7419 W. 600 N. CITY OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA SW $\frac{1}{4}$, SECTION 2, TOWNSHIP 16N, RANGE 5E

PLANS PREPARED FOR:

JRF CONSTRUCTION 705 E. MAIN ST. WESTFIELD, IN 46074

OPERATING AUTHORITIES:

Town of Mccord Engineering 6280 W 800 N McCordsville, IN (317) 335-3604

Town of Mccord and Wastewater 6280 W 800 N McCordsville, IN 46055 (317) 335-1044

Ninestar Connect - Electric and Fiber Optic 2243 E Main St. Greenfield, IN 46140 317-326-3131

GENERAL NOTES:

THE CONSTRUCTION PLANS SHALL GOVERN OVER ANY OTHER FORM OF MEDIA, WHICH INCLUDES DIGITAL FILES OF THIS PROJECT.

Greenfield, IN 46140

317-477-1150

- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, STATE & FEDERAL AGENCIES PRIOR TO STARTING CONSTRUCTION. 3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINATE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION. ONCE ALL UTILITIES HAVE BEEN LOCATED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DRAWINGS.
- 4. BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
- 5. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS FOR THE GOVERNING MUNICIPALITY REQUIREMENTS. 6. MAINTENANCE OF TRAFFIC NEEDED FOR THIS PROJECT SHALL BE INSTALLED AND MAINTAINED PER INDOT SPECIFICATIONS / STANDARD DRAWINGS, INDOT DESIGN MANUAL, AND
- THE INDIANA MUTCD MANUAL, ALONG WITH GOVERNING MUNICIPALITY REQUIREMENTS. COORDINATE WITH THE ENGINEER. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL VERIFY ALL DIMENSIONS ON THE SITE PRIOR TO START OF CONSTRUCTION. IF ANY
- 8. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT. 9. ALL GRADES AT THE BOUNDARY SHALL MEET EXISTING GRADES.
- WITHIN THESE PLANS.
- 12. CONTRACTOR SHALL MINIMIZE DAMAGE TO ANY EXISTING TREES UNLESS NOTED OTHERWISE. 13. ALL CONSTRUCTION ACTIVITY ON THIS SITE IS TO PERFORMED IN COMPLIANCE WITH ALL APPLICABLE O.S.H.A. STANDARDS FOR WORKERS SAFETY. 14. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.

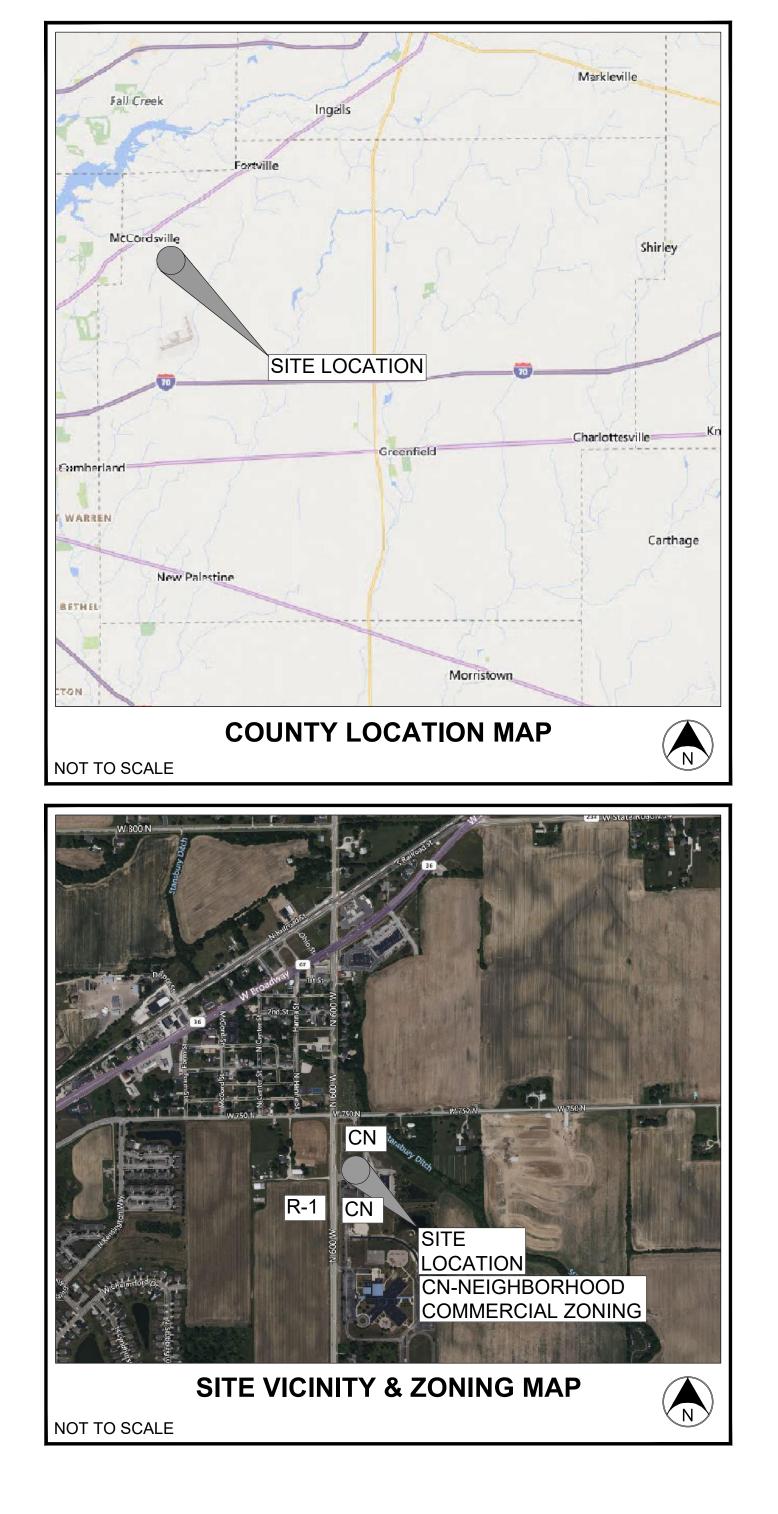
SITE DATA:

TOTAL SITE ACREAGE - 0.99 AC. TOTAL ACREAGE OF DISTURBANCE - 0.85 AC. GROSS SQUARE FOOTAGE OF BUILDING - 5,350 S.F.

PROPOSED CONSTRUCTION START - DECEMBER 1, 2023 PROPOSED CONSTRUCTION END - OCTOBER 31, 2024 WORK IS SCHEDULED TO BE COMPLETED IN ONE CONTINUOUS CONSTRUCTION PHASE.

SURVEY CONTROL AND VERTICAL DATUM (BENCHMARK) INFORMATION:

- SURVEY CONTROL BY OTHERS: R/W ENGINEERING (SEE ATTACHED SURVEYS FOR ADDITIONAL INFORMATION)
- HORIZONTAL DATUM: NAD83 COORDINATE SYSTEM / BASIS OF BEARING: INDIANA STATE PLANE EAST



CONSTRUCTION PLANS FOR:

MEXICAN EATS[®] **MCCORDSVILLE**

Contact Person: JR FREIBURGER 317-714-8386 JR@JRFCONSTRUCTION.COM

dsville	Town of Mccordsville Planning	Town of Mccordsville	Town of Mccordsville
	6280 W 800 N	Stormwater	Streets
	McCordsville, IN 46055	6280 W 800 N	6280 W 800 N
46055	(317) 335-3604	McCordsville, IN 46055	McCordsville, IN 46055
		(317) 335-3493	(317) 335-3493
dsville Water	Hancock County Surveyor	Hancock County Soil and	Vectren Energy - Gas
r	111 American Legion Place,	Water Conservation District	16000 Allisonville Road
	Suite 171	1101 W Main St N. Greenfield,	Noblesville, IN 46061
46055	Hancock County Annex	IN 46140	317-776-5560
r	111 American Legion Place, Suite 171	Water Conservation District 1101 W Main St N. Greenfield,	16000 Allis Noblesville

317-462-2283

- DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- 10. NO WORK SHALL BE CONSTRUCTED OFFSITE UNLESS SHOWN OR DENOTED OTHERWISE WITHIN THESE PLANS.
- 11. NO CONSTRUCTION WORK SHALL BE PERFORMED WITHIN THE ADJACENT OR ONSITE WATER TRIBUTARIES / WATERCOURSES UNLESS SHOWN AND DENOTED AS SUCH OTHERWISE

SPECIFICATIONS:

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE MCCORDSVILLE STANDARDS, DETAILS, AND SPECIFICATIONS (STANDARDS), LATEST EDITIONS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- 2. INDIANA STATE DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD DRAWINGS AND SPECIFICATIONS, LATEST EDITIONS, SHALL BE INCORPORATED INTO AND UTILIZED WITH THESE PLANS (SUPPLEMENTAL SPECIFICATIONS AND DETAILS).
- 3. MCCORDSVILLE WATER STANDARDS, DETAILS, AND SPECIFICATIONS, LATEST EDITIONS, SHALL BE INCORPORATED INTO AND UTILIZED WITH THESE PLANS AS IT PERTAINS TO WATER LINE CONSTRUCTION.
- 4. MCCORDSVILLE AND MT VERNON TWP. FIRE DEPARTMENT STANDARDS, DETAILS AND SPECIFICATIONS SHALL BE UTILIZED FOR ALL ALL FIRE PROTECTION WATER LINES AND APPURTENANCE CONSTRUCTION AS IT RELATES TO THIS PROJECT
- 3. MCCORDSVILLE SANITARY SEWER STANDARDS, DETAILS, AND SPECIFICATIONS, LATEST EDITIONS, SHALL BE INCORPORATED INTO AND UTILIZED WITH THESE PLANS AS IT PERTAINS TO SANITARY MAINS AND LATERAL CONSTRUCTION.
- 4. THE INDIANA MUTCD MANUAL, LATEST EDITION, SHALL BE INCORPORATED INTO AND UTILIZED WITH THESE PLANS. MAINTENANCE OF TRAFFIC (MOT) NOTES:

ALL MAINTENANCE OF TRAFFIC SHALL BE DESIGNED TO, FOLLOW, AND BE INSTALLED PER THE INDIANA MUTCO MANUAL, INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) SPECIFICATIONS AND STANDARD DRAWINGS, AND INDOT DESIGN MANUAL.

SIGNS & PAVEMENT MARKING NOTES:

ALL SIGNS AND PAVEMENT MARKINGS AND STRIPING SHALL MEET THE CURRENT EDITION OF THE INDIANA MUTCD MANUAL, TRAFFIC CONTROL FOR BICYCLE FACILITIES, AND INDOT STANDARD DRAWINGS AND SPECIFICATIONS AND SHALL BE INSTALLED PER THE INDIANA MUTCD MANUAL, INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) SPECIFICATIONS AND STANDARD DRAWINGS, AND INDOT DESIGN MANUAL.

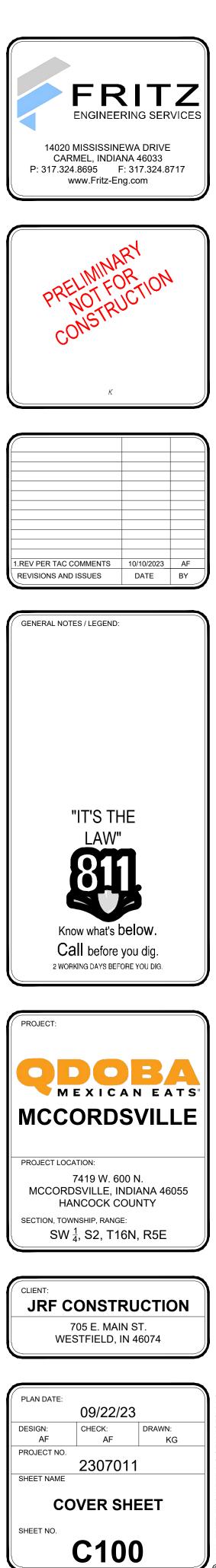
Ş	SHEET LIST TABLE
SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C101	GENERAL INFORMATION PLAN
C102	SURVEY (BY OTHERS)
C103	EXISTING CONDITIONS & DEMOLITION PLAN
C201	SITE PLAN
C301	GRADING PLAN
C401	UTILITY & DRAINAGE PLAN
C402	STORM PLAN & PROFILES
C403	STORM PLAN & PROFILES
C501	INITIAL EROSION CONTROL SWPPP
C502	MASS GRADING & CONSTRUCTION SWPPP
C503	POST CONSTRUCTION SWPPP
C504	SWPPP SEQUENCING & SOILS INFORMATION
C505	EROSION CONTROL DETAILS
C601	CURB RAMP & ADA BLOW-UP DIAGRAMS
C602	CURB RAMP & ADA BLOW-UP DIAGRAMS
C603	CURB RAMP & ADA BLOW-UP DIAGRAMS
C604	INDOT CURB RAMP DETAILS
C801	SITE DETAILS
C802	SITE DETAILS
C803	UTILITY DETAILS
C901	GENERAL SPECIFICATIONS
L101	LANDSCAPE PLAN

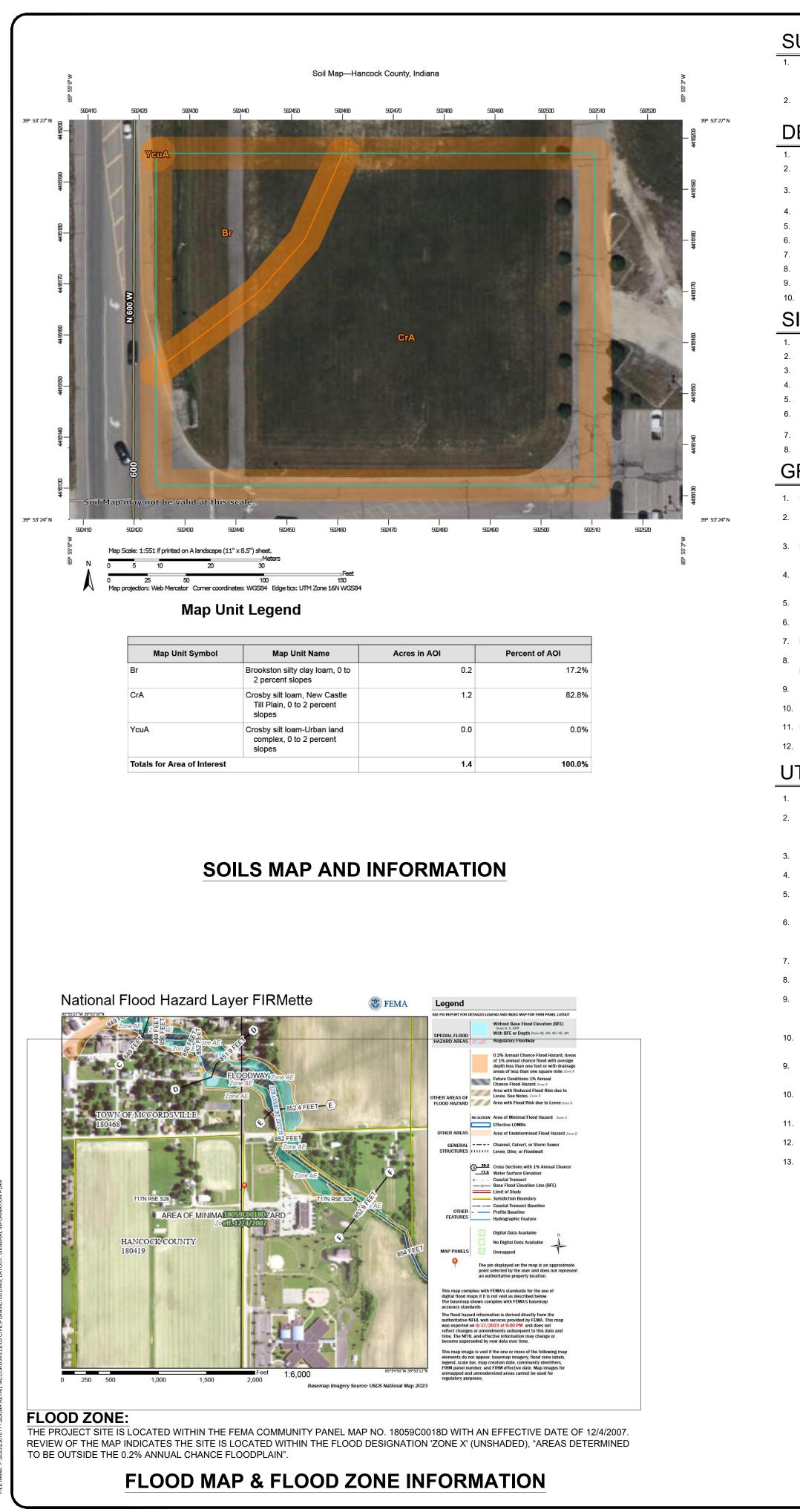
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QUANTITIES NOTE:

SITE LIGHTING PLAN (BY OTHERS)
MCCORDSVILLE TOWN STANDARDS

ANY AND ALL QUANTITY TABLES, NOTES OR VALUES AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE PLANS, DETAILS, AND SPECIFICATIONS GOVERN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE ENTIRE CONSTRUCTION SET AND DETERMINE ALL THE FINAL QUANTITIES FOR ALL NECESSARY ITEMS REQUIRED TO COMPLETE THIS PROJECT. THE OWNER OR THE ENGINEER WILL NOT BE HELD LIABLE OR RESPONSIBLE FOR ESTIMATES NOT CONFIRMED BY THE CONTRACTORS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BIDDING AND CONSTRUCTION. IF DISCREPANCIES ARE FOUND, CONTACT THE ENGINEER IMMEDIATELY.





SURVEY NOTES:

1. The utilities indicated on these construction plans and on the survey may not be a compete inventory of all existing utilities currently on or near the site. The size and location of these utilities may be approximate. The engineer shall not be held liable for any inaccurate utility information indicated, or not indicated on this survey.

2. Boundary & Topographic Survey information provided herein was obtained by research and field work performed by others. Fritz Engineering Services, LLC shall not be responsible for any existing conditions shown or not shown within this set of plans.

DEMOLITION NOTES:

1. It shall be the responsibility of the contractor to remove any materials and/or structures not located on this survey. 2. It shall be the responsibility of the contractor to verify all existing utilities and their locations pertaining to their phase of work, and to verify which utilities will be removed by the utility company. Any and all utilities not removed by the utility company shall be removed by the contractor.

3. Utility locations shown are approximate and shall be relocated and/or capped at the Right-Of-Way line and abandoned before construction at no additional cost to the owner.

4. The owner gets the first right of salvage.

5. All demolition material not being salvage shall be properly disposed of offsite by the contractor.

6. The contractor shall obtain all demolition permits required by the local and state agencies.

7. The contractor shall maintain streets and shared drives free and clear of sediment and debris.

8. The contractor is responsible for the protection of all existing utility lines unless otherwise stated. 9. Contractor shall coordinate all temporary shut down of existing utility services with the appropriate utility department, owner, authority, etc.

10. Contractor shall coordinate any necessary street or drive closures required.

SITE/LAYOUT NOTES:

1. See architectural plans for all building dimensions. Any dimensions shown herein shall be considered conceptual.

2. All dimensions are to edge of pavement or face of curb, unless noted otherwise.

3. All dimensions are to face of brick or facing material, unless noted otherwise.

4. All parking area stripes are to be 4 inch white paint. Handicapped parking areas and access aisles shall be 4 inch blue paint.

5. Provide smooth transitions from new areas to existing features as appropriate.

6. The edge of existing asphalt pavement shall be properly sealed with a tack coat material in all areas where new asphalt pavement is indicated to join existing pavement. 7. Provide chamfer ends at curbs.

8. Verify sign locations & sign requirements with local governing municipality. Signs shall meet Indiana MUTCD Manual and specifications.

GRADING NOTES:

1. Earthwork & grading shall not start until erosion control measures have been properly installed.

2. 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. 3. Provide positive drainage that assures no ponding in all areas. After installation, contractor to test for, and correct, if any, standing water conditions

are present

4. All proposed spot elevations are the final pavement and grade elevations. See appropriate details and specifications to determine the subgrade elevations below finish grade elevations for construction.

5. All sanitary manholes in non-paved areas shall be 3" above grade.

6. The maximum slope to be used in non-paved areas shall be 3:1 unless specifically noted otherwise.

7. Minimum swale slopes are 1.0% unless noted or graded otherwise.

8. All A.D.A. parking spaces & access aisles shall be level with surface slopes not to exceed 2% (1:50) in any direction as which to comply with A.D.A

requirements.

9. ADA sidewalk ramps shall meet ADA requirements and INDOT standard drawings and specifications.

10. All sidewalks cross slopes shall not exceed 2% (1:50) unless noted otherwise.

11. Provide smooth transitions from new areas to existing features as appropriate.

12. All grades shall match existing grades at the project property lines / limits.

UTILITY NOTES:

1. For viewing clarity of these construction plans, the pipes, structures, and appurtenances may not be drawn to scale.

2. Coordinate with Architect / M.E.P. and corresponding utility companies for exact size, type, and location for the electric, telephone, gas, fiber optic, and water line services. Utility service providers may require installation of onsite conduits. Contractor shall coordinate requirements for conduits including number, location, pull string, etc. with respective utility providers prior to bidding.

3. Location of the utility service connections into the buildings are approximate. See Architectural / M.E.P. plans for exact locations.

4. The contractor is responsible with coordinating with the utility companies for connection of the proposed utility lines for this project site.

5. Contractor shall coordinate final location of transformers and primary service to transformers with utility at time of service request. Contractor shall provide transformer pads as required by utility company.

6. The underdrains depicted on these plans for the storm structures located within the pavement are 10 liner feet minimum (unless specified otherwise within the plans) of 6 inch diameter perforated HDPE pipe. All underdrains shall maintain 18 inches of vertical and 10 feet of horizontal separation from all water and sanitary lines as measured from the outside of pipe walls.

7. Underdrains shall have a minimum slope of 1.0% and inverts shall be set a minimum of 6 inches above the outlet pipe, unless noted otherwise.

8. All storm HDPE pipe (except for underdrains or underground storage facilities) shall be N-12 (smooth walled) pipe, unless noted otherwise.

9. The location and orientation of the lids/castings as shown in respect to the structures and alignments as depicted on the plans represents the final and correct position of the lids / castings. Orienting the lids / castings to no particular direction and / or location could result in poor drainage or cause future construction issues. Contact engineer if discrepancies are found.

10. A minimum of 54 inches of cover over the entire water line shall be provided unless the water service utility company requires more stringent (deeper) specifications, and if so, the contractor shall meet those water company specifications.

9. All proposed water lines and sanitary lines / laterals shall have a minimum of 18 inches of vertical separation be maintained when crossing under or over each other, any other utilities, and storm sewer pipes and appurtenances.

10. All proposed water lines and sanitary lines / laterals shall have a minimum horizontal separation from pipe exterior to pipe exterior of 10 linear feet from each other and from storm sewers and appurtenances.

11. Full depth granular backfill required for all water lines, sanitary sewers, and storm sewers under and within 5 feet of pavement. / hardscapes.

12. All private hydrants shall have an isolation valve installed at the point of branching.

13. When connections are to be made to existing piping and structures, or where construction is in the vicinity of existing piping, structures, or appurtenances, the exact locations and elevations of the existing piping, structures and / or appurtenances shall be field verified onsite by the contractor prior to construction. If any discrepancies are found, then the engineer shall be notified immediately. Fritz Engineering Services, LLC shall not be responsible for any discrepancies that may arise between the plan information and actual field verified information as determined from any final onsite investigation from the contractor.

ABBREVIATIONS AND TERMS

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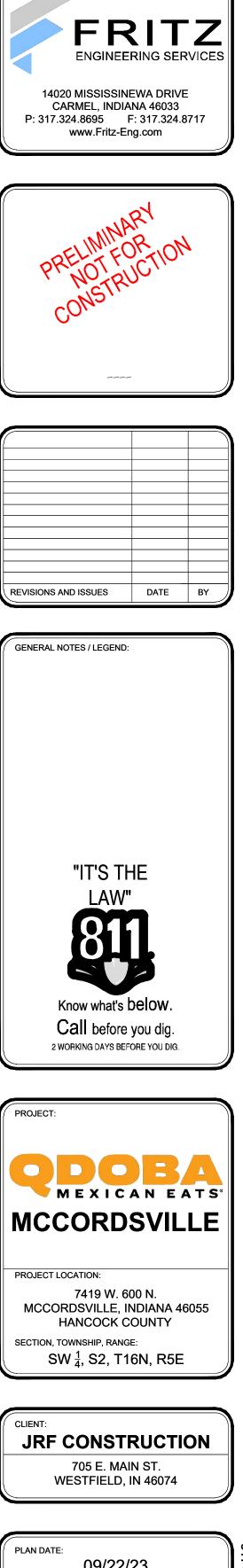
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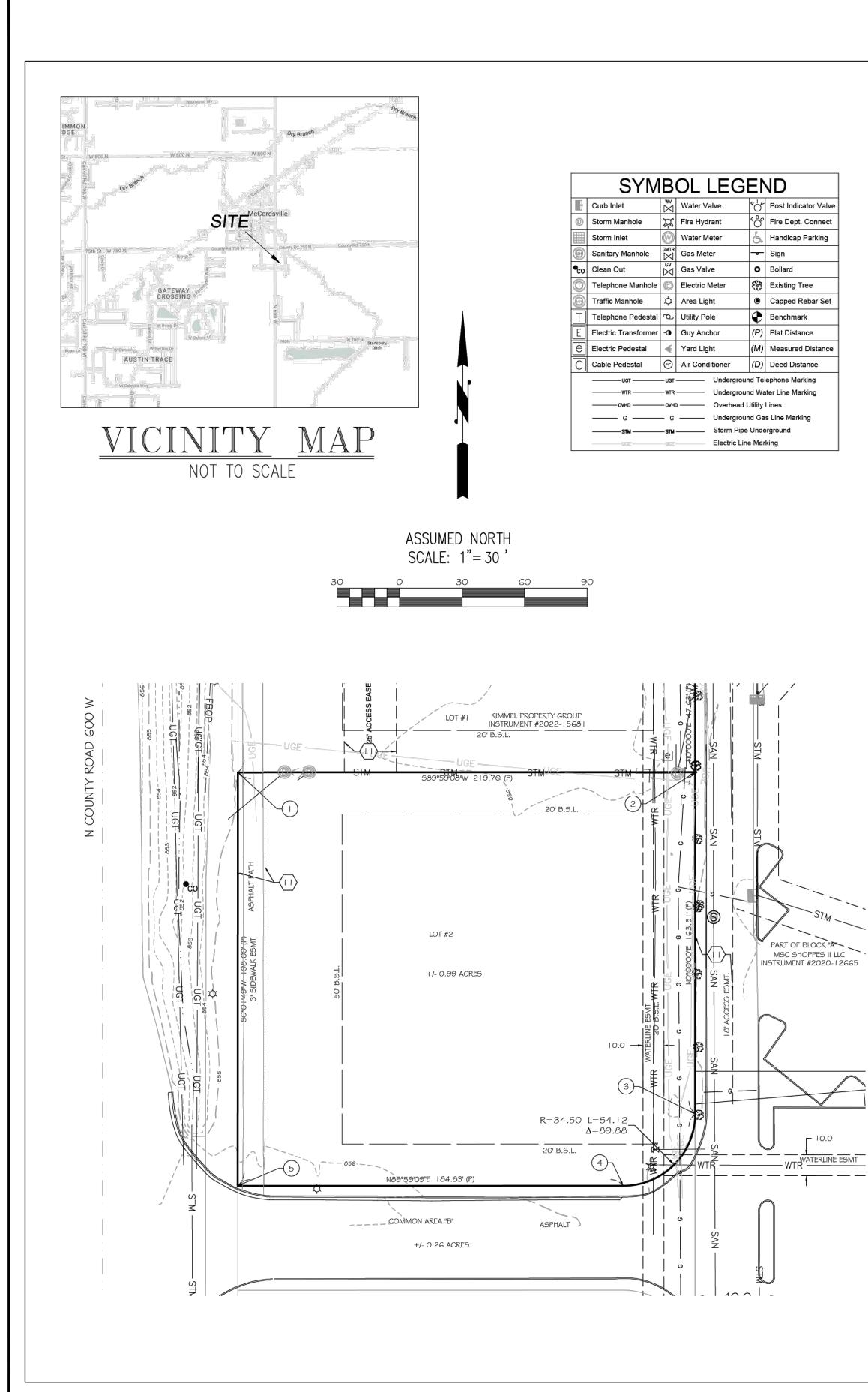
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IE / INV	= INVERT ELEVATION
BC	= BOTTOM OF CURB
тс	= TOP OF CURB
RIM	= RIM / TOP OF CASTING
GUT	= GUTTER
RCP	= REINFORCED CONCRETE PIPE
HDPE	= HIGH DENSITY POLYETHYLENE PIPE
SSD	= SUB-SURFACE DRAIN
UD	= UNDERDRAIN
MH	= MANHOLE
STR	= STRUCTURE
DE	= DRAINAGE EASEMENT
RD&UE	= REGULATED DRAIN AND UTILITY EASEMENT
D&UE	= DRAINAGE AND UTILITY EASEMENT
SD&UE	= SANITARY, DRAINAGE, AND UTILITY EASEMENT
W&UE	= WATER AND UTILITY EASEMENT
SE	= SANITARY EASEMENT
SAN	= SANITARY SEWER
HC	= HANDICAP RAMP
ME	= MATCH EXISTING
STM	= STORM SEWER
MPE	= MINIMUM PAD ELEVATION
NP	= NORMAL POOL
ELEV	= ELEVATION
TYP	= TYPICAL
PR	= PROPOSED
EX	= EXISTING
R	= RADIUS
B-B	= BACK TO BACK
ROW or R/W	= RIGHT OF WAY
LF	= LINEAR FEET

HYDRANT	 >		FL	OW LINE, PAVEMENT	
VALVE	→ -	_ • • • •	FL	OW LINE, SWALE (GRASS)	
TEE		- FD	FO	UNDATION DRAIN	
ADAPTER		- TV ——	CA	BLE TV LINE**	
BEND		– е ——	ELI	ECTRIC LINE**	
TEMP. FLUSH HYDRANT		- FO	FIE	SER OPTIC LINE	
BLOW-OFF	<u> </u>	·	SU	B-SURFACE DRAIN	
THRUST BLOCK		- UD	ST	ORM UNDERDRAIN	
PLUG			ST	ORM SEWER	
REDUCER			SA	NITARY SEWER	
M.J. SLEEVE		- FM ———	FO	RCE MAIN	
CROSS		- G	GA	S LINE	
WATER METER		– T ——	TE	LEPHONE LINE**	
POST INDICATOR VALVE		– w—	10/0		
FIRE CONNECTION		8''W ——	VVA	TER LINE	
TRANSFORMER PAD		**PR	EFIX F	OR UTILITY LINES:	
RELOCATED ELECTRIC/TELEPHONE	POLE		UNDE		
SIGN		О п -	OVER	NEAD	
HANDICAP PARKING		-	-	FLOW ARROW	
CLEAN OUT		-785 -		EXISTING CONTOURS	
STORMTECH STORM CHAMBER		785 -		PROPOSED CONTOURS	
SANITARY MANHOLE		E:XXX.X	\propto	FLOW LINE ELEVATION	
STORM MANHOLE		(XXX.XX	0	SPOT ELEVATION	
STORM COMBINATION INLET		(XXX.XX		HIGH POINT ELEVATION	
STORM GRATE INLET		(XXX.XX		LOW POINT ELEVATION	
STORM BEEHIVE/YARD DRAIN		TC:XXX BC:XXX		TOP/BOTTOM CURB ELEVATION	
STORM END SECTION		TW:XXX	$ \rightarrow $	TOP/BOTTOM	
BMP/AQUA-SWIRL		BW:XXX	K.XX	WALL ELEVATION	
STORM STRUCTURE NUMBER		ME - MA	TCH E	XISTING GRADE	



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REDUCED TO FIT SHEET. SURVEY NOT TO SCALE

LAND DESCRIPTIONS

Chicago Title Insurance Company

2023-66467

Plat/Re-Plat For McCordsville Corner Shoppes, recorded October 5, 2022 as Instrument No. 2022-13320 in Plat Cabinet D, Slide 217, in

The purpose of this project was to perform ALTA/NSPS Land Title Survey for the land described in "LAND DESCRIPTION". Field work and

research from the offices of the Hancock County Recorder, and the Office of the Hancock County Surveyor were conducted during the month

Lot 2 in McCordsville Corner Shoppes, a Subdivision in Vernon Township, Hancock County, Indiana, according to the Second Amended

NOTE:

REFER TO ORIGINAL SURVEY DOCUMENT.

The northeast and northwest corners of the Southwesr Quarter of Section 25, Township 17 North, Range 5 East was used to perform this survey along with the found monuments at the corners of Lot 2 per the subject plat. Capped rebars were recovered at all corners of the subject property. These monuments were with 0.3 feet of the computed position. All property corners were found at grade unless stated

the Office of the Recorder of Hancock County, Indiana.

This survey was prepared for Eden Court Capital LLC and Chicago Title Insurance Company.

Surveyors Comments:

Reference Monumentation:

Purpose:

of July, 2023.

- otherwise I. 5/8" capped rebar stamped "Firm OI 26" found
- 2.5/8" capped rebar stamped "Firm 0126" found
- 3.5/8" capped rebar stamped "Firm 0126" found
- 4.5/8" capped rebar stamped "Firm OI 26" found 5.5/8" capped rebar stamped "Firm 0126" found

Discrepancies in record descriptions and plats:

The perimeter of the surveyed tract was reestablished based upon the following items: record distance and angular relations as described within the record descriptions for the surveyed tract, recorded as Instrument #2023-66467 in the Office of the Recorder of Hancock County, Indiana and monuments found or set during the aforesaid surveys were retraced and located in relation to current record descriptions and existing plats to define the interior corners of the surveyed tract. The surveyed legal description and drawing describe property that is fully contained within the commitment legal description. All the boundaries of the parcel close without any gaps or gores.

Discrepancies in Lines of Occupation:

Unless otherwise noted or depicted herein or on the survey drawing, there is no visible evidence of occupation. Occupation was also reviewed for agreement with the established boundary lines. There are no visible lines of occupation along the North, South, East or West lines of the overall surveyed parcel. Any depiction of intrusion, trespass, invasion into the possessions or rights of another is not a matter of survey. An attorney should be consulted in all matters with respect to rights of possession.

Item 4 - Gross land area is 0.99 acres+/-

Surveyors Report

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations, opinions, and comments are declared regarding the various uncertainties in the locations of lines and corners found or established this survey as a result of the uncertainties in reference monumentation; in record description and plats; in lines of occupation; and as introduced by random errors in neasurements ("Relative Positional Accuracy"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any title line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

The Relative Positional Precision (accuracy per IAC 865) (due to random errors in measurement) of the corners of the subject tract established this survey is within the specification for a Urban Survey (0.07 feet + 50 parts per million) as defined in ALTA/NSPS requirements and referenced in IAC 865.

Finding of Facts:

Without additional proof, the fact that surveys accept a monument does not make it correct. The monument must have been initially correct, nmon report and reputation evidence does not overcome contrary proof, therefore, the location of any of the above discusse may yet be contradicted and overcome by undiscovered evidence. As a result, any property boundary, whose location is dependent on these corner monuments, is subject to undiscovered evidence, which might result in a different location for the corners. Because a dimensional value to the uncertainty of these corners is subjective, and for the reasons cited above, the uncertainty of these corners is unknown.

The Relative Positional Accuracy of the corners of the subject tract established for this survey is within the specifications for an Urban survey (+/- 0.07 foot plus 50 parts per million) as defined in 865 IAC 1-12-8, effective May 4, 2006. ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level).

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to Variances in reference monuments: 1.0 feet +/-.

Due to Discrepancies in the record descriptions: none

Due to Inconsistencies in lines of occupation: See above concerning physical occupation.

General Notes:

(1) In accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monuments set or found; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement. There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines. (2) Any depiction of possible intrusion, trespass, and/or invasion into the possessions or rights of another is not a matter of survey. An

attorney and/or title company should be consulted in all matters with respect to rights of possession and matters of title. (3) As used in this survey, certify means to state or declare a professional opinion of conditions regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied. The surveyor can only certify to

those items that are visible and/or things that can be measured or counted as stated by Indiana Administrative Code(s).

(4) Any underground utilities if depicted on the attached plat of survey have been shown per above ground field observations, atlas maps as may be available from municipalities or utility companies (Indiana Underground Plant Protection Agency) ticket, prior surveys and existing drawings only. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. No warranty, either expressed or implied, is made to the accuracy and/or completeness of information presented on underground utilities, or as to its fitness for any particular purpose or use. In no event will Roger Ward Engineering, Inc., its employees, agents, and/or assigns be liable for any damages arising out of the furnishing and/or use of such information. The path of the utility lines on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Agency at I-800-382-5544 or until they are excavated to verify the location and path of the utility lines. The surveyor has not physically located the underground utilities. In providing this survey no attempt has been made to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned except as shown otherwise.

(5) Ownership information indicated hereon is as identified in County records. Information from County records was obtained in July, 2023. Title work was provided from Chicago Title Insurance Company (Commitment No. 2023-66467, dated 05/03/2023) at the time of survey. Some items disclosed in Schedule B II thereof may have been depicted on the survey and are identified by their recording data. Should any additional items need to be depicted on the survey the surveyor shall be contacted and be provided with the appropriate document(s). An attorney and/or title company should be consulted with respect to any encumbrance shown on this survey. (6) No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information provided by governmental

authorities and/or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on zoning, setback requirements, flood hazard zones, and wetlands areas. In no event will Roger Ward Engineering, Inc., its employees, agents, and/or assigns be liable for any damages arising out of the furnishing and/or use of such information.

Flood Insurance Information

The described real estate lies within a ZONE X Unshaded Floodplain Area as plotted by scale on the Flood Emergency Management Agency, National Flood Insurance Program, FIRM Flood Insurance Rate Map Community-Panel Number 18059C0018 D, dated December 4, 2007. Attention is called to the fact that there are substantial uncertainties associated with said map and with information taken there from. Flood Plain information is provided solely based upon a review of the Flood Insurance Rate Maps, and shall not be construed as a confirmation or denial of flooding potential.

Zone "X" - Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones.

Zone "X" (Shaded) - Area of moderate flood hazard, usually the area between the limits of the 100- year and 500-year floods. Zone "A" - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones. Zone "AE" - The base floodplain where base flood elevations are provided.

Notes regarding Schedule B Section 2 of Title Commitment Number 2023-66467 issued by Chicago Title Insurance Company, Commitment Date of 05/03/2023

- II. Any and all Easements and or Building lines as shown on or referred to in the recorded plat of subdivision set out in Schedule A and shown recorded October 5, 2022 as Instrument No. 2022-13320 in Plat Cabinet D, Slide 217. (As shown hereon)
- 12. Declaration of Easements, Covenants and Restrictions dated January 23, 2007 and recorded February 2, 2007 as Instrument No. 070001436 with Amendments to the Declaration recorded January 11, 2022 as Instrument No. 202200443 and recorded April 12, 2022 as Instrument No. 202204879, in the Office of the Recorder of Hancock County, Indiana. (Not shown, no description)
- 13. Sewer Development Agreement by and between Meridian Design, LLC and the Town of McCordsville, Indiana, dated September 13, 2005 and recorded October 19, 2005 as Instrument No. 050014575, in the Office of the Recorder of Hancock County, Indiana. (Not shown, blanket in nature)
- 14. Ordinance to the Town of McCordsville, Indiana, recorded June 1, 2001 as Instrument No. 01-8412, in the Office of the Recorder of Hancock County, Indiana. (Not shown, blanket in nature)

15. Electric Line Easement in favor of Indianapolis Power & Light Company, an Indiana corporation d/b/a AES Indiana, of Indianapolis, Indiana, dated December 2, 2022 and recorded December 6, 2022 as Instrument No. 202215698 and recorded March 3, 2023 as Instrument No. 202301925 , in the Office of the Recorder of Hancock County, Indiana. (Not shown, blanket in nature)

Reference Information:

Chicago Title Commitment No. 2023-66467, dated May 3, 2023 Subject and Adjoiner Deeds

Tax Maps, & Easement Records

Certificate of Survey To Eden Court Capital LLC; and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail

\$ 13 of Table A thereof. The fieldwork was completed on July 5, 2023. Date of Plat or Map: July 19, 2023

David B. Quinn - Indiana Registered

Land Surveyor No. 80040352

NOTES: In providing this survey no attempt has been made to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned except as shown otherwise Subsurface and environmental conditions were not surveyed, examined, or considered as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property Copyright © Roger Ward Engineering, Inc. All rights reserved. No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of the surveyor. Copies of this plan without a dated and initialed impression seal are not valid.

As used herein, the word "certify" shall mean an expression of the Consultant's professional opinion to the best of its information, knowledge and belief, and does not constitute a warranty or guarantee by the Consultant. This instrument was prepared by David B. Quinn, Roger Ward Engineering, 6555 Carrollton Avenue, Suite A, Indianapolis, IN 46220.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in the document, unless required by law. David B. Quinn

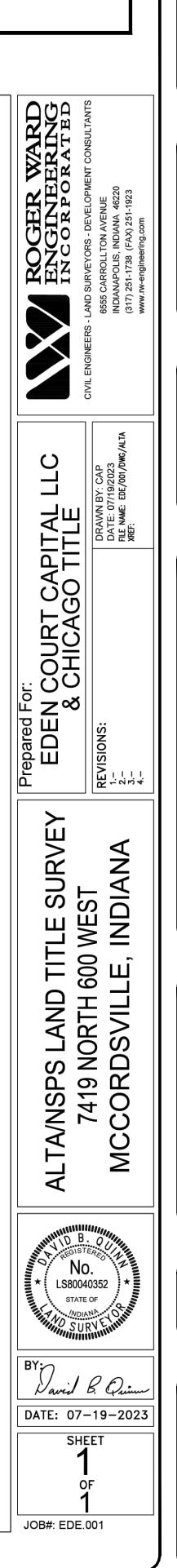
SURVEYOR'S NOTE

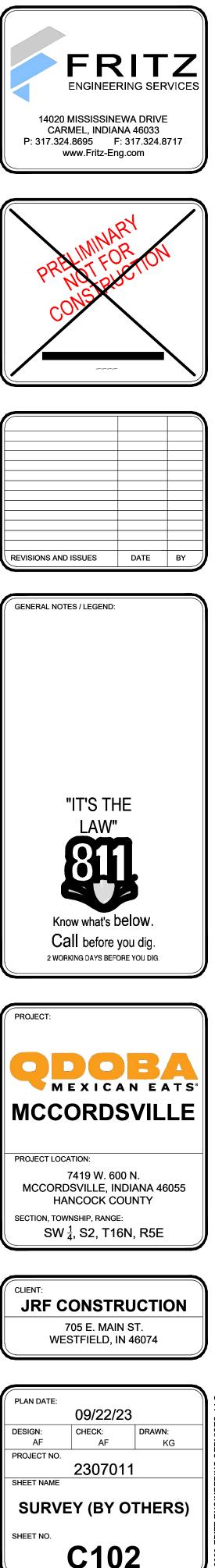
The planmetric and topographic data was gathered using standard radial surveying techniques with an electronic instrument with a data collector. Elevations on hard surfaces or structures are accurate to within 0.05 feet; elevations on natural surfaces are accurate to within 0.1 feet on the date on which the elevations were obtained; however, changes in elevations can occur due to soils swell and subsidence, freeze thaw cycles, and wind and water erosion. The magnitude of these changes depends upon soils types, seasonal changes, and the frequency and intensity of wind, rain, and snow events. It is recommended that if the topographic data is to be used for planning or design purposes that a check of elevations be performed prior to any construction activity. Contours are plotted based upon interpolation of the spot elevations shown hereon and are generally accurate within one-half of the contour interval depicted.

Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8,

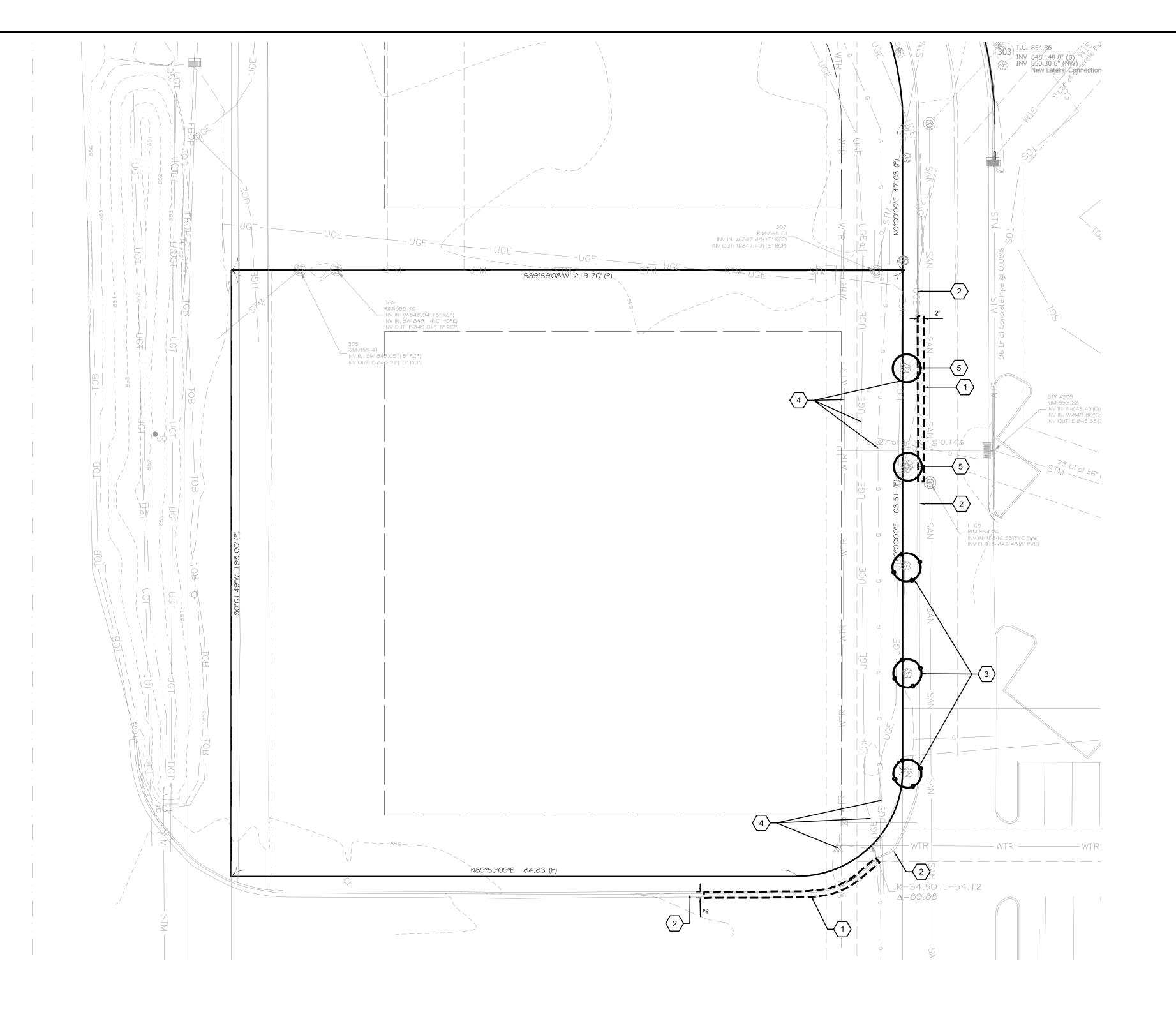


Know what's below. 811 before you dig.









KEY NOTES: 🐼 🔨

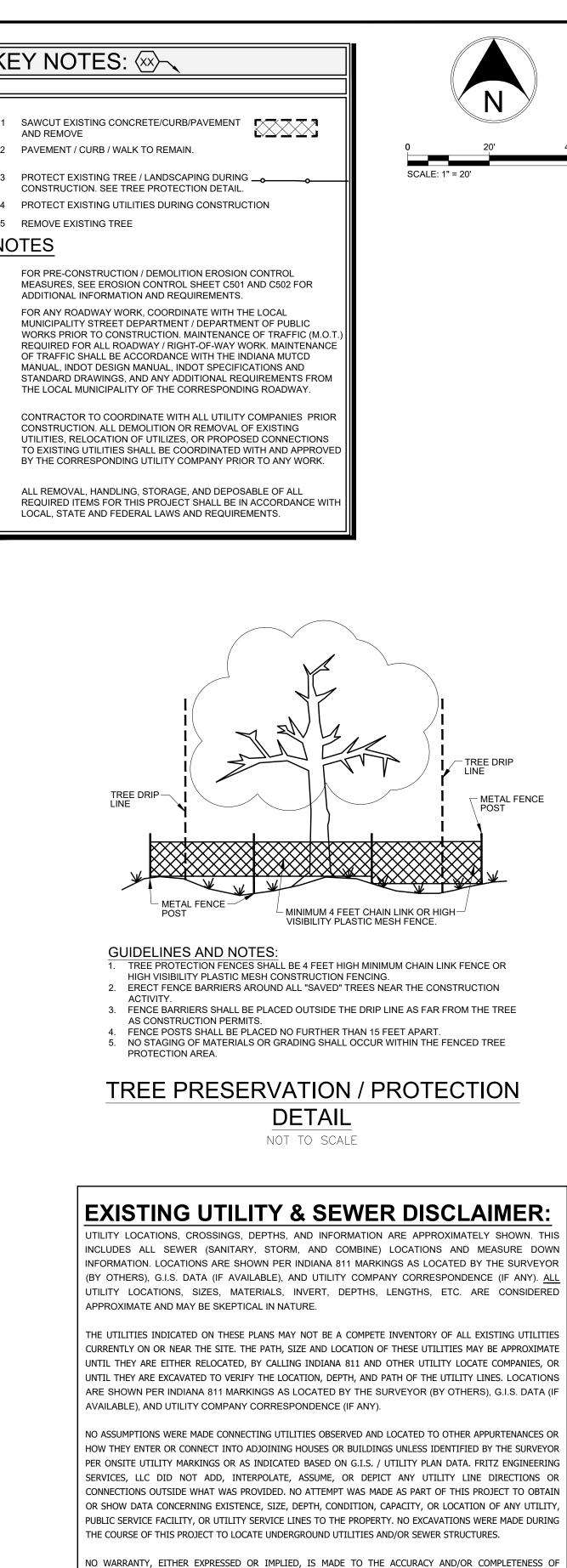
- AND REMOVE
- 2 PAVEMENT / CURB / WALK TO REMAIN.
- 4 PROTECT EXISTING UTILITIES DURING CONSTRUCTION
- 5 REMOVE EXISTING TREE

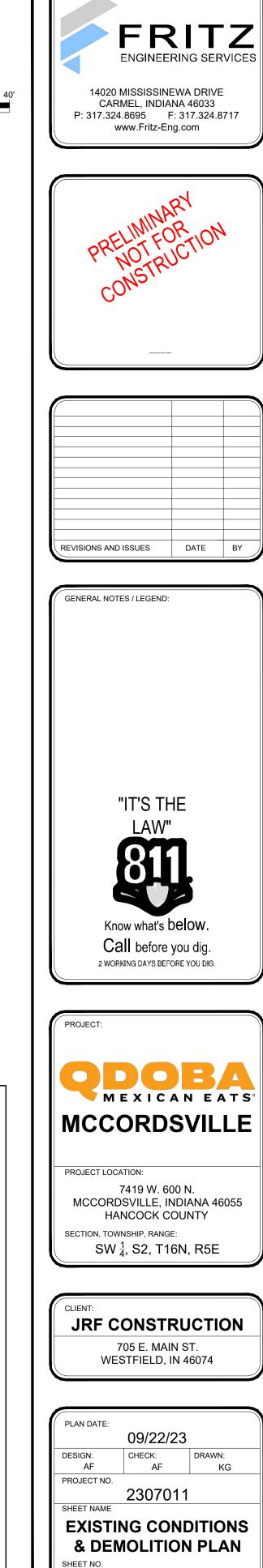
NOTES

- ADDITIONAL INFORMATION AND REQUIREMENTS.

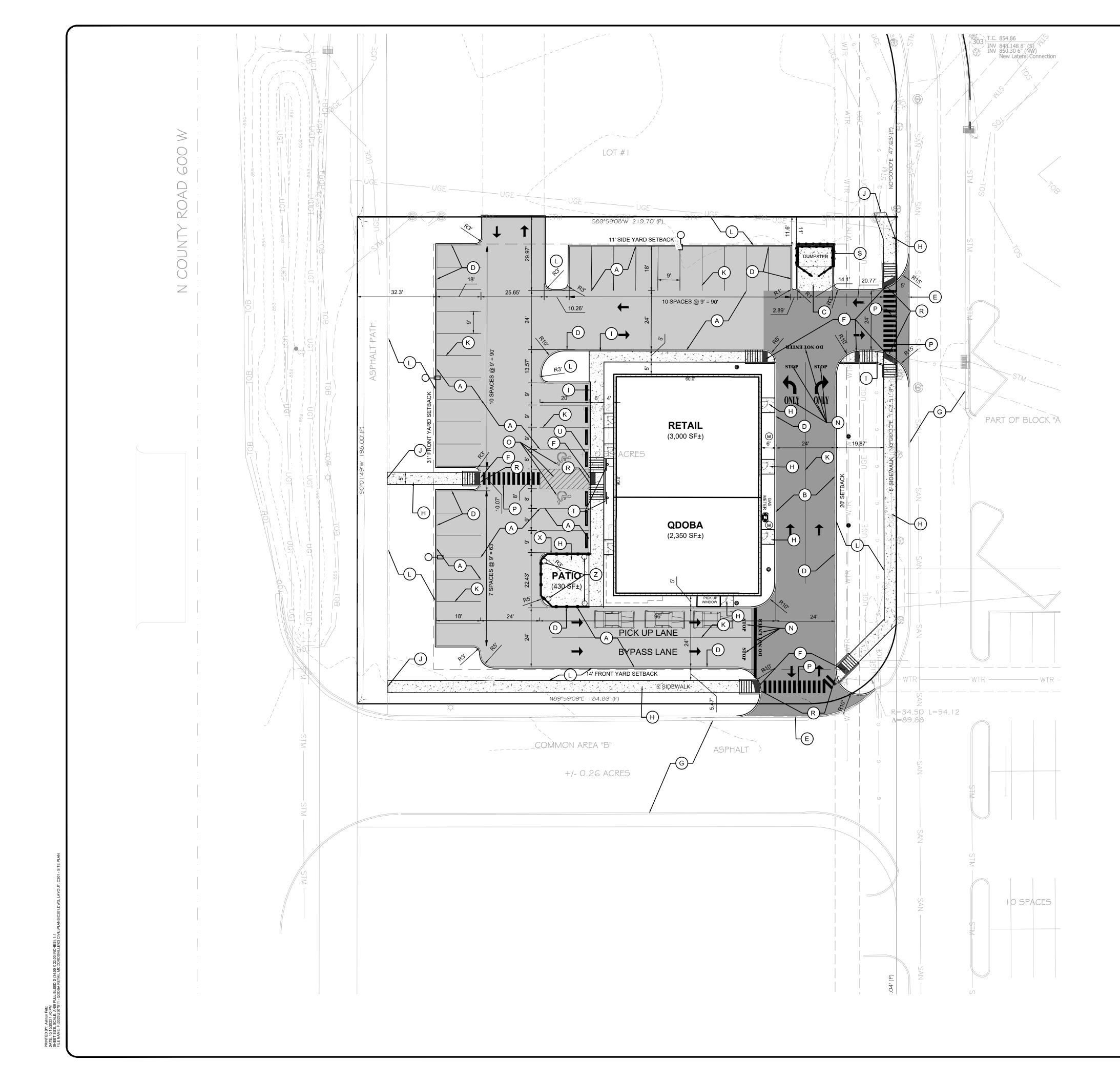
NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE TO THE ACCURACY AND/OR COMPLETENESS OF INFORMATION PRESENTED ON UNDERGROUND UTILITIES AND SEWERS, OR AS TO ITS FITNESS FOR ANY PARTICULAR PURPOSE OR USE. IN NO EVENT WILL FRITZ ENGINEERING SERVICES, LLC, ITS EMPLOYEES, AGENTS, AND/OR ASSIGNS BE LIABLE FOR ANY DAMAGES ARISING OUT OF THE FURNISHING AND/OR USE OF SUCH INFORMATION.

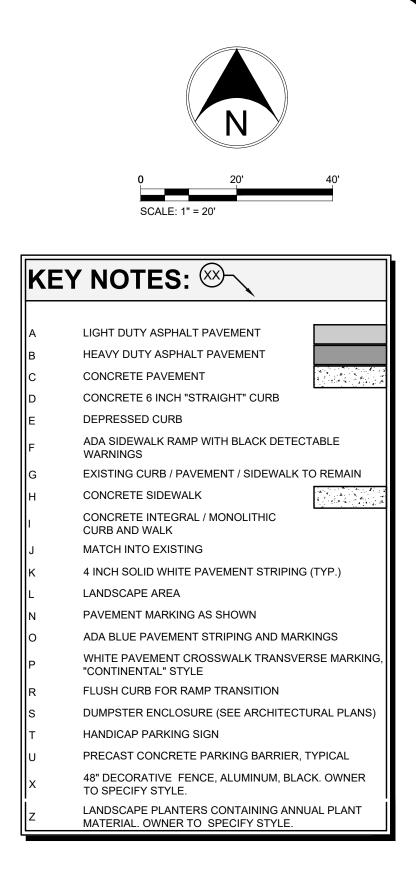
CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS OF ALL EXISTING UTILITIES WITHIN AREA OF WORK PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED OF ANY POTENTIAL CONFLICTS FOUND.





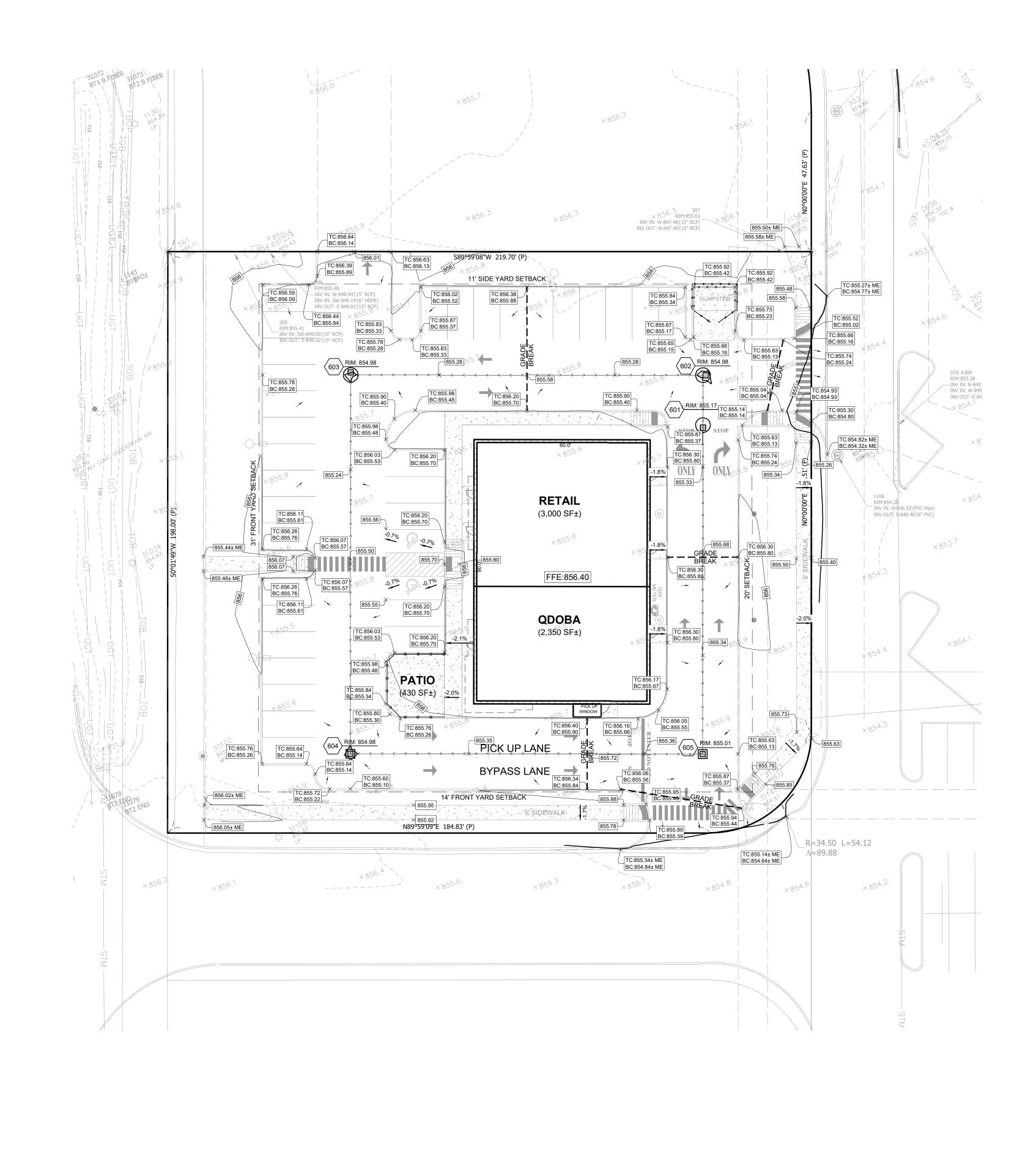
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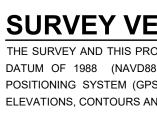


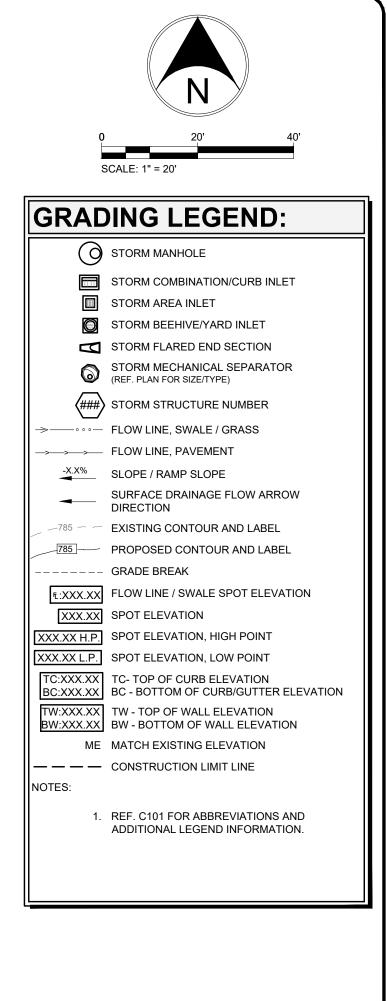


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PRELIMINA PRELIMINA PRELIMINA PRELIMINA FOR	RYRTION	
1.REV PER TAC COMMENTS	10/10/2023	
REVISIONS AND ISSUES	DATE	BY
"IT'S TH LAW" Bagg Know what's b Call before y 2 WORKING DAYS BEFO	Delow. you dig.	
PROJECT:	AN EA	
7419 W. 60 MCCORDSVILLE, IN HANCOCK CO SECTION, TOWNSHIP, RANGE SW $\frac{1}{4}$, S2, T16	IDIANA 46 DUNTY	055
CLIENT: JRF CONSTR 705 E. MAIN WESTFIELD, II	N ST.	
PLAN DATE: 09/22/2 DESIGN: AF PROJECT NO. 23070 SHEET NAME SITE PL SHEET NO. C20	drawn k 11 .AN	: GG

FRITZ ENGINEERING SERVICES

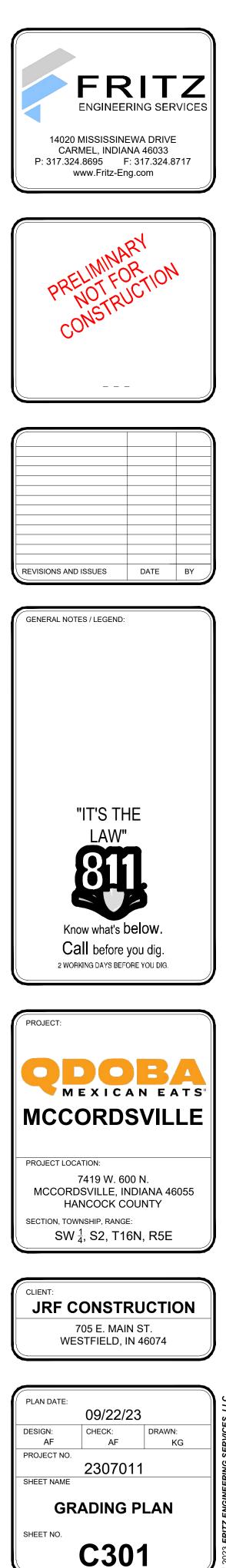




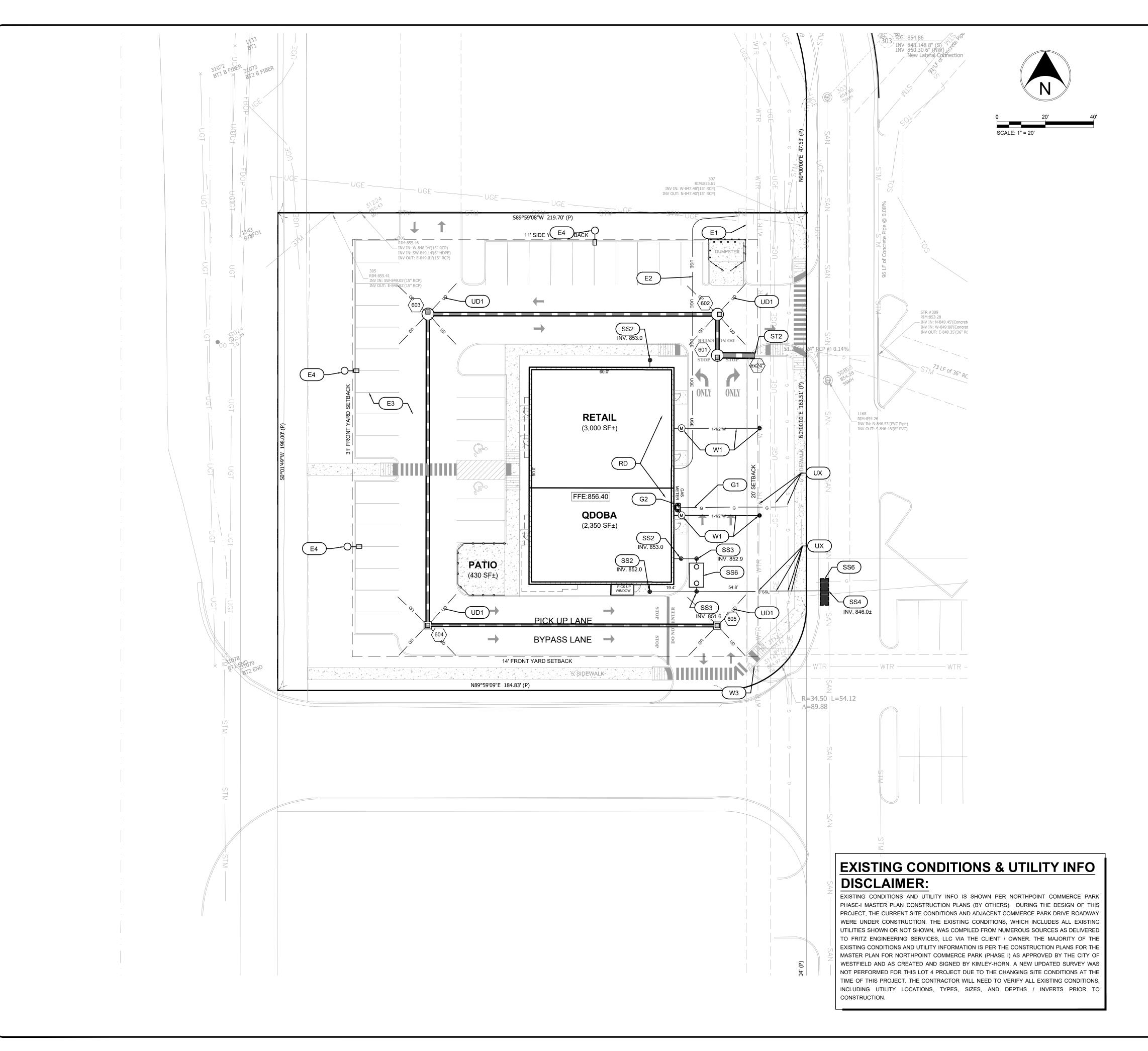


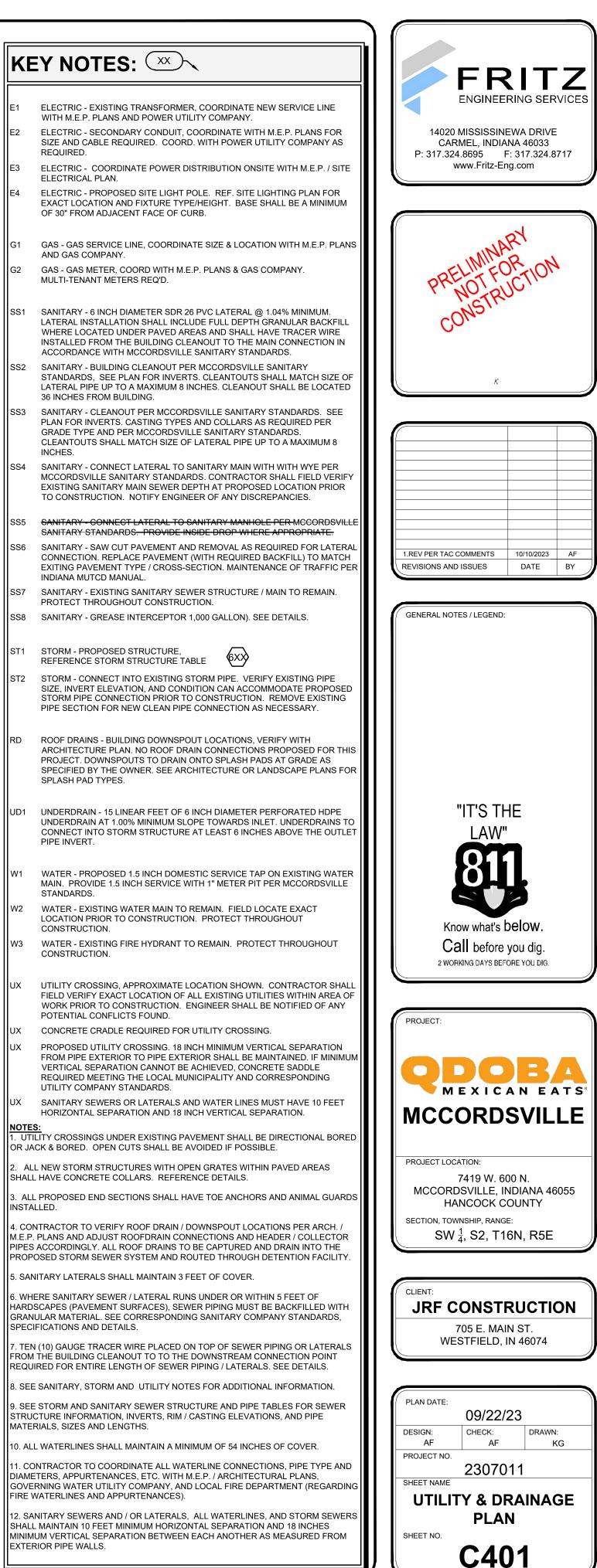
SURVEY VERTICAL DATUM INFORMATION:

THE SURVEY AND THIS PROJECT ELEVATIONS ARE ESTABLISHED BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE VERTICAL DATUM WAS ESTABLISHED BY THE SURVEYOR PER GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING INCORS NETWORK AND GEOID18. THEREFORE, THE ELEVATIONS, CONTOURS AND GRADES SHOWN ON THIS SHEET AND PLAN SET ARE IN NAVD88.







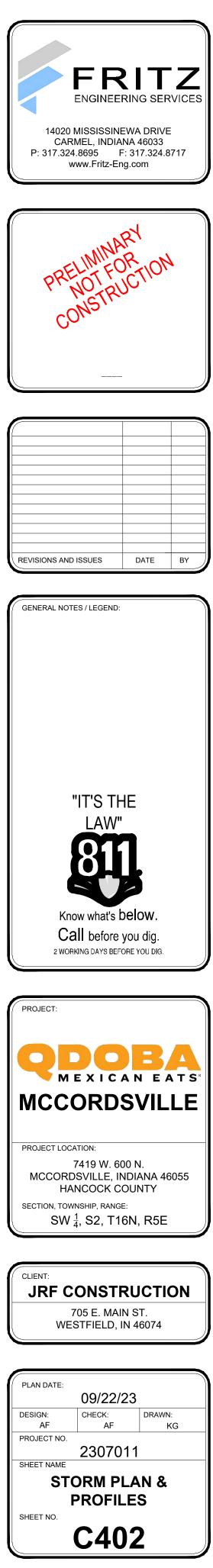


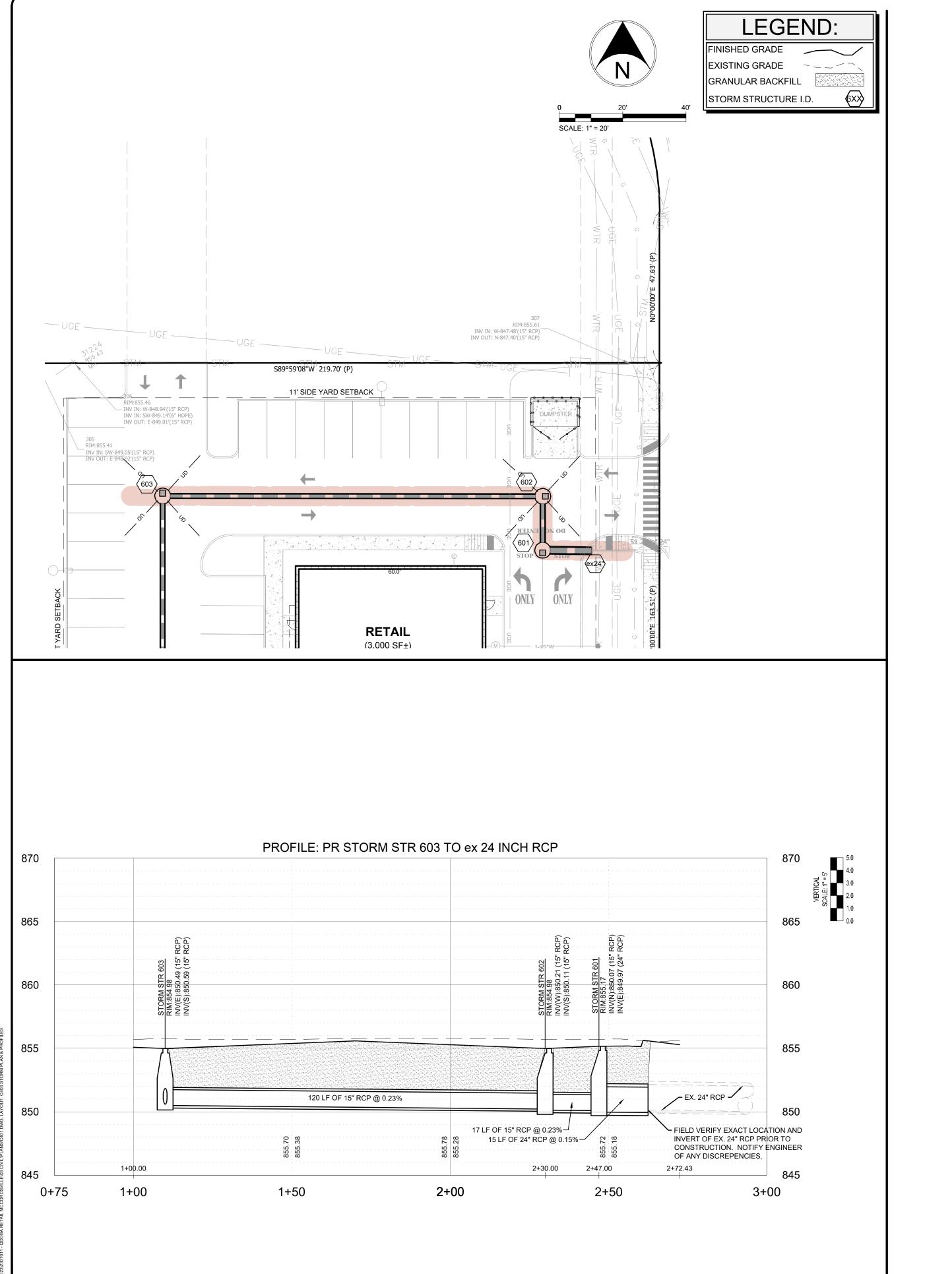


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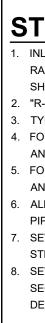
LEGEND:
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I STRUCTURE I.D. 6XX

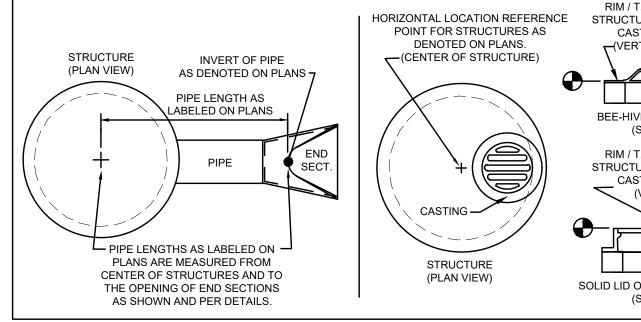


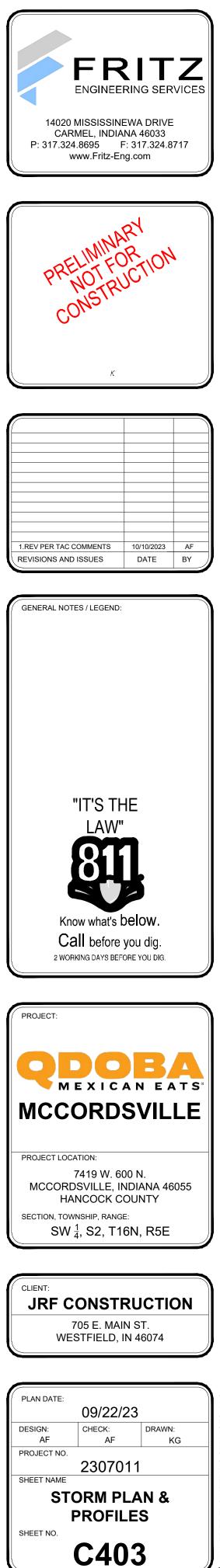


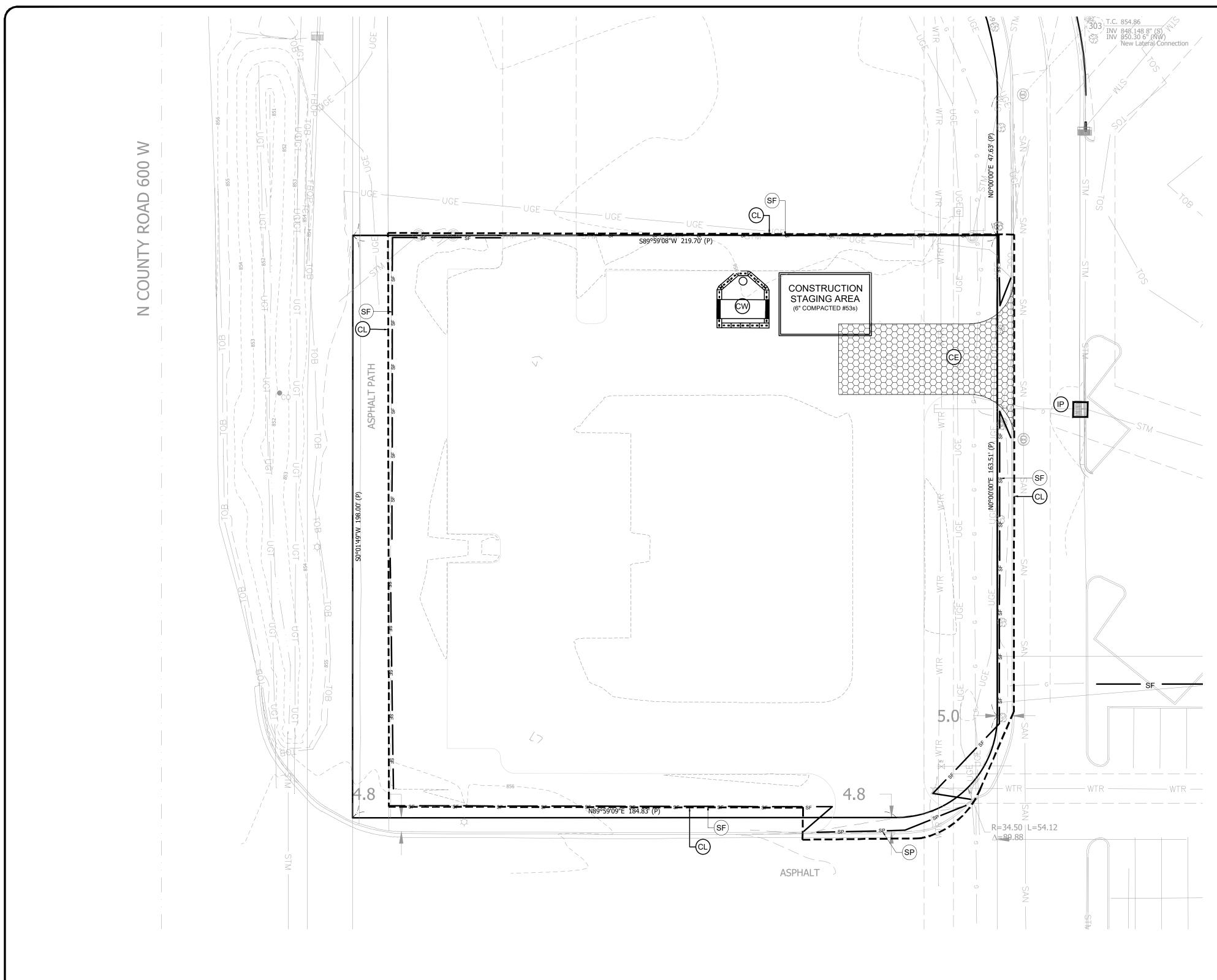
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RUCTURE I.D.	RIM ELEVATION	NEENAH CASTING DESIGNATION	INF	LOW CTION), [UP S	STR.] INV, S	OUTFLOW SIZE, (DIRECTION),		DESCRIPTION & NOTES
601	855.17	R-3472	INV:850.07 15" RCP (-	9.97 24" RCP (E)[EX24"]		48" DIA. MH
602	854.98	R-3472	INV:850.21 15" RCP (W)[603]	INV:850).11 15" RCP (S)[601]		48" DIA. MH
603	854.98	R-3472	INV:850.59 15" RCP (S)[604]).49 15" RCP (E)[602]		48" DIA. MH
604	854.98	R-3472	INV:850.99 12" RCP (E)[605]).89 15" RCP (N)[603]		30"X30" BOX
605	855.01	R-3472			1147.63	1.35 12" RCP (W)[604]		30"X30" BOX
	070							
			R PIPE DAT			DOMNIOTEEANA		
STREAM	DOWNSTRE STRUCTURE		PIPE SIZE / TYPE	SLOPE %	UPSTREAM PIPE INV.	DOWNSTREAM PIPE INV.		
605	604	120 LF	12" RCP	0.30%	851.35	850.99		
604	603	129 LF	15" RCP	0.23%	850.89	850.59		
)3)2	602	120 LF	15" RCP	0.23%	850.49	850.21		
	601 ex24"	17 LF 15 LF	15" RCP 24" RCP	0.23%	850.11	850.07 849.95		
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603	854.98	R-3472	INV:850.59 15" RCP (S)[604]	INV:850	.49 15" RCP (E)[602]		48" DIA. MH	
604	854.98	R-3472	INV:850.99 12" RCP (E)[605]		0.89 15" RCP (N)[603]		30"X30" BOX	
605	855.01	R-3472			INV:851	.35 12" RCP (W)[604]		30"X30" BOX	
STREAM	DOWNSTRE		R PIPE DAT		PSTREAM	DOWNSTREAM			
OCTURE I.D.	STRUCTURE	120 LF	12" RCP	0.30%	851.35	PIPE INV. 850.99			
605	604	120 LF 129 LF	12" RCP 15" RCP	0.30%	851.35	850.99			
603	602	120 LF	15" RCP	0.23%	850.49	850.21			
602	601	17 LF	15" RCP	0.23%	850.11	850.07			
601	ex24"	15 LF	24" RCP	0.15%	849.97	849.95			
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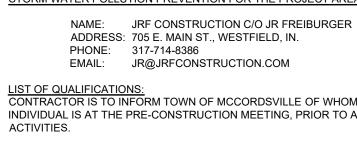


EROSION CONTROL NOTES:

- . All disturbed areas shall be restored to initial / pre-construction conditions and grades. All flow lines shall be re-established and vegetative cover restored. Contractor may be required to extend vegetative restoration period to warmer months to ensure seed germination.
- All erosion control practices shall be in accordance with the "Indiana Storm Water Quality Manual" and the SCS "Field Office Technical Guide".
- 3. The governing municipality has the right to require additional erosion control measures in the field as conditions warrant.
- 4. The storm water quality unit shown on these plans shall be the unit installed during the development of this property. No substitutions shall be permitted.
- No soil will be removed or disposed of from the grading site.
- 6. There shall be no dirt, debris, or storage of materials in the street or alleyways.
- Additional erosion and sediment control measures may be required by the inspector. 5. Copies of the letter of intent and response from TOWN OF MCCORDSVILLE office for Construction Stormwater
- General Permit compliance shall be provided onsite, when required.
- 6. All erosion control materials shall be approved by TOWN OF MCCORDSVILLE prior to installation.

EROSION CONTROL NOTES:

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- in the manual.

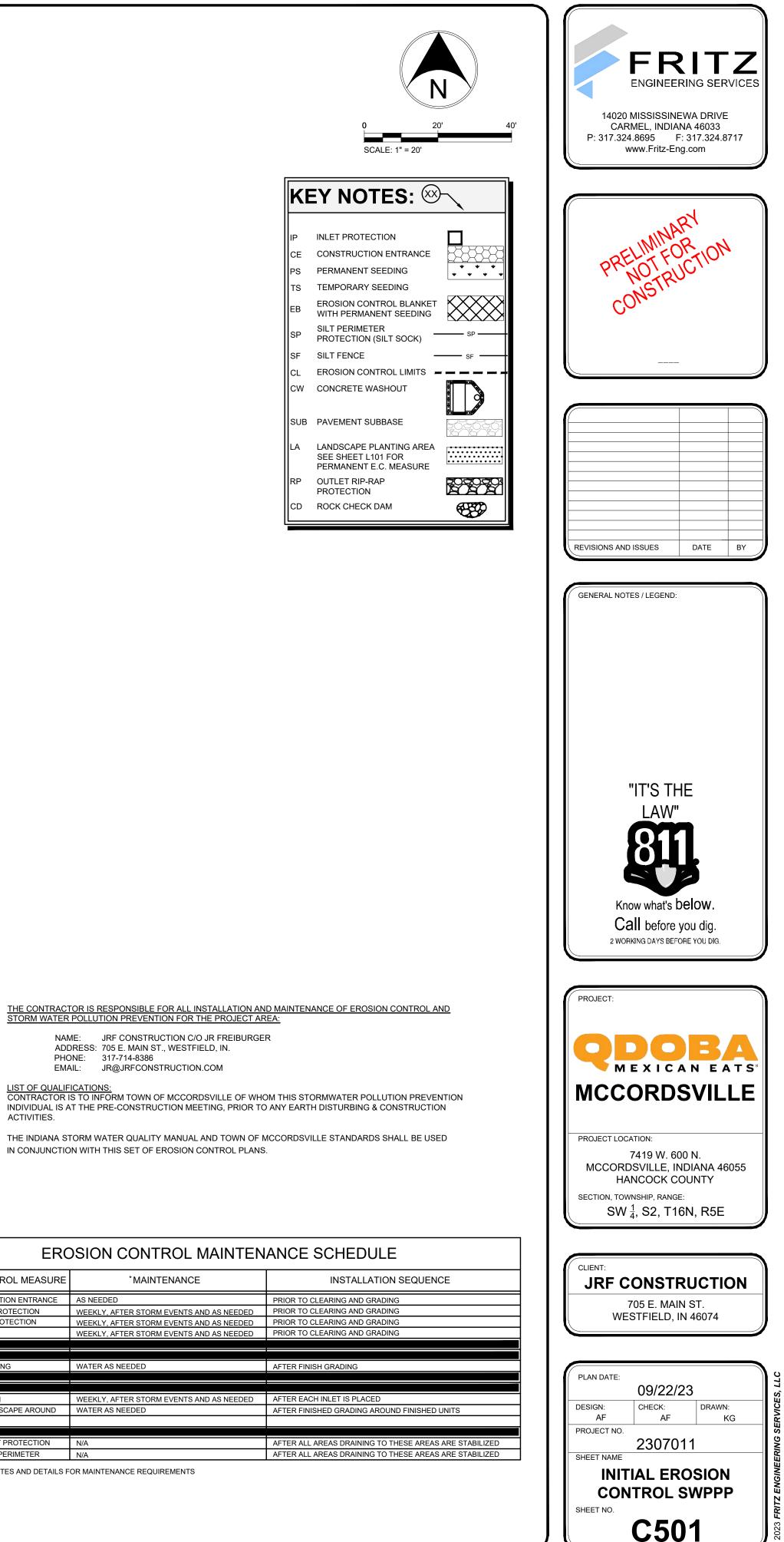


IN CONJUNCTION WITH THIS SET OF EROSION CONTROL PLANS.

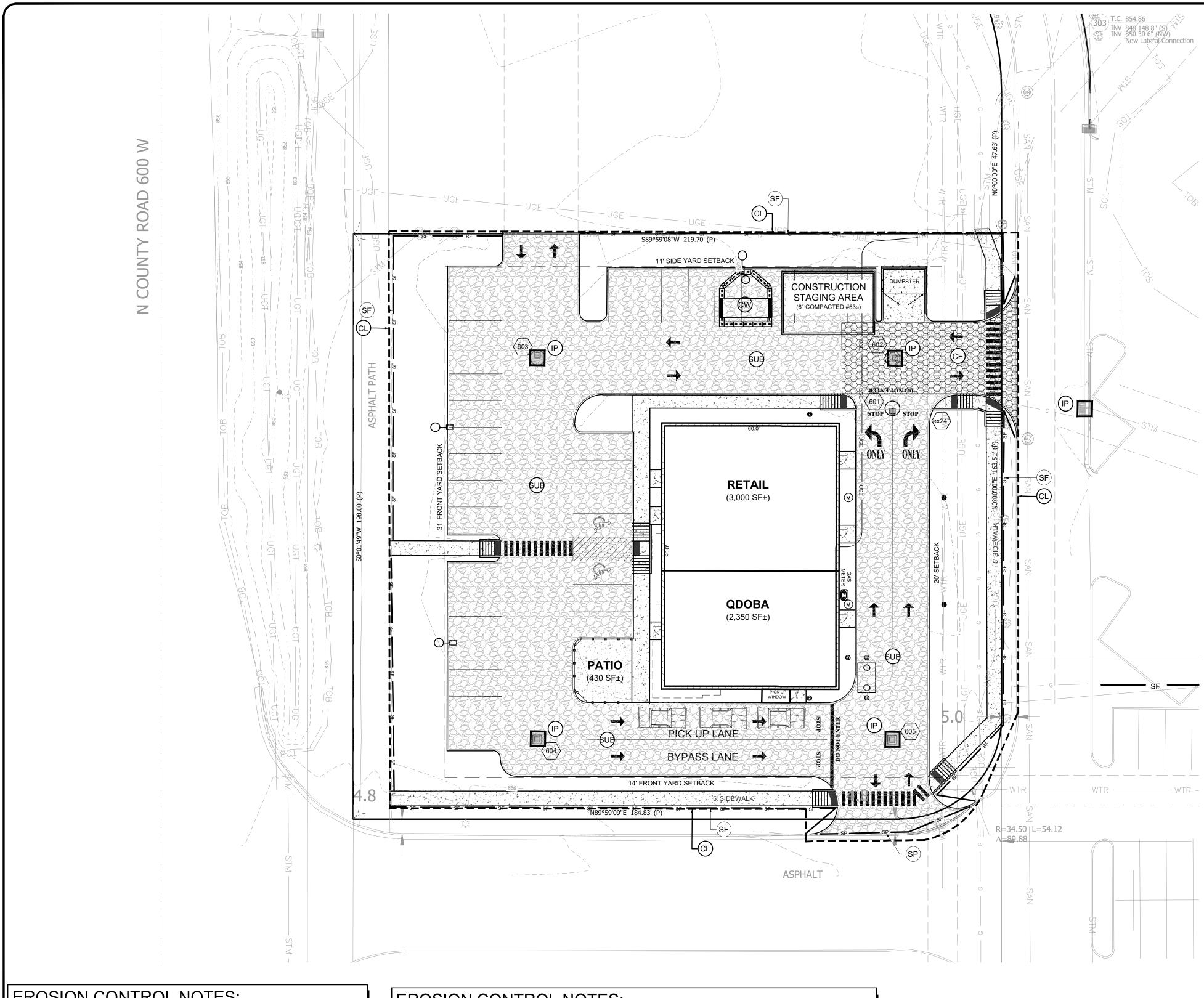
All disturbed areas shall be restored to initial / pre-construction conditions and grades. All flow lines shall be re-established and vegetative cover restored.

ERC	SION CONTROL MAINTEN	ANCE SCHEDULE
EROSION CONTROL MEASURE	*MAINTENANCE	INSTALLATION SEQUENCE
STONE CONSTRUCTION ENTRANCE	AS NEEDED	PRIOR TO CLEARING AND GRADING
SILT PERIMETER PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
EXISTING INLET PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
TREE PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
PERMANENT SEEDING	WATER AS NEEDED	AFTER FINISH GRADING
INLET PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER EACH INLET IS PLACED
SEED, SOD & LANDSCAPE AROUND	WATER AS NEEDED	AFTER FINISHED GRADING AROUND FINISHED UNITS
UNITS FINISHED		
REMOVAL OF INLET PROTECTION	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED
REMOVAL OF SILT PERIMETER	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED

*- SEE CHART, NOTES AND DETAILS FOR MAINTENANCE REQUIREMENTS



THE INDIANA STORM WATER QUALITY MANUAL AND TOWN OF MCCORDSVILLE STANDARDS SHALL BE USED



EROSION CONTROL NOTES:

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- Additional erosion and sediment control measures may be required by the inspector.
- 5. Copies of the letter of intent and response from TOWN OF MCCORDSVILLE office for Construction Stormwater General Permit compliance shall be provided onsite, when required.
- 6. All erosion control materials shall be approved by TOWN OF MCCORDSVILLE prior to installation.

EROSION CONTROL NOTES:

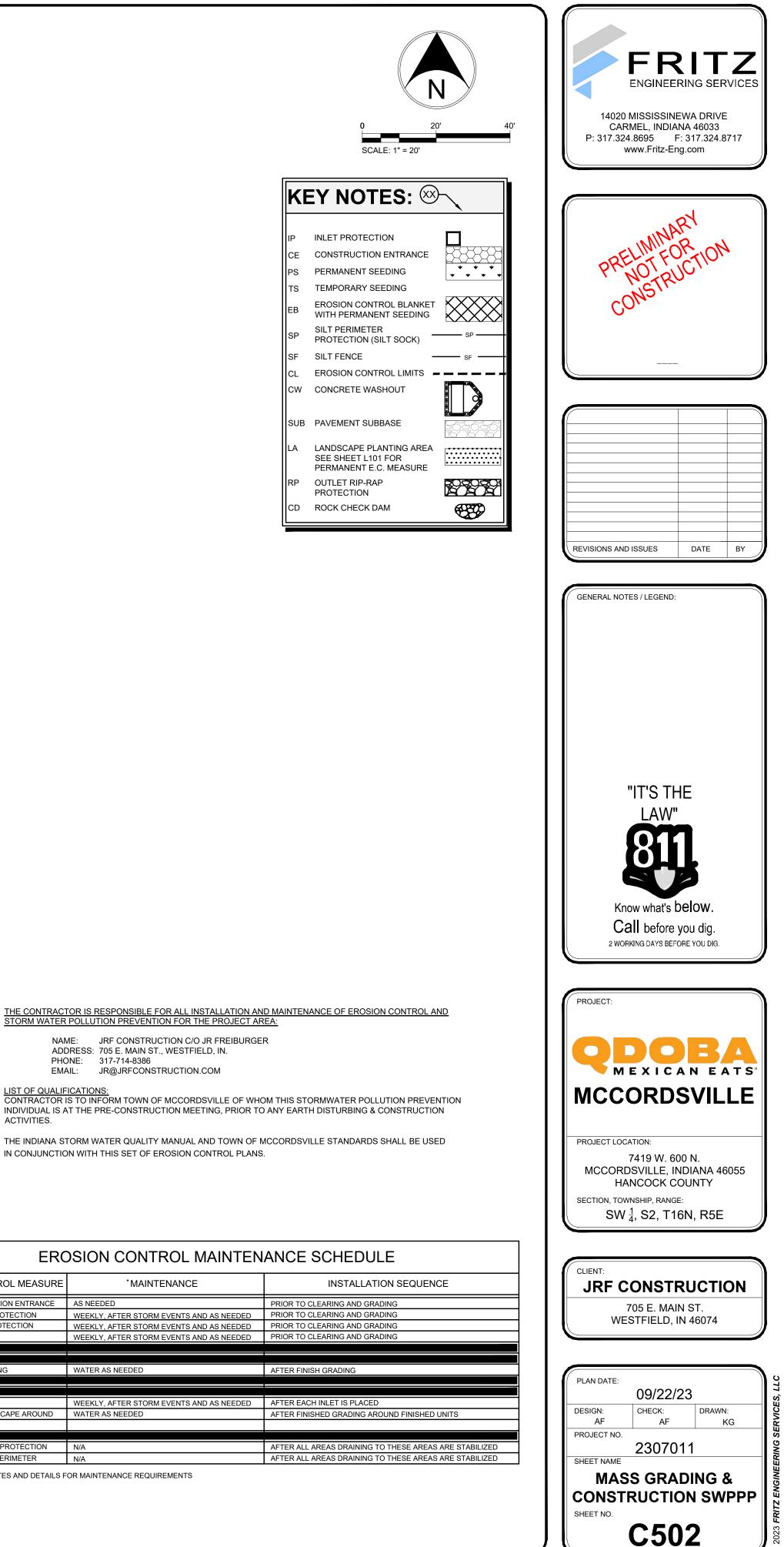
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- 7. All proposed erosion and sediment control shall be in conformance with the TOWN OF MCCORDSVILLE Stormwater Design and Specifications Manual and Requirements, latest editions. Discrepancies between the plans and the manual shall not alleviate the contractor from adhering to the requirements set forth in the manual.

NAME: JRF CONSTRUCTION C/O JR FREIBURGER ADDRESS: 705 E. MAIN ST., WESTFIELD, IN. PHONE: 317-714-8386 EMAIL: JR@JRFCONSTRUCTION.COM LIST OF QUALIFICATIONS: CONTRACTOR IS TO INFORM TOWN OF MCCORDSVILLE OF WHOM THIS STORMWATER POLLUTION PREVENTION INDIVIDUAL IS AT THE PRE-CONSTRUCTION MEETING, PRIOR TO ANY EARTH DISTURBING & CONSTRUCTION ACTIVITIES.

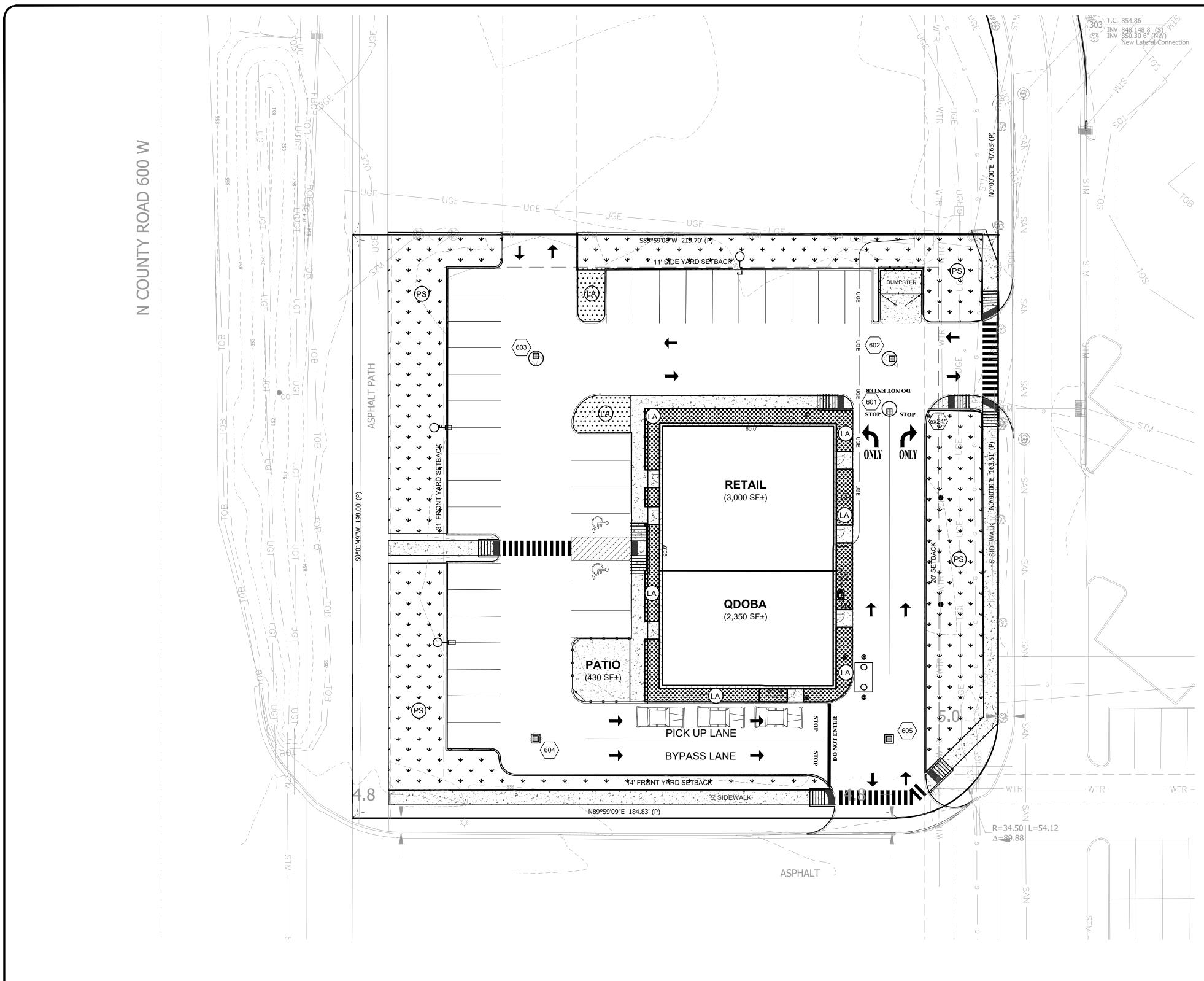
IN CONJUNCTION WITH THIS SET OF EROSION CONTROL PLANS.

ERC	DSION CONTROL MAINTEN	ANCE SCHEDULE
EROSION CONTROL MEASURE	*MAINTENANCE	INSTALLATION SEQUENCE
STONE CONSTRUCTION ENTRANCE	AS NEEDED	PRIOR TO CLEARING AND GRADING
SILT PERIMETER PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
EXISTING INLET PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
TREE PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
PERMANENT SEEDING	WATER AS NEEDED	AFTER FINISH GRADING
INLET PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER EACH INLET IS PLACED
SEED, SOD & LANDSCAPE AROUND	WATER AS NEEDED	AFTER FINISHED GRADING AROUND FINISHED UNITS
UNITS FINISHED		
REMOVAL OF INLET PROTECTION	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED
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*- SEE CHART, NOTES AND DETAILS FOR MAINTENANCE REQUIREMENTS



THE INDIANA STORM WATER QUALITY MANUAL AND TOWN OF MCCORDSVILLE STANDARDS SHALL BE USED



EROSION CONTROL NOTES:

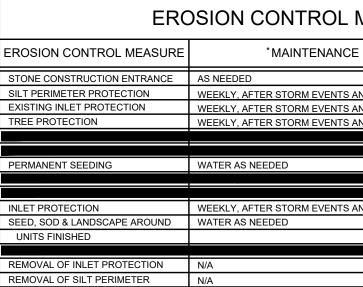
- All disturbed areas shall be restored to initial / pre-construction conditions and grades. All flow lines shall be re-established and vegetative cover restored. Contractor may be required to extend vegetative restoration period to warmer months to ensure seed germination.
- All erosion control practices shall be in accordance with the "Indiana Storm Water Quality Manual" and the SCS "Field Office Technical Guide".
- 3. The governing municipality has the right to require additional erosion control measures in the field as conditions warrant.
- 4. The storm water quality unit shown on these plans shall be the unit installed during the development of this property. No substitutions shall be permitted.
- No soil will be removed or disposed of from the grading site.
- 5. There shall be no dirt, debris, or storage of materials in the street or alleyways.
- Additional erosion and sediment control measures may be required by the inspector. 5. Copies of the letter of intent and response from TOWN OF MCCORDSVILLE office for Construction Stormwater
- General Permit compliance shall be provided onsite, when required.
- 6. All erosion control materials shall be approved by TOWN OF MCCORDSVILLE prior to installation.

EROSION CONTROL NOTES:

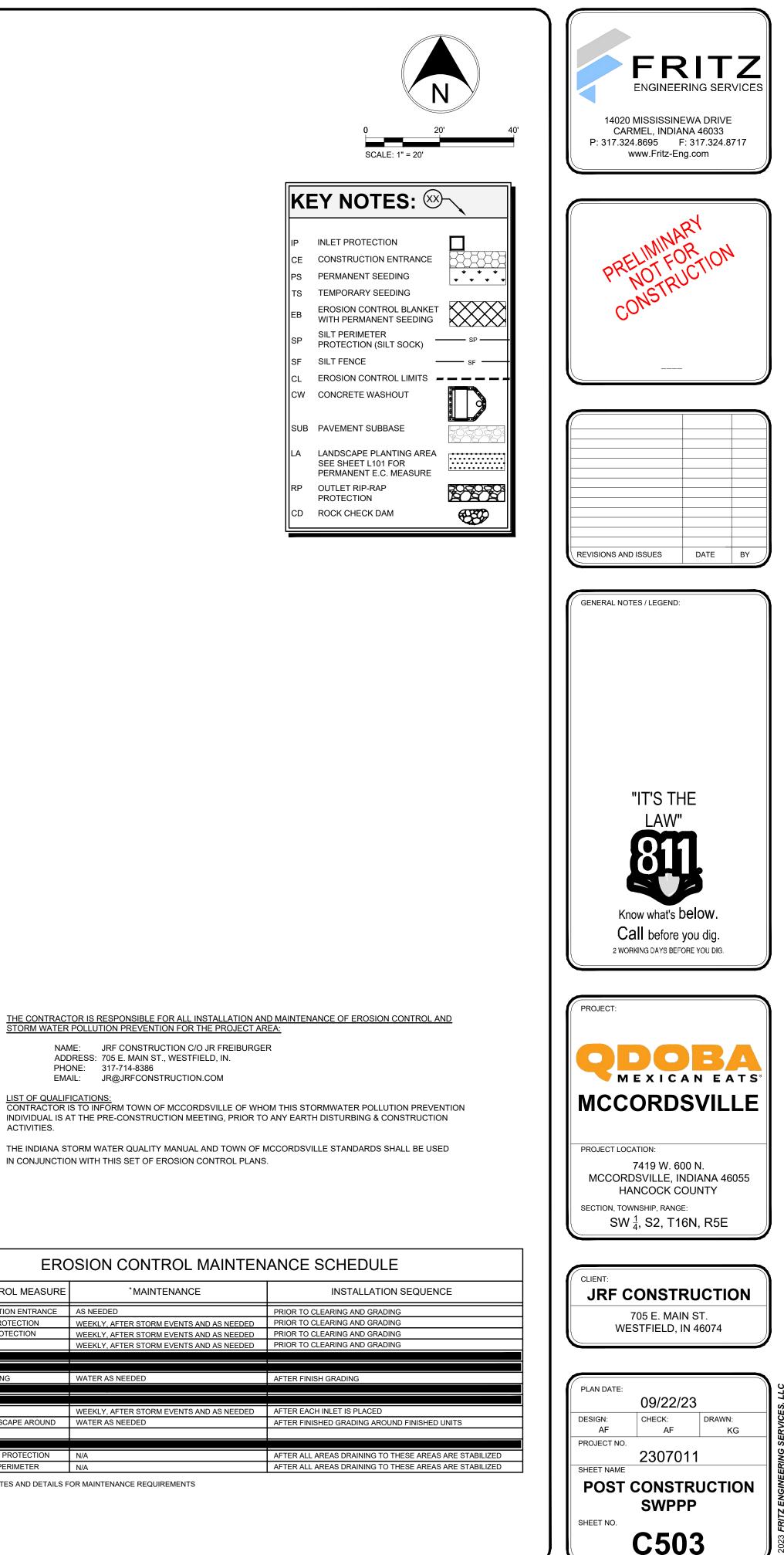
- All disturbed areas shall be restored to initial / pre-construction conditions and grades. All flow lines shall be re-established and vegetative cover restored. Contractor may be required to extend vegetative restoration period to warmer months to ensure seed germination.
- All erosion control practices shall be in accordance with the "Indiana Storm Water Quality Manual" and the SCS "Field Office Technical Guide". 3. The governing municipality has the right to require additional erosion control measures in the field as conditions warrant.
- 4. The storm water quality unit shown on these plans shall be the unit installed during the development of this property. No substitutions shall be permitted.
- 5. No soil will be removed or disposed of from the grading site. 6. There shall be no dirt, debris, or storage of materials in the street or alleyways.
- 5. Additional erosion and sediment control measures may be required by the inspector.
- 5. Copies of the letter of intent and response from TOWN OF MCCORDSVILLE office for Construction Stormwater General Permit compliance, when required. 6. All erosion control materials shall be approved by TOWN OF MCCORDSVILLE prior to installation.
- 7. All proposed erosion and sediment control shall be in conformance with the TOWN OF MCCORDSVILLE Stormwater Design and Specifications Manual and Requirements, latest editions. Discrepancies between the plans and the manual shall not alleviate the contractor from adhering to the requirements set forth in the manual.

NAME: JRF CONSTRUCTION C/O JR FREIBURGER ADDRESS: 705 E. MAIN ST., WESTFIELD, IN. PHONE: 317-714-8386 EMAIL: JR@JRFCONSTRUCTION.COM ACTIVITIES.

IN CONJUNCTION WITH THIS SET OF EROSION CONTROL PLANS.



*- SEE CHART, NOTES AND DETAILS FOR MAINTENANCE REQUIREMENTS



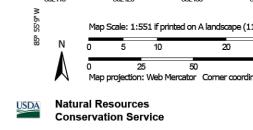
EROSION CONTROL SEQUENCE & PROCEDURES

*THESE EROSION CONTROL MEASURES, SEQUENCES AND PROCEDURES SHALL APPLY TO ALL PHASES OF THE PROJECT, INCLUDING THE INITIAL / PRE-CONSTRUCTION PHASE, DURING CONSTRUCTION PHASE, AND POST CONSTRUCTION PHASE.

Contractor shall schedule a Pre-Construction Meeting with the TOWN OF MCCORDSVILLE Stormwater Management Department. 1. prior to any earth moving activities or construction.

- 2. The following erosion control measures shall be in place prior to any land disturbing activities: 2.1. Create a stabilized construction entrance.
- 2.2. Install Temporary Inlet Protection Measures on existing storm inlets.
- 2.3. Install Temporary Silt Fence and/or Silt Sock Protection as shown on approved plans.
- 2.4. Install Temporary Construction Washout as required. 2.5. Install Temporary check dams and sediment basins as required.
- 3. Contractor shall contact the TOWN OF MCCORDSVILLE for an initial Erosion Control Inspection to obtain full sign off on the Improvement Location Permit prior to earthwork activities. 4. The contractor shall control waste, garbage, debris, wastewater, and other substances on the site so they will not be transported from the site by the action of wind, storm water runoff, or other forces. Proper disposal or management of all wastes and unused
- building material appropriate to the nature of the waste or material is required. 5. Public or private roadways shall be kept clear of accumulated sediment. All sediment that is cleared must be returned to the likely
- point of origin or other suitable location. Clearing of large amounts of sediment shall not include flushing the area with water. 6. Minimize the exposure of bare earth by limiting the work area to that necessary to perform the work, and by proper scheduling of manpower and equipment.
- 7. All erosion and sediment control measures shall be inspected, cleaned, and maintained following each storm event. 8. Wherever possible, maintain existing vegetative cover. Use non-vegetative material including mulch, erosion blankets, or stone to
- control erosion from disturbed areas 9. A log shall be maintained of all inspections (weekly, and following storm events), maintenance and repair of erosion and sediment control measures. The log shall be maintained on site and be available upon request to the owners representatives and the operating authorities having jurisdiction over the site.
- 10. Once land disturbing activities begin, the following practices shall be provided: 10.1. The Trained Individual responsible for the erosions control maintenance for the contractor shall make weekly site inspections
- and after every rainfall event of 0.5 inches and greater. 10.2. Positive drainage shall be maintained at all times. Contractor shall ensure the downstream drainage system and adjacent properties are not receiving sediment/debris laden runoff. If additional measures are necessary to protect adjacent properties or the downstream drainage system, the Contractor shall notify the Engineer and implement the necessary measures immediately.
- 10.3. Once earth disturbing activities begin, the adjacent roadways, adjacent drives and parking lots shall be continuously monitored for sediment tracking. If sediment is found, immediate action is required to clean the offsite areas and the current erosion control practices will need to be inspected and modified accordingly to prevent any further sediment from leaving the project site.
- 10.4. Once the new storm structures and / or pipes are is in place, the appropriate type of inlet protection measures shall be placed. 10.5. As surface types change, perimeter silt protection may need to be modified or replaced with a different perimeter protection.
- Update and replace perimeter silt protection as needed and required per these plans and site conditions / restraints. 10.6. Continued monitoring of all exposed areas shall be performed in order to verify the surrounding areas are not becoming
- sediment laden from construction activities onsite. 10.7. As the construction occurs, disturbed areas shall be stabilized as soon as they are at finished grade or will be left bare for more than 15 davs.
- 10.8. Provide final grade stabilization upon final grading of all areas including erosion control blanketing, seeding and sodding as appropriate.
- 10.9. Storm sewers that become silted due to construction activities shall be cleaned with a jet vacuum and the material properly disposed of.
- 10.10. As the existing swales and ditches are removed or graded away, the temporary check dams, filter dams, and sediment basins may be removed (unless noted otherwise on the plans) along with their retained debris, pollutants, and sediment. All material shall be disposed of off site at an approved location.
- 11. After site preparation, demolition, clearing and mass earthwork phases are complete and prior to infrastructure, building, and fine grading construction begins:
- 11.1. The perimeter erosion control practices (silt fence, construction entrance, check filter dams, temp. sediment basins, etc.) shall be examined, cleaned, and reinstalled if damaged. Some practices may need to be relocated or changed for the proposed site layout or per construction phases. (See Erosion Control Plans). 11.2. Relocate staging area if needed due to site configuration.
- 11.3. Install a Temporary Concrete Washout if not done already.
- 11.4. Once the new storm structures and / or pipes are is in place, the appropriate type of inlet protection measures shall be placed. 11.5. Continued monitoring of all exposed areas shall be performed in order to verify the surrounding areas are not becoming
- sediment laden from construction activities onsite. 11.6. As the construction occurs, disturbed areas shall be stabilized as soon as they are at finished grade or will be left bare for
- more than 15 days 11.7. Provide final grade stabilization upon final grading of all areas including erosion control blanketing, seeding and sodding as appropriate.
- 11.8. Storm sewers that become silted due to construction activities shall be cleaned with a jet vacuumed and the material properly disposed of.
- 11.9. Temporary silt fence to be installed around pond and maintained until open areas contributing to direct sheet flow to pond have been stabilized. Only once these open areas are properly and permanently stabilized can this temporary silt fence be removed and disposed of properly.
- 11.10. Minimize erosion from exposed areas by providing and maintaining temporary or permanent stabilization measures. Erosion control measures to protect exposed areas shall be installed at the end of the day's work or within 24 hours of the completion of the earth disturbing activity, as applicable for the type of measure.
- 11.11. All disturbed areas shall be seeded and/or stabilized upon completion of the earth disturbing activity 11.12. Rip-rap protection for final grades, detention ponds or storm sewers need established upon completion of final grading and storm sewer construction.
- 12. All graded areas (lawns, banks, mounds, etc.) with slopes equal to or steeper than 6h:1v shall be stabilized with an erosion control blanket unless noted otherwise. All constructed swales channels shall be stabilized with an erosion control blanket to the top of the bank. Soil stockpiles shall be seeded and mulched to minimize erosion.
- 13. All other lawn and planting areas shall be seeded and stabilized with an anchored, crimped or tackified mulch and seed mixture. 14. Areas to be paved shall be stabilized with a temporary stone cover. The temporary stone stabilization shall be equivalent to the proposed stone sub-base material. Adequate sub-base depths shall be maintained during construction, verified and restored, if necessary, prior to final paving. Stone stabilization shall be installed per the paving specifications and details.
- 15. Install pipe and grate inlet protection measures and pipe outlet protection as new pipes or pipe extensions are installed. Limit excavation to the work that can be performed that day. Trenches shall be seeded and mulched as part of the backfill operation.
- 16. Install inlet protection measures to prevent debris and sediment from entering storm system. Check weekly and after each storm event for debris and sediment. Clear blockages as identified. Damaged or ineffective measures shall be replaced. 17. Soil stockpiles shall have appropriate perimeter protection to prevent sedimentation of the surrounding acres. Any stock pile that will
- not be disturbed for 15 days or longer shall be seeded and protected with mulch or erosion control blanket. 18. All disturbed areas where work will potentially cease for 15 days or longer shall be seeded and stabilized immediately upon completion of the activity
- 19. Erosion and sediment control measures shall be maintained until the site is 95% stabilized.
- 20. Construction Phase BMP's shall remain in place and continue to be inspected until the entire site has reached the minimum vegetative cover, 70% established.
- 21. Once construction is complete and prior to the contractor handing over the project to the owner, the contractor shall clean all debris, pollutants, and sediment from the storm sewers.
- 22. Once construction is complete and prior to the contractor handing over the project to the owner, the contractor shall clean all debris, pollutants, and sediment from the detention pond and remove the outlet structure rock check dam. Contractor to stabilize wet detention ponds (if any) after clean out.
- 23. Upon the site reaching the required minimum established vegetative cover, the IDEM CSGP Notice of Termination shall be submitted to the MS4 Department for approval prior to submitting it to IDEM if required for project.



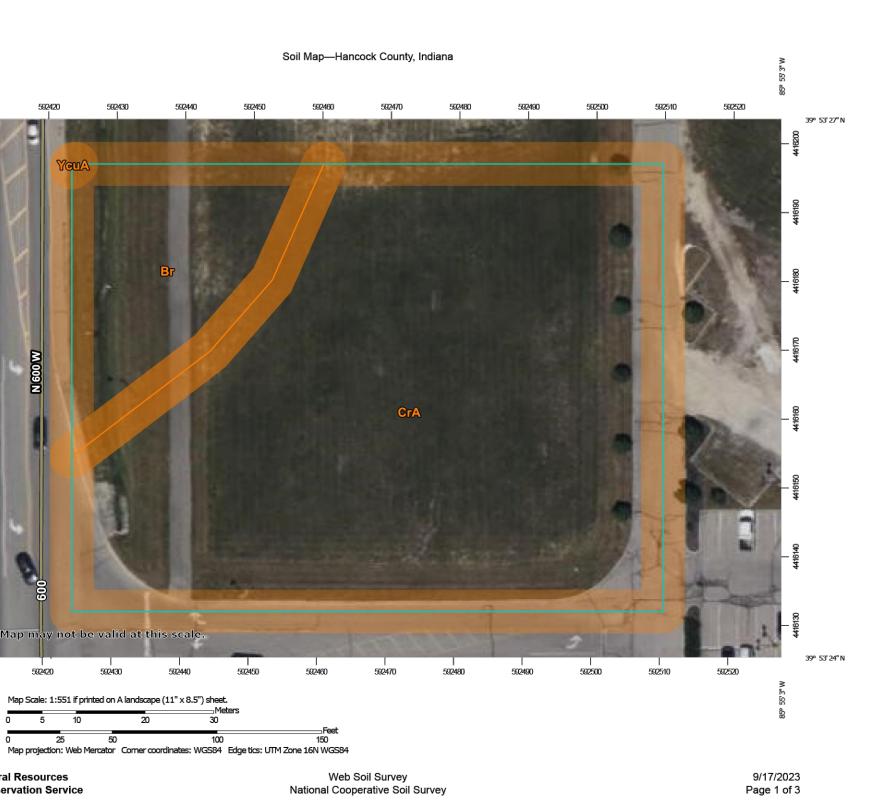


THE CONTRACTOR IS
STORM WATER POLL

PHONE: 317-714-8386

ACTIVITIES.

EROSION CONTROL MEASURE	*MAINTENANCE	INSTALLATION SEQUENCE
STONE CONSTRUCTION ENTRANCE	AS NEEDED	PRIOR TO CLEARING AND GRADING
SILT PERIMETER PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
EXISTING INLET PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
TREE PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
PERMANENT SEEDING	WATER AS NEEDED	AFTER FINISH GRADING
INLET PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER EACH INLET IS PLACED
SEED, SOD & LANDSCAPE AROUND	WATER AS NEEDED	AFTER FINISHED GRADING AROUND FINISHED UNITS
UNITS FINISHED		
REMOVAL OF INLET PROTECTION	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED
REMOVAL OF SILT PERIMETER	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZE



RUSLE2 Related Attributes

This report summarizes those soil attributes used by the Revised Universal Soil Loss Equation Version 2 (RUSLE2) for the map units in the selected area. The report includes the map unit symbol, the component name, and the percent of the component in the map unit. Soil property data for each map unit component include the hydrologic soil group, erosion factor Kf for the surface horizon, erosion factor T, and the representative percentage of sand, silt, and clay in the mineral surface horizon. Missing surface data may indicate the presence of an organic layer.

Report—RUSLE2 Related Attributes

Soil properties and interpretations for erosion runoff calculations. The surface mineral horizon properties are displayed or the first mineral horizon below an organic surface horizon. Organic horizons are not displayed.

Y	RUSLI	E2 Related	l Attributes–Hancocl	c County,	Indiana			
Map symbol and soil name	Pct. of	Slope	Hydrologic group	Kf	T factor	Repre	sentative	value
	map unit	length (ft)				% Sand	% Silt	% Clay
Br—Brookston silty clay loam, 0 to 2 percent slopes								
Brookston	95	200	B/D	.28	5	13.0	59.0	28.0
CrA—Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes								
Crosby	80	249	C/D	.43	3	18.0	64.0	18.0
YcuA—Crosby silt loam-Urban land complex, 0 to 2 percent slopes								
Crosby	60	249	C/D	.43	3	18.0	64.0	18.0

Report—Water Features

Map unit symbol and	Hydrologic	Surface	Most likely		Water table			Ponding		Floo	oding
soil name	group	runoff	months	Upper limit	Lower limit	Kind	Surface depth	Duration	Frequency	Duration	Frequency
				Ft	Ft		Ft				
Br—Brookston silty clay loa	am, 0 to 2 perc	ent slopes			1		•				
Brookston	B/D	Negligible	Jan-May	0.0-1.0	6.0	Apparent	0.0-0.5	Long (7 to 30 days)	Frequent	_	None
			Jun	4.0-5.0	6.0	Apparent	_	-	_	—	None
			Jul-Oct	-	-	_	-	-	-	—	None
			Nov	4.0-5.0	6.0	Apparent	-	-	_	—	None
			Dec	0.0-1.0	6.0	Apparent	0.0-0.5	Long (7 to 30 days)	Frequent	_	None
CrA—Crosby silt loam, Ne	w Castle Till Pl	ain, 0 to 2 per	cent slopes			1	_			1	
Crosby	C/D	Medium	Jan-Mar	0.5-2.0	2.0-3.5	Perched	-	_	None	_	None
			Apr	0.5-3.0	2.0-3.5	Perched	-	-	None	—	None
			Мау	1.5-3.0	2.0-3.5	Perched	—	_	None	—	None
			Jun	1.5-3.5	2.0-3.5	Perched	—	-	None	—	None
			Jul-Sep	-	_	_	-	-	None	—	None
			Oct	1.5-3.5	2.0-3.5	Perched	-	_	None	—	None
			Nov	1.5-3.0	2.0-3.5	Perched	-	-	None	—	None
			Dec	0.5-3.0	2.0-3.5	Perched	_	_	None	_	None

Map unit symbol and	Hydrologic		Most likely		Water table			Ponding		Floo	oding
soil name	group	runoff	months	Upper limit	Lower limit	Kind	Surface depth	Duration	Frequency	Duration	Frequency
				Ft	Ft		Ft				
YcuA—Crosby silt loam-U	rban land com	olex, 0 to 2 pe	rcent slopes			,					
Crosby	C/D	Medium	Jan-Mar	0.5-2.0	2.0-3.5	Perched	-	_	None	_	None
			Apr	0.5-3.0	2.0-3.5	Perched	-	_	None	—	None
			May	1.5-3.0	2.0-3.5	Perched	_	_	None	_	None
			Jun	1.5-3.5	2.0-3.5	Perched	_	_	None	_	None
			Jul-Sep	-	_	_	-	_	None	_	None
			Oct	1.5-3.5	2.0-3.5	Perched	_	_	None	_	None
			Nov	1.5-3.0	2.0-3.5	Perched	_	_	None	_	None
			Dec	0.5-3.0	2.0-3.5	Perched	_	_	None	_	None
Urban land		Very high		_	_	_		_	_	_	

SOILS MAP, INFORMATION, ATTRIBUTES AND LIMITING FEATURES

IS RESPONSIBLE FOR ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL AND LUTION PREVENTION FOR THE PROJECT AREA:

NAME: JRF CONSTRUCTION C/O JR FREIBURGER

ADDRESS: 705 E. MAIN ST., WESTFIELD, IN.

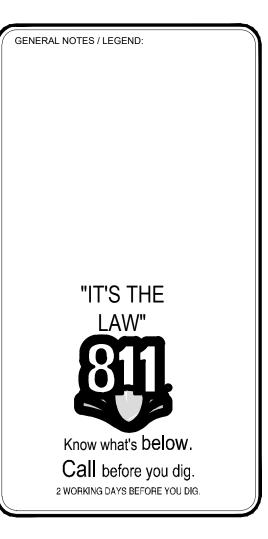
EMAIL: JR@JRFCONSTRUCTION.COM

LIST OF QUALIFICATIONS: CONTRACTOR IS TO INFORM TOWN OF MCCORDSVILLE OF WHOM THIS STORMWATER POLLUTION PREVENTION INDIVIDUAL IS AT THE PRE-CONSTRUCTION MEETING, PRIOR TO ANY EARTH DISTURBING & CONSTRUCTION

THE INDIANA STORM WATER QUALITY MANUAL AND TOWN OF MCCORDSVILLE STANDARDS SHALL BE USED IN CONJUNCTION WITH THIS SET OF EROSION CONTROL PLANS.



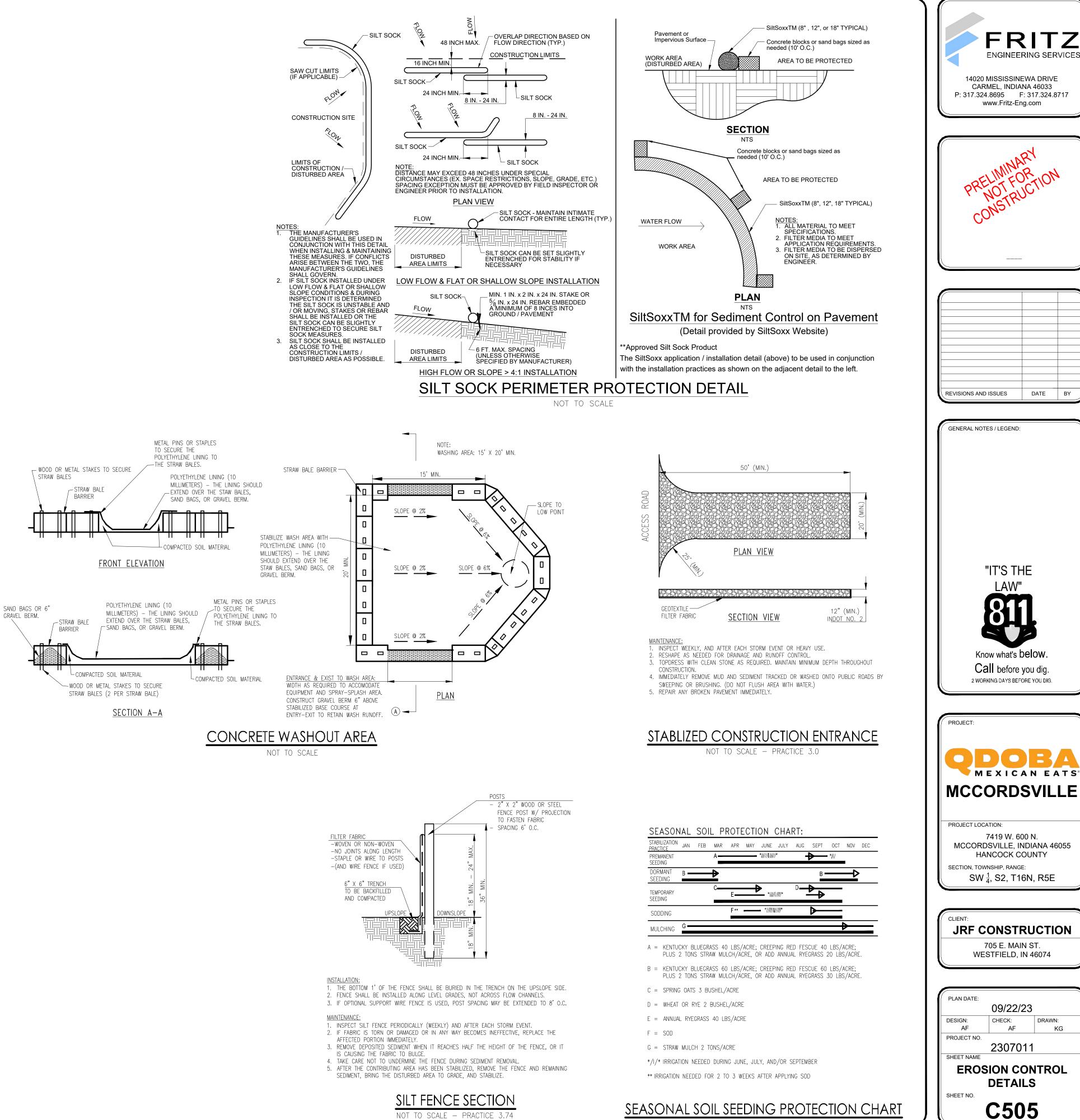
REVISIONS AND ISSUES	DATE	BY



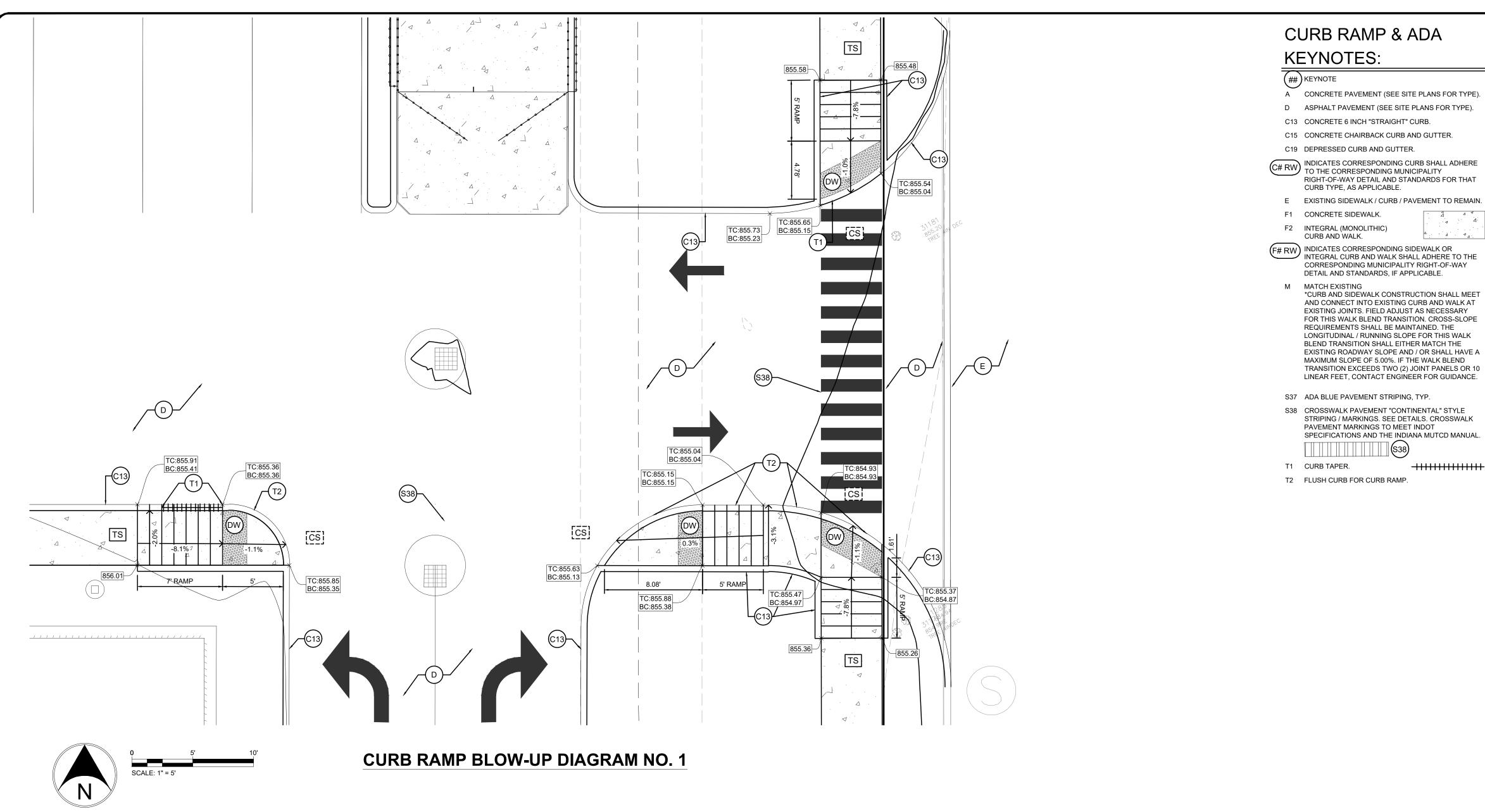


•	05 E. MAIN S STFIELD, IN	
_		
PLAN DATE:		
	09/22/23	}
DESIGN:	CHECK:	DRAWN:
AF	AF	KG
PROJECT NO.		
	230701	1
SHEET NAME		
SWPP	P SEQUI	ENCING
& SOIL	S INFOR	MATION
SHEET NO.		

C504



NOT TO SCALE - PRACTICE 3.74



CURB RAMP & ADA LEGEND:

#' RAMP	
	ADA / CURB RAMP. "#" INDICATES RAMP LENGTH. SEE RAMP BLOWUP DIAGRAMS, INDOT DETAILS, AND NOTES BELOW FOR SLOPE REQUIREMENTS.
##	"##" INDICATES THE CORRESPONDING INDOT RAMP STANDARD DRAWINGS - E 604-SWCR- <u>##</u>
	DETECTABLE WARNING SURFACE, BLACK.
TS	TURNING SPACE. SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2.00%.
	CLEAR SPACE. REFER TO INDOT STANDARD DRAWINGS.
FS	FLARED SIDE. SEE INDOT STANDARD DRAWINGS. MAXIMUM 10.00% SLOPE.
Ġ	HANDICAP PARKING SPACE. SLOPE IN ANY DIRECTION FOR PARKING SPACE SHALL NOT EXCEED 2.00%. SEE DETAILS FOR PAVEMENT MARKINGS.
	VEHICLE PARKING STOP AS REQUIRED FOR SITE.
(X1)	HANDICAP PARKING SIGN AS REQUIRED.

#.#% GRADE SLOPE WITH SLOPE PERCENT.

SIDEWALK AND RAMP SLOPE REQUIREMENTS:

- CROSS-SLOPE: - DESIRABLE = 1.50%
- DESIGN = 1.50% TO 1.80%
- MAXIMUM ALLOWED = 2.00%
- LONGITUDINAL / RAMP / RUNNING SLOPE:
- DESIRABLE = 7.50%
- DESIGN = 7.50% TO 8.00%
- MAXIMUM ALLOWED = 8.33%
- ADA PARKING STALL AND ACCESSIBLE

SPACE REQUIREMENTS:

- SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2.00%

**RAMP AND ADA PARKING STALL DESIGN AND CONSTRUCTION SHALL MEET INDOT SPECIFICATIONS, PROWAG, AND ADA STANDARDS.

FRITZ ENGINEERING SERVICES 14020 MISSISSINEWA DRIVE CARMEL, INDIANA 46033 P: 317.324.8695 F: 317.324.8717 www.Fritz-Eng.com PER MCCORDSVILLE TAC 10/10/2023 KG REVISIONS AND ISSUES DATE BY GENERAL NOTES / LEGEND: "IT'S THE LAW" Know what's below. Call before you dig. 2 WORKING DAYS BEFORE YOU DIG. PROJECT: DOBA MEXICAN EATS MCCORDSVILLE PROJECT LOCATION: 7419 W. 600 N. MCCORDSVILLE, INDIANA 46055 HANCOCK COUNTY SECTION, TOWNSHIP, RANGE: SW ¹/₄, S2, T16N, R5E CLIENT: JRF CONSTRUCTION 705 E. MAIN ST. WESTFIELD, IN 46074 PLAN DATE: 09/22/23 DESIGN: CHECK: DRAWN: AF AF KG PROJECT NO.

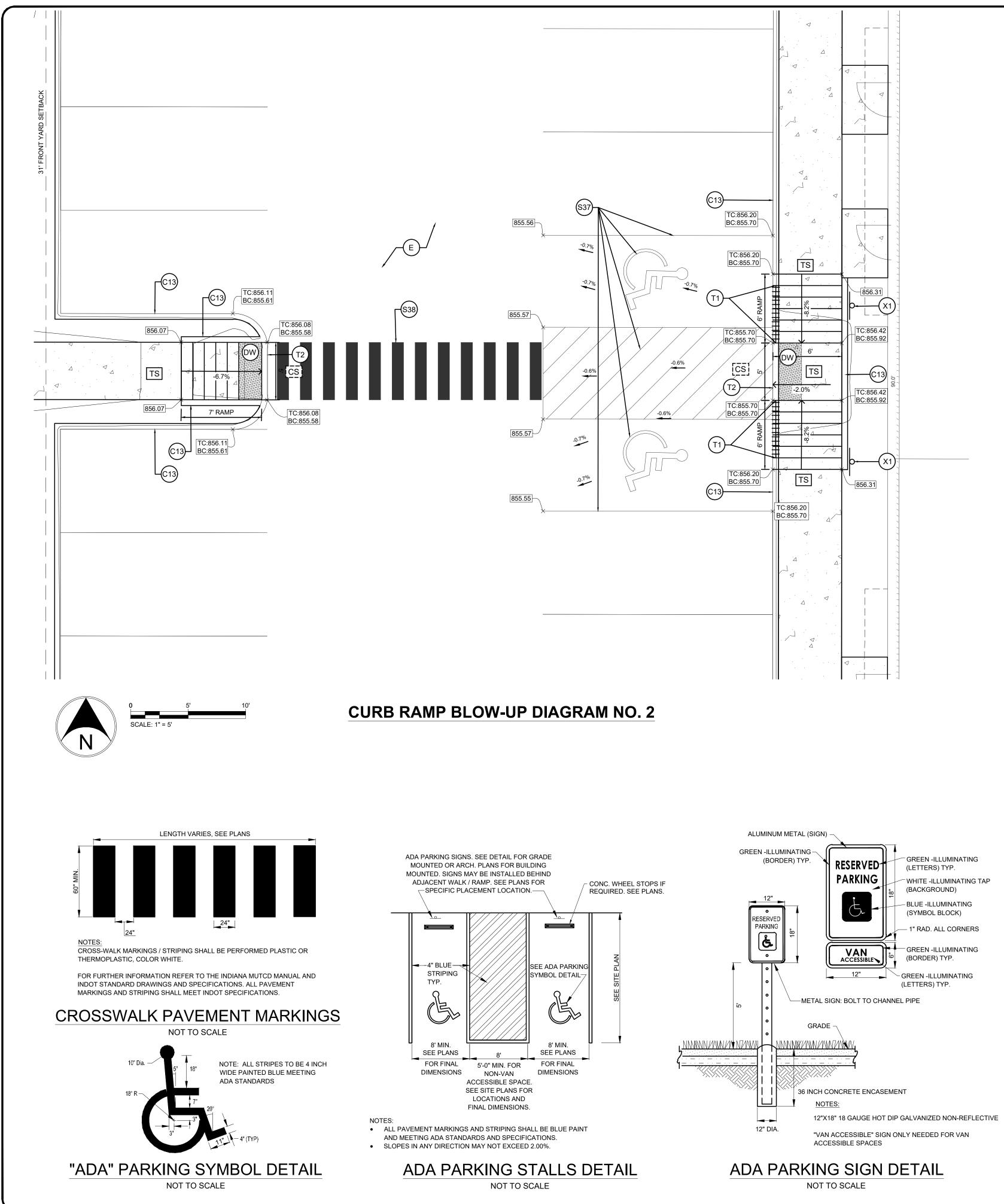
2307011

CURB RAMP & ADA **BLOW-UP DIAGRAMS**

C601

SHEET NAME

SHEET NO.



CURB RAMP & ADA **KEYNOTES**:

(##)KEYNOTE A CONCRETE PAVEMENT (SEE SITE PLANS FOR TYPE). D ASPHALT PAVEMENT (SEE SITE PLANS FOR TYPE). C13 CONCRETE 6 INCH "STRAIGHT" CURB. C15 CONCRETE CHAIRBACK CURB AND GUTTER. C19 DEPRESSED CURB AND GUTTER. C# RW) INDICATES CORRESPONDING CURB SHALL ADHERE TO THE CORRESPONDING MUNICIPALITY RIGHT-OF-WAY DETAIL AND STANDARDS FOR THAT CURB TYPE, AS APPLICABLE. E EXISTING SIDEWALK / CURB / PAVEMENT TO REMAIN. F1 CONCRETE SIDEWALK. F2 INTEGRAL (MONOLITHIC) CURB AND WALK. (F# RW) INDICATES CORRESPONDING SIDEWALK OR **'** INTEGRAL CURB AND WALK SHALL ADHERE TO THE CORRESPONDING MUNICIPALITY RIGHT-OF-WAY DETAIL AND STANDARDS, IF APPLICABLE. M MATCH EXISTING *CURB AND SIDEWALK CONSTRUCTION SHALL MEET AND CONNECT INTO EXISTING CURB AND WALK AT EXISTING JOINTS. FIELD ADJUST AS NECESSARY FOR THIS WALK BLEND TRANSITION. CROSS-SLOPE REQUIREMENTS SHALL BE MAINTAINED. THE LONGITUDINAL / RUNNING SLOPE FOR THIS WALK BLEND TRANSITION SHALL EITHER MATCH THE EXISTING ROADWAY SLOPE AND / OR SHALL HAVE A MAXIMUM SLOPE OF 5.00%. IF THE WALK BLEND TRANSITION EXCEEDS TWO (2) JOINT PANELS OR 10 LINEAR FEET, CONTACT ENGINEER FOR GUIDANCE. S37 ADA BLUE PAVEMENT STRIPING, TYP. S38 CROSSWALK PAVEMENT "CONTINENTAL" STYLE STRIPING / MARKINGS. SEE DETAILS. CROSSWALK PAVEMENT MARKINGS TO MEET INDOT SPECIFICATIONS AND THE INDIANA MUTCD MANUAL **S**38 T1 CURB TAPER.

T2 FLUSH CURB FOR CURB RAMP.

CURB RAMP & ADA LEGEND: #' RAMP ADA / CURB RAMP. "#" INDICATES RAMP LENGTH. SEE RAMP BLOWUP DIAGRAMS, INDOT DETAILS, AND

NOTES BELOW FOR SLOPE REQUIREMENTS. ### "##" INDICATES THE CORRESPONDING INDOT RAMP STANDARD DRAWINGS - E 604-SWCR- ## DETECTABLE WARNING SURFACE, BLACK.

TS TURNING SPACE. SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2.00%. CS CLEAR SPACE. REFER TO INDOT STANDARD DRAWINGS.

 \bigwedge FLARED SIDE. SEE INDOT STANDARD DRAWINGS. FS MAXIMUM 10.00% SLOPE. HANDICAP PARKING SPACE. SLOPE IN ANY DIRECTION FOR PARKING SPACE SHALL NOT EXCEED 2.00%. SEE DETAILS FOR PAVEMENT

MARKINGS. VEHICLE PARKING STOP AS REQUIRED FOR SITE.

 (χ_1) - HANDICAP PARKING SIGN AS REQUIRED.

#.#% GRADE SLOPE WITH SLOPE PERCENT.

SIDEWALK AND RAMP SLOPE REQUIREMENTS:

- CROSS-SLOPE: - DESIRABLE = 1.50%
- DESIGN = 1.50% TO 1.80%
- MAXIMUM ALLOWED = 2.00%

LONGITUDINAL / RAMP / RUNNING SLOPE:

- DESIRABLE = 7.50%
- DESIGN = 7.50% TO 8.00%
- MAXIMUM ALLOWED = 8.33%
- ADA PARKING STALL AND ACCESSIBLE

SPACE REQUIREMENTS:

- SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2.00%

**RAMP AND ADA PARKING STALL DESIGN AND CONSTRUCTION SHALL MEET INDOT SPECIFICATIONS, PROWAG, AND ADA STANDARDS.



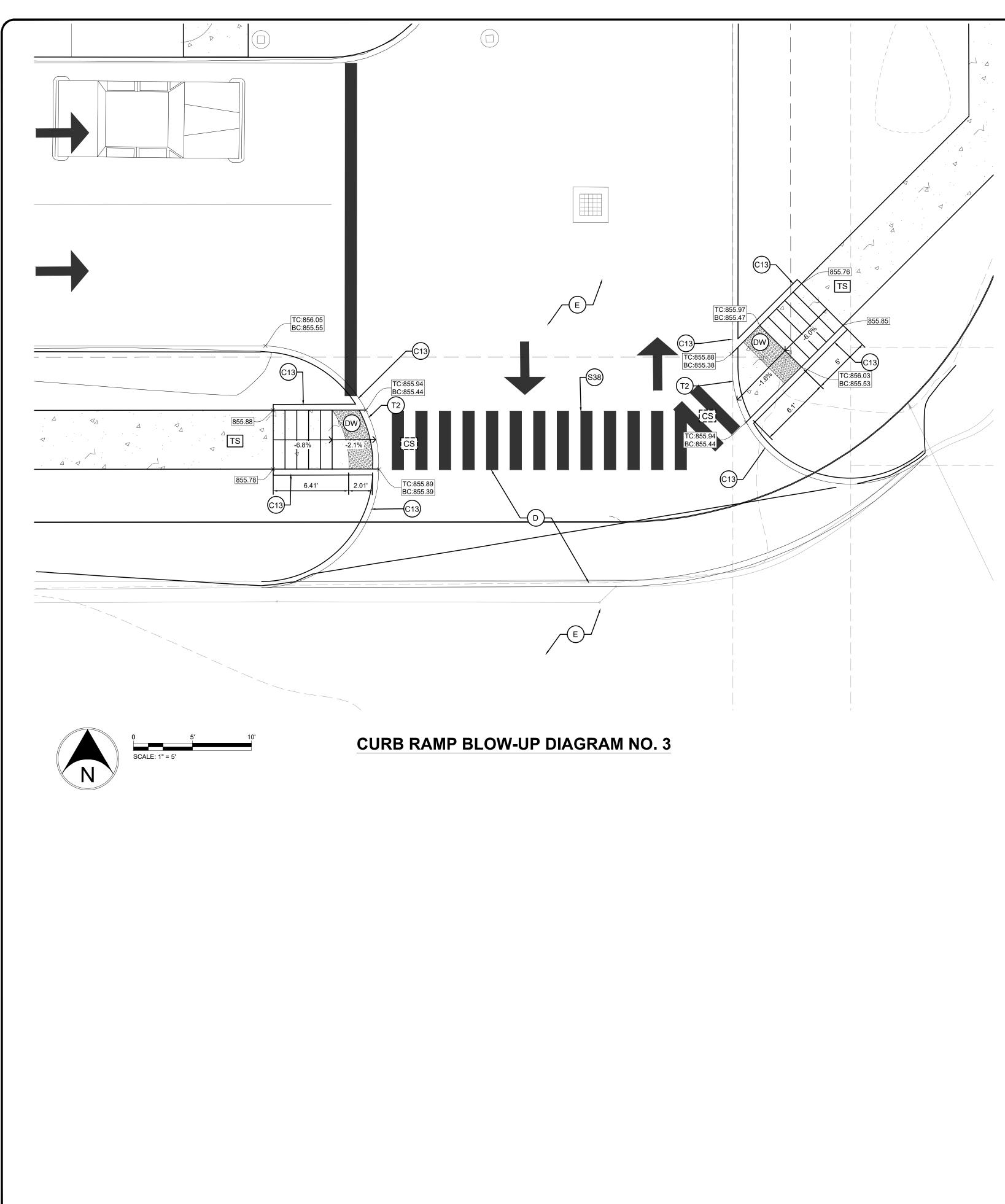
DESIGN:

AF

PROJECT NO.

SHEET NAME

SHEET NO.



Cl	JRB RAMP & ADA
KE	EYNOTES:
(##)	KEYNOTE
A	CONCRETE PAVEMENT (SEE SITE PLANS FOR TYPE).
D	ASPHALT PAVEMENT (SEE SITE PLANS FOR TYPE).
C13	CONCRETE 6 INCH "STRAIGHT" CURB.
C15	CONCRETE CHAIRBACK CURB AND GUTTER.
C19	DEPRESSED CURB AND GUTTER.
C# RW	INDICATES CORRESPONDING CURB SHALL ADHERE TO THE CORRESPONDING MUNICIPALITY RIGHT-OF-WAY DETAIL AND STANDARDS FOR THAT CURB TYPE, AS APPLICABLE.
Е	EXISTING SIDEWALK / CURB / PAVEMENT TO REMAIN.
F1	CONCRETE SIDEWALK.
F2	INTEGRAL (MONOLITHIC) CURB AND WALK.
(F# RW)	INDICATES CORRESPONDING SIDEWALK OR INTEGRAL CURB AND WALK SHALL ADHERE TO THE CORRESPONDING MUNICIPALITY RIGHT-OF-WAY DETAIL AND STANDARDS, IF APPLICABLE.
М	MATCH EXISTING *CURB AND SIDEWALK CONSTRUCTION SHALL MEET AND CONNECT INTO EXISTING CURB AND WALK AT EXISTING JOINTS. FIELD ADJUST AS NECESSARY FOR THIS WALK BLEND TRANSITION. CROSS-SLOPE REQUIREMENTS SHALL BE MAINTAINED. THE LONGITUDINAL / RUNNING SLOPE FOR THIS WALK BLEND TRANSITION SHALL EITHER MATCH THE EXISTING ROADWAY SLOPE AND / OR SHALL HAVE A MAXIMUM SLOPE OF 5.00%. IF THE WALK BLEND TRANSITION EXCEEDS TWO (2) JOINT PANELS OR 10 LINEAR FEET, CONTACT ENGINEER FOR GUIDANCE.
S37	ADA BLUE PAVEMENT STRIPING, TYP.
S38	CROSSWALK PAVEMENT "CONTINENTAL" STYLE STRIPING / MARKINGS. SEE DETAILS. CROSSWALK PAVEMENT MARKINGS TO MEET INDOT SPECIFICATIONS AND THE INDIANA MUTCD MANUAL.

T1 CURB TAPER.

T2 FLUSH CURB FOR CURB RAMP.

MENT TO REMAIN. . ↓ ↓ ↓

CURB RAMP & ADA LEGEND: #' RAMP ADA / CURB RAMP. "#" INDICATES RAMP LENGTH. SEE RAMP BLOWUP DIAGRAMS, INDOT DETAILS, AND NOTES BELOW FOR SLOPE REQUIREMENTS.

"##" INDICATES THE CORRESPONDING INDOT RAMP STANDARD DRAWINGS - E 604-SWCR- <u>##</u> DW 0 DETECTABLE WARNING SURFACE, BLACK.

TS TURNING SPACE. SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2.00%. CLEAR SPACE. REFER TO INDOT STANDARD DRAWINGS.

FS FLARED SIDE. SEE INDOT STANDARD DRAWINGS. MAXIMUM 10.00% SLOPE. HANDICAP PARKING SPACE. SLOPE IN ANY DIRECTION FOR PARKING SPACE SHALL NOT EXCEED 2.00%. SEE DETAILS FOR PAVEMENT

MARKINGS. VEHICLE PARKING STOP AS REQUIRED FOR SITE.

#.#% GRADE SLOPE WITH SLOPE PERCENT.

SIDEWALK AND RAMP SLOPE REQUIREMENTS:

- CROSS-SLOPE:
- DESIRABLE = 1.50%
- DESIGN = 1.50% TO 1.80% - MAXIMUM ALLOWED = 2.00%
- LONGITUDINAL / RAMP / RUNNING SLOPE:
- DESIRABLE = 7.50%
- DESIGN = 7.50% TO 8.00%
- MAXIMUM ALLOWED = 8.33%

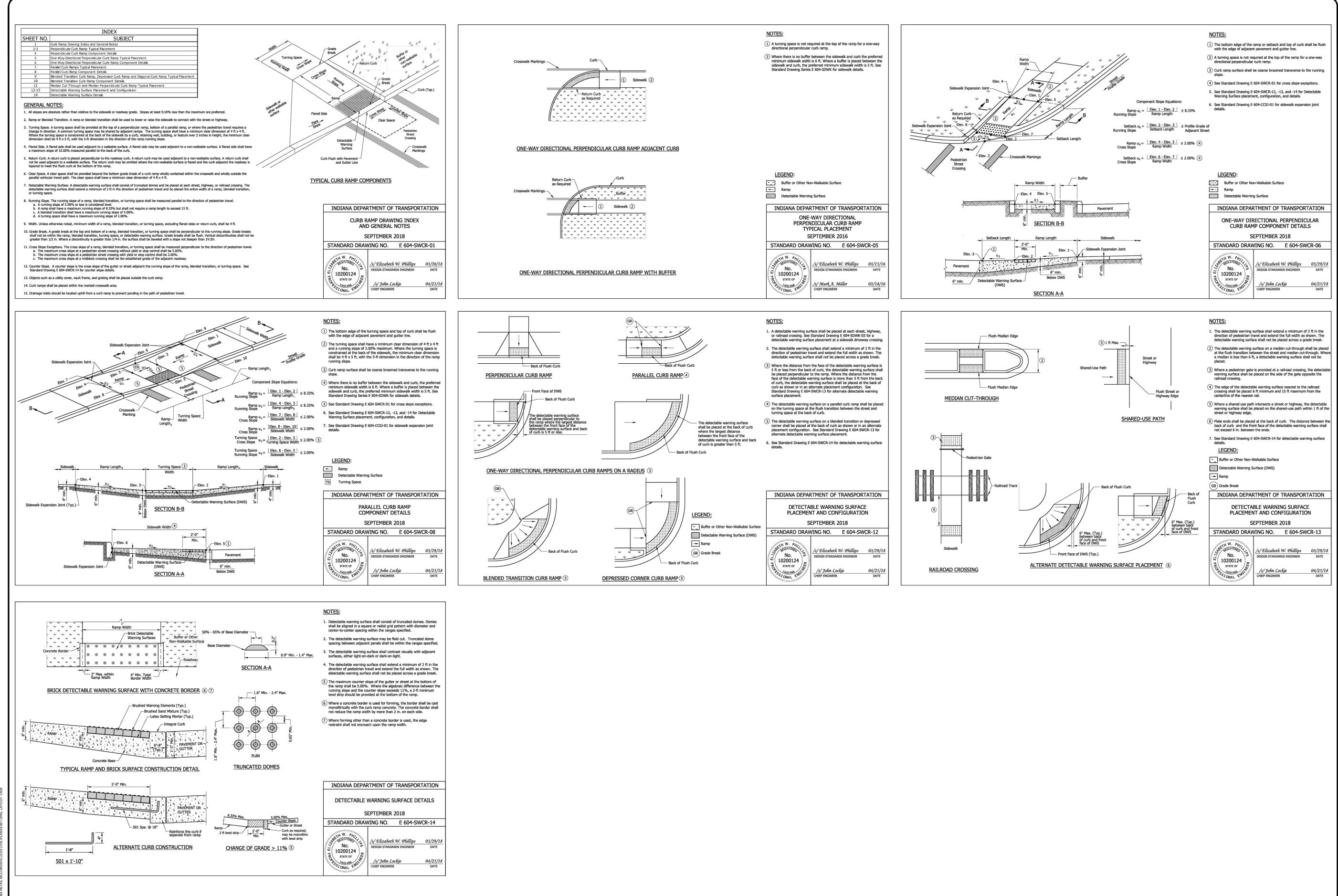
ADA PARKING STALL AND ACCESSIBLE SPACE REQUIREMENTS:

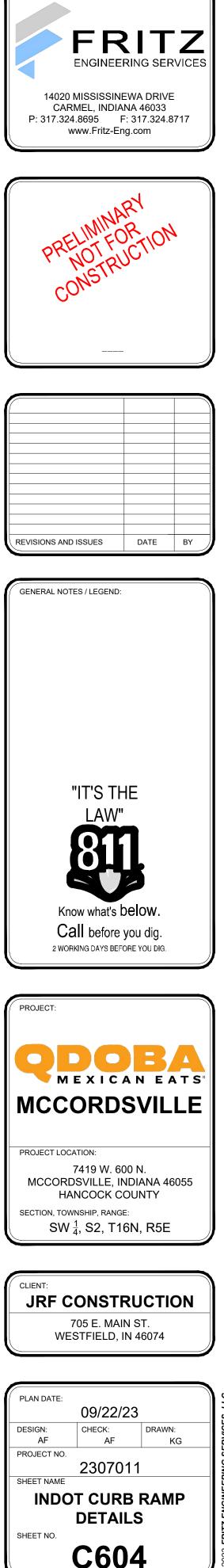
- SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2.00%

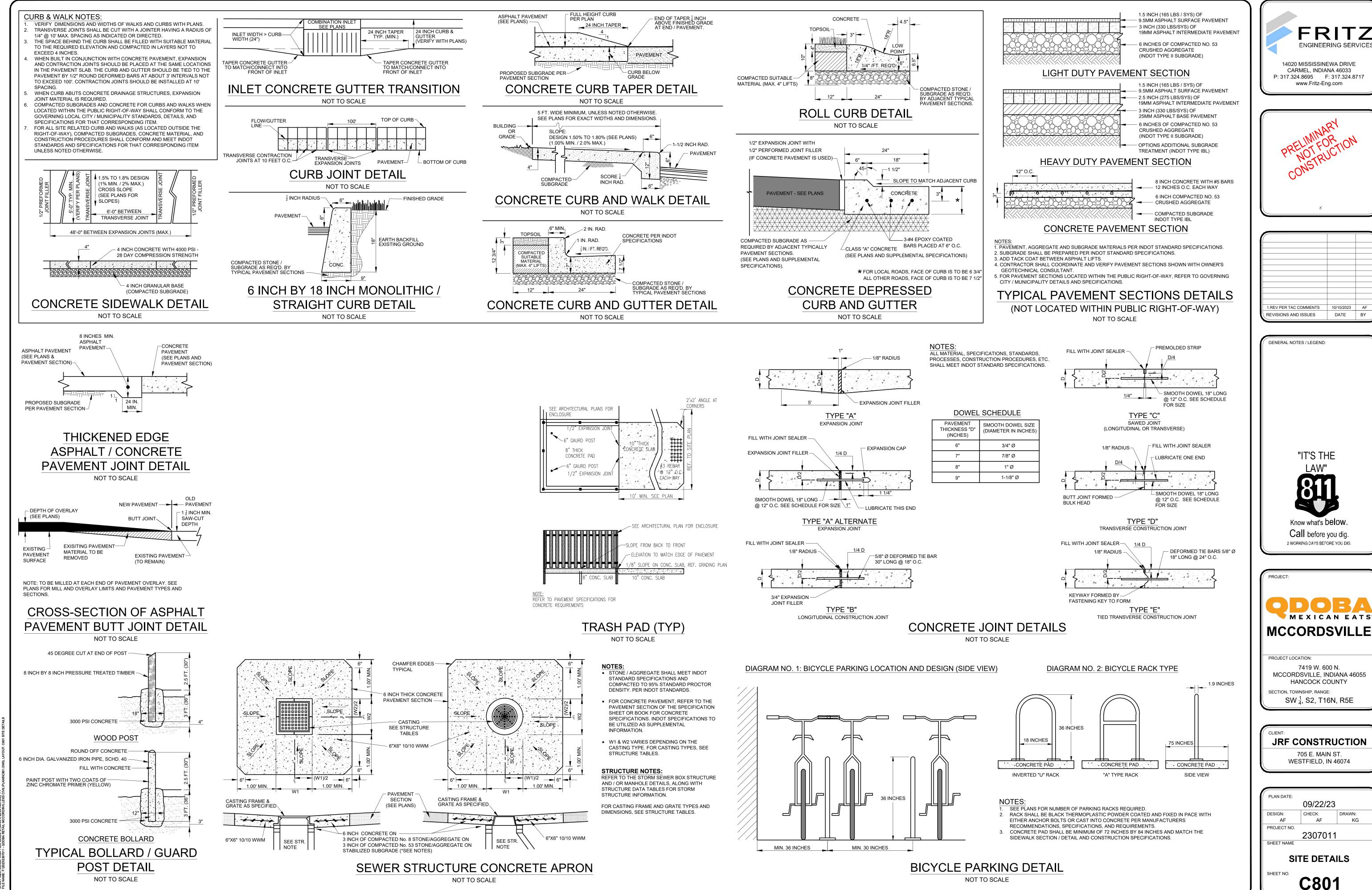
**RAMP AND ADA PARKING STALL DESIGN AND CONSTRUCTION SHALL MEET INDOT SPECIFICATIONS, PROWAG, AND ADA STANDARDS.

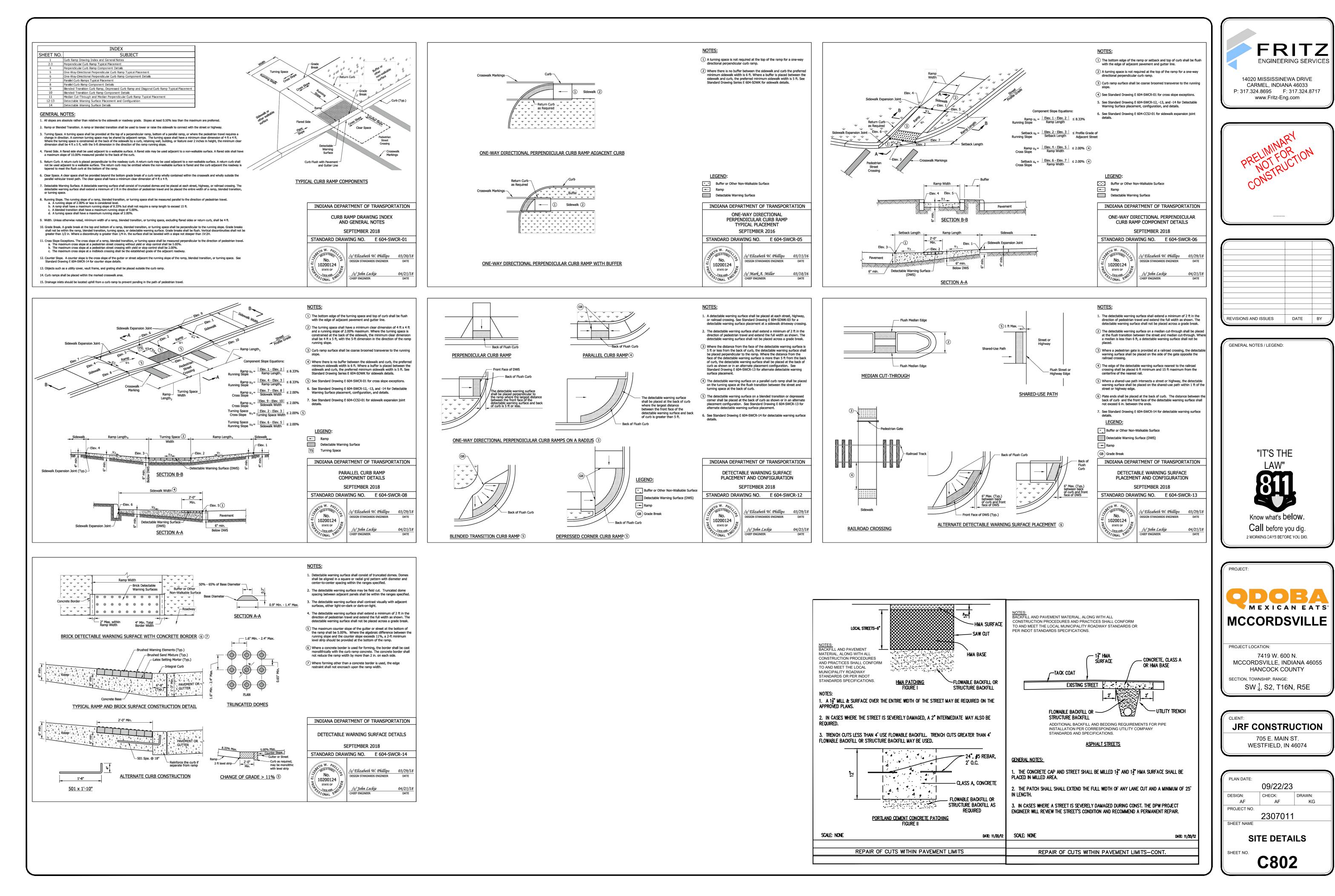


PLAN DATE:		
	09/22/23	
DESIGN:	CHECK:	DRAWN:
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PROJECT NO.		
	2307011	
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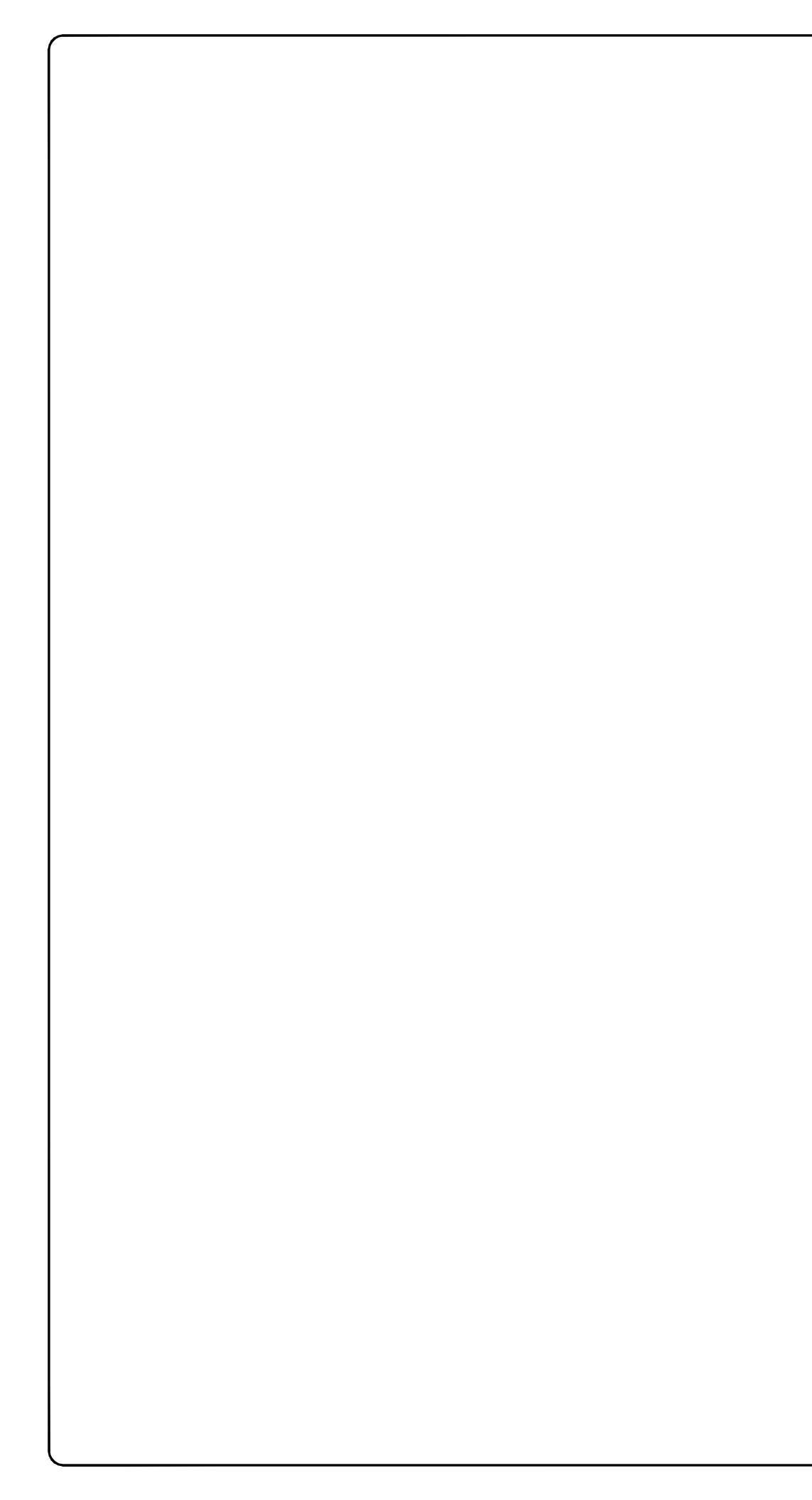


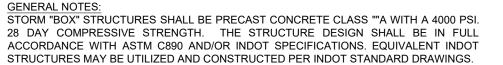


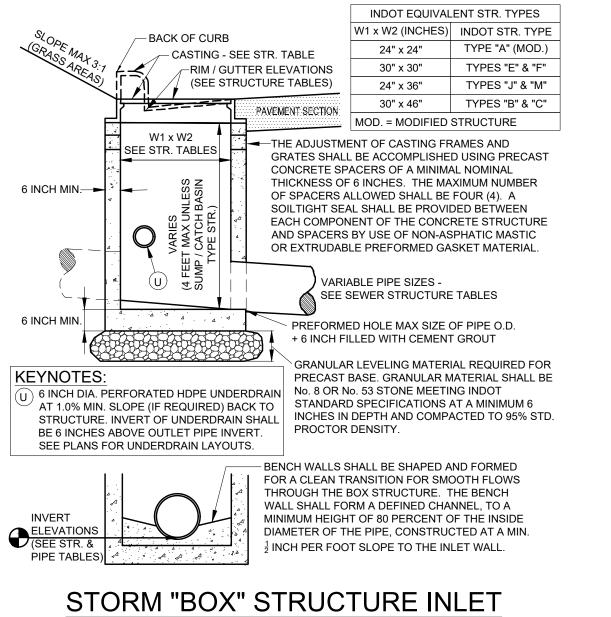




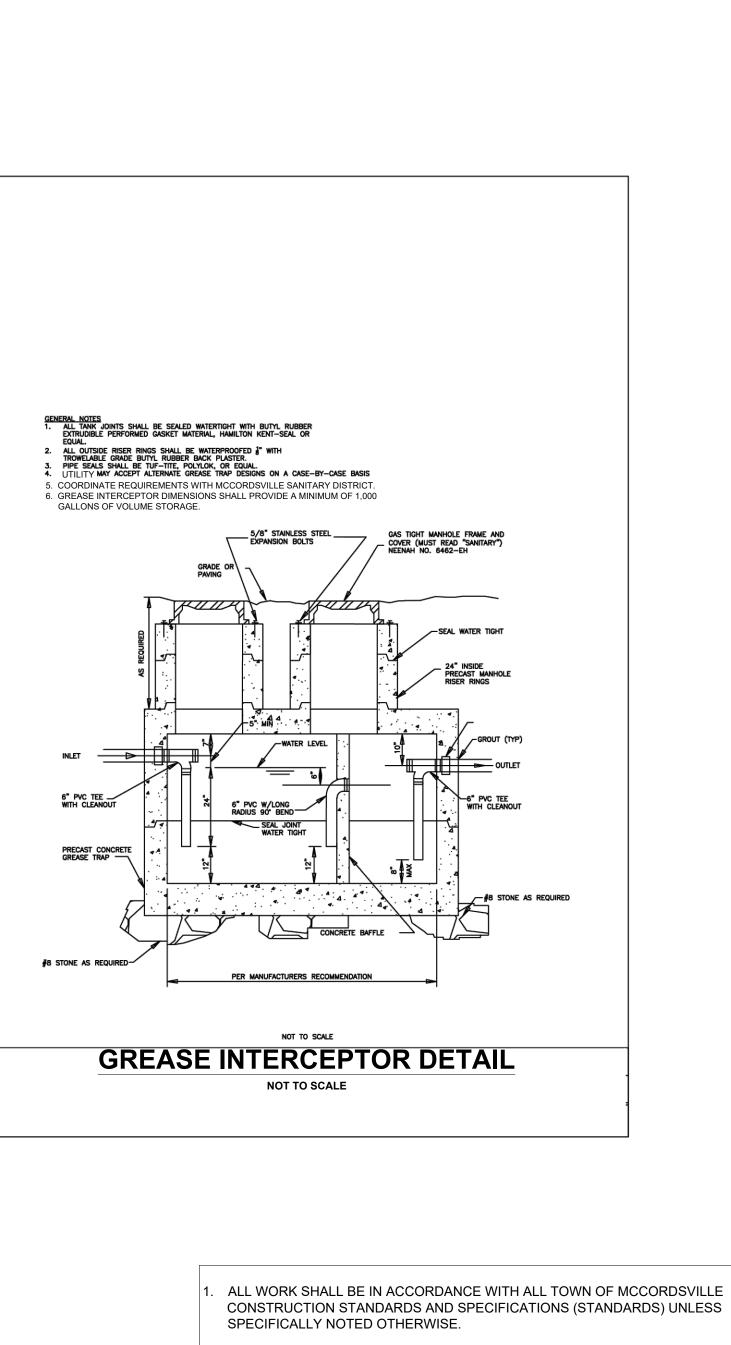
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2. INDIANA STATE DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, TO BE USED WITH THESE PLANS. (SUPPLEMENTAL SPECIFICATIONS)

3. IN THE EVENT THESE PLANS OR SUPPLEMENTAL SPECIFICATIONS ARE IN CONFLICT WITH SAID STANDARDS, THE MORE STRINGENT REQUIREMENTS SHALL BE USED.

FRITZ ENGINEERING SERVICES 14020 MISSISSINEWA DRIVE CARMEL, INDIANA 46033 P: 317.324.8695 F: 317.324.8717 www.Fritz-Eng.com		
PRELIMINARY PRELIM		
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REVISIONS AND ISSUES	DATE	BY
"IT'S THE LAW"BaysBaysBaysKnow what's below.Call before you dig.WORKING DAYS BEFORE YOU DIG.		
PROJECT: QDOBA M E X I C A N E A T S* MCCORDSVILLE PROJECT LOCATION: 7419 W. 600 N. MCCORDSVILLE, INDIANA 46055 HANCOCK COUNTY SECTION, TOWNSHIP, RANGE: SW $\frac{1}{4}$, S2, T16N, R5E		
CLIENT: JRF CONSTRUCTION 705 E. MAIN ST. WESTFIELD, IN 46074		
PLAN DATE: 09/22/23 DESIGN: AF AF CHECK: DRAWN: AF KG PROJECT NO. 2307011 SHEET NAME UTILITY DETAILS SHEET NO. C803		

PAVEMENT

- A. SCOPE OF WORK
 - 1. The work required under this section includes all exterior concrete and bituminous paving and related items necessary to complete the work indicated on drawings and described in the specifications, including but not limited to:
 - All drives, parking areas within contract limits

 Curbs and gutters • Sidewalks, concrete slabs, exterior steps

B. MATERIALS

- 1. Concrete: Concrete shall be ready-mixed and shall be a mix of proportioned fine and coarse aggregates with Portland cement and water. Minimum cement content shall be 6 bags per cubic yard of concrete and maximum water content shall be 5.5 U.S. gallons per sack of cement, including moisture in the aggregate. Slump for normal weight concrete shall be a maximum of 4 inches and a minimum of 2 inches. The slump of machine placed concrete shall be no less than 1-1/4 inches or more than 3 inches. Standard test ASTM C-143 shall be used to measure slump. Minimum compressive strength of concrete at 28 days shall be 4000 psi. All exterior concrete shall have air entrainment of 5% to 8% by volume per ASTM C-260. Re-tempering of delivered concrete shall not be permitted. Concrete shall be composed of:
- a. Portland cement: conforming to ASTM C-150, Type IA or type IIIA. b. Aggregates: conforming to ASTM C-33. c. Water: Shall be clear and free from injurious amounts of oils, acids, alkalics organic materials or other deleterious substances.
- 2. Pre-molded Joint Filler: Shall be non-extruding type meeting ASTM D-544, except that pre-molded joint filler used in concrete walk construction may be either non-extruding or resilient.
- 3. Bituminous Pavement Materials: All materials proposed for the construction of bituminous pavements shall comply with the Indiana Department of Transportation Standard Specifications, latest revisions.
- 4. Compacted Aggregate Sub-base:
- If a certain type of aggregate is specified and labeled per the plans and/or details, than that aggregate shall meet and be in accordance with the INDOT Standard Specifications. • If the aggregate is not specified or labeled than it shall be crushed stone or gravel meeting the following requirements. Crushed gravel shall be a minimum of 35% crushed material. Fines shall be limited to a maximum of 8% of the total. Material shall be free from an excess of flat, elongated, thinly laminated soft or disintegrated pieces, and shall be free from fragments coated with dirt. Compacted aggregate shall have a gradation as presented below.

	SIEVE SIZE	% PA
1-1/2	2" 100)
1"	80-	-100
3/4"	70-	-90
1/2"	55-	-80
#4	35-	-60
#8	25-	-50
#30	2-3	30
#200	0 5-1	0

- C. APPLICATION
- 1. Grading: Do any necessary grading in addition to that performed in accordance with EARTHWORK Section, to bring sub-grades, after final compaction, to the required grades and sections for site improvement.
- 2. Preparation of Sub-grade: Remove spongy and otherwise unsuitable material and replace with stable material. No traffic shall be allowed on prepared sub-grade prior to paving.
- 3. Compaction of Sub-grade: Refer to Section 207 of the INDOT Standard Specification Manual.
- 4. Utility Structures: Check for correct elevation of all manhole covers, inlets, valve boxes and similar structures located within areas to be paved and mark, or have made any necessary adjustments to such structures.
- 5. Placing Concrete:
- a. Sub-grade: Place concrete only on a moist, compacted sub-grade of base free from loose material. No concrete shall be placed on a muddy or frozen subgrade. b. Forms: All forms shall be free from warp, tight enough to prevent leakage and substantial enough to maintain their shape and position without springing or settling when concrete is placed. Forms shall be
- clean and smooth immediately before concreting c. Placing Concrete: Concrete shall be deposited so as to require as little handling as practicable. When concrete is to be placed at an atmospheric temperature of 35 degrees (F) or less, the Indiana Department of Transportation Standard Specifications, latest revision shall be followed.
- 6. Concrete Curb and Gutter:
- a. Expansion Joints: Shall be 1/2 inch thick pre-moulded at ends of all returns and a maximum spacing of 100 feet
- b. Contraction Joints: Unless otherwise provided, contraction joints shall be joints spaced 10 feet on c. Finish: Tamp and spread concrete as soon as placed, and fill any honeycombed places. Finish square
- corners to 1/4 inch radius or as otherwise required Concrete Walks and Exterior Steps:
- a. Slopes: Provide 1/4 inch per foot cross slope. Contractor shall make field adjustments in slopes at walk intersections as necessary to provide proper drainage.
- b. Dimensions: Walks and steps shall be one course construction and of widths and thickness shown on the drawings.
- c. Finish: Spread concrete and trowel with a steel trowel to a hard dense surface after surface water has disappeared. Apply medium broom finish and scribe control joints at 6 foot spacing. Provide 1/2 inch
- expansion joints where sidewalks intersect and at a maximum spacing of 48 feet along walks.
- 8. Curing Concrete: Except as otherwise specified, cure all concrete by one of the methods described in the ndiana Department of Transportation Standard Specifications, latest revision.
- 9 Bituminous Pavement: Hot asphalt concrete pavement shall be as specified in the Indiana Department of Transportation Standard Specifications, latest revisions. Paving will not be permitted during unfavorable weather or when the temperature is 40 degrees (F) or below and falling.
- 10. Compacted Aggregate Sub-base: The thickness shown on the drawings is the minimum thickness of the fully compacted sub-base: Compaction shall be accomplished by rolling with a smooth wheeled roller weighing 8 to 10 tons. Compact to 95% compaction using Standard Testing Procedures. Along curbs, headers and walls and at all places not accessible to the roller, the aggregate material shall be tamped with mechanical tampers.

ASSING

A. SCOPE OF WORK

1. Extent: The work required under this section consists of all excavating, filling, rough grading and related items

EARTHWORK

- necessary to complete the work indicated on the drawings and described in the specifications. The Contractor shall notify in writing the Owners and the Engineer of any changes, errors, or omissions found on the plans or in the field, before work is started or resumed.
- a. In general, the items of work to be performed under this section shall include clearing and grubbing, removal of trees and stumps (where required), protection of trees to remain, stripping and storage of topsoil, fill, compaction and rough grading of entire site as indicated on the drawings. b. Excavated material that is suitable may be used for fill. All unsuitable material and all surplus excavated material
- not required shall be removed from the site by the Contractor. The location of dump and length of haul shall be the Contractor's responsibility c. Provide and place any additional fill material from off the site as may be necessary to produce the grades
- required. Fill obtained from offsite shall be of kind and quality as specified herein, and as approved by the Engineer & Owner. 2. The Contractor shall accept the site as he finds it and shall remove all trash, rubbish and debris from the site prior to

starting excavation.

- 3. Work not included: The following items of related work are specified and included in other sections of these specifications
- a. Excavation, grading and backfilling for utility lines. b. Storm drainage systems
- Sanitary sewer systems
- d. Water supply systems. e. Drives and paving.

B. BENCHMARKS

1. Maintain carefully all bench marks, monuments and other reference points. If disturbed or destroyed, replace as directed by the Engineer.

C. <u>REMOVAL OF TREES</u>

- 1. Remove all trees and stumps from area to be occupied by road and surfaced areas. Removal of trees outside these areas shall only be done as noted on drawings or approved by the Owner.
- 2. All brush, stumps, wood and other refuse from the trees shall be removed from the site or burned with proper permits (where applicable).

D. PROTECTION OF TREES

1. General Protection: the Contractor shall be responsible for the protection of tops, trunks and roots of existing trees on the project site that are to remain. Existing trees subject to construction damage shall be boxed, fenced or otherwise protected before any work is started; do not stockpile within branch spread. Remove interfering branches without injury to trunks and cover scars with tree paint

E. STRIPPING OF TOPSOIL

1. Remove topsoil to a depth of 6 inches (or as indicated by Owner's Geotechnical Engineer) from the areas to be occupied by roads, walks, buildings, and parking areas. Pile and store topsoil at a location where it will not interfere with construction operations. Top soil shall be reasonably free from subsoil, debris and stones larger than 2 inches.

F. DISPOSITION OF UTILITIES

- 1. Rules and regulations governing the respective utilities shall be observed in executing all work under this section.
- 2. It shall be the responsibility of each contractor to verify all existing utilities and conditions pertaining to his phase of the work. It shall be the contractor's responsibility to contact the owners of the various utilities before work is started. The contractor shall notify in writing the owners or the engineers of any changes, errors or omissions found on these plans, and/or in the field before work is started or resumes.
- 3. Where active utilities are encountered but not shown on the drawings, the Contractor shall notify the Utility Company, Owner and Engineer prior to proceeding with any work. An appropriate course of action shall be agreed upon by the Utility Company, Owner and Engineer prior to work commencing.
- 4. Inactive and abandoned utilities encountered in excavating and grading operations shall be reported to the Engineer. They shall be removed, plugged or capped as directed by the Engineer and/or Utility Company.

G. SITE GRADING

- 1. Grades: Perform all cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawings. Undercut open areas 4" for topsoil.
- 2. Rough grading: the tolerance for paved areas shall not exceed 0.10 feet above established subgrade. All other areas shall not exceed 0.10 feet plus or minus the established grade. Provide roundings at top and bottom of banks and other breaks in grade. All open areas shall be graded a minimum of 0.5% and a maximum of 3H:1V slope.
- 3. Sub-grade shall be proof rolled with suitable equipment and all spongy and otherwise unsuitable material shall be removed and replaced with suitable material. Contractor shall coordinate the proof roll procedure with the agency having jurisdiction to ensure proper representation is in attendance for the test.
- 4. Sub-grade for building areas shall be compacted to a minimum compaction of 95% Modified Proctor Density or per the Archetectual/Structural Construction Plans for the corresponding building area. The Archetectual/Structural plans shall
- 5. Sub-grade for streets and paved areas See PAVEMENT specifications.
- 6. See PAVEMENT section for additional information.
- 7. All fill material shall be formed from soil free of deleterious material. Prior to placement of fill, a sample of the proposed material shall be submitted to the Owner's Geotechnical Engineer for approval. The fill material shall be placed in layers not to exceed 8" in loose thickness and shall be spread and compacted at the proper moisture content.
- 8. All fill material in areas outside of building and pavement areas shall be compacted lightly with each lift and protected from erosion. Areas of building construction shall have suitable fill material placed and compacted in accordance with the Soils Engineer's report and per sub-section 4 described above in this Section.
- 9. The Contractor shall verify all earthwork quantities prior to the start of construction. The Contractor shall notify the Owner and Engineer in writing if excess or shortage of earth quantities is encountered and verify requirements for stockpiling, removal or importing earth. Owner and Engineer hereby reserve the right to allow minor adjustments in proposed grades to reduce an earth quantity disparity.
- H. SEEDING PREPARATION
- 1. Contractor shall resolve any surface or subsurface drainage problems and construct permanent erosion control structures
- 2. Remove all rocks, roots or other materials that may interfere with seedbed preparation.
- 3. Perform the major filling, shaping and smoothing of gullied or severely eroded areas.
- 4. Have soil tested to check pH and fertility levels. Apply lime at rate specified in seeding specifications on the plans.
- 5. Work all lime and fertilizer into the soil to a depth of 2-3 inches with a small disk, harrow or rake operated across the slope as much as possible
- 6. Firm the soil bed where possible. Do not over pack the soil to ensure compacting does not restrict water and root penetration into the soil.



Whenever groundwater is encountered, the CONTRACTOR shall make every practical effort to secure a dry trench bottom before laying pipe. The CONTRACTOR shall provide, install and operate sufficient trenches, sumps, pumps, hose, piping, well points, etc. to depress and maintain the groundwater level below the base of the excavation. If the CONTRACTOR is unable to remove the standing water in the trench, the CONTRACTOR shall over-excavate the proposed bottom grade of the sewer bedding, and place not less than three (3) inches of No. 8 crushed stone in the over-excavated area.



STORM SEWER SYSTEMS

Storm construction procedures, materials, testing, details and specifications ("standards") shall be in accordance with TOWN OF MCCORDSVILLE STORMWATER TECHNICAL AND CONSTRUCTION STANDARDS. INDOT Specifications and Standard Drawings (details) shall be utilized as supplemental information and standards as it relates to this project and construction. Please refer to these standards, specifications, and details for all storm sewer system construction.

SANITARY SEWER SYSTEMS

Sanitary construction procedures, materials, testing, details and specifications shall be in accordance with TOWN OF MCCORDSVILLE WASTEWATER STANDARDS & SPECIFICATIONS. Please refer to these standards, specifications, and details for all sanitary sewer system construction.

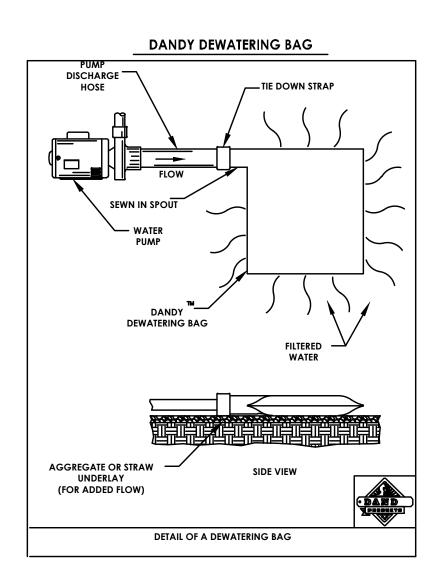
WATER & FIRE SUPPRESSION SYSTEMS

Water construction procedures, materials, testing, details and specifications shall be in accordance with TOWN OF MCCORDSVILLE WATER TECHNICAL & CONSTRUCTION STANDARDS. Please refer to these standards, specifications, and details for all water system construction.

Fire Suppression systems construction procedures, materials, testing, details and specifications shall be in accordance with TOWN OF MCCORDSVILLE WATER STANDARDS AND TOWN OF MCCORDSVILLE FIRE DEPARTMENT STANDARDS AND REQUIREMENTS. Please refer to these standards, specifications, and details for all fire suppression system construction.

DEWATERING AND CONTROL OF SURFACE WATER

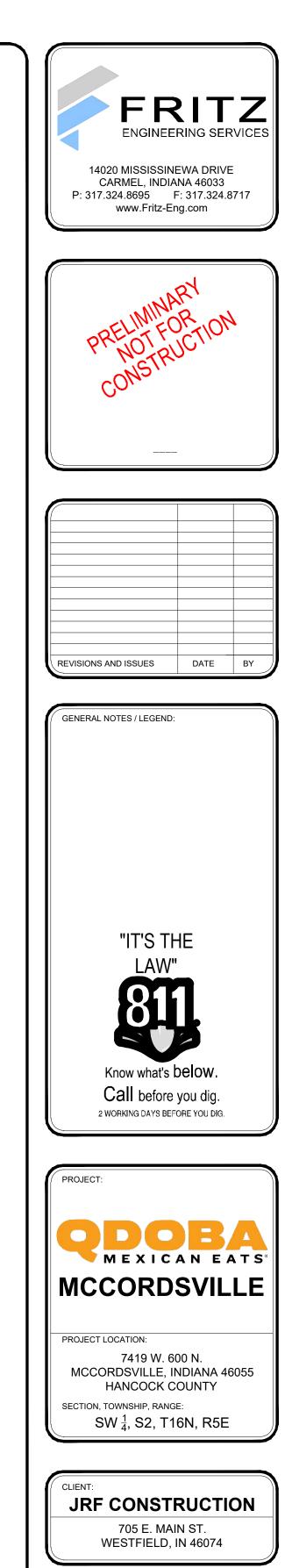
The CONTRACTOR shall keep the site free of surface water at all times and shall install drainage ditches, dikes, pumps, and perform other work necessary to divert or remove rainfall and other accumulation of surface water from excavations. The diversion and removal of surface and/or groundwater shall be performed in a manner which will prevent the accumulation of water within the construction area. UNDER NO CIRCUMSTANCES SHALL SURFACE WATER AND/OR GROUNDWATER BE DISCHARGED TO, DISPOSED OF OR ALLOWED TO FLOW INTO AN ACTIVE SANITARY SEWER SYSTEM.



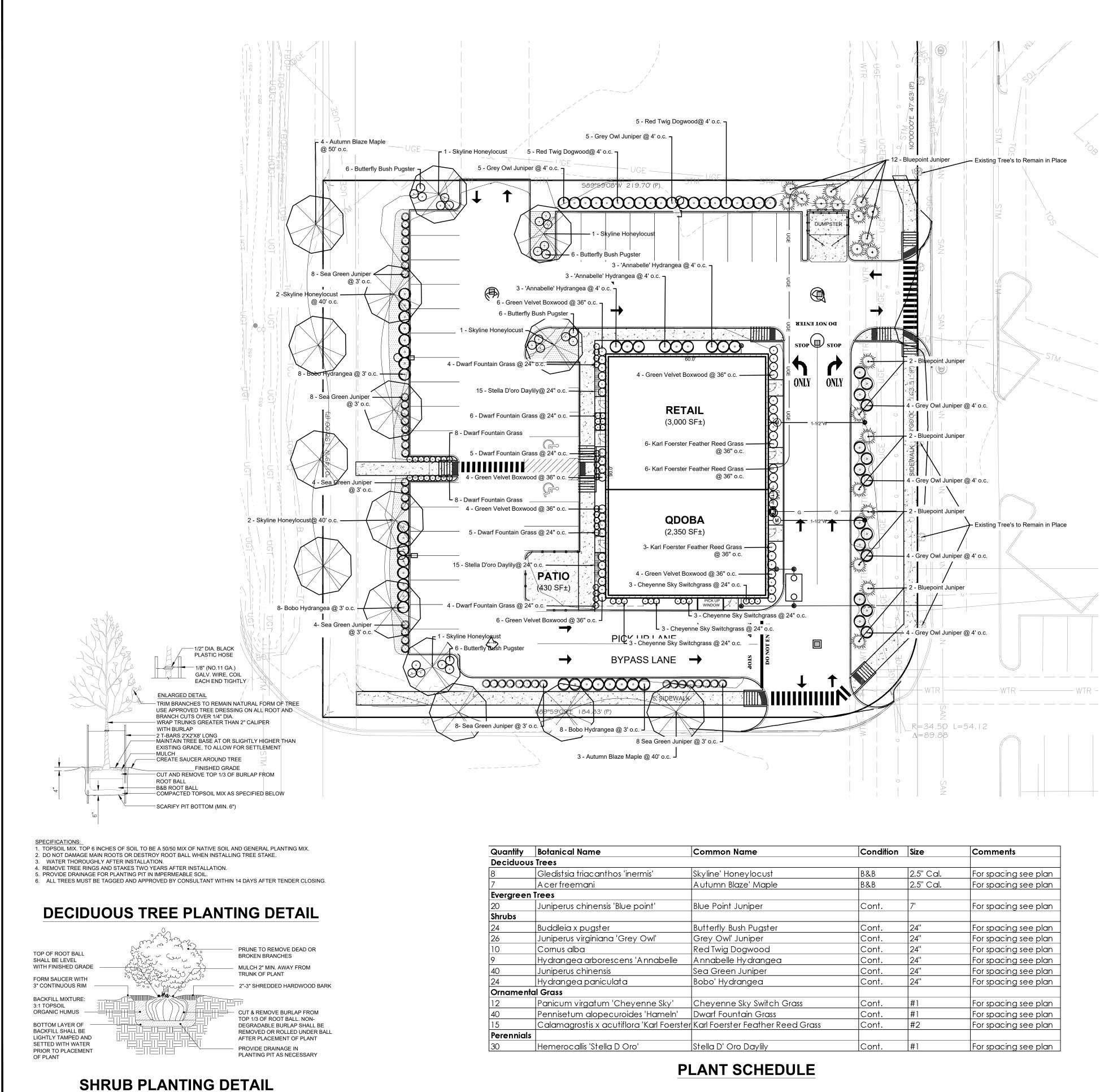
ALL WORK SHALL BE IN ACCORDANCE WITH ALL TOWN OF MCCORDSVILLE CONSTRUCTION STANDARDS AND SPECIFICATIONS (STANDARDS) UNLESS SPECIFICALLY NOTED OTHERWISE.

INDIANA STATE DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, TO BE USED WITH THESE PLANS. (SUPPLEMENTAL SPECIFICATIONS)

IN THE EVENT THESE PLANS OR SUPPLEMENTAL SPECIFICATIONS ARE IN CONFLICT WITH SAID STANDARDS, THE MORE STRINGENT REQUIREMENTS SHALL BE USED.







le	Common Name	Condition	Size	Comments
anthos 'inermis'	Skyline' Honeylocust	B&B	2.5" Cal.	For spacing see plan
	Autumn Blaze' Maple	B&B	2.5" Cal.	For spacing see plan
ensis 'Blue point'	Blue Point Juniper	Cont.	7'	For spacing see plan
aster	Butterfly Bush Pugster	Cont.	24"	For spacing see plan
niana 'Grey Owl'	Grey Owl' Juniper	Cont.	24"	For spacing see plan
	Red Twig Dogwood	Cont.	24"	For spacing see plan
oorescens 'Annabelle	Annabelle Hydrangea	Cont.	24"	For spacing see plan
ensis	Sea Green Juniper	Cont.	24"	For spacing see plan
niculata	Bobo' Hydrangea	Cont.	24"	For spacing see plan
tum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	Cont.	#1	For spacing see plan
opecuroides 'Hameln'	Dwarf Fountain Grass	Cont.	#1	For spacing see plan
x acutiflora 'Karl Foerste	r Karl Foerster Feather Reed Grass	Cont.	#2	For spacing see plan
itella D Oro'	Stella D' Oro Daylily	Cont.	#1	For spacing see plan

GENERAL NOTES

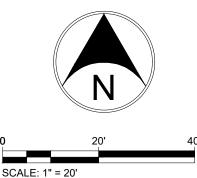
PLANT MATERIAL SHALL BE SELECTED AND INSTALLED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

- PREVENT NORMAL GROWTH.
- INSTITUTE, INC.
- α. ABOVE GROUND LEVEL.
- b. LEVEL.
- SIX (6) FEET.
- MINIMUM HEIGHT OF EIGHTEEN (18) INCHES.
- LANDSCAPE PLAN.
- AND OTHER PLANTS.

PLANT MA
ZONING CLASSIFICATION, TOWN OF MCCORDSVILLE
MT. COMFORT RD. OVERLAY ZONE.
BUILDING FOUNDATION
PARKING LOT INTERIOR
PARKING LOT PERIMETER
DUMPSTER SCREENING

SYMBOL LEGEND

PROPOSED CANOPY TREE	
PROPOSED ORNAMENTAL TREE	
PROPOSED EVERGREEN TREE	
MULCH REQUIRED	



1. LANDSCAPE MATERIALS SELECTED SHALL BE APPROPRIATE TO LOCAL GROWING AND CLIMATE CONDITIONS AND FOLLOW THE GUIDELINES SET BY THE AMERICAN STANDARD FOR NURSERY STOCK. ANSI Z60.1 (CURRENT EDITION) AMERICAN ASSOCIATION OF NURSERYMEN, INC.

2. ALL PLANTS SHALL BE OF SPECIMEN QUALITY, SUPERIOR FORM, HEALTHY, VIGOROUS, WELL BRANCHED, DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS EGGS OR LARVAE AND SHALL HAVE WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL BE FREE FROM DAMAGE OR CONDITIONS THAT WOULD

3. ALL PLANTING MATERIAL SHALL BE IN ACCORDANCE WITH THE MOST CURRENT PUBLICATION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN NATIONAL STANDARDS

STREET TREES AND SHADE TREES: ALL STREET TREES AND SHADE TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF TWO AND ONE-HALF (2.5) INCHES WHEN MEASURED FROM SIX (6) INCHES

ORNAMENTAL TREES: ALL ORNAMENTAL TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF ONE AND ONE-HALF (1.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND

c. EVERGREEN TREES: ALL EVERGREEN TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF

d. SHRUBBERY: ALL DECIDUOUS AND EVERGREEN SHRUBS AT THE TIME OF PLANTING SHALL HAVE A

e. GROUND COVER/ORNAMENTAL GRASS: ALL GROUND COVER/ORNAMENTAL GRASS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM SIZE OF ONE (1) GALLON, UNLESS OTHERWISE NOTED ON THE

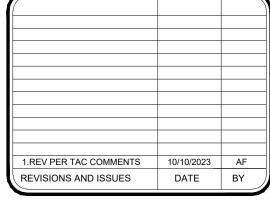
4. IRRIGATION SYSTEMS SHALL NOT BE INSTALLED IN THE CITY OWNED RIGHT-OF-WAY WITHOUT APPROVAL BY THE BOARD OF PUBLIC WORKS. THE CITY DOES NOT ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED TO AN UNPERMITTED IRRIGATION SYSTEM THAT IS CAUSED BY WORK BEING PERFORMED IN THESE AREAS.

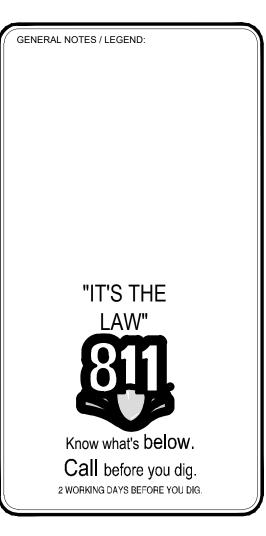
IT SHALL BE THE RESPONSIBILITY OF THE OWNERS AND THEIR AGENTS TO INSURE PROPER MAINTENANCE OF ALL TREES, SHRUBBERY AND OTHER LANDSCAPING APPROVED AS PART OF THE DEVELOPMENT PLAN/ADLS PLANS. THIS SHOULD CONSIST OF WATERING, FERTILIZING, PROPER MULCHING, CLEARING OF DEBRIS AND WEEDS, MONITORING FOR PESTS AND DISEASE, MOWING, PRUNING, THE REMOVAL AND TIMELY REPLACEMENT OF DEAD, HAZARDOUS OR DYING PLANTS, TREATING FOR DISEASE OR INJURY, OR ANY OTHER SIMILAR ACT(S) WHICH PROMOTES GROWTH, HEALTH, BEAUTY AND THE LIFE OF TREES, SHRUBS, TURF

TERIAL CALCULATIONS TABLE

SITE IS ZONED CN-NEIGHBORHOOD COMMERCIAL			
REQUIRED	PROVIDED		
1 TREE PER 50 LF ALONG MT. COMFORT RD.	4 TREES		
5' WIDE, SHRUBS, ORNAMENTAL GRASS, GROUNDCOVER ON ALL SIDES	5' WIDE, SHRUBS, ORNAMENTAL GRASS, GROUNDCOVER ON ALL SIDES		
5% OF PARKING LOT SHALL CONTAIN LANDSCAPE AREAS.15,000 SF OF PARKING LOT AREA ON SITE. 1 SHADE TREE PER 2,400SF OF PARKING	750 SF OF INTERIOR PARKING LOT LANDSCAPE AREAS		
LOT AREA	7 TREES		
1 SHRUB PER 500SF OF PARKING LOT AREA	30 SHRUBS		
36" HIGH SHRUB ROW BETWEEN PARKING LOT AND STREET. NO GAPS IN VEGETATION LARGER THAN 48".	100 SHRUBS		
6' HIGH OPAQUE SCREEN	VEGETATIVE AND ARCHITECTURAL SCREEN		









2307011 SHEET NAME LANDSCAPE PLAN SHEET NO. L101