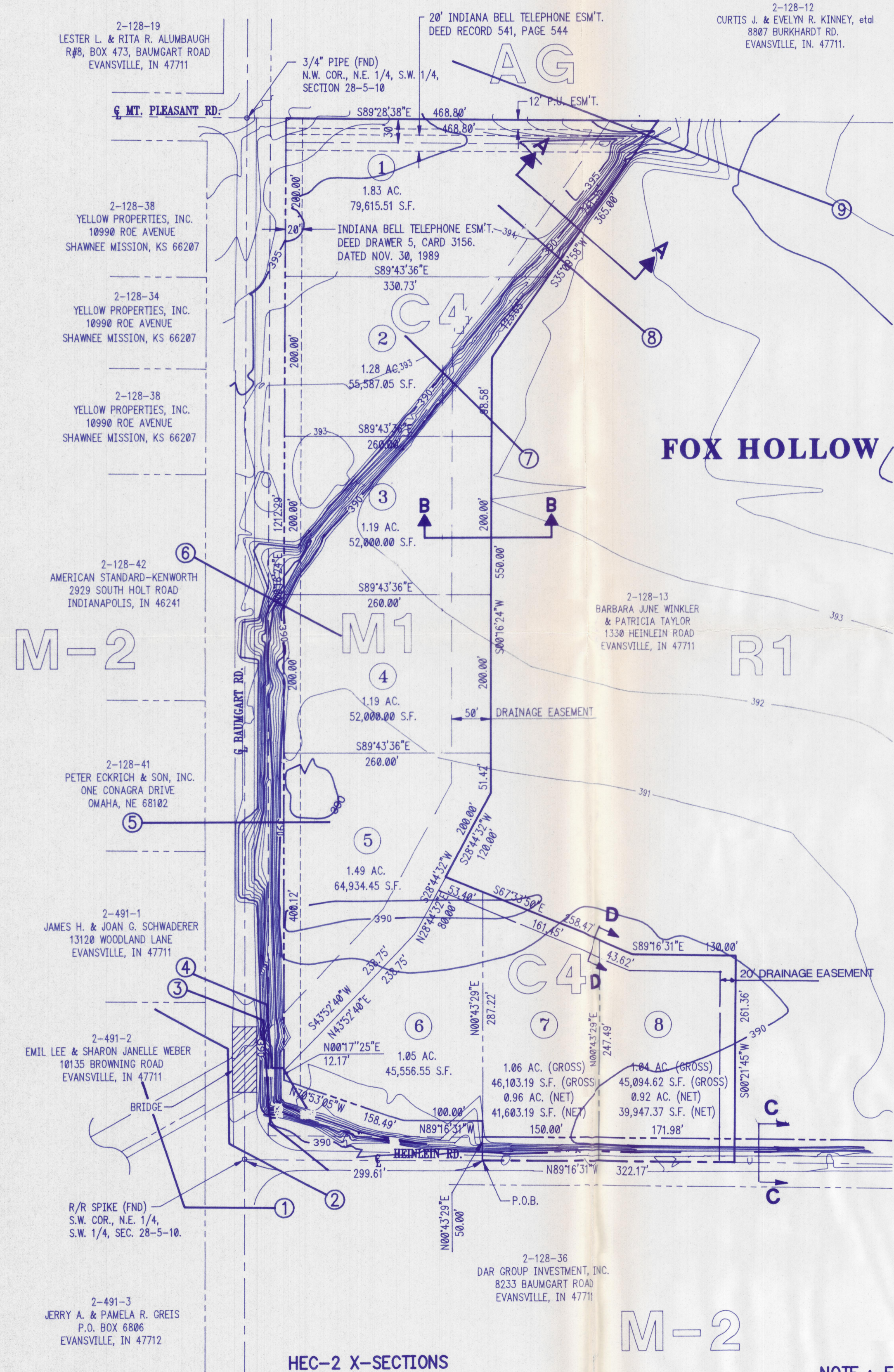


# BAUMGART ROAD COMMERCIAL SUBDIVISION - DRAINAGE PLAN

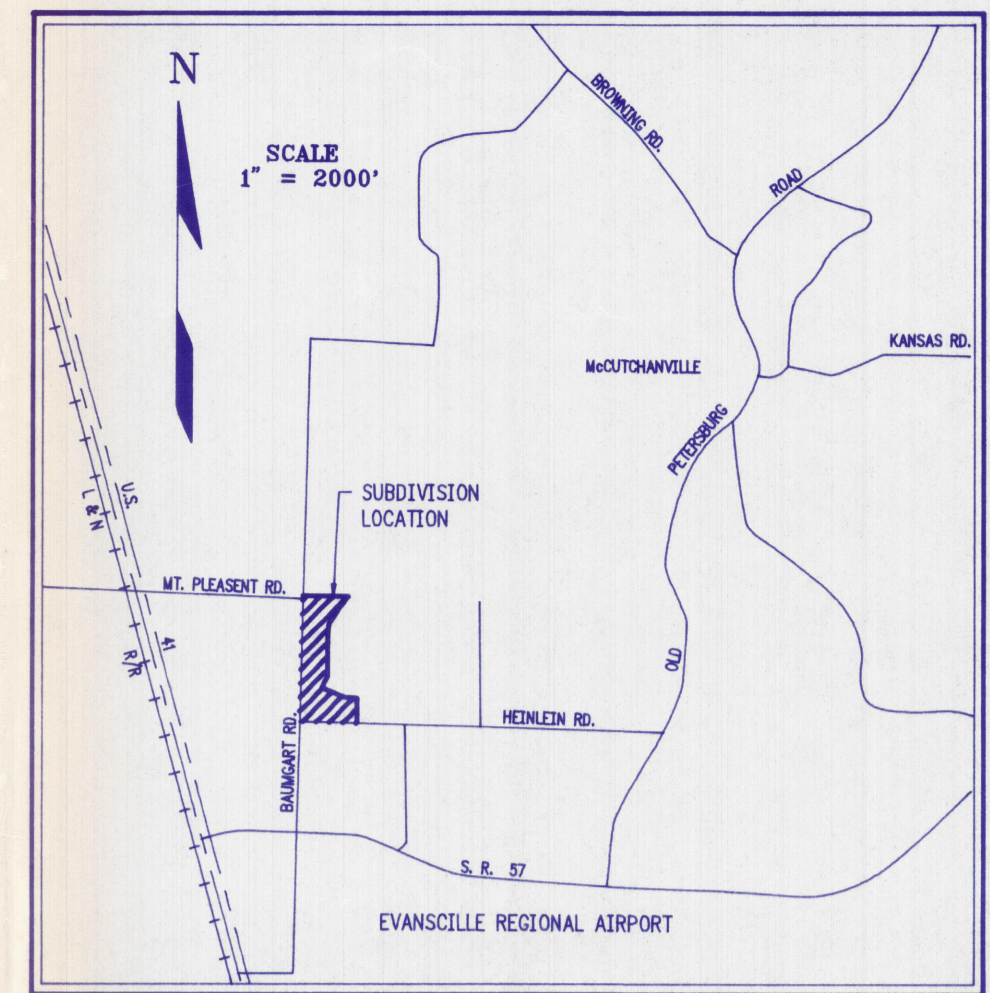
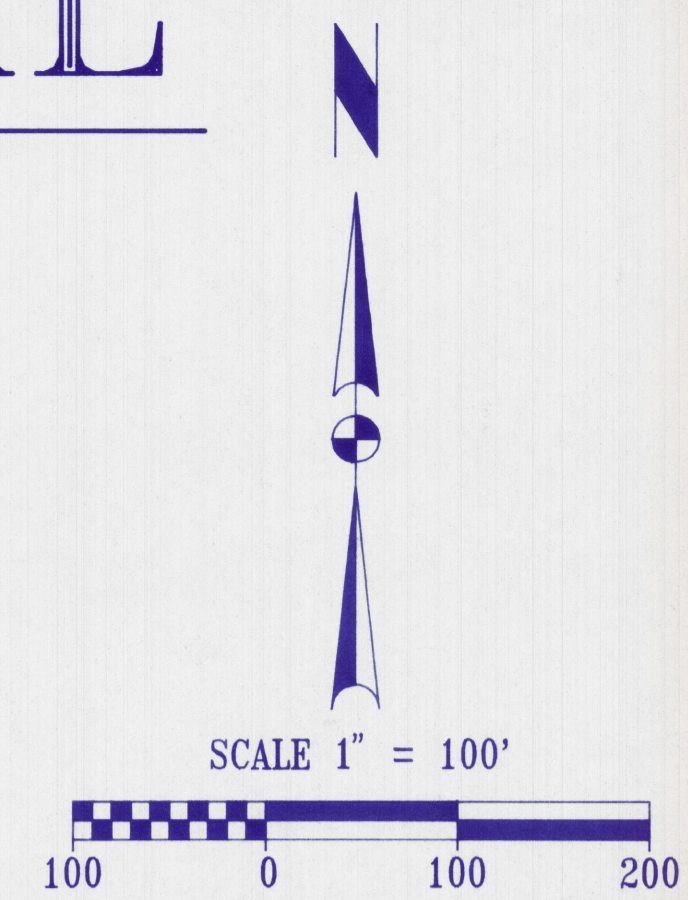


## 100 YR. FLOOD ELEVATION ON EXISTING DITCH

X-SECTION	ELEVATION
①	387.12
②	387.40
③	387.52
④	387.56
⑤	388.51
⑥	390.84
⑦	392.41
⑧	394.99
⑨	395.43

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON : \_\_\_\_\_ (date)

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON : \_\_\_\_\_ (date)



### GENERAL NOTES

**Zoning:** The adjacent property to the north and east is currently zoned agricultural; the adjacent property to the west and south is currently zoned M-2. Lots 1, 2, 6, 7 and 8 are zoned C-4; Lots 3, 4 and 5 are zoned M-1.

**Flood Plain Data:** Per F.I.R.M. Panel No. 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana, the proposed subdivision is within the designated 100 year flood zone. Additional information may be obtained from the Vanderburgh County Building Commissioner.

**Minimum First Floor Elevation:** Where 100 year flood elevations do not govern, the first floor grades shall be a minimum of 1'-4" above the top of curb if the lawn drains across the curb or 1'-2" above the high point of a drainage swale around the structure.

**Wetland Designation:** The subject tract of land does not lie within or contain any wetland classification as said tract plots by scale on U.S. Department of the Interior, Fish and Wildlife Service National Wetlands Inventory Map for Evansville North, Indiana, dated 1989.

**Basements:** Any basements must be approved by the Vanderburgh County Building Commissioner.

**Utilities:** Sewer, water, and electric are available near the site and can be extended to serve this development.

**Road Grades:** Maximum road grades will not exceed 8%.

**Temporary Erosion Control:** (during construction)

- Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.

- Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil, which must remain in place until final grading and seeding.

**Erosion Control for Ditches:**

- Slopes of 0% to 2% shall be mulch and seeded within 45 days of disturbance.

- Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

- Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

**Basements:**

- All easements, unless otherwise indicated, are public utility and drainage easements. All easement widths are shown hereon.

- Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easement.

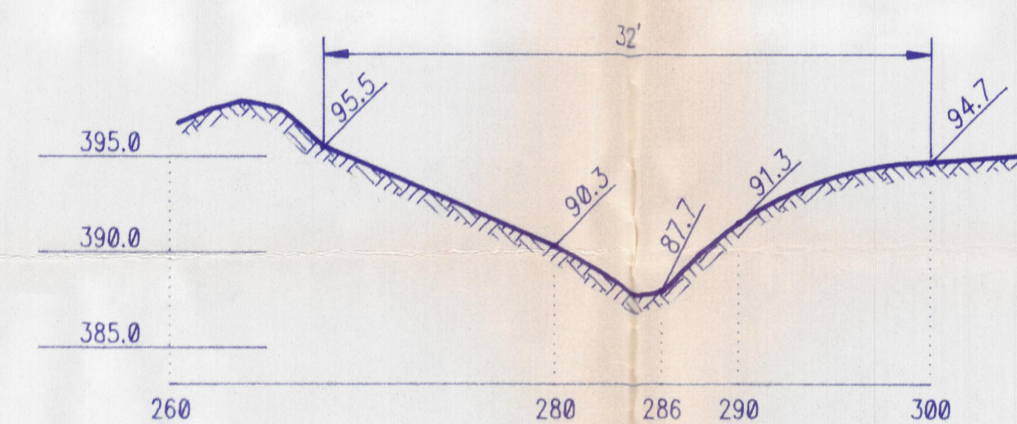
- No portable or permanent storage sheds, dog houses, or other permanent or portable building shall be placed within any easement.

**Fences:**

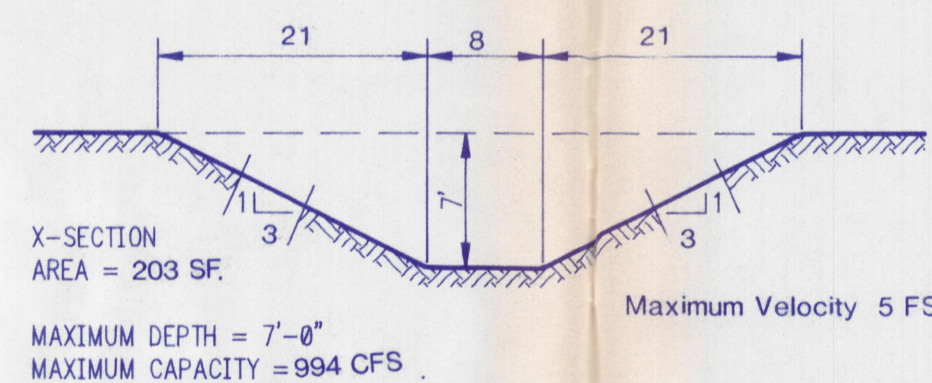
- No fence shall be constructed within or across Indiana Bell Telephone Company easement located on Lot 1.

- No fence shall be constructed within the 50 foot wide drainage easement located along the subdivision perimeter and between Lots 5 and 6.

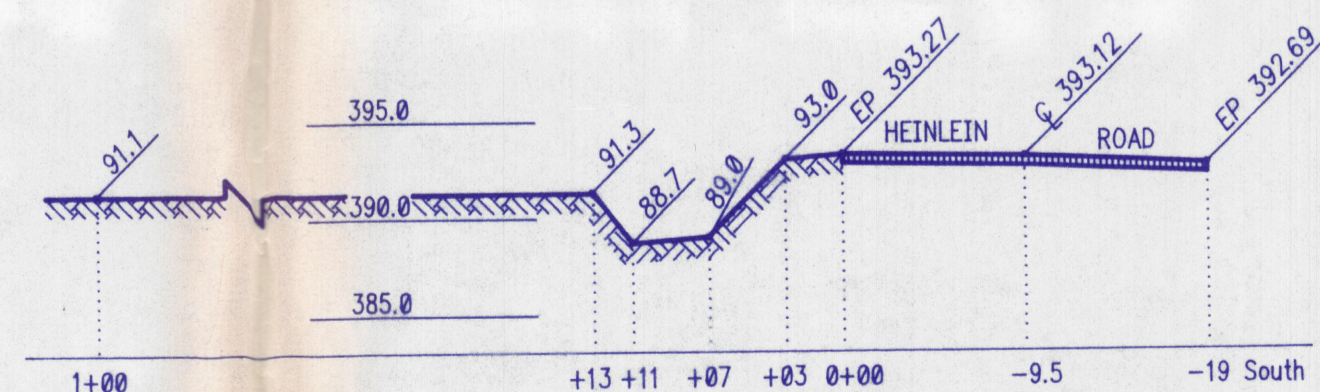
- Any fence constructed within any other easement is subject to the rights of ingress and egress by the utilities.



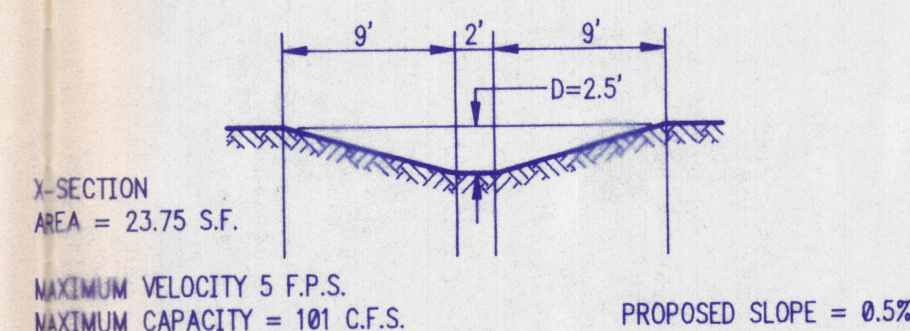
A-A TYPICAL X-SECTION OF EXISTING DITCH



B-B TYPICAL X-SECTION OF PROPOSED DITCH RELOCATION



C-C TYPICAL X-SECTION EXISTING ROADSIDE DITCH HEINELEIN ROAD



D-D TYPICAL X-SECTION REROUTE OF HEINELEIN ROADSIDE DITCH

NOTE : EACH LOT WILL BE RESPONSIBLE FOR RETAINING ITS OWN DRAINAGE.

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Written dimensions on these drawings shall have precedence over all dimensions and conditions on the job and Morley and Associates, Inc. must be notified of any variations from the dimensions and conditions shown by these drawings.

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(812) 464-9565

**B M B, Inc.**  
Baumgart Rd. Commercial  
DRAINAGE PLAN

Revisions	Description	By	Date



Scale: 1" = 100'

Designed By: B.P.W. Job Number: 93-2603-4  
Drawn By: D.W.N. Date: 8-28-93 11:45  
Checked By: B.P.W. Filename: DRAIN.dwg  
Sheet Number: 1

*Approved*  
8-23-93