

November 29, 2022

Vanderburgh County Surveyor's Office
Attn: Linda Freeman
1 NW MLK Jr. Blvd.
Room 325 Civic Center Complex
Evansville, IN 47708

Re: Store-N-Lock
7007, 7027, 7037 US 41 N., Evansville, IN 47725
Morley Project #11586.4.001B

Linda,

Morley has received the initial comments from the Office of the Vanderburgh County Surveyor regarding the submittal of the proposed Store-N-Lock project, noted above. The compiled comments were received on November 10, 2022, and our responses are as follows in **green**:

General Comments

1. The 72" CMP along Hwy 41 shows the south end being almost 2' higher than the north end. If this is indeed the case, you are going to have water flowing backwards into the pipe. Please verify elevations of the pipe.
Please see the revised plans for the verified pipe inverts and sizes.
2. There is a heavy dark line along the south side of Parcel 1 that ties to the bearing and distance. What is this line and why is it there? Is there an overlap or gap with the adjoining parcel?
Please see the revised plans for the corrected linework.
3. The contours on the dry basin don't match between existing and proposed.
Please see the revised plans for grading revisions.
4. Per Code 13.04.440(P) there is not a flat 10' easement shown around the entire basin as stated in the submitted report.
Please see the revised plans for the requested easement.
5. The drainage easement around the basin along the south side is not easily readable to know where it ends.
Please see the revised plans for clarity regarding the drainage easement limits.
6. Please provide the elevation of the water at the time of the survey and show an overlap of the contours for at least 25' north and east of the existing pond.
Per a conversation with Mike Ward, this comment has not been addressed since the edge of water of the existing pond has been shown with more clarity. Please see the revised plans.



7. On Sheet C102, it appears that the drainage arrows along pipes between FES101, AD103, and AD105 may have a couple of arrows backwards.
Please see revised plans for the proposed grading and drainage patterns.
8. Please provide length of concrete swales and grades.
Please see revised plans for the requested information.
9. The concrete swale coming from FES101 appears to go beyond the swale in the bottom of the dry basin. Is this the case? If so, then show elevation of main concrete liner in dry basin at the intersection.
The concrete swale ribbon coming from FES101 ends at the ribbon of the dry basin. Please see revised plans for more information.
10. The contours near the south side of the emergency spillway do not show the 378 contour continuing all the way to the spillway. If 377.50 is the 100-year elevation how do we know that the water for the proposed site will all be retained within the proposed dry basin and not overflow onto the adjoiner's property? More detail is needed in this area to show that the water is going to be completely retained on the property.
Please see the revised plans for the additional topography and spot shots in this area.
11. What is the line heading northwest from AD602?
The noted line is the continuation of RD109. Please see revised plans.
12. Where does RD109 empty?
RD109 discharges into AD404, where is eventually discharges to the dry detention basin. Please see revised plans.
13. What is the pipe size leaving the area drain near the NW corner of the property? What is the invert elevation of it at it's termination? Please provide the elevation of the 72" CMP near the same area.
This comment has not been addressed, as directed in Comment 19.
14. Could you not put a swale along the south side of the property from the SE corner to the basin that would catch a portion of the undetained water and get you below the 10%? It also keeps the water from flowing on the south adjoiner.
Please see revised plans for the recommended swale.
15. Would you please provide the elevation of the top of the pin located at the NW corner of the property? Your notes state it was under water and we need this information to determine more information about the pond.
Please see the revised plans which note the elevation of the top of the pin.
16. There is a curb cut at the SE corner of the Assisted Living parking lot that is not shown.
Please see the revised plans which note the curb cut.



17. It appears that the pond may have been built to retain the water for the Assisted Living property based on the contours and design. Please verify that no drainage plans exist for this property since you are proposing to fill in part of what may be a dry basin along the parking lot and the wet basin itself with your proposed construction.

Based on documents provided by Morley, it was found that the existing pond was not designed or intended to detain runoff from the hotel site and was used as a borrow pit. As such, and due to the fact that the proposed site does not rely on the existing pond for any detention, the existing pond was filled in as needed and does not restrict runoff from the hotel site from discharging into the ditch north of the hotel site as originally designed.

18. Please provide spot elevations at 25' intervals along the entire south side of the dry basin to the SW corner of the property to help determine if your design lies solely on your property or actually goes beyond the fence and onto the adjoiner. If your design goes over, you will need to obtain an easement for the area beyond your property.

Please see the revised plans for the additional topography and spot shots in this area.

19. Ignore Number 13 comment about the 72" CMP. It was determined that the pipe doesn't actually end in this area.

Duly noted.

20. In regards to Number 19, you may want to check the invert elevation of the 72" CMP at this point using the top of the pipe as it appears that the pipe on the north side of the entrance is a totally separate pipe. City Engineer's office will have more comments on this one.

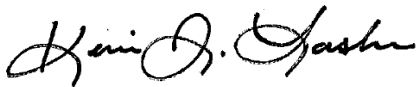
Per a conversation with Mike Ward, this comment has not been addressed. Please see the revised plans for the verified pipe inverts and sizes.

21. Please provide the actual perimeter of the existing pond water elevation and the top of bank of the entire proposed dry basin on sheets C100 and C102.

Per a conversation with Mike Ward, the actual perimeter and top of bank of the existing pond has been shown, and the top of bank of the proposed dry basin has been shown.

If there any questions regarding our submittal, please let us know.

Sincerely,



Kevin J. Lasher
Encl: As Stated

cc: File

