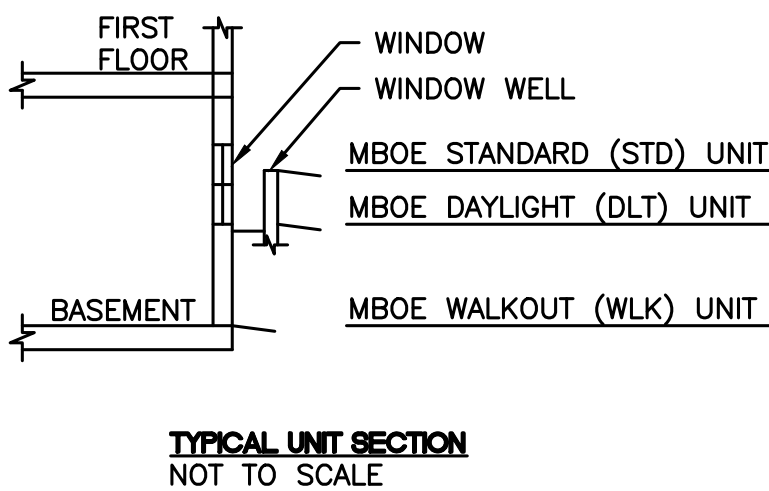


GENERAL NOTES:

- MINIMUM BUILDING OPENING ELEVATIONS (MBOE'S) SHOWN REPRESENT THE MINIMUM RECOMMENDED ELEVATIONS THAT WILL PROVIDE ADEQUATE POSITIVE STORM WATER DRAINAGE TO THE LOWEST POINT ON THE LOT FROM THE ANTICIPATED LOW SIDE OF THE BUILDING. THE HOME BUILDER SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE POSITIVE DRAINAGE AWAY FROM ALL BUILDING OPENINGS TO PREVENT LOCALIZED STRUCTURE FLOODING.
- A DAYLIGHT OR STANDARD UNIT MAY BE CONSTRUCTED ON WALKOUT LOT, AND A STANDARD UNIT MAY BE CONSTRUCTED ON A DAYLIGHT LOT.
- A DAYLIGHT UNIT IS DEFINED AS A UNIT HAVING A WINDOW ON THE BASEMENT LEVEL WITH AT LEAST 5'-4" OF CLEARANCE FROM THE FINISHED FIRST FLOOR ELEVATION TO THE BOTTOM OF THE WINDOW. CLEARANCES LESS THAN 5'-4" ARE DEFINED AS STANDARD UNITS, WHETHER OR NOT A WINDOW WELL IS REQUIRED.
- REFER TO SANITARY SEWER SHEETS FOR SEWER MAIN AND LATERAL ELEVATIONS. BASEMENT ELEVATION MAY NEED TO BE HIGHER THAN MBOE SHOWN FOR GRAVITY BASEMENT SEWER SERVICE.
- ALL FRONT LOT ELEVATIONS ARE PROPOSED ELEVATIONS. REAR LOT ELEVATIONS ARE EITHER PROPOSED ELEVATIONS OR EXISTING GRADE (EG) ELEVATIONS.
- HOME BUILDERS SHALL MAINTAIN 2% GRADE, 1.5% ACROSS SIDEWALKS, WITHIN RIGHT-OF-WAY. AS-BUILT ELEVATION SHOWN AT RIGHT-OF-WAY ARE CALCULATED FROM AS-BUILT BACK OF CURB ELEVATIONS.
- HOMEBUILDER ON LOT 88 TO MAINTAIN/PROVIDE 1000 CONTOUR ELEVATION ALONG SE CORNER OF LOT.



SEE SHEET 14 FOR SWALE PLAN AND PROFILE INFORMATION.

ABBREVIATION LEGEND:

MBOE MINIMUM BUILDING OPENING ELEVATION
EG EXISTING GRADE
TOB TOP OF BANK
WLK WALKOUT
DLT DAYLIGHT
STD STANDARD

LEGEND

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

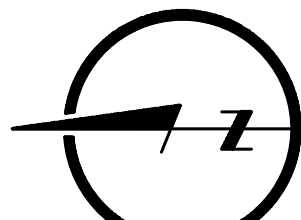
EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

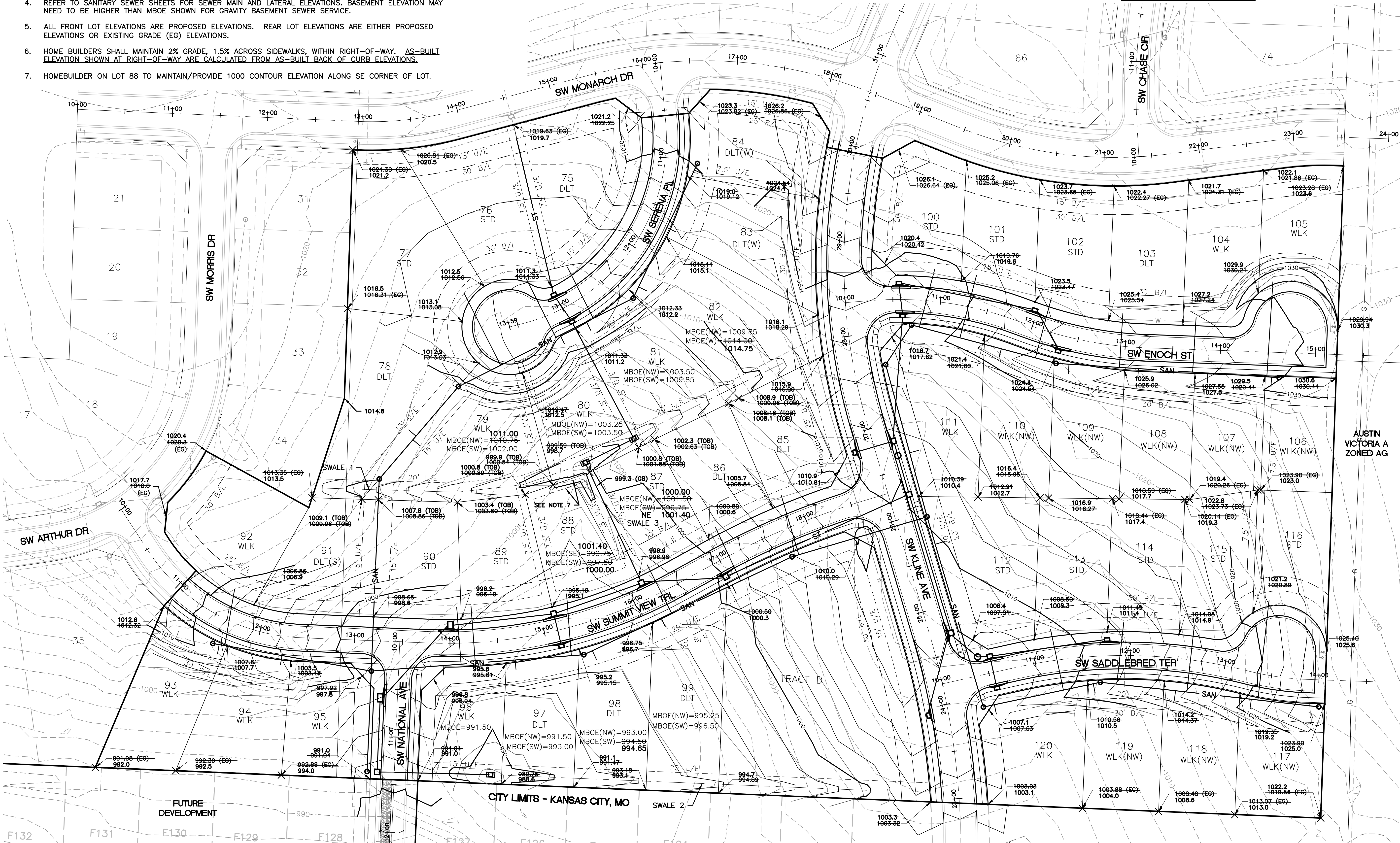
AS-GRADED MAJOR CONTOUR

AS-GRADED MINOR CONTOUR

AS-GRADED PLOT PLANS ARE REQUIRED ON FOLLOWING LOTS	
LOT	ENGINEERED FEATURE
79	SWALE
80	FIELD INLET / SWALE
81	SWALE
82	SWALE
87	OVERFLOW SWALE
88	OVERFLOW SWALE
96	SWALE
97	SWALE
98	SWALE
99	SWALE



0 50 100



LAMP RYNEARSON
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REVISIONS
01/07/2020 PER CITY COMMENTS
03/25/2020 PER CITY COMMENTS
01/26/2022 AS-BUILT

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RYNEARSON

SUMMIT VIEW FARMS 4TH PLAT

LEE'S SUMMIT, MISSOURI

MASS GRADING, EROSION CONTROL,
PAVING AND STORM SEWER PLANS

MASTER DRAINAGE PLAN

DESIGNER / DRAFTER
MDM/AJM
DATE
11/20/2019
PROJECT NUMBER
0318050.02
BOOK AND PAGE

SHEET