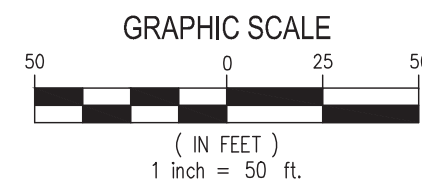


Know what's **below**.
Call before you dig.



Grading Plan General Notes

1. Topographic information, as provided, shall be utilized to confirm existing topographic conditions prior to the commencement of any construction activities. Any discrepancies encountered between the existing topography shown and actual site conditions, which could affect the design and/or balance of the site, shall be reported to the office of Benchmark Consulting, Inc.
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3. Where two elevations are shown at the curb line, the top elevation shall represent the top of curb and the bottom elevation the edge of pavement.
4. All proposed spot elevations are the final pavement or final dirt grade elevation.
5. See appropriate details to determine subgrade elevations below finish grade elevations indicated.
6. All fill area shall be compacted to at least 95 percent of the maximum dry density (ASTM D-1557), fill under the footings shall be compacted to at least 95 percent of the maximum dry density (ASTM D-1557) or as noted in the geotechnical report.
7. All grades shall meet existing grade at the property line.

Elevation Benchmark

H 235-T21
Elevation (recorded) 856.828 (navd 88)
Elevation (observed) 856.306 (navd 88)

A disk set in the northwest wingwall of a 32 foot concrete bridge over the Stansbury and Schultz Regulated Drain. It is located 0.2 miles south of State Road 67, 281 feet east of the physical centerline of County Road 600 W and 12.5 feet north of the physical centerline of County Road 750 North.

CSC TBM #12 Elevation 861.50

A rebar set at the southwestern corner of the stone drive onto the property of 5401 West County Road 700 North in McCordsville, located 17.7 feet south of the centerline of West County Road 700 North and 40.6 feet west of the physical centerline of said stone drive.

CSC TBM #10 Elevation 862.85

A rebar set westerly of the stone drive onto the property of 5401 West County Road 700 North in McCordsville, located 693.7 feet south of the centerline of West County Road 700 North and 8.4 feet westerly of the western edge of the western stone drive, also located 10.3 feet north and 103.1 feet west of the northwest corner of the one-story brick house.

Grading Plan Legend

- | | |
|--|--|
| | Existing Ground Elevation Contour |
| | Existing Spot Elevations |
| | Existing Telephone Lines |
| | Existing Gas Main |
| | Existing Water Main |
| | Existing Electric Lines |
| | Existing Storm Sewer Main & Structure |
| | Existing Sanitary Sewer Main & Structure |
| | Proposed Spot Elevation |
| | Proposed Pavement Grade |
| | Match Existing |
| | Subsurface Drain & Lateral |
| | Grade Break |
| | Proposed Storm Sewer Main & Structure |
| | Proposed Elevation Contour |
| | Swale Flow Line |
- See Sheet C001 for additional symbols and notes

REVISIONS:

Nathan White Engineering, L.L.C., d.b.a.

BENCHMARK CONSULTING, INC.

JUGUSTA DRIVE BROWNSBURG, IN 46112
(317) 852-5695

Project Manager: Nathan White



DATE: Nathan A. White

PREPARED FOR:
Beazer Homes of Indiana, LLP
9465 Counselors Row, Suite 125
Indianapolis, IN 46240

317-443-2712
Chad Oldham
chad.oldham@beazer.com

Gathering at Aurora Section 1

West CR 700 North McCordsville, IN

Grading Plan

DATE:	CHECKED BY:
06/20/23	N.A.W.
PROJECT NUMBER:	

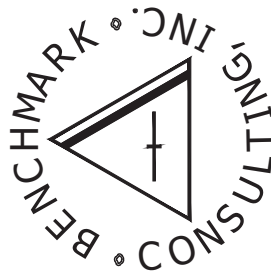
23004

C101

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(317) 852-5695



BENCHMARK CONSULTING, INC.
69 AUGUSTA DRIVE BROWNSBURG, IN 46112
(317) 852-5695



Grading Plan Legend	
	Existing Ground Elevation Contour
	Existing Spot Elevations
	Existing Telephone Lines
	Existing Gas Main
	Existing Water Main
	Existing Electric Lines
	Existing Storm Sewer Main & Structure
	Existing Sanitary Sewer Main & Structure
	Proposed Spot Elevation
	Proposed Pavement Grade
	Match Existing
	Subsurface Drain & Lateral
	Grade Break
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	Swale Flow Line
See Sheet C001 for additional symbols and notes	

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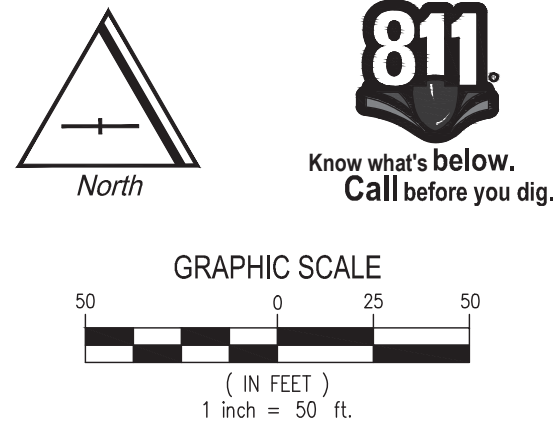
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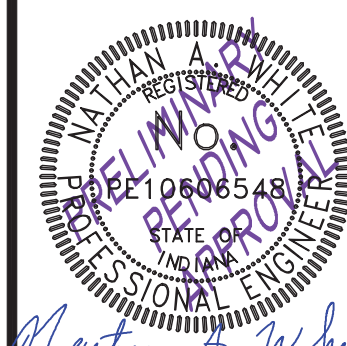
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(317) 852-5695
Project Manager: Nathan White
nwhite@benchmarkcon.com



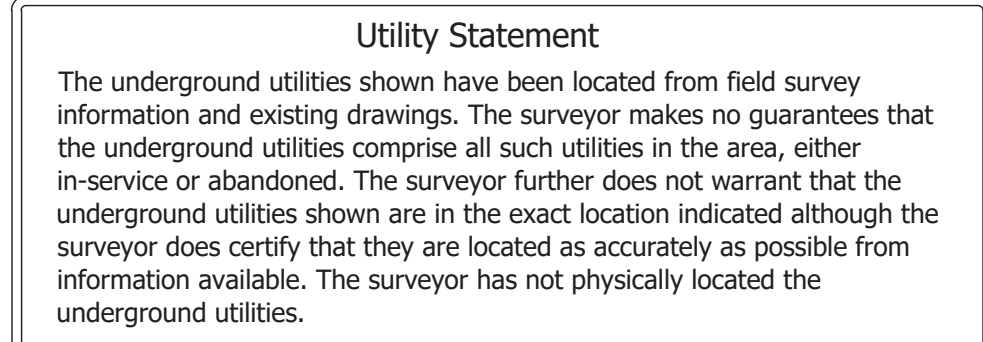
PREPARED FOR:
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317-443-2712
Chad Oldham
chad.oldham@beazer.com

Gathering at Aurora
Section 1
West CR 700 North McCordsville, IN
Grading Plan

DATE: 06/20/23
PROJECT NUMBER:
SHEET #
23004
C102

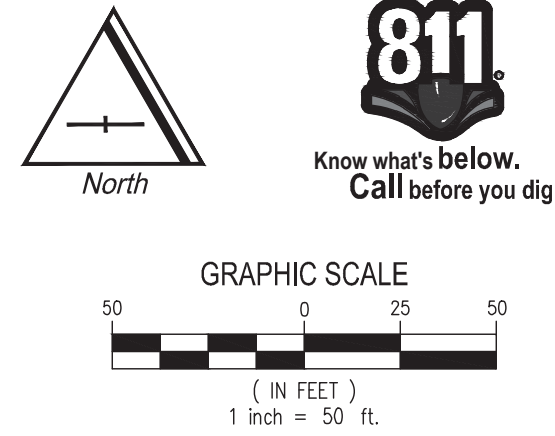
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Gatherings at Aurora - Section 1



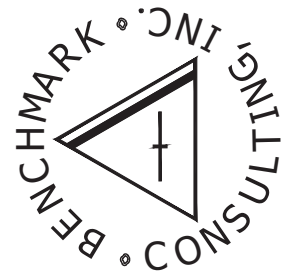
Utility Plan General Notes:

1. Review the Town of Danville Standard Detail and Specifications prior to commencement of any utility construction.
2. Sanitary sewer and potable water mains shall have a minimum of ten (10) feet of horizontal separation and a minimum of eighteen (18) inches vertical separation between the outside of the pipe walls.
3. Proposed 6" sanitary sewer service laterals shall be SDR-35, schedule 80 or schedule 40, P.V.C. Pipe conforming to ASTM D2241 and shall meet deflection standards as required of ASTM D-3033.
4. Service locations for electric power, telephone, cable television and natural gas service are to be coordinated with final mechanical plans, owner representative and utility providers.
5. Contact the office of Benchmark Consulting, Inc. Prior to re-routing of any field lines.
6. Where proposed utilities cross existing utilities the existing utility shall be "pot holed" to verify their location and elevation. Contractor shall do this as early in the project as possible. Contact the office of Benchmark Consulting, Inc. of any conflicts are discovered.
7. All water service lines crossing under a paved surface shall be encased in a 3" Schedule 80 PVC conduit.
8. All fire hydrants to be installed with Storz connections.





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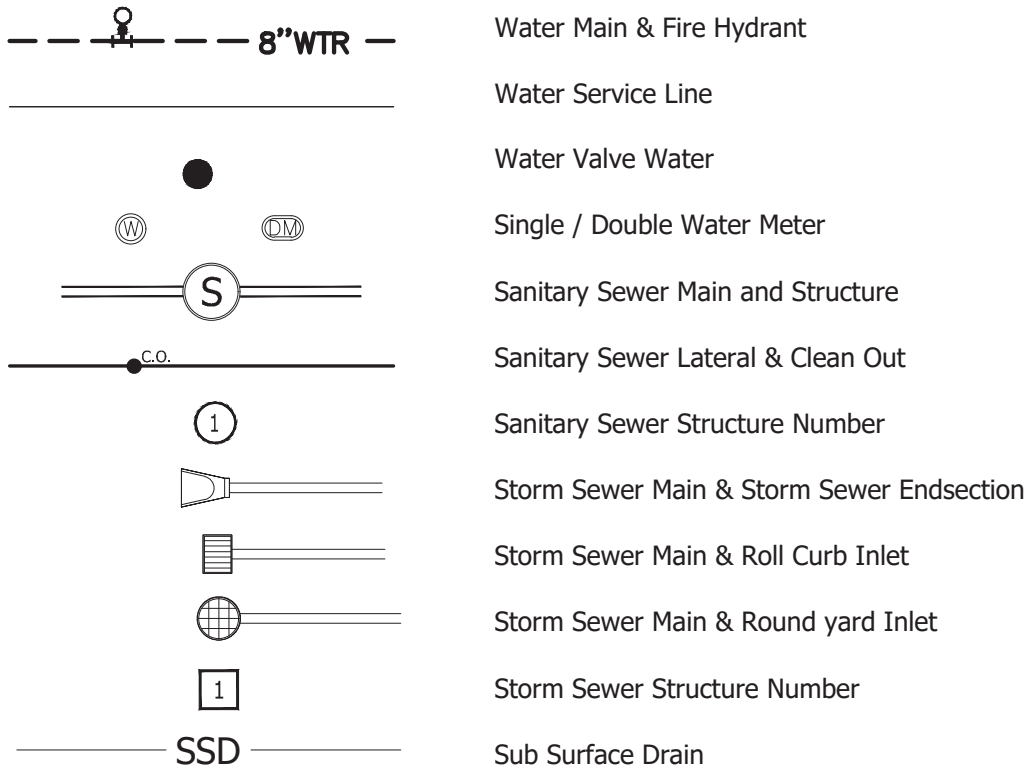
BENCHMARK CONSULTING, INC.
69 AUGUSTA DRIVE BROWNSBURG, IN 46112
(317) 852-5695



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Utility Plan Legend



Utility Statement

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

DATE: 06/20/23
PROJECT NUMBER: 23004
SHEET # C104

Gathering at Aurora
Section 1
Development Plan
West CR 700 North McCordsville, IN

Beazer Homes of Indiana, LLP
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Chad Oldham
chad.oldham@beazer.com



Nathan White Engineering, L.L.C. d.b.a.
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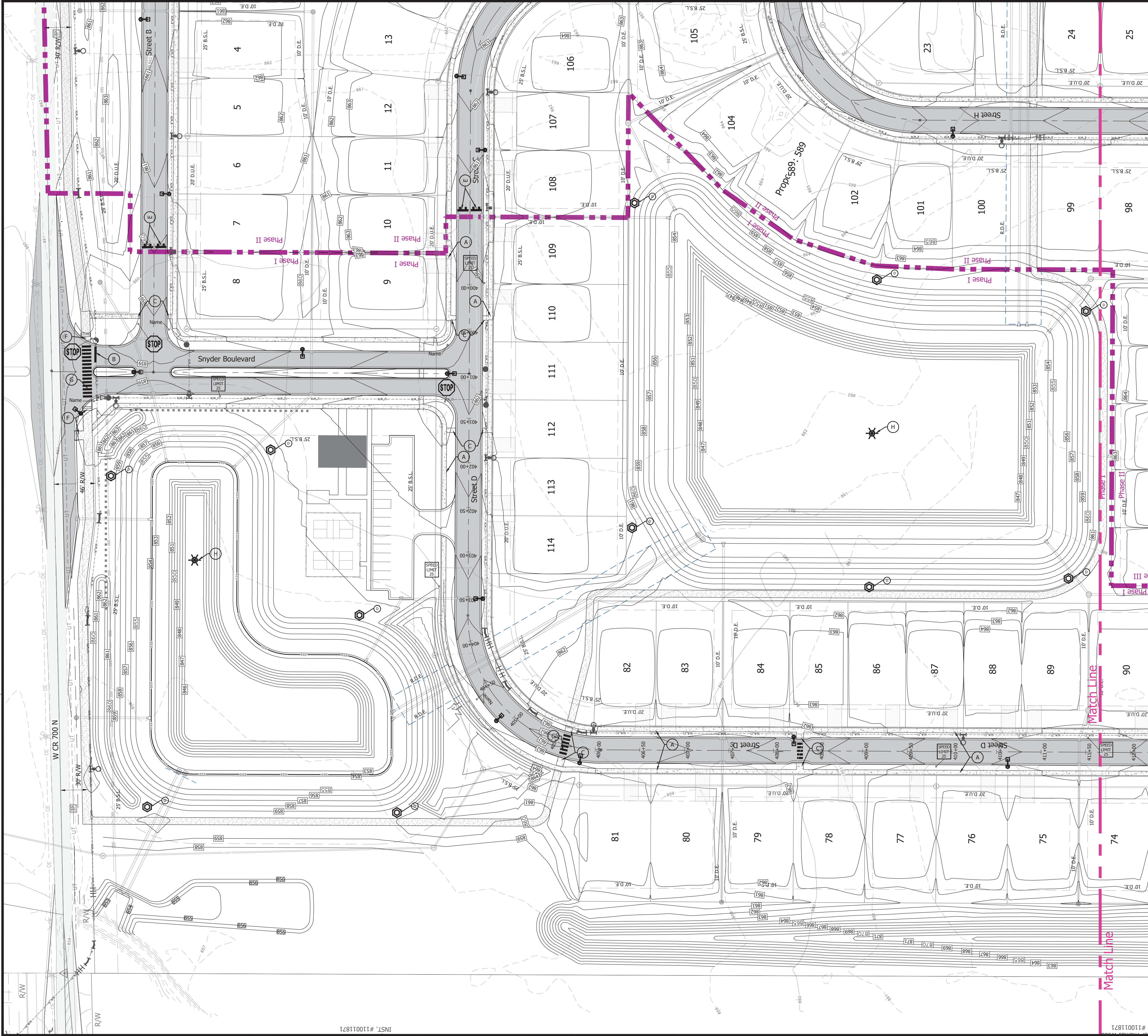
REVISIONS:



BENCHMARK CONSULTING, INC.
69 AUGUSTA DRIVE BROWNSBURG, IN 46112
(317) 852-5695



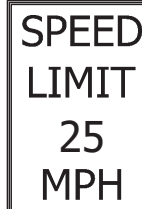
BENCHMARK CONSULTING, INC.
69 AUGUSTA DRIVE BROWNSBURG, IN 46112
(317) 852-5695



Stop Sign Location
MUTCD Sign R1-1 (30" x30")

Name

Street Name Sign Location



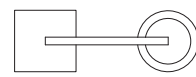
Speed Limit Sign
MUTCD Sign R2-1 (24"x30")



Stop Bar
White Thermoplastic (24")



5 Concrete Side Walk



Street Light Location
AEL - Valiant Colonial with 16" Pole



ADA Sidewalk Ramp



Pond Safety Sign



Standard Barricade



Asphalt Trail Curb Ramp

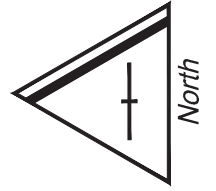


"Continental" Style Crosswalk

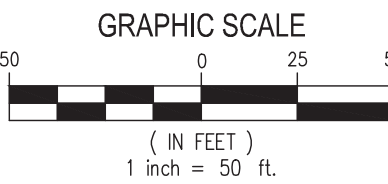


Fountain - Coordinate with Owner

1. All construction to be in compliance with the latest edition of the Town of McCordsville Construction Standards Specifications and Details.
2. All signs to meet the current Indiana MUTCD.
3. All sign proofs to be submitted to the Town of McCordsville for approval before ordering.
4. Verify final street names with owner.



Know what's below.
Call before you dig.



Gathering at Aurora
Section 1

West CR 700 North McCordsville, IN

Sidewalk, Signage & Street Lighting Plan

PREPARED FOR:
Beazer Homes of Indiana, LLP
9465 Counsellors Row, Suite 125
Indianapolis, IN 46240
317-443-2712
Chad Oldham
chad.oldham@beazer.com



REVISIONS:
Nathan White Engineering, L.L.C. d.b.a.
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69 AUGUSTA DRIVE BROWNSBURG, IN 46112
(317) 852-5695
Project Manager: Nathan White
nwhite@benchmarkcon.com

REVISIONS:

DATE:
06/20/23

CHECKED BY:
N.A.W.

PROJECT NUMBER:

23004

SHEET #

C109



BENCHMARK CONSULTING, INC.
69 AUGUSTA DRIVE BROWNSBURG, IN 46112
(317) 852-5695



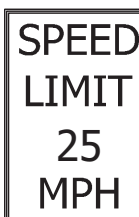
BENCHMARK CONSULTING, INC.
69 AUGUSTA DRIVE BROWNSBURG, IN 46112
(317) 852-5695



Stop Sign Location
MUTCD Sign R1-1 (30" x30")

Name

Street Name Sign Location



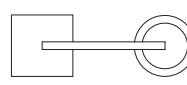
Speed Limit Sign
MUTCD Sign R2-1 (24"x30")

B

Stop Bar
White Thermoplastic (24")

A

5 Concrete Side Walk



Street Light Location
AEL - Valiant Colonial with 16" Pole

C

ADA Sidewalk Ramp

D

Pond Safety Sign

E

Standard Barricade

F

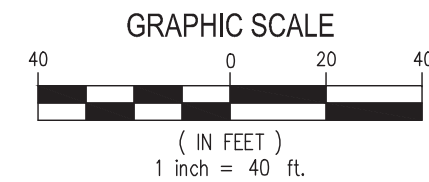
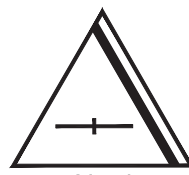
Asphalt Trail Curb Ramp

G

"Continental" Style Crosswalk

H

Fountain - Coordinate with Owner



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PREPARED FOR:

Beazer Homes of Indiana, LLP
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317-443-2712
Chad Oldham
chad.oldham@beazer.com

Gathering at Aurora Section 1

West CR 700 North McCordsville, IN

Sidewalk, Signage & Street Lighting Plan

DATE:

06/20/23

CHECKED BY:

N.A.W.

PROJECT NUMBER:

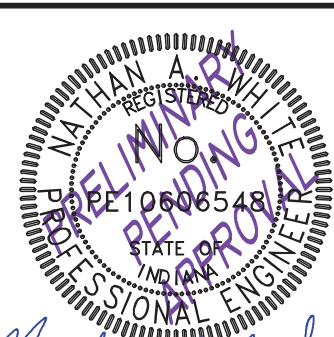
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SHEET #

C110

REVISIONS:

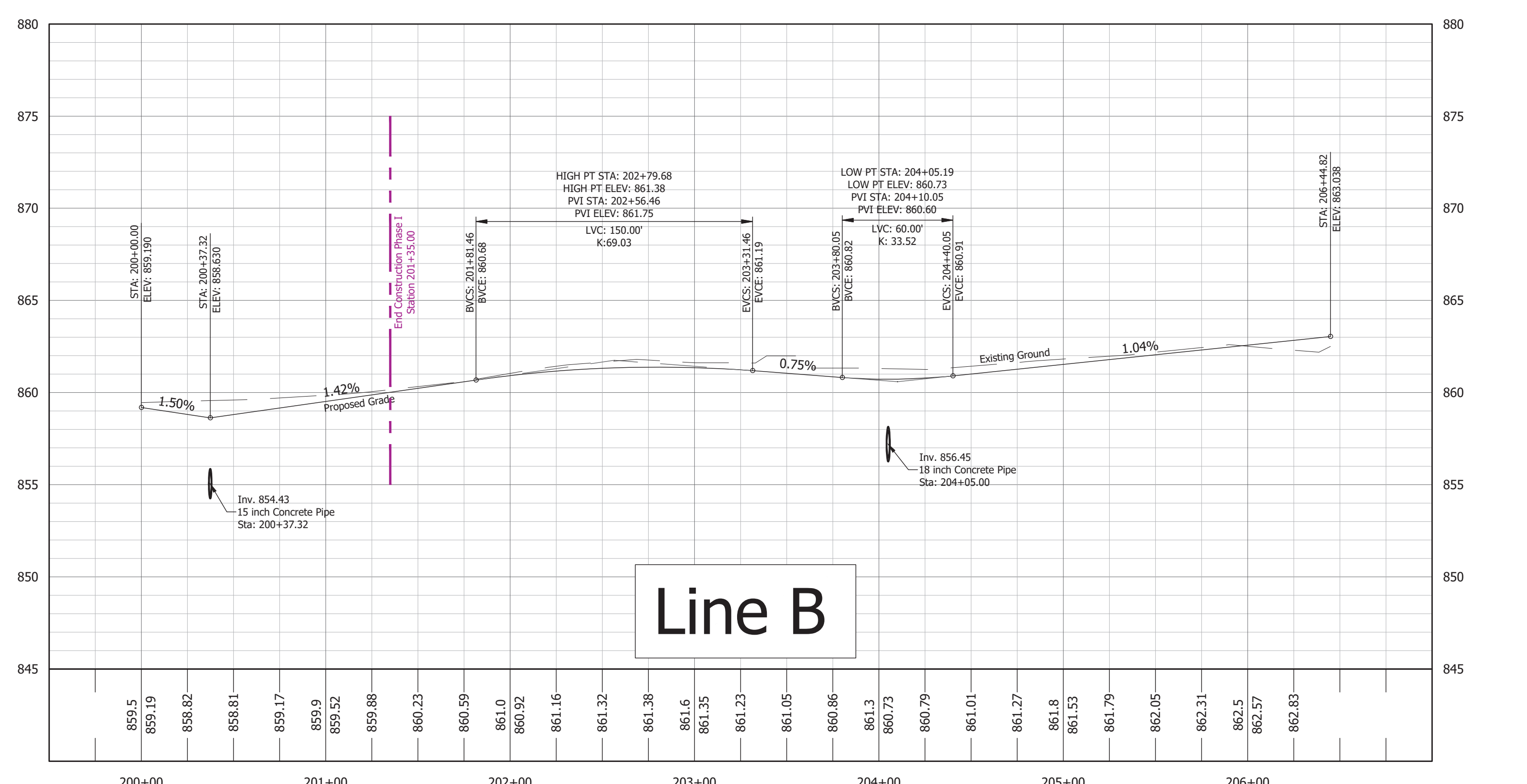
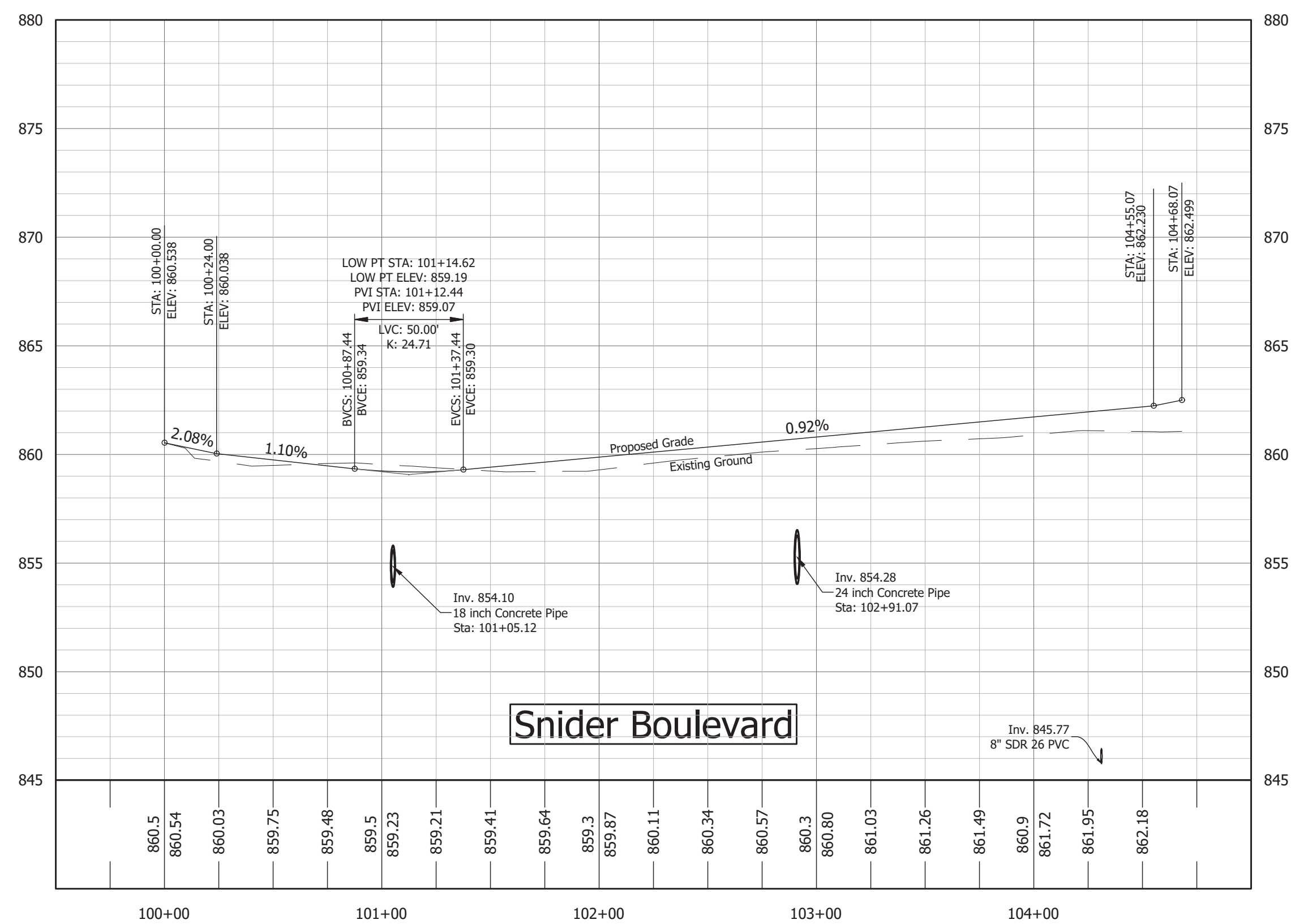
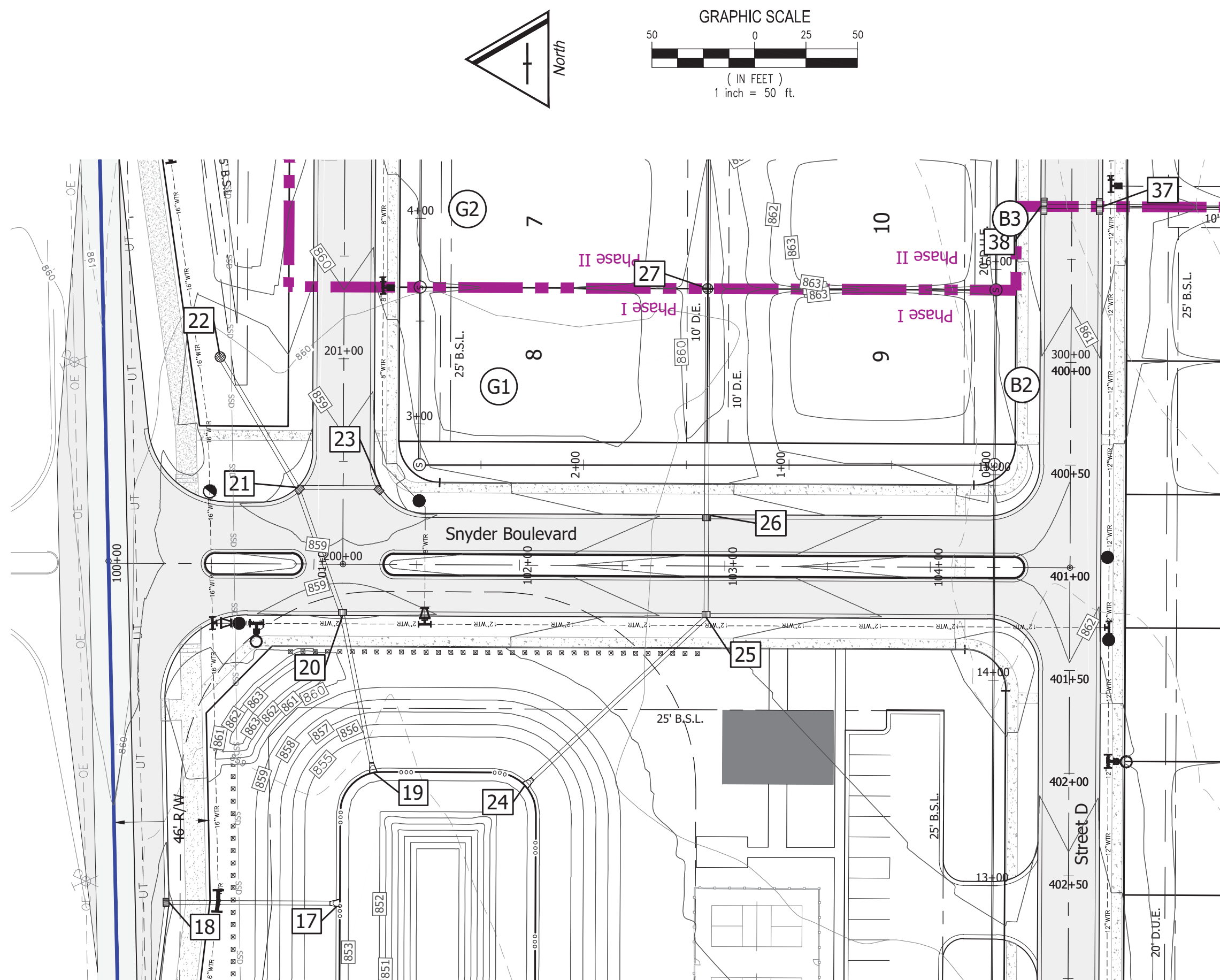
Nathan White Engineering, L.L.C. d.b.a.



Nathan A. White

Project Manager: Nathan White
nwhite@benchmarkcon.com


BENCHMARK CONSULTING, INC.
69 AUGUSTA DRIVE BROWNSBURG, IN 46112
(317) 852-5695



Know what's below.
Call before you dig.

Scale
Horizontal Scale 1" = 50'
Vertical Scale 1" = 5'

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

REVISIONS:

Nathan White Engineering, L.L.C. d.b.a.

Per Homes of Indiana, LLP
55 Counselors Row, Suite 125
Indianapolis, IN 46240
317-443-2712
Chad Oldham
chad.oldham@beazer.com

PREPARED FOR: **Beaze**
946

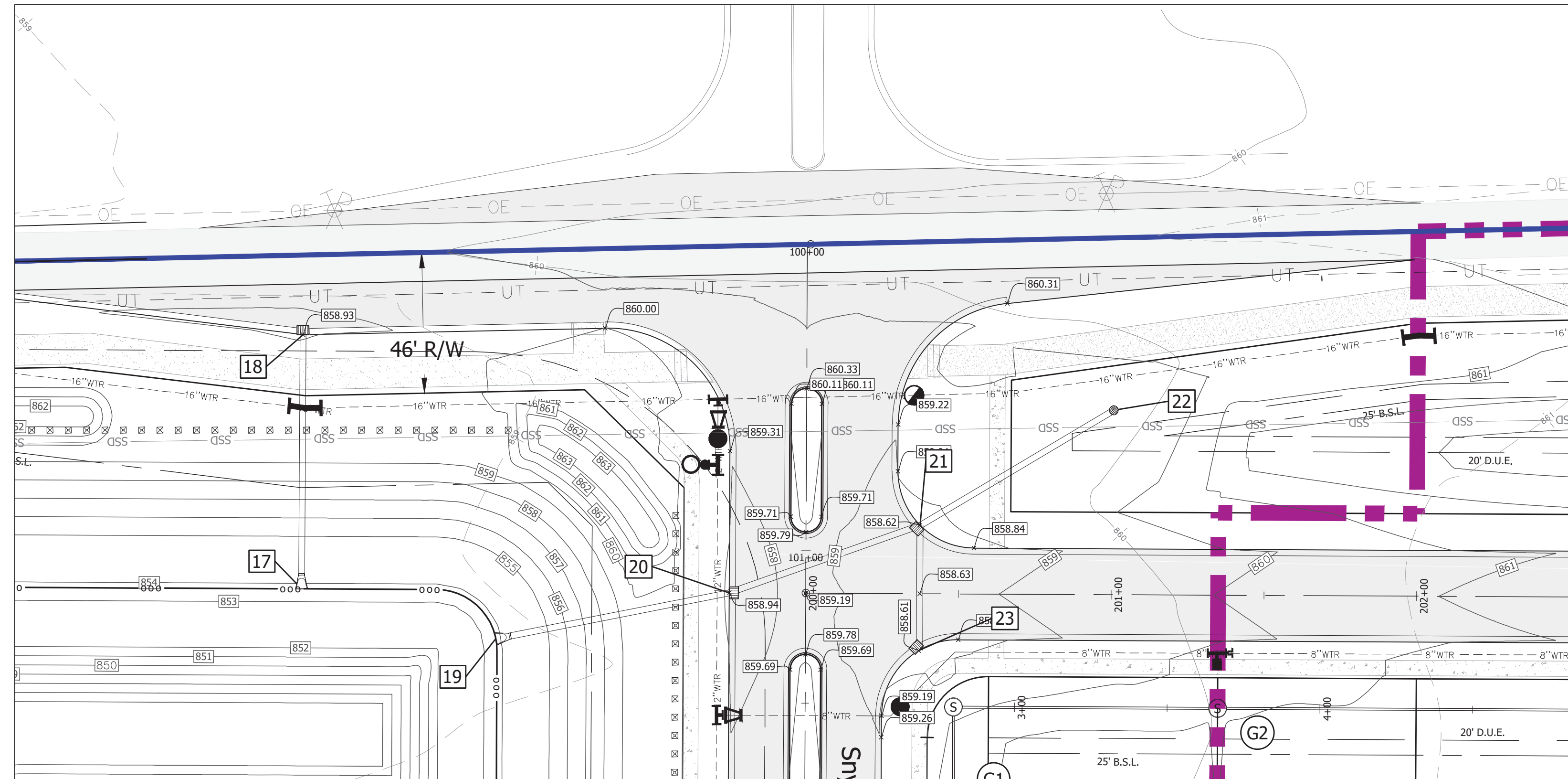
Gathering at Aurora Section 1

West CR 700 North McCordsville, IN
Roadway Centerline Plan & Profile

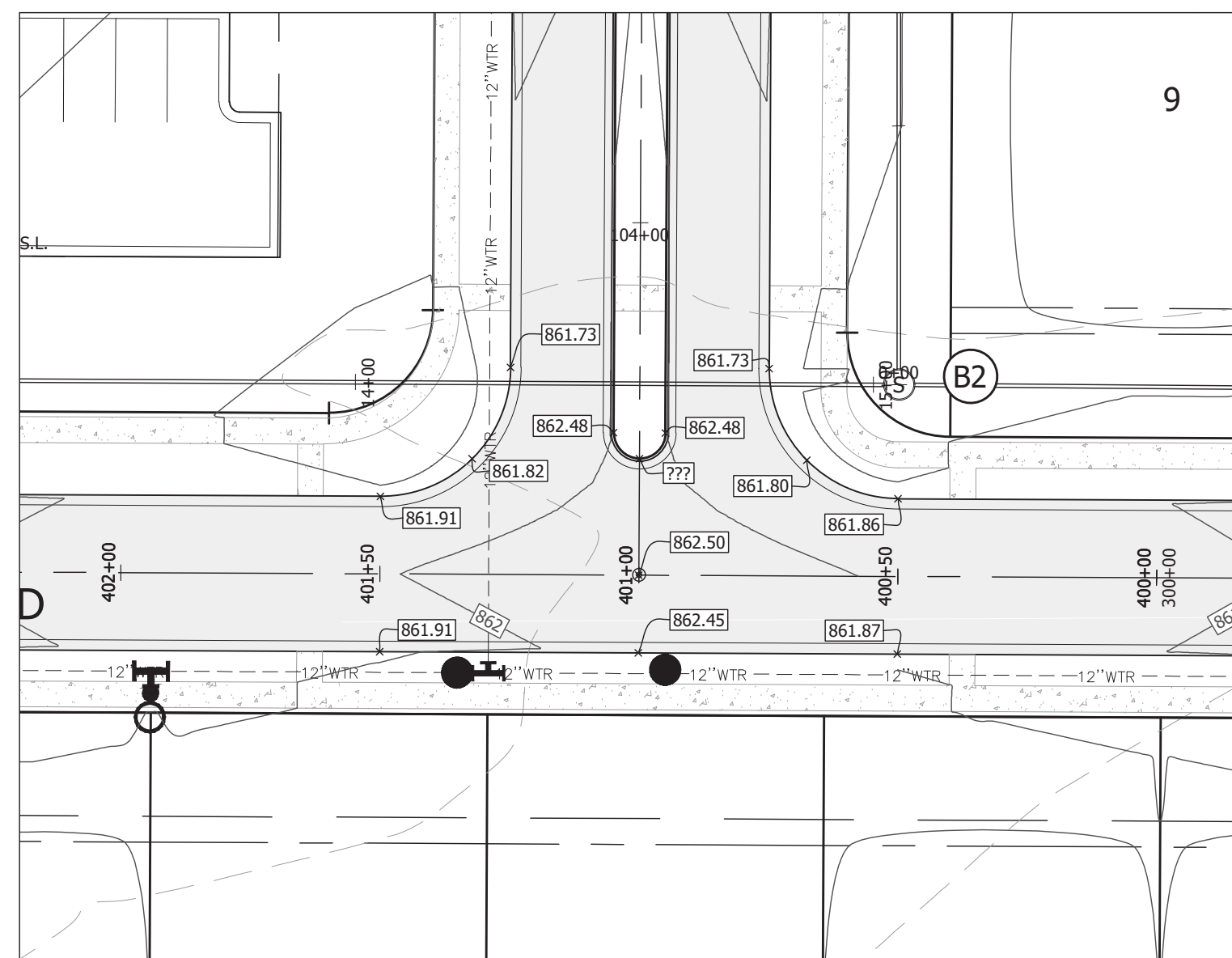
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PROJECT NUMBER: 23004	

SHEET #
C201

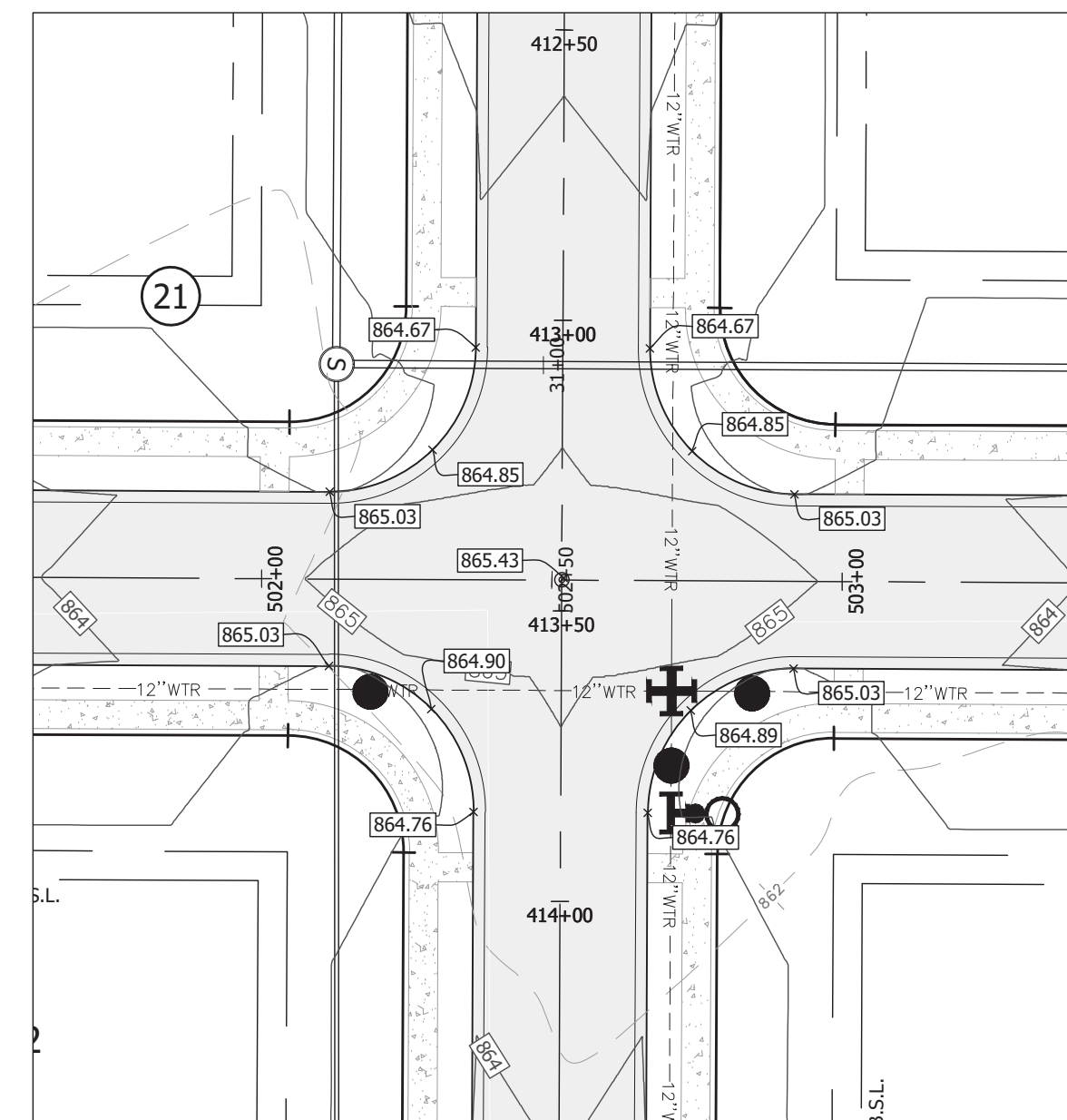
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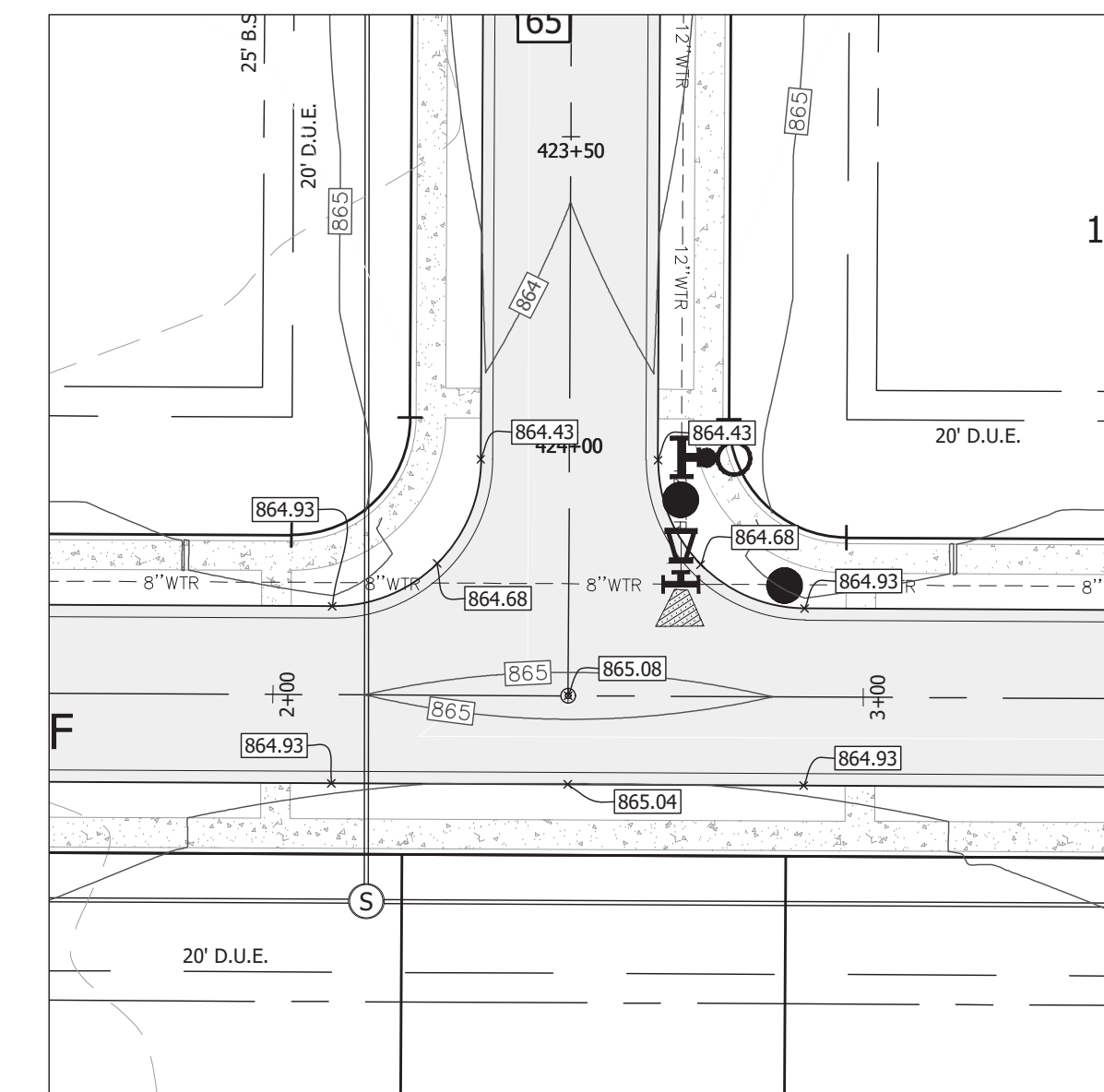
County Road 700 North & Snider Boulevard



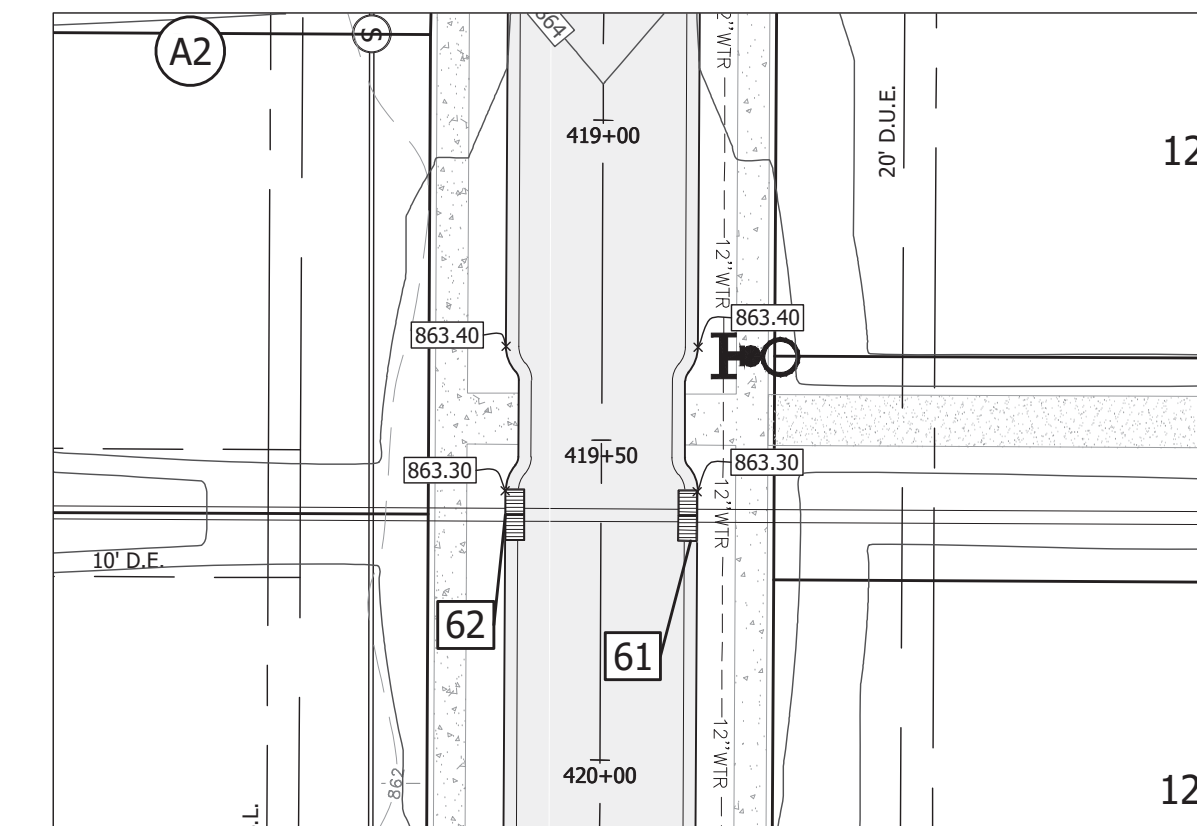
Intersection Snider Boulevard / Line D / Line C



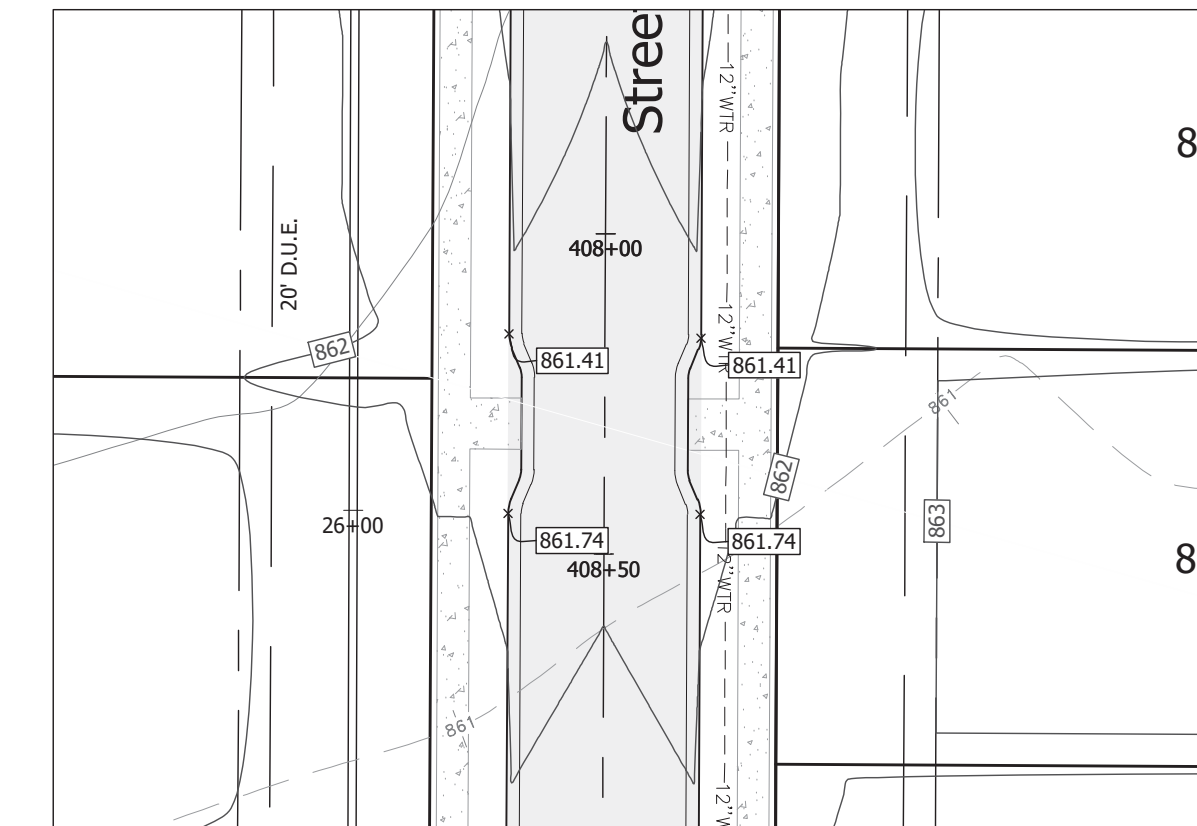
Intersection Line E / Line D



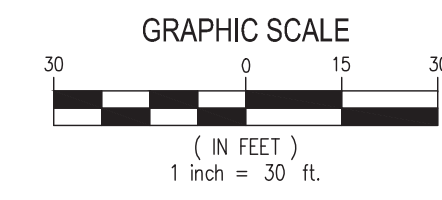
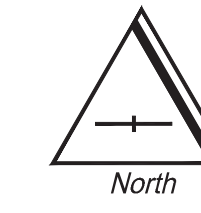
Intersection Line D / Line H



Traffic Calming Station 419+50.0



Traffic Calming Station 408+25.0

[illegible]