

CITYSCAPE RESIDENTIAL  
10 WEST CARMEL DRIVE, STE. 200  
CARMEL, IN 46032  
CONTACT: JENNIFER SEWELL  
PHONE: (419) 439-7802  
EMAIL: L.JSEWELL@CITYSCAPERESIDENTIAL.COM

**LOCATION MAP**  
(NOT TO SCALE)

**PROJECT LOCATION**

N 600 W

W 600 N

W 500 N

N 700 W

NORTH

CONSTRUCTION OF A 256 UNIT APARTMENT DEVELOPMENT FOR  
CITYSCAPE RESIDENTIAL ON ±18.13 AC. PROJECT IS IN SECTION 1 OF T16N,  
R5E IN THE TOWN OF McCORDSVILLE, HANCOCK COUNTY, INDIANA

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 5 EAST, IN HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE THEREOF, SOUTH 89 DEGREES 55 MINUTES 23 SECONDS WEST (ASSUMED BEARING) 394.82 FEET TO THE CENTER LINE OF COUNTY ROAD 600 WEST AND THE POINT OF BEGINNING; THENCE ALONG SAID CENTER LINE, SOUTH 00 DEGREES 51 MINUTES 08 SECONDS EAST 1650 FEET TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN A WARRANTY DEED TO HANCOCK COUNTY, RECORDED AS INSTRUMENT 9310821 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA (THE NEXT FIVE CALLS ARE ALONG THE NORTH AND WEST LINES OF SAID TRACT); (1) THENCE PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89 DEGREES 55 MINUTES 23 SECONDS WEST 129.99 FEET (130.01 FEET BY DEED); (2) THENCE SOUTH 41 DEGREES 13 MINUTES 02 SECONDS EAST 123.49 FEET (123.52 FEET BY DEED) TO A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 1482.39 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 89 DEGREES 08 MINUTES 53 SECONDS EAST, (3) THENCE SOUTHERLY ALONG SAID CURVE 582.04 FEET TO A POINT WHICH BEARS SOUTH 66 DEGREES 39 MINUTES 05 SECONDS WEST FROM SAID RADIUS POINT; (4) THENCE SOUTH 27 DEGREES 18 MINUTES 48 SECONDS EAST 201.29 FEET; (5) THENCE SOUTH 21 DEGREES 34 MINUTES 42 SECONDS EAST 336.26 FEET (337.05 FEET BY DEED) TO THE NORTH LINE OF GENE AND BERNICE APPLE MINOR SUBDIVISION, THE PLAT OF WHICH IS RECORDED AS INSTRUMENT 912934 IN CABINET B, SLIDE 4 IN SAID RECORDERS OFFICE; THENCE ALONG SAID NORTH LINE AND THE WESTERLY EXTENSION THEREOF, NORTH 86 DEGREES 54 MINUTES 40 SECONDS WEST 137.00 FEET TO THE WEST CORNER OF SAID SUBDIVISION; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 50 MINUTES 55 SECONDS EAST 1097.51 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER, THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 59 MINUTES 37 SECONDS EAST 401.49 FEET TO THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 5 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 36, AND THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, NORTH 89 DEGREES 55 MINUTES 23 SECONDS EAST 560.66 FEET TO THE POINT OF BEGINNING, CONTAINING 26.825 ACRES, MORE OR LESS.

SITE BENCHMARKS:  
ORIGINATING BENCHMARK:  
THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY  
IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL  
POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY NATIONAL  
GEODETIC SURVEY (NGS) UTILIZING THEIR ONLINE POSITIONING USER  
SERVICE (PUS) SOFTWARE. THE COORDINATE VALUES SHOWN ARE IN THE  
NAD 83 NORTH AMERICAN STATE PLANE COORDINATE SYSTEM (EAST ZONE) REFERENCE TO  
THE 1983 NORTH AMERICA DATUM UTILIZING THE CONTINUOUSLY OPERATING  
REFERENCE STATIONS (CORS) ADJUSTMENT AS DETERMINED BY NGS (NAD  
83 (CORS 96)(EPOCH 2002.0000) AND REPORTED ON THE 1988 NORTH  
AMERICAN VERTICAL DATUM (NAVD88). THIS ORTHOMETRIC ELEVATION WAS  
COMPUTED USING Geoid8.

SBM #1 CP 100 = CAPPED REBAR SET  
ELEVATION=862.0

SBM #2 CP 101 = MAG NAIL SET  
ELEVATION=865.8

SBM #3 CP 102 = MAG NAIL SET  
ELEVATION=862.74

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	AQUA INDIANA	5750 CASTLE CREEK PARKWAY NORTH 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
FIRE DEPARTMENT	BUCK CREEK FIRE DEPT.	5809 AIRPORT BLVD, GREENFIELD, IN 46140	(317) 353-3570	BRANDON WILCH
CABLE	COMCAST	5330 E. 65TH ST., INDIANAPOLIS, IN 46220	(317) 774-3384	MATT STRINGER

ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER/OWNER	CITYSCAPE RESIDENTIAL	10 W CARMEL DR., SUITE 200 CARMEL, IN 46032	(419) 439-7802	JENNIFER SEWELL
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 218-9560	BRYAN SHEWARD, P.E.
ENVIRONMENTAL ENGINEER	EARTH SOURCE, INC.	14921 HAND RD, FT. WAYNE, IN 46818	(260) 489-8511	ERIC ELLINGSON
LANDSCAPE ARCHITECT	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 218-9560	MICHELE DYER, PLA
LAND SURVEYOR	SCHNEIDER GEOMATICS	8901 OTIS AVENUE, SUITE 100 INDIANAPOLIS, IN 46216	(317) 826-7101	RUDOLPH LEE, PLS

Sheet Number	Sheet Title
C0.0	TITLE SHEET
V1.0	ALTA SURVEY
V1.1	ALTA SURVEY
C1.0	GENERAL SPECIFICATIONS
C1.1	GENERAL NOTES
C2.0	OVERALL EXISTING CONDITIONS AND DEMO PLAN
C3.0	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C4.0	OVERALL EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C4.2	SWPPP
C5.0	OVERALL GRADING AND DRAINAGE PLAN
C5.1	GRADING AND DRAINAGE PLAN
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C5.3	GRADING AND DRAINAGE PLAN
C5.4	OVERALL EMERGENCY FLOOD ROUTING PLAN
C5.5	LEGAL DRAIN RELOCATION PLAN
C6.0	OVERALL UTILITY PLAN
C6.1	UTILITY PLAN
C6.2	UTILITY PLAN
C6.3	UTILITY PLAN
C6.4	STORM PROFILES
C6.5	STORM PROFILES
C6.6	STORM PROFILES
C6.7	STORM PROFILES
C6.8	STORM PROFILES
C6.9	STORM PROFILES
C6.9	SANITARY PLAN AND PROFILE
C6.10	SANITARY PLAN AND PROFILE
C6.11	SANITARY PROFILES
C6.12	SANITARY PROFILES
C6.13	SANITARY PROFILES
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
C7.3	CONSTRUCTION DETAILS
C7.4	CONSTRUCTION DETAILS
C7.5	CONSTRUCTION DETAILS
C8.0	MAINTENANCE OF TRAFFIC PLAN
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE DETAILS
1-20	AQUA INDIANA STANDARD DETAILS
1-10	MCCORDSVILLE STANDARD SPECIFICATIONS & DETAILS

No.	REVISIONS	DATE	BY
<u>  </u>	REVIEW COMMENTS	04/24/23	BAS
<u>  </u>	REVIEW COMMENTS	06/13/23	CDC

**Kimley»Horn**  
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SCALE:	AS NOTED
DESIGNED BY:	CDC
DRAWN BY:	TNH
CHECKED BY:	BAS



TITLE SHEET

**CITYSCAPE  
BROADACRE**

SWC MT. COMFORT RD & CR W 600 N,  
McCordsville, IN 46055

ORIGINAL ISSUE: 2/17/2023
KHA PROJECT NO. 170329001

# C0.0


Drawing name: K:\IND\_LDEV\170329001\_Cityscope\_SWC-Mt.Comfort-Rd&W600N\_McCordsville\_IN\2 Design\CADD\PlanSheets\C0.0-TITLE SHEET.dwg C0.0 Jun 13, 2023 3:21pm by: celeb.chance




Drawing name: K:\\_LDDEV\70329001\_Cityscope\_SVC-MtComfort-Rd\6600M\_WeCordova\INV.2\_Design\CADD\PlanSheets\C2.0-OVERALL EXISTING CONDITIONS AND DEMO PLAN.dwg C2.0 Jun 13, 3:22pm by: colchance



Indiana Utilities Protection Service

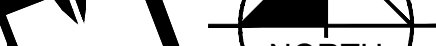
**Call 811** 

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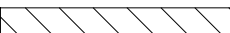
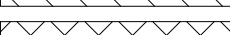







**GRAPHIC SCALE IN FEET**

0 30' 60' 120'



# DEMOLITION LEGEND

A.		SAWCUT LINE
B.		GUARDRAIL REMOVAL
C.		UTILITY REMOVAL
D.		FULL-DEPTH ASPHALT PAVEMENT REMOVAL
E.		CONCRETE REMOVAL
F.		WOODS REMOVAL
G.		ASPHALT 1.5" MILL
H.		FENCE REMOVAL
I.		ITEM TO BE RELOCATED
J.		ITEM TO BE REMOVED
K.		ITEM TO REMAIN, PROTECT THROUGHOUT DURATION OF CONSTRUCTION
L.		REMOVE & REPLACE CASTING WITH NEENAH R-3472
M.		ADJUST CASTING / STRUCTURE TO PROPOSED GRADE

# 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 CATCH
⊗ 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 MARKER	⊗ TRAFFIC MANHOLE	⊗ TREE / STUMP
— ● — SWALE	— TS —	— TOE OF SLOPE
— X — FENCE LINE	— TB —	— TOP OF BANK
— SS — SANITARY SEWER	— FB —	— UNDERGROUND FIBER OPTIC
— SD — STORM DRAIN	— OH —	— 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.)

[illegible]









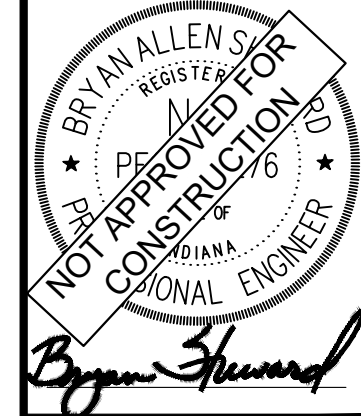
GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 15, 30, and 60 feet. The line is divided into three equal segments of 15 feet each. The first segment (0 to 15) is white, the second (15 to 30) is black, and the third (30 to 60) is white. The labels 0, 15, 30, and 60 are placed above the tick marks.

[illegible]

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SCALE:	AS NOTED
DESIGNED BY:	CDC
DRAWN BY:	TNH
CHECKED BY:	BAS



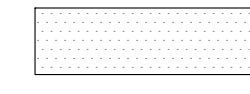
# SITE PLAN

CITYSCAPE  
BROADACRE  
S.W.C. MT. COMFORT RD. & CB.W. 600 N.

ORIGINAL ISSUE: 2/17/2023
KHA PROJECT NO. 170329001
SHEET NUMBER

### C3.1

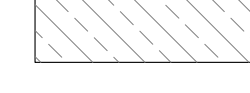
## PAVING LEGEND



STANDARD DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR  
PAVEMENT SECTION



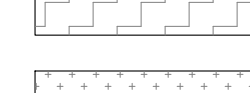
HEAVY DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR  
PAVEMENT SECTION



RIGHT OF WAY PAVEMENT  
SEE CONSTRUCTION DETAILS FOR  
PAVEMENT SECTION

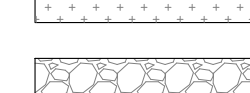


SEE CONSTRUCTION DETAILS FOR  
PAVEMENT SECTION



SEE CONSTRUCTION DETAILS FOR  
PAVEMENT SECTION

ASPHALT TRAIL



SEE CONSTRUCTION DETAILS FOR  
PAVEMENT SECTION

GRAVEL

## KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSED CONCRETE CURB AND GUTTER (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
5. CONCRETE CURB AND GUTTER (SEE DETAILS)
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
9. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
10. ACCESSIBLE RAMP (SEE DETAILS)
11. 2' WIDE TACTILE WARNING STRIP
12. 4' WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
15. CONCRETE BOLLARD, TYP. (SEE DETAILS)
16. TRASH COMPACTOR AND ENCLOSURE  
(SEE ARCHITECTURAL PLANS FOR DETAILS)
17. TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
18. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
19. LIGHT POLES SHOWN FOR COORDINATION ONLY  
(SEE SITE LIGHTING PLAN)
20. SWING GATE WITH KNOX BOX (SEE DETAILS)
21. ILLUMINATED FOUNTAIN
22. 5' ASPHALT PATH (SEE DETAILS)
23. 3-FIT TRANSITION CURB (SEE DETAILS)
24. 4' CHAINLINK ALL BLACK FENCE (SEE DETAILS)
25. 3'X3' CONCRETE STOOP (SEE DETAILS)
26. CROSSWALK STRIPING (TWO 6" WHITE STRIPES)
27. DIRECTIONAL ARROWS
28. GUARDRAIL
29. 5" X 5" WOODEN POST (5' O.C.)
30. NOT USED
31. 4" YELLOW THERMOPLASTIC STRIPE ADJACENT TO FIRE HYDRANT
32. CROSS WALK STRIPING (2' WHITE STRIPE @ 4' O.C.)

## GENERAL PLAN NOTES

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

MATCHLINE - SEE SHEET Cx.1  
MATCHLINE - SEE SHEET Cx.2

MATCHLINE - SEE SHEET Cx.1  
MATCHLINE - SEE SHEET Cx.2

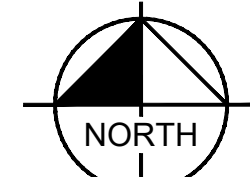


MATCHLINE - SEE SHEET Cx.1  
MATCHLINE - SEE SHEET Cx.2

MATCHLINE - SEE SHEET Cx.1  
MATCHLINE - SEE SHEET Cx.2

Indiana Utilities Protection Service

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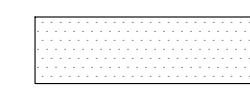


GRAPHIC SCALE IN FEET

0 15' 30' 60'

A horizontal graphic scale bar with tick marks at 0, 15', 30', and 60'. The bar is divided into three equal segments of 15 feet each. The first segment (0 to 15') is white. The second segment (15' to 30') is black. The third segment (30' to 60') is white. The labels 0, 15', 30', and 60' are positioned above the corresponding tick marks.

## PAVING LEGEND



STANDARD DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR  
PAVEMENT SECTION



HEAVY DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR  
PAVEMENT SECTION



RIGHT OF WAY PAVEMENT  
SEE CONSTRUCTION DETAILS FOR  
PAVEMENT SECTION



CONCRETE SIDEWALK  
SEE CONSTRUCTION DETAILS FOR  
PAVEMENT SECTION



SEE CONSTRUCTION DETAILS FOR  
PAVEMENT SECTION



SEE CONSTRUCTION DETAILS FOR  
PAVEMENT SECTION

GRAVEL

## KEY NOTES

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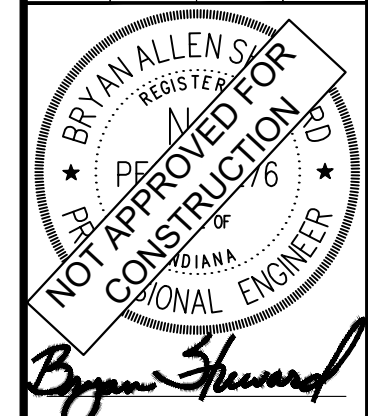
## GENERAL PLAN NOTES

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No.	REVISIONS	DATE	BY
1	REVIEW COMMENTS	04/24/23	BAS
2	REVIEW COMMENTS	06/13/23	CDC

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202023 KIMLEY-HORN AND ASSOCIATES, INC.  
2550 EAST 96TH STREET, SUITE 580,  
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PHONE: 317-218-9560  
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SCALE:	AS NOTED
DESIGNED BY:	CDC
DRAWN BY:	TNH
CHECKED BY:	BAS



**CITYSCAPE**  
RESIDENTIAL

SITE PLAN

**CITYSCAPE  
BROADACRE**

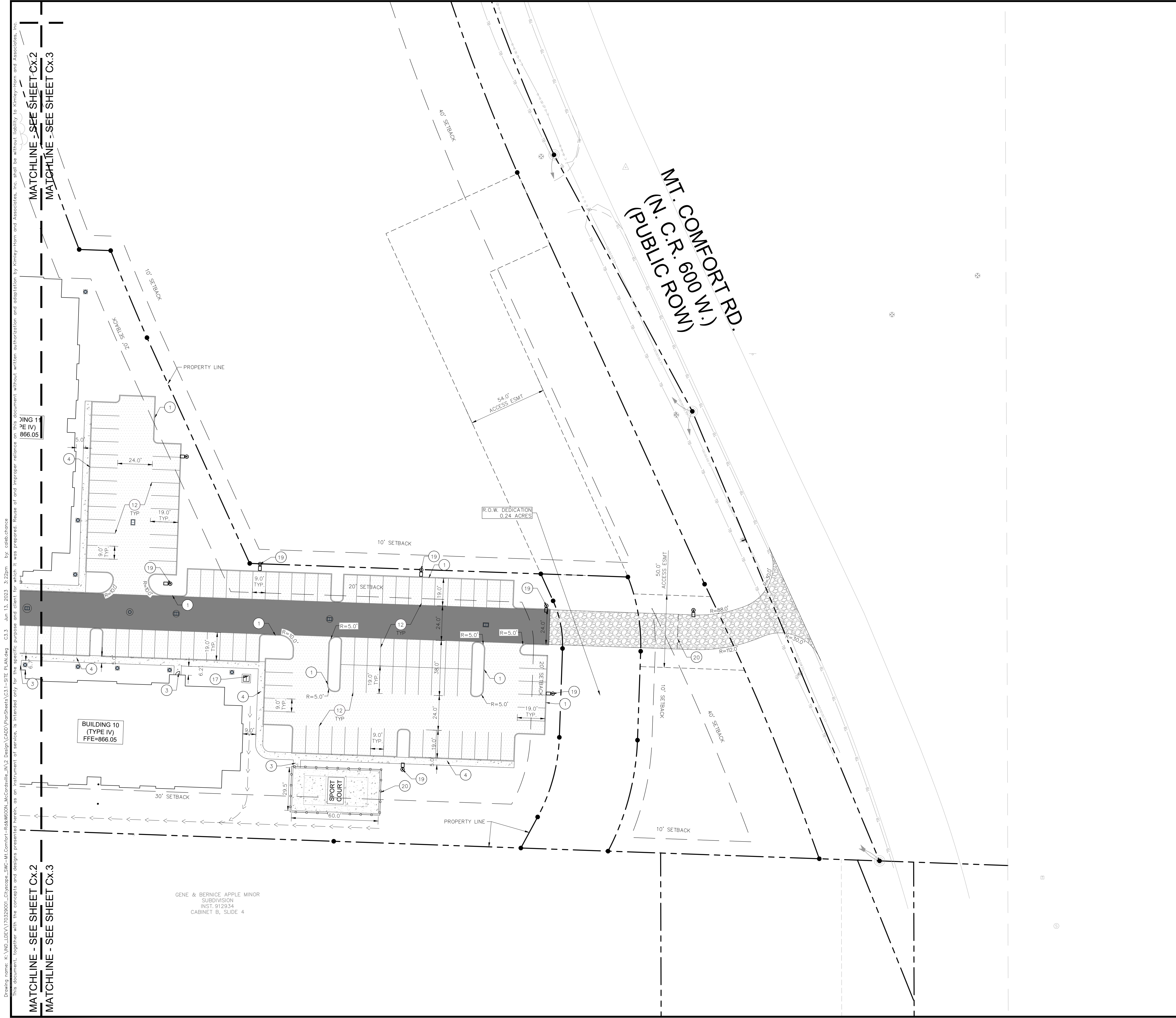
SWC MT. COMFORT RD & CS W 600 N,  
MCCORMICKSVILLE, IN 46055

ORIGINAL ISSUE: 2/17/2023
KHA PROJECT NO. 170329001
SHEET NUMBER

C3.2

Drawing name: K:\IND\_LDEV\170329001\_Cityscope\_SWC-Mt.Comfort-Rd&W600N\_McCordsville\_IN\2 Design\CADD\PlanSheets\C3.1-SITE PLAN.dwg C3.2 Jun 13, 2023 3:22pm by: coleb.chance





Indiana Utilities Protection Service

Call 811

before you dig

NORTH

GRAPHIC SCALE IN FEET

0

15'

30'

60'

PAVING LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	GRAVEL SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

- KEY NOTES
1. CONCRETE CURB, TYP. (SEE DETAILS)

2. DEPRESSED CONCRETE CURB AND GUTTER (SEE DETAILS)

3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)

4. COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)

5. CONCRETE CURB AND GUTTER (SEE DETAILS)

6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.

7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)

8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)

9. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)

10. ACCESSIBLE RAMP (SEE DETAILS)

11. 2" WIDE TACTILE WARNING STRIP

12. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.

13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)

14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)

15. CONCRETE BOLLARD, TYP. (SEE DETAILS)

16. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)

17. TRANSFORMER PAD (REFER TO UTILITY PROVIDER)

18. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)

19. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)

20. SWING GATE WITH KNOX BOX (SEE DETAILS)

21. ILLUMINATED FOUNTAIN

22. 5" ASPHALT PATH (SEE DETAILS)

23. 3-FT TRANSITION CURB (SEE DETAILS)

24. 4" CHAINLINK ALL BLACK FENCE (SEE DETAILS)

25. 3'X3' CONCRETE STOOP (SEE DETAILS)

26. CROSSWALK STRIPING (TWO 6" WHITE STRIPES)

27. DIRECTIONAL ARROWS

28. GUARDRAIL

29. 5" X 5" WOODEN POST (5' O.C.)

30. NOT USED

31. 4" YELLOW THERMOPLASTIC STRIPE ADJACENT TO FIRE HYDRANT

32. CROSS WALK STRIPING (2' WHITE STRIPE @ 4' O.C.)

GENERAL PLAN NOTES

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

REVIEW COMMENTS

04/24/23

BAS

REVIEW COMMENTS

06/13/23

CDC

REVISIONS

DATE

BY

NO.

DATE

BY

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AS NOTED

DESIGNED BY CDC

DRAWN BY: TNH

CHECKED BY: BAS

BRYAN ALLEN'S  
REGISTERED PROFESSIONAL ENGINEER  
NOT APPROVED FOR CONSTRUCTION  
DIANA

Bryan Shumard

CITYSCAPE  
RESIDENTIAL

SITE PLAN

CITYSCAPE  
BROADACRE

SWC MT. COMFORT RD & CR W/600 N.  
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE:  
2/17/2023

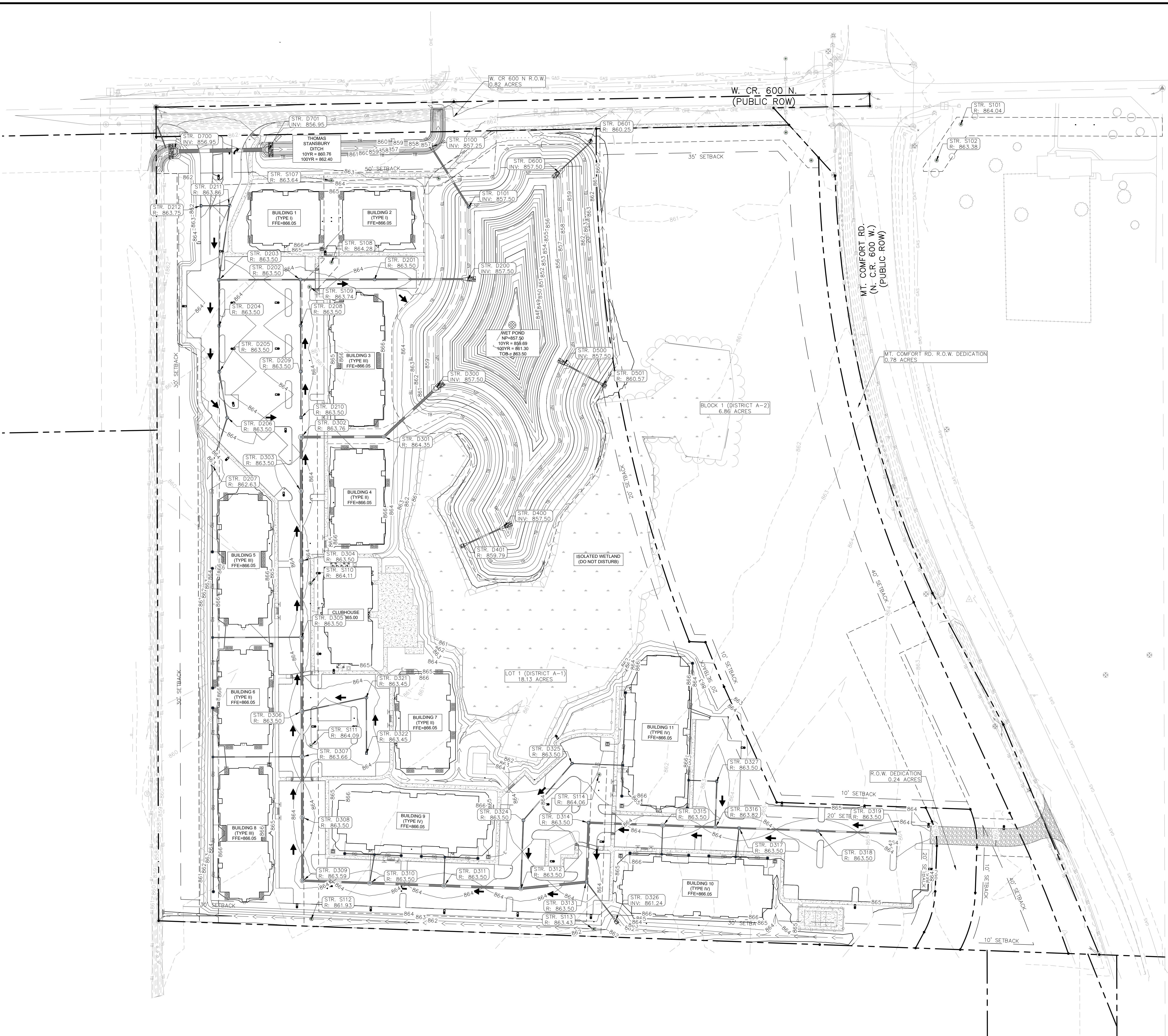
KHA PROJECT NO.  
170329001

SHEET NUMBER

C3.3



Drawing name: K:\IND\_LEV\170329001\_Cityscape-SWC-Mt Comfort-Road\WOOD\MCCordsville\_IN\2-Design\CADD\PlanSheets\C5.0-OVERALL GRADING AND DRAINAGE PLAN.dwg C5.0 Jun 13, 2023 3:23pm by ccschance  
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NORTH

GRAPHIC SCALE IN FEET

0 30' 60' 120'

GRADING LEGEND

XXX.XX	FINISHED GRADE SPOT ELEVATION
TC 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 LINE
XXX	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

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	○	IRRIGATION VALVE
○	CABLE PEDESTAL	○	ELECTRICAL MARKER	○	POST INDICATOR VALVE
○	TELEPHONE PEDESTAL	○	ELECTRICAL TRANSFORMER	○	WELL
○	TELEPHONE HAND HOLE	○	GUY POLE/WIRE	○	WATER METER
○	TELEPHONE MARKER	○	POWER POLE	○	WATER VALVE
○	TELEPHONE MANHOLE	○	TRAFFIC SIGNAL POLE	○	TREE / STUMP
○	FIBER OPTIC MAKER	○	TRAFFIC MANHOLE	○	TOE OF SLOPE
---	SWALE	---	TS	---	TOP OF BANK
X	FENCE LINE	---	TB	---	UNDERGROUND FIBER OPTIC
---	SANITARY SEWER	---	FB	---	OVERHEAD ELECTRICAL
---	STORM DRAIN	---	OE	---	UNDERGROUND GAS
---	WATER LINE	---	GS	---	UNDERGROUND TELEPHONE
---	TREE LINE	---	TDL		

BENCHMARKS

SITE BENCHMARKS:  
ORIGINATING BENCHMARK:  
THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY NATIONAL GEOLOGIC SURVEY (NGS) UTILIZING THEIR ONLINE POSITIONING USER SERVICE (OPUS) SOFTWARE. THE COORDINATE VALUES SHOWN ARE IN THE INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE) REFERENCE TO THE 1983 NORTH AMERICA DATUM UTILIZING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) ADJUSTMENT AS DETERMINED BY NGS (NAD 83 (CORS 96)(EPOCH 2002.0000) AND REPORTED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). THIS ORTHOMETRIC ELEVATION WAS COMPUTED USING Geoid18.

SBM #1 CP 100 - CAPPED REBAR SET  
ELEVATION=862.0

SBM #2 CP 101 - MAG NAIL SET  
ELEVATION=865.8

SBM #3 CP 102 - MAG NAIL SET  
ELEVATION=862.74

GENERAL PLAN NOTES

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

REVIEW COMMENTS	REVIEW COMMENTS	REVISIONS
04/24/23 BAS	06/13/23 CDC	NO

AS NOTED

DESIGNED BY CDC

DRAWN BY: TNH

CHECKED BY: BAS

SCALE:

DESIGNED BY CDC

DRAWN BY: TNH

CHECKED BY: BAS

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PROFESSIONAL ENGINEER  
STATE OF INDIANA  
NOT APPROVED FOR  
CONSTRUCTION

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RESIDENTIAL

CITYSCAPE  
BROADACRE

SWC MT. COMFORT RD & W 600 N.  
MCCORDSVILLE, IN 46055

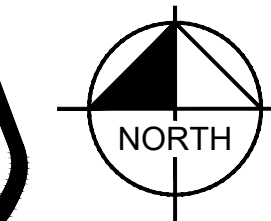
OVERALL GRADING  
AND DRAINAGE  
PLAN

ORIGINAL ISSUE:  
2/17/2023

KHA PROJECT NO.  
170329001

SHEET NUMBER  
C5.0





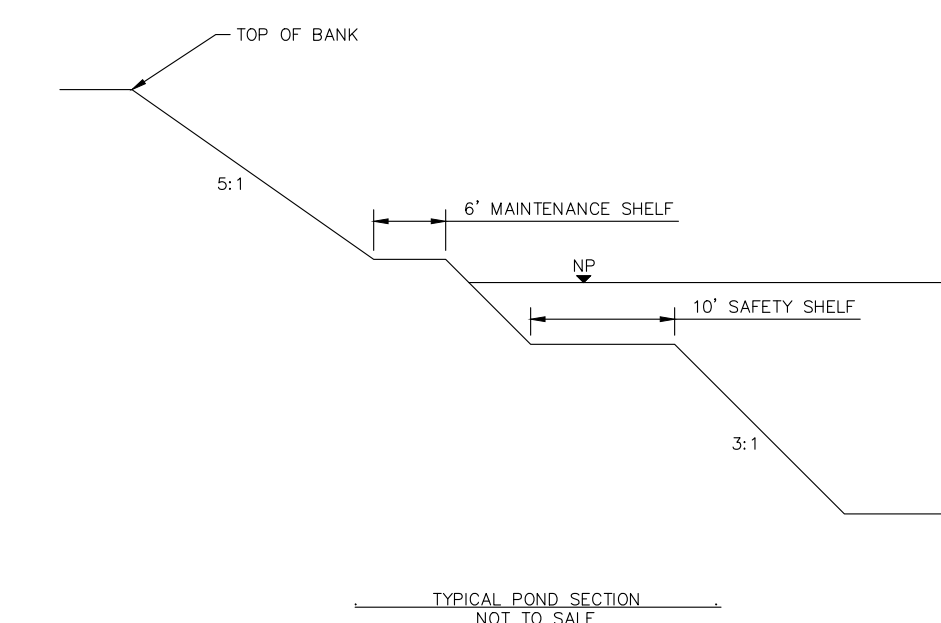
GRAPHIC SCALE IN FEET

0 15' 30' 60'

A horizontal scale bar with four segments. The first segment is labeled '0', the second '15'', the third '30'', and the fourth '60''. The segments are alternating white and black.

## GRADING LEGEND

- |  |   |
|--|---|
|  | FINISHED GRADE SPOT ELEVATION               |
|  | TOP OF CURB / BOTTOM OF SPOT ELEVATION      |
|  | FLOW LINE SPOT ELEVATION                    |
|  | MATCH EXISTING SPOT ELEVATION               |
|  | FINISHED FLOOR SPOT ELEVATION               |
|  | FINISHED GRADE NEAR BUILDING SPOT ELEVATION |
|  | TOP OF WALL SPOT ELEVATION                  |
|  | BOTTOM OF WALL SPOT ELEVATION               |
|  | RIM ELEVATION                               |
|  | STRUCTURE ID & RIM ELEVATION                |
|  | STRUCTURE ID & INVERT ELEVATION             |
|  | PROPOSED CONTOUR                            |
|  | RIDGE LINE                                  |
|  | 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                    |



## GENERAL PLAN NOTES

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

W. CR. 600 N.  
(PUBLIC ROW)

	TB	TB
THOMAS STANSBURY		
10YR = 860.76		
100YR = 862.40		

The second system of musical notation for 'The Rose Tree'. It consists of two staves. The top staff has a treble clef and a key signature of one flat (B-flat). The melody continues from the first system, with notes for G6, A6, B6, and A6. The bottom staff has a bass clef and a key signature of one flat. It provides a harmonic accompaniment with notes for G5, A5, B5, and A5. The system concludes with a double bar line.

BUILDING 1  
(TYPE I)  
FFE=866.05

BUILDING 2  
(TYPE I)  
FFE=866.05

BUILDING 3  
(TYPE III)  
FFE=866.05

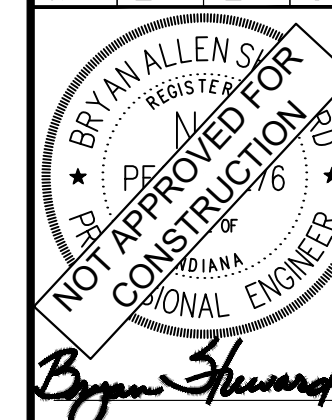
WET POND  
NP = 857.50  
10YR = 859.69  
100YR = 861.30  
TQB = 863.50

ISOLATED WETLAND  
(DO NOT DISTURB)

Δ	REVIEW COMMENTS	04/24/23	BAS
Δ	REVIEW COMMENTS	06/13/23	CDC

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SCALE:	AS NOTED
DESIGNED BY:	CDC
DRAWN BY:	TNH
CHECKED BY:	BAS



# GRADING AND DRAINAGE PLAN

CITYSCAPE  
BROADACRE

ORIGINAL ISSUE: 2/17/2023
KHA PROJECT NO. 170329001
SHEET NUMBER

C5.1

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 Drawing name: K:\\_JDN\JDN-2023\01\_Cityscape\_SWC-M-F&W\WGN\_McDonalds\_INA2-DiegoCAD\PlanSheets\INA2-GRADING AND FINANCING PLAN.dwg      C5-1      Jun 13, 2023, 3:24pm      by: cadp.chenao  
 Drawing owner: K:\\_JDN\JDN-2023\01\_Cityscape\_SWC-M-F&W\WGN\_McDonalds\_INA2-DiegoCAD\PlanSheets\INA2-GRADING AND FINANCING PLAN.dwg      C5-1      Jun 13, 2023, 3:24pm      by: cadp.chenao

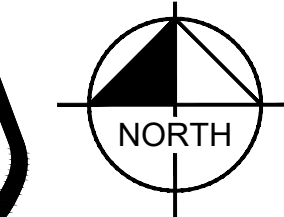


MATCHLINE - SEE SHEET Cx.1  
MATCHLINE - SEE SHEET Cx.2


MATCHLINE - SEE SHEET Cx.1  
MATCHLINE - SEE SHEET Cx.2

Indiana Utilities Protection Service

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before you dig



GRAPHIC SCALE IN FEET



A horizontal graphic scale with tick marks at 0, 15, 30, and 60 feet. The scale is divided into three equal segments of 15 feet each. The segments between 0 and 15, and 15 and 30, are white. The segment between 30 and 60 is black.

## GRADING LEGEND

- |  |   |
|--|---|
|  | FINISHED GRADE SPOT ELEVATION               |
|  | TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION |
|  | FLOW LINE SPOT ELEVATION                    |
|  | MATCH EXISTING SPOT ELEVATION               |
|  | FINISHED FLOOR SPOT ELEVATION               |
|  | FINISHED GRADE NEAR BUILDING SPOT ELEVATION |
|  | TOP OF WALL SPOT ELEVATION                  |
|  | BOTTOM OF WALL SPOT ELEVATION               |
|  | RIM ELEVATION                               |
|  | STRUCTURE ID & RIM ELEVATION                |
|  | STRUCTURE ID & INVERT ELEVATION             |
|  | PROPOSED CONTOUR                            |
|  | RIDGE LINE                                  |
|  | 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                    |

No.		REVISIONS	DATE	BY
A	REVIEW COMMENTS		04/24/23	BAS
A	REVIEW COMMENTS		06/13/23	CDC

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DESIGNED BY:	CDC
DRAWN BY:	TNH
CHECKED BY:	BAS



**CITYSCAPE**  
RESIDENTIAL

# GRADING AND DRAINAGE PLAN

**CITYSCAPE  
BROADACRE**

SWC MT. COMFORT RD & CR W 600 N,  
McCordsville, IN 46055

ORIGINAL ISSUE: 2/17/2023
KHA PROJECT NO. 170329001
SHEET NUMBER  C5.2

## GENERAL PLAN NOTES

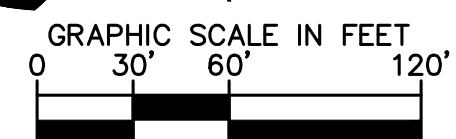
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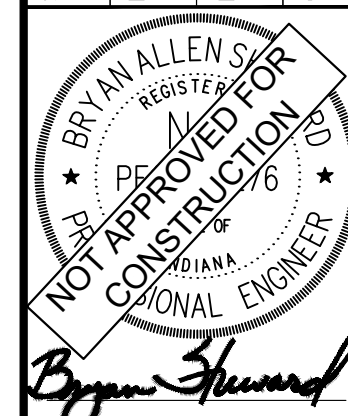






[illegible]

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## OVERALL UTILITY PLAN

**CITYSCAPE  
BROADACRE**  
6500 W. COMFORT RD. & CR. W. 600 N.  
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE: 2/17/2023
KHA PROJECT NO. 170329001
SHEET NUMBER

C6.0

## UTILITY LEGEND

	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED ROOF DRAIN LINE
	PROPOSED UNDERDRAIN
	PROPOSED SWALE
	PROPOSED STORM SEWER LINE
	STRUCTURE ID
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY LATERAL LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED FIRE PROTECTION LINE
	PROPOSED WATER VALVE BOX, PIV. METER, FIRE HYDRANT, FIRE DEPT. CONN. & VAULT
	PROPOSED WATER BENDS & TEE
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (BY OTHERS)

### 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 MARKER		TRAFFIC MANHOLE		TREE / STUMP
	SWALE		TOE OF SLOPE		TOP OF BANK
	FENCE LINE		UNDERGROUND FIBER OPTIC		OVERHEAD ELECTRICAL
	SANITARY SEWER		UNDERGROUND GAS		UNDERGROUND TELEPHONE
	STORM DRAIN				
	WATER LINE				
	TREE LINE				

## NOTES

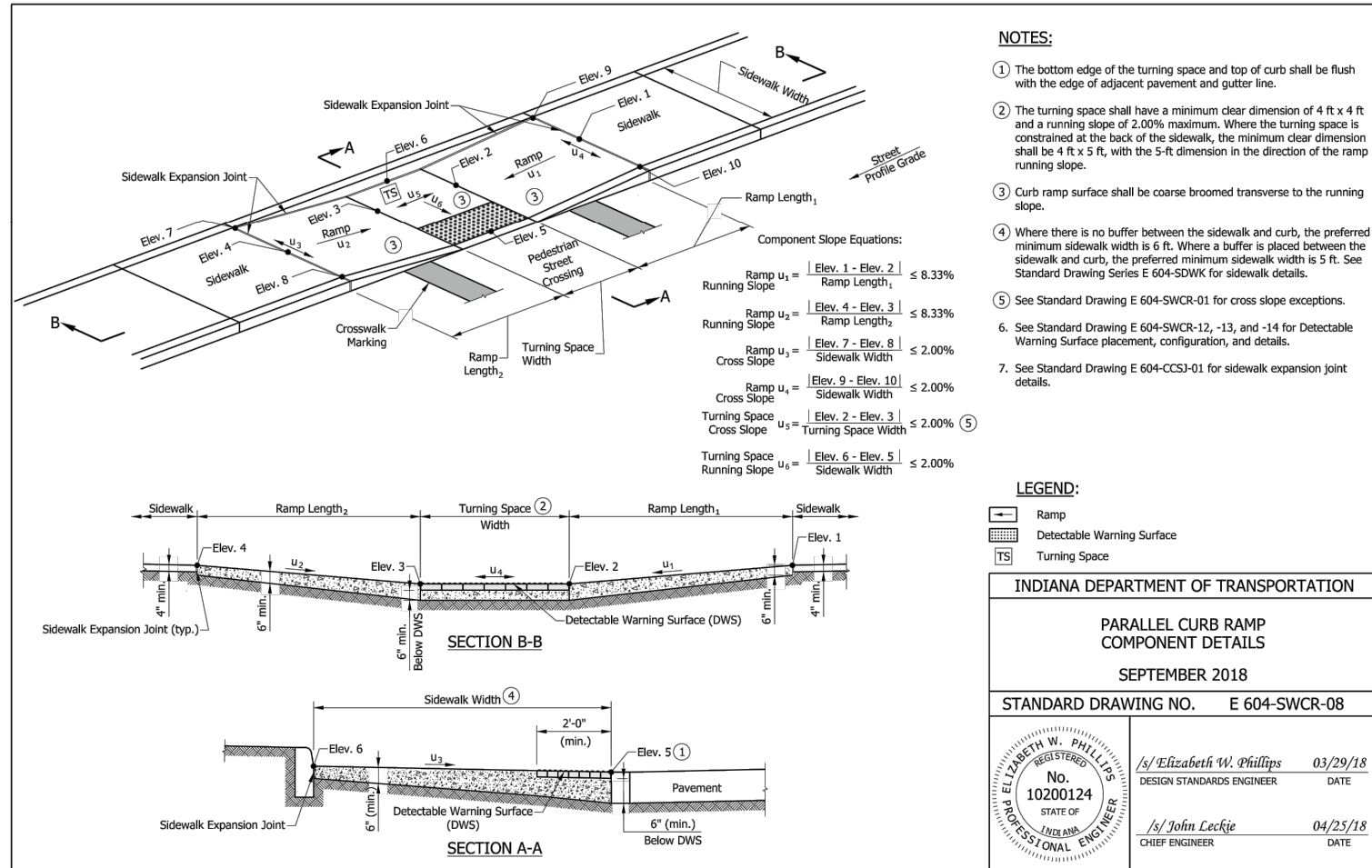
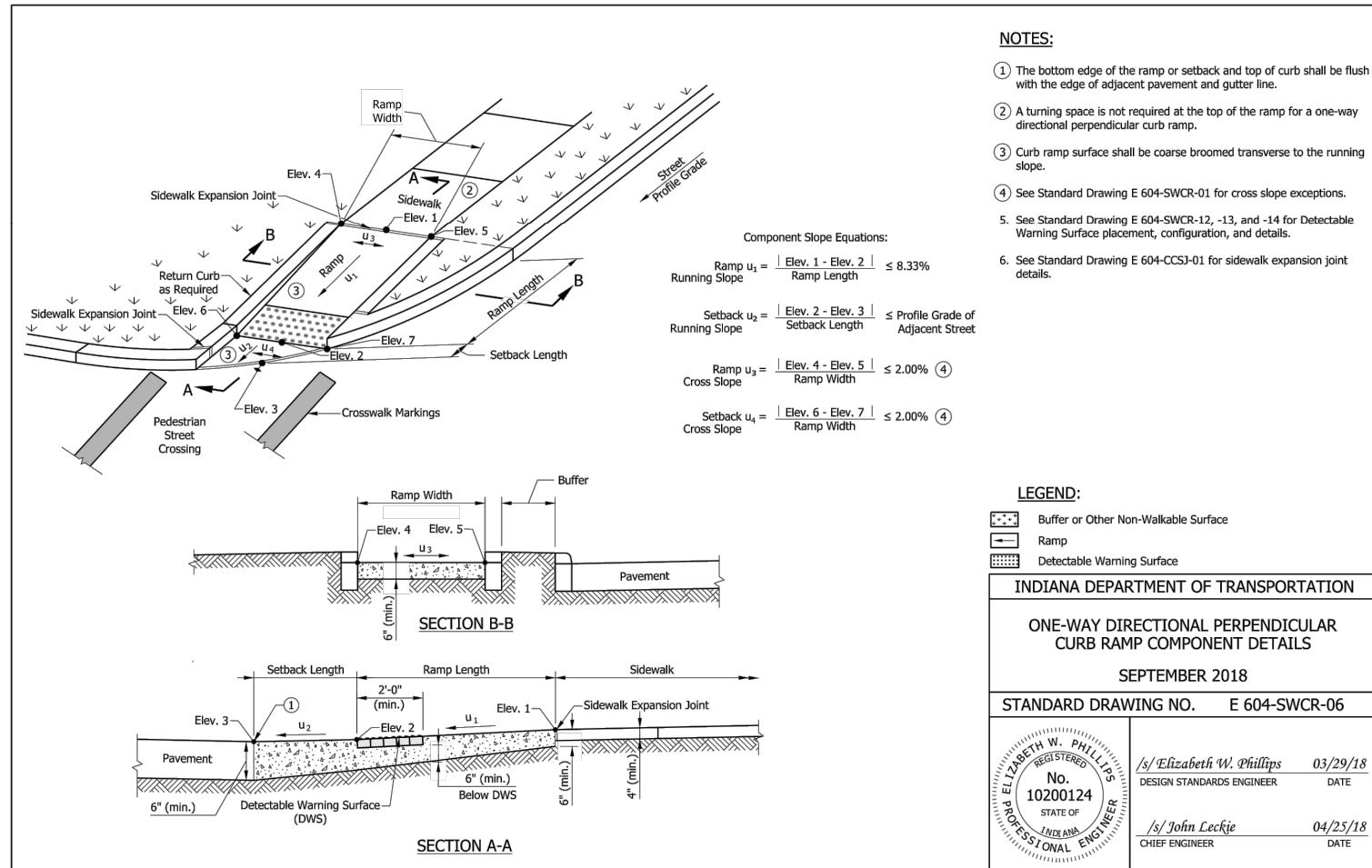
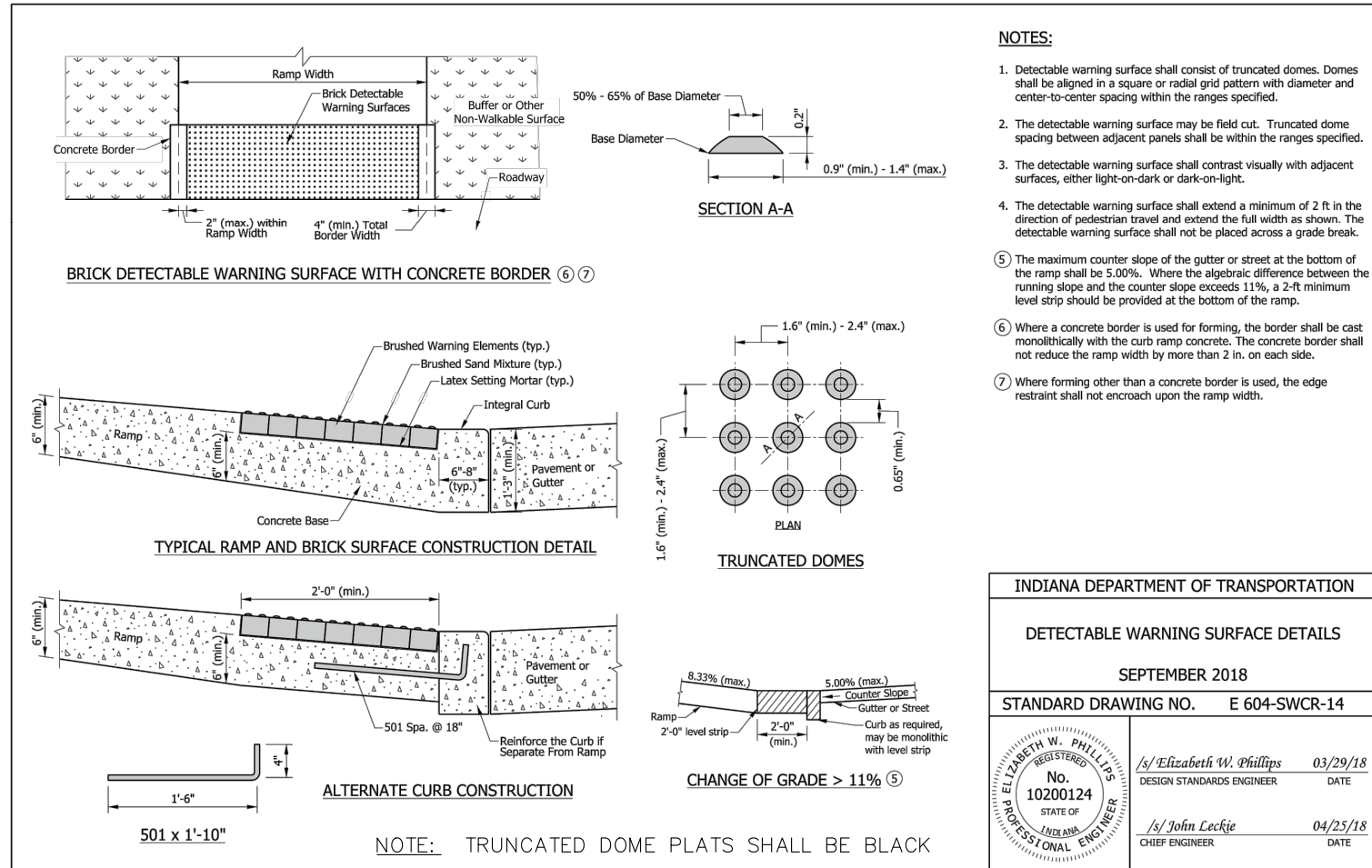
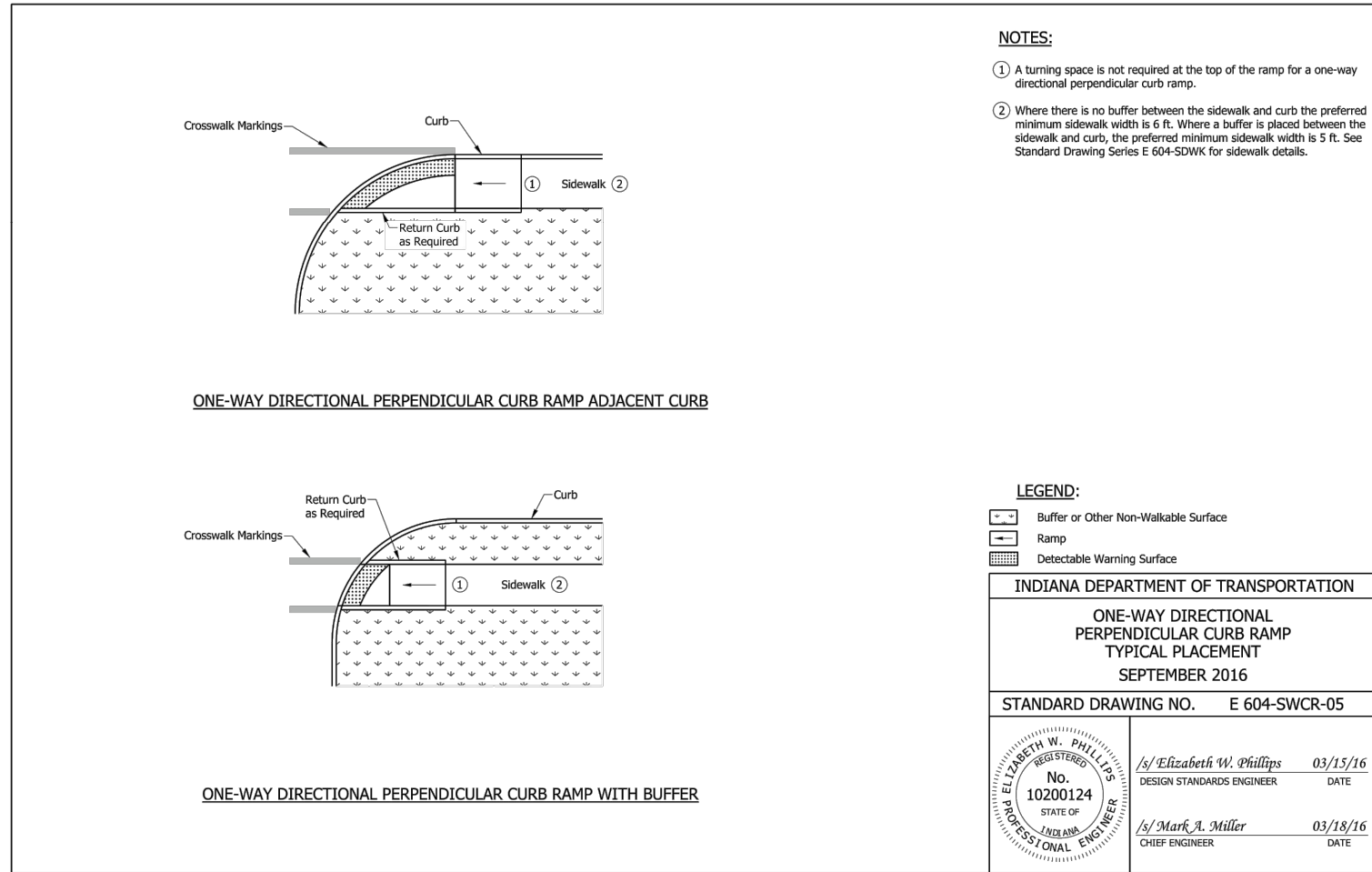
CONTRACTOR SHALL CONNECT ANY FIELD TILES ENCOUNTERED DURING CONSTRUCTION TO THE STORM SYSTEM AND SHALL NOTIFY ENGINEER.

## GENERAL PLAN NOTES

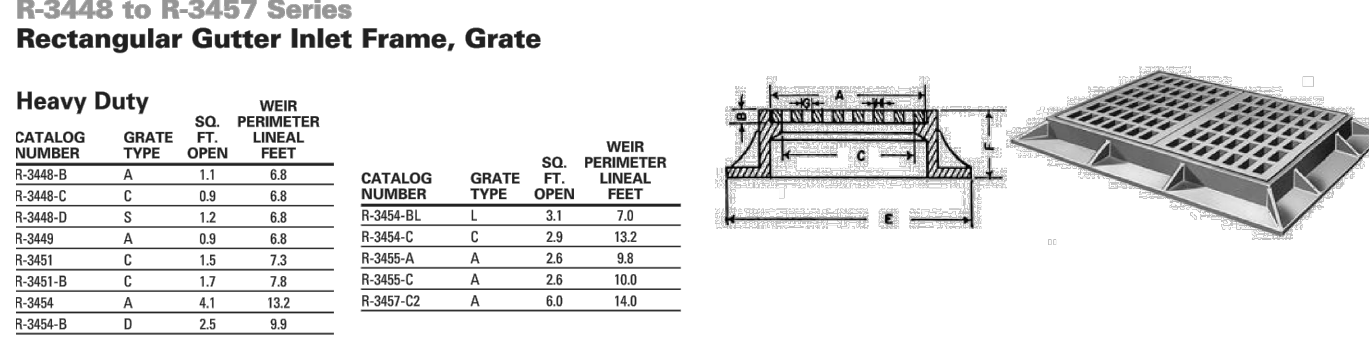
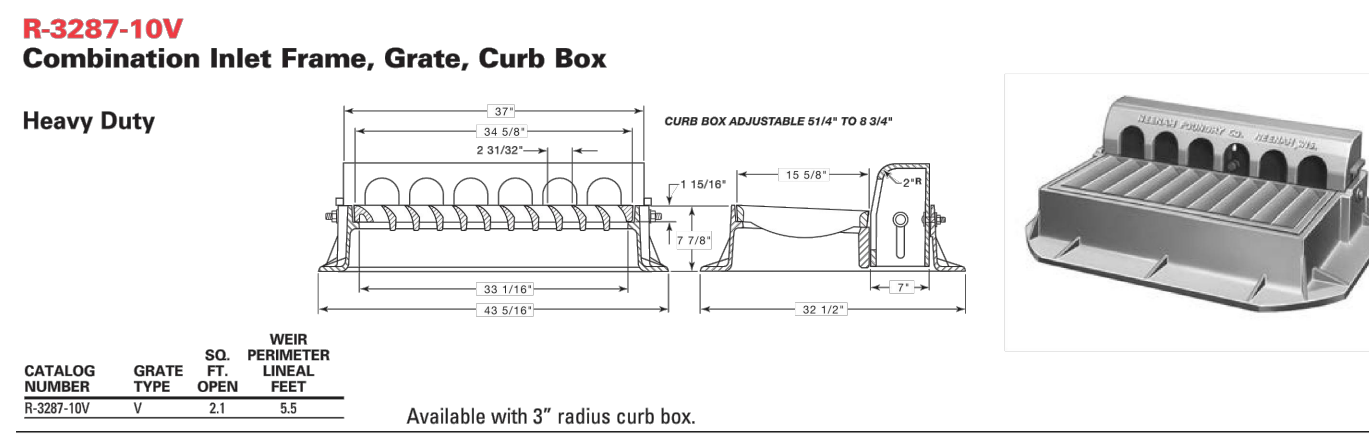
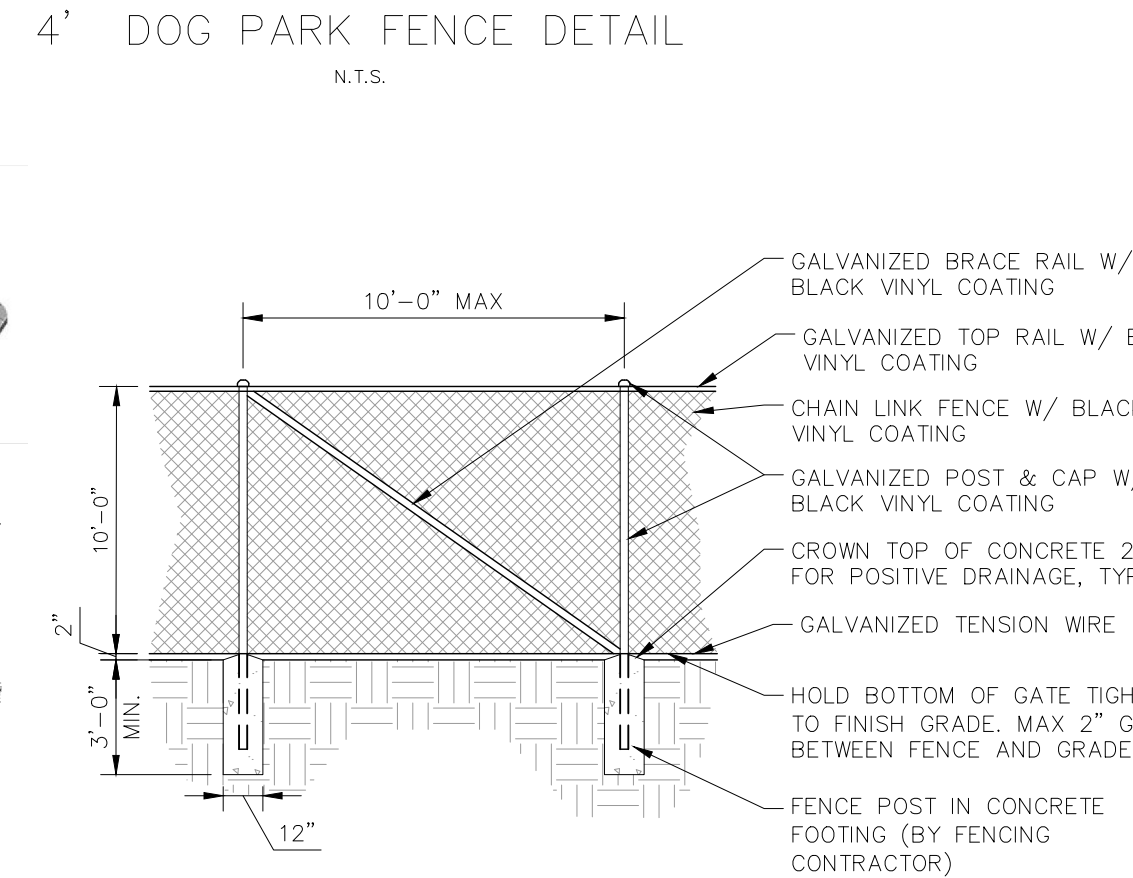
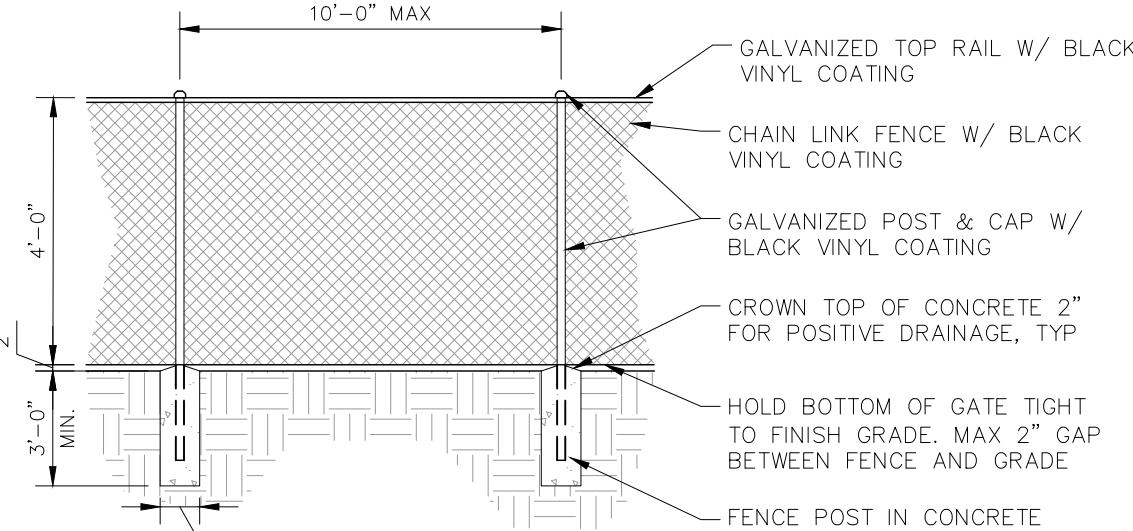
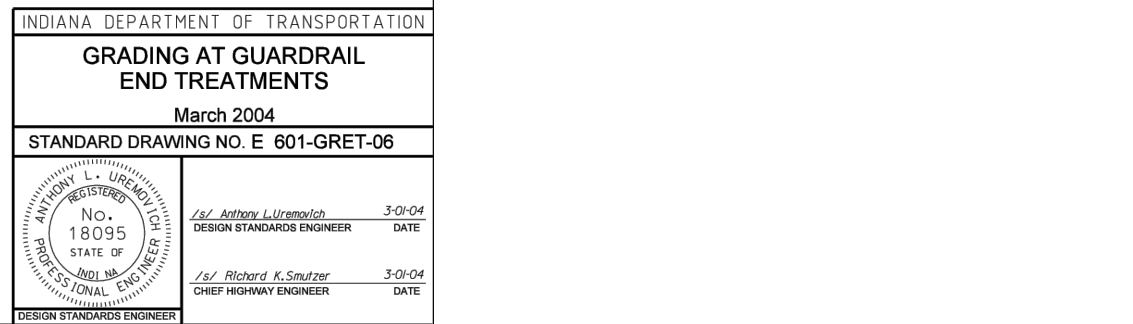
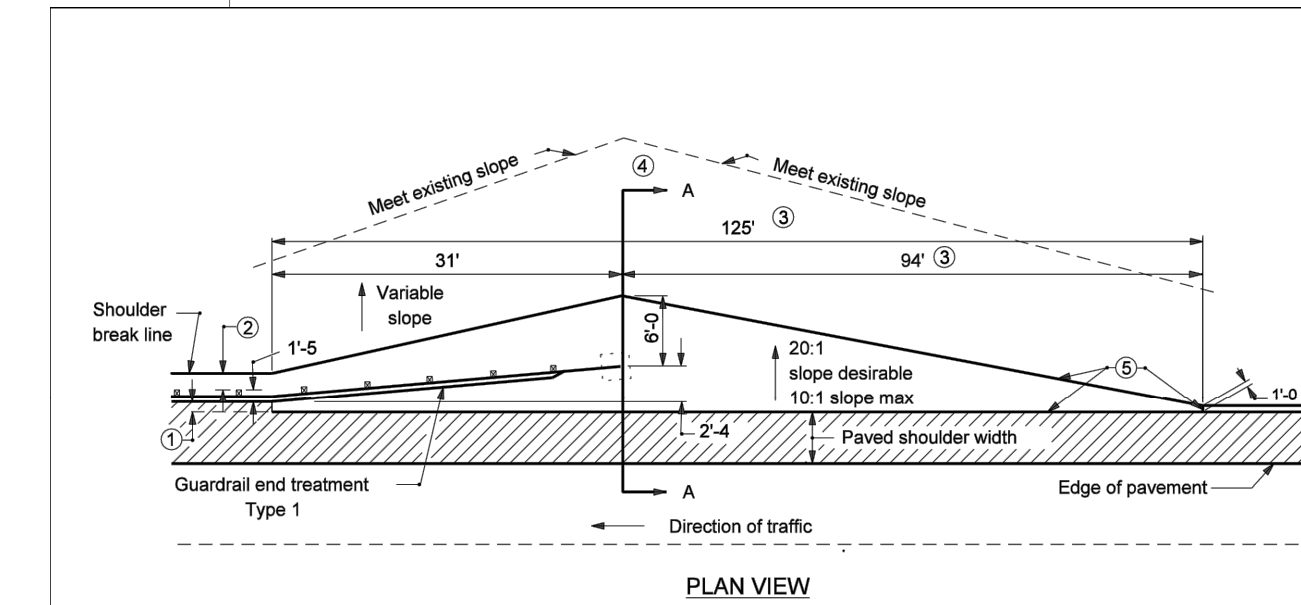
REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)



Drawing name: K:\IND\_LDEV\170329001\_Cityscape-SWC-M\Comert-Roadwork\MCardsville\IN\7-0-CONSTRUCTION DETAILS.dwg C71 Jun 13, 2023 3:29pm by caleb.chance  
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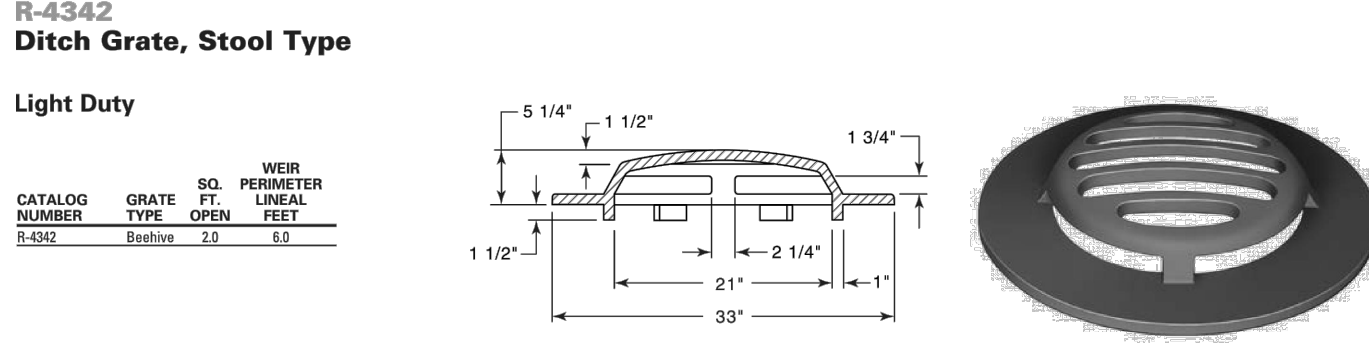


INDEX	
SHEET NO.	SUBJECT
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6 - 7	Midwest Guardrail System Assembly, Omitted Post
8 - 9	Midwest Guardrail System Assembly, Long-Span
10	Midwest Guardrail System Assembly, Structure Top-Mounted Post
11	Midwest Guardrail System Assembly, Guardrail Transition with Curb
12	Midwest Guardrail System Assembly, Guardrail Transition without Curb
13 - 15	Midwest Guardrail System Assembly, Guardrail Transition
16	Midwest Guardrail System Assembly, Height Transition
17 - 22	Midwest Guardrail System Assembly, Cable Terminal Anchor System
23	Midwest Guardrail System Assembly, Working Width



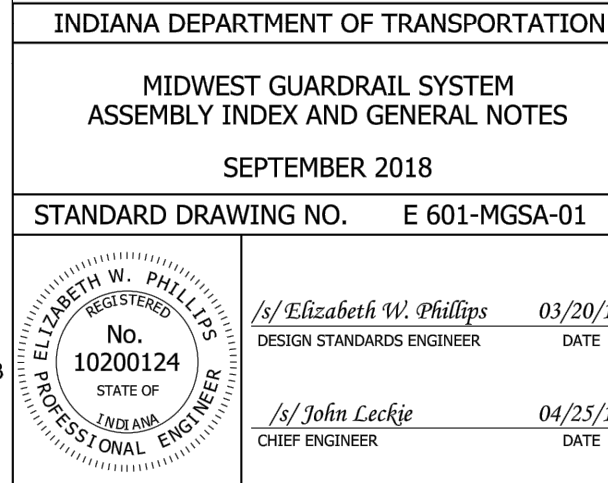
Catalog No.	A	B	C	E	F	G	H
R-3448-B	17 3/4 x 22 3/4	1 3/4	***	23 3/4 x 32	5 3/4	1 5/8 x 3 1/4	1 1/8
R-3448-C	17 3/4 x 22 3/4	1 3/4	***	34	5 3/4	1 1/2 x 3	1 1/4
R-3448-D**	17 3/4 x 22 3/4	1 3/4	***	34	5 3/4	1 1/2 x 5 3/8	1
R-3449	18 x 29	2	***	24 x 29	5	1 1/4 x 7	1 1/8
R-3451	17 3/4 x 35 3/4	2	16 x 34	28 x 46	7	1 3/4 x 6 1/4	1 1/8
R-3451-B	19 3/4 x 29 3/4	2	17 1/2 x 24 1/2	38	8 1/4	1 1/2 x 11 3/8	1 1/2
R-3454*	22 5/8 x 58 3/4	1	21 x 56	35 x 70	8 1/2	1 x 6 1/4	1
R-3454-B	23 3/4 x 35 7/8	2	21 3/4 x 33 3/8	31 x 45	5 1/2	1 x 32 3/8	1
R-3454-BL	23 3/4 x 35 7/8	2	21 3/4 x 33 3/8	31 x 45	5 1/2	1 x 32 3/8	1
R-3454-C	23 3/4 x 35 7/8	2	21 3/4 x 33 3/8	31 x 45	5 1/2	1 3/4 x 6 1/2	1 1/4
R-3455-A	23 1/2 x 35 1/2	2	21 x 33	34 x 46	6 1/4	2 x 9 3/4	1 1/4
R-3455-C	24 x 36	1 3/4	22 x 34	36 x 48	9	1 3/4 x 6	1
R-3457-C2 Y	38 x 48	1 3/4	***	52 x 54	5 1/2	1 7/8 x 21 3/8	1 1/4

\* Grate in two sections.  
\*\* Simulated style (Type S) grate.  
\*\*\* Frames provided with legs supporting grates at corners.  
Y Frame and Grate furnished in two pieces. Frame with center support bar.  
S Name style (Type U) grate.



#### GENERAL NOTES:

- The Midwest Guardrail System (MGS) is a steel or timber post w-beam guardrail semi-rigid longitudinal barrier system. The standard post length for MGS w-beam guardrail shall be 6 ft, unless noted otherwise.
- MGS w-beam guardrail, omitted post, long-span, structure top-mount, guardrail transition, and cable terminal anchor are MASH TL-3 compliant.
- Steel guardrail post W 6 x 8.5 may be substituted for W 6 x 9.



#### Qty. 3 (TOTAL)

**DOT STREET SIGNS**  
**01**  
SCALE: 3/4"=1 ft

**Specifications:**

- 6" Tall, Extruded Aluminum Panel with Reflective Graphics 3" x 18" Core
- 12" 60° Cross Separator
- 12" Square Post Street Name Bracket
- 30" Deep Sign with Reflective Graphics
- 6" Square Galvanized Post
- Square Post Anchor: 2" Wide A.B. for Attachment
- 6" Square Galvanized Post, Attached to Anchor

#### Qty. 2 (TOTAL)

**SINGLE-SIDED**  
**STOP SIGN ON POST**  
**02**  
SCALE: 1"=1 ft

**Specifications:**

- 34" Deep Sign with Reflective Graphics
- 6" Square Post Painted Black

#### Qty. 5 (TOTAL)

**SINGLE-SIDED**  
**STOP SIGN ON POST WITH BLADE**  
**03**  
SCALE: 3/4"=1 ft

**Qty. 2 Double Street Marker**  
(1) ECK WAY/BULLA DRIVE  
(2) STAYER DRIVE

**Qty. 3 Single Street Marker**  
(1) ECK WAY/BULLA DRIVE  
(2) STAYER DRIVE

**Isometric View**  
**03a**  
SCALE: NTS

**Specifications:**

- 34" Deep Sign with Reflective Graphics
- 6" Square Post Painted Black
- 6mm ACM Panel with Digital Print & Lamination

**Double Street Blade**  
**03b**  
SCALE: 3/4"=1 ft  
QTY 1

**Double Street Blade**  
**03c**  
SCALE: 3/4"=1 ft  
QTY 1

**Double Street Blade**  
**03d**  
SCALE: 3/4"=1 ft  
QTY 1

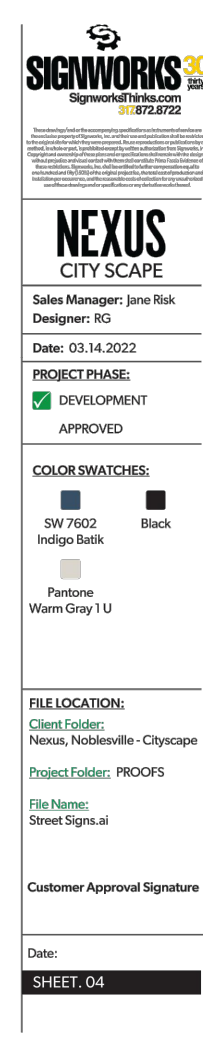
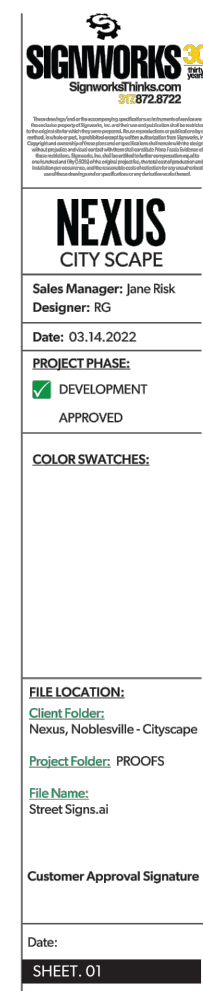
**Double Street Blade**  
**03e**  
SCALE: 3/4"=1 ft  
QTY 2

#### Qty. 3 (TOTAL)

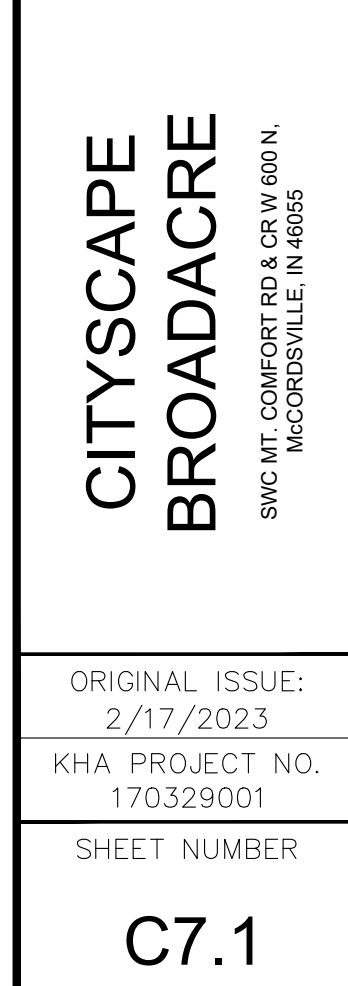
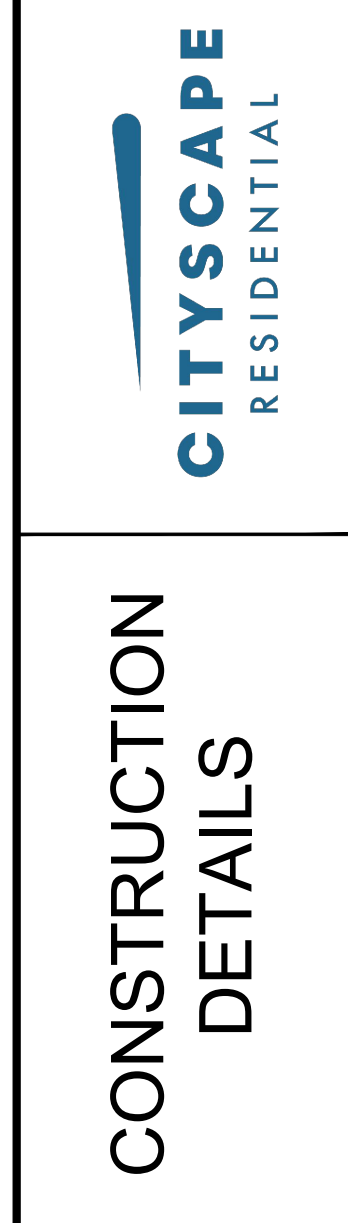
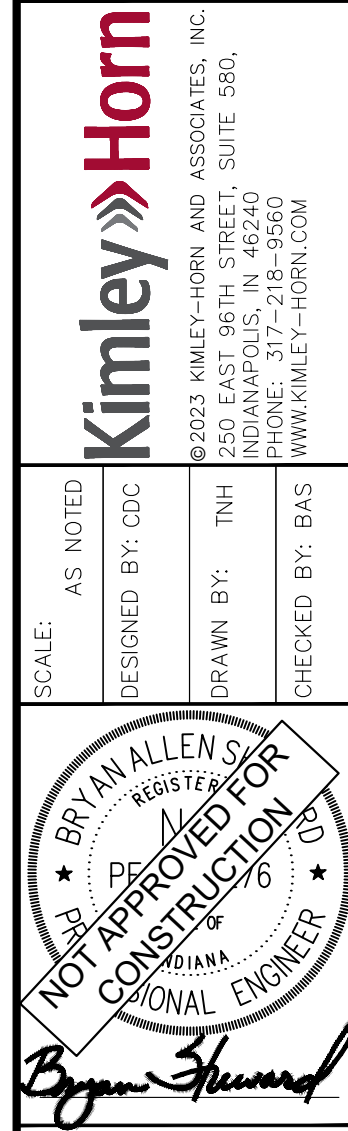
**SINGLE-SIDED**  
**LOADING OFFICE DIRECTIONAL**  
**04**  
SCALE: 1 1/2"=1 ft

**Specifications:**

- 6mm ACM Panel with Digital Print & Lamination
- 6" Square Post Painted Black



A	REVIEW COMMENTS	04/24/23	BAS
A	REVIEW COMMENTS	06/13/23	CDC

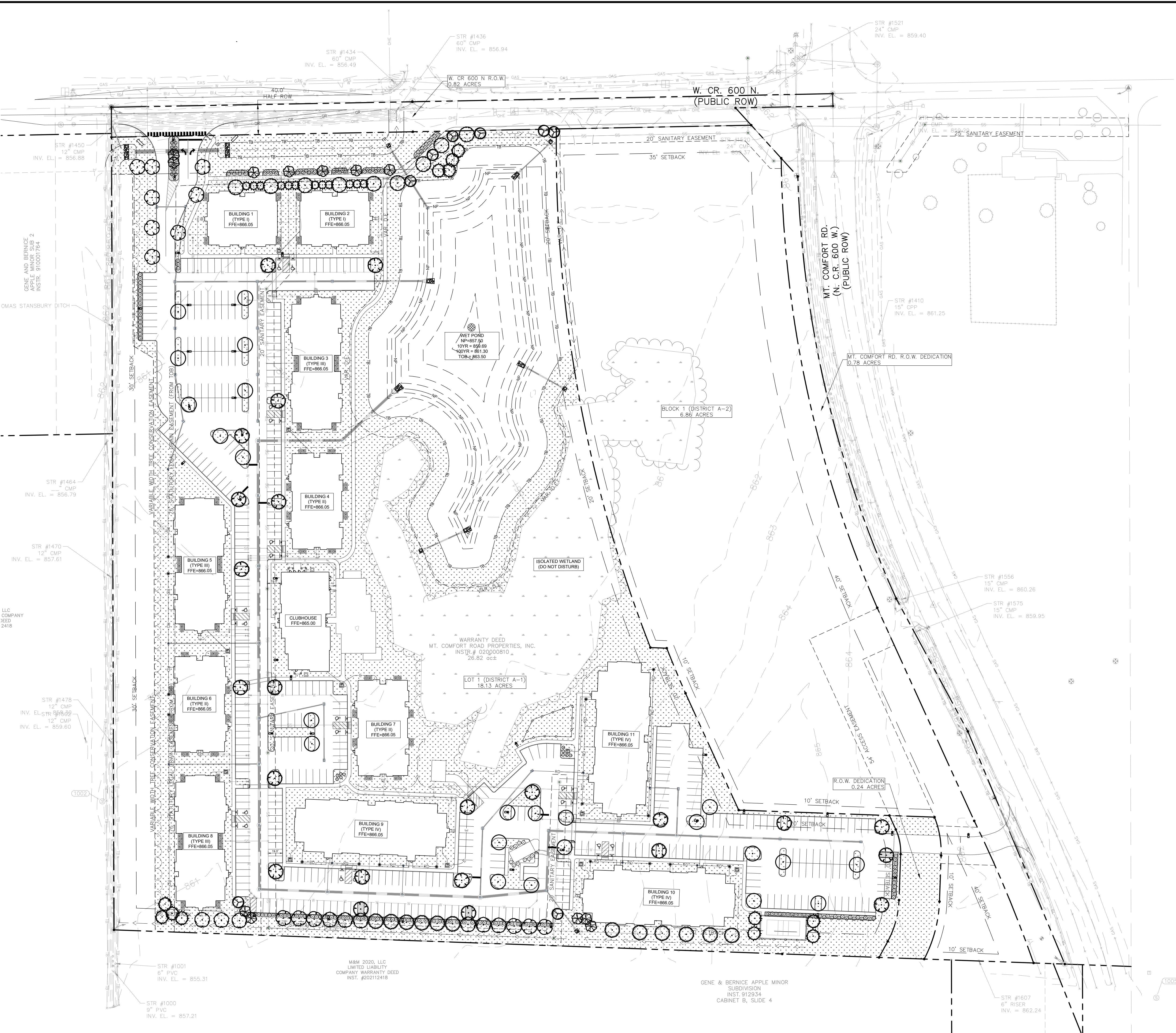








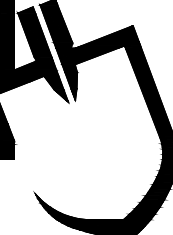
Drawing name: K:\WD\_DEVELOP\70329001\_Cityscape\_SWC-Mt.Comfort-Rd&W600N\_McCoraville\_INV2 Design\CADD\PlanSheets\L1.0 LANDSCAPE\_PLAN.dwg L1.0 Jun 13, 2023 3:29pm by celestchance

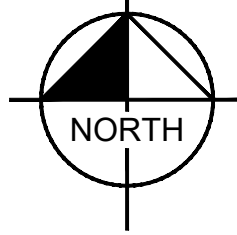


Indiana Utilities Protection Service

**Call 811**

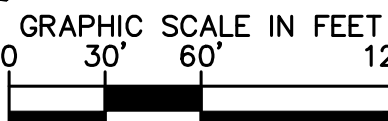
before you dig





**GRAPHIC SCALE IN FEET**

0 30' 60' 120'



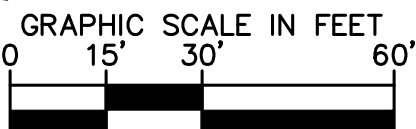
NOTE:

ALL BUILDINGS WILL PROVIDE FOUNDATION PLANTINGS IN COMPLIANCE WITH ZONING. PLANS WILL BE PROVIDED WITH EACH BUILDING PERMIT SUBMITTAL.

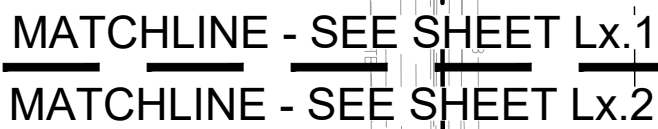
CITYSCOPE BROADACRE SWC MT. COMFORT RD & CR W 600 N, McCordsville, IN 46055		OVERALL LANDSCAPE PLAN						 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, KANSAS CITY, MO 64114 PHONE: 317-218-4560 WWW.KIMLEY-HORN.COM		SCALE: AS NOTED DESIGNED BY: MCD DRAWN BY: MCD CHECKED BY: BAS		REVIEW COMMENTS REVIEW COMMENTS		04/24/23 06/13/23 CDC BAS	
ORIGINAL ISSUE: 2/17/2023				KHA PROJECT NO. 170329001				SHEET NUMBER				DATE BY			
L1.0															



**Call 811**   
before you dig



NOTE:  
ALL BUILDINGS WILL PROVIDE FOUNDATION PLANTINGS IN COMPLIANCE WITH ZONING. PLANS WILL BE PROVIDED WITH EACH BUILDING PERMIT SUBMITTAL.



**Kimley»Horn**  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2250 EAST 96TH STREET, SUITE 580,  
INDIANAPOLIS, IN 46240  
PHONE: 317-218-9560  
WWW.KIMLEY-HORN.COM

**CITYSCAPE**  
RESIDENTIAL

# LANDSCAPE PLAN

**CITYSCAPE  
BROADACRE**

ORIGINAL ISSUE:  
2/17/2023

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HA PROJECT NO.  
170329001

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SHEET NUMBER

## L1.1



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STR #1470  
12" CMP  
.. = 857.61

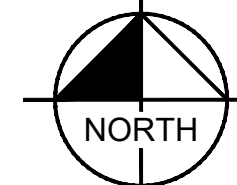
STR #1478  
12" CMP  
INV. EL. = 858.30

30' SETBACK  
EXISTING WOODS TO REMAIN

M&M 2020, LLC  
LIMITED LIABILITY  
COMPANY WARRANTY DEED  
INST. #202112418

Indiana Utilities Protection Service

**Call 811**  
before you dig



GRAPHIC SCALE IN FEET

0 15' 30' 60'

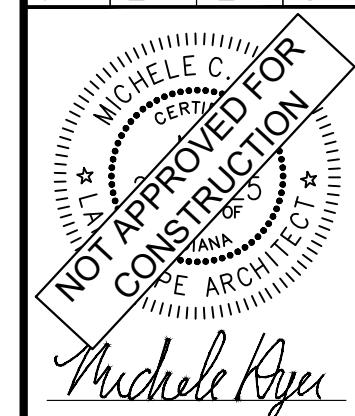
A horizontal scale bar with four segments. The first segment (0 to 15 feet) is white. The second segment (15 to 30 feet) is black. The third segment (30 to 45 feet) is white. The fourth segment (45 to 60 feet) is black. Vertical tick marks are at 0, 15, 30, and 60 feet.

**NOTE:** ALL BUILDINGS WILL PROVIDE FOUNDATION PLANTINGS IN COMPLIANCE WITH ZONING. PLANS WILL BE PROVIDED WITH EACH BUILDING PERMIT SUBMITTAL.

		REVIEW COMMENTS	04/24/23	BAS
		REVIEW COMMENTS	06/13/23	CDC
	A			
	A			
No.		REVISIONS	DATE	BY

**Kimley»Horn**  
2023 KIMLEY-HORN AND ASSOCIATES, INC.  
250 EAST 96TH STREET, SUITE 580,  
INDIANAPOLIS, IN 46240  
PHONE: 317-218-9560  
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	MCD
DRAWN BY:	MCD
CHECKED BY:	BAS



# LANDSCAPE PLAN

CITYSCAPE  
BROADACRESWC MT. COMFORT RD & CR W 600 N,  
McCordsville IN 46055

ORIGINAL ISSUE:

2/17/2023

KHA PROJECT NO  
A78000

170329001

## L1.2



