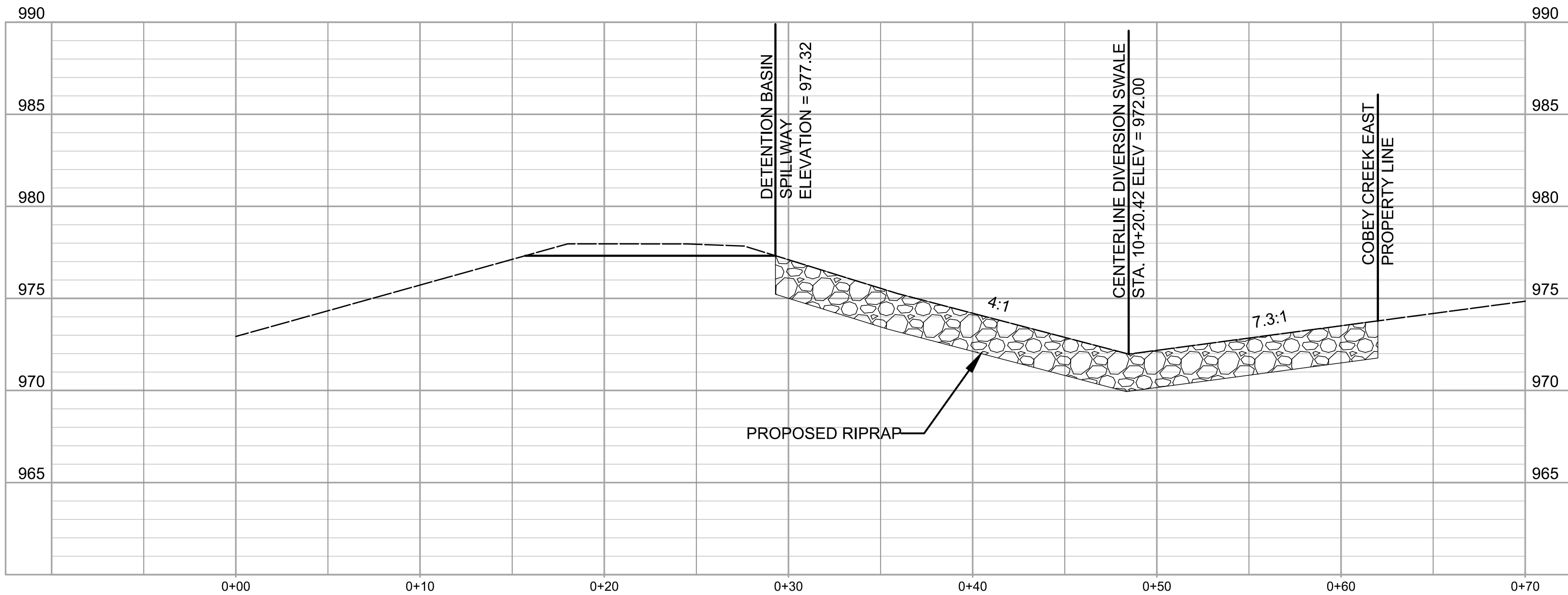


OFFSITE FLOW DIVERSION SWALE
NOT TO SCALE

* - SEE LOT CROSS SECTIONS FOR DEPTH OF SWALE.



SPILLWAY SECTION 1

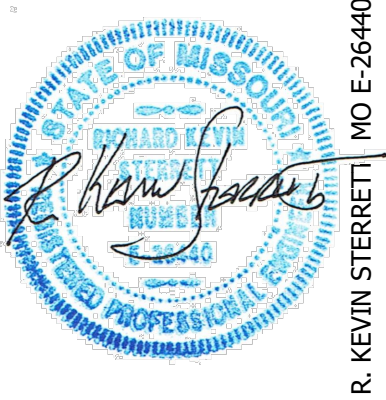


SPILLWAY SECTION 2

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/25/2021

DATE	REVISION	NO.	BY	CHKD
08/06/21	PER CITY'S COMMENTS	1	SPW	RAJ
08/27/21	PER CITY'S COMMENTS	2	SPW	RAJ
09/07/21	PER ACQUIRED DRAINAGE EASEMENT FROM CITY OF GREENWOOD	3	SPW	RAJ
12/16/20	SUBMITAL TO CITY OF LEES SUMMIT	1	SPW	RAJ

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STREET AND STORM SEWER PLANS
SPILLWAY SECTIONS AND SWALE DETAIL
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 Phase I Street Plans
DATE	December 18, 2020
JOB NO.	16-059

32E SHEET OF **53**

This is Lee's Summit, Missouri's supplement to Section 5600 of the Kansas City Metropolitan Chapter of APWA Design Criteria, current edition. The following additions, deletions and/or revisions are adopted as a part of Section 5600 for use within Lee's Summit, Missouri.

5601.2 Definitions

Add the following definitions:

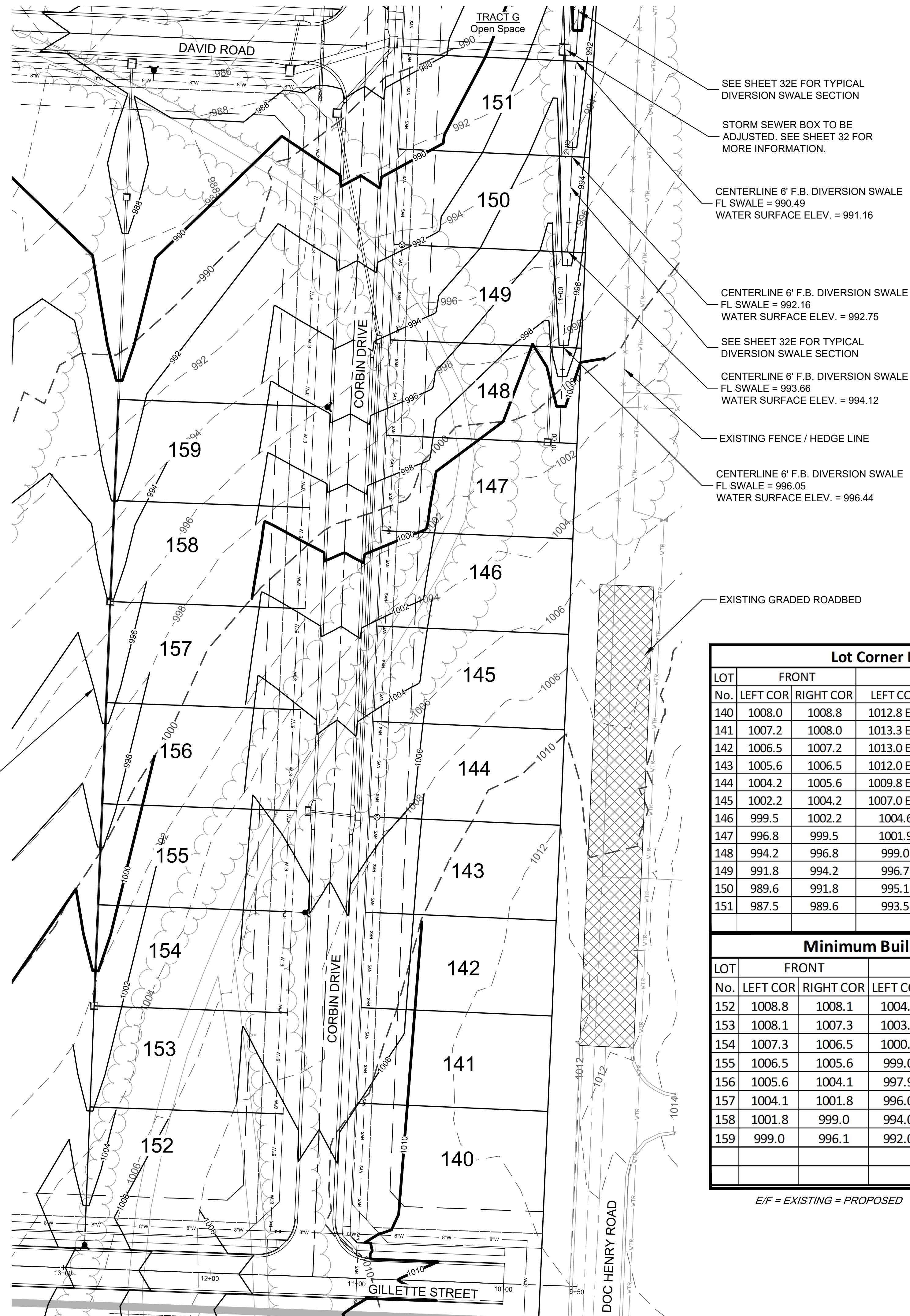
Minimum Building Opening Elevation (MBOE): Either the lowest opening within a building or the lowest adjacent grade as indicated on the following figures:

Diagram illustrating the typical location of a swale relative to a building and its various elevations. The diagram shows a building with a gabled roof and a car parked in a garage. The swale is located adjacent to the building, running parallel to the extended lot line. The diagram labels the following features:

- Garage MBOE-Floor Elevation
- Door, Window, Sluice, or Opening
- WALKOUT WITH WALKOUT MBOE-LOWEST ADJACENT GRADE OF WALL
- WALKOUT OR DAYLIGHT BASEMENT MBOE-LOWEST OPENING OF DOOR, WINDOW, OR SLUICE
- EGRESS WELL MBOE-LOWEST ADJACENT GRADE ELEVATION
- TYPICAL LOCATION OF SWALE
- EXTENDED LOT LINE

The top diagram shows a cross-section of a building with an egress well. Labels include: TOP OF EGRESS WELL, MBOE=LOWEST ADJACENT GRADE, EGRESS WELL, FOUNDATION, WINDOW, and DRAIN PER BUILDING CODE. A note on the right states: REAR YARD SWALE SEE TYPICAL SECTION.

The bottom diagram shows a cross-section of a building with a walkout and a walkup. Labels include: TOP OF WALL, MBOE=LOWEST ADJACENT GRADE, WALKUP, FOUNDATION WITH WALKOUT BASEMENT, DOOR, and DRAIN PER BUILDING CODE.



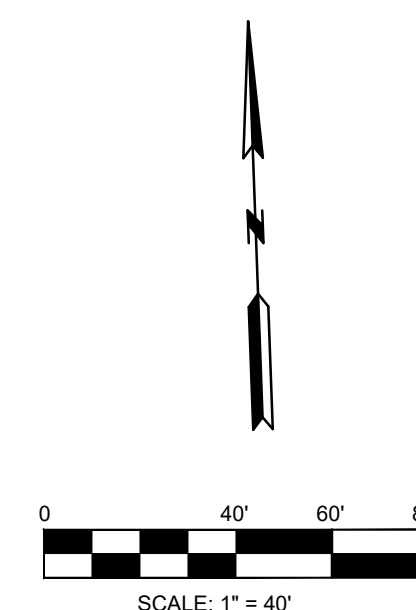
- 1) Corner descriptions are oriented as if standing on the street facing the lot.
- 2) Conventional basement type indicates windows only above finished basement elevation.
- 3) Walkout basement type was determined by subtracting the 70' lot elevation from the 25' B/L elevation. If the resulting elevation 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.

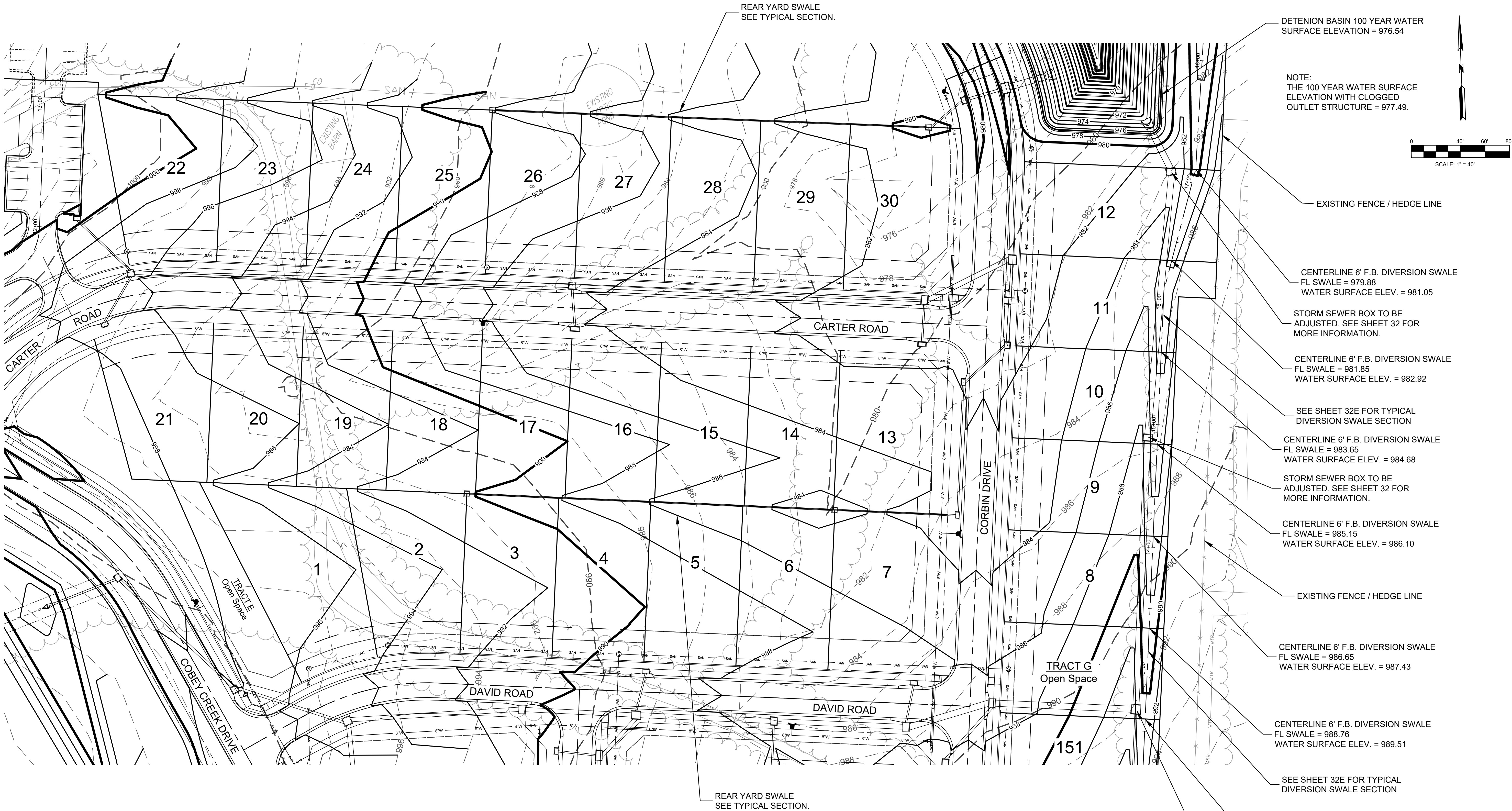
Lot Corner Elevations and MBOEs						
LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR		
140	1008.0	1008.8	1012.8 E/F	1012.0 E/F	*	CONVENTIONAL
141	1007.2	1008.0	1013.3 E/F	1012.8 E/F	*	CONVENTIONAL
142	1006.5	1007.2	1013.0 E/F	1013.3 E/F	*	CONVENTIONAL
143	1005.6	1006.5	1012.0 E/F	1013.0 E/F	*	DAYLIGHT
144	1004.2	1005.6	1009.8 E/F	1012.0 E/F	*	DAYLIGHT
145	1002.2	1004.2	1007.0 E/F	1009.8 E/F	*	DAYLIGHT
146	999.5	1002.2	1004.6	1007.0 E/F	*	DAYLIGHT
147	996.8	999.5	1001.9	1004.6	*	DAYLIGHT
148	994.2	996.8	999.0	1001.9	*	DAYLIGHT
149	991.8	994.2	996.7	999.0	*	DAYLIGHT
150	989.6	991.8	995.1	996.7	*	DAYLIGHT
151	987.5	989.6	993.5	995.1	*	DAYLIGHT
					* - NO MBOE REQUIRED	
Minimum Building Opening Elevations						
LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR		
152	1008.8	1008.1	1004.9	1003.3	*	DAYLIGHT
153	1008.1	1007.3	1003.2	1000.6	*	DAYLIGHT
154	1007.3	1006.5	1000.6	999.0	*	DAYLIGHT
155	1006.5	1005.6	999.0	997.9	*	DAYLIGHT
156	1005.6	1004.1	997.9	996.0	*	DAYLIGHT
157	1004.1	1001.8	996.0	994.0	*	DAYLIGHT
158	1001.8	999.0	994.0	992.0	994.1	DAYLIGHT
159	999.0	996.1	992.0	990.3	992.4	DAYLIGHT
					* - NO MBOE REQUIRED	
					* - NO MBOE REQUIRED	

E/F = EXISTING = PROPOSED DAYLIGHT = WALKOUT WITH A WALKUP

**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI**

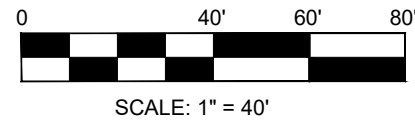
08/25/2021





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 6' F.B. DIVERSION SWALE
FL SWALE = 979.88
WATER SURFACE ELEV. = 981.05

STORM SEWER BOX TO BE ADJUSTED. SEE SHEET 32 FOR MORE INFORMATION.

CENTERLINE 6' F.B. DIVERSION SWALE
FL SWALE = 981.85
WATER SURFACE ELEV. = 982.92

SEE SHEET 32E FOR TYPICAL DIVERSION SWALE SECTION

CENTERLINE 6' F.B. DIVERSION SWALE
FL SWALE = 983.65
WATER SURFACE ELEV. = 984.68

STORM SEWER BOX TO BE ADJUSTED. SEE SHEET 32 FOR MORE INFORMATION.

CENTERLINE 6' F.B. DIVERSION SWALE
FL SWALE = 985.15
WATER SURFACE ELEV. = 986.10

EXISTING FENCE / HEDGE LINE

CENTERLINE 6' F.B. DIVERSION SWALE
FL SWALE = 986.65
WATER SURFACE ELEV. = 987.43

CENTERLINE 6' F.B. DIVERSION SWALE
FL SWALE = 988.76
WATER SURFACE ELEV. = 989.51

SEE SHEET 32E FOR TYPICAL DIVERSION SWALE SECTION

CENTERLINE 6' F.B. DIVERSION SWALE
FL SWALE = 990.49
WATER SURFACE ELEV. = 991.16

STORM SEWER BOX TO BE ADJUSTED. SEE SHEET 32 FOR MORE INFORMATION.

RELEASE FOR CONSTRUCTION
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DEVELOPMENT SERVICES
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08/25/2021

NOTES:

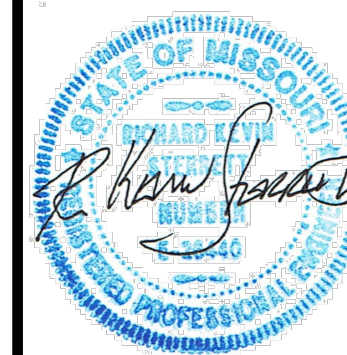
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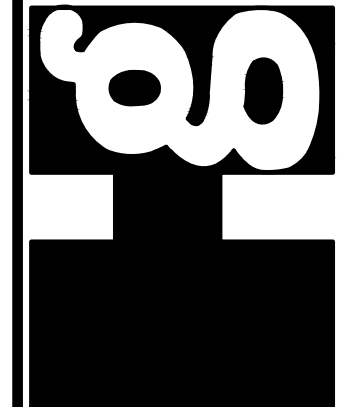
Lot Corner Elevations and MBOEs							Lot Corner Elevations and MBOEs							Lot Corner Elevations and MBOEs						
LOT No.	FRONT		REAR		M.B.O.E.	BASEMENT TYPE	LOT No.	FRONT		REAR		M.B.O.E.	BASEMENT TYPE	LOT No.	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR				LEFT COR	RIGHT COR	LEFT COR	RIGHT COR				LEFT COR	RIGHT COR	LEFT COR	RIGHT COR		
1	995.8	994.1	997.2	992.2	*	WALKOUT	13	981.1	981.8	983.4	983.2	*	DAYLIGHT	22	995.9	994.6	1000.3	996.7	*	CONVENTIONAL
2	994.1	992.4	992.2	990.2	*	WALKOUT	14	981.8	982.7	983.2	984.5	*	DAYLIGHT	23	994.6	992.3	996.7	994.0	*	CONVENTIONAL
3	992.4	990.5	990.2	988.1	*	WALKOUT	15	982.7	983.6	984.5	985.9	*	DAYLIGHT	24	992.3	989.1	994.0	990.8	*	WALKOUT
4	990.5	989.2	988.1	986.0	*	WALKOUT	16	983.6	984.5	985.9	987.9	*	DAYLIGHT	25	989.1	986.4	990.8	988.1	*	WALKOUT
5	989.2	988.1	986.0	984.5	*	WALKOUT	17	984.5	986.4	987.9	990.0	*	DAYLIGHT	26	986.4	984.5	988.1	986.3	*	WALKOUT
6	988.1	987.3	984.5	983.2	*	WALKOUT	18	986.4	989.1	990.0	991.6	*	DAYLIGHT	27	984.5	983.6	986.3	983.9	*	WALKOUT
7	987.3	986.7	988.2	983.4	*	WALKOUT	19	989.1	992.3	991.6	993.7	*	CONVENTIONAL	28	983.6	982.7	983.9	982.3	*	WALKOUT
8	983.6	985.2	989.7	991.7	*	DAYLIGHT	20	992.3	994.6	993.7	996.6	*	CONVENTIONAL	29	982.7	981.8	982.3	980.8	*	DAYLIGHT
9	982.5	983.6	988.3	989.7	*	DAYLIGHT	21	994.6	996.8	996.6	999.1	*	CONVENTIONAL	30	981.8	981.0	980.8	980.3	*	DAYLIGHT
10	981.8	982.5	986.8	988.3	*	DAYLIGHT														
11	981.0	981.8	987.3	986.8	*	DAYLIGHT														
12	980.3	981.0	985.8	987.3	*	DAYLIGHT														
					* - NO MBOE REQUIRED															

NOTE:
THE 100 YEAR WATER SURFACE ELEVATION WITH CLOGGED OUTLET STRUCTURE = 977.49. THE PROPOSED GRADES ON LOT 12 AT THE LOW SIDE, ARE OVER 2 FEET ABOVE THE 100 YEAR WATER SURFACE ELEVATION WITH CLOGGED OUTLET STRUCTURE ELEVATION. NO MBOE IS REQUIRED FOR LOT 12.

E/F = EXISTING = PROPOSED DAYLIGHT = WALKOUT WITH A WALKUP

DATE	REVISION	NO.	BY	CHKD
08/20/21	REVISED DRAINAGE SWALE			
02/27/19	PER CITY'S COMMENTS	3	SPW	RAS
02/06/19	PER CITY'S COMMENTS	2	SPW	RAS
11/21/18	SUBMITAL TO CITY OF LEES SUMMIT	1	SPW	RAS



**CONSULT**
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 - 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