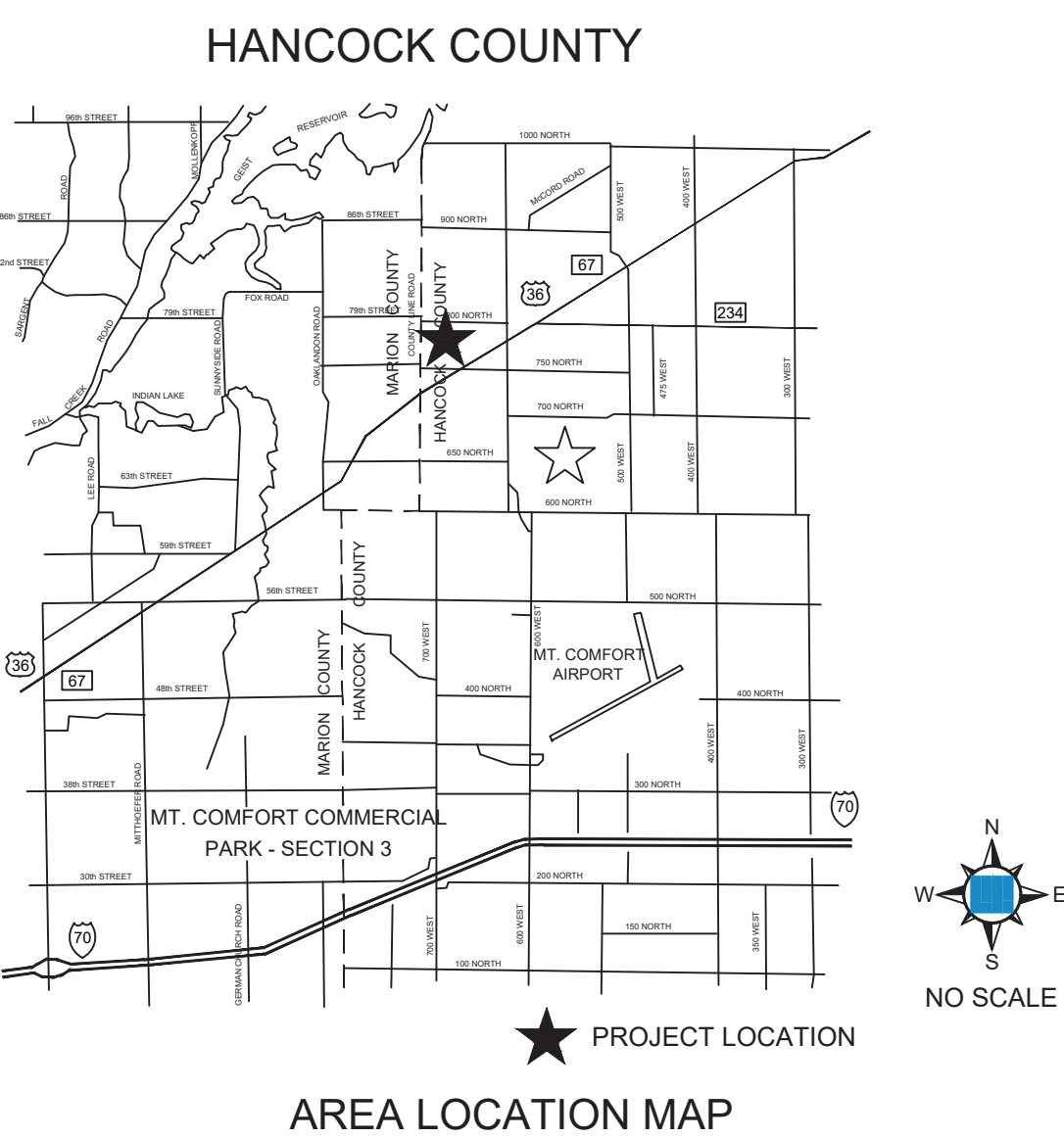


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DATE/TIME: June 06, 2025 - 11:40am
PLOT BY: mnom



GENERAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
- ALL QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926, SUBPART "F" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE A TRENCH SAFETY SYSTEM DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CONFIRM THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE SITE DOES LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18059C0018D, DATED DECEMBER 4, 2007.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
- THIS SITE DOES CONTAIN WETLANDS AS SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE: HANCOCK COUNTY, INDIANA, NATIONAL WETLANDS INVENTORY MAP. NO WETLANDS ARE IMPACTED BY THIS DEVELOPMENT.
- ALL WATER MAINS, HYDRANTS, AND WATER VALVES SHALL BE INSPECTED AND SHALL COMPLY WITH BACKFILL, BEDDING, AND THRUST BLOCK REQUIREMENTS PER CITIZENS ENERGY GROUP DETAIL SHEETS.

OPERATING AUTHORITIES

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FORTVILLE, IN 46055
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bw1917@att.com

LAND DESCRIPTION:

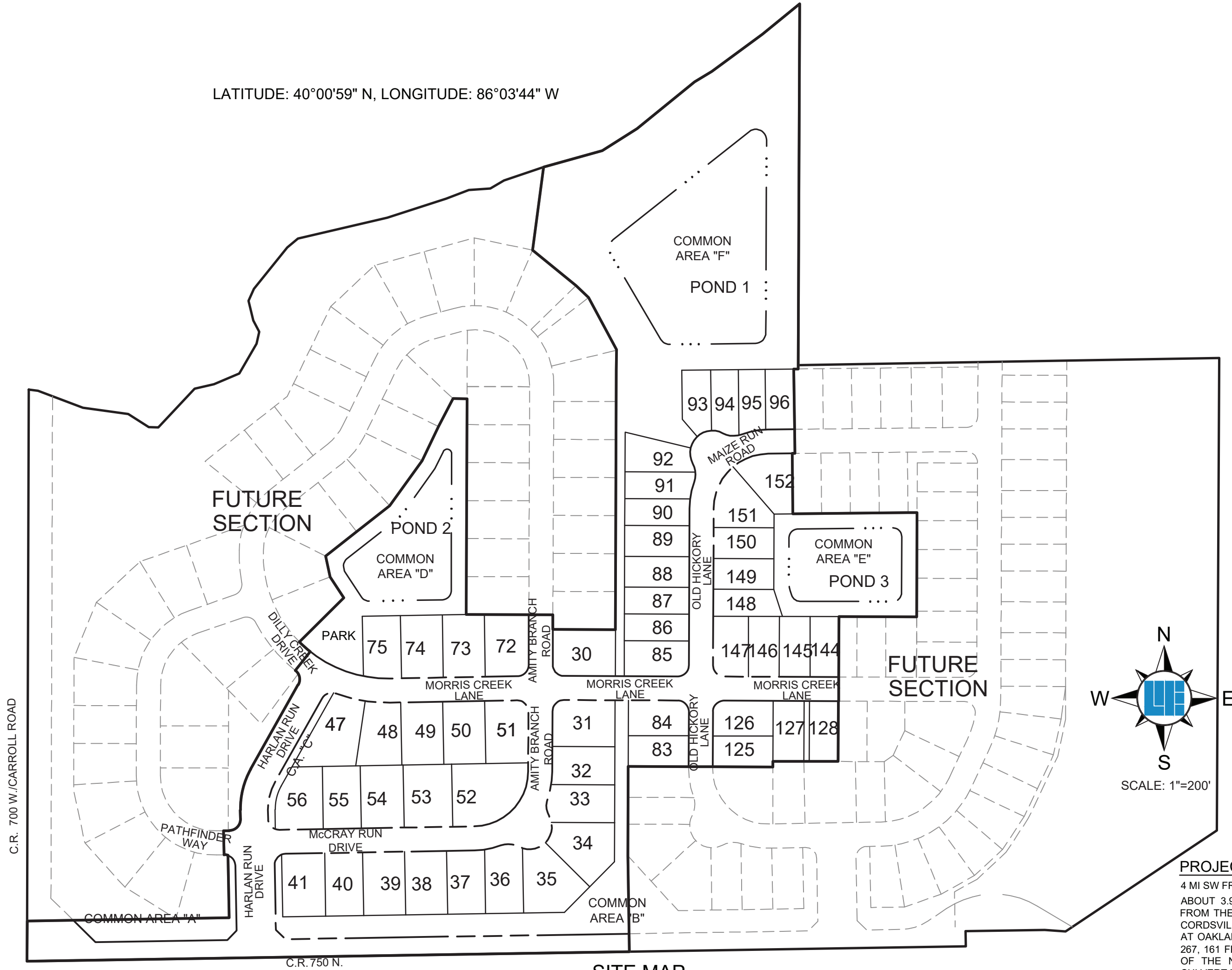
PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA BEING PART OF THAT 91.14 ACRE TRACT OF LAND SHOWN ON THE PLAT OF SURVEY OF SAID TRACT CERTIFIED BY JOEL EDWARDS - INDIANA PROFESSIONAL SURVEYOR NUMBER LS22400019 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W240553 ON (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, MARKED BY A BRASS PLUG; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 10 MINUTES 55 SECONDS EAST 90.02 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 14 SECONDS EAST 452.15 FEET; THENCE NORTH 01 DEGREE 00 MINUTES 21 SECONDS WEST 139.23 FEET; THENCE 9.21 FEET ALONG A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND SUBTENDED BY A CHORD BEARING NORTH 80 DEGREES 27 MINUTES 21 SECONDS WEST 8.15 FEET; THENCE NORTH 01 DEGREE 00 MINUTES 21 SECONDS WEST 54.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 38 SECONDS EAST 13.00 FEET; THENCE 39.27 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND SUBTENDED BY A CHORD BEARING NORTH 43 DEGREES 59 MINUTES 39 SECONDS EAST 35.36 FEET; THENCE NORTH 01 DEGREE 00 MINUTES 21 SECONDS WEST 20.14 FEET; THENCE 95.99 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 181.00 FEET AND SUBTENDED BY A CHORD BEARING NORTH 14 DEGREES 11 MINUTES 14 SECONDS EAST 94.87 FEET; THENCE NORTH 29 DEGREES 22 MINUTES 50 SECONDS EAST 216.59 FEET; THENCE 35.33 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 11 DEGREES 06 MINUTES 26 SECONDS WEST 32.46 FEET; THENCE NORTH 38 DEGREES 24 MINUTES 19 SECONDS EAST 54.00 FEET; THENCE 32.67 FEET ALONG A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 278.00 FEET AND SUBTENDED BY A CHORD BEARING NORTH 48 DEGREES 13 MINUTES 41 SECONDS WEST AND A DISTANCE OF 32.65 FEET; THENCE NORTH 45 DEGREES 08 MINUTES 18 SECONDS EAST 140.00 FEET; THENCE NORTH 33 DEGREES 12 MINUTES 17 SECONDS WEST 55.77 FEET; THENCE NORTH 11 DEGREES 41 MINUTES 03 SECONDS WEST 47.28 FEET; THENCE NORTH 51 DEGREES 37 MINUTES 46 SECONDS EAST 88.42 FEET; THENCE NORTH 51 DEGREES 47 MINUTES 40 SECONDS EAST 94.17 FEET; THENCE NORTH 36 DEGREES 38 MINUTES 25 SECONDS EAST 123.88 FEET; THENCE NORTH 25 DEGREES 50 MINUTES 46 SECONDS EAST 85.00 FEET; THENCE NORTH 27 DEGREES 26 MINUTES 20 SECONDS EAST 70.19 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 01 SECOND EAST 31.54 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 59 SECONDS WEST 482.89 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 01 SECOND EAST 194.00 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 59 SECONDS WEST 32.47 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 01 SECOND EAST 140.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 59 SECONDS EAST 626.51 FEET; THENCE NORTH 28 DEGREES 04 MINUTES 53 SECONDS WEST 132.02 FEET; THENCE NORTH 46 DEGREES 45 MINUTES 05 SECONDS WEST 38.99 FEET; THENCE NORTH 50 DEGREES 50 MINUTES 44 SECONDS WEST 125.34 FEET; THENCE NORTH 07 DEGREES 35 MINUTES 58 SECONDS EAST 187.51 FEET TO THE CENTERLINE OF THE JAMES SCHULTZ DITCH; THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX (6) COURSES:

- THENCE NORTH 74 DEGREES 25 MINUTES 54 SECONDS EAST 135.93 FEET;
- THENCE NORTH 57 DEGREES 45 MINUTES 30 SECONDS EAST 92.81 FEET;
- THENCE NORTH 50 DEGREES 56 MINUTES 27 SECONDS EAST 165.69 FEET;
- THENCE NORTH 58 DEGREES 33 MINUTES 33 SECONDS EAST 45.36 FEET;
- THENCE NORTH 53 DEGREES 37 MINUTES 48 SECONDS EAST 140.61 FEET;
- THENCE NORTH 50 DEGREES 58 MINUTES 31 SECONDS EAST 107.27 FEET TO THE PERIMETER OF THE PARCEL DESCRIBED IN INSTRUMENT NUMBER 202216574;

THENCE ALONG THE PERIMETER AND THE EXTENSION THEREOF SOUTH 00 DEGREES 14 MINUTES 19 SECONDS WEST 816.48 FEET, PASSING THROUGH FIVE-EIGHTHS INCH DIAMETER REBARS WITH PLASTIC CAPS STAMPED "WEIHE ENGR. 0012" AT 24.00 FEET AND 807.86 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 26 SECONDS WEST 9.90 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 34 SECONDS EAST 189.00 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 26 SECONDS WEST 5.95 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 34 SECONDS EAST 135.00 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 26 SECONDS EAST 278.23 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS WEST 233.72 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 01 SECOND WEST 173.88 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 59 SECONDS WEST 189.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 01 SECOND WEST 0.76 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 59 SECONDS WEST 135.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 01 SECOND WEST 145.73 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 59 SECONDS WEST 13.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 01 SECOND WEST 324.00 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 59 SECONDS WEST 199.95 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 59 SECONDS WEST 54 MINUTES 46 SECONDS EAST 214.29 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 05 MINUTES 14 SECONDS WEST 1348.73 FEET TO THE POINT OF BEGINNING, CONTAINING 34.88 ACRES, MORE OR LESS.

LATITUDE: 40°00'59" N, LONGITUDE: 86°03'44" W



PROJECT BM - L4 RESET
4 MI SW FROM FORTVILLE.
ABOUT 3.95 MILES SOUTHWEST ALONG THE NEW YORK CENTRAL RAILROAD FROM THE STA., ABOUT 1.0 MILE NORTHEAST OF THE GRAIN ELEVATOR AT MC CORDSVILLE, ABOUT 3.05 MILES NORTHEAST OF THE OAKLANDON STATE BANK AT OAKLANDON, MARION COUNTY, ABOUT 0.1 MILE SOUTHWEST OF MILE POST 267, 161 FEET SOUTHWEST OF SEMAPHORE SIGNAL NO. 267-2, SET IN THE TOP OF THE NORTHEAST END OF THE SOUTHEAST HEAD WALL OF RAILROAD CULVERT NO. 438A, 40 FEET NORTH OF POLE 267/6, 7.5 FEET SOUTHEAST OF THE SOUTHEAST RAIL, AND ABOUT 0.5 FOOT BELOW THE TRACK. NOTE- THE STAMPING ON THE MARK IS AS FOLLOW - 4L/4L 4, THERE IS AN L STAMPED AFTER THE 1943 AND TWO FIGURE FOURS BETWEEN MARK AND U.S. COAST OF THE CASTING ON THE MARK.
MEASURED ELEV. 856.66 (NAVD 88)
RECORD ELEV. 857.00 (NAVD 88)

SITE TBM
TBM60 - NORTH BOLT OF A FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE CHRIST PRESBYTERIAN CHURCH, NORTH OF THE NORTHWEST CORNER OF THE SITE.
ELEV. 842.00 (NAVD 88)

TBM61 - BENCH TIE SET 1.5 FEET ABOVE GRADE ON THE NORTH SIDE OF UTILITY POLE NUMBER 81-281-HA, LOCATED AT THE SOUTHEAST CORNER OF W CR 750 N AND N CR 700 W.
ELEV. 842.01 (NAVD 88)

TBM62 - MAG NAIL SET AT THE TOP OF A RIGHT-OF-WAY MONUMENT ON THE SOUTH SIDE OF W CR 750 N, APPROXIMATELY 32 FEET SOUTH OF A MAG NAIL SET IN W CR 750 N AT A SOUTHEASTERLY CORNER OF THE SITE.
ELEV. 852.28 (NAVD 88)

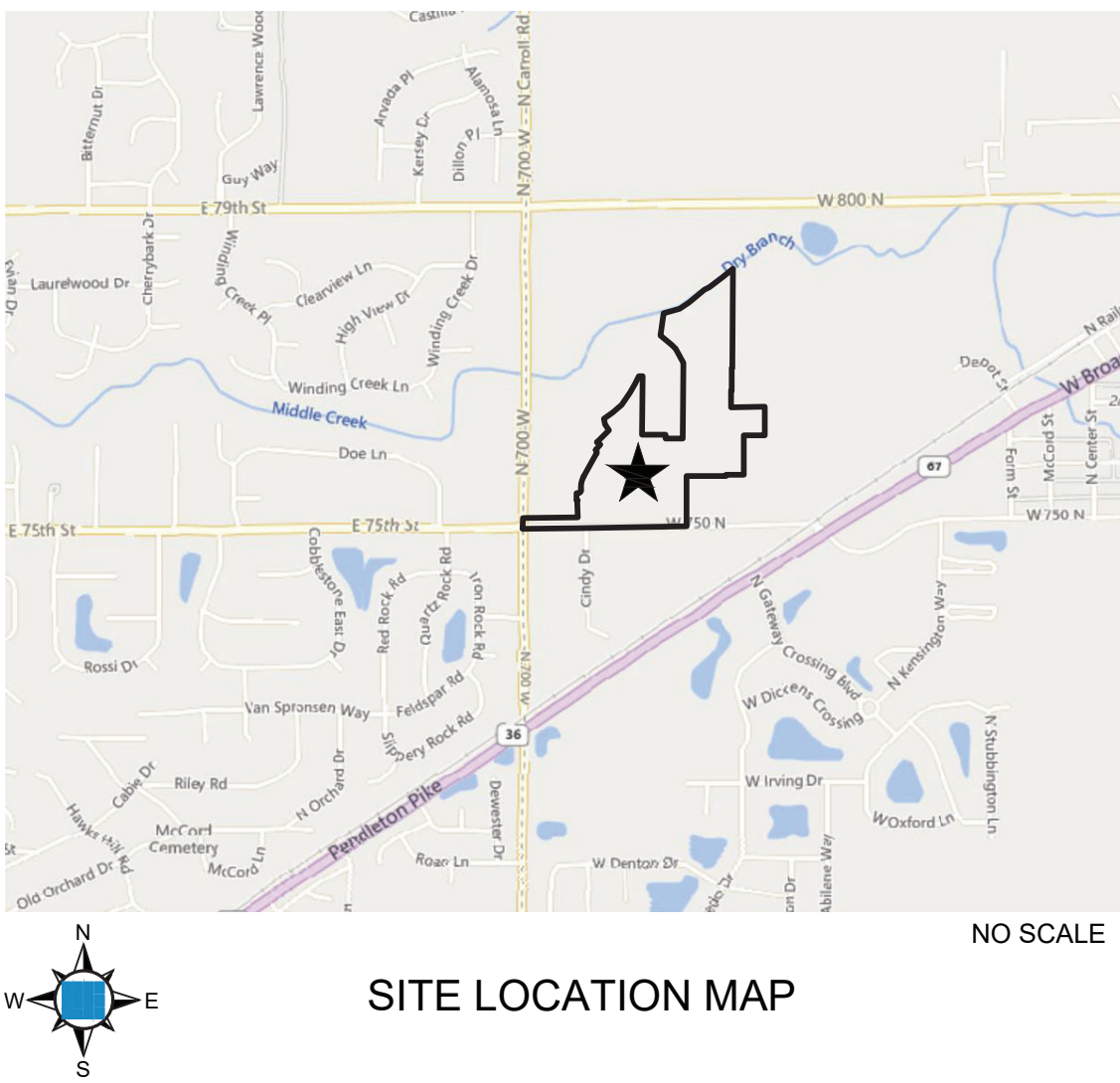
TBM200739 - TOP OF 2.5 INCH METAL DOME ON CONCRETE CORNER POST ON THE NORTH SIDE OF WEST COUNTY ROAD 800 NORTH, APPROXIMATELY 58 FEET SOUTH AND 50 FEET WEST OF THE SOUTHWEST CORNER OF THE HOUSE AT 6748 W 800 N.
ELEV. 851.01 (NAVD 88)

TBM200484 - CUT "X" SET ON THE SOUTHEAST FLANGE BOTH OF A FIRE HYDRANT ON THE SOUTHWEST SIDE OF THE STUB STREET EAGLES NEST LANE.
ELEV. 844.30 (NAVD 88)

TBM200485 - CUT "X" SET ON THE SOUTHEAST FLANGE BOTH OF A FIRE HYDRANT ON THE WEST SIDE OF THE STUB STREET EAGLES NEST LANE, APPROXIMATELY 2 FEET WEST AND 128 FEET NORTH OF THE SOUTHEAST CORNER OF THE EAST STUB SIDEWALK.
ELEV. 845.22 (NAVD 88)

TBM200488 - SOUTH RIM OF A SANITARY SEWER MANHOLE LID ON THE EAST SIDE OF EAGLES NEST LANE, APPROXIMATELY 5 FEET EAST AND 13 FEET NORTH FEET OF THE SOUTHEAST CORNER OF THE EAST STUB SIDEWALK.
ELEV. 842.71 (NAVD 88)

CONSTRUCTION PLANS FOR CREEKSIDE SECTION 1 CR 750 N & CR 700W McCORDSVILLE, IN 46055



SHEET INDEX	
SHEET NO.	DESCRIPTION
C001	TITLE SHEET
C100-C104	EXISTING CONDITIONS AND DEMOLITION PLAN
C200-C204	STORMWATER POLLUTION PREVENTION PLAN PHASE I
C205-C209	STORMWATER POLLUTION PREVENTION PLAN PHASE II
C210-C212	SWPPP SPECIFICATIONS & DETAILS
C300-C302	DEVELOPMENT PLAN
C303-C305	EMERGENCY FLOOD ROUTING PLAN
C400-C404	STREET PLAN AND PROFILE
C405	INTERSECTION DETAILS
C406-C407	ENTRANCE PLAN
C408	MAINTENANCE OR TRAFFIC PLAN
C409-C410	TRAFFIC CONTROL AND SSD PLAN
C500-C504	SANITARY SEWER PLAN AND PROFILE
C505-C507	FORCEMAIN PLAN AND PROFILE
C508	UNSEWERED SERVICE MAP
C600-C607	STORM SEWER PLAN AND PROFILE
C608-C609	STORM SEWER DETAILS
C700	WATER MAIN PLAN (OFFSITE)
C701-C703	WATER MAIN PLAN
C704	WATER MAIN DETAILS

TOWN OF MCCORDSVILLE STANDARDS	
SHEET NO.	DESCRIPTION
1	DIRECTIONS FOR USE & GENERAL NOTES
2	RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS
3	RIGHT-OF-WAY-DETAILS
4	UTILITY LOCATION GUIDELINES
5	DRIVE WAYS, SIDEWALKS, AND HANDICAP RAMPS
6	STORM SEWER STRUCTURE DETAILS
7	STORM SEWER BEDDING DETAILS AND GENERAL NOTES
8	SANITARY SEWER SPECIFICATIONS
9	SANITARY SEWER DETAILS
10	STORM SEWER LIFT STATION STANDARDS & GUIDELINES

PLANS PREPARED FOR
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900 E 96TH STREET, SUITE 100
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TELEPHONE: (858) 204-7152
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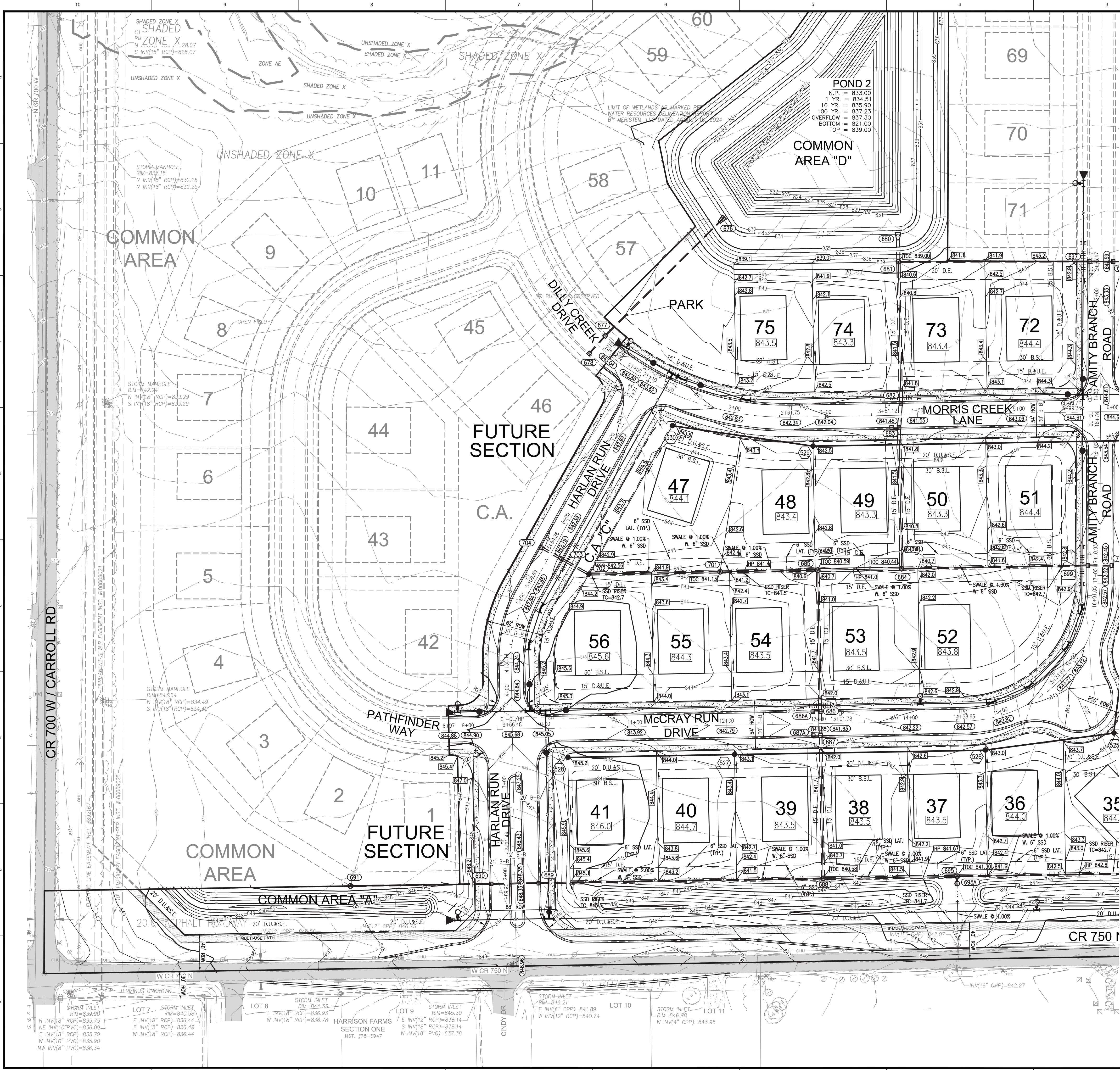
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PROJECT NO.	BY	DATE	REVISIONS AND ISSUES
W24.0553-1			
DWG NAME			
COUNTY TITLE SHEET			
DESIGNED BY			
CHECKED BY			
DRAWN BY			
DATE			

DUANE A. SHARRER
No. 890258
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
DUANE A. SHARRER P.E. #90258

PREPARED FOR:
CREEKSIDE SECTION 1
CR 750 N & CR 700W, MCCORDSVILLE, IN 46055
TITLE SHEET
Part of the Northwest Quarter of Section 26, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana
SHEET NO.
C001
PROJECT NO.
W24.0553-1

LOCATION: H:\2024\W220553\Section 1\Engineering\Design\Layout\C300_Development_Plan.dwg
DATE/TIME: June 06, 2025 - 11:43am
PLOT BY: mhm

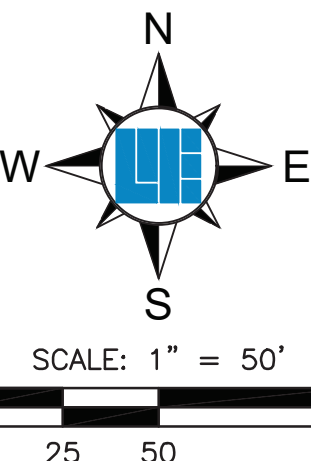


GENERAL GRADING NOTES

- REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS.
- FILL MATERIAL SHALL CONSIST OF SOIL OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. SOIL SHALL BE FREE FROM ORGANIC MATTER, LARGE ROCKS AND OTHER DELETERIOUS SUBSTANCES. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION. PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FIELD COMPACTION TESTS SHALL BE RUN ON EACH LIFT. IN FILL SECTIONS, THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
- MAXIMUM LAWN SLOPE IS 3:1.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES AND OTHER FACILITIES IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESS RESPONSIBILITY OF THE CONTRACTOR.
- ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.
- COMPACTED 8" BORROW BACK FILL REQ'D. OVER ALL UTILITIES IN PAVED AREAS.
- ALL GRADES AT BOUNDARY SHALL MEET EXISTING.
- ANY PART OF SANITARY / STORM SEWER AND WATER MAIN TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
- ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
- THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF SOIL IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVING OR IMPORTING OF SOIL.
- PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS.
- CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES, WATER MAIN, AND STORM SEWERS IS 18" OR LESS.
- GRANULAR BACKFILL TO BE USED FOR ALL UTILITY AND SEWER - STREET CROSSINGS.
- ALL PROPOSED CURB TO BE ROLL CURB UNLESS NOTED OTHERWISE.
- ALL 6" SSD TO BE DOUBLE WALL, GASKETED SMOOTH BORE, DRAIN TILE.

LEGEND

- | | |
|-----|---|
| --- | RIGHT-OF-WAY LINE |
| --- | PROPOSED STORM SEWER LINE |
| --- | EXISTING STORM SEWER LINE |
| --- | SWALE |
| --- | SSD |
| --- | PROPOSED SANITARY SEWER LINE |
| --- | EXISTING SANITARY SEWER LINE |
| --- | SANITARY SEWER MANHOLE |
| --- | PROPOSED WATER LINE |
| --- | FLOW DIRECTION |
| --- | EXISTING CONTOURS |
| --- | PROPOSED ELEVATION |
| --- | STORM INLET |
| --- | TOP OF CASTING |
| --- | INVERT |
| --- | REINFORCED CONCRETE PIPE |
| --- | MANHOLE |
| --- | STRUCTURE |
| --- | DRAINAGE EASEMENT |
| --- | DRAINAGE AND UTILITY EASEMENT |
| --- | DRAINAGE, UTILITY AND SANITARY SEWER EASEMENT |
| --- | CONCRETE END SECTION |
| --- | MATCH EXISTING |
| --- | TYP. |
| --- | PROPOSED |
| --- | EXISTING |
| --- | RADIUS |
| --- | VARIABLE WIDTH |
| --- | MINIMUM LOWEST ADJACENT GRADE |
| --- | RIGHT-OF-WAY |
| --- | BACK OF CURB |
| --- | PAD ELEV |
| --- | EMERGENCY FLOOD ROUTE |
| --- | B.S.L. |
| --- | HIGH POINT |
| --- | ADA RAMP |
| --- | FIRE HYDRANT |
| --- | PROPOSED 8" ASPHALT PATH |



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800 | 452 - 6408
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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

Build with confidence.

PROJECT NO.: W22.0553-1
DWG NAME: C300_Development Plan
DESIGNED BY: M.H.M.
DRAWN BY: M.H.M.
CHECKED BY: R.M.E.
DATE: 06/06/2025

REVISIONS AND ISSUES

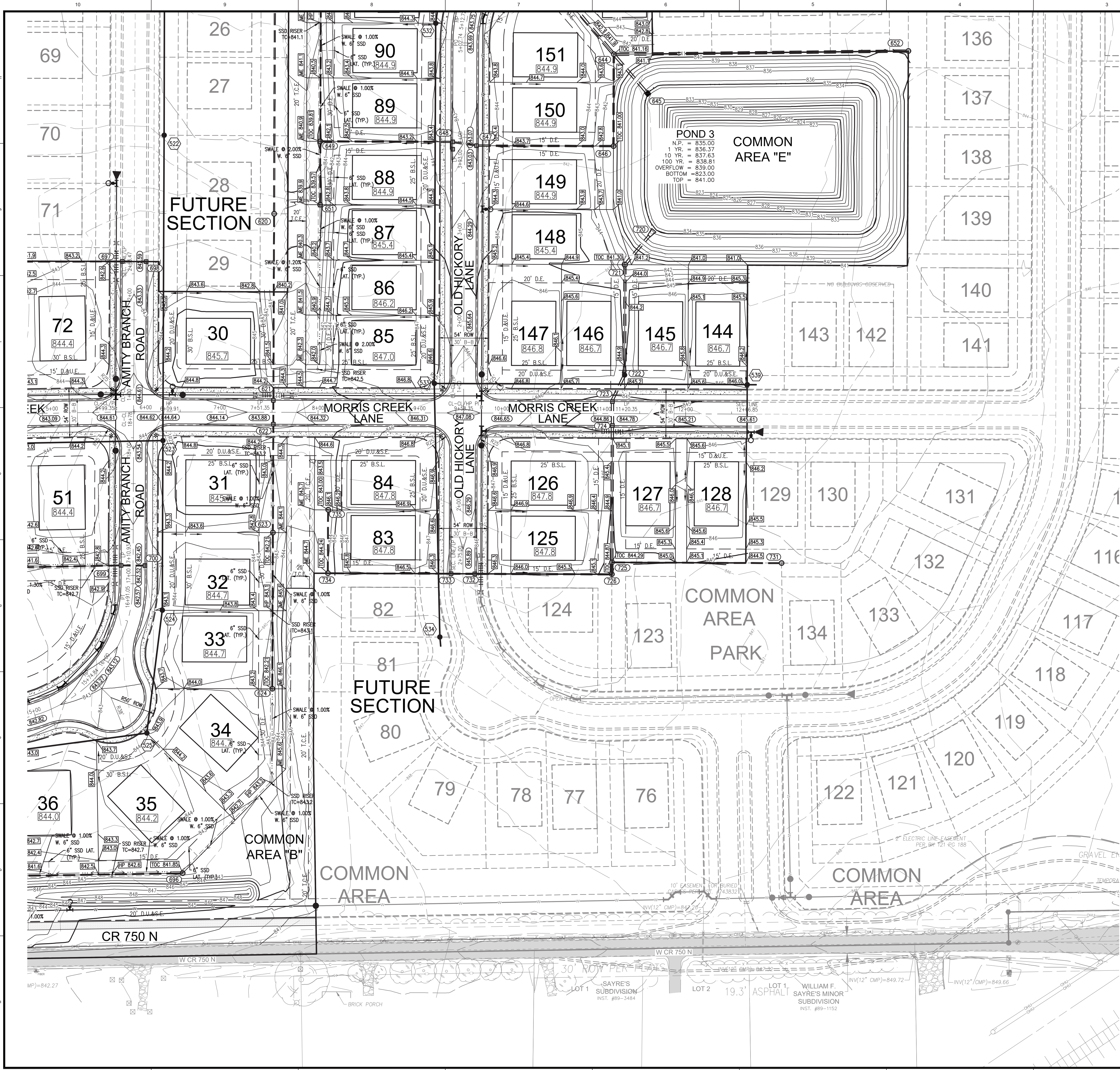
06/06/2025

DUANE A. SHARRER
REGISTERED
No. 890258
STATE OF INDIANA
PROFESSIONAL ENGINEER

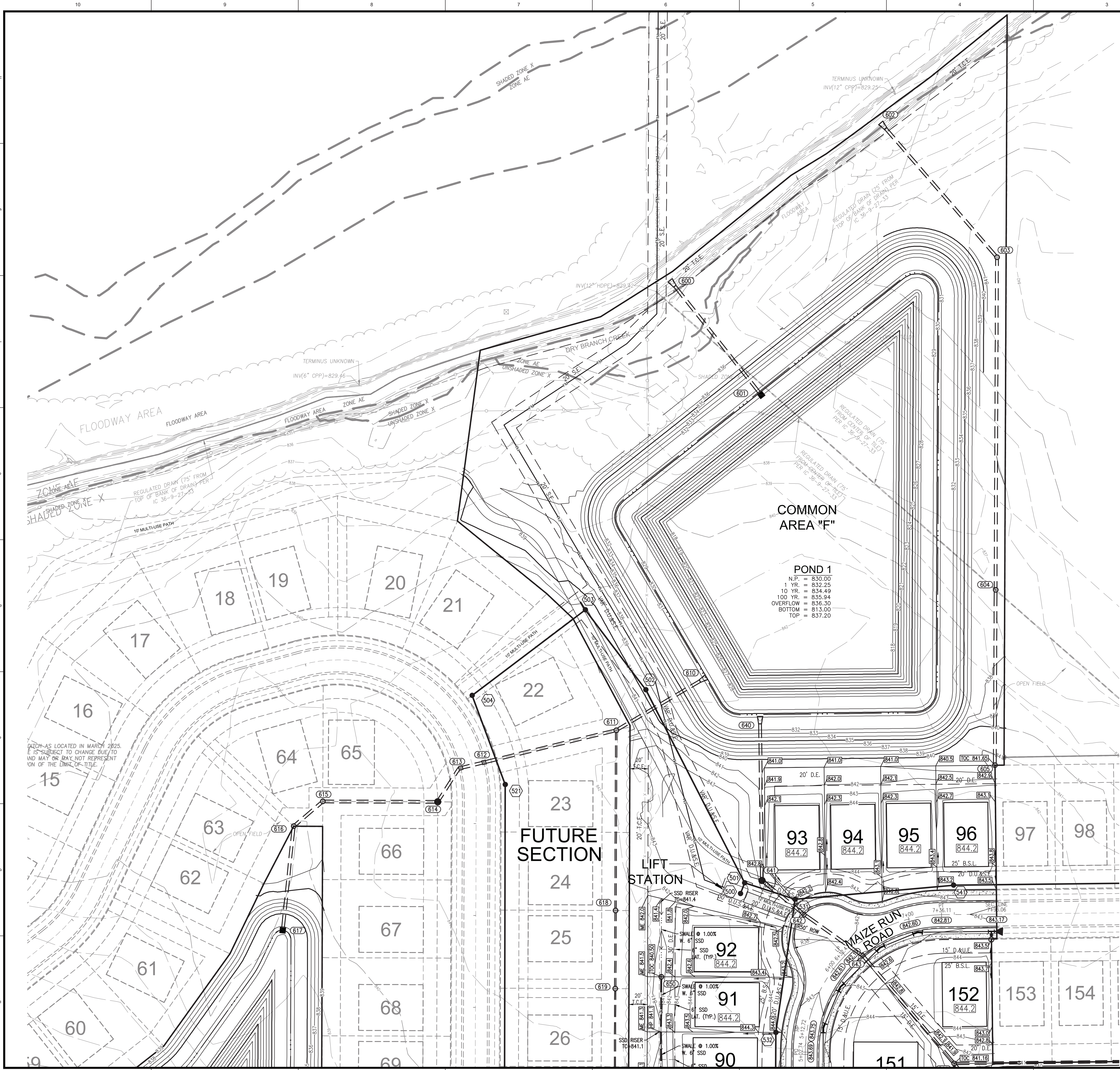
DUANE A. SHARRER P.E. #890258

PREPARED FOR:
CREEKSIDE SECTION 1
CR 750 N & CR 700W, MCCORDSVILLE, IN 46055
DEVELOPMENT PLAN

SHEET NO.
C300
PROJECT NO.
W22.0553-1



LOCATION: H:\2024\W24.0553\Section 1\Engineering\Design\Layout\C300_Development_Plan.dwg
DATE/TIME: June 06, 2025 - 11:44am
PLOTTER BY: mhm

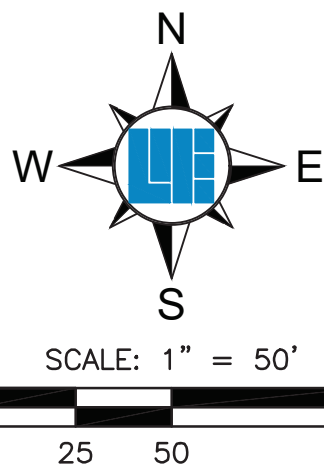


GENERAL GRADING NOTES

1. REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS.
2. FILL MATERIAL SHALL CONSIST OF SOIL OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. SOIL SHALL BE FREE FROM ORGANIC MATTER, LARGE ROCKS AND OTHER DELETERIOUS SUBSTANCES. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION. PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FIELD COMPACTION TESTS SHALL BE RUN ON EACH LIFT, IN FILL SECTIONS. THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
3. MAXIMUM LAWN SLOPE IS 3:1.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES AND OTHER FACILITIES IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESS RESPONSIBILITY OF THE CONTRACTOR.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.
6. COMPACTED 8" BORROW BACK FILL REQ'D. OVER ALL UTILITIES IN PAVED AREAS.
7. ALL GRADES AT BOUNDARY SHALL MEET EXISTING.
8. ANY PART OF SANITARY / STORM SEWER AND WATER MAIN TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
9. ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
10. THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF SOIL IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVING OR IMPORTING OF SOIL.
11. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS.
12. CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES, WATER MAIN, AND STORM SEWERS IS 18" OR LESS.
13. GRANULAR BACKFILL TO BE USED FOR ALL UTILITY AND SEWER - STREET CROSSINGS.
14. ALL PROPOSED CURB TO BE ROLL CURB UNLESS NOTED OTHERWISE.
15. ALL 6" SSD TO BE DOUBLE WALL, GASKETED SMOOTH BORE, DRAIN TILE.

LEGEND

	RIGHT-OF-WAY LINE
	PROPOSED STORM SEWER LINE
	EXISTING STORM SEWER LINE
	SWALE
	SSD
	PROPOSED SANITARY SEWER LINE
	EXISTING SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	PROPOSED WATER LINE
	FLOW DIRECTION
	EXISTING CONTOURS
	PROPOSED ELEVATION
	STORM INLET
	TOP OF CASTING
	INVERT
	REINFORCED CONCRETE PIPE
	MANHOLE STRUCTURE
	DRAINAGE EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	DRAINAGE, UTILITY AND SANITARY SEWER EASEMENT
	CONCRETE END SECTION
	MATCH EXISTING
	TYP.
	PROP.
	EX.
	R.
	V.W.
	MINIMUM LOWEST ADJACENT GRADE
	RIGHT-OF-WAY
	BACK OF CURB
	PAD ELEV
	EMERGENCY FLOOD ROUTE
	B.S.L.
	HP
	ADA RAMP
	FIRE HYDRANT
	PROPOSED 8" ASPHALT PATH



PROJECT NO: W24.0553-1
DWG NAME: C300_Development Plan
DESIGNED BY: mhm
DRAWN BY: MEN
CHECKED BY: RME
DATE: 06/06/2025

REVISIONS AND ISSUES

06/06/2025

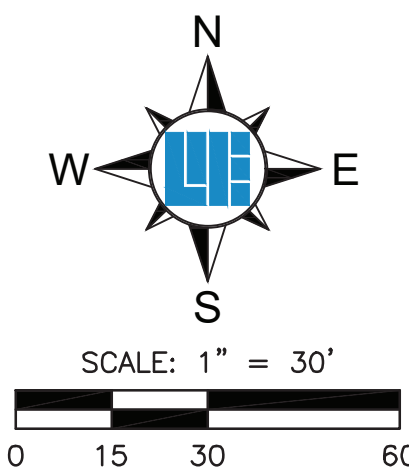
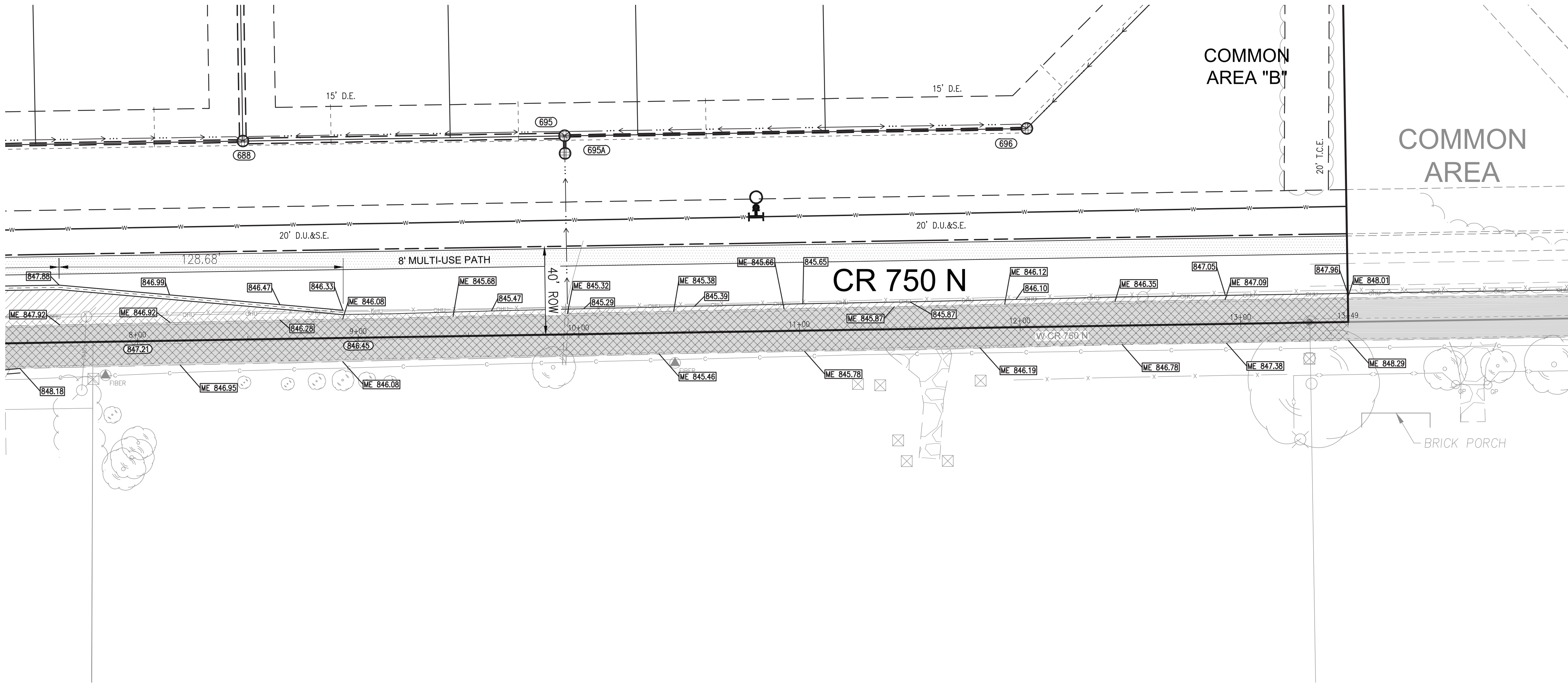
DUANE A. SHARRER P.E. #890258

PREPARED FOR:
CREEKSIDE SECTION 1
CR 750 N & CR 700W, MCCORDSVILLE, IN 46055
DEVELOPMENT PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

SHEET NO:
C302
PROJECT NO:
W24.0553-1

LOCATION: H:\2024\W20553\Section 1\Engineering\Design\Layout\C400 Entrance Plan.dwg
DATE/TIME: June 06, 2025 - 11:53am
PLOTTER BY: mcm

ENTRANCE PLAN
CR 750 N & HARLAN RUN DRIVE



- PROPOSED PAVEMENT ADDITION / WIDENING WITHIN R/W OF C.R. 750 N.
- PROPOSED 1.5" OVERLAY OF HMA SURFACE
- EXISTING PAVEMENT

LEGEND

- RIGHT-OF-WAY LINE
- PROPOSED STORM SEWER LINE
- EXISTING STORM SEWER LINE
- SWALE
- SSD
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- FLOW DIRECTION
- EXISTING CONTOURS
- PROPOSED ELEVATION
- STORM BEEHIVE INLET
- STORM INLET
- TOP OF CASTING
- INVERT
- REINFORCED CONCRETE PIPE
- MANHOLE STRUCTURE
- DRAINAGE EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- DRAINAGE, UTILITY AND SANITARY SEWER EASEMENT
- CONCRETE END SECTION
- MATCH EXISTING
- TYP.
- PROPOSED
- EXISTING
- RADIUS
- VARIABLE WIDTH
- MINIMUM LOWEST ADJACENT GRADE
- RIGHT-OF-WAY
- BACK OF CURB
- BUILDING SETBACK LINE
- HIGH POINT
- ADA RAMP
- FIRE HYDRANT
- PROPOSED 8' ASPHALT PATH

NOTES

- TOWN OF MCCORDSVILLE STANDARD SPECIFICATIONS, LATEST EDITION, SHALL APPLY TO THIS PROJECT FOR ALL STREET IMPROVEMENTS
- ALL STREETS TO BE 30' IN WIDTH (MEASURED FROM B-B OF CURB) UNLESS OTHERWISE NOTED.
- ALL RIGHTS-OF-WAY TO BE 54' IN WIDTH UNLESS OTHERWISE NOTED.
- ALL CURB RADII AT INTERSECTIONS ARE 25' TO BACK OF CURB UNLESS OTHERWISE NOTED.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATIONS OF ALL UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
- SEE SECONDARY PLAT FOR FOR STREET CENTERLINE GEOMETRY, EASEMENT LOCATIONS AND DESIGNATIONS.
- BRIDGE CONSTRUCTION PER HAMILTON COUNTY SPECIFICATIONS
- FILL GREATER THAN 3' SHALL REQUIRE THIRD PARTY TESTING. TESTING MUST BE SUBMITTED TO NOBLESVILLE ENGINEERING FOR EVALUATION PRIOR TO PROOF ROLL.
- CONTRACTOR TO CLEAR RIGHT-OF-WAY AS NECESSARY TO ACHIEVE LINE OF SIGHT REQUIREMENTS WITHIN FIVE DAYS OF START OF CONSTRUCTION
- CONSTRUCTION FOR THE TURN LANE MUST BE COMPLETED WITHIN 14 DAYS FROM THE START OF EXCAVATION.

PROJECT BM - L4 RESET

4 MI SW FROM FORTVILLE.
ABOUT 3.95 MILES SOUTHWEST ALONG THE NEW YORK CENTRAL RAILROAD FROM THE STA. ABOUT 1.0 MILE NORTHEAST OF THE GRAIN ELEVATOR AT MC CORDSVILLE. ABOUT 3.05 MILES NORTHEAST OF THE OAKLANDON STATE BANK AT OAKLANDON, MARION COUNTY, ABOUT 0.1 MILE SOUTHWEST OF MILE POST 267, 161 FEET SOUTHWEST OF SEMAPHORE SIGNAL NO. 267.2, SET IN THE TOP OF THE NORTHEAST END OF THE SOUTHEAST HEAD WALL OF RAILROAD CULVERT NO. 438A, 40 FEET NORTH OF POLE 267/6, 7.5 FEET SOUTHEAST OF THE SOUTHEAST RAIL, AND ABOUT 0.5 FOOT BELOW THE TRACK. NOTE- THE STAMPING ON THE MARK IS AS FOLLOW - 4L4L 4, THERE IS AN L STAMPED AFTER THE 1943 AND TWO FIGURE FOURS BETWEEN MARK AND U.S. COAST OF THE CASTING ON THE MARK.
MEASURED ELEV. 856.66 (NAVD 88)
RECORD ELEV. 857.00 (NAVD 88)

SITE TBM

TBM60 -NORTH BOLT OF A FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE CHRIST PRESBYTERIAN CHURCH, NORTH OF THE NORTHWEST CORNER OF THE SITE.
ELEV. 842.00 (NAVD 88)

TBM61 -BENCH TIE SET 1.5 FEET ABOVE GRADE ON THE NORTH SIDE OF UTILITY POLE NUMBER 81-281-HA. LOCATED AT THE SOUTHEAST CORNER OF W CR 750 N AND N CR 700 W.
ELEV. 842.01 (NAVD 88)

TBM62 -MAG NAIL SET AT THE TOP OF A RIGHT-OF-WAY MONUMENT ON THE SOUTH SIDE OF W CR 750 N, APPROXIMATELY 32 FEET SOUTH OF A MAG NAIL SET IN W CR 750 N AT A SOUTHEASTERLY CORNER OF THE SITE.
ELEV. 852.28 (NAVD 88)

TBM200739 -TOP OF 2.5 INCH METAL DOME ON CONCRETE CORNER POST ON THE NORTH SIDE OF WEST COUNTY ROAD 800 NORTH, APPROXIMATELY 58 FEET SOUTH AND 50 FEET WEST OF THE SOUTHWEST CORNER OF THE HOUSE AT 6748 W 800 N.
ELEV. 851.01 (NAVD 88)

TBM200484 -CUT "X" SET ON THE SOUTHEAST FLANGE BOTH OF A FIRE HYDRANT ON THE SOUTHWEST SIDE OF THE STUB STREET EAGLES NEST LANE.
ELEV. 844.30 (NAVD 88)

TBM200485 -CUT "X" SET ON THE SOUTHEAST FLANGE BOTH OF A FIRE HYDRANT ON THE WEST SIDE OF THE STUB STREET EAGLES NEST LANE, APPROXIMATELY 2 FEET WEST AND 128 FEET NORTH OF THE SOUTHEAST CORNER OF THE EAST STUB SIDEWALK.
ELEV. 845.22 (NAVD 88)

TBM200488 -SOUTH RIM OF A SANITARY SEWER MANHOLE LID ON THE EAST SIDE OF EAGLES NEST LANE, APPROXIMATELY 5 FEET EAST AND 13 FEET NORTH FEET OF THE SOUTHEAST CORNER OF THE EAST STUB SIDEWALK.
ELEV. 842.71 (NAVD 88)

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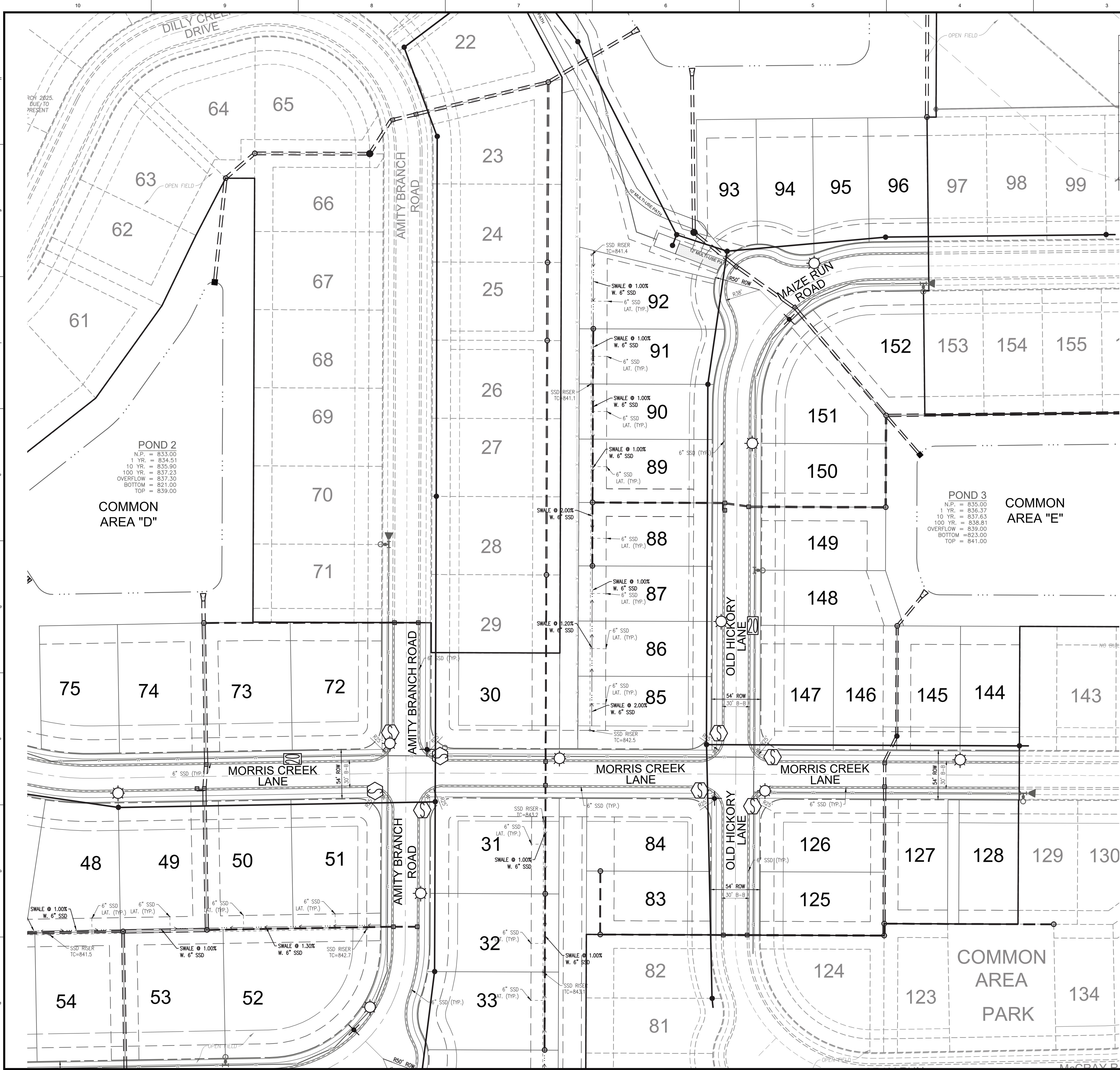
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PROJECT NO.	BY	DATE	REVISIONS AND ISSUES
W24.0553-1			
DWG NAME			
CADD ENTRANCE PLAN			
DESIGNED BY			
SSS			
DRAWN BY			
MEN			
CHECKED BY			
RME			
DATE			
06/06/2025			

06/06/2025
DUANE A. SHARRER
REGISTERED
No. 890258
STATE OF INDIANA
PROFESSIONAL ENGINEER
Duane A. Sharrer
DUANE A. SHARRER P.E. #890258

PREPARED FOR:
CREEKSIDE SECTION 1
CR 750 N & CR 700W, MCCORDSVILLE, IN 46055
ENTRANCE PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vernon Township, Hancock County, Indiana
SHEET NO.
C407
PROJECT NO.
W24.0553-1

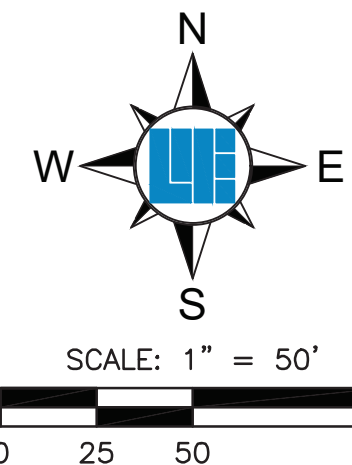
LOCATION: IN 2024 WARDEN'S Section 1 (Engineering) Design (Common) C400 Traffic Control Plan
DATE/TIME: June 06, 2025 - 11:55am
PLOTTER BY: mcm



TRAFFIC LEGEND			
SYMBOL	TYPE	SPECIFICATION	QUANTITY
	SPEED LIMIT (20 MPH)	FIG, P-15D	4
	STOP SIGN	R1-1	11
	STREET SIGN	FIG, P-15D	6
	STREET LIGHT	SEE DETAIL	16

NOTES
ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO CHAPTER 2 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT REVISION.

- LEGEND
- RIGHT-OF-WAY LINE
 - PROPOSED STORM SEWER LINE
 - EXISTING STORM SEWER LINE
 - SWALE
 - SSD
 - PROPOSED SANITARY SEWER LINE
 - EXISTING SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER LATERAL
 - PROPOSED WATER LINE
 - FLOW DIRECTION
 - EXISTING CONTOURS
 - PROPOSED ELEVATION
 - STORM BEEHIVE INLET
 - STORM INLET
 - TOP OF CASTING
 - INVERT
 - REINFORCED CONCRETE PIPE
 - MANHOLE
 - STRUCTURE
 - DRAINAGE EASEMENT
 - DRAINAGE AND UTILITY EASEMENT
 - DRAINAGE, UTILITY AND SANITARY SEWER EASEMENT
 - CONCRETE END SECTION
 - MATCH EXISTING
 - TYPICAL
 - PROPOSED
 - EXISTING
 - RADIUS
 - VARIABLE WIDTH
 - MINIMUM LOWEST ADJACENT GRADE
 - RIGHT-OF-WAY
 - BACK OF CURB
- SYMBOLS:
T.O.C.
INW.
RCP
M.H.
STR.
D.E.
D.&U.E.
D.U.&S.S.E.
ME
TYP.
PROP.
EX.
R.
V.W.
MLAG
ROW
B-B



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PROJECT NO.: W24.0553-1
DWG NAME: C400 Traffic Control Plan
DESIGNED BY: JMS
DRAWN BY: MEN
CHECKED BY: RME
DATE: 05/20/2025

BY: [Signature]
DATE: 06/06/2025

REVISIONS AND ISSUES

DUANE A. SHARRER
REGISTERED
No. 890258
STATE OF INDIANA
PROFESSIONAL ENGINEER

DUANE A. SHARRER P.E. #890258

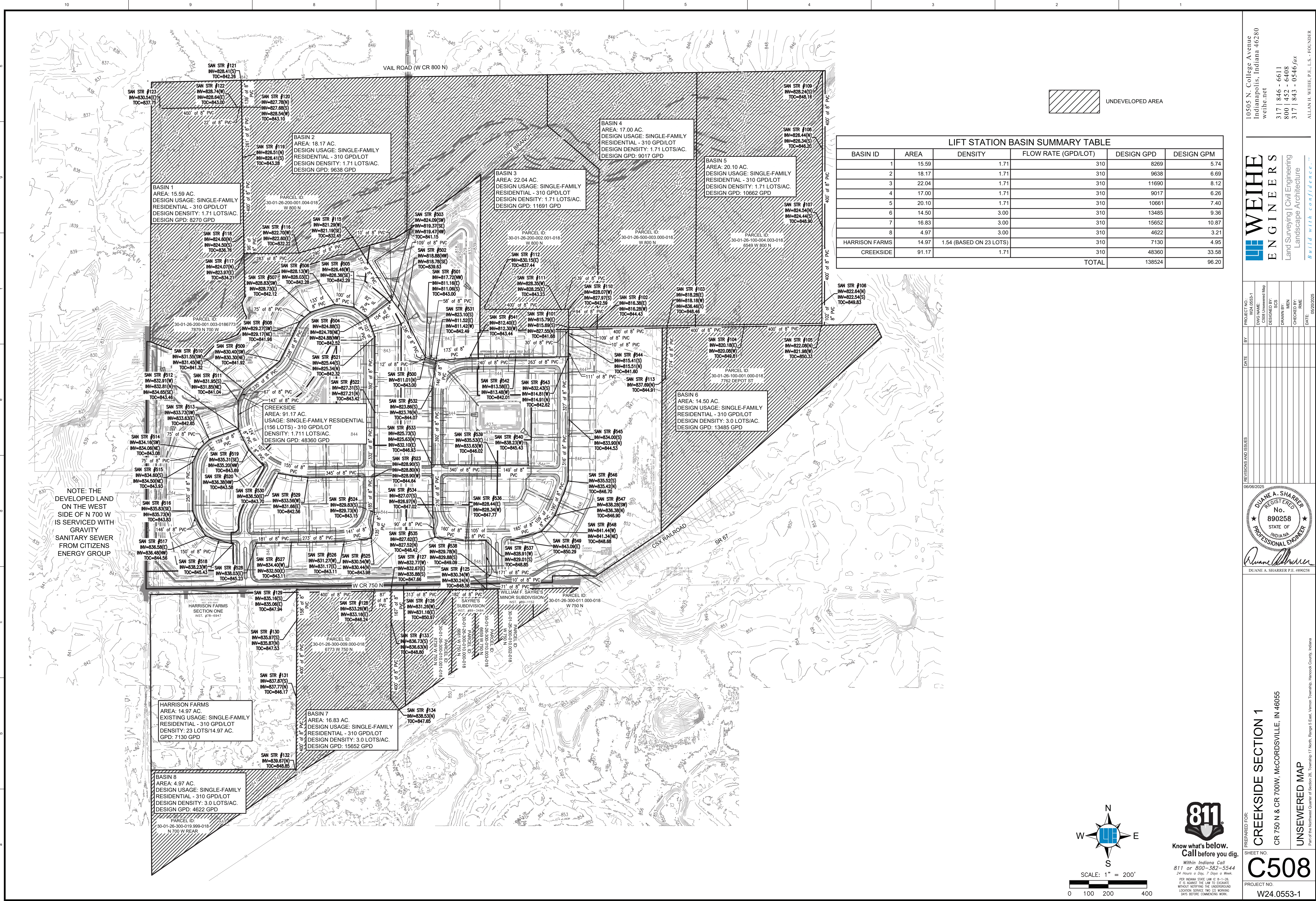
PREPARED FOR:
CREEKSIDE SECTION 1
CR 750 N & CR 700W, MCCORDSVILLE, IN 46055

SHEET NO.:
C410

PROJECT NO.:
W24.0553-1

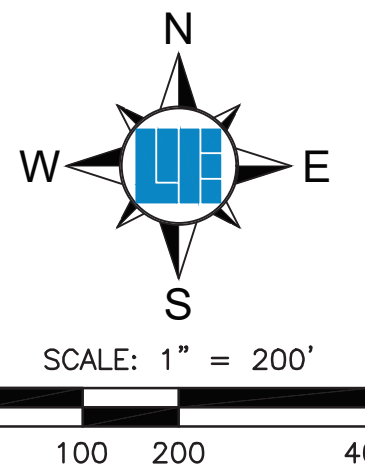
TRAFFIC CONTROL AND SSD PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

LOCATION: H:\2024\W240553\Section 1\Engineering\Design\Layout\C508 Unsewered Map.dwg
DATE/TIME: June 06, 2025 - 1:23pm
PLOTTER: B1: r10m



LIFT STATION BASIN SUMMARY TABLE						
BASIN ID	AREA	DENSITY	FLOW RATE (GPD/LOT)	DESIGN GPD	DESIGN GPM	
1	15.59	1.71	310	8269	5.74	
2	18.17	1.71	310	9638	6.69	
3	22.04	1.71	310	11690	8.12	
4	17.00	1.71	310	9017	6.26	
5	20.10	1.71	310	10661	7.40	
6	14.50	3.00	310	13485	9.36	
7	16.83	3.00	310	15652	10.87	
8	4.97	3.00	310	4622	3.21	
HARRISON FARMS	14.97	1.54 (BASED ON 23 LOTS)	310	7130	4.95	
CREEKSIDE	91.17	1.71	310	48360	33.58	
TOTAL				138524	96.20	

NOTE: THE DEVELOPED LAND ON THE WEST SIDE OF N 700 W IS SERVICED WITH GRAVITY SANITARY SEWER FROM CITIZENS ENERGY GROUP



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WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PREPARED FOR:
CREEKSIDE SECTION 1
CR 750 N & CR 700W, MCCORDSVILLE, IN 46055
UNSEWERED MAP
Part of the Northwest Quarter of Section 26, Township 17 North, Range 4 East, Vermion Township, Hancock County, Indiana

PROJECT NO.
W24.0553-1

SHEET NO.
C508

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PROJECT NO.: W24.0553-1
DWG NAME: C508 Unsewered Map
DESIGNED BY: SCS
DRAWN BY: MEN
CHECKED BY: RME
DATE: 06/06/2025

DUANE A. SHARRER
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