

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, AND VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, STATE AND FEDERAL AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING SEWERS PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL MAINTAIN A COMPLETE AND OPERABLE UTILITY SYSTEM AT ALL TIMES.
4. CONTRACTOR SHALL INCLUDE COSTS FOR CUTTING AND PATCHING AS REQUIRED IN THEIR BID PROPOSAL TO COMPLETELY INSTALL THE WORK INDICATED.
5. CONTRACTOR SHALL INCLUDE ALL TAP FEES, PERMIT FEES AND APPLICATION FEES IN THEIR BID PROPOSAL AS NECESSARY TO COMPLETELY INSTALL THE WORK INDICATED.
6. INFORMATION SHOWN WAS OBTAINED FROM AN OWNER FURNISHED SITE SURVEY OF EXISTING CONDITIONS AND IS UNCONFIRMED. CONTRACTOR IS REQUIRED TO FIELD VERIFY THIS INFORMATION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES SO MODIFICATION CAN BE MADE.
7. CONTRACTOR SHALL COORDINATE EXACT UTILITY LOCATIONS WITH THE OWNER AND LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK. UTILIZE THE INDIANA UNDERGROUND UTILITY LOCATION SERVICE AT 811 OR 800-382-5544 PRIOR TO ANY EXCAVATION ON THE SITE.

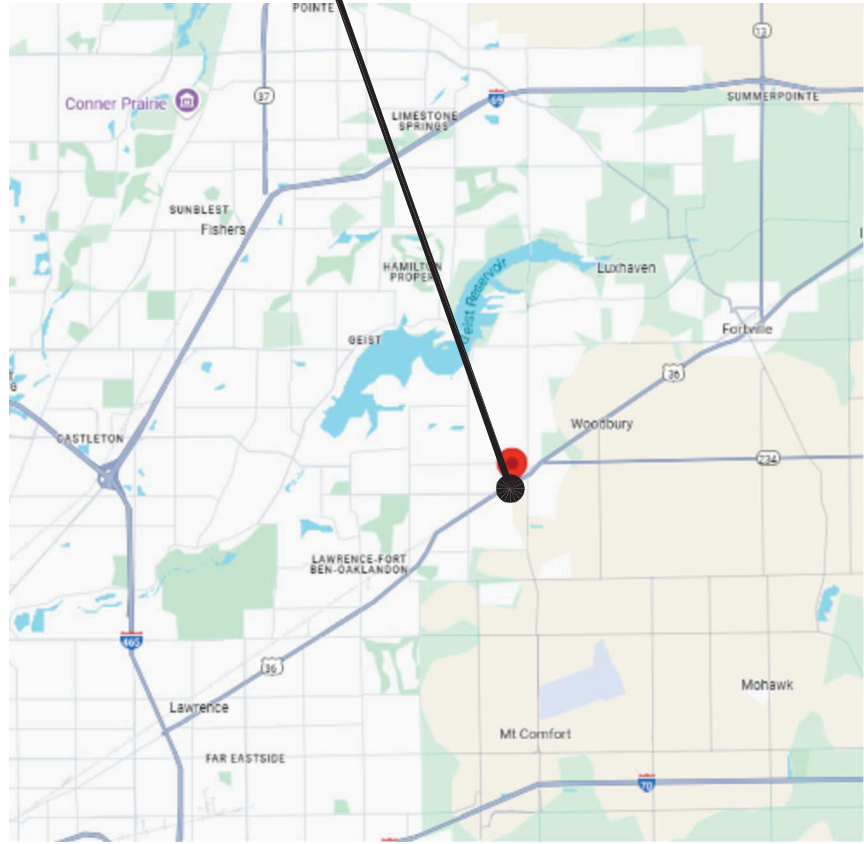
SITE SYMBOLS AND ABBREVIATIONS

REFER TO SHEET ES1 FOR EXISTING SURVEY SYMBOLS AND ABBREVIATIONS

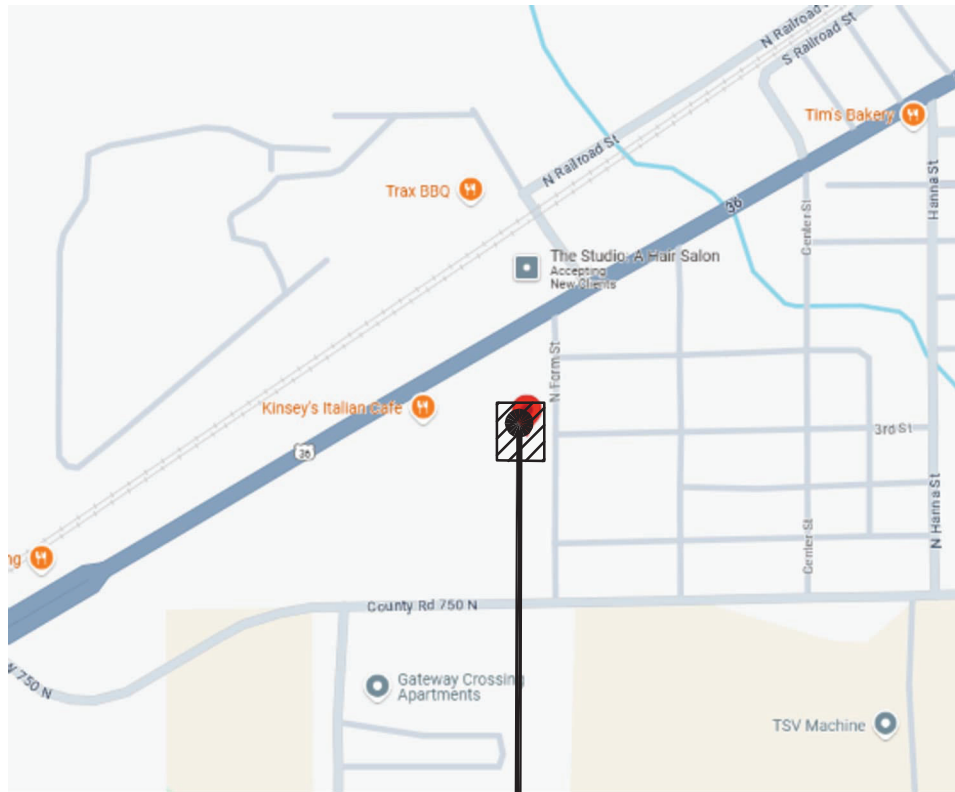
	NEW CONTOUR LINE	INV. 123.45	INVERT ELEVATION		LIGHTED BOLLARD
	NEW SPOT ELEVATION		NEW STRUCTURE		HELIPAD LIGHT
	TOP OF NEW CURB		CONSTRUCTION LIMIT LINE		LIGHT POLE BASE
	CURB GUTTER		SWALE		POWER POLE
	BOLLARD		DIRECTION OF FLOW		SEWER STRUCTURE
	CLEANOUT		NEW UTILITY TO EXISTING UTILITY		STORM INLET
	DOWNSPOUT		VALVE		WATER METER
	AREA DRAIN		FENCE		END SECTION
	NEW UTILITY		FIRE HYDRANT		WIND SOCK SIGN
	PIPE MATERIAL (RCP)		FLAG POLE		HANDHOLE/PULL BOX
	FIRE DEPARTMENT CONNECTION		TEE		PARKING BUMPER
	GAS METER		TRANSFORMER		ADA RAMP
	ELECTRIC MANHOLE		POST INDICATOR VALVE		
			ACCESSIBLE PARKING SYMBOL		

AD - AREA DRAIN	HDPE - HIGH DENSITY POLYETHYLENE PIPE	TW - TOP OF WALL (TYP)
BIW - BOTTOM OF WALL	ME - MATCH EXISTING	- TYPICAL
CB - CATCH BASIN	INV - INVERT ELEVATION	U/G - UNDERGROUND
CO - CLEANOUT	MH - MANHOLE	- WATER
DIP - DUCTILE IRON PIPE	O/H - OVERHEAD	WV - WATER VALVE
DS - DOWNSPOUT	PIV - POST INDICATOR VALVE	C - CONDUIT
E - ELECTRIC	PVC - POLYVINYLCHLORIDE PIPE	COMM - COMMUNICATION/FIBER OPTICS
EG - EXISTING GRADE	RCP - REINFORCED CONCRETE PIPE	GV - GAS VALVE
EX - EXISTING		HP - HIGH POINT
FDC - FIRE DEPARTMENT CONNECTION		LP - LOW POINT
FH - FIRE HYDRANT	SAN - SANITARY SEWER	
G - GAS	STM - STORM SEWER	
ST - STEAM	T - TELEPHONE	
CWS - CHILLED WATER SUPPLY	TOC - TOP OF CASTING ELEVATION	
	CWR - CHILLED WATER RETURN	

PROJECT SITE



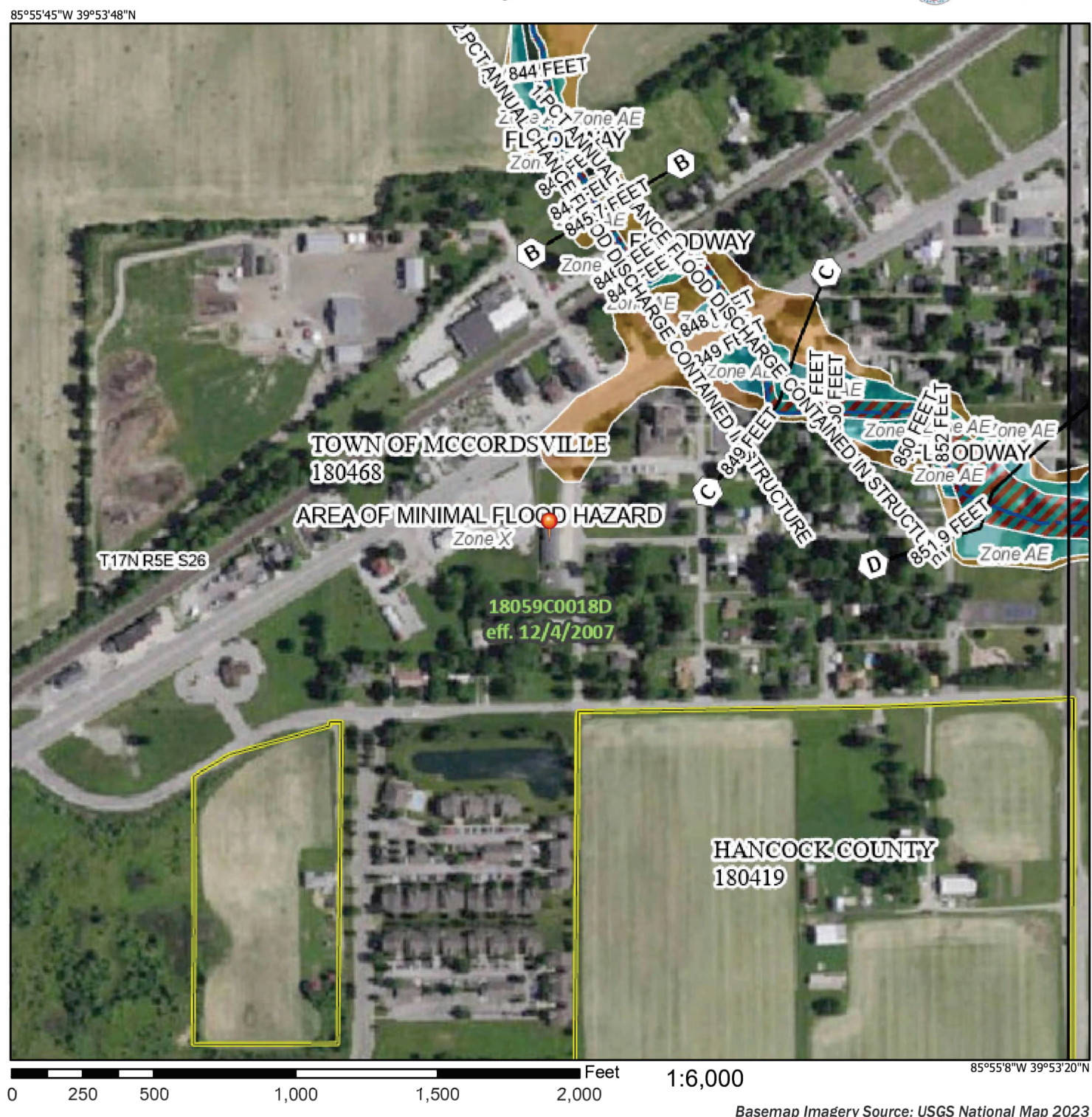
LOCATION MAP



VICINITY MAP

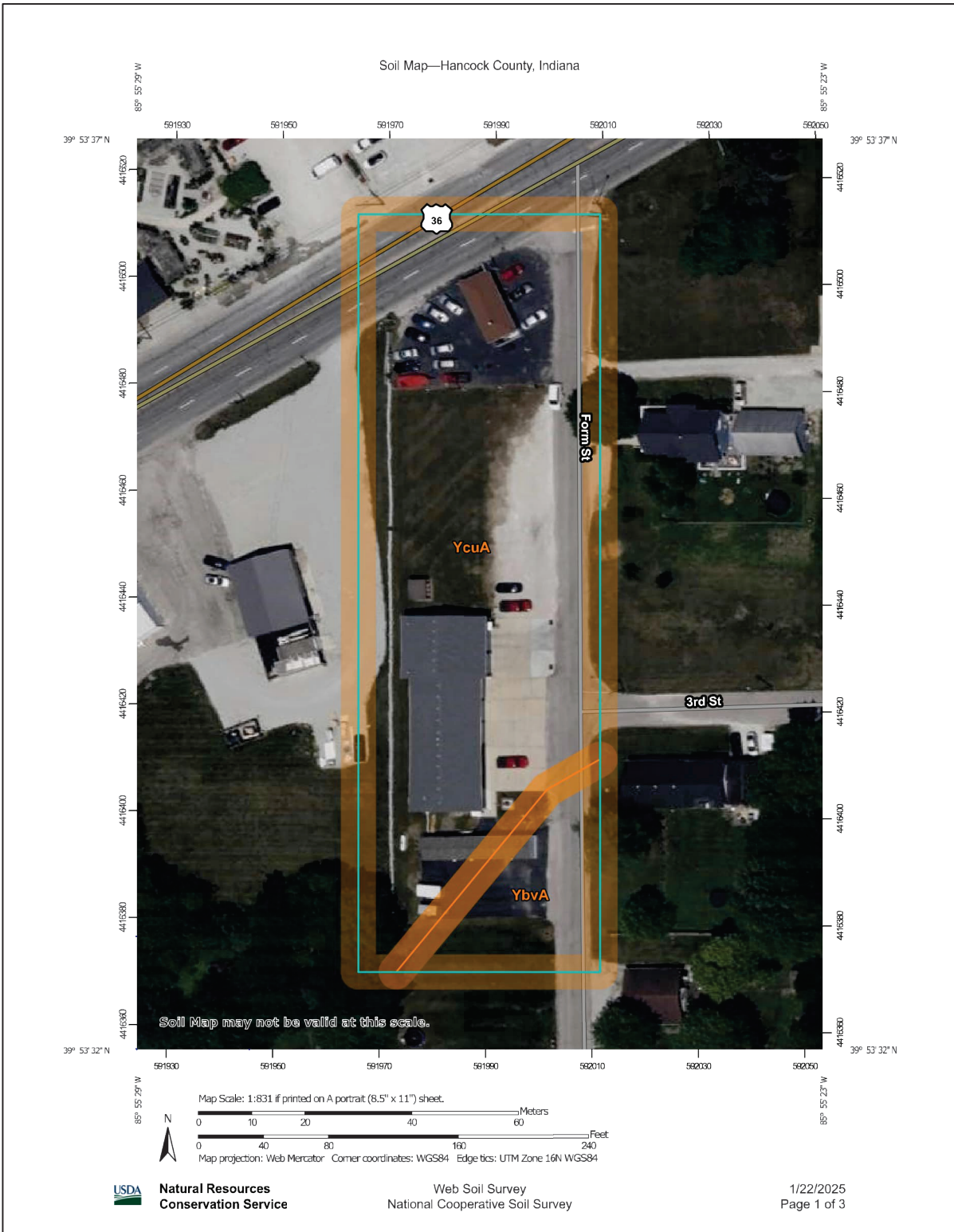
PROJECT SITE

National Flood Hazard Layer FIRMette



FLOOD MAP

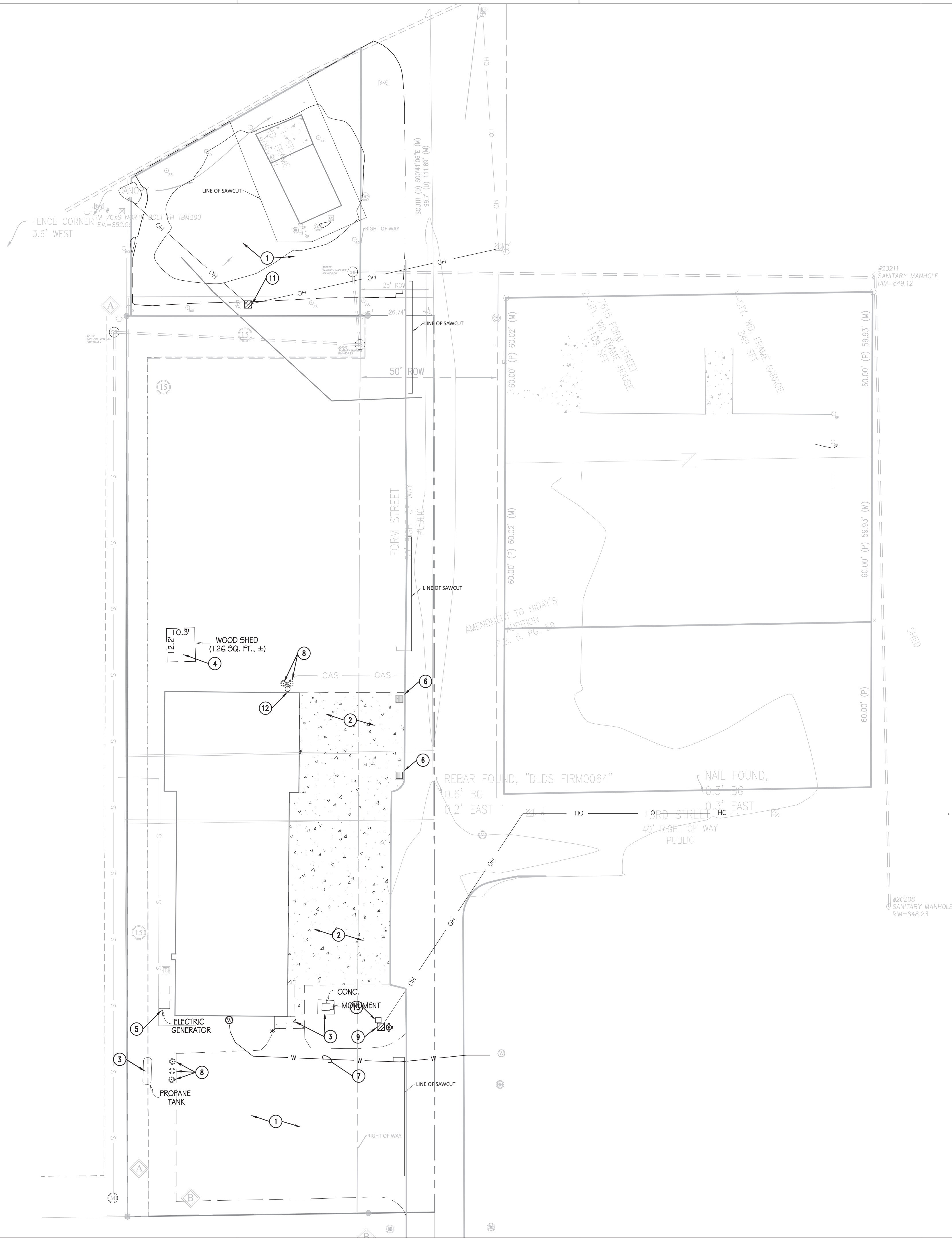
Legend	
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT	
	Without Base Flood Elevation (BFE) Zone AE, Zone X, Zone D Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Future Conditions 1% Annual Chance Flood Hazard Area with Reduced Flood Risk due to Levee. See Notes, Zone F Area with Flood Risk due to Levee, Zone D
	no screen Area of Minimal Flood Hazard, Zone X Effective LOMR Area of Undetermined Flood Hazard, Zone D
	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Tract Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Tract Baseline Profile Baseline Hydrographic Feature
	Digital Data Available No Digital Data Available Unmapped
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.	
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.	
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/22/2025 at 2:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.	
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.	



SOILS MAP

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
YbvA	Brookston silt clay loam Urban and complex, 0 to 2 percent slopes	0.2	13.2%
YcuA	Crosby silt loam-Urban land complex, 0 to 2 percent slopes	1.4	88.8%
Totals for Area of Interest		1.6	100.0%



○ PLAN NOTES

1. REMOVE EXISTING ASPHALT PAVEMENT COMPLETE. MAKE STRAIGHT SAW-CUT AT TERMINATION.
2. REMOVE EXISTING CONCRETE. MAKE STRAIGHT SAW-CUT AT TERMINATION.
3. REMOVE EXISTING CONCRETE WALK. MAKE STRAIGHT SAW-CUT AT NEXT ADJACENT JOINT.
4. REMOVE SHED COMPLETE.
5. REMOVE EXISTING GENERATOR.
6. ADJUST CASTING TO PROPOSED GRADE. SEE GRADING PLAN.
7. REMOVE EXISTING WATER PIPE AND METER COMPLETE.
8. REMOVE EXISTING BOLLARDS
9. REMOVE EXISTING OVERHEAD ELECTRIC POLE AND LINE.
10. REMOVE AND RELOCATE EXISTING FIRE HYDRANT.
11. REMOVE AND RELOCATE EXISTING ELECTRIC POLE AND LINE.
12. REMOVE AND RELOCATE EXISTING GAS METER.
13. REMOVE EXISTING ELECTRICAL BOX.
14. REMOVE EXISTING PLANTINGS COMPLETE.

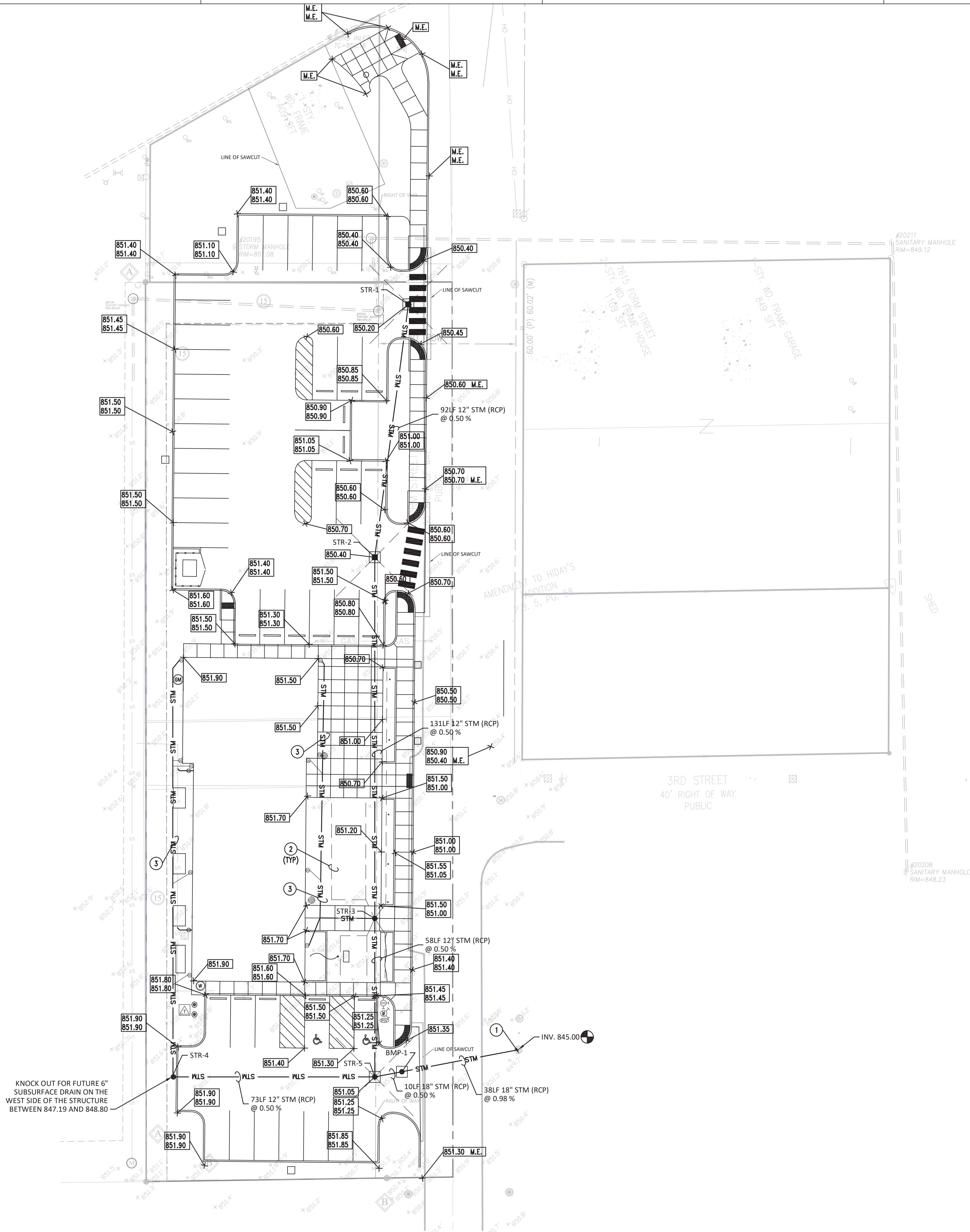
**TOWN OF MCCORDSVILLE
VFD COMMUNITY CENTER**
7580 N Form St,
McCordsville, Indiana 46055

MARK	DATE	DESCRIPTION
2	5/14/25	RFI #10
4	5/09/25	ADDENDUM #1
0	4/11/25	PERMIT/BID SET

REVISION BLOCK		
PROJECT NO: 24JPS083		
DATE: 4/30/2025		
DRAWN BY: CLM		
CHK'D BY: ADS		
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SHEET TITLE		

**SITE
DEMOLITION
PLAN**

C200



GENERAL NOTES

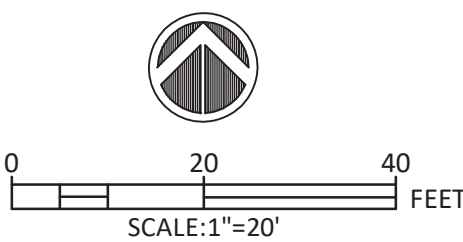
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PLAN NOTES

- CONTRACTOR TO FIELD VERIFY EXISTING STORM SEWER LOCATION, ELEVATION AND SIZE.
- NEW SUBSURFACE DRAIN.
- 6" HDPE DOWNSPOUT SUBSURFACE DRAIN.

STRUCTURE SCHEDULE

MARK	INVERT		CASTING		STRUCTURE	
	INLET	OUTLET	ELEVATION	TYPE	TYPE	DETAIL
STR-1	-	846.99	850.20	R-3445	INLET	C410
STR-2	846.62	846.62	850.40	R-3445	INLET	C410
STR-3	845.83	845.83	851.20	R-1772	MANHOLE	C410
STR-4	-	846.51	851.80	R-1772	INLET	C410
STR-5	W 846.04 N 845.79	845.54	851.05	R-3445	MANHOLE	C410
BMP-1	845.49	845.39	851.05	SEE DETAIL	SSET-5	C412



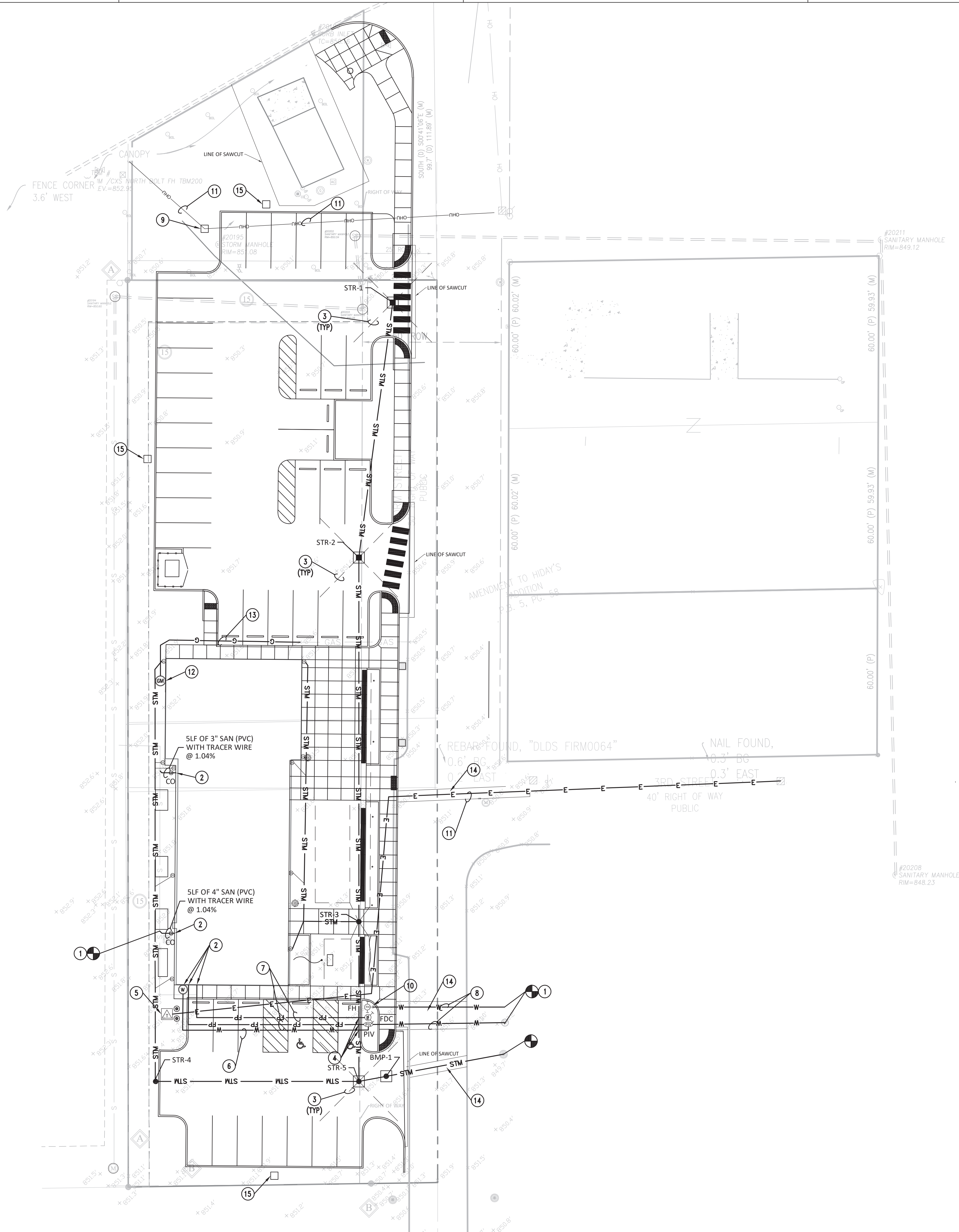
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SITE GRADING AND DRAINAGE PLAN

C300

JPS Consulting Engineers - K:\Civil Projects\2024\24JPS083 McCordsville Community Center\Drawings\C400.dwg June 5, 2025 - 1:52 PM N.Swanson

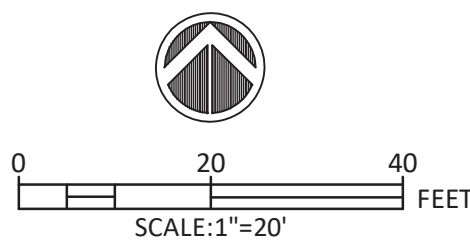


GENERAL NOTES

- REFER TO UTILITY DETAILS FOR NOTE REFERENCES.
- ALL CASTINGS SHALL HAVE THE WORDS "NO DUMPING DRAINS TO STREAM" CAST IN RAISED OR RECESSED LETTERS AT A MINIMUM OF 1" HEIGHT. A SYMBOL OF A FISH SHALL ALSO BE CAST WITH THE LETTERS.
- CASTINGS TO BE NEENAH TYPE OR APPROVED EQUAL.
- CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.

PLAN NOTES

- CONTRACTOR TO FIELD VERIFY EXISTING SEWER LOCATION, ELEVATION AND SIZE.
- COORDINATE SIZE, LOCATION AND ELEVATION OF PIPING WITH PLUMBING PLANS.
- NEW INLET SUBSURFACE DRAIN.
- WATER AND SEWER CROSSING, MINIMUM 18" CLEARANCE OR USE CONCRETE CRADLE.
- NEW TRANSFORMER AND PRIMARY ELECTRIC SERVICE. COORDINATE WITH UTILITY COMPANY.
- NEW 2" DOMESTIC WATER.
- NEW 6" FIRE PROTECTION LINE.
- NEW 6" WATER LINE.
- NEW OVERHEAD ELECTRIC POLE.
- NEW FIRE HYDRANT.
- RELOCATED ELECTRIC LINE.
- NEW GAS METER.
- EXTEND EXISTING GAS SERVICE.
- ROAD CUT.
- LIGHT POLE. REFER TO ELECTRICAL PLANS.



Andrew D. Swanson
Certified By

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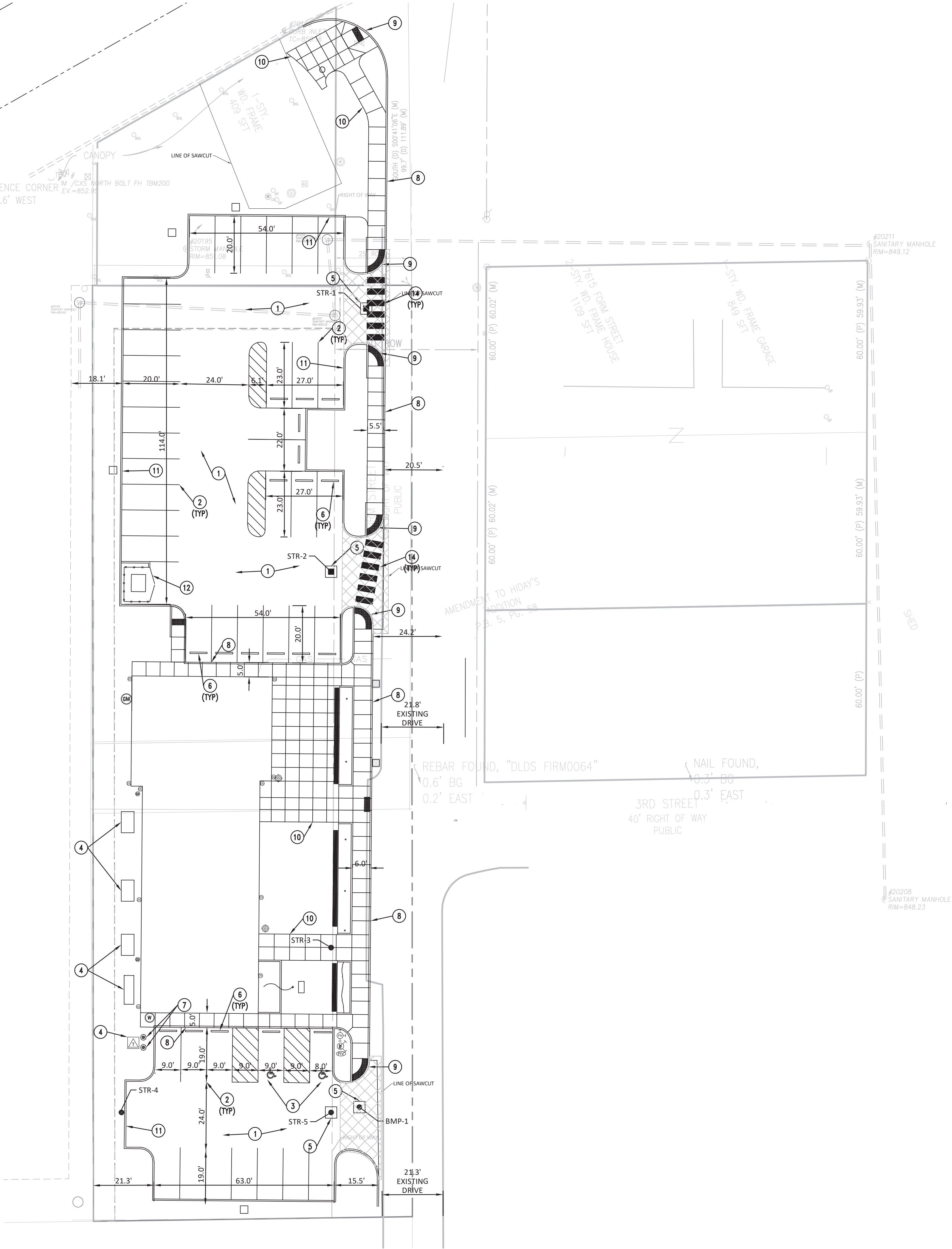
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SHEET TITLE

SITE UTILITY PLAN

C400

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GENERAL NOTES

A. REFER TO IMPROVEMENT DETAILS FOR NOTE REFERENCES.

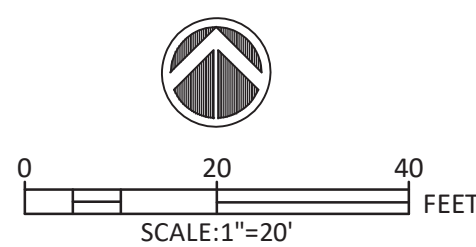
PLAN NOTES

1. ASPHALT PAVEMENT.
2. 4" WIDE PAINTED PARKING STRIPE.
3. ACCESSIBLE PARKING SPACE.
4. UTILITY PAD.
5. CONCRETE COLLAR.
6. WHEEL STOP.
7. BOLLARD.
8. CONCRETE CURB AND WALK. REFER TO LANDSCAPE ARCHITECT PLANS.
9. ACCESSIBLE RAMP. REFER TO LANDSCAPE ARCHITECT PLANS.
10. CONCRETE PAVEMENT. REFER TO LANDSCAPE ARCHITECT PLANS.
11. STRAIGHT CONCRETE CURB. REFER TO LANDSCAPE ARCHITECT PLANS.
12. WASTE CONTAINER PAD AND ENCLOSURE. REFER TO LANDSCAPE ARCHITECT PLANS.
13. FENCE. REFER TO LANDSCAPE ARCHITECT PLANS.
14. CROSSWALK MARKINGS.

PLAN SYMBOLS



RIGHT OF WAY PAVEMENT



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SHEET TITLE

**SITE
IMPROVEMENT
PLAN**

C500

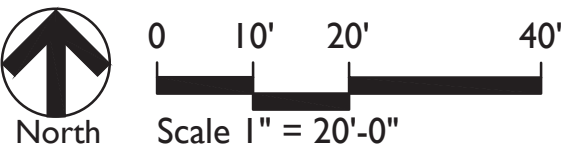


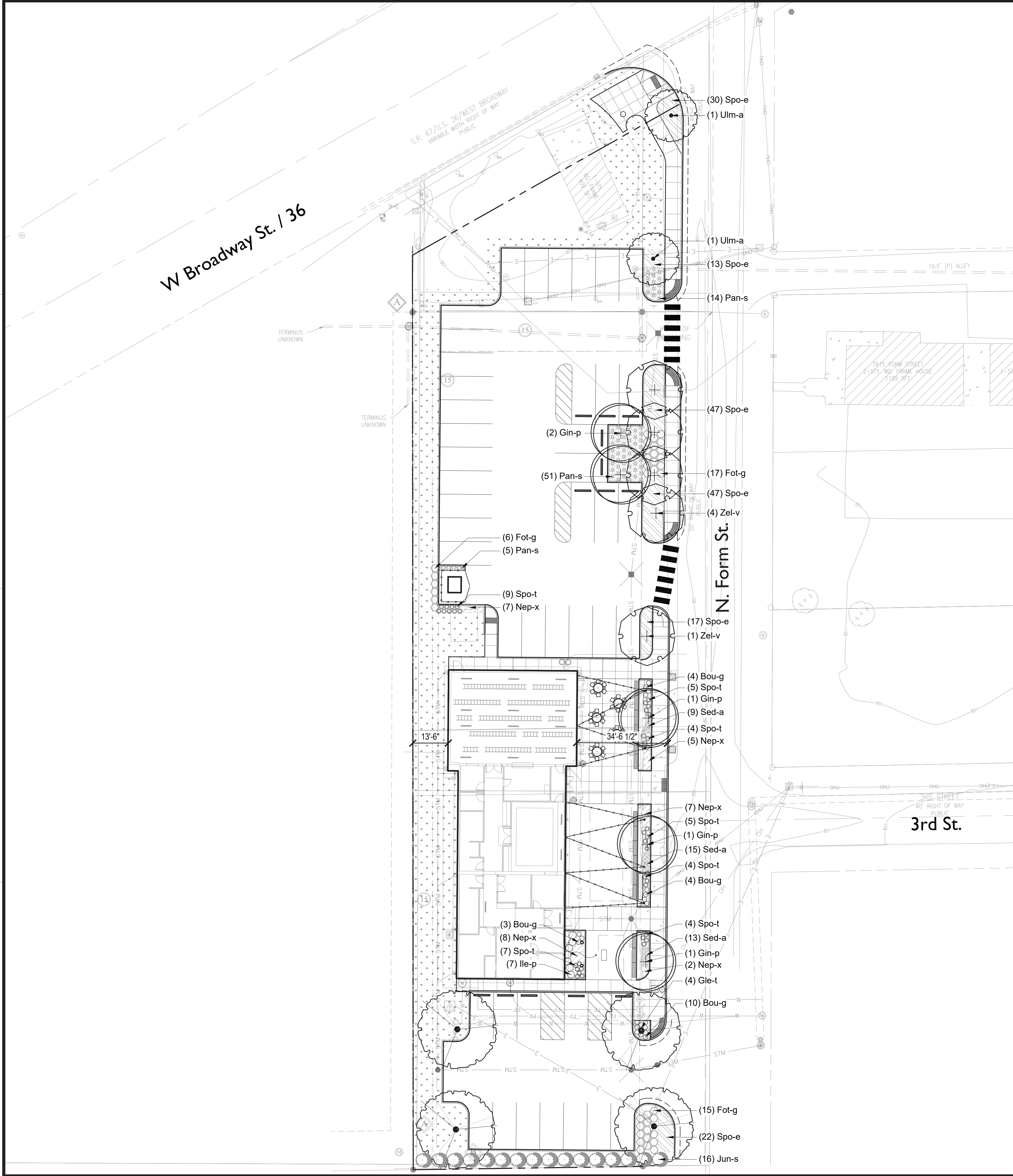
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	PAVEMENTS
KEY	DESCRIPTION / REFERENCE
	STANDARD DUTY CONCRETE PAVEMENT, REFER TO SITE DETAILS 1-3/L600
	DECORATIVE STANDARD DUTY CONCRETE PAVEMENT, REFER TO SITE DETAILS 1-3/L600
	HEAVY DUTY CONCRETE PAVEMENT, REFER TO SITE DETAIL 4/L600 AND SPECIFICATIONS
	UNIT PAVERS, REFER TO SITE DETAIL 6/L600 AND SPECIFICATIONS
	SYNTHETIC TURF, REFER TO SITE DETAIL 11/L601 AND SPECIFICATIONS
	RIVER ROCK / DRY STREAM, REFER TO SITE DETAIL 5/L601 AND SPECIFICATIONS
	STANDARD PAINTED CROSSWALK, REFER TO SITE DETAIL 10/L600 AND SPECIFICATIONS.

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SHEET TITLE		

L100





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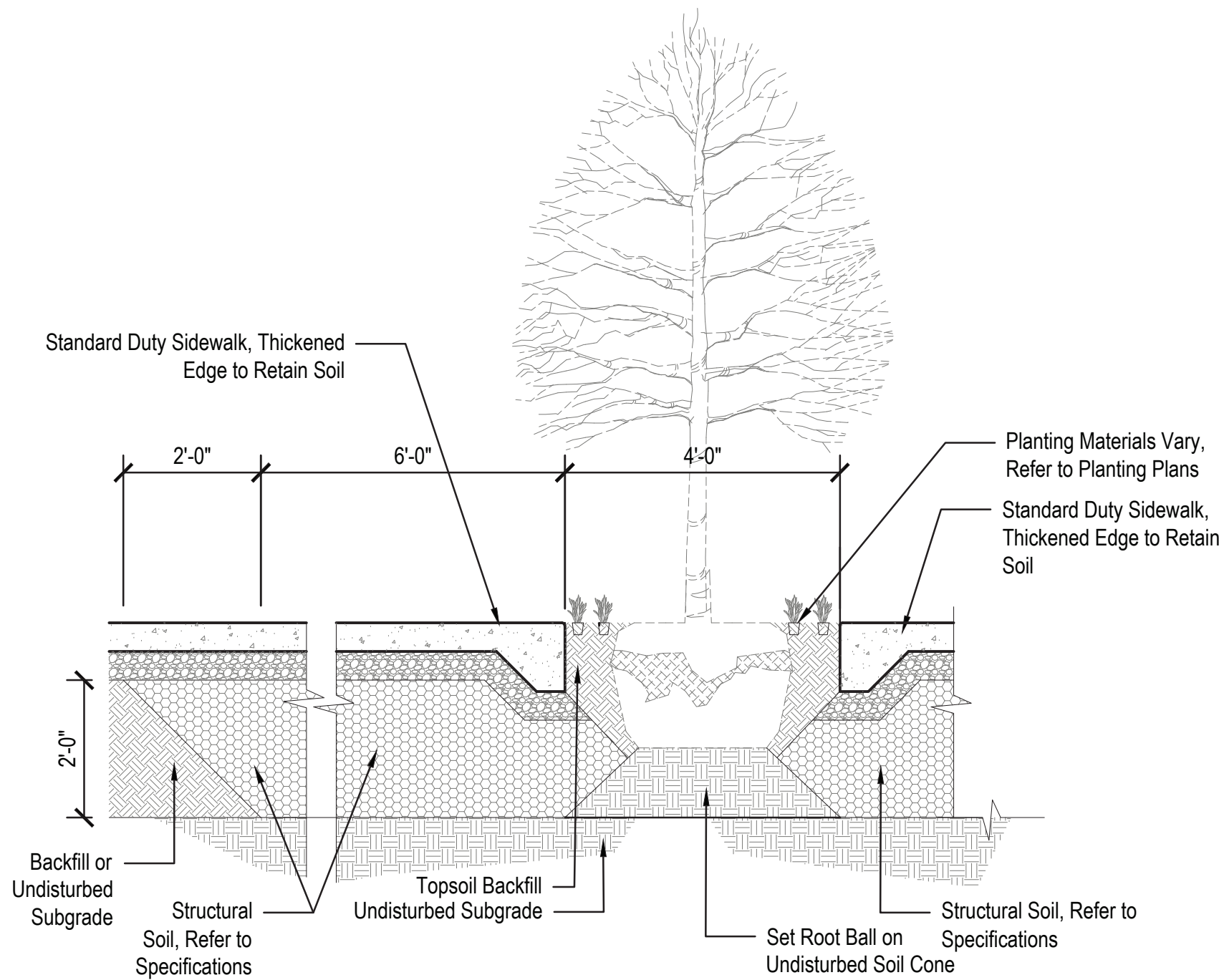
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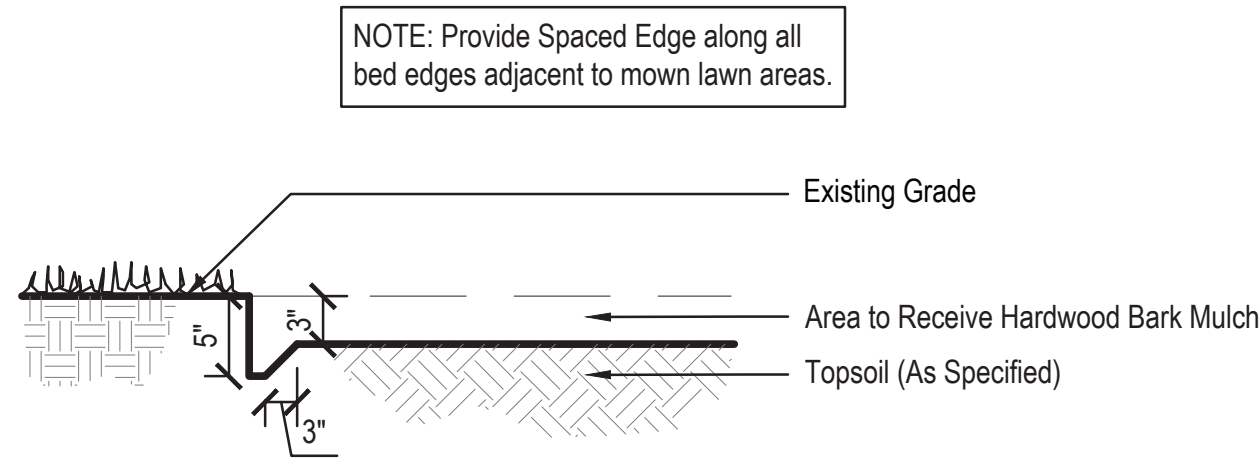
SITE PLANTING PLAN

PLANT SCHEDULE

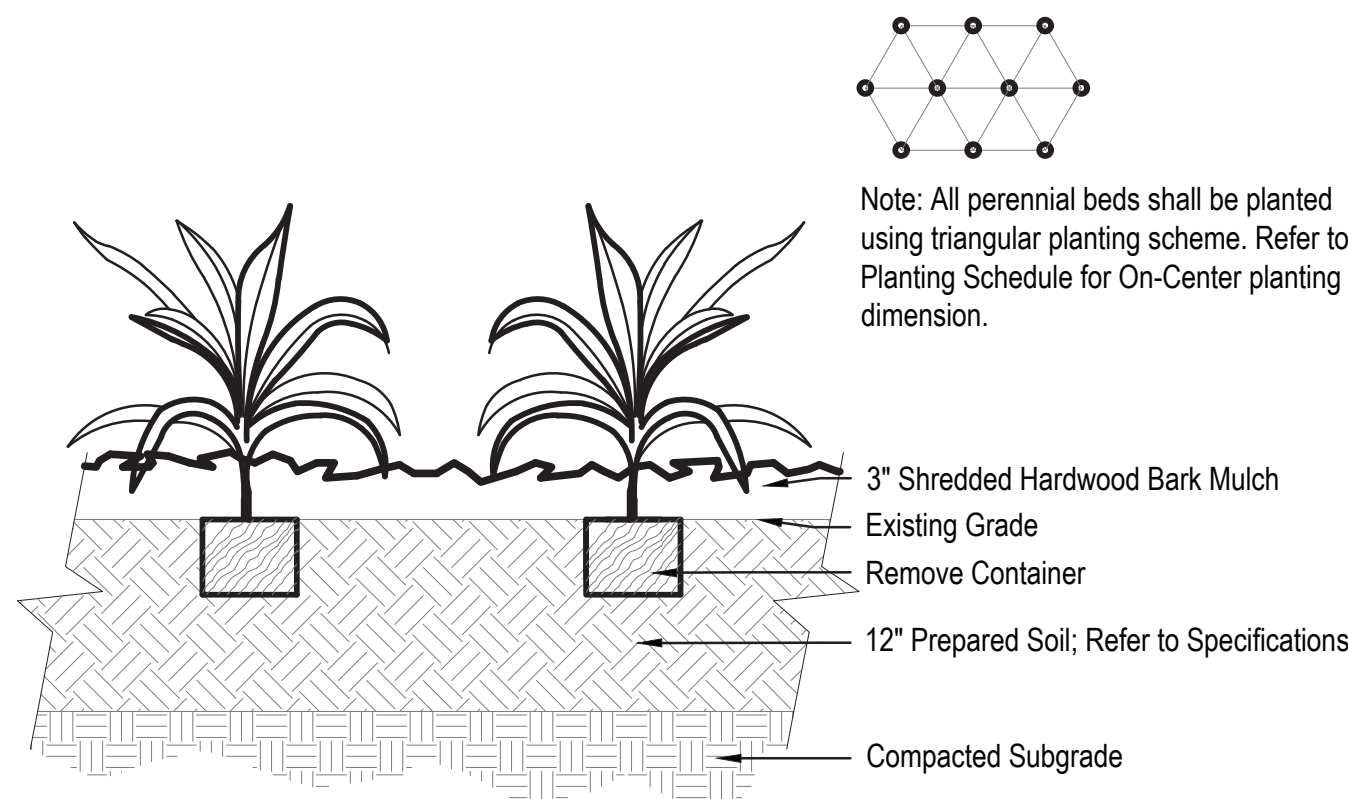
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
DECIDUOUS TREES						
Gin-p	5	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B & B	2"Cal	full, strong central leader, matched
Gle-t	4	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Ulm-a	2	Ulmus x americana 'Princeton Elm'	Princeton Elm	B & B	2"Cal	full, strong central leader, matched
Zel-v	5	Zelkova serrata 'Village Green'	Village Green Sawleaf Zelkova	B & B	2"Cal	full, strong central leader, matched
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
SHRUBS						
Fot-g	38	Fothergilla gardenii	Dwarf Fothergilla	container	24"	space @ 3'-0" o.c.
Ile-p	7	Ilex verticillata 'Mr. Poppins'	Mr. Poppins Winterberry	container	24"	space @ 3'-0" o.c.
Jun-s	16	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	container	24"	space @ 6'-0" o.c.
GRASSES						
Bou-g	21	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	pot	#1	space @ 2'-0" o.c.
Pan-s	70	Panicum virgatum 'Shenendoah'	Shenendoah Switch Grass	pot	#1	space @ 2'-6" o.c.
Spo-t	38	Sporobolus heterolepis 'Tara'	Tara Dwarf Prairie Dropseed	pot	#1	space @ 2'-0" o.c.
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
GROUND COVERS						
Nep-x	29	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1 pot		space @ 24" o.c., triangular spacing
Sed-a	37	Sedum x 'Autumn Fire'	Autumn Fire Sedum	#1 pot		space @ 15" o.c., triangular spacing
Spo-e	176	Sporobolus heterolepis	Prairie Dropseed	#1 pot		space @ 24" o.c., triangular spacing



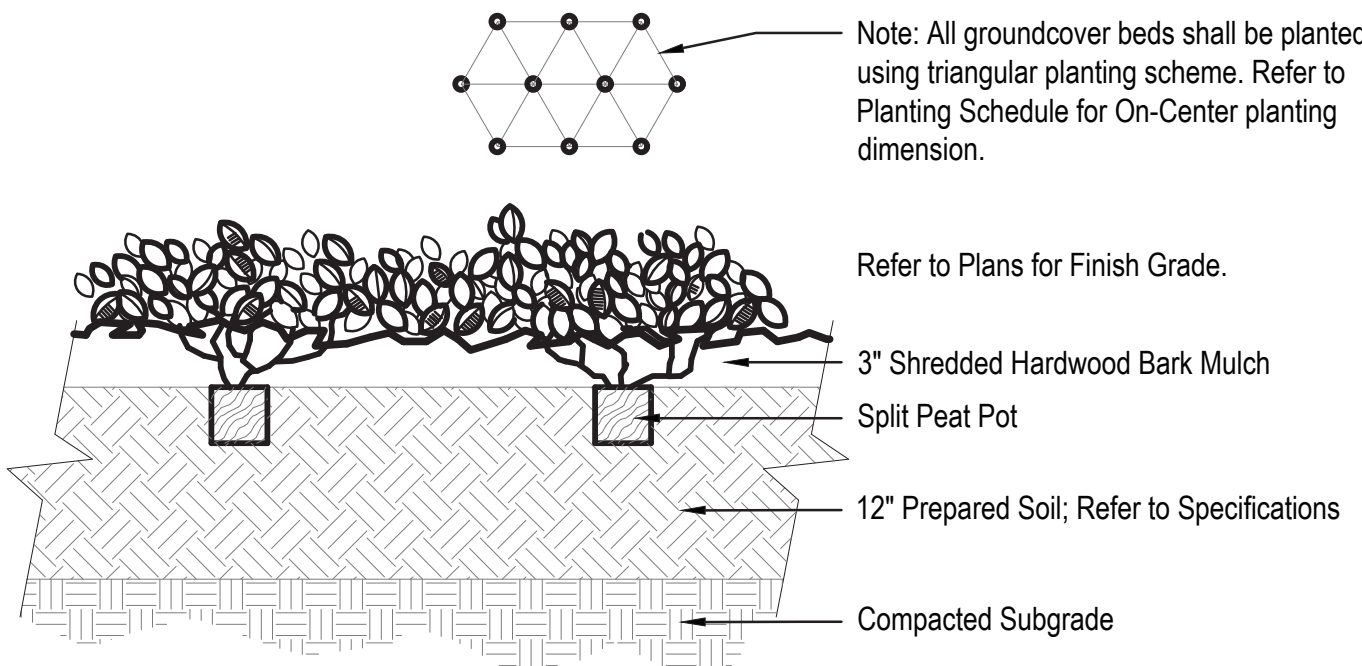
4 TREE VAULT
Scale: 1/2" = 1'-0"



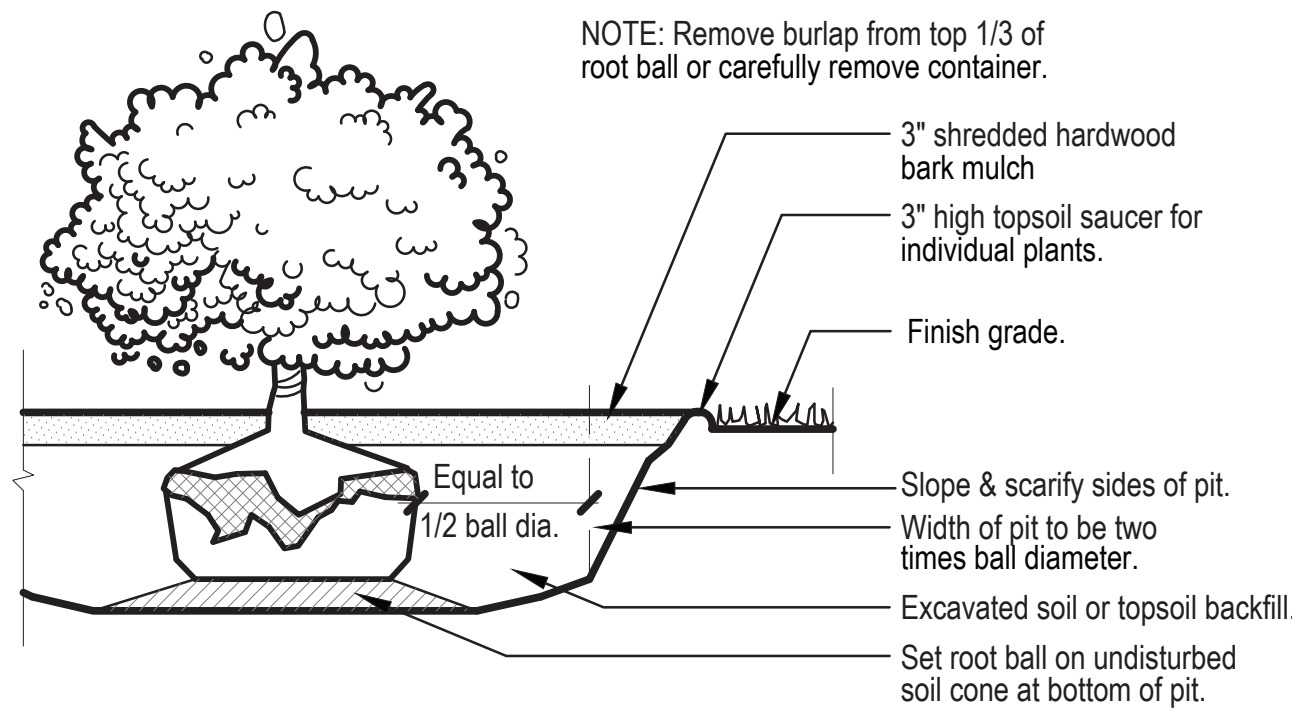
5 SPADE EDGE
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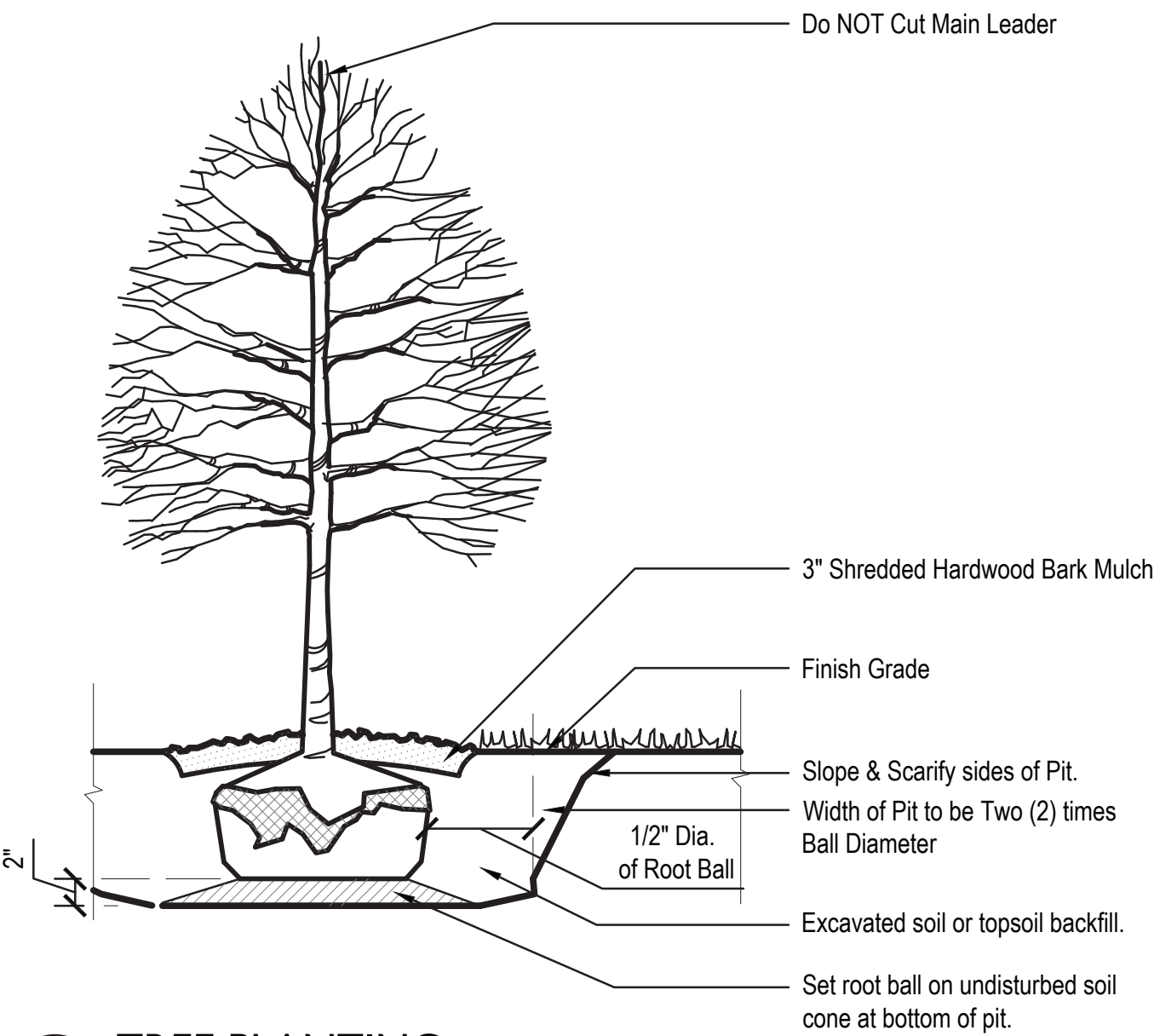
4 PERENNIAL PLANTING
Not to Scale



3 GROUNDCOVER PLANTING
Not to Scale



2 SHRUB PLANTING
Not to Scale



1 TREE PLANTING
Not to Scale

2

Lithonia RSX1 Area LEI
Rev. 01/28/2
Page 1 of




1

 $\triangle 2$

1. FURNISH AND INSTALL JUNCTION BOX ON BACK SIDE (INSIDE) OF BENCH FOR FUTURE POWER TO SIGN AND/OR LIGHTING. ENSURE THERE IS ACCESS TO THE JUNCTION BOX.
2. 3/4" CONDUIT ROUTED FROM JUNCTION BOXES TO BUILDING. STUB-UP IN BUILDING WALL AS REQUIRED AND ROUTE TO PANEL.
3. NEW STREET LIGHT TO TAKE PLACE OF EXISTING STREET LIGHT AND POLE. CONNECT NEW STREET LIGHT TO SAME CIRCUIT AS COMMUNITY CENTER LIGHTING. (NOT LIGHTING - SEE CUT SHEET ON THIS SHEET FOR ADDITIONAL INFORMATION ON U.S. ARCHITECTURAL STREET LAMP FIXTURE). COORDINATE CORNER UNDER FORM STREET WITH CIVIL ENGINEER.



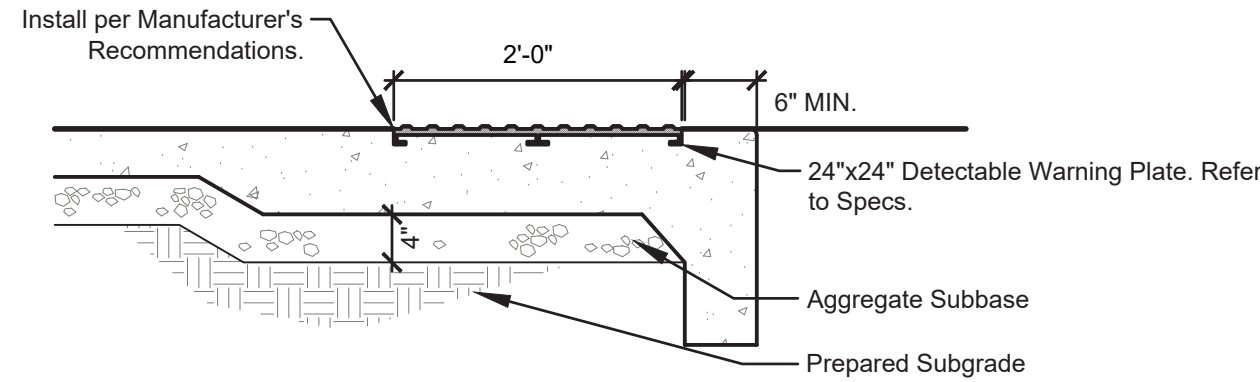
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	6/11/25	ADDENDUM #2
	5/9/25	ADDENDUM #1
	4/11/25	PERMIT/BID SET
MARK	DATE	DESCRIPTION
REVISION BLOCK		

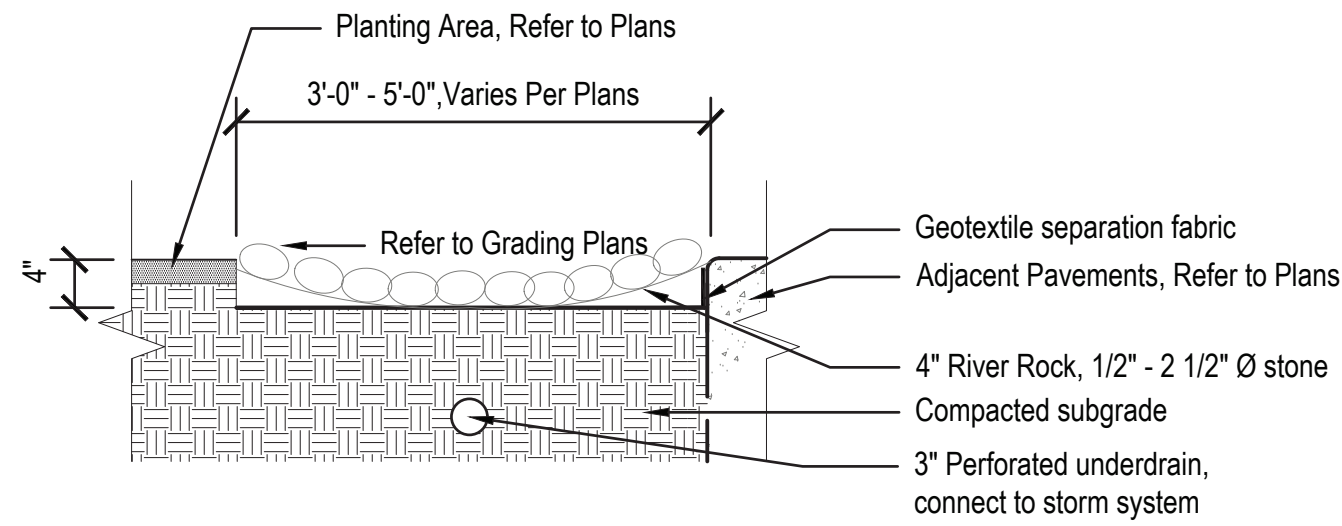
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SITE PLAN ELECTRICAL WORK

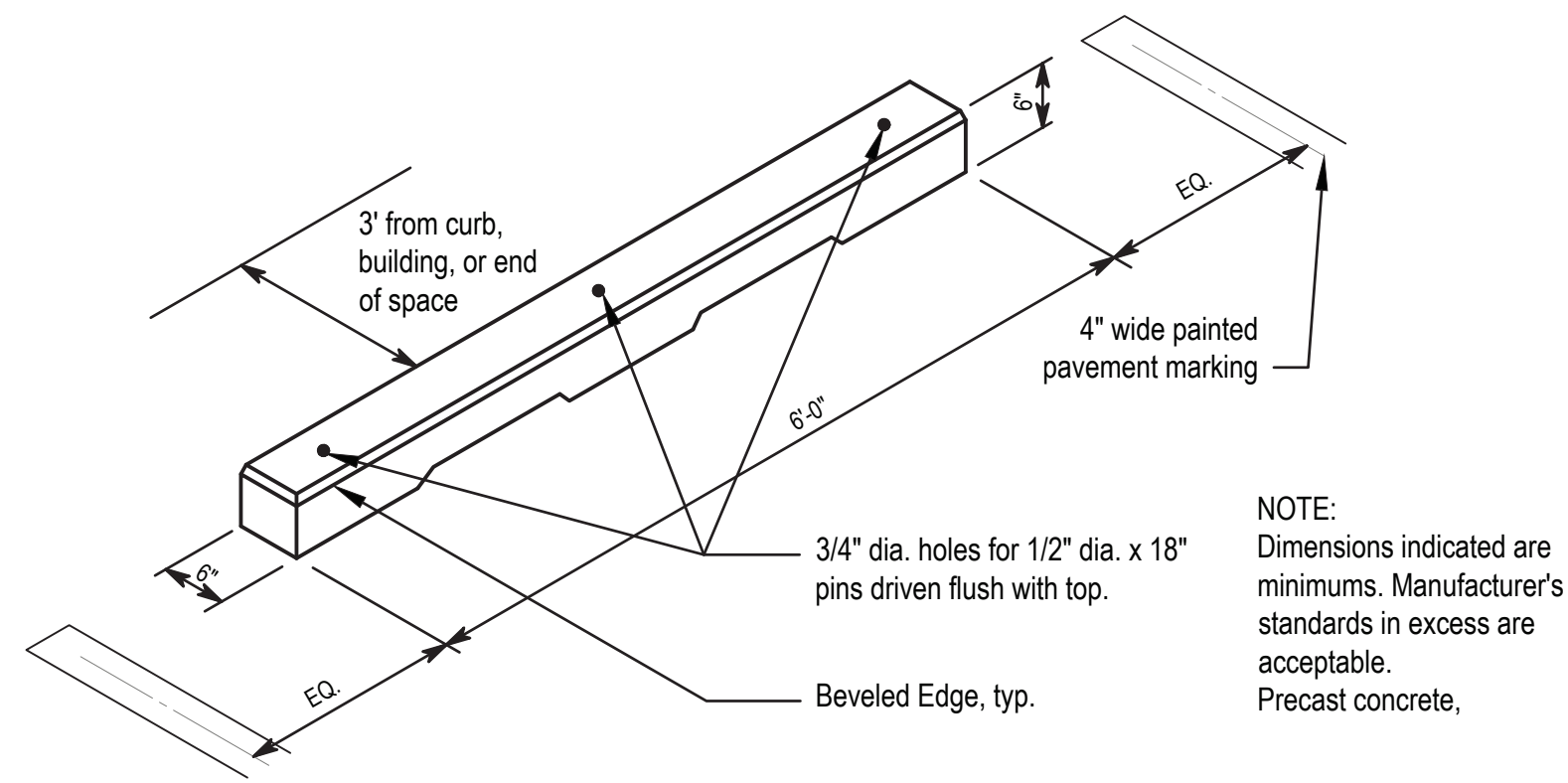
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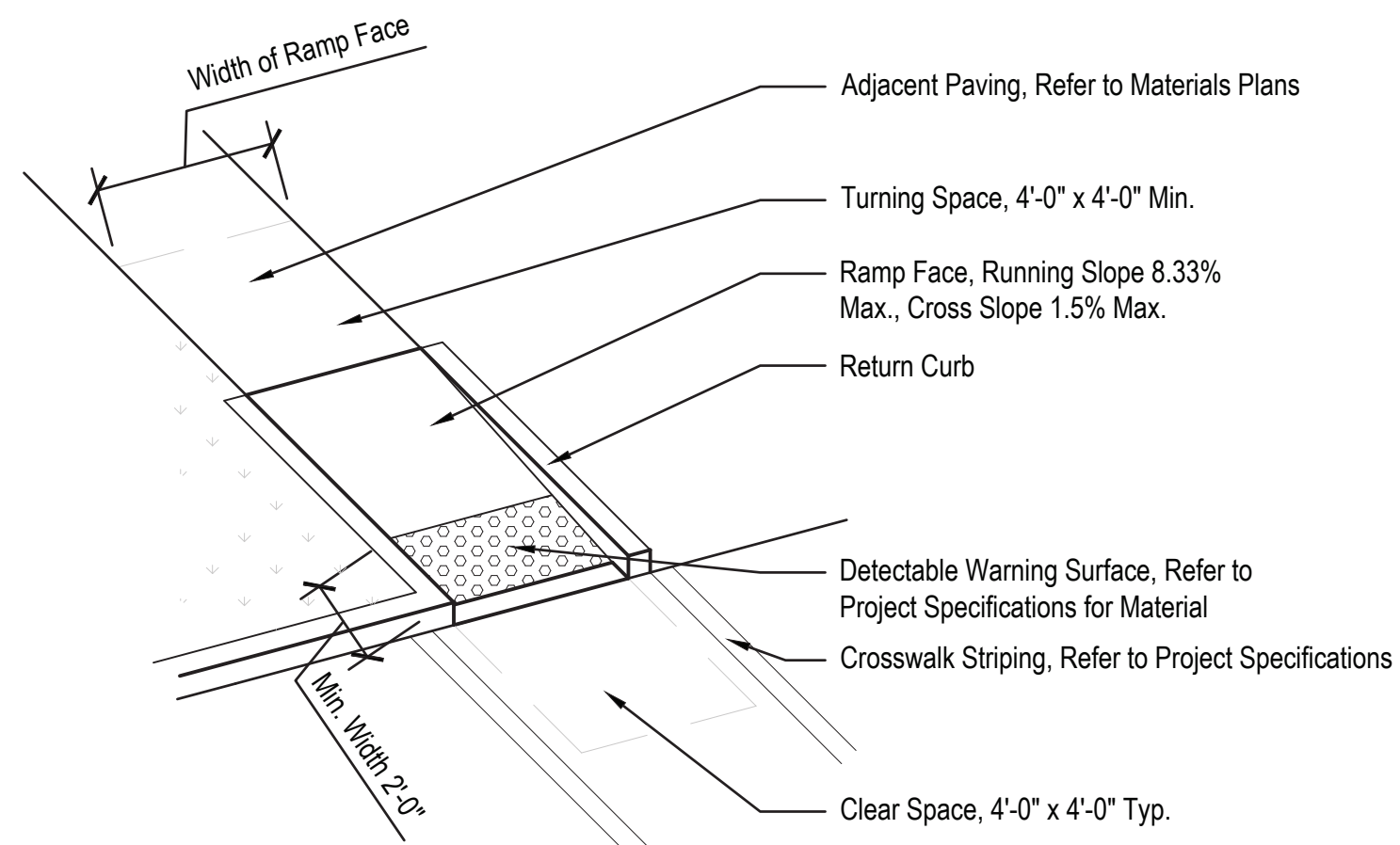
6 DETECTABLE WARNING SURFACE
3/4" = 1'-0"



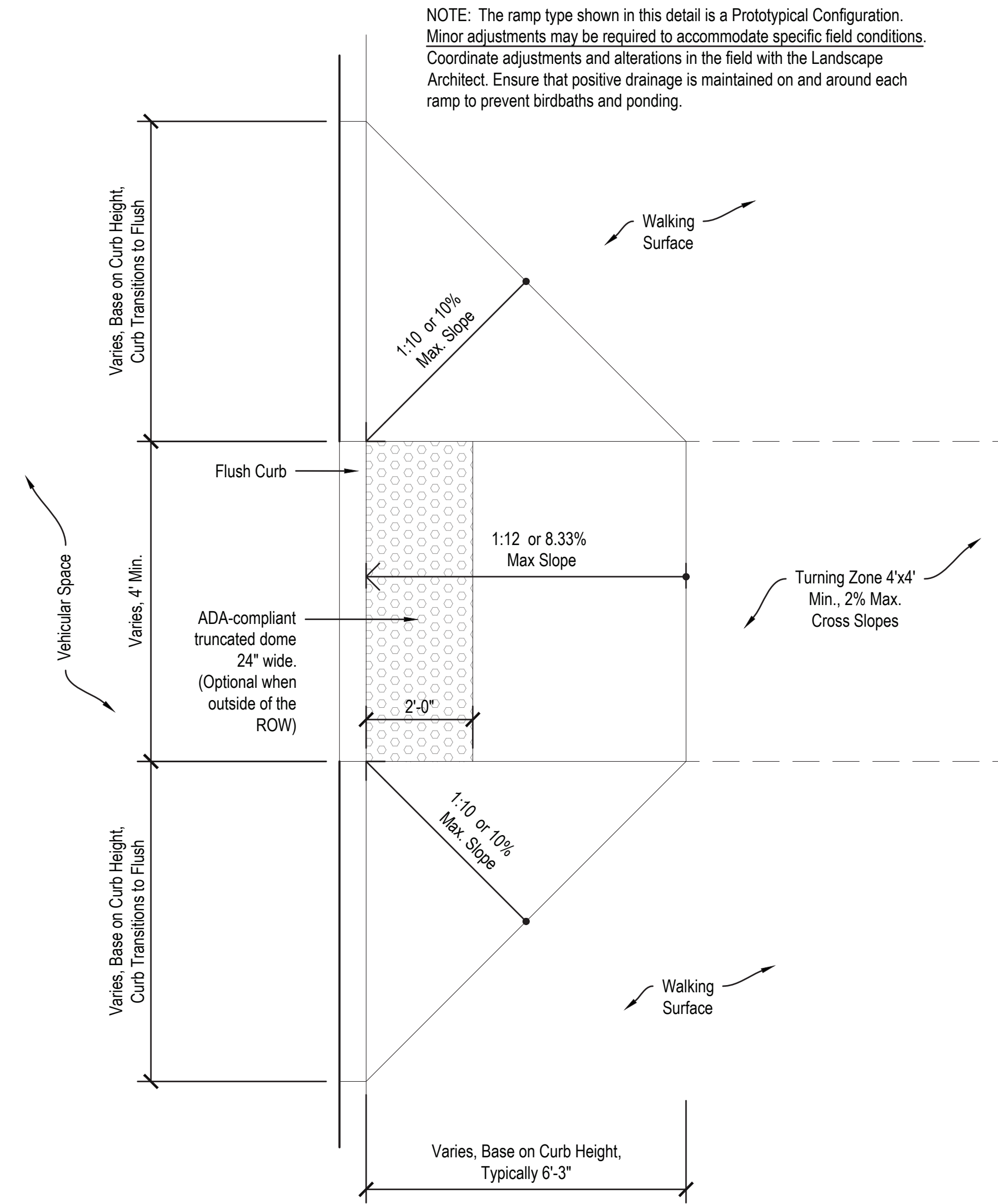
5 RIVER ROCK
Scale: 3/4" = 1'-0"



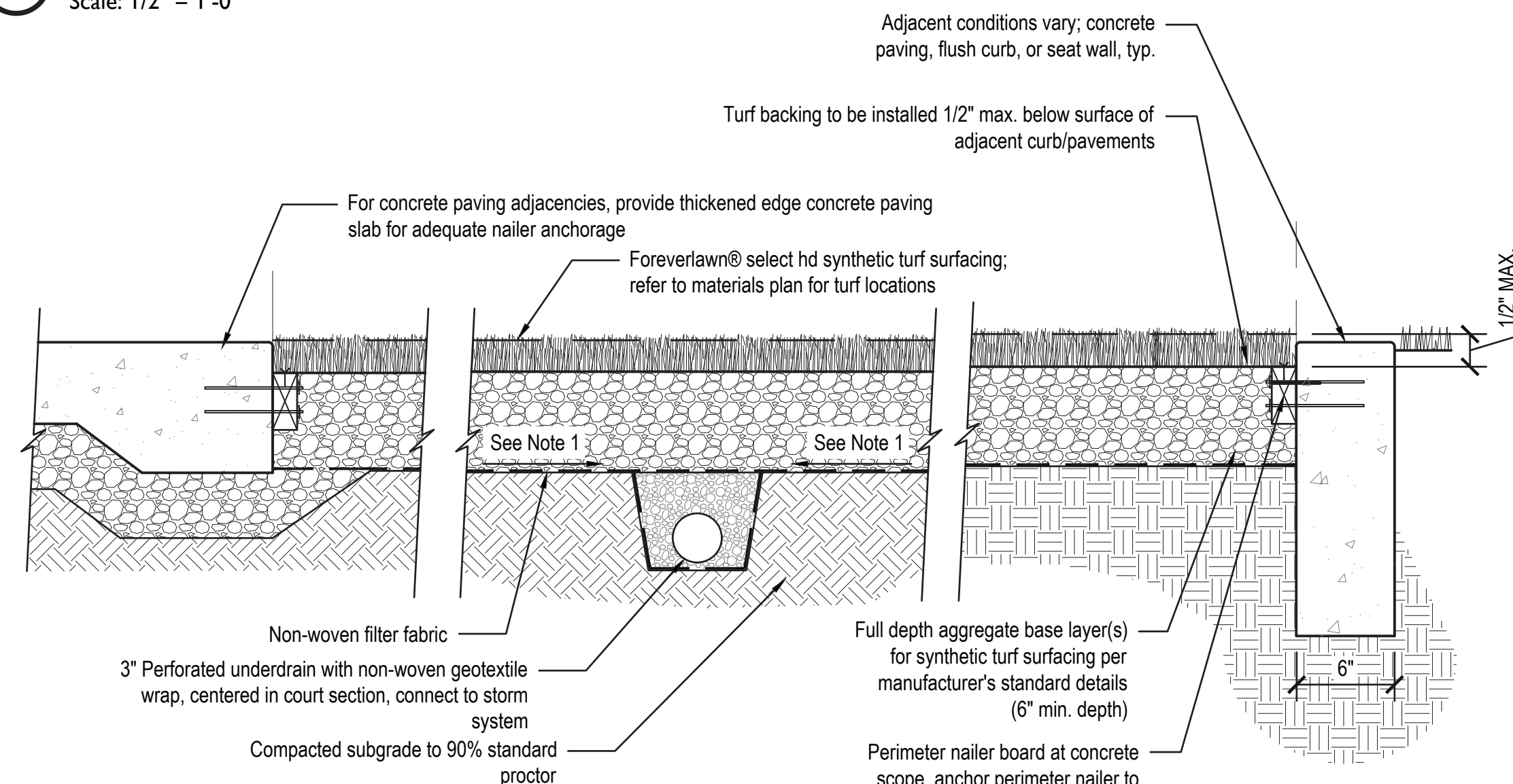
4 WHEEL STOP
Not to Scale



3 ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP
Scale: 1/4" = 1'-0"



2 CURB RAMP, DOUBLE WING
Scale: 1/2" = 1'-0"



- NOTES:**
- Slope subgrade to positively drain to underdrain system.
 - Refer to materials plan for synthetic turf surfacing basis-of-design products.
 - Synthetic turf blanket seams shall run in same direction.

1 TYPICAL SYNTHETIC TURF SURFACING
Scale: 1-1/2" = 1'-0"

MARK	DATE	DESCRIPTION
0	4/11/25	PERMIT/BID SET

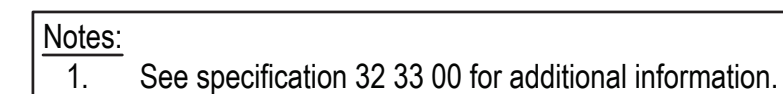
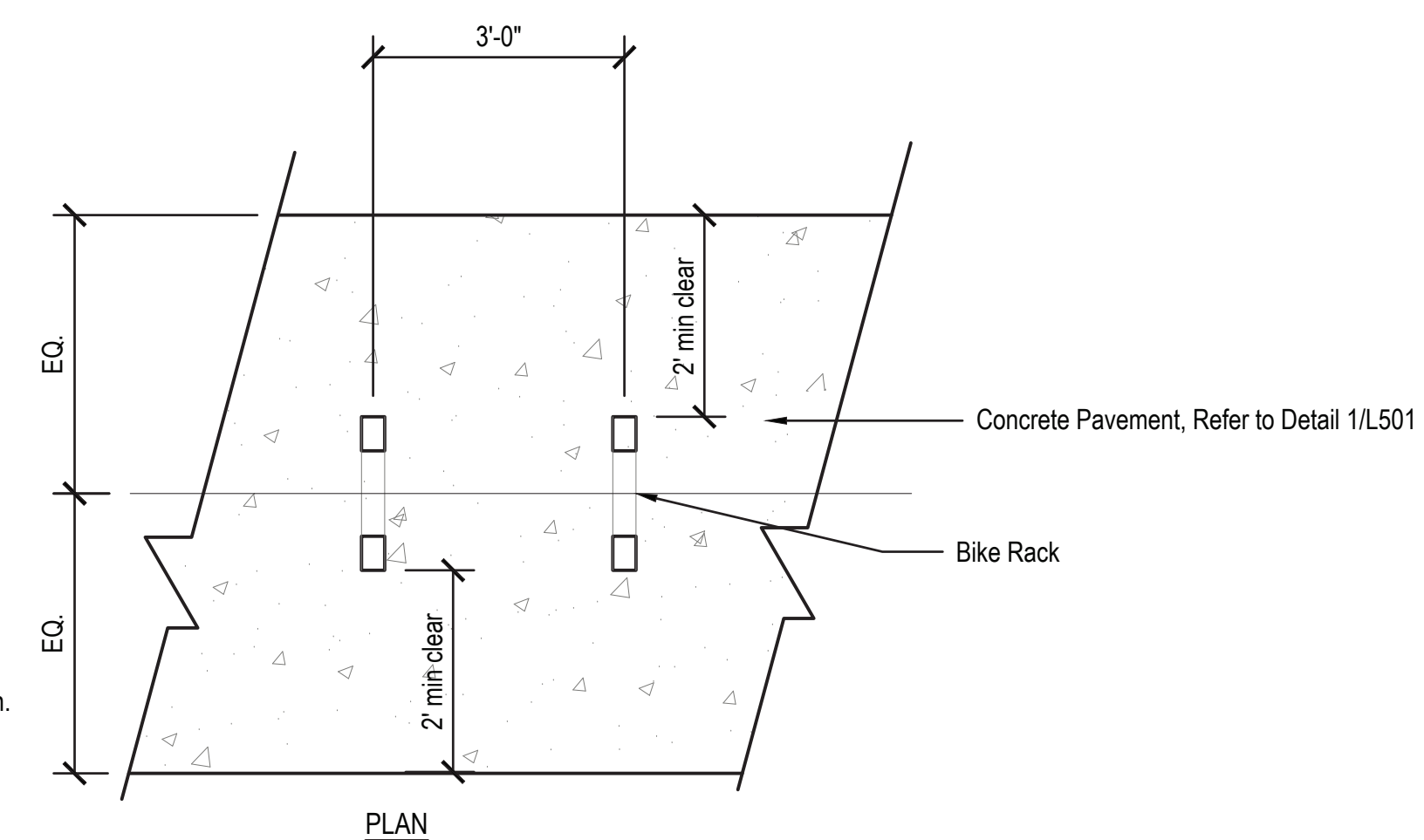
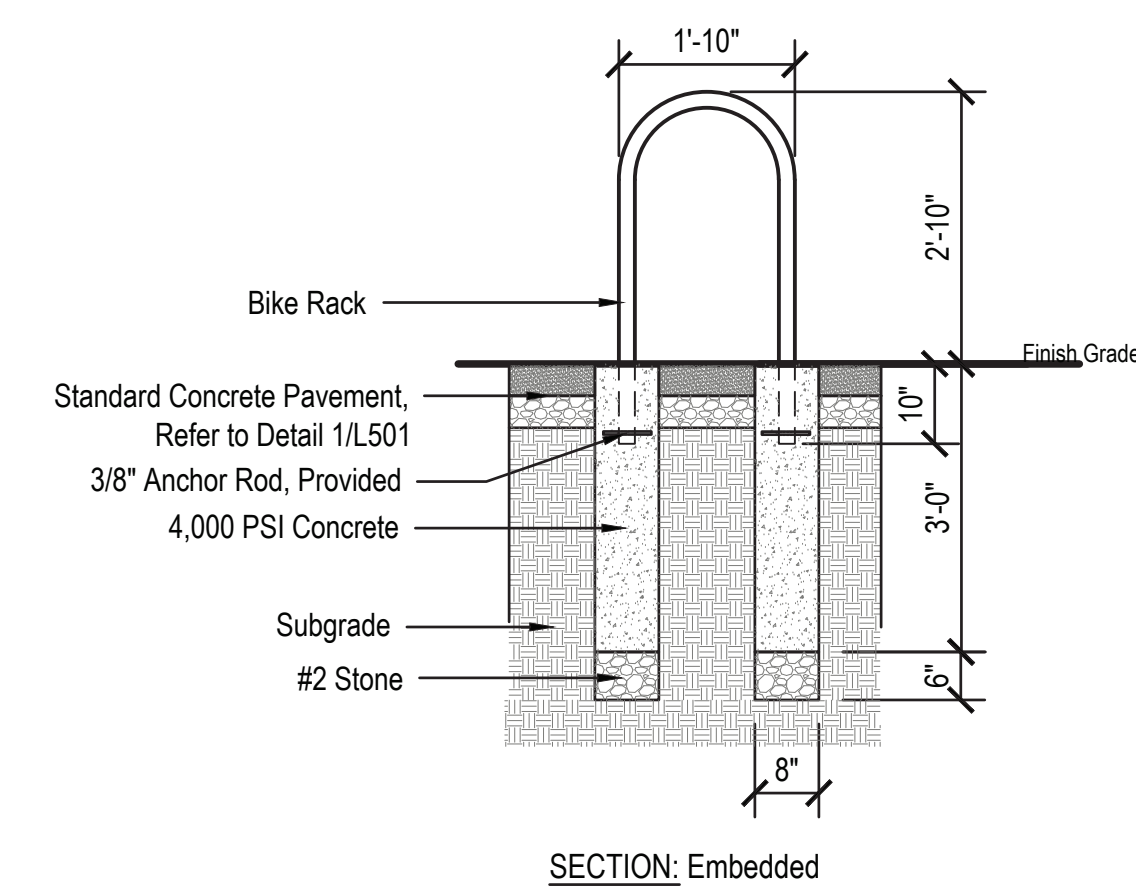
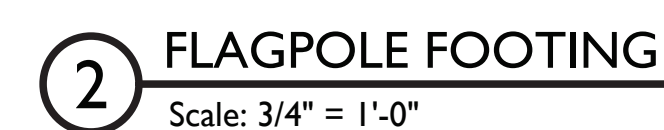
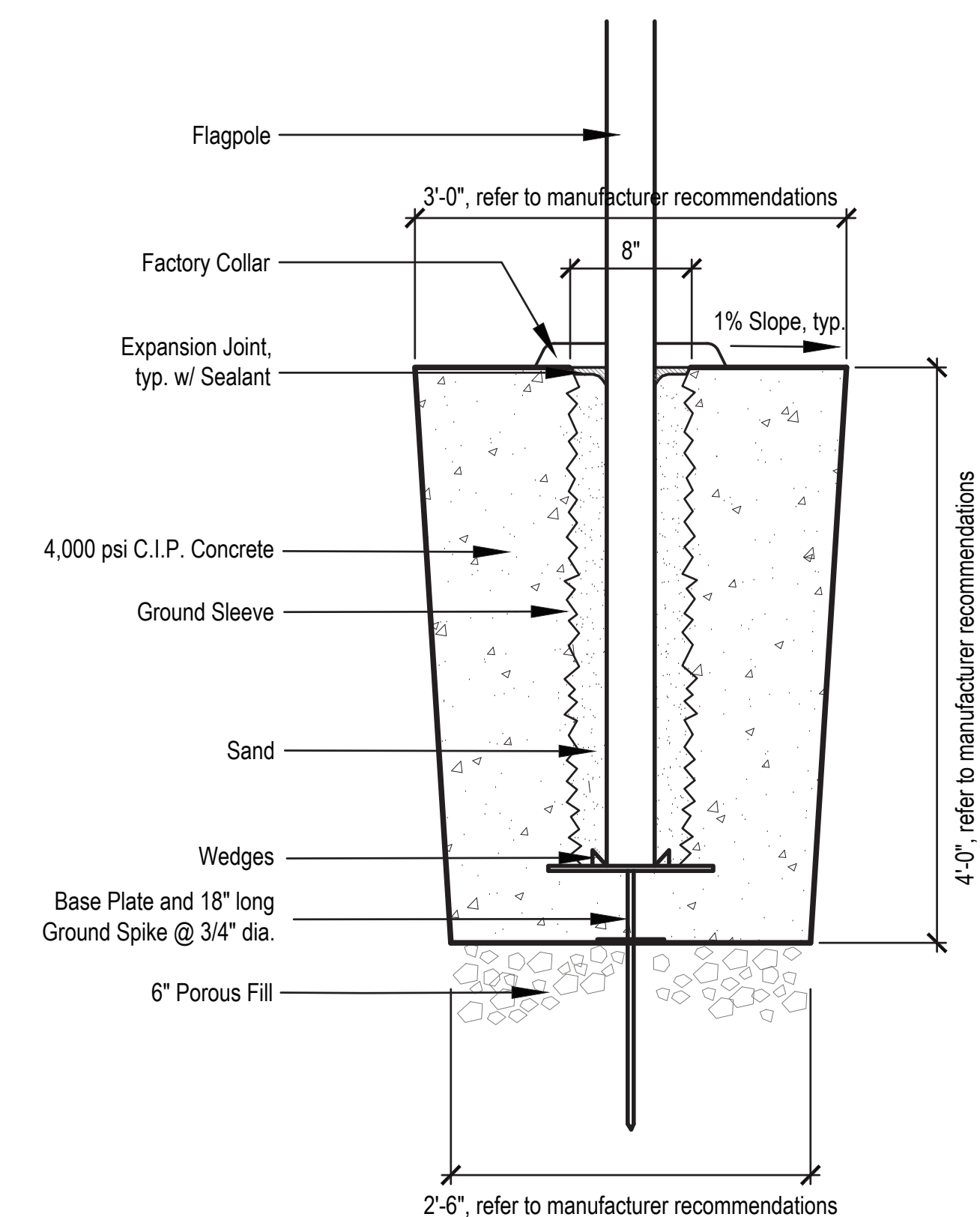
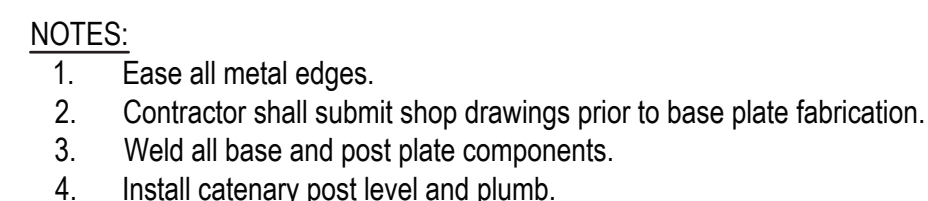
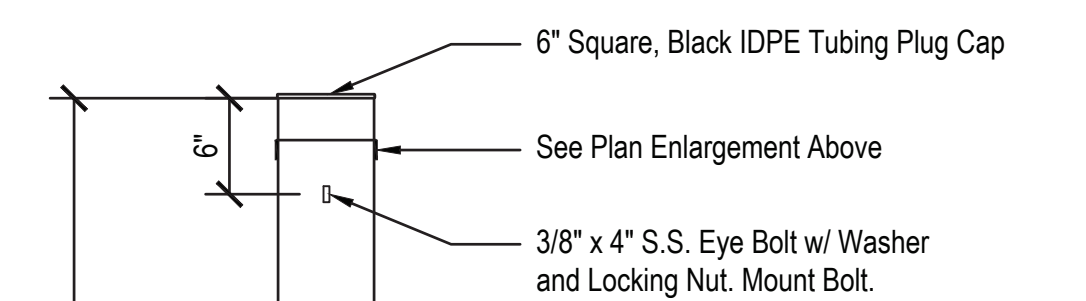
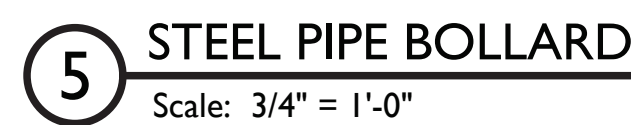
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