

# FINAL ENGINEERING PLANS

## IU HEALTH - MCCORDSVILLE

### TOWN OF 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 47201	(317) 335-3493	RON CRIDER
WATER	CITIZENS ENERGY GROUP/CWA AUTHORITY, INC	2150 DR MARTIN LUTHER KING JR ST., INDIANAPOLIS, IN 46202	(317) 927-4351	BRAD HOSTETLER
NATURAL GAS	CENTERPOINT ENERGY	101 WEST OHIO ST., INDIANAPOLIS, IN 46202	(800) 227-1376	DAVID SHERRY
ELECTRICITY				
TELEPHONE / COMMUNICATIONS	NINESTAR CONNECT	2243 E MAIN ST GREENFIELD, IN 46140	(317) 323-2081	JASON WARRICK
STREETS	MCCORDSVILLE PUBLIC WORKS	6280 W 800 N MCCORDSVILLE, IN 47201	(317) 335-3493	RON CRIDER
PLANNING AND ZONING	MCCORDSVILLE PLANNING AND BUILDING DEPARTMENT	6280 W 800 N MCCORDSVILLE, IN 46055	(317) 335-3604	RYAN CRUM

#### PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER/OWNER	CORNERSTONE COMPANIES, INC	8902 N. MERIDIAN STREET, SUITE 205 INDIANAPOLIS, IN 46260	(317) 841-9900	JEFF SHIVELY
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 218-9560	BILL BUTZ, PE
LANDSCAPE ARCHITECT	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 218-9560	MICHELLE DYER, PLA
LAND SURVEYOR	CENTRAL STATES CONSULTING, LLC	23-B NORTH GREEN STREET, BROWNSBURG, IN 46112	(317) 858-8662	DONALD R. MOSSON

#### LEGAL DESCRIPTION

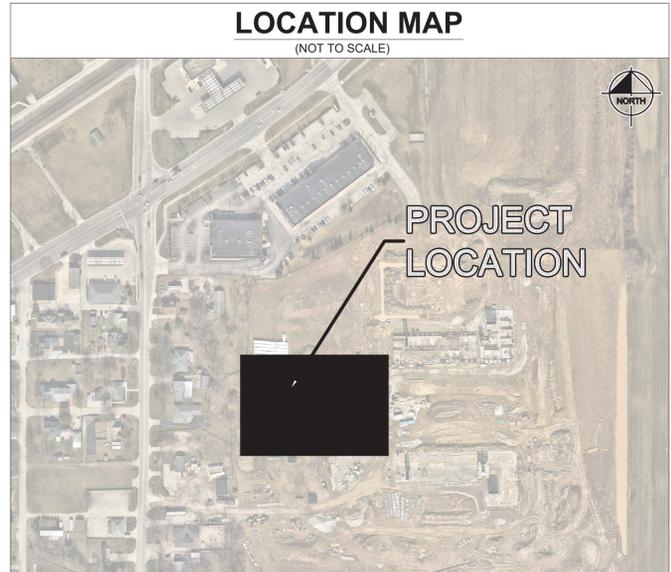
ORIGINAL: LOT 1, 2 AND 3 OF MYRTA SMITH AND A PART OF LOT 6 OF MCCORD SQUARE SUBDIVISION  
 NEW PLAT UNDERWAY

#### Sheet List Table

Sheet Number	Sheet Title
C0.0	TITLE SHEET
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C1.1	GENERAL NOTES
C2.0	EXISTING CONDITIONS AND DEMO PLAN
C3.0	SITE PLAN
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C4.2	SWPPP
C5.0	GRADING AND DRAINAGE PLAN
C6.0	UTILITY PLAN
C6.5	STORM PLAN AND PROFILE
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
E101	PHOTOMETRICS (BY OTHERS)
1-10.	MCCORDSVILLE TOWN DETAILS

#### LOCATION MAP

(NOT TO SCALE)



#### HANCOCK COUNTY

CONSTRUCTION OF A ±14,900SF BUILDING ON ±2.25 AC. PROJECT IS IN SECTION 25 OF T17N, R5E IN THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA

#### National Flood Hazard Layer FIRMette



**Legend**

**SPECIAL FLOOD HAZARD AREAS**

- 0.2% Annual Chance Flood Hazard: Areas of 0.2% Annual Chance Flood Hazard are shown in orange. These areas are based on the National Flood Hazard Layer (NFHL) and are subject to change as more data becomes available.
- 1% Annual Chance Flood Hazard: Areas of 1% Annual Chance Flood Hazard are shown in yellow. These areas are based on the NFHL and are subject to change as more data becomes available.
- 5% Annual Chance Flood Hazard: Areas of 5% Annual Chance Flood Hazard are shown in light blue. These areas are based on the NFHL and are subject to change as more data becomes available.
- 100 Year Flood Hazard: Areas of 100 Year Flood Hazard are shown in dark blue. These areas are based on the NFHL and are subject to change as more data becomes available.

**OTHER AREAS OF FLOOD HAZARD**

- Area of Potential Flood Hazard: Areas of Potential Flood Hazard are shown in light green. These areas are based on the NFHL and are subject to change as more data becomes available.
- Area of Moderate Flood Hazard: Areas of Moderate Flood Hazard are shown in medium green. These areas are based on the NFHL and are subject to change as more data becomes available.
- Area of Minimal Flood Hazard: Areas of Minimal Flood Hazard are shown in dark green. These areas are based on the NFHL and are subject to change as more data becomes available.

**GENERAL**

- County Boundary: County Boundary is shown in a dashed line.
- Town Boundary: Town Boundary is shown in a dashed line.
- Section Boundary: Section Boundary is shown in a dashed line.
- Water Feature: Water Feature is shown in blue.
- Highway: Highway is shown in a thick black line.
- Other Road: Other Road is shown in a thin black line.
- Other Feature: Other Feature is shown in a thin black line.

**MAP PANELS**

This map is divided into panels for easier viewing. The map is oriented with North at the top.



Drawing name: K:\IND\DEV\170073001\_Connections\_MOB\_McCordsville\_INV2\_Design\CADD\planSheets\C0.0-TITLE SHEET.dwg C0.0 May 19, 2023 11:54am by: DakotaRoebke  
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No. \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_  
 REVISIONS  
 No. \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_  
**Kimley-Horn**  
 ©2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 250 EAST 96TH STREET, SUITE 580,  
 INDIANAPOLIS, IN 46240  
 WWW.KIMLEY-HORN.COM  
 AS NOTED  
 DESIGNED BY: DJR  
 DRAWN BY: DJR  
 CHECKED BY: AMM  
 WILLIAM A. BUTZ  
 REGISTERED PROFESSIONAL ENGINEER  
 NOT FOR CONSTRUCTION  
**CORNERSTONE**  
**TITLE SHEET**  
**IU HEALTH CENTER - MCCORDSVILLE**  
**XXX UNION STREET**  
 ORIGINAL ISSUE:  
 05/19/2023  
 KHA PROJECT NO.  
 170073001  
 SHEET NUMBER  
**C0.0**

Indiana Utilities Protection Service

# Call 811

before you dig

GRAPHIC SCALE IN FEET  
0 10' 20' 40'

### DEMOLITION LEGEND

A.	SAWCUT LINE
B.	CURB REMOVAL
C.	UTILITY REMOVAL
D.	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
E.	CONCRETE REMOVAL
F.	BUILDING REMOVAL
G.	ASPHALT 1.5" MILL
H.	STONE REMOVAL
I.	FENCE REMOVAL
J.	ITEM TO BE RELOCATED
K.	ITEM TO BE REMOVED
L.	ITEM TO REMAIN, PROTECT THROUGHOUT DURATION OF CONSTRUCTION
M.	REMOVE & REPLACE CASTING WITH NEENAH R-3472
N.	ADJUST CASTING / STRUCTURE TO PROPOSED GRADE

### EXISTING LEGEND

	BOLLARD		MISC LID		YARD LIGHT
	CONTROL BENCHMARK		MONITOR WELL		SANITARY CLEANOUT
	ROW MONUMENT		GAS MARKER		SANITARY MANHOLE
	FLAG POLE		GAS METER		VENT PIPE
	MAIL BOX		GAS VALVE		STORM CURB INLET
	UTILITY POLE		AC UNIT		STORM INLET
	POST		AREA LIGHT		STORM ROOF DRAIN
	SOIL BORING		ELECTRICAL BOX		STORM DRAIN MANHOLE
	HANDICAP SYMBOL		ELECTRICAL HAND HOLE		STORM YARD DRAIN
	SIGN		ELECTRICAL METER		FIRE DEPT CONNECTION
	CABLE MANHOLE		ELECTRICAL MANHOLE		FIRE HYDRANT
	CABLE PEDESTAL		ELECTRICAL MARKER		IRRIGATION VALVE
	TELEPHONE PEDESTAL		ELECTRICAL TRANSFORMER		POST INDICATOR VALVE
	TELEPHONE HAND HOLE		GUY POLE/WIRE		WELL
	TELEPHONE MARKER		POWER POLE		WATER METER
	TELEPHONE MANHOLE		TRAFFIC SIGNAL POLE		WATER VALVE
	FIBER OPTIC MAKER		TRAFFIC MANHOLE		TREE / STUMP
	SWALE		TS		TOE OF SLOPE
	FENCE LINE		TB		TOP OF BANK
	SANITARY SEWER		FB		UNDERGROUND FIBER OPTIC
	STORM DRAIN		OE		OVERHEAD ELECTRICAL
	WATER LINE		GE		GAS UNDERGROUND GAS
	TREE LINE		TEL		UNDERGROUND TELEPHONE

REVISIONS

NO.	DATE	BY

AS NOTED  
DESIGNED BY: DJR  
DRAWN BY: DJR  
CHECKED BY: AMM

**Kimley-Horn**  
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250 EAST 96TH STREET, SUITE 500,  
INDIANAPOLIS, IN 46240  
WWW.KIMLEY-HORN.COM

WILLIAM A. BULL  
REGISTERED PROFESSIONAL ENGINEER  
NOTED FOR CONSTRUCTION  
DATE: 05/19/2023

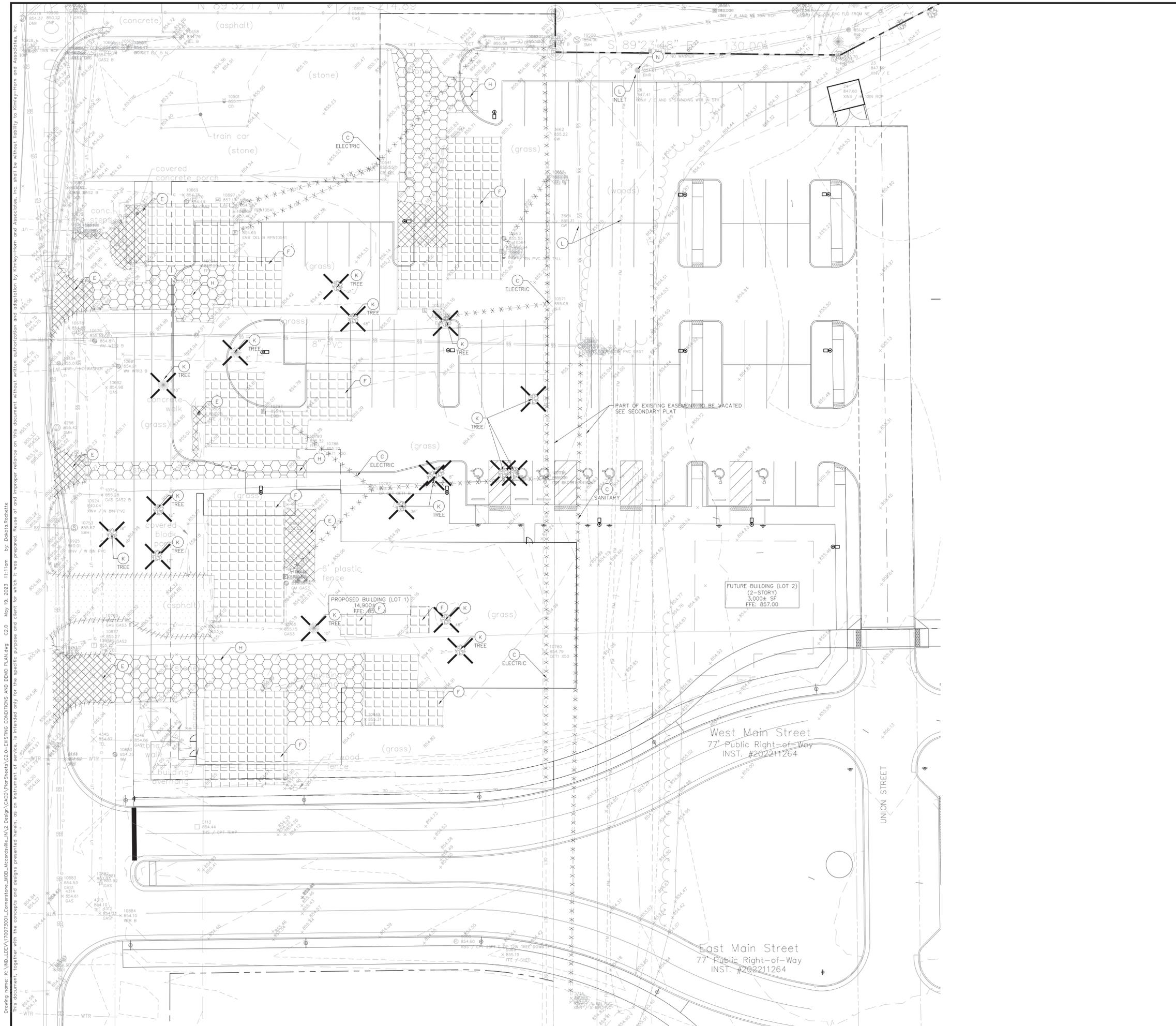
**CORNERSTONE**

**EXISTING CONDITIONS AND DEMO PLAN**

**IU HEALTH CENTER - MCCORDSVILLE**  
XXX UNION STREET

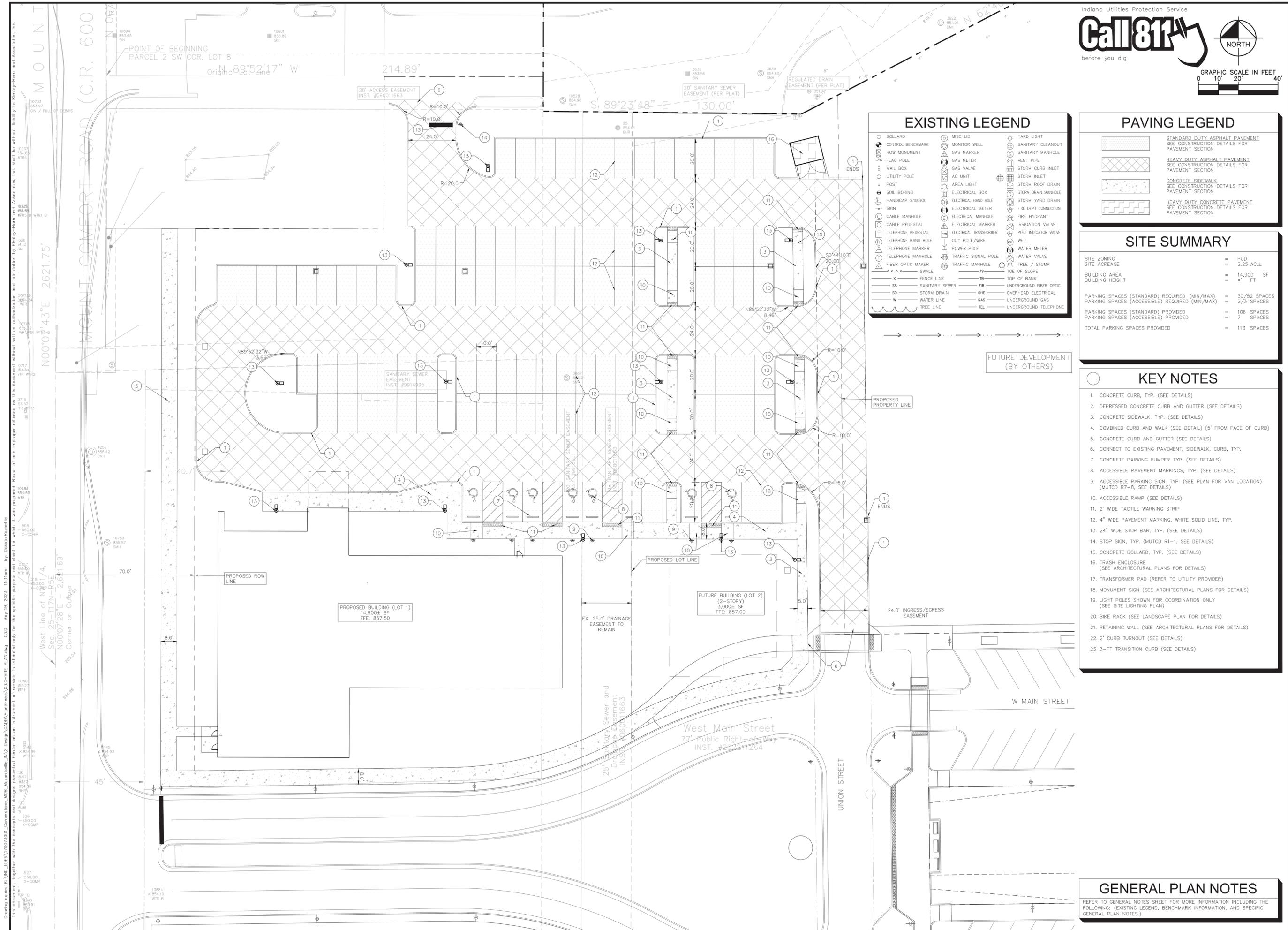
ORIGINAL ISSUE: 05/19/2023  
KHA PROJECT NO. 170073001  
SHEET NUMBER

**C2.0**



Drawing name: K:\IND\LEV\170073001\_Cornerstone\_MOB\_McCordsville\_INV2 Design\CAD\plan\sheet\C2.0-EXISTING CONDITIONS AND DEMO PLAN.dwg C2.0 May 19, 2023 11:11am by: Dakota Boettcher  
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**GENERAL PLAN NOTES**  
REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)



Indiana Utilities Protection Service  
**Call 811**  
 before you dig

**GRAPHIC SCALE IN FEET**  
 0 10' 20' 40'

**NORTH**

### EXISTING LEGEND

○ BOLLARD	○ MONITOR WELL	○ YARD LIGHT
⊕ CONTROL BENCHMARK	⊕ GAS MARKER	○ SANITARY CLEANOUT
⊕ ROW MONUMENT	⊕ GAS METER	○ SANITARY MANHOLE
⊕ MAIL POLE	⊕ GAS VALVE	○ VENT PIPE
⊕ UTILITY POLE	⊕ AC UNIT	○ STORM CURB INLET
⊕ POST	⊕ AREA LIGHT	○ STORM INLET
⊕ SOIL BORING	⊕ ELECTRICAL BOX	○ STORM ROOF DRAIN
⊕ HANDICAP SYMBOL	⊕ ELECTRICAL HAND HOLE	○ STORM DRAIN MANHOLE
⊕ SIGN	⊕ ELECTRICAL METER	○ STORM YARD DRAIN
⊕ CABLE MANHOLE	⊕ ELECTRICAL MANHOLE	○ FIRE DEPT CONNECTION
⊕ CABLE PEDESTAL	⊕ ELECTRICAL MARKER	○ FIRE HYDRANT
⊕ TELEPHONE PEDESTAL	⊕ ELECTRICAL TRANSFORMER	○ IRRIGATION VALVE
⊕ TELEPHONE HAND HOLE	⊕ GUY POLE/WIRE	○ POST INDICATOR VALVE
⊕ TELEPHONE MARKER	⊕ POWER POLE	○ WELL
⊕ TELEPHONE MANHOLE	⊕ TRAFFIC SIGNAL POLE	○ WATER METER
⊕ FIBER OPTIC MARKER	⊕ TRAFFIC MANHOLE	○ WATER VALVE
⊕ SWALE	⊕ TS	○ TREE / STUMP
⊕ FENCE LINE	⊕ TB	
⊕ SS	⊕ FB	
⊕ SD	⊕ OHE	
⊕ W	⊕ GAS	
⊕ TREE LINE	⊕ TEL	

### PAVING LEGEND

[Pattern]	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
[Pattern]	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
[Pattern]	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

### SITE SUMMARY

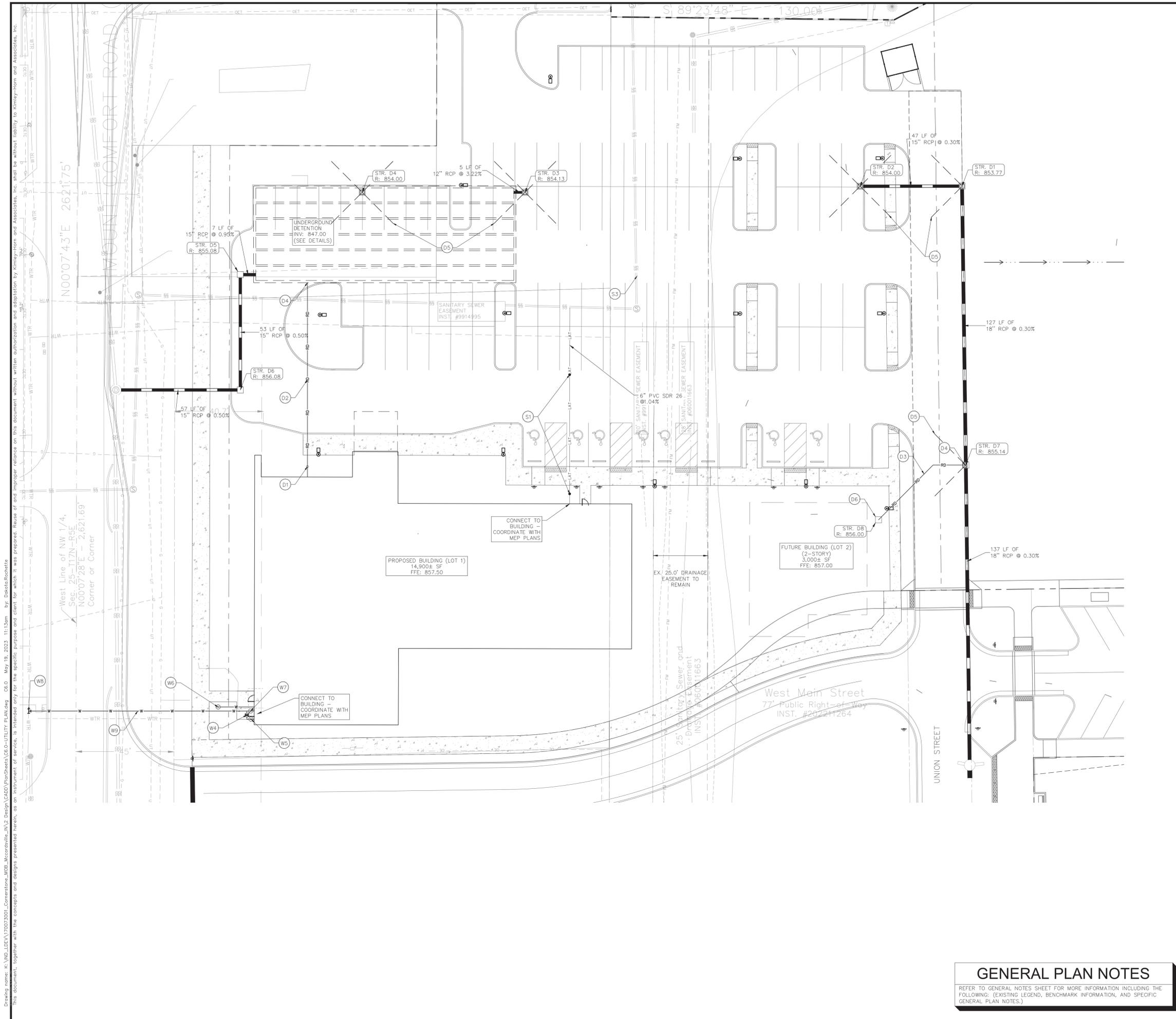
SITE ZONING	=	PUD
SITE ACREAGE	=	2.25 AC.±
BUILDING AREA	=	14,900 SF
BUILDING HEIGHT	=	X' FT
PARKING SPACES (STANDARD) REQUIRED (MIN/MAX)	=	30/52 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED (MIN/MAX)	=	2/3 SPACES
PARKING SPACES (STANDARD) PROVIDED	=	106 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	7 SPACES
TOTAL PARKING SPACES PROVIDED	=	113 SPACES

- ### KEY NOTES
- CONCRETE CURB, TYP. (SEE DETAILS)
  - DEPRESSED CONCRETE CURB AND GUTTER (SEE DETAILS)
  - CONCRETE SIDEWALK, TYP. (SEE DETAILS)
  - COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
  - CONCRETE CURB AND GUTTER (SEE DETAILS)
  - CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
  - CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
  - ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
  - ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
  - ACCESSIBLE RAMP (SEE DETAILS)
  - 2' WIDE TACTILE WARNING STRIP
  - 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
  - 24" WIDE STOP BAR, TYP. (SEE DETAILS)
  - STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
  - CONCRETE BOLLARD, TYP. (SEE DETAILS)
  - TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
  - TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
  - MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
  - LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
  - BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
  - RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
  - 2' CURB TURNOUT (SEE DETAILS)
  - 3-FT TRANSITION CURB (SEE DETAILS)

### GENERAL PLAN NOTES

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Drawing name: K:\INDO\LEVA\170073001\_Cornerstone\_MOB\_Accresville\_AJVZ Design\CADD\plansheets\C3.0-SITE PLAN.dwg C3.0 May 19, 2023 11:11am by: DeckerRechette  
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Indiana Utilities Protection Service  
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**NORTH**

GRAPHIC SCALE IN FEET  
 0 10' 20' 40'

### UTILITY LEGEND

	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED ROOF DRAIN LINE
	PROPOSED UNDERDRAIN
	PROPOSED SWALE
	PROPOSED STORM SEWER LINE
	STRUCTURE ID
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY LATERAL LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED FIRE PROTECTION LINE
	PROPOSED WATER VALVE BOX, PIV, METER FIRE HYDRANT, FIRE DEPT. CONN. & VAULT
	PROPOSED WATER BENDS & TEE
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (BY OTHERS)

### KEY NOTES

(D) DRAINAGE STORM SEWER  
 D1. ROOF DRAIN CLEANOUT  
 D2. ROOF DRAIN LINE (10" PVC at MIN. 1% SLOPE)  
 D3. ROOF DRAIN LINE (8" PVC at MIN. 1% SLOPE)  
 D4. CONNECT ROOF DRAIN TO STRUCTURE  
 D5. PERFORATED UNDERDRAIN  
 D6. 24" NYLOPLAST AREA INLET (INV: 850.02')

(S) SANITARY SEWER  
 S1. SANITARY CLEANOUT  
 S2. SANITARY LATERAL LINE (6" PVC SDR 26)  
 S3. EX. SANITARY SEWER MAIN

(W) WATER LINE  
 W1. FIRE HYDRANT AND VALVE ASSEMBLY  
 W2. WATER TEE  
 W3. WATER BEND  
 W4. GATE VALVE  
 W5. WATER METER  
 W6. FIRE DEPT CONNECTION (FDC)  
 W7. POST INDICATOR VALVE (PIV)  
 W8. CONNECT TO EXISTING WATER (TAP OR TEE)  
 W9. WATER LINE

(G) GAS LINE  
 G1. GAS SERVICE LINE

(E) ELECTRIC / TELEPHONE / CABLE  
 E1. ELECTRIC SERVICE LINE  
 E2. ELECTRIC TRANSFORMER  
 E3. TELECOMMUNICATIONS LINE

(M) MISCELLANEOUS  
 M1. CONTRACTOR TO COORDINATE CONNECTION WITH UTILITY PROVIDER.  
 M2. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH AND SIZE OF EXISTING UTILITY TO ENSURE CONFLICTS DO NOT EXIST WITH PROPOSED UTILITIES.  
 M3. POTENTIAL UTILITY CONFLICT. ALL (WATER, SANITARY, DRAINAGE STORM) CROSSINGS TO HAVE 18" MIN. VERTICAL CLEARANCE. ALL WATER SERVICE LINES TO REMAIN PERPENDICULAR AT CROSSING IN SUCH THAT IT FORMS AN ANGLE BETWEEN 45° AND 90°.

NOTE: CONTRACTOR TO VERIFY WATER, SANITARY, GAS, & ETC LOCATIONS, SIZES AND TYPES WITH MEP PLANS PRIOR TO ORDERING MATERIALS.

### EXISTING LEGEND

	BOLLARD		MISC LID		YARD LIGHT
	CONTROL BENCHMARK		MONITOR WELL		SANITARY CLEANOUT
	FLAG POLE		GAS MARKER		SANITARY MANHOLE
	MAIL BOX		GAS METER		VENT PIPE
	UTILITY POLE		GAS VALVE		STORM CURB INLET
	POST		AC UNIT		STORM INLET
	SOIL BORING		AREA LIGHT		STORM ROOF DRAIN
	HANDICAP SYMBOL		ELECTRICAL BOX		STORM DRAIN MANHOLE
	SIGN		ELECTRICAL HAND HOLE		STORM YARD DRAIN
	CABLE MANHOLE		ELECTRICAL METER		FIRE DEPT CONNECTION
	TELEPHONE PEDESTAL		ELECTRICAL MANHOLE		FIRE HYDRANT
	TELEPHONE HAND HOLE		ELECTRICAL MARKER		IRRIGATION VALVE
	TELEPHONE MARKER		ELECTRICAL TRANSFORMER		POST INDICATOR VALVE
	TELEPHONE MANHOLE		POWER POLE		WELL
	FIBER OPTIC MARKER		TRAFFIC SIGNAL POLE		WATER METER
	SHALE		TRAFFIC MANHOLE		WATER VALVE
	FENCE LINE		TREE / STUMP		TREE / STUMP
	SANITARY SEWER		TOE OF SLOPE		TOE OF SLOPE
	STORM DRAIN		TOP OF BANK		TOP OF BANK
	WATER LINE		UNDERGROUND FIBER OPTIC		UNDERGROUND FIBER OPTIC
	TREE LINE		OVERHEAD ELECTRICAL		OVERHEAD ELECTRICAL
			UNDERGROUND GAS		UNDERGROUND GAS
			UNDERGROUND TELEPHONE		UNDERGROUND TELEPHONE

### GENERAL PLAN NOTES

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

Drawing name: K:\INDO\LEVA\170072001\_Cornerstone\_M08\_McCorrville\_JK2 Design\CAD\PlanSheets\C6-UTILITY PLAN.dwg C6.0 May 19, 2023 11:15am by: DakotaRehette  
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 DRAWN BY: DJR  
 CHECKED BY: AMM

**Kimley-Horn**  
 250 EAST 96TH STREET, SUITE 500,  
 INDIANAPOLIS, IN 46240  
 WWW.KIMLEY-HORN.COM

WILLIAM A. BULL  
 REGISTERED PROFESSIONAL ENGINEER  
 NOTED FOR CONSTRUCTION  
 4/28/23

**CORNERSTONE**

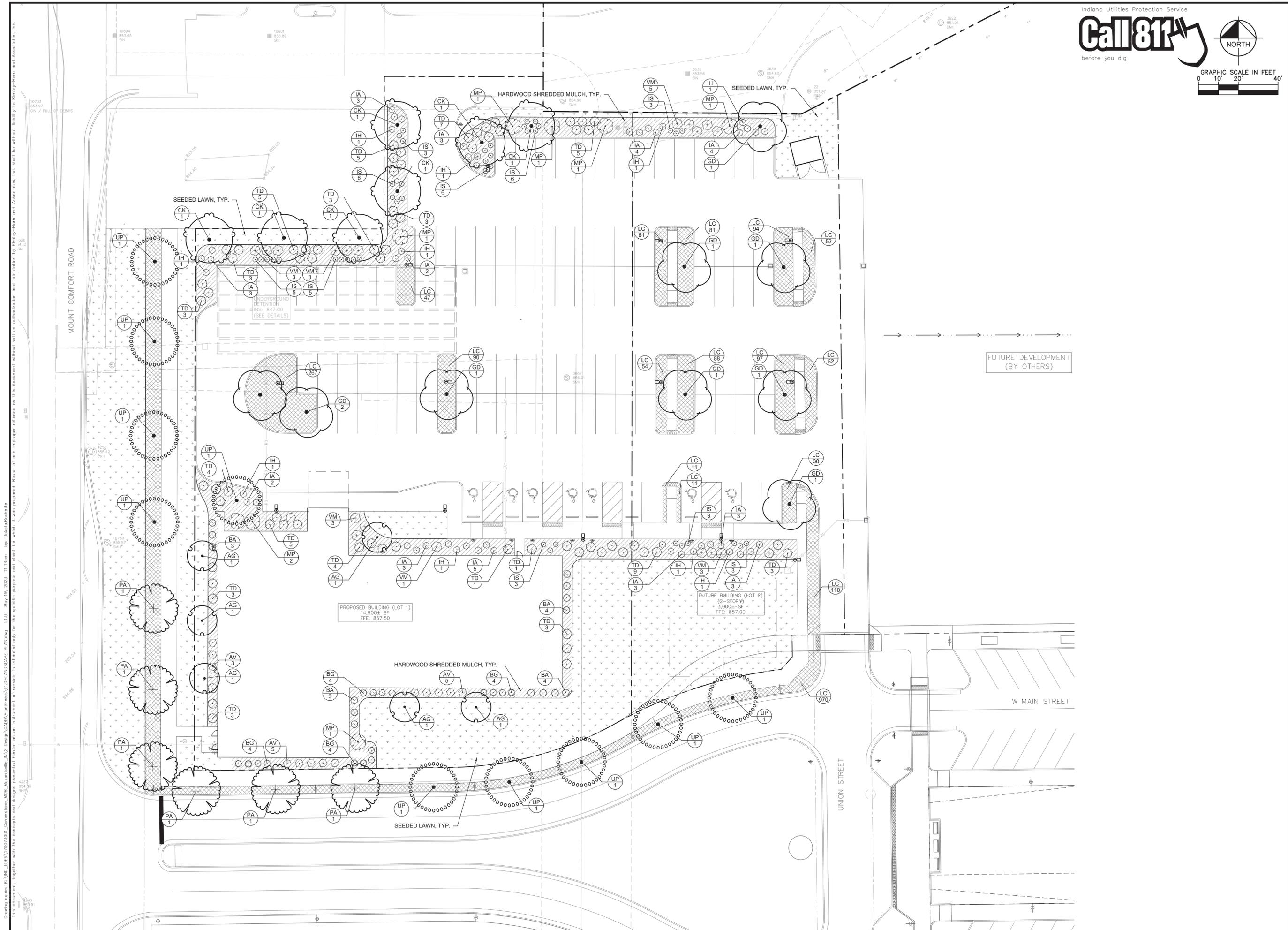
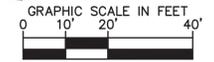
**UTILITY PLAN**

**IU HEALTH CENTER  
 - MCCORDSVILLE  
 XXX UNION STREET**

ORIGINAL ISSUE:  
 05/19/2023  
 KHA PROJECT NO.  
 170073001  
 SHEET NUMBER  
**C6.0**



before you dig



FUTURE DEVELOPMENT (BY OTHERS)

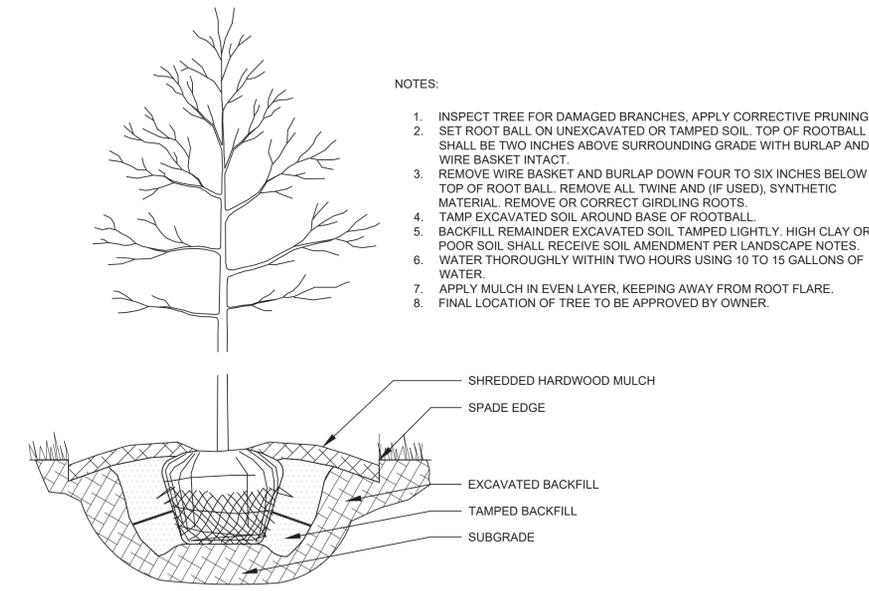
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<p>NOT APPROVED FOR CONSTRUCTION FOR MICHELLE C. REICHETTE, ARCHITECT <i>Michelle Reichette</i></p>	
<p>CORNERSTONE</p>	
<p>LANDSCAPE PLAN</p>	
<p>IU HEALTH CENTER - MCCORDSVILLE XXX UNION STREET</p>	
<p>ORIGINAL ISSUE: 05/19/2023 KHA PROJECT NO. 170073001 SHEET NUMBER</p>	
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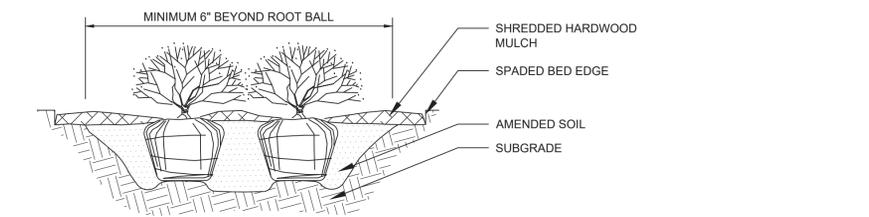


### LANDSCAPE NOTES

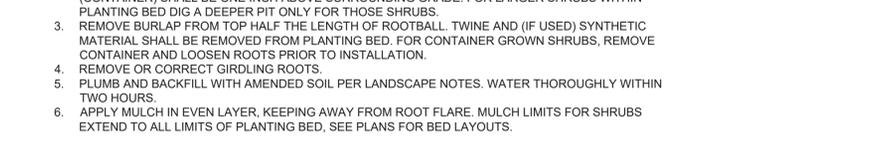
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- 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.
- ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- 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.
- 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.
- SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
- 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.
- ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
- CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER 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.
- WEED FABRIC SHALL BE REQUIRED UNDER MULCH.
- MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- 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.
- THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- 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.
- 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.



1 TREE PLANTING NTS



2 SHRUB PLANTING NTS



3 PERENNIAL PLANTING NTS

### PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AG	6	ACER GRISEUM	PAPERBARK MAPLE	B & B	2" CAL MIN	
CK	7	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	B & B	2" CAL MIN	
GD	9	GLEDTISIA TRIACANTHOS INERMIS 'DRAVES'	STREET KEEPER® HONEY LOCUST	B & B	2" CAL MIN	
PA	6	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	B & B	2" CAL MIN	
UP	10	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	B & B	2" CAL MIN	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
AV	13	ARONIA MELANOCARPA 'VIKING'	VIKING BLACK CHOKEBERRY	---	SEE PLAN	18" FULL
BA	14	BAPTISIA AUSTRALIS	BLUE WILD INDIGO	---	SEE PLAN	18" FULL
BG	16	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	---	SEE PLAN	18" FULL
IA	38	ILEX VERTICILLATA 'NCIV1'	LITTLE GOBLIN® RED WINTERBERRY	---	SEE PLAN	18" FULL
IH	10	ILEX VERTICILLATA 'NCIV3'	LITTLE GOBLIN® GUY WINTERBERRY	---	SEE PLAN	18" FULL
IS	43	ILEX GLABRA 'LEXFARROWTRACEY'	STRONGBOX® INKBERRY HOLLY	---	SEE PLAN	18" FULL
MP	8	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	---	SEE PLAN	18" FULL
TD	70	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	---	SEE PLAN	18" FULL
VM	18	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD VIBURNUM	---	SEE PLAN	18" FULL

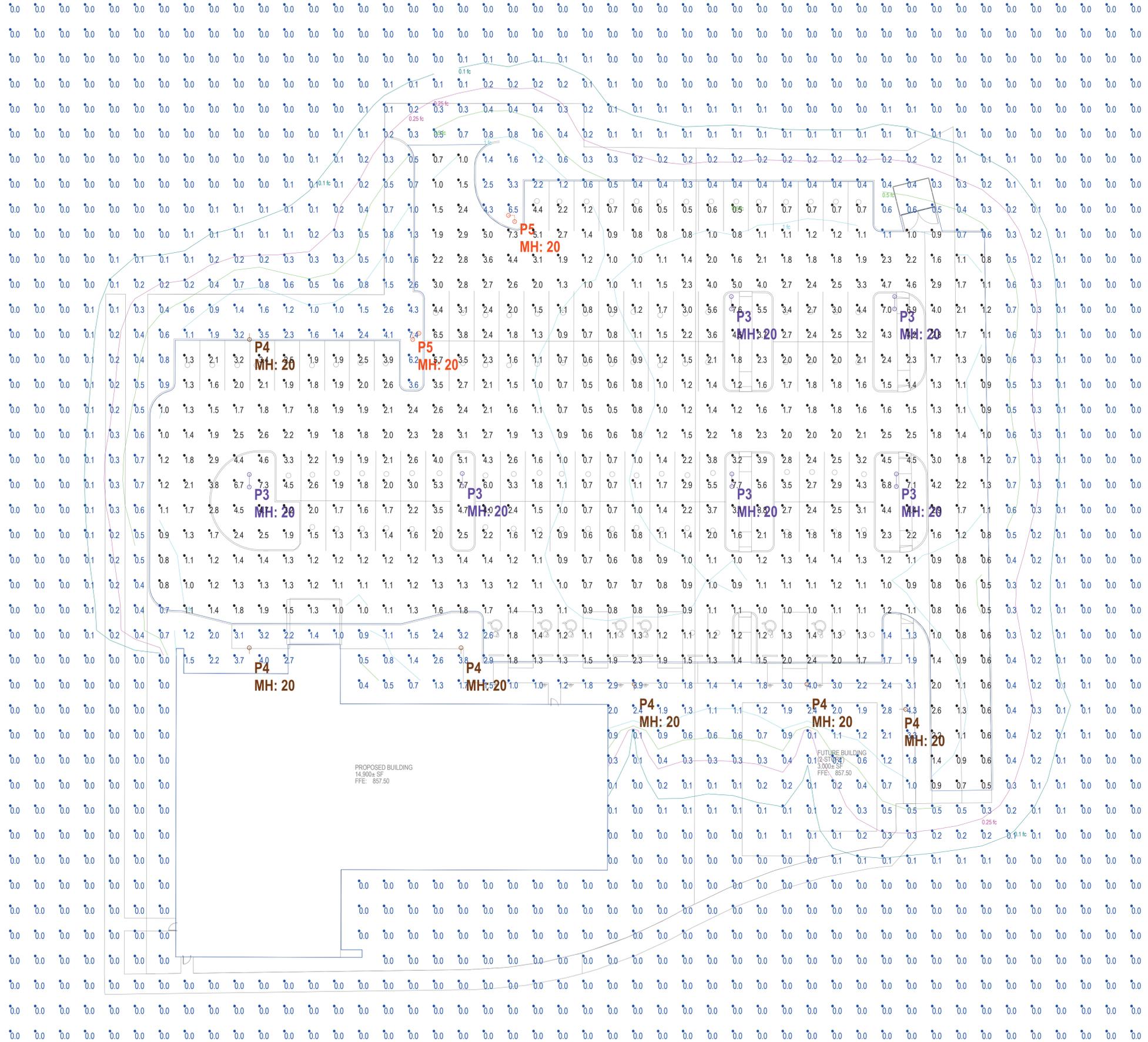
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	HM	8,939 SF	HARDWOOD SHREDDED MULCH NATURAL BROWN COLOR	-	-
	LC	2,123	LIRIOPE SPICATA	CREeping LILYTURF	1 GAL
	PS	24,365 SF	PERMANENT SEEDING AMERITURF FRONTRUNNER BLEND TALL FESCUE. APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQ FT)	-	-

### ORDINANCE CHART

ZONING: McCord Square PUD		
REQUIREMENT	REQUIRED	PROVIDED
<b>PERIMETER ROW LANDSCAPE AREA - SECTION E. 1. d.</b>		
• 1 tree / 40 LF	Mount Comfort Road = 356 LF • 271 / 40 LF = 7 trees  West Main Street = 318 LF • 331 / 40 LF = 8 trees	Mount Comfort Road • 7 trees  West Main Street • 8 trees
<b>FOUNDATION PLANTINGS - SECTION E. 1. g.</b>		
• min 50% evergreen • min 30% of each façade must have plantings	• min 50% evergreen • min 30% of each façade must have plantings	• min 50% evergreen • min 30% of each façade must have plantings
<b>SITE PLANTING - SECTION E. 1. h.</b>		
• 5 trees on site	• 5 trees on site	• 5 trees on site
<b>PERIMETER PARKING LOT LANDSCAPING - SECTION E. 1. i.</b>		
• 1 tree / 50 LF • 1 shrub / 3 LF • min 50% evergreen shrubs	Parking perimeter = 504 LF • 504 / 50 LF = 10 trees • 504 / 3 LF = 168 shrubs • min 50% evergreen shrubs	Parking perimeter • 10 trees • 168 shrubs • min 50% evergreen shrubs
<b>INTERNAL PARKING LOT LANDSCAPING - SECTION E. 1. j.</b>		
• 1 landscape island with tree / 15 spaces	• 113 parking spaces / 15 = 8 landscape islands • 8 landscape islands = 8 trees	• 8 landscape islands • 8 trees

Drawing name: K:\IND\_LDEV\170073001\_Cornerstone\_MCB\_McCordsville\_INV2\_Design\CADD\PlanSheets\L1-LANDSCAPE\_PLAN.dwg L1 - May 19, 2023 - 11:14am by: DakotaRehette  
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<p>CORNERSTONE</p>							
<p>LANDSCAPE DETAILS</p>							
<p>IU HEALTH CENTER - MCCORDSVILLE XXX UNION STREET</p>							
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PHOTOMETRIC PLAN DESIGNED BY ESL-SPECTRUM  
 WWW.ESL-SPECTRUM.COM  
 PHONE: 317.951.2300

Luminaire Schedule									
Project: 20230098-ZN MCCORDSVILLE MOB - SITE LIGHTING (5-18-23)									
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Manufacturer	Description	
⊙	6	P3	Back-Back	73	7726	0.850	LANDSCAPE	LE350-T4-HO-CLR - TWIN - 20' POLE	
⊖	6	P4	Single	73	7726	0.850	LANDSCAPE	LE350-T4-HO-CLR - 20' POLE	
⊕	2	P5	2 @ 90 degrees	73	7726	0.850	LANDSCAPE	LE350-T4-HO-CLR - TWIN - 20' POLE	

CALCULATIONS ARE MAINTAINED HORIZONTAL ILLUMINANCE FIGURES IN FOOT-CANDLES  
 POINTS SHOWN ARE AT GRADE  
 FIXTURE MOUNTING HEIGHTS ARE SPECIFIED NEXT TO FIXTURES AS "MH"

Calculation Summary						
Project: 20230098-ZN MCCORDSVILLE MOB - SITE LIGHTING (5-18-23)						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PARKING LOT_Grade	ILLUMINANCE	Fc	1.92	7.7	0.5	3.84
PERIMETER_Grade	ILLUMINANCE	Fc	0.10	7.4	0.0	N.A.

ESL-Spectrum's services are for estimation purposes only, and are not warranties.  
 Final design and illumination levels must be determined and specified by an electrical engineer.  
 Field results may differ from computer predictions because of many uncontrollable factors and adverse test conditions such as:  
 line voltage variations, lamp performance, product manufacturing tolerances, jobsite conditions, and other unrecoverable light-loss factors.

THE FIXTURE TYPE(S) AND LAMPING(S) SPECIFIED ON THIS LAYOUT MUST BE USED IN ORDER TO MEET THE EXACT CRITERIA AND PERFORMANCE DATA SHOWN.  
 IES RECOMMENDED ILLUMINANCE TARGETS USED WHERE APPLICABLE.

SITE LIGHTING - PLAN VIEW  
 Scale: 1 inch=20 Ft.