FINAL ENGINEERING PLANS
GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE
NWC OF N 600 W & W 500 N
MCCORDSVILLE, IN 46055

Indiana Utilities Protection Service
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UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	AQUA INDIANA	5750 CASTLE CREEK PKWY N. DR., SUITE 314, INDIANAPOLIS, IN 46250	(317) 577-1390	JIM SHIELDS, P.E.
STORM SEWER	McCORDSVILLE PUBLIC WORKS	6280 W. 800 N., MCCORDSVILLE, IN 46055	(317) 335-3493	RON CRIDER
WATER	CITIZENS ENERGY GROUP	2150 DR MARTIN LUTHER KING JR ST., INDIANAPOLIS, IN 46202	(317) 927-4351	BRAD HOSTETLER
NATURAL GAS	CENTERPOINT ENERGY	16222 ALLISONVILLE RD., NOBLESVILLE, IN 46060	(317) 260-5477	JAY BOSER
ELECTRICITY	NINE STAR CONNECT	2243 EAST MAIN ST., GREENFIELD, IN 46140	(317) 326-3131	
TELEPHONE / COMMUNICATIONS	NINE STAR CONNECT	2243 EAST MAIN ST., GREENFIELD, IN 46140	(317) 323-2081	JASON WARRICK
STREETS	McCORDSVILLE PUBLIC WORKS	6280 W. 800 N., MCCORDSVILLE, IN 46055	(317) 335-3493	RON CRIDER
PLANNING AND ZONING	McCORDSVILLE PLANNING AND BUILDING DEPARTMENT	6280 W. 800 N., MCCORDSVILLE, IN 46055	(317) 355-3604	RYAN CRUM
TOWN ENGINEER	McCORDSVILLE ENGINEERING DEPARTMENT	6280 W. 800 N., MCCORDSVILLE, IN 46055	(317) 335-3604	MARK WITSMAN

PROJECT TEAM

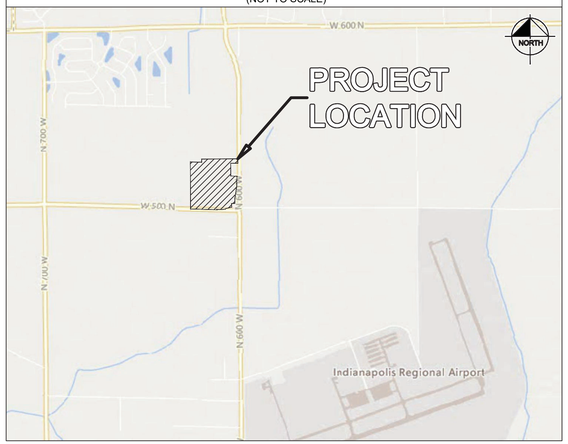
ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER/OWNER	PATCH DEVELOPMENT	6950 E. 96TH ST., SUITE 200, FISHERS, IN, 46038	(317) 412-4298	ANDREW GREENWOOD
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., SUITE 580, INDIANAPOLIS, IN 46240	(317) 218-9560	NEIL KIPPENBROCK, PE
LAND SURVEYOR	SCHNEIDER GEOMATICS	8901 OTIS AVE., SUITE 100, INDIANAPOLIS, IN 46216	(317) 826-7388	MARK S. HENNESSEY, PS

LEGAL DESCRIPTION

REFER TO C1.1–GENERAL NOTES

LOCATION MAP

(NOT TO SCALE)



HANCOCK COUNTY

CONSTRUCTION OF INFRASTRUCTURE AND MASS GRADING OF A FUTURE MIXED-USE DEVELOPMENT FOR PATCH DEVELOPMENT ON ± 38.88 AC. PROJECT IS IN SECTION 1 OF T16N, R5E IN THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA

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P1.0	CONCEPTUAL PHOTOMETRIC PLAN
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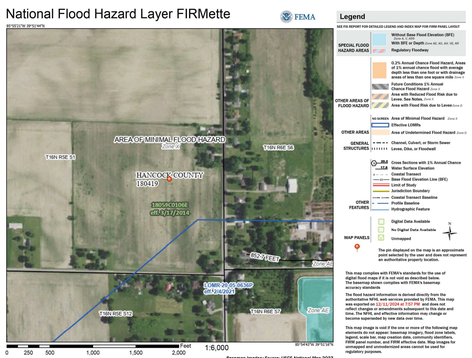
National Flood Hazard Layer FIRMette



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SCALE: AS NOTED
DESIGNED BY: DJZ
DRAWN BY: DJZ
CHECKED BY: NPK

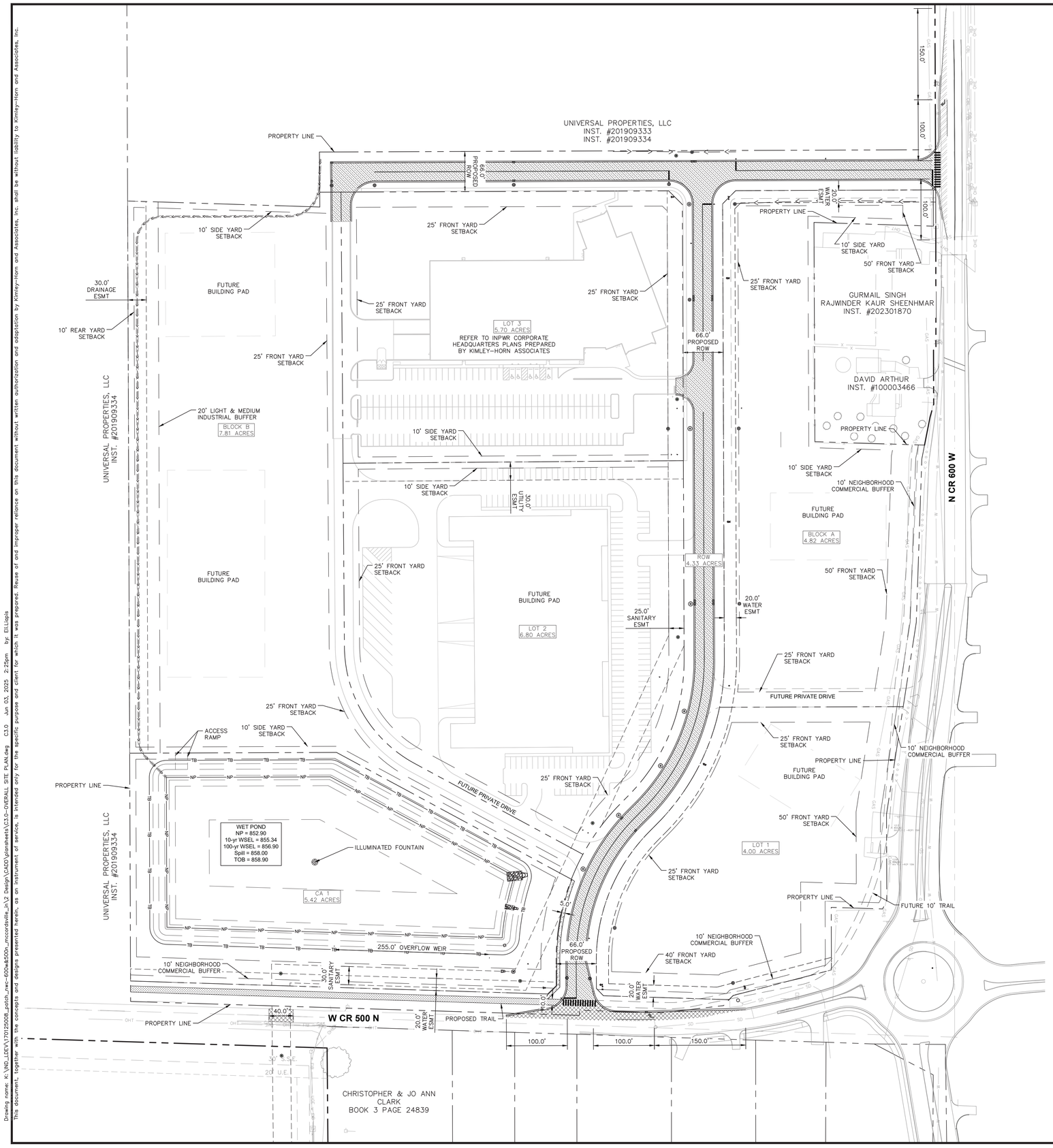
NEIL KIPPENBROCK REGISTERED PE 10800009 STATE OF INDIANA PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION

PATCH DEVELOPMENT

TITLE SHEET

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE
NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE: 05/02/2025
KHA PROJECT NO. 170125008
SHEET NUMBER
C0.0



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NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

PAVING LEGEND

- RIGHT OF WAY PAVEMENT — SEE SHEET R1.0 – TYPICAL SECTIONS FOR PAVEMENT SECTION
- W CR 500 N PAVEMENT (LOCAL COLLECTOR ROAD) — SEE TOWN OF MCCORDSVILLE STANDARD DETAILS SHEET 2 FOR PAVEMENT SECTION
- N CR 600 W PAVEMENT (COLLECTOR ROAD) — SEE TOWN OF MCCORDSVILLE STANDARD DETAILS SHEET 2 FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE SHEET R1.0 – TYPICAL SECTIONS FOR PAVEMENT SECTION
- MULTI-USE PATH — SEE TOWN OF MCCORDSVILLE STANDARD DETAILS SHEET 2 FOR PAVEMENT SECTION

SITE SUMMARY

SITE ZONING	=	PUD	
SITE ACREAGE	=	38.88	AC.±

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

CP 100 – CAPPED REBAR
N: 1678484.595
E: 255521.232
ELEVATION=861.621

CP 105 – CAPPED REBAR
N: 1679739.088
E: 258192.207
ELEVATION=862.312

EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
POST	AREA LIGHT	STORM ROOF DRAIN
SOIL BORING	ELECTRICAL BOX	STORM DRAIN MANHOLE
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SIGN	ELECTRICAL METER	FIRE DEPT CONNECTION
CABLE MANHOLE	ELECTRICAL MANHOLE	FIRE HYDRANT
CABLE PEDESTAL	ELECTRICAL MARKER	IRRIGATION VALVE
TELEPHONE PEDESTAL	ELECTRICAL TRANSFORMER	POST INDICATOR VALVE
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FIBER OPTIC MAKER	TRAFFIC MANHOLE	TREE / STUMP

SWALE		TS	TOE OF SLOPE
X	FENCE LINE	TB	TOP OF BANK
SS	SANITARY SEWER	FIB	UNDERGROUND FIBER OPTIC
SD	STORM DRAIN	OHE	OVERHEAD ELECTRICAL
W	WATER LINE	GAS	UNDERGROUND GAS
	TREE LINE	TEL	UNDERGROUND TELEPHONE

GENERAL PLAN NOTES

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PHONE: 317-218-9560
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SCALE: AS NOTED
DESIGNED BY: DJZ
DRAWN BY: DJZ
CHECKED BY: NPK

NEIL KIPPENS REGISTERED PROFESSIONAL ENGINEER INDIANA
NOT APPROVED FOR CONSTRUCTION

PATCH DEVELOPMENT

OVERALL SITE PLAN

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE
NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE: 05/02/2025
KHA PROJECT NO. 170125008
SHEET NUMBER
C3.0

Drawing name: K:\IND_LDEV\170125008_patch_nwc-600w&500n_mccordsville_in\2 Design\CADD\plansheets\C3.0-OVERALL SITE PLAN.dwg C3.0 Jun 03, 2025 2:25pm by: EILlopis
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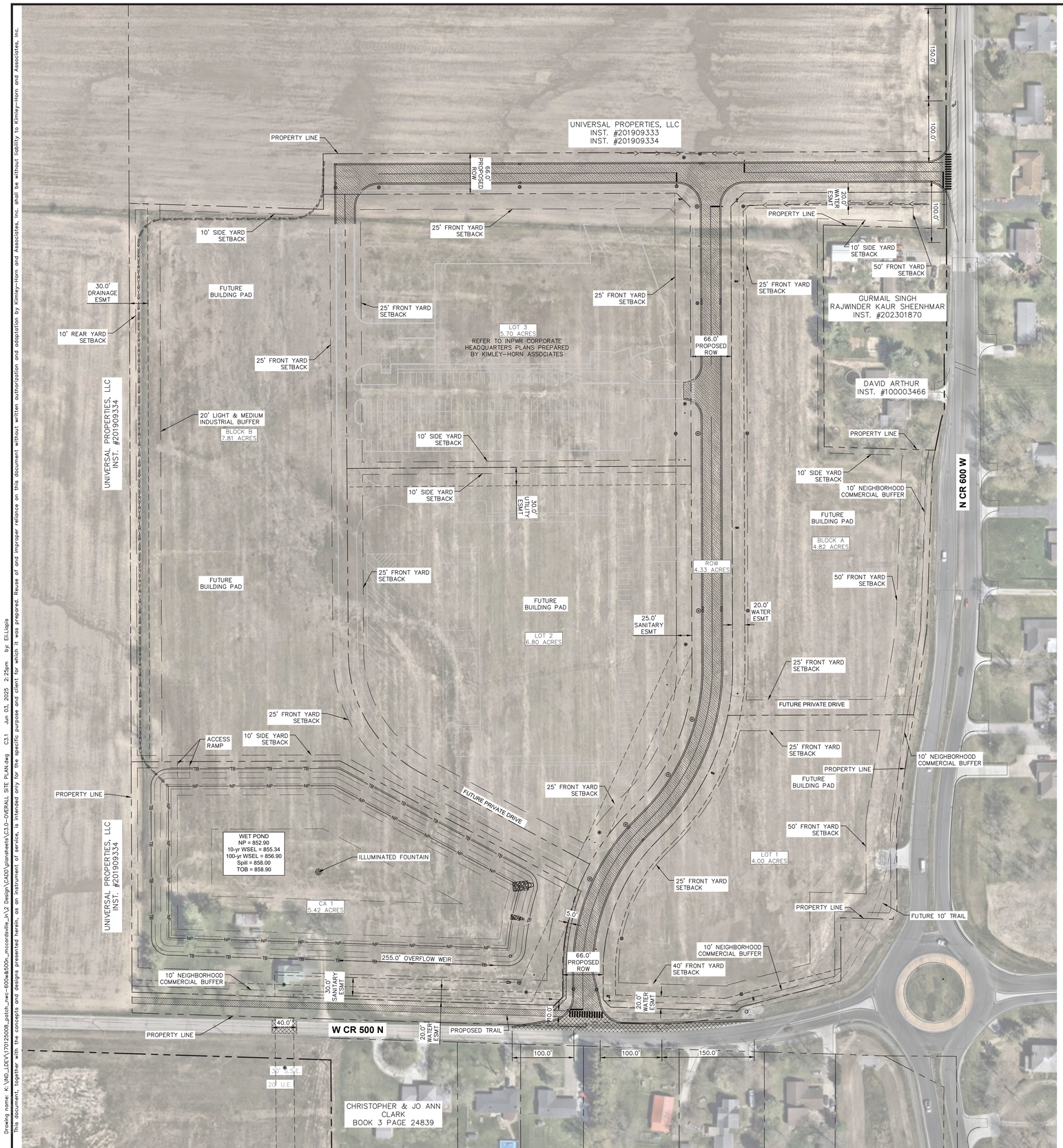

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NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

PAVING LEGEND

- RIGHT OF WAY PAVEMENT — SEE SHEET R1.0 – TYPICAL SECTIONS FOR PAVEMENT SECTION
- W CR 500 N PAVEMENT (LOCAL COLLECTOR ROAD) — SEE TOWN OF MCCORDSVILLE STANDARD DETAILS SHEET 2 FOR PAVEMENT SECTION
- N CR 600 W PAVEMENT (COLLECTOR ROAD) — SEE TOWN OF MCCORDSVILLE STANDARD DETAILS SHEET 2 FOR PAVEMENT SECTION
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SITE SUMMARY

SITE ZONING	=	PUD	
SITE ACREAGE	=	38.88	AC.±

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

CP 100 – CAPPED REBAR
N: 1678484.595
E: 255521.232
ELEVATION=861.621

CP 105 – CAPPED REBAR
N: 1679739.088
E: 258192.207
ELEVATION=862.312

EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
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FIBER OPTIC MAKER	TRAFFIC MANHOLE	TREE / STUMP

SWALE		TS	TOE OF SLOPE
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SD	STORM DRAIN	OHE	OVERHEAD ELECTRICAL
W	WATER LINE	GAS	UNDERGROUND GAS
	TREE LINE	TEL	UNDERGROUND TELEPHONE

GENERAL PLAN NOTES

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

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		06/03/25	TNH

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SCALE: AS NOTED
DESIGNED BY: DJZ
DRAWN BY: DJZ
CHECKED BY: NPK

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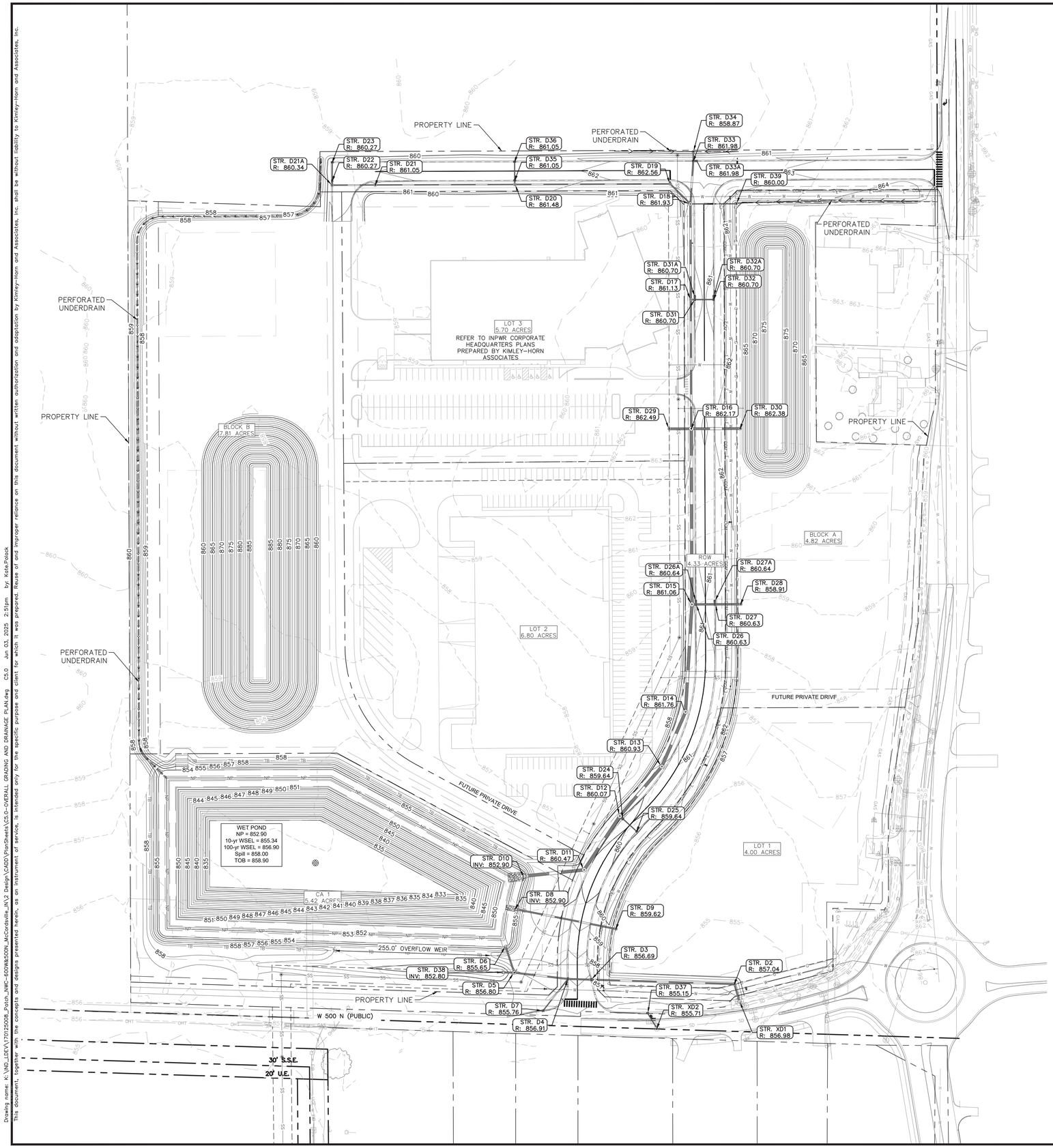
NOT APPROVED FOR CONSTRUCTION

PATCH DEVELOPMENT

OVERALL SITE AERIAL PLAN

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE
NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE: 05/02/2025
KHA PROJECT NO. 170125008
SHEET NUMBER
C3.1



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NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
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TELEPHONE MANHOLE	TRAFFIC SIGNAL POLE	WATER VALVE
FIBER OPTIC MAKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE	TS	TOE OF SLOPE
FENCE LINE	TB	TOP OF BANK
SANITARY SEWER	FIB	UNDERGROUND FIBER OPTIC
STORM DRAIN	OHE	OVERHEAD ELECTRICAL
WATER LINE	GAS	UNDERGROUND GAS
TREE LINE	TEL	UNDERGROUND TELEPHONE

GRADING LEGEND

XXX.XX	FINISHED GRADE SPOT ELEVATION
TC XXX.XX / BC XXX.XX	TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
FL XXX.XX	FLOW LINE SPOT ELEVATION
ME XXX.XX	MATCH EXISTING SPOT ELEVATION
FF XXX.XX	FINISHED FLOOR SPOT ELEVATION
FG XXX.XX	FINISHED GRADE NEAR BUILDING SPOT ELEVATION
TW XXX.XX	TOP OF WALL SPOT ELEVATION
BW XXX.XX	BOTTOM OF WALL SPOT ELEVATION
R XXX.XX	RIM ELEVATION
STR XX / R XXX.XX	STRUCTURE ID & RIM ELEVATION
STR XX / INV XXX.XX	STRUCTURE ID & INVERT ELEVATION
620	PROPOSED CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY
	PROPOSED SWALE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER STRUCTURES
	PROPOSED LIGHT POLES
	PROPOSED TRANSFORMER PAD

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES UNLESS OTHERWISE NOTED.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
9. ALL STOOPS OR PEDESTRIAN EGRESS POINTS FROM THE BUILDING(S) SHALL BE NO GREATER THAN 2% FOR THE FIRST 5'.

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

CP 100 – CAPPED REBAR
N: 1678484.595
E: 255521.232
ELEVATION=861.621

CP 105 – CAPPED REBAR
N: 1679739.088
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ELEVATION=862.312

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INDIANAPOLIS, IN 46240
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SCALE: AS NOTED
DESIGNED BY: DJZ
DRAWN BY: DJZ
CHECKED BY: NPK

NEIL KIPPENS REGISTERED PROFESSIONAL ENGINEER INDIANA
NOT APPROVED FOR CONSTRUCTION

PATCH DEVELOPMENT

OVERALL GRADING AND DRAINAGE PLAN PHASE 1

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE

NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE: 05/02/2025
KHA PROJECT NO. 170125008
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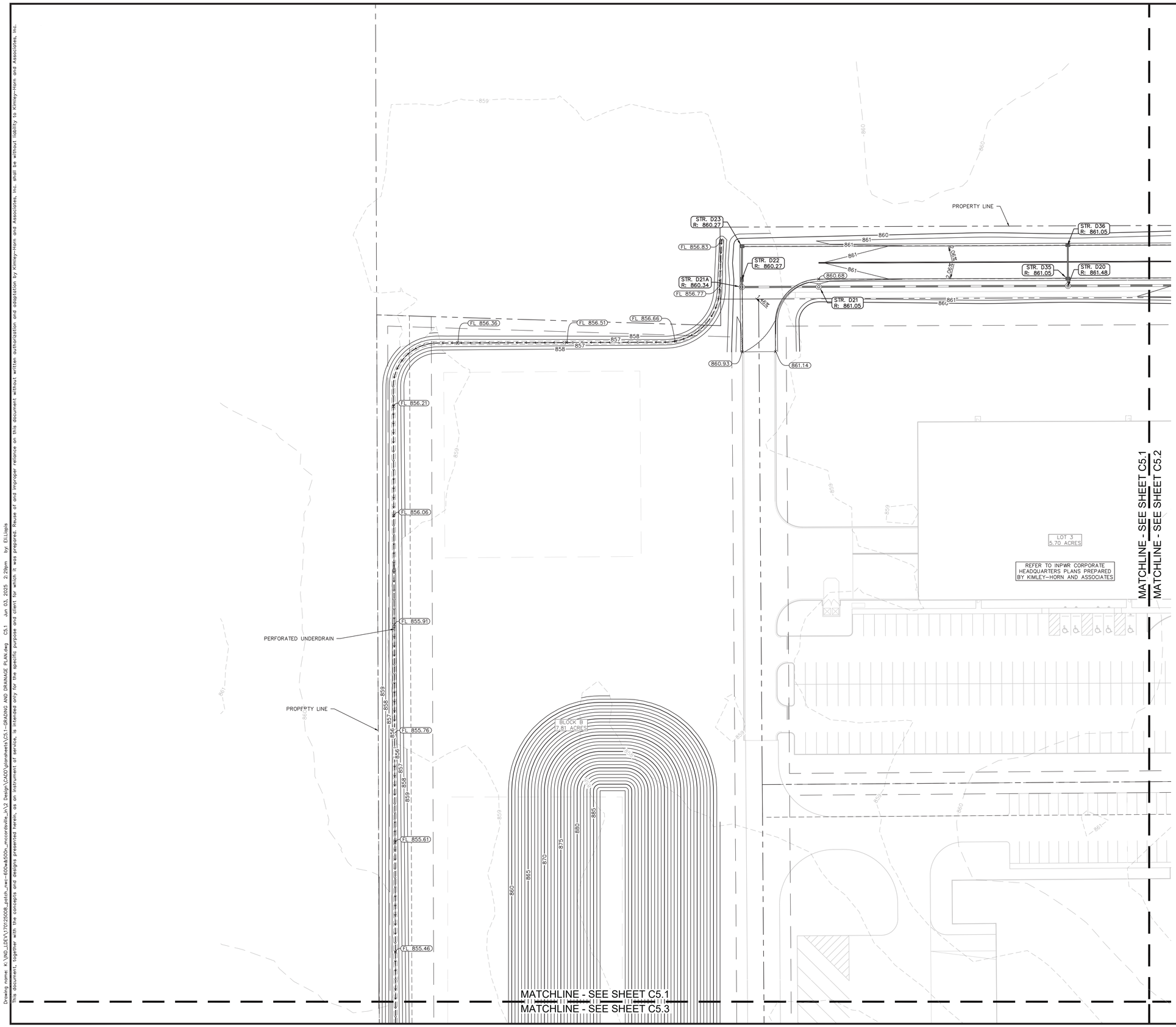
C5.0



Indiana Utilities Protection Service

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NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'

GRADING LEGEND

XXX.XX	FINISHED GRADE SPOT ELEVATION
TC XXX.XX / BC XXX.XX	TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
FL XXX.XX	FLOW LINE SPOT ELEVATION
ME XXX.XX	MATCH EXISTING SPOT ELEVATION
FF XXX.XX	FINISHED FLOOR SPOT ELEVATION
FG XXX.XX	FINISHED GRADE NEAR BUILDING SPOT ELEVATION
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R XXX.XX	RIM ELEVATION
STR XX / R XXX.XX	STRUCTURE ID & RIM ELEVATION
STR XX / INV XXX.XX	STRUCTURE ID & INVERT ELEVATION
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RIDGE	RIDGE LINE
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	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY
	PROPOSED SWALE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER STRUCTURES
	PROPOSED LIGHT POLES
T	PROPOSED TRANSFORMER PAD

GENERAL PLAN NOTES

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GRADING AND DRAINAGE PLAN PHASE 1

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MASS GRADING & PUBLIC INFRASTRUCTURE

NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE: 05/02/2025
KHA PROJECT NO. 170125008
SHEET NUMBER
C5.1

Drawing name: K:\IND_LDEV\170125008_patch_nwc-600w&500n_mccordsville_in\2 Design\CADD\plansheets\C5.1-GRADING AND DRAINAGE PLAN.dwg C5.1 Jun 03, 2025 2:29pm by: EILbaris
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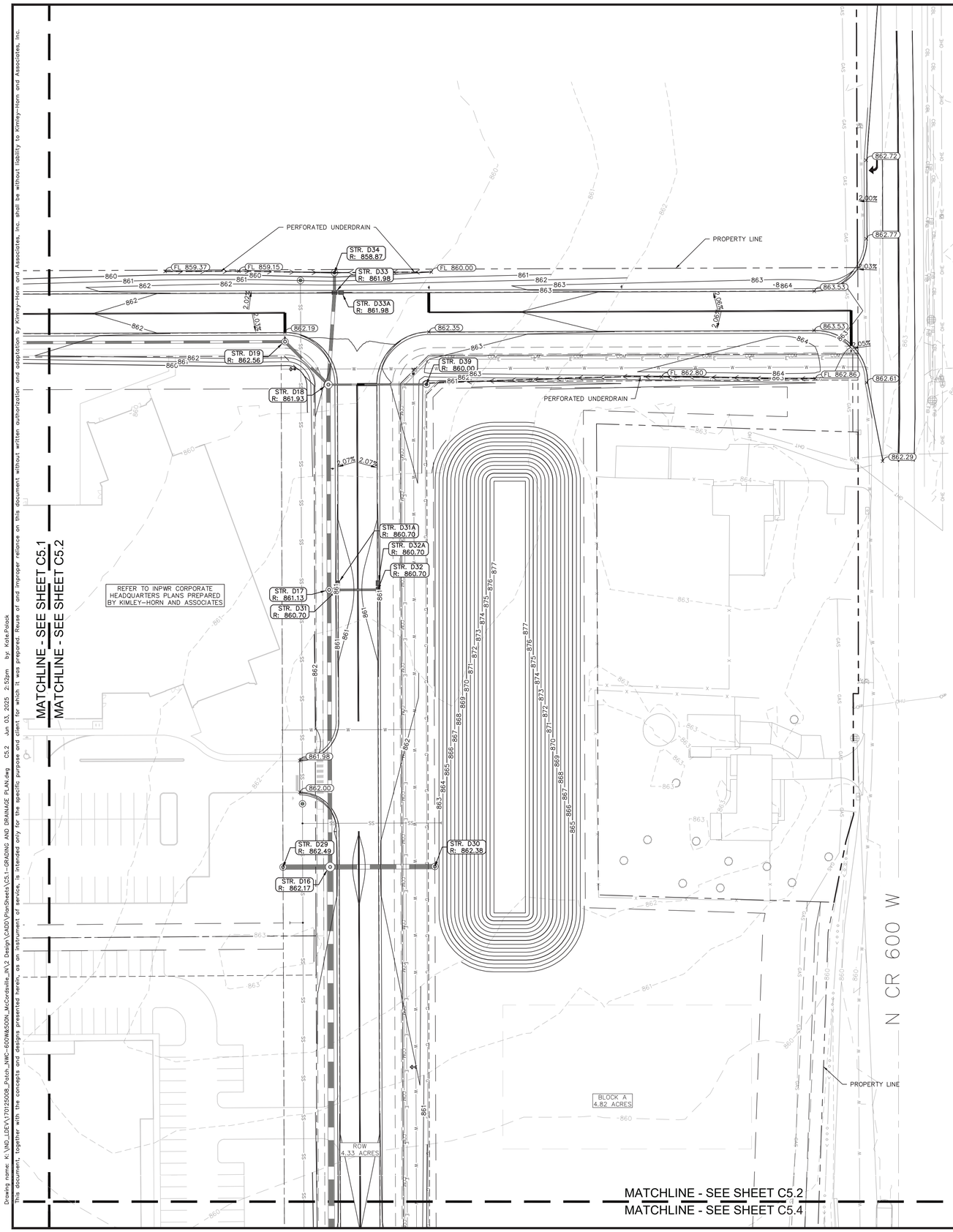

Drawing name: K:\IND_LDEV\170125008_Patch_NWC-600W&500N_McCordsville_IN\2 Design\CADD\PlanSheets\C5.1-GRADING AND DRAINAGE PLAN.dwg C5.2 Jun 03, 2025 2:52pm by: Kate.Polack

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NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'

GRADING LEGEND

XXX.XX	FINISHED GRADE SPOT ELEVATION
TC XXX.XX / BC XXX.XX	TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
FL XXX.XX	FLOW LINE SPOT ELEVATION
ME XXX.XX	MATCH EXISTING SPOT ELEVATION
FF XXX.XX	FINISHED FLOOR SPOT ELEVATION
FG XXX.XX	FINISHED GRADE NEAR BUILDING SPOT ELEVATION
TW XXX.XX	TOP OF WALL SPOT ELEVATION
BW XXX.XX	BOTTOM OF WALL SPOT ELEVATION
R XXX.XX	RIM ELEVATION
STR XX / R XXX.XX	STRUCTURE ID & RIM ELEVATION
STR XX / INV XXX.XX	STRUCTURE ID & INVERT ELEVATION
620	PROPOSED CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY
	PROPOSED SWALE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER STRUCTURES
	PROPOSED LIGHT POLES
T	PROPOSED TRANSFORMER PAD

GENERAL PLAN NOTES

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

No.	REVISIONS	DATE	BY
1	TAC COMMENTS	06/03/25	TNH

Kimley»Horn
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500 EAST 96TH STREET, SUITE 650,
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PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: DJZ
DRAWN BY: DJZ
CHECKED BY: NPK

NEIL KIPPENS REGISTERED PE 10100009 INDIANA PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION

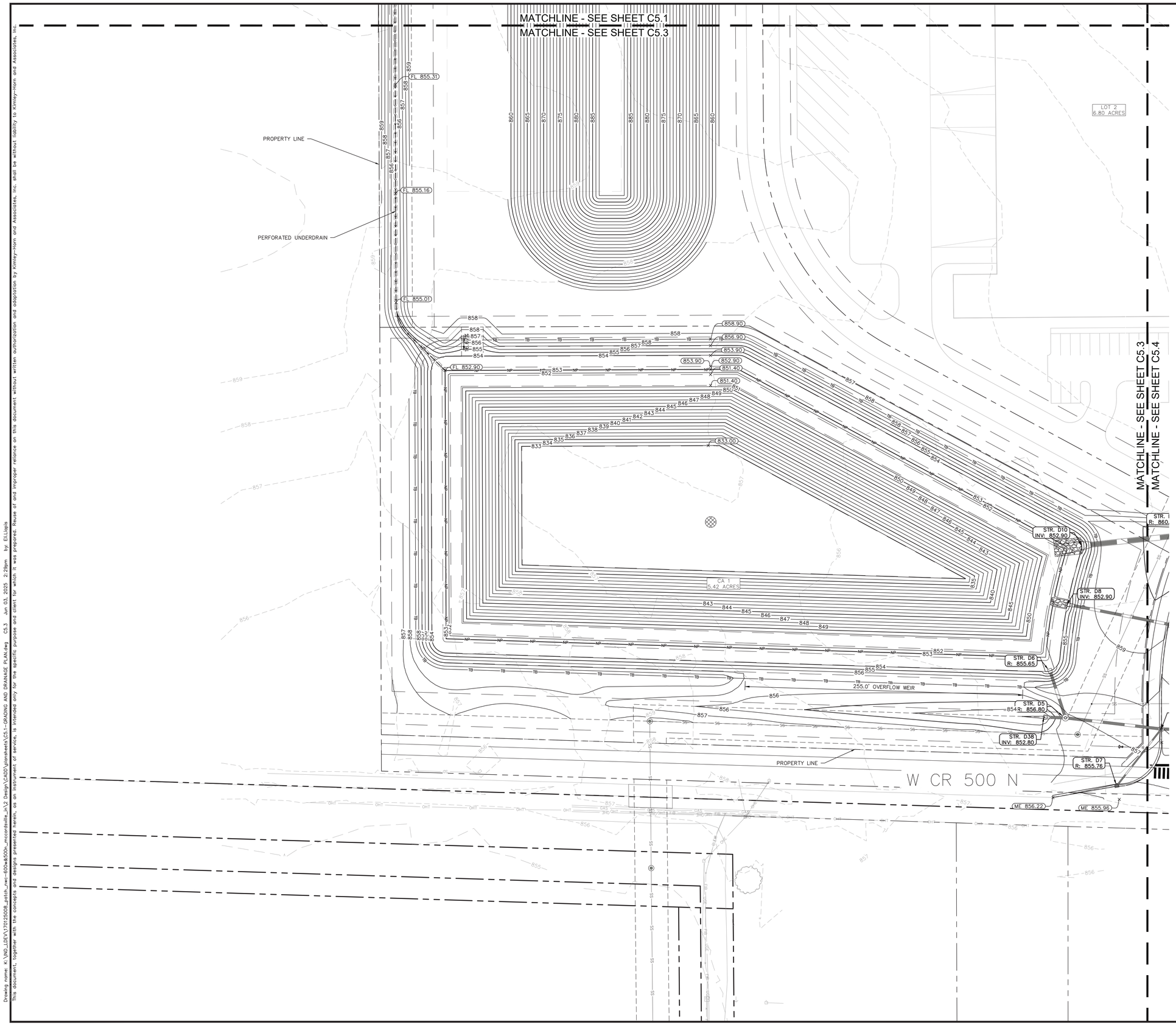
PATCH DEVELOPMENT

GRADING AND DRAINAGE PLAN PHASE 1

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE

NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE: 05/02/2025
KHA PROJECT NO. 170125008
SHEET NUMBER
C5.2



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NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'

GRADING LEGEND

XXX.XX	FINISHED GRADE SPOT ELEVATION
TC XXX.XX / BC XXX.XX	TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
FL XXX.XX	FLOW LINE SPOT ELEVATION
ME XXX.XX	MATCH EXISTING SPOT ELEVATION
FF XXX.XX	FINISHED FLOOR SPOT ELEVATION
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TW XXX.XX	TOP OF WALL SPOT ELEVATION
BW XXX.XX	BOTTOM OF WALL SPOT ELEVATION
R XXX.XX	RIM ELEVATION
STR XX / R XXX.XX	STRUCTURE ID & RIM ELEVATION
STR XX / INV XXX.XX	STRUCTURE ID & INVERT ELEVATION
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RIDGE	RIDGE LINE
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	100-YEAR OVERLAND OVERFLOW ROUTE
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	PROPOSED SWALE
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	PROPOSED STORM STRUCTURES
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	PROPOSED WATER STRUCTURES
	PROPOSED LIGHT POLES
	PROPOSED TRANSFORMER PAD

GENERAL PLAN NOTES

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No.	REVISIONS	DATE	BY
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DESIGNED BY: DJZ
DRAWN BY: DJZ
CHECKED BY: NPK

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NOT APPROVED FOR CONSTRUCTION

PATCH DEVELOPMENT

GRADING AND DRAINAGE PLAN PHASE 1

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE

NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

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SHEET NUMBER

C5.3

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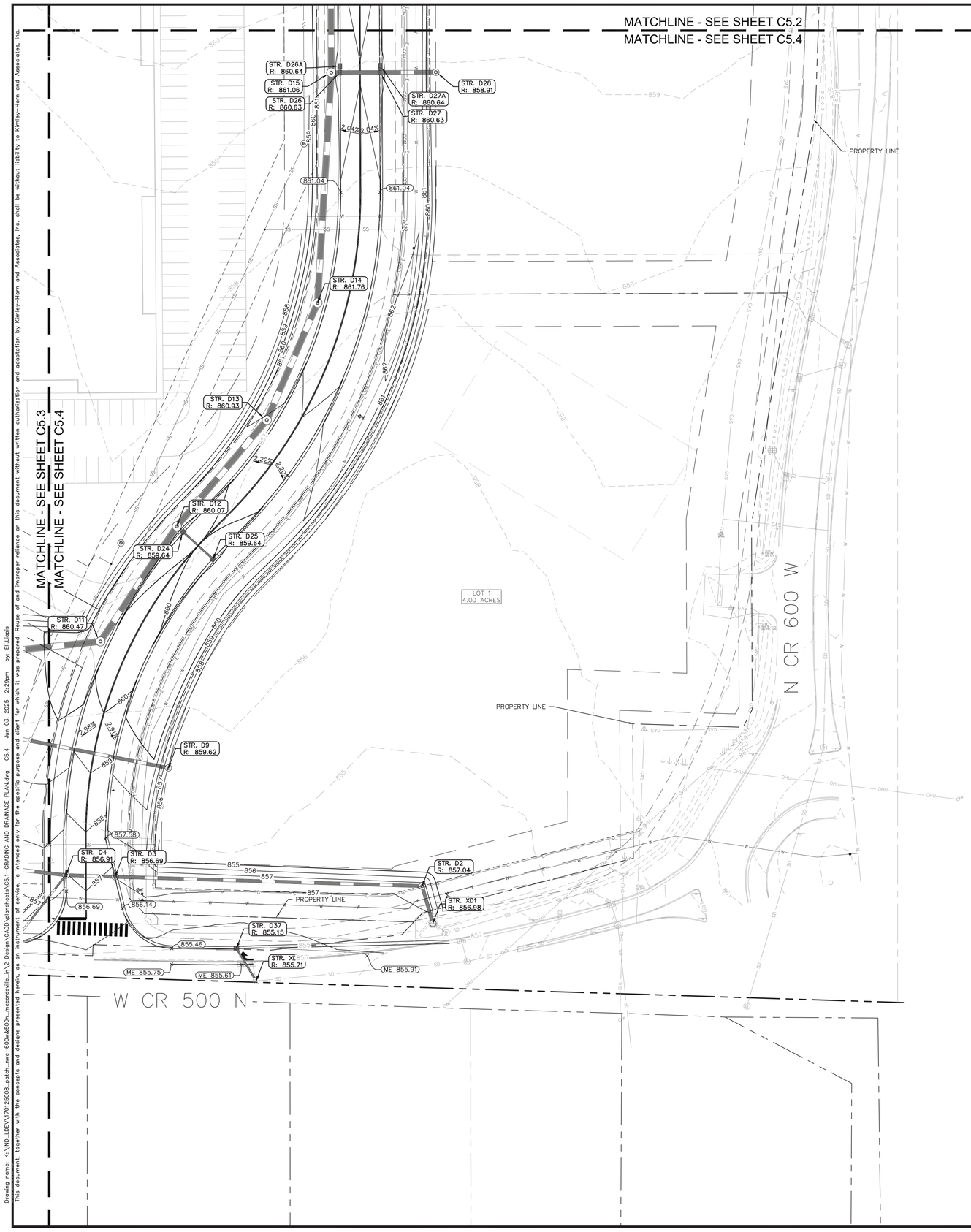

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NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'

GRADING LEGEND

XXX.XX	FINISHED GRADE SPOT ELEVATION
TC XXX.XX / BC XXX.XX	TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
FL XXX.XX	FLOW LINE SPOT ELEVATION
ME XXX.XX	MATCH EXISTING SPOT ELEVATION
FF XXX.XX	FINISHED FLOOR SPOT ELEVATION
FG XXX.XX	FINISHED GRADE NEAR BUILDING SPOT ELEVATION
TW XXX.XX	TOP OF WALL SPOT ELEVATION
BW XXX.XX	BOTTOM OF WALL SPOT ELEVATION
R XXX.XX	RIM ELEVATION
STR XX / R XXX.XX	STRUCTURE ID & RIM ELEVATION
STR XX / INV XXX.XX	STRUCTURE ID & INVERT ELEVATION
620	PROPOSED CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY
	PROPOSED SWALE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER STRUCTURES
	PROPOSED LIGHT POLES
T	PROPOSED TRANSFORMER PAD

GENERAL PLAN NOTES

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No.	REVISIONS	DATE	BY
1	TAC COMMENTS	06/03/25	TNH

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PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: DJZ
DRAWN BY: DJZ
CHECKED BY: NPK

NEIL K. KIPPENS REGISTERED PROFESSIONAL ENGINEER INDIANA
NOT APPROVED FOR CONSTRUCTION

PATCH DEVELOPMENT

GRADING AND DRAINAGE PLAN PHASE 1

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE

NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE: 05/02/2025
KHA PROJECT NO. 170125008
SHEET NUMBER
C5.4

Drawing name: K:\IND_LDE\170125008_patch_llc=600w&500n_mccordsville_in\2 Design\CADD\plansheets\C5.1-GRADING AND DRAINAGE PLAN.dwg C5.4 Jun 03, 2025 2:29pm by: EILogin
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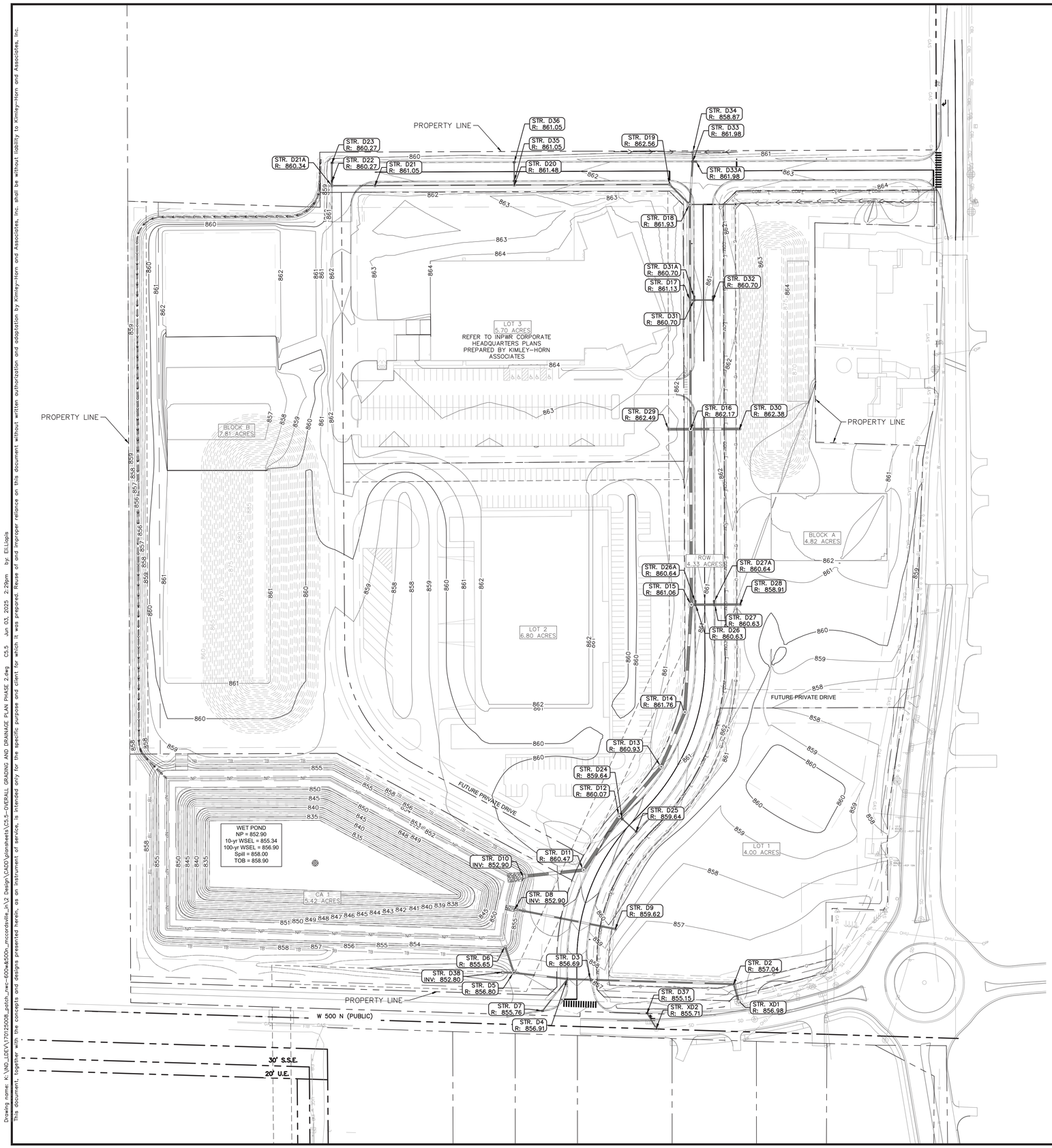

Drawing name: K:\IND_LDE\170125008_patch_nwc-600w&550n_mccordsville_in\2 Design\CADD\plansheets\C5.5-OVERALL GRADING AND DRAINAGE PLAN PHASE 2.dwg C5.5 Jun 03, 2025 2:29pm by: EILogis

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NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

EXISTING LEGEND

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

GRADING LEGEND

XXX.XX	FINISHED GRADE SPOT ELEVATION
TC XXX.XX BC XXX.XX	TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
FL XXX.XX	FLOW LINE SPOT ELEVATION
ME XXX.XX	MATCH EXISTING SPOT ELEVATION
FF XXX.XX	FINISHED FLOOR SPOT ELEVATION
FG XXX.XX	FINISHED GRADE NEAR BUILDING SPOT ELEVATION
TW XXX.XX	TOP OF WALL SPOT ELEVATION
BW XXX.XX	BOTTOM OF WALL SPOT ELEVATION
R XXX.XX	RIM ELEVATION
STR XX R XXX.XX	STRUCTURE ID & RIM ELEVATION
STR XX INV XXX.XX	STRUCTURE ID & INVERT ELEVATION
620	PROPOSED CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY
	PROPOSED SWALE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER STRUCTURES
	PROPOSED LIGHT POLES
	PROPOSED TRANSFORMER PAD

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES UNLESS OTHERWISE NOTED.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
9. ALL STOOPS OR PEDESTRIAN EGRESS POINTS FROM THE BUILDING(S) SHALL BE NO GREATER THAN 2% FOR THE FIRST 5'.

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

CP 100 – CAPPED REBAR
N: 1678484.595
E: 255521.232
ELEVATION=861.621

CP 105 – CAPPED REBAR
N: 1679739.088
E: 258192.207
ELEVATION=862.312

No.	REVISIONS	DATE	BY
1	TAC COMMENTS	06/03/25	TNH

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INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: DJZ
DRAWN BY: DJZ
CHECKED BY: NPK

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PATCH DEVELOPMENT

OVERALL GRADING AND DRAINAGE PLAN PHASE 2

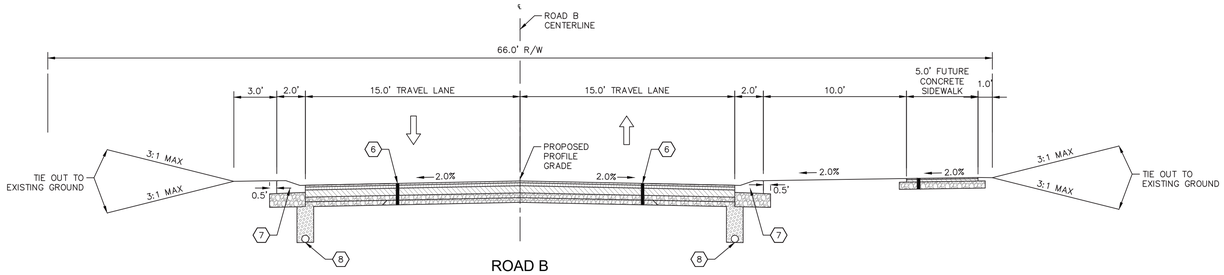
GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE

NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

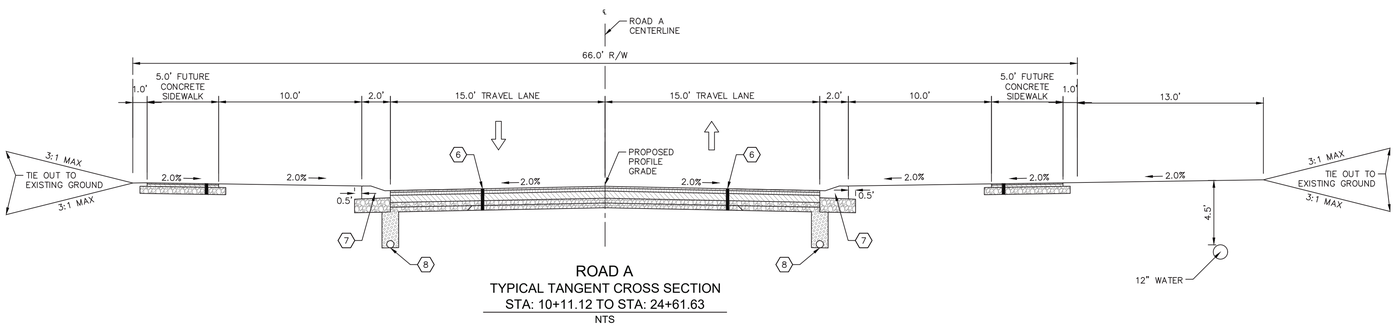
ORIGINAL ISSUE:
05/02/2025

KHA PROJECT NO.
170125008

SHEET NUMBER
C5.5



ROAD B
TYPICAL TANGENT CROSS SECTION
STA: 0+00.00 TO STA: 10+09.88
NTS



ROAD A
TYPICAL TANGENT CROSS SECTION
STA: 10+11.12 TO STA: 24+61.63
NTS

LEGEND

1. MILLING, ASPHALT, 1.5 IN. THEN
   165 LBS/SYS, QC/QA–HMA, SURFACE, 9.5 mm
2. MILLING, ASPHALT, 1.5 IN. THEN
   VARIABLE DEPTH (165 TO 350 LBS/SYS), QC/QA–HMA, SURFACE, 9.5 mm
3. 165 LBS/SYS, QC/QA–HMA, SURFACE, 9.5 mm ON
   275 LBS/SYS, QC/QA–HMA, INTERMEDIATE, 19.0 mm ON
   440 LBS/SYS, QC/QA–HMA, BASE, 25.0 mm ON
   660 LBS/SYS, QC/QA–HMA, BASE, 25.0 mm ON
   4 IN. COMPACTED AGGREGATE BASE, NO. 53 ON
   4 IN. COMPACTED AGGREGATE, NO. 2 STONE ON
   SUBGRADE TREATMENT TYPE 1B (CHEMICALLY MODIFIED WITH 4.5% HIGH CALCIUM HYDRATED LIME OR CEMENT)
4. 5 IN. P.C. CONCRETE PAVEMENT ON
   4 IN. COMPACTED AGGREGATE BASE, NO. 53 ON
   SUBGRADE–SCARIFIED AND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY
5. NOT USED
6. 165 LBS/SYS, QC/QA–HMA, SURFACE, 9.5 mm ON
   275 LBS/SYS, QC/QA–HMA, INTERMEDIATE, 19.0 mm ON
   660 LBS/SYS, QC/QA–HMA, BASE, 25.0 mm ON
   4 IN. COMPACTED AGGREGATE BASE, NO. 53 ON
   4 IN. COMPACTED AGGREGATE, NO. 2 STONE ON
   SUBGRADE TREATMENT TYPE 1B (CHEMICALLY MODIFIED WITH 4.5% HIGH CALCIUM HYDRATED LIME OR CEMENT)
7. ROLL CURB AND GUTTER
   (SEE TOWN OF McCORDSVILLE TOWN STANDARDS, SHEET 3)
8. 6" UNDERDRAIN
   (SEE TOWN OF McCORDSVILLE TOWN STANDARDS, SHEET 3)

No.	REVISIONS	DATE	BY
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PATCH DEVELOPMENT

TYPICAL SECTIONS

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE

NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE: 05/02/2025
KHA PROJECT NO. 170125008
SHEET NUMBER
R1.0

Drawing name: K:\IND_LDEV\170125008_patch_nwc-600w&500n_mccordsville_in\2 Design\CADD\plansheets\R1.0-TYPICAL-SECTIONS.dwg R1.0 TYPICAL SECTIONS Jun 03, 2025 2:36pm by: EliLapis
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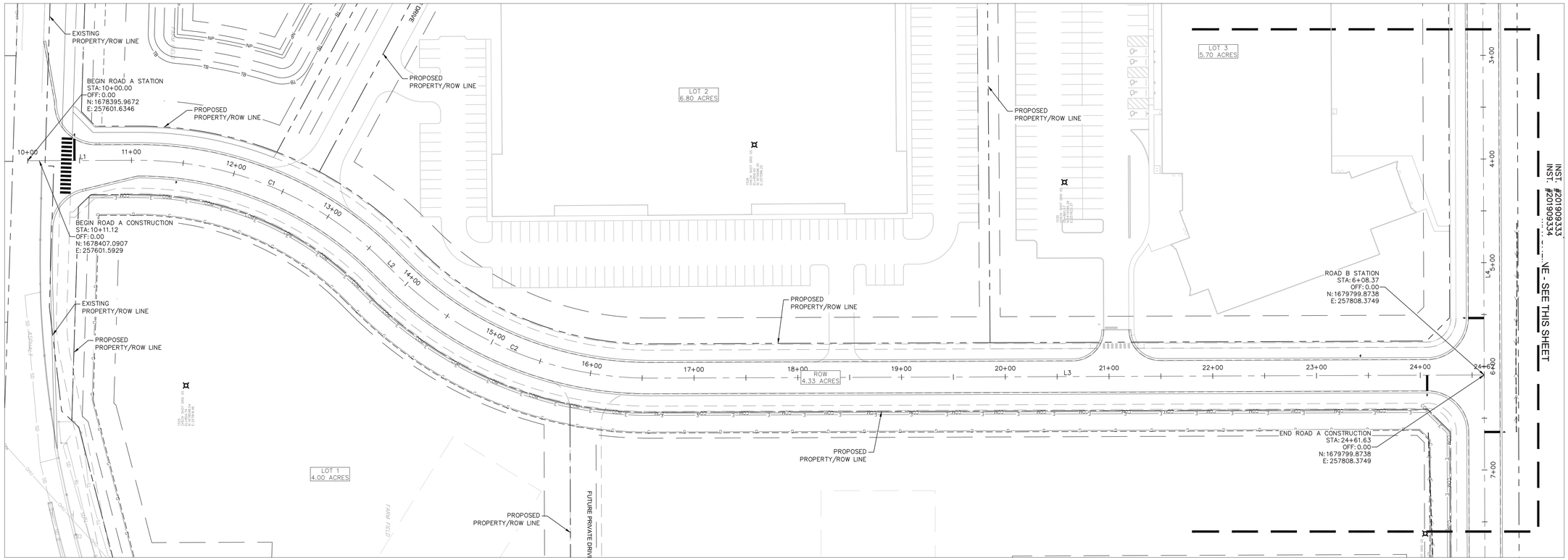
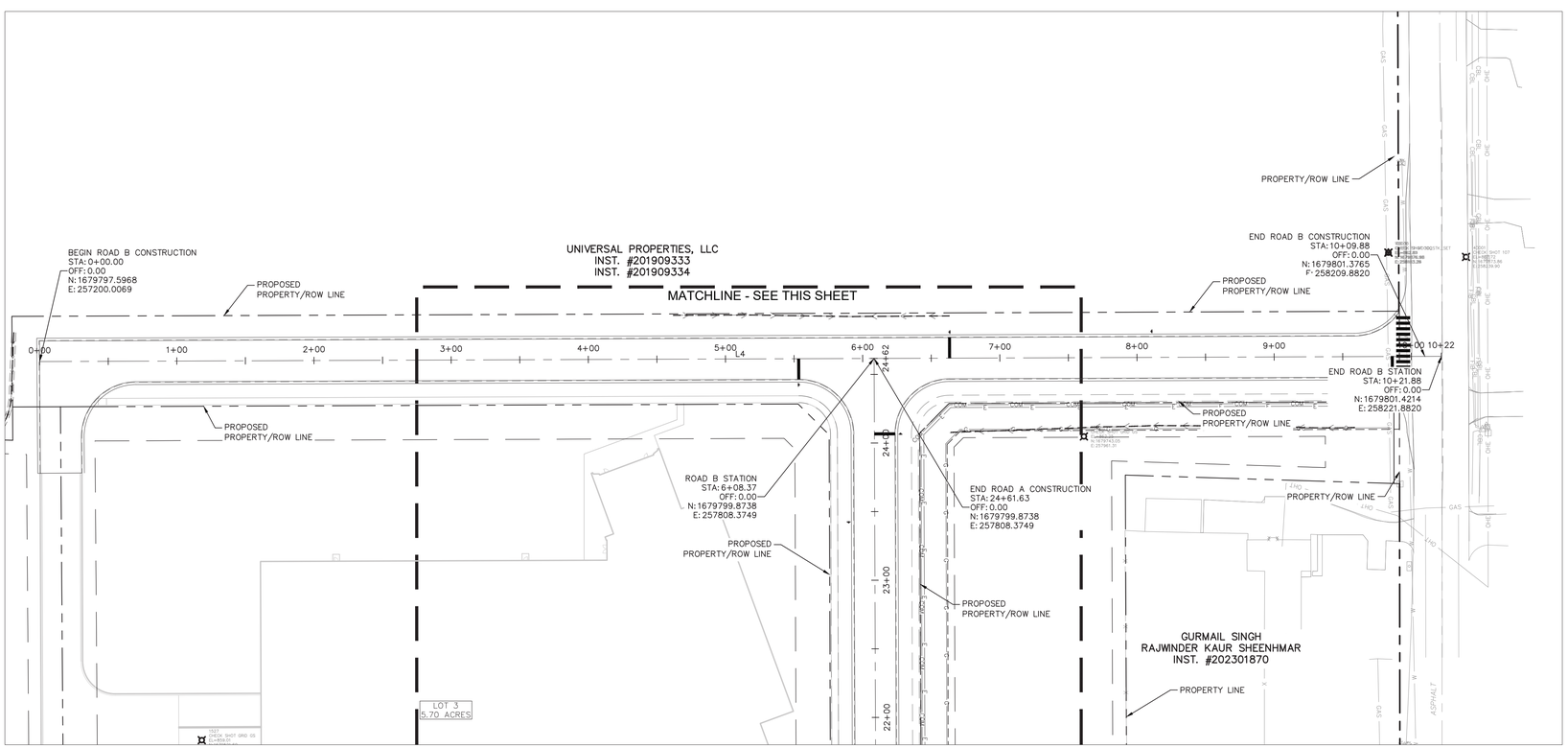


GRAPHIC SCALE IN FEET
0 25 50 100

NORTH



NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

Indiana Utilities Protection Service
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before you dig

LINE TABLE		
LINE	LENGTH	BEARING
L1	105.94	N0°12'52.00"W
L2	17.72	N44°47'08.00"E
L3	803.11	N0°12'52.00"W
L4	1021.88	N89°47'08.00"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	333.00'	261.54'	N22°17'08"E	254.87'	45°00'00"	137.93'
C2	348.00'	273.32'	N22°17'08"E	266.35'	45°00'00"	144.15'

No.	REVISIONS	DATE	BY
	TAC COMMENTS	06/03/25	TNH

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SCALE: AS NOTED
DESIGNED BY: DJZ
DRAWN BY: DJZ
CHECKED BY: NPK

NEIL KIPPENS REGISTERED PROFESSIONAL ENGINEER INDIANA
NOT APPROVED FOR CONSTRUCTION

PATCH DEVELOPMENT

ALIGNMENT DATA

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE

NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE: 05/02/2025
KHA PROJECT NO. 170125008
SHEET NUMBER
R2.0

Drawing name: K:\IND_LDEV\170125008_patch_mec-600w&500n_mccordsville_in\2 Design\CADD\plansheets\R2.0-ALIGNMENT DATA.dwg R2.0 ALIGNMENT DATA Jun 03, 2025 2:36pm by: EILlopis
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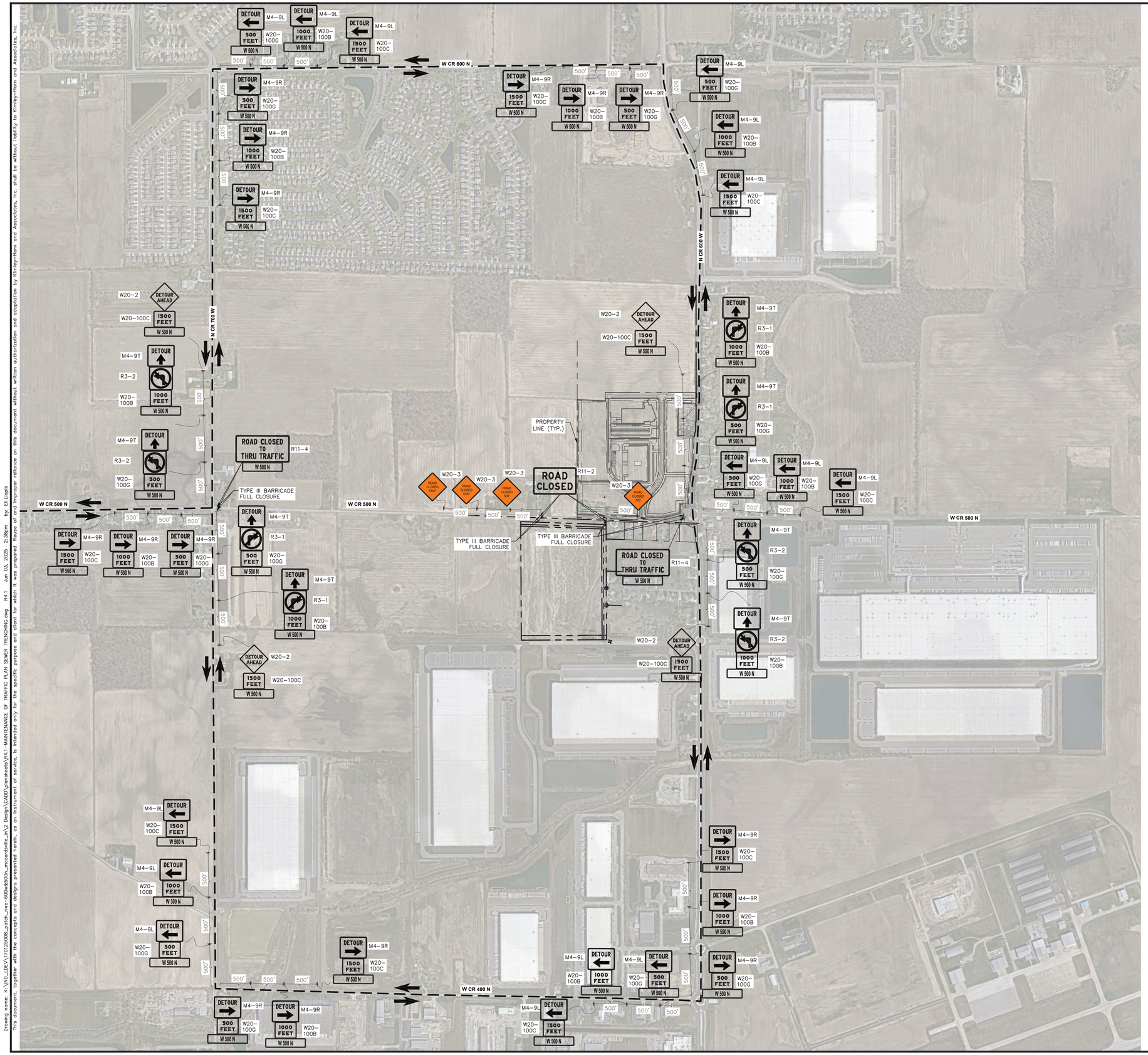

Indiana Utilities Protection Service

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NORTH

GRAPHIC SCALE IN FEET
0 250' 500' 1000'

LEGEND

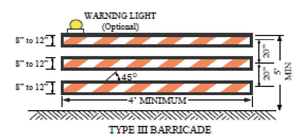
- WORK ZONE
- TRAFFIC FLOW
- TRAFFIC SPACE
- ALTERNATE/DETOUR ROUTE
- CONSTRUCTION SIGN
- FLAGGER

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE 2011 INDIANA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES INCLUDING REVISIONS 1, 2, AND 3.
2. ALL AREAS EXCAVATED BELOW THE EXISTING PAVEMENT SURFACE AND WITHIN THE CLEAR ZONE AT THE CONCLUSION OF EACH WORKDAY, SHALL BE BACKFILLED TO FORM AN APPROXIMATE 6:1 WEDGE AGAINST THE EXISTING PAVEMENT OR NEWLY CONSTRUCTION PAVEMENT SURFACE. FOR THE SAFETY AND PROTECTION OF VEHICULAR TRAFFIC.
3. CHANNELIZING DEVICE SPACING SHALL BE AS FOLLOWS:
   TRAVELWAY SPACING = 80'
   TRANSITION SPACING = 40'
4. ONE-WAY VEHICULAR TRAFFIC WITH A FLAGGER IS ONLY ALLOWED BETWEEN 9:00AM-3:00PM.

SEQUENCE OF CONSTRUCTION

1. CONTRACTOR TO INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES PER THE EROSION CONTROL PLANS (SHEETS C4.0-C4.3).
2. AFTER STEP 1, INSTALL TEMPORARY TRAFFIC CONTROL DEVICES AS REQUIRED AND GENERALLY AS SHOWN ON THIS PLAN.
3. WORK ACTIVITIES GENERALLY CONSIST OF INSTALLATION OF DRAINAGE FEATURES, GRADING, PREPARATION OF PAVEMENT SUBGRADE, PAVING, AND TOPSOIL & SEED DISTURBED AREAS. ONLY SMITH ROAD WILL BE CONSTRUCTED.
4. AFTER COMPLETION, REMOVE BARRIERS.



Notes:

1. Stripes on barricade rails slope downward at an angle of 45 degrees toward the direction traffic is to pass.
2. Barricade rail stripe widths shall be 6 inches except where rail lengths are less than 36 inches, then 4 inch wide stripes may be used.
3. The sides of barricades facing traffic shall have retroreflective rail faces.
4. All channelizing devices shall meet AASHTO Manual for Assessing Safety Hardware (MASH) Requirements.

No.	REVISIONS	DATE	BY
1	TAC COMMENTS	06/03/25	TNH

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SCALE: AS NOTED
DESIGNED BY: DJZ
DRAWN BY: DJZ
CHECKED BY: NPK

NEIL KIPPENS REGISTERED PROFESSIONAL ENGINEER INDIANA
NOT APPROVED FOR CONSTRUCTION

PATCH DEVELOPMENT

MAINTENANCE OF TRAFFIC PLAN - SEWER TRENCHING

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE

NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE: 05/02/2025
KHA PROJECT NO. 170125008
SHEET NUMBER
R4.1

Drawing name: K:\IND_LDEV\170125008_patch_nwc-600w&500n_mccordsville_in\2 Design\CADD\plansheets\R4.1-MAINTENANCE OF TRAFFIC PLAN SEWER TRENCHING.dwg R4.1 Jun 03, 2025 2:38pm by: ELLiegis
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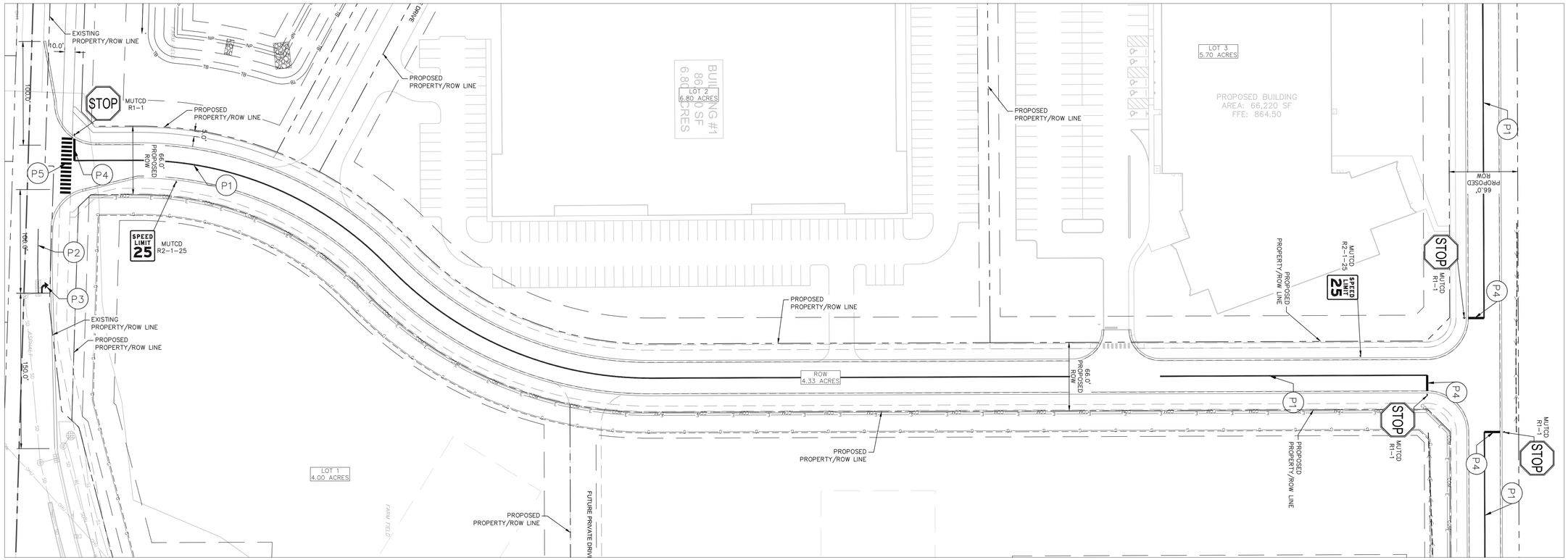
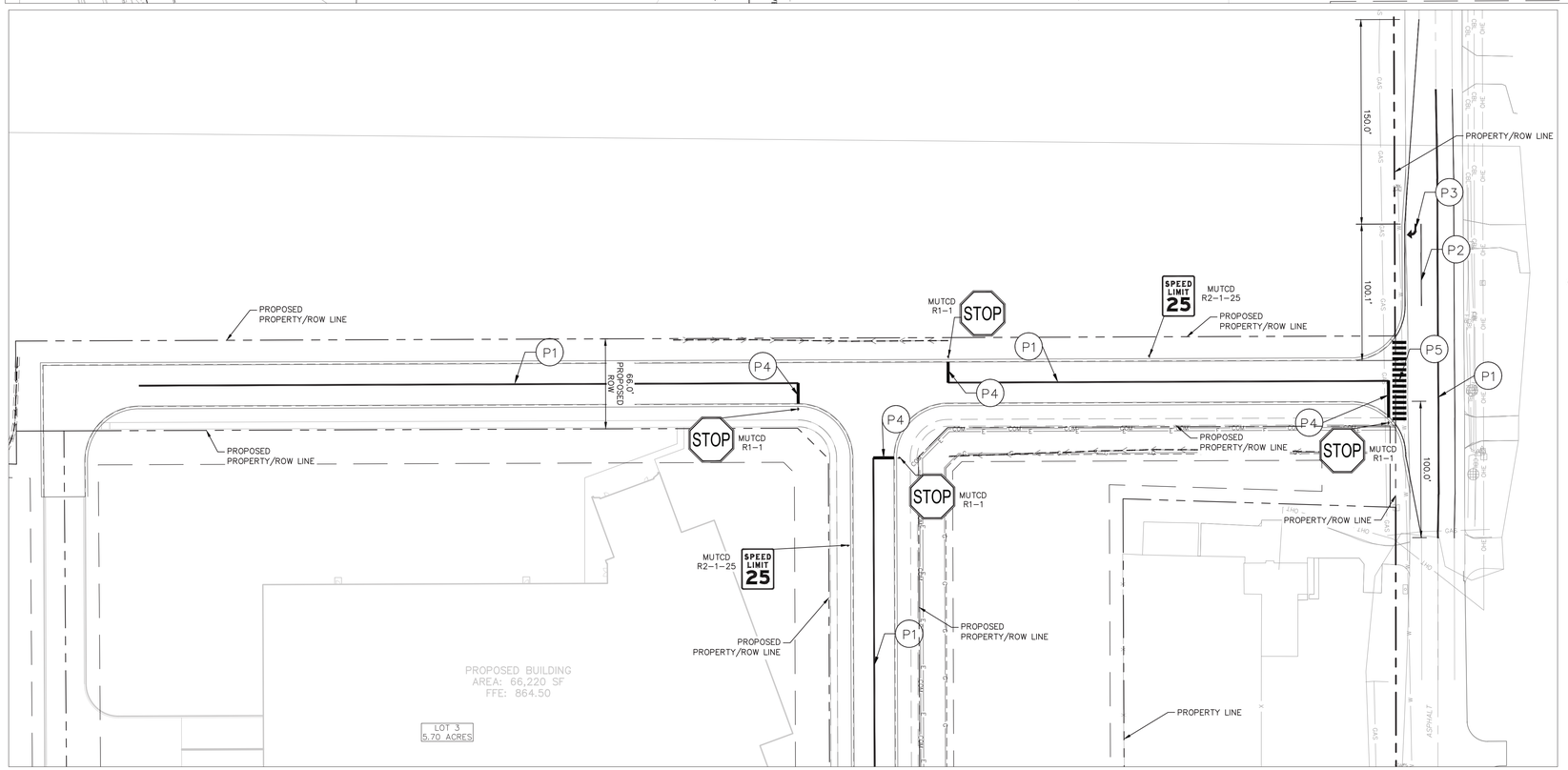


GRAPHIC SCALE IN FEET
0 25' 50' 100'

NORTH



NORTH

GRAPHIC SCALE IN FEET
0 25' 50' 100'

Indiana Utilities Protection Service
Call 811 before you dig

STRIPING KEYNOTES

- (P1) LINE, THERMOPLASTIC, SOLID, DOUBLE YELLOW, 4 INCH
- (P2) LINE, THERMOPLASTIC, SOLID, WHITE, 4 INCH
- (P3) PAVEMENT MESSAGE MARKING, THERMOPLASTIC, WHITE, DIRECTION ARROW
- (P4) TRANSVERSE MARKING, THERMOPLASTIC, STOP BAR, WHITE, 24 INCH
- (P5) CROSSWALK STRIPING, SOLID, WHITE 24 INCH

PUBLIC ROW SIGNING AND PAVEMENT MARKING NOTES

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARDS.
2. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080-INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE. LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD.
3. POSTS: SIGN POSTS SHALL BE NEW GALVANIZED STEEL PIPE IN ACCORDANCE WITH ASTM A 53 OR ASTM F 1083. USE STANDARD WEIGHT, SCHEDULE 40 PIPE PER THE INDOT STANDARDS.
4. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH INDOT STANDARDS.
5. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC HOT ROLLED INTO PAVEMENT PER INDOT STANDARDS.
6. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND MUNICIPAL CODE.
7. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55 DEGREES FAHRENHEIT AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT AND RISING.

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DRAWN BY: DJZ
CHECKED BY: NPK

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NOT APPROVED FOR CONSTRUCTION

PATCH DEVELOPMENT

SIGNING AND MARKING PLAN

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE
NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE: 05/02/2025
KHA PROJECT NO. 170125008
SHEET NUMBER
R5.0

Drawing name: K:\IND_LDEV\170125008_patch_mec-600w&500n_mccordsville_in\2 Design\CADD\plansheets\R5.0-SIGNING AND MARKING PLAN.dwg R5.0 SIGNING AND MARKING PLAN Jun 03, 2025 2:39pm by: ELLegals
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before you dig

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

UNIVERSAL PROPERTIES, LLC
INST. #201909333
INST. #201909334

UNIVERSAL PROPERTIES, LLC
INST. #201909334

BLOCK B
7.81 ACRES

LOT 3
5.70 ACRES

LOT 2
6.80 ACRES

ROW
4.33 ACRES

GURMAIL SINGH
RAJWINDER KAUR SHEENHMAR
INST. #202301870

DAVID ARTHUR
INST. #100003466

BLOCK A
4.82 ACRES

FUTURE PRIVATE DRIVE

LOT 1
4.00 ACRES

EVERGREEN TREES
STAGGERED 20' O.C.

WET POND
NP = 852.90
10-yr WSEL = 855.34
100-yr WSEL = 856.90
Spill = 858.00
TOB = 858.90

CA 1
5.42 ACRES

STREET TREES
50' O.C.

DECIDUOUS CANOPY TREES
50' O.C.

20' S.E.
20' U.E.

CHRISTOPHER & JO ANN
CLARK
BOOK 3 PAGE 24839

Drawing name: K:\IND_LDEV\170125008_Patch_NWC-600W&500N_McCordsville_IN\2 Design\CADD\PlanSheets\L1.0-CONCEPTUAL LANDSCAPE PLAN.dwg L1.0 Jun 03, 2025 2:58pm by: Kate.Polack

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CHECKED BY: NPK

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PROFESSIONAL ENGINEER
INDIANA
NOT APPROVED FOR CONSTRUCTION

PATCH DEVELOPMENT

CONCEPTUAL LANDSCAPE PLAN

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE

NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE:
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KHA PROJECT NO.
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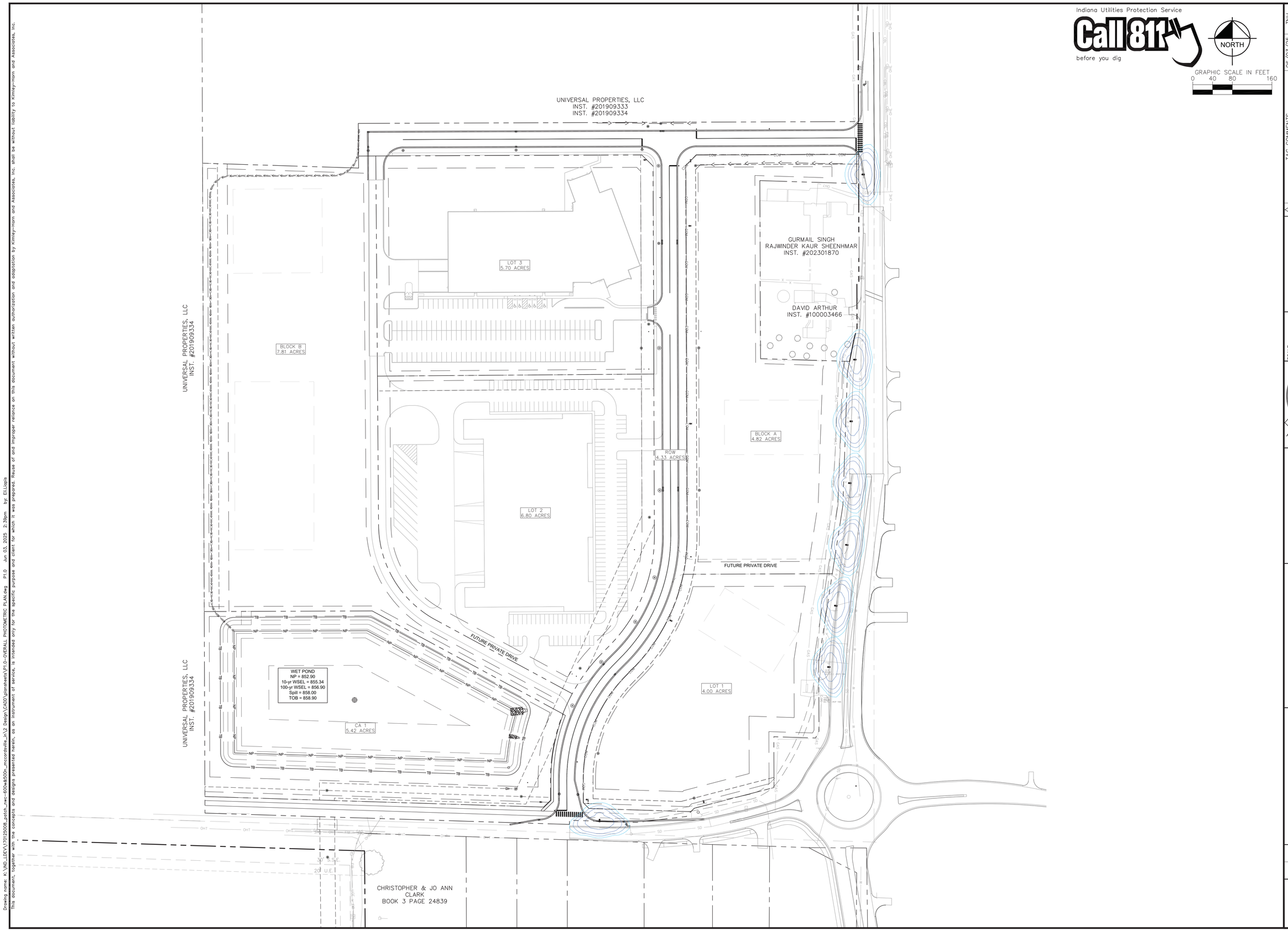

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PATCH DEVELOPMENT

CONCEPTUAL PHOTOMETRIC PLAN

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE

NWC OF N 600 W & W 500 N,
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ORIGINAL ISSUE:
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Drawing name: K:\IND_LDEV\170125008_patch_nwc-600w&500n_mccordsville_in\2 Design\CADD\plansheets\P1.0-OVERALL PHOTOMETRIC PLAN.dwg P1.0 Jun 03, 2025 2:39pm by: EILiggis
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