

DWG: F:\2019\4001-4500\019-4061-BV40-Design\AutoCAD\Asbuilt\Sheets\GNCV\Street & Storm Plans\C_DRN01_B194061.dwg USER: rhesler
DATE: Nov 01, 2022 10:08am XREFS: C:\BASE_B194061 C_PBASE_B194061 C_PENDY_B194061 C_PUTIL_B194061 C_PTLBK_B194061

Hook Farms Second Plat Minimum Building Opening Elevation					
Lot	Rear Left MBOE	Rear Right MBOE	Front Left MBOE	Front Right MBOE	As Built Plot Plan Required
100	954.92	953.57	-	-	Y
101	953.57	952.88	-	-	Y
102	952.88	950.65	-	-	Y
103	950.65	950.27	-	-	Y
104	950.27	949.30	-	-	Y
105	949.30	948.19	-	-	Y
106	948.19	947.82	-	-	Y
107	947.82	947.34	-	-	Y
108	947.34	947.97	-	-	Y
109	947.97	947.72	-	-	Y
110	947.72	947.99	-	-	Y
111	947.99	946.90	-	-	Y
112	946.90	944.72	-	-	Y
113	944.72	942.92	-	-	Y
114	942.92	942.70	-	-	Y
115	942.70	940.82	-	-	Y
116	941.13	943.41	-	-	Y
117	943.41	947.90	-	-	Y
118	947.90	-	-	-	Y
119	942.97	948.62	-	-	Y
120	948.62	949.34	-	-	Y
121	949.34	950.54	-	-	Y
122	950.54	953.88	-	-	Y
123	953.88	956.67	-	-	Y
124	956.67	-	-	-	Y
125	-	956.91	-	-	Y
126	956.91	-	-	-	Y
127	957.60	958.44	-	-	Y
128	958.44	960.42	-	-	Y
131	-	-	963.53	963.53	Y
132	-	-	962.50	962.50	Y
133	-	-	961.32	961.32	Y
134	-	-	959.70	959.70	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.

Hook Farms Second Plat Minimum Building Opening Elevation					
Lot	Rear Left MBOE	Rear Right MBOE	Front Left MBOE	Front Right MBOE	As Built Plot Plan Required
135	-	-	959.62	958.10	Y
136	-	-	958.10	957.11	Y
137	-	-	957.11	956.06	Y
138	-	-	956.06	954.70	Y
139	-	-	954.70	954.00	Y
140	-	-	954.41	955.85	Y
141	-	-	955.85	956.89	Y
142	-	-	956.89	958.41	Y
143	-	-	958.41	959.82	Y
144	-	-	959.82	961.18	Y
145	-	-	961.18	962.62	Y
146	-	-	962.62	964.14	Y
147	-	-	965.33	966.85	Y
157	974.75	971.73	-	-	Y
158	971.73	969.69	-	-	Y
159	969.69	969.28	-	-	Y
160	968.59	968.13	-	-	Y
161	968.13	966.25	-	-	Y
162	966.25	965.59	-	-	Y
163	966.25	965.31	-	-	Y
164	965.31	963.67	-	-	Y
165	963.67	962.39	-	-	Y
166	962.39	960.45	-	-	Y
167	960.45	958.89	-	-	Y
168	958.89	-	-	955.27	Y
169	-	960.46	958.34	-	Y
170	960.46	962.66	-	-	Y
171	962.66	964.22	-	-	Y
172	964.22	966.25	-	-	Y
173	966.25	966.25	-	-	Y
174	968.12	966.91	-	-	Y
175	966.91	965.20	-	-	Y
176	965.20	962.80	-	-	Y
177	962.80	960.60	-	-	Y
178	960.60	959.61	-	959.28	Y

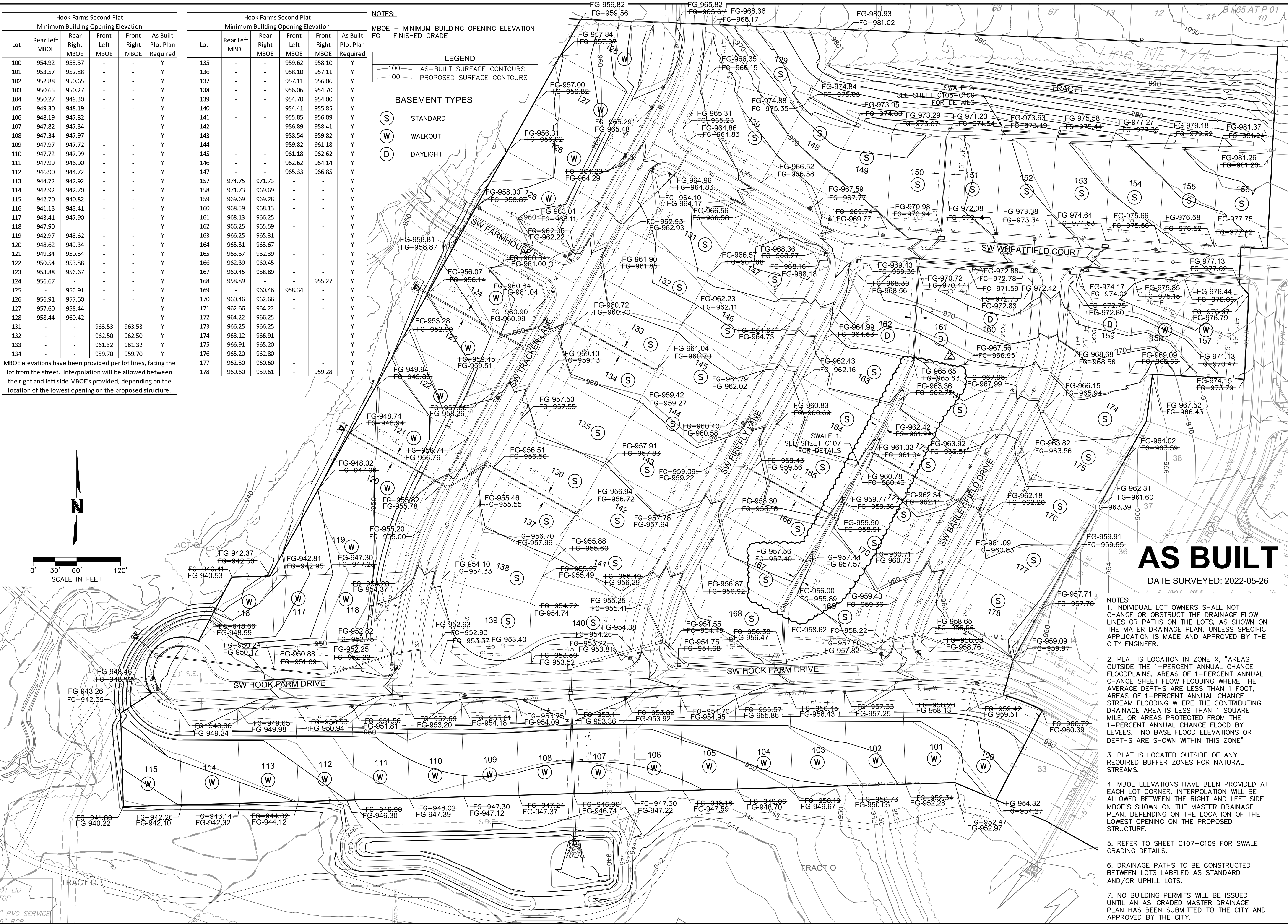
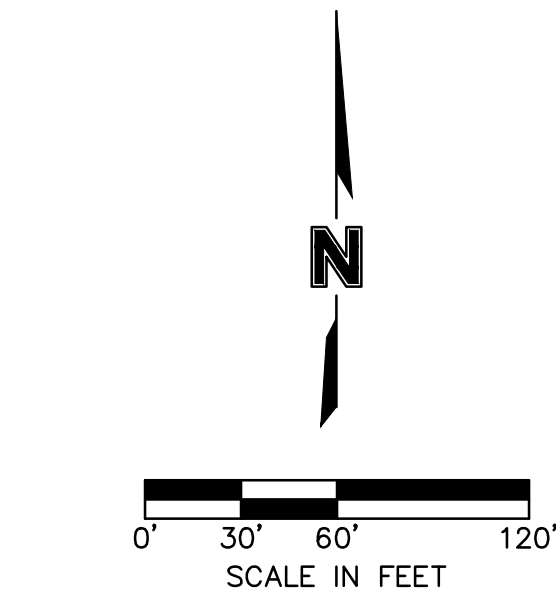
NOTES:

MBOE - MINIMUM BUILDING OPENING ELEVATION
FG - FINISHED GRADE

LEGEND	
	AS-BUILT SURFACE CONTOURS
	PROPOSED SURFACE CONTOURS

BASEMENT TYPES

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



AS BUILT

DATE SURVEYED: 2022-05-26

- 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 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"
 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 C107-C109 FOR SWALE GRADING DETAILS.
 6. DRAINAGE PATHS TO BE CONSTRUCTED BETWEEN LOTS LABELED AS STANDARD AND/OR UPHILL LOTS.
 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.

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER
PE-2017000367
11/1/22
PROFESSIONAL ENGINEER

BY

REVISIONS DESCRIPTION	DATE
1	03-23-2021
2	04-16-2021
3	09-30-2021

MASTER DRAINAGE PLAN
STREET & STORM SEWER PLANS

HOOK FARMS
SECOND PLAT

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.: B19-4061
date: 01-08-2021

SHEET
C144