

NWC OF N 600 W & W 500 N  
MCCORDSVILLE, IN 46055

UTILITY AND GOVERNING AGENCY CONTACTS				
SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	AQUA INDIANA	5750 CASTLE CREEK PKWY N. DR., SUITE 314, INDIANAPOLIS, IN 46250	(317) 577-1390	JIM SHIELDS, P.E.
STORM SEWER	McCORDSVILLE PUBLIC WORKS	6280 W. 800 N., MCCORDSVILLE, IN 46055	(317) 335-3493	RON CRIDER
WATER	CITIZENS ENERGY GROUP	2150 DR MARTIN LUTHER KING JR ST., INDIANAPOLIS, IN 46202	(317) 927-4351	BRAD HOSTETLER
NATURAL GAS	CENTERPOINT ENERGY	16222 ALLISONVILLE RD., NOBLESVILLE, IN 46060	(317) 260-5477	JAY BOSER
ELECTRICITY	NINE STAR CONNECT	2243 EAST MAIN ST., GREENFIELD, IN 46140	(317) 326-3131	
TELEPHONE / COMMUNICATIONS	NINE STAR CONNECT	2243 EAST MAIN ST., GREENFIELD, IN 46140	(317) 323-2081	JASON WARRICK
STREETS	McCORDSVILLE PLANNING AND BUILDING DEPARTMENT	6280 W 800 N., MCCORDSVILLE, IN 46055	(317) 355-3604	RYAN CRUM
PLANNING AND ZONING	McCORDSVILLE PLANNING AND BUILDING DEPARTMENT	6280 W 800 N., MCCORDSVILLE, IN 46055	(317) 355-3604	MARK WITSMAN

PROJECT TEAM				
ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER/OWNER	PATCH DEVELOPMENT	6950 E. 96TH ST., SUITE 200, FISHERS, IN, 46038	(317) 412-4298	ANDREW GREENWOOD
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	(317) 218-9560	NEIL KIPPENBROCK, PE
LANDSCAPE ARCHITECT	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	(317) 218-9560	ELIZABETH VAN SICKEL, PLA
LAND SURVEYOR	SCHNEIDER GEOMATICS	8901 OTIS AVE, SUITE 100, INDIANAPOLIS, IN 46216	(317) 826-7388	MARK S. HENNESSEY, PS

## LEGAL DESCRIPTION

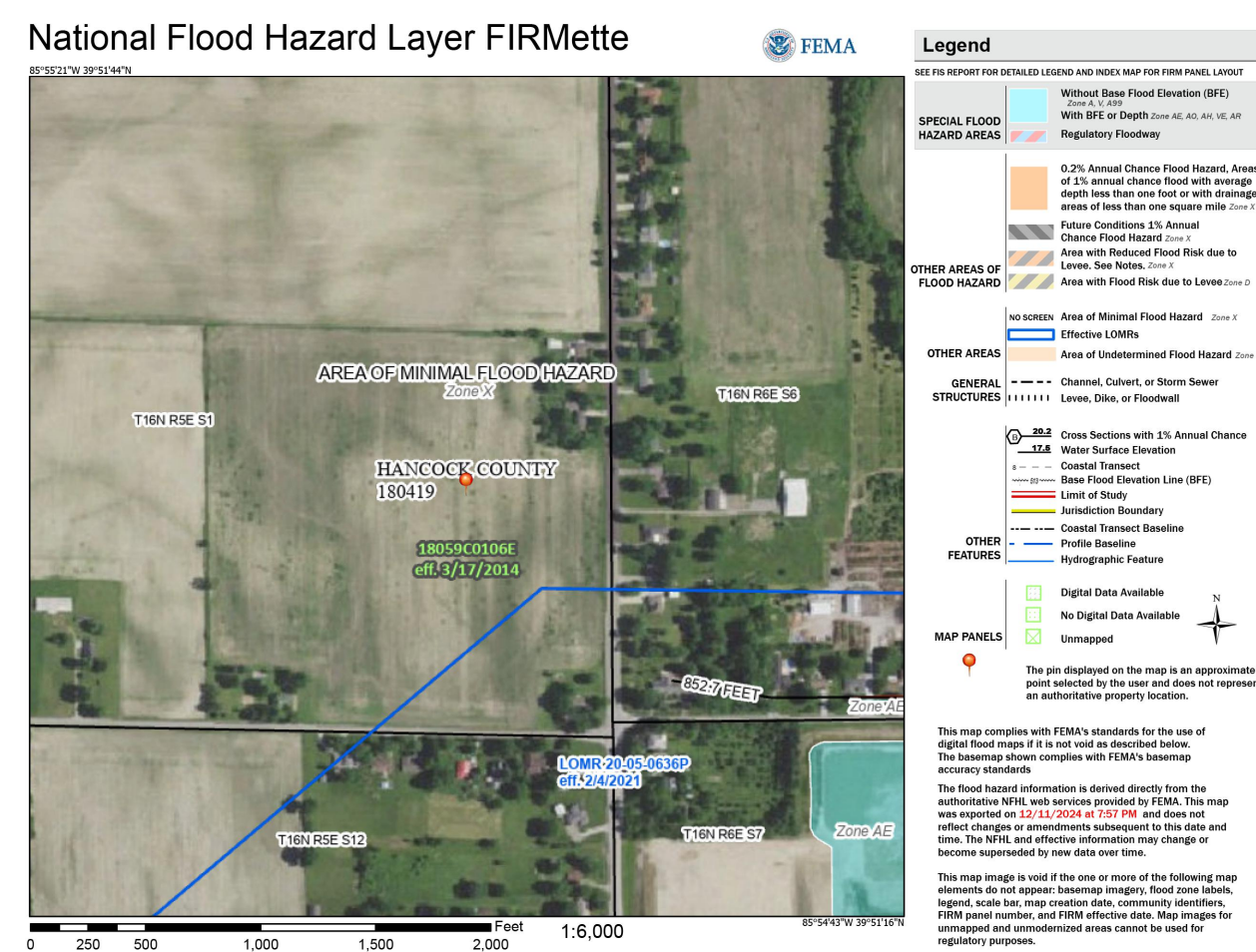
LOT 2 OF THE MCCORDSVILLE COMMERCE PARK SUBDIVISION  
(INSTRUMENT NUMBER XXXXXXXX)



## HANCOCK COUNTY

CONSTRUCTION OF A ±94,549 SF INDUSTRIAL DEVELOPMENT FOR  
PATCH DEVELOPMENT ON ±6.80 AC. PROJECT IS IN SECTION 1 OF  
T16N, R5E IN THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY,  
INDIANA

Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
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C1.1	GENERAL NOTES
C2.0	EXISTING CONDITIONS AND DEMO PLAN
C3.A	OVERALL DEVELOPMENT PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C4.2	SWPPP
C5.0	GRADING AND DRAINAGE PLAN
C5.1	EMERGENCY FLOOD ROUTING PLAN
C6.0	UTILITY PLAN
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C6.3	SANITARY PROFILES
C6.4	STRUCTURE DATA TABLES
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P1.0	PHOTOMETRIC PLAN
P1.1	PHOTOMETRIC DETAILS
1-10	MCCORDSVILLE STANDARDS
1-20	AQUA INDIANA STANDARDS



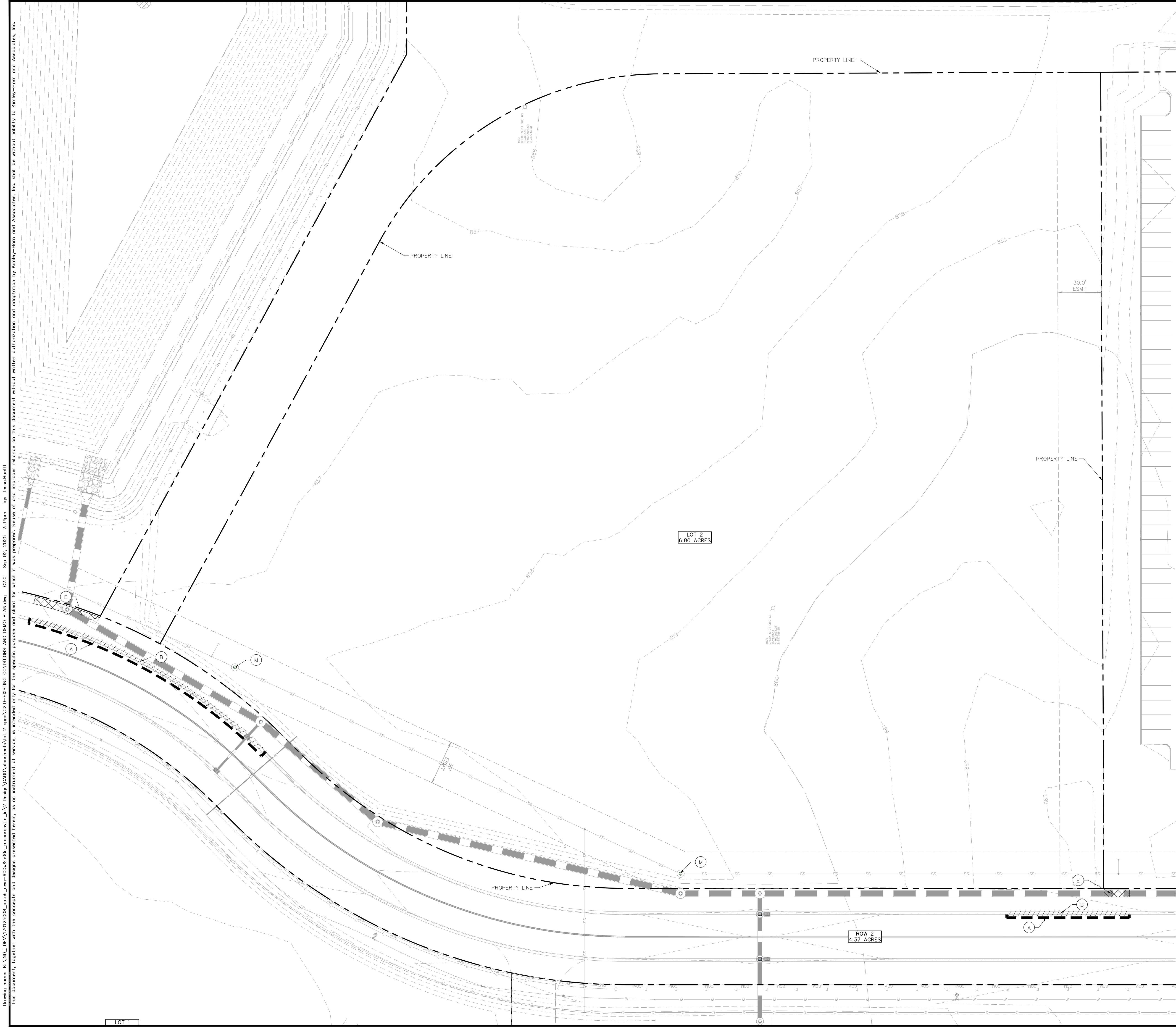


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Indiana Utilities Protection Service

**Call 811**  
before you dig

**GRAPHIC SCALE IN FEET**  
0 15' 30' 60'

**DEMOLITION LEGEND**

A. ---	SAWCUT LINE
B. - - - - -	CURB REMOVAL
C. - X - X - X - X - X -	UTILITY REMOVAL
D. [Hatched Box]	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
E. [Cross-hatched Box]	CONCRETE REMOVAL
F. [Grid Box]	BUILDING REMOVAL
G. [Dotted Box]	ASPHALT 1.5" MILL
H. [Dashed Line]	FENCE REMOVAL
I. [Circle]	ITEM TO BE RELOCATED
J. [X]	ITEM TO BE REMOVED
K. [Circle]	ITEM TO REMAIN, PROTECT THROUGHOUT DURATION OF CONSTRUCTION
L. [Circle]	REMOVE & REPLACE CASTING WITH NEENAH R-3472
M. [Circle]	ADJUST CASTING / STRUCTURE TO PROPOSED GRADE

**EXISTING LEGEND**

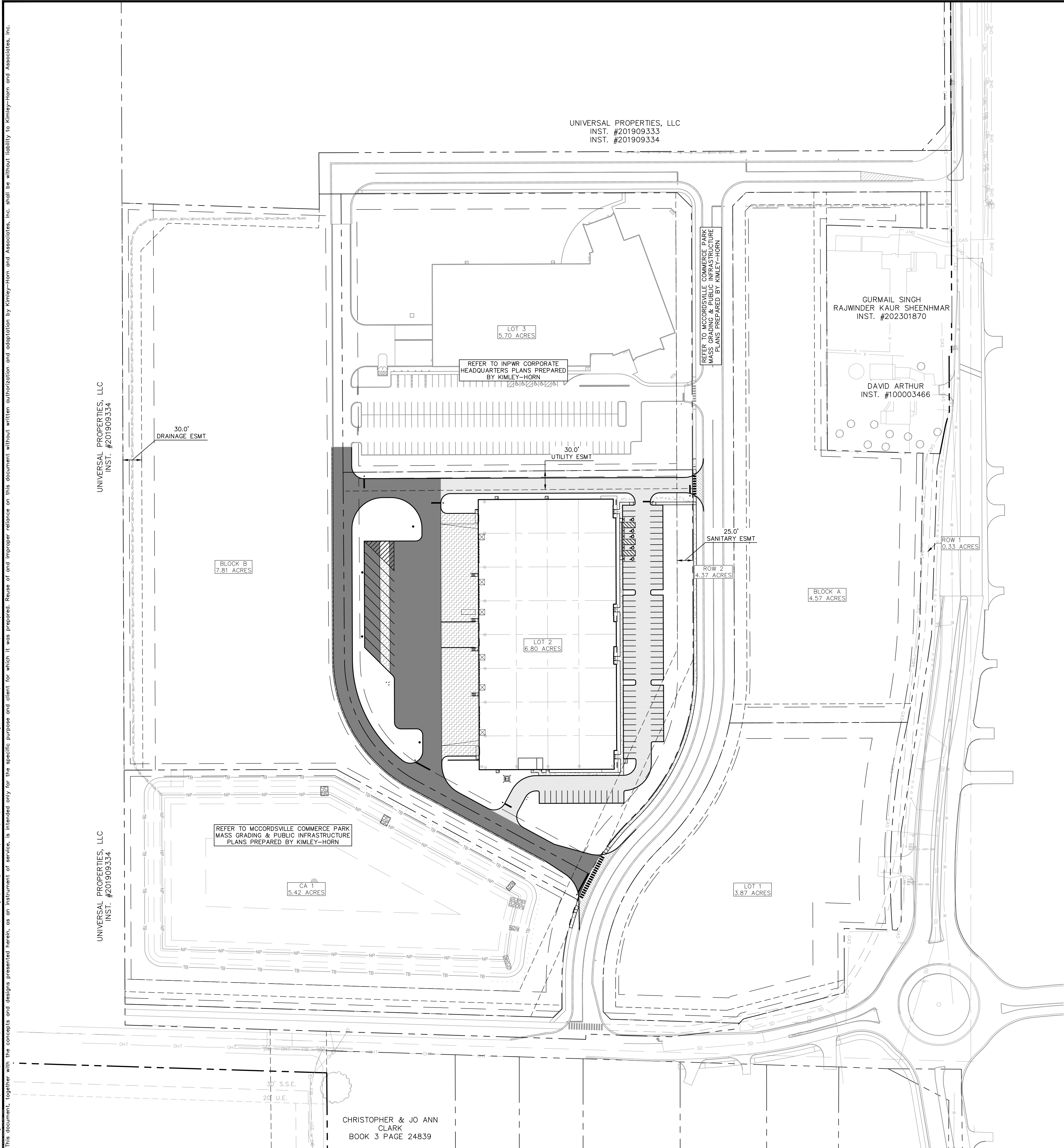
[Symbol] BOLLARD	[Symbol] MISC LID	[Symbol] YARD LIGHT
[Symbol] CONTROL BENCHMARK	[Symbol] MONITOR WELL	[Symbol] SANITARY CLEANOUT
[Symbol] ROW MONUMENT	[Symbol] GAS MARKER	[Symbol] SANITARY MANHOLE
[Symbol] FLAG POLE	[Symbol] GAS METER	[Symbol] VENT PIPE
[Symbol] MAIL BOX	[Symbol] GAS VALVE	[Symbol] 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] TDE OF SLOPE
[Symbol] FENCE LINE	[Symbol] TB	[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

Drawing name: K:\IND\_DEV\170125006\_patch\_nec-600w650p\_mccordsville\_patch\_2.dwg C2.0 Sep 02, 2025 2:34pm by: tesschiutti  
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TAC COMMENTS	09/02/25	TNH
AS NOTED	DESIGNED BY: TNH	Kimley-Horn ©2025 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM
SCALE:	DRAWN BY: SJM	
	CHECKED BY: NPK	
<div>NEIL KIPPENBERG REGISTERED PROFESSIONAL ENGINEER NOT APPROVED FOR CONSTRUCTION N. KIPPENBERG</div>		
PATCH DEVELOPMENT		
EXISTING CONDITIONS AND DEMO PLAN		
MCCORDSVILLE COMMERCE PARK LOT 2		
ORIGINAL ISSUE: 08/08/2025 KHA PROJECT NO. 170125010		
SHEET NUMBER C2.0		



Drawing name: K:\IND\DEV\170125008\_2400\_nec-600w650p-mccordsville\_lot 2 spec\C3.0A-OVERALL SITE PLAN.dwg C3.A Sep 02, 2025 2:34pm by: fesschiuett  
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NORTH

0 40 80 160

GRAPHIC SCALE IN FEET

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
	GRAVEL SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

SITE SUMMARY

SITE ZONING	=	PUD	AC.
SITE ACREAGE	=	±6.80	
BUILDING AREA	=	94,549 SF	
BUILDING HEIGHT	=	46'-00"	
PARKING SPACES (STANDARD) REQUIRED PER GATEWAY AT MCCORDSVILLE PUD, THE SITE SHALL PROVIDE THE LESSER OF: A) ONE PARKING SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIF PLUS ONE VISITOR SPACE FOR EVERY 2,500 SF OF GFA B) ONE PARKING SPACE FOR 1,000 SF OF GFA			
PARKING SPACES (STANDARD) REQUIRED	=	95	SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	5	SPACES
TOTAL PARKING SPACES PROVIDED	=	95	SPACES
TRAILERS SPACES PROVIDED	=	10	SPACES
BICYCLE PARKING SPACES REQUIRED	=	2	SPACES
BICYCLE PARKING SPACES PROVIDED	=	2	SPACES

BENCHMARKS

SITE BENCHMARKS:  
(LOCATIONS SHOWN ON SURVEY)

CP 100 - CAPPED REBAR  
N: 1678484.595  
E: 255521.232  
ELEVATION=861.621

CP 105 - CAPPED REBAR  
N: 1679739.088  
E: 258192.207  
ELEVATION=862.312

EXISTING LEGEND


GENERAL PLAN NOTES

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

TAC COMMENTS	09/02/25	TNH
AS NOTED	DESIGNED BY: TNH	SCALE:
DESIGNED BY: TNH	DRAWN BY: SJM	CHECKED BY: NPK
DRAWN BY: SJM	CHECKED BY: NPK	REVISIONS
CHECKED BY: NPK	REVISIONS	DATE
REVISIONS	DATE	BY

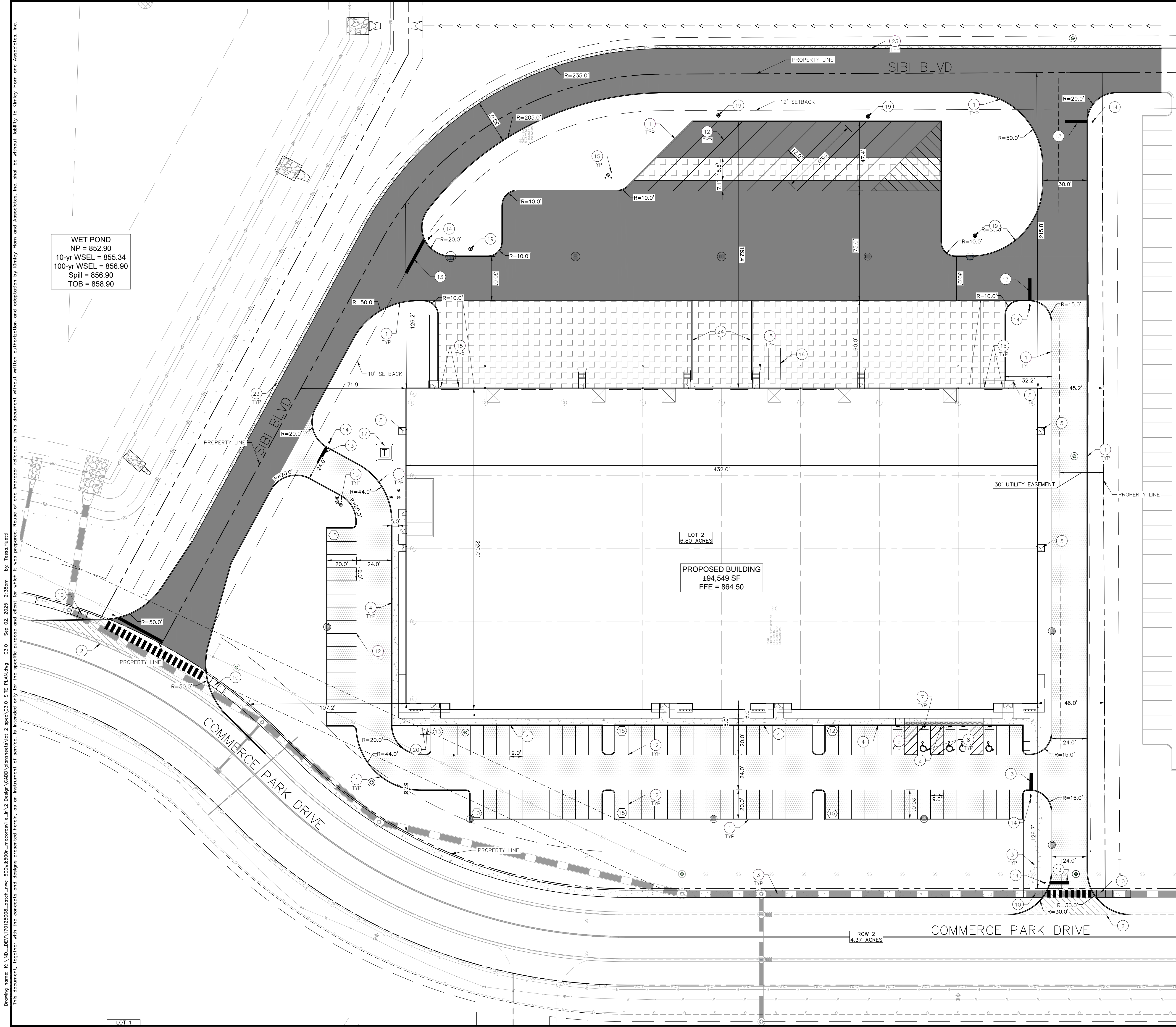
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500 EAST 96TH STREET, SUITE 300,  
INDIANAPOLIS, IN 46240  
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OVERALL DEVELOPMENT PLAN

MCCORDSVILLE COMMERCE PARK LOT 2

ORIGINAL ISSUE: 08/08/2025  
KHA PROJECT NO. 170125010  
SHEET NUMBER C3.A





WET POND  
NP = 852.90  
10-yr WSEL = 855.34  
100-yr WSEL = 856.90  
Spill = 856.90  
TOB = 858.90

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NORTH

GRAPHIC SCALE IN FEET  
0 15' 30' 60'

PAVING LEGEND

STANDARD DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

HEAVY DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

RIGHT OF WAY PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

CONCRETE SIDEWALK  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

HEAVY DUTY CONCRETE PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

GRAVEL  
SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

SITE DATA TABLE

SITE ZONING	=	PUD	=	±6.80	AC.
SITE ACREAGE	=				
BUILDING AREA	=	94,549 SF			
BUILDING HEIGHT	=	46'-00"			
IMPERVIOUS SURFACE COVERAGE	=	±5.07	AC.		
PARKING SPACES (STANDARD) REQUIRED	=	95	SPACES		
PER GATEWAY AT MCCORDSVILLE PUD, THE SITE SHALL PROVIDE THE LESSER OF: A) ONE PARKING SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT PLUS ONE VISITOR SPACE FOR EVERY 2,500 SF OF GFA B) ONE PARKING SPACE FOR 1,000 SF OF GFA					
PARKING SPACES (ACCESSIBLE) REQUIRED	=	4	SPACES		
PARKING SPACES (STANDARD) PROVIDED	=	90	SPACES		
PARKING SPACES (ACCESSIBLE) PROVIDED	=	5	SPACES		
TOTAL PARKING SPACES PROVIDED	=	95	SPACES		
TRAILERS SPACES PROVIDED	=	10	SPACES		
BICYCLE PARKING SPACES REQUIRED	=	2	SPACES		
BICYCLE PARKING SPACES PROVIDED	=	2	SPACES		

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

2. DEPRESSED CONCRETE CURB (SEE DETAILS)

3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)

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

5. CONCRETE CURB AND GUTTER (SEE DETAILS)

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

7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)

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

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

10. ACCESSIBLE RAMP (SEE DETAILS)

11. 2' WIDE BLACK TACTILE WARNING STRIP

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

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

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

15. CONCRETE BOLLARD, TYP. (SEE DETAILS)

16. POTENTIAL DUMPSTER ENCLOSURE LOCATION (SEE ARCHITECTURAL PLANS FOR DETAILS)

17. TRANSFORMER PAD (REFER TO UTILITY PROVIDER)

18. NOT USED

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

20. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)

21. 3'-FT TRANSITION CURB (SEE DETAILS)

22. 5'X5' CONCRETE STOOP

23. 2' GRAVEL STRIP

24. RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)

BENCHMARKS

SITE BENCHMARKS:  
(LOCATIONS SHOWN ON SURVEY)

CP 100 - CAPPED REBAR  
N: 1678484.595  
E: 255521.232  
ELEVATION=861.621

CP 105 - CAPPED REBAR  
N: 1679739.088  
E: 258192.207  
ELEVATION=862.312

GENERAL PLAN NOTES

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

09/02/25

TAC COMMENTS

TNH

AS NOTED

DESIGNED BY: TNH

DRAWN BY: SJM

CHECKED BY: NPK

SCALE:

DESIGNED BY: TNH

DRAWN BY: SJM

CHECKED BY: NPK

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INDIANAPOLIS, IN 46240  
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REGISTERED PROFESSIONAL ENGINEER  
NOT APPROVED FOR CONSTRUCTION  
NEIL KIPPENBERG

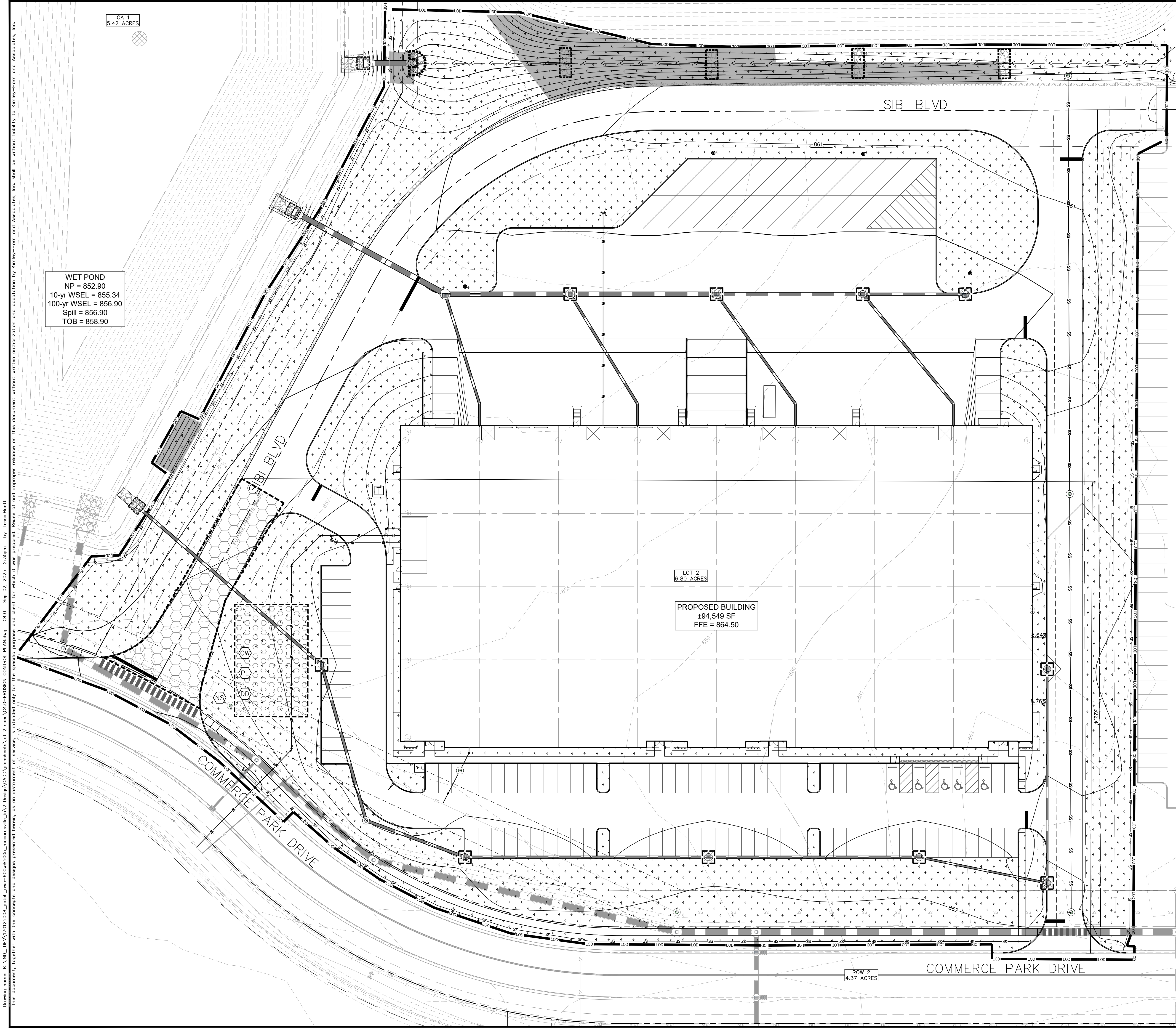
PATCH DEVELOPMENT

SITE PLAN

MCCORDSVILLE  
COMMERCE PARK  
LOT 2

ORIGINAL ISSUE:  
08/08/2025  
KHA PROJECT NO.  
170125010  
SHEET NUMBER  
C3.0





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NORTH

GRAPHIC SCALE IN FEET

0 15' 30' 60'

EROSION CONTROL LEGEND

- TEMPORARY SEEDING  
(SEE EROSION CONTROL DETAILS)
- TEMPORARY EROSION CONTROL BLANKET  
(SEE TEMPORARY EROSION CONTROL NOTE #3)
- CONSTRUCTION ENTRANCE  
(SEE EROSION CONTROL DETAILS)
- SILT FENCE  
(SEE EROSION CONTROL DETAILS)
- AREA INLET PROTECTION  
(SEE EROSION CONTROL DETAILS)
- CONCRETE WASHOUT  
(TO BE DETERMINED BY CONTRACTOR)
- RIP RAP  
(SEE EROSION CONTROL DETAILS)
- ROCK DONUT  
(SEE EROSION CONTROL DETAILS)
- TEMPORARY SOIL STOCKPILE
- LIMITS OF DISTURBANCE
- CHECK DAM
- EXISTING CONTOURS
- PROPOSED CONTOURS
- N.O.I. SIGN
- STAGING AREA
- DEBRIS DUMPSTER
- PORT-O-LET

EXISTING LEGEND

- BOLLARD
- CONTROL BENCHMARK
- FLAG POLE
- MAIL BOX
- UTILITY POLE
- POST
- SOIL BORING
- HANDICAP SYMBOL
- SIGN
- CABLE MANHOLE
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- TELEPHONE HAND HOLE
- TELEPHONE MARKER
- TELEPHONE MANHOLE
- FIBER OPTIC MARKER
- MISC LID
- MONITOR WELL
- GAS MARKER
- GAS METER
- GAS VALVE
- AC UNIT
- AREA LIGHT
- ELECTRICAL BOX
- ELECTRICAL HAND HOLE
- ELECTRICAL METER
- ELECTRICAL MANHOLE
- ELECTRICAL MARKER
- ELECTRICAL TRANSFORMER
- GUY POLE/WIRE
- POWER POLE
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- YARD LIGHT
- SANITARY CLEANOUT
- SANITARY MANHOLE
- VENT PIPE
- STORM CURB INLET
- STORM INLET
- STORM ROOF DRAIN
- STORM DRAIN MANHOLE
- STORM YARD DRAIN
- FIRE DEPT CONNECTION
- FIRE HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- WELL
- WATER METER
- WATER VALVE
- TREE / STUMP
- TOE OF SLOPE
- TOP OF BANK
- UNDERGROUND FIBER OPTIC
- OVERHEAD ELECTRICAL
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE

GENERAL PLAN NOTES

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

09/02/25

TNH

TAC COMMENTS

AS NOTED

DESIGNED BY: TNH

DRAWN BY: SAM

CHECKED BY: NPK

SCALE:

NEIL KIPPENBERG REGISTERED PROFESSIONAL ENGINEER

NOT APPROVED FOR CONSTRUCTION

NEIL KIPPENBERG

Kimley»Horn

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INDIANAPOLIS, IN 46240  
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EROSION CONTROL PLAN

MCCORDSVILLE COMMERCE PARK LOT 2

ORIGINAL ISSUE: 08/08/2025

KHA PROJECT NO. 170125010

SHEET NUMBER

C4.0



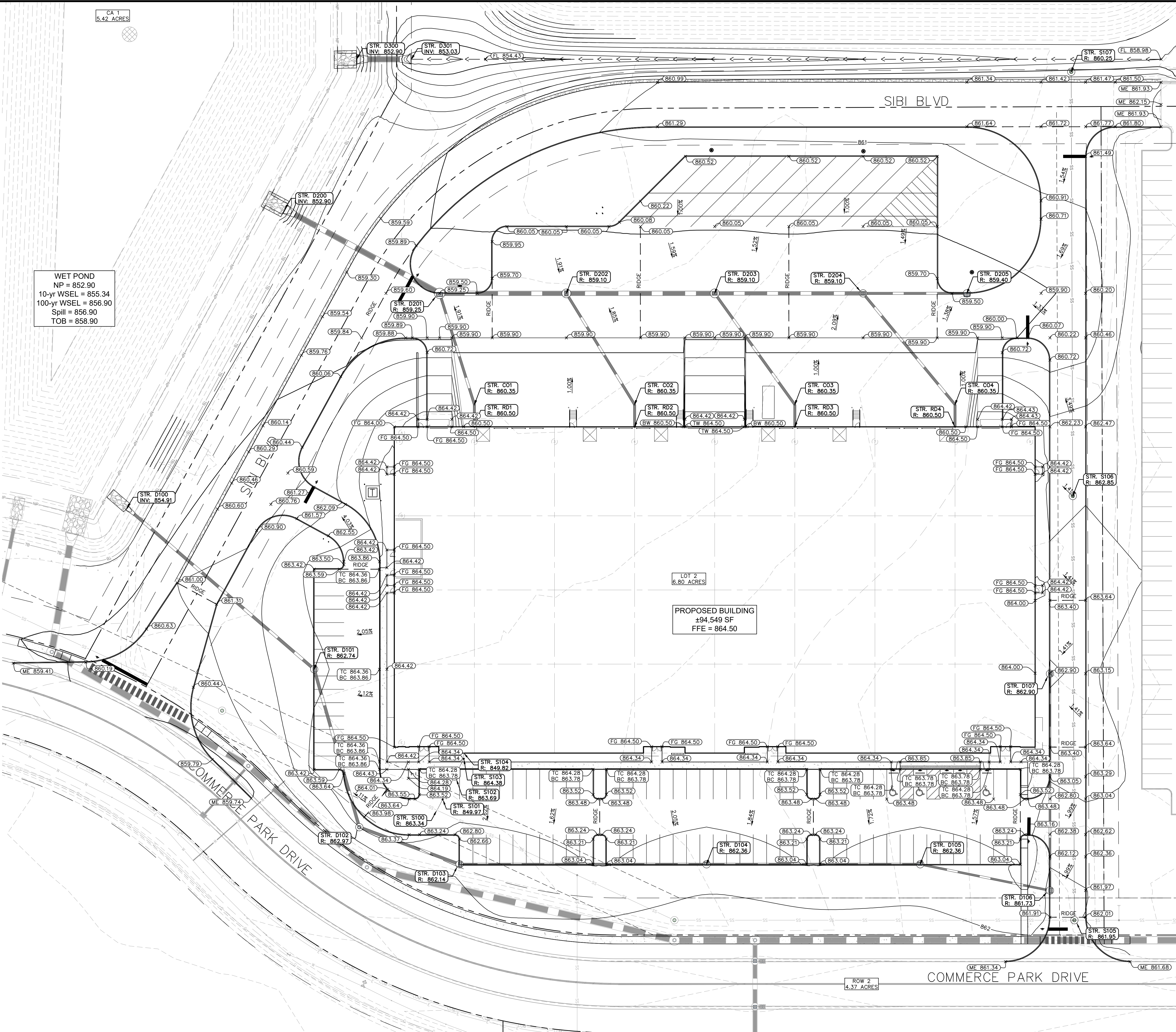




Drawing name: K:\NO_LEVE170125006_patch_ne-60w650n-mccordsville_in_v2 Design\CADD\plan_sheets\2 dsc\CA-2-SWPPP.dwg C4.2 Sep 02, 2025 2:36pm by TessaHuettt This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.		09/02/25		TAC COMMENTS		BY	
GENERAL PROJECT INFORMATION		A25 LOCATIONS AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS		B8 GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS		4. CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS	
SITE NAME  THE AREA SCHEDULED FOR CONSTRUCTION IS KNOWN AS "MCCORDSVILLE COMMERCE PARK LOT 2" (HEREINAFTER REFERRED TO AS THE "PROJECT").		REFER TO C4.X SERIES EROSION CONTROL PLAN(S) FOR APPROXIMATE LIMITS OF DISTURBANCE.		RIP RAP AND TEMPORARY EROSION CONTROL BLANKET WILL BE UTILIZED TO PREVENT GRADE DESTABILIZATION. REFER TO C4.X SERIES EROSION CONTROL PLAN(S) AND EROSION CONTROL DETAILS FOR LOCATIONS.		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.	
PROJECT LOCATION  THE PROJECT IS LOCATED IN THE BUCK CREEK TOWNSHIP, MCCORDSVILLE, HANCOCK COUNTY, INDIANA.  ADDRESS: NWC OF N 600 W & W 500 N LATITUDE: 39° 51'28.20" N LONGITUDE: 85° 55'03.90" W		REFER TO C6.X SERIES UTILITY PLAN(S) AND PROFILE SHEET(S) FOR INFORMATION ON THE PROPOSED STORM SEWER SYSTEM.		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.		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.	
OWNER'S INFORMATION  NAME: PATCH DEVELOPMENT ADDRESS: 6950 E. 96TH ST., SUITE 200 FISHERS, IN, 46038 REPRESENTATIVE: ANDREW GREENWOOD TELEPHONE: (317) 412-4298		REFER TO C3.X SERIES SITE PLAN(S).		B10 MEASURES UTILIZED FOR WORK WITHIN WATERBODIES  NO WORK IS BEING PROPOSED WITHIN ANY WATERBODIES.		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.	
DEVELOPER'S INFORMATION  NAME: SAME AS OWNER ADDRESS: REPRESENTATIVE: TELEPHONE:		PROPOSED STOCKPILE LOCATIONS ARE SHOWN ON C4.X SERIES EROSION CONTROL PLAN(S).		B11 MONITORING AND MAINTENANCE GUIDELINES FOR EACH PROPOSED STORMWATER QUALITY MEASURE  INSPECTION SCHEDULE / REPORTING		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.	
ASSESSMENT OF CONSTRUCTION PLAN ELEMENTS - SECTION A		A26 LOCATIONS, SIZE AND DIMENSIONS OF PROPOSED STORMWATER SYSTEMS		B12 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES		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.	
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		A27 SPECIFIC POINTS WHERE PROPOSED STORMWATER DISCHARGE WILL LEAVE THE PROJECT SITE  STORMWATER RUNOFF FOR THE PROPOSED 94,549 SF STRUCTURE WILL DRAIN VIA SHEET AND SHALLOW CONCENTRATED FLOW INTO STORM STRUCTURES WHERE IT WILL BE CONVEYED TO THE REGIONAL DETENTION POND SOUTH OF THE SITE.		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.		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.	
A2 VICINITY MAP  REFER TO THE TITLE SHEET.		A28 LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS		B14 MATERIAL HANDLING AND SPILL PREVENTION PLAN		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.	
A3 PROJECT DESCRIPTION  CONSTRUCTION OF AN INDUSTRIAL DEVELOPMENT +94,549 SF FOR PATCH DEVELOPMENT ON ±6.80 ACRES. THE PROJECT IS LOCATED IN SECTION 1 OF T16N, R5E, IN THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY, IN.		A29 LOCATIONS OF PROPOSED SOIL STOCKPILES AND/OR BORROW/DISPOSAL AREAS  PROPOSED STOCKPILE LOCATIONS ARE SHOWN ON C4.X SERIES EROSION CONTROL PLAN(S).		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 IN DOORBS 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).		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 IN DOORBS 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.	
A4 LATITUDE AND LONGITUDE  REFER TO THE PROJECT LOCATION ABOVE.		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.		B16 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES		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.	
A5 LEGAL DESCRIPTION OF THE PROJECT SITE  REFER TO C0.0 TITLE SHEET.		A31 LOCATION OF IN-STREAM ACTIVITIES  THIS PROJECT DOES NOT INCLUDES WORK WITHIN A STREAM.		B17 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES		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.	
A6 11"x17" PLAT  REFER TO C3.X SERIES SITE PLAN(S).		A32 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.		B18 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES		12.3. 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.	
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 18059C0106E, DATED MARCH 17, 2014.		A33 LOCATION OF IN-STREAM ACTIVITIES  THIS PROJECT DOES NOT INCLUDES WORK WITHIN A STREAM.		B19 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES		12.4. 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.	
A8 ADJACENT LANDUSE, INCLUDING UPSTREAM WATERSHED  NORTH: INDUSTRIAL (PUD ZONING) SOUTH: REGIONAL DETENTION POND (PUD ZONING) EAST: COMMERCIAL/RETAIL (PUD ZONING) WEST: INDUSTRIAL (PUD ZONING)		A34 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.		B20 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES		12.5. 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.	
A9 IDENTIFICATION OF U.S. EPA APPROVED OR ESTABLISHED TMDL  THE PROJECT DOES NOT FALL WITHIN A WATERSHED WITH A U.S. EPA APPROVED OR ESTABLISHED TMDL.		A35 LOCATION OF IN-STREAM ACTIVITIES  THIS PROJECT DOES NOT INCLUDES WORK WITHIN A STREAM.		B21 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES		12.6. 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.	
A10 IDENTIFICATION OF RECEIVING WATERS  THE PROJECT SITE DISCHARGES SOUTHEAST TO STEELE DITCH.		A36 LOCATION OF IN-STREAM ACTIVITIES  THIS PROJECT DOES NOT INCLUDES WORK WITHIN A STREAM.		B22 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES		12.7. 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.	
A11 IDENTIFICATION OF DISCHARGES TO A WATER ON THE CURRENT 303(D) LIST OF IMPAIRED WATERS  THE PROJECT SITE DIRECTLY DISCHARGES INTO STEELE DITCH WHICH IS NOT ON THE 303(D) LIST OF IMPAIRED WATERS.		A37 LOCATION OF IN-STREAM ACTIVITIES  THIS PROJECT DOES NOT INCLUDES WORK WITHIN A STREAM.		B23 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES		12.8. 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.	
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 CROSBY SILT LOAM, NEW CASTLE TILL PLAIN, 0 TO 2 PERCENT SLOPES (GAL) AND BROOKSTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES (B) SOILS ARE THE PREDOMINANT SOILS 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.		A38 LOCATION OF IN-STREAM ACTIVITIES  THIS PROJECT DOES NOT INCLUDES WORK WITHIN A STREAM.		B24 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES		12.9. 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.	
A13 LOCATION AND NAME OF ALL WETLANDS, LAKES AND WATER COURSES ON AND ADJACENT TO THE PROJECT SITE  EXISTING WETLANDS DO NOT EXIST WITHIN THE PROJECT SITE.		A39 LOCATION OF IN-STREAM ACTIVITIES  THIS PROJECT DOES NOT INCLUDES WORK WITHIN A STREAM.		B25 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES		12.10. 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.	
A14 STATE / FEDERAL WATER QUALITY PERMITS  ADDITIONAL STATE / FEDERAL PERMITS BEYOND THE CONSTRUCTION STORMWATER GENERAL PERMIT ARE NOT REQUIRED FOR THIS PROJECT.		A40 LOCATION OF IN-STREAM ACTIVITIES  THIS PROJECT DOES NOT INCLUDES WORK WITHIN A STREAM.		B26 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES		12.11. 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.	
A15 IDENTIFICATION OF EXISTING VEGETATIVE COVER  THE PROJECT SITE IS AN UNDEVELOPED AGRICULTURAL FIELD. NEIGHBORING PROPERTIES TO THE NORTH, EAST, AND SOUTH ARE UNDER CONSTRUCTION.		A41 LOCATION OF IN-STREAM ACTIVITIES  THIS PROJECT DOES NOT INCLUDES WORK WITHIN A STREAM.		B27 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES		12.12. 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.	
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).		A42 LOCATION OF IN-STREAM ACTIVITIES  THIS PROJECT DOES NOT INCLUDES WORK WITHIN A STREAM.		B28 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES		12.13. 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.	
A17 LOCATIONS WHERE RUNOFF ENTERS THE PROJECT SITE  THE RUNOFF ENTERS THE PROJECT SITE FROM THE NORTH SIDE OF THE SITE FLOWING SOUTHWEST TO EXIT THE SITE.		A43 LOCATION OF IN-STREAM ACTIVITIES  THIS PROJECT DOES NOT INCLUDES WORK WITHIN A STREAM.		B29 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES		12.14. 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.	
A18 SPECIFIC POINTS WHERE EXISTING STORMWATER DISCHARGE WILL LEAVE THE PROJECT SITE  IN THE EXISTING CONDITION, THE SITE DRAINS FROM THE NORTHEAST SIDE OF THE SITE TO THE SOUTHWEST, WHERE IT FLOWS TO THE ADJACENT PROPERTY.		A44 LOCATION OF IN-STREAM ACTIVITIES  THIS PROJECT DOES NOT INCLUDES WORK WITHIN A STREAM.		B30 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES		12.15. 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.	
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.		A45 LOCATION OF IN-STREAM ACTIVITIES  THIS PROJECT DOES NOT INCLUDES WORK WITHIN A STREAM.		B31 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES		12.16. 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.	
A20 EXISTING PERMANENT RETENTION OR DETENTION FACILITIES  THERE ARE NO EXISTING DETENTION OR RETENTION							



Drawing name: K:\IND\_LDEV\170125006\_patch\_nec-600w6500-mccordsville\A\2 Design\CADD\plansheets\Lot 2 sec\C5.0-GRADING AND DRAINAGE PLAN.dwg C5.0 Sep 02, 2025 2:36pm by Tessa Huettl  
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Indiana Utilities Protection Service

# Call 811

before you dig

**GRAPHIC SCALE IN FEET**  
0 15' 30' 60'

**Call 811**  
before you dig

### GRADING LEGEND

XXX.XX	FINISHED GRADE SPOT ELEVATION
TC XXX.XX BC XXX.XX	TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
FL XXX.XX	FLOW LINE SPOT ELEVATION
ME XXX.XX	MATCH EXISTING SPOT ELEVATION
FF XXX.XX	FINISHED FLOOR SPOT ELEVATION
FG XXX.XX	FINISHED GRADE NEAR BUILDING SPOT ELEVATION
TW XXX.XX	TOP OF WALL SPOT ELEVATION
BW XXX.XX	BOTTOM OF WALL SPOT ELEVATION
R XXX.XX	RIM ELEVATION
STR XX R XXX.XX INV XXX.XX	STRUCTURE ID & RIM ELEVATION STRUCTURE ID & INVERT ELEVATION
620	PROPOSED CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
←	100-YEAR OVERLAND OVERFLOW ROUTE
←	DETENTION BASIN 100-YEAR EMERGENCY PROPOSED SWALE
—	PROPOSED STORM SEWER
—	PROPOSED STORM STRUCTURES
—	PROPOSED SANITARY MANHOLE
—	PROPOSED STORM/SANITARY CLEANOUT
—	PROPOSED WATER STRUCTURES
—	PROPOSED LIGHT POLES
—	PROPOSED TRANSFORMER PAD

### EXISTING LEGEND

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

### GENERAL PLAN NOTES

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

TAC COMMENTS	09/02/25	TNH
AS NOTED	DESIGNED BY: TNH	SCALE:
DRAWN BY: SJM	CHECKED BY: NPK	DESIGNED BY: TNH
REVISIONS	DATE	BY
No.		
<b>Kimley-Horn</b> ©2025 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM		
<b>NEIL KIPPENBERG</b> REGISTERED PROFESSIONAL ENGINEER NOT APPROVED FOR CONSTRUCTION NEIL KIPPENBERG		
<b>PATCH</b> DEVELOPMENT		
<b>MCCORDSVILLE COMMERCE PARK LOT 2</b>		
ORIGINAL ISSUE: 08/08/2025 KHA PROJECT NO. 170125010 SHEET NUMBER C5.0		

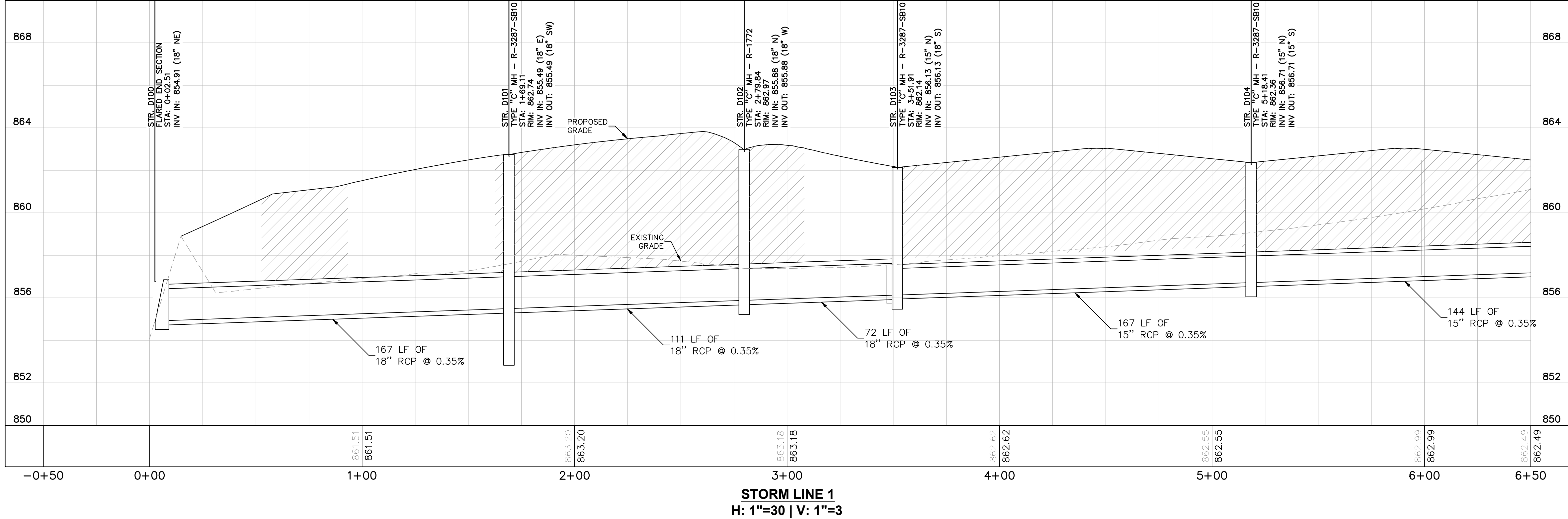
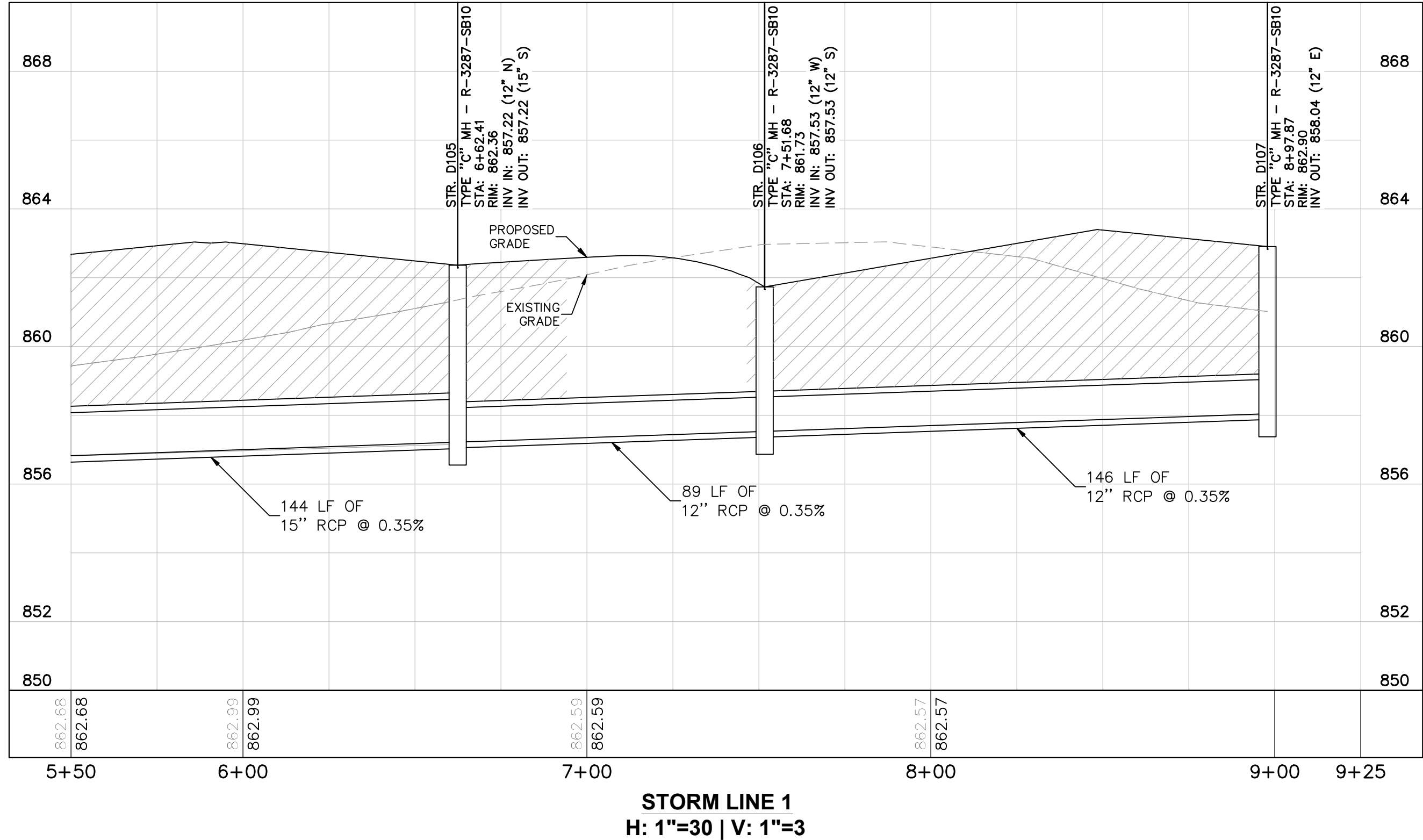












Indiana Utilities Protection Service



## PROFILE NOTES

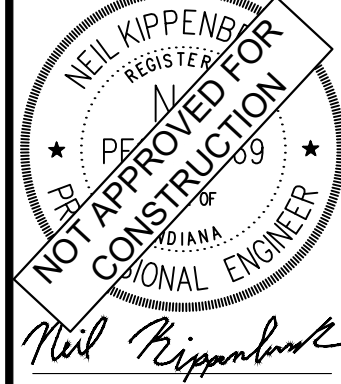
- FULL DEPTH GRANULAR BACKFILL REQUIRED FOR ALL TRENCHES UNDER AND WITHIN 5 FEET OF PAVEMENT.

## PROFILE LEGEND

- FULL DEPTH GRANULAR BACKFILL REQUIRED (PROFILE VIEW)
- EXISTING PROFILE GRADE
- PROPOSED PROFILE GRADE

MCCORDSVILLE  
COMMERCE PARK  
LOT 2

STORM PROFILES



SCALE: AS NOTED  
DESIGNED BY: TNH  
DRAWN BY: SJM  
CHECKED BY: NPK

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INDIANAPOLIS, IN 46240  
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TAC COMMENTS

09/02/25

TNH

NO.	REVISIONS	DATE	BY

ORIGINAL ISSUE:  
08/08/2025  
KHA PROJECT NO.  
170125010  
SHEET NUMBER  
C6.1

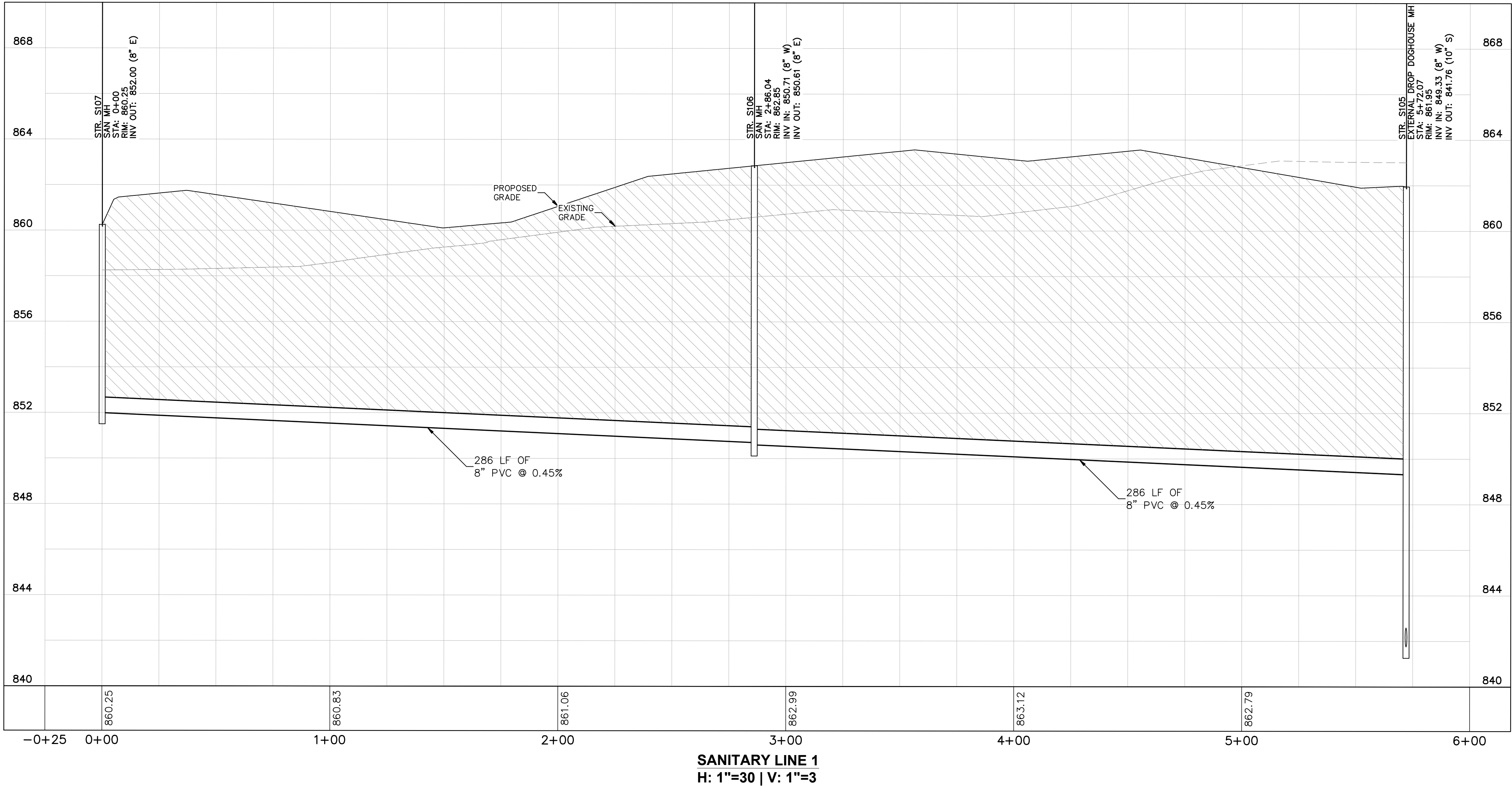




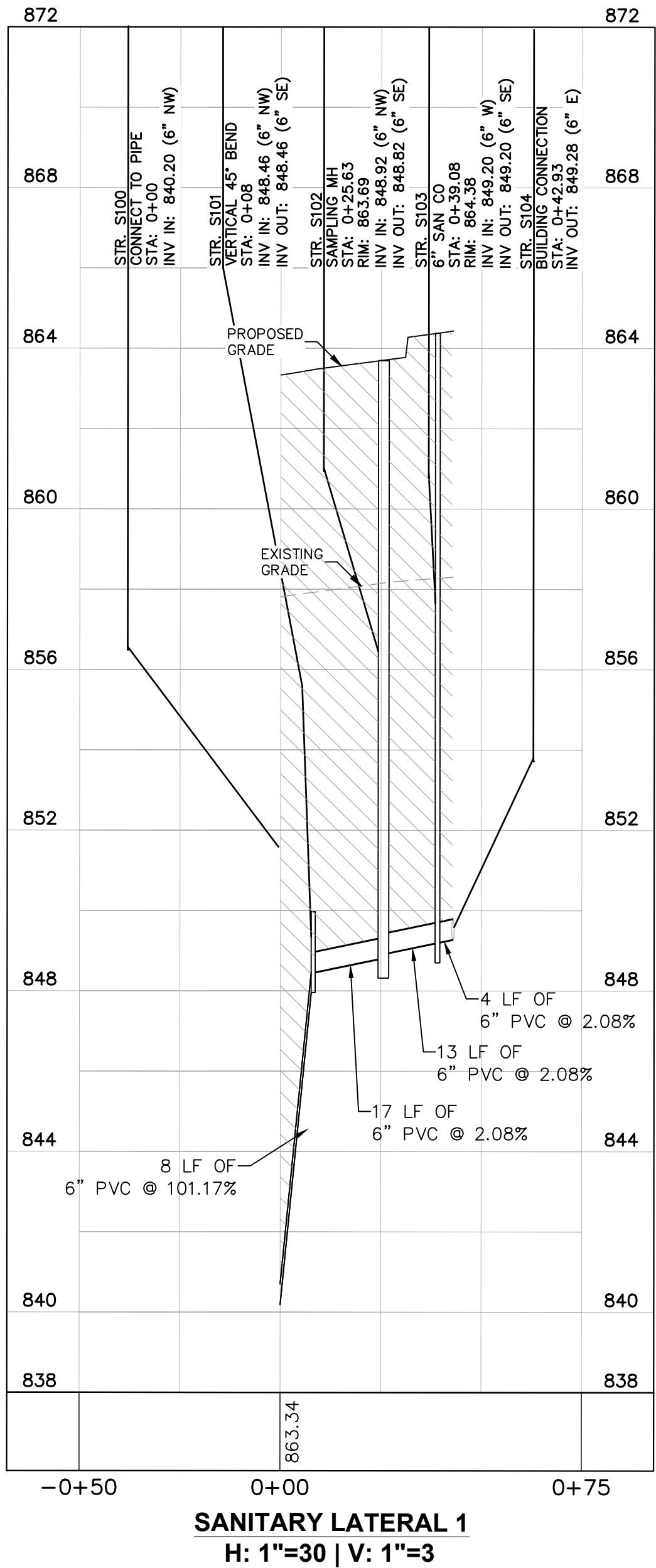


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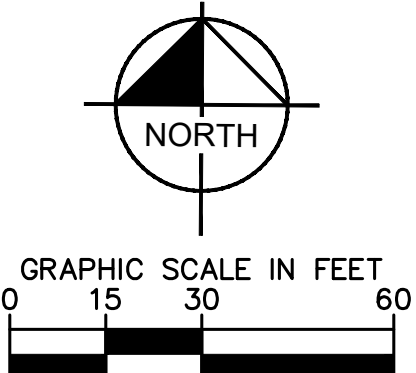
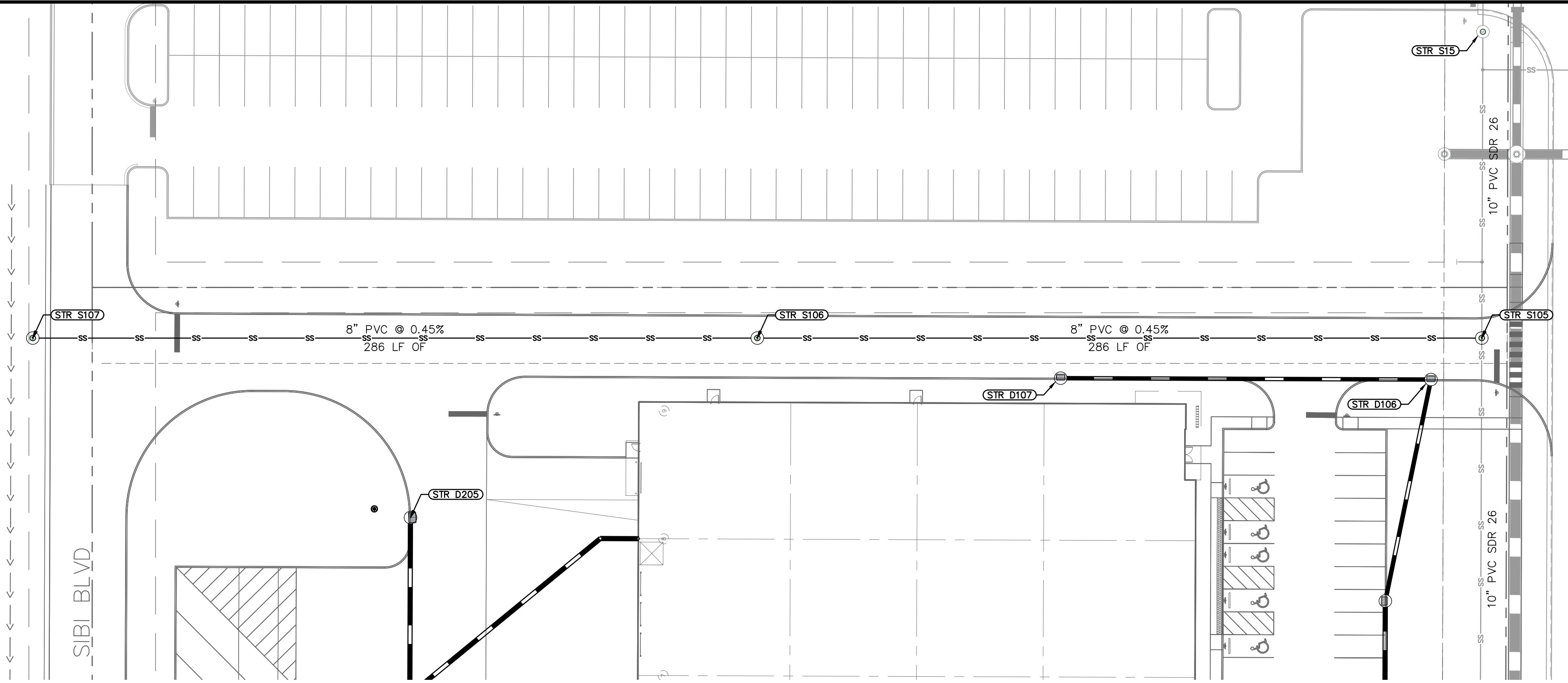
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SANITARY LINE 1  
H: 1"=30 | V: 1"=3



SANITARY LATERAL 1  
H: 1"=30 | V: 1"=3



### PROFILE NOTES

- FULL DEPTH GRANULAR BACKFILL REQUIRED FOR ALL TRENCHES UNDER AND WITHIN 5 FEET OF PAVEMENT.

### PROFILE LEGEND

- FULL DEPTH GRANULAR BACKFILL REQUIRED (PROFILE VIEW)
- EXISTING PROFILE GRADE
- PROPOSED PROFILE GRADE



SANITARY  
PROFILES

MCCORDSVILLE  
COMMERCE PARK  
LOT 2

ORIGINAL ISSUE:  
08/08/2025  
KHA PROJECT NO.  
170125010

SHEET NUMBER  
C6.3

SCALE: AS NOTED  
DESIGNED BY: TNH  
DRAWN BY: SJM  
CHECKED BY: NPK

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09/02/25  
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REVISIONS  
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DATE  
BY

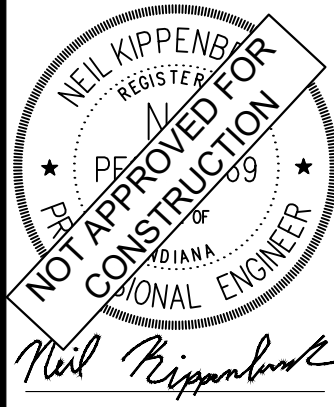


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STORM SEWER STRUCTURE DATA TABLE NOTE: DEBRIS GUARD REQUIRED ON ALL END SECTIONS ALL CASTINGS SHALL BE LABELED "DUMP NO WASTE--DRAINS TO WATERWAY"											
STR. NO:	STRUCTURE/CASTING TYPE NOTE: NEENAH CASTINGS	T.O.R.	INCOMING PIPE DATA (DIRECTION) [FROM STR]	OUTGOING PIPE DATA (DIRECTION) [TO STR]	OUTGOING PIPE L.F.	OUTGOING PIPE SIZE	OUTGOING GRADE (%)	CONNECT TO STRUCTURE	REMARKS	NORTHING	EASTING
C01	STORM CLEANOUT	860.35	15" RCP 855.35 (E) [RD1]	15" RCP 855.35 (W) [D201]	79'	15"	1.00%	D201		1678897.78	257421.06
C02	STORM CLEANOUT	860.35	15" RCP 855.35 (E) [RD2]	15" RCP 855.35 (SW) [D202]	88'	15"	1.00%	D202		1679005.78	257420.65
C03	STORM CLEANOUT	860.35	15" RCP 855.35 (E) [RD3]	15" RCP 855.35 (SW) [D203]	92'	15"	1.00%	D203		1679113.78	257420.25
C04	STORM CLEANOUT	860.35	15" RCP 855.35 (E) [RD4]	15" RCP 855.35 (SW) [D204]	97'	15"	1.00%	D204		1679221.78	257419.84
D100	FLARED END SECTION		18" RCP 854.91 (NE) [D101]							1678663.88	257491.64
D101	TYPE "C" MH – R–3287–SB10	862.74	18" RCP 855.49 (E) [D102]	18" RCP 855.49 (SW) [D100]	167'	18"	0.35%	D100		1678790.45	257599.96
D102	TYPE "C" MH – R–1772	862.97	18" RCP 855.88 (N) [D103]	18" RCP 855.88 (W) [D101]	111'	18"	0.35%	D101		1678821.26	257706.32
D103	TYPE "C" MH – R–3287–SB10	862.14	15" RCP 856.13 (N) [D104]	18" RCP 856.13 (S) [D102]	72'	18"	0.35%	D102		1678888.94	257731.09
D104	TYPE "C" MH – R–3287–SB10	862.36	15" RCP 856.71 (N) [D105]	15" RCP 856.71 (S) [D103]	167'	15"	0.35%	D103		1679055.44	257730.47
D105	TYPE "C" MH – R–3287–SB10	862.36	12" RCP 857.22 (N) [D106]	15" RCP 857.22 (S) [D104]	144'	15"	0.35%	D104		1679199.44	257729.93
D106	TYPE "C" MH – R–3287–SB10	861.73	12" RCP 857.53 (W) [D107]	12" RCP 857.53 (S) [D105]	89'	12"	0.35%	D105		1679287.00	257747.29
D107	TYPE "C" MH – R–3287–SB10	862.90		12" RCP 858.04 (E) [D106]	146'	12"	0.35%	D106		1679286.46	257601.10
D200	FLARED END SECTION		36" RCP 852.90 (NE) [D201]							1678769.55	257289.67
D201	TYPE "K" MH – R–3287–15	859.25	30" RCP 853.32 (N) [D202] 15" RCP 854.56 (E) [C01]	36" RCP 853.32 (SW) [D200]	119'	36"	0.35%	D200		1678874.08	257346.15
D202	TYPE "J" MH – R–3455–C	859.10	30" RCP 853.61 (N) [D203] 15" RCP 854.47 (NE) [C02]	30" RCP 853.61 (S) [D201]	85'	30"	0.35%	D201		1678959.50	257345.83
D203	TYPE "J" MH – R–3455–C	859.10	24" RCP 853.96 (N) [D204] 15" RCP 854.43 (NE) [C03]	30" RCP 853.96 (S) [D202]	100'	30"	0.35%	D202		1679059.50	257345.45
D204	TYPE "C" MH – R–3455–C	859.10	15" RCP 854.31 (N) [D205] 15" RCP 854.38 (NE) [C04]	24" RCP 854.31 (S) [D203]	100'	24"	0.35%	D203		1679159.50	257345.08
D205	TYPE "C" MH – R–3287–15	859.40		15" RCP 854.56 (S) [D204]	70'	15"	0.35%	D204		1679229.50	257344.81
D300	FLARED END SECTION		36" RCP 852.90 (N) [D301]							1678817.41	257188.48
D301	FLARED END SECTION			36" RCP 853.03 (S) [D300]	37'	36"	0.35%	D300		1678854.41	257188.34
RD1	ROOF DRAIN			15" RCP 855.50 (W) [C01]	15'	15"	1.00%	C01		1678897.84	257436.06
RD2	ROOF DRAIN			15" RCP 855.50 (W) [C02]	15'	15"	1.00%	C02		1679005.83	257435.65
RD3	ROOF DRAIN			15" RCP 855.50 (W) [C03]	15'	15"	1.00%	C03		1679113.83	257435.25
RD4	ROOF DRAIN			15" RCP 855.50 (W) [C04]	15'	15"	1.00%	C04		1679221.83	257434.84

SANITARY SEWER STRUCTURE DATA TABLE											
STR. NO:	STRUCTURE/CASTING TYPE NOTE: NEENAH CASTINGS	T.O.R.	INCOMING PIPE DATA (DIRECTION) [FROM STR]	OUTGOING PIPE DATA (DIRECTION) [TO STR]	OUTGOING PIPE L.F.	OUTGOING PIPE SIZE	OUTGOING GRADE (%)	CONNECT TO STRUCTURE	REMARKS	NORTHING	EASTING
S100	CONNECT TO PIPE		6" PVC 840.20 (NW) [S101]							1678873.62	257694.70
S101	VERTICAL 45° BEND		6" PVC 848.46 (NW) [S102]	6" PVC 848.46 (SE) [S100]	8'	6"	101.17%	S100		1678877.35	257687.43
S102	SAMPLING MH	863.69	6" PVC 848.92 (NW) [S103]	6" PVC 848.82 (SE) [S101]	17'	6"	2.08%	S101		1678885.33	257671.90
S103	6" SAN CO	864.38	6" PVC 849.20 (W) [S104]	6" PVC 849.20 (SE) [S102]	13'	6"	2.08%	S102		1678891.47	257659.94
S104	BUILDING CONNECTION			6" PVC 849.28 (E) [S103]	4'	6"	2.08%	S103		1678891.51	257656.08
S105	EXTERNAL DROP DOGHOUSE MH	861.95	8" PVC 849.33 (W) [S106]	10" PVC 841.76 (S) []	2'	10"	0.00%			1679303.54	257767.23
S106	SAN MH	862.85	8" PVC 850.71 (W) [S107]	8" PVC 850.61 (E) [S105]	286'	8"	0.45%	S105		1679301.40	257481.20
S107	SAN MH	860.25		8" PVC 852.00 (E) [S106]	286'	8"	0.45%	S106		1679299.26	257195.18



STRUCTURE DATA  
TABLES

MCCORDSVILLE  
COMMERCE PARK  
LOT 2

ORIGINAL ISSUE:

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KHA PROJECT NO.  
170125010

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SCALE: AS NOTED  
DESIGNED BY: TNH  
DRAWN BY: SJM  
CHECKED BY: NPK

TAC COMMENTS



09/02/25

TNH

BY

DATE

REVISIONS

No.



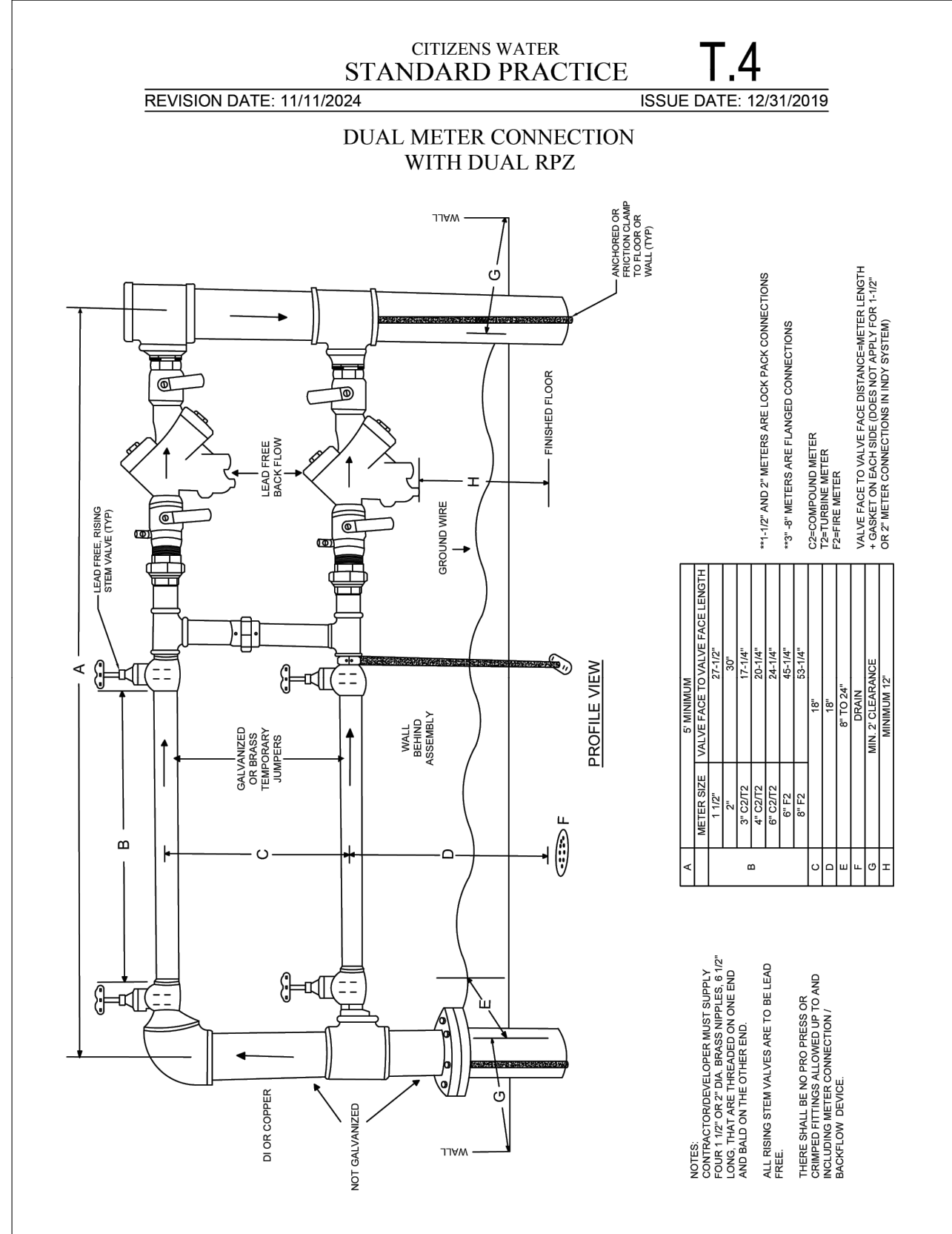
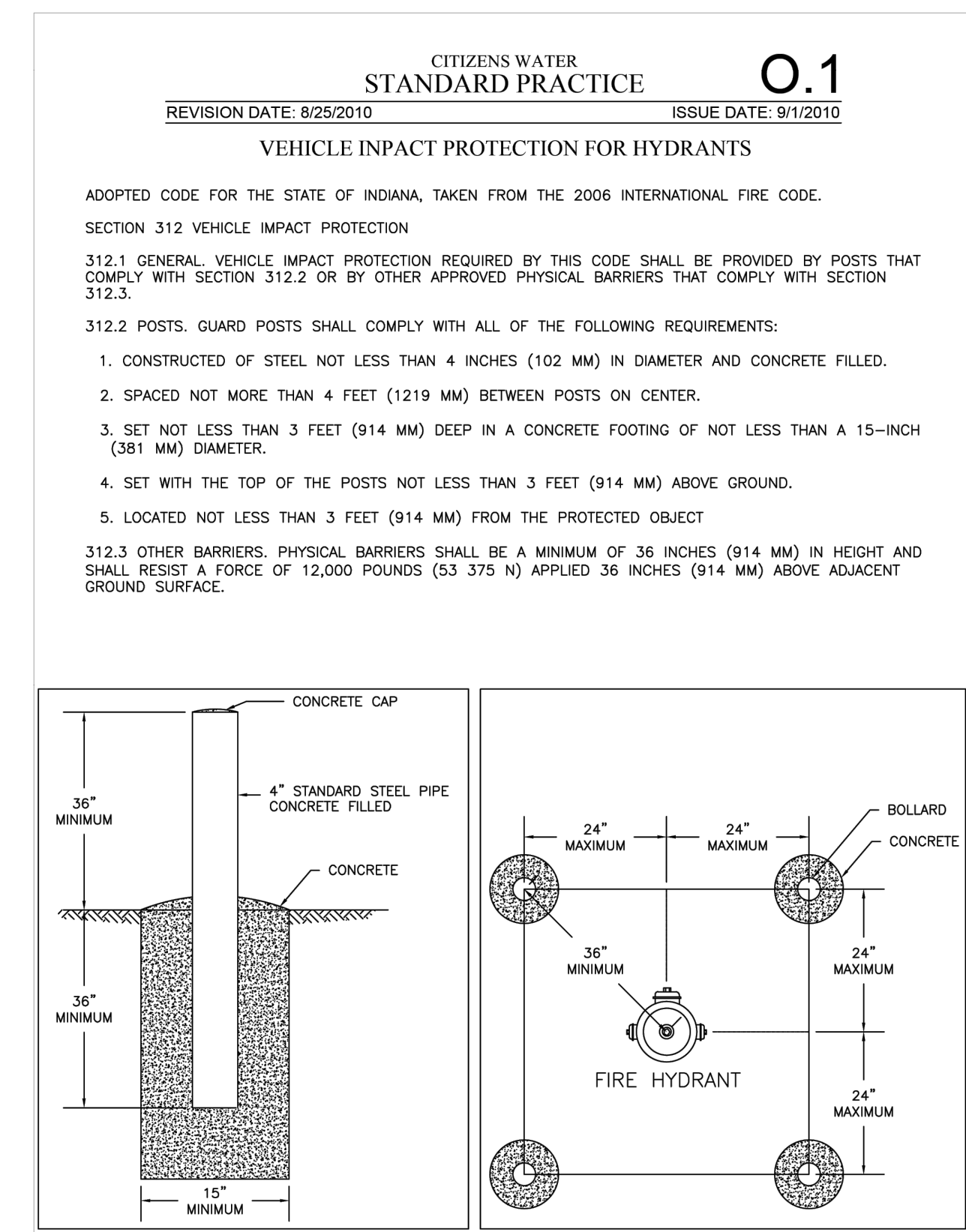
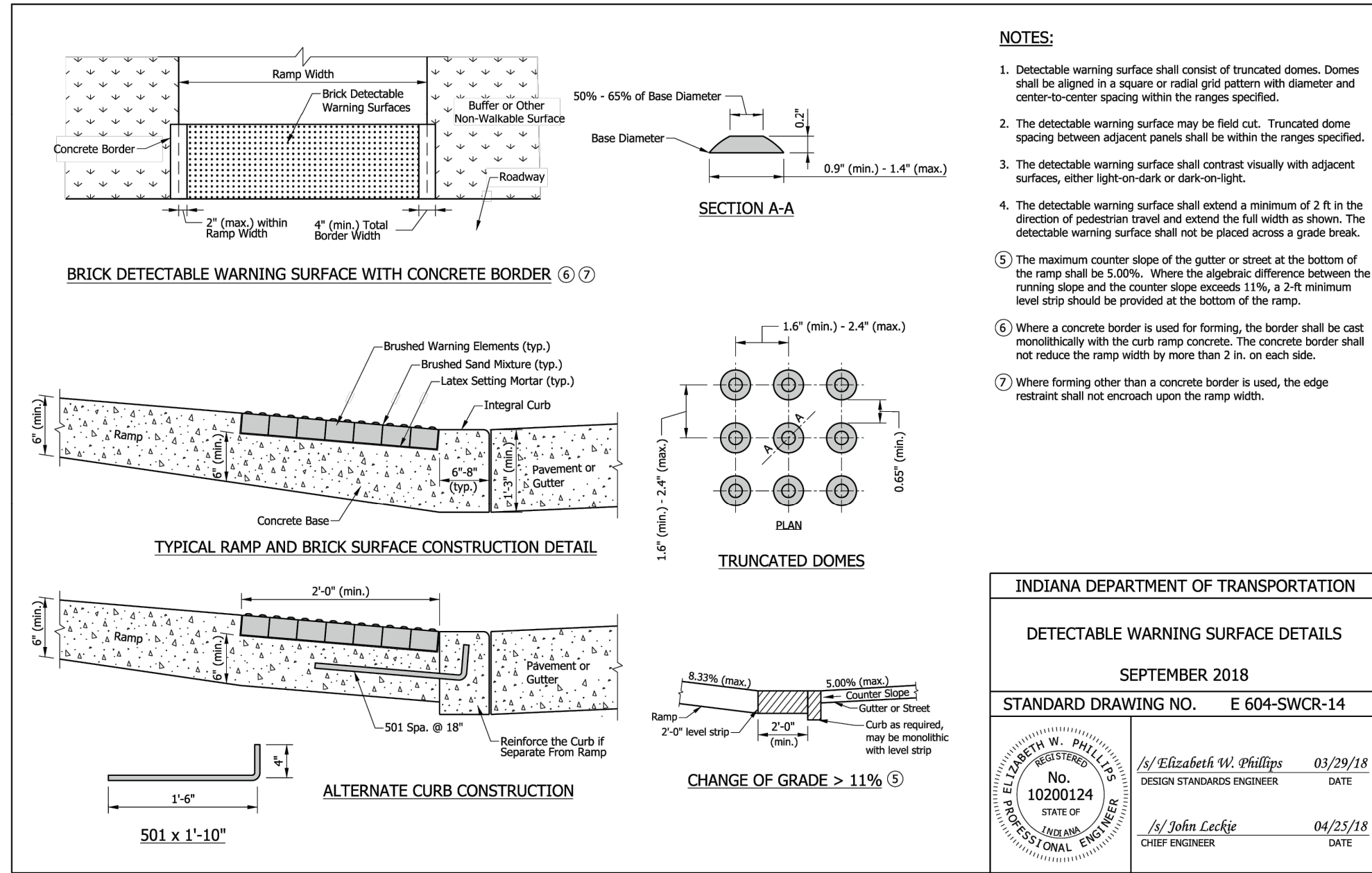
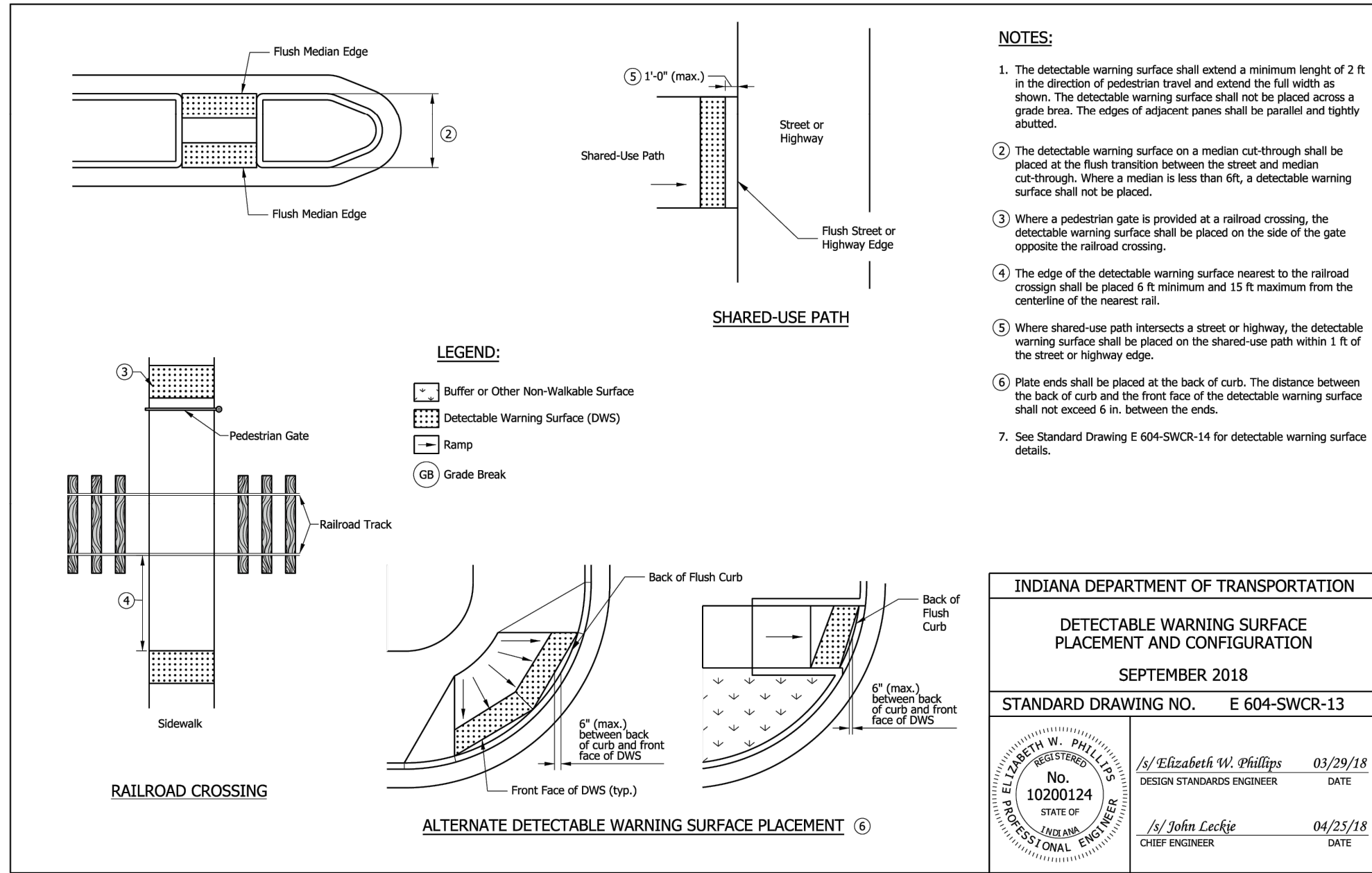
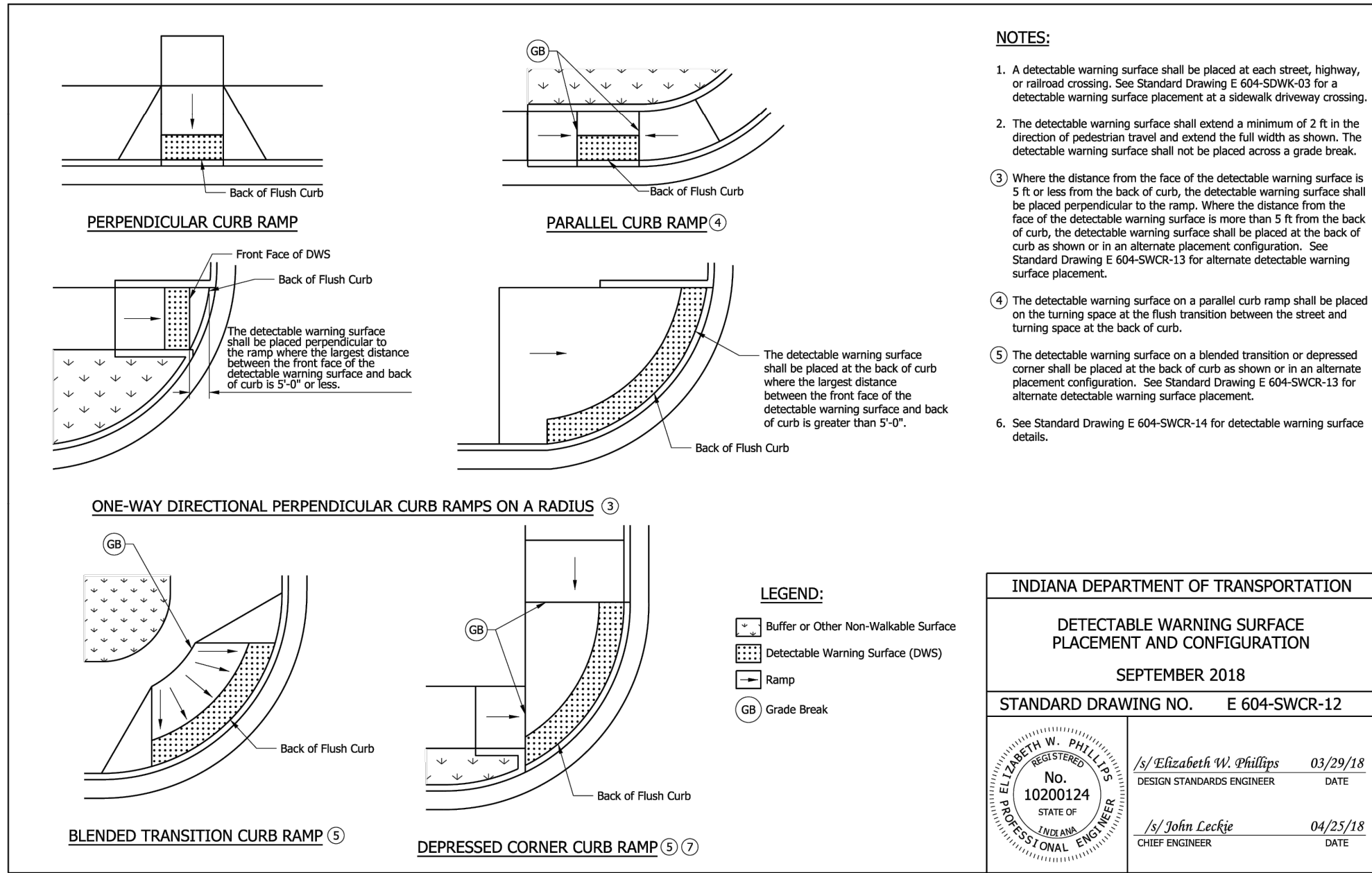
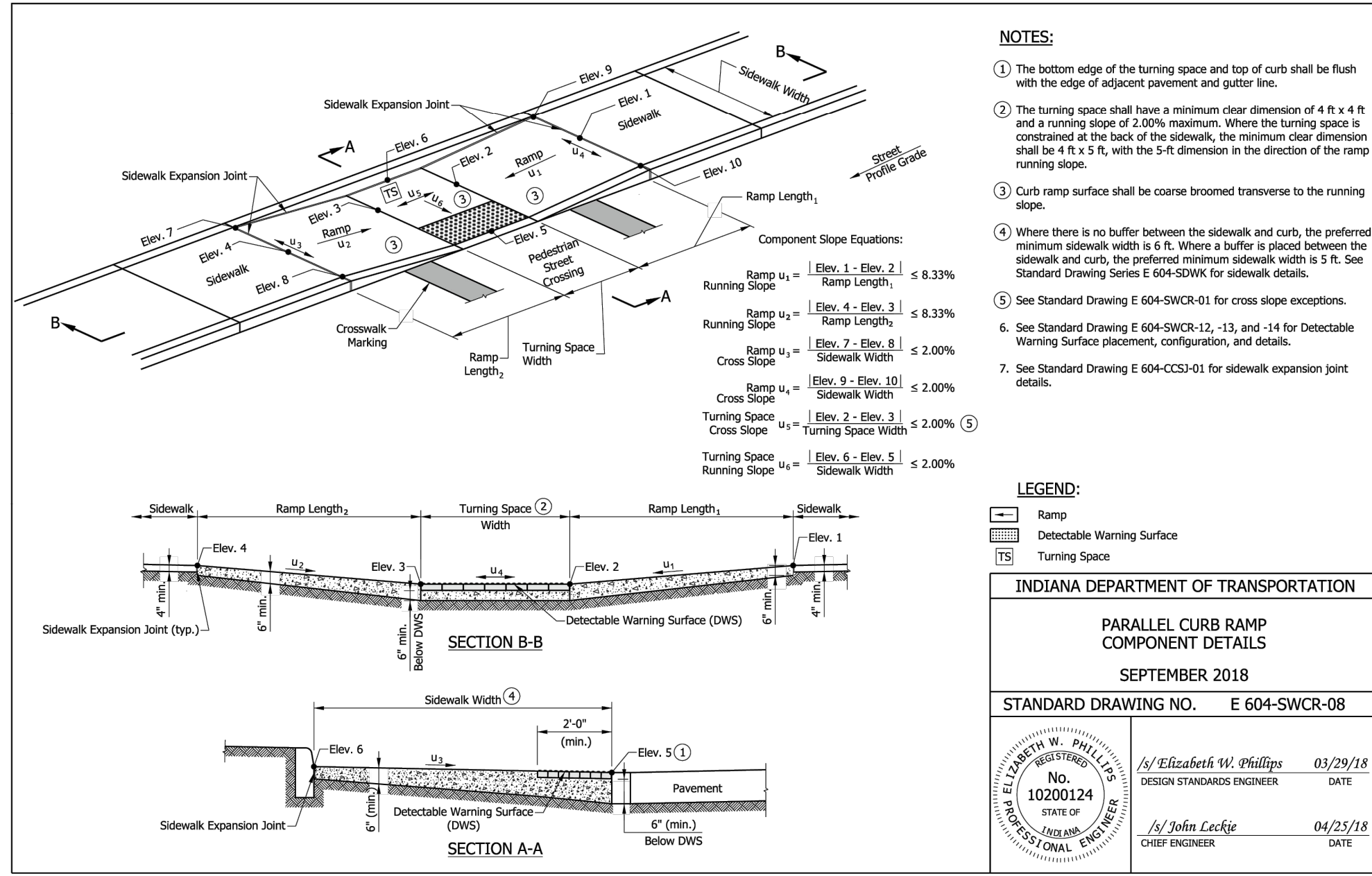
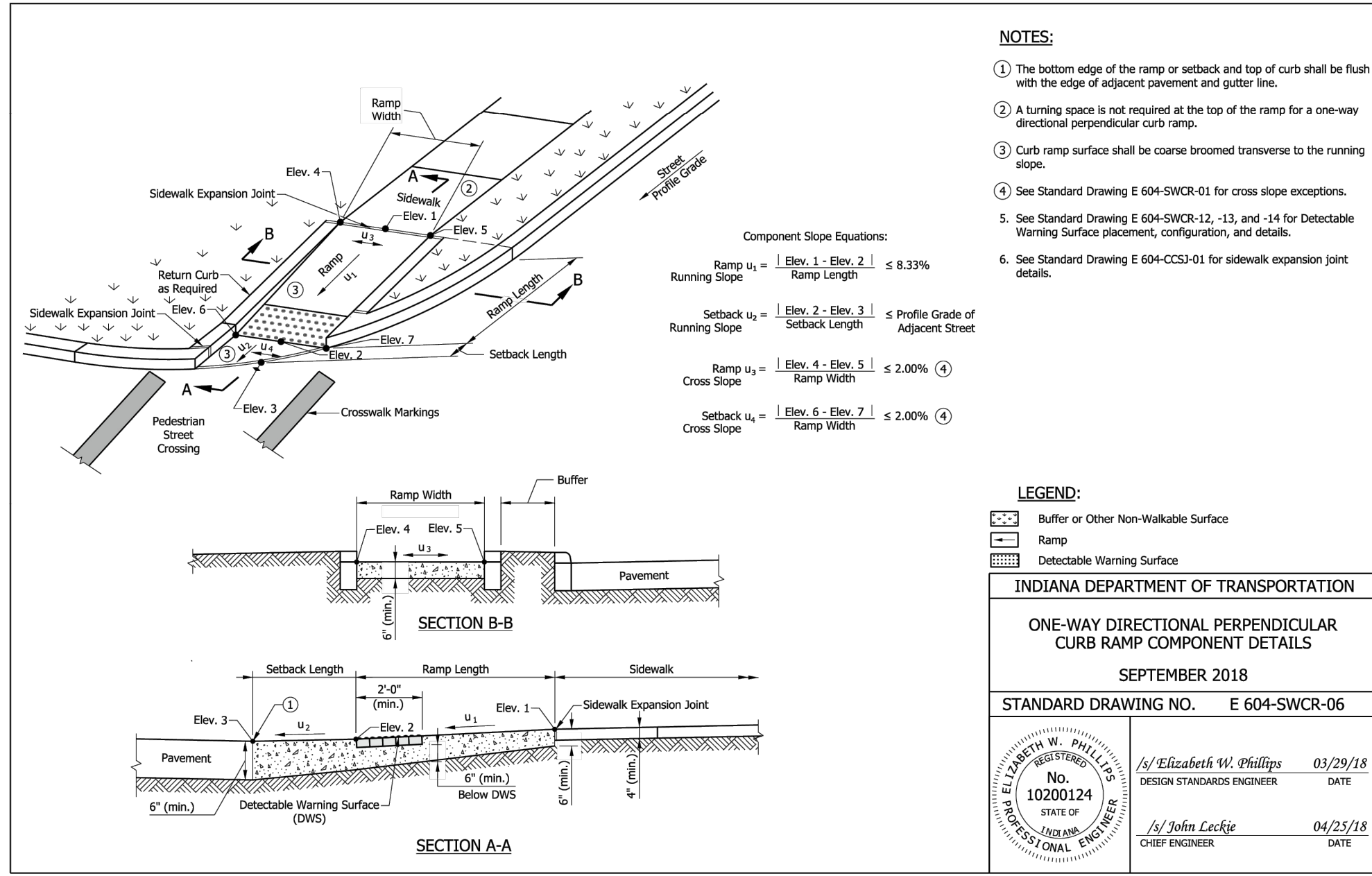
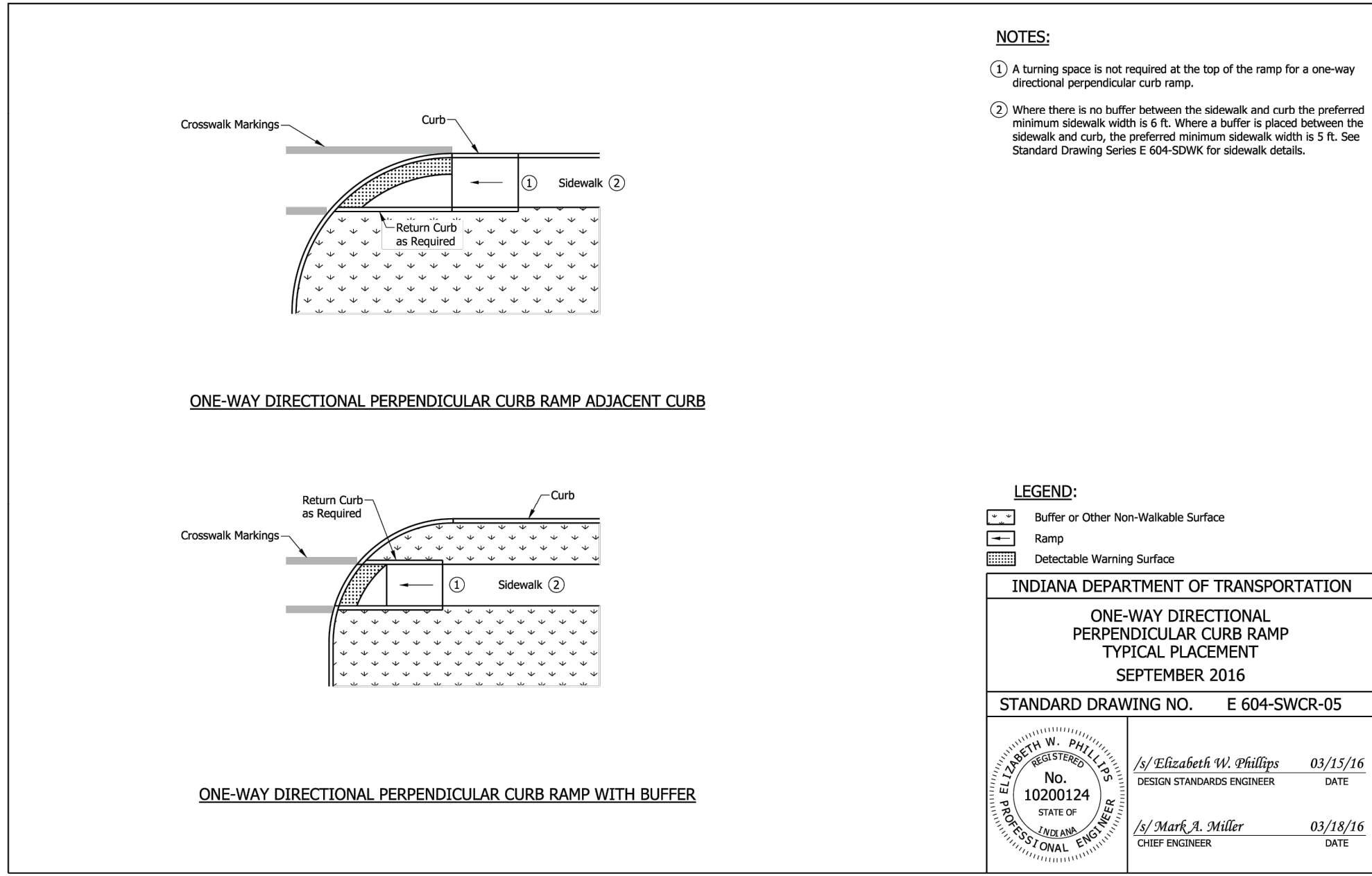








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**AS NOTED**

**DESIGNED BY: TNH**

**DRAWN BY: SJM**

**CHECKED BY: NPK**

**SCALE:**

**INDIANA DEPARTMENT OF TRANSPORTATION**

**DETECTABLE WARNING SURFACE DETAILS**

SEPTEMBER 2018

STANDARD DRAWING NO. E 604-SWCR-14

**DESIGN STANDARDS ENGINEER** 03/29/18  
**DATE**

**CHIEF ENGINEER** 04/25/18  
**DATE**

**CONSTRUCTION DETAILS**

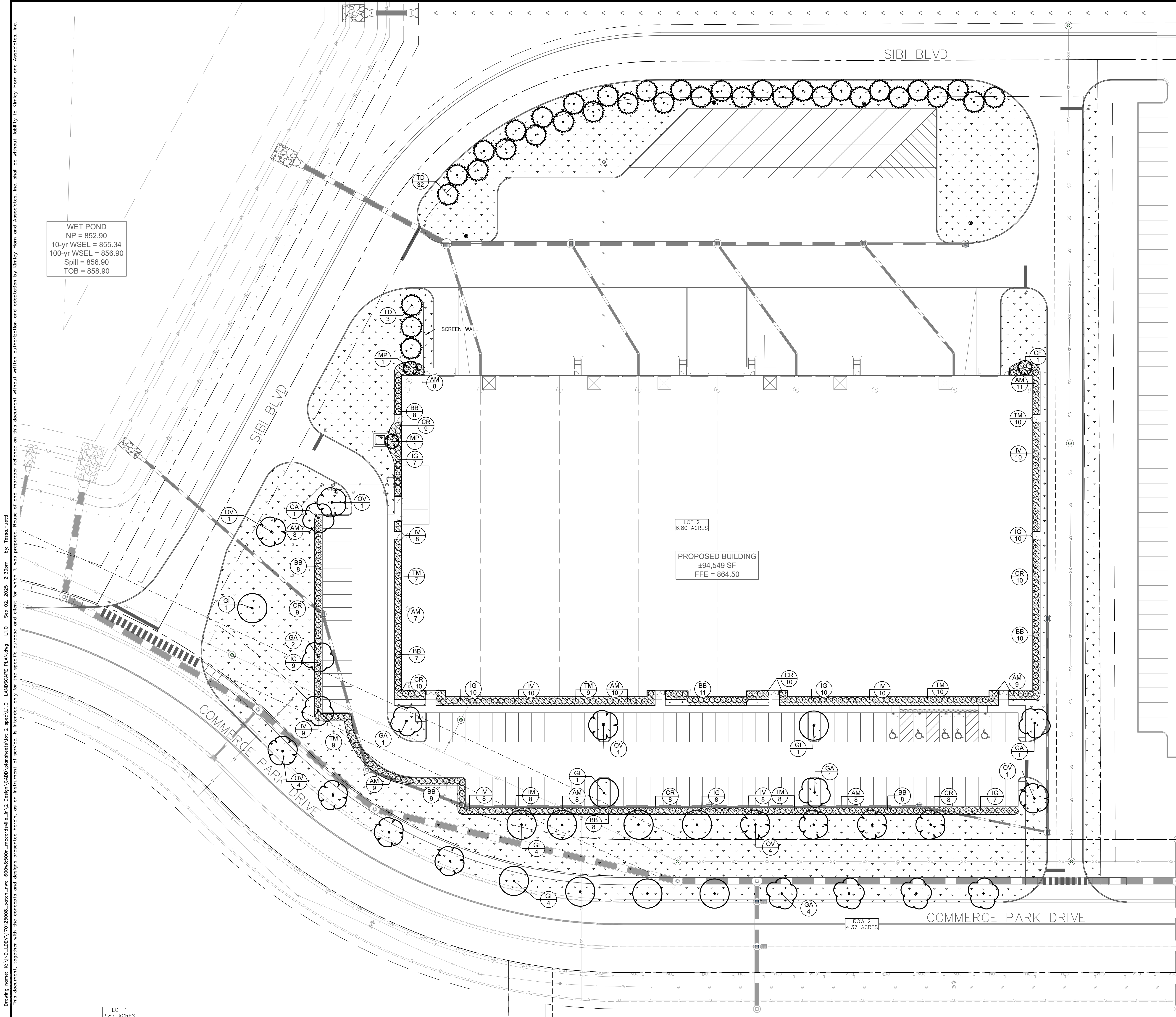
**LOT 2**

**ORIGINAL ISSUE:** 08/08/2025

**KHA PROJECT NO.** 170125010

**SHEET NUMBER** C7.2





Indiana Utilities Protection Service

**Call 811**  
before you dig

GRAPHIC SCALE IN FEET  
0 15 30 60

NORTH

**SEEDING LEGEND**

PERMANENT SEEDING  
AMERITURF FRONTRUNNER BLEND TALL  
FESCUE; APPLY AT A RATE OF 350 LBS/ACRE  
(8LBS/1000 SQFT)

**MULCHING LEGEND**

MULCH  
HARDWOOD SHREDDED MULCH,  
NATURAL BROWN COLOR

Drawing name: K:\IND\_LDEV\170125006\_patch\_nec-600w450p\_mccordville\_patch\0 -LANDSCAPE PLANDg L1.0 Sep 02, 2025 2:39pm by: tessahuetli  
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MCCORDSVILLE COMMERCE PARK LOT 2		LANDSCAPE PLAN		<div><div><div></div><div>PATCH</div><div>DEVELOPMENT</div></div><div><div>NOT APPROVED FOR CONSTRUCTION</div><div>MATTHEW S. GERTZ ARCHITECT</div><div>Matthew Gertz</div></div></div>		<div><div><div>SCALE:AS NOTED</div><div>DESIGNED BY: TNH</div><div>DRAWN BY: SJM</div><div>CHECKED BY: NPK</div></div><div><div><div><div>Kimley»Horn</div><div>©2025 KIMLEY-HORN AND ASSOCIATES, INC. 100 SOUTH SHILOH ROAD, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-218-3560 WWW.KIMLEY-HORN.COM</div></div></div></div></div>		<div><div>△</div><div>TAC COMMENTS</div><div>09/02/25</div><div>TNH</div></div>	
ORIGINAL ISSUE: 08/08/2025		KHA PROJECT NO. 170125010		SHEET NUMBER		L1.0			

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Drawing name: K:\IND\_DEV\170125006\_planting\mccordsville\mccordsville\_planting.dwg L1.1 Sep 02, 2025 2:39pm by: reschmitt  
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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
TREES						
CF	1	CORNUS FLORIDA	FLOWERING DOGWOOD	---	1.5" CAL MIN	
GA	10	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	---	2.5" CAL MIN	
GI	11	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	---	2.5" CAL MIN	
MP	2	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	---	1.5" CAL MIN	
OV	12	Ostrya virginiana	AMERICAN HOPHORNBEAM	---	2.5" CAL MIN	
EVERGREEN TREES						
TD	35	Thuja occidentalis 'GREEN GIANT'	GREEN GIANT ARBORVITAE	---		5' HT MIN
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
SHRUBS						
AM	78	ARONIA MELANOCARPA	BLACK CHOKEBERRY	---		18" HT MIN.
BB	69	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	---		18" HT MIN
CR	64	CORNUS SERICEA	RED TWIG DOGWOOD	---		18" HT MIN
IG	61	Ilex glabra	INKBERRY HOLLY	---		18" HT MIN
IV	63	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	---		18" HT MIN.
TM	61	TAXUS X 'DENSIFORMIS'	YEW	---		18" HT MIN

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.

2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.

4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.

5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

6. PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.

7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLOUDS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.

8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS, SHALL ADJUST LOCATIONS WHEN REQUESTED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.

10. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.

11. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.

12. WEED FABRIC SHALL BE REQUIRED UNDER MULCH.

13. MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.

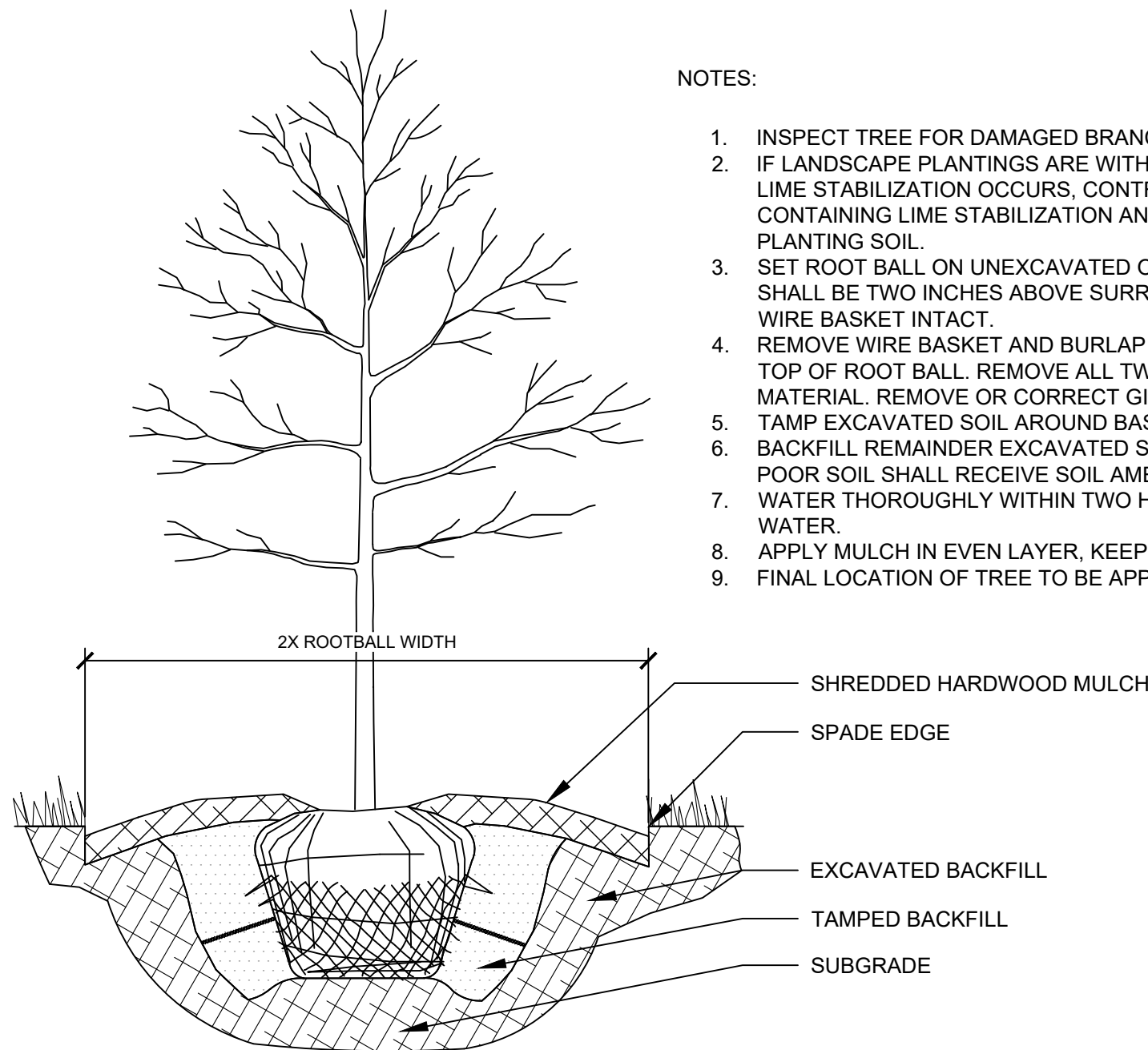
14. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.

15. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

16. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.

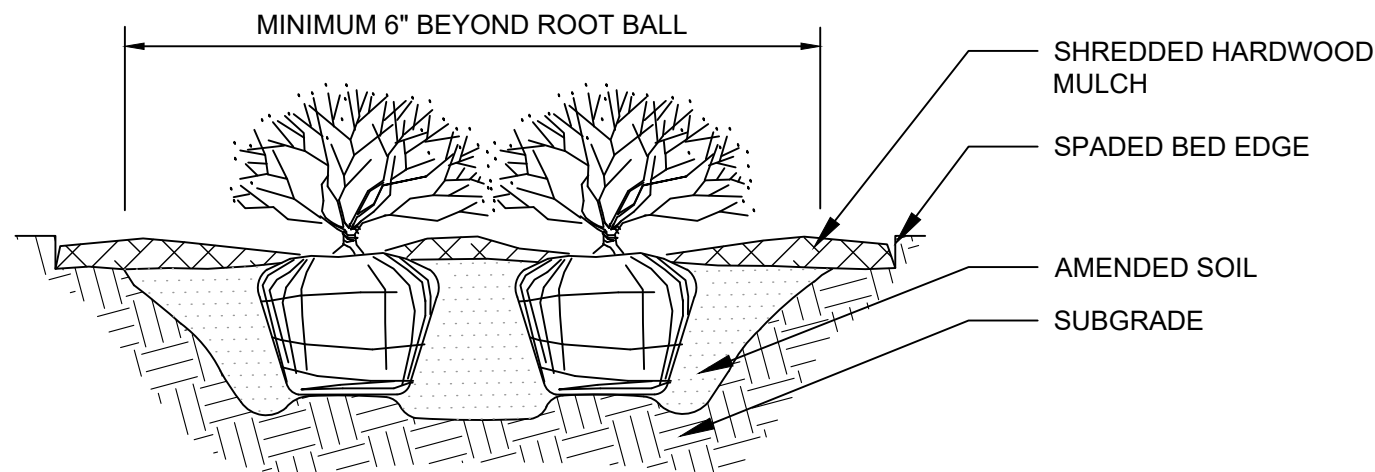
17. WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

18. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.



NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES. APPLY CORRECTIVE PRUNING.
2. IF LANDSCAPE PLANTINGS ARE WITHIN OR ADJACENT TO AREAS WHERE LIME STABILIZATION OCCURS, CONTRACTOR SHALL FULLY REMOVE SOIL CONTAINING LIME STABILIZATION AND REPLACE WITH HIGH QUALITY PLANTING SOIL.
3. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
4. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
5. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
6. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
7. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
8. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
9. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

1 TREE PLANTING

NTS

2 SHRUB PLANTING

NTS

ORDINANCE CHART

ZONING: PUD DISTRICT C		
REQUIREMENT	REQUIRED	PROVIDED
FOUNDATION PLANTING		
• 5' wide planting area along all sides of buildings	• 5' wide planting area along all sides of buildings	• at least 5' wide planting area along all sides of buildings
STREET TREES		
• 1 tree / 50'	• 585' / 50' = 12 trees	• 12 trees
PERIMETER PARKING		
• 1 shrub / 4'	• 656' / 50' = 14 trees	• 14 trees
• 1 tree / 50'	• 656' / 4' = 164 shrubs	• 164 shrubs
INTERIOR PARKING		
• 1 tree / island	• 7 islands * 1 tree = 8 trees	• 8 trees
DOCK AND TRUCK SCREENING		
• screening wall shall be softened with landscaping	• screening wall shall be softened with landscaping	• screening wall shall be softened with landscaping
• staggered row of evergreens along the north	• staggered row of evergreens along the north	• staggered row of evergreens along the north

Indiana Utilities Protection Service



09/02/25

TNH

TAC COMMENTS

AS NOTED

DESIGNED BY: TNH

DRAWN BY: SJM

CHECKED BY: NPK

NOT APPROVED FOR CONSTRUCTION

MATTHEW S. GERTZ

ARCHITECT

Matthew Lee

PATCH

DEVELOPMENT

LANDSCAPE DETAILS

MCCORDSVILLE

COMMERCE PARK

LOT 2

ORIGINAL ISSUE:

08/08/2025

KHA PROJECT NO.

170125010

SHEET NUMBER

L1.1

Kimley»Horn

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500 EAST 96TH STREET, SUITE 300,

INDIANAPOLIS, IN 46240

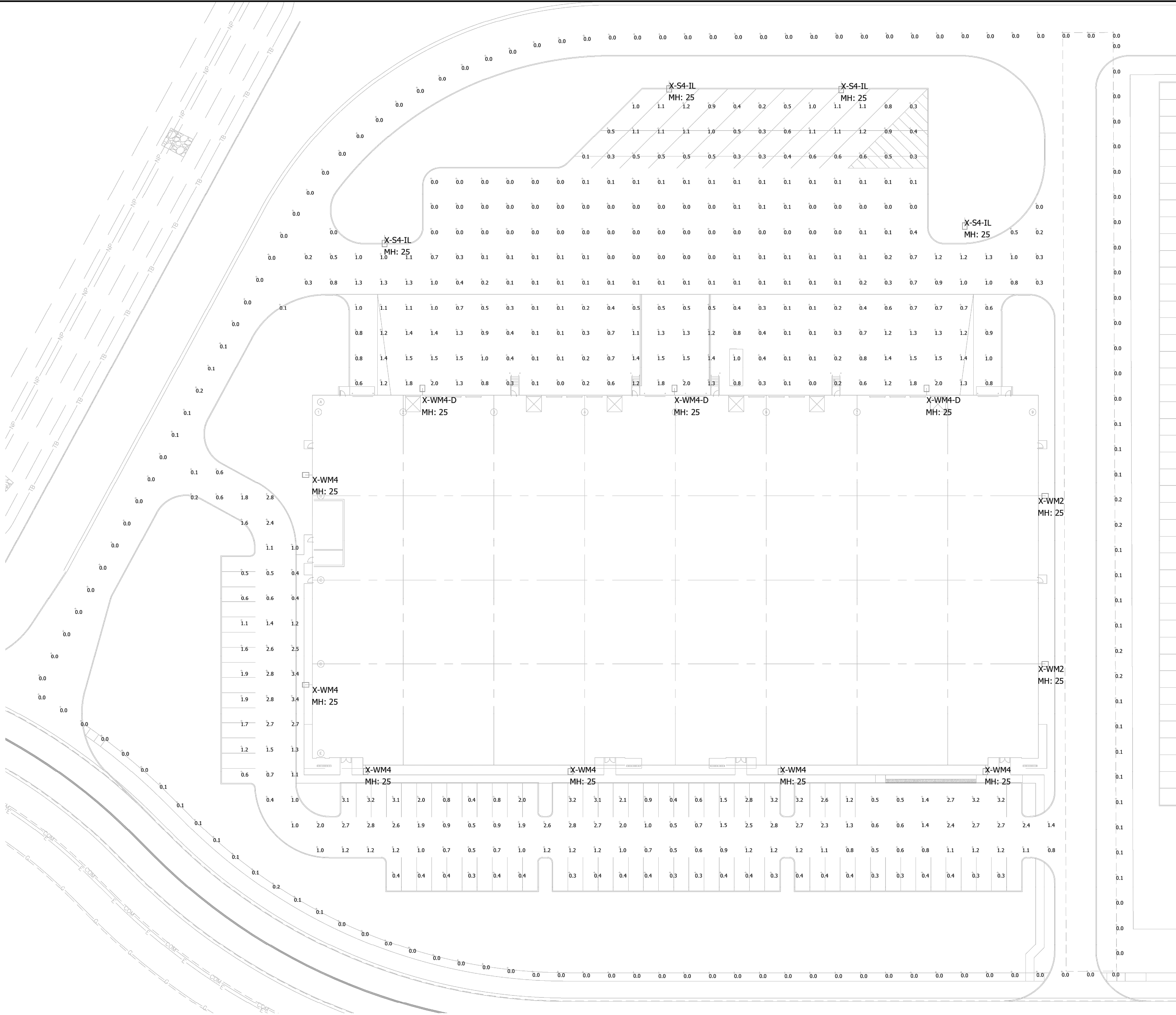
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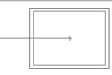
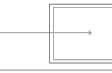
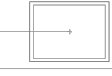
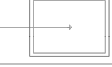
REVISIONS

DATE

BY





Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	2	X-WM2	Wall Mount	9462	0.900	63	MRS-LED-09L-SIL-2-50-70CRI
	4	X-S4-IL	Single	3899	0.900	39	MRS-LED-06L-SIL-FT-50-70CRI-IL
	3	X-WM4-D	Wall Mount	9308	0.900	63	MRS-LED-09L-SIL-FT-50-70CRI
	6	X-WM4	Wall Mount	16890	0.900	135	MRS-LED-18L-SIL-FT-50-70CRI

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
_Property Line	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.
Car Parking & Drives	Illuminance	Fc	1.35	3.4	0.1	13.50	34.00
Trailer Paved Areas & Drives - Overall	Illuminance	Fc	0.52	2.0	0.0	N.A.	N.A.
Dock Apron	Illuminance	Fc	0.81	2.0	0.0	N.A.	N.A.
Trailer Parking	Illuminance	Fc	0.68	1.2	0.1	6.80	12.00

- LIGHTING NOTES:**
- Mounting Height = 25'
  - 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 Commerce Park - Lot 2

SITE LAYOUT			
Scale:	1" = 40'	Drawing No:	LP1
Date:	8/27/25	Project No:	CB28311-SITE
Drawn By:	SJM		
			-



