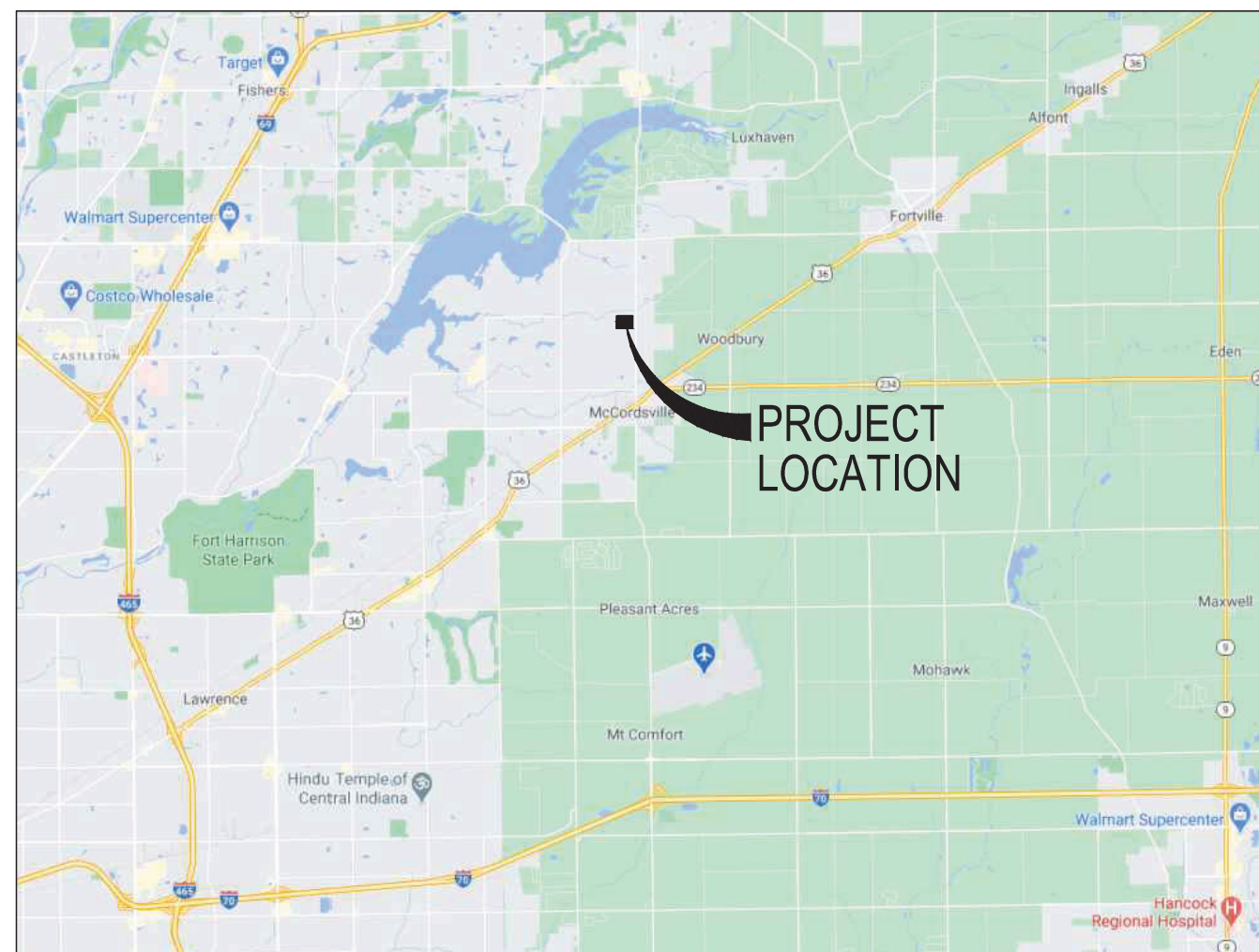
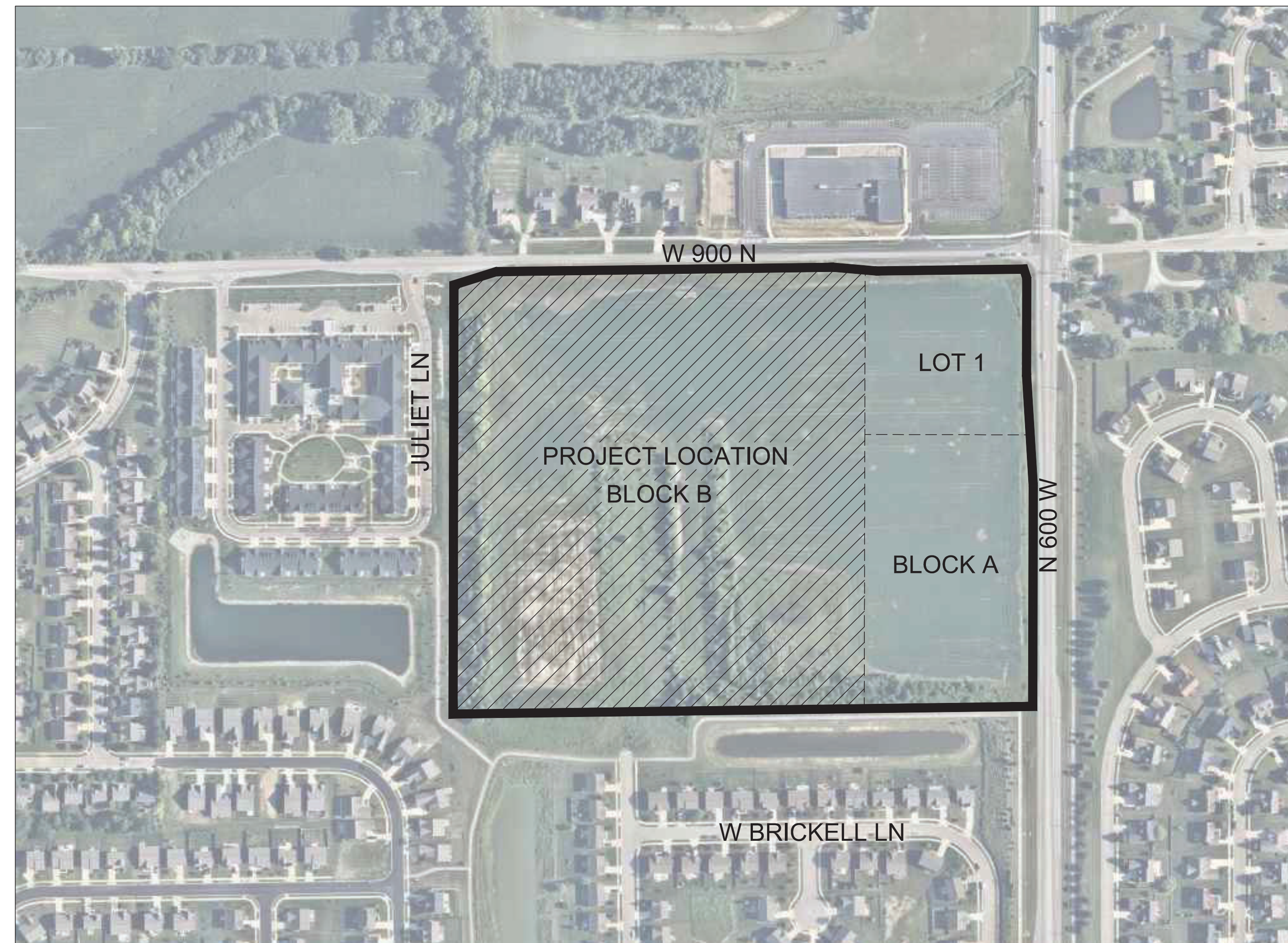


FINAL CONSTRUCTION PLANS

BRIDGENORTH QUADS
BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16
McCORDSVILLE, INDIANA



VICINITY MAP



LOCATION MAP

NO SCALE

OWNER/DEVELOPER

PRIDE INVESTMENTS PARTNERS
2700 W. MAIN STREET
PHONE: (317) 468-2515
CONTACT: DAN KOLESZAR
EMAIL: dan.koleszar@prideip.com

ENGINEER

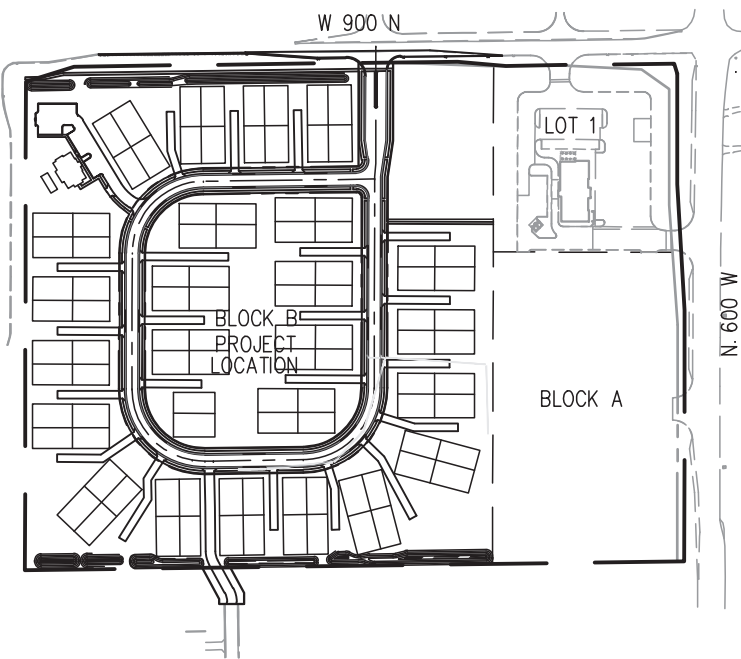
CROSSROAD ENGINEERS, PC
3417 SHERMAN DRIVE
BEECH GROVE, IN 46107
PHONE: (317) 780-1555
CONTACT: GREGORY J. ILKO
EMAIL: gilko@crossroadengineers.com

PLAN INDEX	
SHEET #	SUBJECT
100	TITLE SHEET
200	TOPOGRAPHICAL SURVEY AND DEMOLITION PLAN
300	SITE DIMENSION PLAN
301	ENTRANCE PLAN
400	UTILITY PLAN
401	WATER PLAN
402	STRUCTURE DATA TABLES
500	GRADING PLAN
600-601	ROAD PLAN AND PROFILE
700-701	SANITARY PLAN AND PROFILE
800-809	STORM PLAN AND PROFILE
900	EROSION CONTROL PLAN
901	EROSION CONTROL DETAILS
1000	MISCELLANEOUS DETAILS
1100	SPECIFICATIONS
LP1	LANDSCAPE PLAN BY OTHERS
1-10	McCORDSVILLE TOWN STANDARDS

[illegible]

SITE DIMENSION LEGEND

- (A) MULCH SEEDING/LANDSCAPE AREAS
- (B) STRUCTURE FOUNDATION - PER BUILDING PLANS
- (C) STRAIGHT CONCRETE CURB (SEE McCORDSVILLE SPECIFICATIONS)
- (D) COMBINED CURB AND GUTTER (SEE DETAIL-SHEET 1000)
- (E) COMBINED ROLL CURB AND GUTTER (SEE DETAIL-SHEET 1000)
- (F) COMBINED CURB AND GUTTER TURNOUT (SEE DETAIL-SHEET 1000)
- (G) 4" CONCRETE SIDEWALK (SEE DETAIL-SHEET 1000)
- (H) MONOLITHIC CONCRETE CURB AND SIDEWALK (SEE DETAIL-SHEET 1000)
- (I) HANDICAP RAMP (SEE DETAIL-SHEET 1001)
- (J) SIDEWALK DRIVEWAY CROSSING (SEE DETAIL-SHEET 1001)
- (K) TYPICAL CONCRETE SECTION
- (L) 6" CONCRETE SLAB ON 6" COMPACTED AGGREGATE #53 TYPE 'O' ON COMPACTED SUBGRADE (SEE DETAIL-SHEET 1000)
- (M) SAWCUT
- (N) TYPICAL ASPHALT SECTION
- (O) 1" HMA SURFACE 9.5mm, ON 3" HMA INTERMEDIATE 19.0mm, ON 3" HMA BASE 25.0mm, ON 4" COMPACTED AGGREGATE #53, ON 4" COMPACTED AGGREGATE #2, ON LINE STABILIZED SUBGRADE (SEE McCORDSVILLE SPECIFICATIONS)
- (P) ALLEY WAY SECTION
- (Q) 1.5" HMA SURFACE 9.5mm, ON 2.5" HMA INTERMEDIATE 19.0mm, ON 8" COMPACTED AGGREGATE #53, ON COMPACTED SUBGRADE (SEE DETAIL-SHEET 1000)
- (R) OR 900 N ASPHALT SECTION
- (S) 1" HMA SURFACE 9.5mm, ON 3" HMA INTERMEDIATE 19.0mm, ON 6" HMA BASE 25.0mm, ON 4" COMPACTED AGGREGATE #53, ON 4" COMPACTED AGGREGATE #2, ON LINE STABILIZED SUBGRADE (SEE McCORDSVILLE SPECIFICATIONS)
- (T) AGGREGATE SHOULDER SECTION
- (U) 5" COMPACTED AGGREGATE BASE #53, ON COMPACTED SUBGRADE (SEE DETAIL-SHEET 1000)
- (V) COLLAPSIBLE BOLLARD
- (W) COLORED CONCRETE SECTION BY OTHERS
- (X) 6" CONCRETE SLAB ON 6" COMPACTED AGGREGATE #53 TYPE 'O' ON COMPACTED SUBGRADE (SEE DETAIL-SHEET 900)
- (Y) LINE, PAINTED, SOLID WHITE, 4"
- (Z) LINE, PAINTED, SOLID BLUE, 4"
- (AA) HANDICAP SYMBOL, PAINTED, SOLID BLUE, 4"
- (AB) SIGNAGE (SEE DETAIL-SHEET 1000)
- (AC) TURN ARROW, PAINTED, SOLID WHITE
- (AD) STOP BAR, PAINTED, SOLID WHITE, 24"



KEY MAP
NOT TO SCALE

Parcel Table				Parcel Table			
Parcel #	Area (Sq. Ft.)	Area (Acres)		Parcel #	Area (Sq. Ft.)	Area (Acres)	
1	3596.239	0.083		26	3781.650	0.087	
2	4095.390	0.094		27	3320.738	0.076	
3	3320.738	0.076		28	3596.239	0.083	
4	3781.650	0.087		29	4095.390	0.094	
5	3596.239	0.083		30	3781.650	0.087	
6	4095.390	0.094		31	3320.738	0.076	
7	3320.738	0.076		32	3596.239	0.083	
8	3781.650	0.087		33	3781.650	0.087	
9	3596.239	0.083		34	4095.390	0.094	
10	3320.738	0.076		35	3596.239	0.083	
11	4095.390	0.094		36	3320.738	0.076	
12	3781.650	0.087		37	3781.650	0.087	
13	3596.239	0.083		38	4095.390	0.094	
14	3320.738	0.076		39	3596.239	0.083	
15	4095.390	0.094		40	3320.738	0.076	
16	3781.650	0.087		41	3781.650	0.087	
17	3781.650	0.087		42	4095.390	0.094	
18	4095.390	0.094		43	3596.239	0.083	
19	3596.239	0.083		44	3320.738	0.076	
20	3320.738	0.076		45	3781.650	0.087	
21	4095.390	0.094		46	4095.390	0.094	
22	3781.650	0.087		47	3596.239	0.083	
23	3320.738	0.076		48	3320.738	0.076	
24	3596.239	0.083		49	3781.650	0.087	
25	4095.390	0.094		50	4095.390	0.094	

Parcel Table				Parcel Table			
Parcel #	Area (Sq. Ft.)	Area (Acres)		Parcel #	Area (Sq. Ft.)	Area (Acres)	
51	3320.738	0.076		76	3320.738	0.076	
52	3596.239	0.083		77	3781.650	0.087	
53	3781.650	0.087		78	4095.390	0.094	
54	4095.390	0.094		79	3596.239	0.083	
55	3596.239	0.083		80	3320.738	0.076	
56	3320.738	0.076		81	3781.650	0.087	
57	3781.650	0.087		82	4095.390	0.094	
58	4095.390	0.094		83	3596.239	0.083	
59	3596.239	0.083		84	3320.738	0.076	
60	3320.738	0.076		85	3320.738	0.076	
61	3781.650	0.087		86	3596.239	0.083	
62	4095.390	0.094		87	4095.390	0.094	
63	3596.239	0.083		88	3781.650	0.087	
64	3320.738	0.076		89	3320.738	0.076	
65	3781.650	0.087		90	3596.239	0.083	
66	4095.390	0.094		91	4095.390	0.094	
67	3596.239	0.083		92	3781.650	0.087	
68	3320.738	0.076		93	3320.738	0.076	
69	3781.650	0.087		94	3596.239	0.083	
70	4095.390	0.094		95	4095.390	0.094	
71	3596.239	0.083		96	3781.650	0.087	
72	3320.738	0.076		97	3715.886	0.085	
73	3781.650	0.087		98	4231.644	0.097	
74	4095.390	0.094		99	6880.176	1.580	
75	3596.239	0.083					

SITE DIMENSION NOTES

- STREET SIGNAGE AND LIGHTING SHALL CONFORM TO TOWN OF McCORDSVILLE STANDARDS. CONTRACTOR SHALL COORDINATE WITH OWNER AND/OR TOWN OF McCORDSVILLE FOR LIGHT STYLES AND LAYOUT. SEE PHOTOMETRIC PLAN FOR DETAILS.
- CONTRACTOR SHALL COORDINATE WITH CITIZENS WATER COMPANY FOR PERMITTING, CONNECTION AND TESTING PROCEDURES AND REQUIREMENTS.
- CONTRACTOR SHALL NOTIFY ENGINEER, IF PROOF ROLL OF SUBGRADE FAILS, TO DETERMINE IF LINE STABILIZATION OF SUBGRADE IS NECESSARY.
- ALL ROAD DIMENSIONS ARE TO THE FACE OF PROPOSED CURB.
- SIGNAGE SHALL INCLUDE ALL NECESSARY HARDWARE AND FITTINGS, INCLUDING 10 FT. OF 11 GAUGE FLANGED CHANNEL SIGN POST.
- REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE. VERIFY CONFLICTS WITH OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
- CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BUILDING PLANS FOR WATER, CABLE, ELECTRIC, GAS, AND TELEPHONE CONNECTION SERVICE POINTS.
- EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

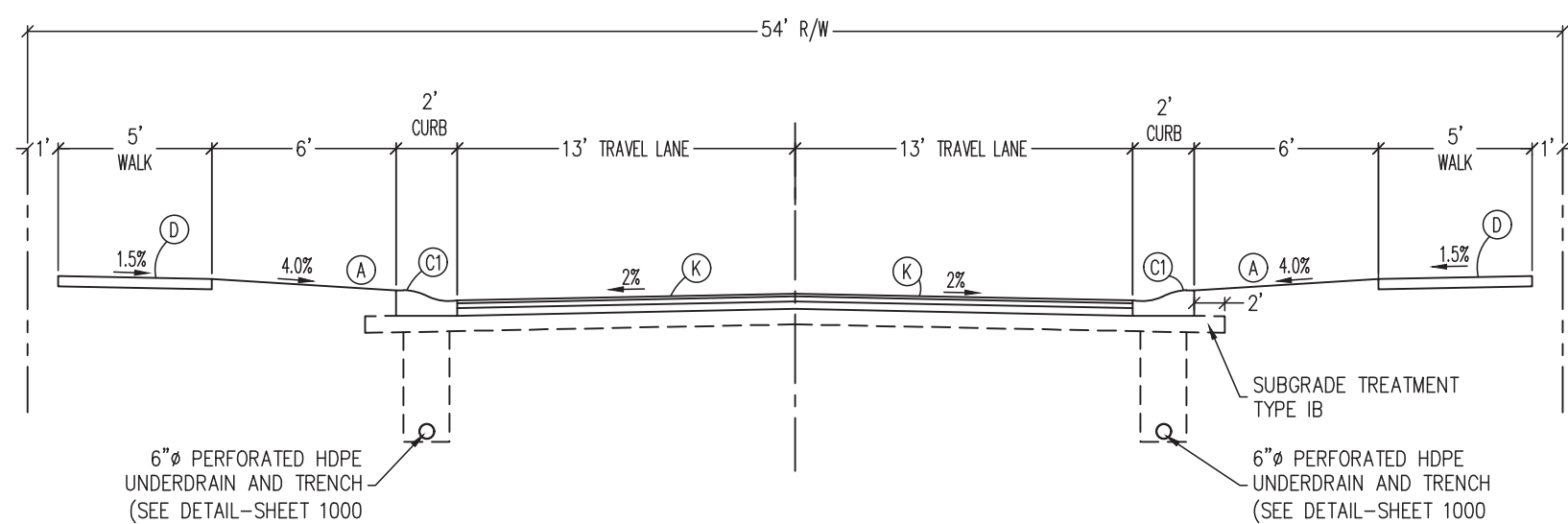
ABBREVIATIONS

- FYS FRONT YARD SETBACK
- SYS SIDE YARD SETBACK
- RYS REAR YARD SETBACK
- DUE DRAINAGE & UTILITY EASEMENT
- AE ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- EX EXISTING
- PROP. PROPOSED

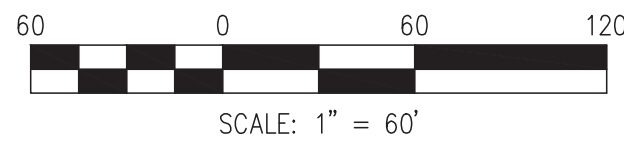
Centerline Curve Table LINE 'A'				
Curve #	Radius	Length	Chord Direction	Chord Length
C1	150.00'	233.24'	N44°40'10"E	210.45'

Centerline Curve Table LINE 'B'				
Curve #	Radius	Length	Chord Direction	Chord Length
C2	150.00'	211.66'	N40°18'02"W	194.53'
C3	150.00'	233.35'	N44°41'24"E	210.52'

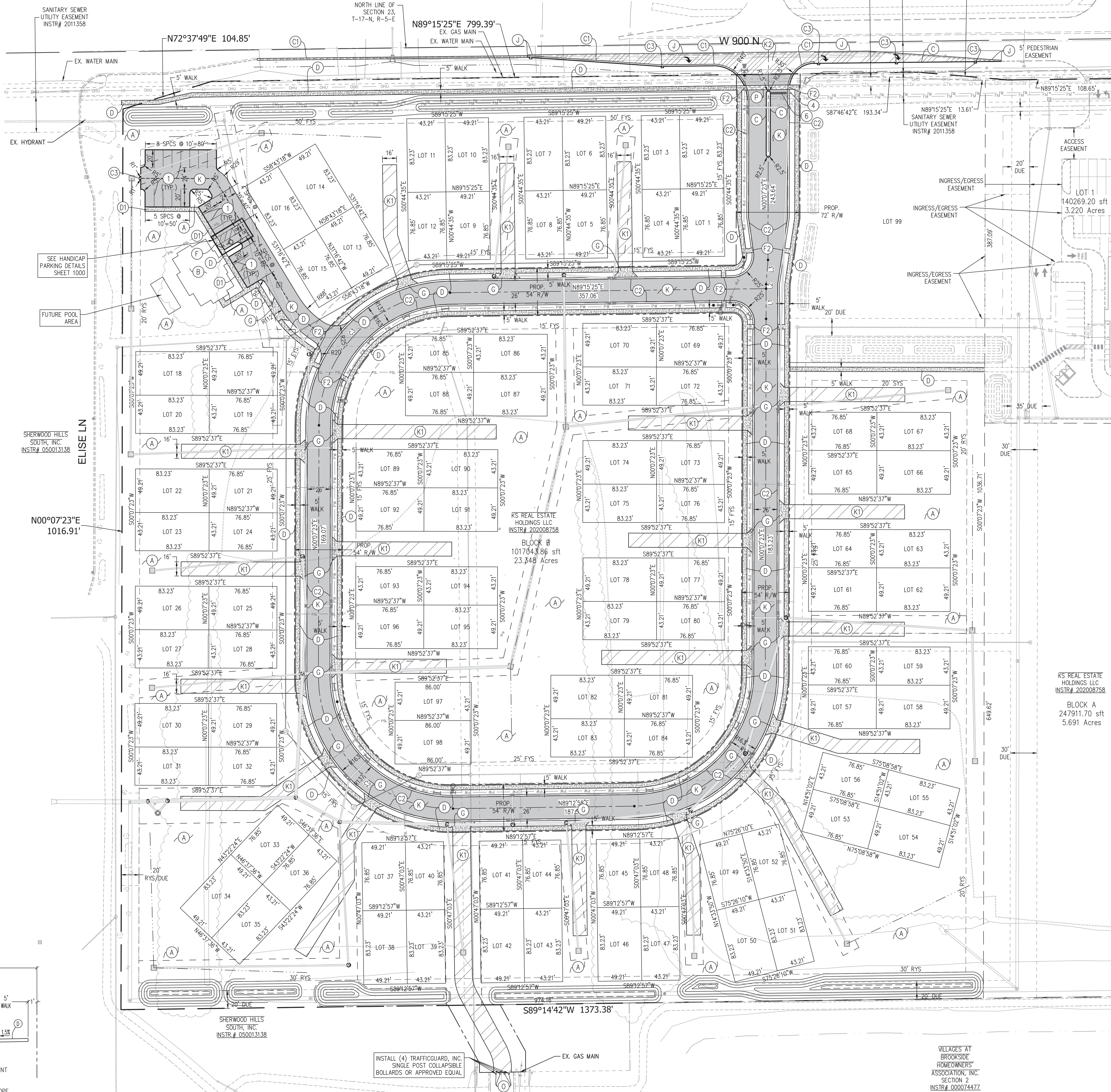
Centerline Line Table LINE 'A'		
Line #	Length	Direction
L1	34.12'	N00°07'23"E
L2	5.01'	N00°07'23"E
L3	27.48'	N04°17'48"E



TYPICAL SECTION-LOCAL STREET
NOT TO SCALE



NOTE:
NO EARTHWORK DISTURBING ACTIVITY
MAY COMMENCE UNTIL A STORM WATER
MANAGEMENT PERMIT IS OBTAINED.



CROSSROAD ENGINEERS, PC
Professional Engineers
Development Consultants
301 SOUTH W. 800 WEST, SUITE 200, DES MOINES, IA 50315

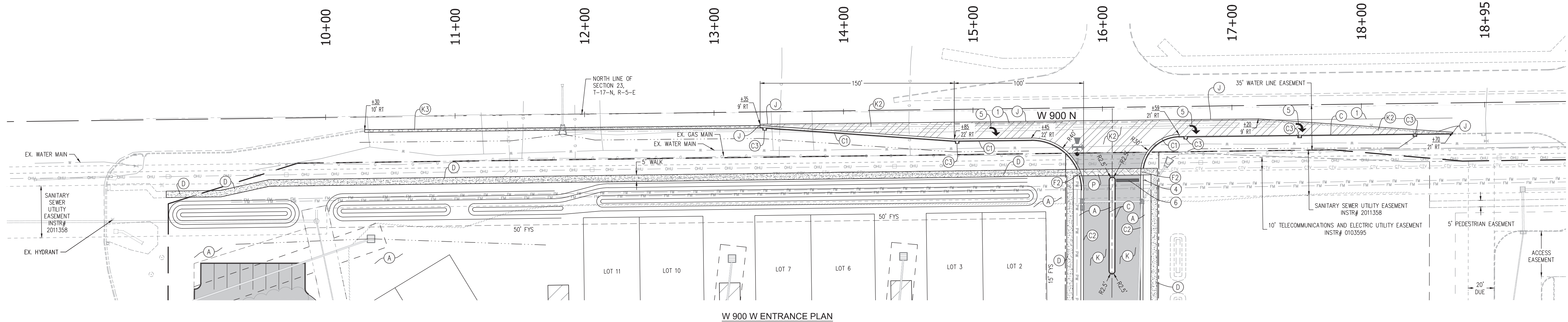
SITE DIMENSION PLAN

BRIDGENORTH QUADS

JOB No.	DATE	DESIGNED	CDM	APPR.	CHECKED	CJ
	MAY 21, 2021					

NO.	DATE	REVISIONS
9		
8		
7		
6		
5		
4		
3		
2		
1		

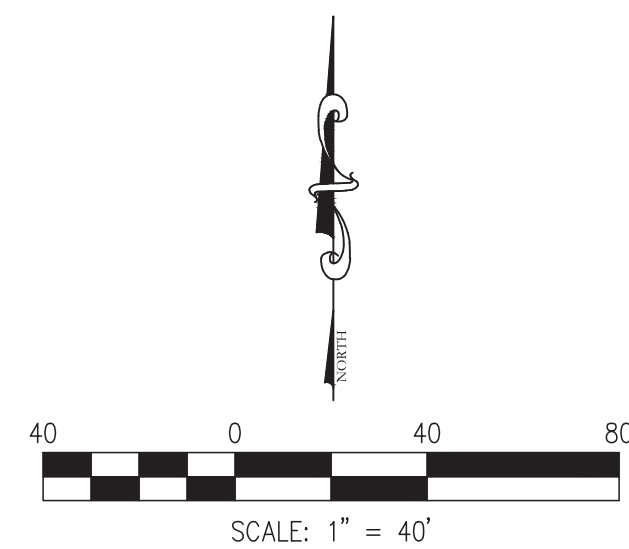
SHEET 300



ENTRANCE LEGEND

(A)	MULCH SEEDING/LANDSCAPE AREAS
(C)	STRAIGHT CONCRETE CURB (SEE McCORDSVILLE SPECIFICATIONS)
(C)	COMBINED CURB AND GUTTER
(C2)	(SEE DETAIL—SHEET 1000)
(D)	COMBINED ROLL CURB AND GUTTER
(D2)	(SEE DETAIL—SHEET 1000)
(D)	4" CONCRETE SIDEWALK (SEE DETAIL—SHEET 1000)
(F)	SIDEWALK DRIVEWAY CROSSING (SEE DETAIL—SHEET 1001)
(J)	SAWCUT
(K)	TYPICAL ASPHALT SECTION
	1" HMA SURFACE 9.5mm, ON
	3" HMA INTERMEDIATE 19.0mm, ON
	3" HMA BASE 25.0mm, ON
	4" COMPACTED AGGREGATE #53, ON
	4" COMPACTED AGGREGATE #21, ON
	LIME STABILIZED SUBGRADE (SEE McCORDSVILLE SPECIFICATIONS)
(K2)	OR 900 N ASPHALT SECTION
	1" HMA SURFACE 9.5mm, ON
	3" HMA INTERMEDIATE 19.0mm, ON
	6" HMA BASE 25.0mm, ON
	4" COMPACTED AGGREGATE #53, ON
	4" COMPACTED AGGREGATE #21, ON
	LIME STABILIZED SUBGRADE (SEE McCORDSVILLE SPECIFICATIONS)
(K3)	AGGREGATE SHOULDER SECTION
	8" COMPACTED AGGREGATE BASE #53, ON
	COMPACTED SUBGRADE (SEE DETAIL—SHEET 1000)
(P)	COLOR-ED CONCRETE SECTION BY OTHERS
	6" CONCRETE SLAB ON
	6" COMPACTED AGGREGATE #53 TYPE "O" ON
	COMPACTED SUBGRADE (SEE DETAIL—SHEET 900)
(I)	LINE, PAINTED, SOLID WHITE, 4"
(4)	SIGNAGE (SEE DETAIL—SHEET 1000)
(5)	TURN ARROW, PAINTED, SOLID WHITE
(6)	STOP BAR, PAINTED, SOLID WHITE, 24"

NOTE:
NO EARTHWORK DISTURBING ACTIVITY
MAY COMMENCE UNTIL A STORM WATER
MANAGEMENT PERMIT IS OBTAINED.



ENTRANCE PLAN NOTES

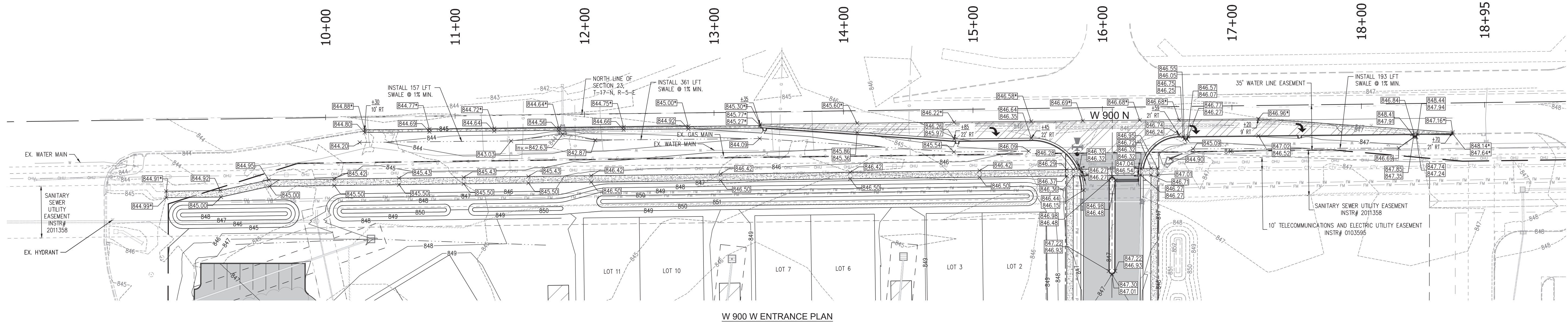
1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
2. ALL STRIPING/PAVEMENT MARKINGS WITHIN R/W SHALL BE THERMOPLASTIC AND SHALL BE INSTALLED AFTER A 30-DAY ASPHALT CURE PERIOD. TEMPORARY SOLID DOUBLE YELLOW AND DASHED WHITE MARKINGS SHALL BE PLACED AND MAINTAINED UNTIL FINAL MARKINGS ARE INSTALLED.

ABBREVIATIONS	
FYS	FRONT YARD SETBACK
SYS	SIDE YARD SETBACK
RTS	REAR YARD SETBACK
DUE	DRAINAGE & UTILITY EASEMENT
AE	ACCESS EASEMENT
R/W	RIGHT-OF-WAY
EX.	EXISTING
PROP.	PROPOSED

GRADING LEGEND

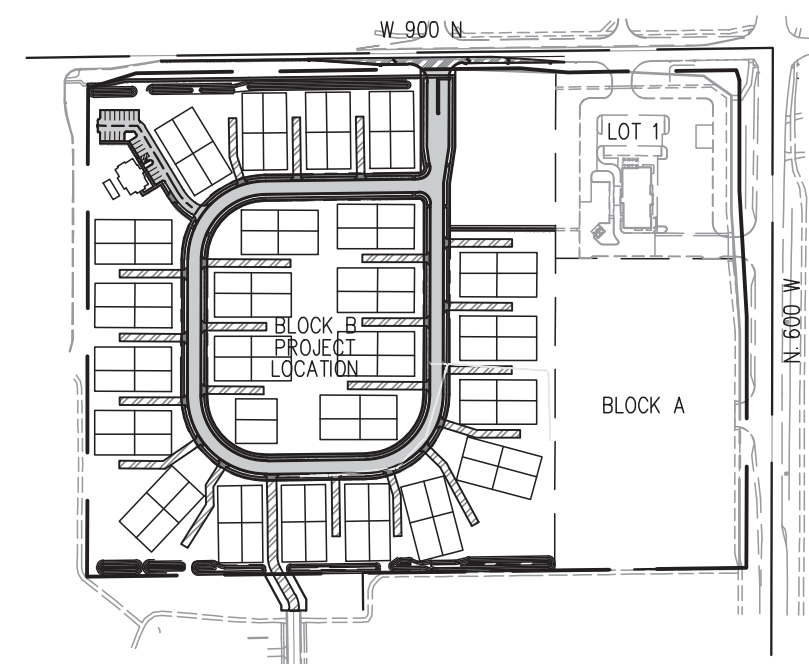
<p>✕ 860.00 TOP OF CURB</p> <p>✕ 859.50 EDGE OF PAVEMENT</p> <p>✕ 860.00 FINISH GRADE</p> <p>✕ 860.00 *</p> <p>✕ 859.50 *</p> <p>✕ 860.00 *</p> <p>✕ L 861.00 *</p> <p>F.F. ELEV. = 810.70</p>	<p>PROPOSED ELEVATIONS</p> <p>EXISTING ELEVATIONS (TO BE FIELD VERIFIED)</p> <p>PROPOSED FINISH FLOOR ELEVATION</p> <p>PROPOSED DRAINAGE SWALE</p> <p>EXISTING CONTOURS</p> <p>PROPOSED CONTOURS</p> <p>GRADE BREAK</p>
--	--

CURB HEIGHT TO TAPER FROM
0.5' TO 0.0' IN 1 FT.



DIRECTORY PATH : R:\Active\Pride Convenience Stores\900 N & Mt. Comfort\Bridge North Quads\Design\CAD\Plans
FILENAME : 301 ENTRANCE PLAN.dwg
DATE/USER : 5/21/2021 2:29 PM / Kfigg

DIRECTORY PATH : R:\Active\Bridg Convenience Stores\900 N & Mt. Comfort\Bridg North Quads\Design\CAD\Plans
DATE/USER : 5/20/2021 10:27 AM / JKG



KEY MAP
NOT TO SCALE

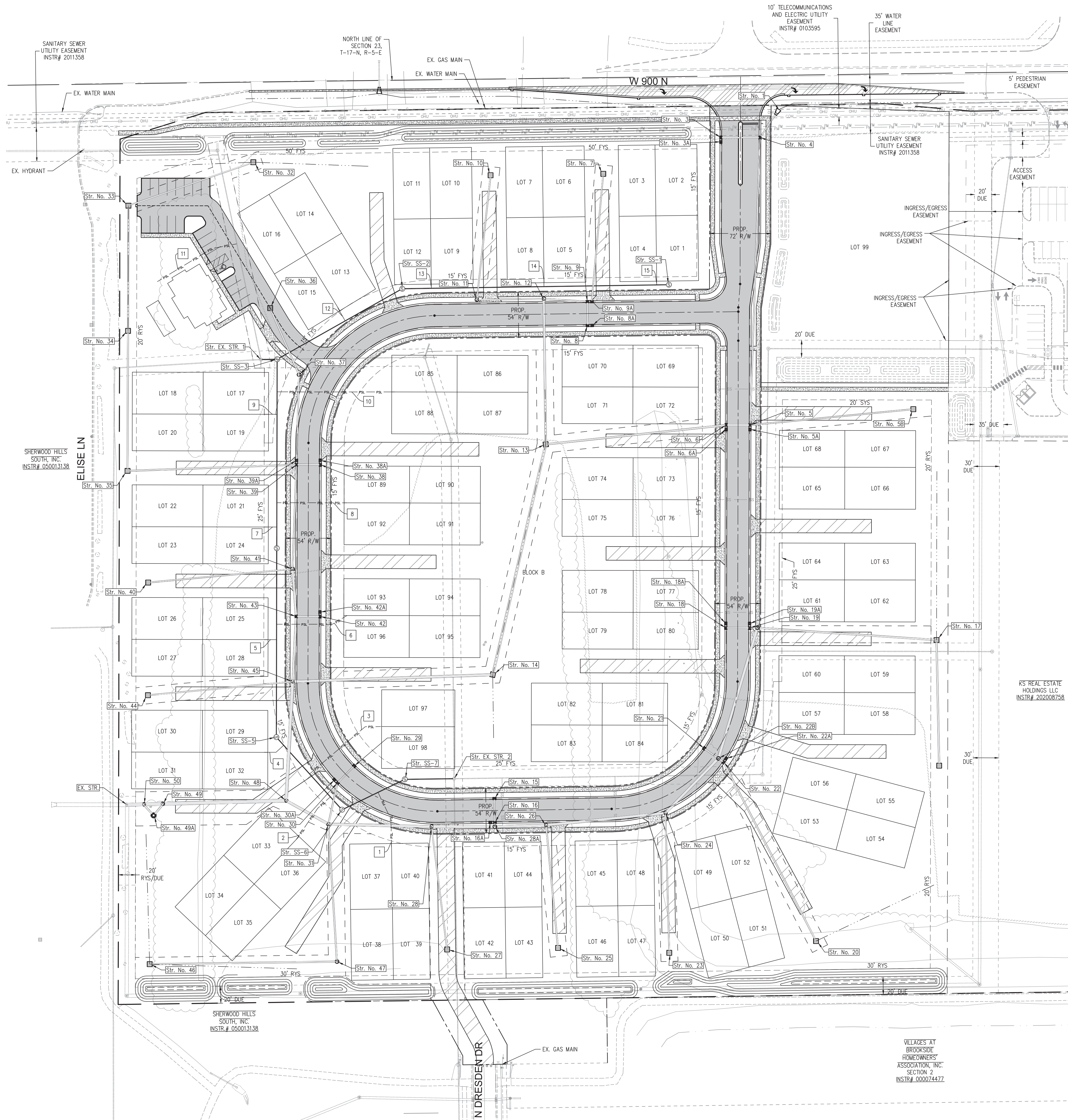
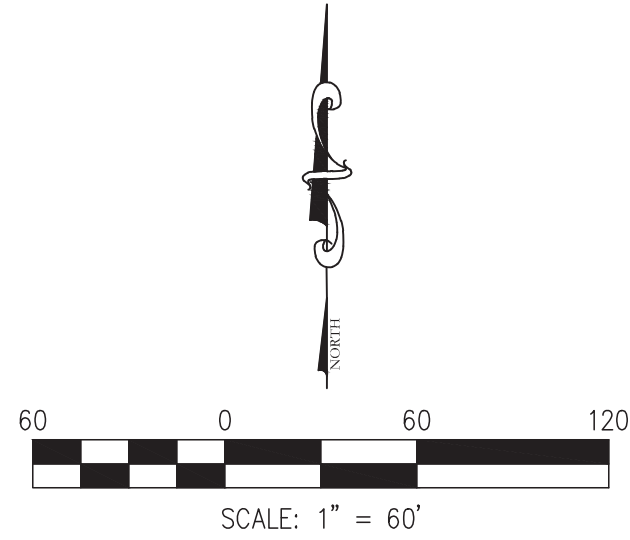


EXISTING LEGEND			
	POWERPOLE		CONTOURS
	POWERPOLE W/RISER		PROPERTY LINE
	SIGNAL POLE		SECTION LINE
	LIGHT POLE		RIGHT-OF-WAY
	ELECTRIC BOX		EASEMENT
	GUIDE WIRE		ADJOINER LINE
	TELEPHONE MANHOLE		PAVEMENT LINE
	TELEPHONE RISER		FIELD LINE
	WATER VALVE		DITCH
	FIRE HYDRANT		GAS LINE
	WATER METER		TELEPHONE LINE
	GAS VALVE		WATER LINE
	CABLE TV RISER		CABLE TV LINE
	SIGN		ELECTRIC LINE
	MAILBOX		OVERHEAD UTILITY LINE
	STORM ROUND INLET		FIBER OPTIC LINE
	STORM CURB INLET		FORCE MAIN LINE
	STORM CURB INLET		SANITARY LATERAL
	RIGHT-OF-WAY MARKER		TREE LINE
	TREE, BUSH & STUMP		SANITARY SEWER W/MANHOLE
	TEMP. BENCHMARK		STORM SEWER W/ MANHOLE & END SECTION
	ASPHALT		GRAVEL
			CONCRETE

UTILITIES NOTES	
1.	CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRIERS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
2.	CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BUILDING PLANS FOR WATER, CABLE, ELECTRIC, AND TELEPHONE CONNECTION SERVICE POINTS. ALL LIGHTING FIXTURES AND POLES SHALL BE PER OWNER AND PHOTOMETRIC DETAILS, INCLUDED IN THESE PLANS.
3.	CONTRACTOR TO COORDINATE WITH NINESTAR FOR NECESSARY ELECTRIC SERVICE REQUIREMENTS AND SPECIFICATIONS, AND BUILDING PLANS FOR ALL SERVICE POINTS AT EACH BUILDING.
4.	ALL FIELD TILES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED/CONNECTED TO NEW DRAINAGE FACILITIES.
5.	EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

PROPOSED LEGEND	
	PROPERTY LINE
	SECTION LINE
	EASEMENT LINE
	DITCH LINE
	SANITARY SEWER WITH MANHOLE
	SANITARY SEWER LATERAL WITH CLEANOUT
	STORM SEWER W/MANHOLE & END SECTION
	UNDERDRAIN
	ELECTRIC LINE
	WATER LINE
	GAS LINE
	STORM INLET
	STORM CURB INLET
	CASCADE SEPARATOR
	WATER TEE
	45° BEND
	11.25° BEND
	WATER VALVE
	FIRE HYDRANT
	THRUST BLOCK
	ELECTRIC TRANSFORMER
	SIGN

SANITARY LATERAL
(TABLE ON SHEET 402)



CROSSROAD
ENGINEERS, PC
TRANSPORTATION &
DEVELOPMENT CONSULTANTS
3401 SHAW BL. #200 SHAW & 40TH AVE. JOLIET, IL 61795-1005

UTILITY PLAN

BRIDGENORTH QUADS

DESIGNED BY: GJJ

CHECKED BY: GJJ

DATE: MAY 21, 2021

JOB NO.:

NO. 1

NO. 2

NO. 3

NO. 4

NO. 5

NO. 6

NO. 7

NO. 8

NO. 9

DATE

DESIGNED

CDM

APPR.

GJJ

BY

APPR.

REVISIONS

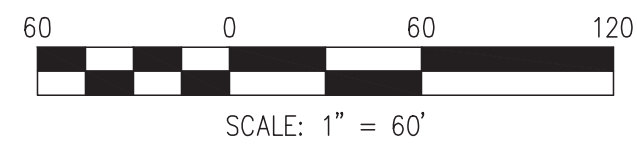
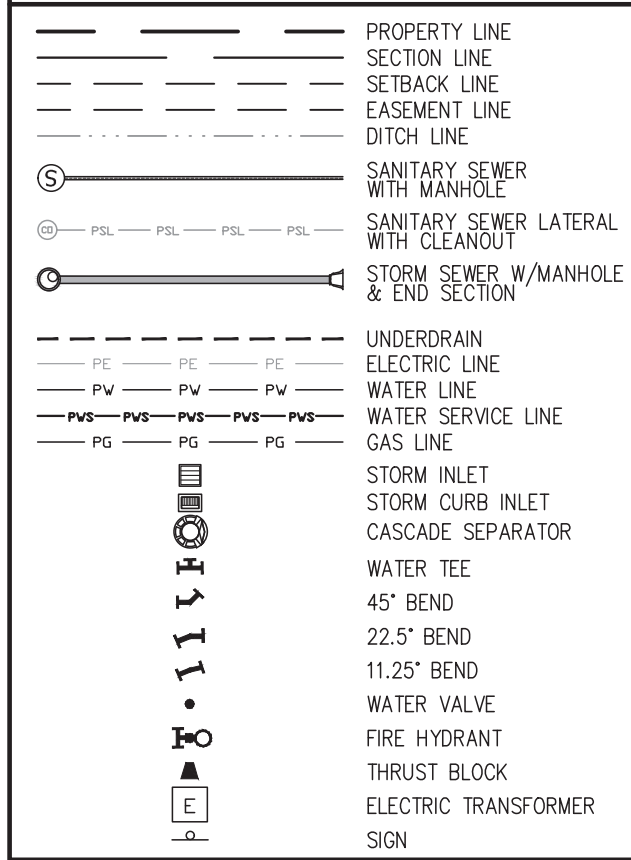
SHEET 400

RS REAL ESTATE HOLDINGS LLC
INSTR# 202008758

VILLAGES AT
BROOKSIDE
HOMEOWNERS
ASSOCIATION, INC.
SECTION 2
INSTR# 000074427

REGISTERED PROFESSIONAL ENGINEER
GEORGE J. ILKOVA
PEL 0000550
STATE OF INDIANA
CONSULTANT

PROPOSED LEGEND

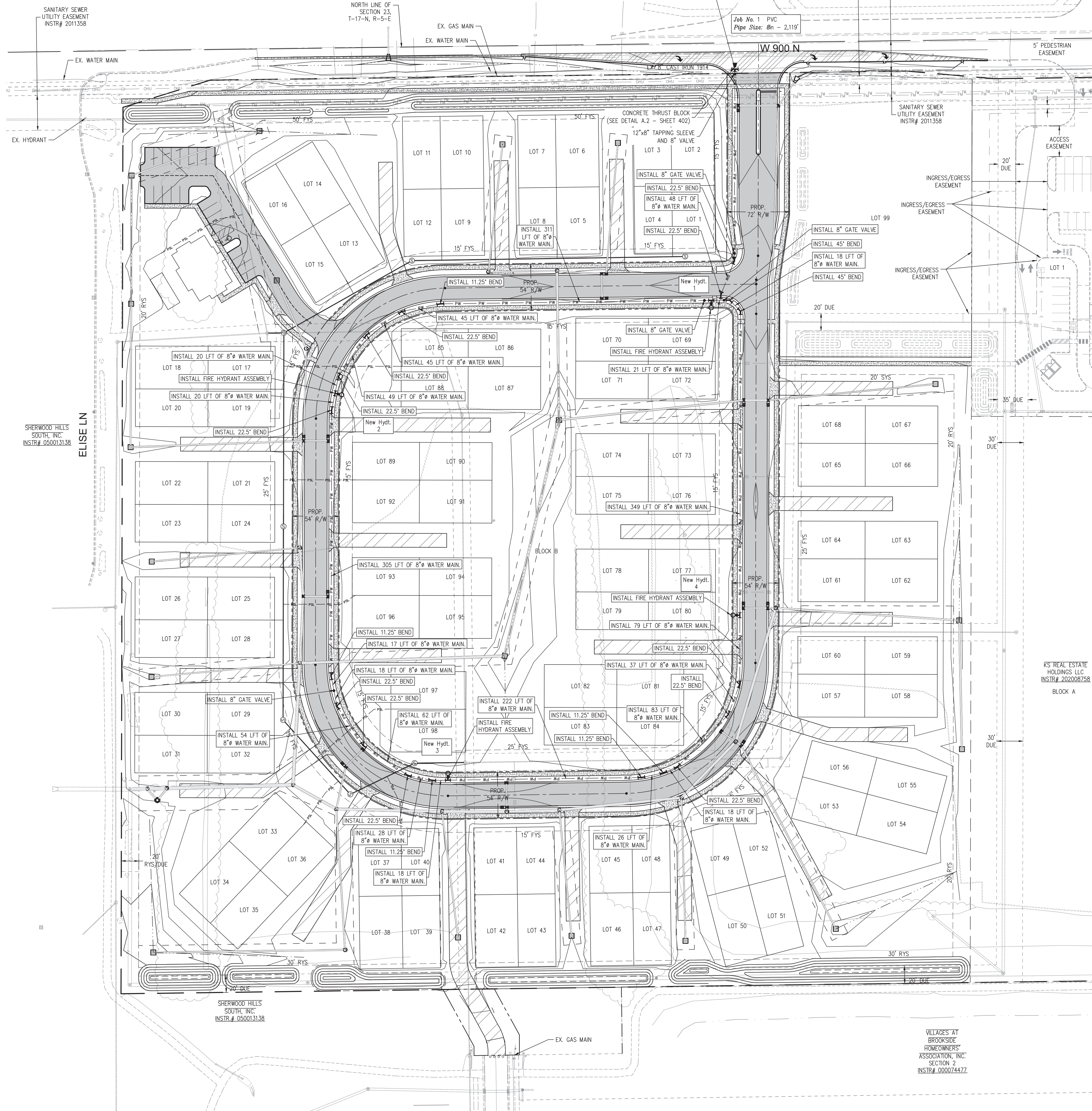


WATER NOTES

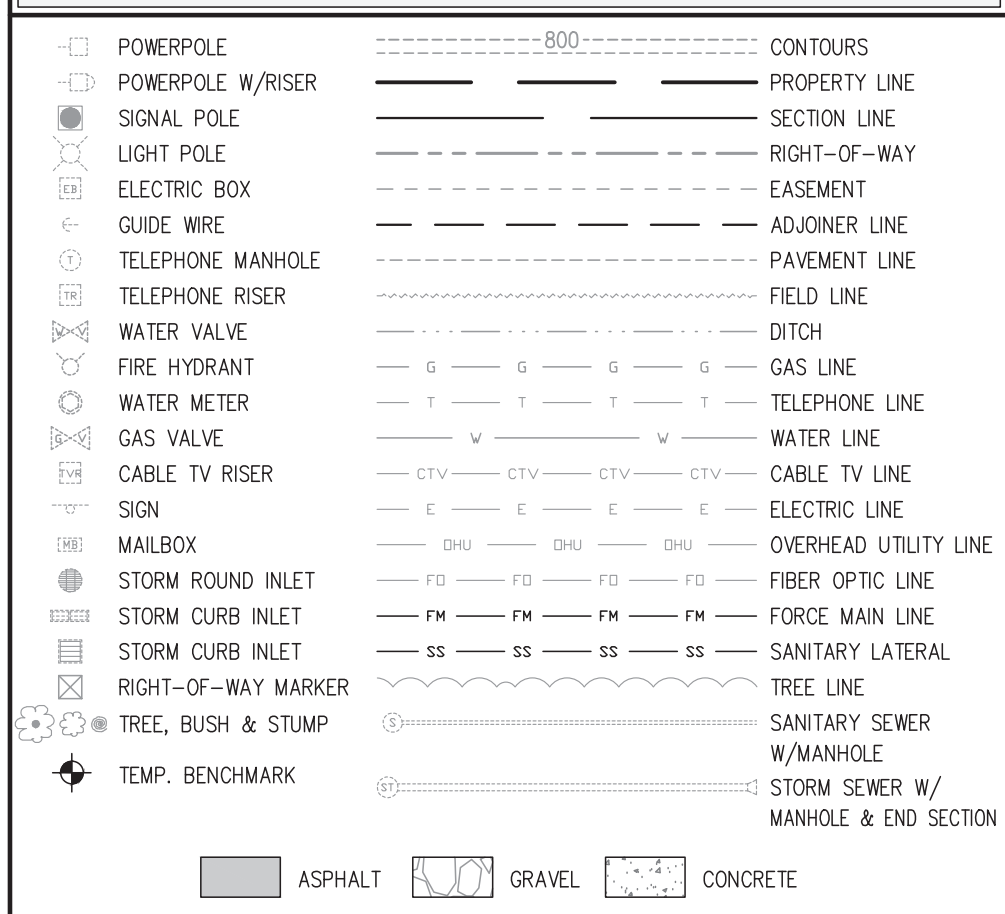
1. WATER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH LOGANSPOUT MUNICIPAL UTILITIES STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH LOGANSPOUT MUNICIPAL UTILITIES FOR CONNECTION AND TESTING PROCEDURES AND REQUIREMENTS. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM 60 INCHES OF COVER FROM FINISH GRADE. MAIN SHALL BE DEFLECTED AS REQUIRED TO MAINTAIN MINIMUM SEPARATION REQUIREMENTS AT ALL UTILITY CROSSINGS.
2. GATE VALVES SHALL BE AS MANUFACTURED BY AMERICAN FLOW CONTROL OR AN APPROVED EQUAL.
3. FIRE HYDRANT ASSEMBLIES SHALL BE AS MANUFACTURED BY WATEROUS-PACER OR AN APPROVED EQUAL.
4. FIRE HYDRANT VALVES SHALL BE 5.25" MINIMUM AND OPEN TO THE LEFT (COUNTER-CLOCKWISE). FIRE HYDRANTS SHALL INCLUDE TWO 2.5" HOSE NOZZLES WITH "LOGANSPOUT THREADS" (3/15/64" O.D. X 6 THREADS PER INCH) AND 4.5" PUMPER NOZZLE WITH NATIONAL STANDARD THREADS. FIRE HYDRANT COATINGS SHALL MEET ANSWA C502 AND PAINT COLOR SHALL BE SAFETY YELLOW.
5. CONTRACTOR SHALL COORDINATE INSTALLATION OF FIRE HYDRANTS WITH CITY OF FIRE DEPARTMENT AND LOGANSPOUT MUNICIPAL UTILITIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
7. EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.



NOTE:
NO EARTHWORK DISTURBING ACTIVITY
MAY COMMENCE UNTIL A STORM WATER
MANAGEMENT PERMIT IS OBTAINED.



EXISTING LEGEND



PROJECT NAME: XXX
PROJECT NUMBER: X-XX-XXX
DIST. MAP NO.: XX
MAP GRID NO.: IN XX_XXX
LOTS: 98
TAX CODE: XXXXX
PRESSURE DIST.: XXX
DRAFTER: CROSSROAD ENGINEERS
DATE: MAY 21, 2021

CITIZENS WATER PROJECT LEGEND

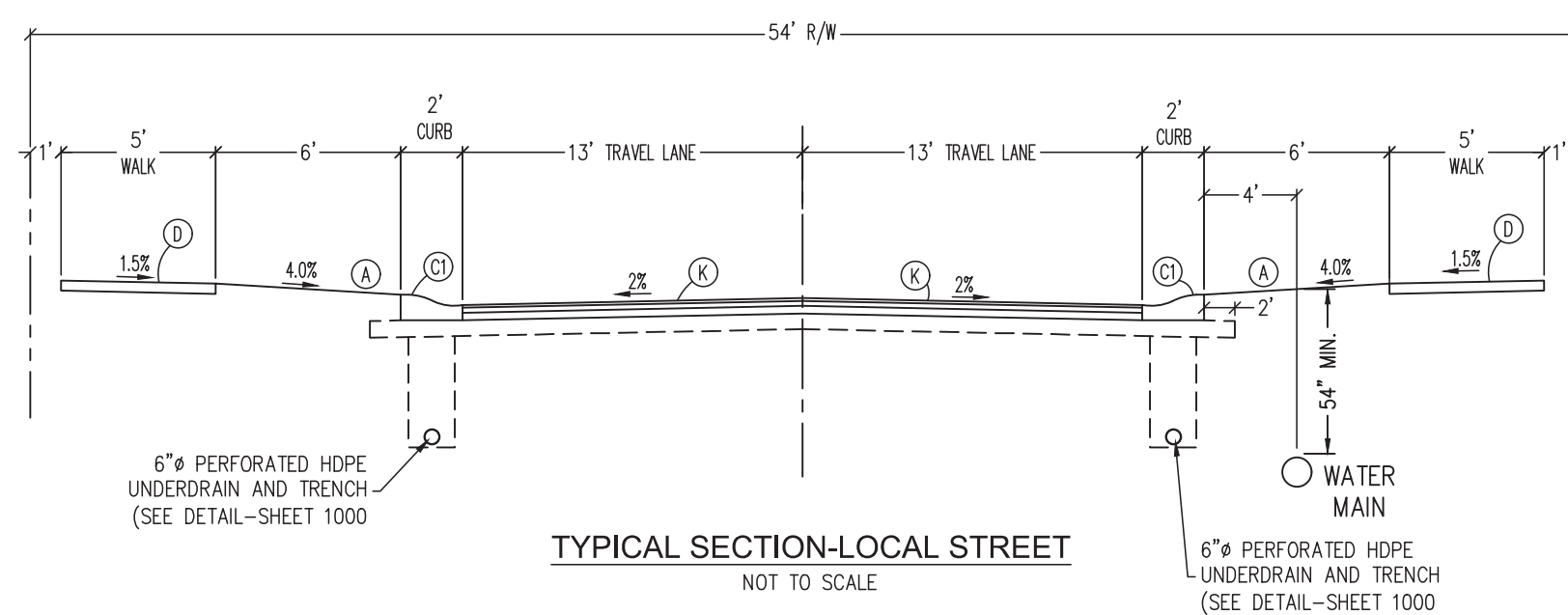
PROJECT NAME:		XXX	
PROJECT NUMBER:		X-XX-XXX	
JOB#	STREET NAME	PIPE SIZE	PIPE TYPE
1	XXX	8"	PVC
			2125'
			TOTAL
			2125'
# OF SERVICE LINES			
XX	SINGLE SERVICE LINE PIPE	3/4"	POLY
			XXX'

PROJECT LOCATION



PROJECT LOCATION MAP

1"=1,000'



TYPICAL SECTION-LOCAL STREET
NOT TO SCALE

WATER PLAN

BRIDGENORTH QUADS

JOB No.	DRAWN	DESIGNED	CDM	APPR.	CJ
DATE	MAY 21, 2021				



9	8	7	6	5	4	3	2	1	NO.
									DATE
									REVISIONS
									BY
									APPR.

GRADING LEGEND

<p>✕ 860.00 TOP OF CURB</p> <p>✕ 859.50 EDGE OF PAVEMENT</p> <p>✕ 860.00 FINISH GRADE</p> <p>✕ 860.00 *</p> <p>✕ 859.50 *</p> <p>✕ 860.00 *</p> <p>FFE = XXX.XX</p> <p>— — —</p> <p>— — — — — 800 — — — — —</p> <p>— — — — — 800 — — — — —</p> <p>— GRADE BREAK —</p> <p style="text-align: center;">← * →</p>	<p>PROPOSED ELEVATIONS</p> <p>PROPOSED ELEVATIONS</p> <p>(TO BE FIELD VERIFIED)</p> <p>PROPOSED FINISH FLOOR ELEVATION</p> <p>PROPOSED DRAINAGE SWALE</p> <p>EXISTING CONTOURS</p> <p>PROPOSED CONTOURS</p> <p>GRADE BREAK</p> <p>CURB HEIGHT TO TAPER FROM 0.5' TO 0.0' IN 1 LFT.</p>
--	--

1. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS IN FINAL GRADING OF SITE. CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT TO DETERMINE PROPER FOUNDATION EXPOSURE FOR EACH BUILDING TYPE, HOWEVER, IN NO INSTANCE SHALL DRAINAGE TOWARDS THE BUILDING FOUNDATION BE ALLOWED.
2. CONTRACTOR SHALL NOT ALLOW DRAINAGE FROM PROJECT SITE TO DISCHARGE ONTO ADJACENT PROPERTIES IN FINAL GRADING OF SITE. CONTRACTOR SHALL PLACE A BERM WHERE NECESSARY. SEE REAR DITCH DETAIL.

ALL BUILDING PADS ARE CONCEPTUAL.
INDIVIDUAL PLOT PLANS WILL BE REQUIRE
FOR BUILDING PERMITTING.



SCALE: 1" = 60'

ORIGINATING BENCHMARK

DESIGNATION - X 245
PID - KA0177
STATE/COUNTY - IN/MARION
USGS QUAD - BEECH GROVE (1980)

VERT. ORDER - FIRST CLASS II

DESCRIBED BY COAST AND GEODETIC SURVEY 1947
4.6 M SE FROM INDIANAPOLIS.

ABOUT 4.65 MILES SOUTHWEST ALONG THE NEW YORK CENTRAL RAILROAD FROM THE UNION STATION AT
INDIANAPOLIS AT 15-FEET CONCRETE BRIDGE NO. 452 OVER LICK CREEK SET IN THE TOP OF THE NORTHERN WING
WALL, 8 RAILS SOUTHEAST OF MILE POST 105, 4 RAILS NORTHEAST OF A LIGHT SIGNAL, 8.0 FEET NORTHEAST OF
THE NORTHEAST RAIL AND 2.5 FEET BELOW THE TRACK.

ELEV. = 799.56 (NAVD 88)

BM #400
CUT "X" ON WEST ANCHOR BOLT OF SIGNAL POLE, LOCATED IN SOUTHWEST QUAD OF "CR 900 N" AND "CR 600 W".

ELEV. = 850.90

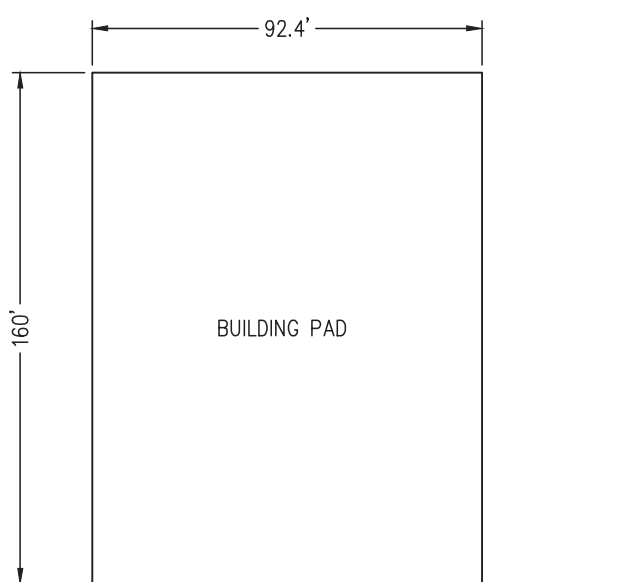
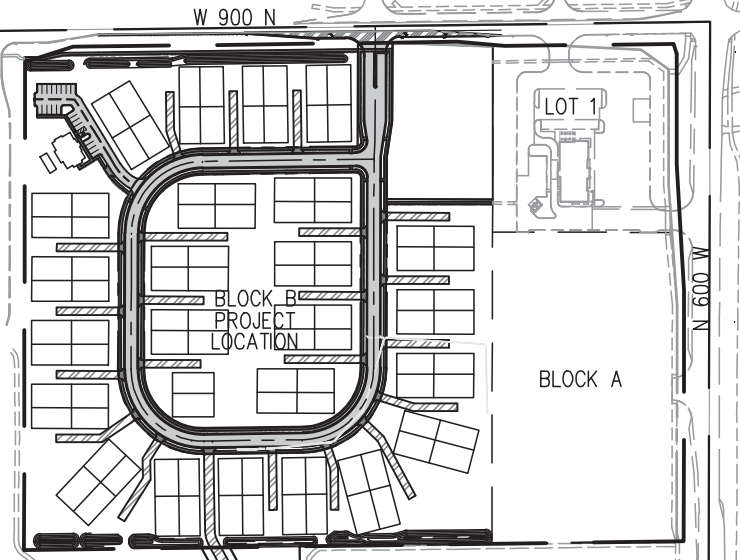


Diagram illustrating the relationship between elevations:

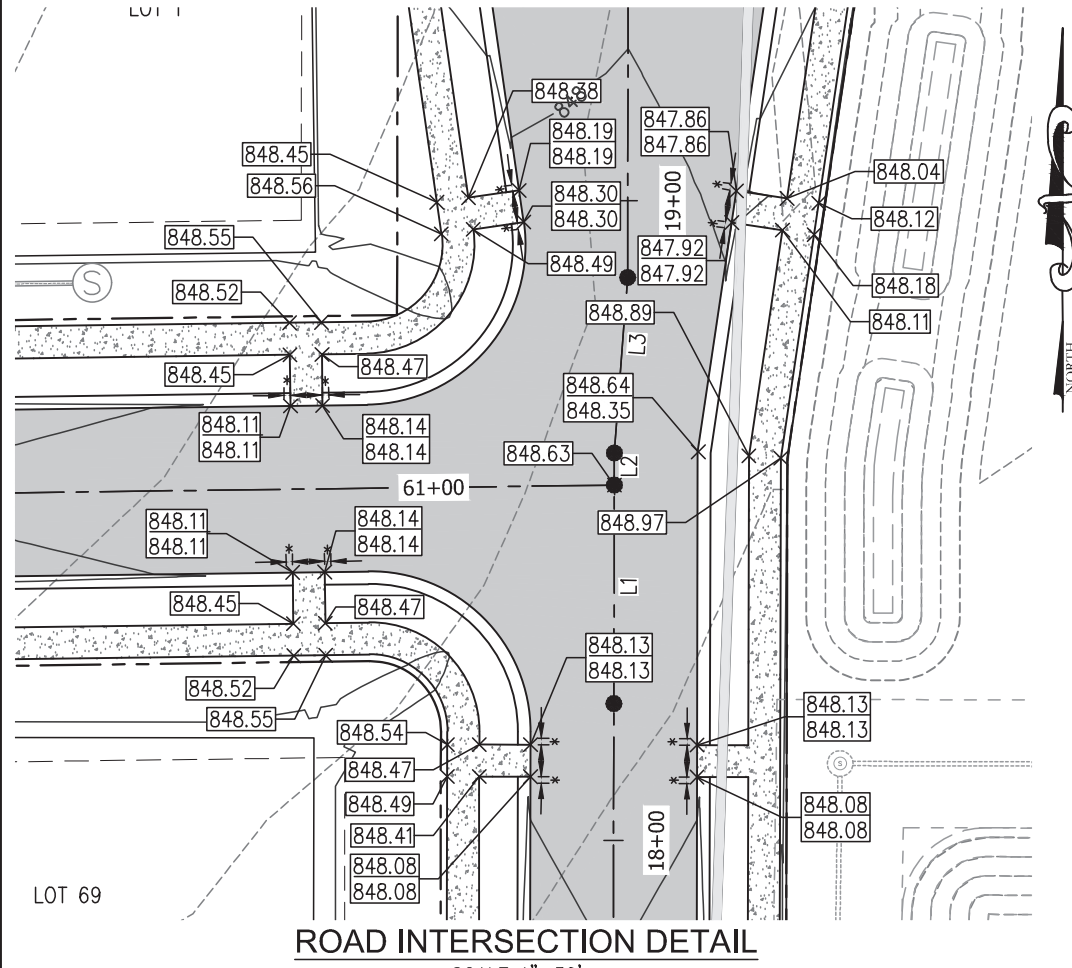
- FINISHED FLOOR ELEVATION
- FINISHED GRADE (SURFACE ELEVATION)
- PAD ELEVATION

The diagram shows a vertical stack of three levels. The top level is labeled "FINISHED FLOOR ELEVATION". The middle level is labeled "FINISHED GRADE (SURFACE ELEVATION)". The bottom level is labeled "PAD ELEVATION". A vertical dimension line between the top and middle levels is labeled "80". Another vertical dimension line between the middle and bottom levels is labeled "80".

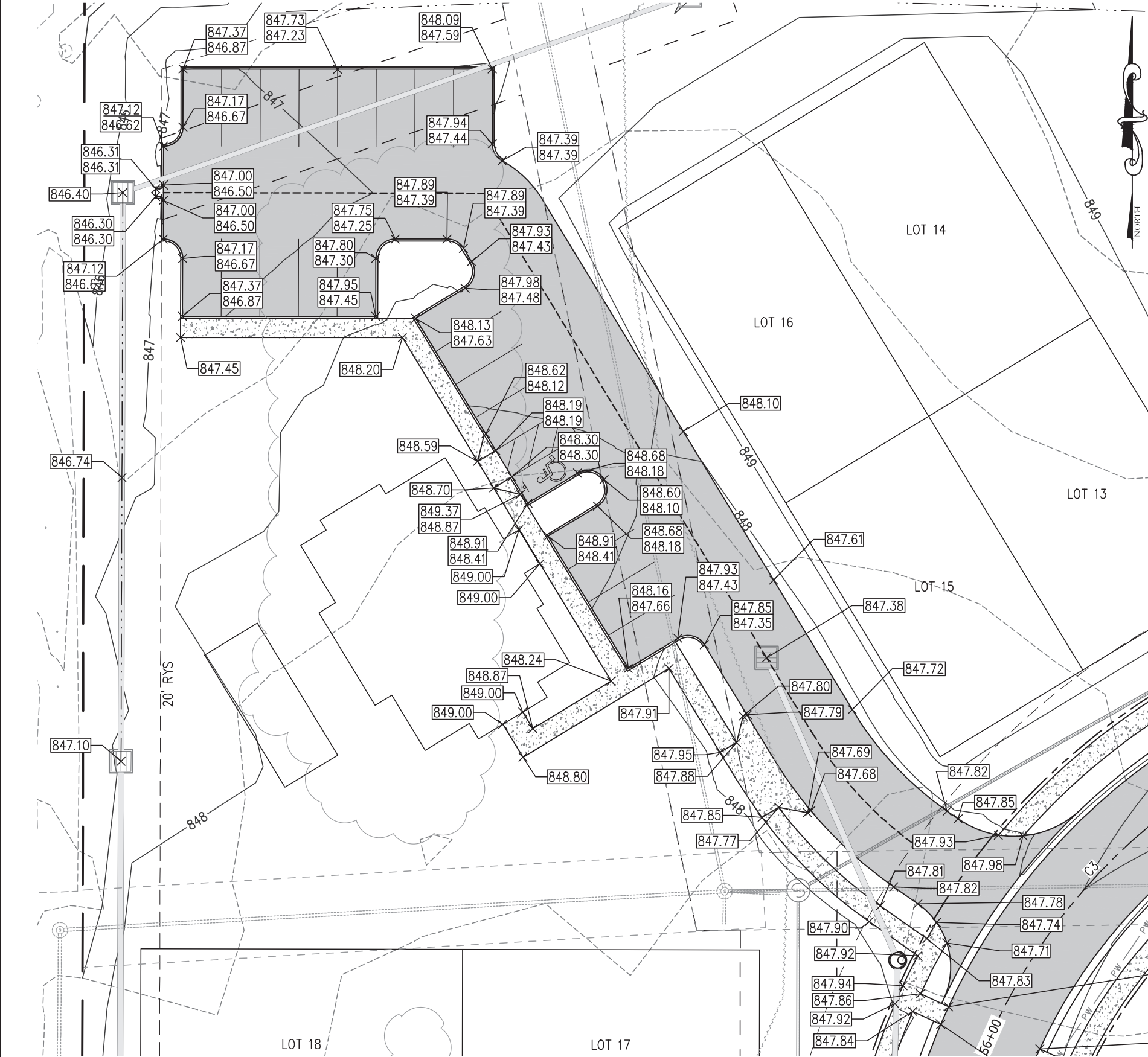
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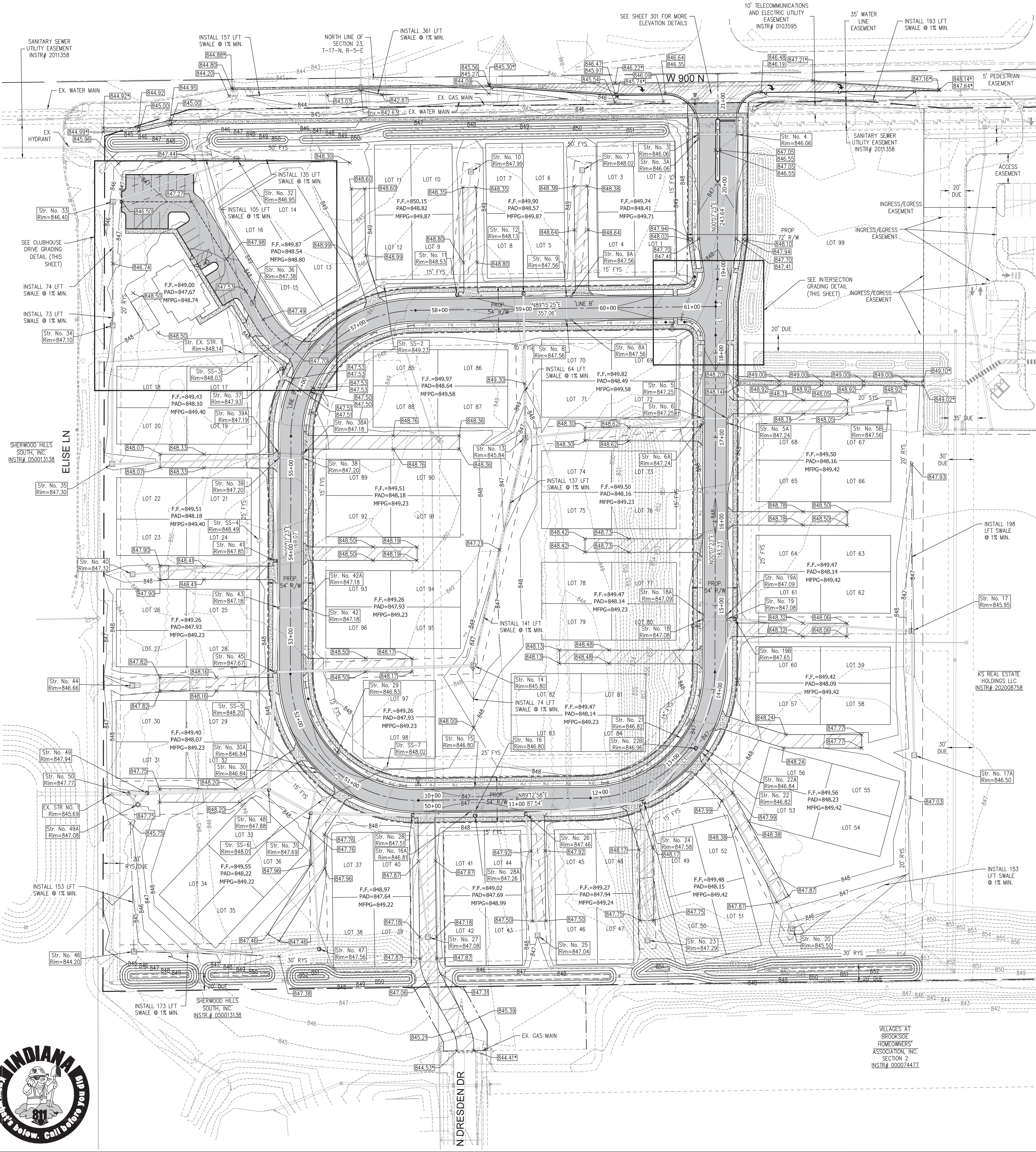
NOT TO SCALE



SCALE 1"=30'



SCALE 1"=30'



BRIDGENORTH QUADS

JOB No.		DRAWN	KLF	CHECKED	C.J.I
DATE	MAY 21, 2021	DESIGNED	CDM	APPR.	C.J.I

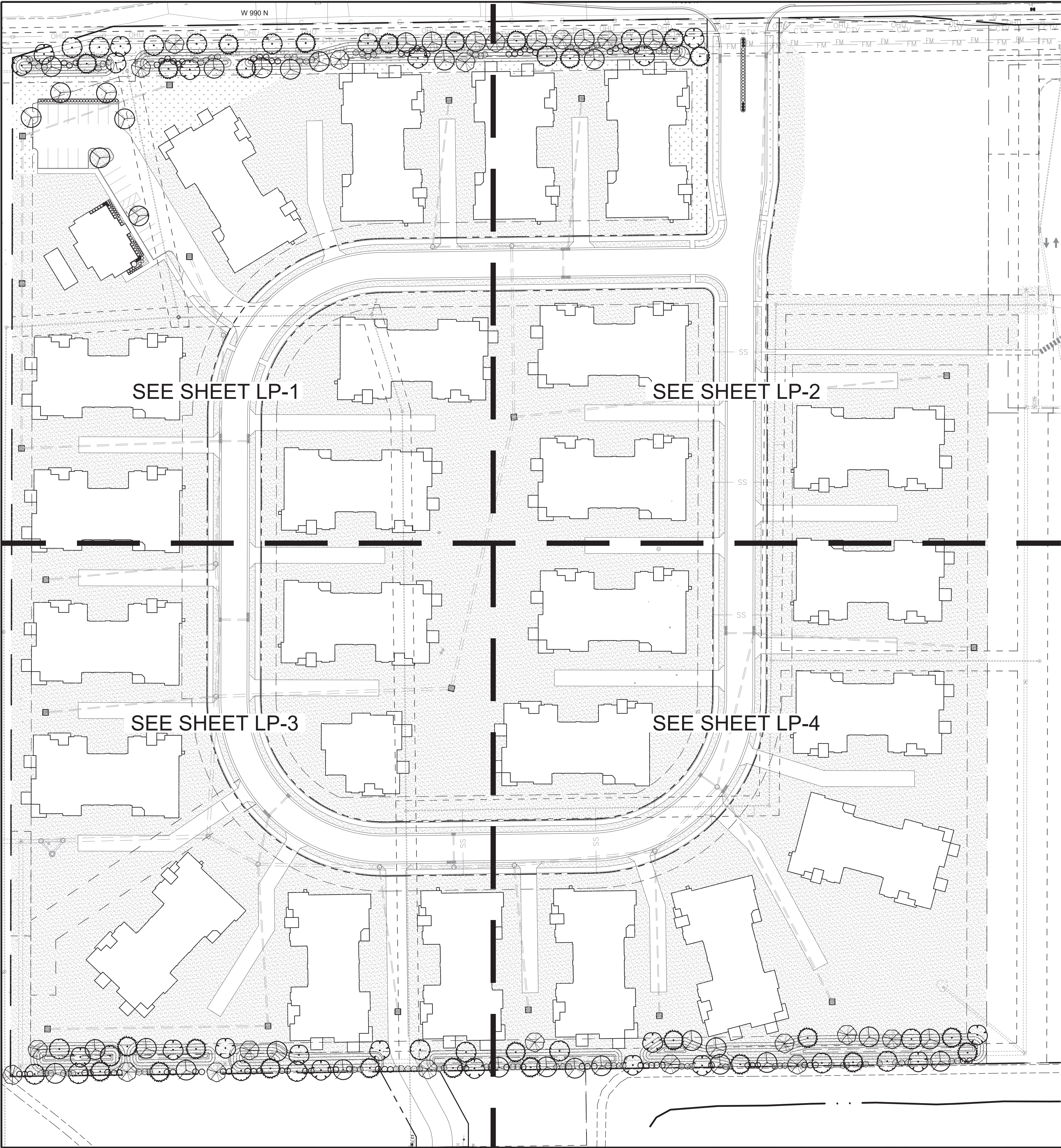


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0' 25' 50' 100'
Scale 1" = 50'

GENERAL GRADING AND PLANTING NOTES

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- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

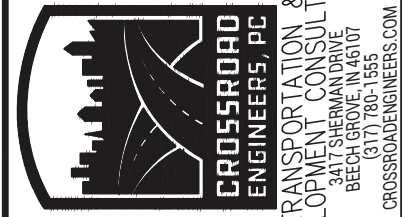
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MULCHES

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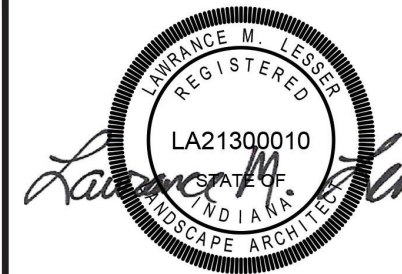
LANDSCAPE CALCULATIONS

PARKING PERIMETER	
LENGTH:	80 LF
TREES REQUIRED:	2 TREES (1 TREE PER 50 LF)
TREES PROVIDED:	2 TREES
PARKING	
INTERIOR PARKING AREA:	9,503 SF
LANDSCAPE AREA REQUIRED:	475 SF (5%)
LANDSCAPE AREA PROVIDED:	565 SF (8.4%)
TREES REQUIRED:	4 TREES (1 TREE PER 2,400 SF PKG AREA)
TREES PROVIDED:	4 TREES
SHRUBS REQUIRED:	19 SHRUBS (1 SHRUB PER 500 SF PKG AREA)
SHRUBS PROVIDED:	27 SHRUBS
BUFFER YARD	
BUFFER LENGTH NORTH:	973 LF
TREES REQUIRED:	68 TREES (7 TREES PER 100 LF)
TREES PROVIDED:	68 TREES
SHRUBS REQUIRED:	97 SHRUBS (10 SHRUBS PER 100 LF)
SHRUBS PROVIDED:	97 SHRUBS
BUFFER LENGTH SOUTH:	
693 LF	
TREES REQUIRED:	48 TREES (7 TREES PER 100 LF)
TREES PROVIDED:	48 TREES
SHRUBS REQUIRED:	69 SHRUBS (10 SHRUBS PER 100 LF)
SHRUBS PROVIDED:	69 SHRUBS
SUPPLEMENTAL TREES	
SITE AREA:	1,425,493 SF (32.72 ACRES)
MIN. TREES REQUIRED:	16 TREES (5 TREES PER ACRE)
SUPPLEMENTAL TREES REQUIRED:	98 TREES
TREES PROPOSED:	98 TREES



OVERALL LANDSCAPE
PLANTING
BRIDGENORTH QUADS

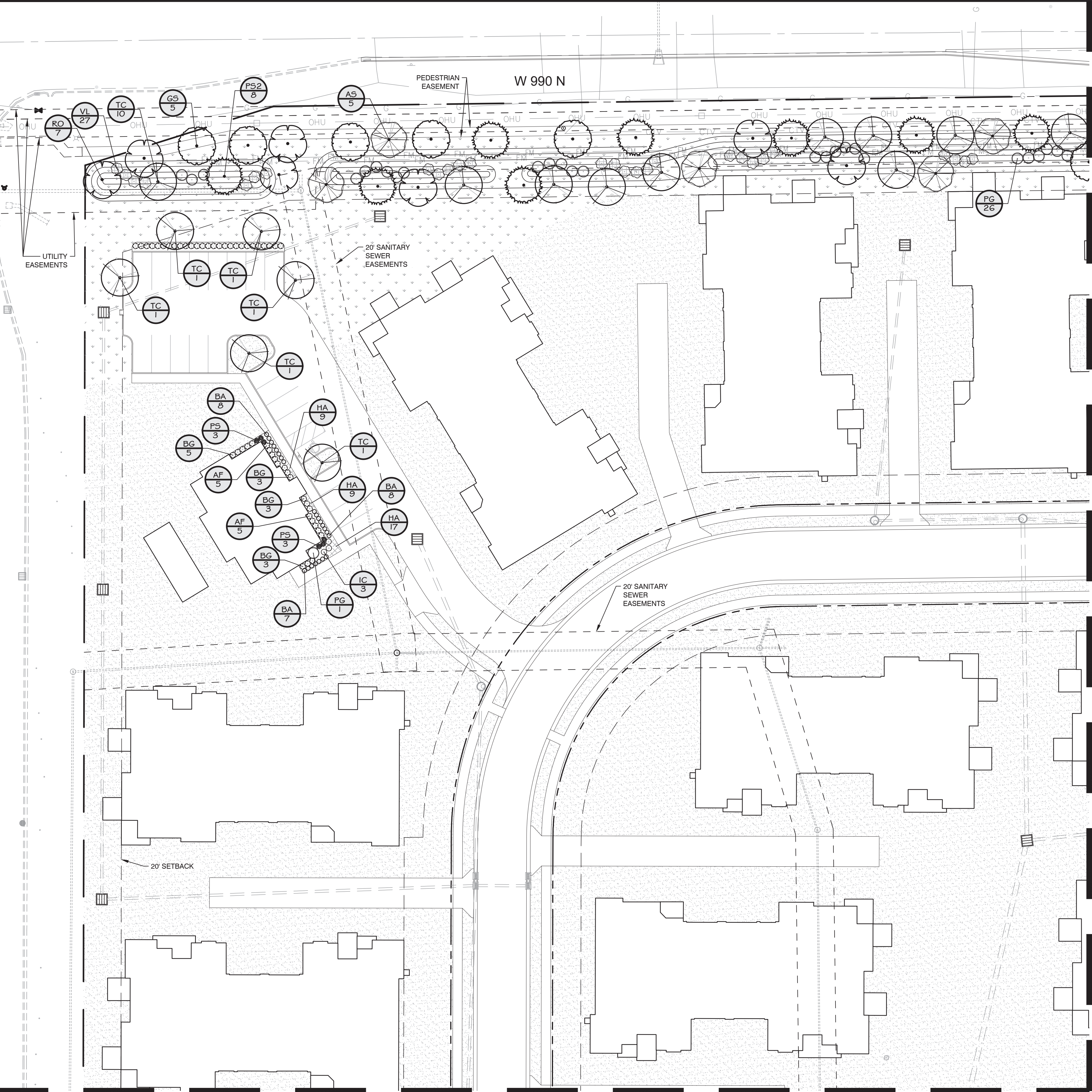
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DATE	MAY 19, 2021	DESIGNED	JWG	APPR.	CM
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MATCHLINE - SEE SHEET LP-3



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	QTY
	AS	Acer saccharum	Sugar Maple	B & B	2.5" Cal	10'-12'	19
	GS	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	B & B	2.5" Cal	10'-12'	19
	PS2	Pinus strobus	White Pine	B & B	2.5" Cal	10' min.	26
	RO	Quercus rubra	Red Oak	670 gal.	2.5" Cal	10'-12'	21
	TC	Tilia cordata	Littleleaf Linden	B & B	2.5" Cal	10'-12'	37
	CODE	BOTANICAL NAME	COMMON NAME	ROOT	CONTAINER	SPACING	QTY
	AF	Abelia x grandiflora 'Francis Mason'	Francis Mason Abelia	---		36" o.c.	37
	BA	Berberis thunbergii 'Atropurpurea Nana'	Dwarf Red Leaf Japanese Barberry	3 gal	Cont.	30" o.c.	23
	BG	Buxus x 'Green Mound'	Green Mound Boxwood	3 gal	Cont.	36" o.c.	14
	IC	Ilex cornuta 'Carissa'	Carissa Holly	3 gal.	Cont.	36" o.c.	21
	PS	Panicum virgatum 'Shenendoah'	Burgundy Switch Grass	3 gal	Cont.	36" o.c.	12
	PG	Physocarpus opulifolius 'Golden Nugget'	Golden Nugget Ninebark	5 gal	Cont.	72" o.c.	81
	VL	Viburnum rhytidophyllum	Leatherleaf Viburnum	5 gal	Cont.	72" o.c.	86
	CODE	BOTANICAL NAME	COMMON NAME	TYPE	CONTAINER	SPACING	QTY
	FS	Festuca arundinacea 'Kentucky 31'	Kentucky Tall Fescue	Hydromulch		485,086 sf	
	FK	Festuca arundinacea 'Kentucky 31'	Kentucky Tall Fescue	sod		39,879 sf	
	HA	Hemerocallis x 'Aztec Gold'	Aztec Gold Daylily	1 gal.		15" o.c.	35

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LANDSCAPE PLANTING

BRIDGENORTH QUADS

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DATE	MAY 19, 2021	DESIGNED	CM
		APPR.	

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LP-1

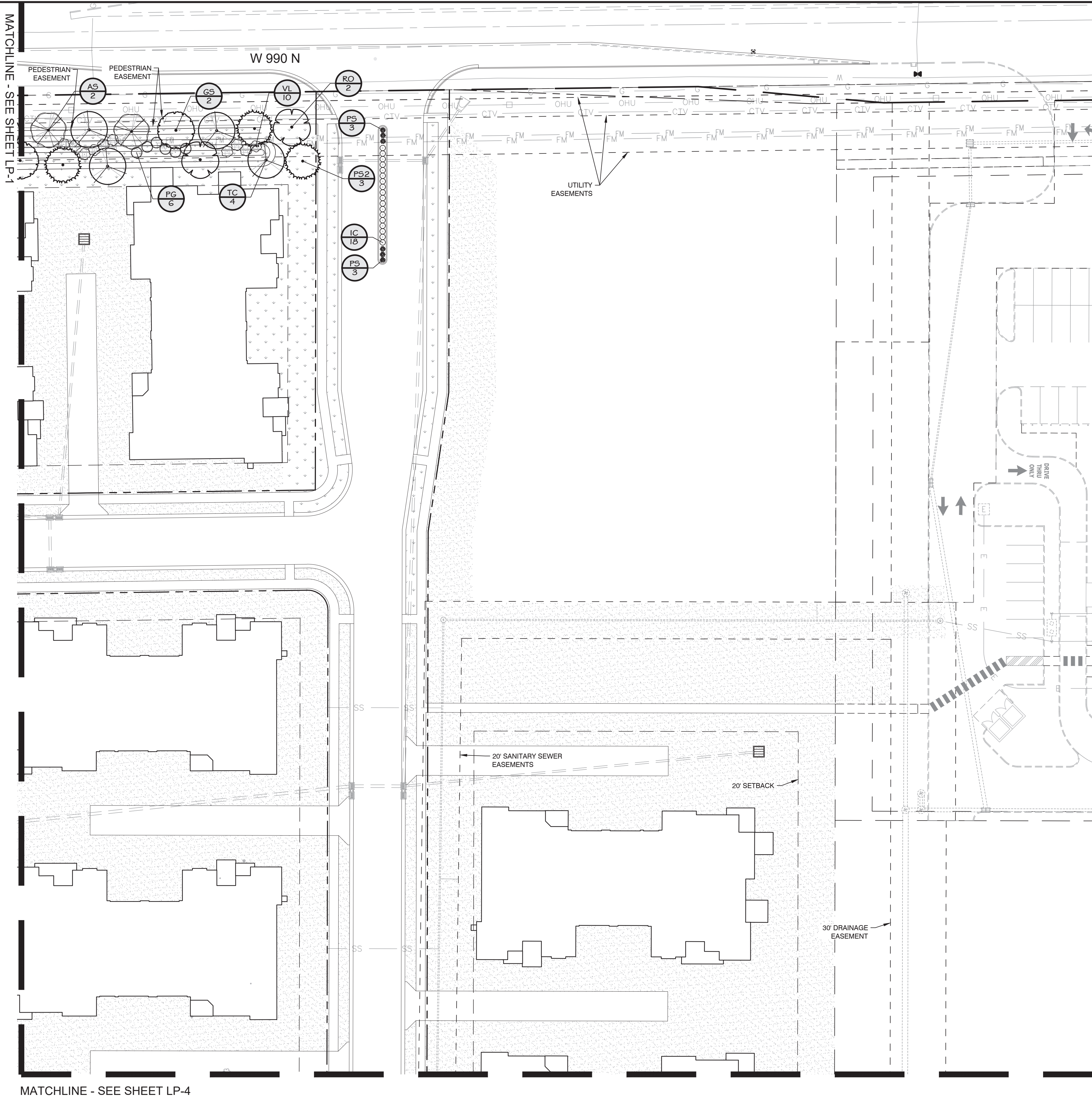
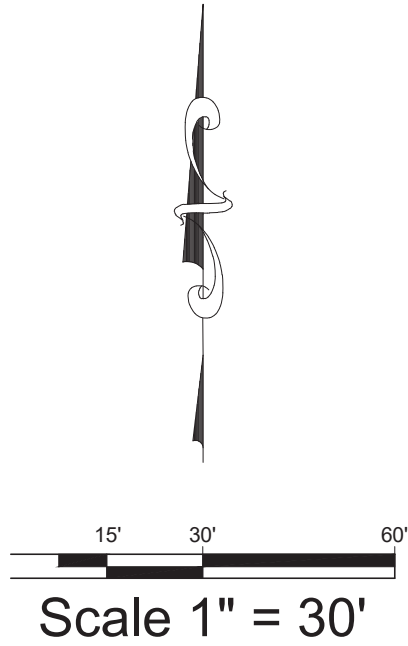


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SEE SHEET LP-1 FOR
LANDSCAPE CALCULATIONS



TRANSPORTATION &
DEVELOPMENT CONSULTANTS
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED LANDSCAPE ARCHITECTS
CROSSFORDENGINEERS.COM

LANDSCAPE PLANTING

BRIDGENORTH QUADS

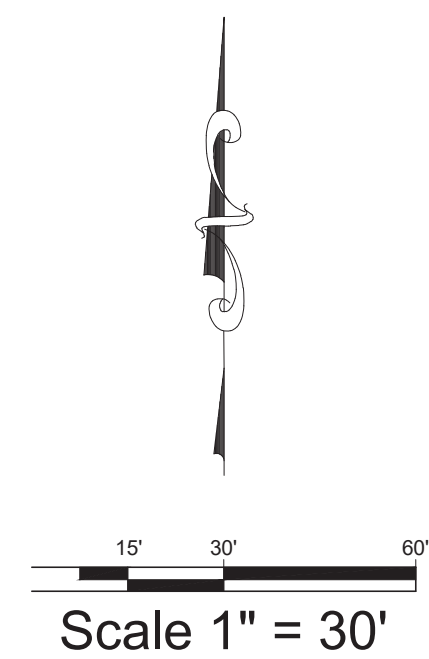
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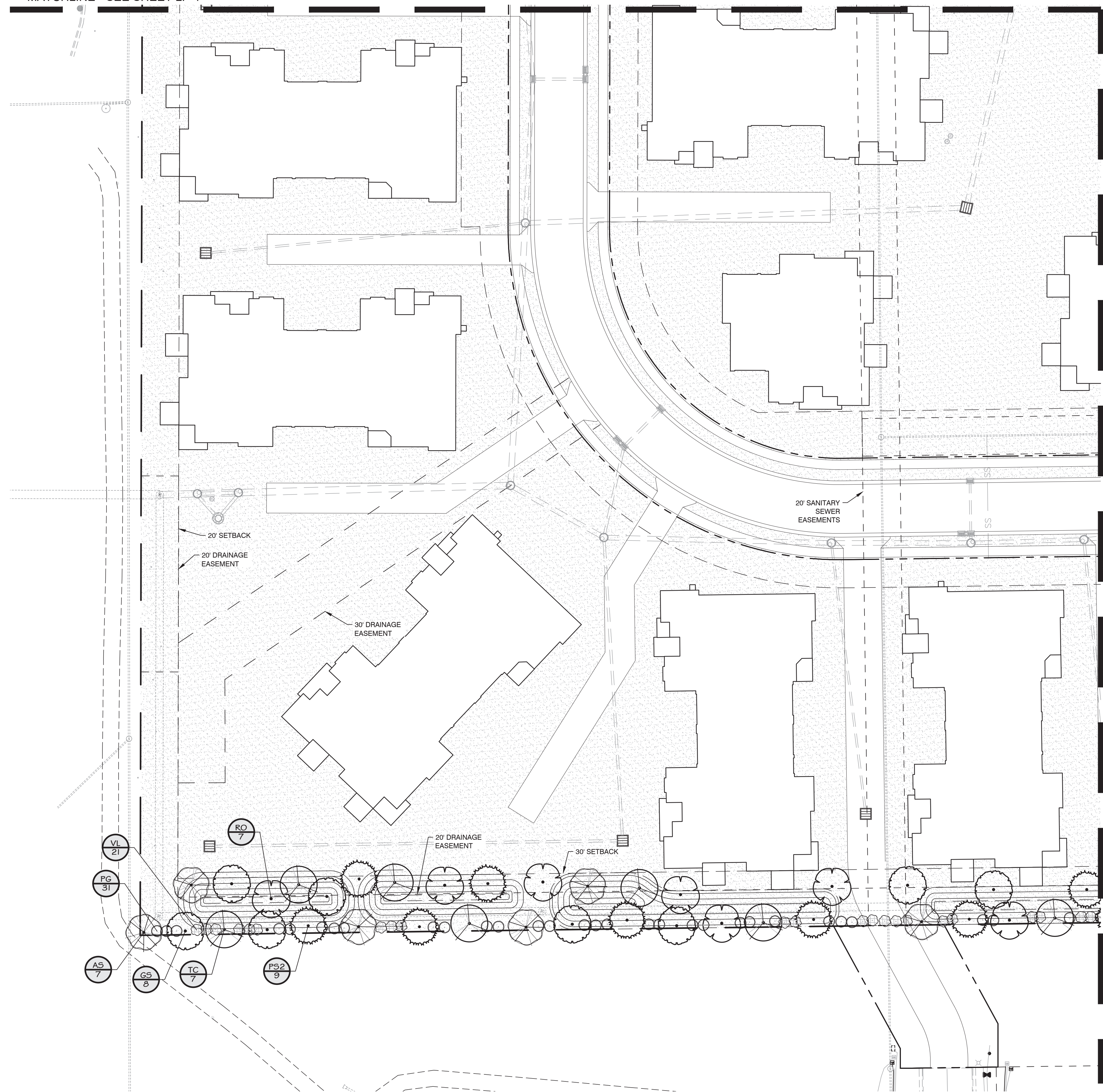


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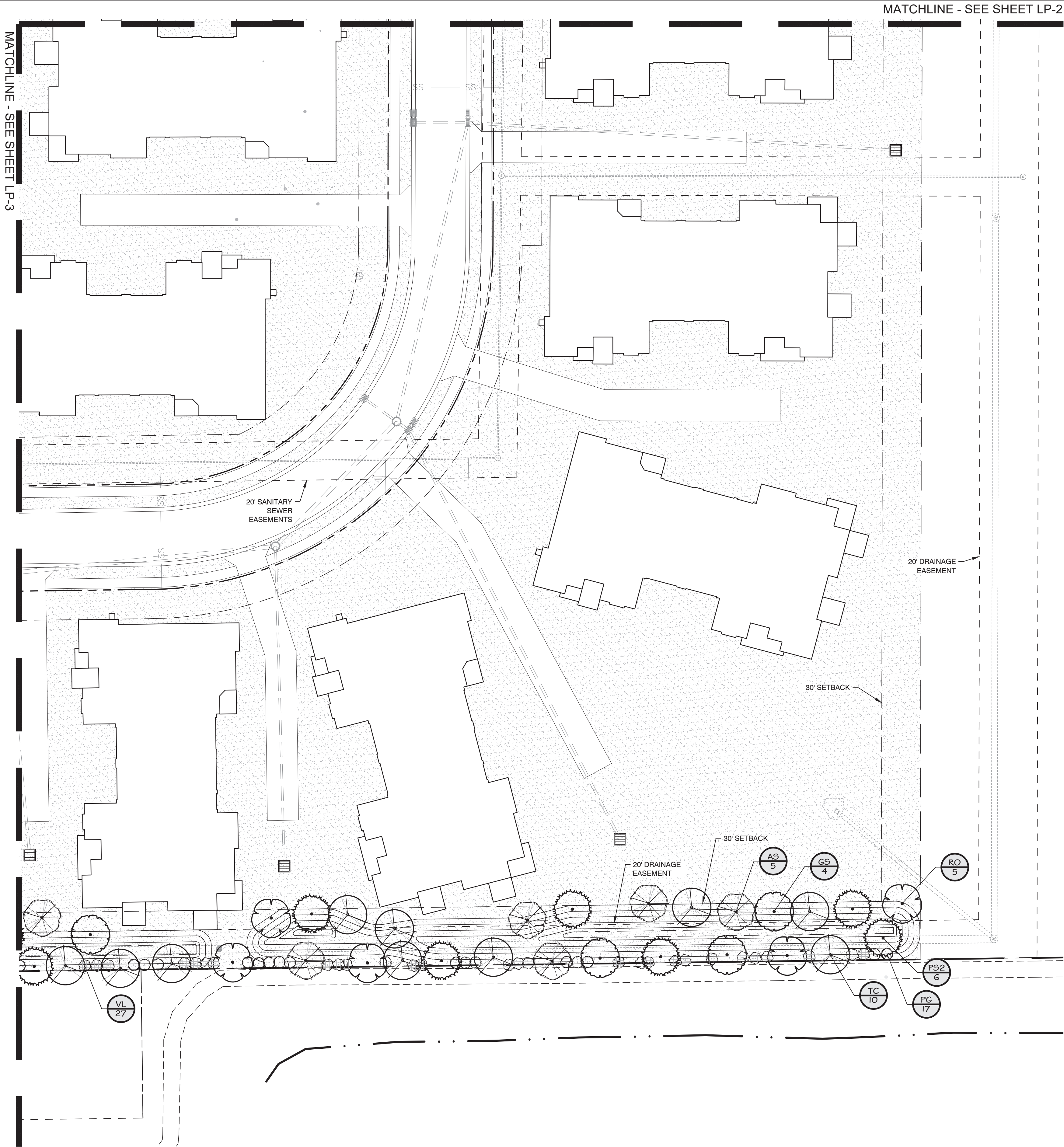
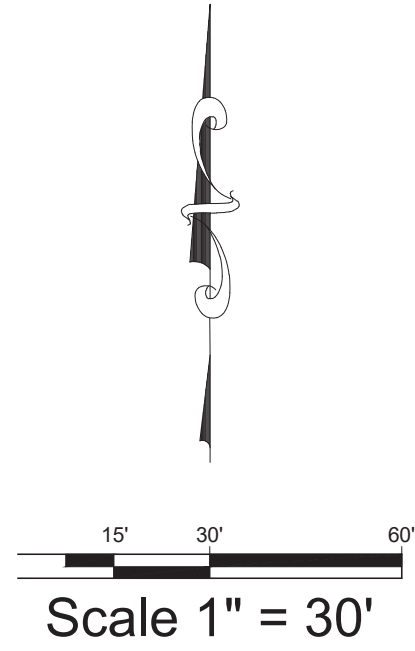


MATCHLINE - SEE SHEET LP-1




SEE SHEET LP-1 FOR
LANDSCAPE CALCULATIONS

DIRECTORY PATH : C:\landek\eco\2021\bridgenorth Quads
DATE/USER : 5/20/2021 9:30 PM / Shaka Jazdzewski



SEE SHEET LP-1 FOR
LANDSCAPE CALCULATIONS

9		8		7		6		5		4		3		2		1		NO.		DATE		REVISIONS		BY		APPR.	
<div><div></div><div><div>LANDSCAPE PLANTING</div><div>BRIDGENORTH QUADS</div><div><div>JOB No.</div><div>DATE</div></div><div><div>CHECKED</div><div>DESIGNED</div></div><div><div>RM</div><div>CM</div></div></div><div><div>UNGC</div><div>UNGC</div></div><div><div>MAY 19, 2021</div><div></div></div></div> <div><div>TRANSPORTATION & DEVELOPMENT CONSULTANTS</div><div>CROSSFORD ENGINEERS, PC</div><div>REGISTERED PROFESSIONAL ENGINEERS</div><div>ILLINOIS LICENSE NO. 001-00000000</div><div>CROSSFORDENGINEERS.COM</div></div>																											
SHEET LP-4																											