

LEGEND	
	FINISHED INDEX CONTOURS
	FINISHED INTERMEDIATE CONTOURS

BASEMENT TYPES

- ☐ S STANDARD
☐ W WALKOUT
☐ D DAYLIGHT

NOTES:

MBOE – MINIMUM BUILDING OPENING ELEVATION

NOTES:

1. 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.

2. PLAT IS LOCATION IN ZONE X, "AREAS OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAINS, AREAS OF 1-PERCENT ANNUAL CHANCE SHEET FLOOD 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"

3. PLAT IS LOCATED OUTSIDE OF ANY REQUIRED BUFFER ZONES FOR NATURAL STREAMS.

4. 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.

5. REFER TO SHEET C106-C109 FOR SWALE GRADING DETAILS.

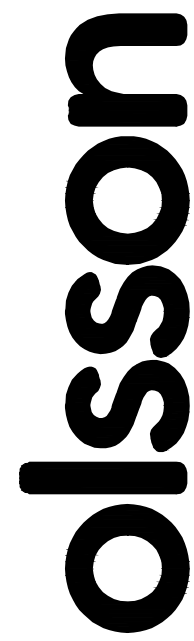
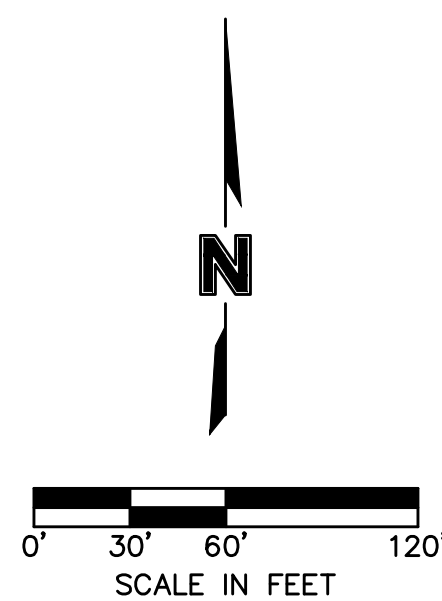
6. DRAINAGE PATHS TO BE CONSTRUCTED BETWEEN EACH OF THE LOTS LABELED AS STANDARD LOTS TO DRAIN WEST.

7. NO BUILDING PERMITS WILL BE ISSUED UNTIL AN AS-GRADED MASTER DRAINAGE PLAN HAS BEEN SUBMITTED TO THE CITY AND APPROVED BY THE CITY.

Osage 2nd Plat					
Minimum Building Opening Elevation					
Lot	Rear Left MBOE	Rear Right MBOE	Front Left MBOE	Front Right MBOE	As-Built Grading Plan Required
42	1042.46	1037.70	1040.48	1035.72	X
43	1041.00	1042.46	1039.02	1040.48	X
44	1038.28	1041.00	1036.30	1039.02	X
45	1039.11	1038.58	1036.83	1036.30	X
46	1037.70	1042.46	1035.72	1040.48	
47	1042.46	1041.00	1040.48	1039.02	
48	1041.00	1038.28	1039.02	1036.30	
49	1038.58	1039.11	1036.30	1036.83	
50	1034.57	1035.86	-	-	X
51	1035.86	1037.26	-	-	X
52	1040.00	1041.60	1037.72	1039.32	X
53	1041.60	1044.58	1039.32	1042.30	X
54	1044.58	1048.55	1042.30	1046.27	X
55	1048.55	1052.18	1046.27	1049.90	X
56	1049.71	1045.40	1047.43	1042.92	X
57	1053.54	1049.71	1051.26	1047.43	X
58	1057.19	1053.54	1054.91	1051.26	X
59	1061.86	1057.19	1059.58	1054.91	X
60	1052.61	1053.30	1050.33	1051.02	
61	1051.79	1052.61	1049.51	1050.33	X
62	1050.13	1051.79	1047.85	1049.51	X
63	1048.00	1050.13	1045.72	1047.85	X
64	1045.85	1048.00	1043.57	1045.72	X
65	1043.79	1045.85	1041.51	1043.57	X
66	1041.91	1043.79	1039.63	1041.51	X
67	1040.65	1041.91	1038.37	1039.63	X
68	1038.92	1038.63	-	-	
69	1038.62	1038.92	-	-	
70	1037.58	1038.62	-	-	
71	1037.97	1040.89	1035.69	1038.61	
72	1040.88	1037.97	1038.60	1035.69	X
73	1042.80	1040.88	1040.52	1038.60	X
74	1043.82	1042.80	1041.54	1040.52	X
75	1044.68	1043.82	1042.40	1041.54	X

X indicates condition applies to the lot.

MBOE's 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.

[illegible]

2020

MASTER DRAINAGE PLAN STREET & STORM SEWER PLANS

OSAGE
SECOND PLAT

drawn by: D.F. / M.O. / A.A.
checked by: C.G.W.
designed by: A.A.
QA/QC by: J.E.S.
project no.: C19-2339
drawing no.:
date: 2020.11.03

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C126

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REVISIONS