

ASPEN SELF STORAGE

3.2 ACRE EXPANSION

UTILITY CONTACTS

Citizens Energy Group (Water & Sanitary)
2150 Dr. Martin Luther King Jr. Street
Indianapolis, Indiana 46202
Contact: Brad Hostetter
Ph: (317) 927-4351

NineStar Connect
2243 East Main Street
Greenfield, Indiana 46140
Contact: Eric Meyer
Ph: (317) 323-2074

Comcast
5330 East 65th. Street
Indianapolis, Indiana 46120
Contact: Matt Stringer
Ph: (317) 774-3384

CenterPoint Energy
201 West South Street
Greenfield, Indiana 46140
Contact: Nick Dearing
Ph: (765) 648-3246

Developed by:

Aspen Property Management & Brokerage

910 N. Shadeland Avenue, Suite 6

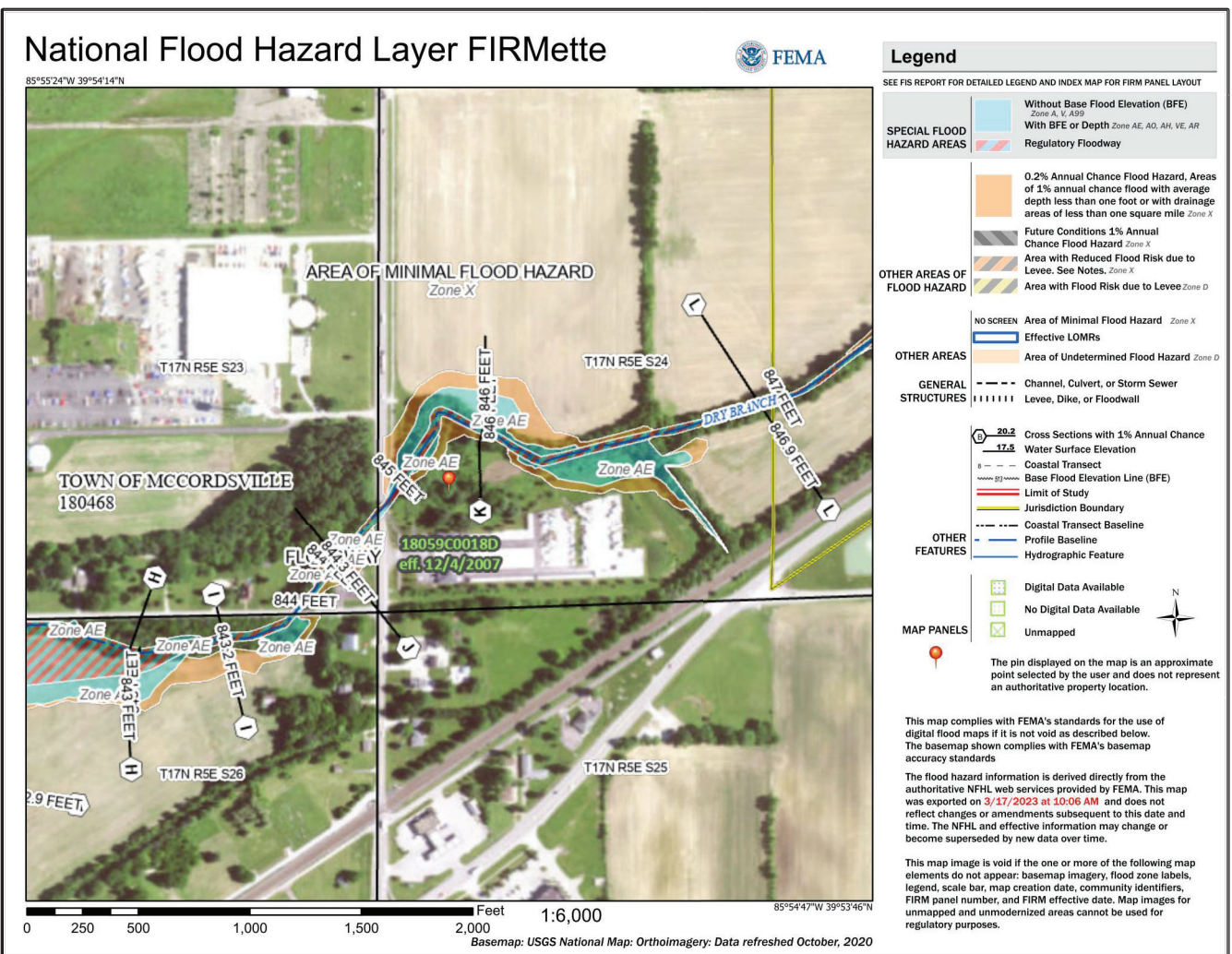
Indianapolis, Indiana 46219

Phone: (317) 352-9147

Contact Person: John Perine



LOCATION MAP
(N.T.S.)



FLOOD MAP
(N.T.S.)

INDEX

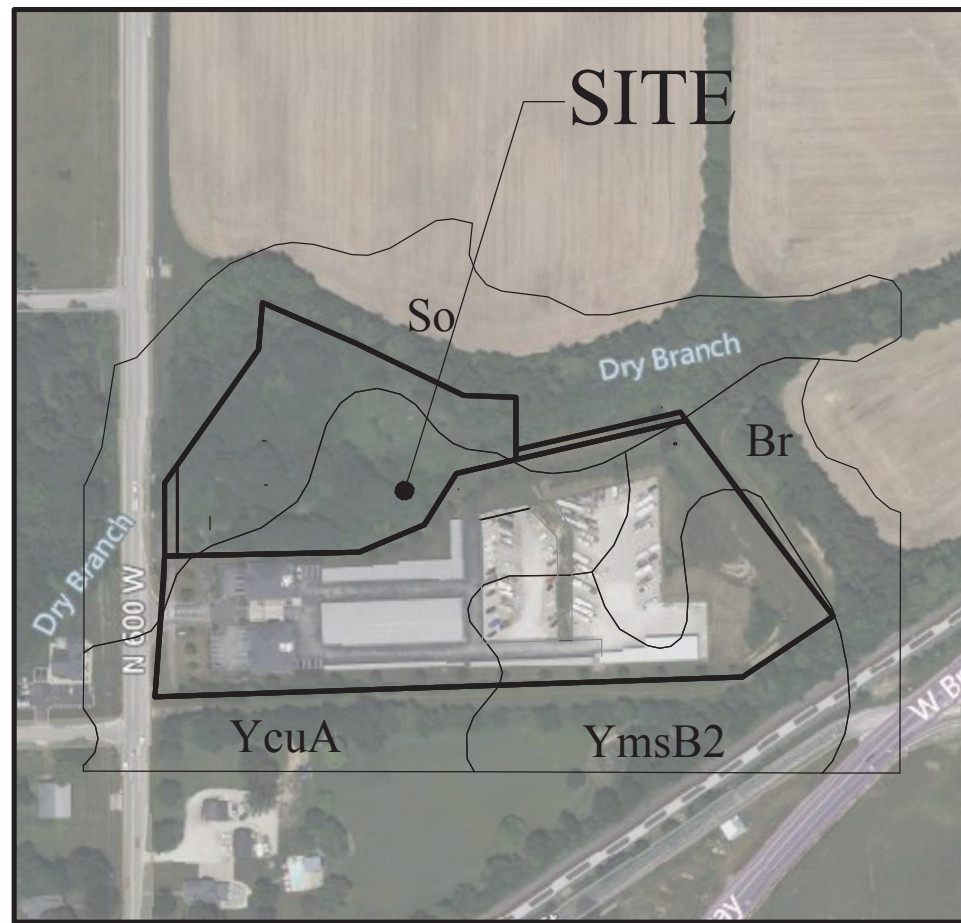
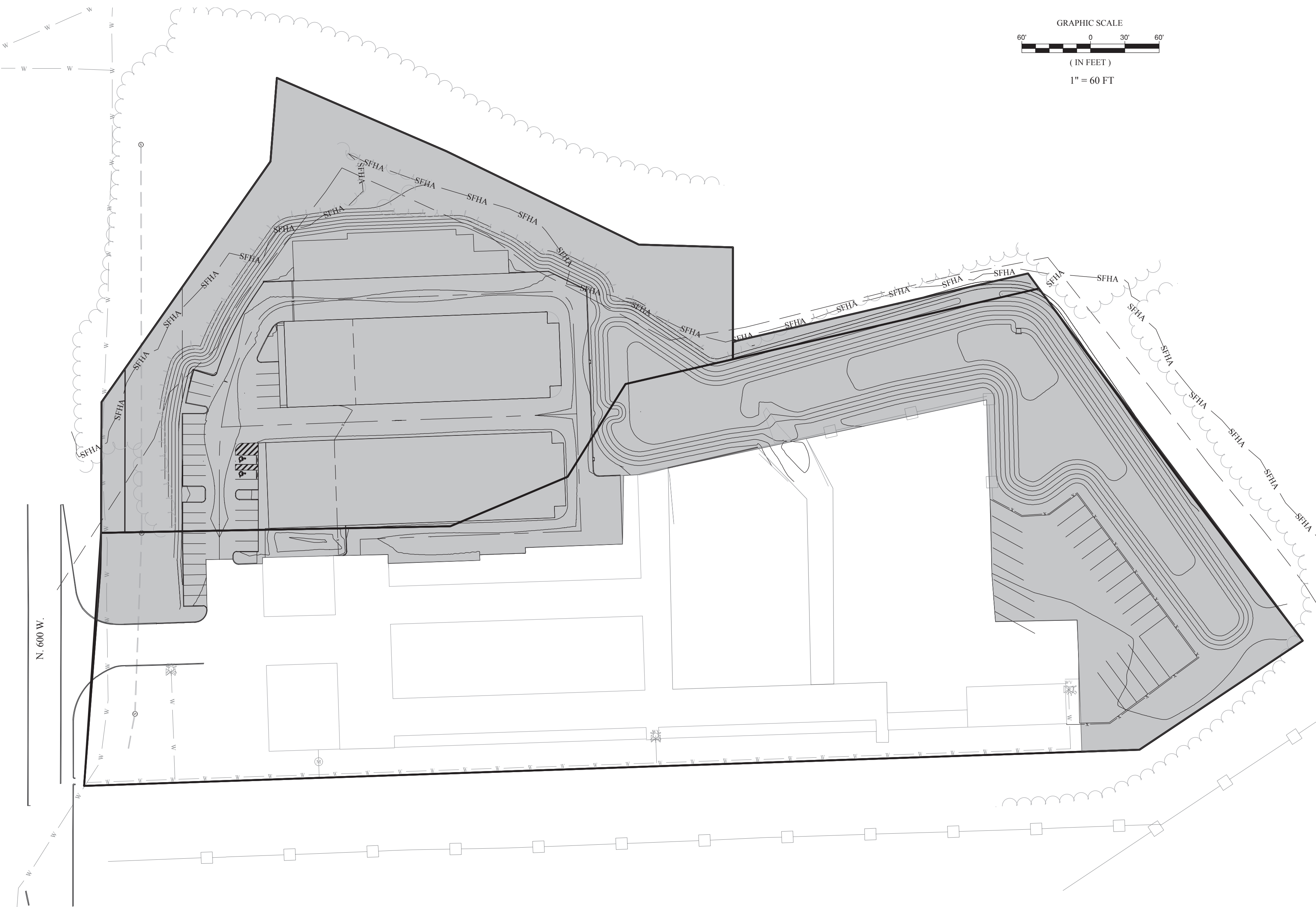
SHT.	DESCRIPTION
C001	COVER SHEET
C100	TOPOGRAPHICAL SURVEY/DEMOLITION PLAN
C200-C200B	OVERALL SITE PLAN
C201-C201B	OVERALL SITE DEVELOPMENT PLAN
C202	EMERGENCY FLOOD ROUTING PLAN
C300-C307	INITIAL STORM WATER POLLUTION & PREVENTION PLAN TEMPORARY STORM WATER POLLUTION & PREVENTION PLAN PERMANENT SEDIMENT & EROSION CONTROL PLAN STORM WATER POLLUTION & PREVENTION SPECIFICATIONS STORM WATER POLLUTION & PREVENTION DETAILS
C400	STREET PLAN & PROFILES
C500	UTILITY PLAN
C600	STORM SEWER PLAN & PROFILES
C800-C801	CONSTRUCTION SPECIFICATIONS & DETAILS

McCordsville Standard Specifications

SHT.	DESCRIPTION
1	DIRECTIONS FOR USE, & GENERAL NOTES
2	RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS
3	RIGHT-OF-WAY DETAILS
4	STANDARDS & UTILITY LOCATION GUIDELINES
5	DRIVEWAY & HANDICAP RAMP DETAILS
6	STORM SEWER STRUCTURE DETAILS
7	STORM SEWER BEDDING DETAILS AND GENERAL NOTES
8	SANITARY SEWER SPECS.
9	SANITARY SEWER DETAILS
10	SANITARY SEWER LIFT STATION STANDARDS & GUIDELINES

REVISIONS

SHT.	DESCRIPTION



SOILS MAP
(N.T.S.)

SOILS LEGEND	
MAP UNIT	BRIEF DESCRIPTION
Br	Brookston silt clay loam, 0 to 2 percent slopes
So	Sloan silty clay loam
YcuA	Crosby silt loam-Urban land complex, 0 to 2 percent slopes
YmsB2	Miami silt loam-Urban land complex, 0 to 2 percent slopes, eroded

A part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 17 North, Range 05 East, Vernon Township, Hancock County, Indiana more particularly described as follows:

Beginning at the <North/South> <West/East> corner of said <Quarter> Section; thence North 4 degrees 20 minutes 40 seconds East a distance of 188.97 feet; thence North 01 degree 01 minute 49 seconds East a distance of 32.71 feet; thence North 0 degrees 10 minutes 8 seconds East a distance of 114.04 feet; thence North 35 degrees 3 minutes 56 seconds East a distance of 256.77 feet; thence North 4 degrees 29 minutes 4 seconds East a distance of 73.38 feet; thence South 66 degrees 33 minutes 57 seconds East a distance of 161.08 feet; thence South 64 degrees 7 minutes 46 seconds East a distance of 187.11 feet; thence South 88 degrees 23 minutes 46 seconds East a distance of 82.15 feet; thence South 0 degrees 0 minutes 0 seconds East a distance of 82.43 feet; thence North 76 degrees 59 minutes 48 seconds East a distance of 264.46 feet; thence South 36 degrees 21 minutes 27 seconds East a distance of 228.11 feet; thence South 37 degrees 24 minutes 4 seconds East a distance of 172.40 feet; thence South 56 degrees 12 minutes 52 seconds West a distance of 171.43 feet; thence South 88 degrees 2 minutes 17 seconds West a distance of 922.45 feet to the Point of Beginning, Containing 9.920 acres, more or less.

SITE PARKING

OPEN PARKING SPACES

EXISTING VAN ACCESSIBLE HANDICAP PARKING SPACES	1
EXISTING TYPICAL SPACES	26
PROPOSED ADA PARKING SPACES	2
PROPOSED TYPICAL SPACES	30
TOTAL PARKING SPACES	59

PLANS PREPARED BY:
STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: BRIAN K. ROBINSON
EMAIL: brobinson@stoepfelwerth.com

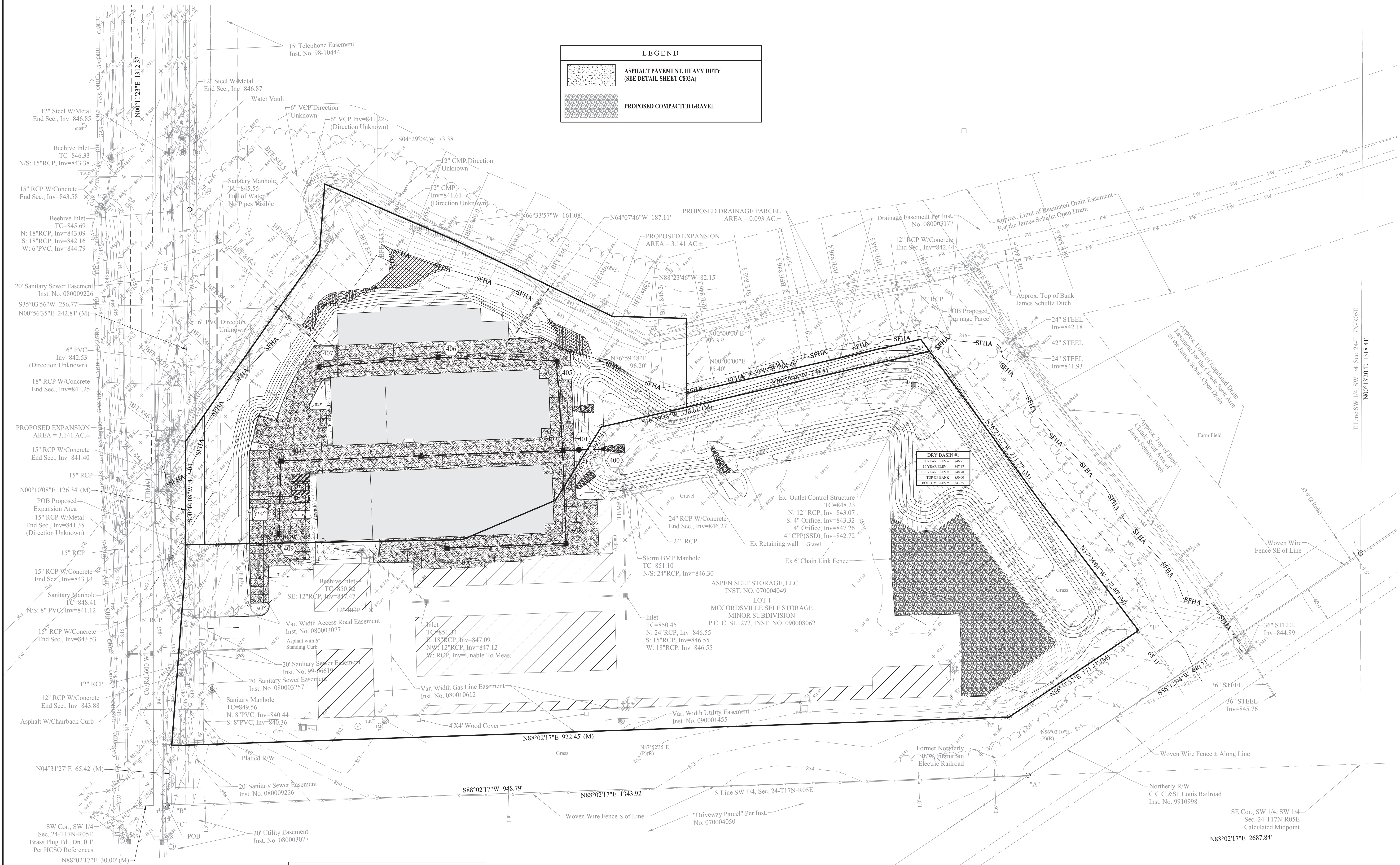
PLANS CERTIFIED BY:

David J. Stoepfelwerth
DAVID J. STOEPPELWERTH, P.E.
PROFESSIONAL ENGINEER
NO. 19358

03/29/23
DATE



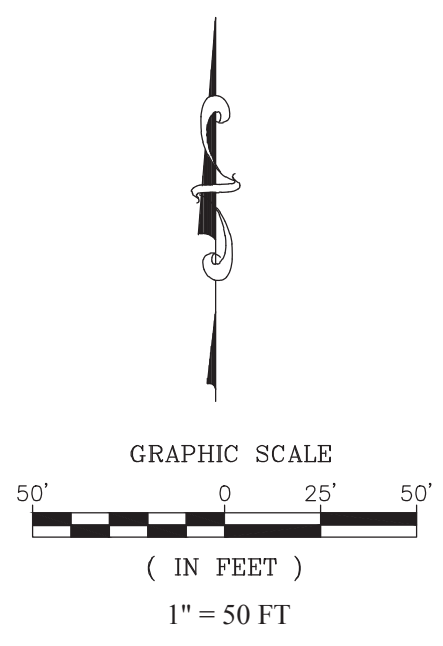
S & A JOB No. 105252 (HANCOCK COUNTY)



LEGEND	
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.E.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R	RADIUS
B-B	BACK OF CURB TO BACK OF CURB

LEGEND	
— W —	EXISTING WATER LINE
— OH —	EXISTING OVERHEAD ELECTRICAL LINE
— S —	EXISTING STORM SEWER
— S —	EXISTING SANITARY SEWER
— S —	EXISTING CONTOUR
— S —	EXISTING SWALE
— X —	EXISTING FENCE LINE
— S —	EXISTING FIRE HYDRANT
— S —	EXISTING WATER VALVE
— S —	EXISTING POWER POLE
— S —	EXISTING TREE
— S —	EXISTING CONTROL POINT
— SFHA —	EXISTING FLOODWAY FRINGE FIRM
BFE 846.3	BASE FLOOD ELEV.

NOTES	
1.	CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ONSITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NOT ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
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ORIGINATING BENCHMARK:
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SITE TBM:
TBM#1: The top of the Southeast bonnet bolt of the fire hydrant at the Southwest end of Vitality Drive, on the East side of the drive. ELEV=860.41' (NAVD 88)
TBM#2: A cut square on top of the concrete roll curb in the Southeast corner of the parking lot for Vernon Township Fire Station.. ELEV=859.84' (NAVD 88)



OVERALL SITE PLAN

ASPEN SELF STORAGE 3.2 ACRE EXPANSION

MCCORDSVILLE, VERNON TOWNSHIP HANCOCK COUNTY, INDIANA

DRAWN BY: DCM

CHECKED BY: BKR

SHEET NO: C200

S & A JOB NO: 105252

STOEPPELWERTH

ALWAYS ON

7965 East 10th Street, Fishers, IN 46038-2505
phone: 317.849.2955 fax: 317.849.5942

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REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA
CERTIFIED: 03/29/23
David J. Stoepelwerth

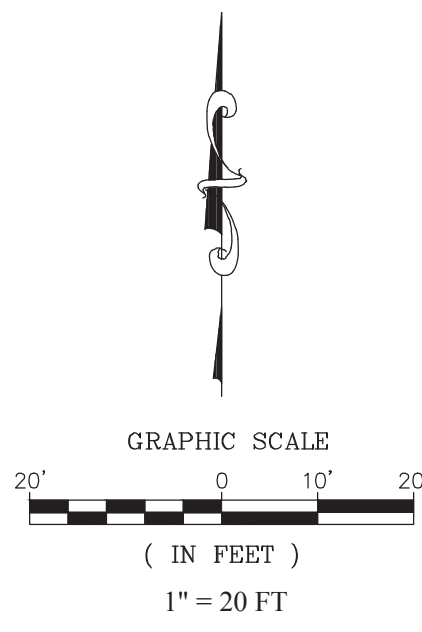
DATE: MARK: REVISIONS: BY:

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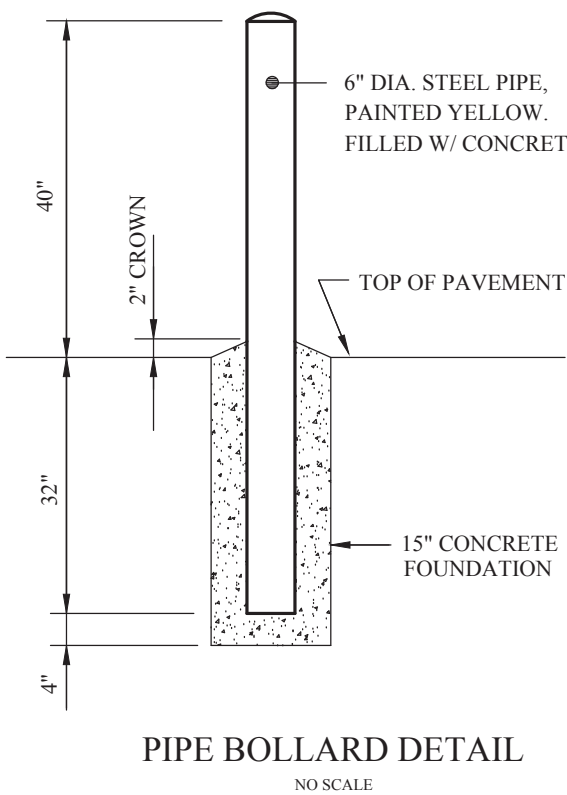
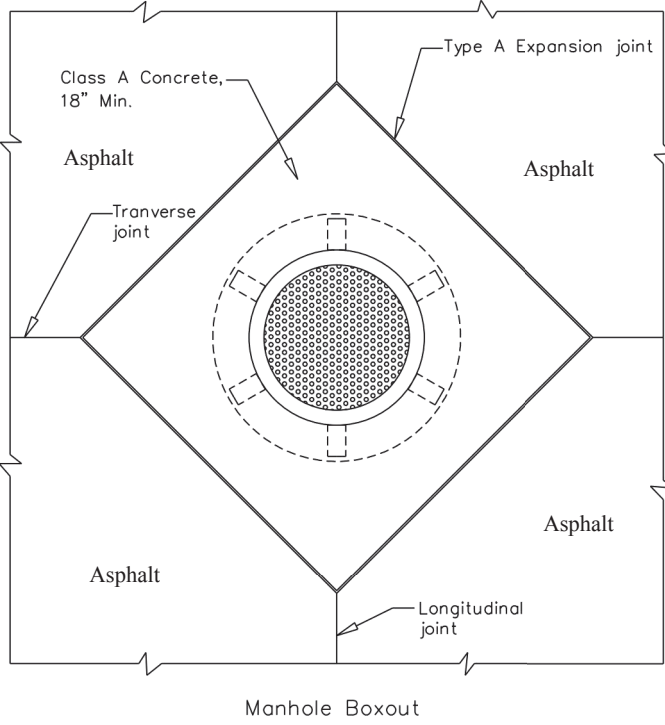
LEGEND	
	ASPHALT PAVEMENT, HEAVY DUTY (SEE DETAIL, SHEET C802A)
	PROPOSED COMPACTED GRAVEL



LEGEND	
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRICAL LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING CONTOUR
	EXISTING SWALE
	EXISTING FENCE LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER POLE
	EXISTING TREE
	EXISTING CONTROL POINT
	EXISTING FLOODWAY FRINGE FIRM
BFE 846.3	BASE FLOOD ELEV.

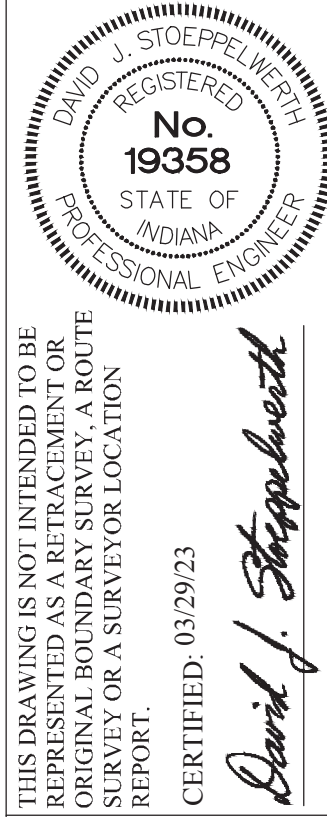
	2" HMA 9.5mm SURFACE
	5" HMA 19mm BASE
	6" COMPACTED STONE #3 STONE AGGREGATE
	COMPACTED SUBGRADE
HEAVY DUTY ASPHALT (ALL ASPHALT AREAS PRIVATE) NOT-TO-SCALE	

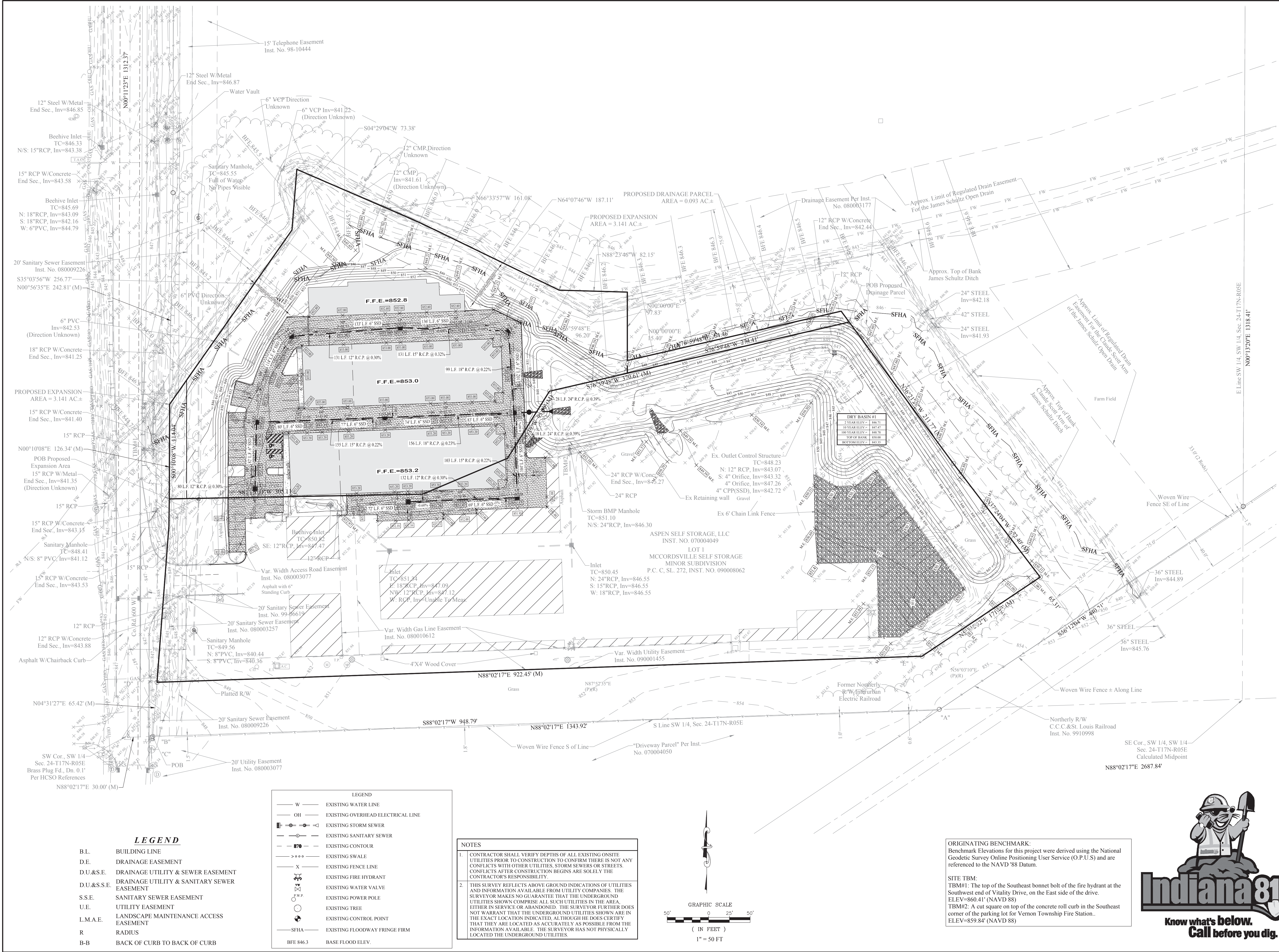
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KEY NOTES	
1	6" CONCRETE CURB (SEE DETAIL, SHEET 3 OF 10)
2	4" THICK CONCRETE WALK (SEE DETAIL, SHEET 2 OF 10)
3	COMBINED CONCRETE CURB & WALK (SEE DETAIL, SHEET C801)
4	4" WIDE, SOLID YELLOW PARKING STRIP STRIPE
5	4" WIDE, SOLID WHITE PARKING STRIP STRIPE
6	ACCESSIBLE PARKING (SEE DETAIL, SHEET C801)
7	ACCESSIBLE PARKING SIGN (SEE DETAIL, SHEET C801)
8	CONCRETE WHEEL STOP (SEE DETAIL, SHEET C801)
9	MANHOLE BOXOUT, CONCRETE (SEE DETAIL, THIS SHEET)
10	CONCRETE BOLLARD (SEE DETAIL, THIS SHEET)
11	PLANTING AREA
12	RELOCATE TRANSFORMER PAD (COORDINATE WITH UTILITY FOR REQUIREMENTS)
13	RIPRAP BANK PROTECTION
14	COMBINED CURB AND GUTTER TURNOUTS
15	ADA CONCRETE PERPENDICULAR CURB RAMP
16	PROPOSED FENCE

STOEPPELWERTH





LEGEND

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D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
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B-B	BACK OF CURB TO BACK OF CURB

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— S —	EXISTING STORM SEWER
— SS —	EXISTING SANITARY SEWER
— 870 —	EXISTING CONTOUR
— S —	EXISTING SWALE
— X —	EXISTING FENCE LINE
— F —	EXISTING FIRE HYDRANT
— V —	EXISTING WATER VALVE
— P —	EXISTING POWER POLE
— T —	EXISTING TREE
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ELEV=859.84' (NAVD 88)



OVERALL SITE DEVELOPMENT PLAN
ASPEN SELF STORAGE 3.2 ACRE
EXPANSION

DRAWN BY: DCM
CHECKED BY: BKR
SHEET NO: C201
S.A. & JOB NO: 105252

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CERTIFIED: 03/29/23
David J. Stoepelwerth
REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA

STOEPPELWERTH
ALWAYS ON
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phone: 317.849.2955 fax: 317.849.5942

MCCORDSVILLE, VERNON TOWNSHIP HANCOCK COUNTY, INDIANA

DATE MARK REVISIONS BY

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PER CITIZENS ENERGY GROUP - SANITARY STANDARDS MANUAL
(CURRENT REVISION)
201.08 CLEANOUTS

T.B. LOCATION: A TWO-WAY SWEEPING TEE IN GRASSY/DIRT GRAVEL AREA INSIDE AND WITHIN TWELVE (12) INCHES OF THE RIGHT-OF-WAY, OR IF WITHIN A SUBDIVISION WITH SIDEWALKS TWELVE (12) INCHES OUTSIDE OF THE RIGHT-OF-WAY. IN ADDITION TO THE REQUIRED THREADED WATER TIGHT COVER, THE CLEANOUT SHALL BE COVERED WITH A METAL CASTING WITH A MINIMUM TWELVE (12) INCHES TO FACILITATE LOCATING. THE CASTING SHALL BE BURIED A MINIMUM SIX (6) AND A MAXIMUM OF TWELVE (12) INCHES BELOW FINISHED GRADE. SEE FIGURE 400-10 FOR DETAIL.

602.08 CCTV INSPECTION

THE CONTRACTOR SHALL CLEAN AND TELEVIEW ALL SANITARY SEWERS PRIOR TO ACCEPTANCE BY THE UTILITY. A DIGITAL COPY OF THE INSPECTION SHALL BE SUBMITTED TO THE UTILITY FOR REVIEW. DEFORMED OR DAMAGED MAINLINE PIPE, LATERALS, AND JOINTS, DAMAGED CONTROLLED SETTLEMENT LATERAL JOINTS, INFILTRATION, OR ANY OTHER CONDITIONS OBSERVED BY THE UTILITY AND DEEMED UNACCEPTABLE SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO ACCEPTANCE.

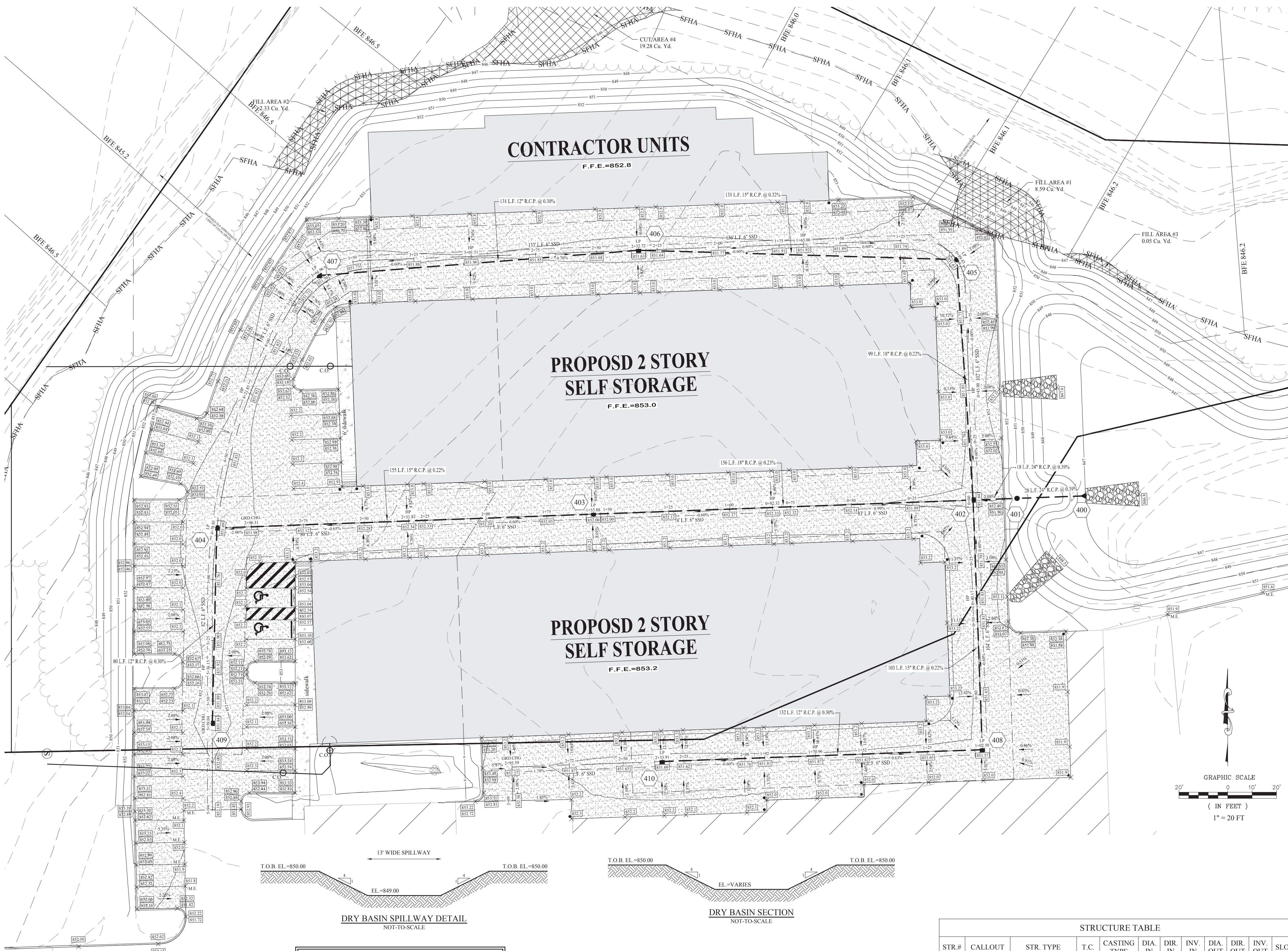
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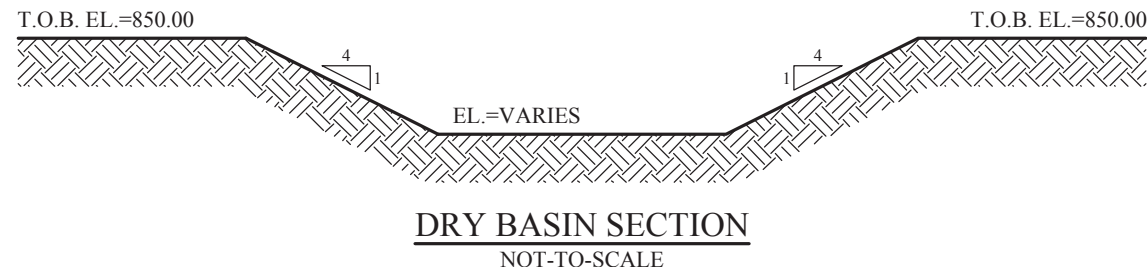
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
401-400	24"	28.13'	0.39%	R.C.P.
402-401	24"	18.00'	0.39%	R.C.P.
403-402	18"	155.88'	0.23%	R.C.P.
404-403	15"	154.63'	0.22%	R.C.P.
405-402	18"	98.90'	0.22%	R.C.P.
406-405	15"	130.63'	0.32%	R.C.P.
407-406	12"	131.33'	0.30%	R.C.P.
408-402	15"	102.50'	0.22%	R.C.P.
409-404	12"	80.13'	0.30%	R.C.P.
410-408	12"	131.50'	0.30%	R.C.P.

STRUCTURE TABLE											
STR.#	CALLOUT	STR. TYPE	T.C.	CASTING TYPE	DIA. IN.	DIR. IN	INV. IN	DIA. OUT	DIR. OUT	INV. OUT	SLOPE
400	END SECTION		849.33		24	W	847.00				
401	CONTECH	CS-6-748360-10	851.70	R-1772	24	W	847.21	24	E	847.11	0.39%
402	STORM INLET	MH 48"	851.64	R-3405	18 18 15	W N S	847.38 847.38 847.38	24	E	847.28	0.39%
403	STORM INLET	MH 48"	852.00	R-2502	15	W	847.84	18	E	847.74	0.23%
404	STORM INLET	INLET TYPE "A" MOD.	851.69	R-3405	12	S	848.28	15	E	848.18	0.22%
405	STORM INLET	MH 48"	851.65	R-2502	15	W	847.70	18	S	847.60	0.22%
406	STORM INLET	INLET TYPE "A" MOD.	851.63	R-3405	12	W	848.22	15	E	848.12	0.32%
407	STORM INLET	INLET TYPE "A" MOD.	851.70	R-3405				12	E	848.61	0.30%
408	STORM INLET	INLET TYPE "A" MOD.	851.57	R-3405	12	W	847.71	15	N	847.61	0.22%
409	STORM INLET	INLET TYPE "A" MOD.	851.84	R-3405				12	N	848.52	0.30%
410	STORM INLET	INLET TYPE "A" MOD.	851.60	R-3405				12	E	848.10	0.30%



LEGEND	
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING CONTOUR
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED CONTOUR
	PROPOSED WATER LINE
	PROPOSED SWALE
	EXISTING FLOODWAY FRINGE FIRM
	BASE FLOOD ELEV.
	PROPOSED GRADE ELEVATION
	PROPOSED CURB W/4" SSD
	PROPOSED 6" SUB-SURFACE DRAIN
	M.E. MATCH EXISTING
	H.P. HIGH POINT
	L.P. LOW POINT
	GRD. CHG. GRADE CHANGE

PRE-DEVELOPED SOIL CLASSIFICATION		
MAP UNIT NAME	CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)
Br Brookston silty clay loam	Clay, sandy, silty clay, silty clay, silt and sandy silty clay (CL, ML, MH and CH)	1,500
So Sloan silty clay loam	Clay, sandy, silty clay, silty clay, silt and sandy silty clay (CL, ML, MH and CH)	1,500
YcmA Crosby silt loam - Urban land complex	Clay, sandy, silty clay, silty clay, silt and sandy silty clay (CL, ML, MH and CH)	1,500
YmsB2 Miami silt loam - Urban land complex	Clay, sandy, silty clay, silty clay, silt and sandy silty clay (CL, ML, MH and CH)	1,500



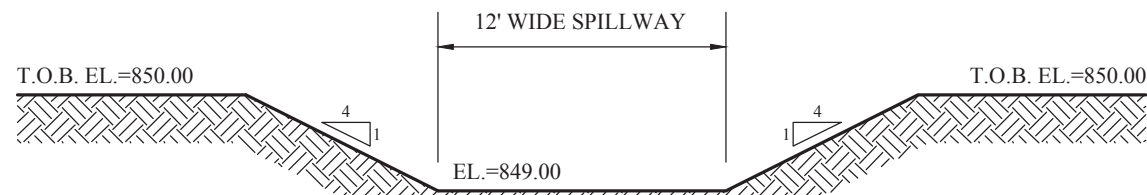
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2.	THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PER CITIZENS ENERGY GROUP - SANITARY STANDARDS MANUAL (CURRENT REVISION) 201.08 CLEANOUTS		
1B. LOCATION: A TWO-WAY SWEEPING TEE IN GRASSY DIRT GRAVEL AREA INSIDE AND WITHIN TWELVE (12) INCHES OF THE RIGHT-OF-WAY, OR IF WITHIN A SUBDIVISION WITH SIDEWALKS TWELVE (12) INCHES OUTSIDE OF THE RIGHT-OF-WAY. IN ADDITION TO THE REQUIRED THREADED, WATER TIGHT COVER, THE CLEANOUT SHALL BE COVERED WITH A METAL CASTING WITH A MINIMUM TWELVE (12) INCH LID TO FACILITATE LOCATING. THE CASTING SHALL BE BURIED A MINIMUM SIX (6) AND A MAXIMUM OF TWELVE (12) INCHES BELOW FINISHED GRADE. SEE FIGURE 400.10 FOR DETAIL.		
602.08 CCTV INSPECTION		
THE CONTRACTOR SHALL CLEAN AND TELEVIEW ALL SANITARY SEWERS PRIOR TO ACCEPTANCE BY THE UTILITY. A DIGITAL COPY OF THE INSPECTION SHALL BE SUBMITTED TO THE UTILITY FOR REVIEW. DEFORMED OR DAMAGED MAINLINE PIPE, LATERALS, AND JOINTS, DAMAGED CONTROLLED SETTLEMENT LATERAL JOINTS, INFILTRATION, OR ANY OTHER CONDITIONS OBSERVED BY THE UTILITY AND DEEMED UNACCEPTABLE SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO ACCEPTANCE.		

PRE-DEVELOPED SOIL CLASSIFICATION		
MAP UNIT NAME	CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)
Br Brookston silt clay loam	Clay, sandy, silty clay, clayey silt, silt and sandy siltclay (CL, ML, MH and CH)	1,500
So Sion silt clay loam	Clay, sandy, silty clay, clayey silt, silt and sandy siltclay (CL, ML, MH and CH)	1,500
YmsA Crosby silt loam - Urban land complex	Clay, sandy, silty clay, clayey silt, silt and sandy siltclay (CL, ML, MH and CH)	1,500
YmsB2 Miami silt loam - Urban land complex	Clay, sandy, silty clay, clayey silt, silt and sandy siltclay (CL, ML, MH and CH)	1,500



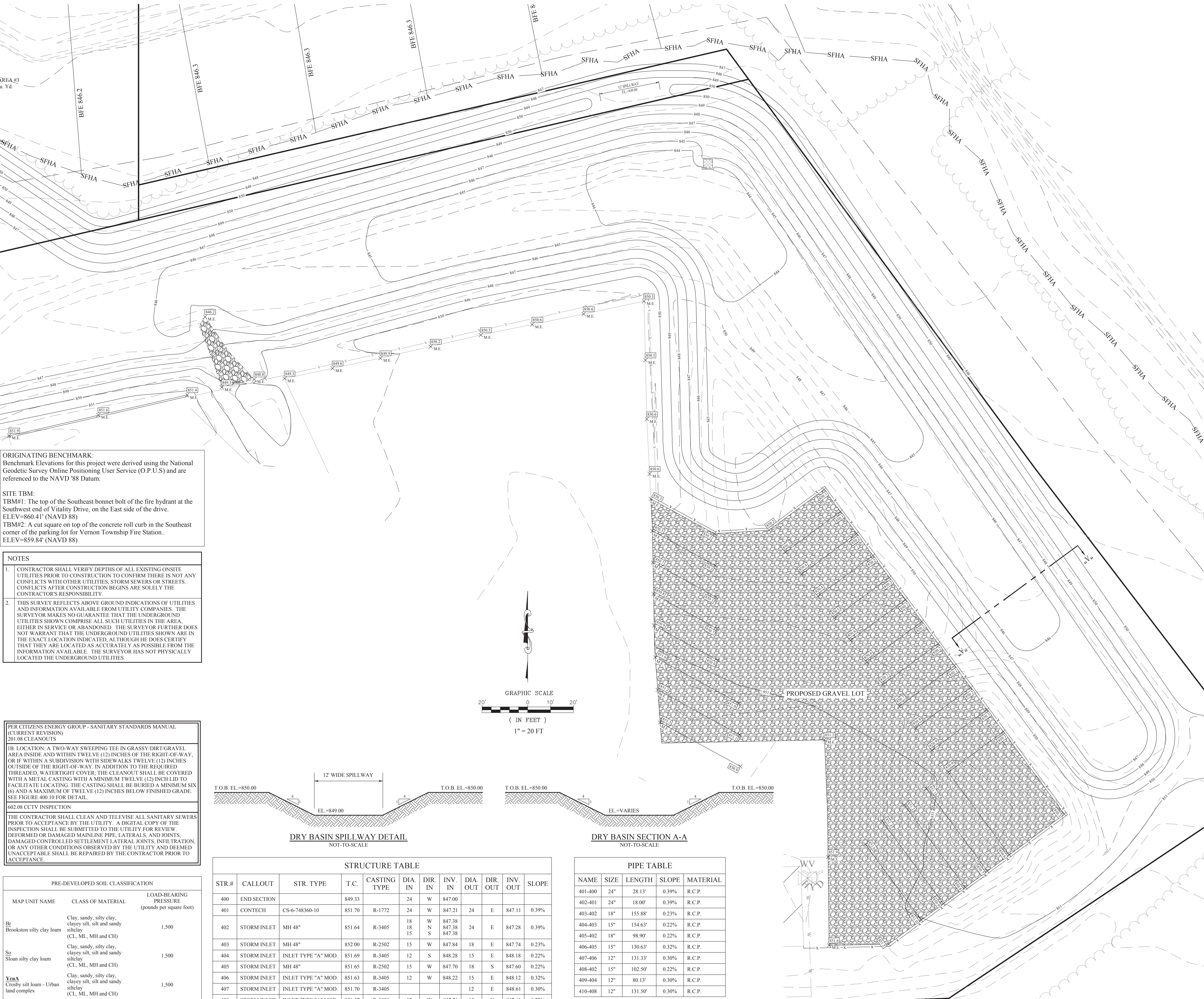
DRY BASIN SPILLWAY DETAIL
NOT-TO-SCALE

STRUCTURE TABLE											
STR.#	CALLOUT	STR. TYPE	T.C.	CASTING TYPE	DIA. IN	DIR. IN	INV. IN	DIA. OUT	DIR. OUT	INV. OUT	SLOPE
400	END SECTION		849.33		24	W	847.00				
401	CONTECH	CS-6-748360-10	851.70	R-1772	24	W	847.21	24	E	847.11	0.39%
402	STORM INLET	MH 48"	851.64	R-3405	18 18 15	W N S	847.38 847.38 847.38	24	E	847.28	0.39%
403	STORM INLET	MH 48"	852.00	R-2502	15	W	847.84	18	E	847.74	0.23%
404	STORM INLET	INLET TYPE "A" MOD.	851.69	R-3405	12	S	848.28	15	E	848.18	0.22%
405	STORM INLET	MH 48"	851.65	R-2502	15	W	847.70	18	S	847.60	0.22%
406	STORM INLET	INLET TYPE "A" MOD.	851.63	R-3405	12	W	848.22	15	E	848.12	0.32%
407	STORM INLET	INLET TYPE "A" MOD.	851.70	R-3405				12	E	848.61	0.30%
408	STORM INLET	INLET TYPE "A" MOD.	851.57	R-3405	12	W	847.71	15	N	847.61	0.22%
409	STORM INLET	INLET TYPE "A" MOD.	851.84	R-3405				12	N	848.52	0.30%
410	STORM INLET	INLET TYPE "A" MOD.	851.60	R-3405				12	E	848.10	0.30%



DRY BASIN SECTION A-A
NOT-TO-SCALE

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
401-400	24"	28.13'	0.39%	R.C.P.
402-401	24"	18.00'	0.39%	R.C.P.
403-402	18"	155.88'	0.23%	R.C.P.
404-403	15"	154.63'	0.22%	R.C.P.
405-402	18"	98.90'	0.22%	R.C.P.
406-405	15"	130.63'	0.32%	R.C.P.
407-406	12"	131.33'	0.30%	R.C.P.
408-402	15"	102.50'	0.22%	R.C.P.
409-404	12"	80.13'	0.30%	R.C.P.
410-408	12"	131.50'	0.30%	R.C.P.



LEGEND	
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING CONTOUR
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED CONTOUR
	PROPOSED WATER LINE
	PROPOSED SWALE
	EXISTING FLOODWAY FRINGE FIRM
	BASE FLOOD ELEV.
	PROPOSED GRADE ELEVATION
	PROPOSED CURB W/ 4' SSD
	PROPOSED 6' SUB-SURFACE DRAIN
	MATCH EXISTING
	HIGH POINT
	LOW POINT
	GRADE CHANGE

- EARTHWORK NOTES:**
- EXCAVATION
 - EXCAVATED MATERIAL THAT IS SUITABLE MAY BE USED FOR FILLS. ALL UNSUITABLE MATERIAL AND ALL SURPLUS EXCAVATED MATERIAL NOT REQUIRED SHALL BE REMOVED FROM THE SITE.
 - PROVIDE AND PLACE ANY ADDITIONAL FILL MATERIAL FROM OFFSITE AS MAY BE NECESSARY TO PRODUCE THE GRADES REQUIRED ON PLANS. FILL OBTAINED FROM OFFSITE SHALL BE OF QUALITY AS SPECIFIED FOR FILLS HEREIN AND THE SOURCE APPROVED BY THE DEVELOPER. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY COSTS FOR FILL NEEDED.
 - REMOVAL OF TREES
 - ALL TREES AND STUMPS SHALL BE REMOVED FROM AREAS TO BE OCCUPIED BY A ROAD SURFACE OR STRUCTURE AREA. TREES AND STUMPS SHALL NOT BE BURIED ON SITE.
 - PROTECTION OF TREES
 - THE CONTRACTOR SHALL, AT THE DIRECTION OF THE DEVELOPER, ENDEAVOR TO SAVE AND PROTECT TREES OF VALUE AND WORTH WHICH DO NOT IMPAIR CONSTRUCTION OF IMPROVEMENTS AS DESIGNED.
 - IN THE EVENT CUT OR FILL EXCEEDS 0.5 FEET OVER THE ROOT AREA, THE DEVELOPER SHALL BE CONSULTED WITH RESPECT TO PROTECTIVE MEASURES TO BE TAKEN, IF ANY, TO PRESERVE SUCH TREES.
 - REMOVAL OF TOPSOIL
 - ALL TOPSOIL SHALL BE REMOVED FROM ALL AREAS BENEATH FUTURE PAVEMENTS OR BUILDING. TOPSOIL REMOVAL SHALL BE TO A MINIMUM DEPTH OF 6 INCHES OR TO THE DEPTH INDICATED IN THE GEO-TECHNICAL REPORT PROVIDED BY THE DEVELOPER TO BE EXCAVATED OR FILLED. TOPSOIL SHOULD BE STORED AT A LOCATION WHERE IT WILL NOT INTERFERE WITH CONSTRUCTION OPERATIONS. THE TOPSOIL SHALL BE FREE OF DEBRIS AND STONES.
 - UTILITIES
 - RULES AND REGULATION GOVERNING THE RESPECTIVE UTILITY SHALL BE OBSERVED IN EXECUTING ALL WORK UNDER THIS SECTION.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF EXISTING UNDERGROUND UTILITIES 2 WORKING DAYS PRIOR TO COMMENCING WORK. FOR UTILITY LOCATIONS TO BE MARKED CALL TOLL FREE 811.
 - SITE GRADING
 - THE CONTRACTOR SHALL DO ALL CUTTING, FILLING, COMPACTING OF FILLS AND ROUGH GRADING REQUIRED TO BRING ENTIRE PROJECT AREA TO SUB-GRADE AS SHOWN ON THE DRAWING.
 - THE TOLERANCE FOR PAVED AREAS SHALL NOT EXCEED 0.05 FEET ABOVE ESTABLISHED SUB-GRADE. ALL OTHER AREAS SHALL NOT EXCEED 0.05 FEET PLUS OR MINUS THE ESTABLISHED GRADE. PROVIDE ROUNDING AT TOP AND BOTTOM OF BANKS AND OTHER BREAKS IN GRADE.
 - THE ENGINEER SHALL BE NOTIFIED WHEN THE CONTRACTOR HAS REACHED THE TOLERANCE AS STATED ABOVE, SO THAT FIELD MEASUREMENTS AND SPOT ELEVATIONS CAN BE VERIFIED BY THE ENGINEER. THE CONTRACTOR SHALL NOT REMOVE EQUIPMENT FROM THE SITE UNTIL THE ENGINEER HAS VERIFIED THAT THE JOB MEETS THE ABOVE TOLERANCE.



STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5955 fax: 317.849.5942

SITE DEVELOPMENT PLAN

ASPEN SELF STORAGE 3.2 ACRE

EXPANSION

DRAWN BY: DCM

CHECKED BY: BKR

SHEET NO: C201B

S.A. & JOB NO: 105252

THIS DRAWING IS NOT INTENDED TO BE REPRODUCED OR RELIED UPON FOR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 03/29/23

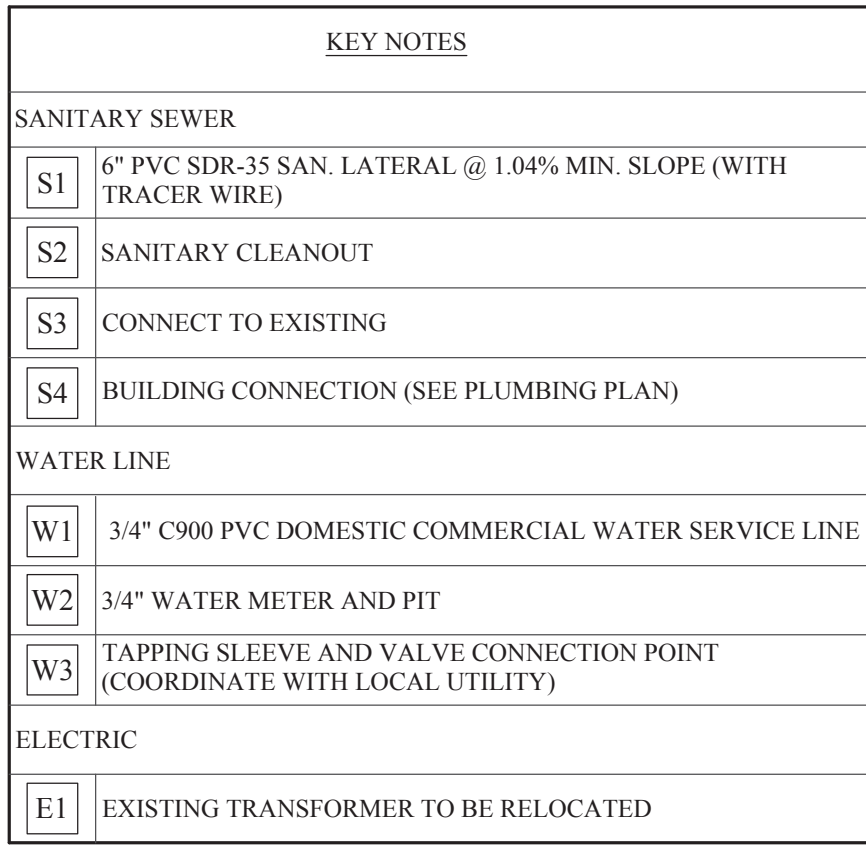
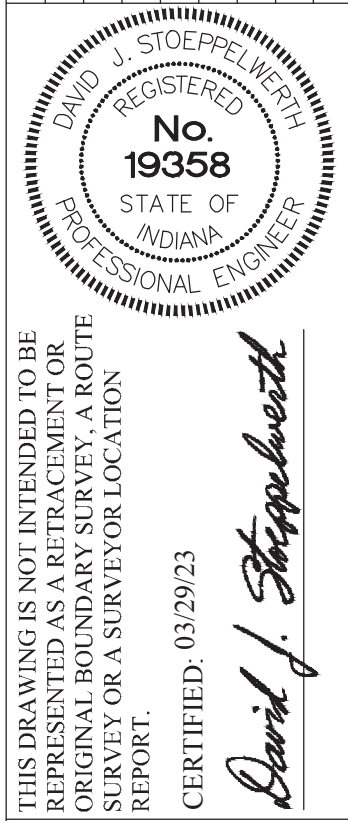
David J. Stoepfelwirth
REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA

REVISIONS

DATE

MARK

BY













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STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5953 fax: 317.849.5942

UTILITY PLAN		HANCOCK COUNTY, INDIANA	
ASPEN SELF STORAGE 3.2 ACRE EXPANSION		MCCORDSVILLE, VERNON TOWNSHIP	
DRAWN BY: DCM	CHECKED BY: BKR	SHEET NO.	
C500		S & A JOB NO. 105252	

File Name: S:\105252DWG\C500 - Utility Plan.dwg - C500
Modified / By: March 28, 2023 3:25:48 PM / RMorris
Plotted / By: May 9, 2023 4:49:06 PM / Raven Morris

File Name:
Modified / By:
Plotted / By:

LEGEND	
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRICAL LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING CONTOUR
	EXISTING SWALE
	EXISTING FENCE LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING TREE
	EXISTING CONTROL POINT

NOTES

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CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE ARE NO CROSSING CONFLICTS. CONFLICTS THAT ARE DISCOVERED AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

ORIGINATING BENCHMARK:
Benchmark Elevations for this project were derived using the National Geodetic Survey Online Positioning User Service (O.P.U.S) and are referenced to the NAVD '88 Datum.

SITE TBM:
TBM#1: The top of the Southeast bonnet bolt of the fire hydrant at the Southwest end of Vitality Drive, on the East side of the drive.
ELEV=860.41' (NAVD 88)
TBM#2: A cut square on top of the concrete roll curb in the Southeast corner of the parking lot for Vernon Township Fire Station..
ELEV=859.84' (NAVD 88)



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