Schneider
8901 Otis Avenue
Historic Fort Harrison
Indianapolis, Indiana 46216-1037
317-826-7100
317-826-7200 FAX

Surveying
Landscape Architecture
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Geology

Note:
This drawing is based on construction plans or record drawings, and is not based upon a field survey. The Schneider Corporation does not warrant the accuracy or sufficiency of this information. Contractors should verify existing conditions prior to any construction. Any discrepancy found on this drawing should be reported to The Schneider Corporation immediately; failing to do so results in the contractors assumption of all liability.

This Plot Plan Prepared For: C.P.Morgan Co., INC.
Lot # 119 , containing 8,886 S.F.±, in
Oak Highlands
Section # 2
INSTR. # 030019900
Cabinet C, Slide 132 Page(s)
Center Township, Hancock County
SEC 28, T16N, R07E
1575 BAYBERRY DRIVE **(50' R/W)**
Greenfield, IN 46140
Prepared Date: 03/15/06 : By: SLB

Community Restrictions:
Side Yard =10' each
Rear Yard = 15'
Zoning = A residence

C.P.Morgan Co., INC.
Finished Floor Elevation Information
Pad Grade = 891.0 per plan
Pad Grade + 1.0' = Garage FFE (892.0)
Garage FFE + 0.3' = Residential FFE (892.3)

Ground Cover Calculations:
Drive = 932 SF±
Apron = 176 SF±
Public Walk = 303 SF±
Private Walk = 36 SF±
Rear Yard = 312 SY±
Sod = 330 SY± , from 15' behind front of home.

Plot Plan Legend

000.0	Proposed Grades
000.0	Existing Grades
000.0	Contour Grade
*	Approx. Lateral Location
S	Sanitary Sewer Lines
ST	Storm Sewer Lines
W	Water Service Lines
	Sub-Surface Drain Lines
	Manhole (Sanitary or Storm)
	Beehive Inlet (Storm)
	Curb Inlet (Storm)
D	End Section (Storm)
	Fire Hydrant
	Flow Line of swale
	Building Line (BL / BSL)
	Easement Line

Note: Sanitary Sewer
Top of Casting Information
Upstream Manhole, TC= 889.77
Downstream Manhole, TC= 892.00
per record dwg.

THE UPSTREAM MH TC ELEVATION SHALL BE NO LESS THAN 1'-0" BELOW RESIDENTIAL F.F.E.

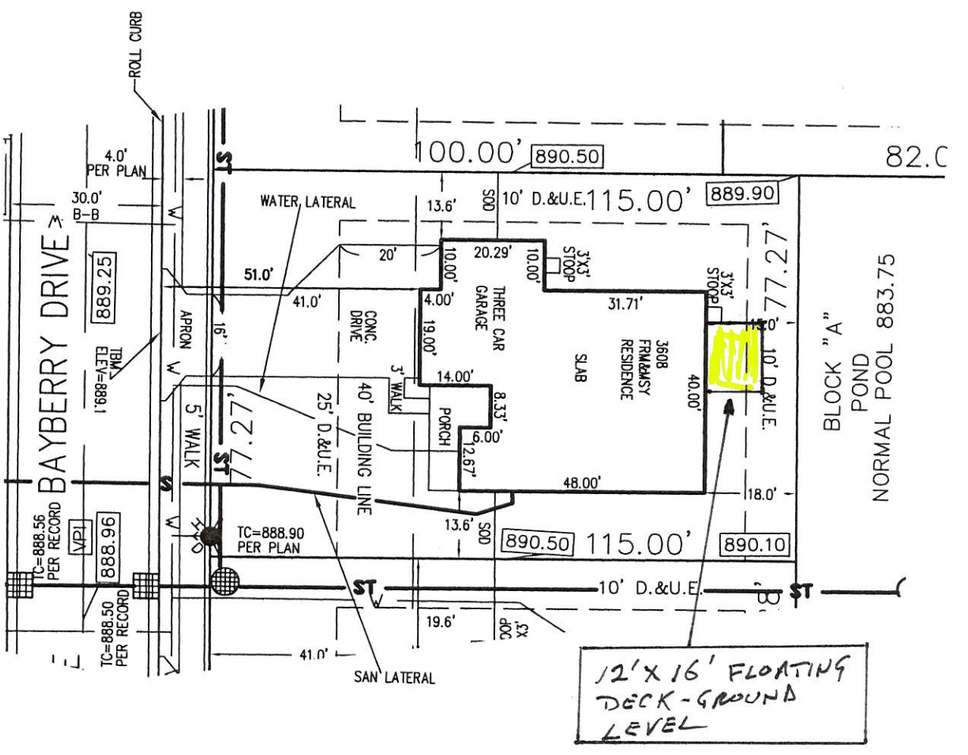
THE ELEVATIONS, GRADES AND CONTOURS DEPICTED HEREON HAVE BEEN TAKEN FROM INFORMATION PROVIDED BY THE CLIENT, DEVELOPER OR REPRESENTATIVES OF SUCH. THE INFORMATION DEPICTED HAS NOT BEEN DESIGNED OR INTERPRETED BY SCHNEIDER ENGINEERING CORP. SCHNEIDER ENGINEERING CORP. ASSUMES NO LIABILITY IN THE DESIGN OR INFORMATION PROVIDED BY OTHERS.

LOT # 119
VB06.0050536

Assumed North
Scale : 1" = 30'

Detail of Ground/Storm Water: Flow pattern of an individual lot.

Note: Builder to ensure positive drainage away from structure(s).



TBM SIDEWALK ELEVATION AT CENTER OF DRIVE AT RIGHT OF WAY IS 890.1' (±1"), WHICH IS 4" ABOVE THE TBM ELEVATION AT THE CURB.

NOTE: GARAGE F.F.E. IS PROPOSED TO BE 2.7' ABOVE CURB AT DRIVEWAY T.B.M..

PLEASE NOTE THAT THE STRAIGHT LINE SLOPE OF THE DRIVEWAY FROM THE GARAGE FINISHED FLOOR ELEVATION TO THE TOP OF THE CURB AT THE CENTER OF THE DRIVEWAY EXCEEDS 5% AS PROPOSED. THIS SLOPE IS BASED ON THE REQUIRED MINIMUM GARAGE FINISHED FLOOR ELEVATION AND THE EXISTING TOP OF CURB ELEVATION.

FLOOD HAZARD STATEMENT CERTIFICATION

Flood Hazard Statement: The accuracy of any flood hazard data shown on this plot plan is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate map (FIRM). None of the within described land lies within that special flood hazard zone "A2", as said land plots by scale on Community Map Panel # 180084 0006C of the flood insurance rate maps (FIRM) for Greenfield, Indiana, Dated 11-4-1981.