

- LEGEND**
- ADA RAMP
 - PARKING LOT SLOPE
 - EDGE OF SURFACE PEAKS AND VALLEYS
 - EXISTING SPOT ELEVATION
 - FINAL GRADE ELEVATION
 - FINAL GRADE ELEVATION AT TOP OF CURB (T.C.)
 - FINAL GRADE ELEVATION AT GUTTER (G.U.T.)
- ABBREVIATIONS:**
- C.E. CENTERLINE
 - E.O.P. END OF PAVEMENT
 - E.P. EDGE OF PAVEMENT
 - ELEV. ELEVATION
 - EXIST. EXISTING
 - G.U.T. GUTTER
 - HDPE HIGH DENSITY POLYETHYLENE PIPE
 - P.T. POINT OF TANGENCY
 - P.V.M.T. PAVEMENT
 - R.O.W. RIGHT OF WAY
 - R.D. ROAD
 - S.W. SIDEWALK

STORM STRUCTURE DATA TABLE

STRUCTURE NUMBER	SIZE	DESCRIPTION	LENGTH	FLOW LINE		SLOPE	Rim = AD Rim = MH FG = CI IE = FES Elev.
				UP STREAM	DOWN STREAM		
FES 800	---	HDPE Flared End Section	6.08	384.52	384.50	0.33	384.50
P 801	18	HDPE or PVC Pipe*	55.04	384.70	384.52	0.33	---
CI 802	---	Curb Inlet	---	384.70	384.70	---	388.32
P 803	15	SDR 35 PVC Pipe	247.18	386.18	384.70	0.60	---
AD 804	---	Area Drain - "A" Box	---	386.18	386.18	---	388.91
P 805	15	SDR 35 PVC Pipe	125.00	386.55	386.18	0.30	---
AD 806	---	Area Drain - "A" Box	---	386.55	386.55	---	388.91

*HDPE Pipe shall be smooth interior, dual wall pipe.
PVC Pipe shall meet ASTM D3034 or ASTM D1784.

- Site Grading Guidelines**
- 1) Grading shall be done in a radial manner from the area drains.
 - 2) Preferred minimum pavement slope = 0.5% for flow.
 - 3) Slope entrance/exit to public streets with curb and gutter to drain into the street.
Slope entrance/exit to public streets without curb and gutter to drain away from the street.
 - 4) All surfaces shall be graded to drain.
 - 5) Local, state, and national laws and guidelines shall take precedence over design information if in conflict. Contractor shall inform client and Morley and Associates, Inc. in writing if any conflicts arise.

- Notes:**
- 1) The elevations shown on the entrances are based on the road design plans for Cross Pointe Boulevard and Columbia Street, respectively. The roads were not constructed at the time when these plans were prepared.
 - 2) All storm sewer pipes and related materials for Pipes 803 and 805 to be provided by Cresline Plastic Pipe Co., Inc. All materials must meet approval by Vanderburgh County Drainage Ordinance.

NORTH

SCALE: 1" = 30'

REVISIONS	DATE	INFO	DATE	INFO
1			2	
2			3	
3			4	

ARCHITECTS ENGINEERS PLANNERS

VEAZEY PARROTT DURKIN & SHOULDERS

FILE # CROSS POINTE # B

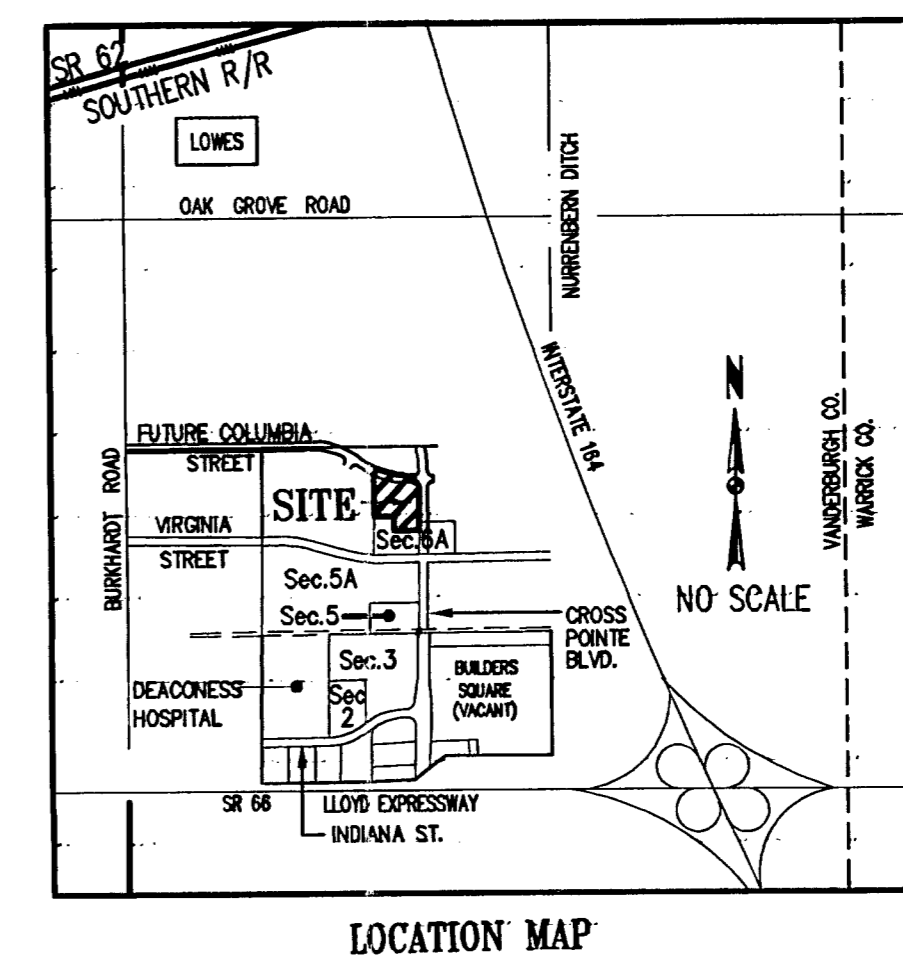
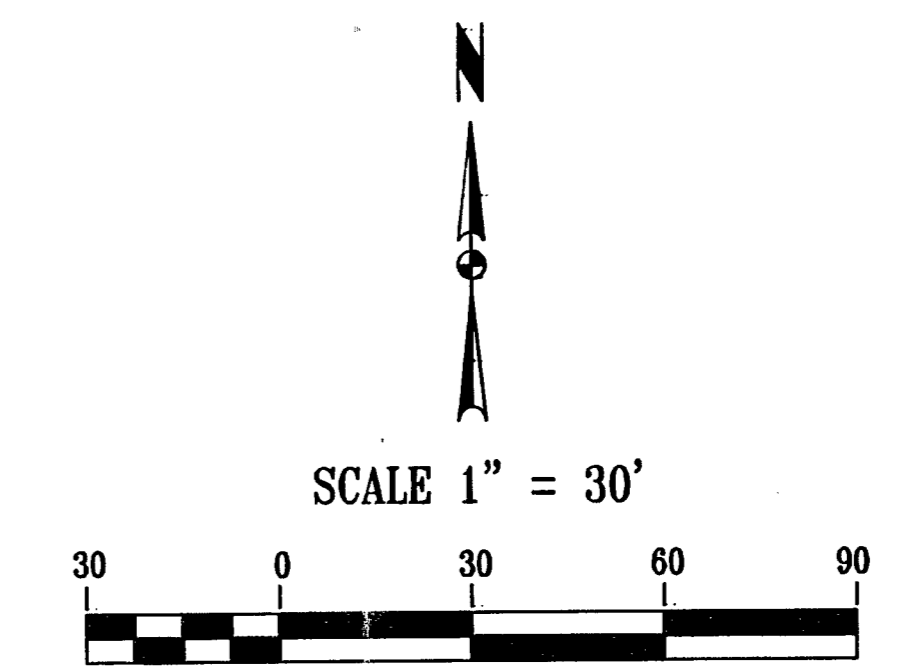
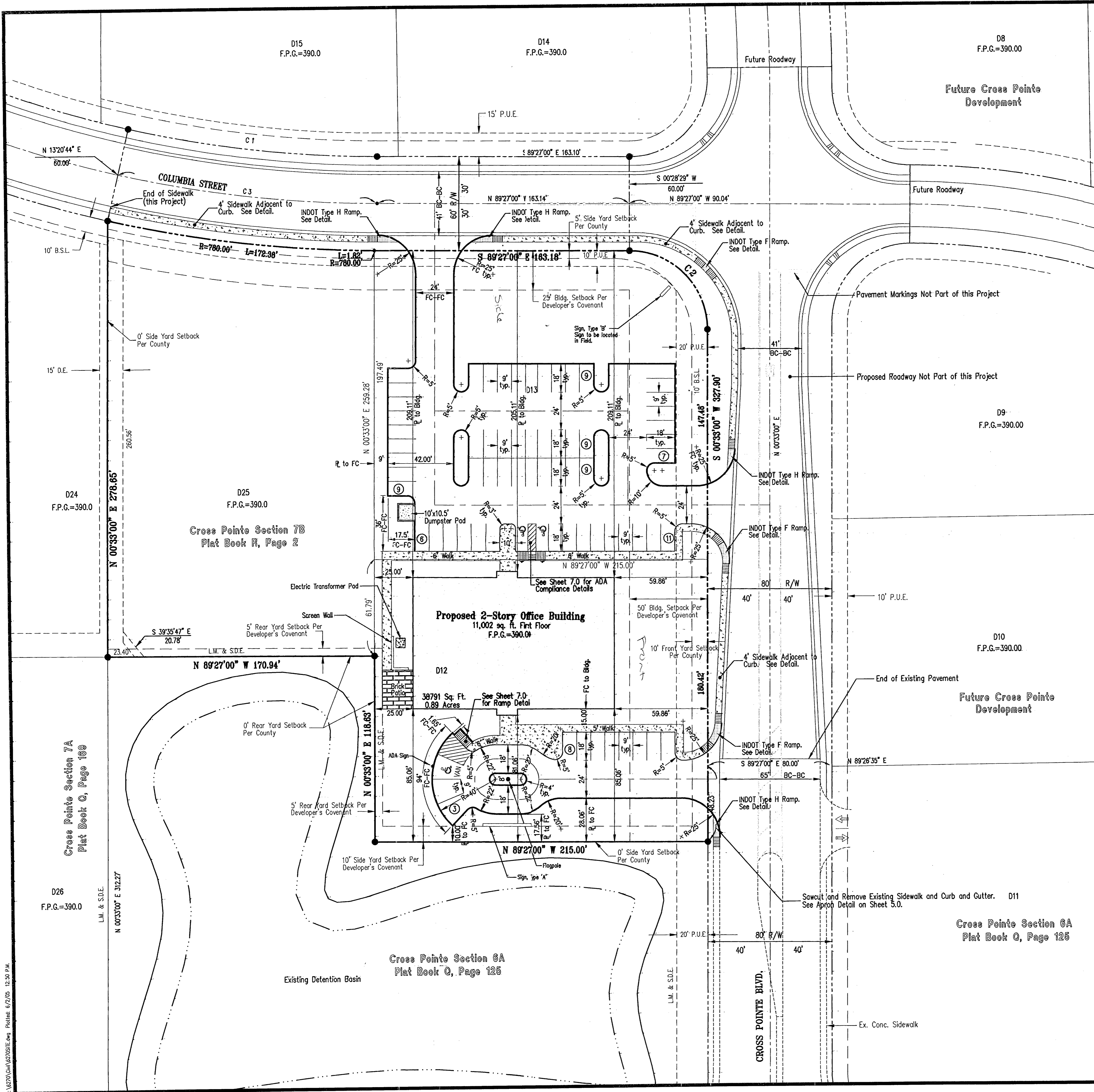
5 PROPERTIES OFFICE BUILDING
OFFICE BUILDING FOR S PROPERTIES, L.L.C.
CROSS POINTE COMMERCE CENTER
EVANSVILLE, INDIANA

Drawing Title: **Site Grading Plan**

8-15-05

Project No: 24122.00
Project Date: MAY, 2005
CAD File Data: No. 10302418
file name: STATE OF INDIANA
plot date: PROFESSIONAL ENGINEER
Drawing No: C 2.0

RECEIVED BY THE VANDERBURGH COUNTY SURVEYOR'S OFFICE
8/16/05 9:01 a.m. MP
AUG 16 2005



Off Street Parking Summary

Required Parking Determination:
 Proposed Use = Business Offices
 Current Zoning Classification = C-4
 Allowable Use Groups = 5
 Building Gross Square Footage = 21,798
 Parking Requirement = 1 per 200 S.F.
 Number of required spaces = 109 (5 must be ADA accessible)

Available Parking:
 Original Construction = 71 (3 are ADA accessible)
 Future Expansion = 30
 Note: Future Expansion includes the loss of 1 parking space for ADA use.

CURVE DATA TABLE

NUMBER	C1	C2	C3
DELTA ANGLE	124°45'	90°00'00"	124°45'
CHORD DIRECTION	S 83°35'08" E	S 44°27'00" E	S 83°35'08" E
TANGENT	80.73	50.00	84.10
RADIUS	120.00	50.00	750.00
ARC LENGTH	160.80	78.54	167.50
CHORD LENGTH	160.48	70.71	167.15

Notes:

- All dimensions are to the face of the curb unless otherwise noted.
- Parking lot to be striped with 4" wide pointed lines as indicated.
- The following government agencies shall be notified 24 hrs. prior to commencing work, and on a daily basis thereafter while performing the work listed below:

Sanitary Sewer and Potable Water
 Evansville Water and Sewer Utility, Inc.
 1931 Allens Lane
 Evansville, IN 47715
 (812) 421-2120

Road Work in Right-of-Way and Storm Sewers
 Vanderburgh County Engineer
 Old Court House - Suite 307
 201 N.W. Fourth St.
 Evansville, IN 47708
 (812) 435-5773

Legend

- Property Boundary
- Lot Line
- Right of Way
- Setback Line
- Easement Line
- Drive Aisle Centerline or Road Centerline
- ADA parking space
- Number of Parking Spaces
- Proposed concrete sidewalk
- Pavement to be Added in the Future
- INDOT Type "H" Sidewalk Curb Ramp. All ramps are part of this project. Sidewalks along the street to be installed as part of the road construction.

NORTH

SCALE: 1" = 30'

REVISIONS	1	2	3	4
DATE				
INFO				

SITE REVIEW COMMITTEE
 APC *[Signature]* 8-15-05
 CITY ENGINEER
 COUNTY ENGINEER *[Signature]*
 OTHER OFFICE APPROVALS
 BUILDING COMMISSION *[Signature]*
 COUNTY SURVEYOR *[Signature]*
 EUTS
 FIRE DEPT.
 WATER AND SEWER *[Signature]* 8-15-05

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 538 Main Street
 Suite 400
 Evansville, IN 47708

OFFICE BUILDING FOR S PROPERTIES, L.L.C.
 CROSS POINTE COMMERCE CENTER
 EVANSVILLE, INDIANA
 Drawing Title: Geometric Site Plan

Project No: 24122.00
 Project Date: MAY, 2005
 CAD File Data
 file name:
 plot date:
 Drawing No: C 1.0

6-2-05

 Project No: 24122.00
 Project Date: MAY, 2005
 CAD File Data
 file name:
 plot date:
 Drawing No: C 1.0