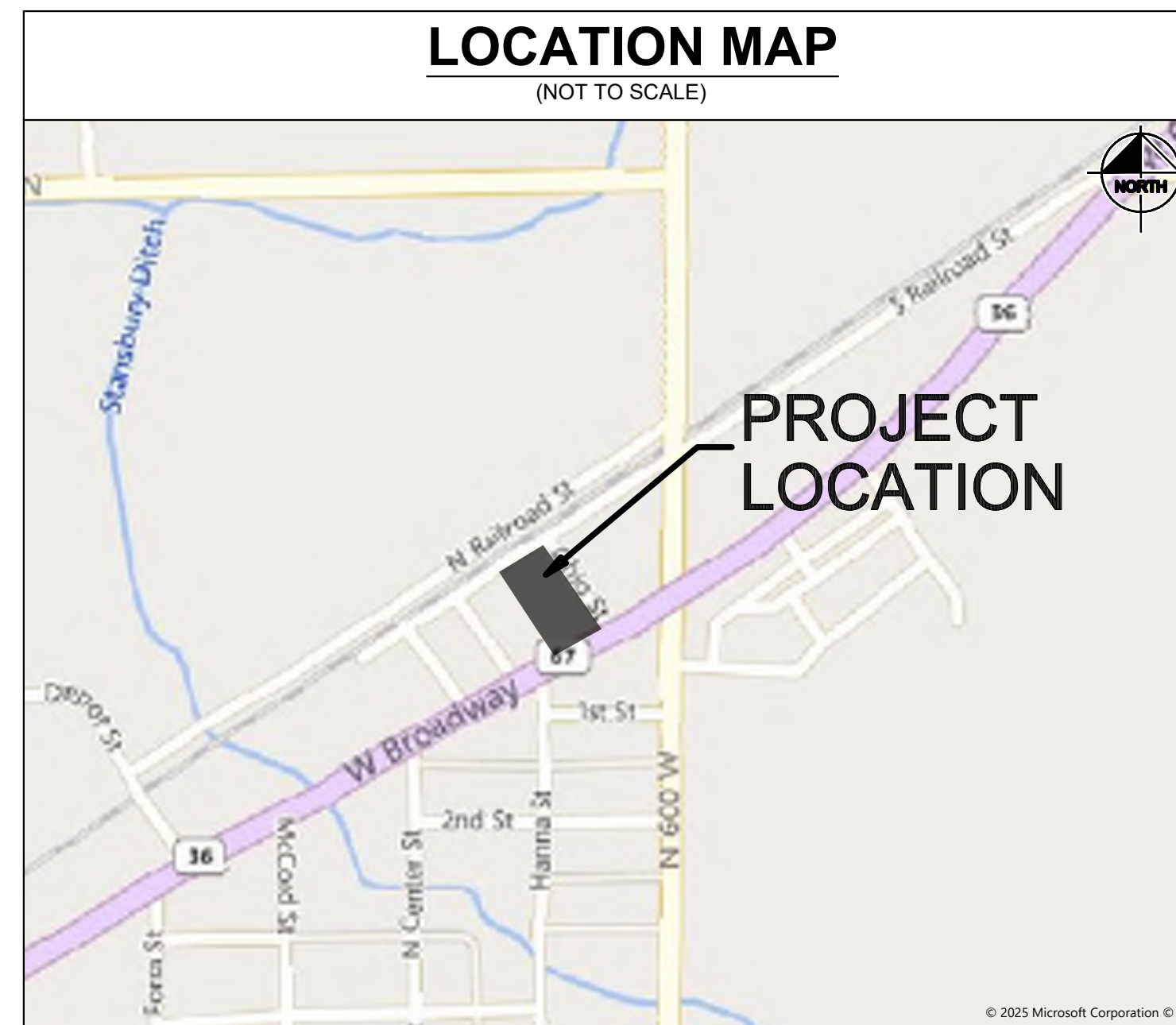


Indiana Utilities Protection Service  
**Call 811**  
before you dig

UTILITY AND GOVERNING AGENCY CONTACTS				
SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	MCCORDSVILLE PUBLIC WORKS	6280 W. 800 N. MCCORDSVILLE, IN 46055	317-335-3493	MARK WITSMAN
WATER	CITIZENS ENERGY GROUP/CWA AUTHORITY, INC.	2150 DR. MARTIN LUTHER KING JR. STREET, INDIANAPOLIS, IN 46202	317-927-4351	BRAD HOSTETTLER
STORM SEWER	MCCORDSVILLE PUBLIC WORKS	6280 W. 800 N. MCCORDSVILLE, IN 46055	317-335-3493	RON CRIDER
ELECTRICITY	AES INDIANA	1230 W. MORRIS ST. INDIANAPOLIS, IN 46221	317-261-5267	KATIE FORD
NATURAL GAS	CENTERPOINT ENERGY	16222 ALLSONVILLE RD. NOBLESVILLE, IN 46060	317-260-5477	JAY BOSER
TELEPHONE / COMMUNICATIONS	NINESTAR CONNECT	2243 E. MAIN ST. GREENFIELD, IN 46140	317-323-2081	JASON WARRICK
STREETS	TOWN OF MCCORDSVILLE PUBLIC WORKS	6280 W. 800 NORTH MCCORDSVILLE, IN 47201	317-335-3493	RON CRIDER
PLANNING & ZONING	MCCORDSVILLE PLANNING AND BUILDING DEPT.	1200 S. MADISON AVENUE INDIANAPOLIS, IN 46225	317-335-3604	RYAN CRUM

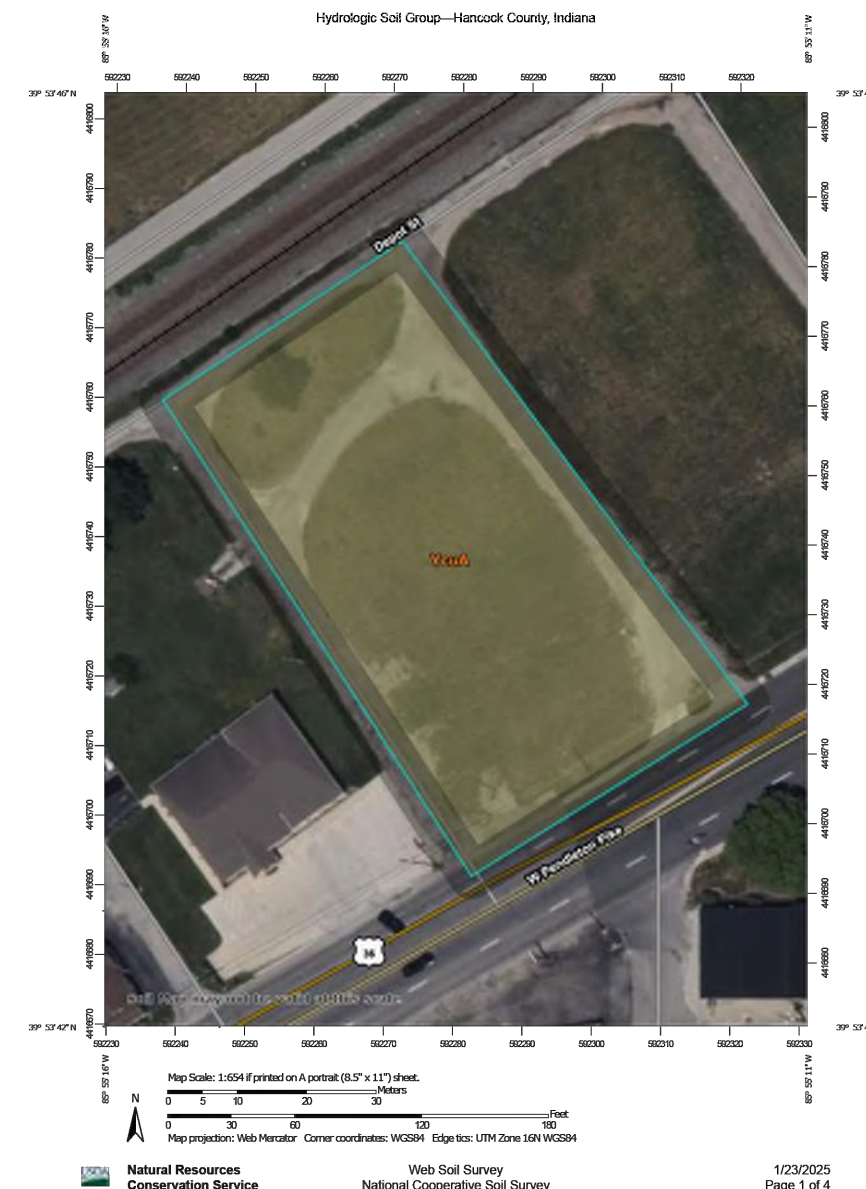
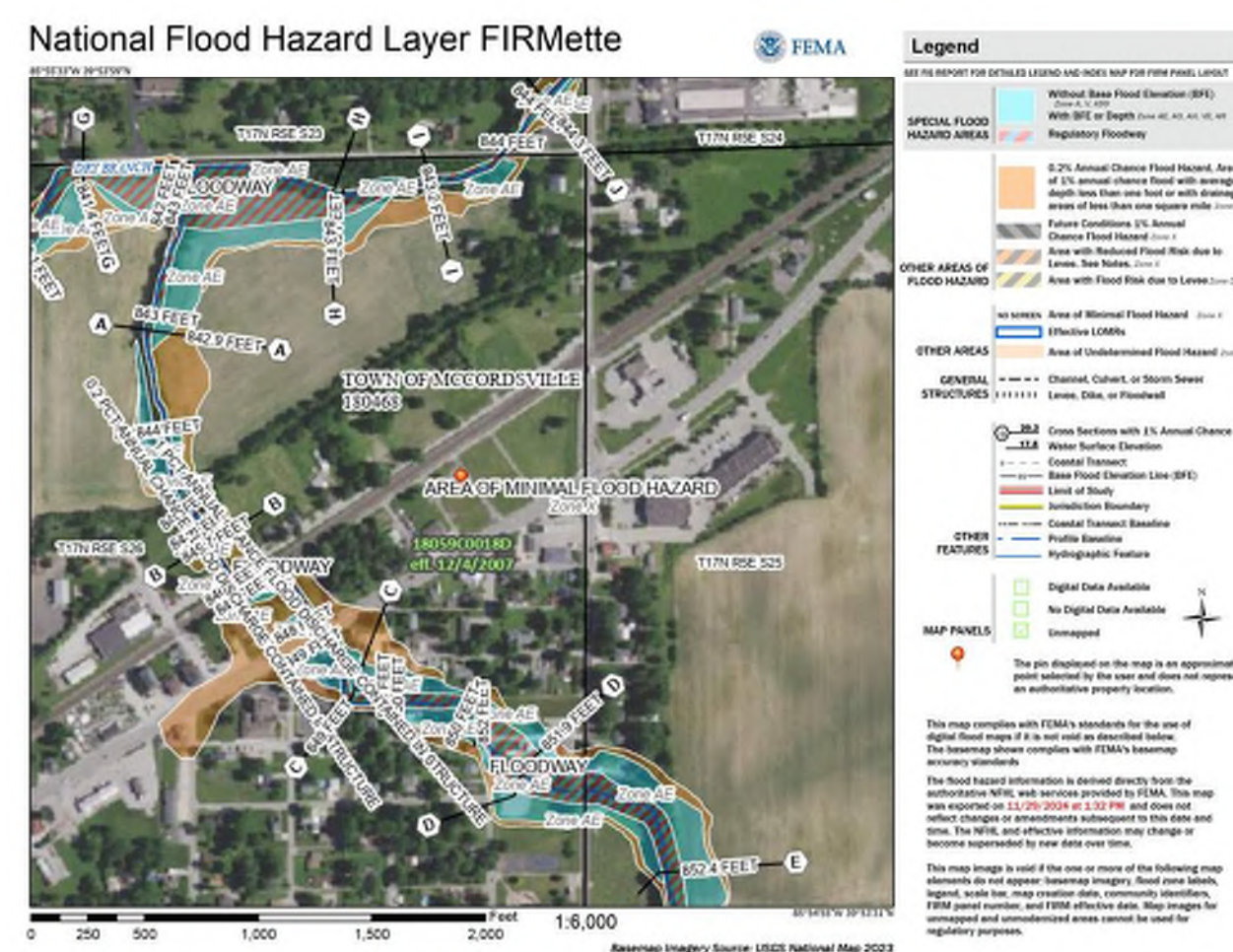
PROJECT TEAM				
ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER	MAP MCCORD, LLC	3801 E. 82ND STREET INDIANAPOLIS, IN 46240	317-597-1714	KELLY BOYLE
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	317-218-9560	NATHAN BARR, P.E.
LANDSCAPE ARCHITECT	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	317-218-9560	JAKE SPITZ, PLA
LAND SURVEYOR	KUHN & GUSTAFSON	410 W. OAK ST., STE. 9B, ZIONSVILLE, IN 46077	317-344-2822	KAREN SUTTON, LS



## HANCOCK COUNTY

CONSTRUCTION OF A ±2,447 SF STARBUCKS BUILDING ON ±0.66 AC.  
PROJECT IS IN SECTION 26 OF T17N, R5E IN THE TOWN OF MCCORDSVILLE  
HANCOCK COUNTY, INDIANA

Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
C1.0	GENERAL SPECIFICATIONS
V1.0	ALTA SURVEY
V1.1	ALTA SURVEY
V1.2	ALTA SURVEY
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	INITIAL EROSION CONTROL PLAN
C4.1	TEMPORARY EROSION CONTROL PLAN
C4.2	PERMANENT EROSION CONTROL PLAN
C4.3	EROSION CONTROL DETAILS
C4.4	SWPPP
C5.0	GRADING & DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0	CONSTRUCTION DETAILS
E1.0	PHOTOMETRIC PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE NOTES & DETAILS
1-10	MCCORDSVILLE DETAILS



## LEGAL DESCRIPTION

A PART OF LOTS 19 AND 20 IN THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, INDIANA AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 52 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIANA STATE ROAD 67, WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE EAST LINE OF SAID LOT 19; THENCE NORTH ON AND ALONG SAID EAST LINE 90.28 FEET TO A POINT; THENCE WEST ON A LINE PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE 60.28 FEET TO A POINT ON THE WEST LINE OF SAID LOT 19; SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 20; THENCE NORTH ON AND ALONG SAID EAST LINE OF LOT 20 A DISTANCE OF 33.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE WEST ON AND ALONG THE NORTH LINE OF SAID LOT 20 A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE SOUTH ON AND ALONG THE WEST LINE OF SAID LOT 20 A DISTANCE OF 24.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 19; THENCE SOUTH ON AND ALONG THE EASTERN ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE 120.56 FEET TO THE POINT OF BEGINNING.

ALSO; LOT NUMBER 6 AND LOT NUMBER 19 ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, EXCEPTING THE SOUTH PORTION OF LOT NO. 19 USED FOR STATE HIGHWAY PURPOSES AND THE PORTION OF THE SLOWING DESCRIBED LOT; BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19 AND STATE HIGHWAY 167 AS ESTABLISHED ON DECEMBER 30, 1944; AND THE EASTERLY LINE OF SAID LOT 19 AND RUNNING THENCE NORTHERLY ALONG SAID EASTERLY LOT LINE 95 FEET; THENCE WESTERLY AND PARALLEL TO SAID NORTHERLY HIGHWAY LINE TO THE WEST LINE OF SAID LOT 19; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 19, 95 FEET TO THE NORTHERLY LINE OF SAID HIGHWAY; THENCE EASTERLY ALONG SAID HIGHWAY LINE TO THE PLACE OF BEGINNING.

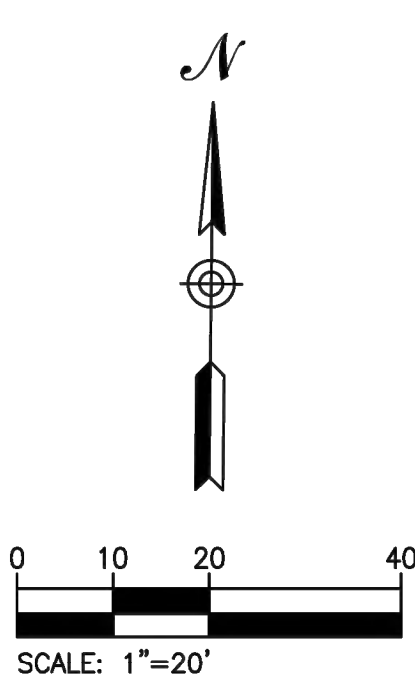
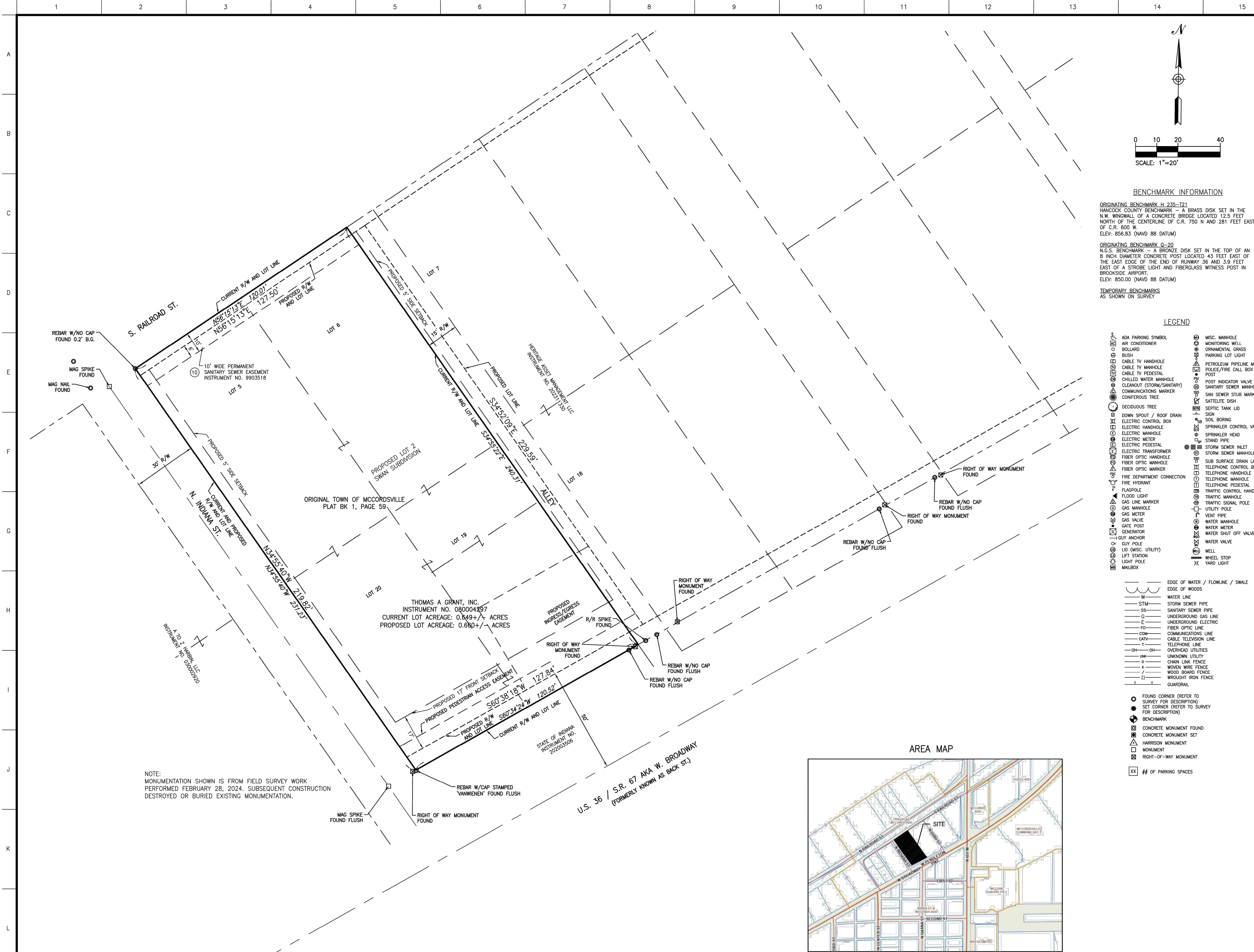
ALSO: LOT NUMBER 5 IN THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA.

LESS AND EXCEPT THAT PART OF LOTS 19 AND 20 CONTAINED IN THE STATE OF INDIANA WARRANTY DEED RECORDED IN INSTRUMENT NO. 202003506.









BENCHMARK INFORMATION

ORIGINATING BENCHMARK H-235-T21  
HANCOCK COUNTY BENCHMARK - A BRASS DISK SET IN THE N.W. CORNER OF A CONCRETE BRIDGE LOCATED 12.5 FEET NORTH OF THE CENTERLINE OF C.R. 750 N AND 281 FEET EAST OF C.R. 600 W.  
ELEV: 856.83 (NAVD 88 DATUM)

ORIGINATING BENCHMARK Q-20  
N.G.S. BENCHMARK - A BRONZE DISK SET IN THE TOP OF AN 8 INCH DIAMETER CONCRETE POST LOCATED 43 FEET EAST OF THE EAST EDGE OF THE END OF RUNWAY 36 AND 3.5 FEET EAST OF A STROBE LIGHT AND FIBERGLASS WITNESS POST IN BROOKSIDE AIRPORT.  
ELEV: 850.00 (NAVD 88 DATUM)

TEMPORARY BENCHMARKS  
AS SHOWN ON SURVEY

LEGEND

- ADA PARKING SYMBOL
- AIR CONDITIONER
- BOLLARD
- BUSH
- CABLE TV HANDHOLE
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- CHILLED WATER MANHOLE
- CLEANOUT (STORM/SANITARY)
- COMMUNICATIONS MARKER
- DECIDUOUS TREE
- DOWN SPOUT / ROOF DRAIN
- ELECTRIC CONTROL BOX
- ELECTRIC HANDHOLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- FIBER OPTIC HANDHOLE
- FIBER OPTIC MANHOLE
- FIBER OPTIC MARKER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLAGPOLE
- FLOOD LIGHT
- GAS LINE MARKER
- GAS MANHOLE
- GAS METER
- GAS VALVE
- GATE POST
- GENERATOR
- GUY ANCHOR
- GUY POLE
- LIFT STATION
- LIGHT POLE
- MAILBOX
- MISC. MANHOLE
- MONITORING WELL
- ORNAMENTAL GRASS
- PARKING LOT LIGHT
- PETROLEUM PIPELINE MARKER
- POST
- POST INDICATOR VALVE
- SANITARY SEWER MANHOLE
- SAN SEWER STUB MARKER
- SATELLITE DISH
- SEPTIC TANK LID
- SIGN
- SOIL BORING
- SPRINKLER CONTROL VALVE
- SPRINKLER HEAD
- STAND PIPE
- STORM SEWER INLET
- STORM SEWER MANHOLE
- SUB SURFACE DRAIN LATERAL
- TELEPHONE CONTROL BOX
- TELEPHONE HANDHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC CONTROL HANDHOLE
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- VENT PIPE
- WATER MANHOLE
- WATER METER
- WATER SHUT OFF VALVE
- WATER VALVE
- WELL
- WHEEL STOP
- YARD LIGHT

EDGE OF WATER / FLOWLINE / SWALE

EDGE OF WOODS

WATER LINE

STORM SEWER PIPE

SANITARY SEWER PIPE

UNDERGROUND GAS LINE

UNDERGROUND ELECTRIC

FIBER OPTIC LINE

COMMUNICATIONS LINE

CABLE TELEVISION LINE

OVERHEAD UTILITIES

UNKNOWN UTILITY

CHAIN LINK FENCE

WOVEN WIRE FENCE

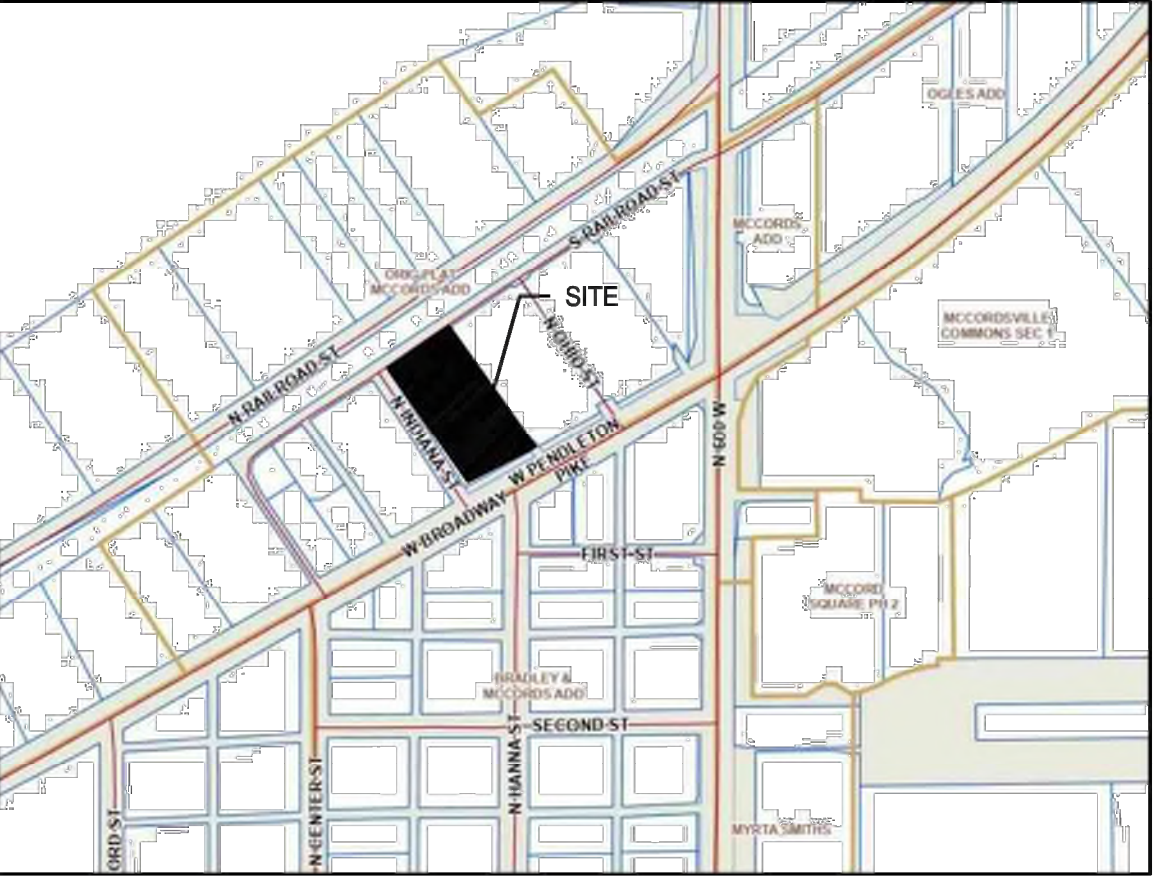
WOOD BOARD FENCE

WROUGHT IRON FENCE

GUARDRAIL

- FOUND CORNER (REFER TO SURVEY FOR DESCRIPTION)
- SET CORNER (REFER TO SURVEY FOR DESCRIPTION)
- BENCHMARK
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- HARRISON MONUMENT
- MONUMENT
- RIGHT-OF-WAY MONUMENT
- ## OF PARKING SPACES

AREA MAP



PROJECT LOCATED IN:  
6078 W. BROADWAY, MCCORDSVILLE, IN 46055  
SEC. 26-T17N-R5E  
VERNON TOWNSHIP, HANCOCK COUNTY, IN

ALTA/NSPS  
LAND TITLE SURVEY

PREPARED FOR:  
  
MIDLAND ATLANTIC PROPERTIES  
380 E 82ND STREET, SUITE B  
INDIANAPOLIS, IN 46240

REV. #      DATE      REVISION DESCRIPTION


PROFORMA COPY



Approved By: KS  
Drawn By: KS  
Date of Last Field Work: 12/12/2024  
Date Plotted: 12/13/2024

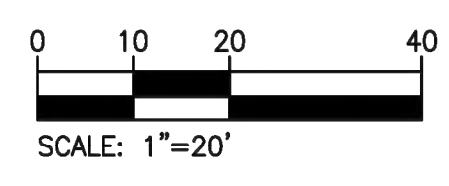
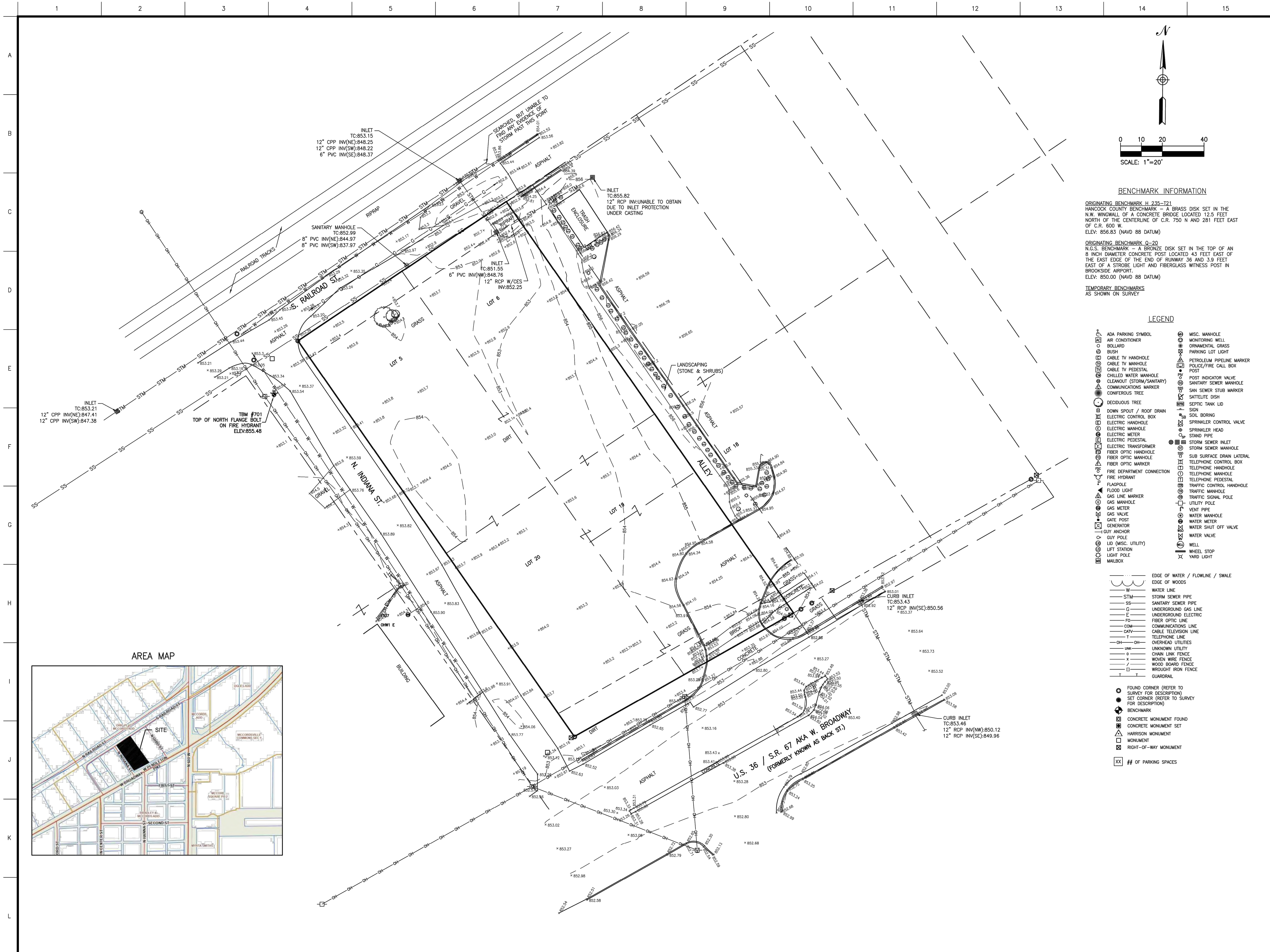
Project Number:

240048

Sheet Number :

V1.0





**BENCHMARK INFORMATION**

ORIGINATING BENCHMARK H 235-T21  
HANCOCK COUNTY BENCHMARK - A BRASS DISK SET IN THE  
N.W. CORNER OF A CONCRETE BRIDGE LOCATED 12.5 FEET  
NORTH OF THE CENTERLINE OF C.R. 750 N AND 261 FEET EAST  
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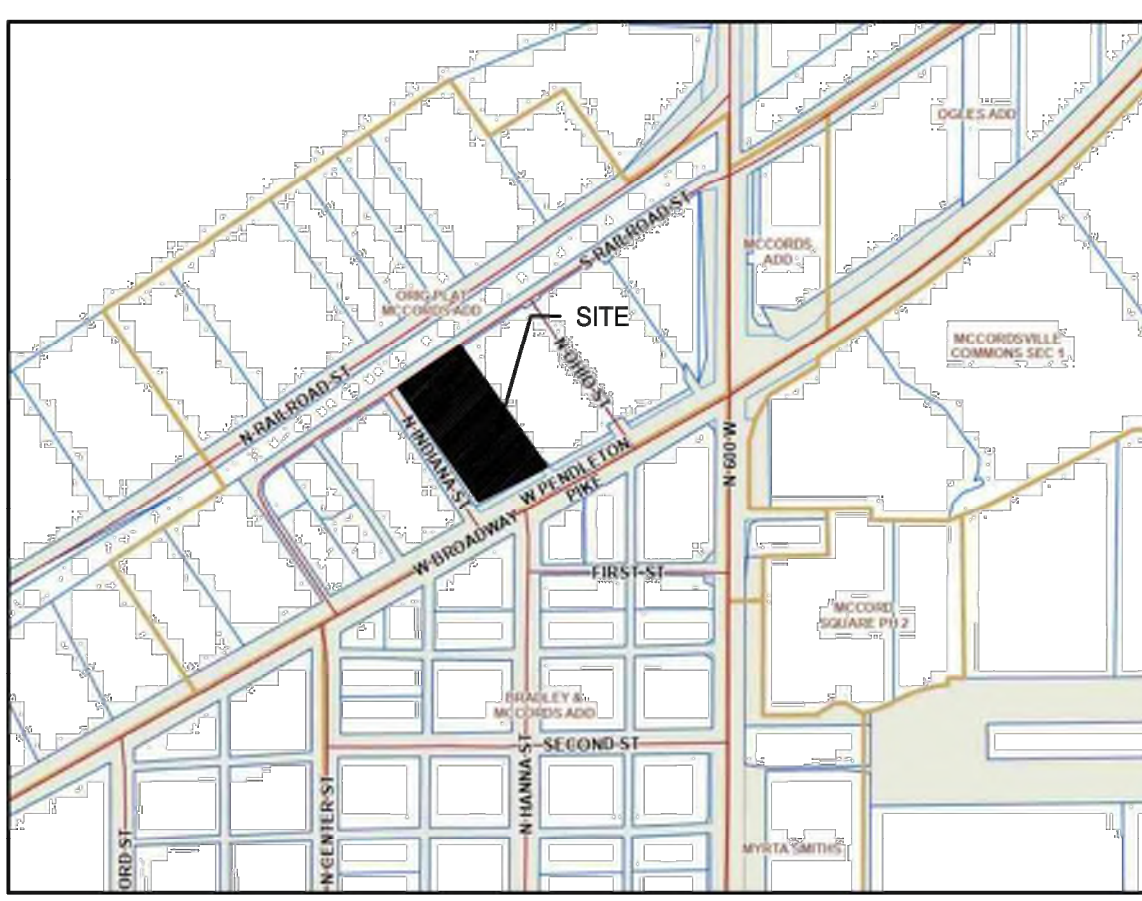
ORIGINATING BENCHMARK Q-20  
N.G.S. BENCHMARK - A BRONZE DISK SET IN THE TOP OF AN  
8 INCH DIAMETER CONCRETE POST LOCATED 43 FEET EAST OF  
THE EAST EDGE OF THE END OF RUNWAY 36 AND 3.9 FEET  
EAST OF A STROBE LIGHT AND FIBERGLASS WITNESS POST IN  
BROOKSIDE AIRPORT.  
ELEV: 850.00 (NAVD 88 DATUM)

TEMPORARY BENCHMARKS  
AS SHOWN ON SURVEY

**LEGEND**

- |                            |                           |
|----------------------------|---------------------------|
| ADA PARKING SYMBOL         | MISC. MANHOLE             |
| AIR CONDITIONER            | MONITORING WELL           |
| BOLLARD                    | ORNAMENTAL GRASS          |
| BUSH                       | PARKING LOT LIGHT         |
| CABLE TV HANDHOLE          | PETROLEUM PIPELINE MARKER |
| CABLE TV MANHOLE           | POLICE/FIRE CALL BOX      |
| CABLE TV PEDESTAL          | POST                      |
| CHILLED WATER MANHOLE      | POST INDICATOR VALVE      |
| CLEANOUT (STORM/SANITARY)  | SANITARY SEWER MANHOLE    |
| COMMUNICATIONS MARKER      | SAN SEWER STUB MARKER     |
| CONIFEROUS TREE            | SATELLITE DISH            |
| DECIDUOUS TREE             | SEPTIC TANK LID           |
| DOWN SPOUT / ROOF DRAIN    | SIGN                      |
| ELECTRIC CONTROL BOX       | SOIL BORING               |
| ELECTRIC HANDHOLE          | SPRINKLER CONTROL VALVE   |
| ELECTRIC MANHOLE           | SPRINKLER HEAD            |
| ELECTRIC METER             | STAND PIPE                |
| ELECTRIC PEDESTAL          | STORM SEWER INLET         |
| ELECTRIC TRANSFORMER       | STORM SEWER MANHOLE       |
| FIBER OPTIC HANDHOLE       | SUB SURFACE DRAIN LATERAL |
| FIBER OPTIC MANHOLE        | TELEPHONE CONTROL BOX     |
| FIRE DEPARTMENT CONNECTION | TELEPHONE HANDHOLE        |
| FIRE HYDRANT               | TELEPHONE MANHOLE         |
| FLAGPOLE                   | TELEPHONE PEDESTAL        |
| FLOOD LIGHT                | TRAFFIC CONTROL HANDHOLE  |
| GAS LINE MARKER            | TRAFFIC MANHOLE           |
| GAS MANHOLE                | TRAFFIC SIGNAL POLE       |
| GAS METER                  | UTILITY POLE              |
| GAS VALVE                  | VENT PIPE                 |
| GATE POST                  | WATER MANHOLE             |
| GENERATOR                  | WATER METER               |
| GUY ANCHOR                 | WATER SHUT OFF VALVE      |
| GUY POLE                   | WATER VALVE               |
| LIFT STATION               | WELL                      |
| LIGHT POLE                 | WHEEL STOP                |
| MAILBOX                    | YARD LIGHT                |
- 
- |                                  |
|----------------------------------|
| EDGE OF WATER / FLOWLINE / SWALE |
| EDGE OF WOODS                    |
| W- WATER LINE                    |
| STM- STORM SEWER PIPE            |
| SS- SANITARY SEWER PIPE          |
| G- UNDERGROUND GAS LINE          |
| E- UNDERGROUND ELECTRIC          |
| FO- FIBER OPTIC LINE             |
| COM- COMMUNICATIONS LINE         |
| CATV- CABLE TELEVISION LINE      |
| OH- OVERHEAD UTILITIES           |
| UNK- UNKNOWN UTILITY             |
| o- CHAIN LINK FENCE              |
| w- WOVEN WIRE FENCE              |
| /- WOOD BOARD FENCE              |
| [ ]- WROUGHT IRON FENCE          |
| T- GUARDRAIL                     |
- 
- |  |
|--|
| ● FOUND CORNER (REFER TO SURVEY FOR DESCRIPTION) |
| ● SET CORNER (REFER TO SURVEY FOR DESCRIPTION)   |
| ⊕ BENCHMARK                                      |
| ⊕ CONCRETE MONUMENT FOUND                        |
| ⊕ CONCRETE MONUMENT SET                          |
| △ HARRISON MONUMENT                              |
| □ MONUMENT                                       |
| ⊠ RIGHT-OF-WAY MONUMENT                          |
| XX ## OF PARKING SPACES                          |

**AREA MAP**



PROJECT LOCATED IN:  
6078 W. BROADWAY, MCCORDSVILLE, IN 46055  
SEC. 26-T17N-R5E  
VERNON TOWNSHIP, HANCOCK COUNTY, IN

**ALTA/NSPS  
LAND TITLE SURVEY**

PREPARED FOR:  
  
MIDLAND ATLANTIC PROPERTIES  
380 E 82ND STREET, SUITE B  
INDIANAPOLIS, IN 46240

REV. #	DATE	REVISION DESCRIPTION

PROFORMA COPY



Approved By:	KS
Drawn By:	KS
Date of Last Field Work:	12/12/2024
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Project Number:

240048

Sheet Number :



	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A															
B															
C															
D															
E															
F															
G															
H															
I															
J															
K															
L															

LAND DESCRIPTION (EXISTING PER DEED RECORDED IN INSTRUMENT NO. 080004297)

A PART OF LOTS 19 AND 20 IN THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, INDIANA AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 52 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIANA STATE ROAD 67, WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE EAST LINE OF SAID LOT 19; THENCE NORTH ON AND ALONG SAID EAST LINE 95.00 FEET TO A POINT; THENCE WESTERLY PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE 60.28 FEET TO A POINT ON THE WEST LINE OF SAID LOT 19, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 20; THENCE NORTH ON AND ALONG SAID EAST LINE OF LOT 20 A DISTANCE OF 33.86 FEET TO THE NORTHEAST COMER OF SAID LOT 20; THENCE WEST ON AND ALONG THE NORTH LINE OF SAID LOT 20 A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE SOUTH ON AND ALONG THE WEST LINE OF SAID LOT 20 A DISTANCE OF 124.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 67; THENCE EASTERLY ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE 120.56 FEET TO THE POINT OF BEGINNING,

ALSO: LOT NUMBER 6 AND LOT NUMBER 19 ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, EXCEPTING THE SOUTH PORTION OF LOT NO. 19 USED FOR STATE HIGHWAY PURPOSES AND EXCEPTING THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF STATE HIGHWAY #67, AS ESTABLISHED NOVEMBER 30, 1944, AND THE EASTERLY LINE OF SAID LOT #19 AND RUNNING THENCE NORTHERLY ALONG SAID EASTERLY LOT LINE 95 FEET; THENCE WESTERLY AND PARALLEL TO SAID NORTHERLY HIGHWAY LINE TO THE WEST LINE OF SAID LOT #19; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT #19, 95 FEET TO THE NORTHERLY LINE OF SAID HIGHWAY; THENCE EASTERLY ALONG SAID HIGHWAY LINE TO THE PLACE OF BEGINNING.

ALSO: LOT NUMBER 5 IN THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA.

LESS AND EXCEPT THAT PART OF LOTS 19 AND 20 CONTAINED IN THE STATE OF INDIANA WARRANTY DEED RECORDED IN INSTRUMENT NO. 202003506.

LAND SURVEYOR'S REPORT

THE PLANIMETRIC DATA WAS GATHERED USING SURVEY GRADE GPS AND STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC INSTRUMENT WITH DATA COLLECTOR. THE FOLLOWING PARAGRAPHS ARE OBSERVATIONS AND OPINIONS REGARDING THE UNCERTAINTIES IN THE LOCATIONS OF MONUMENTS BOTH FOUND AND SET, RECORD DOCUMENTS AND THE DEED LINES AS ESTABLISHED OR REESTABLISHED BY THIS SURVEY, AND AS INTRODUCED BY PROBABLE RANDOM ERRORS IN THE MEASUREMENTS MADE DUE TO THE INSTRUMENTATION AND TECHNIQUES EMPLOYED (RELATIVE POSITIONAL ACCURACY). THE SURVEY MAY SHOW DIFFERENCES BETWEEN THE RECORD (R) OR PLAT (P) DIMENSIONS AND THE MEASURED (M) DIMENSIONS ALONG THE DEED LINES. THERE MAY BE DIFFERENCES BETWEEN LINES OF OCCUPATION (POSSESSION) AND THE DEED LINES AS SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS PROJECT WAS TO PREPARE AN ALTA/NSPS LAND TITLE SURVEY ON THE REAL ESTATE DESCRIBED HEREIN.

MONUMENTS

MONUMENTS WERE SET OR FOUND DURING THE COURSE OF THIS SURVEY, THOSE SET IN THE GROUND ARE 5/8" REBAR WITH YELLOW PLASTIC CAPS STAMPED "K&G LS FIRM 0141", UNLESS OTHERWISE NOTED. MONUMENTS SET IN HARD SURFACED AREAS, SUCH AS ASPHALT, ARE AS INDICATED ON THE DRAWING AND HAVE A WASHER STAMPED "K&G LS FIRM 0141" WHERE POSSIBLE. THE MONUMENTS ESTABLISHED AT THE CORNERS OF THE SUBJECT REAL ESTATE ARE WITHIN THE ACCEPTABLE RELATIVE POSITIONAL SPECIFICATIONS FOR AN URBAN SURVEY, 0.07 FEET +/- 50 PPM AS DEFINED IN 865 IAC 1-12-7.

THE FOLLOWING SURVEY MONUMENTS WERE FOUND AND USED TO RE-ESTABLISH THE LINES OF THE SURVEYED PARCELS:

NE CORNER, SEC. 26-T17N-R5E - BRASS PLUG FOUND PER COUNTY SURVEYOR TIES NORTH 1/4 CORNER OF NE 1/4, SEC. 26-T17N-R5E - BRASS PLUG FOUND PER COUNTY SURVEYOR TIES

THEORY OF LOCATION:

THE SURVEYED PARCEL CONSISTS OF 4 LOTS IN THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, INDIANA AS RECORDED IN PLAT BOOK 1, PAGE 52. THE ROAD CALLED OUT AS BACK STREET ON THE PLAT IS KNOWN AS W. BROADWAY AND AS U.S. 36 / S.R. 67. THERE HAVE BEEN NUMEROUS CHANGES IN THE RIGHT OF WY OF THIS NOW HIGHWAY, WITH THE LATEST BEING A WARRANTY DEED TO THE STATE OF INDIANA RECORDED IN INSTRUMENT NO. 202003506. PREVIOUS SURVEYS UTILIZED IN THE PROCESS OF THIS SURVEY INCLUDE: THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE - PLAT BOOK 1, PAGES 51-52, A LOCATION CONTROL ROUTE SURVEY BY GEORGE CHARLES, II FOR CROSSROADS ENGINEERS DATED SEPTEMBER 03, 2015 AND RECORDED IN INSTRUMENT NO. 201509111, AND A LOCATION CONTROL ROUTE SURVEY BY ALAN BRENT CLEVELAND FOR DLZ IN DLZ PROJECT NO. 1863-2003-90 DATED JUNE 25, 2018 AND RECORDED IN INSTRUMENT NO. 201806621. THE RECOVERED CORNERS SHOWN IN THE DLZ ROUTE PLAT WERE CORRELATED WITH THE CORNERS RECOVERED BY OUR FIELD CREW. THEY ALSO HAD ADDITIONAL MONUMENTS FROM PREVIOUS RIGHT OF WAY LOCATIONS THAT WERE USEFUL IN ESTABLISHING THE LOT LINES IN THE ORIGINAL PLAT. CORNERS WE RECOVERED ALONG THE NORTH LINES OF LOTS 5-12 WERE WEIGHTED MORE AS TO THE LOT LINE LOCATIONS SINCE THERE WAS NO CHANGE IN THE RIGHT OF WAY ON THAT SIDE OF THE BLOCK. THE CLIENT PROVIDED A PRIMARY PLAT FOR A PROPOSED SWAN SUBDIVISION REPLAT OF LOTS 5 THROUGH 20 BY JOSHUA DAVID WERNER FOR WEIHE ENGINEERS IN PROJECT NO. W220408, WHICH IS SHOWN FOR INFORMATIONAL PURPOSES ON THIS SURVEY. EVERYTHING SHOWN ON THE SURVEY AS PROPOSED - LOT LINES, EASEMENTS, AND SETBACK LINES - IS BASED ON THIS PRIMARY PLAT.

IT IS THIS LAND SURVEYOR'S PROFESSIONAL OPINION THAT THE CAUSE AND THE AMOUNT OF UNCERTAINTY IN THESE LINES AND CORNERS IS DUE TO THE FOLLOWING:

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:  
+/- 0.5'.

OCCUPATION OR POSSESSION LINES  
- IMPROVEMENTS FOR S. RAILROAD STREET LIE ALONG THE NORTH LINES. A PORTION AT THE NORTHEAST CORNER HAS BEEN REMOVED AND REPLACED WITH GRAVEL AND NEW ASPHALT AND CURBING.  
- IMPROVEMENTS FOR N. INDIANA STREET LIE ALONG THE WEST LINES.  
- PAVEMENT FOR 15' ALLEY HAS BEEN REMOVED. GRAVEL AND BUSHES LANDSCAPING HAS BEEN ADDED IN THE NORTHEASTERN SIDE.  
- THE EXISTING DRIVE FROM W. BROADWAY ST. HAS BEEN REMOVED AND A NEW ENTRANCE HAS BEEN BUILT THAT GIVES ACCESS TO THE NORTHEAST ADJOINER. THE CURB ON W. BROADWAY STREET HAS BEEN REPLACED.

CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTIONS:  
- NONE APPARENT

LAND SURVEYOR'S NOTES

NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY AND/OR COMPLETENESS OF INFORMATION PROVIDED BY GOVERNMENTAL AUTHORITIES AND/OR THIRD PARTIES, OR AS TO ITS FITNESS FOR ANY PARTICULAR PURPOSE OR USE, INCLUDING BUT NOT LIMITED TO INFORMATION PRESENTED ON ZONING, SETBACK REQUIREMENTS, FLOOD HAZARD ZONES AND WETLANDS AREA(S). IN NO EVENT WILL KUHN & GUSTAFSON LAND SURVEYING, INC., ITS EMPLOYEES, AGENTS, AND/OR ASSIGNS, BE LIABLE FOR ANY DAMAGES ARISING OUT OF THE FURNISHING AND/OR USE OF SUCH INFORMATION.

UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON OBSERVED EVIDENCE SUCH AS MANHOLES AND PEDESTALS TOGETHER WITH MARKINGS PROVIDED BY INDIANA 811. UTILITY MARKINGS BY INDIANA 811 AT THE SITE APPEAR TO BE INCOMPLETE. SHOULD THE LOCATION OF ANY SPECIFIC UTILITIES BE OF CONCERN OR IF EXCAVATION IS TO TAKE PLACE AT THE SITE, ANOTHER UTILITY LOCATE REQUEST SHOULD BE MADE TO INDIANA 811.

ALONG ANY LINE WHERE A DEED GAP OR OVERLAP OR INCONSISTENCY IN LINE OF OCCUPATION OCCURS, UNWRITTEN RIGHTS MAY BE AVAILABLE TO THE SUBJECT AND/OR THE ADJOINING REAL ESTATES.

EARTH MOVING WORK WAS ONGOING DURING THE COURSE OF THE SURVEY, WITH DIRT BEING BROUGHT ONTO THE SITE AND DROPPED IN A PILE. THE ELEVATIONS AND CONTOURS SHOWN REFLECT CONDITIONS AT THE TIME OF SURVEY. NO BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

THERE ARE PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES SHOWN IN THE PRIMARY PLAT OF THE REPLAT OF LOTS 5 THROUGH 20 MENTIONED IN THE THEORY OF LOCATION. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

FLOOD INFORMATION NOTE

FLOOD STATUS INFORMATION WAS OBTAINED USING FLOOD INSURANCE RATE MAPS (FIRM) PROVIDED BY THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON THEIR WEBSITE, LOCATED AT HTTP://MSC.FEMA.GOV/.

THE SUBJECT REAL ESTATE DESCRIBED HEREON WAS SCALED ON THE FIRM MAP OF TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA, MAP NUMBER 180059C0018D, DATED 12/4/2007, AND WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE "X", BEING WITHIN COMMUNITY PANEL NUMBER 180468.

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS LAND SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THIS CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FIRM NOTED ABOVE AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL.

TITLE INSURANCE COMPANY COMMITMENT NOTE

EVIDENCE OF SOURCE OF TITLE FOR THE SUBJECT TRACT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, KENSINGTON VANGUARD NATIONAL LAND SERVICES, LLC AS ISSUING AGENT, HAVING A FILE NUMBER OF 5176102-F-IN-IND AND IS DATED JANUARY 11, 2024. SURVEY-RELATED EXCEPTIONS THAT WERE DISCLOSED WITHIN SCHEDULE B OF SAID TITLE COMMITMENT HAVE BEEN DEPICTED ON THE SURVEY, EACH BEING IDENTIFIED BY THEIR RECORDING DATA.

NOTES ON THOSE SURVEY RELATED EXCEPTIONS WITH REGARD TO THE SUBJECT REAL ESTATE:

10. GRANT OF PERMANENT SANITARY SEWER EASEMENT RECORDED MARCH 12, 1999 IN DOCUMENT NUMBER 9903518.  
SURVEYOR COMMENT: SEWER EASEMENT BURDENS AND BENEFITS THE SURVEYED PROPERTY AND IS SHOWN ON THE SURVEY. ATTENTION IS GIVEN TO THE FACT THAT THE 10 FEET WIDTH IS BASED ON THE ORIGINAL LOT AND R/W LINE. SINCE 4 FEET IS SHOWN AS DEDICATED ON THE AFOREMENTIONED SWAN SUBDIVISION, IF THE PLAT IS RECORDED WITH NO CHANGES, THAT WILL LEAVE 6 FEET OF WIDTH LONG THE NORTH LINE OF THE PROPOSED LOT 2.

CURRENT OWNERSHIP FOR THE SUBJECT AND ADJOINING REAL ESTATES ARE SHOWN PER COUNTY ASSESSOR RECORDS, AND ANY DOCUMENTS LISTED HEREON CAN BE OBTAINED FROM THE COUNTY RECORDER'S OFFICE.

CERTIFICATE OF LAND SURVEY

TO: \_\_\_\_\_:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 8, 9, 11(A), 13, 16-19 OF TABLE A THEREOF. THIS SURVEY ALSO, TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF, WAS EXECUTED ACCORDING TO SURVEY REQUIREMENTS IN 865 IAC 1.12 FOR THE STATE OF INDIANA. THE FIELDWORK WAS COMPLETED ON \_\_\_\_ \_\_, 20\_\_.

DATE OF PLAT OR MAP: \_\_\_\_\_

PROFORMA COPY

KAREN SUTTON  
REGISTERED LAND SURVEYOR, STATE OF INDIANA  
REGISTRATION NUMBER LS21200013

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, KAREN SUTTON.

THIS DOCUMENT WAS PREPARED BY KAREN SUTTON.



410 W. OAK STREET, SUITE 9B  
ZIONSVILLE, IN 46077  
(317)344-2822

PROJECT LOCATED IN:

6078 W. BROADWAY, MCCORDSVILLE, IN 46055  
SEC. 26-T17N-R5E  
VERNON TOWNSHIP, HANCOCK COUNTY, IN

ALTA/NSPS  
LAND TITLE SURVEY

PREPARED FOR:

MIDLAND ATLANTIC PROPERTIES  
380 E 82ND STREET, SUITE B  
INDIANAPOLIS, IN 46240

REV. #	DATE	REVISION DESCRIPTION

PROFORMA COPY



Approved By:	KS
Drawn By:	KS
Date of Last Field Work:	12/12/2024
Date Plotted:	12/13/2024

Project Number:

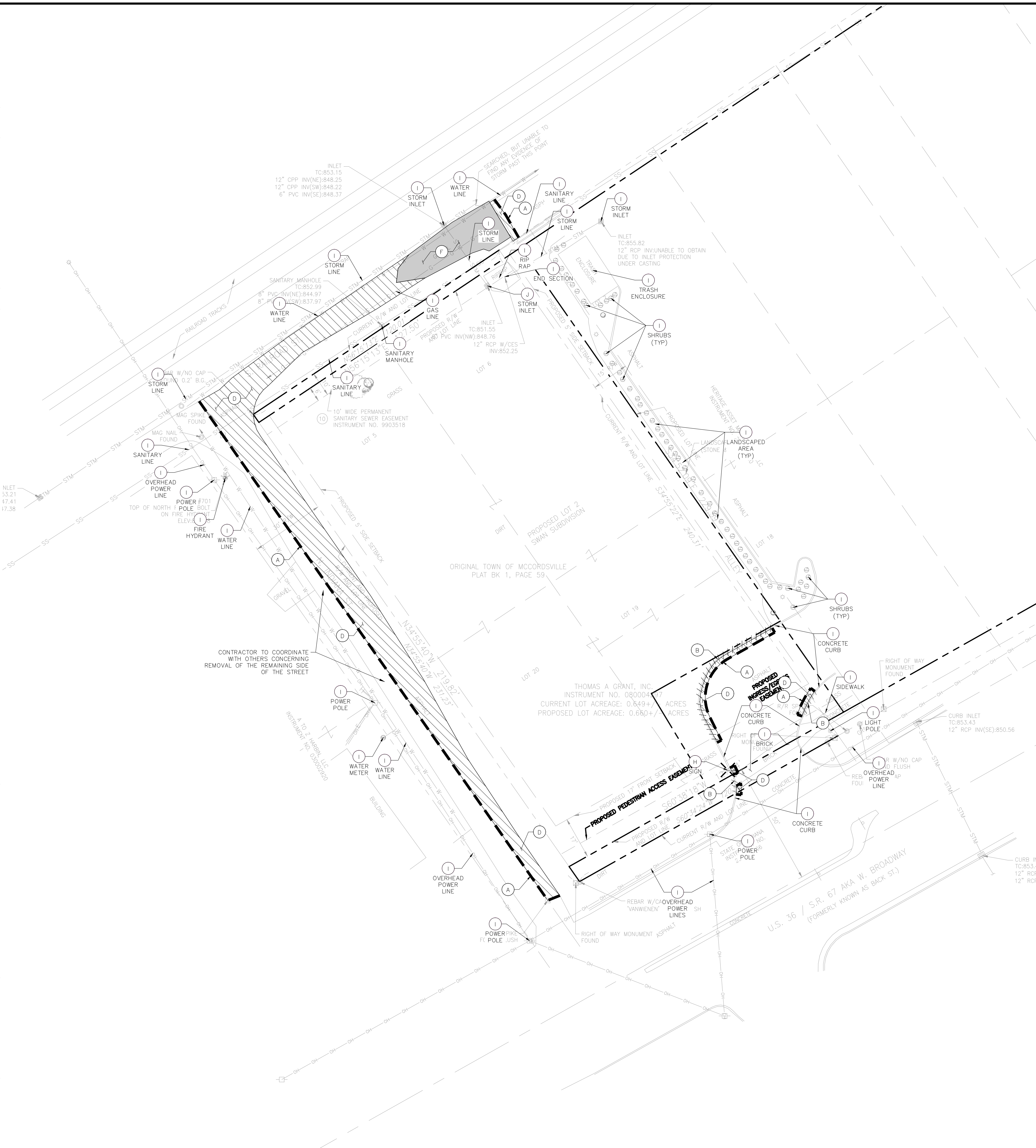
240048

Sheet Number :

V1.2



Drawing name: K:\NO\_LIVE\170088019\_Midland Atlantic\Starbucks\_McCordsville\N2\_Design\CADD\PlanSheets\C22- EXISTING CONDITIONS AND DEMO PLAN.dwg C2.0 May 01, 2025 9:52am by: Elizabeth Sterner  
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### DEMOLITION NOTES

#### GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY INDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
- QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
- PRIOR TO BIDDING AND CONSTRUCTION, CONTRACTOR TO REFER TO OWNER PROVIDED PHASE I ENVIRONMENTAL SITE ASSESSMENT AND ASBESTOS REPORT FOR SITE SPECIFIC CONDITIONS AND CONSIDERATIONS.
- CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION. REFER TO THE EROSION CONTROL SHEET.
- REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.

#### DEMOLITION NOTES

THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN. SEE ARCHITECTURAL DRAWINGS FOR LIMITS AND PROPER DEMOLITION OF EXISTING BUILDING. FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICE NECESSARY TO COMPLETE THE WORK. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:

- SIDEWALK AND ON-SITE PAVEMENT
- BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
- DEBRIS AND FOUNDATIONS FROM ALL DEMOLISHED STRUCTURES
- ALL PAVEMENT TO BE DEMOLISHED TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.

CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.

#### DISPOSAL OF DEMOLISHED MATERIALS

REMOVE FROM SITE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF REMOVED MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED ON SITE. TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES AND DISPOSE OF OFF SITE IN A LEGAL MANNER.

#### LANDSCAPE PROTECTION AND REMOVAL

SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION AND REMOVAL.

#### UTILITY SERVICES

EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FLOWABLE FILL OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 5% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.

#### UTILITY PROTECTION

UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL INDIANA 811 (811 OR 800-382-5544) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.

#### POLLUTION CONTROLS

USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.

#### FILLING BASEMENTS AND VOIDS

COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE INDOT APPROVED CRUSHED LIMESTONE OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

Indiana Utilities Protection Service

# Call 811

before you dig

GRAPHIC SCALE IN FEET  
0 10' 20' 40'

### DEMOLITION LEGEND

A. ---	SAWCUT LINE
B. - - - - -	CURB REMOVAL
C. X X X X X X	UTILITY REMOVAL
D. [Hatched Box]	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
E. [Cross-hatched Box]	CONCRETE REMOVAL
F. [Solid Black Box]	GRAVEL REMOVAL
G. [Circle with X]	ITEM TO BE RELOCATED
H. [Circle with X]	ITEM TO BE REMOVED
I. [Circle with X]	ITEM TO REMAIN, PROTECT THROUGHOUT DURATION OF CONSTRUCTION
J. [Circle with X]	ADJUST CASTING / STRUCTURE TO PROPOSED GRADE

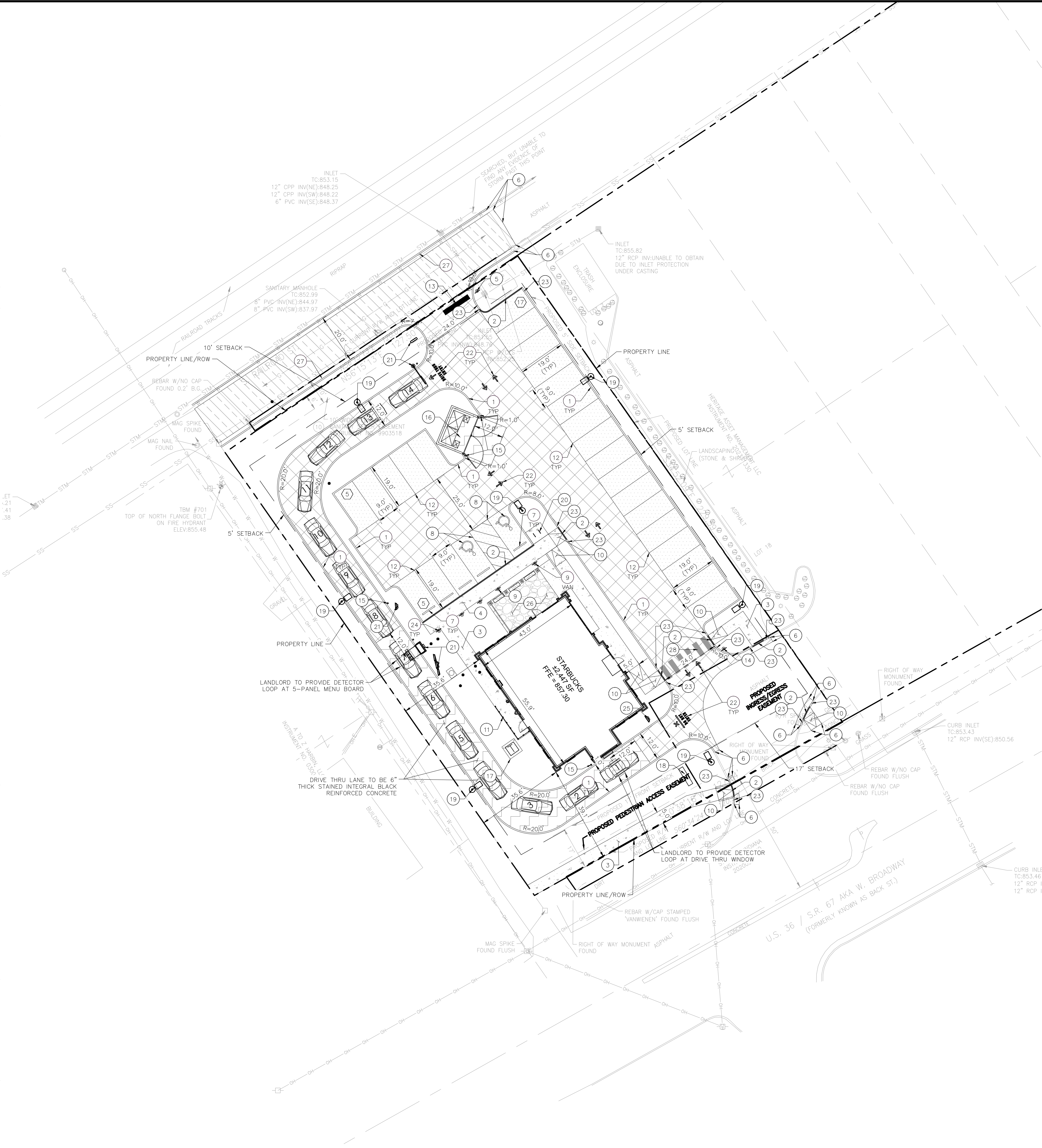
### EXISTING LEGEND

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

AS NOTED	DESIGNED BY B.K.	DRAWN BY: EAS	CHECKED BY: N.B.
SCALE:	MAHAN REGISTERED PROFESSIONAL ENGINEER	NOT APPROVED FOR CONSTRUCTION	
MIDLAND ATLANTIC PROPERTIES			
EXISTING CONDITIONS & DEMOLITION PLAN			
STARBUCKS MCCORDSVILLE 6078 W. BROADWAY MCCORDSVILLE, IN 46055			
ORIGINAL ISSUE: 05/01/2025			
KHA PROJECT NO. 170088019			
SHEET NUMBER			
C2.0			



Drawing name: K:\IND\_LDEV\170088019\_Midland Atlantic\Starbucks\_McCordsville\IN\2\_Design\CADD\PlanSheets\C3.0 - SITE PLAN.dwg C3.0 May 01, 2025 9:52am by: Elizabeth.Stenier  
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## BENCHMARKS

**SITE BENCHMARKS:**  
(LOCATIONS SHOWN ON SURVEY)

**ORIGINATING BENCHMARK H-235-T21**  
HANCOCK COUNTY BENCHMARK — A BRASS DISK SET IN THE N.W. WINGWALL OF A CONCRETE BRIDGE LOCATED 12.5 FEET NORTH OF THE CENTERLINE OF C.R. 750 N AND 281 FEET EAST OF C.R. 600 W. ELEVATION = 856.83 (NAV 88 DATUM)

**ORIGINATING BENCHMARK Q-20**  
N.G.S BENCHMARK — A BRONZE DISK SET IN THE TOP OF AN 8 INCH DIAMETER CONCRETE POST LOCATED 4.5 FEET EAST OF THE EAST EDGE OF THE END OF RUNWAY 36 AND 3.9 FEET EAST OF STROBE LIGHT AND FIBERGLASS WITNESS POST IN BROOKSIDE AIRPORT. ELEVATION = 850.00 (NAV 88 DATUM)

TBM #700 — TOP OF NORTH TRAFFIC POLE BOLT  
ELEVATION = 855.05

TBM #701 — TOP OF NORTH FLANGE BOLT ON FIRE HYDRANT  
ELEVATION = 855.48

## EXISTING LEGEND

○ BOLLARD	○ MISC. U/D	○ 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 METER	○ STORM YARD DRAIN
⊕ SIGN	○ ELECTRICAL HAND HOLE	○ FIRE DEPT CONNECTION
○ CABLE MANHOLE	○ ELECTRICAL MANHOLE	○ FIRE HYDRANT
⊕ CABLE PEDESTAL	○ ELECTRICAL MARKER	○ IRRIGATION VALVE
⊕ TELEPHONE PEDESTAL	○ ELECTRICAL TRANSFORMER	○ POST INDICATOR VALVE
⊕ TELEPHONE HAND HOLE	○ GUY POLE/WIRE	○ WELL
⊕ TELEPHONE MARKER	○ POWER POLE	○ WATER METER
⊕ TELEPHONE MANHOLE	○ TRAFFIC SIGNAL POLE	○ WATER VALVE
⊕ FIBER OPTIC MAKER	○ TRAFFIC MANHOLE	○ TREE / STUMP
○ SWALE	○ TS	○ TOE OF SLOPE
○ FENCE LINE	○ TB	○ TOP OF BANK
○ SS	○ FIB	○ UNDERGROUND FIBER OPTIC
○ SD	○ OHE	○ OVERHEAD ELECTRICAL
○ W	○ GAS	○ UNDERGROUND GAS
○ TREE LINE	○ TEL	○ UNDERGROUND TELEPHONE

## SITE NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
- RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

## 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
	PATIO - COVERED PAVERS SEE ARCHITECTURAL PLANS FOR DETAILS

## SITE SUMMARY

SITE ZONING	==	CN
SITE ACREAGE	==	0.66 AC.±
BUILDING AREA	==	2,447 SF
BUILDING HEIGHT	==	1 FT
PARKING SPACES (STANDARD) REQUIRED*	==	13 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	==	1 SPACES
PARKING SPACES (STANDARD) PROVIDED	==	25 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	==	2 SPACES
TOTAL PARKING SPACES PROVIDED	==	27 SPACES
BICYCLE PARKING SPACES REQUIRED**	==	2 SPACES
BICYCLE PARKING SPACES PROVIDED	==	4 SPACES

\*1 SPACE FOR EVERY 3 SEATS INSIDE THE RESTAURANT PER MCCORDSVILLE ZONING ORDINANCE  
\*\*1 SPACE FOR EVERY 30 VEHICLE PARKING SPACES WITH A MINIMUM OF 2 BICYCLE PARKING SPACES PER MCCORDSVILLE ZONING ORDINANCE

## KEY NOTES

- CONCRETE CURB, TYP. (SEE MCCORDSVILLE DETAILS - SHEET 3)
- DEPRESSED CONCRETE CURB (SEE DETAILS)
- CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- COMBINED DEPRESSED CURB AND WALK (SEE DETAILS)
- STOP SIGN (SEE DETAILS)
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
- ACCESSIBLE RAMP (SEE DETAILS)
- UTILITY SCREENING (SEE SHEET C7.1 FOR DETAILS)
- 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
- 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- DIRECTIONAL SIGN (SEE DIRECTIONAL SIGN PACKAGE FOR DETAILS)
- CONCRETE BOLLARD, TYP. (SEE DETAILS)
- TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
- MONUMENT SIGN (MAX HEIGHT = 6') (SEE ARCHITECTURAL PLANS FOR DETAILS)
- LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
- BIKE RACK (SEE DETAILS)
- DRIVE-THRU EQUIPMENT (SEE ARCHITECTURAL PLANS FOR DETAILS)
- DIRECTIONAL PAVEMENT MARKINGS
- 3'-FT TRANSITION CURB (SEE DETAILS)
- MOBILE ORDER PICK-UP SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- THANK YOU SIGN (SEE DIRECTIONAL SIGN PACKAGE FOR DETAILS)
- PATIO - COLORED PAVERS (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 2" COMBINED CONCRETE CURB AND GUTTER (SEE MCCORDSVILLE DETAILS - SHEET 3)
- CROSSWALK STRIPING (2' WIDE, 4' O.C., WHITE, PAINTED)

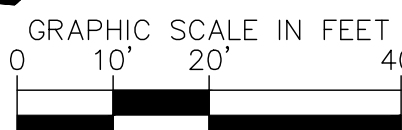
INDIANA UTILITIES PROTECTION SERVICE  
**Call 811**  
before you dig

GRAPHIC SCALE IN FEET  
0 10' 20' 40'

AS NOTED	DESIGNED BY B.K.	DRAWN BY: EAS	CHECKED BY: N.B.
SCALE:	MIDLAND ATLANTIC PROPERTIES		
SITE PLAN			
STARBUCKS MCCORDSVILLE 6078 W. BROADWAY MCCORDSVILLE, IN 46055			
ORIGINAL ISSUE: 05/01/2025 KHA PROJECT NO. 170088019 SHEET NUMBER C3.0			
REVISIONS			
NO.	DATE	BY	

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INDIANAPOLIS, IN 46240  
WWW.KIMLEY-HORN.COM





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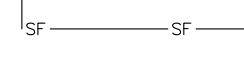


STARBUCKS  
MCCORDSVILLE  
6078 W. BROADWAY  
MCCORDSVILLE, IN 46055

C4.0

○ BOLLARD	MISC LID	YARD LIGHT
○ CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
⊗ ROUN 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
⊗ SINK BORING	⊗ ELECTRICAL BOX	⊗ STORM DRAIN MANHOLE
⊗ HANDICAP SYMBOL	⊗ ELECTRICAL HOLE	⊗ STORM YARD DRAIN
⊗ SIGN	⊗ ELECTRICAL METER	⊗ FIRE DETECTION
⊗ CABLE MANHOLE	⊗ ELECTRICAL MANHOLE	⊗ FIRE HYDRANT
⊗ CABLE PEDESTAL	⊗ ELECTRICAL MARKER	⊗ IRRIGATION VALVE
⊗ TELEPHONE PEDESTAL	⊗ ELECTRICAL TRANSFORMER	⊗ POST INDICATOR VALVE
⊗ TELEPHONE HAND HOLE	⊗ GUY POLE/WIRE	⊗ WELL
⊗ TELEPHONE MARKER	⊗ POWER POLE	⊗ WATER METER
⊗ TELEPHONE MANHOLE	⊗ TRAFFIC SIGNAL POLE	⊗ WATER VALVE
⊗ FIBER OPTIC MAKER	⊗ TRAFFIC MANHOLE	⊗ TREE / STUMP
< o o > SWALE	TS TOE OF SLOPE	
X FENCE LINE	TB TOP OF BANK	
SS SANITARY SEWER	OH UNDERGROUND FIBER OPTIC	
SD STORM DRAIN	OE OVERHEAD ELECTRICAL	
W WATER LINE	GS UNDERGROUND GAS	
— TREE LINE	TEL UNDERGROUND TELEPHONE	

## —SF—



SILT FENCE  
(SEE EROSION CONTROL DETAILS)

AREA INLET PROTECTION

AREA INLET PROTECTION  
(SEE EROSION CONTROL DETAILS)

CONCRETE WASHOUT  
(SEE EROSION CONTROL DETAILS)  
(TO BE DETERMINED BY CONTRACTOR)

### TEMPORARY SOIL STOCKPILE

### LIMITS OF DISTURBANCE

EXISTING CONTOURS

NOI SIGN

STAGING AREA

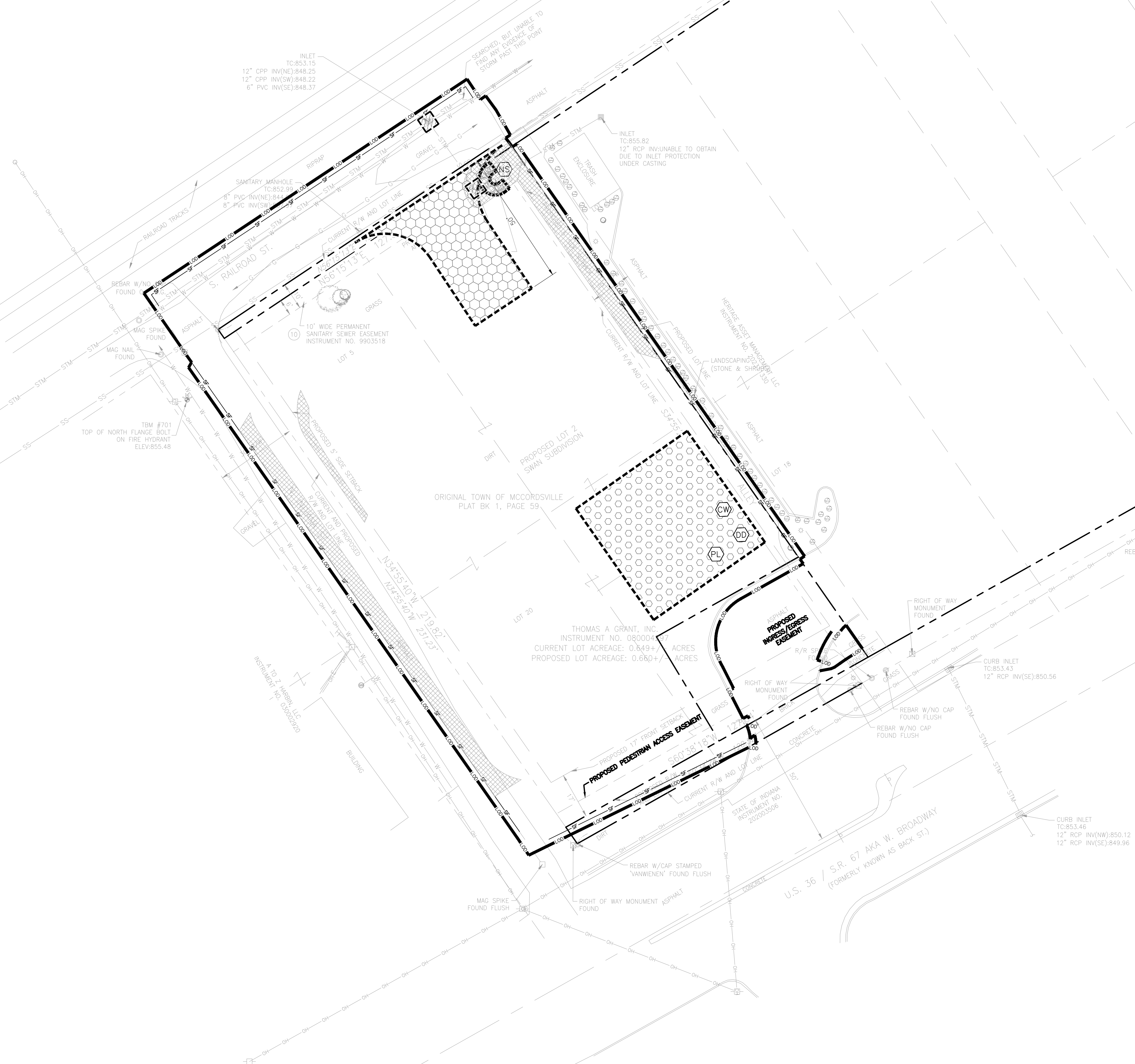
DEBRIS DUMPSTER

PORT-O-LET

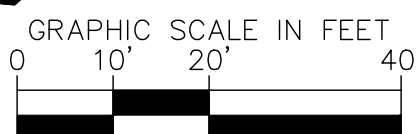
<p>TEMPORARY EROSION CONTROL NOTES</p>	
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1. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
2. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER. ANY SUBSTANTIAL CHANGES TO THE EROSION/SEDIMENTATION CONTROL REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES TO THE EROSION/SEDIMENTATION CONTROL PLAN MUST BE APPROVED TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION. ANY CHANGES TO THE PLAN SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150 OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL DRAINAGE DITCHES.
4. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO ORIGINAL GRADE. ROAD AND REVEGETATED AREA AND LEAVING AND BE DISPOSED OF IN AN APPROPRIATE DISPOSAL SITES.
5. PERMANENT FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
6. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EQUIVALENT CONTROL DEVICES IF THEY ARE NON-FUNCTIONAL OR IF THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW.
7. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERWAYS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN UNSTABILIZED SOIL MUST BE STABILIZED TO PREVENT RE-EROSION. SEDIMENT STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECULATED BY LEGAL ACTIONS. ANY DELAY OR NON-COMPLIANCE WITH THESE REQUIREMENTS AND EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR STREET CLOSURES AND FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE NECESSARY PERMITS PRIOR TO CONDUCTING ANY WORK.
8. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR IMMEDIATELY IF NOT REQUIRED BY THE DRAINAGE UTILITY DEPARTMENT BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. THE CONTRACTOR IS RESPONSIBLE FOR STREET CLOSURES AND FOR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
9. SURFACE WATERWAYS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
10. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY SHALL NOT BE ALLOWED. SEDIMENT FROM DRAINAGE DITCHES OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
11. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED. ANY SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
12. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SSC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
13. ALL TEMPORARY SSC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRACKED SEDIMENT AND OTHER MATERIALS SOILS REMOVED FROM TEMPORARY STOCKPILES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
14. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT TRAP AND/OR FILTER BED. WHEN DISCHARGING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.





[illegible]

	BOLLARD		MISC LID		YARD LIGHT
	CONTROL BENCHMARK		MONITOR WELL		SPRINKLER CLEANOUT
	ROW MONUMENT		GAS MARKER		SEWER 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
	HAND/CAP SYMBOL		ELECTRICAL HAND HOLE		STORM YARD DRAIN
	SIGN		ELECTRICAL METER		FIRE DETECTION
	CABLE MANHOLE		ELECTRICAL MANHOLE		FIRE HYDRANT
	CABLE PEDESTAL		ELECTRICAL MARKER		IRRIGATION VALVE
	TELEPHONE PEDESTAL		ELECTRICAL TRANSFORMER		POST INDICATOR VALVE
	TELEPHONE HAND HOLE		GUY POLE/WIRE		WELL
	TELEPHONE MARKER		POWER POLE		WATER METER
	TELEPHONE MANHOLE		TRAFFIC SIGNAL POLE		WATER VALVE
	FIBER OPTIC MAKER		TRAFFIC MANHOLE		TREE / STUMP
	SWALE		TOE OF SLOPE		
	FENCE LINE		TOP OF BANK		
	SANITARY SEWER		UNDERGROUND FIBER OPTIC		
	STORM DRAIN		OVERHEAD ELECTRICAL		
	WATER LINE		UNDERGROUND GAS		
	TREE LINE		UNDERGROUND TELEPHONE		

**TEMPORARY EROSION CONTROL NOTES**

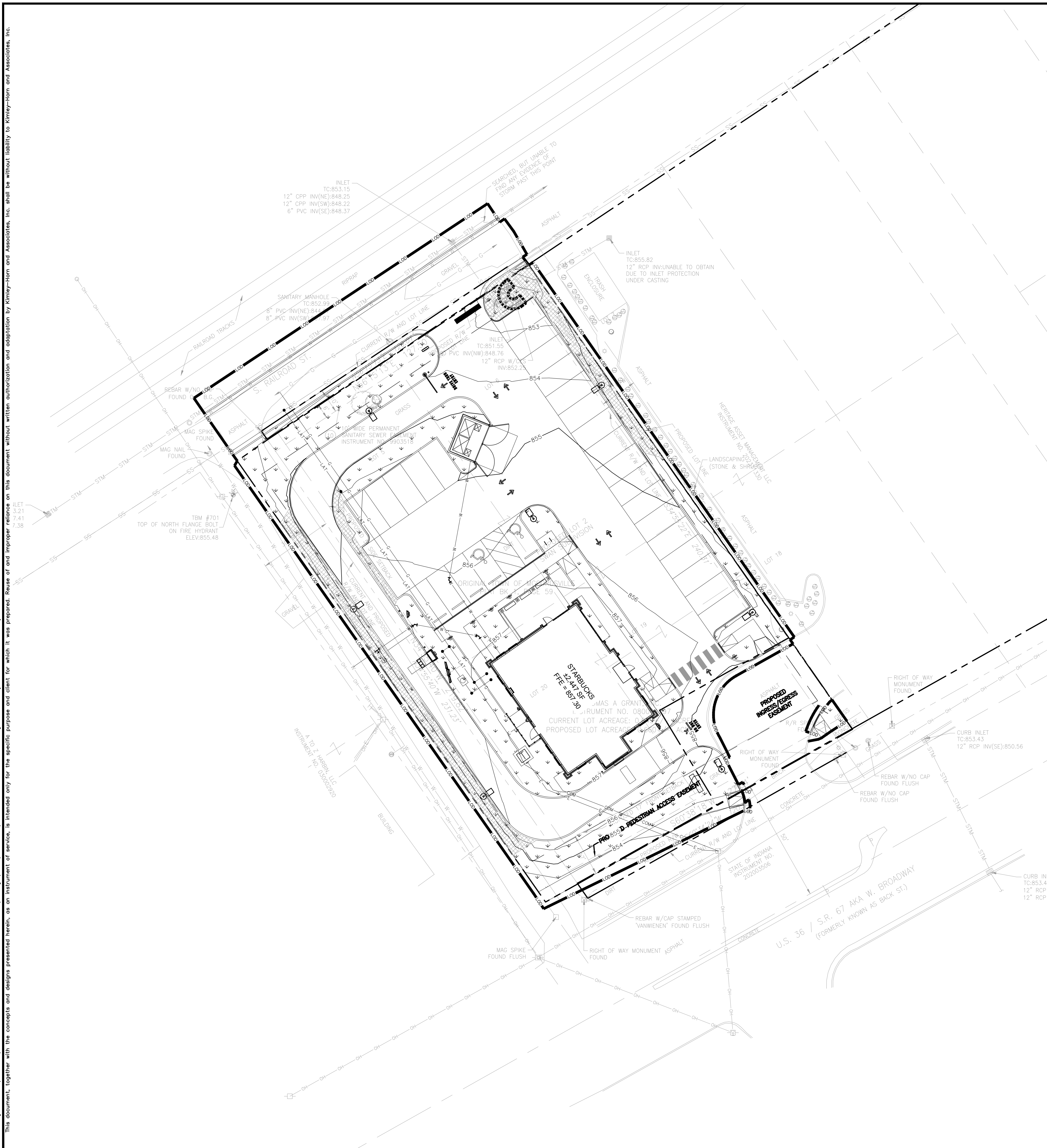
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2. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER. EROSION CONTROL AND/OR ARBOREST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE/FLOOD CONTROL DEPARTMENT. MINOR CHANGES TO EROSION CONTROL MEASURES TO BE MADE AS FIELD CONDITIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED TO MAINTAIN ENVIRONMENTAL PROTECTION THROUGH THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GEN S150 OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
4. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND EROSION RESTORED TO ORIGINAL CONDITION. SEDIMENT AND EROSION MATERIALS CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
5. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
6. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR SLOTTED CURBS MUST BE MAINTAINED THROUGHOUT CONSTRUCTION WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE DEVICES MUST BE REMOVED IMMEDIATELY UPON THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
7. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE AREAS. ALL EXPOSED SOIL MUST BE REVEGETATED IMMEDIATELY. IF EXPOSED SOIL MUST BE REESTABLISHED, THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE SOIL IS EXPOSED. IF THE EXPOSURE IS CAUSED BY A REGULATORY OR PHYSICAL ACCESS CONSTRAINTS, ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, THE EXPOSURE MUST BE REVEGETATED IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONDUCTING ANY WORK.
8. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE CONTRACTOR. TRACKING MATERIALS MUST BE REMOVED IMMEDIATELY FROM ANY AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPPING IF ANY PRACTICES ARE NOT SUFFICIENT TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
9. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
10. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OTHER WATER AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
11. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR CONTRACTOR.
12. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
13. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED, TRAPPED SEDIMENT AND OTHER MATERIALS IN SOIL STOCKPILES SHALL BE REMOVED IMMEDIATELY AND BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
14. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE, WHEN DETAWEATING DEVICES ARE NOT AVAILABLE OR APPLICABLE.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION. THE PURPOSE OF THIS NOTE IS TO PROVIDE A FRAMEWORK FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO AND DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THE AUTHORITY HAVE JURISDICTION AND ALL OTHER APPLICABLE LAWS.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL SUBMIT A WRITTEN SCHEDULE, PRIOR TO, AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.



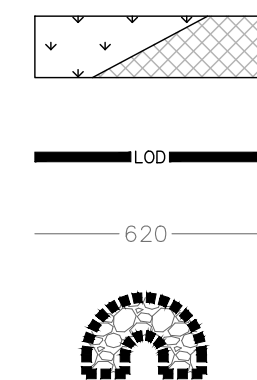
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### EXISTING LEGEND

	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 DETECTION
	CABLE MANHOLE		ELECTRICAL MANHOLE		FIRE HYDRANT
	CABLE PEDESTAL		ELECTRICAL MARKER		IRRIGATION VALVE
	TELEPHONE PEDESTAL		ELECTRICAL TRANSFORMER		POST INDICATOR VALVE
	TELEPHONE HOOK		GUY POLE/WIRE		WELL
	TELEPHONE MARKER		POWER POLE		WATER METER
	TELEPHONE MANHOLE		TRAFFIC SIGNAL POLE		WATER VALVE
	FIBER OPTIC MAKER		TRAFFIC MANHOLE		TREE / STUMP
	SWALE		TOE OF SLOPE		
	FENCE LINE		TOP OF BANK		
	SANITARY SEWER		UNDERGROUND FIBER OPTIC		
	STORM DRAIN		OVERHEAD ELECTRICAL		
	WATER LINE		UNDERGROUND GAS		
	TREE LINE		UNDERGROUND TELEPHONE		

## PERMANENT EROSION CONTROL LEGEND



PERMANENT SEEDING  
(SEE LANDSCAPE PLAN FOR SEEDING  
SPECIFICATIONS)

LIMITS OF DISTURBANCE

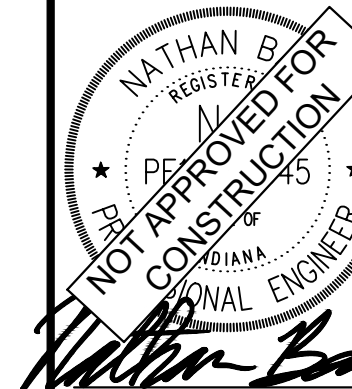
PROPOSED CONTOURS

## EROSION CONTROL NOTES

TEMPORARY EROSION CONTROL NOTES	
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1. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
2. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE EROSION CONTROL AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO CORRECT EROSION OR SEDIMENTATION CONTROL PLANS ARE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150 OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
4. PRIOR TO FINAL ACCEPTANCE, HAIL ROLLS AND WATERWAY CROSSINGS CONSTRUCTED FOR THE CONTRACTOR AGAINST WHICH THE EROSION CONTROL ACCUMULATE SEDIMENT MUST BE REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAKE CLEARING SHALL BE DISPOSED OF IN APPROVED SLOID DISPOSAL SITES.
5. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
6. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE EROSION CONTROL REACHED ITS DESIGN CAPACITY. THE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
7. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM THE WATERWAYS. ALL EROSION CATCHMENTS AND DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVED RESULTED IN EXPOSED SOIL MUST BE REESTABLISHED. THE REMOVAL AND REESTABLISHMENT MUST BE COMPLETED IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE ATTEMPTS MUST BE MADE TO REESTABLISH ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
8. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR IMMEDIATELY IF REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA.
9. CONTRACTOR IS RESPONSIBLE FOR STREET AND DRIVEWAY SCRAPING IF ANY PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
10. SURFACE TRACKS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
11. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR COLLECTION AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
12. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED. DRAINAGE SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
13. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SSC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
14. ALL TEMPORARY SSC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER MATERIALS IN SOIL STOCKPILES SHALL BE REMOVED AND SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
15. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED TO REMOVE WATER FROM EXCAVATIONS, THE WATER MUST BE PROPERLY

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Drawing name: K:\NO_LDEV\170088019_Midland Atlantic-Stاربوكس_McCordsville IN\2_Design\McCordsville Ck4.4 - SWPPP.dwg C4.4 May 01, 2025 9:52am by: Elizabeth-Siemer This document, together with the concepts and design presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.	<b>GENERAL PROJECT INFORMATION</b>		A26 LOCATIONS, SIZE AND DIMENSIONS OF PROPOSED STORMWATER SYSTEMS	B8 GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS	<div>4. CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS 4.1. DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY IN SPECIFICALLY DESIGNATED DIKED AREAS THAT HAVE BEEN PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORMWATER THAT WILL BE DISCHARGED FROM THE SITE OR IN LOCATIONS WHERE WASTE CONCRETE CAN BE PLACED INTO FORMS TO MAKE RIPRAP OR OTHER USEFUL CONCRETE PRODUCTS. THE CURED RESIDUE FROM THE CONCRETE WASHOUT DIKED AREAS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS. THE JOBSITE SUPERINTENDENT IS RESPONSIBLE FOR ASSURING THAT THESE PROCEDURES ARE FOLLOWED.</div> <div>5. FUEL TANKS 5.1. TEMPORARY ON-SITE FUEL TANKS FOR CONSTRUCTION VEHICLES SHALL MEET ALL STATE AND FEDERAL REGULATIONS. TANKS SHALL HAVE APPROVED SPILL CONTAINMENT WITH THE CAPACITY REQUIRED BY THE APPLICABLE REGULATIONS. THE TANK SHALL BE IN SOUND CONDITION FREE OF RUST OR OTHER DAMAGE WHICH MIGHT COMPROMISE CONTAINMENT. HOSES, VALVES, FITTINGS, CAPS, FILLER NOZZLES, AND ASSOCIATED HARDWARE SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES.</div> <div>6. MASONRY WASTES 6.1. CLEANING MASONRY TOOLS AND EQUIPMENT GENERATE A VARIETY OF WASTES. EXCESS CEMENT AND RINSE WATER ARE TWO EXAMPLES. SWEEP STREETS, GUTTERS, ALLEYS, AND SIDEWALKS RATHER THAN HOSING, REUSE AND RECYCLE MATERIALS IF POSSIBLE AND COLLECT AND PROPERLY DISPOSE OF WASTE.</div> <div>7. SANITARY FACILITIES 7.1. ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PHASE. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND WILL BE SERVICED BY A COMMERCIAL OPERATOR.</div> <div>8. DUMPSTERS (LIDS AND LEAKS) 8.1. WHEN WATER ENTERS THE DUMPSTER, IT CAN PICK UP POLLUTANTS FROM THE WASTE AND LEAK OUT AND EVENTUALLY ENTER THE STORM SEWER SYSTEM. TO PREVENT THIS, DUMPSTER LIDS MUST REMAIN CLOSED AT ALL TIMES AND DUMPSTERS MUST BE INSPECTED FOR LEAKS. NEVER PLACE HAZARDOUS WASTES IN A DUMPSTER OR TRASH BIN. DO NOT HOSE OUT THE DUMPSTER INTERIOR OR LOADING DOCKS. APPLY ABSORBENT OVER ANY FLUIDS SPILLED IN THE DUMPSTER. CHECK LOADING AND UNLOADING EQUIPMENT REGULARLY FOR LEAKS.</div> <div>9. VEHICLE AND EQUIPMENT LEAKS 9.1. VEHICLES AND CONSTRUCTION EQUIPMENT CONTAIN VARIOUS LIQUID POLLUTANTS THAT MAY LEAK AND ENTER THE STORM SEWER SYSTEM. TO PREVENT THIS, LOOK FOR AND REPORT LEAKS ON VEHICLES WHEN ADDING FUEL. USE SECONDARY CONTAINMENT WHEN TRANSFERRING FUEL FROM THE TANK TRUCK TO THE FUEL TANK. COVER STORM DRAINS IN THE VICINITY DURING THE TRANSFER. CLEAN UP SMALL SPILLS WITH ABSORBENT MATERIALS RATHER THAN HOSING DOWN THE AREA. REMOVE THE ABSORBENT MATERIALS PROMPTLY AND DISPOSE OF IN TRASH.</div> <div>10. EQUIPMENT MAINTENANCE 10.1. EQUIPMENT REQUIRES MAINTENANCE METHODS THAT CAN PRODUCE POLLUTANTS THAT WILL ENTER THE STORM SEWER SYSTEM IF NOT PROPERLY CLEANED. KEEP ACCURATE MAINTENANCE LOGS AND UP TO DATE INVENTORY OF MATERIALS. PERFORM MAINTENANCE IN COVERED, DESIGNATED SERVICE BAYS WHERE SPILLS AND LEAKS CAN BE PROPERLY CONTAINED. RECYCLE SPENT FLUIDS – DO NOT DUMP DOWN THE DRAIN OR IN THE TRASH. AVOID HOSING DOWN WORK AREAS – USE RAGS FOR SMALL SPILLS, A DAMP MOP FOR GENERAL CLEANUP, AND DRY ABSORBENT FOR LARGER SPILLS.</div> <div>11. CHEMICALS USED IN CONSTRUCTION 11.1. THE CONSTRUCTION PROCESS REQUIRES THE USE OF MANY CHEMICALS INCLUDING PAINT, SOLVENTS, AND FERTILIZERS. IT IS IMPORTANT TO HANDLE THESE CHEMICALS APPROPRIATELY TO PREVENT CONTAMINATION OF THE STORM SEWER SYSTEM. FIT OIL AND CHEMICAL STORAGE CONTAINERS WITH SECONDARY CONTAINMENT STRUCTURES TO CONTAIN SPILLED MATERIALS. IT IS PREFERABLE TO STORE MATERIALS INDOORS BUT IF THERE IS ONLY AN OUTDOOR STORAGE AREA AVAILABLE, KEEP MATERIALS COVERED TO PREVENT RAIN FROM CONTACTING THE MATERIAL. COVER AND/OR CONTAIN STOCKPILES OR RAW MATERIALS (I.E. SALT, SOIL) TO PREVENT POLLUTED STORMWATER RUNOFF.</div> <div>12. SPILL CLEANUP PROCEDURES 12.1. IF A SPILL OCCURS, NOTIFY THE KEY SPILL RESPONSE PERSONNEL. IF THE MATERIAL IS HAZARDOUS, CONTACT THE LOCAL FIRE DEPARTMENT. NEVER WASH A SPILL INTO THE STORM DRAIN OR LEAVE IT WITHOUT CLEANING IT UP. CONTAIN SPILLS AND BLOCK THE NEARBY STORM DRAIN. CLEAN UP NON-HAZARDOUS SPILLS BY USING A RAG, DAMP CLOTH, OR ABSORBENT MATERIALS. 12.2. IN CASE OF HAZARDOUS MATERIAL SPILLS, CONTACT THE CORRESPONDING AGENCY. THE INDIANA DEPARTMENT OF ENVIRONMENTAL SPILL RESPONSE LINE CAN BE CONTACTED 24 HOURS-A-DAY, 7 DAYS-A-WEEK AT (317) 233-7745, OR CALL 911.</div> <div>B15 MATERIAL HANDLING AND STORAGE PROCEDURES CONTRACTOR TO STORE MATERIALS APPROPRIATELY TO PREVENT CONTAMINATION OF STORMWATER RUNOFF. FIT OIL AND CHEMICAL STORAGE CONTAINERS WITH SECONDARY CONTAINMENT STRUCTURES TO CONTAIN SPILLED MATERIALS. IT IS PREFERABLE TO STORE MATERIALS INDOORS BUT IF THERE IS ONLY AN OUTDOOR STORAGE AREA AVAILABLE, KEEP MATERIALS COVERED TO PREVENT RAIN FROM CONTACTING THE MATERIAL. COVER AND/OR CONTAIN STOCKPILES OR RAW MATERIALS (I.E. SALT, SOIL) TO PREVENT POLLUTED STORMWATER RUNOFF. MATERIAL HANDLING AND STORAGE LOCATIONS ARE PROVIDED ON C4.X SERIES EROSION CONTROL PLAN(S).</div> <div>SWPPP - POST CONSTRUCTION - SECTION C C1 DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH THE PROPOSED LAND USE POTENTIAL POLLUTANTS GENERATED DUE TO THIS PROJECT INCLUDE: 1. LITTER FROM USERS. 2. AUTOMOBILE FLUIDS FROM VEHICLES. C2 DESCRIPTION OF PROPOSED POST-CONSTRUCTION STORMWATER QUALITY MEASURES GOOD HOUSEKEEPING MEASURES: - GOOD HOUSEKEEPING MEASURES SUCH AS REGULAR STREET SWEEPING AND, INSTALLATION OF TRASH RECEPTACLES, AND REDUCTION IN FERTILIZER OVERSPRAY CAN BE INCORPORATED BY THE OWNER AND/OR OCCUPANT. C3 LOCATION, DIMENSIONS, SPECIFICATIONS, AND CONSTRUCTION DETAILS OF EACH STORMWATER QUALITY MEASURE THE FOLLOWING ITEMS ARE STORMWATER QUALITY MEASURES THAT WILL BE INSTALLED DURING CONSTRUCTION. THESE ITEMS WILL REMAIN IN PLACE AFTER CONSTRUCTION IS COMPLETED AND ARE CONSIDERED TO SERVE ON INCIDENTAL FUNCTION AS POST-CONSTRUCTION STORMWATER QUALITY BMPs. GOOD HOUSEKEEPING MEASURES: - GOOD HOUSEKEEPING MEASURES SUCH AS REGULAR STREET SWEEPING AND, INSTALLATION OF TRASH RECEPTACLES, AND REDUCTION IN FERTILIZER OVERSPRAY CAN BE INCORPORATED BY THE OWNER AND/OR OCCUPANT. C4 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION THE FOLLOWING ITEMS ARE STORMWATER QUALITY MEASURES THAT WILL BE INSTALLED DURING CONSTRUCTION. THESE ITEMS WILL REMAIN IN PLACE AFTER CONSTRUCTION IS COMPLETED AND ARE CONSIDERED TO SERVE ON INCIDENTAL FUNCTION AS POST-CONSTRUCTION STORMWATER QUALITY BMPs. C5 DESCRIPTION OF MAINTENANCE GUIDELINES FOR POST-CONSTRUCTION STORMWATER QUALITY MEASURES MAINTENANCE REQUIREMENTS FOR THE STORMWATER QUALITY MEASURES WHICH REMAIN IN PLACE AFTER CONSTRUCTION IS COMPLETE ARE DESCRIBED BELOW. REFER TO THE BMP OPERATIONS AND MAINTENANCE MANUAL FOR MORE DETAILED MAINTENANCE REQUIREMENTS. C6 ENTITY RESPONSIBLE FOR OPERATIONS AND MAINTENANCE OF POST CONSTRUCTION STORMWATER MEASURES NAME: MAP MCCORD, LLC ADDRESS: 3801 E. 82ND STREET, INDIANAPOLIS, IN 46240 REPRESENTATIVE: KELLY BOYLE TELEPHONE: 317-597-1714</div>	SCALE: AS NOTED DESIGNED BY: B.K. DRAWN BY: EAS CHECKED BY: MB <div>MAHAN REGISTERED ENGINEER NOT APPROVED FOR CONSTRUCTION INDIANA 317-597-1714 Nathan B...</div> <div>MIDLAND ATLANTIC PROPERTIES</div> <div>STARBUCKS MCCORDSVILLE 6078 W. BROADWAY MCCORDSVILLE , IN 46055</div> <div>ORIGINAL ISSUE: 05/01/2025 KHA PROJECT NO. 170088019 SHEET NUMBER C4.4</div>	BY DATE REVIEWS No
	SITE NAME THE AREA SCHEDULED FOR CONSTRUCTION IS KNOWN AS "MCCORDSVILLE STARBUCKS" (HEREINAFTER REFERRED TO AS THE "PROJECT").		REFER TO C6.X SERIES UTILITY PLAN(S) AND PROFILE SHEET(S) FOR INFORMATION ON THE PROPOSED STORM SEWER SYSTEM.	A27 SPECIFIC POINTS WHERE PROPOSED STORMWATER DISCHARGE WILL LEAVE THE PROJECT SITE STORMWATER RUNOFF FOR THE PROPOSED 2,447 SF STARBUCKS BUILDING WILL DRAIN VIA SHEET AND SHALLOW CONCENTRATED FLOW INTO STORM STRUCTURES WHERE IT WILL BE CONVEYED TO EXISTING STORM INFRASTRUCTURE RUNNING THROUGH THE SITE. THIS EXISTING STORM INFRASTRUCTURE DISCHARGES TO THE EAST TO AN EXISTING DRY POND AND ULTIMATELY DISCHARGES TO DRY BRANCH.		B9 DEWATERING APPLICATIONS AND MANAGEMENT METHODS IF THE DETENTION BASIN(S) ARE EXCAVATED PRIOR TO THE INSTALLATION OF THE STORMWATER OUTFALL PIPES, CONTRACTOR SHALL DEWATER BASIN(S) AS NECESSARY BY ROUTING FLOW THROUGH FILTER BAGS AND DISCHARGING TO THE GROUND SURFACE. CONTRACTOR SHALL MONITOR FLOW PATH DOWN TO OUTFALL TO ENSURE EROSION DOES NOT OCCUR.	
	PROJECT LOCATION THE PROJECT IS LOCATED IN VERNON TOWNSHIP, MCCORDSVILLE, HANCOCK COUNTY, INDIANA. ADDRESS: 6078 WEST BROADWAY ST., MCCORDSVILLE, IN 46055 LATITUDE: 39° 53'44.67"N LONGITUDE: 85° 53'14.04"W		A28 LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS REFER TO C3.X SERIES SITE PLAN(S).	A29 LOCATIONS OF PROPOSED SOIL STOCKPILES AND/OR BORROW/DISPOSAL AREAS PROPOSED STOCKPILE LOCATIONS ARE SHOWN ON C4.X SERIES EROSION CONTROL PLAN(S).		B10 MEASURES UTILIZED FOR WORK WITHIN WATERBODIES NO WORK IS BEING PROPOSED WITHIN ANY WATERBODIES.	
	OWNER'S INFORMATION NAME: MAP MCCORD, LLC ADDRESS: 3801 E 82ND ST., INDIANAPOLIS, IN 46240 REPRESENTATIVE: KELLY BOYLE TELEPHONE: 317-597-1714		A30 CONSTRUCTION SUPPORT ACTIVITIES REFER TO C4.X SERIES EROSION CONTROL PLAN(S) FOR THE LOCATIONS OF ALL CONSTRUCTION SUPPORT ACTIVITIES ASSOCIATED WITH THIS PROJECT INCLUDING THE STAGING AREA, DEBRIS DUMPSTER, PORT-O-LET, CONCRETE WASHOUT, NOI SIGN, AND CONSTRUCTION ENTRANCE.	A31 LOCATION OF IN-STREAM ACTIVITIES THIS PROJECT <b>DOES NOT</b> INCLUDE WORK WITHIN A STREAM.		B11 MONITORING AND MAINTENANCE GUIDELINES FOR EACH PROPOSED STORMWATER QUALITY MEASURE INSPECTION SCHEDULE / REPORTING 1. ALL DISTURBED AREAS WITHIN THE PROJECT SITE, INCLUDING ALL EROSION AND SEDIMENT CONTROL DEVICES, SHALL BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT TOTALING 1/2" OF RAIN OR MORE. 2. INSPECTIONS AND WRITTEN REPORTS SHALL BE PREPARED BY A QUALIFIED PERSON WHO IS FAMILIAR WITH THIS SWPPP, THE PROJECT, AND THE EPA NPDES STORM WATER GENERAL PERMIT. PAPER COPIES OF INSPECTIONS SHALL BE KEPT ON-SITE FOR INSPECTION BY LOCAL AND STATE OFFICIALS. 3. INSPECTION REPORTS SHALL INCLUDE: 3.1. TYPE OF INSPECTION 3.2. FIELD OBSERVATIONS 3.3. ACTIONS TAKEN AS A RESULT OF INSPECTION RESULTS 3.4. OVERALL ASSESSMENT OF SWPPP COMPLIANCE 3.5. THE CONTRACTOR SHALL KEEP A COPY OF THE REPORTS ONSITE AND PERMANENTLY FOR A PERIOD OF 2 YEARS FOLLOWING CONSTRUCTION. 4. CONSTRUCTION ENTRANCE 4.1. VERIFY ADEQUATE STONE COVERAGE 4.2. VERIFY CONSTRUCTION ACTIVITIES ARE NOT TRACKING SITE SOIL OUT ONTO ADJACENT ROADWAYS 5. CONCRETE WASHOUT 5.1. INSPECT DAILY AS WASHOUT CONTAINMENTS ARE BEING USED AND AFTER EACH STORM EVENT. 5.2. INSPECT THE SYSTEM FOR LEAKS OR SPILLS. DISCONTINUE USE IF UNITS ARE OVERFLOWING OR LEAKING. IMMEDIATELY INSTALL "CLOSED" SIGN, COVER AND PUMP FLUIDS TO ADDITIONAL CONTAINMENTS OR REMOVE FROM THE SITE FOR PROPER DISPOSAL FOR TREATMENT OR REUSE AT THE CONCRETE PLANT. 5.3. MAINTAIN ALL WEATHER ACCESS TO THE CONTAINMENT FACILITY TO MINIMIZE TRACKING. 5.4. INSPECT THE WATERPROOF LINING FOR FAILURE, INCLUDING TEARS AND PUNCTURES OR SLIDE DOWN FROM CONTAINMENT STRUCTURE WALLS. 5.5. WHEN CONTAINMENTS REACH 75 PERCENT OF CAPACITY OR ACCORDING TO THE CONTAINMENT FILL LEVEL REQUIREMENTS, DISCONTINUE USE WITH SIGNAGE IDENTIFYING "CLOSED", AND INSTALL OR BRING IN ADDITIONAL CONTAINMENTS PRIOR TO CREATING ADDITIONAL CEMENTITIOUS WASHWATER. 6. MATERIAL STORAGE 6.1. VERIFY MATERIAL STORAGE AREAS ARE PROTECTED FROM RAINFALL 6.2. VERIFY FLUID IS NOT LEAKING FROM THE AREA 6.3. OFFSITE STORAGE AREAS ARE TO BE CONSIDERED PART OF THE PROJECT 7. SOIL STABILIZATION 7.1. VERIFY THAT SEEDED AREAS EXHIBIT HEALTHY PLANT ESTABLISHMENT 7.2. THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE EITHER COVERED BY PAVEMENT OR HAVE REACHED 70% OF THE VEGETATION DENSITY. THIS VEGETATION DENSITY MUST BE MAINTAINED IN ORDER TO REMAIN CATEGORIZED AS FINAL STABILIZATION. MEASURES MUST BE TAKEN TO REACH THIS LEVEL IF STANDARD PROCEDURES DO NOT YIELD ADEQUATE PLANT ESTABLISHMENT. 8. EROSION AND SEDIMENT CONTROL INSPECTIONS - THE FOLLOWING IS A LIST OF INSPECTION / MAINTENANCE PRACTICES THAT SHOULD BE CONDUCTED FOR EACH CONTROL MEASURE. 9. GEOTEXTILES/EROSION CONTROL MATS - MISSING / LOOSE MATS SHALL BE REPLACED AND REINSTALLED PER MANUFACTURER'S RECOMMENDATION. 9.1. INLET PROTECTION - INLET PROTECTION MEASURES SHALL BE ROUTINELY INSPECTED AND ACCUMULATED SEDIMENT SHALL BE REMOVED TO ENSURE PROPER OPERATION. 9.2. DIVERSION SWALES - REMOVE ACCUMULATED DEBRIS THAT REDUCES THE HYDRAULIC CAPACITY OF THE SWALE. 9.3. MULCHING - APPLY ADDITIONAL MULCH TO SPARSE OR BARE SPOTS. 9.4. SEDIMENT TRAP - REMOVE ACCUMULATED SEDIMENT TO ENSURE PROPER OPERATION. 9.5. SEDIMENT BASIN - REMOVE ACCUMULATED SEDIMENT TO ENSURE PROPER OPERATION. 9.6. SILT FENCE - REMOVE ACCUMULATED SEDIMENT THAT POSES A THREAT TO THE STABILITY OF THE FENCE (1/2 HEIGHT OF FENCE). 9.7. CONSTRUCTION ENTRANCE - REDRESS ENTRANCE WITH ADDITIONAL STONE PERIODICALLY TO MAINTAIN FUNCTIONALITY. 9.8. VEGETATION - ENSURE NEWLY SEEDED AREAS ARE PROTECTED FROM EROSION. 9.9. GOOD HOUSEKEEPING - VERIFY THAT LITTER, MISCELLANEOUS CONSTRUCTION DEBRIS, CONSTRUCTION RELATED CHEMICALS, AND OTHER POTENTIALLY HARMFUL MATERIALS ARE PROPERLY STORED, COVERED, AND/OR DO NOT HAVE THE POTENTIAL TO ENTER THE STORM SEWER SYSTEM. 10. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, DOWNSTREAM SEDIMENT MUST BE REMOVED IMMEDIATELY TO REDUCE THE RISK OF ADVERSE IMPACTS. 11. BASED ON THE ACTUAL CONDITIONS OBSERVED ONSITE, ANY NECESSARY MODIFICATIONS TO THE PROJECT SWPPP SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF THE INSPECTION. ALL MODIFICATIONS TO THE SWPPP SHALL BE RECORDED BY THE CONTRACTOR AND SHALL BE PROVIDED UPON REQUEST. 12. IT IS THE OPERATOR'S SOLE RESPONSIBILITY TO ENSURE THE EROSION AND SEDIMENT CONTROL MEASURES ONSITE ARE SUFFICIENT TO MEET THE REQUIREMENTS OF THE EPA NPDES STORM WATER DISCHARGE PERMIT. IF ADDITIONAL MEASURES ARE REQUIRED, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING SUCH MEASURES. NOTICE OF TERMINATION (NOT) 13. COMPLIANCE WITH THE GENERAL CONSTRUCTION PERMIT IS THE RESPONSIBILITY OF THE OPERATOR / PERMITTEE WHO SUBMITTED THE NOI UNTIL A NOTICE OF TERMINATION (NOT) HAS BEEN PROCESSED. THE PERMITTEE'S AUTHORIZATION TO DISCHARGE UNDER THE GENERAL CONSTRUCTION PERMIT TERMINATES AT MIDNIGHT OF THE DAY THE NOT IS SIGNED. 14. ALL PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET: 14.1. FINAL STABILIZATION HAS BEEN ACHIEVED ONSITE 14.2. ANOTHER OPERATOR / PERMITTEE HAS ASSUMED CONTROL OVER THE AREAS OF THE SITE THAT HAVE YET TO ACHIEVE FINAL STABILIZATION 14.3. 13.3. IN RESIDENTIAL CONSTRUCTION OPERATIONS, TEMPORARY STABILIZATION HAS BEEN COMPLETED AND THE RESIDENCE HAS BEEN TRANSFERRED TO THE HOMEOWNER.	
	ASSESSMENT OF CONSTRUCTION PLAN ELEMENTS - SECTION A A1 INDEX SHOWING LOCATIONS OF REQUIRED PLAN ELEMENTS REFER TO THE FOLLOWING LIST FOR LOCATIONS OF REQUIRED PLAN ELEMENTS • C0.0 TITLE SHEET A2, A5 • C2.X SERIES EXISTING CONDITIONS AND DEMOLITION(S) A13, A15, A16 • C3.X SERIES SITE PLAN(S) A6, A28 • C4.X SERIES EROSION CONTROL PLAN(S) A12, A25, A28, A29 • C5.X SERIES GRADING PLAN(S) A24, A28 • C6.X SERIES UTILITY PLAN(S) A26, A27, A28		A2 VICINITY MAP REFER TO THE TITLE SHEET.	A3 PROJECT DESCRIPTION CONSTRUCTION OF A ±2,447 SF STARBUCKS ON ±0.66 ACRES. THE PROJECT IS LOCATED IN SECTION 26 OF T17N, R5E, IN THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY, IN.		B12 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES 1. FILE THE CONSTRUCTION STORMWATER GENERAL PERMIT (CSGP) WITH IDEM AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION. 2. INSTALL CONSTRUCTION ENTRANCE. 3. INSTALL SILT FENCE AND INLET PROTECTION AT INLETS. 4. POST NOI SIGN AT ENTRANCE. 5. DESIGNATE A PERSON TO BE RESPONSIBLE FOR SITE INSPECTIONS AFTER EACH RAINFALL AND A MINIMUM OF 1 TIME PER WEEK. 6. INSTALL STAGING AREA, FUELING STATION, MATERIAL STORAGE AREA, CONCRETE WASHOUT, AND PORT-O-LET. 7. STRIP TOPSOIL AND STOCKPILE. 8. REMOVE PAVEMENT AND OTHER ITEMS SHOWN TO BE DEMOLISHED. 9. ROUGH GRADE THE PROJECT SITE. SEED DISTURBED AREAS IMMEDIATELY FOLLOWING ROUGH GRADING. AREAS THAT WILL NOT BE DISTURBED AGAIN SHOULD BE PERMANENTLY SEEDED. NO UN-VEGETATED AREAS SHALL BE LEFT EXPOSED FOR MORE THAN 7 DAYS. TEMPORARY OR PERMANENT STABILIZATION METHODS MUST BE INITIATED BY END OF THE SEVENTH DAY THAT AN AREA HAS BEEN IDLE AND COMPLETED WITHIN 14 DAYS. 10. BEGIN SITE CONSTRUCTION. 11. INSTALL UNDERGROUND UTILITIES. EROSION CONTROL MEASURES SHALL BE INSTALLED AT NEW DRAIN INLET LOCATIONS IMMEDIATELY UPON INSTALLATION. 12. FINAL GRADE THE SITE. 13. PAVING OPERATIONS. EROSION CONTROL MEASURES SHALL BE LEFT IN-PLACE UNTIL THE SITE VEGETATION HAS ESTABLISHED. 14. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE COUNTY AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. 15. LEAVE PERMANENT EROSION CONTROL MEASURES IN PLACE.	
	A4 LATITUDE AND LONGITUDE REFER TO THE PROJECT LOCATION ABOVE.		A5 LEGAL DESCRIPTION OF THE PROJECT SITE REFER TO C0.0 TITLE SHEET.	A6 11"x17" PLAT REFER TO C3.X SERIES SITE PLAN(S).		B13 EROSION & SEDIMENT CONTROL SPECIFICATIONS FOR INDIVIDUAL BUILDING LOTS THE ENTIRE PROJECT SITE IS UNDER THE SAME OWNER, THERE ARE NOT ANY INDIVIDUAL BUILDING LOTS.	
	A7 100-YEAR FLOODPLAINS, FLOODWAYS, AND FLOODWAY FRINGES THE PROJECT SITE IS LOCATED WITHIN ZONE "X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. FIRM MAP PANEL 18059C0018D, DATED DECEMBER 4, 2007.		A8 ADJACENT LANDUSE, INCLUDING UPSTREAM WATERSHED NORTH: COMMERCIAL BUILDING SOUTH: COMMERCIAL (GAS STATION, BAKERY, ETC.) EAST: COMMERCIAL (RESTAURANT) WEST: COMMERCIAL (VETERINARY HOSPITAL)	A9 IDENTIFICATION OF U.S. EPA APPROVED OR ESTABLISHED TMDL THE PROJECT <b>DOES NOT</b> FALL WITHIN A WATERSHED WITH A U.S. EPA APPROVED OR ESTABLISHED TMDL.		B14 MATERIAL HANDLING AND SPILL PREVENTION PLAN 1. SOIL TRACKING 1.1. CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED CONSTRUCTION ENTRANCE. A WHEEL WASH SHALL BE USED BY THE CONTRACTOR IF REQUESTED BY THE MUNICIPALITY. PRIOR TO LEAVING THE SITE, THE PURPOSE IS TO TRAP DUST AND MUD THAT WOULD OTHERWISE BE CARRIED OFF-SITE BY CONSTRUCTION TRAFFIC. ALL DIRT TRACKED ONTO PUBLIC AND PRIVATE STREETS SHALL BE CLEANED BY THE END OF DAY AT A MINIMUM. 2. DUST CONTROL 2.1. WATER TRUCKS WILL BE USED AS NEEDED DURING CONSTRUCTION TO REDUCE DUST GENERATED ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE GENERAL CONTRACTOR TO A DEGREE THAT IS IN COMPLIANCE WITH APPLICABLE LOCAL AND STATE DUST CONTROL REGULATIONS. AFTER CONSTRUCTION, THE SITE WILL BE STABILIZED (AS DESCRIBED ELSEWHERE), WHICH WILL REDUCE THE POTENTIAL FOR DUST GENERATION. 3. WATER SOURCE 3.1. NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION, WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. IT CAN BE RETAINED IN THE PONDS UNTIL IT INFILTRATES AND EVAPORATES.	
	A10 IDENTIFICATION OF RECEIVING WATERS THE PROJECT SITE DISCHARGES <b>SOUTH TO DRY BRANCH</b> .		A11 IDENTIFICATION OF DISCHARGES TO A WATER ON THE CURRENT 303(D) LIST OF IMPAIRED WATERS THE PROJECT SITE DISCHARGES INTO <b>DRY BRANCH</b> WHICH IS CATEGORIZED AS <b>NOT IMPAIRED</b> .	A12 SOILS MAP INCLUDING SOIL DESCRIPTIONS AND LIMITATIONS THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY OF HANCOCK COUNTY, INDIANA, INDICATES THAT <b>CROSBY SILT LOAM-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES (Ycam)</b> SOIL IS THE PREDOMINANT SOIL WITHIN THE PROJECT SITE. CONTRACTOR TO FOLLOW GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR SOIL REMEDIATION AS REQUIRED. REFER TO SHEET C0.0 - TITLE SHEET FOR SOILS MAP.		B15 SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS DIVERSION SWALES, EROSION CONTROL BLANKET, ROCK DONUTS AND CHECK DAMS, AND TEMPORARY SEDIMENT BASINS WILL BE USED TO CONTROL SEDIMENT IN CONCENTRATED FLOW AREAS. SEE EROSION CONTROL PLANS SHEETS FOR LOCATIONS OF THESE MEASURES. EROSION CONTROL MEASURES ARE TO BE INSPECTED AFTER EVERY MAJOR RAINFALL EVENT TOTALING 1/2" OF RAIN OR MORE AND A MINIMUM OF ONCE A WEEK. WATER REMOVED FROM TRAPS, BASINS, AND OTHER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. SILT FENCES AND STRAW BALES ARE NOT AN ACCEPTABLE MEASURES FOR CONCENTRATED FLOW PROTECTION.	
	A13 LOCATION AND NAME OF ALL WETLANDS, LAKES AND WATER COURSES ON AND ADJACENT TO THE PROJECT SITE WETLANDS <b>DO NOT</b> EXIST WITHIN THE PROJECT SITE.		A14 STATE / FEDERAL WATER QUALITY PERMITS ADDITIONAL STATE / FEDERAL PERMITS BEYOND THE CSGP <b>ARE NOT</b> REQUIRED FOR THIS PROJECT.	A15 IDENTIFICATION OF EXISTING VEGETATIVE COVER THE PROJECT SITE IS A <b>VACANT LOT WITH SEEDED COVER</b> .		B16 SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS REFER TO C4.X SERIES EROSION CONTROL PLAN(S) FOR SHEET FLOW AREAS TO BE PROTECTED BY SEEDING, MULCHING, SILT FENCE OR HYDROSEEDING. IF CONCENTRATED FLOW IS EXPERIENCED DUE TO INTERIM GRADING DURING CONSTRUCTION, CONTRACTOR SHALL UTILIZE EROSION CONTROL BLANKETS AND ROCK DONUTS AT INLET LOCATIONS TO SLOW RUNOFF AND REDUCE THE POTENTIAL FOR EROSION AND SEDIMENTATION.	
	A16 EXISTING SITE TOPOGRAPHY AT AN INTERVAL APPROPRIATE TO INDICATE DRAINAGE PATTERNS THE EXISTING TOPOGRAPHY WITHIN THE PROJECT SITE IS SHOWN ON THE C2.X EXISTING CONDITIONS AND DEMOLITION PLAN(S).		A17 LOCATIONS WHERE RUNOFF ENTERS THE PROJECT SITE THE PROJECT DOES NOT RECEIVE OFFSITE RUNOFF.	A18 SPECIFIC POINTS WHERE EXISTING STORMWATER DISCHARGE WILL LEAVE THE PROJECT SITE IN THE EXISTING CONDITION, THE SITE DRAINS <b>NORTHEAST TO EXISTING STORM INFRASTRUCTURE</b> .		B17 RUNOFF CONTROL MEASURES REFER TO C4.X SERIES EROSION CONTROL PLAN(S) FOR RUNOFF CONTROL MEASURES. AREAS OF CONCENTRATED FLOW WILL BE PROTECTED WITH PERMANENT RIP RAP AT PIPE OUTLETS AND EROSION CONTROL BLANKET IN SWALES.	
	A19 LOCATION OF ALL EXISTING STRUCTURES ON THE PROJECT SITE REFER TO THE C2.X EXISTING CONDITIONS AND DEMOLITION PLAN(S) FOR LOCATIONS OF EXISTING STRUCTURES.		A20 EXISTING PERMANENT RETENTION OR DETENTION FACILITIES THERE <b>ARE NO</b> EXISTING DETENTION OR RETENTION FACILITIES LOCATED WITHIN THE PROJECT SITE.	A21 IDENTIFICATION OF POTENTIAL DISCHARGES TO GROUND WATER ABANDONED WELLS MAY EXIST WITHIN THE PROJECT SITE. SHOULD THE CONTRACTOR ENCOUNTER AN ABANDONED WELL, THE CONTRACTOR SHALL ENSURE THE WELL IS PROPERLY CAPPED PER 312 IAC 13-10.		B18 STORM WATER OUTLET PROTECTION SPECIFICATIONS PERMANENT RIP RAP WILL BE PROVIDED AT THE PROPOSED STORM WATER OUTLETS AS SHOWN ON C4.X SERIES EROSION CONTROL PLAN(S).	
	A22 PROJECT AREA ±0.66 ACRES		A23 EXPECTED LAND DISTURBANCE AREA ±0.82 ACRES	A24 PROPOSED FINAL TOPOGRAPHY AT AN INTERVAL APPROPRIATE TO INDICATE DRAINAGE PATTERNS THE PROPOSED TOPOGRAPHY WITHIN THE PROJECT SITE IS SHOWN ON C5.X SERIES GRADING AND DRAINAGE PLAN(S).		B19 CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED CONSTRUCTION ENTRANCE. A WHEEL WASH SHALL BE USED BY THE CONTRACTOR IF REQUESTED BY THE MUNICIPALITY. PRIOR TO LEAVING THE SITE, THE PURPOSE IS TO TRAP DUST AND MUD THAT WOULD OTHERWISE BE CARRIED OFF-SITE BY CONSTRUCTION TRAFFIC. ALL DIRT TRACKED ONTO PUBLIC AND PRIVATE STREETS SHALL BE CLEANED BY THE END OF DAY AT A MINIMUM.	
	A25 LOCATIONS AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS REFER TO C4.X SERIES EROSION CONTROL PLAN(S) FOR APPROXIMATE LIMITS OF DISTURBANCE.						





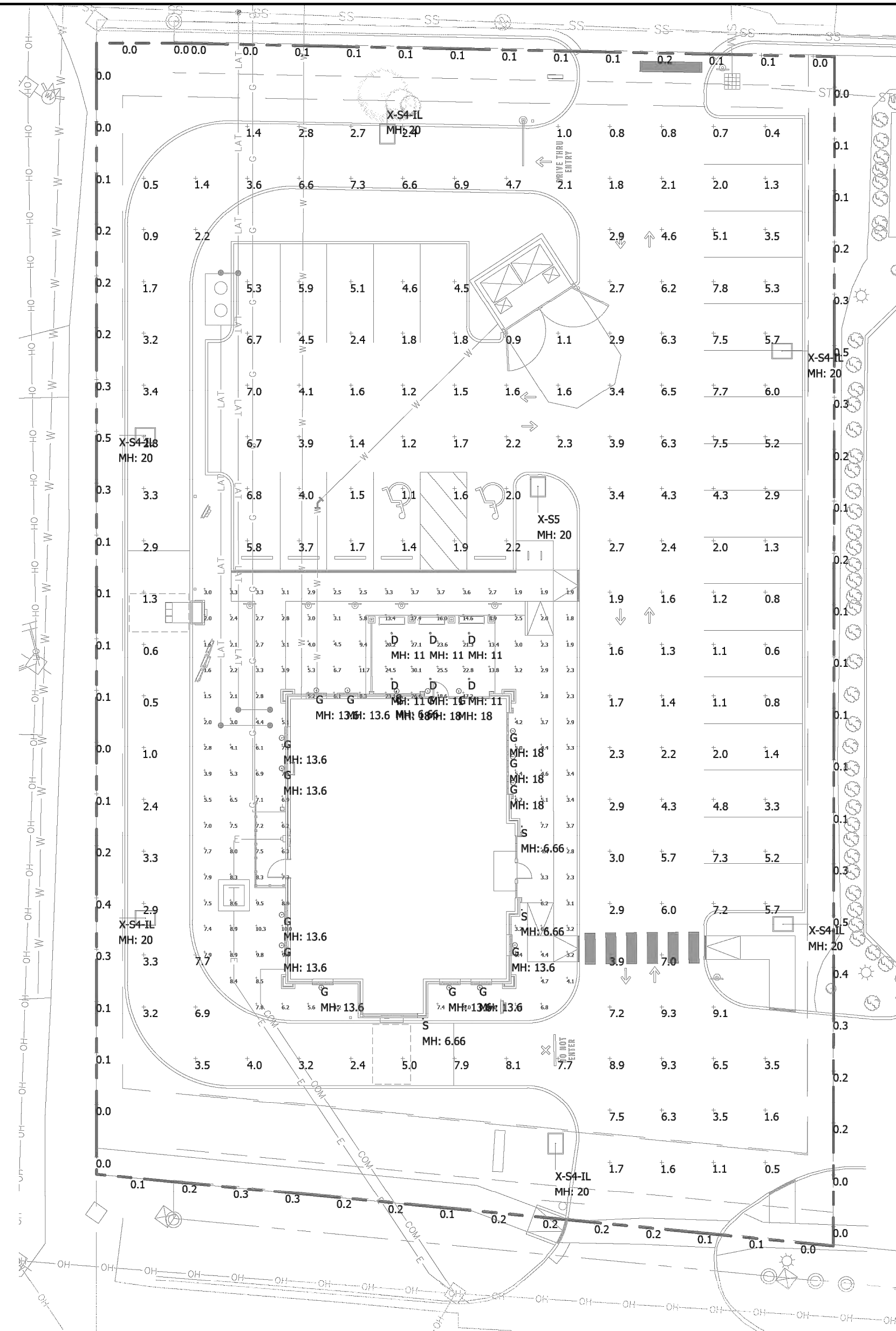


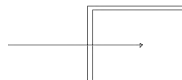














Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	1	X-S5	Single	9097	0.900	63	MRS-LED-09L-SIL-5W-50-70CRI
	6	X-S4-IL	Single	14615	0.900	196	MRS-LED-24L-SIL-FT-50-70CRI-IL
	4	S	Single	1067	0.900	23.7588	QUOIZEL ABY8407OZ
	16	G	Wall Mount	1574	0.900	12.8	AD-150-17L-UNV-35-CGG6-MBK-LDS96WL
	6	D	Single	1522	0.900	22.12	LDN4 25LM 30K L04 BR LD MVOLT UGZ 90CRI

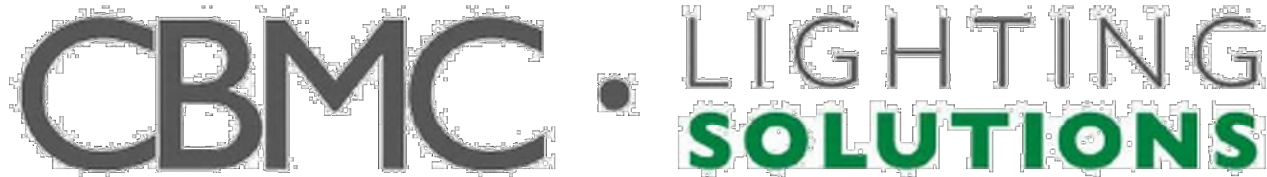
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
_Property Line	Illuminance	Fc	0.15	0.5	0.0	N.A.	N.A.
Calcs Around Bldg	Illuminance	Fc	6.87	30.1	1.5	4.58	20.07
Paved Areas & Drives	Illuminance	Fc	3.57	9.3	0.4	8.93	23.25

- LIGHTING NOTES:**
- Mounting Height = See Drawing
  - Light Loss Factor = 0.90
  - Footcandle Values Calculated @ Grade
  - Reflectance Values - 80/50/20 (office spaces)  
50/30/20 (warehouse areas)

**National Lighting Vendor:**  
For pricing and technical assistance contact:  
Russ Miller of CBMC INC, tel# 317-697-7510,  
rmiller@cbmcinc.com

All electrical work shall comply with National, State, and Local codes including and not limited to the National Electric Code, NFPA 101 Life Safety Code, ASHREA and /or IECC Energy Codes.

The information contained in this document is proprietary to CBMC Lighting Solutions. This document is prepared for a specific site and incorporates calculations based on data available from the client at this time. By accepting and using this document, the recipient agrees to protect its contents from further dissemination, (other than that within the organization necessary to evaluate such specification) without the written permission of CBMC Lighting Solutions. the contents of this document are not to be reproduced or copied in whole or in part without the written permission of CBMC Lighting Solutions. **copyright © 2018 CBMC Lighting Solutions all rights reserved.**



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SEE MORE



This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and LED lumen package, location adjustments, and other variable field conditions.

Contractor to check and verify all dimensions on site before commencing any work shown.

McCordsville - Starbucks Exterior

SITE LAYOUT

Scale:	1" = 20'	Drawing No:	LP1
Date:	4/17/25	Project No:	CB27610-SITE
Drawn By:	SJM		

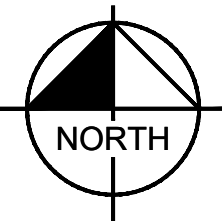
E1.0



Drawing name: K:\IND\_LIVE\170088019\_midland atlantic\_properties\_mccordsville\1.0 - LANDSCAPE PLAN.dwg L1.0 May 01, 2025 9:54am by Elizabeth Stenter  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

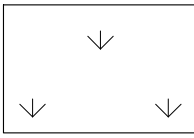
Indiana Utilities Protection Service

Call 811  
before you dig



GRAPHIC SCALE IN FEET  
0 10' 20' 40'

### SODDING LEGEND

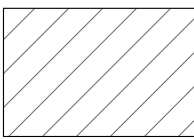


PERMANENT SODDING  
AMERITURF RTF SOD

#### NOTES:

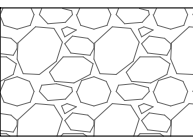
1. TILL SOIL TO 6" DEPTH BEFORE PLACING SOD.
2. EDGES TO BE TIGHT AGAINST ADJACENT ROLL WITHOUT GAPS OR OVERLAP.
3. STAGGER JOINTS.
4. WATER THOROUGHLY DURING AND IMMEDIATELY AFTER INSTALL.

### MULCHING LEGEND



MULCH  
HARDWOOD SHREDDED MULCH,  
NATURAL BROWN COLOR

### STONE MULCH LEGEND



RIVER ROCK  
3" - 1 1/2" DIA. APPLY AT A 3" DEPTH ON TOP OF 60Z.  
NON-WOVEN GEOTEXTILE FABRIC

### IRRIGATION NOTE

DESIGN-BUILD IRRIGATION TO BE PROVIDED BY OTHERS.  
AREAS TO RECEIVE IRRIGATION INCLUDE THE DEVELOPED LOT AND LANDSCAPE AREAS ALONG BROADWAY, AND BEDS ALONG THE BUILDING STRUCTURE. METERING IS TO BE SEPARATED BY LOT.

### PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
<b>CANOPY TREES</b>						
NS	5	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	B & B	2.5" CAL MIN	---
ZS	11	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	B & B	2.5" CAL MIN	---
<b>EVERGREEN TREES</b>						
TO	9	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	B & B	---	6' HT MIN
<b>ORNAMENTAL TREES</b>						
CC	4	CERCIS CANADENSIS	EASTERN REDBUD	B & B	1.5" CAL MIN	---
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
<b>SHRUBS</b>						
IG	28	ILEX GLABRA 'STRONG BOX'	STRONG BOX INKBERRY HOLLY	3 GAL	SEE PLAN	24" HT MIN
IV	31	ITEA VIRGINICA 'MERLOT'	MERLOT SWEETSPIRE	3 GAL	SEE PLAN	24" HT MIN
RA	98	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL	SEE PLAN	24" HT MIN
<b>GRASSES</b>						
SH	114	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	SEE PLAN	---
<b>PERENNIALS</b>						
EN	66	ECHINACEA X 'KIM'S KNEE HIGH'	KIM'S KNEE HIGH CONEFLOWER	1 GAL	SEE PLAN	---

### MCCORDSVILLE, INDIANA LANDSCAPE ORDINANCE CHART

REQUIREMENT	REQUIRED	PROVIDED
<b>154.119 (B)(2) PLANTING ADJACENT TO FREE-STANDING, NON-RESIDENTIAL BUILDINGS</b>		
• A planting area five feet wide shall be installed along all sides of buildings.	YES	Yes, see plans
<b>154.119 (B)(4) INTERIOR PARKING LOT PLANTINGS</b>		
• Parking areas that are visible from any existing or planned public right-of-way or any existing or planned private street easement and/or abut any side or rear property line shall have a planted screen between the parking perimeter and the street yard, side yard, and/or rear yard. Screening must be at least three feet high with no gaps except for drive-aisles, sidewalks, and the like. • One tree for each 50 lineal feet shall be planted along the peripheral of such parking area. • Not less than 5% of the parking lot shall be landscaped. • One shade tree per 2,400 square feet of surface area is required. One shrub per 500 square feet of surface area is required. • No parking space shall be further than 60 feet from the trunk of a shade tree.	• 3' high parking lot continuous perimeter screen • Parking lot perimeter = 632 LF / 50 = 12.6 = 13 Trees required • Parking lot area = 15,173 SF * 0.05 = 758.65 SF landscaping required • Parking lot area = 15,173 SF / 2400 = 6.32 = 7 trees required • Parking lot area = 15,173 SF / 500 = 30.34 = 31 shrubs required	• 3' high parking lot continuous perimeter screen • 13 Parking lot perimeter trees • >759 SF Parking lot landscaping required • 7 Parking lot trees • >31 Parking lot shrubs
<b>154.120 (B) SCREENING OF LOADING AND STORAGE AREAS</b>		
• Screening shall be evergreen, and planted at a maximum spacing of four feet on center.	YES	YES
<b>154.148 (A)(2) SIGN DESIGN AND CONSTRUCTION REQUIREMENTS</b>		
• Landscaping consisting of shrubs and perennial groundcover shall be provided at the base of all ground/monument signs with a minimum of two square feet per one square foot of sign area.	YES	YES

**Kimley»Horn**  
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500 EAST 96TH STREET, SUITE 300,  
INDIANAPOLIS, IN 46240  
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
DESIGNED BY: BJK  
DRAWN BY: EAS  
CHECKED BY: NUB



Elizabeth Van der Horst

**MIDLAND ATLANTIC**  
PROPERTIES

**LANDSCAPE**  
**PLAN**

**STARBUCKS**  
**MCCORDSVILLE**  
6078 W. BROADWAY  
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE:  
05/01/2025  
KHA PROJECT NO.  
170088019

SHEET NUMBER  
**L1.0**







# McCordsville, Indiana

## Town Standards

### Directions for Use

- 1.) The entire set of full size drawings shall be attached to the construction drawings and shall be considered part thereto. A partial set may be used for small projects when whole sections are not applicable. Approval of use of a partial set will be made by the Town Engineer at the time of approval of the construction drawings.
- 2.) Details prepared by outside sources shall not be included in the construction drawings when the said drawings cover work which is covered by McCordsville Standards.
- 3.) Individual McCordsville Standards that do not apply may be crossed out by the design engineer through placement of a single large X over the detail. Minor reference notations may be placed adjacent to individual standard titles for coordination. However, the standards themselves shall not be modified in any way.
- 4.) Details prepared by outside sources covering work which is not covered by the McCordsville Standards are the sole responsibility of the design engineer and shall be placed on sheets other than the McCordsville Standards.

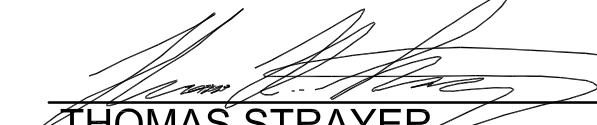
### General Notes

- 1.) Contractor shall verify the exact location of all existing utilities at least 48 hours prior to any construction or excavation. All utilities shall be adequately supported to minimize damage. The contractor shall be responsible for repairing damaged utilities to the satisfaction of the Town of McCordsville and the owner of the utility.
- 2.) All benchmarks and elevations shall be from NAD 1983 (Conus) Datum. All coordinates shall conform with the Hancock County GIS standard.
- 3.) Wherever proprietary equipment is specified, all proposals for substitution shall be submitted in writing to the Town Engineer and shall be subject to the findings of the Town Engineer and may be appealed to the Public Works Committee.
- 4.) Whenever trench opening encroaches within 5 feet of an existing or proposed street or sidewalk, "B"-Borrow compacted in accordance with the most recent INDOT standard specifications shall be required. Approved backfill may be used under proposed sidewalks provided sidewalks are constructed six months after backfilling of the trench.
- 5.) Installation of or provisions for installation of all underground utilities (including service laterals) to be placed under pavement areas shall be established prior to the construction of pavements including lime stabilization.


### Revision Log

Sheet No.	Sheet Description	Issued	Revised	Revised	Revised	Revised
SHEET 1	DIRECTIONS FOR USE, GENERAL NOTES & REVISION LOG	06/14/05	05/02/2023			
SHEET 2	RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS	06/14/05	05/02/2023			
SHEET 3	RIGHT-OF-WAY DETAILS	06/14/05	05/02/2023			
SHEET 4	UTILITY LOCATION GUIDELINES	06/14/05	05/02/2023			
SHEET 5	DRIVE WAYS, SIDEWALKS, AND HANDICAP RAMPS	06/14/05	05/02/2023			
SHEET 6	STORM SEWER STRUCTURE DETAILS	06/14/05	05/02/2023			
SHEET 7	STORM SEWER BEDDING DETAILS AND GENERAL NOTES	06/14/05	05/02/2023			
SHEET 8	SANITARY SEWER SPECIFICATIONS	06/14/05				
SHEET 9	SANITARY SEWER DETAILS	06/14/05				
SHEET 10	SANITARY SEWER LIFT STATION STANDARDS & GUIDELINES	06/14/05	05/02/2023			


### Town of McCordsville

  
THOMAS STRAYER


TOWN COUNCIL PRESIDENT

  
GRANT ADAMS

PUBLIC WORKS CHAIRMAN

  
TONYA GALBRAITH

TOWN MANAGER

  
RONALD D. CRIDER

PUBLIC WORKS COMMISSIONER

HOLEY MOLEY SAYS  
"DIG SAFELY"



IT'S THE LAW  
CALL 2 WORKING DAYS BEFORE YOU DIG  
1-800-382-5544  
CALL TOLL FREE  
PER INDIANA STATE LAW IC8-1-26,  
IT IS AGAINST THE LAW TO EXCAVATE  
WITHOUT NOTIFYING THE UNDERGROUND  
LOCATION SERVICE TWO (2) WORKING DAYS  
BEFORE COMMENCING WORK.

### Revisions

REV. NO.	DESCRIPTION	DATE
1	Various changes in red	4/18/2023



RECOMMEND  
FOR APPROVAL

  
DESIGN ENGINEER

7/12/05  
DATE

### Town of McCordsville

### Directions for Use, General Notes & Revision Log

SHEET  
1  
OF  
10



LIME STABILIZATION

DESCRIPTION: This work shall consist of upgrading of mostly fine grained soils by uniformly mixing small amounts of lime (~~3 to 6%~~ **4.5%**) by weight to provide a working platform for the road subbase.

MATERIALS: Material shall meet the requirements of the Section 913 of the INDOT Standard Specification  
**Cement (3% by weight) may be used as an alternative.**  
LIME:

- a)High calcium or dolomite Hydrated Lime (Ca(OH)<sub>2</sub> +Mg(OH)<sub>2</sub>) shall have a minimum of 90% total available calcium hydroxide content and the hydrates must contain no more than 5 % carbon dioxide content if sampled at the lime plant, or no more than 7 % if sampled at the job site.
- b)High calcium hydrated lime shall have a minimum available calcium hydroxide Ca(OH)<sub>2</sub> content of 90%. The method used for determination of available lime shall conform to AASHTO T219-72 or ASTM C25.
- c)Maximum Mechanical Moisture content shall be 4%.
- d)Gradation: All hydrated lime shall conform to the following gradation requirement. At least 85% passing a #200 sieve (0.075 mm). Determination of particle size shall conform to the provision for wet sieving on ASTM C110.
- e) ~~Quicklime or Kiln dust shall not be used.~~  
~~Other lime products such as quicklime - high calcium (CaO) or Dolomite (CaO- MgO) may be substituted with written approval by the Town Engineer. By product lime (kiln dust) shall not be used.~~

WATER: Water used for lime modification shall be in accordance with all applicable requirements of 913 and 913.01 of the INDOT Specifications, except that the minimum acceptable pH is 6.5.

STORAGE AND HANDLING

- a)Hydrated lime shall be stored and handled in closed weatherproof containers until immediately before distribution on the subgrade. Hydrated lime in bags shall be stored in weather protected conditions with adequate protection from ground dampness, and the facility shall be approved by the Town Engineer prior to commencement of any lime work.
- b)Each shipment shall be accompanied by a bill of loading and by a certificate of compliance stating conformance to the applicable specification requirements. The certificate of compliance shall be submitted to the Town Engineer prior to the proof roll on the subgrade.
- c)The Contractor shall take appropriate preventive and protective (safety) measure that shall be exercised by those working with this material. All safety measures shall comply with applicable OSHA requirements.

MIXTURE COMPOSITION:

- a)Mix Design: Lime will be proportioned within a range of 3 to 6 percent of soil (oven - dry basis). The required proportion of lime will be recommended by the Contractor and approved by the Town Engineer prior to construction using samples of soil and lime. The Town Engineer reserves the right to make such adjustments of lime proportioning as are considered necessary during the progress of the work within the range specified.
- b)Source or type of lime shall not be changed during the progress of the work without permission of the Town Engineer. However, the Town Engineer may choose to use different types of lime on different portions of the project, but shall not be mixed.

CONSTRUCTION REQUIREMENTS:

- a)Temperature and Weather Limitations: No lime modification shall be performed at a soil temperature less than 45 degrees Fahrenheit (7 degrees C) and the air temperature rising, of subgrade soil when it is measured 4" (100 mm) below the surface. Lime shall not be mixed with frozen soils or with soil containing frost.
- b)Preparation of Existing Roadway: All deleterious material, such as stumps, roots, turf, etc. and aggregate larger than 3" (75 mm) shall be removed. Any soft organic soils shall be removed as directed by the Town Engineer.
- c)Spreading of Lime: The roadbed shall be scarified or disked prior to distribution of the lime. The machine shall be of such design that a visible indication is given at all times that the machine is cutting to the required depth; The lime shall than be distributed uniformly over the surface by means of cyclone, screw-type, or pressure manifold type distributor. The Town Engineer may reject any procedure which does not provide even distribution of lime.

Lime shall not be applied when wind conditions are such that blowing lime becomes objectionable to adjacent property owners or creates a hazard to traffic on adjacent roadways.

The spreading of lime shall be limited to the amount which can be incorporated after mixing. In no case shall compaction be started later than three (3) days after mixing into the soil. In the event that rain intervenes causing cessation of work and exposure of the lime to washing or blowing, the Town Engineer may require additional lime to be spread.

- d)Mixing: The lime, soil and water (if necessary) shall be thoroughly blended by rotary speed mixers or a disc harrow. The mixing shall continue until a homogeneous layer of the required thicknesses has been obtained and clods are broken down so that 100 %, exclusive of rock particle, will pass a one-inch (25 mm) sieve and at least 60% will pass a 4 sieve (4.75 mm). The loose thickness of a single lime modified layer shall not exceed eight (8) inches (200 mm) if a disc harrow is used and fourteen (14) inches (355 mm) if a rotary speed mixer is used.
- e)Compaction: Compaction of the mixture shall begin as soon as is practicable mixing unless approved by the Town Engineer. If compaction is to be delayed, the surface of the lime modified soil shall be crown-graded and sealed by either blade dragging or light rolling immediately after mixing.

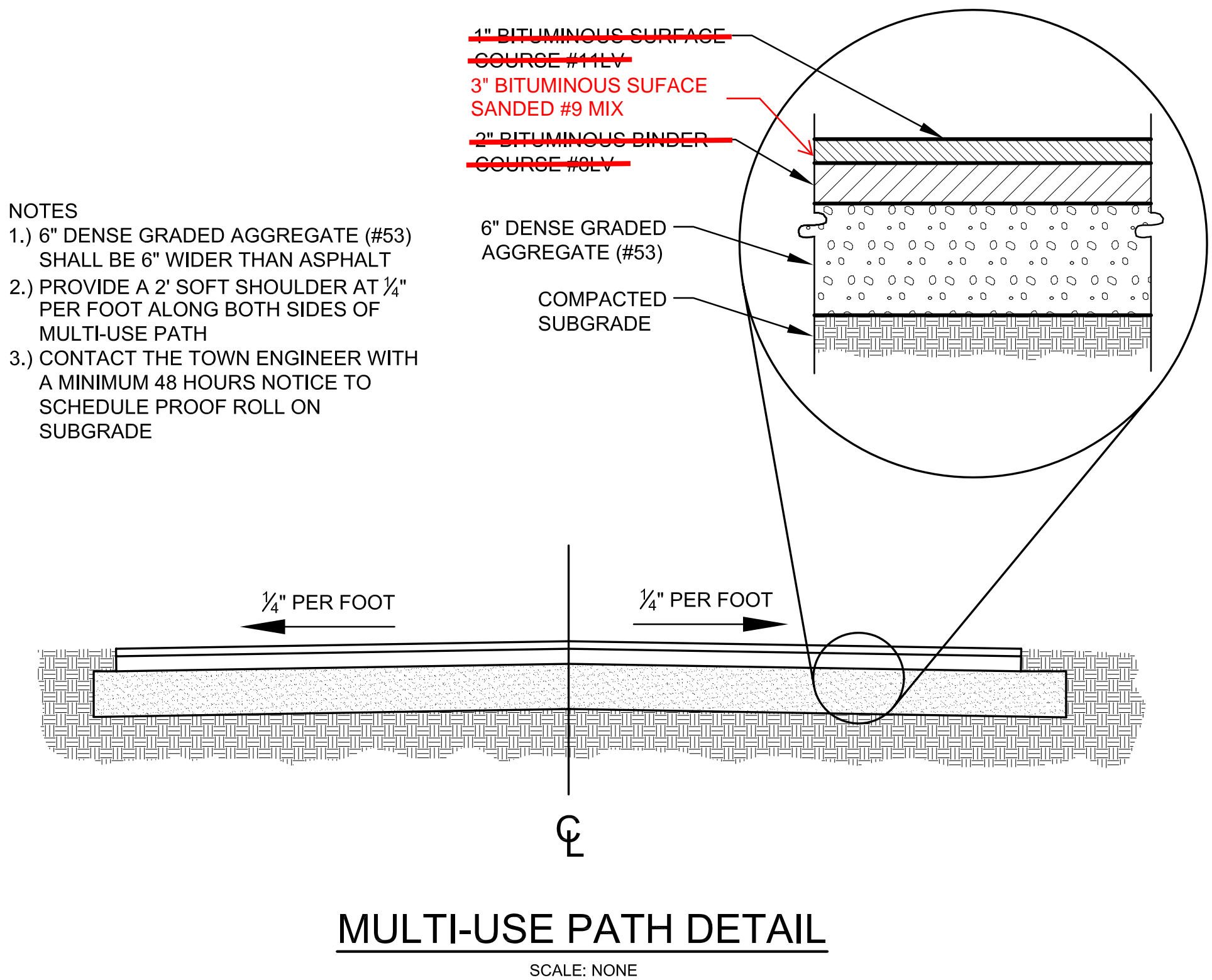
Compaction shall be continued until the Contractor has shown that the lime modified layer has a density not less than 100 percent within the special subgrade treatment zone and/or 95 percent below special subgrade treatment zone, of the maximum dry density.

The standard dry density of the lime treated soil shall be obtained by AASHTO 99. The field in-place dry density will be obtained by the Contractor in accordance with AASHTO T 191.

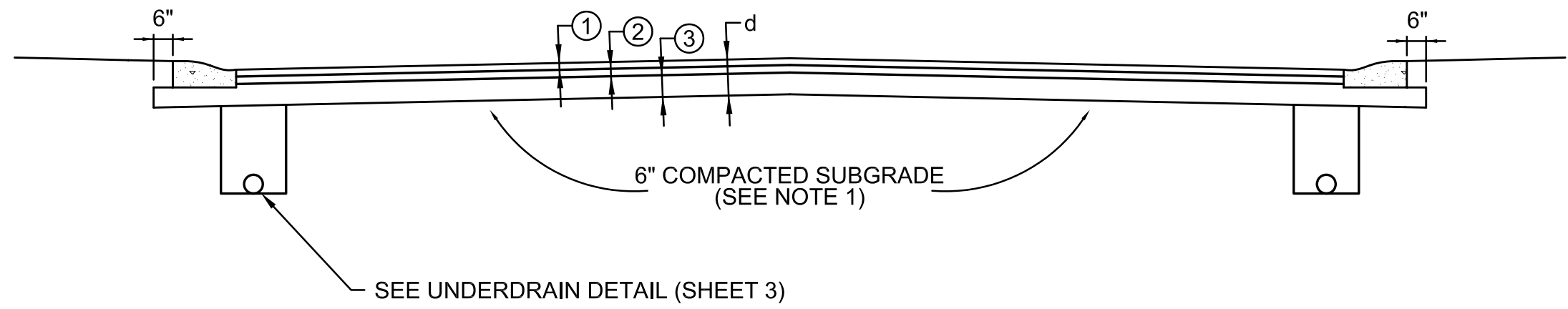
Aeration by means of further mixing, or the addition of water and further mixing, may be required by the Town Engineer to achieve the required compaction.

- f) Finishing: When compaction of the lime modified soil is nearing completion, the surface shall be shaped to the required line, grades and cross section, and compaction continued until uniform and adequate compaction if obtained.

The Town Engineer reserves the right to determine the actual thickness of the completed and cured layer by coring or other means at the owner's expense, and any deficient areas shall be acceptably corrected.



- NOTES
- 1.) 6" DENSE GRADED AGGREGATE (#53) SHALL BE 6" WIDER THAN ASPHALT
- 2.) PROVIDE A 2" SOFT SHOULDER AT 1/4" PER FOOT ALONG BOTH SIDES OF MULTI-USE PATH
- 3.) CONTACT THE TOWN ENGINEER WITH A MINIMUM 48 HOURS NOTICE TO SCHEDULE PROOF ROLL ON SUBGRADE



- NOTES:
1. HMA SHALL BE PRODUCED FROM AN INDOT CERTIFIED HMA PLANT, IN ACCORDANCE WITH INDIANA TEST METHOD (ITM) 583.
2. THE CONTRACTOR SHALL PROVIDE A COPY OF THE CERTIFICATION TO THE TOWN ENGINEER AT OR BEFORE THE INSTALLATION OF THE HMA.
3. PG BINDER MATERIAL (LIQUID) SHALL BE PG 64-22 FOR TYPE A AND TYPE B MIXES.
4. RECYCLED MATERIALS, UP TO 25%, MAY BE USED BASE. IF OVER 15% RECYCLED MATERIAL IS USED, PG BINDER 58-28 SHALL BE USED RATHER THAN PG 64-22

- LOCAL ROAD**
- d = 12"
- 1 1.5" HMA, TYPE A, 9.5 MM SURFACE
- 2 2.5" HMA, TYPE A, 19.0 MM INTERMEDIATE
- 3 4" COMPACTED AGGREGATE BASE #53  
4" COMPACTED AGGREGATE BASE #2

- LOCAL COLLECTOR ROAD**
- d = 15"
- 1 1.5" HMA, TYPE A, 9.5 MM SURFACE
- 2 2.5" HMA, TYPE A, 19.0 MM INTERMEDIATE
- 3 3" HMA, TYPE A, 25.0 MM BASE
- 4 4" COMPACTED AGGREGATE BASE #53  
4" COMPACTED AGGREGATE BASE #2

- COLLECTOR ROAD**
- d = 18"
- 1 1.5" HMA, TYPE B, 9.5 MM SURFACE
- 2 2.5" HMA, TYPE B, 19.0 MM INTERMEDIATE
- 3 6" HMA, TYPE B, 25.0 MM BASE
- 4 4" COMPACTED AGGREGATE BASE #53  
4" COMPACTED AGGREGATE BASE #2

PAVEMENT CONSTRUCTION

SCALE: NONE

PAVEMENT CONSTRUCTION

- 1.) Subgrade shall be lime stabilized per the lime stabilization specification on this sheet.
- 2.) Adequacy of existing subgrades shall be determined solely by the town based on a contractor performed proof roll with a fully loaded tri-axle dump truck. A proof roll shall be performed on all street subgrade prior to placing stone, under drains and installing curb. A second proof roll shall be performed on the stone prior to placing the asphalt base. The adequacy of the stone and subgrade shall be determined solely by the town.
- 3.) Place tack coat in accordance with the most recent INDOT standard specifications for asphalt pavement sections.
- 4.) Local ~~Arterial~~ **Collector** Road is defined as a low capacity and low speed roads within subdivisions whose function is to become a collector street for local subdivision traffic and move traffic from within the community to other locations in the community and to the existing county roads. Whether a street is defined as a Local Arterial Road is at the sole discretion of the Public Works Commissioner.
- 5.) Installation of or provisions for installation of all underground utilities (including service lines and laterals) shall be placed prior to the construction of pavement including lime stabilization.

6.) Paving of base and/or intermediate shall occur when temperatures are 32 degrees and rising. Surface paving of 1.5" or greater shall be when temperatures are 40 degrees and rising. Surface paving of 1" or less shall be when temperatures are 45 degrees and rising.

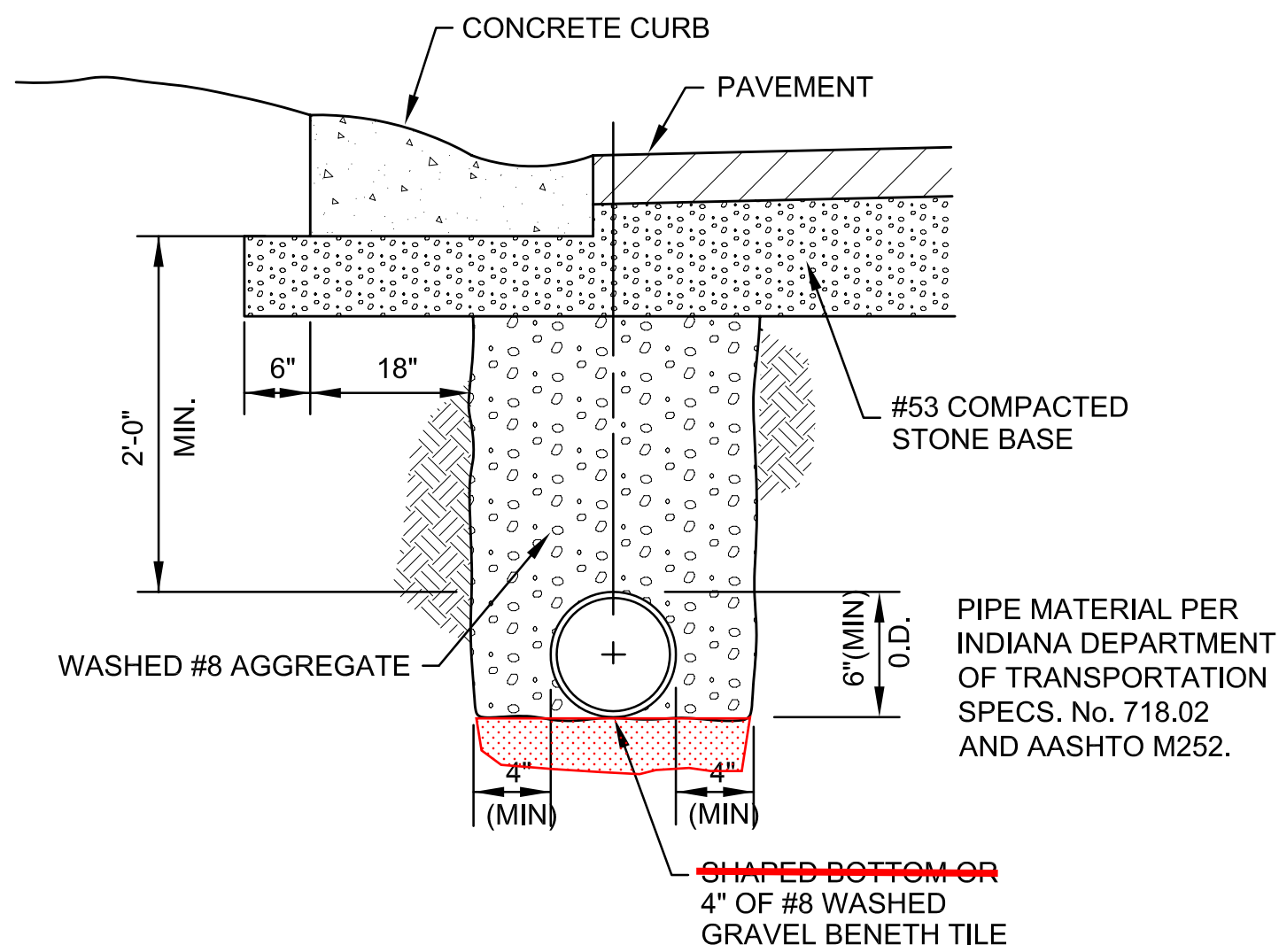
REVISIONS		
REV. NO.	DESCRIPTION	DATE
1	Various changes in red	4/18/2023



RECOMMEND FOR APPROVAL		7/12/05 DATE
APPROVED		7/12/05 DATE
APPROVED		7/12/05 DATE

<b>TOWN OF McCORDSVILLE</b>	<b>SHEET 2 OF 10</b>
<b>TOWN STANDARDS RIGHT-OF-WAY SECTIONS &amp; PAVEMENT SPECIFICATIONS</b>	





UNDERDRAIN DETAIL  
SCALE: NONE

STREET SIGN STANDARDS

All traffic and road name signs in and as a result of a major subdivision or a minor subdivision with newly constructed streets, shall be supplied and installed by the developer. The placement of the signs shall be as shown on the traffic sign plan that is to be submitted with the construction drawings. The traffic sign plan shall show the type of sign, size of sign, location of sign with dimensions and the streets to scale. A five (5) year maintenance bond shall be posted on the signs. The installer or developer shall notify the Town Engineer in writing when the signs are installed, so they can be inspected. Also include the date and time of installation of each sign. The plat shall not be recorded until the signs have been accepted.

TRAFFIC SIGNS

- 1.) Traffic signs shall be designed and installed to conform with the applicable requirements of the Indiana Manual of Uniform Traffic Control Devices, latest edition.
- 2.) No spliced sheeting unless acceptable by the Indiana Department of Transportation standard specifications, latest edition.
- 3.) Reflective sheeting for traffic signs shall be encapsulated lens (high intensity).
- 4.) Posts used for traffic signs shall be 3 lb. galvanized channel posts.
- 5.) Traffic sign height shall comply with the Indiana Manual of Uniform Traffic Control Devices, latest edition.
- 6.) Posts shall be installed with no less than three (3) feet of post in the ground.
- 6.) Backing material will be made of sheet aluminum.
- 7.) Bolts for mounting shall be 5/16" galvanized, stainless steel or plated carriage bolts.
- 8.) The number of posts for mounting and the minimum thickness or gage of sheet shall be as shown for the appropriate sign width:

WIDTH(inches)	NO. OF POSTS	THICKNESS (inches) ALUMINUM SHEET
Up to 24"	1	0.080
25" to 30"	1	0.080
31" to 60"	2	0.100
61" and over	2	0.125

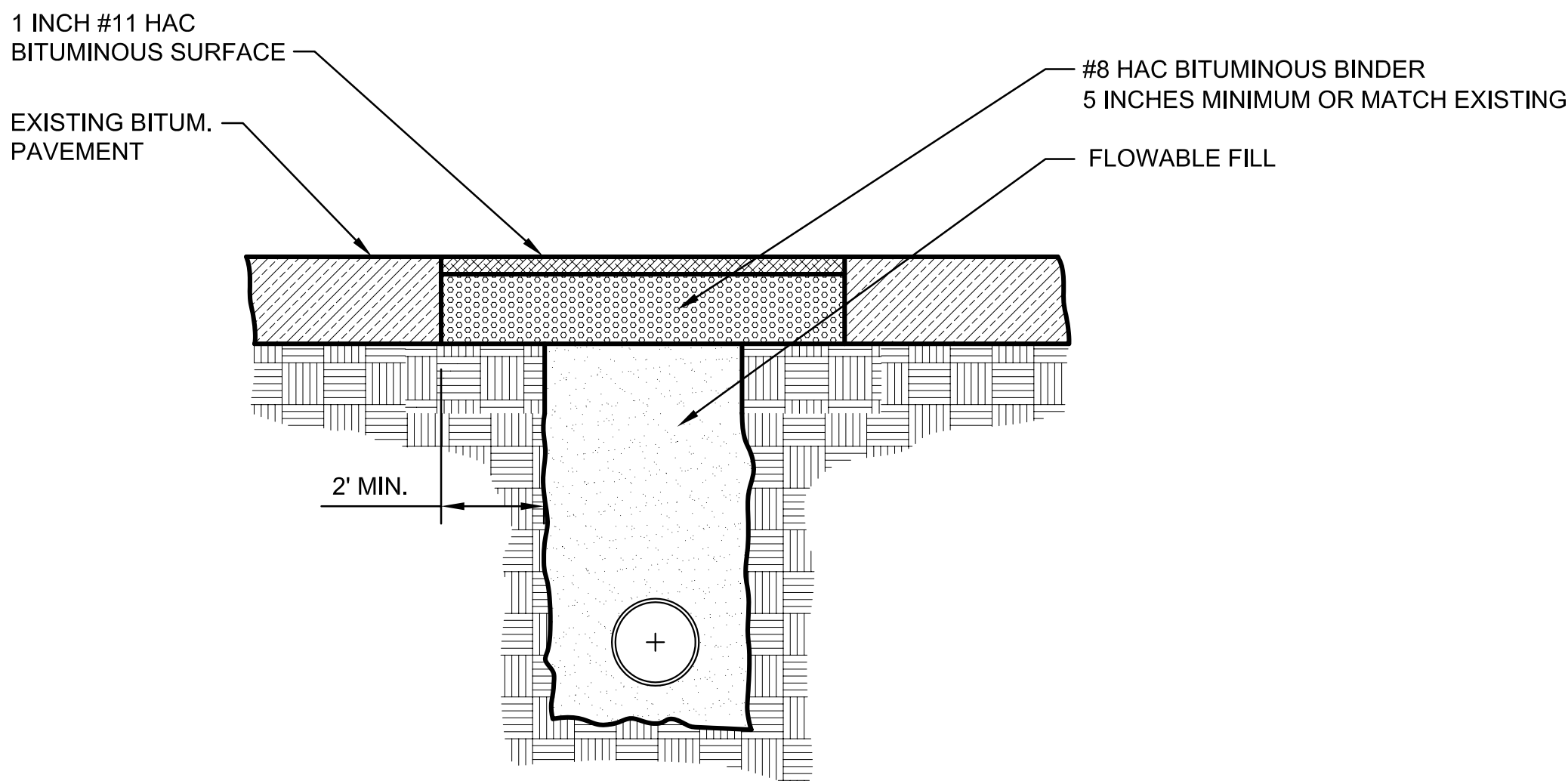
STREET NAME SIGNS

- 1.) Intersections shall have one (1) road name sign for each street.
- 2.) All road name signs shall be made of an aluminum extruded blade.
- 4.) Reflective sheeting for road name signs shall be inclosed lens (high intensity), green in color.
- 5.) Letters and numerals for the road name signs shall be high intensity reflective sheeting, series B letters, and white in color.
- 3.) Posts used for road name signs shall be 2 lb. galvanized channel posts.
- 6.) Minimum height to bottom of sign for road name signs shall be seven (7) feet.
- 7.) Posts shall be installed with no less than three (3) feet of post in the ground.
- 8.) Material for posts shall be galvanized steel.
- 7.) Bolts for mounting shall be 5/16" galvanized, stainless steel or plated carriage bolts.

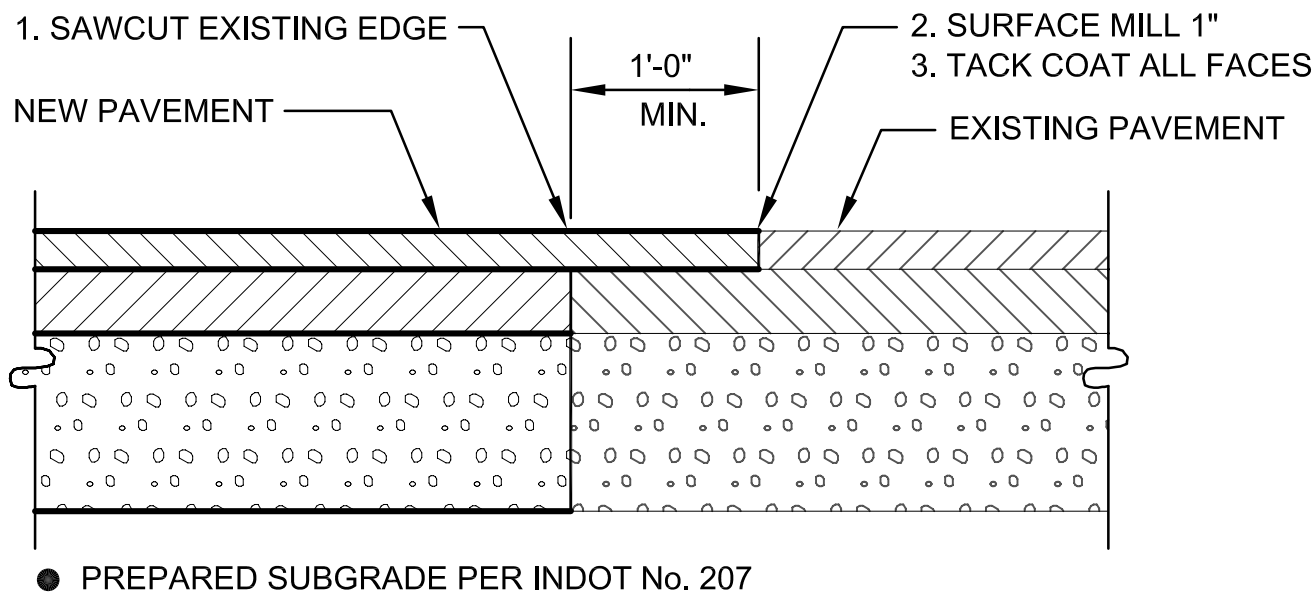


ROAD NAME SIGN DETAIL  
SCALE: NONE

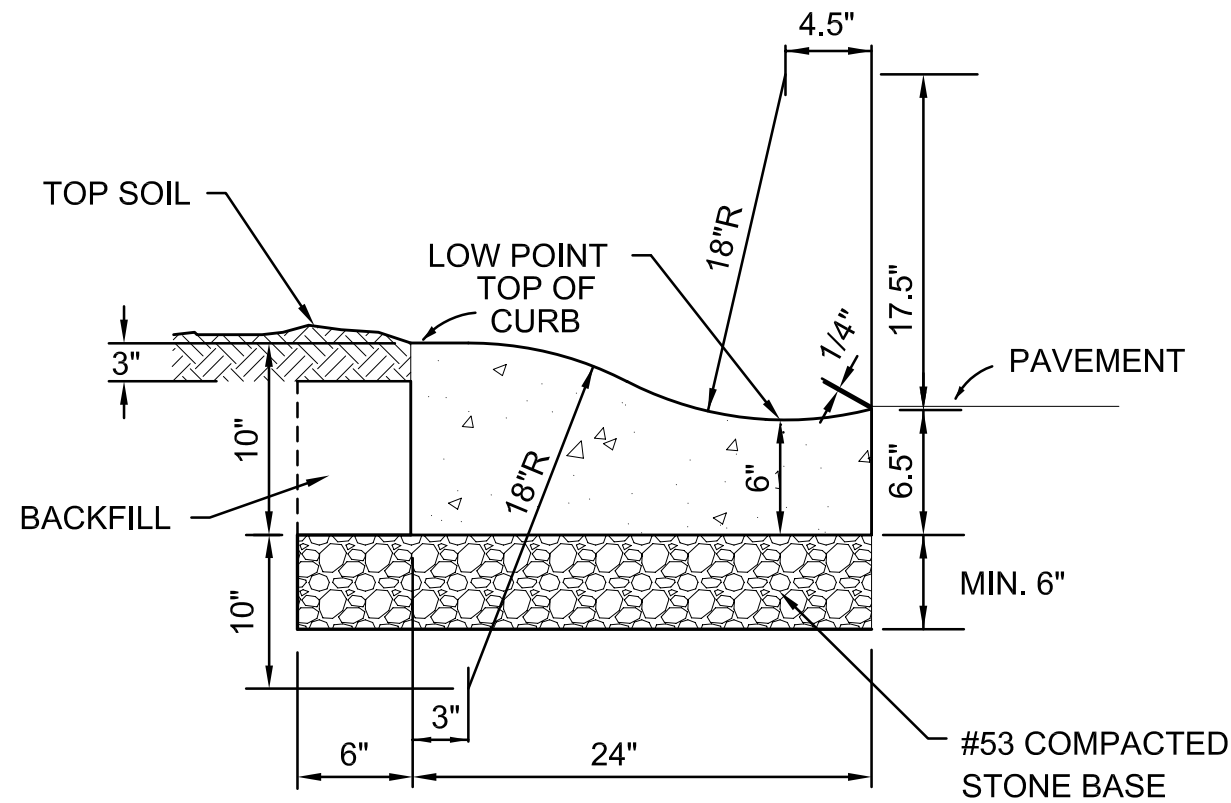
1. THE EXISTING PAVEMENT IS TO BE SAW CUT TO PROVIDE A CLEAN JOINT.
2. TRENCH SPOIL IS TO BE REMOVED FROM THE WORK SITE AND DISPOSED OF OUT OF THE RIGHT-OF-WAY AT A PREDESIGNATED APPROVED AREA.
3. FLOWABLE FILL IS TO BE POURED INTO THE TRENCH TO SERVE AS BACKFILL, TO THE DIMENSIONS AND SPECIFICATIONS LISTED IN THIS DETAIL.
4. THE ASPHALT PATCH IS TO CONSIST OF A MINIMUM OF 5 (FIVE) INCHES OF #8 HAC BITUMINOUS BINDER AND 1 (ONE) INCH OF #11 HAC BITUMINOUS SURFACE. IF THE EXISTING PAVEMENT IS THICKER THAN 6 (SIX) INCHES, ADDITIONAL BINDER IS TO BE USED TO MATCH THE EXISTING PAVEMENT THICKNESS. IN NO CASE IS LESS THAT 6 (SIX) INCHES OF ASPHALT TO BE USED.
5. THE EXISTING PAVEMENT IS TO BE TACK COATED PRIOR TO THE LAYING OF NEW ASPHALT. TACK COAT IS TO BE APPLIED AS SPECIFIED IN THE LATEST INDOT SPECIFICATIONS, SECTIONS 409 AND 902.
6. THE NEW SURFACE IS TO BE SLOPED AT THE SAME RATE AS THE EXISTING SURFACE.
7. A 2 (TWO) INCH WIDE BAND OF CRACK SEALANT IS TO BE APPLIED ALONG THE JOINT BETWEEN THE EXISTING AND NEW ASPHALT SURFACE. SEALANT IS TO BE APPLIED IN ACCORDANCE WITH INDOT SPECIFICATIONS, SECTION 305.
8. THE FLOWABLE FILL MIX IS TO CONTAIN, FOR EVERY CUBIC YARD OF BATCH MATERIAL, NO MORE THAN 50 LBS OF PORTLAND CEMENT, NO MORE THAN 500 LBS OF WATER.
9. THE COMPRESSIVE STRENGTH OF THE FLOWABLE FILL IS NOT TO EXCEED 100 PSI AT 28 DAYS.



ROAD CUT PATCH DETAIL  
NOT TO SCALE

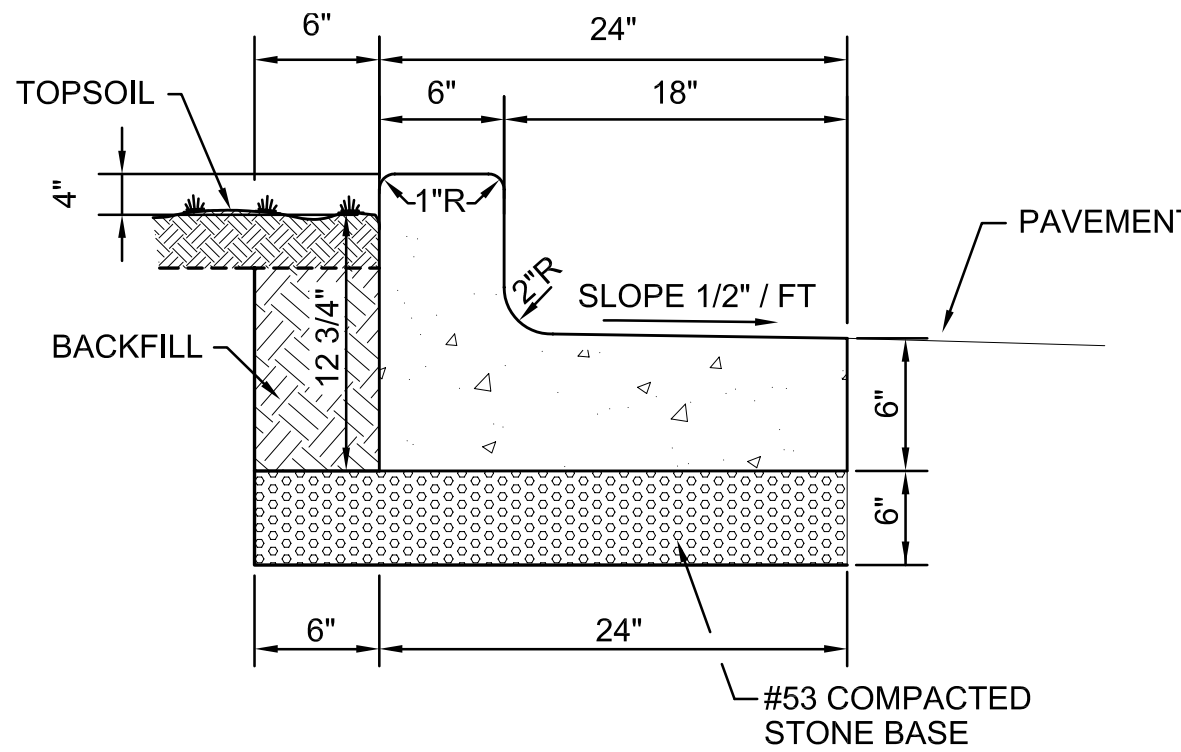


TYPICAL PAVEMENT TIE-IN  
SCALE: NONE



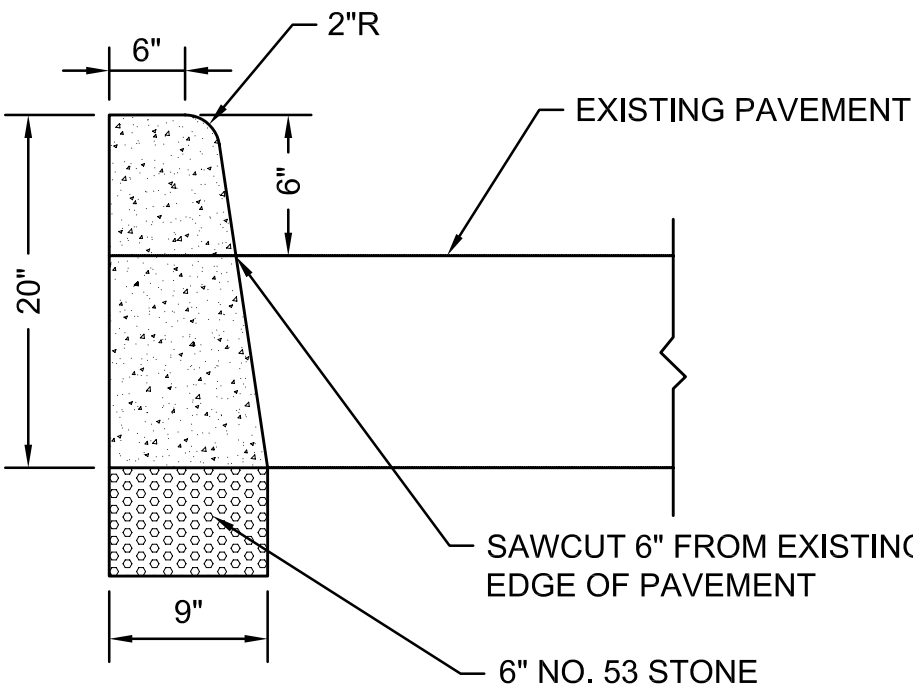
(TYPE I)

2' CONCRETE ROLL  
CURB & GUTTER  
SCALE: NONE



(TYPE II)

2' COMBINED CONCRETE  
CURB AND GUTTER  
SCALE: NONE



CONCRETE CURB (BARRIER)  
SCALE: NONE

REVISIONS		
REV. NO.	DESCRIPTION	DATE
1	Various changes in red	4/18/2023



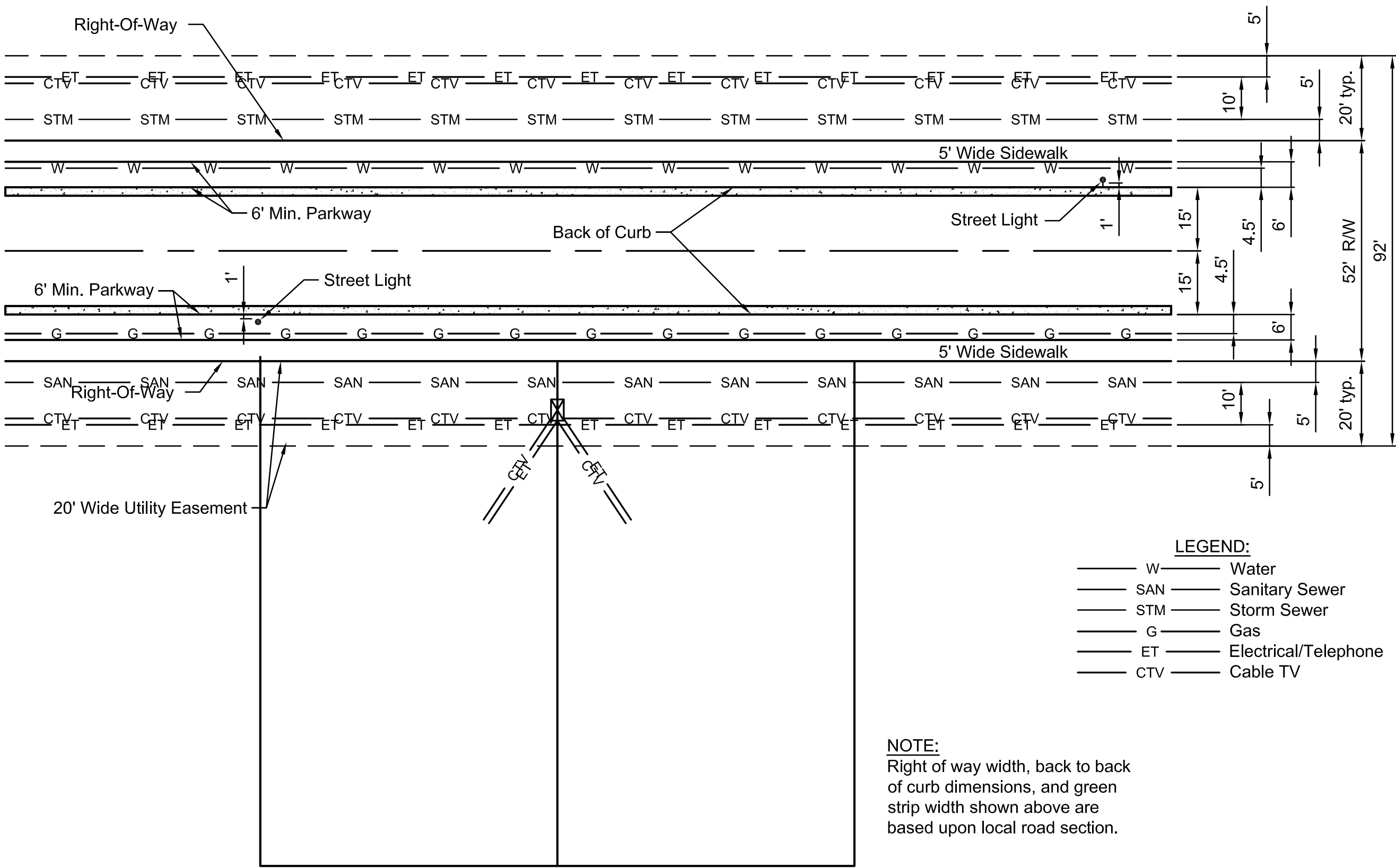
RECOMMEND FOR APPROVAL	<i>Mark J. Witsman</i>	7/12/05
	DESIGN ENGINEER	DATE
APPROVED	<i>Ronald D. C. [Signature]</i>	7/12/05
	PUBLIC WORKS COMMISSIONER	DATE
APPROVED	<i>Mark [Signature]</i>	7/12/05
	TOWN COUNCIL PRESIDENT	DATE

**TOWN OF McCORDSVILLE**

**TOWN STANDARDS  
RIGHT-OF-WAY DETAILS**

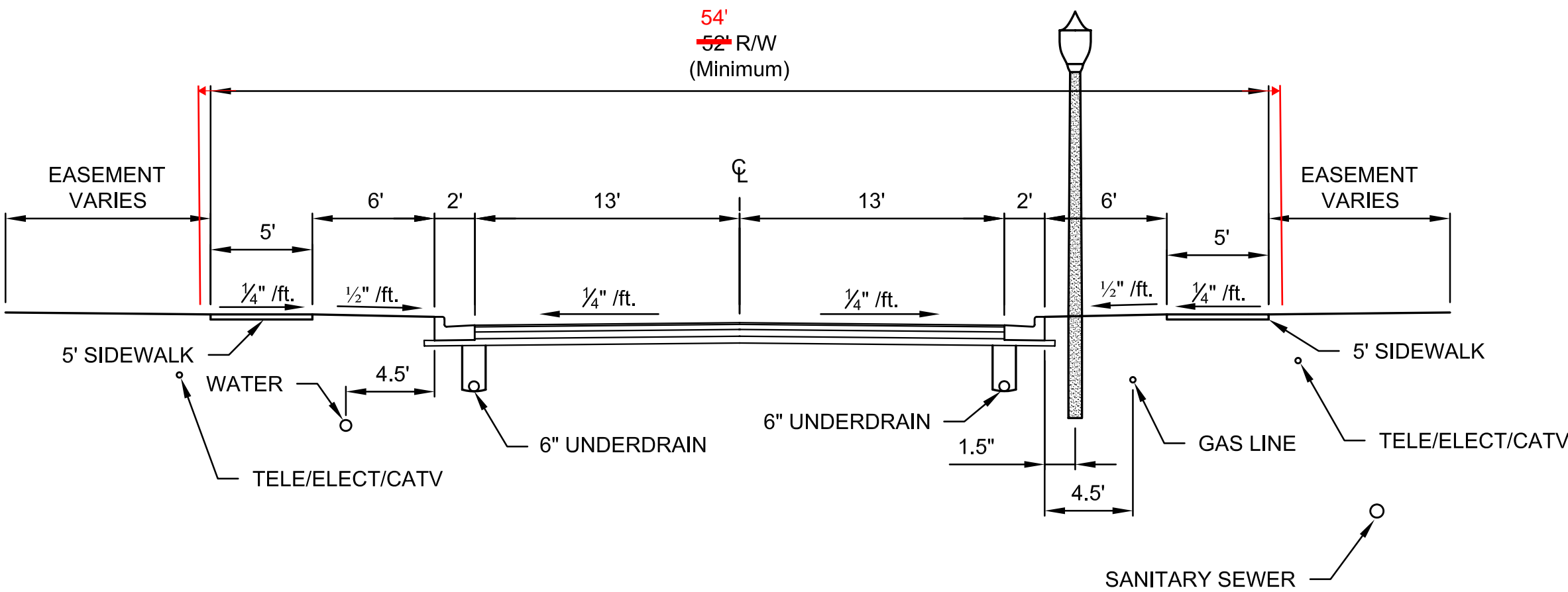
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OF  
10**





TYPICAL LOT UTILITY LOCATION  
NOT TO SCALE

**GENERAL NOTES:**  
1.) The location of proposed utilities as indicated hereon are based upon the orderly development of the land. Strict adherence to the indicated location is required. Requests to change the location of the proposed utilities shall be submitted in writing to the Public Works Commissioner. Utilities not meeting these requirements shall be removed and replaced as directed by the Public Works Commissioner at the owner's expense.

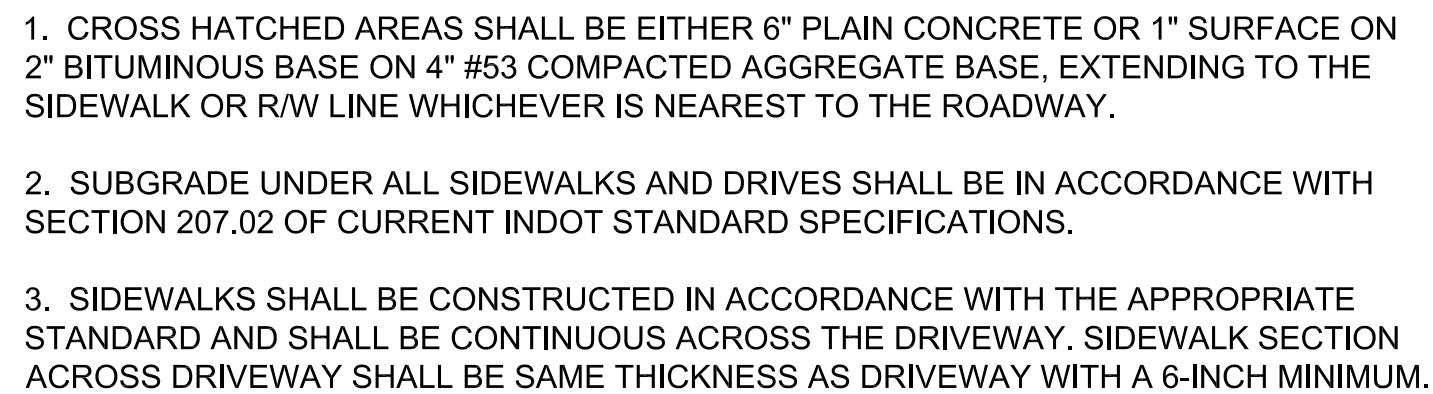


TYPICAL LOCAL ROAD UTILITY LOCATION  
NOT TO SCALE

REVISIONS			<div>MARK J. WITSMAN REGISTERED No. 10100264 STATE OF INDIANA PROFESSIONAL ENGINEER</div>	RECOMMEND FOR APPROVAL		<div>TOWN OF McCORDSVILLE</div> <div>TOWN STANDARDS UTILITY LOCATION GUIDELINES</div>	SHEET 4 OF 10
REV. NO.	DESCRIPTION	DATE		DESIGN ENGINEER	DATE		
1	Various changes in red	4/18/2023		PUBLIC WORKS COMMISSIONER	DATE		
				TOWN COUNCIL PRESIDENT	DATE		



- 1.) THE MAXIMUM ALGEBRAIC DIFFERENCE IN GRADE FOR ANY 10 FOOT INTERVAL SHALL NOT EXCEED 8% FOR CREST VERTICAL CURVES. NOR 10% FOR SAG VERTICAL CURVES.
- 2.) ALL LOTS SHALL DRAIN TO ADJACENT STREETS EXCEPT WITH THE PRIOR APPROVAL OF THE PUBLIC WORKS COMMISSIONER.
- 3.) CONCRETE DRIVES REQUIRE CONTROL JOINTS EVERY 10 FEET EACH WAY.




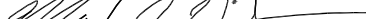
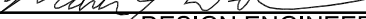
## SCALE: NONE



5.) Broom finish across the direction of travel and include a 1" steel trowel finish along both sides of the sidewalk and along either side of all expansion and control joints.

REVISIONS		
REV. NO.	DESCRIPTION	DATE
1	Various changes in red	4/18/2023

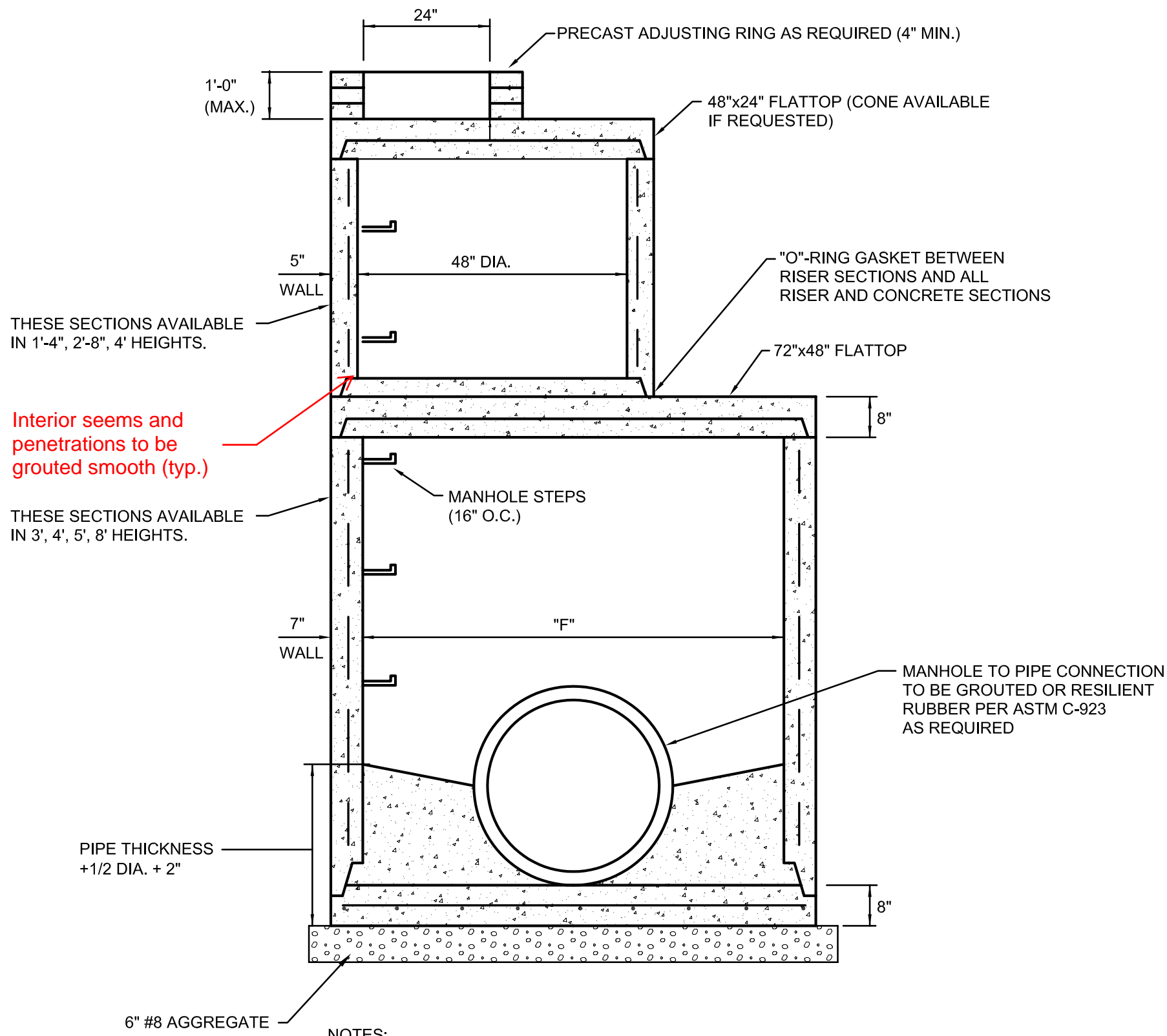


RECOMMEND FOR APPROVAL		7/10/05
	DESIGN ENGINEER	DATE
APPROVED		7/12/05
	PUBLIC WORKS COMMISSIONER	DATE
APPROVED		7/12/05
	TOWN COUNCIL PRESIDENT	DATE

## TOWN STANDARDS DRIVE WAY AND HANDICAP RAMP DETAILS

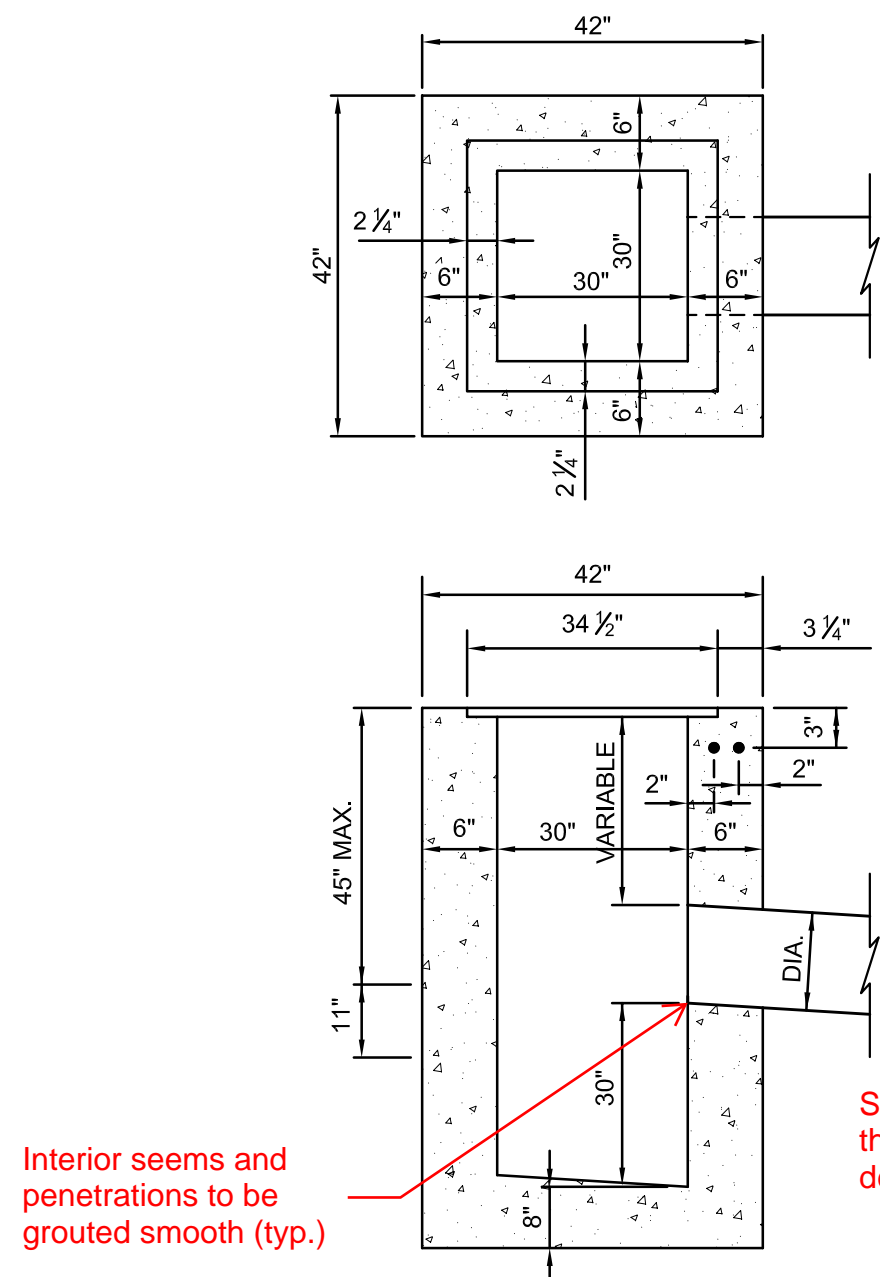
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**5**  
**OF**  
**10**



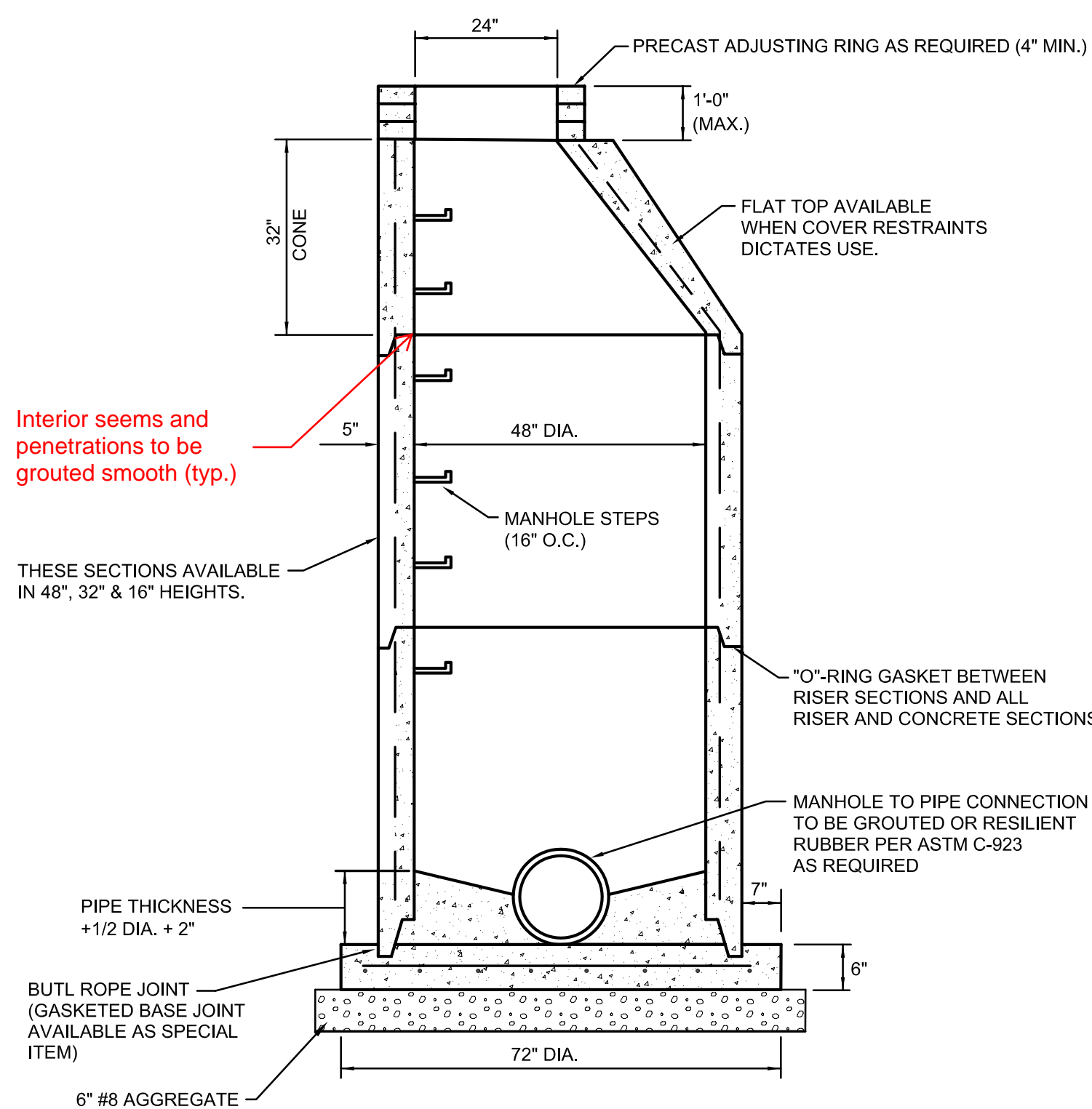


MANHOLE TYPE	MANHOLE DIAMETER "F"	MAXIMUM PIPE SIZE	
		PIPE ENTERING / PIPE EXITING AT 0°-45° BEND	PIPE ENTERING / PIPE EXITING AT 45°-90° BEND
J	60"	36"	33"
K	72"	48"	36"
L	96"	54"	48"
M	102"	72"	66"
N	108"	84"	72"

STORM MANHOLES TYPE "J - K - L - M & N"  
NOT TO SCALE



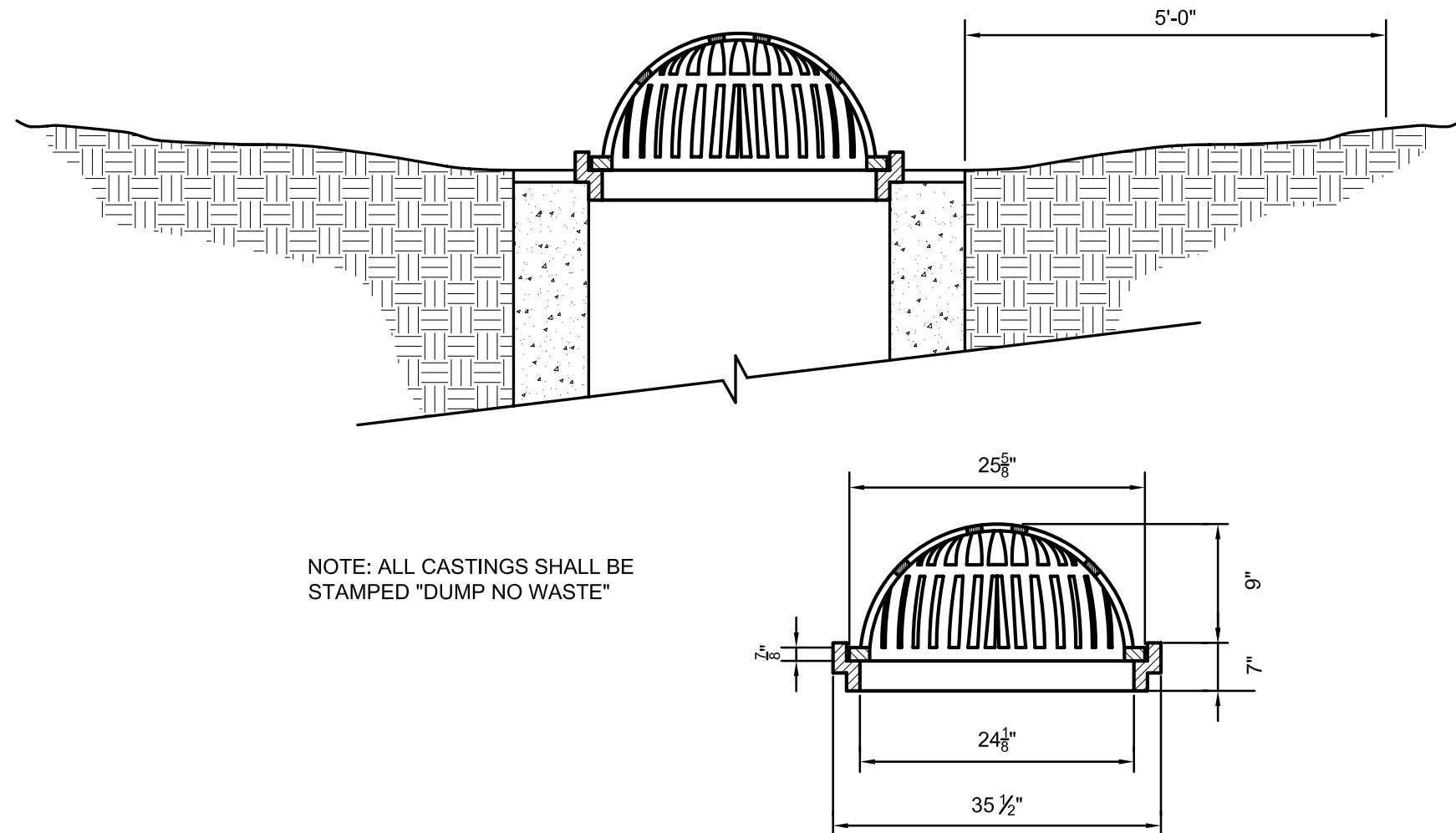
CATCH BASIN  
NOT TO SCALE



NOTE:  
1.) MANHOLE CONFORMS TO A.S.T.M. C-478.

MAXIMUM PIPE SIZE	
PIPE ENTERING / PIPE EXITING AT 0°-45° BEND	PIPE ENTERING / PIPE EXITING AT 45°-90° BEND
24"	21"

STORM MANHOLES TYPE "C"  
NOT TO SCALE



BEEHIVE GRATE CASTING WITH FRAME - NEENAH R-2560-E2  
NOT TO SCALE

MANHOLE NOTES:

1.) Type "J, K, L, M & N" manholes as detailed hereon require a certain minimum depth. In cases where the depth of the storm sewer is not sufficient to meet the minimum depth as by the detail, "F" diameter manhole section may be used required by the detail, "F" diameter manhole section may be used throughout the depth of the manhole.

2.) Manholes shall conform to ASTM C-478. Joints shall conform to ASTM C-443. The use of cast-in-place concrete structures shall require the prior written approval of the Town Engineer. Regardless of the type of casting used, the casting shall be centered over the manhole steps.

3.) Manhole steps shall be made from a steel reinforcing rod encapsulated in a copolymer polypropylene resin. The manhole steps shall equal or exceed OSHA requirements manhole steps, PS1-PF as manufactured by M.A. Industries, Inc. Peachtree City, Georgia, or approved equal.

STORM SEWER TELEVISION:

1.) All storm lines 12" in diameter and greater upon completion and 3 months prior to the expiration of the maintenance bond shall be televised. Smaller lines may be required to be televised by the Town Engineer at his discretion if it is necessary to ensure proper installation and/or operation. The storm sewer shall also be jetted clean if necessary in the judgment of the Town's representative after observing the televising.

CASTING NOTES:

1.) Castings which drain combined curb and gutter, Type II curbing shall be Neenah R-3286-8V or Neenah R-3287-10V or as approved by the Town Engineer. Manholes shall not be used to drain combined curb and gutter, Type II curbing.

2.) Castings which drain roll curb and gutter, Type I curbing shall be Neenah R-3501-TR, or Neenah R-3501-TL or as approved by the Town Engineer. Manholes shall not be used to drain roll curb and gutter, Type I curbing.

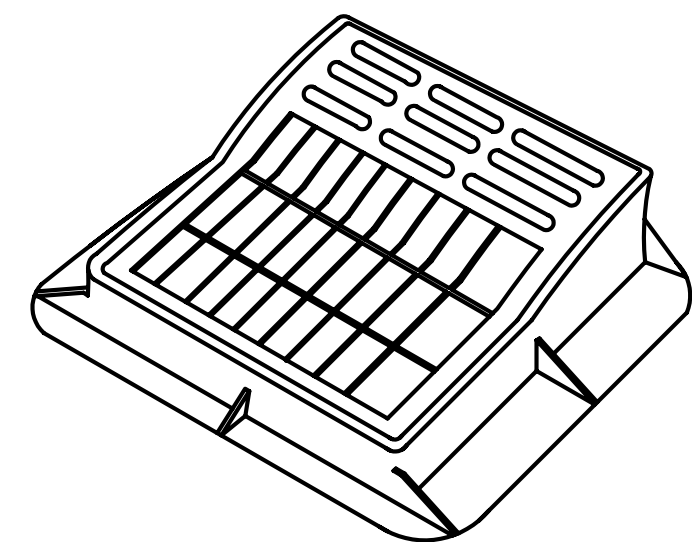
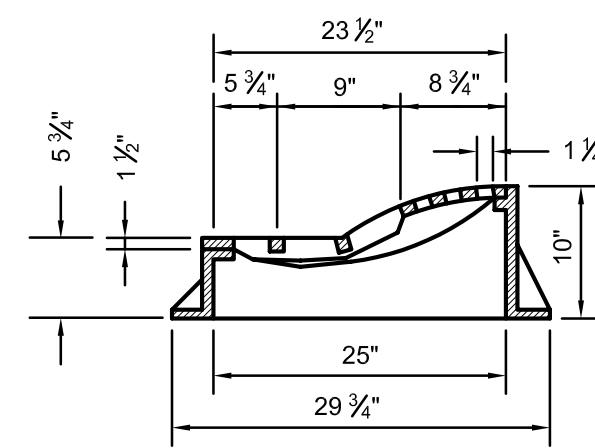
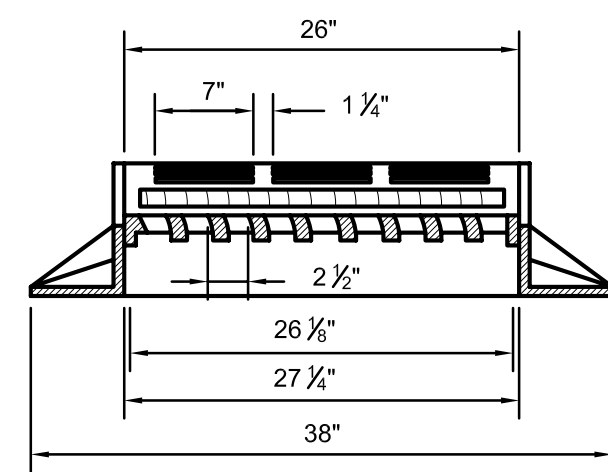
3.) Castings for inlets which drain open pavement areas without curbing shall be Neenah R-3402-E or as approved by the Town Engineer.

4.) Castings for manholes which drain open pavement areas without curbing shall be Neenah R-2501 or as approved by the Town Engineer.

5.) Castings for use on inlets or manholes which drain swales or dry bottom detention basins shall be Neenah R-2560 or as approved by the Town Engineer.

6.) Castings for manholes which do not collect surface water shall be Neenah R-1772-A or as approved by the Town Engineer.

7.) All castings shall be stamped "DUMP NO WASTE".



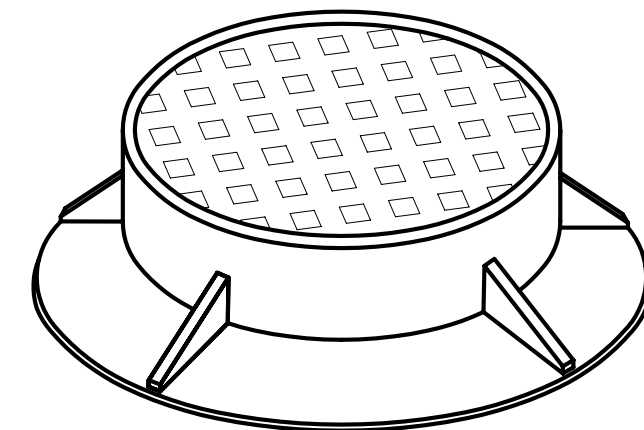
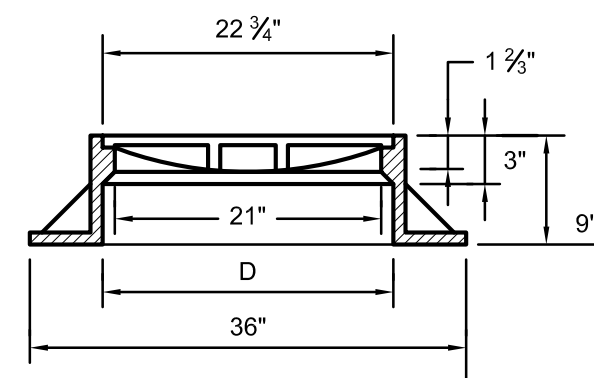
R-3501-T(L&R) NEENAH CURB INLET FRAME, GRATE & CURB BOX DETAIL  
NOT TO SCALE

CATALOG NO.	D	Wt. Lbs.
R-1772	25"	250
R-1772-A	25"	265

HEAVY DUTY

FURNISHED WITH PLATEN LID, SIMILAR TO R-1706-1

NOTE: ALL CASTINGS SHALL BE STAMPED "DUMP NO WASTE"



STORM MANHOLE R-1772-A WITH CONCEALED PICK HOLES  
NOT TO SCALE

REVISIONS		
REV. NO.	DESCRIPTION	DATE
1	Various changes in red	4/18/2023



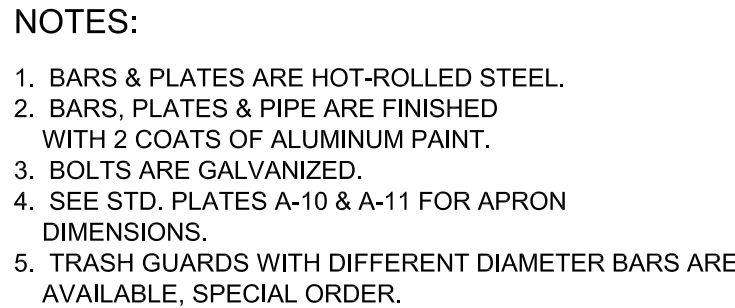
RECOMMEND FOR APPROVAL	<i>Mark J. Witsman</i>	7/12/05
DESIGN ENGINEER		DATE
APPROVED	<i>Ronald D. C. Witsman</i>	7/12/05
PUBLIC WORKS COMMISSIONER		DATE
APPROVED	<i>Mark J. Witsman</i>	7/12/05
TOWN COUNCIL PRESIDENT		DATE

TOWN OF McCORDSVILLE

TOWN STANDARDS  
STORM SEWER  
STRUCTURE DETAILS

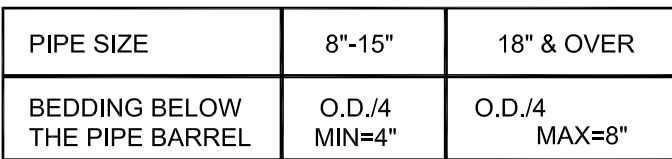
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## TRASH GUARDS FOR CONCRETE APRONS

NOT TO SCALE





## RIGID PIPE (RCP) TRENCH DETAIL

NOTES: 1. MANUFACTURE OF END SECTION IS IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF A.S.T.M. SPECIFICATION C76.



MARK J. WITSMAN  
REGISTERED  
No.  
10100264  
STATE OF  
INDIANA  
PROFESSIONAL ENGINEER

RECOMMEND FOR APPROVAL	 DESIGN ENGINEER	7/12/05 DATE
APPROVED	 PUBLIC WORKS COMMISSIONER	7/12/05 DATE
APPROVED	 TOWN COUNCIL PRESIDENT	7/12/05 DATE

# TOWN OF McCORDSVILLE

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## TOWN STANDARDS STORM SEWER BEDDING DETAILS AND GENERAL NOTES

**SHEET  
7  
OF  
10**



GENERAL NOTES

- 1.) Sanitary sewer pipe of other material not meeting Town of McCordsville Standards shall require the prior written approval of the Town Engineer.
- 2.) The Contractor shall submit information to the Town Engineer showing conformance with these specifications upon request.
- 3.) Forty-eight (48) hours notice shall be given to the Town Engineer prior to the start of sewer construction and prior to any testing.
- 4.) The contractor shall be responsible for verifying that all state highways, city, and county permits have been obtained by the developer prior to start of construction.
- 5.) Backfill around all structures and all cuts under paved areas with B-barrow as defined by current INDOT specifications. Trenches opening within 5-feet of paved roadways shall be backfilled with B-barrow as defined by current INDOT specifications. Backfill under sidewalks shall be B-barrow; unless the walks are constructed a minimum of 6 months after backfill has been in place. The Town of McCordsville may require an analysis of the B-barrow to confirm its compliance with INDOT specifications at the contractor's expense.
- 6.) Water and sewer line crossings and separations shall be in accordance with 327 IAC 3-6-9.
- 7.) Trench shall be opened sufficiently ahead of pipe laying to reveal obstruction, and shall be properly protected and/or barricaded when left unattended.
- 8.) No water shall be permitted to flow into the sanitary sewer system during construction. The contractor shall utilize a pump to keep the water level below the pipe. Pump discharge shall be directed to a storm outlet in accordance with local, state and federal laws and regulations. Any pipe entering existing sewers shall be plugged with screw type mechanical, braced plug and tied in place until such time as all tests on the sewers have been completed and the lines have passed all punch lists.
- 9.) The contractor shall use a laser and target wherever possible to insure proper construction at the planned grade.
- 10.) The contractor shall provide measurements of the slope of the sewer for each manhole section as construction progresses. Such measurements shall be certified by a registered land surveyor or engineer and be available on-site for observation by the Town Engineer. No more than three manhole sections can be constructed in advance of such measurements.
- 11.) The contractor shall be required to furnish the developer's engineer with a set of prints, marked in red pencil, showing actual sewer location and invert, to include lateral location, depth and length. Such asbuilt prints must be received by the developer's engineer before the final contract payment can be authorized. The sanitary sewer laterals and stubs termination shall be indicated on the surface with a 2"x4" wood board or other appropriate marker set immediately above the said termination point.
- 12.) Record drawings shall be provided to the Town Engineer for review and approval. Once approved, two copies and electronic images of the approved record drawings will be provided. The electronic images will be in an acceptable format approved by the Town Engineer. A site plan in state plane coordinates compatible with the Hancock County GIS system will also be provided with the electronic files showing the property lines, easements, streets and right-of-ways and as-built locations of the sanitary sewer, storm sewer and water lines.

SANITARY SEWER PIPE

- 1.) Sanitary sewer pipe between 6 and 15 inches in diameter shall be SDR 35 PVC in accordance with ASTM D3034 and ASTM 2321. Sanitary sewer pipe buried 15 feet or greater shall be SDR 26 PVC in accordance with ASTM D3034. PVC pipe shall have grooved bell and gasket. The pipe shall be made of PVC plastic in accordance with ASTM D1784.
- 2.) Sanitary sewer pipe greater than 15 inches in diameter shall be either:
- a. PVC SDR 35 in accordance with ASTM D3034 and ASTM 2321. PVC pipe shall have grooved bell and gasket. The pipe shall be made of PVC plastic as defined in ASTM D1784. Sanitary sewer pipe buried 15 feet or greater shall be SDR 26 PVC in accordance with ASTM D3034.
- b. Profile sewer in accordance with ASTM F949. The pipe and fittings shall have a minimum cell classification of 12454 in accordance with ASTM D1784. The joints shall be push-on bell and spigot type using elastomeric ring gaskets conforming to ASTM D3212 and ASTM F477. The pipe shall have a minimum stiffness of 46 PSI when measured in accordance with ASTM D2412. Profile sewer pipe is not permitted at depths 15 feet or greater.
- 3.) PVC sewer fittings shall be SDR 26 in accordance with ASTM D3034. Fittings in sizes through 8-inches shall be molded in one piece with elastomeric joints and minimum socket depths as specified in sections 6.2 and 7.3.2. Fittings 10-inches and larger shall be molded or fabricated in accordance with section 7.11 with manufacturers standard pipe bells and gaskets. Gaskets for elastomeric joints shall be molded with a minimum cross-sectional area of 0.20 square inches and conform to ASTM F-477 specification.
- 4.) The minimum slope for sewer acceptance by the Town of McCordsville are:
- | Size of pipe | Minimum constructed slope |
|--------------|---------------------------|
| 8-inch       | 0.40%                     |
| 10-inch      | 0.28%                     |
| 12-inch      | 0.22%                     |
| 15-inch      | 0.15%                     |
| 18-inch      | 0.12%                     |
| 21-inch      | 0.10%                     |
| 24-inch      | 0.08%                     |
- In the event the contractor does not meet the minimum slopes, the sewer section and any other affected sewer sections shall be reconstructed to meet such minimum slopes.

SANITARY SEWER LATERALS OUTSIDE OF THE RIGHT OF WAY/EASEMENT

- 1.) Only approved contractors may install sewer laterals. Contractors must provide proof of liability insurance and a reference list for consideration to be added to the approved list.
- 2.) If working within an existing right-of-way, the contractor must obtain a right-of-way permit from the appropriate local jurisdiction.
- 3.) Contractors are responsible for obtaining all appropriate permits prior to construction. No deviations from the approved plot plan are permitted unless instructed by the Office of Public Works. Immediately notify the office of Public Works of any conflicts or discrepancies noted on the approved plot plan. It is the sole responsibility of the owner to ensure all contractors and subcontractors comply with the approved plot plan. A copy of the approved plot plan is to be provided to the Inspector at the time of inspection.
- 4.) The portion of the lateral installed from the right-of-way/easement to the building shall be inspected by the Office of Public Works prior to being backfilled.
- 5.) Lateral inspections shall be scheduled forty-eight (48) hours in advance with the Office of Public Works.
- 6.) A 6" diameter pipe Type I clean out shall be installed 3' away from building. A threaded plug shall be used to ensure the pipe is 100% watertight. For laterals greater than 100 LF as measured along the pipe, clean outs shall be installed at the right-of-way or property line or at 100 feet increments to provide access every 100 feet.
- 7.) Clean outs are not to be installed in sidewalks, driveways, or any other paved or unpaved traffic areas or pedestrian paths.
- 8.) All clean outs except within 3 feet of the building are to be Type II cleanouts.
- 9.) The connection of the building plumbing to the lateral shall be made with a fernco coupling within three (3) feet of the building before the cleanout except when the building has a basement. If the connection is made at the basement and there is not an adjacent slab or craw space, then a glued joint connection shall be made.
- 10.) The connection point shall not be made under porches or foundations.
- 11.) The fernco coupling shall be sealed watertight using steel band clamps. The piping on either side of the connection point shall be aligned and have no offsets or angles.

SANITARY SEWER LATERALS - GENERAL NOTES

- 1.) Laterals are to be constructed to the right-of-way/easement line and plugged tight with a braced plastic disc or cap capable of withstanding a low pressure air test without leakage. Only after the sanitary sewer has been tested and accepted by the Town Engineer is further installation of the laterals outside the right-of-way/easement permitted.
- 2.) Normal lateral slope is 1/4" per foot. Minimum lateral slope is 1/8" per foot. Any areas found not to comply with the minimum slope shall be removed and reinstalled.
- 3.) Lateral pipe shall be a minimum of 6" diameter and shall be SDR 35 PVC in accordance with ASTM D3034 and ASTM 2321. Laterals with any portion buried 15 feet or greater shall be SDR 26 PVC in accordance with ASTM D3034 to the terminus point either the right-of-way or easement line. PVC pipe shall have grooved bell and gasket. The pipe shall be made of PVC plastic conforming to ASTM D1784. Size and conformance shall be clearly labeled on pipe for inspection.
- 4.) All PVC sewer fittings shall be SDR 26 in accordance with ASTM D3034. Fittings shall be molded in one piece with elastomeric joints and minimum socket depths as specified in sections 6.2 and 7.3.2. Gaskets for elastomeric joints shall be molded with a minimum cross-sectional area of 0.20 square inches and conform to ASTM F-477 specification.
- 5.) All sewer laterals shall be bedded the same as the main line sewer. A minimum D/4 or 6-inches of compacted #8 stone under the pipe, 6-inches on either side of the pipe, and 12" above the pipe are required.
- 6.) Laterals are not to be installed under driveways.
- 7.) Full depth granular backfill is required for the lateral trench in areas within five (5) feet of drive ways, sidewalks or other traffic areas.
- 8.) Laterals are to be traced along the top of the pipe with a minimum size of 14 gauge wire from the wye to the clean out within three (3) feet of the building and extended above grade. The contractor will install the tracer wire utilizing a method does not require any splices in the tracer wire. The tracer wire will be mounted to the top of the pipe in at least three locations along each stick of pipe. Any splices that become necessary during construction will be sealed water tight.
- 9.) Laterals will be separated from water mains and water service lines by ten (10) feet when measured horizontally from the outside edge of the lateral to the outside edge of any existing or proposed water mains or water service lines except when crossing water mains or water service lines which shall be separated by eighteen (18) inches when measured vertically. Crossings must be at a minimum angle of 45 degrees.

SANITARY MANHOLES AND CASTINGS

- 1.) All sanitary manholes shall be precast concrete manholes in accordance with ASTM C-478 and section 720. O-rings shall conform to C-443. Kent seal or approved equal shall also be applied to all joints and between riser rings and castings. Manhole step spacing shall be no more than 16-inches.
- 2.) The casting elevations are set by plan. However, the castings are to be adjusted in the field by the Town's representative should a discrepancy occur between plan grade and existing grade. A new manhole ring and cover shall be installed to establish grade. Maximum height of adjusting rings from the top of the cone to the bottom of the casting shall be 12-inches.
- 3.) Butyl rubber coating shall be applied around each manhole joint from 6-inches above to 6-inches below each joint. The appropriate primer shall be applied prior to applying the double row of kent seal. Each manhole joint will then be wrapped four times with minimum 15 inch wide 80 gage (0.8 mil) polyethylene plastic stretch wrap. Inside joints to be filled with non-shrink grout or precoat plug material.
- 4.) The manhole chimneys, including all riser rings shall be sealed the same as the manhole joints. The butyl rubber and plastic stretch wrap shall extend over the flange of the casting.
- 5.) Manhole castings shall be East Jordan casting 1022-2 or approved equal with a heavy duty self-sealing lid stamped "SANITARY SEWER." Waterproof castings shall be East Jordan casting 1022-2 WT with a heavy duty lid stamped "SANITARY SEWER" or approved equal.

TESTING

- 1.) Manholes shall be air tested for leakage in accordance with ASTM C1244-93, standard test method for concrete sewer manholes by the negative air pressure (vacuum) test.
- a. Installation and operation of vacuum equipment and indicating devices must be in accordance with manufacturer's recommendations and performance specifications which have been provided by the manufacturer and accepted by the engineer.
- b. With the vacuum tester set in place:
1. Using a plate testing device, connect the vacuum pump to the outlet port with the valve open.
2. Draw a vacuum of ten (10) inches of hg. And close the valve.
- c. Accepted standards for leakage will be established from the elapsed time for a negative pressure change from ten (10) inches to nine (9) inches of mercury. The maximum allowable leakage rate for a four (4) foot diameter manhole must be in accordance with the following:
- Minimum elapsed time for a manhole depth pressure change of 1 inch hg
- |                       |            |
|-----------------------|------------|
| 10 feet or less       | 60 seconds |
| >10 feet but <15 feet | 75 seconds |
| >15 feet              | 90 seconds |
- For manholes five (5) feet in diameter, add an additional fifteen (15) seconds and for manholes six (6) feet in diameter, add an additional thirty (30) seconds to the time requirements for four (4) foot diameter manholes.
- d. If manhole joint sealants are pulled out during the vacuum test, the manhole must be disassembled and the joint sealants replaced.
- e. Manholes will be subject to visual inspection with all visual leaks being repaired.
- 2.) All sanitary sewer lines upon completion will be required to pass a low pressure air test. The test shall be conducted according to ASTM 1417-92, and witnessed by a representative of the Town of McCordsville. The testing shall be in accordance with Table 1. Add 0.5 psig for each foot of water above the sewer line being tested.
- 3.) Deflection tests shall be performed on all flexible" pipe after the final backfill has been in place at least 30 days. No pipe shall exceed a vertical deflection of 5% deflection test results. ("the following are considered non-flexible pipes: concrete pipe, ductile iron pipe, and cast iron pipe). The deflection test shall be performed with a nine-point mandrel. Proving rings shall be available.
- 4.) All sanitary sewer lines upon completion and six months prior to the expiration of the maintenance bond will be televised. The sanitary sewer lines will also be cleaned if necessary in the judgment of the Town's representative after observing the televising tapes.
- 5.) All testing shall be observed by a representative of the Town of McCordsville.

OIL/GREASE TRAP REQUIREMENTS

- 1.) All new commercial of industrial entities, which either generate and/or waste oil, grease or their by-products, shall construct a 1,000 gallon (minimum) grease trap. The design engineer shall submit detailed calculations for size justification of the trap. Calculations shall be accompanied with references, specifically denoted origin of sizing calculation method.
- 2.) Toilets, urinals and other similar fixtures shall not waste through the grease interceptor. All other waste shall enter through the grease interceptor, through the inlet pipe only.
- 3.) The grease interceptor and grease trap shall be sized such that it is easily accessible at all times for inspection/sampling and cleaning. The grease trap shall have a minimum of two (2) compartments with fittings designed for grease interception.
- 4.) The oil/ grease trap shall be located outside the building and at a distance far enough to allow soluble grease/oil to become insoluble.

SPECIFICATION TIME REQUIRED FOR A 0.5 PSIG PRESSURE DROP  
FOR SIZE AND LENGTH OF PIPE INDICATED FOR Q=0.0015

1 Pipe Diameter (in.)	2 Minimum Time (sec)	3 Length For Minimum Time (ft)	4 Time for Longer Length (sec)	Specification Time for Length (L) Shown (min:sec)							
				100 ft	150 ft	200 ft	250 ft	300 ft	350 ft	400 ft	450 ft
8	3:47	298	0.760 L	3:47	3:47	3:47	3:47	3:48	4:26	5:04	5:42
10	4:43	239	1.187 L	4:43	4:43	4:43	4:56	5:56	6:55	7:54	8:54
12	5:40	199	1.709 L	5:40	5:40	5:42	7:07	8:32	9:58	11:23	12:49
15	7:05	159	2.671 L	7:05	7:05	8:54	11:07	13:21	15:34	17:48	20:02
18	8:30	133	3.846 L	8:30	9:37	12:49	16:02	19:14	22:26	25:38	28:51
21	9:55	114	5.235 L	9:55	13:05	17:27	21:49	26:11	30:32	34:54	39:16
24	11:23	100	6.846 L	11:23	17:07	22:49	28:31	34:14	39:56	45:38	51:21

REVISIONS		
REV. NO.	DESCRIPTION	DATE



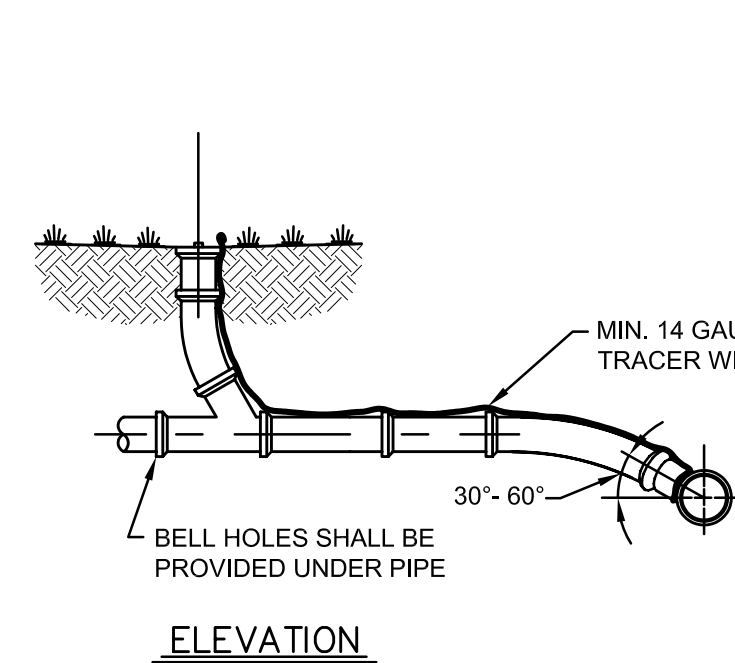
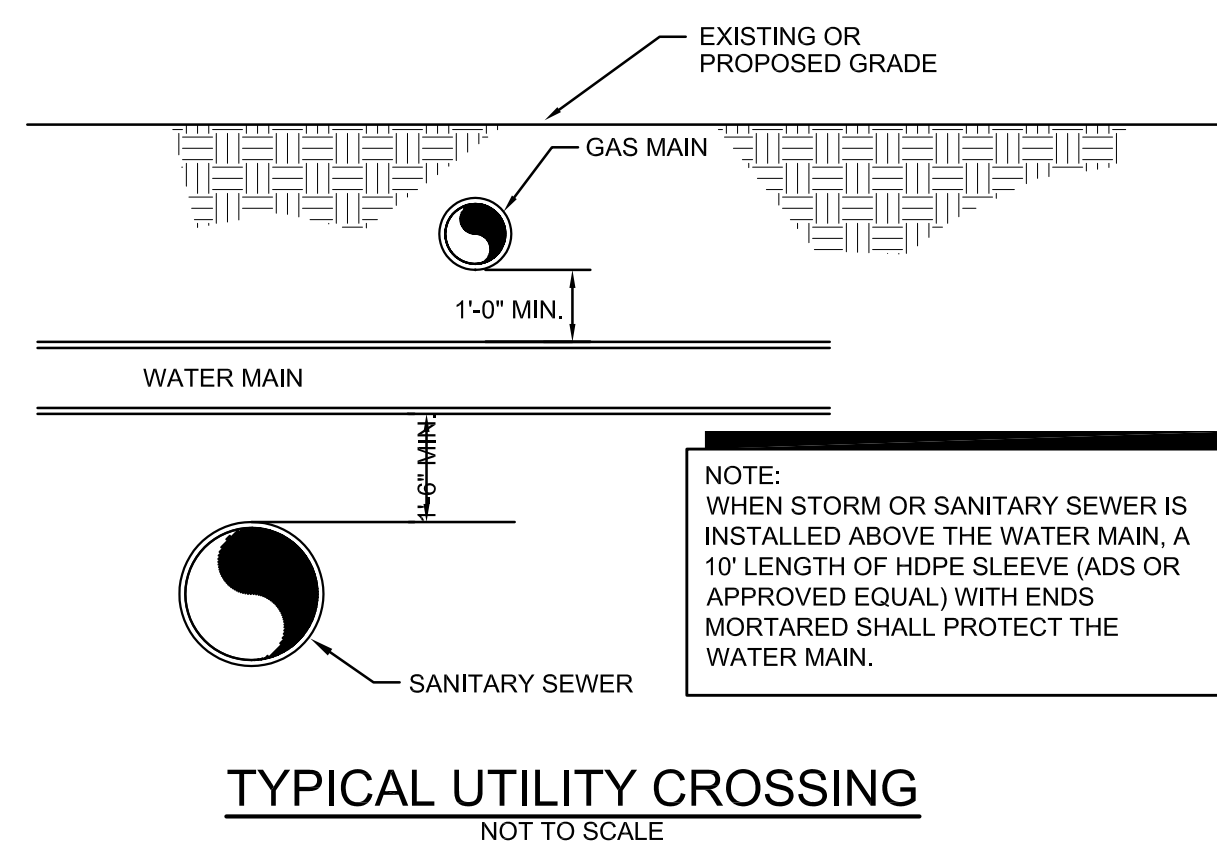
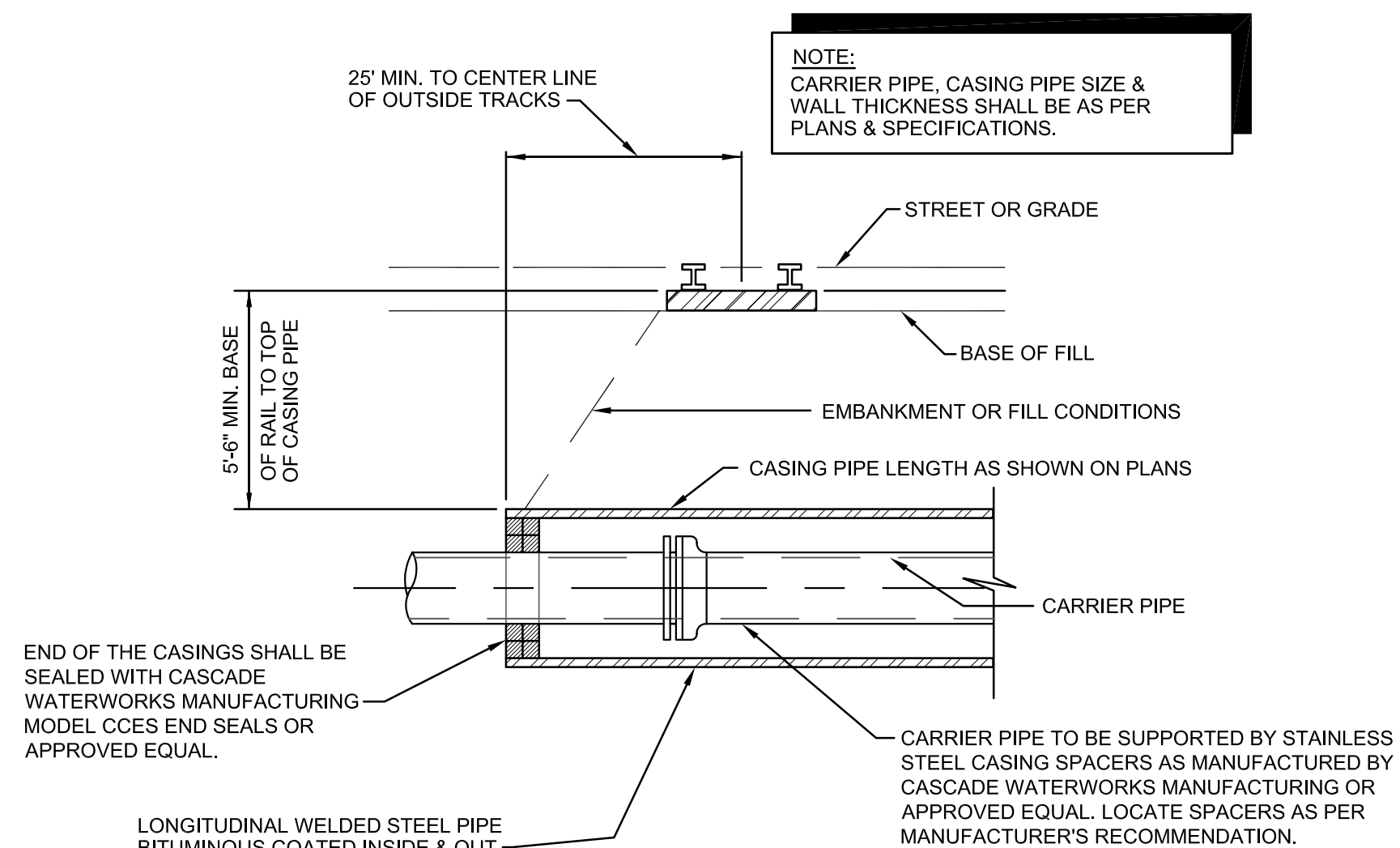
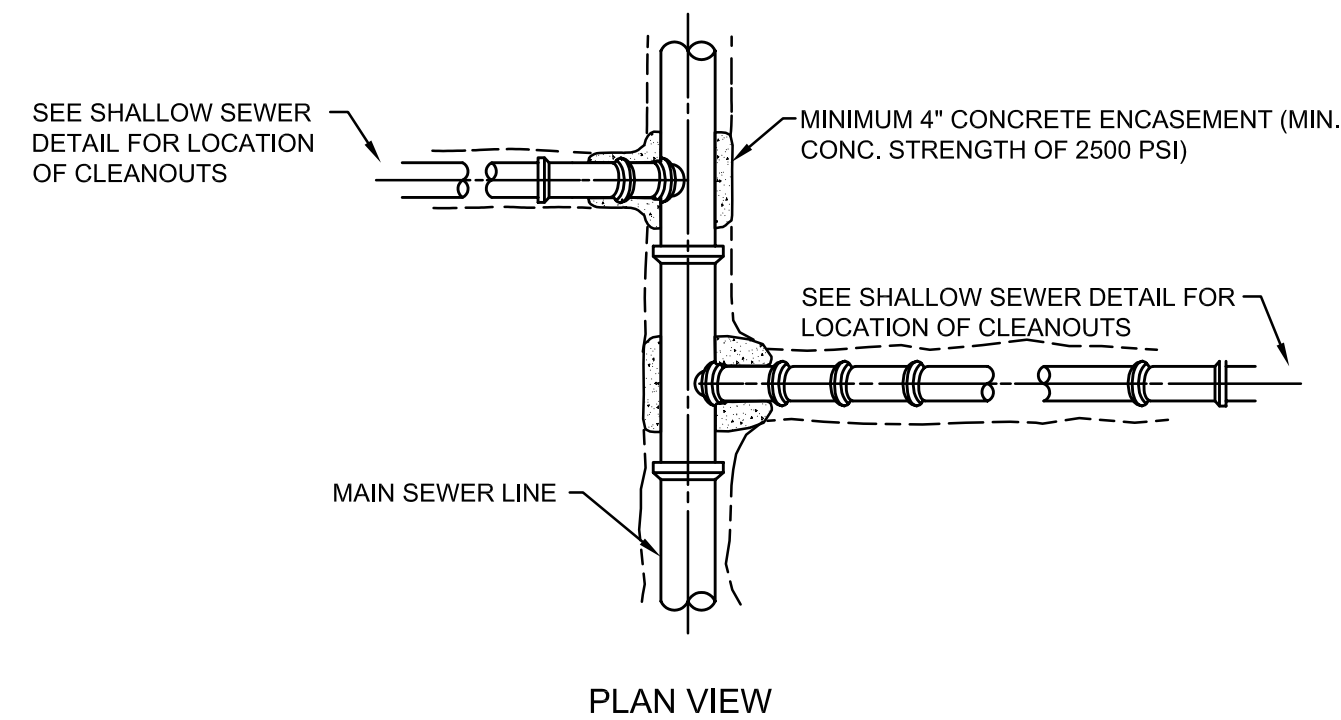
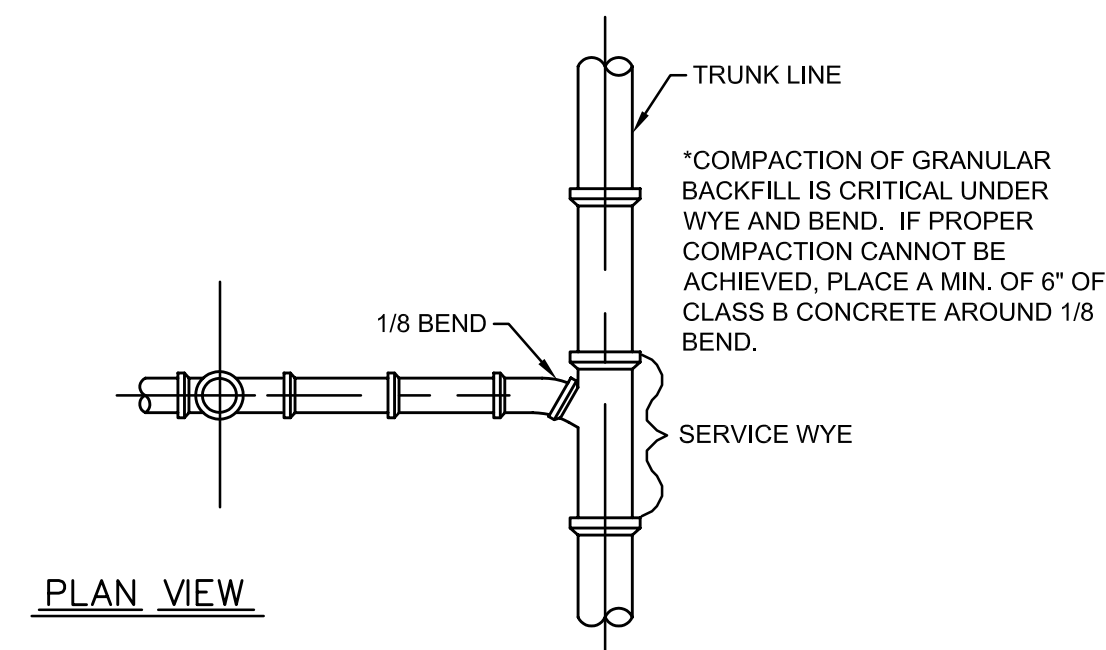
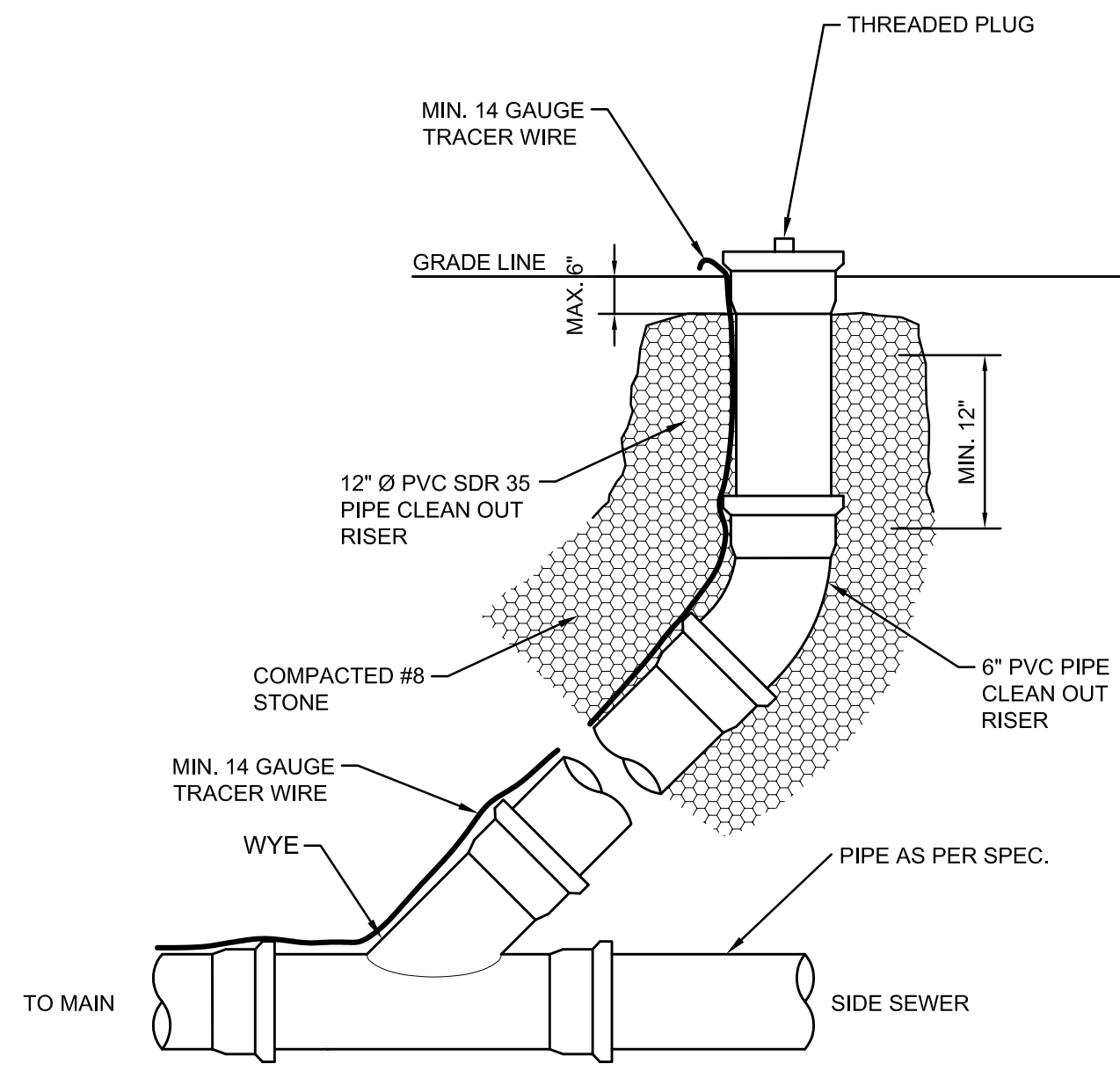
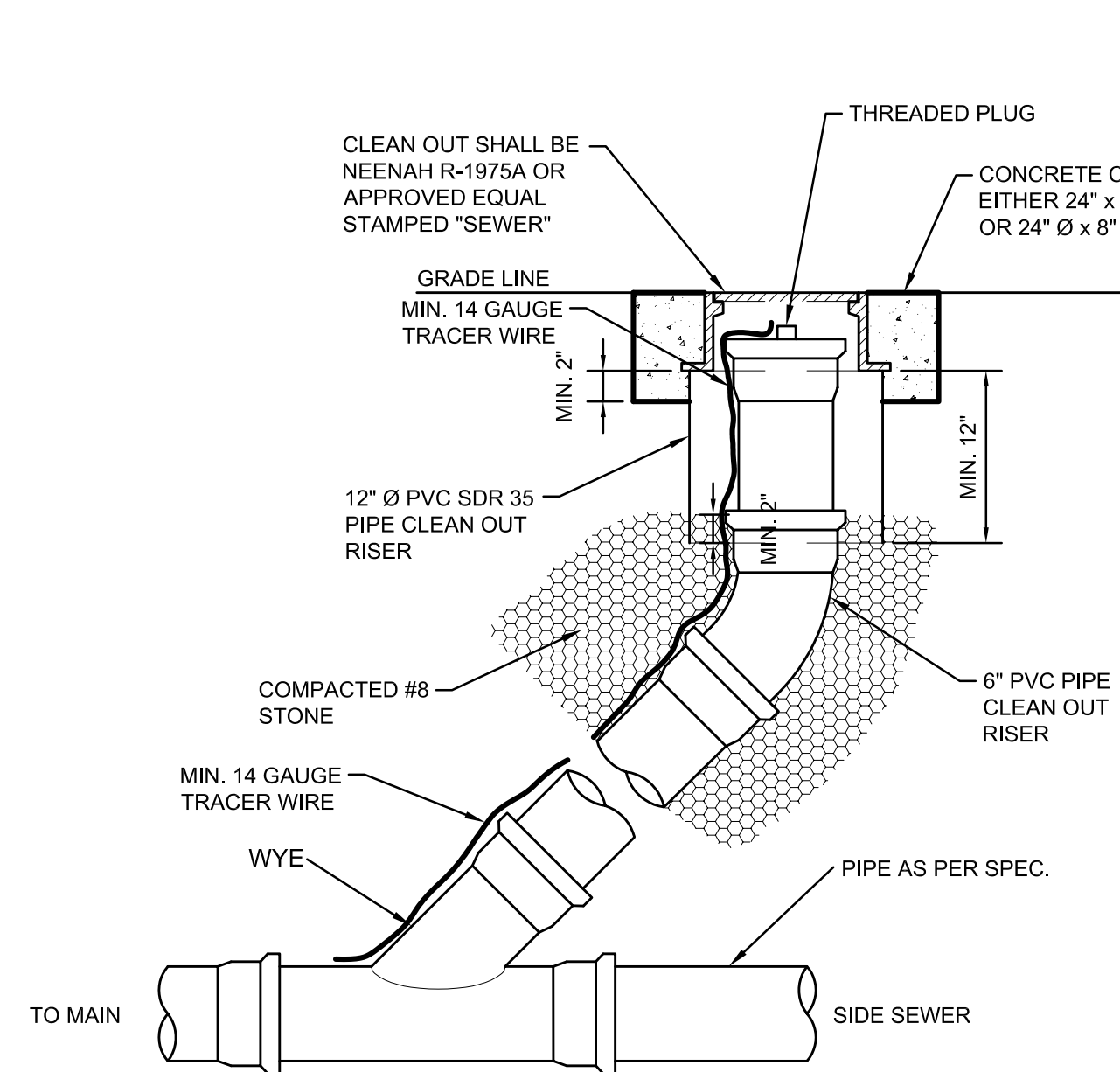
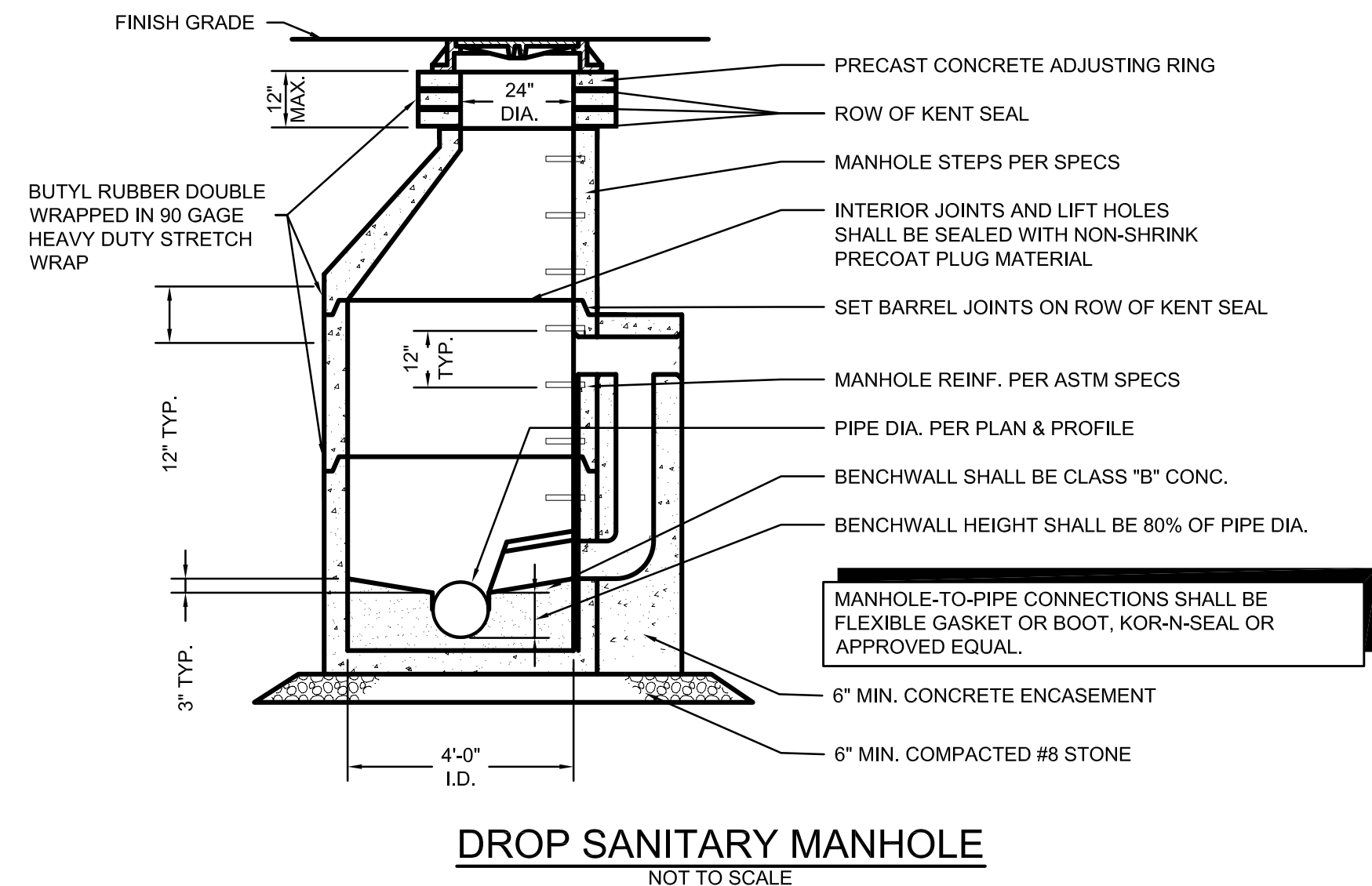
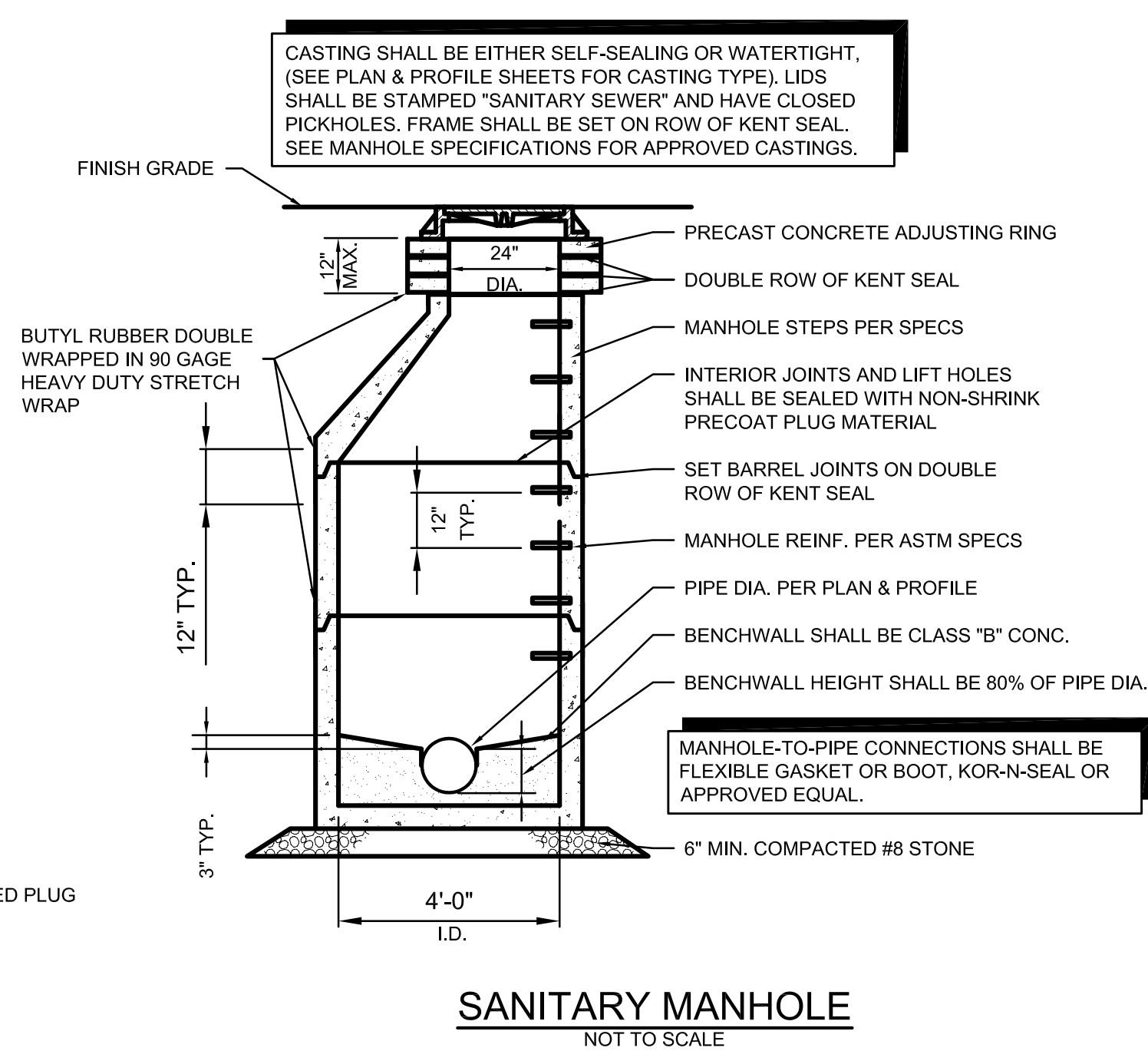
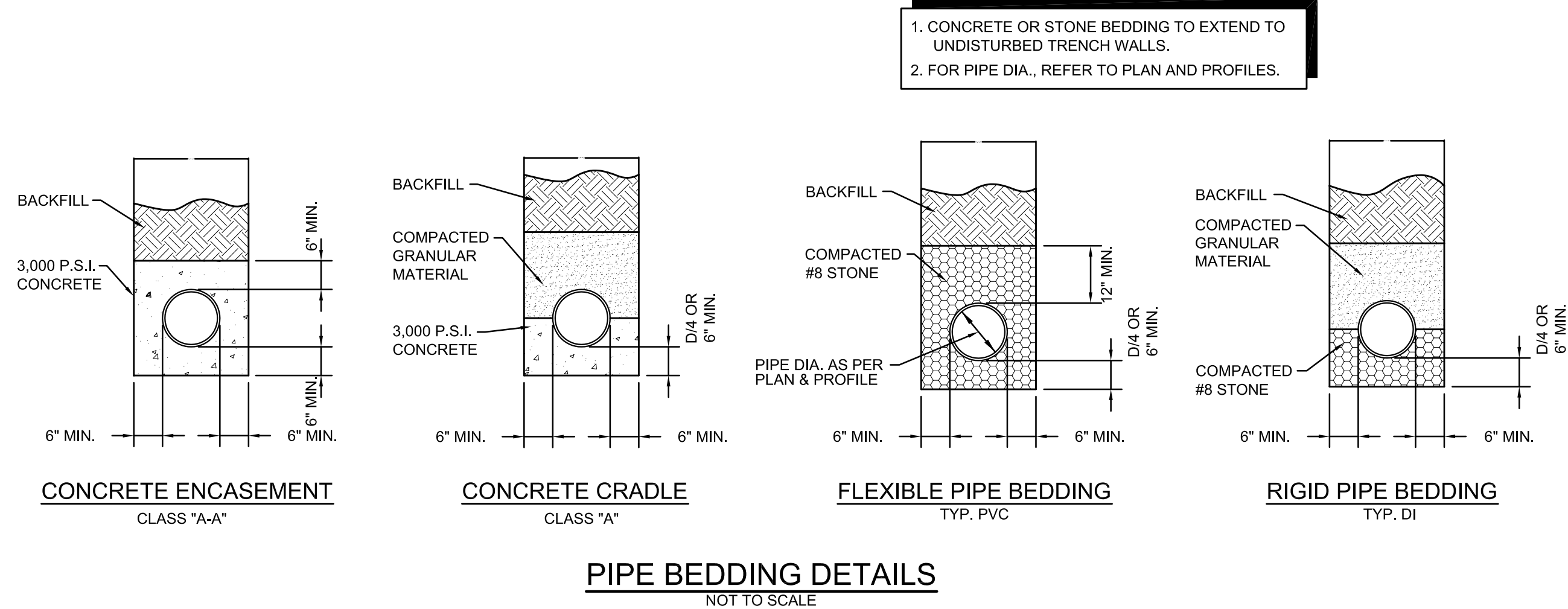
RECOMMEND FOR APPROVAL		7/12/05 DATE
APPROVED		7/12/05 DATE
APPROVED		7/12/05 DATE

TOWN OF McCORDSVILLE

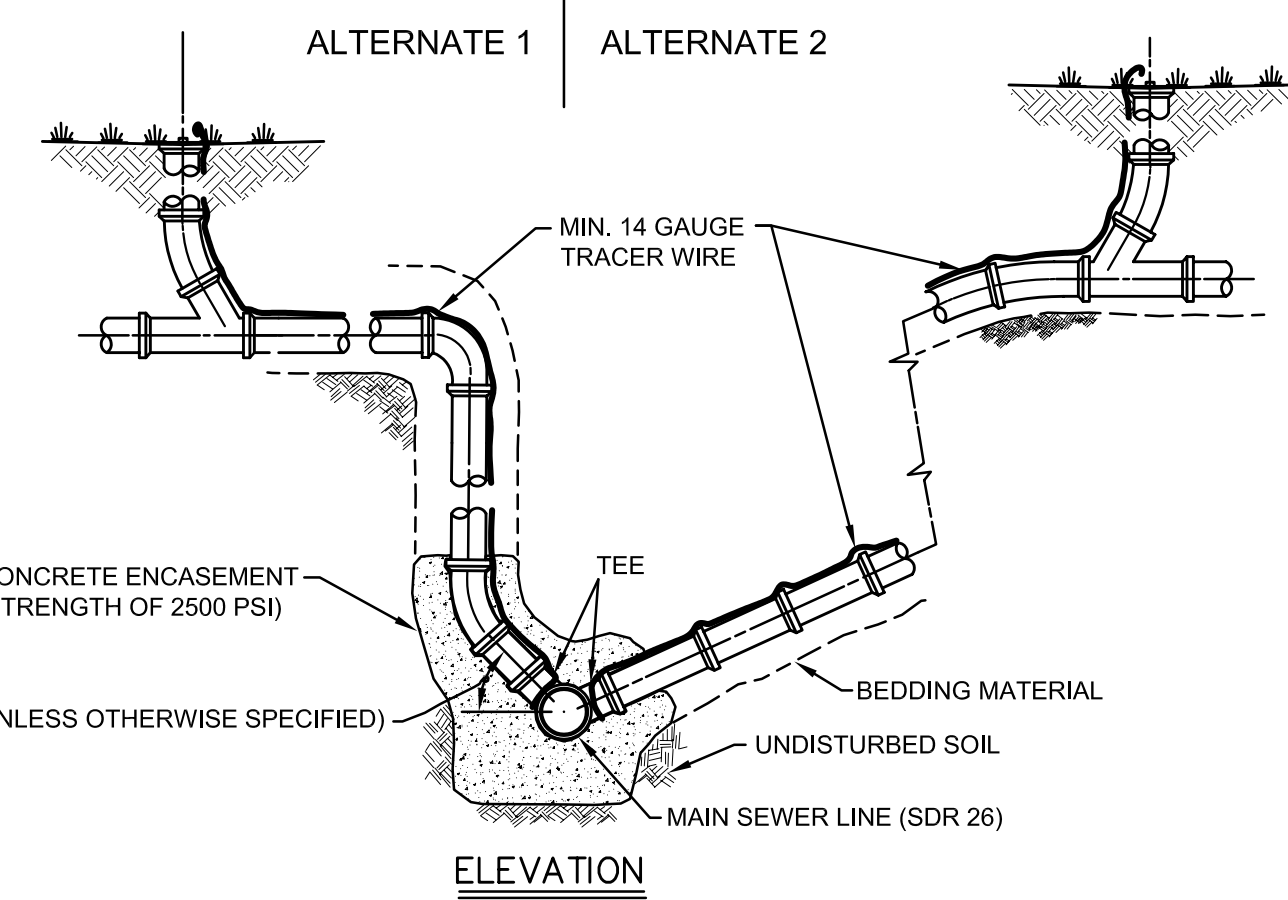
TOWN STANDARDS  
SANITARY SEWER  
SPECIFICATIONS

SHEET  
8  
OF  
10





NOTE: A MINIMUM 6" DIA PIPE TYPE I CLEAN OUT SHALL BE INSTALLED 3' AWAY FROM BUILDING. A THREADED PLUG SHALL BE USED TO ENSURE 100% WATERTIGHTNESS. FOR LATERALS GREATER THAN 100 LF AS MEASURED ALONG THE PIPE, TYPE II CLEAN OUTS SHALL BE INSTALLED AT THE STREET RIGHT-OF-WAY OR PROPERTY LINE AS APPLICABLE AND AT 100 FOOT INCREMENTS AS APPROPRIATE.

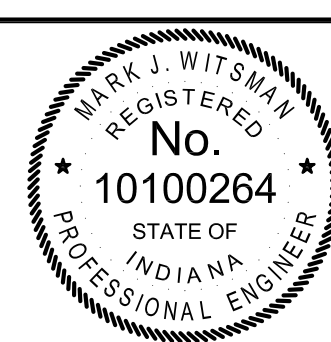


**SERVICE CONNECTION FOR SHALLOW SEWERS**  
LESS THAN 15' DEEP

**SERVICE CONNECTION FOR DEEP SEWERS (2 ALTERNATIVES)**  
15' DEEP AND OVER

**TYPICAL RAILROAD AND HIGHWAY BORING DETAIL**  
NOT TO SCALE

REVISIONS		
REV. NO.	DESCRIPTION	DATE



RECOMMEND FOR APPROVAL	<i>Mark J. Witsman</i>	7/12/05
DESIGN ENGINEER		DATE
APPROVED	<i>Ronald D. Cramer</i>	7/12/05
PUBLIC WORKS COMMISSIONER		DATE
APPROVED	<i>Mark J. Witsman</i>	7/12/05
TOWN COUNCIL PRESIDENT		DATE

**TOWN OF McCORDSVILLE**

**TOWN STANDARDS**

**SANITARY SEWER DETAILS**

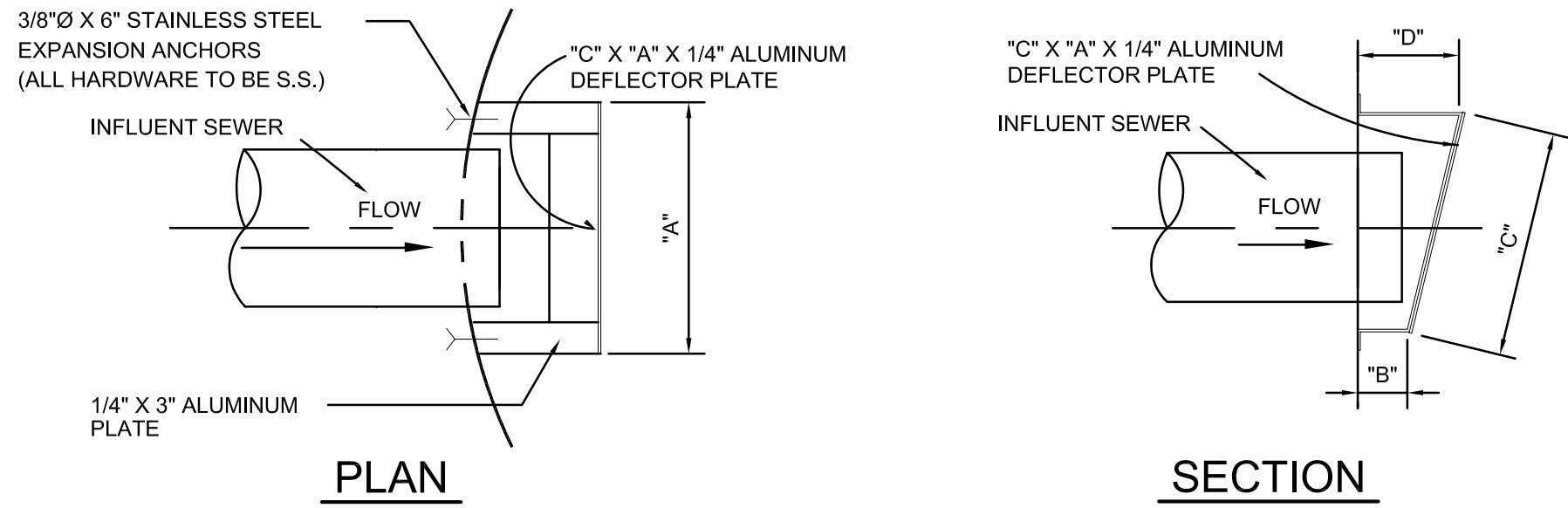
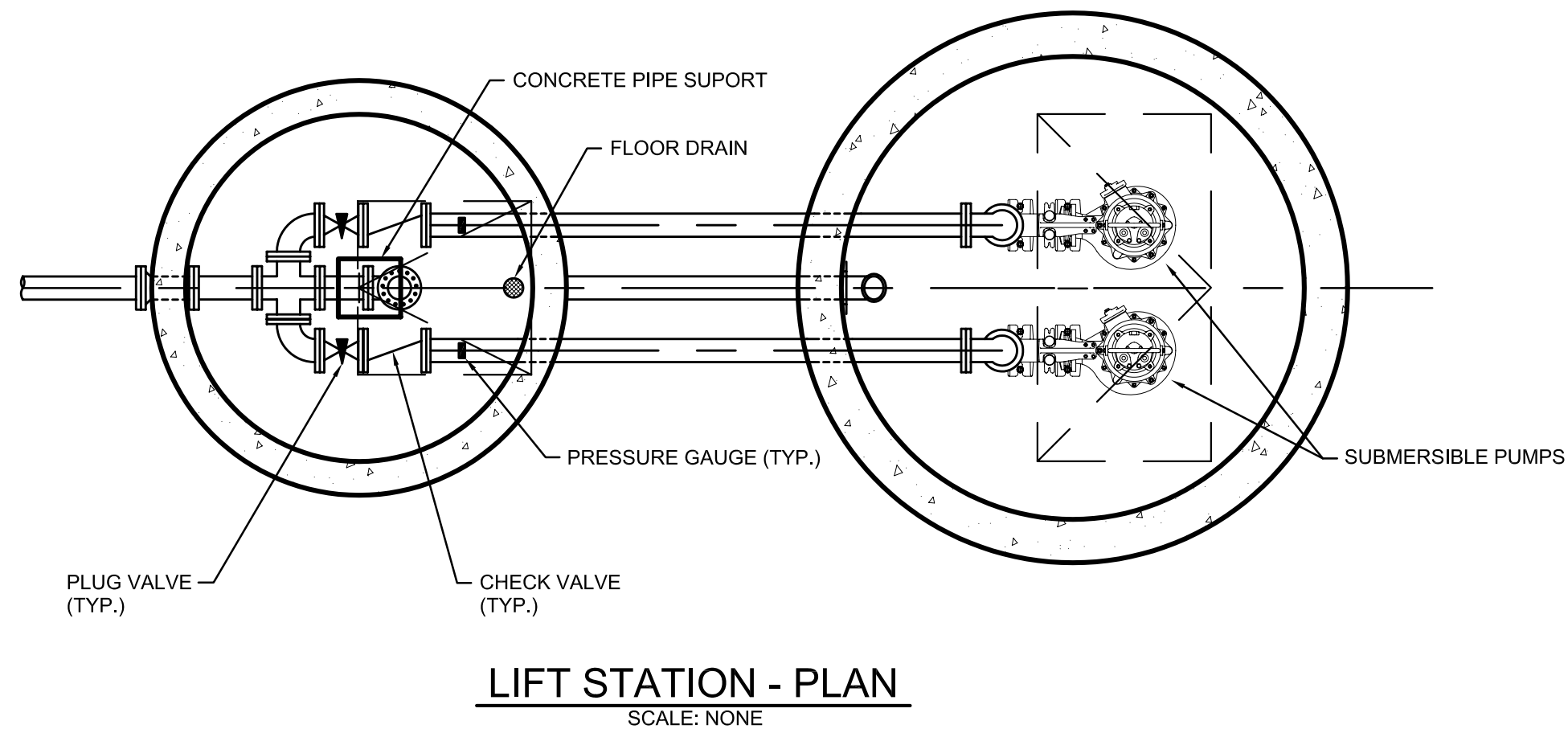
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**OF**

**10**





MATERIALS SCHEDULE				
INFLUENT SEWER I.D.	"A"	"B"	"C"	"D"
8"-10"Ø	19"	5"	13"	10"
10"-14"Ø	23"	5"	18"	10"
14"-18"Ø	27"	5"	23"	10"
18"-22"Ø	31"	5"	28"	10"
22"-26"Ø	35"	5"	37"	10"

- GENERAL NOTES
- Actual lift station dimensions, control settings, & pump selection to be indicated by the design engineer's certification sheet.
  - Pumps "A" and "B" shall be identical, centrifugal, submersible, solids handling, non-clog design capable of handling 3" sphere solids, fibrous material, sludge, and material found in typical raw sewage. Fit replaceable bronze wear ring to volute. Pumps shall be **Flygt**, Hydromatic or approved equal. Manufacturer shall warrant the pumps for five years after installation. **Barnes**.

All mating surfaces intended to be watertight shall be machined and fitted with nitrile rubber o-rings with sealing complete when metal-to-metal contact is made, resulting in controlled compression of o-rings without specific torque limit. Fasteners shall be 316 S.S.

Mechanical shaft seal system running in an oil reservoir shall have separate, constantly lubricated lapped seal faces. The lower seal unit between media and oil reservoir shall consist of one stationary seat and one rotating ring held in place by its own spring. The rotating seat ring and the stationary seat ring shall be made of Tungsten-Carbide. The lower seal shall be removable without disassembling the seal chamber. The upper seal between seal chamber and motor shall be of the same design with its own spring. Seals shall be maintenance free, but shall be easily inspectable.

The lift station control panel shall be stainless steel construction, NEMA 4X rating mounted on an aluminum pedestal. The control cabinet shall house the following controls and indication: Warning lights for each pump, Indicator lights, Common alarm, H-O-A switches, Silence button, Pump alternator, Warning reset buttons, Relays, Heater, Surge protection, Phase monitoring, Hour meters, and a GFI 110 volt, single phase convenience outlet. Lower seal failure alarm shall be engaged by seal failure sensor provided in the seal chamber, which senses water intrusion through lower seal. A mini-float in the motor chamber which signals pump shutdown and alarm upon water intrusion through upper seal may be acceptable when approved by Town of McCordsville.

Over temperature alarm and pump shutdown shall be engaged by heat sensor attached to the motor windings. Motor winding and stator lead insulation shall be class F with maximum temperature capability of 155 degree C. Housing shall be filled with High-Dielectric Oil. Air filled housing may be acceptable when approved by Town of McCordsville. Pump and motor shall be designed to operate partially or fully submerged in pumped media without the use of cooling jackets.

Rail system shall enable the easy removal of the pump without the need for a person to enter the wet well. A non-corrosive FRP I-beam or schedule 40 stainless steel guide rails shall be provided for each pump. The guide rail shall be supported at the bottom by the discharge elbow, aligned perfectly plumb and securely affixed to access frame. One intermediate guide rail support is required for each 9' of guide rail length.

- Check valve shall use packing material to seal the integral shaft or hinge pin. O-ring side plugs and O-ring shall not be used to seal integral shaft or hinge pin. Check valve shall be provided with bolted covers for easy access to the discs and shall be outside adjustable weight & Lever and shall be Clow F-5382 or approved by Town of McCordsville.
- Provide sufficient lift chain, float mounting cable, and pump power & control cable to enable non-spliced field adjustment. 304L stainless steel lift chain w/ 4:1 safety factor shall have a minimum workload limit of 1100 pounds. Pump power & control cables shall be suitable for submersible pump applications and this shall be indicated by a code/legend permanently embossed on the cable. Provide sleeve and pin on pump control cable and locate on bracket near hatch.
- Plug valve shall be hand lever operated and shall be Dezurik Fig. 118, Clow F-5412, or Town of McCordsville approved equal.
- Pressure gauge shall be Terrice Model 450 LFB or Town of McCordsville approved equal. Drill & tap run of pipe to install pressure gauge.
- Piping not within 2 feet of wet well and valve pit shall be DI Class 53, PVC ASTM D2241 SDR 21, PVC AWWA C900 or C905, or Town of McCordsville approved equal.
- Piping in and within 2 feet of wet well and valve pit shall be class 53 flanged ductile iron pipe.
- Piping, valves, and fittings in wet well and valve pit shall be factory primed Tnemec series 140 - 1211 to a dry film thickness of 5.0 to 11.0 mils and shall be field painted with Tnemec series 69 to a dry film thickness of 5.0 to 6.0 mils.

- Lift station and valve pit manholes shall be pre-cast concrete in accordance with ASTM C-478, with rubber gaskets equal to ASTM-443 with double row of 1/2" Hamilton Kent-Seal Extrudable Preformed Gasket material or Town of McCordsville approved equal. Exterior joints to have butyl rubber applied over the joint to a minimum of 1'-0" above and below the joint. Interior joints are to be sealed with non-shrink grout or precoat plug material.
- Valve pit shall be constructed on undisturbed soil or compacted granular material compacted with ½ inch nominal size to 95% standard proctor density.
- Horizontal projections from precast integral base and riser may be required to enable the weight of the vertical soil ring above the projection to resist buoyancy forces. See design engineer's certification sheet.
- Camlock flanged coupler and dust cap shall be used within valve vault. Camlock coupling and eccentric plug valve on by-pass line shall be 6" diameter with transition to force main size occurring with concentric reducer placed on top of base elbow. Fix operating nut for eccentric plug in vertical position to enable wrench operation from surface. Layout of all valve vault fittings and equipment to be based upon by-pass line being up close to hatch opening as shown.
- Aluminum hatches shall be Bilco, Halliday or Town of McCordsville approved equal. Leaf shall be ¼" aluminum diamond plate live load rated to 300PSF. Access frames and covers shall be 1/4 inch thick one-piece, mill finish, extruded aluminum frame, incorporating a continuous concrete anchor. All surfaces contacting concrete shall have a bituminous coating. Hatch shall be provided with type 316 S.S. hardware throughout, compression spring operators, automatic hold-open arm with release handle, and non-corrosive locking bar used in conjunction with a Town of McCordsville supplied padlock.

- Sewer connection to wet well shall be KOR-N-SEAL, A-LOK, DURA-SEAL, or Town of McCordsville approved equal.
- Force main penetrations of wet well shall be KOR-N-SEAL, A-LOK, DURA-SEAL, or Town of McCordsville approved equal.
- Automatic pump control system shall include all necessary items and appurtenances, which might normally be considered a part of a complete system. System shall be supplied by one manufacturer, shall be factory assembled, wired and tested, and shall be per complete electrical drawings and instructions. Major components and sub-assemblies shall be identified as function with laminated, engraved, bakelite nameplates. System shall be built in a NEMA 4X S.S. enclosure suitable for the specified horsepower and voltage of the pumps. The outer door of the panel shall be a hinged dead front with provisions for padlocking. Inside shall be a separate hinged panel to protect all electrical components, H-O-A switches, run lights, circuit breakers, etc., mounted such that only the faces protrude through said panel with no wiring fixed to said panel. The manufacturer shall warrant the control center for one year after installation covering 100% parts and labor.

Provide the services of a factory-trained, qualified representative to inspect, to adjust, and to place the system in trouble-free operation and to instruct the operating personnel in the proper operation and care of the system.

All major components of control center shall be available from local sources. Pump manufacturer shall accept the control center in writing to ensure unit responsibility and warranty.

Provide a disconnect switch housed in a separate NEMA 4X S.S. enclosure with external operation handle capable of being locked in the "on" position. Provide 480 volt, 200 amp, 4 wire weatherproof receptacle, Crouse Hinds AR204 or equal, to match plug on existing portable generator.

Provide a Omni-site.net Crystall WM housed within the NEMA 4X control panel.

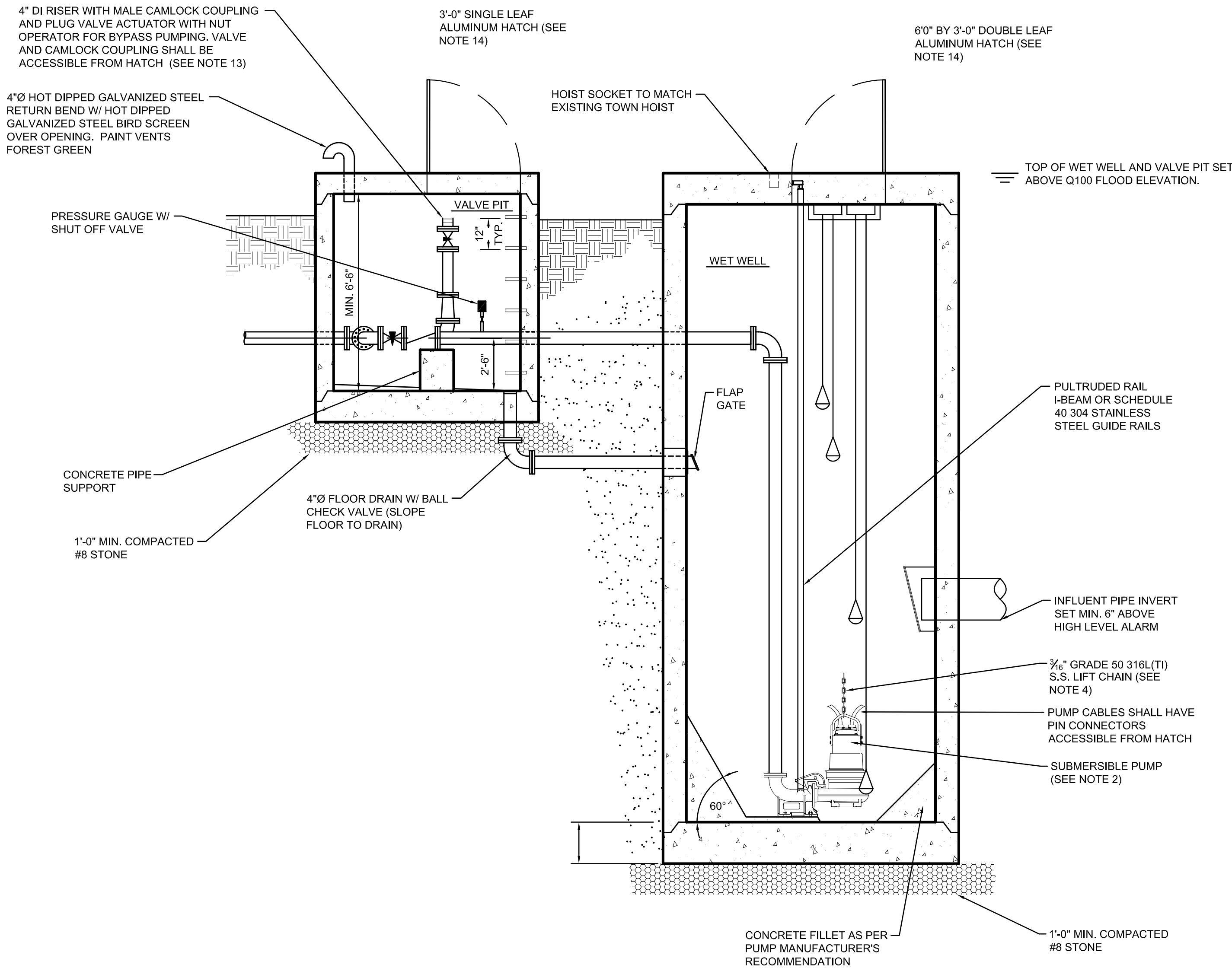
An incoming power terminal block shall be located at the bottom of the control enclosure. A lightning arrestor shall be provided at the terminal block and connected to each line of the incoming side of the power input terminals. A single main fusible/breaker disconnect switch of adequate size to provide power for control, operation, and appurtenant components shall be provided. Provide a circuit breaker and magnetic starter with each leg manual reset overload protected for each pump. Starters shall have auxiliary contacts on 3Ø applications to operate both pumps simultaneously. Provide a circuit breaker and transformer to power the control panel with 1Ø, 115 volt service for all control functions. Provide a green "run" light and H-O-A switch to enable field connections.

Materials and installation of the required equipment grounding shall be in accordance with NEC section 250-83(c). All wiring shall have not less than 600 volt insulation. Wiring and buss shall be in accordance with NEC, state, local, and NEMA standards. All wiring shall be color coded.

Minimum 4" diameter, schedule 40 conduit shall be provided from wet well to control panel enabling pump power & sensor cables and float switch cables to be easily pulled. Seal conduit at control panel to prevent sewer gases from entering. All conduits, fittings, or connections shall enter from the bottom of enclosures.

Sump level rise to lead pump run float causes lead pump to operate. Lead pump operating and sump level falling to pumps off float causes lead pump to shut off. Lead pump operating and sump level rising to lag pump run float causes lag pump to operate. Lag pump operating and sump level falling to pumps off float causes both pumps to shut off. Sump level rise to high level alarm causes high level alarm to operate. An alternating relay shall be provided to cause pumps to alternate whenever pumps off float is de-energized. If one pump fails for any reason, the remaining pump shall operate upon sump level rise to lag pump run float. An hour meter shall be provided for each pump to record the elapsed operating time of each pump.

- Four manuals shall be presented to the owner, which shall include the following minimum information: 1) Operation instructions, 2) Maintenance instructions, 3) Recommended spare parts list, 4) Lubrication schedule, 5) Structural diagrams, 6) As-built wiring diagrams, & 7) Bill of materials.



REVISIONS		
REV. NO.	DESCRIPTION	DATE
1	Various changes in red	4/18/2023



RECOMMEND FOR APPROVAL	<i>Mark J. Witsman</i>	7/12/05
DESIGN ENGINEER		DATE
APPROVED	<i>Ronald D. C. ...</i>	7/12/05
PUBLIC WORKS COMMISSIONER		DATE
APPROVED	<i>Mark ...</i>	7/12/05
TOWN COUNCIL PRESIDENT		DATE

TOWN OF MCCORDSVILLE	SHEET
	10 OF 10