

ECLECTIC JADE BUILDING

Commercial Development

252 S. Main Street
Franklin, Johnson County, Indiana

DRAINAGE SUMMARY

Eclectic Jade Building is a proposed new 1256 square foot boutique shop with a covered porch along the front. The site is a 0.40-acre parcel located in downtown Franklin on the West side of Main Street and just South of Wayne Street. The site is zoned Mix-use Downtown Center and is bound by Main Street to the East, Youngs Creek Park to the South and West, and a residence to the North.

The existing site consists of an existing old residence with a gravel drive and an outbuilding totaling 0.08 acres of impervious surface. The existing storm water of the site flows from the North to the South eventually flowing into Youngs Creek.

As stated above the proposed site is for a new 1256 square foot building with a covered porch along the front. It is being proposed to demolish the existing residence along with the concrete walk to the residence and the concrete patio on the rear of the existing residence. The existing outbuilding will remain and the existing gravel will be paved. The total impervious surface after the new site is constructed will remain at the 0.08 acres and therefore will not increase the runoff of the site.

The new proposed structure is being constructed partially in the flood zone. The proposed finish floor will be 2 feet above the base flood elevation of the site. The foundation for the structure will be enclosed and filled completely. The north end of the building is out of the flood zone and shows a little fill to create positive drainage flow away from the structure. The South end of the building is being proposed to meet the existing grade of the site which will be at or above the Base Flood Elevation.