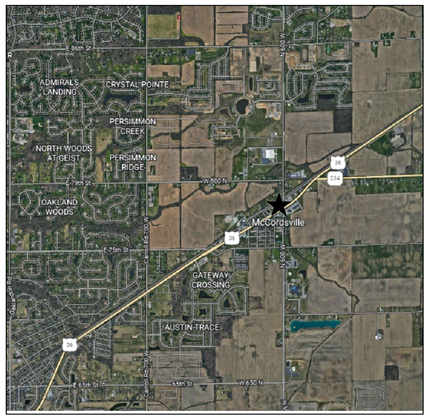
CONSTRUCTION PLANS FOR

CULVER'S

NW CORNER OF US 36 AND MT COMFORT ROAD
MCCORDSVILLE, IN 46055

PLANS PREPARED FOR
CULVER'S
PO BOX 1478
MARION, IN 46952
TELEPHONE: (765) 206-0050
CONTACT PERSON: JIM SWAN
EMAIL: JIM.SWAN@SSS2020.COM

PLANS PREPARED BY
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: SCOTT RUCKER, P.E.
EMAIL: RUCKERS@WEIHE.NET

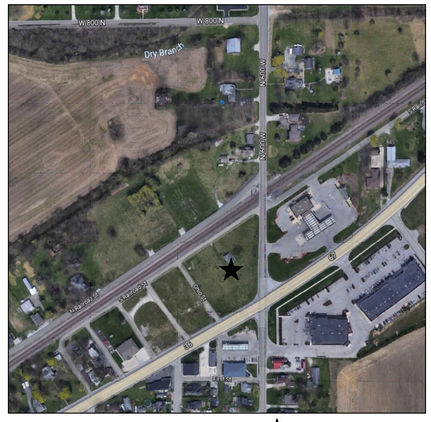


PROJECT LOCATION

AREA MAP

N
W E
S

NO SCALE



PROJECT LOCATION

LOCATION MAP

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C0.5	GENERAL NOTES
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C1.1	SURVEY
C2.0	SITE DEMO S.E.S.C. - SWPPP1
C2.1	SITE STABILIZATION - SWPPP2
C2.2	SWPPP SPECIFICATIONS
C3.0	SITE PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C5.1	STORM PLAN AND PROFILE
C6.0	LANDSCAPE PLAN
C7.0	LIGHTING AND PHOTOMETRIC PLAN
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C8.2	UTILITY DETAILS
C8.3	LANDSCAPE DETAILS
C8.4	LIGHT POLE DETAILS
C8.5	TRASH CORRAL DETAILS
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GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
4. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
5. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
6. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
7. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
8. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
9. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
10. ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
11. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
12. THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM. WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C0228G, DATED NOVEMBER 19, 2014.
13. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
14. THIS SITE DOES NOT CONTAIN ANY WETLANDS AT SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE; McCORDSVILLE, INDIANA, NATIONAL WETLANDS INVENTORY MAP DATED 1990.

OPERATING AUTHORITIES

MCCORDSVILLE PLANNING AND BUILDING
6280 W 800 N
MCCORDSVILLE, IN 46055
RYAN CRUM
TEL: 317.335.3604

MCCORDSVILLE ENGINEERING DEPARTMENT
6280 W 800 N
MCCORDSVILLE, IN 46055
MARK WITTSMAN
TEL: 317.335.3604

MCCORDSVILLE VOLUNTEER FIRE DEPARTMENT
7580 N FORM ST
MCCORDSVILLE, IN 46055
TEL: 317.335.9236

MCCORDSVILLE PUBLIC WOKS DEPARTMENT
6280 W 800 N
MCCORDSVILLE, IN 46055
RON CRIDER
TEL: 317.335.3493

CITIZENS ENERGY GROUP
1220 WATERWAY BLVD
INDIANAPOLIS, IN 46202
317.263.6382

VECTREN ENERGY
112 W. SOUTH ST
GREENFIELD, IN 46140
TEL: 765.648.3246

COMCAST
9750 E. 150th STREET
SUITE 1600
NOBLESVILLE, INDIANA 46060
TEL: 317/776-4495

INDIANAPOLIS POWER AND LIGHT
1230 W. MORRIS ST
INDIANAPOLIS, IN 46221
TEL: 317.261.5203

NINESTAR CONNECT
2243 E. MAIN ST
GREENFIELD, IN 46140
TEL: 317.323.2087

LAND DESCRIPTION
SEE SURVEY

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10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

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REVISIONS/ANNOTATIONS	DATE	BY
1 PERMIT SET	08.22.2023	DEG
2 RETAINING WALL GRADES	09.07.2023	DEG

PROJECT NO.: W22408
DWG NAME:
DESIGNED BY: DEG
DRAWN BY: JM
CHECKED BY: BT
DATE: 06.22.2022

DARRELL A. EDWARDS
REGISTERED
No. 890047
STATE OF INDIANA
PROFESSIONAL ENGINEER

DARRELL A. EDWARDS P.E. #890047

BID SET

PREPARED FOR:
CULVER'S
MCCORDSVILLE, IN
NWC OF US 36 & MT COMFORT ROAD, MCCORDSVILLE, IN 4M6055

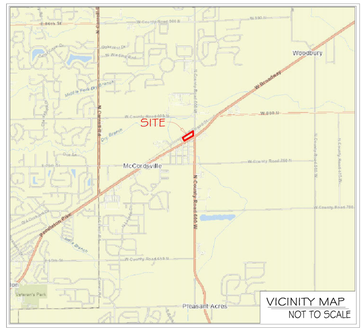
TITLE SHEET
PART OF SE1/4, SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

SHEET NO.
C0.0

PROJECT NO.
W22.0408

LOCATION: H:\2022\W22040R\Engineering\Design\culver\W220408 - C0.0 TITLE SHEET.dwg
USER: Scott Rucker
DATE/TIME: September 18, 2023 - 9:15am
PLOTTED BY: (mcoyle)

ALTA / NSPS LAND TITLE SURVEY FOR WESTFIELD PROPERTY DEVELOPMENT



SCALE: 1" = 30'

0 15' 30' 60'

LEGEND

- ● - Monument Found (see plat)
- ○ - 5/8" Ø X 24" Rebar set with "VanWienen # 20500018" I.D. Cap
- ⊙ - Mag Spike Set
- ▲ - Railroad Spike Set
- ■ - Concrete R / W Monument
- ◈ - Section corner (see plat)
- (C) - Calculated Dimension
- (D) - Deeded Dimension
- (M) - Measured Dimension
- Ⓜ - Sewer Manhole
- Ⓣ - Traffic Manhole
- Ⓢ - Storm Manhole
- ▣ - Storm Inlet
- ▥ - Storm Inlet
- ▥ - Curb Inlet
- ▨ - Fiber Ground Box
- OH - Overhead Utility Line
- E - Underground Electric Line
- GAS - Gas Line
- W - Water Line
- SD - Storm Drain Line
- S - Sewer Line
- Ⓔ - Electric Box
- Ⓐ - A / C Unit
- Ⓦ - Water Valve
- WM - Water Meter
- T - Telephone riser
- Ⓒ - Cable riser
- Ⓔ - Electric Transformer
- ▨ - Power Pole
- ⟵ - Guy Wire
- ♿ - Handicapped Parking
- ▭ - Sign
- ◈ - Fire Hydrant
- Ⓖ - Gas Valve
- ○ - Gas Meter
- ☼ - Light Pole
- ☼ - Ground Light Pole
- ▭ - Building
- ▭ - Asphalt
- ▭ - Concrete

PRECISE LAND SURVEYING
920 MAIN STREET
ANDERSON, INDIANA 46016

LAND DESCRIPTION EXHIBITS
SURVEY OR LOCATION REPORTS
SUBDIVISION & LAND PLANNING
ALTA / NSPS LAND TITLE SURVEYS
RETRACEMENT & ORIGINAL SURVEYS
PHONE (765) 641 - 1997
WWW.PRECISELS.COM

MEMBER

ALTA / NSPS LAND TITLE SURVEY FOR WESTFIELD PROPERTY DEVELOPMENT, BEING A PART THE ORIGINAL PLAT OF McCORDSVILLE, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

NO.	REVISION	DATE	AUTH.

SCALE: 1" = 30'
DRAWN BY: KBV
DATE: 11/8/2019
CHECK BY: KBV
JOB NUMBER: 2022 - 353
SHEET NUMBER: C1.0

BENCHMARK DATA

REFER TO SHEET C0 - TITLE SHEET FOR BENCHMARK DATA.

SITE PREPARATION / SWPPP PHASE 1 NOTES

1. INSTALL PERMIT POSTING AREA - 4" PVC TUBE WITH END CAPS ATTACHED TO PROJECT CONSTRUCTION SIGN CONTAINING APPROVED CONSTRUCTION DRAWINGS AND PERMITS FOR INSPECTORS.
2. INSTALL CONSTRUCTION ENTRANCE - REFER TO DETAIL ON SHEET C8.0
3. INSTALL CONCRETE WASHOUT - REFER TO DETAIL ON SHEET C8.0
4. INSTALL SILT FENCE / SILT DIKE - ADJUST AS NEEDED DURING CONSTRUCTION PHASING - REFER TO DETAIL ON SHEET C8.0
5. LIMITS OF PROPOSED BUILDING
6. REMOVE EXISTING POWER AND UTILITIES
7. STAGING AREA: USE FOR STAGING AND PROVIDE CONSTRUCTION DUMPSTER, FUELING AREA, AND PORT-O-LET AS NEEDED
8. SAWCUT EXISTING CURB FOR REMOVAL
9. REMOVE EXISTING CURB
10. SAWCUT EXISTING PAVEMENT FULL DEPTH FOR REMOVAL
11. REMOVE EXISTING PAVEMENT
12. REMOVE EXISTING FIRE HYDRANT
13. KEEP EXISTING UTILITY
14. EXISTING SIGN TO BE REMOVED OR KEPT AT OWNER'S DIGRESSION
15. REMOVE EXISTING BUILDING AND ASSOCIATED UTILITY CONNECTIONS.

CONTACT PERSON FOR EROSION CONTROL & SEDIMENT PRACTICES

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46268
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
EMAIL: PARKERF@WEIHE.NET
CONTACT PERSON: FRED PARKER, CPESC

SWPPP PHASE 1 LEGEND

- CONSTRUCTION ENTRANCE
- STAGING AREA
- POSTING AREA — 4" PVC TUBE WITH END CAPS ATTACHED TO PROJECT CONSTRUCTION SIGN CONTAINING APPROVED CONSTRUCTION DRAWINGS AND PERMITS FOR INSPECTORS
- CONCRETE WASHOUT
- LIMITS OF DISTURBANCE
- SILT FENCE
- SILT DIKE
- INLET PROTECTION - SEE SHEET C8.0 FOR DETAILS
- IP * CONTRACTOR TO ADD ADDITIONAL MEASURES AS CONSTRUCTION PHASING AND SITE CONDITIONS DICTATE

EXISTING AREAS

TOTAL SITE	= 2.925 AC
DISTURBED	= 2.659 AC
PERVIOUS	= 2.616 AC
IMPERVIOUS	= 0.309 AC

PLAN CERTIFICATE NOTE:
ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITION ITEMS WERE PREPARED BY PRECISE LAND SURVEYING, JOB NUMBER 2022-353, DATED NOVEMBER 8, 2019.

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24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*
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BY:	DATE
DEG	08.22.2023
DEG	09.07.2023

PROJECT NO.: W22.0408
DWG NAME:
DESIGNED BY: DEG
DRAWN BY: JM
CHECKED BY: BT
DATE: 06.22.2022

REVISIONS AND ISSUES
1. PERMIT SET
2. RETAINING WALL GRADES

DARRELL A. EDWARDS REGISTERED No. 890047 STATE OF INDIANA PROFESSIONAL ENGINEER

DARRELL A. EDWARDS P.E. #890047

BID SET

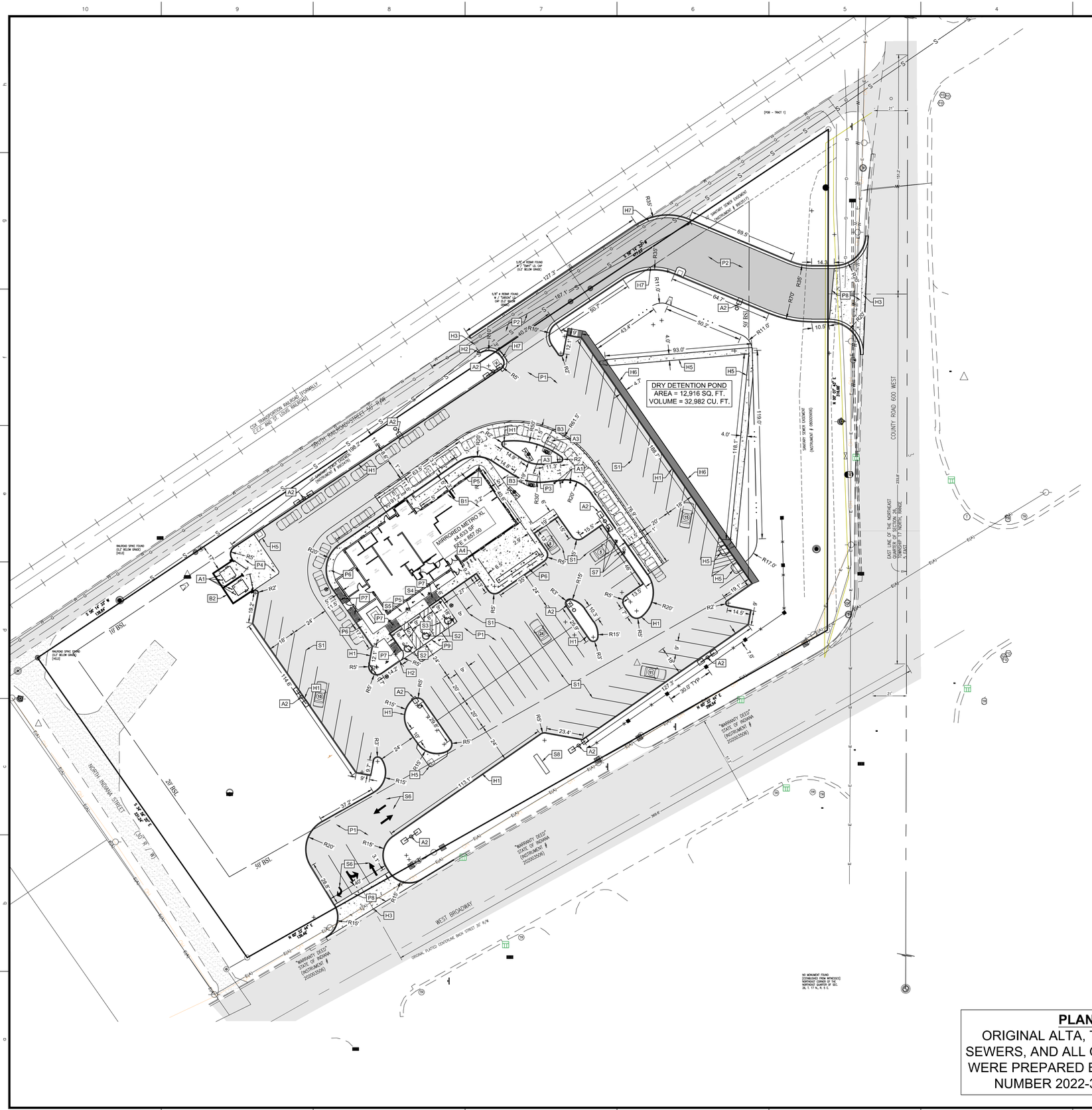
PREPARED FOR:
CULVER'S
MCCORDSVILLE, IN
NWC OF US 36 & MT COMFORT ROAD, MCCORDSVILLE, IN 4M6055

SITE DEMO S.E.S.C. - SWPPP1
PART OF SE/4, SECTION 28, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

SHEET NO.
C2.0

PROJECT NO.
W22.0408

LOCATION: H:\2022\W22.0408\Engineering\design\current\W22.0408 - C2.0 SWPPP1 DEMO.dwg
LAYOUT: C2.0 SWPPP1 DEMO
DATE/TIME: September 18, 2023 - 9:15am
PLOTTED BY: mcnulty



SITE DATA

SITE AREA = 2.925 AC
SITE AREA = 127,413 SF
BUILDING AREA = 4,633 SF
HARDSCAPE AREA = 59,515 SF
GREEN SPACE = 63,265 SF
PERCENT IMPERVIOUS = 50.3% (65% MAX)

ZONING = CN & HIGHWAY OVERLAY DISTRICT
FRONT BSL = 25/35/50 FT
SIDE BSL = 10 FT
REAR BSL = 20 FT
MAX BUILDING HEIGHT = 45 FT

PARKING:
REQUIRED: 1 PER EMPLOYEE @ MAX SHIFT (?) & 1 PER 300SF (15) =
STANDARD SPACES: 70
ADA SPACES: 3
TOTAL SPACES: 73

SITE PLAN NOTES

PAVEMENT - DETAILS SHEET C8.1

P1 BITUMINOUS PAVING FOR PARKING LOT (STANDARD DUTY ASPHALT PAVEMENT SECTION) - 165#/SQ.YD (1 1/2") BITUMINOUS SURFACE OVER 275#/SQ YD (2 1/2") BITUMINOUS BINDER OVER 8" COMPACTED AGGREGATE BASE #53 (100% STANDARD PROCTOR)

P2 BITUMINOUS PAVING FOR PROPOSED ROAD (HEAVY DUTY ASPHALT PAVEMENT SECTION) - 220#/SQ YD (2") BITUMINOUS SURFACE OVER 330#/SQ YD (3") BITUMINOUS BINDER OVER 8" COMPACTED AGGREGATE BASE #53 (100% STANDARD PROCTOR)

P3 CONCRETE PAVING AT DRIVE THRU, 10' WIDE X 6" THICK, 4500 PSI WITH INTEGRAL LOOP DETECTOR AT CUSTOMER ORDER DISPLAY, SEE ELECTRICAL PLANS FOR DETECTOR SPECS

P4 CONCRETE PAVING AT DUMPSTER (HEAVY DUTY CONCRETE PAVEMENT SECTION) - 8" THICK 4500 PSI WITH 5% AIR ENTRAINMENT OVER 6" CA BASE

P5 PAVER WALKWAY - PAVERS LAID OVER 4" 4000 PSI REINFORCED CONCRETE OVER 4" COMPACTED AGGREGATE BASE #53 (100% STANDARD PROCTOR)
2% MAXIMUM CROSS SLOPE (1.5% RECOMMENDED)
5% MAXIMUM RUNNING SLOPE (4.5% RECOMMENDED)

P6 PAVER WALKWAY WITH MONOLITHIC CURB - PAVERS LAID OVER 4" 4000 PSI REINFORCED CONCRETE OVER 4" COMPACTED AGGREGATE BASE #53 (100% STANDARD PROCTOR)
2% MAXIMUM CROSS SLOPE (1.5% RECOMMENDED)
5% MAXIMUM CROSS SLOPE (4.5% RECOMMENDED)

P7 4" THICK CONCRETE CURB RAMP WITH NON-SLIP SURFACE PER ADA STANDARDS
8.33% MAXIMUM RUNNING SLOPE (7.75% RECOMMENDED)
2% MAXIMUM CROSS SLOPE (1.5% RECOMMENDED)

P8 CONCRETE APRON

P9 4" THICK CONCRETE PAD PER ADA STANDARDS.
2% MAXIMUM RUNNING SLOPE (1.8% RECOMMENDED)
2% MAXIMUM CROSS SLOPE (1.8% RECOMMENDED)

HARDSCAPE - DETAILS SHEET C8.1

H1 6" X 18" STANDARD CONCRETE CURB

H2 TAPER CURB WITHIN 3 FEET

H3 MATCH EXISTING PAVEMENT

H4 CONCRETE COLLAR

H5 CONCRETE CHANNEL

H6 RETAINING WALL WITH RAILING. REFER TO STRUCTURAL PLANS AND DETAILS.

H7 STANDARD CHAIRBACK CURB

BUILDING ACCESSORIES

B1 PROPOSED BUILDING - REFER TO ARCHITECTURAL PLANS

B2 DUMPSTER ENCLOSURE WITH STORAGE SHED - REFER TO C8.7 DETAILS

B3 DRIVE THROUGH CANOPY - REFER TO ARCHITECTURAL PLANS

ACCESSORIES

A1 6" CONCRETE BOLLARD

A2 LED LOT LIGHT AND BASE

A3 LOOP DETECTOR IN CONCRETE PAVEMENT (SEE MEP PLANS FOR SPECIFICATIONS)

A4 BICYCLE RACK

SIGNAGE & MARKINGS

S1 9' WIDE PARKING SPACE (CTR TO CTR PAINT STRIPE)
MARKED WITH 4" WIDE WHITE PAINT STRIPE

S2 8'-0" WIDE ACCESSIBLE PARKING SPACE (CTR TO CTR PAINT STRIPE)
MARKED WITH BLUE PAINT HANDICAP GRAPHIC & 4" WIDE BLUE PAINT STRIPE

S3 8' WIDE (MIN) ACCESSIBLE AISLE (CTR TO CTR PAINT STRIPE)
MARKED WITH 4" BLUE PAINT STRIPE

S4 BOLLARD MOUNTED VAN ACCESSIBLE PARKING SIGN
(MIN HEIGHT TO BOTTOM OF SIGN 66" ABOVE PAVEMENT)

S5 BOLLARD MOUNTED ACCESSIBLE PARKING SIGN
(OVERALL HEIGHT TO MATCH VAN ACCESSIBLE PARKING SIGN)

S6 DIRECTIONAL PAVEMENT MARKINGS - WHITE

S7 BOLLARD MOUNTED CURBSIDE PICKUP SIGN
(OVERALL HEIGHT TO MATCH VAN ACCESSIBLE PARKING SIGN)

S8 CULVER'S SIGN WITH EMC BOARD. PERMITTED BY OTHERS.

PLAN CERTIFICATE NOTE:
ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITION ITEMS WERE PREPARED BY PRECISE LAND SURVEYING, JOB NUMBER 2022-353, DATED NOVEMBER 8, 2019.

N
W E
S

SCALE: 1" = 30'
0 15 30 60

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317 | 843 - 0546 *fax*
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REVISIONS AND/OR ISSUES	BY:	DATE
1 PERMIT SET	DEG	08.22.2023
2 RETAINING WALL GRADES	DEG	09.07.2023

PROJECT NO.: W22048
DWG NAME:
DESIGNED BY: DEG
DRAWN BY: JM
CHECKED BY: BT
DATE: 08.22.2022

DARRELL A. EDWARDS REGISTERED No. 890047 STATE OF INDIANA PROFESSIONAL ENGINEER

DARRELL A. EDWARDS P.E. #890047

BID SET

PREPARED FOR:
CULVER'S
MCCORDSVILLE, IN

NWC OF US 36 & MT COMFORT ROAD, MCCORDSVILLE, IN 4M6055

SITE PLAN

PART OF SE/4, SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

SHEET NO.
C3.0

PROJECT NO.
W22.0408

LOCATION: H:\2022\W220408\Engineering\Design\consel\W220408 - C3.0 SITE PLAN.dwg
USER: Darrell Edwards
DATE/TIME: September 18, 2023 - 9:16am
PLOTTED BY: mcclellj

CUT / FILL VOLUME ESTIMATE:
6,890 CUBIC YARDS OF FILL

CALCULATION IS BASED ON A SURFACE TO SURFACE ANALYSIS, NOT ACCOUNTING FOR UTILITY OR PIPE SPOILS.

IMPERVIOUS AREAS

EXISTING = 0.18 AC (7.7%)

PROPOSED = 1.81 AC (88.1%)

BENCHMARK DATA

REFER TO SHEET C0 - TITLE SHEET FOR BENCHMARK DATA.

FLOOD PLAIN NOTE

THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C0139C DATED NOVEMBER 19, 2014.

STORM SEWER DATA

REFER TO SHEET C5.0 - UTILITY PLAN FOR DETAILED STORM STRUCTURE AND PIPE INFORMATION.

ALL PROPOSED STORM SEWERS ARE A PRIVATE STORM SEWER SYSTEM.

PLAN CERTIFICATE NOTE:
ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITION ITEMS WERE PREPARED BY PRECISE LAND SURVEYING, JOB NUMBER 2022-353, DATED NOVEMBER 8, 2019.

N W E S

SCALE: 1" = 30'

0 15 30 60

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REVISIONS AND ISSUES	DATE	BY:
1. PERMIT SET	08.22.2023	DEG
2. RETAINING WALL GRADES	09.07.2023	DEG

PROJECT NO.: W22.0408
DWG NAME:
DESIGNED BY: DEG
DRAWN BY: JM
CHECKED BY: BT
DATE: 08.22.2022

DARRELL A. EDWARDS REGISTERED No. 890047 STATE OF INDIANA PROFESSIONAL ENGINEER

DARRELL A. EDWARDS P.E. #890047

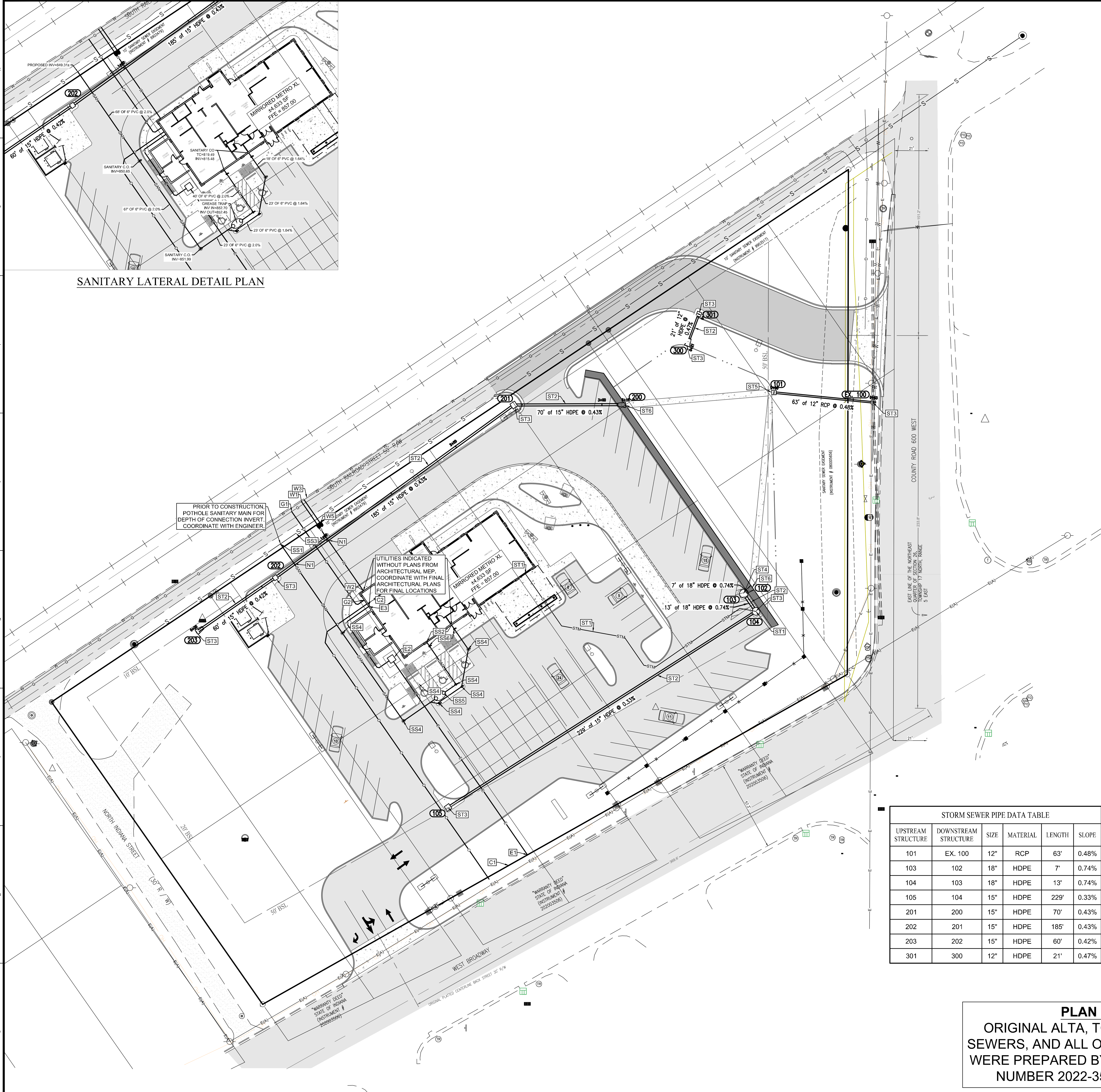
BID SET

PREPARED FOR:
CULVER'S
MCCORDSVILLE, IN
NWC OF US 36 & MT COMFORT ROAD, MCCORDSVILLE, IN 4M6055

GRADING PLAN
PART OF SE/4, SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

SHEET NO.
C4.0

PROJECT NO.
W22.0408



SANITARY LATERAL DETAIL PLAN

NOTE:
FULL DEPTH GRANULAR BACKFILL REQUIRED FOR SANITARY, WATER, STORM LINES UNDER PAVEMENT.

TRACER WIRE TO BE LAID ALONG SANITARY, WATER, STORM LINES.

UTILITY PLAN NOTES

SANITARY SEWER NOTES

SS1 CONNECT PROPOSED 6" [SDR-35 PVC] SANITARY SEWER LATERAL TO EXISTING SANITARY SEWER 8" MAIN. COORDINATE CONNECTION WITH MEP. PROVIDE CLEANOUTS AS REQUIRED/SHOWN. VERIFY INVERTS ON EXISTING LINE AND COORDINATE CONDITIONS WITH MEP. ADJUST AS REQUIRED

SS2 COORDINATE CONNECTION OF 6" SDR-35 PVC SANITARY SEWER LATERAL WITH PLUMBING DRAWINGS.

SS3 EXISTING 8" SANITARY SEWER

SS4 PROPOSED SANITARY LATERAL CLEANOUT TYPE 2 (OUTSIDE 3' OF BUILDING). REFER TO DETAIL ON SHEET C7.3

SS5 GREASE TRAP PER CITIZEN'S ENERGY GROUP SPECS

SS6 PROPOSED SANITARY LATERAL CLEANOUT TYPE 1 (WITHIN 3' OF BUILDING). REFER TO DETAIL ON SHEET C7.3

WATER SERVICE NOTES:

W1 COORDINATE AND CONNECT 6" PVC C900 WATER SERVICE LINE TO EXISTING 12" DI WATER MAIN. TAPPING SLEEVE AND VALVE REQUIRED

W2 COORDINATE CONNECTION OF 2" PE DOMESTIC SERVICE LINE AND 6" FIRE SERVICE LINE WITH PLUMBING DRAWINGS. COORDINATE CONNECTION OF DOMESTIC 1.5" METER AND BACKFLOW PREVENTOR LOCATION WITH MEP PLANS - TO BE INSIDE BUILDING.

W3 EXISTING 12" DI WATER MAIN

W4 PROPOSED FIRE DEPARTMENT CONNECTION 5" STORZ

W5 PROPOSED 1" LINE & IRRIGATION VALVE AND $\frac{3}{4}$" METER, REFER TO SHEET C8.16/17.

W6 POST INDICATOR VALVE ON FIRELINE

W7 6" X 2" TEE

ELECTRIC NOTES:

E1 CONNECT BUILDING ELECTRICAL LINE TO EXISTING POWER SUPPLY. COORDINATE CONNECTION WITH POWER COMPANY AND ELECTRICAL DRAWINGS. ADJUST AS REQUIRED.

E2 PROPOSED TRANSFORMER PAD MOUNTED. COORD W LOCAL ELECTRIC CO.

E3 BUILDING ELECTRICAL LINE POINT OF CONNECTION. COORDINATE CONNECTION WITH MEP AND ELECTRICAL DRAWINGS. ADJUST AS REQUIRED.

COMMUNICATION NOTES:

C1 COORDINATE CONNECTION OF COMMUNICATION SERVICE LINES TO EXISTING UTILITY PEDESTAL.

C2 COORDINATE AND CONNECT BUILDING COMMUNICATION SERVICE LINE(S) TO CONNECTION POINT AS SHOWN. ADJUST AS REQUIRED. 4" PVC CONDUIT TO BE INSTALLED WITH PULL STRINGS.

GAS SERVICE NOTES:

G1 CONNECT PROPOSED GAS SERVICE TO EXISTING GAS LINE. REFER TO PLUMBING DRAWINGS AND COORDINATE WITH VECTREN. REMOVE EXISTING LINE PAST POINT OF CONNECTION.

G2 PROPOSED GAS METER LOCATION. REFER TO PLUMBING DRAWINGS AND COORDINATE WITH VECTREN.

STORM SEWER NOTES:

ST1 6" DUAL-WALLED HDPE (OR EQUIVALENT) ROOF DRAIN. COORDINATE WITH ARCHITECTURAL PLANS FOR BUILDING CONNECTION. CONNECT TO STRUCTURE AS SHOWN. ADJUST AS NEEDED.

ST2 HIGH-DENSITY POLYETHYLENE (HDPE) PIPE. REFER TO PIPE DATA TABLE FOR LEGNTH, SIZE, AND SLOPE.

ST3 STORM STRUCTURE. REFER TO STRUCTURE DATA TABLE FOR TYPE, ELEVATIONS, AND CASTING.

ST4 WATER QUALITY HYDRODYNAMIC SEPARATOR (CONTECH CASCADE SEPARTOR CS-5). REFER TO DETAIL ON SHEET C8.3

ST5 OUTLET CONTROL STRUCTURE - REFER TO DETAIL ON SHEET C8.3

ST6 HEAD WALL AS PIPE OUTLET, INTEGRATED INTO RETAINING WALL. REFER TO STRUCTURAL PLANS FOR DESIGN AND DETAILS.

GENERAL NOTES:

N1 MAINTAIN 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN STORM / SANITARY SEWER SYSTEMS AND DOMESTIC / FIRE LINE SERVICE - OTHERWISE, CONCRETE COLLAR IS REQUIRED. SANITARY SEWER LINE IN CLOSE PROXIMITY OF WATER LINE SHALL BE C900 WATER MINE GRADE PVC.

STORM SEWER STRUCTURE DATA TABLE

STRUCTURE NUMBER	TOP OF CASTING	STRUCTURE TYPE	CASTING TYPE	INVERT
EX. 100	853.96	EXISTING MANHOLE	EXISTING	INV IN (W)= 848.70 (12" RCP)
101	852.49	OUTLET CONTROL STRUCTURE, BOX	SEE DETAIL	INV OUT (E)= 849.00 (12" RCP)
102	850.95	HEAD WALL (RETAINING WALL)	N/A	INV IN (SW)= 849.70 (18" HDPE)
103	853.00	WATER QUALITY STRUCTURE, ROUND	PER MANUFACTURER	INV IN (SE)= 849.75 (18" HDPE) INV OUT (NE)= 849.75 (18" HDPE)
104	852.85	48" DIAMETER CONCRETE, INLET	R-3540	INV IN (SW)= 849.95 (15" HDPE) INV OUT (NW)= 849.85 (18" HDPE)
105	854.05	30" X 30" CONCRETE BOX, INLET	R-3405	INV OUT (NE)= 850.70 (15" HDPE)
200	850.79	FLARED END SECTION	N/A	INV IN (W)= 849.60 (15" HDPE)
201	855.90	30" X 30" CONCRETE BOX, INLET	R-3405	INV IN (SW)= 850.00 (15" HDPE) INV OUT (E)= 849.90 (15" HDPE)
202	854.70	30" X 30" CONCRETE BOX, INLET	R-3405	INV IN (SW)= 850.90 (15" HDPE) INV OUT (NE)= 850.80 (15" HDPE)
203	852.61	HEAD WALL (RETAINING WALL)	N/A	INV OUT (NE)= 851.15 (15" HDPE)
300	850.49	FLARED END SECTION	N/A	INV IN (N)= 849.30 (12" HDPE)
301	853.50	22" X 22" CONCRETE BOX, INLET	R-3405	INV OUT (S)= 849.40 (12" HDPE)

STORM SEWER PIPE DATA TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE	MATERIAL	LENGTH	SLOPE
101	EX. 100	12"	RCP	63'	0.48%
103	102	18"	HDPE	7'	0.74%
104	103	18"	HDPE	13'	0.74%
105	104	15"	HDPE	229'	0.33%
201	200	15"	HDPE	70'	0.43%
202	201	15"	HDPE	185'	0.43%
203	202	15"	HDPE	60'	0.42%
301	300	12"	HDPE	21'	0.47%

PLAN CERTIFICATE NOTE:
ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITION ITEMS WERE PREPARED BY PRECISE LAND SURVEYING, JOB NUMBER 2022-353, DATED NOVEMBER 8, 2019.

SCALE: 1" = 30'
0 15 30 60

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REVISIONS AND ISSUES	DATE	BY
1 PERMIT SET	08.22.2023	DEG
2 RETAINING WALL GRADES	09.07.2023	DEG

PROJECT NO.: W220408
DWG NAME:
DESIGNED BY: DEG
DRAWN BY: JM
CHECKED BY: BT
DATE: 06.22.2022

DARRELL A. EDWARDS REGISTERED No. 890047 STATE OF INDIANA PROFESSIONAL ENGINEER
DARRELL A. EDWARDS P.E. #890047

BID SET

PREPARED FOR:
CULVER'S
MCCORDSVILLE, IN
NWC OF US 36 & MT COMFORT ROAD, MCCORDSVILLE, IN 4M6055
UTILITY PLAN
PART OF SE/4, SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

SHEET NO. C5.0
PROJECT NO. W22.0408

McCORDSVILLE LANDSCAPE ORDINANCE REQUIREMENTS

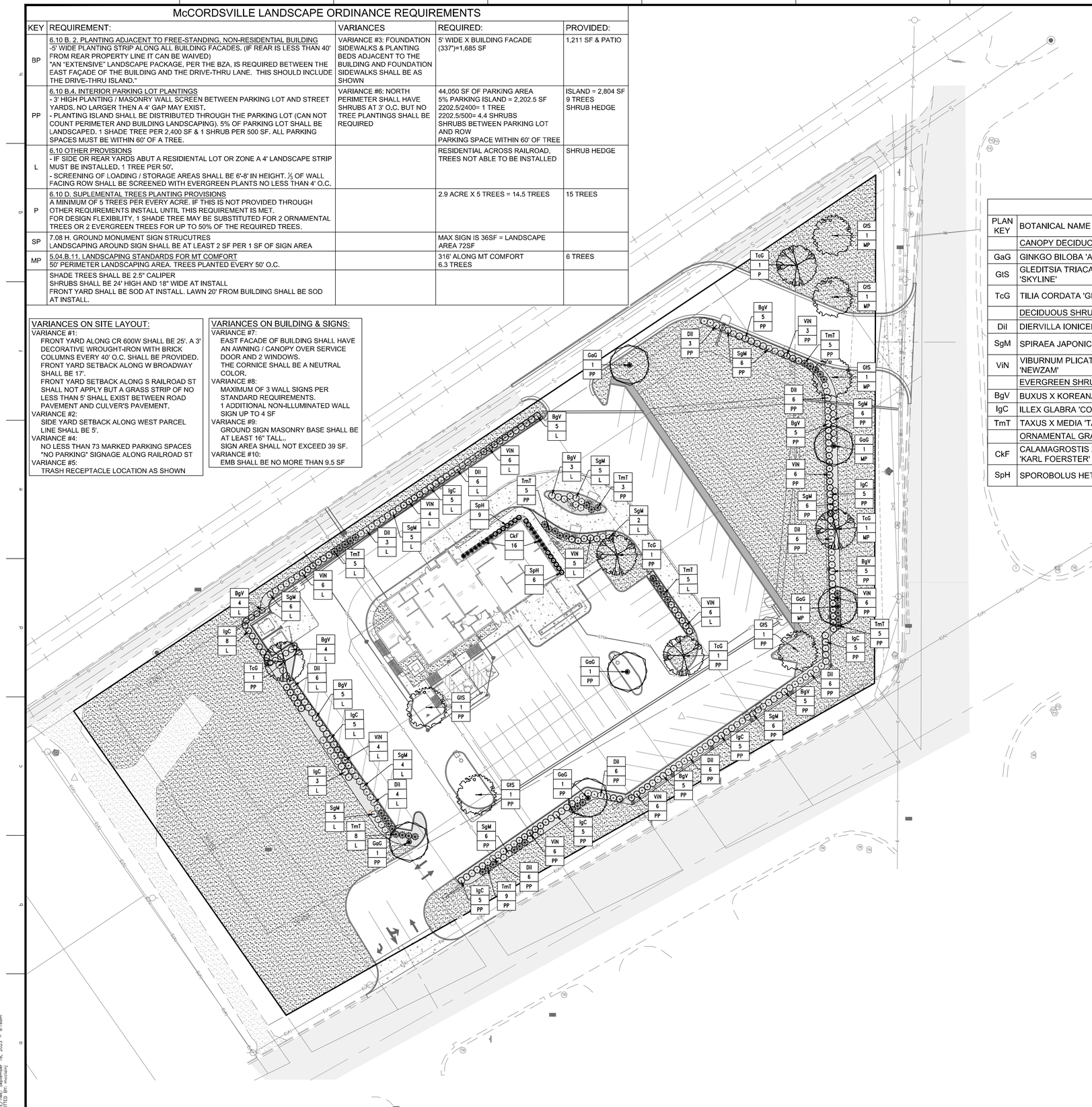
KEY	REQUIREMENT:	VARIANCES	REQUIRED:	PROVIDED:
BP	6.10 B. 2. PLANTING ADJACENT TO FREE-STANDING, NON-RESIDENTIAL BUILDING -5' WIDE PLANTING STRIP ALONG ALL BUILDING FACADES. (IF REAR IS LESS THAN 40' FROM REAR PROPERTY LINE IT CAN BE WAIVED) "AN "EXTENSIVE" LANDSCAPE PACKAGE, PER THE BZA, IS REQUIRED BETWEEN THE EAST FAÇADE OF THE BUILDING AND THE DRIVE-THRU LANE. THIS SHOULD INCLUDE THE DRIVE-THRU ISLAND."	VARIANCE #3: FOUNDATION SIDEWALKS & PLANTING BEDS ADJACENT TO THE BUILDING AND FOUNDATION SIDEWALKS SHALL BE AS SHOWN	5' WIDE X BUILDING FACADE (337')=1,685 SF	1,211 SF & PATIO
PP	6.10 B.4. INTERIOR PARKING LOT PLANTINGS - 3' HIGH PLANTING / MASONRY WALL SCREEN BETWEEN PARKING LOT AND STREET YARDS. NO LARGER THEN A 4' GAP MAY EXIST. - PLANTING ISLAND SHALL BE DISTRIBUTED THROUGH THE PARKING LOT (CAN NOT COUNT PERIMETER AND BUILDING LANDSCAPING). 5% OF PARKING LOT SHALL BE LANDSCAPED. 1 SHADE TREE PER 2,400 SF & 1 SHRUB PER 500 SF. ALL PARKING SPACES MUST BE WITHIN 60' OF A TREE.	VARIANCE #6: NORTH PERIMETER SHALL HAVE SHRUBS AT 3' O.C. BUT NO TREE PLANTINGS SHALL BE REQUIRED	44,050 SF OF PARKING AREA 5% PARKING ISLAND = 2,202.5 SF 2202.5/2400= 1 TREE 2202.5/500= 4.4 SHRUBS SHRUBS BETWEEN PARKING LOT AND ROW PARKING SPACE WITHIN 60' OF TREE	ISLAND = 2,804 SF 9 TREES SHRUB HEDGE
L	6.10 OTHER PROVISIONS - IF SIDE OR REAR YARDS ABUT A RESIDIENTAL LOT OR ZONE A 4' LANDSCAPE STRIP MUST BE INSTALLED, 1 TREE PER 50'. - SCREENING OF LOADING / STORAGE AREAS SHALL BE 6'-8' IN HEIGHT. ½ OF WALL FACING ROW SHALL BE SCREENED WITH EVERGREEN PLANTS NO LESS THAN 4' O.C.		RESIDENTIAL ACROSS RAILROAD, TREES NOT ABLE TO BE INSTALLED	SHRUB HEDGE
P	6.10 D. SUPLEMENTAL TREES PLANTING PROVISIONS A MINIMUM OF 5 TREES PER EVERY ACRE. IF THIS IS NOT PROVIDED THROUGH OTHER REQUIREMENTS INSTALL UNTIL THIS REQUIREMENT IS MET. FOR DESIGN FLEXIBILITY, 1 SHADE TREE MAY BE SUBSTITUTED FOR 2 ORNAMENTAL TREES OR 2 EVERGREEN TREES FOR UP TO 50% OF THE REQUIRED TREES.		2.9 ACRE X 5 TREES = 14.5 TREES	15 TREES
SP	7.08 H. GROUND MONUMENT SIGN STRUCUTRES LANDSCAPING AROUND SIGN SHALL BE AT LEAST 2 SF PER 1 SF OF SIGN AREA		MAX SIGN IS 36SF = LANDSCAPE AREA 72SF	
MP	5.04.B.11. LANDSCAPING STANDARDS FOR MT COMFORT 50' PERIMETER LANDSCAPING AREA. TREES PLANTED EVERY 50' O.C.		316' ALONG MT COMFORT 6.3 TREES	6 TREES
	SHADE TREES SHALL BE 2.5" CALIPER SHRUBS SHALL BE 24" HIGH AND 18" WIDE AT INSTALL FRONT YARD SHALL BE SOD AT INSTALL. LAWN 20' FROM BUILDING SHALL BE SOD AT INSTALL.			

VARIANCES ON SITE LAYOUT:

VARIANCE #1:
FRONT YARD ALONG CR 600W SHALL BE 25'. A 3' DECORATIVE WROUGHT-IRON WITH BRICK COLUMNS EVERY 40' O.C. SHALL BE PROVIDED. FRONT YARD SETBACK ALONG W BROADWAY SHALL BE 17'. FRONT YARD SETBACK ALONG S RAILROAD ST SHALL NOT APPLY BUT A GRASS STRIP OF NO LESS THAN 5' SHALL EXIST BETWEEN ROAD PAVEMENT AND CULVER'S PAVEMENT.
VARIANCE #2:
SIDE YARD SETBACK ALONG WEST PARCEL LINE SHALL BE 5'.
VARIANCE #4:
NO LESS THAN 73 MARKED PARKING SPACES "NO PARKING" SIGNAGE ALONG RAILROAD ST
VARIANCE #5:
TRASH RECEPTACLE LOCATION AS SHOWN

VARIANCES ON BUILDING & SIGNS:

VARIANCE #7:
EAST FACADE OF BUILDING SHALL HAVE AN AWNING / CANOPY OVER SERVICE DOOR AND 2 WINDOWS. THE CORNICE SHALL BE A NEUTRAL COLOR.
VARIANCE #8:
MAXIMUM OF 3 WALL SIGNS PER STANDARD REQUIREMENTS. 1 ADDITIONAL NON-ILLUMINATED WALL SIGN UP TO 4 SF
VARIANCE #9:
GROUND SIGN MASONRY BASE SHALL BE AT LEAST 16" TALL.. SIGN AREA SHALL NOT EXCEED 39 SF.
VARIANCE #10:
EMB SHALL BE NO MORE THAN 9.5 SF



LANDSCAPE LEGEND

MULCHED LANDSCAPE BEDS

SEED / SOD - ALL SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR)

LANDSCAPE PLAN NOTES

GtS	PLANT NAME
1	QUANTITY
P1	KEY / PLANTING AREA

NOTE:

LANDSCAPE PLAN DEVELOPED USING COMMENTS RECIEVED BY PLAN REVIEW OF PREVIOUS LANDSCAPE PLAN PREPARED BY OTHER. LANDSCAPE REVIEW COMMENTS DATED 01/26/2022 @ 12:57 PM

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	B&B	CONT.	MATURE SIZE	SPECIAL INSTRUCTIONS
	CANOPY DECIDUOUS TREES							
GaG	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2.5" cal.	5	X		45'T x 30'W	
GtS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" cal.	6	X		45'T x 35'W	
TcG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" cal.	5	X		50'T x 40'W	
	DECIDUOUS SHRUBS							
Dil	DIERVILLA IONICERA	DWARF BUSH HONEYSUCKLE	#5	64		X	4'T x 4'W	18-24" HGT. MIN.
SgM	SPIRAEA JAPONICA 'GOLD MOUND'	GOLD MOUND SPIREA	#3	57		X	3'T x 4'W	
ViN	VIBURNUM PLICATUM TOMENTOSUM 'NEWZAM'	NEWPORT VIBURNUM	#5	64		X	3'T x 3'W	18-24" HGT. MIN.
	EVERGREEN SHRUBS							
BgV	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	#5	46	X		3'T x3'W	30" HGT. MIN.
IgC	ILLEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY	#3	46		X	5'T x 5'W	
TmT	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	#3	45		X	4'T x 5'W	
	ORNAMENTAL GRASSES							
CkF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHERED REED GRASS	#1	16		X	5'T x 2.5'W	24" O.C.
SpH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1	15		X	3'T x 2.5'W	

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REVISIONS AND ISSUES	BY	DATE
0 PERMIT SET	DEG	08.22.2022
1 RETAINING WALL GRADES	DEG	09.07.2023
2		

PROJECT NO. W22.0408
DWG NAME: W22408 - C6.0 LANDSCAPE PLAN
DESIGNED BY: DEG
DRAWN BY: JM
CHECKED BY: BT
DATE: 09.22.2022

DARRELL A. EDWARDS REGISTERED No. 890047 STATE OF INDIANA PROFESSIONAL ENGINEER

DARRELL A. EDWARDS P.E. #890047

BID SET

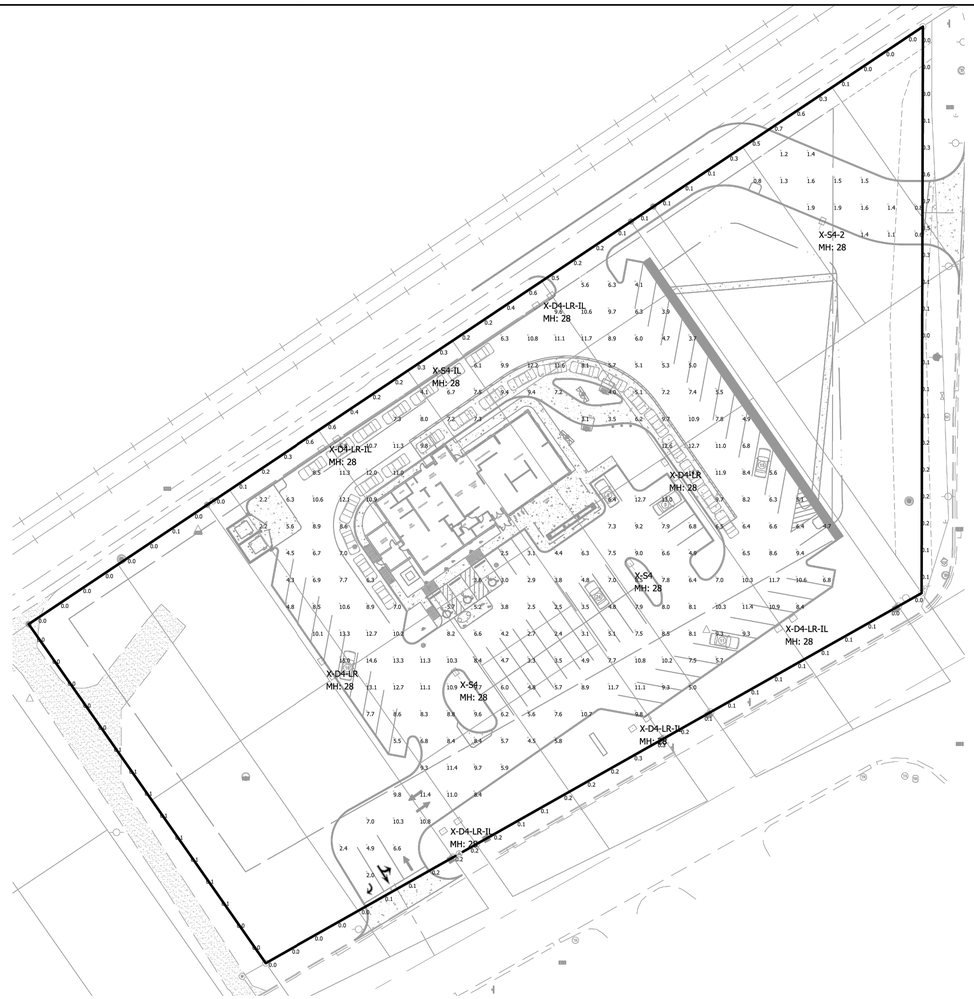
PREPARED FOR:
CULVER'S
MCCORDSVILLE, IN
NWC OF US 36 & MT COMFORT ROAD, MCCORDSVILLE, IN 46055

LANDSCAPE PLAN
PART OF SE¼, SECTION 26, TOWNSHIP 17 NORTH, RANGE 6 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

SHEET NO.
C6.0

PROJECT NO.
W22.0408

LOCATION: H:\2022\W22\0408\Engineering\Design\Consult\W220408 - C6.0 LANDSCAPE PLAN.dwg
LAYOUT: LANDSCAPE PLAN
DATE/TIME: September 18, 2023 - 9:16am
PLOTTED BY: mccurdyj



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	1	X-S4-2	Single	12311	0.900	86	MRS-LED-12L-SIL-FT-50-70CRI
	1	X-S4-IL	Single	27941	0.900	354	MRM-LED-42L-SIL-FT-50-70CRI-IL
	5	X-D4-LR-IL	Twin	27941	0.900	354	MRM-LED-42L-SIL-FT-L-R-50-70CRI-IL
	2	X-D4-LR	Twin	44130	0.900	354	MRM-LED-42L-SIL-FT-L-R-50-70CRI
	2	X-S4	Single	44130	0.900	354	MRM-LED-42L-SIL-FT-50-70CRI

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
_Property Line	Illuminance	Fc	0.16	0.7	0.0	N.A.	N.A.
Acess Drive	Illuminance	Fc	1.33	1.9	0.6	2.22	3.17
Paved Areas & Drives	Illuminance	Fc	7.69	15.0	2.0	3.85	7.50

LIGHTING NOTES:

- Mounting Height = 25' Poles / 3' Base
- Light Loss Factor = 0.90
- Footcandle Values Calculated @ Grade
- Reflectance Values - 80/50/20 (office spaces)
  50/30/20 (warehouse areas)

National Lighting Vendor:

For pricing and technical assistance contact:
Russ Miller of CBMC INC, tel# 317-697-7510,
rmiller@cbmcinc.com

LIGHTING AND PHOTOMETRIC PLAN

CBMC · LIGHTING SOLUTIONS
5855 KOPETSKY DR. SUITE G. | INDIANAPOLIS, IN 46217
317-780-8350| WWW.CBMCINC.COM

SEE MORE

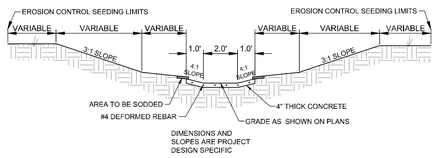
This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and LED lumen package, location adjustments, and other variable field conditions.

Contractor to check and verify all dimensions on site before commencing any work shown.

Culver's - McCordsville

SITE LAYOUT C7.0

Scale:	1" = 40'	Drawing No:	LP1
Date:	8/25/23	Project No:	CB24065-SITE-2
Drawn By:	SJM		-



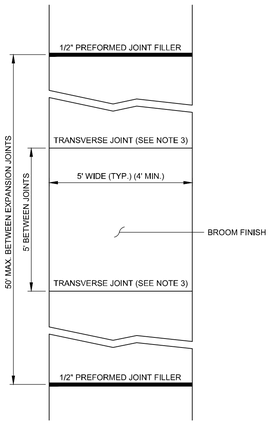
NOTE:
(A) STABILIZE WITH ONE OR MORE OF THE FOLLOWING: SELECTION BASED ON FIELD CONDITIONS AND CHANNEL VELOCITIES:
1. EROSION CONTROL BLANKET
2. TURF REINFORCED MATS
3. SOD

INSTALLATION
4. REMOVE AND PROPERLY DISPOSE OF BRUSH, TREES, AND OTHER DEBRIS FROM THE FOUNDATION AREA.
5. EXCAVATE AND SHAPE THE CHANNEL TO LINES AND DIMENSIONS SHOWN ON CONSTRUCTION PLANS. REMOVING AND PROPERLY DISPOSING OF EXCESS SOIL SO THAT SURFACE WATER CAN ENTER THE CHANNEL FREELY.
6. IF SOILS HAVE A SEASONAL HIGH WATER TABLE, INSTALL SUBSURFACE DRAINAGE TILE. OFFSET THE DRAINAGE TILE TO ONE SIDE OF THE CHANNEL (DO NOT PLACE IN THE CENTER OF THE CHANNEL). UTILITY LINES SHOULD NOT BE INSTALLED NEAR THE CHANNEL BOTTOM. PROTECT ALL CONCENTRATED INFLOW POINTS ALONG THE CHANNEL WITH EROSION RESISTANT LININGS SUCH AS RIPRAP OR WITH OTHER APPROPRIATE MEASURES.
7. ADD TOPSOIL WHERE SOILS EXPOSED DURING EXCAVATION WOULD BE UNSUITABLE FOR ESTABLISHMENT OF VEGETATION.
8. SEED (SEE PERMANENT SEEDING ON CHART) CHANNEL IMMEDIATELY AFTER GRADING AND PROTECT WITH EROSION CONTROL BLANKETS, TURF REINFORCEMENT MATS, OR INSTALL SOD.
9. STABILIZE OUTLETS DURING CHANNEL INSTALLATION.

MAINTENANCE
- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- CHECK CHANNEL OUTLET AND ROAD CROSSINGS FOR BLOCKAGE, SEDIMENT, BANK INSTABILITY, AND PIPING OR SCOUR HOLES; REMOVE ANY BLOCKAGE, AND MAKE REPAIRS IMMEDIATELY.
- REMOVE SIGNIFICANT SEDIMENT AND DEBRIS FROM CHANNEL TO MAINTAIN DESIGN CROSS SECTION AND CHANNEL GRADE AND TO PREVENT SPOT EROSION.

SET UP LIKE GRASS-LINED CHANNEL OR RIPRAP LINED CHANNEL
- TRAPEZOIDAL
- V-DITCH
- SEMI-CIRCLE

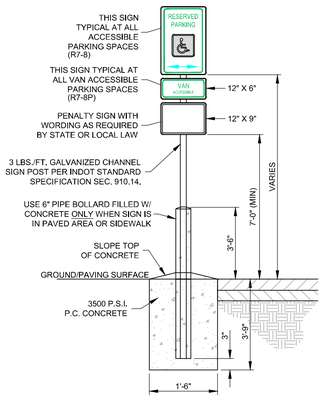
CONCRETE CHANNEL SECTION
(NO SCALE)



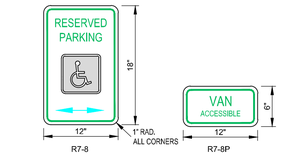
SIDEWALK PLAN VIEW AND JOINTING
(NO SCALE)

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A VAN ACCESSIBLE (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN. THE R7-8SIGN SHALL HAVE A GREEN LEGEND AND BORDER AND A WHITE WHEELCHAIR SYMBOL ON A BLUE SQUARE ALL ON A WHITE BACKGROUND. THE R7-8P PLAQUE SHALL HAVE A GREEN LEGEND AND BORDER ON A WHITE BACKGROUND.



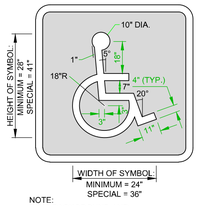
ACCESSIBLE SIGN BOLLARD MOUNT DETAIL
(NO SCALE)



NOTE:
12"X18" 18 GAUGE HOT DIP GALVANIZED NON-REFLECTIVE SIGN WITH 12" POST DRIVEN 4 FEET INTO GROUND. POST SHALL BE 12' LONG GALVANIZED 2 1/2" OD STEEL POSTS. SET BOTTOM OF SIGN 7' ABOVE GRADE.
NOTE:
WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A VAN ACCESSIBLE (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN. THE R7-8SIGN SHALL HAVE A GREEN LEGEND AND BORDER AND A WHITE WHEELCHAIR SYMBOL ON A BLUE SQUARE ALL ON A WHITE BACKGROUND. THE R7-8P PLAQUE SHALL HAVE A GREEN LEGEND AND BORDER ON A WHITE BACKGROUND.

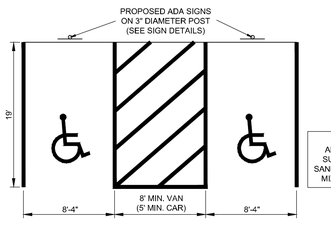
ACCESSIBLE SIGNS
(NO SCALE)

NOTE:
ALL STRIPES TO BE PAINTED WHITE.
MINIMUM = 3"
SPECIAL = 4"



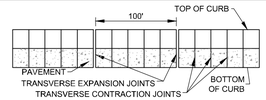
NOTE:
BLUE BACKGROUND AND WHITE BORDER ARE OPTIONAL

ACCESSIBLE PARKING SYMBOL DETAIL
(NO SCALE)



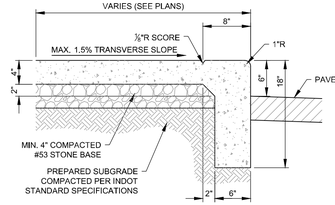
NOTE:
ALL PAINT TO BE BLUE NON-SKID SURFACE APPLICATION OF CILICA SAND OR GLASS BEAD BY METHOD OF MIXTURE AND OR BROADCASTING.

ACCESSIBLE PARKING SPACES
(NO SCALE)

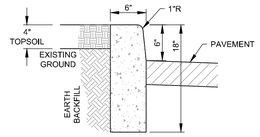


CURB JOINT DETAIL
(NO SCALE)

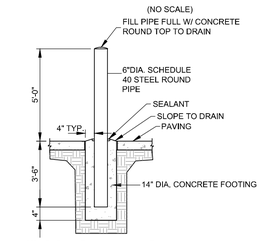
NOTE: MAXIMUM TRANSVERSE CONTRACTION JOINT DISTANCE 10 FEET FOR TANGENT SECTIONS AND 5 FEET FOR RADIUS SECTIONS.



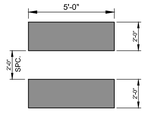
4" THICK CONCRETE WALK WITH MONOLITHIC CURB
(NO SCALE)



6"X18" STANDARD CONCRETE CURB DETAIL
(NO SCALE)

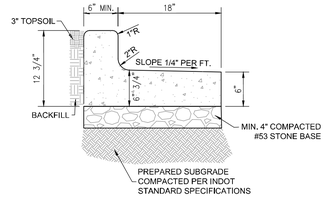


6" CONCRETE BOLLARD
(NO SCALE)

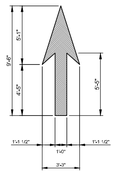


NOTES:
- CONTRACTOR SHALL PROPERLY RE-ALIGN STOP BARS AND OTHER PAVEMENT MARKERS AS NECESSARY TO INSTALL CROSSWALK.
- CROSSWALK STRIPES SHALL BE APPLIED IN ACCORDANCE WITH MUNICIPAL STANDARDS.
- STRIPES ARE THERMOPLASTIC WHITE WITHIN R.O.W.; OTHERWISE PAINTED WHITE.
- CONTRACTOR SHALL APPLY LONG LIFE MARKING MATERIALS ONLY.

PEDESTRIAN CROSSWALK
(NO SCALE)

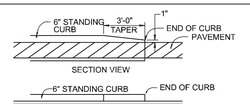


COMBINED CONCRETE CURB & GUTTER
TYPE III
(NO SCALE)



NOTES:
1. LANE COONTROL ARROWS SHALL BE WHITE AND SHALL BE PLACED IN ACCORDANCE WITH IMUTCD.
2. THE ARROW SHOULD BE 20 FEET IN ADVANCE OF THE STOPLINE.
3. THE WORD "ONLY" SHOULD BE LOCATED IN ADVANCE OF THE PAVEMENT ARROW.
4. TYPICAL SIZES FOR NORMAL INSTALLATION; SIZES MAY BE REDUCED APPROXIMATELY ONE-THIRD FOR LOW-SPEED URBAN CONDITIONS.

TRAFFIC MARKING DETAILS
(NO SCALE)



CURB TAPER DETAIL
(NO SCALE)

Diagram 1: Bicycle Rack Type

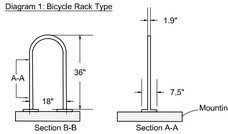
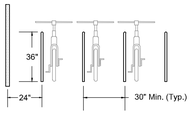
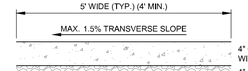


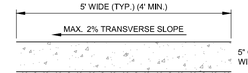
Diagram 2: Bicycle Parking Location and Design



BICYCLE RACK
(NO SCALE)

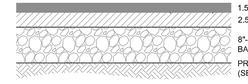


CONCRETE SIDEWALK PAVING SECTION
(NO SCALE)

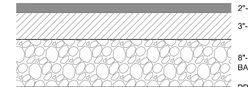


ACCESSIBLE CROSSWALK PAVING SECTION
(NO SCALE)

NOTES:
1. AGGREGATE BASE COURSE SHALL CONTAIN NO MORE THAN 10 PERCENT (%) FINES AND BE WELL-GRADED.
2. PREPARED SUBGRADE TO BE COMPACTED TO INDOT STANDARDS. UNSUITABLE SUBGRADE MATERIAL IS TO BE REMOVED AND REPLACED AS DIRECTED BY THE ACM/ECM. SUBGRADE MAY REQUIRE ADDITIONAL TREATMENT.
3. TRANSVERSE JOINTS ARE TO BE CUT WITH A JOINER HAVING A 1/4" RADIUS.



STANDARD DUTY ASPHALT PAVEMENT SECTION
(NO SCALE)



HEAVY DUTY ASPHALT PAVEMENT SECTION
(NO SCALE)

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REVISIONS AND ISSUES	BY:	DATE
1. PERMIT SET	DEG	08.22.2023
2. RETAINING WALL GRADES	DEG	09.07.2023

PROJECT NO.: W22048
DWG NAME:
DESIGNED BY: DEG
DRAWN BY: JM
CHECKED BY: BT
DATE: 06.22.2022

DARRELL A. EDWARDS
REGISTERED
No. 890047
STATE OF INDIANA
PROFESSIONAL ENGINEER

DARRELL A. EDWARDS P.E. #890047

BID SET

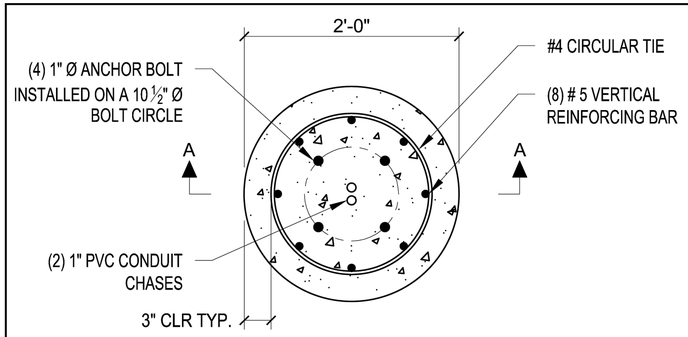
PREPARED FOR:
CULVER'S
MCCORDSVILLE, IN
NWC OF US 36 & MT COMFORT ROAD, MCCORDSVILLE, IN 4M6055

SITE DETAILS
PART OF SE/4, SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

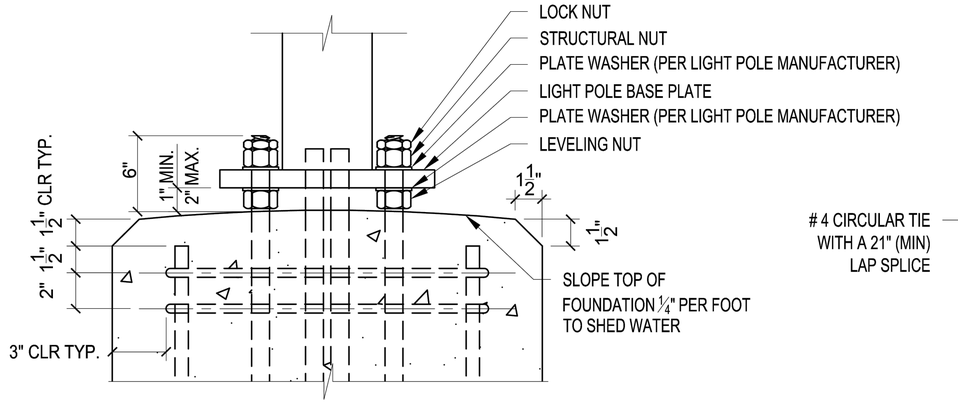
SHEET NO.
C8.1

PROJECT NO.
W22.0408

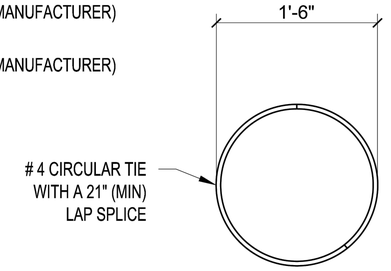
LOCATION: H:\2022\W22048\Engineering\Design\Layout\W220408 - C8.1 SITE DETAILS.dwg
LAYOUT: C8.1 SITE DETAILS
DATE/TIME: September 18, 2023 - 9:17am
PLOTTED BY: mccarty



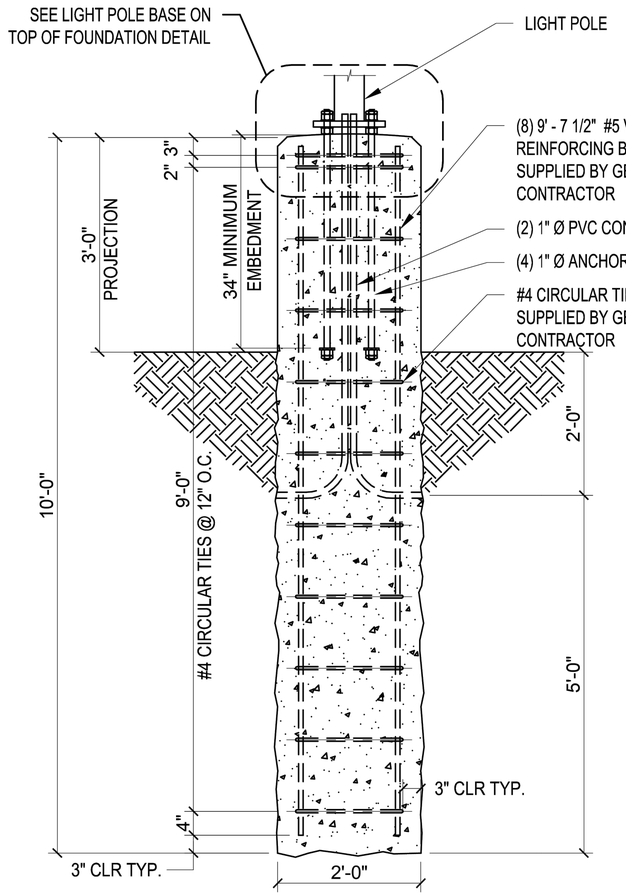
POLE BASE - PLAN VIEW
SCALE ¾" = 1'-0"



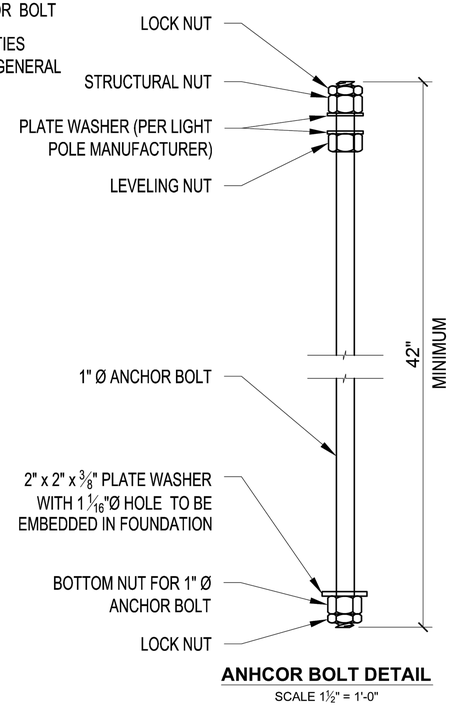
LIGHT POLE BASE ON TOP OF FOUNDATION
SCALE 1½" = 1'-0"



CIRCULAR TIE DETAIL
SCALE ¾" = 1'-0"



VIEW A-A
SCALE ½" = 1'-0"



ANHCOR BOLT DETAIL
SCALE 1½" = 1'-0"

DESIGN CRITERIA:

AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, FIFTH EDITION, 2009

FOUNDATION DESIGN PARAMETERS:

1. MAXIMUM LIGHT POLE BASE REACTIONS:
   - BASE MOMENT = 16,845 lbs-ft
   - BASE SHEAR = 978 lbs
2. MAXIMUM WIND SPEED (3 SECOND GUST) = 120MPH
3. MINIMUM REQUIRED SOIL PARAMETERS:
   - COHESIVE SOILS:
     - SHEAR STRENGTH = 750 lbs/ft²
     - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
   - COHESIONLESS SOILS:
     - ANGLE OF INTERNAL FRICTION = 27 DEGREES
     - WATER TABLE SHALL BE LOCATED BELOW THE BOTTOM OF THE FOUNDATION
     - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
4. THE SOILS REPORT SHALL BE REVIEWED BY THE ENGINEER OF RECORD TO CONFIRM THAT THE MINIMUM SOIL PARAMETERS ARE MET OR EXCEEDED BEFORE THIS DESIGN IS USED. IF THE MINIMUM SOIL PARAMETERS ARE NOT MET, THIS DESIGN SHALL NOT BE USED.
5. THE ENGINEER OF RECORD SHALL REVIEW THE MAXIMUM BASE REACTIONS AND DESIGN WIND SPEED FOR THE LIGHT POLE TO BE INSTALLED TO DETERMINE IF THE FOUNDATION'S MAXIMUM DESIGN LOADS HAVE NOT BEEN EXCEEDED. THIS FOUNDATION DESIGN SHALL NOT BE USED IF THE MAXIMUM DESIGN LOADS OR WIND SPEED HAVE BEEN EXCEEDED.
6. THIS FOUNDATION DESIGN SHALL NOT BE USED IN LOCATIONS WHICH ARE CLOSER THAN 8ft FROM A RETAINING WALL.
7. THIS FOUNDATION DESIGN SHALL NOT BE USED AT LOCATIONS WHERE THE GROUND SLOPE EXCEEDS 4 inches per foot.

GENERAL NOTES:

1. CONCRETE COMPRESSIVE STRENGTH (f'c) SHALL BE A MINIMUM OF 3000psi
2. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 55, HOT DIP GALVANIZED PER ASTM F2329
3. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60, SUPPLIED BY GENERAL CONTRACTOR
4. NUTS SHALL BE HEAVY HEX ASTM A563 GRADE DH, HOT DIP GALVANIZED PER ASTM A153
5. PLATE SHALL BE ASTM A572 GRADE 50, HOT DIP GALVANIZED PER ASTM A153
6. LOCK NUT SHALL BE HOT DIP GALVANIZED PER ASTM A153

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BY	DATE	REVISIONS, NO ISSUES
DES	08.23.2022	1. PERMIT SET
DES	09.07.2022	2. RETAINING WALL GRADES

PROJECT NO.: W22.0408
DWG NAME:
DESIGNED BY: DES
DRAWN BY: JM
CHECKED BY: BT
DATE: 08.23.2022

DARRELL A. EDWARDS REGISTERED No. 890047 STATE OF INDIANA PROFESSIONAL ENGINEER

DARRELL A. EDWARDS P.E. #890047

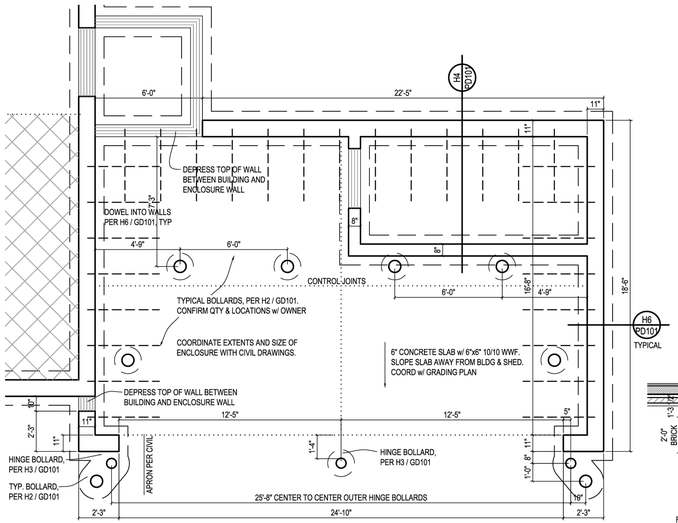
BID SET

PREPARED FOR:
CULVER'S
MCCORDSVILLE, IN
NWC OF US 36 & MT COMFORT ROAD, MCCORDSVILLE, IN 46055

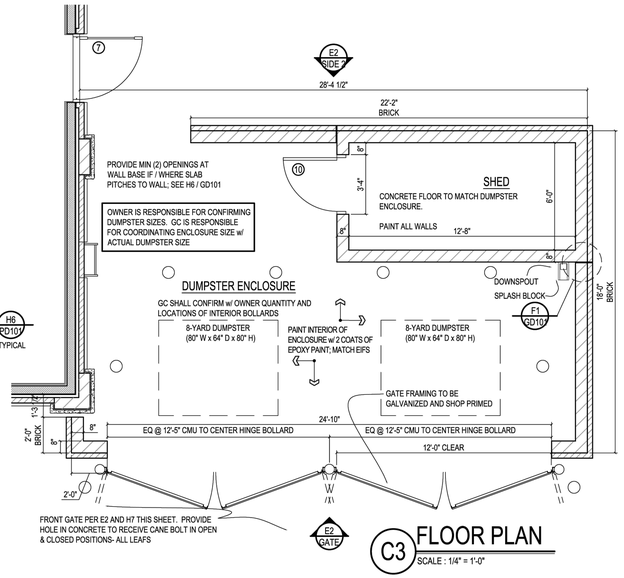
LIGHT POLE DETAILS
PART OF SE¼, SECTION 29, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

SHEET NO.
C8.4

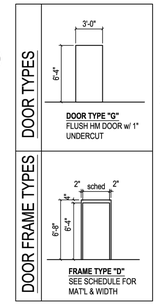
PROJECT NO.
W22.0408

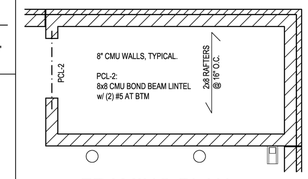


C2 FOUNDATION PLAN
SCALE : 1/4" = 1'-0"

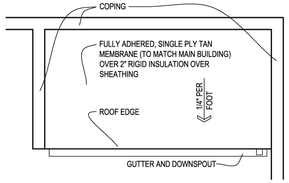


C3 FLOOR PLAN
SCALE : 1/4" = 1'-0"

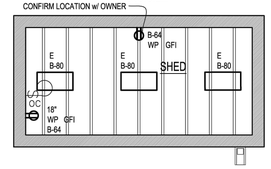




C5 FRAMING PLAN
SCALE : 1/4" = 1'-0"



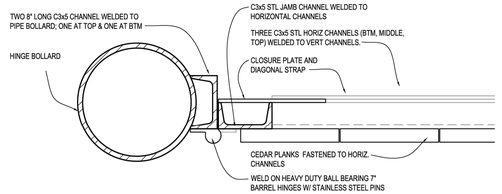
B6 ROOF PLAN
SCALE : 1/4" = 1'-0"



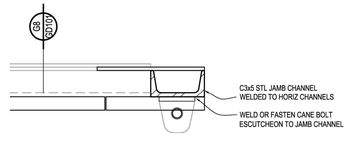
C6 CEILING PLAN
SCALE : 1/4" = 1'-0"

FIXTURE SCHEDULE

E		SHED LIGHT LITHONIA LIGHTING LBL2 20L EZ1 LP835 NABC LED = 23 WATTS SURFACE MOUNT TO RAFTERS
$		SINGLE POLE SWITCH
⊕		DUPLEX RECEPTACLE



E7 HINGE DETAIL
SCALE : 1 1/2" = 1'-0"



E8 SECT @ GATE MTG STILES
SCALE : 1 1/2" = 1'-0"

DOOR SCHEDULE

DOOR:					FRAME:		REMARKS:
NO.	WIDTH	HGT	MAT'L	TYPE	MAT'L	TYPE	
10	36"	76"	HM	G	HM	D	HOLLOW METAL DOOR

HARDWARE:

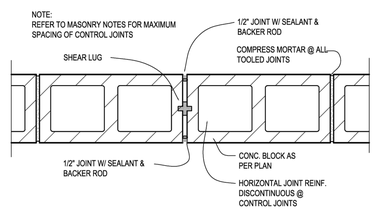
HARDWARE GROUP 6: (DOOR 10)
HINGES: MCKINNEY MCK-HG305 CONTINUOUS HINGE
LOCK: SCHLAGE ND80PD X RHO X 626X, KNURLED
LOCK GUARD: IVES LG12, US32D
MISC: DRIP CAP - IVES 346C

SEE HARDWARE SUPPLIER CONTACT INFO ON SHEET A201

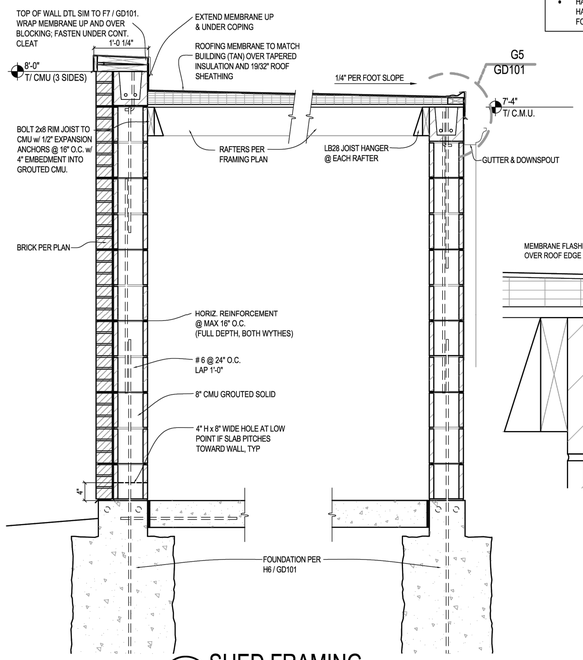
DOOR NOTES:

- ALL DOOR CLOSERS SHALL COMPLY W/ ANSI SECTIONS 404.2.7 & 404.2.8 AND FBC ACCESSIBILITY
- THE MAXIMUM REQUIRED FORCE TO OPEN INTERIOR HINGED DOORS SHALL BE 5.0 LBS. AND SLIDING OR FOLDING DOORS SHALL BE 5.0 LBS. FIRE DOORS SHALL HAVE THE MINIMUM ALLOWABLE OPENING FORCE ALLOWED BY THE AUTHORITY HAVING JURISDICTION.
- ALL LOCKS AND LATCHES SHALL BE LEVER TYPE, EXCLUDING PANIC HARDWARE ON PUSH SIDE WHERE SCHEDULED,
- ALL DOOR CONTROLS SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR
- THRESHOLDS SHALL COMPLY W/ ANSI 404.2.4
- REFER TO STANDARD MOUNTING HEIGHTS DETAIL FOR REQUIRED LOCATIONS OF HARDWARE AND SIGNAGE
- HARDWARE SPECIFIED DEMONSTRATES DESIRED FUNCTIONS AND OPERATION. BLDG HARDWARE SUPPLIER SHALL COORDINATE OPERATIONS AND INSTALLATIONS AS REQ'D FOR COMPLETE AND OPERABLE SYSTEMS AT EACH OPENING.

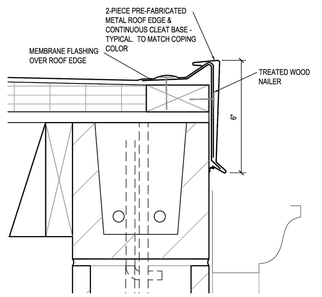
E2 ENCLOSURE ELEVATIONS
SCALE : 1/8" = 1'-0"



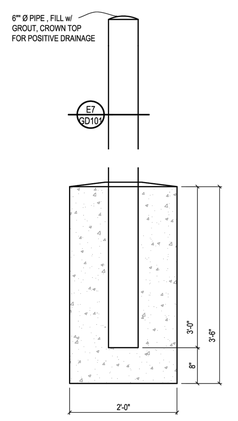
F1 CMU CONTROL JOINT
SCALE : 1 1/2" = 1'-0"



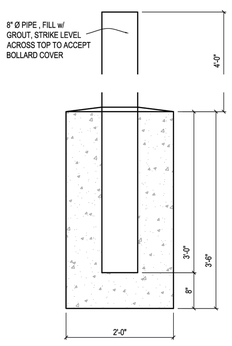
H4 SHED FRAMING
SCALE : 3/4" = 1'-0"



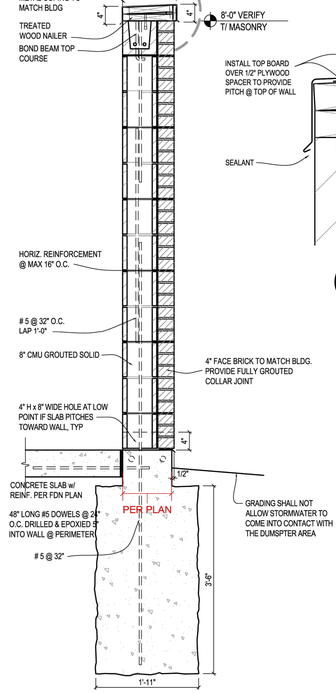
G5 FASCIA DETAIL
SCALE : 3/4" = 1'-0"



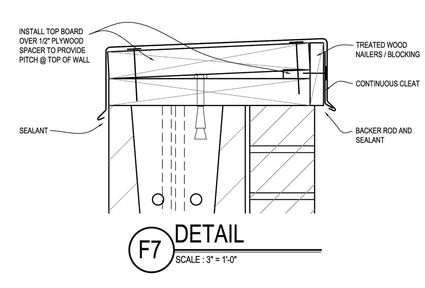
H1 HINGE BOLLARD
SCALE : 3/4" = 1'-0"



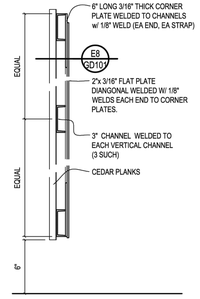
H2 BOLLARD
SCALE : 3/4" = 1'-0"



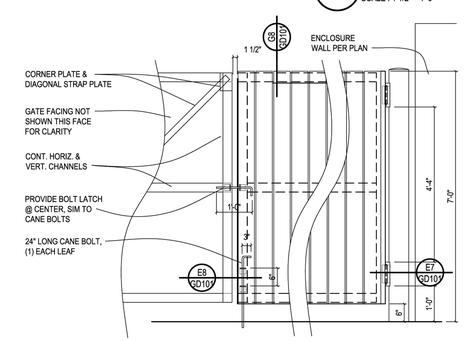
H6 ENCLOSURE WALL
SCALE : 3/4" = 1'-0"



F7 DETAIL
SCALE : 3" = 1'-0"



G8 DETAIL
SCALE : 1 1/2" = 1'-0"



H7 ENCLOSURE GATE ELEV
SCALE : 1/2" = 1'-0"

NEW CULVER'S RESTAURANT
Dublin Granville Rd & Old Hamilton Rd
New Albany, OH 43054
County of FRANKLIN

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OWNER:
K&J INVESTMENTS XXXV, LLC
1448 Connor Street
Noblesville, IN 46060
Bob Goins
317-770-4656
bgoins@indyculvers.com

OLLMANN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

GARBAGE DUMPSTER

Date: 8-15-2023
Revision:

2023-061

C8.5