INDIANAPOLIS, IN 46240 CONTACT: BRYAN SHEWARD, F PHONE: (317) 218-9560 EMAIL: BRYAN.SHEWARD@KIMLEY-HORN.COM

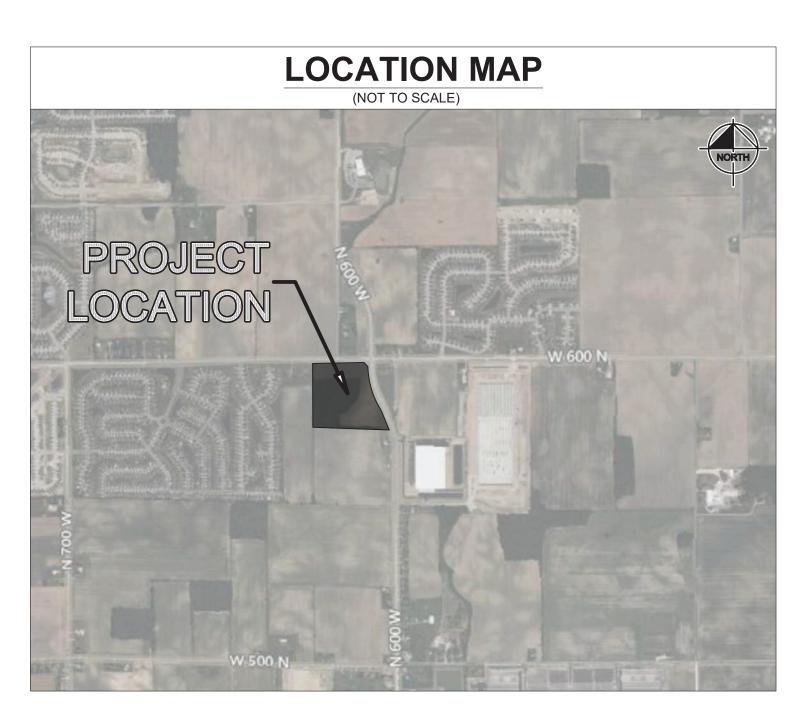
PLANS PREPARED FOR: 10 WEST CARMEL DRIVE, STE. 200 CARMEL, IN 46032 CONTACT: JENNIFER SEWELI EMAI: L JSEWELL@CITYSCAPERESIDENTIAL.COM

FINAL ENGINEERING PLANS BROADACRE

SWC MT. COMFORT RD & CR W 600 N McCORDSVILLE, IN 46055

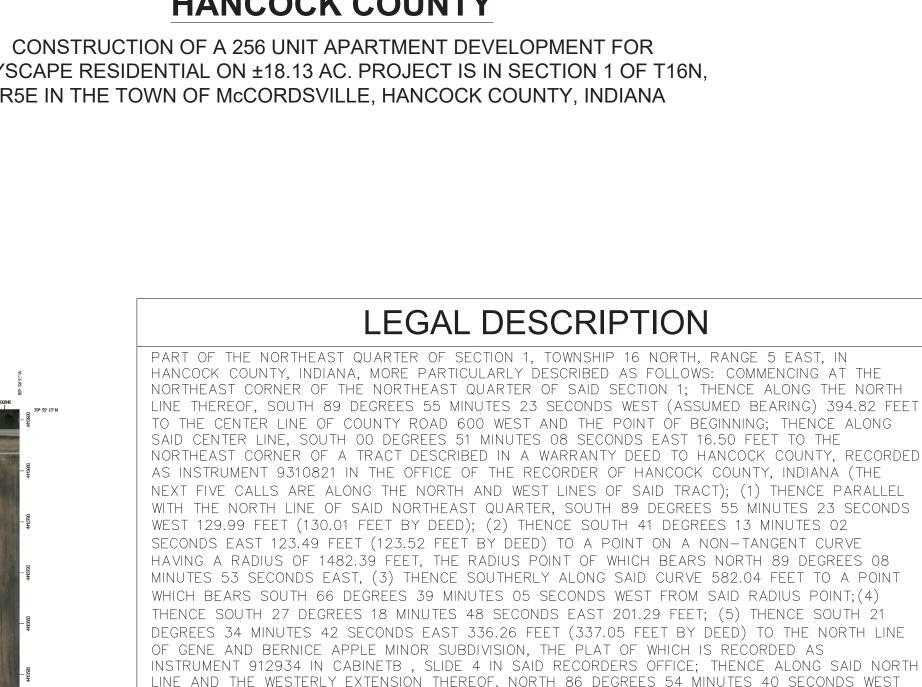
UTILITY AND GOVERNING AGENCY CONTACTS										
SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT						
SANITARY SEWER	AQUA INDIANA	5750 CASTLE CREEK PARKWAY NORTH DR., SUITE 314, INDIANAPOLIS, IN 46250	(317) 577-1390	JIM SHIELDS, P.E.						
STORM SEWER	McCORDSVILLE PUBLIC WORKS	6280 W. 800 N., McCORDSVILLE, IN 46055	(317) 335-3493	RON CRIDER						
WATER	CITIZENS ENERGY GROUP	2150 DR MARTIN LUTHER KING JR ST., INDIANAPOLIS, IN 46202	(317) 927-4351	BRAD HOSTETLER						
NATURAL GAS	CENTERPOINT ENERGY	16222 ALLISONVILLE RD., NOBLESVILLE, IN 46060	(317) 260-5477	JAY BOSER						
ELECTRICITY	NINE STAR CONNECT	2243 EAST MAIN ST., GREENFIELD, IN 46140	(317) 326-3131							
TELEPHONE / COMMUNICATIONS	NINE STAR CONNECT	2243 EAST MAIN ST., GREENFIELD, IN 46140	(317) 323-2081	JASON WARRICK						
STREETS	McCORDSVILLE PUBLIC WORKS	6280 W. 800 N., McCORDSVILLE, IN 46055	(317) 335-3493	RON CRIDER						
PLANNING AND ZONING	McCORDSVILLE PLANNING AND BUILDING DEPARTMENT	6280 W. 800 N., McCORDSVILLE, IN 46055	(317) 355-3604	RYAN CRUM						
FIRE DEPARTMENT	BUCK CREEK FIRE DEPT.	5809 AIRPORT BLVD, GREENFIELD, IN 46140	(317) 353-3570	BRANDON WILCH						
CABLE	COMCAST	5330 E. 65TH ST., INDIANAPOLIS, IN 46220	(317) 774-3384	MATT STRINGER						

PROJECT TEAM									
ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT					
DEVELOPER/OWNER	CITYSCAPE RESIDENTIAL	10 W CARMEL DR., SUITE 200 CARMEL, IN 46032	(419) 439-7802	JENNIFER SEWELL					
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 218-9560	BRYAN SHEWARD, P.E.					
ENVIRONMENTAL ENGINEER	EARTH SOURCE, INC.	14921 HAND RD, FT. WAYNE, IN 46818	(260) 489-8511	ERIC ELLINGSON					
LANDSCAPE ARCHITECT	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 218-9560	MICHELE DYER, PLA					
LAND SURVEYOR	SCHNEIDER GEOMATICS	8901 OTIS AVENUE, SUITE 100	(317) 826-7101	RUDOLPH LEE, PLS					



HANCOCK COUNTY

CITYSCAPE RESIDENTIAL ON ±18.13 AC. PROJECT IS IN SECTION 1 OF T16N, R5E IN THE TOWN OF McCORDSVILLE, HANCOCK COUNTY, INDIANA



1269.13 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE ALONG

NORTH, RANGE 5 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 36, AND THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, NORTH 89 DEGREES 55 MINUTES 23 SECONDS EAST 560.66 FEET TO THE POINT OF BEGINNING, CONTAINING 26.825 ACRES, MORE OR LESS.

SAID WEST LINE, NORTH 00 DEGREES 50 MINUTES 55 SECONDS EAST 1097.51 FEET TO THE NORTH

LINE OF SAID NORTHEAST QUARTER, THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 59 MINUTES 37 SECONDS EAST 401.49 FEET TO THE SOUTHWEST CORNER OF SECTION 36. TOWNSHIP 17



Sheet Number	Sheet Title				
C0.0					
V1.0	ALTA SURVEY				
V1.1	ALTA SURVEY				
C1.0	GENERAL SPECIFICATIONS				
C1.1	GENERAL NOTES				
C2.0	OVERALL CITE DIAN				
C3.0	OVERALL SITE PLAN				
C3.1	SITE PLAN				
C3.2	SITE PLAN				
C3.3	SITE PLAN				
C4.0	OVERALL EROSION CONTROL PLAN				
C4.1	EROSION CONTROL DETAILS				
C4.2	SWPPP				
C5.0	OVERALL GRADING AND DRAINAGE PLAN				
C5.1	GRADING AND DRAINAGE PLAN				
C5.2	GRADING AND DRAINAGE PLAN				
C5.3	GRADING AND DRAINAGE PLAN				
C5.4	OVERALL EMERGENCY FLOOD ROUTING PLAN				
C6.0	OVERALL UTILITY PLAN				
C6.1	UTILITY PLAN				
C6.2	UTILITY PLAN				
C6.3	UTILITY PLAN				
C6.4	STORM PROFILES				
C6.5	STORM PROFILES				
C6.6	STORM PROFILES				
C6.7	STORM PROFILES				
C6.8	STORM PROFILES				
C6.9	STORM PROFILES				
C6.9	SANITARY PROFILES				
C6.10	SANITARY PROFILES				
C6.11	SANITARY PROFILES				
C6.12	SANITARY PROFILES				
C7.0	CONSTRUCTION DETAILS				
C7.1	CONSTRUCTION DETAILS				
C7.2	CONSTRUCTION DETAILS				
C7.3	CONSTRUCTION DETAILS				
C7.4	CONSTRUCTION DETAILS				
C7.5	CONSTRUCTION DETAILS				
C8.0	MAINTENANCE OF TRAFFIC PLAN				
L1.0	OVERALL LANDSCAPE PLAN				
L1.1	LANDSCAPE PLAN				
L1.2	LANDSCAPE PLAN				
L1.3	LANDSCAPE PLAN				
L1.4	LANDSCAPE DETAILS				
1-20	AQUA INDIANA STANDARD DETAILS				
1-10	McCORDSVILLE STANDARD SPECIFICATIONS & DETA				

BENCHMARKS

<u>SITE BENCHMARKS:</u> ORIGINATING BENCHMARK:

COMPUTED USING Geoid18.

ELEVATION=862.74

THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY NATIONAL GEODETIC SURVEY (NGS) ÚTILIZING THEIR ONLINE POSITIONING USER SERVICE (OPUS) SOFTWARE. THE COORDINATE VALUES SHOWN ARE IN T INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE) REFERENCE TO THE 1983 NORTH AMERICA DATUM UTILIZING THE CONTINUOUSLY OPERATIN REFERENCE STATIONS (CORS) ADJUSTMENT AS DETERMINED BY NGS (NAD 83 (CORS 96)(EPOCH 2002.0000) AND REPORTED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). THIS ORTHOMETRIC ELEVATION WAS

SBM #1 CP 100 - CAPPED REBAR SET ELEVÄTION=862.0 SBM #2 CP 101 - MAG NAIL SET ELEVATION=865.8 SBM #3 CP 102 - MAG NAIL SET

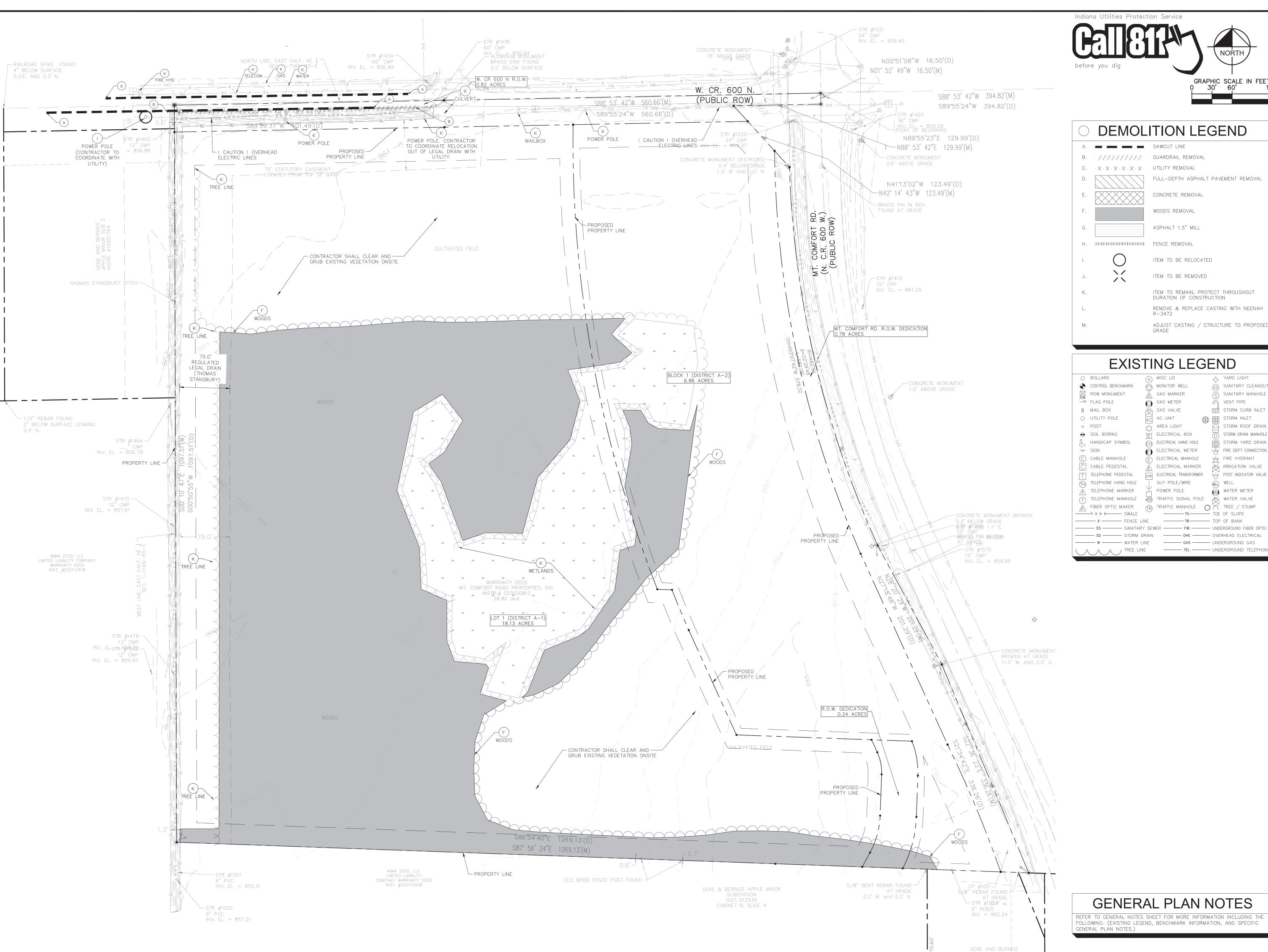
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ORIGINAL ISSUE: 2/17/2023 KHA PROJECT NO. 170329001

SHEET NUMBER

National Flood Hazard Layer FIRMette Area of Undetermined Flood Hazard 2

2,000
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020





DEMOLITION LEGEND B. · /·/·/·/·/·/·/· GUARDRAIL REMOVAL FULL-DEPTH ASPHALT PAVEMENT REMOVAL CONCRETE REMOVAL WOODS REMOVAL ASPHALT 1.5" MILL H. IIIIIIIIIIIIIIIIIIIII FENCE REMOVAL ITEM TO BE RELOCATED ITEM TO BE REMOVED ITEM TO REMAIN, PROTECT THROUGHOUT DURATION OF CONSTRUCTION REMOVE & REPLACE CASTING WITH NEENAH

EXISTING LEGEND

MISC LID MONITOR WELL SANITARY CLEANOUT GAS MARKER SANITARY MANHOLE G GAS METER VENT PIPE GV GAS VALVE STORM CURB INLET STORM INLET AC UNIT AREA LIGHT STORM ROOF DRAIN ELECTRICAL BOX STORM DRAIN MANHOLE ELECTRICAL HAND HOLE STORM YARD DRAIN E ELECTRICAL METER FIRE DEPT CONNECTION ELECTRICAL MANHOLE FIRE HYDRANT ELECTRICAL MARKER LRG IRRIGATION VALVE ELECTRICAL TRANSFORMER POST INDICATOR VALVE (WELL) WELL GUY POLE/WIRE W WATER METER POWER POLE ELEPHONE MANHOLE 🥁 TRAFFIC SIGNAL POLE 🙌 WATER VALVE FIBER OPTIC MAKER TRAFFIC MANHOLE TREE / STUMP SD - STORM DRAIN - OHE - OVERHEAD ELECTRICAL ----- GAS ----- UNDERGROUND GAS ----- TEL ----- UNDERGROUND TELEPHON

ADJUST CASTING / STRUCTURE TO PROPOSED

≫Horn

Kimley

E S O

EXISTING NS AND PLAN

CITYSCAPE
BROADACRE

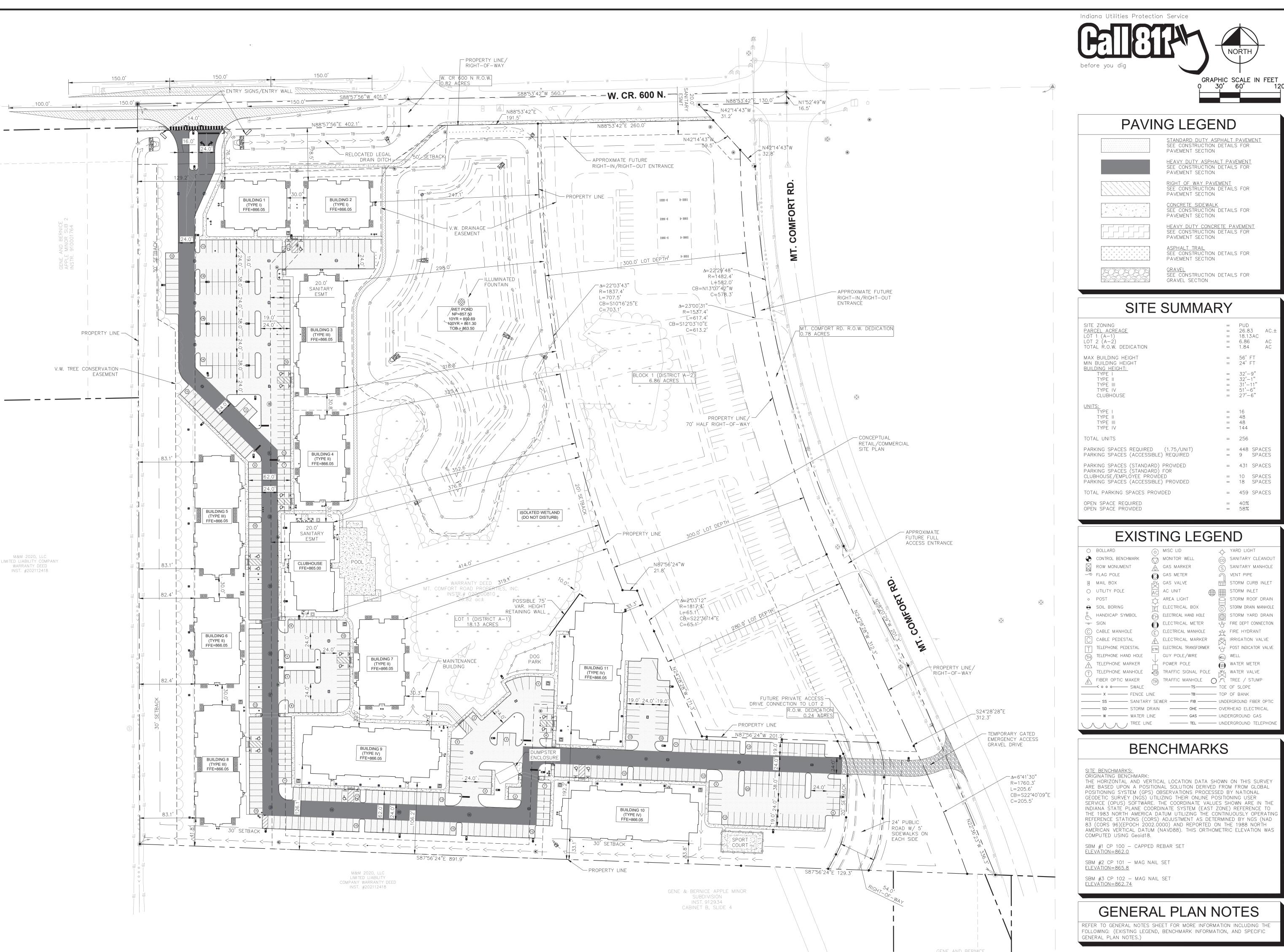
SWC MT. COMFORT RD & CR W 600 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE: 2/17/2023

KHA PROJECT NO. 170329001

SHEET NUMBER

C2.0





PAVING LEGEND



STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR
PAVEMENT SECTION

HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

ASPHALT TRAIL
SEE CONSTRUCTION DETAILS FOR
PAVEMENT SECTION

/≫Horn

Kimley

T K

0

GRAVEL SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

SITE SUMMARY

SITE ZONING PARCEL ACREAGE LOT 1 (A-1) LOT 2 (A-2) TOTAL R.O.W. DEDICATION	= = = =	PUD 26.83 18.13AC 6.86 1.84	
MAX BUILDING HEIGHT MIN BUILDING HEIGHT	= =	56' FT 24' FT	
BUILDING HEIGHT: TYPE I TYPE II TYPE III TYPE IV CLUBHOUSE	= = = =	32'-9" 32'-1" 31'-11" 51'-6" 27'-6"	
UNITS: TYPE I TYPE II TYPE III TYPE IV	= = =		
TOTAL UNITS	=	256	
PARKING SPACES REQUIRED (1.75/UNIT) PARKING SPACES (ACCESSIBLE) REQUIRED	=		
PARKING SPACES (STANDARD) PROVIDED PARKING SPACES (STANDARD) FOR	=	431 SPA	CES
CLUBHOUSE/EMPLOYEE PROVIDED PARKING SPACES (ACCESSIBLE) PROVIDED	= =	10 SPA 18 SPA	
TOTAL PARKING SPACES PROVIDED	=	459 SPA	.CES
OPEN SPACE REQUIRED OPEN SPACE PROVIDED	= =	40% 58%	

EXISTING LEGEND

0	BOLLARD	(0)	MISC LID			YARD LIGHT
	CONTROL BENCHMARK	\bigcirc	MONITOR WELL		(co)	SANITARY CLEANOU
DOW	ROW MONUMENT	Â	GAS MARKER		(S)	SANITARY MANHOLE
ROW ✓∽⊙	FLAG POLE	G	GAS METER		$\widetilde{\triangle}$	VENT PIPE
0	MAIL BOX	GV	GAS VALVE			STORM CURB INLET
\circ	UTILITY POLE	AC	AC UNIT			STORM INLET
0	POST	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	AREA LIGHT			STORM ROOF DRAIN
0	SOIL BORING		ELECTRICAL BOX		\square	STORM DRAIN MANHOLE
£	HANDICAP SYMBOL	(EA)	ELECTRICAL HAND HOLE			STORM YARD DRAIN
-	SIGN	Ă	ELECTRICAL METER		%	FIRE DEPT CONNECTION
(C)	CABLE MANHOLE	F	ELECTRICAL MANHOLE		**	FIRE HYDRANT
$\overline{\mathbb{C}}$	CABLE PEDESTAL	A	ELECTRICAL MARKER		IRG	IRRIGATION VALVE
П	TELEPHONE PEDESTAL	ETR	ELECTRICAL TRANSFORMER	2	8/4	POST INDICATOR VALVE
(FA)	TELEPHONE HAND HOLE		GUY POLE/WIRE		(WELL)	WELL
\wedge	TELEPHONE MARKER	4	POWER POLE		$\widetilde{\mathbb{W}}$	WATER METER
$\overline{\Box}$	TELEPHONE MANHOLE	-(TR)	TRAFFIC SIGNAL POLE	Ξ	WV	WATER VALVE
Á	FIBER OPTIC MAKER	(TR)	TRAFFIC MANHOLE	\bigcirc	R	TREE / STUMP
	-< o o o SWALE		TS		TOE	OF SLOPE
	— X — FENCE LI	NE	———ТВ——		TOP	OF BANK
	— SS — SANITARY					
	— SD — STORM D	RAIN	OHE	_	OVEF	RHEAD ELECTRICAL

BENCHMARKS

THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY NATIONAL GEODETIC SURVEY (NGS) UTILIZING THEIR ONLINE POSITIONING USER SERVICE (OPUS) SOFTWARE. THE COORDINATE VALUES SHOWN ARE IN THE INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE) REFERENCE TO THE 1983 NORTH AMERICA DATUM UTILIZING THE CONTINUOUSLY OPERATI REFERENCE STATIONS (CORS) ADJUSTMENT AS DETERMINED BY NGS (NAD

SBM #1 CP 100 - CAPPED REBAR SET ELEVATION=862.0

SBM #2 CP 101 - MAG NAIL SET <u>ELEVATION=865.8</u>

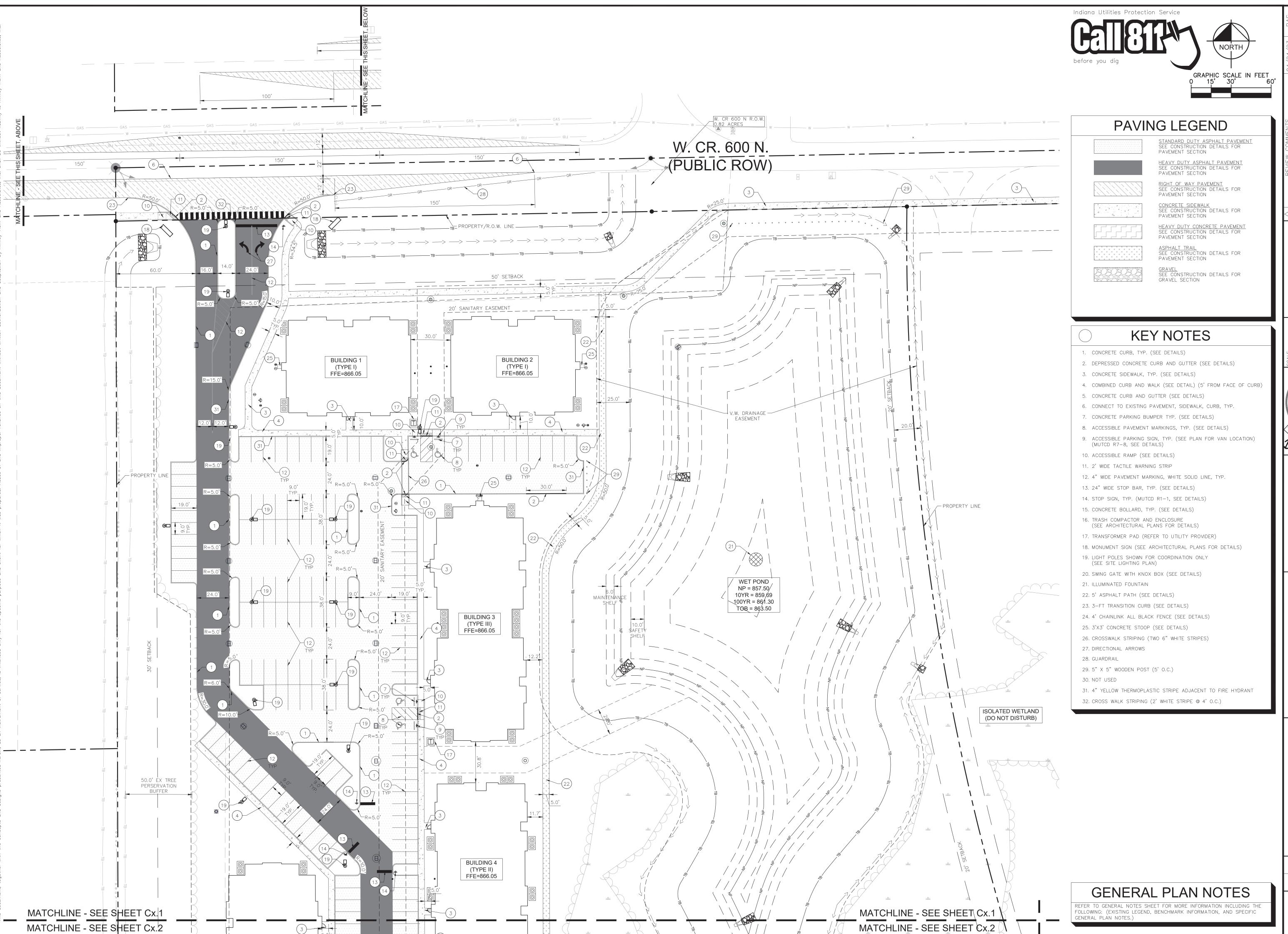
GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC

ORIGINAL ISSUE: 2/17/2023 KHA PROJECT NO. 170329001 SHEET NUMBER

CITYSCAPE
BROADACRE

SWC MT. COMFORT RD & CR W 600 N,
MCCORDSVILLE, IN 46055

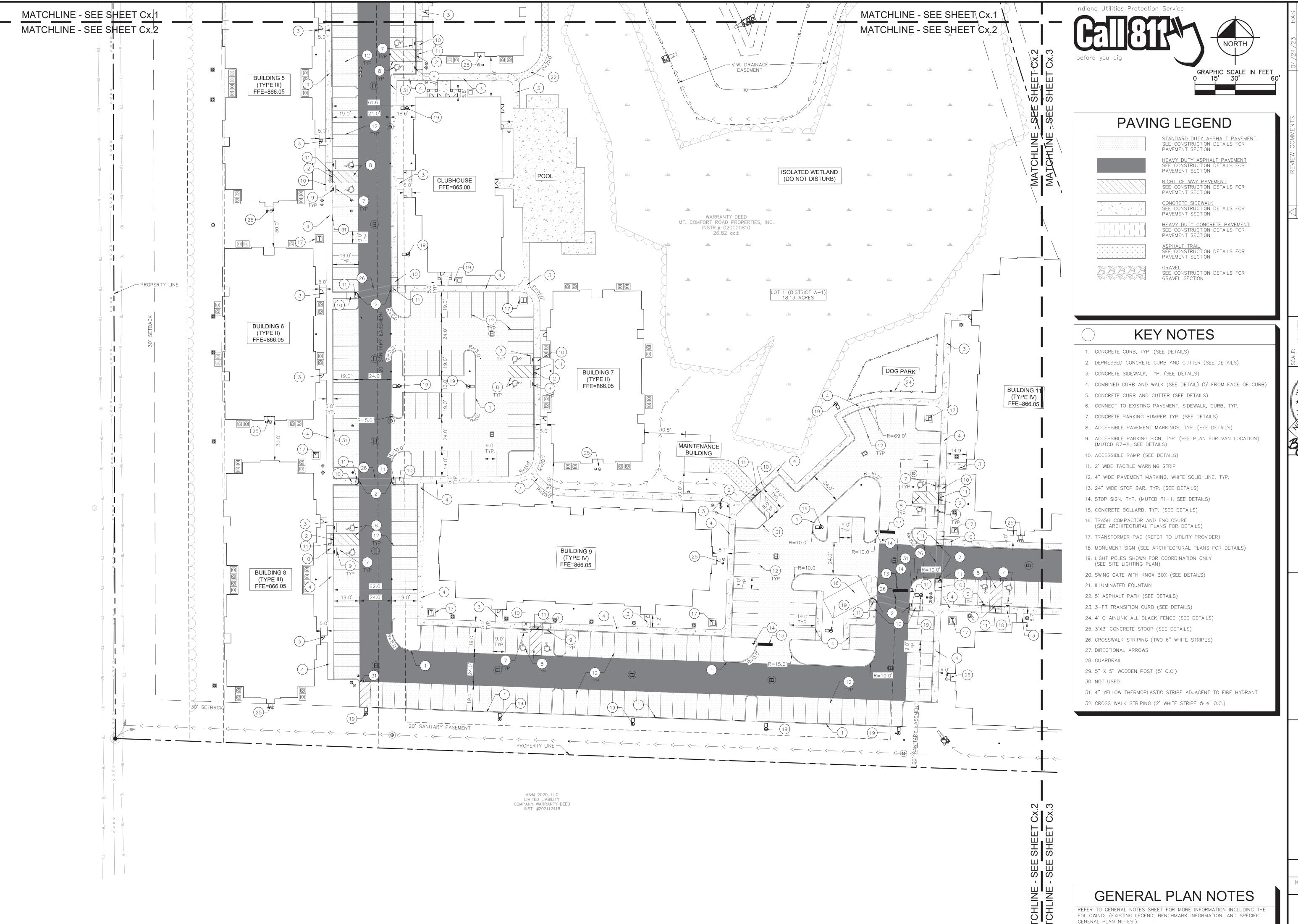


CITYSCAP
BROADACE

Kimley » Horn

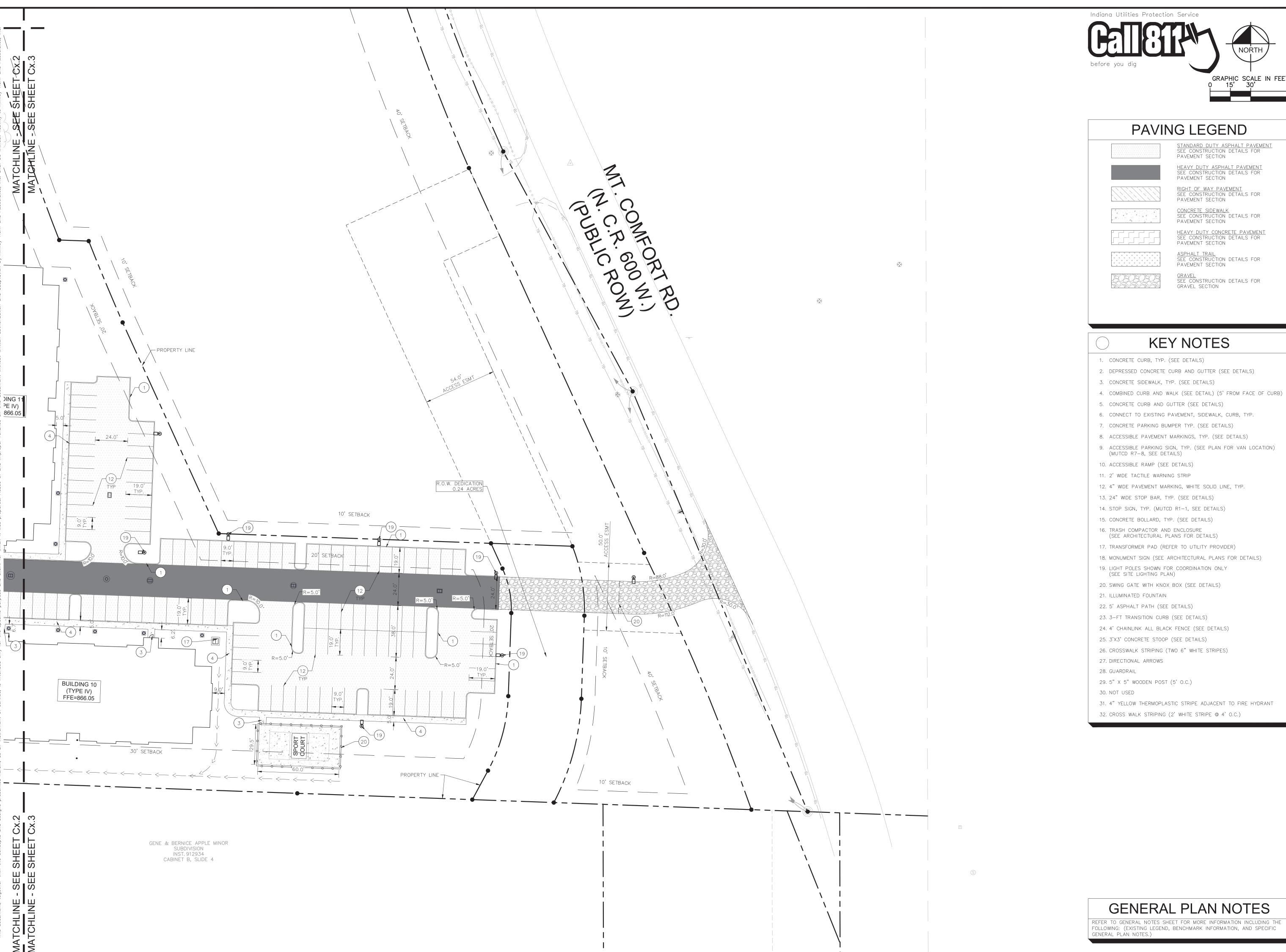
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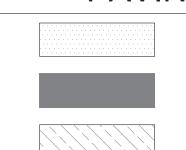
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PAVING LEGEND



STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR
PAVEMENT SECTION

HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

ASPHALT TRAIL
SEE CONSTRUCTION DETAILS FOR
PAVEMENT SECTION

GRAVEL SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)

- 2. DEPRESSED CONCRETE CURB AND GUTTER (SEE DETAILS)
- 3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- 4. COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
- 5. CONCRETE CURB AND GUTTER (SEE DETAILS)
- 6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.

8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)

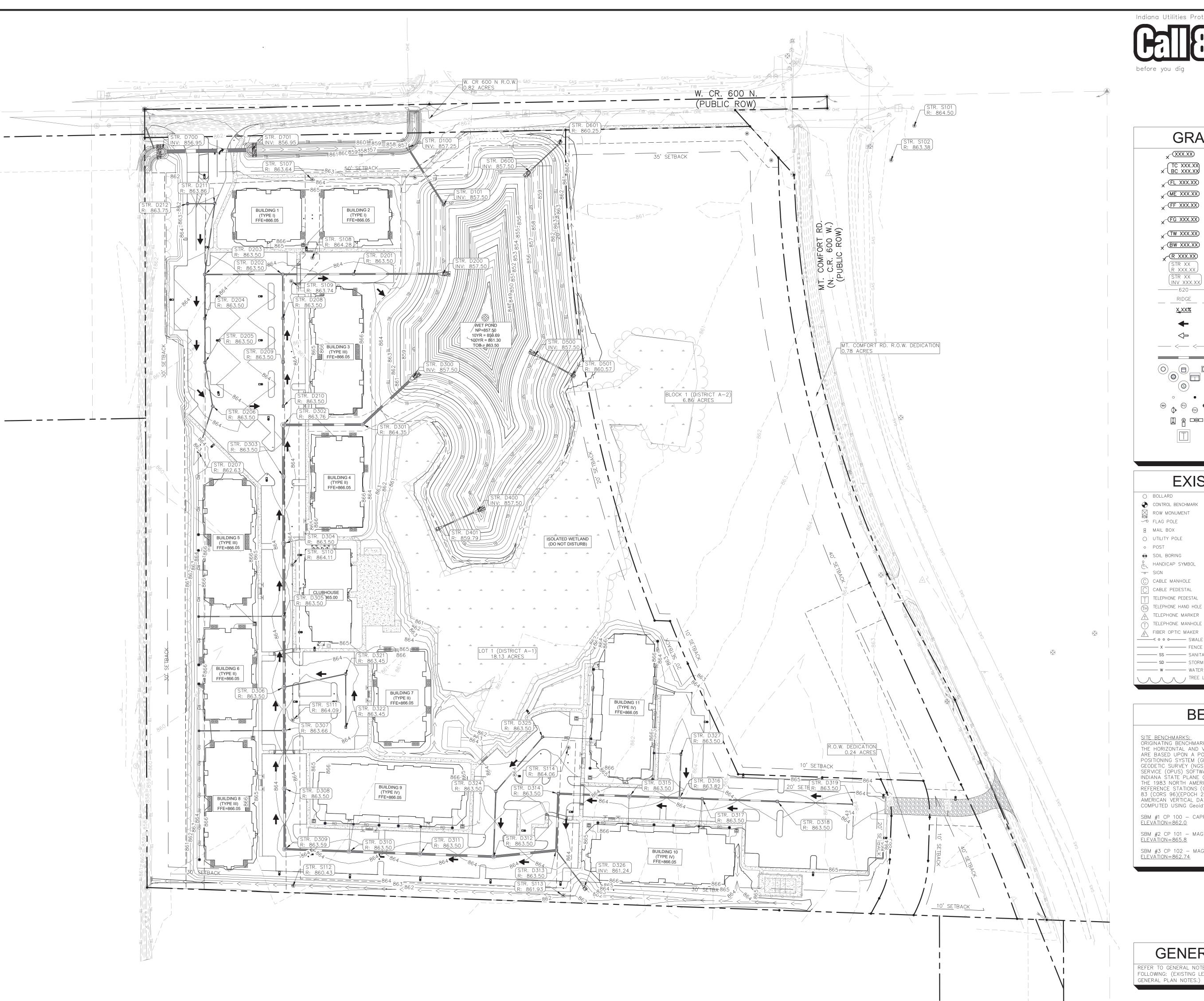
- 7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
- 9. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
- 10. ACCESSIBLE RAMP (SEE DETAILS)
- 11. 2' WIDE TACTILE WARNING STRIP
- 12. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
- 13. 24" WIDE STOP BAR, TYP. (SEE DETAILS) 14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- 15. CONCRETE BOLLARD, TYP. (SEE DETAILS)
- 16. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 17. TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
- 18. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 19. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
- 20. SWING GATE WITH KNOX BOX (SEE DETAILS)
- 21. ILLUMINATED FOUNTAIN
- 22. 5' ASPHALT PATH (SEE DETAILS)
- 23. 3-FT TRANSITION CURB (SEE DETAILS)
- 24. 4' CHAINLINK ALL BLACK FENCE (SEE DETAILS)
- 25. 3'X3' CONCRETE STOOP (SEE DETAILS) 26. CROSSWALK STRIPING (TWO 6" WHITE STRIPES)
- 27. DIRECTIONAL ARROWS
- 28. GUARDRAIL
- 29. 5" X 5" WOODEN POST (5' O.C.) 30. NOT USED
- 31. 4" YELLOW THERMOPLASTIC STRIPE ADJACENT TO FIRE HYDRANT

GENERAL PLAN NOTES

32. CROSS WALK STRIPING (2' WHITE STRIPE @ 4' O.C.)

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GRADING LEGEND

FINISHED GRADE SPOT ELEVATION TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION × FL XXX.XX FLOW LINE SPOT ELEVATION ME XXX.XX MATCH EXISTING SPOT ELEVATION × FF XXX.XX FINISHED FLOOR SPOT ELEVATION FINISHED GRADE NEAR BUILDING SPOT ELEVATION x FG XXX.XX X (TW XXX.XX) TOP OF WALL SPOT ELEVATION × BW XXX.XX BOTTOM OF WALL SPOT ELEVATION R XXX.XX RIM ELEVATION STR XX STRUCTURE ID & RIM ELEVATION STR XX STRUCTURE ID & INVERT ELEVATION (INV XXX.XX) -----620-----PROPOSED CONTOUR RIDGE LINE SLOPE AND FLOW DIRECTION 100-YEAR OVERLAND OVERFLOW ROUTE DETENTION BASIN 100-YEAR EMERGENCY PROPOSED SWALE

PROPOSED STORM SEWER

PROPOSED STORM STRUCTURES

PROPOSED SANITARY MANHOLE

PROPOSED WATER STRUCTURES

PROPOSED TRANSFORMER PAD

PROPOSED LIGHT POLES

PROPOSED STORM/SANITARY CLEANOUT

SANITARY CLEANOUT

SANITARY MANHOLE

EXISTING LEGEND

GAS MARKER

VENT PIPE STORM CURB INLET STORM INLET O UTILITY POLE AC UNIT AREA LIGHT STORM ROOF DRAIN SOIL BORING ELECTRICAL BOX STORM DRAIN MANHOLE ELECTRICAL HAND HOLE HANDICAP SYMBOL STORM YARD DRAIN ELECTRICAL METER FIRE DEPT CONNECTION FIRE HYDRANT ELECTRICAL MANHOLE (C) CABLE MANHOLE LRG IRRIGATION VALVE CABLE PEDESTAL ELECTRICAL MARKER ETR ELECTRICAL TRANSFORMER POST INDICATOR VALVE TELEPHONE PEDESTAL GUY POLE/WIRE TELEPHONE HAND HOLE WATER METER TELEPHONE MARKER POWER POLE TELEPHONE MANHOLE TRAFFIC SIGNAL POLE WY WATER VALVE ----- GAS ----- UNDERGROUND GAS

BENCHMARKS

SITE BENCHMARKS: ORIGINATING BENCHMARK:

THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY NATIONAL GEODETIC SURVEY (NGS) UTILIZING THEIR ONLINE POSITIONING USER SERVICE (OPUS) SOFTWARE. THE COORDINATE VALUES SHOWN ARE IN THE INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE) REFERENCE TO THE 1983 NORTH AMERICA DATUM UTILIZING THE CONTINUOUSLY OPERATION REFERENCE STATIONS (CORS) ADJUSTMENT AS DETERMINED BY NGS (NAD 83 (CORS 96)(EPOCH 2002.0000) AND REPORTED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). THIS ORTHOMETRIC ELEVATION WAS COMPUTED USING Geoid18.

SBM #1 CP 100 — CAPPED REBAR SET ELEVATION=862.0

SBM #2 CP 101 - MAG NAIL SET ELEVATION=865.8

SBM #3 CP 102 - MAG NAIL SET ELEVATION=862.74

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC

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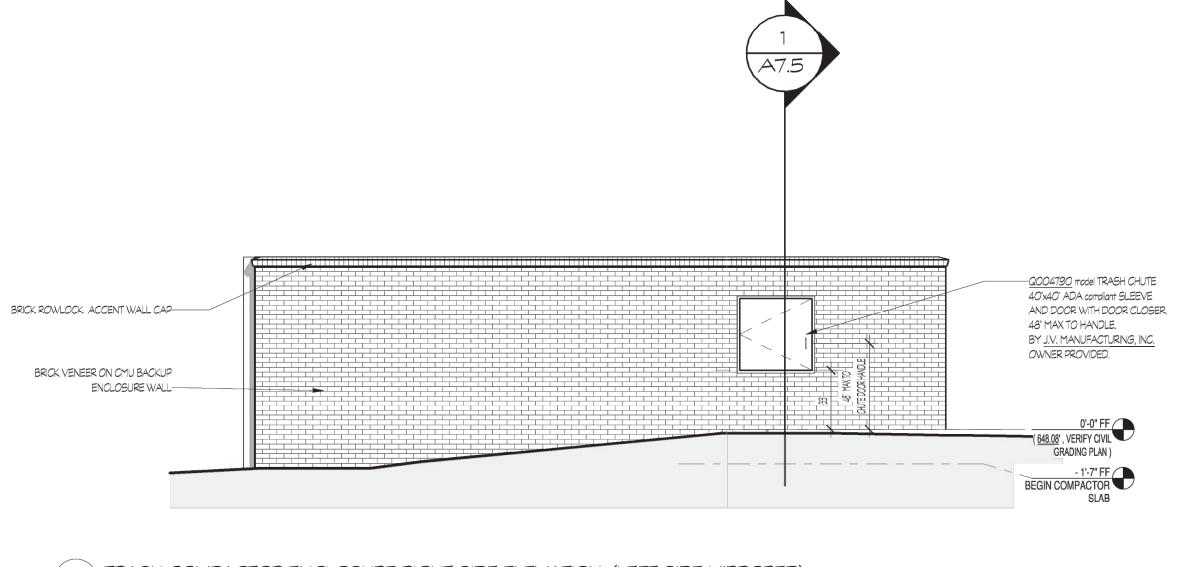
CITYSCAPE BROADACRE

Kimley » Horn

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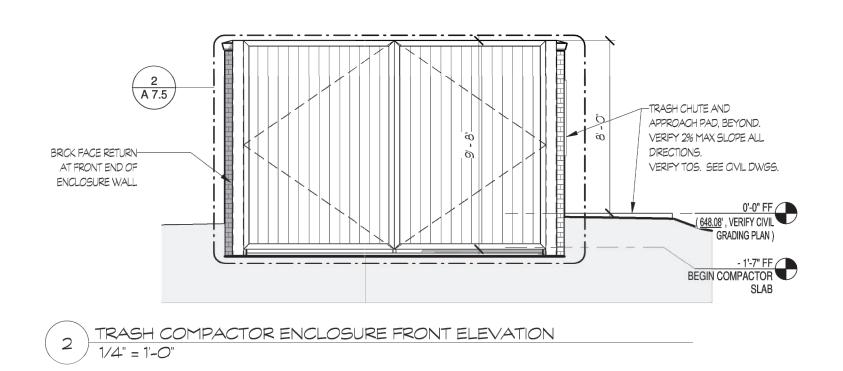
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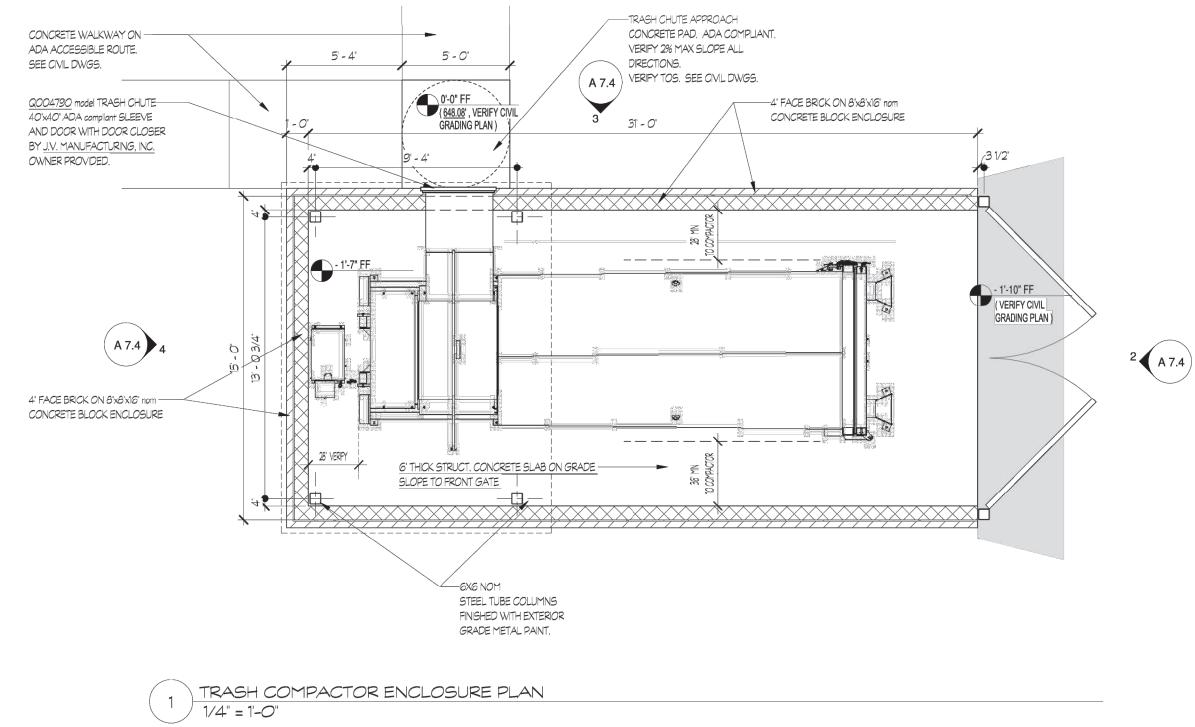
C5.0



TRASH COMPACTOR ENCLOSURE RIGHT SIDE ELEVATION (LEFT SIDE MIRRORED)

1/4" = 1'-0"





Planning • Architecture Landscape Architecture

SGN+A, Inc. 315 West Ponce de Leon Avenue Suite 755 Decatur, Georgia 30030 Tel: 404.373.7370

Fax: 404.373.7372 www.sgnplusa.com

Revisions:

Date: Description:

85% REVIEW SET

BROAD ACRE

McCordsville, IN

A Residential Development by Cityscape Residential

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Sheet Title: TRASH COMPACTOR **ENCLOSURE**

23 JANUARY 2023

Sheet Number:

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BROADACRE

SWC MT. COMFORT RD & CR W 600 N,
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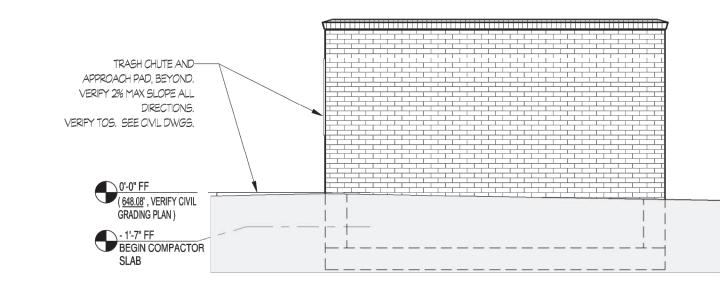
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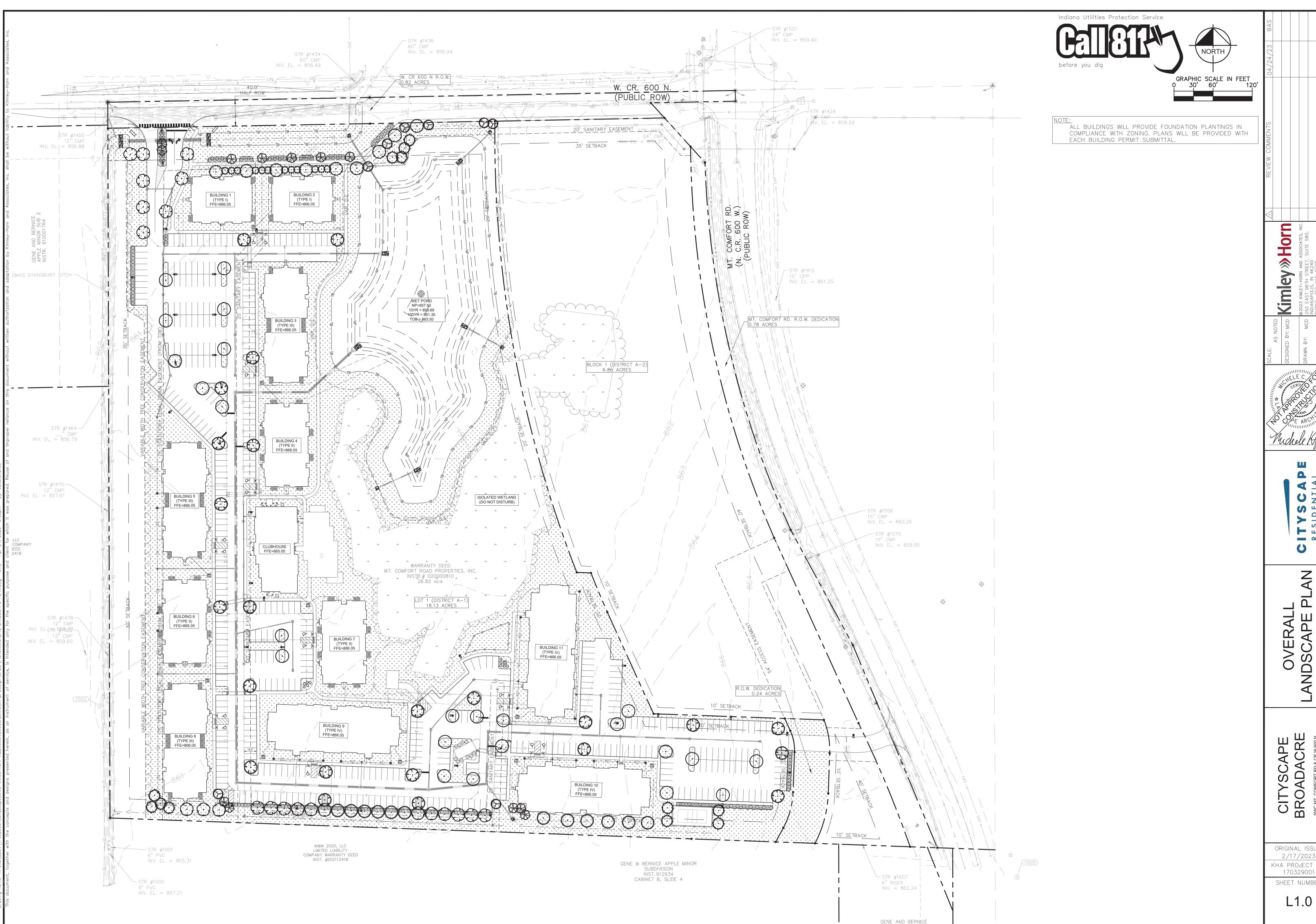
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TRASH COMPACTOR ENCLOSURE REAR SIDE ELEVATION

1/4" = 1'-0"



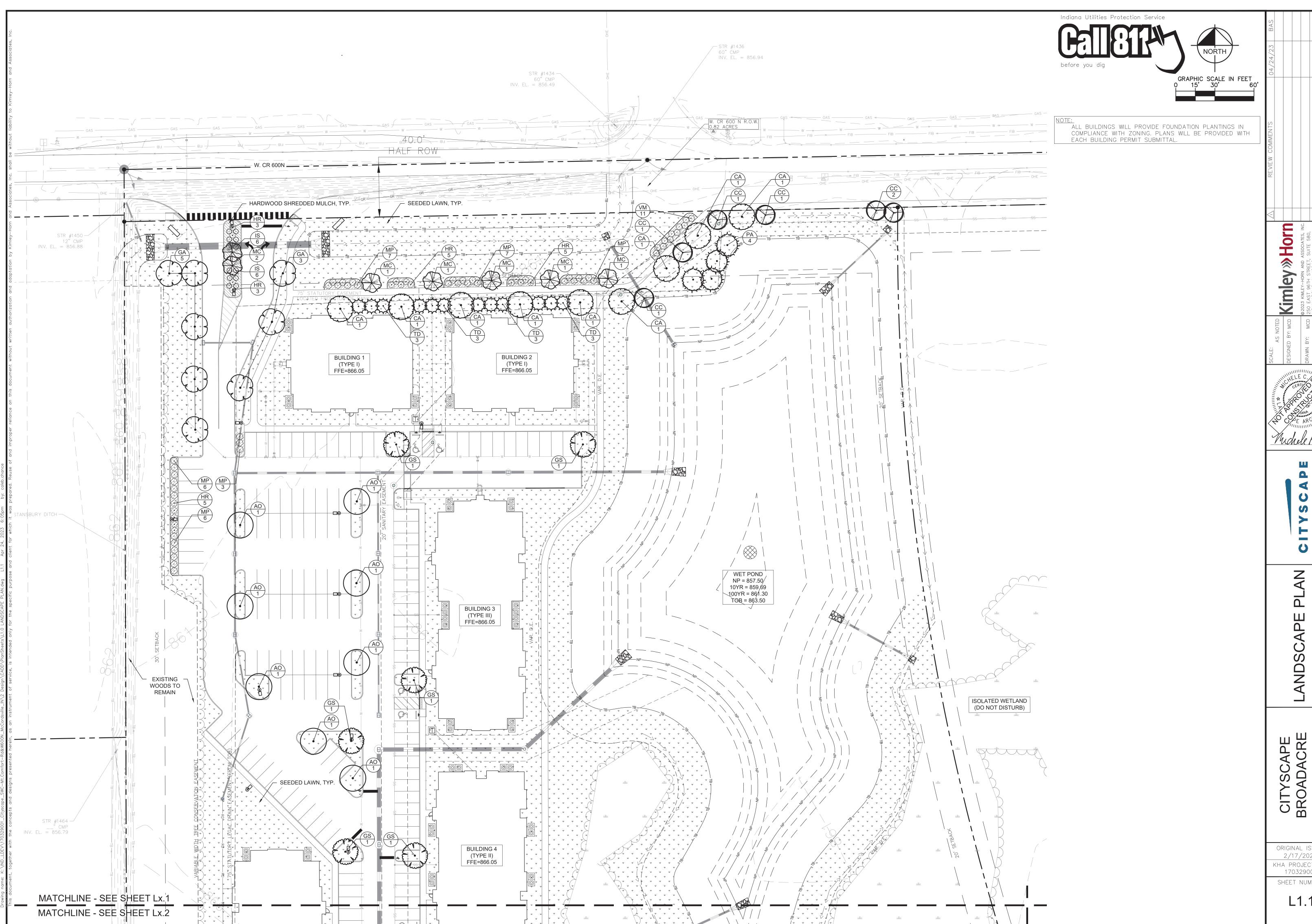
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CITYSCAPE
BROADACRE

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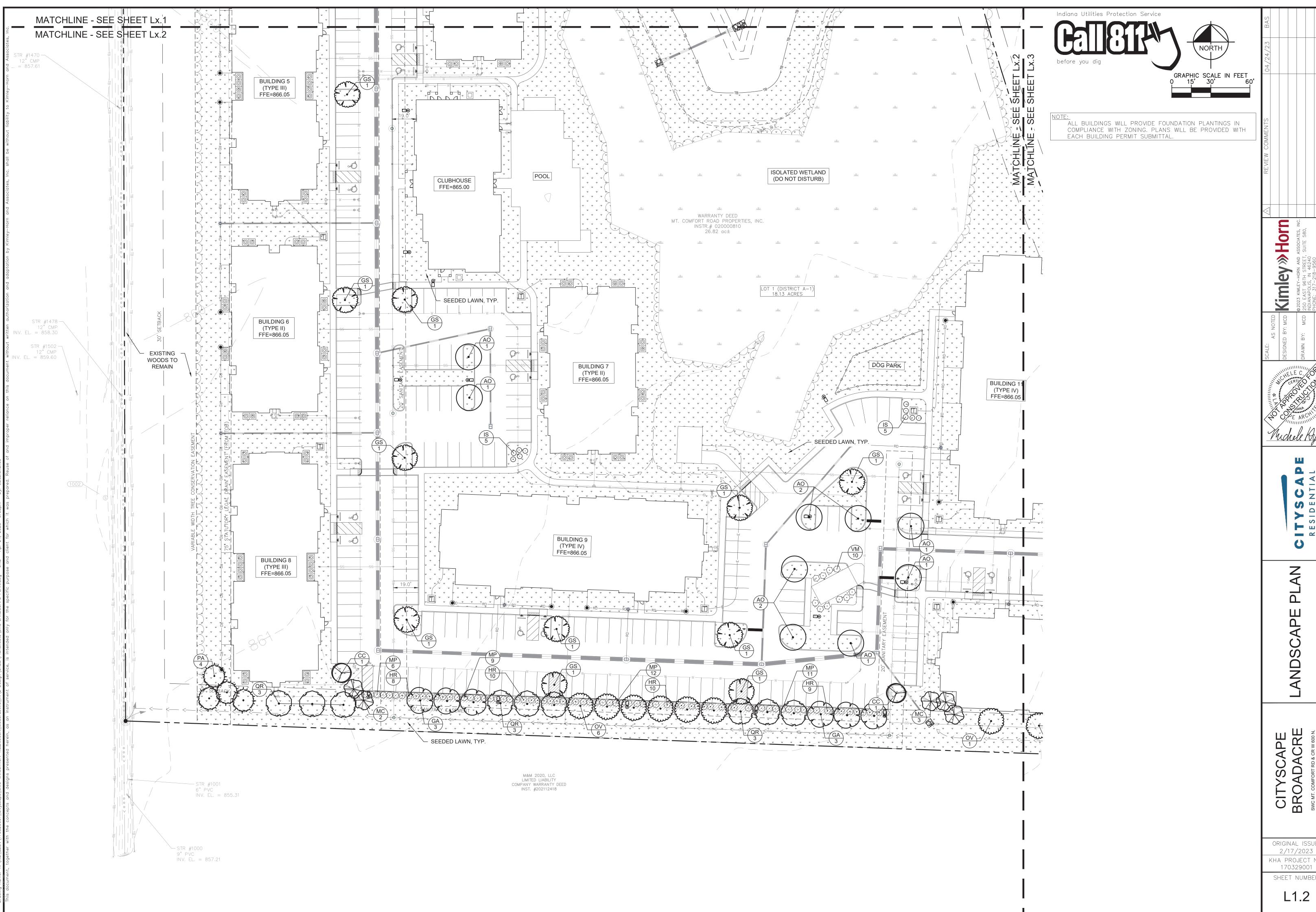
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L1.1

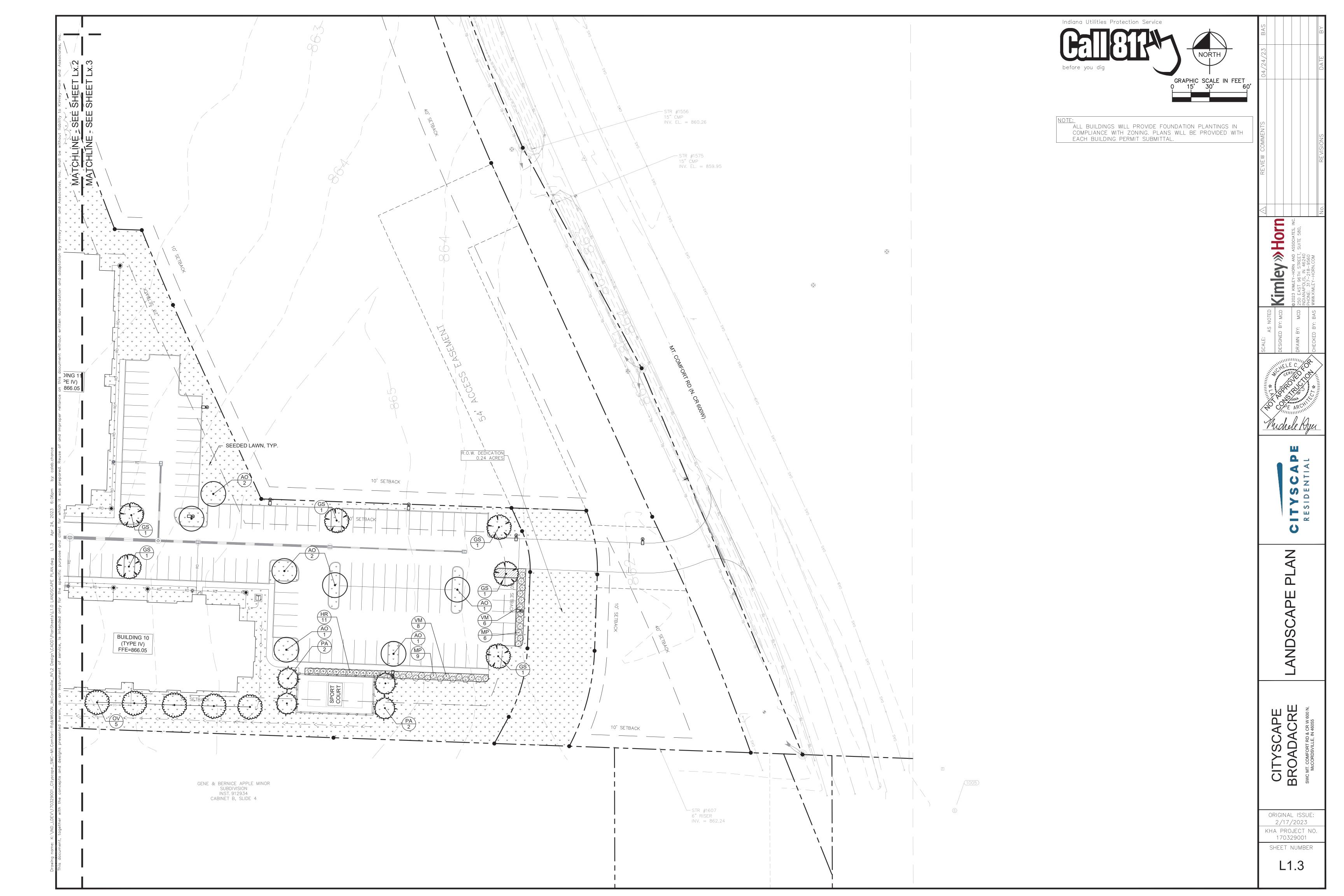


RESIDENTIA

CITYSCAPE
BROADACRE

SWC MT. COMFORT RD & CR W 600 N,
MCCORDSVILLE, IN 46055

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PLANT SCHEDULE

PLAINT SCH		LC				
DECIDUOUS TREES AO	QTY 24	BOTANICAL NAME ACER RUBRUM 'OCTOBER GLORY'	COMMON NAME OCTOBER GLORY RED MAPLE	CONT B & B	CAL 2" CAL MIN	<u>HT</u>
CA	9	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B & B	2" CAL MIN	
GA	14	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	B & B	2" CAL MIN	
GS	23	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	B & B	2" CAL. MIN	
OV	12	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	B & B	2" CAL MIN	
QR	9	QUERCUS RUBRA	RED OAK	B & B	2" CAL MIN	
EVERGREEN TREES PA	<u>QTY</u> 12	BOTANICAL NAME PICEA ABIES	COMMON NAME NORWAY SPRUCE	CONT B & B	CAL 	6, HL MIN
TD	12	THUJA OCCIDENTALIS 'DARK GREEN'	DARK AMERICAN ARBORVITAE	B & B		6` HT MIN
ORNAMENTAL TREES	QTY 8	BOTANICAL NAME CERCIS CANADENSIS	COMMON NAME EASTERN REDBUD	CONT B & B	CAL 1.5" CAL MIN	<u>HT</u>
MC	12	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN	
DECIDUOUS SHRUBS HR	<u>QTY</u> 69	BOTANICAL NAME HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	COMMON NAME RUBY SLIPPERS OAKLEAF HYDRANGEA	CONT	SPACING 60" O.C.	SIZE 24" HT MIN
IS	22	ILEX GLABRA 'STONGBOX'	STRONGBOX INKBERRY HOLLY		60" O.C.	24" HT MIN
MP	89	MYRICA PENSYLVANICA	NORTHERN BAYBERRY		60" O.C.	24" HT MIN
VM	35	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD VIBURNUM		60" O.C.	24" HT MIN

RC	OCK MULCH LEGEND
	ROCK MULCH DECORATIVE RIVER ROCK, 1/2" - 2" DIA.

SEEDING LEGEND PERMANENT SEEDING AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)

ORDINANCE CHART **ZONING: PUD** REQUIREMENT REQUIRED PROVIDED 4.E.1 CR 600N PERIMETER CR 600N: 517 LF CR 600N: • 2 deciduous canopy trees / 100 LF • (517/100)*2 = 11 decidous canopy trees • 2 ornamental trees / 100 LF 11 decidous canopy trees 11 ornamental trees • 3 evergreen trees / 100 LF • (517/100)*2 = 11 ornamental trees • (517/100)*3 = 16 evergreen trees 16 evergreen trees • 8 shrubs / 100 LF 42 shrubs • (517/100)*8 = 42 shrubs Width = minimum 50' 4.E.2 WEST AND SOUTH PERIMETER • 5 trees / 100 LF West: 1,058 LF (Do these calculations) • Existing woodland credited to requirement • (1,058/100)*5 = 53 trees Trees can be a mix of understory deciduous and evergreen South: 892 LF • (892/100)*5 = 45 trees • x trees Width = minimum 30' 4.E.3 EAST PERIMETER • Met by A-2 District parcel requirements | • Met by A-2 District parcel requirements • Met by A-2 District parcel requirements 4.E.4 CR 600N ENTRANCES All entrances from CR 600N shall • All entrances from CR 600N shall feature a feature a median with a landscape bed at median with a landcsape bed at least 10' in median with a landcsape bed at least 10' in least 10' in width 4.E.5 ENTRANCE DRIVE STREET TREES • 1 street tree / 40 LF • 1 street tree / 40 LF • 1 street tree / 40 LF Width= minimum 10' 4.E.8 PARKING LOT INTERIOR • 1 island / 15 spaces Parking: 454 spaces Parking: • 31 islands • 454/15 = 31 islands • 1 tree per island • 31 islands = 31 trees • 31 trees (Where utilites are a in conflict with islands, shrubs have been substitued per comments dated 3/2/23)

ALL BUILDINGS WILL PROVIDE FOUNDATION PLANTINGS IN COMPLIANCE WITH ZONING. PLANS WILL BE PROVIDED WITH EACH BUILDING PERMIT SUBMITTAL.

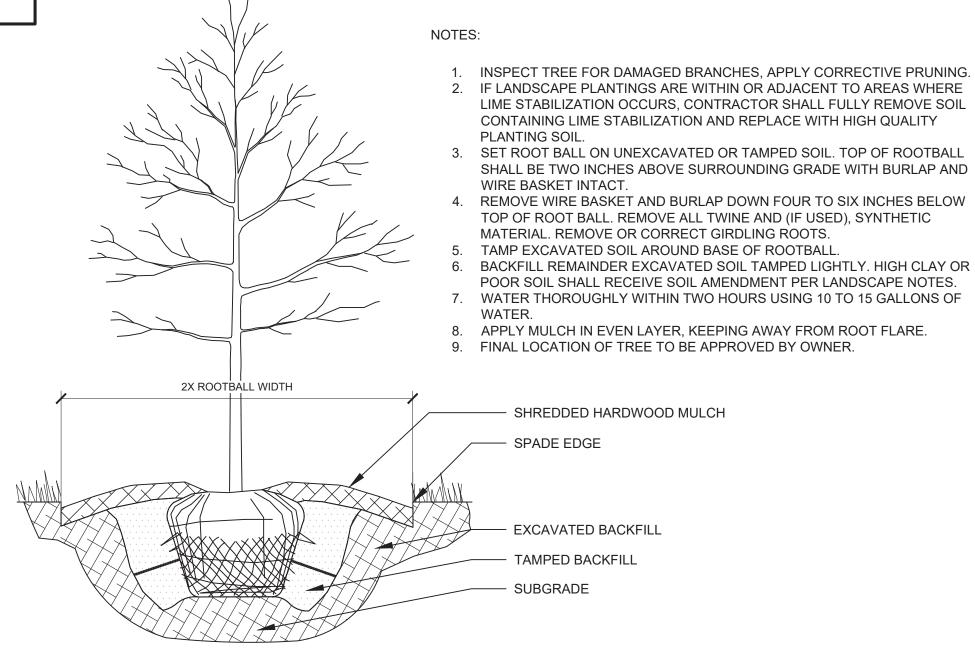
LANDSCAPE NOTES

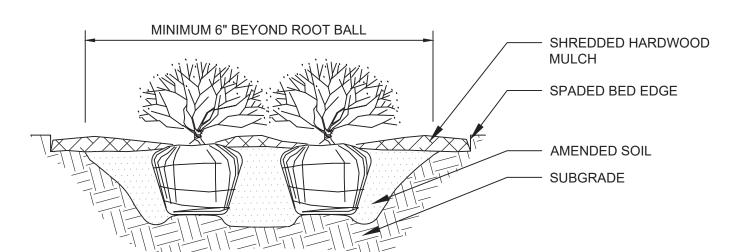
- 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
- 2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- 4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
- 5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- 6. PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
- 7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLODS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.
- 8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.

- 9. CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS, SHALL ADJUST LOCATIONS WHEN REQUESTED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.
- 10. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
- 11. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
- 12. WEED FABRIC SHALL BE APPLIED UNDER MULCH.

OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.

- 13. MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
- 14. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- 15. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
- 16. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR
- 17. WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
- 18. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.





NOTES:

APPLY CORRECTIVE PRUNING.

4. REMOVE OR CORRECT GIRDLING ROOTS.

TREE PLANTING

- 2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
- 3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
- 5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN
- 6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

SHRUB PLANTING

NTS

≫Horn

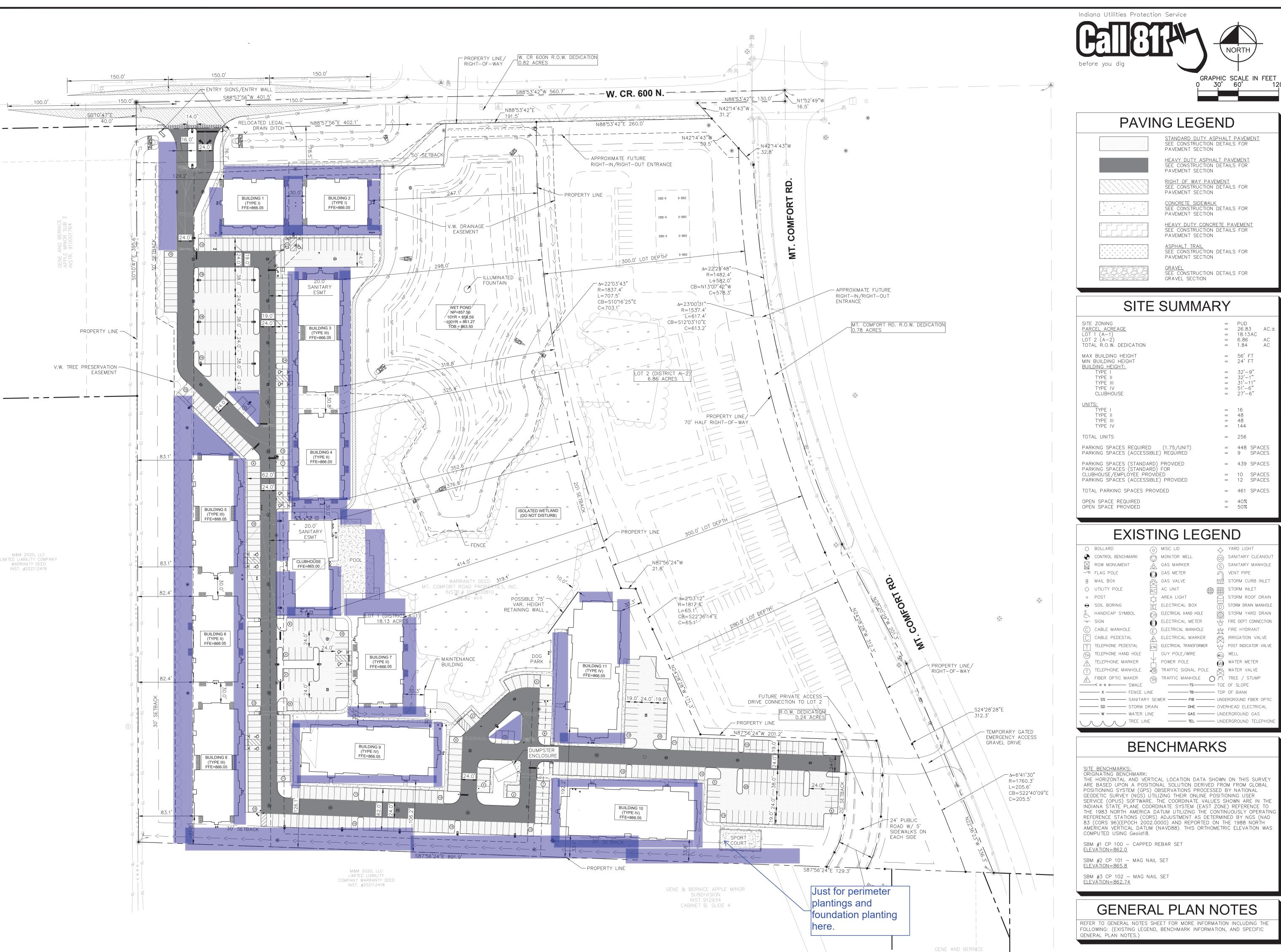
Kimley



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YSCAPE)ADACRE

ORIGINAL ISSUE: 2/17/2023 KHA PROJECT NO. 170329001





PAVING LEGEND



HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR
PAVEMENT SECTION

HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

ASPHALT TRAIL
SEE CONSTRUCTION DETAILS FOR
PAVEMENT SECTION GRAVEL
SEE CONSTRUCTION DETAILS FOR
GRAVEL SECTION

≫Horn

OZ

SITE SUMMARY

= = =	26.83 18.13AC 6.86	AC.± AC AC
	00 1 1	
= = = =	32'-9" 32'-1" 31'-11" 51'-6" 27'-6"	
= = =	48 48	
=	256	
= =		
=	439 SPA	CES
=		
=	461 SPA	CES
=	40% 50%	
		= 26.83 = 18.13AC = 6.86 = 1.84 = 56' FT = 24' FT = 32'-9" = 32'-1" = 31'-11" = 51'-6" = 27'-6" = 16 = 48 = 48 = 144 = 256 = 448 SPA = 9 SPA = 439 SPA = 10 SPA = 12 SPA = 461 SPA = 40%

EXISTING LEGEND

0	BOLLARD	(0)	MISC LID		YARD LIGHT
+	CONTROL BENCHMARK	\bigcirc	MONITOR WELL	(co)	SANITARY CLEANOUT
ROW	ROW MONUMENT	Á	GAS MARKER	(S)	SANITARY MANHOLE
~~	FLAG POLE	<u>G</u>	GAS METER	$\widetilde{\cap}$	VENT PIPE
•	MAIL BOX	GV	GAS VALVE		STORM CURB INLET
0	UTILITY POLE	Ad	AC UNIT		STORM INLET
0	POST		AREA LIGHT		STORM ROOF DRAIN
Θ	SOIL BORING	E	ELECTRICAL BOX	(D)	STORM DRAIN MANHOLE
Ė	HANDICAP SYMBOL	(EH)	ELECTRICAL HAND HOLE	$\widetilde{\mathbb{D}}$	STORM YARD DRAIN
-	SIGN	Ŏ	ELECTRICAL METER	48	FIRE DEPT CONNECTION
(C)	CABLE MANHOLE	(E)	ELECTRICAL MANHOLE	Š	FIRE HYDRANT
\Box	CABLE PEDESTAL	À	ELECTRICAL MARKER	IRG	IRRIGATION VALVE
\Box	TELEPHONE PEDESTAL	ETR	ELECTRICAL TRANSFORMER	804	POST INDICATOR VALVE
(TH)	TELEPHONE HAND HOLE		GUY POLE/WIRE	WELL	WELL
À	TELEPHONE MARKER	Ä	POWER POLE	$\widetilde{\mathbb{W}}$	WATER METER
(T)	TELEPHONE MANHOLE	-®	TRAFFIC SIGNAL POLE	wv l×1	WATER VALVE
À	FIBER OPTIC MAKER	(TR)	TRAFFIC MANHOLE C) M	TREE / STUMP
	-< o o o SWALE	_	TS	- TOE	OF SLOPE
	- X - FENCE LI	NE	———ТВ———	- TOP	OF BANK
	— ss ——— sanitar`	/ SEW	/ER ——— FIB ———	- UNDE	ERGROUND FIBER OPTIC
	— SD — STORM D	RAIN	OHE	- OVE	RHEAD ELECTRICAL
		INE	———— GAS ————	- UND	ERGROUND GAS

BENCHMARKS

THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY NATIONAL GEODETIC SURVEY (NGS) UTILIZING THEIR ONLINE POSITIONING USER SERVICE (OPUS) SOFTWARE. THE COORDINATE VALUES SHOWN ARE IN THE INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE) REFERENCE TO THE 1983 NORTH AMERICA DATUM UTILIZING THE CONTINUOUSLY OPERATIN REFERENCE STATIONS (CORS) ADJUSTMENT AS DETERMINED BY NGS (NAD 83 (CORS 96)(EPOCH 2002.0000) AND REPORTED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). THIS ORTHOMETRIC ELEVATION WAS

SBM #1 CP 100 - CAPPED REBAR SET ELEVATION=862.0

SBM #2 CP 101 — MAG NAIL SET ELEVATION=865.8

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC

ORIGINAL ISSUE: 2/17/2023 KHA PROJECT NO. 170329001

SHEET NUMBER

CITYSCAPE
BROADACRE

SWC MT. COMFORT RD & CR W 600 N,
MCCORDSVILLE, IN 46055





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Revisions:

Date: Description:

FINAL ENGINEERING PLANS

BROAD ACRE

McCordsville, IN

A Residential Development by

Cityscape Residential

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Sheet Title:

PHOTOMETRIC SITE PLAN

Date: 18 APRIL 2023

Sheet Number:



E0.01

	SITE LIGHT FIXTURE SCHEDULE											
MARK	MANUFACTURE	MODEL NUMBER		MOUNTING		FINICII			L	AMPS		REMARKS
IVIARK IVIAI	MANOFACTORE	IVIODEL NOIVIBER	RECESS	SURFACE	WALL	FINISH	LED	FLOUR.	HID	CODE	QUANTITY	KEIVIAKKS
SL 1	COOPER	ISW-SA1A-740-U-T4W			X	BLACK	X			3739LUM/20W	1	5
SL 2	COOPER	AXCS1A			Χ	BLACK	X			1806LUM/14W	1	1
SL3	GLP	GC7030-NL/G2ED80-T2-40K-26HSS		POLE		BLACK	X			7471LUM/82W	1	2, 3. 4
SL 4	GLP	GC7030-NL/G2ED80-T4-40K		POLE		BLACK	X			7347LUM/82W	1	2, 3. 4
SL 5	GLP	GC7030-NL/G2ED80-T5-40K		POLE		BLACK	X			7656LUM/82W	1	2, 3. 4

REMARKS:

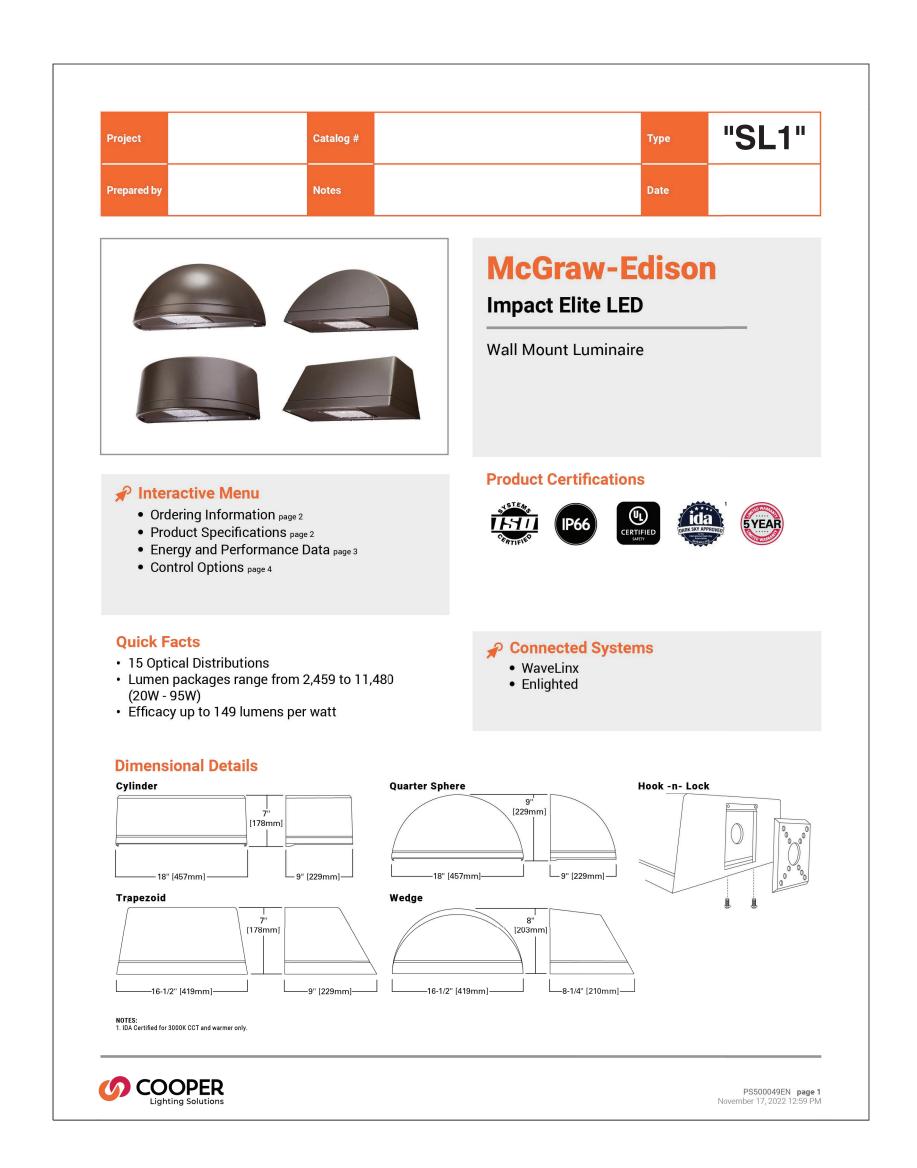
1 MOUNT AT 8'AFG.

2 PROVIDE WITH (1) HEAD. 3 MOUNT ON GP85-15/TNF54 POLE.

4 VERIFY EPA RATING OF POLE WITH MANUFACTURER.

5 MOUNT AT 17' AFF.

STATISTICS										
Description	Avg	Max	Min	Max/Min	Avg/Min					
Parking Lot	1.4 FC	8.2 FC	0.1 FC	82.0:1	14.0:1					
Perimeter	0.1 FC	3.7 FC	0.0 FC	N/A	N/A					









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Revisions:

Date: Description:

FINAL ENGINEERING

BROAD ACRE

PLANS

McCordsville, IN

A Residential Development by

Cityscape Residential

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Sheet Title:

PHOTOMETRIC SITE PLAN

Date: 18 APRIL 2023

Sheet Number:

E0.02