

DWG: F:\2019\4001-4059-A\40-Design\AutoCAD\Final Plans - Asbuilts\Sheets\GNCV\Street & Storm Sewer Plans\C_MDR01_A194059.dwg
 DATE: Nov 01, 2022 1:10pm XREFS: C_PTBK_A194059 C_PBASE_A194059 C_PBDY_A194059 USER: jsellars

- NOTES:
- INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
 - PLAT IS LOCATION IN ZONE X, "AREAS OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAINS, AREAS OF 1-PERCENT ANNUAL CHANCE SHEET FLOW FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1-PERCENT ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE"
 - REQUIRED BUFFER ZONES FOR NATURAL STREAMS NOTED ON THIS PLAN SHEET.
 - MBOE ELEVATIONS HAVE BEEN PROVIDED AT EACH LOT CORNER. INTERPOLATION WILL BE ALLOWED BETWEEN THE RIGHT AND LEFT SIDE MBOE'S SHOWN ON THE MASTER DRAINAGE PLAN, DEPENDING ON THE LOCATION OF THE LOWEST OPENING ON THE PROPOSED STRUCTURE.
 - REFER TO SHEET C107-C108 FOR SWALE GRADING DETAILS.
 - DRAINAGE PATHS TO BE CONSTRUCTED BETWEEN EACH OF THE LOTS LABELED AS STANDARD LOTS.
 - NO BUILDING PERMITS WILL BE ISSUED UNTIL AN AS-GRADED MASTER DRAINAGE PLAN HAS BEEN SUBMITTED TO THE CITY AND APPROVED BY THE CITY.

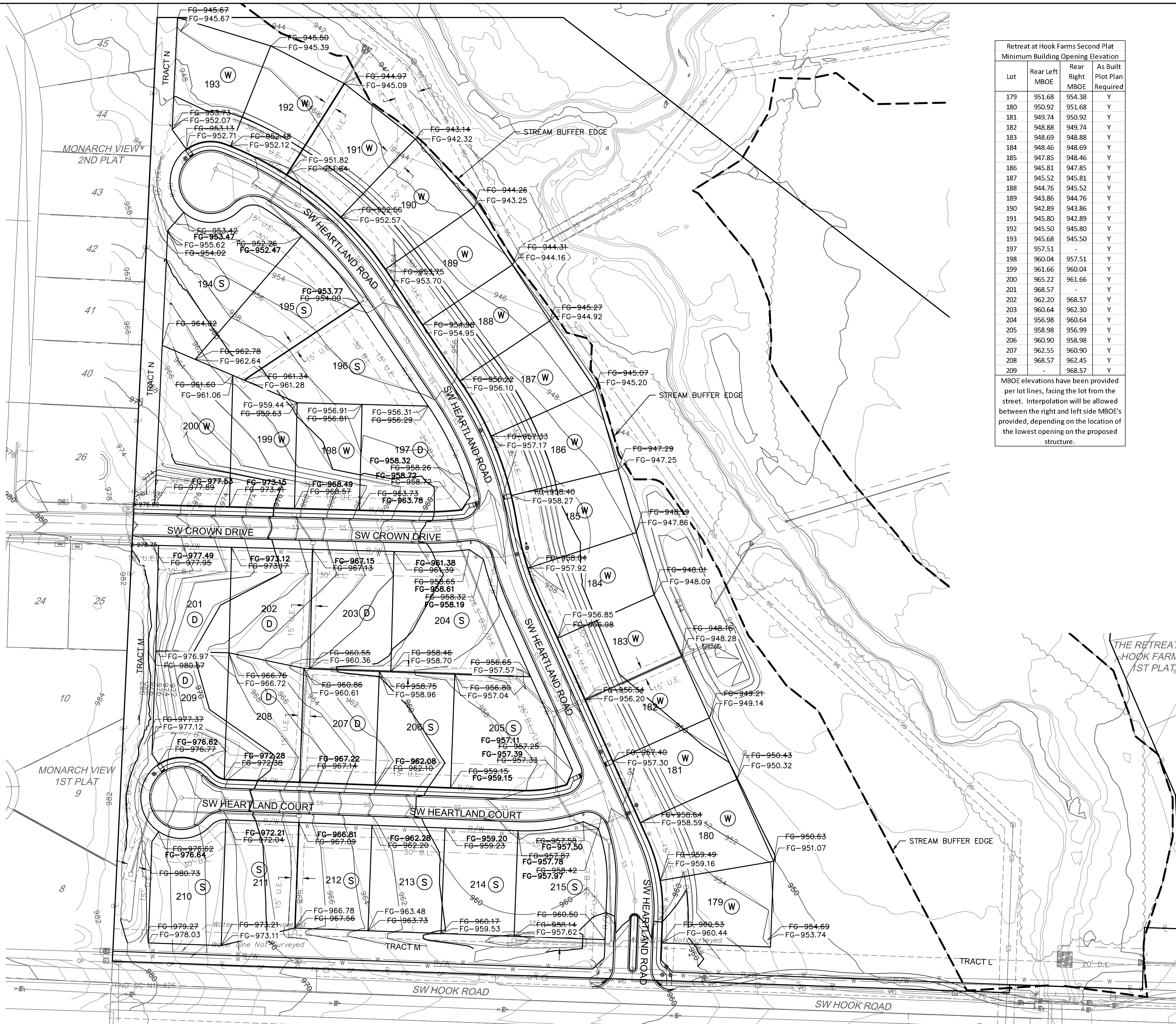
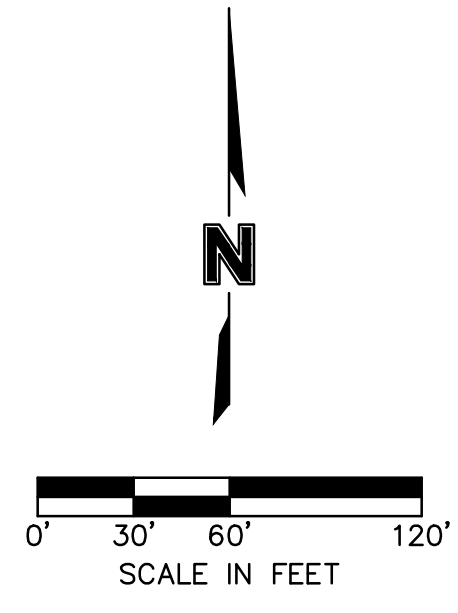
NOTES:
 MBOE - MINIMUM BUILDING OPENING ELEVATION
 FG - FINISHED GRADE

BASEMENT TYPES

- (S) STANDARD
- (W) WALKOUT
- (D) DAYLIGHT

LEGEND

	FINISHED INDEX CONTOURS
	FINISHED INTERMEDIATE CONTOURS



Retreat at Hook Farms Second Plat			
Minimum Building Opening Elevation			
Lot	Rear Left MBOE	Rear Right MBOE	As Built Plot Plan Required
179	951.68	954.38	Y
180	950.92	951.68	Y
181	949.74	950.92	Y
182	948.88	949.74	Y
183	948.69	948.88	Y
184	948.46	948.69	Y
185	947.85	948.46	Y
186	945.81	947.85	Y
187	945.52	945.81	Y
188	944.76	945.52	Y
189	943.86	944.76	Y
190	942.89	943.86	Y
191	945.80	942.89	Y
192	945.50	945.80	Y
193	945.68	945.50	Y
197	957.51	-	Y
198	960.04	957.51	Y
199	961.66	960.04	Y
200	965.22	961.66	Y
201	968.57	-	Y
202	962.20	968.57	Y
203	960.64	962.20	Y
204	956.98	960.64	Y
205	958.98	956.98	Y
206	960.90	958.98	Y
207	962.55	960.90	Y
208	968.57	962.55	Y
209	-	968.57	Y

MBOE elevations have been provided per lot lines, facing the lot from the street. Interpolation will be allowed between the right and left side MBOE's provided, depending on the location of the lowest opening on the proposed structure.

Olsson - Civil Engineering
 Missouri Certificate of Authority #001592
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 FAX 816.361.1888
 www.olsson.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION
1	08-26-2021	REVISED PER CITY COMMENTS
2	10-28-2021	REVISED PER CITY COMMENTS

BY _____

DATE _____

REVISED PER CITY COMMENTS

2021

MASTER DRAINAGE PLAN
 STREET & STORM SEWER PLANS

THE RETREAT AT HOOK FARMS
 SECOND PLAT

LEE'S SUMMIT, MO

2021

drawn by: B.M.W./A.A.
 checked by: B.M.W./A.A.
 designed by: B.M.W./A.A.
 QA/QC by: J.E.S.
 project no.: A19-4059
 date: 05-05-2021

SHEET C129