

Retreat at Hook Farms 1st Plat As-Built				
Minimum Building Opening Elevation				
Lot	Rear Left MBOE	Rear Right MBOE	Front Left MBOE	Front Right MBOE
50	952.42	952.94	960.98	960.76
51	952.94	953.52	960.76	959.28
52	953.52	952.01	959.28	958.46
53	952.01	948.67	958.46	957.21
54	948.67	948.49	957.21	955.39
55	954.85	946.10	953.60	950.02
56	946.10	944.45	949.93	950.47
57	943.97	945.19	950.47	951.82
58	945.43	946.43	952.22	953.52
59	946.43	948.19	953.52	955.11
60	948.19	949.34	955.11	956.57
61	949.34	950.58	956.57	957.68
62	950.58	950.66	957.68	958.62
63	950.66	950.58	958.62	959.39
64	950.58	952.76	959.39	960.14
65	952.76	953.90	960.14	961.06
66	953.90	954.65	961.06	961.71
67	954.65	955.13	961.71	962.52
68	955.13	956.12	962.52	963.36
69	956.12	957.32	963.36	965.29
70	957.32	958.49	965.29	967.98
71	958.49	961.30	967.98	971.34
72	961.30	965.85	971.34	972.83
73	965.85	969.85	972.83	973.26
74	979.70	978.92	973.42	973.50
75	965.08	963.07	963.13	961.79
76	963.07	962.17	961.79	960.89
77	962.17	960.05	960.89	959.31
78	959.83	959.70	959.29	958.42
79	959.70	958.92	958.42	957.64
80	958.92	957.75	957.64	956.47
81	957.75	957.62	954.09	956.34
82	955.62	959.55	954.34	958.27
83	959.55	960.40	958.27	959.12
84	960.40	960.14	959.12	959.69
85	961.85	962.64	960.57	961.36
86	962.82	960.33	961.36	961.26
87	960.35	963.20	961.22	965.13
88	963.20	965.93	965.13	968.03
89	965.93	965.08	969.03	971.35
90	965.08	965.44	971.35	972.90
91	965.44	967.81	972.90	971.68
92	974.78	973.81	973.50	972.53
93	973.81	973.63	972.53	970.65
94	973.65	970.71	970.65	968.04
95	970.71	966.53	968.04	965.94
96	966.53	962.82	965.94	963.23
97	962.61	961.60	963.23	961.20
98	961.60	959.86	961.20	960.29
99	959.86	958.38	960.29	959.42

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.

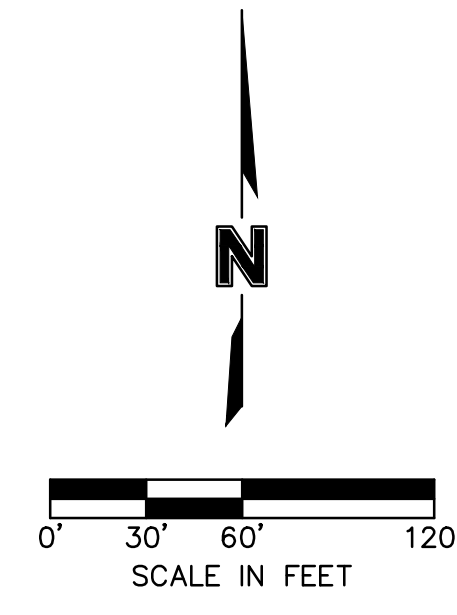
- NOTES:
- INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOTS, AS SHOWN ON THE WATER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
 - PLAT IS LOCATED IN ZONE X, "AREAS OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAINS, 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"
 - BUFFER ZONE FOR NATURAL STREAMS IS LOCATED WITHIN PLAT.
 - MLO ELEVATIONS HAVE BEEN PROVIDED PER LOT LINES. INTERPOLATION WILL BE ALLOWED BETWEEN THE RIGHT AND LEFT SIDE MBOES SHOWN ON THE MASTER DRAINAGE PLAN, DEPENDING ON THE LOCATION OF THE LOWEST OPENING ON THE PROPOSED STRUCTURE.
 - SWALES TO BE CONSTRUCTED BETWEEN EACH OF THE LOTS 75-84, 92-94 TO DRAIN TOWARDS THE ROADWAY.
 - NO BUILDING PERMITS WILL BE ISSUED UNTIL AN AS-GRADED MASTER DRAINAGE PLAN HAS BEEN SUBMITTED TO THE CITY AND APPROVED BY THE CITY.

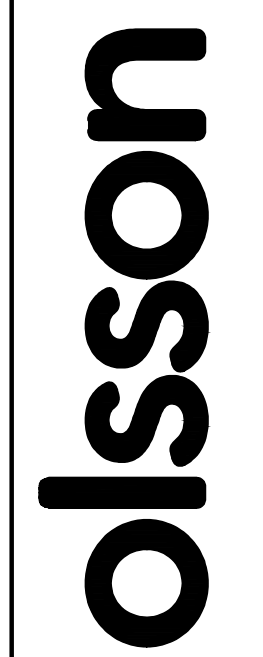
RMLO - REAR MINIMUM LOW OPENING
 FMLO - FRONT MINIMUM LOW OPENING

LOT TYPES:
 S - STANDARD
 D - DAYLIGHT
 W - WALKOUT

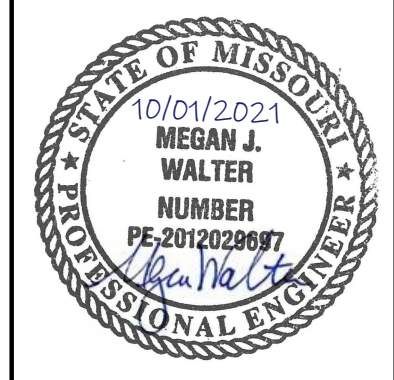
AS-BUILT
2021.09.01

DWG: F:\2019\4001-4059\40-Design\AutoCAD\Final Plans_As-Built\Sheets\GNCV\C_DRN02_0194059.dwg
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 C_PBNDY_0194059
 C_XBASE_0194059





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REV. NO.	DATE	REVISIONS DESCRIPTION
1	06-24-2020	CITY COMMENTS
2	02-01-2021	ADDED HOOK ROAD SWALE
3	04-06-2021	SWALE AND ADA RAMP REVISIONS
4	05-04-2021	ADA RAMP REVISIONS
5	06-11-2021	HEARTHSTONE PLACE ENTRANCE REVISION

BY _____

MASTER DRAINAGE PLAN
 STREET AND STORM SEWER PLANS
 THE RETREAT AT HOOK FARMS
 CONSTRUCTION DOCUMENTS

LEE'S SUMMIT, MO

2020

REVISIONS

SHEET C119

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