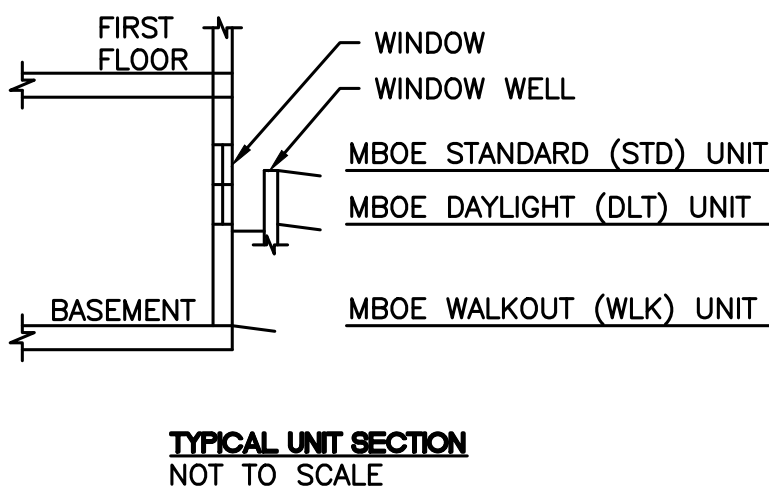


GENERAL NOTES:

- 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

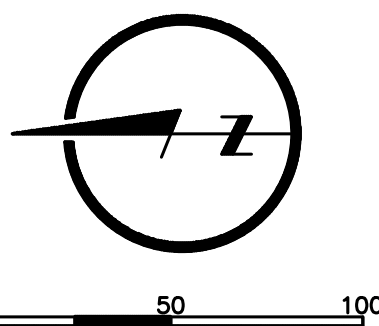
EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

AS-GRADED MAJOR CONTOUR

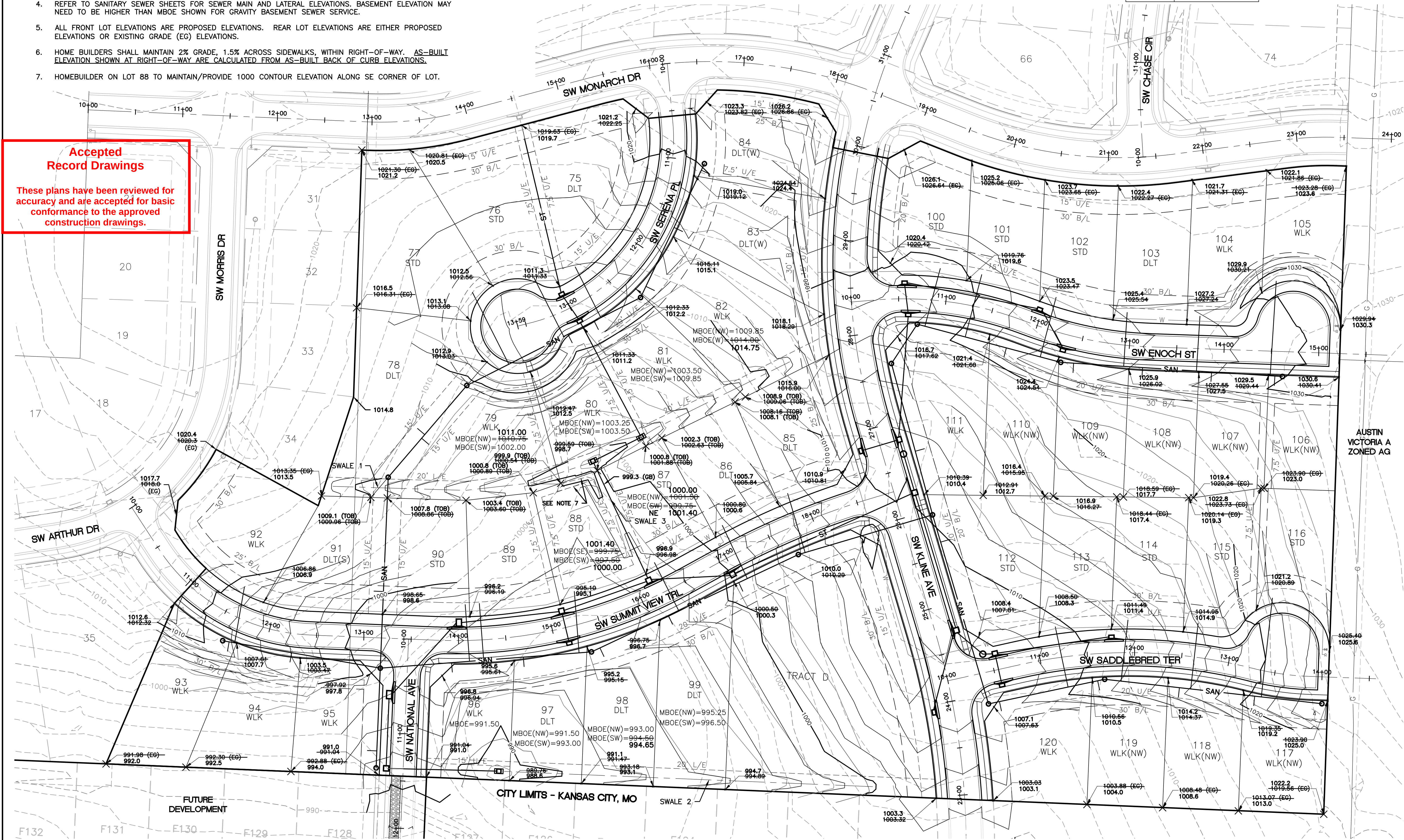
AS-GRADED MINOR CONTOUR

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



Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.



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MO CERT. NO. F01294734

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REVISIONS
01/07/2020 PER CITY COMMENTS
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01/26/2022 AS-BUILT

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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

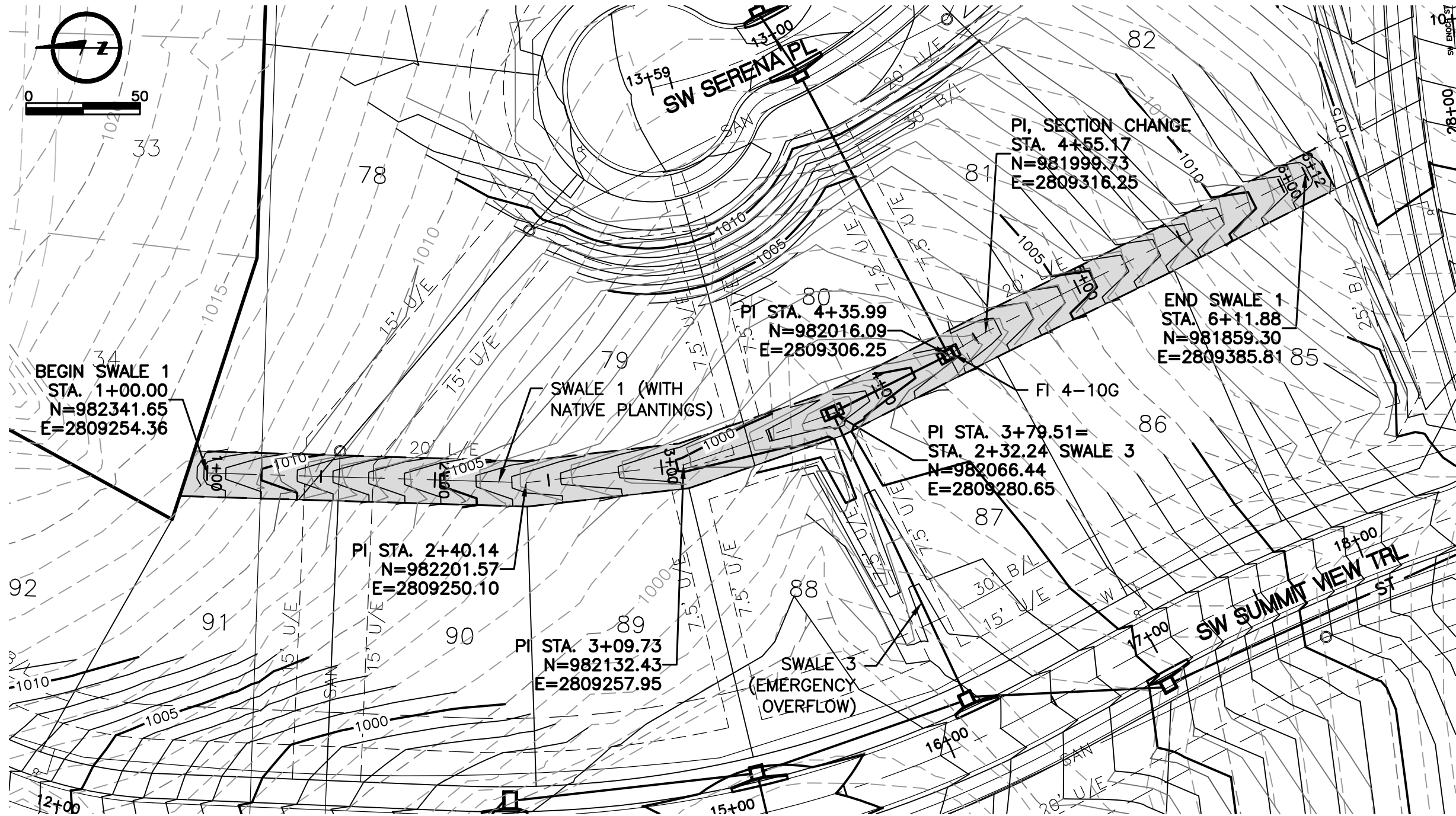
LOT	LOT CORNER	SWALE PROFILE GRADE	AS-GRADED SWALE PROFILE GRADE	1% WATER SURFACE ELEVATION	AS-GRADED 1% WATER SURFACE ELEVATION
78	SOUTH	1008.40	1008.77	1008.53	1008.91
79	NORTH	1008.40	1008.77	1008.53	1008.91
79	SOUTH	999.21	999.06	999.44	999.27
80	NORTH	999.21	999.06	999.44	999.27
80	SOUTH	1000.77	1000.03	1001	1000.24
81	NORTH	1000.77	1000.03	1001	1000.24
81	SOUTH	1007.69	1007.63	1007.84	1007.83
82	NORTH	1007.69	1007.63	1007.84	1007.83
82	END	1011.60	1012.55	1011.83	1012.75
87/88	GRADE BREAK	997.20	999.30	999.90	999.68
87/88	FRONT SETBACK	997.20	997.61*	997.69	997.61

* HOME BUILDER TO MAINTAIN AT LEAST 2% SLOPE

LOT	LOT CORNER	SWALE PROFILE GRADE	AS-GRADED SWALE PROFILE GRADE	1% WATER SURFACE ELEVATION	AS-GRADED 1% WATER SURFACE ELEVATION
96	START	999.40	990.34	999.48	990.42 *
96	SOUTH	988.76	987.93	989.1	988.21
97	NORTH	988.76	987.93	989.1	988.21
97	SOUTH	990.47	990.64	990.01	990.92
98	NORTH	990.47	990.64	990.01	990.92
98	SOUTH	992.18	992.34	992.44	992.61
99	NORTH	992.18	992.34	992.44	992.61
99	SOUTH	993.09	994.12	994.15	994.39
TRACT D	NORTH	993.09	994.12	994.15	994.39
TRACT D	END	999.29	1000.34	999.41	1000.46

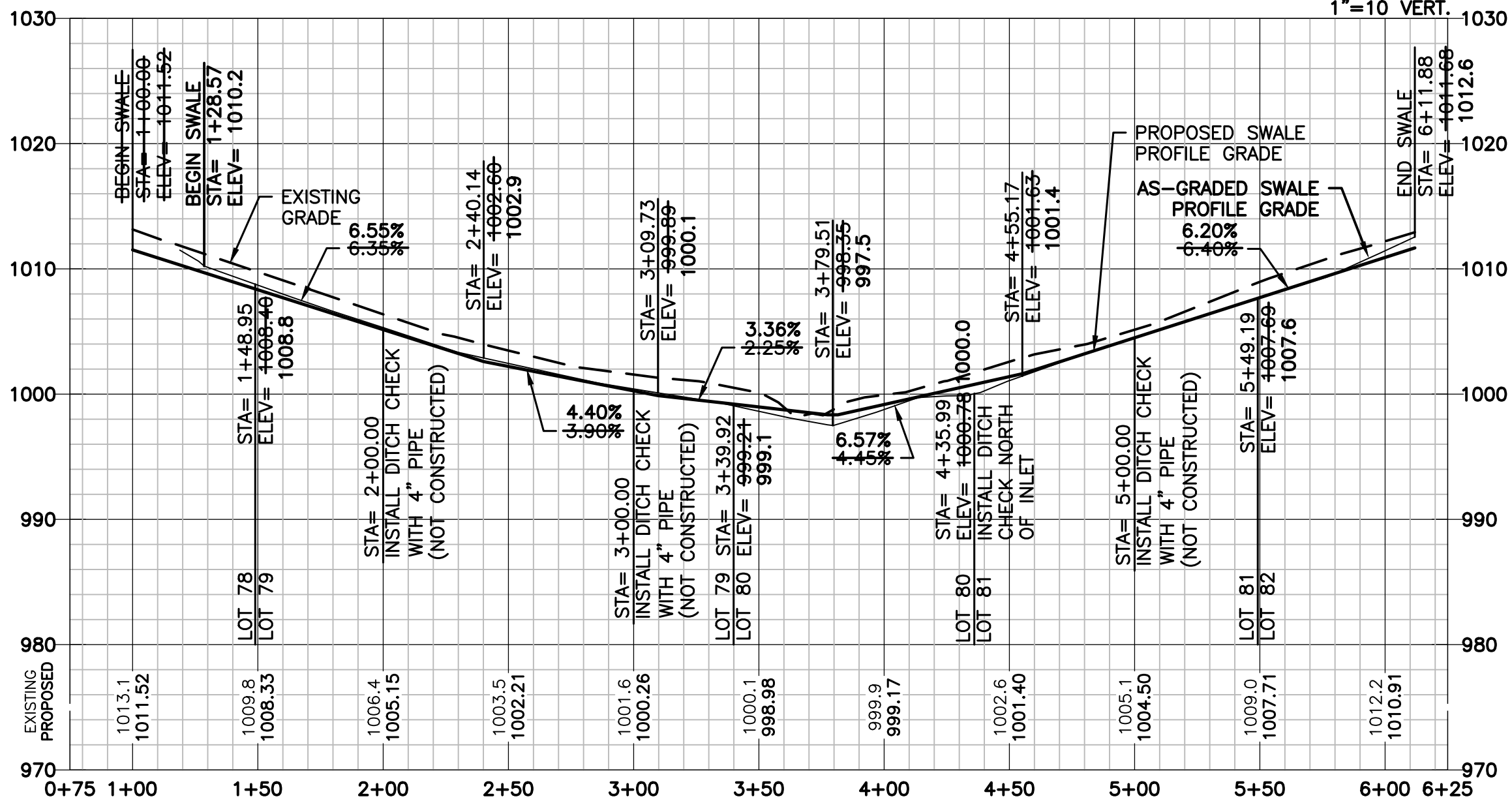
* SWALE ONLY RECEIVES FLOW FROM PORTION OF LOT 96 AT THIS LOCATION; MBOE BASED ON SOUTH LOT LINE FLOW (FROM MULTIPLE UPSTREAM LOTS)

AS-GRADED SWALE TABLE (1% STORM)													
SWALE SECTION DATA						SWALE FLOW DATA							
SWALE	STATION	SWALE SLOPE (FT/FT)	LEFT SIDE SLOPE (H:V)	RIGHT SIDE SLOPE (H:V)	BOTTOM WIDTH (FT)	FLOW (CFS)	DEPTH OF FLOW (FT)	FLOW AREA (SF)	VELOCITY (FPS)	WETTED PERIMETER (FT)	TOP WIDTH (FT)	SPECIFIC ENERGY (FT)	SHEAR STRESS (LBS/SF)
1	2+40.14	0.0655	5:1	5:1	5.00	2.22	0.14	0.80	2.78	6.43	6.40	0.26	0.57
1	3+09.73	0.044	5:1	5:1	5.00	2.85	0.17	1.00	2.87	6.73	6.70	0.30	0.47
1	3+79.51 (N)	0.0336	5:1	5:1	5.00	3.50	0.21	1.27	2.75	7.14	7.10	0.33	0.44
1	3+79.51 (S)	0.0657	5:1	5:1	5.00	4.92	0.21	1.27	3.87	7.14	7.10	0.44	0.86
1	4+55.09	0.062	5:1	5:1	8.00	4.25	0.20	1.20	3.54	7.04	7.00	0.40	0.77
2	1+40.00	0.0511	5:1	5:1	5.00	7.09	0.28	1.79	3.96	7.86	7.80	0.52	0.89
2	3+00.00	0.0223	5:1	5:1	5.00	4.47	0.27	1.72	2.61	7.75	7.70	0.38	0.38
2	4+45.00	0.0477	5:1	5:1	5.00	1.59	0.12	0.67	2.37	6.22	6.20	0.21	0.36
3	1+30.00	0.0219	4:1	4:1	5.00	9.43	0.41	2.72	3.46	8.38	8.28	0.60	0.56
3	2+05.12	0.0219	4:1	4:1	5.00	8.24	0.38	2.48	3.32	8.14	8.04	0.55	0.52



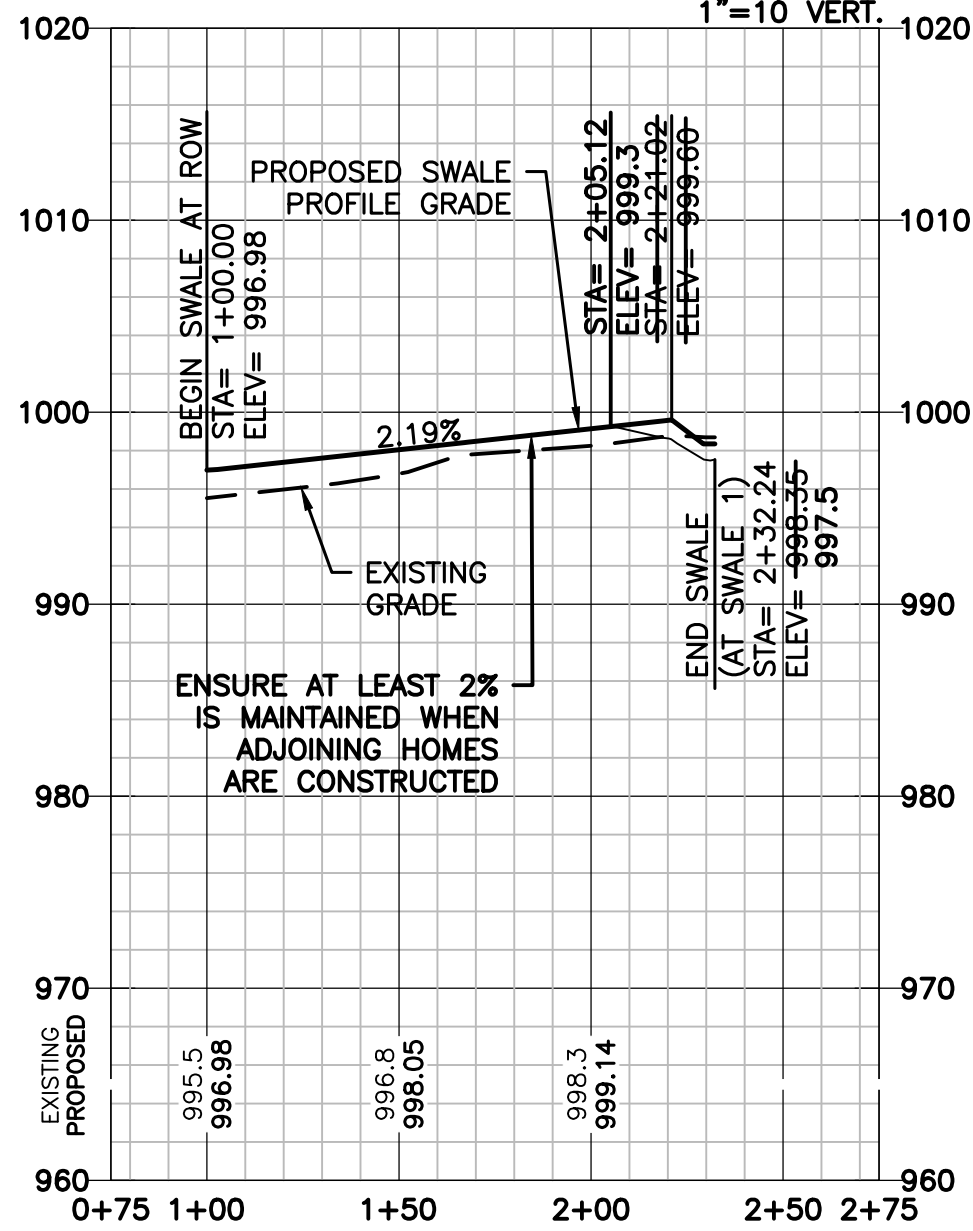
SWALE 1

Scales: 1"=50 HOR.
1"=10 VERT.



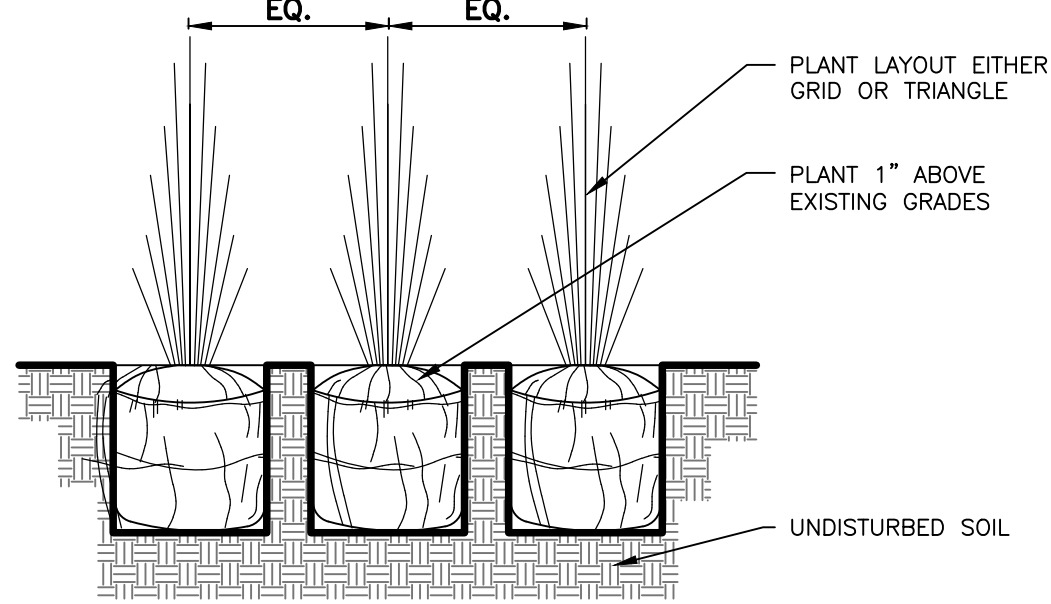
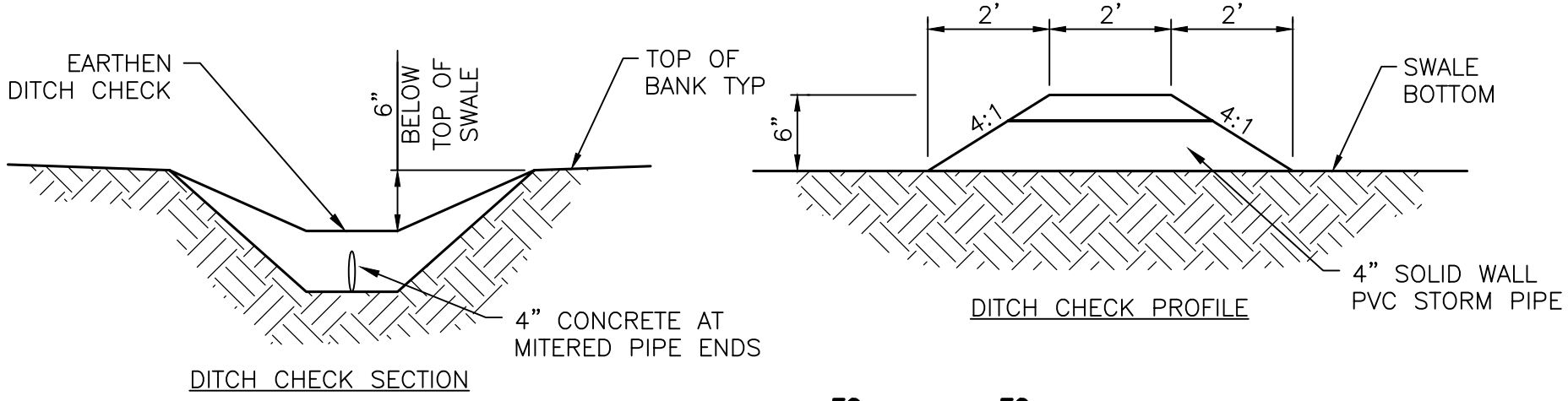
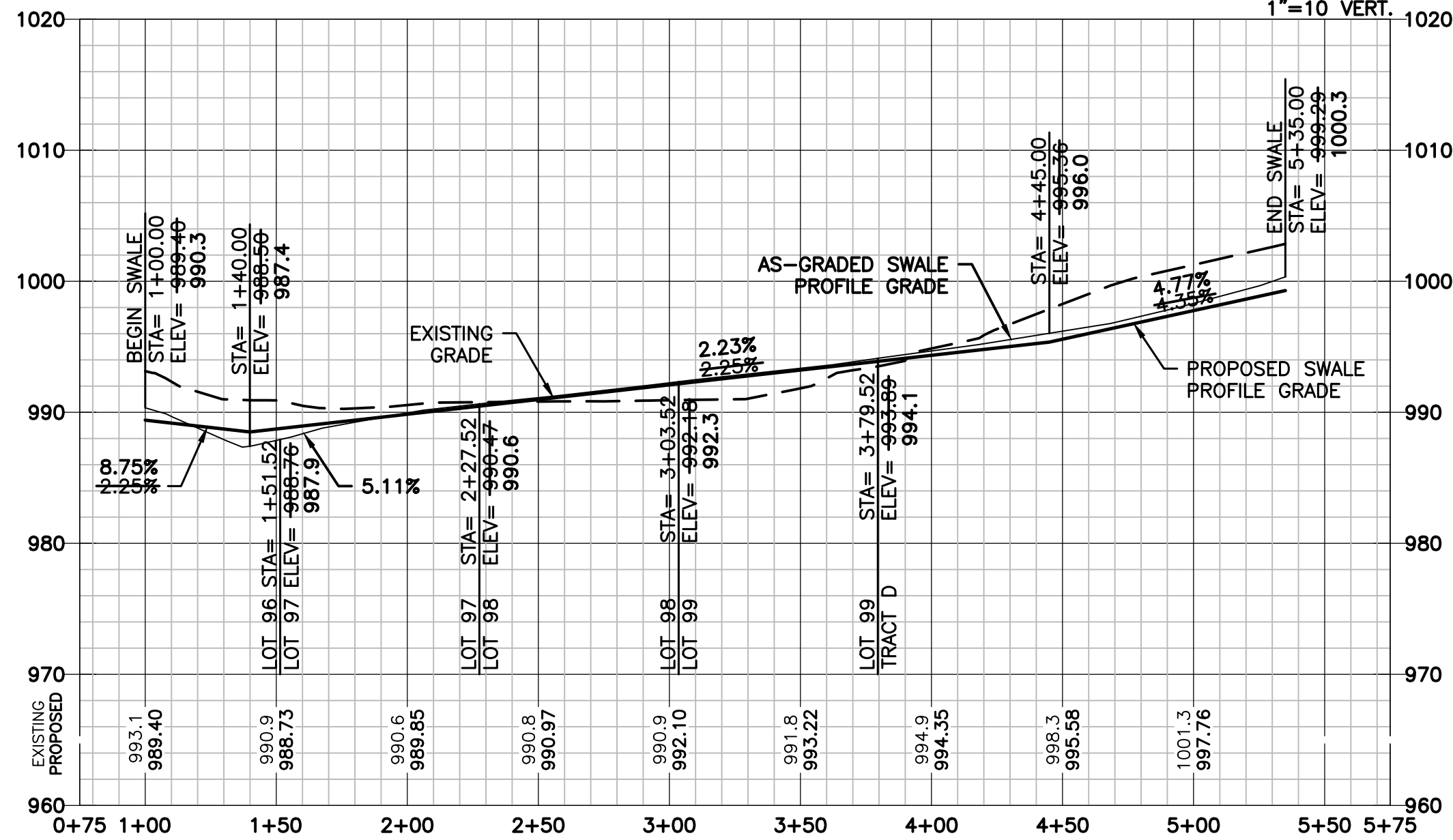
SWALE 3

Scales: 1"=50 HOR.
1"=10 VERT.



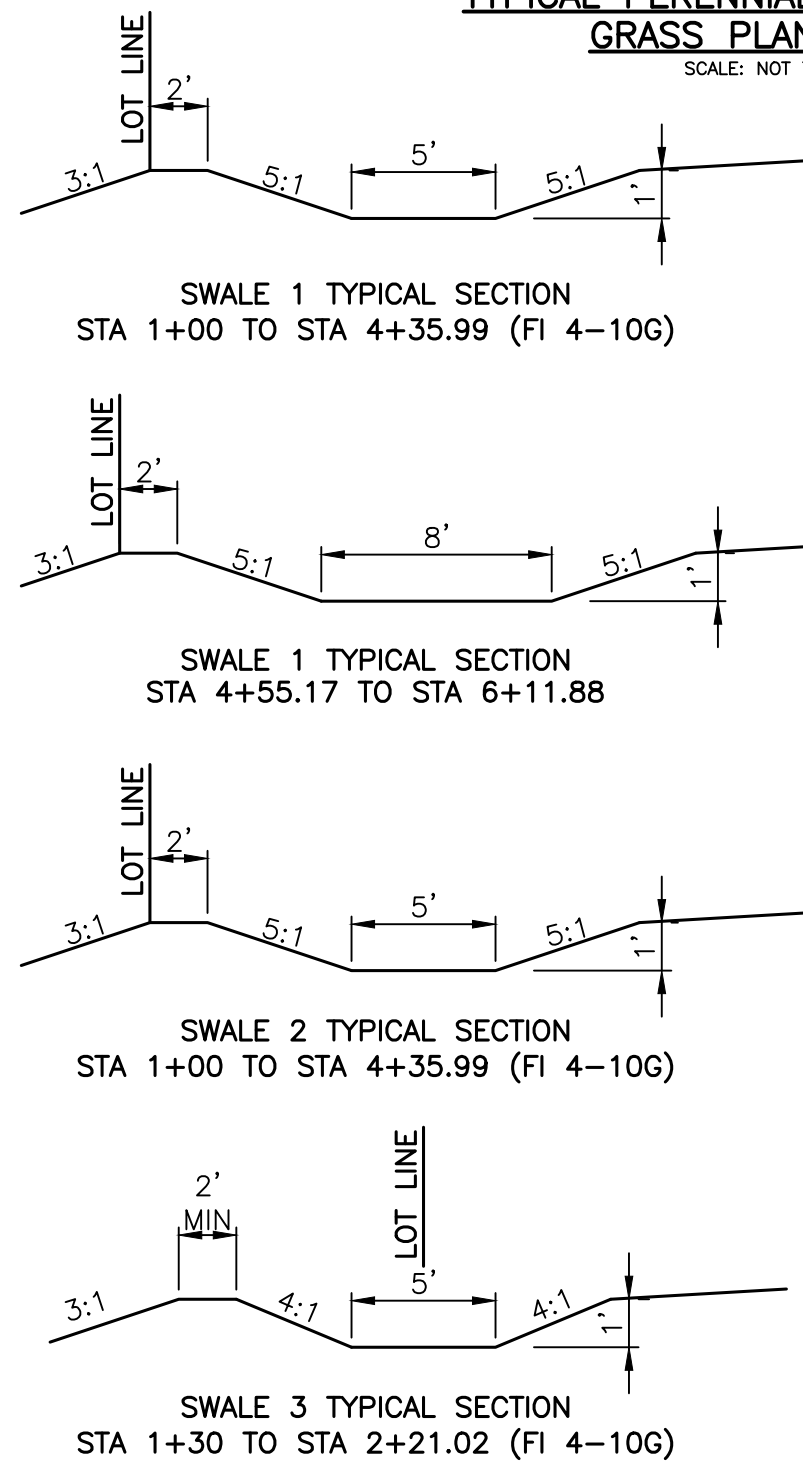
SWALE 2

Scales: 1"=50 HOR.
1"=10 VERT.



TYPICAL PERENNIAL AND ORNAMENTAL GRASS PLANTING DETAIL

SCALE: NOT TO SCALE



PLANT SCHEDULE					
NATIVE PLANTINGS					
BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SPACING	HEIGHT	WIDTH
CAREX VULPINOIDEA	BROWN FOX SEDGE	DEEP CELL PLUG	18" O.C.	2-3	1-1.5
PANICUM VIRGATUM	SWITCH GRASS	DEEP CELL PLUG	24" O.C.	4-5	2-3
CAREX BROMOIDES	BROME HUMMOCK SEDGE	DEEP CELL PLUG	18" O.C.	0.75-1	1.5-2
ASCLEPIAS INCARNATA	SWAMP MILKWEED	DEEP CELL PLUG	24" O.C.	3-4	2-3

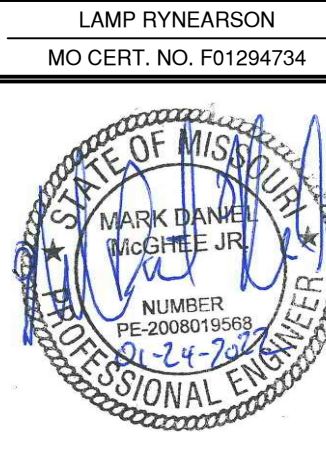
LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- AS-GRADED MAJOR CONTOUR
- AS-GRADED MINOR CONTOUR

PLANTING NOTES

- EXISTING AND IMPORTED SOIL FOR PLANTING AREAS SHALL BE FREE FROM CHEMICALS, CONSTRUCTION DEBRIS AND TRASH, ROCKS AND OTHER MATERIAL LARGER THAN ONE INCH IN DIAMETER.
- ALL NATIVE PLANTING AREAS SHALL BE SCARIFIED AND RECEIVE CONDITIONED SOILS. COMPLETELY BREAK-UP SOIL TO A MINIMUM DEPTH OF 12".
- APPLY GRANULAR PRE-EMERGENT WEED CONTROL TO AREAS TO RECEIVE AND NON-LAWN ORNAMENTAL PLANTING AFTER INCORPORATING SOIL AMENDMENTS.
- ALL PLANTED AREAS TO BE AMENDED PER AN AGRICULTURAL/SOIL SUITABILITY TEST. ESTIMATE SPREADING SOIL AMENDMENT AT THE RATE OF 6 CUBIC YARDS PER 1,000 SQUARE FEET. TILL INTO THE TOP OF SOIL TO A MINIMUM DEPTH OF 6". RAKE TO A SMOOTH, EVEN SURFACE PER THE GRADING PLANS.

Accepted 22
Record Drawings
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