



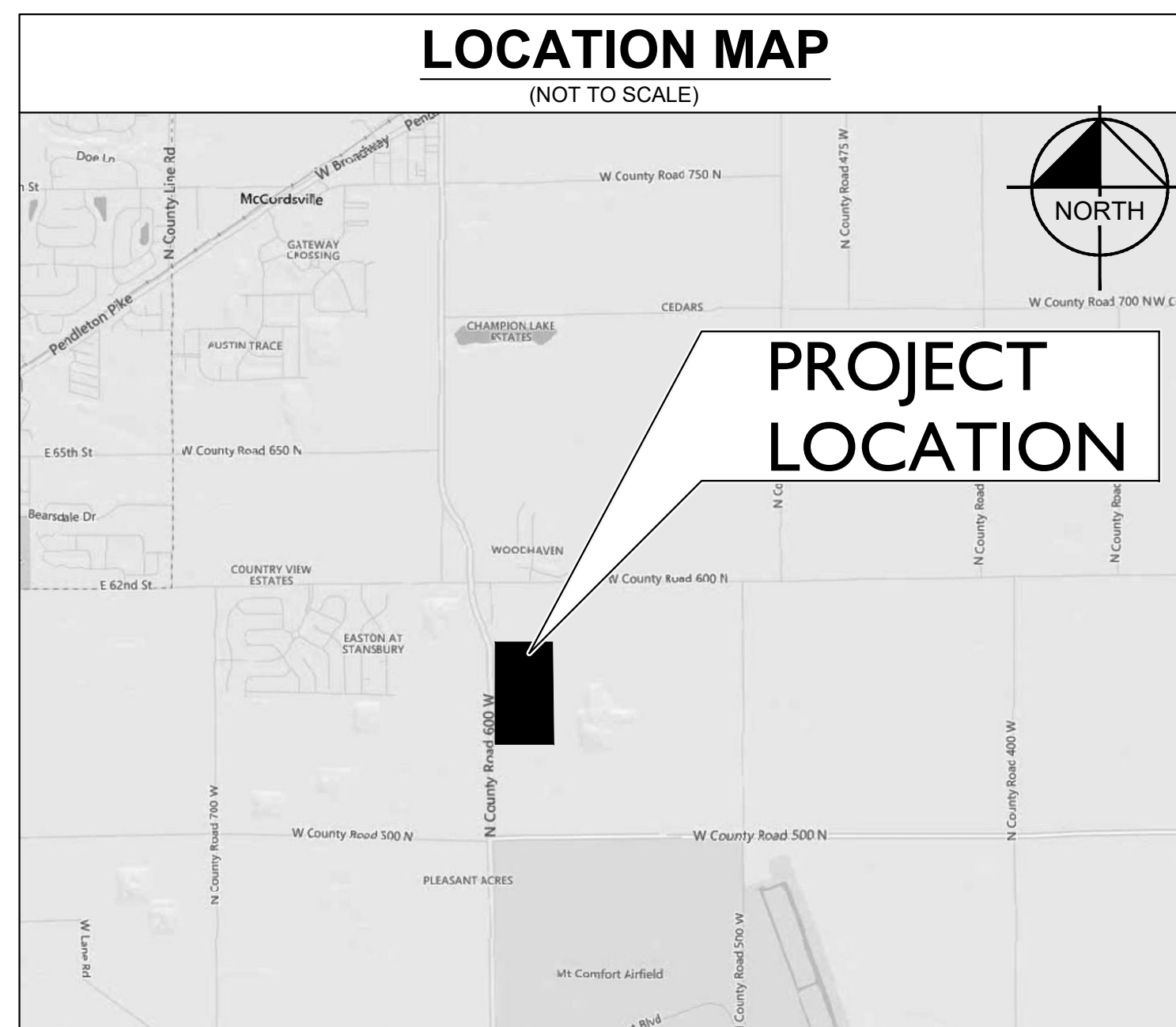
# FINAL ENGINEERING PLANS PROJECT JARASCO

## MT COMFORT RD & CR 550 N MCCORDSVILLE, IN 46055

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UTILITY AND GOVERNING AGENCY CONTACTS				
SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
STORM SEWER & SANITARY SEWER	AQUA INDIANA	5750 CASTLE CREEK PARKWAY NORTH DR., SUITE 314, INDIANAPOLIS, IN 46250	(317) 577-1390	JIM SHIELDS, P. E.
WATER	CITIZENS ENERGY GROUP/CWA AUTHORITY, INC	2150 DR MARTIN LUTHER KING JR ST., INDIANAPOLIS, IN 46202	(317) 927-4351	BRAD HOSTETLER
STREETS	MCCORDSVILLE PUBLIC WORKS	6280 W 800 N MCCORDSVILLE, IN 46055	(317) 335-3493	RON CRIDER
STORM SEWER	MCCORDSVILLE PUBLIC WORKS	6280 W 800 N MCCORDSVILLE, IN 46055	(317) 335-3493	RON CRIDER
ELECTRICITY	DUKE ENERGY SERVICE AND INSTALLATION DEPT.	2727 CENTRAL AVE, COLUMBUS, IN 47201	(317) 774-0246	RYAN DAUGHERTY
NATURAL GAS	VECTREN	1630 N MERICIAN ST INDIANAPOLIS, IN 46202	(800) 227-1376	DAVID SHERRY
TELEPHONE / COMMUNICATIONS	NINESTAR CONNECT	2243 E MAIN ST GREENFIELD, IN 46140	(317) 323-2081	JASON WARRICK
PLANNING & ZONING	MCCORDSVILLE PLANNING AND BUILDING DEPARTMENT	6280 W 800 N MCCORDSVILLE, IN 46055	(317) 335-3604	RYAN CRUM

PROJECT TEAM				
ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER/OWNER	THE PETERSON COMPANY, LLC	7132 ZIONSVILLE ROAD, INDIANAPOLIS, IN 46268	(317) 805-1200	LARRY SIEGLER
CIVIL ENGINEER	KIMLEY-HORN AND ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 218-9560	BILL BUTZ, PE
LANDSCAPE ARCHITECT	KIMLEY-HORN AND ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 218-9560	BRANDON SCHREEG, PLA
LAND SURVEYOR	ACCURA LAND SURVEYING	PO BOX 786 GREENFIELD, IN 46140	(317) 462-3734	PHILIP GOING



### HANCOCK COUNTY

CONSTRUCTION OF A ±350,000 SF INDUSTRIAL WAREHOUSE FOR INTERSTATE WAREHOUSING ON ±31.79 AC. PROJECT IS IN SECTION 6 OF T16N, R6E IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA

### LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 6 EAST IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA:

TRACT 1:  
A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 6 EAST IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT MARKING THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 09 MINUTES 30 SECONDS EAST (NORTH AMERICAN DATUM OF 1983, INDIANA EAST ZONE) ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 1265.62 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 50 MINUTES 30 SECONDS EAST 1039.13 FEET TO A CAPPED 1/8 INCH REBAR (ACCURA) ON THE WEST LINE OF A 5,000 ACRE TRACT OF LAND PER INSTRUMENT NUMBER 030000128 IN THE OFFICE OF SAID RECORDER OF HANCOCK COUNTY, INDIANA (THE NEXT TWO CALLS ARE ALONG THE WEST AND SOUTH LINES OF SAID 5,000 ACRE TRACT);

- SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST 39.49 FEET;
- SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST 167.40 FEET TO THE EAST LINE OF A 62 ACRE TRACT OF LAND PER INSTRUMENT NUMBER 850000125 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST ALONG SAID EAST LINE 1054.13 FEET TO A POINT THAT IS 75.00 FEET NORTH (AS MEASURED PERPENDICULARLY) FROM THE NORTH LINE OF A 3.605 ACRE TRACT OF LAND PER INSTRUMENT NUMBER 080009162 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 89 DEGREES 00 MINUTES 59 SECONDS WEST PARALLEL WITH SAID NORTH LINE 1177.99 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 600 WEST AS DEFINED BY A WARRANTY DEED TO HANCOCK COUNTY, INDIANA RECORDED AS INSTRUMENT NUMBER 930009024 IN THE OFFICE OF SAID RECORDER (THE NEXT TWO CALLS ARE ALONG SAID RIGHT OF WAY LINE);
- NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST 805.51 FEET;
- NORTH 03 DEGREES 24 MINUTES 52 SECONDS WEST 176.63 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 30 SECONDS WEST 19.99 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST ALONG WEST LINE 129.38 FEET TO THE POINT OF BEGINNING, CONTAINING 29.758 ACRES, MORE OR LESS.

SUBJECT, HOWEVER, TO ALL LEGAL HIGHWAYS, RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

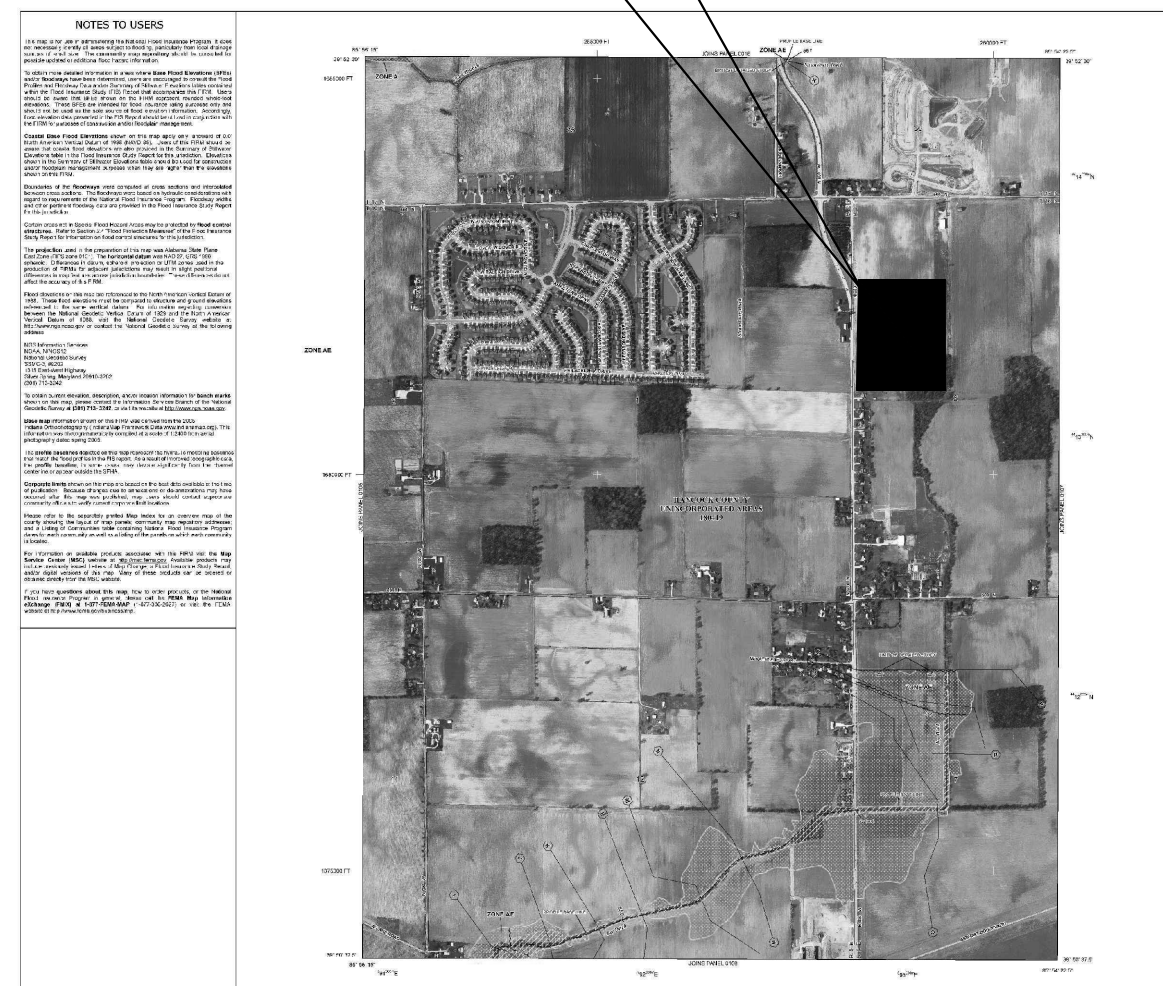
REMAINDER OF PARENT TRACT:  
A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 6 EAST IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS MONUMENT MARKING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION THENCE SOUTH 00 DEGREES 09 MINUTES 30 SECONDS EAST (NORTH AMERICAN DATUM OF 1983, INDIANA EAST ZONE) ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 1265.62 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 30 SECONDS EAST 1039.13 FEET TO A CAPPED 5/8 INCH REBAR (ACCURA) ON THE WEST LINE OF A 5,000 ACRE TRACT OF LAND PER INSTRUMENT NUMBER 030000128 IN THE OFFICE OF SAID RECORDER OF HANCOCK COUNTY, INDIANA; THENCE NORTH 00 DEGREES 13 MINUTES 41 SECONDS WEST 1234.56 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 600 NORTH AS DEFINED IN A WARRANTY DEED TO HANCOCK COUNTY, INDIANA RECORDED AS INSTRUMENT NUMBER 040008442 IN THE OFFICE OF SAID RECORDER (THE NEXT FOUR CALLS ARE ALONG SAID DEFINED RIGHT OF WAY LINE);

- SOUTH 87 DEGREES 46 MINUTES 26 SECONDS WEST 199.46 FEET;
- NORTH 89 DEGREES 56 MINUTES 08 SECONDS WEST 250.44 FEET;
- NORTH 87 DEGREES 38 MINUTES 42 SECONDS WEST 311.03 FEET;
- NORTH 00 DEGREES 03 MINUTES 52 SECONDS EAST 22.57 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 89 DEGREES 56 MINUTES 08 SECONDS WEST ALONG SAID NORTH LINE 277.22 FEET TO THE POINT OF BEGINNING, CONTAINING 29.573 ACRES, MORE OR LESS.

SUBJECT, HOWEVER, TO ALL LEGAL HIGHWAYS, RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

### PROJECT LOCATION



NOTED TO USERS
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAILROAD UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANAL UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DITCH UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRENCH UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PIPE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ALLEY UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRACT UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SECTION UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TOWNSHIP UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RANGE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COUNTY UNLESS OTHERWISE NOTED.
21. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STATE UNLESS OTHERWISE NOTED.
22. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COUNTRY UNLESS OTHERWISE NOTED.
23. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WORLD UNLESS OTHERWISE NOTED.



Hydrologic Soil Map—Hancock County, Indiana

### Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in ACI	Percent of ACI
Bt	Brookston silty clay loam, 0 to 2 percent slopes	B/D	39.1	52.1%
CRA	Clayton silt loam, New Castle T&E Plain, 0 to 2 percent slopes	C/D	27.1	36.1%
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	C/D	4.8	6.4%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	C	0.4	0.6%
Mt	Milford silty clay loam	C/D	3.6	4.8%
Totals for Area of Interest			75.0	100.0%

NO.
DATE
BY

REVISIONS

AS NOTED
DESIGNED BY: AMH
DRAWN BY: CWB
CHECKED BY: MJT

SCALE:
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INDIANAPOLIS, IN 46240  
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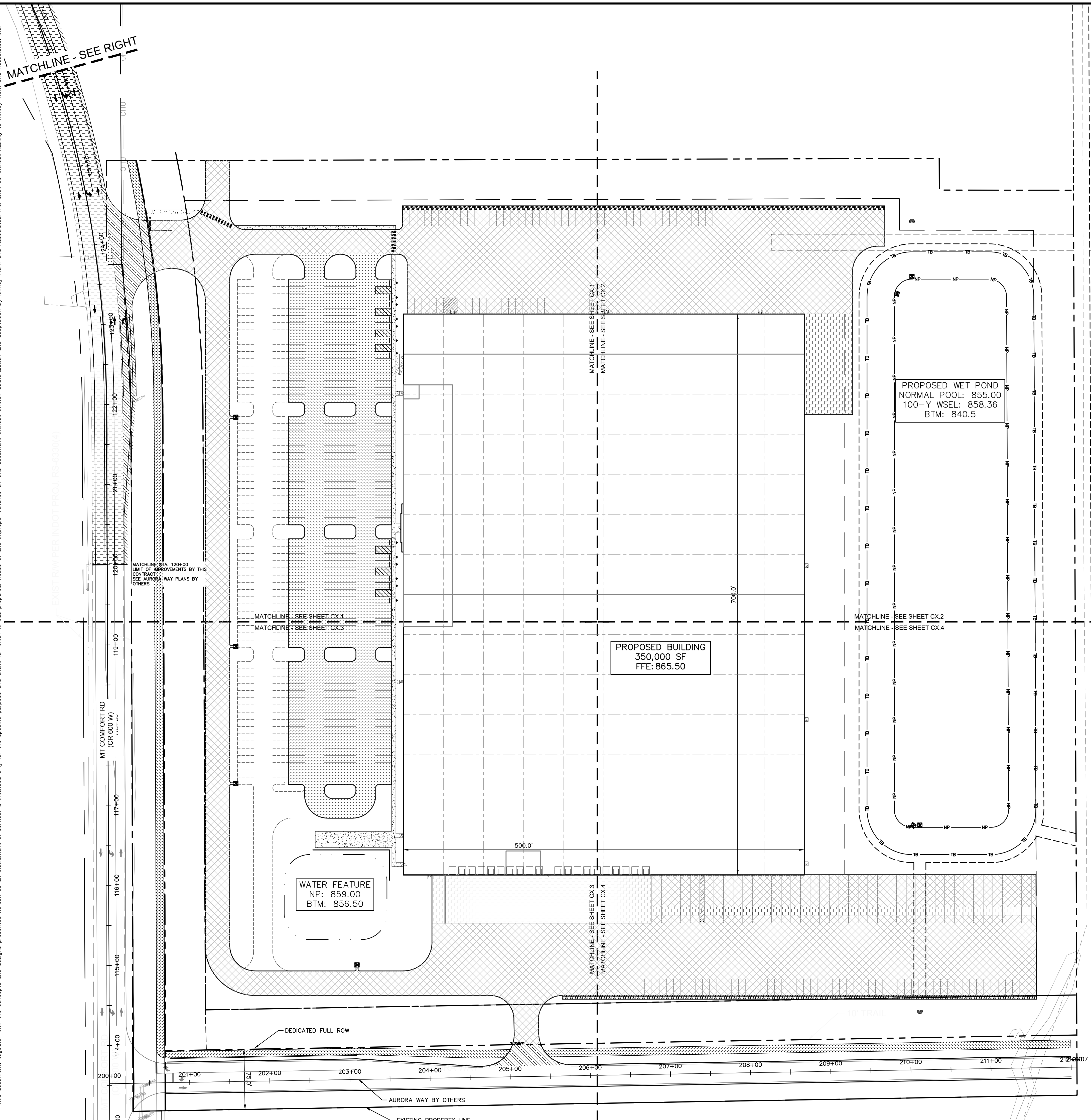
TITLE SHEET

PROJECT JARASCO

ORIGINAL ISSUE:  
12/28/2020  
KHA PROJECT NO.  
170024022  
SHEET NUMBER  
**C0.0**

Drawing name: K:\IND\DEV\170024022\_Peterson\_Jarasco\_McCordsville\_IN2\_Design\CAD\DWG\PlanSheets\C0.0 TITLE SHEET.dwg CO. 0 Dec. 28, 2020 3:40pm by: AnthonyMoghty  
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Drawing name: K:\IND\_DEV\170024022\_Peterson\_McCordville\2\_Design\CAD\PlanSheets\C3.0 OVERALL SITE PLAN.dwg C3.0 Dec 28, 2020 3:42pm by AnthonyMagnily  
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**Call 811**  
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**NORTH**

GRAPHIC SCALE IN FEET  
 0 30' 60' 120'

### SITE SUMMARY

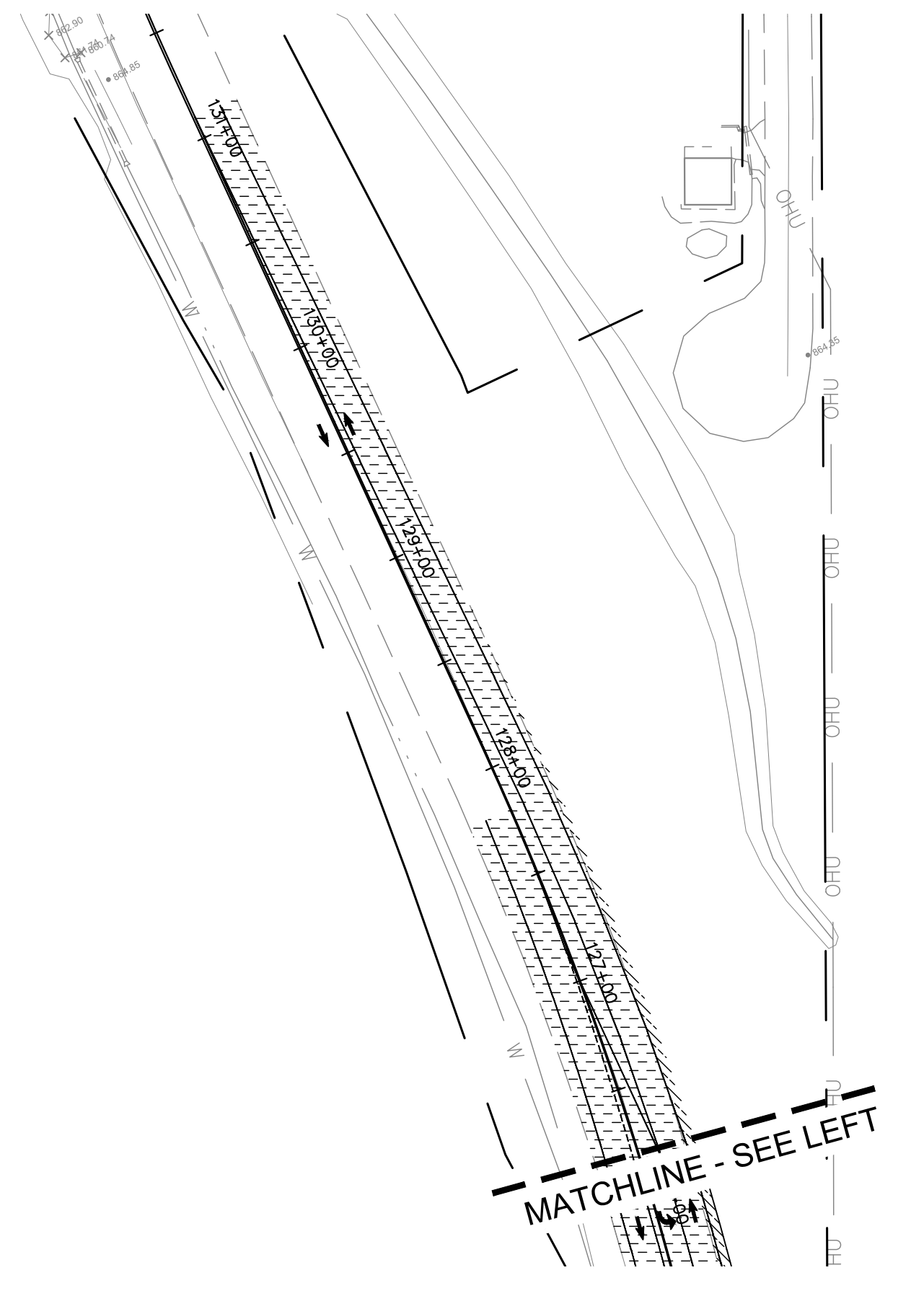
SITE ZONING	=	I-2
SITE ACREAGE	=	31.79 AC.±
BUILDING AREA	=	350,000 SF
BUILDING HEIGHT	=	40' FT
PARKING SPACES (9'X20' STANDARD) REQUIRED	=	150 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	=	8 SPACES
PARKING SPACES (9'X20' STANDARD) PROVIDED	=	350* SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	13 SPACES
PROPOSED TRAILER SPACES (12'X54')	=	39 SPACES

\*ADDITIONAL PROVIDED PARKING SPACES TO ACCOMMODATE SHIFT CHANGES

- ### SITE NOTES
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
  - RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 5-FEET, TYPICAL.
  - REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
  - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

### PAVING & CURB 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
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD CONCRETE CURB



NO.	REVISIONS	DATE	BY

SCALE: AS NOTED  
 DESIGNED BY: AMM  
 DRAWN BY: CWB  
 CHECKED BY: MJT

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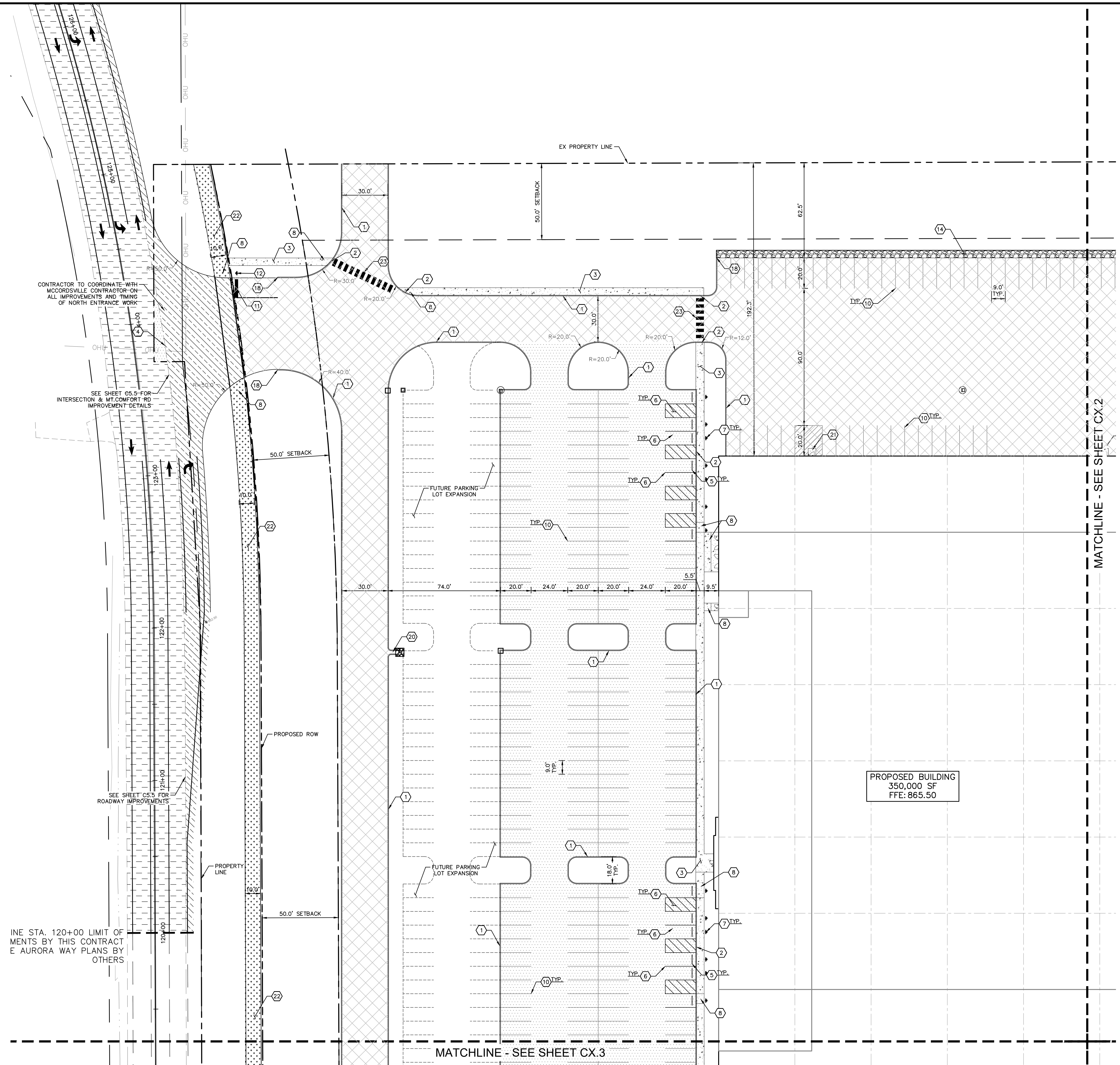
**PETERSON**

**OVERALL SITE PLAN**

**PROJECT JARASCO**

ORIGINAL ISSUE:  
 12/28/2020  
 KHA PROJECT NO.  
 170024022  
 SHEET NUMBER  
**C3.0**

Drawing name: K:\IND\_DEV\170024022\_Peterson\Project\_Jarasc\Jarasc\_McCordville\_IN2\_Design\CAD\PlanSheets\C3.1\_SITE\_PLAN.dwg C3.1 Dec 28, 2020 3:42pm by: AnthonyMagnily  
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GRAPHIC SCALE IN FEET  
0 15' 30' 60'

**PAVING & CURB 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
- ASPHALT TRAIL  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD CONCRETE CURB

- KEY NOTES**
1. CONCRETE CURB, TYP. (SEE DETAILS)
  2. DEPRESSED CURB (SEE DETAILS)
  3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
  4. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
  5. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
  6. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
  7. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
  8. ACCESSIBLE RAMP (SEE DETAILS)
  9. 2' WIDE TACTILE WARNING STRIP
  10. 4" WIDE PAINTED WHITE SOLID LINE, TYP.
  11. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
  12. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
  13. BOLLARD, TYP. (SEE DETAILS)
  14. LEVEL SPREADER (SEE DETAILS)
  15. TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
  16. CONCRETE DOLLY PAD
  17. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
  18. 3-FT TRANSITION CURB
  19. RETAINING WALL WITH PROTECTIVE RAILS (SEE ARCHITECTURAL PLANS FOR DETAILS)
  20. 2' CURB TURNOUT (SEE DETAILS)
  21. 5' X 5' CONCRETE STOOP
  22. ASPHALT TRAIL, TYP. (SEE TOWN DETAILS)
  23. CROSSWALK
  24. TRUCK DOCK STAIRS (4' VERT. HEIGHT) SEE ARCHITECTURAL PLANS
  25. PCC RETAINING WALL

- SITE NOTES**
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
  4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 6'-FEET, TYPICAL.
  5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
  6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

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**PETERSON**

**SITE PLAN**

**PROJECT JARASCO**

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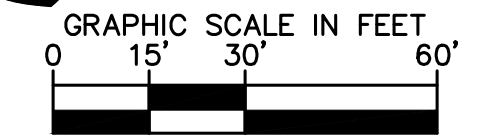
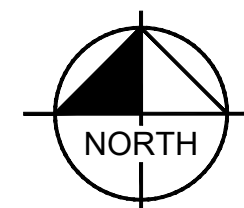
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 CHECKED BY: MJT

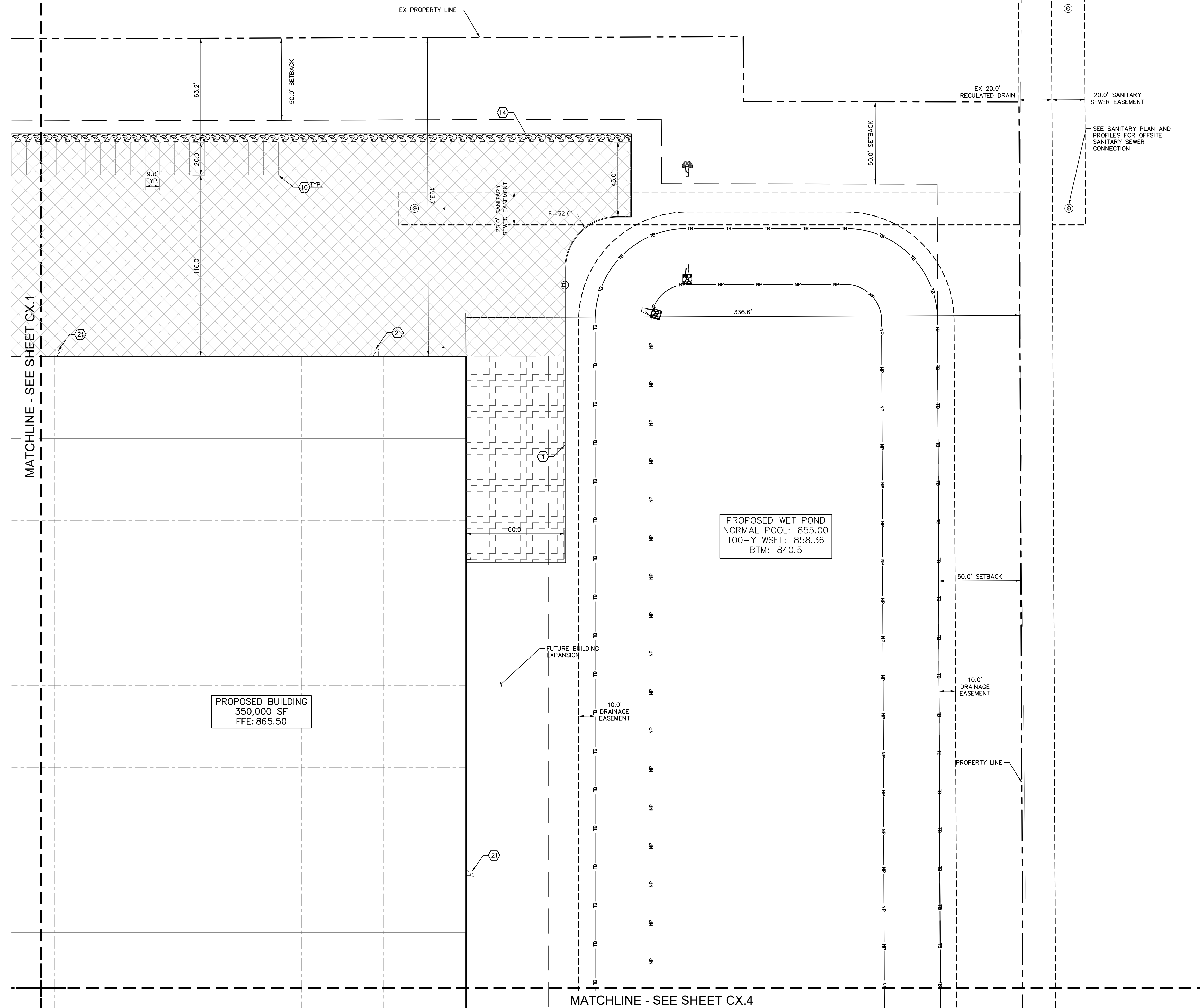
WILLIAM A. BUI  
 REGISTERED PROFESSIONAL ENGINEER  
 NOTED FOR CONSTRUCTION  
 12/28/2020

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Indiana Utilities Protection Service



PAVING & CURB LEGEND	
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	STANDARD CONCRETE CURB



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6.	ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
7.	ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
8.	ACCESSIBLE RAMP (SEE DETAILS)
9.	2' WIDE TACTILE WARNING STRIP
10.	4" WIDE PAINTED WHITE SOLID LINE, TYP.
11.	24" WIDE STOP BAR, TYP. (SEE DETAILS)
12.	STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
13.	BOLLARD, TYP. (SEE DETAILS)
14.	LEVEL SPREADER (SEE DETAILS)
15.	TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
16.	CONCRETE DOLLY PAD
17.	LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
18.	3-FT TRANSITION CURB
19.	RETAINING WALL WITH PROTECTIVE RAILS (SEE ARCHITECTURAL PLANS FOR DETAILS)
20.	2' CURB TURNOUT (SEE DETAILS)
21.	5' X 5' CONCRETE STOOP
22.	ASPHALT TRAIL, TYP. (SEE TOWN DETAILS)
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25.	PCC RETAINING WALL

SITE NOTES	
1.	ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2.	BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3.	REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
4.	RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 6- FEET, TYPICAL.
5.	REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6.	ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

NO.	REVISIONS	DATE	BY
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SCALE:	AS NOTED	DESIGNED BY: AMM	DRAWN BY: CWB
		CHECKED BY: MJT	
<p><b>SITE PLAN</b></p>			
<p><b>PROJECT JARASCO</b></p>			
<p>ORIGINAL ISSUE: 12/28/2020</p>			
<p>KHA PROJECT NO. 170024022</p>			
<p>SHEET NUMBER</p>			
<p><b>C3.2</b></p>			

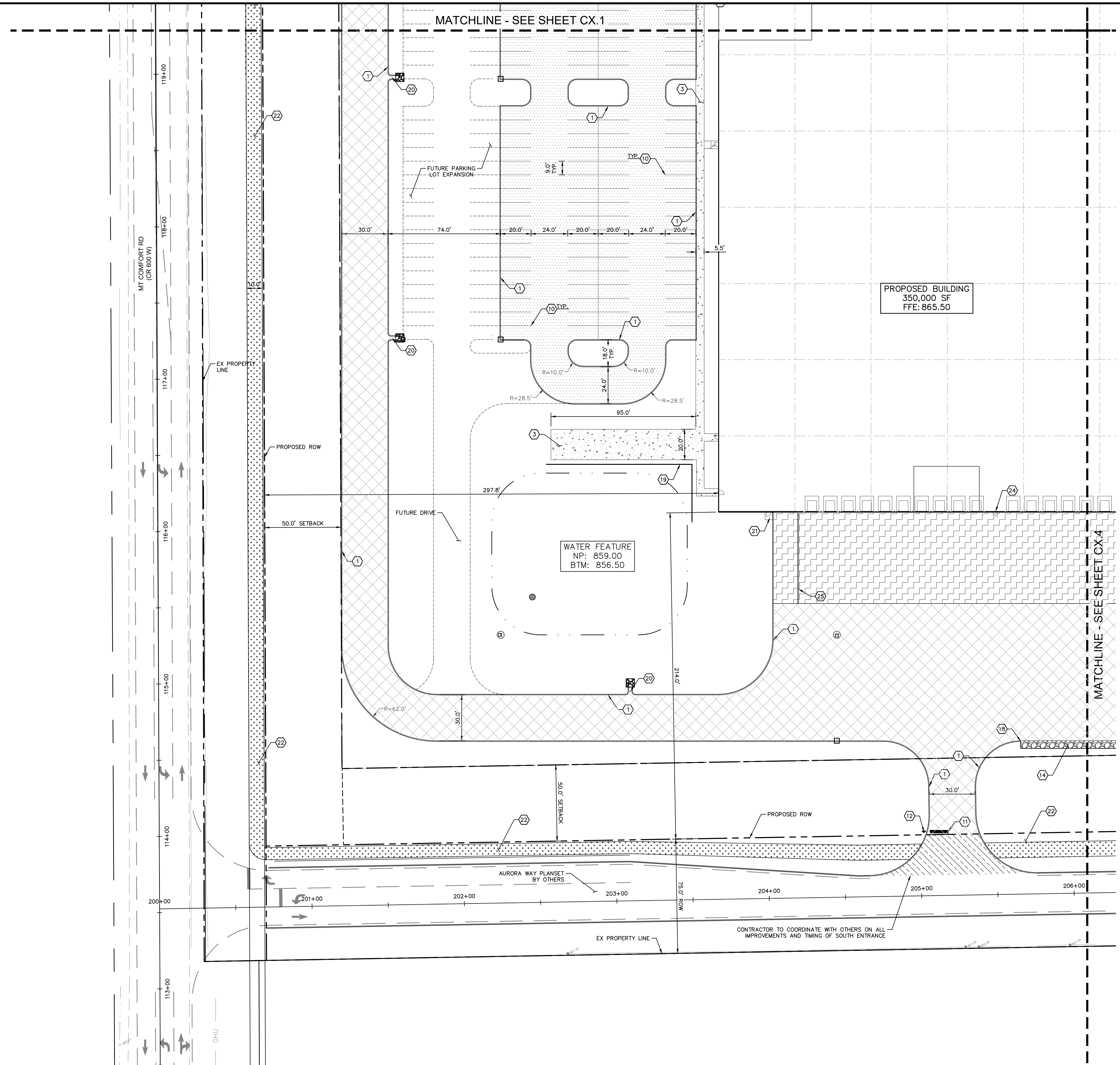
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Indiana Utilities Protection Service  
**Call 811**  
 before you dig

GRAPHIC SCALE IN FEET  
 0 15' 30' 60'

### PAVING & CURB 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
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD CONCRETE CURB



### KEY NOTES

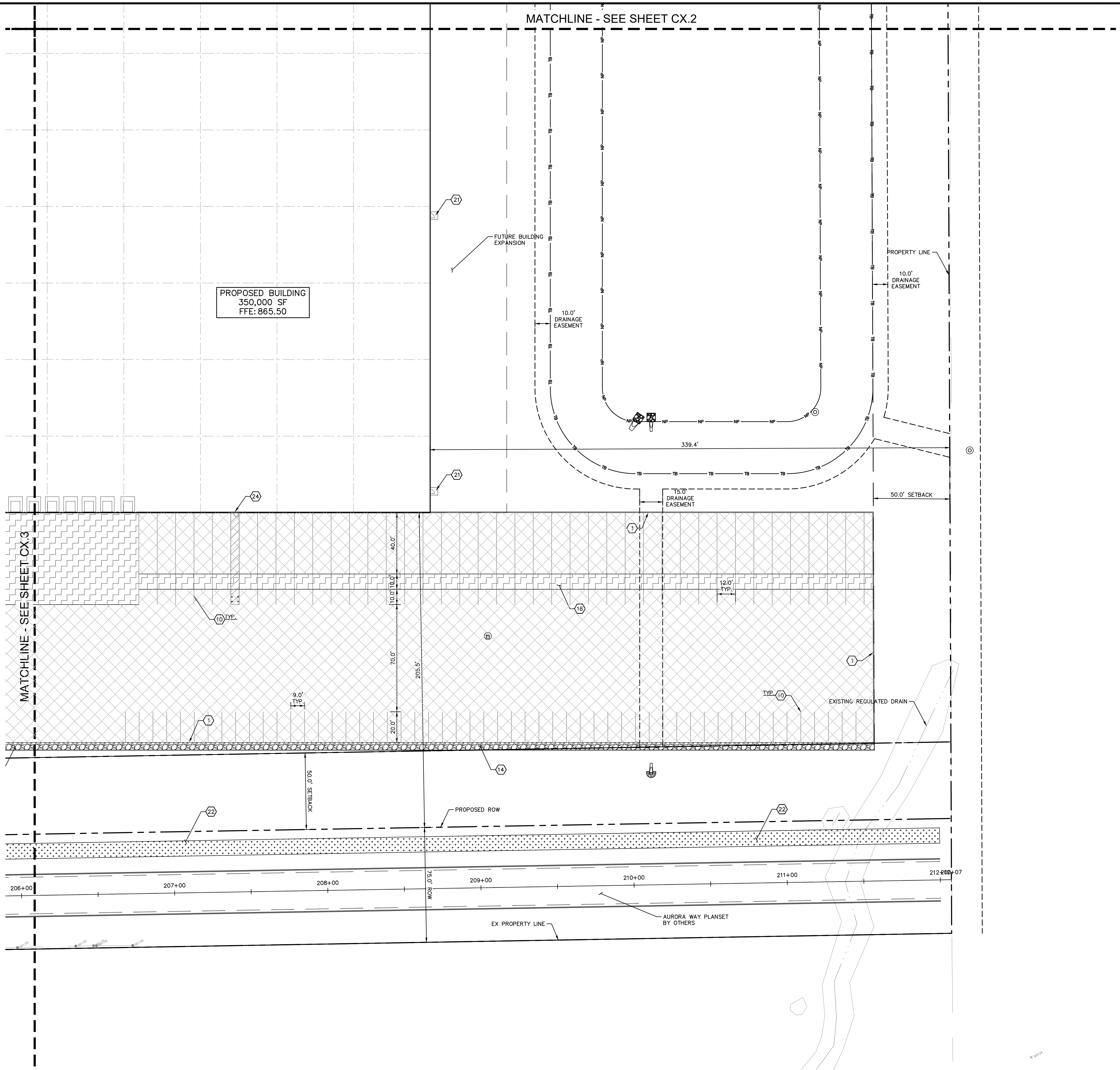
1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSED CURB (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
5. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
6. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
7. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
8. ACCESSIBLE RAMP (SEE DETAILS)
9. 2' WIDE TACTILE WARNING STRIP
10. 4" WIDE PAINTED WHITE SOLID LINE, TYP.
11. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
12. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
13. BOLLARD, TYP. (SEE DETAILS)
14. LEVEL SPREADER (SEE DETAILS)
15. TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
16. CONCRETE DOLLY PAD
17. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
18. 3-FT TRANSITION CURB
19. RETAINING WALL WITH PROTECTIVE RAILS (SEE ARCHITECTURAL PLANS FOR DETAILS)
20. 2' CURB TURNOUT (SEE DETAILS)
21. 5' X 5' CONCRETE STOOP
22. ASPHALT TRAIL, TYP. (SEE TOWN DETAILS)
23. CROSSWALK
24. TRUCK DOCK STAIRS (4' VERT. HEIGHT) SEE ARCHITECTURAL PLANS
25. PCC RETAINING WALL

### SITE NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 6'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

DESIGNED BY: AMM	DRAWN BY: CWB	CHECKED BY: MJT
SCALE: AS NOTED	DATE: 12/28/2020	BY:
<p><b>SITE PLAN</b></p>		
<p><b>PROJECT JARASCO</b></p>		
<p>ORIGINAL ISSUE: 12/28/2020                  KHA PROJECT NO. 170024022                  SHEET NUMBER</p>		
<p><b>C3.3</b></p>		

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Indiana Utilities Protection Service

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NORTH

GRAPHIC SCALE IN FEET

0 15' 30' 60'

### PAVING & CURB 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
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD CONCRETE CURB

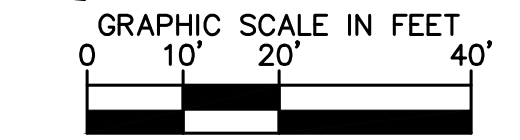
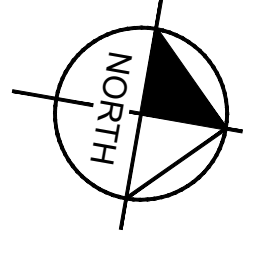
### KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSED CURB (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
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12. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
13. BOLLARD, TYP. (SEE DETAILS)
14. LEVEL SPREADER (SEE DETAILS)
15. TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
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25. PCC RETAINING WALL

### SITE NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 6'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

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SITE PLAN	
PROJECT JARASCO	
ORIGINAL ISSUE: 12/28/2020 KHA PROJECT NO. 170024022 SHEET NUMBER <span style="font-size: 1.5em; font-weight: bold;">C3.4</span>	

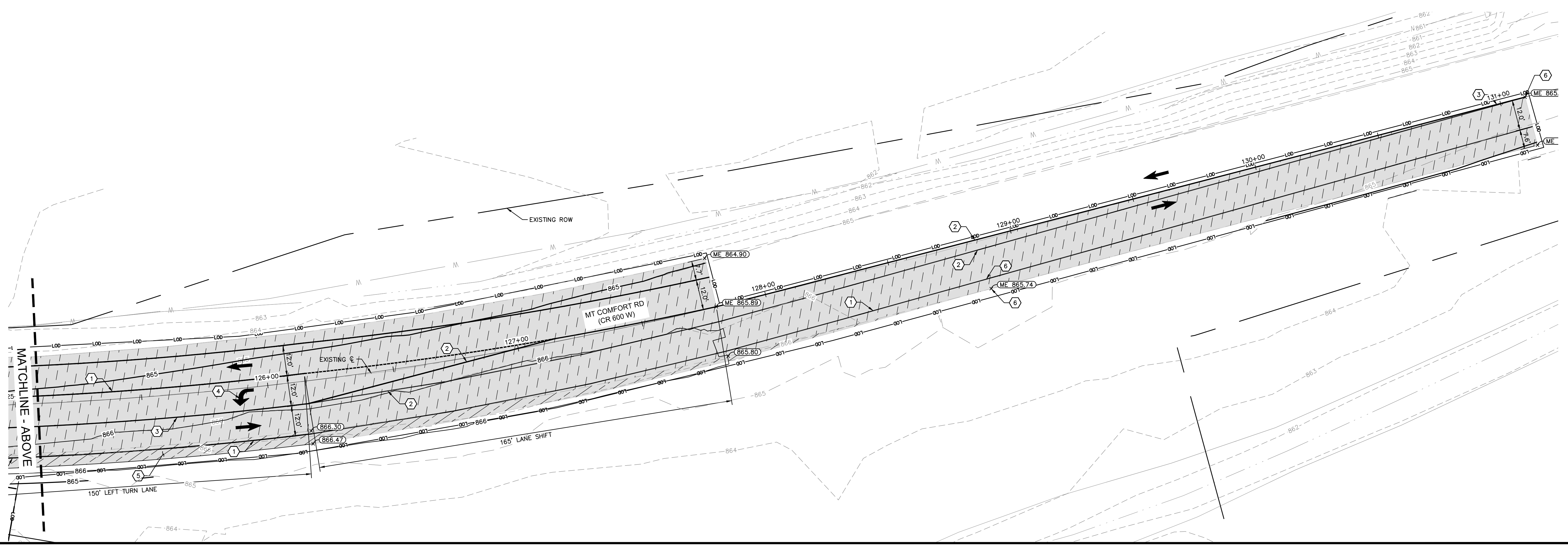
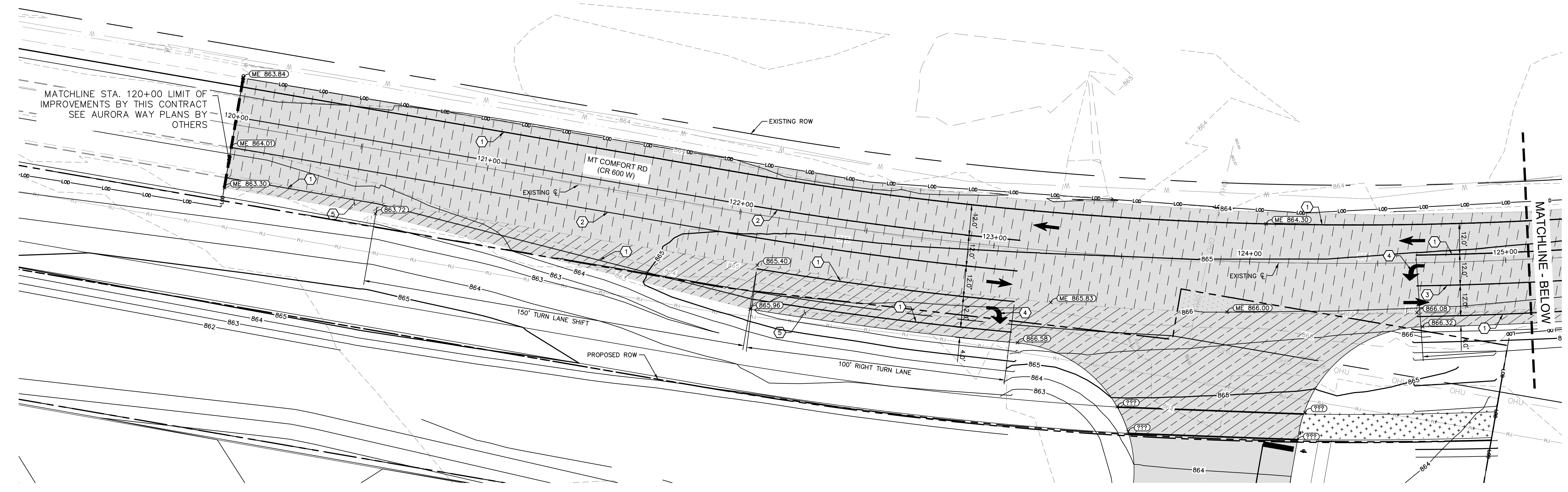


### PAVING & CURB LEGEND

- 1.5" MILL AND OVERLAY
- RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- LIMITS OF DISTURBANCE

### KEY NOTES

- 4" SINGLE SOLID WHITE STRIPING
- 4" SINGLE SOLID YELLOW STRIPING
- 4" DOUBLE SOLID YELLOW STRIPING
- PAVEMENT DIRECTIONAL MARKING (SEE DETAILS)
- 4' SHOULDER
- CONNECT TO EXISTING PAVEMENT, STRIPING, ETC.



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NO.	REVISIONS	DATE	BY

SCALE: AS NOTED  
DESIGNED BY: AMM  
DRAWN BY: CWB  
CHECKED BY: MJT

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WWW.KIMLEY-HORN.COM

**PETERSON**

**PROJECT JARASCO INTERSECTION PLAN**

ORIGINAL ISSUE:  
12/28/2020  
KHA PROJECT NO.  
170024022  
SHEET NUMBER  
**C5.5**

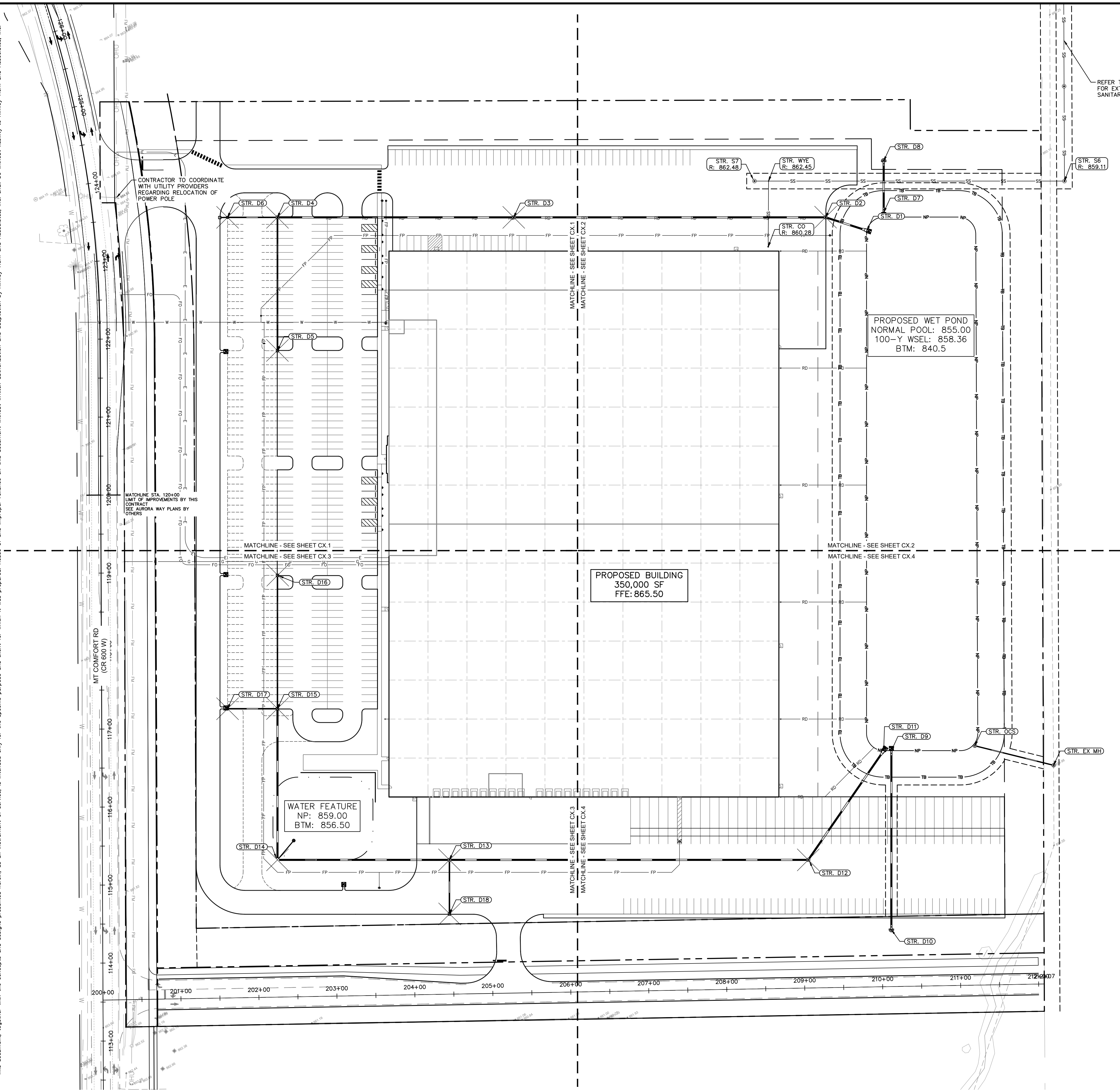
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Indiana Utilities Protection Service

# Call 811

before you dig

GRAPHIC SCALE IN FEET  
0 30' 60' 120'



### UTILITY LEGEND

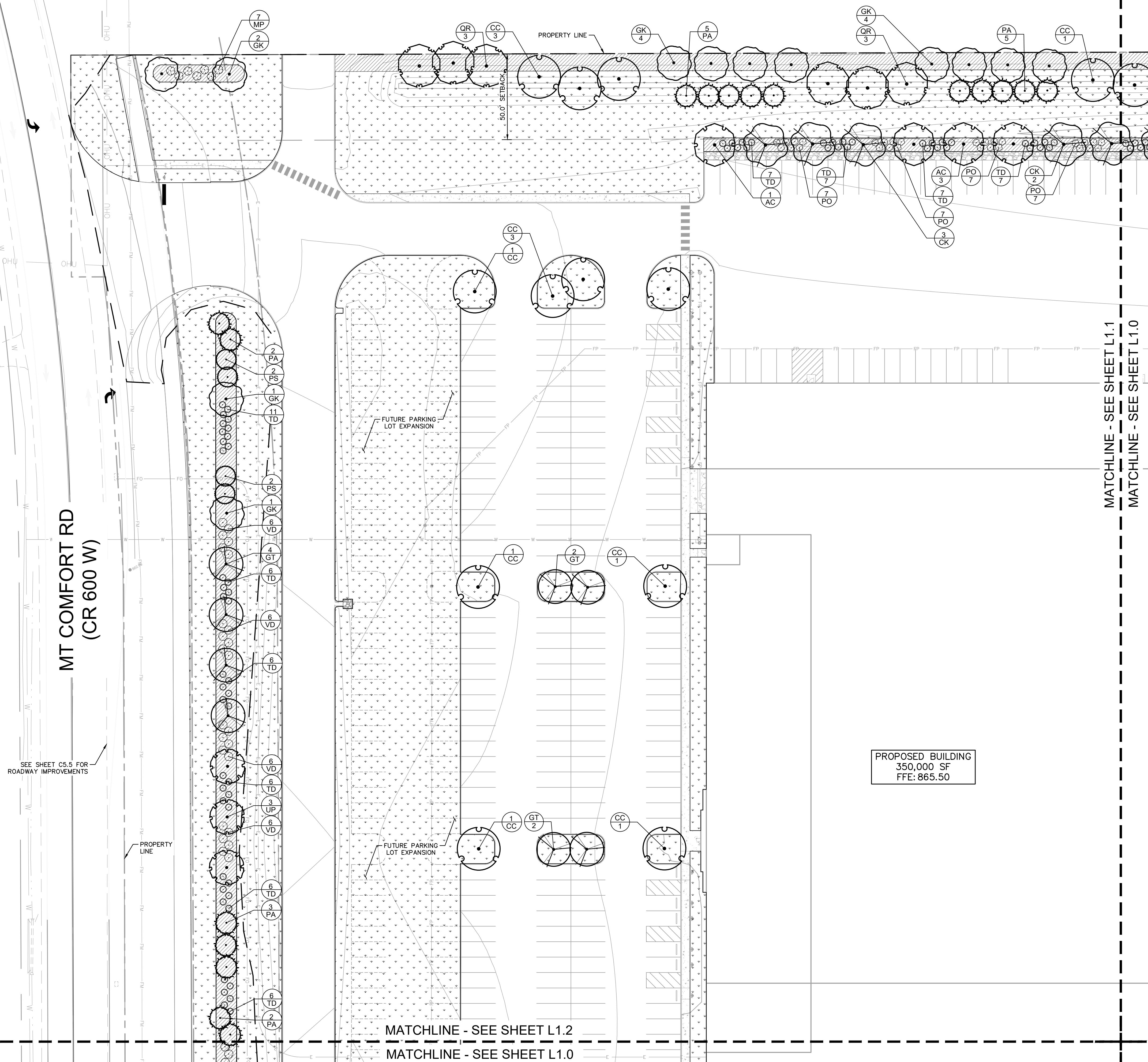
	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED ROOF DRAIN LINE
	PROPOSED STORM SEWER LINE
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY LATERAL LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED FIRE PROTECTION LINE
	PROPOSED WATER VALVE BOX, WATER VAULT & WATER METER
	PROPOSED FIRE HYDRANT, PIV. & FIRE DEPT CONNECTION
	PROPOSED WATER BENDS & TEE
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (BY OTHERS)

- ### UTILITY NOTES
- #### GENERAL UTILITY NOTES
- ALL WATER LINES SHALL BE PVC C900 DR-14 OR DUCTILE IRON CL 350.
  - ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWMA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 6.5' MINIMUM COVER (PER CITIZENS ENERGY GROUP).
  - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
  - ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
  - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
  - CONTRACTOR TO CALL INDIANA 811 (811 OR 800-382-5544) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
  - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
  - CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
  - CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
  - ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
  - SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
  - LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
  - SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
  - STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.

<p>AS NOTED</p> <p>DESIGNED BY: AMM</p> <p>DRAWN BY: CWB</p> <p>CHECKED BY: MJT</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE	BY			
No.	DATE	BY					
<p><b>PETERSON</b></p>							
<p><b>OVERALL UTILITY PLAN</b></p>							
<p><b>PROJECT JARASCO</b></p>							
<p>ORIGINAL ISSUE: 12/28/2020 KHA PROJECT NO. 170024022 SHEET NUMBER <b>C6.0</b></p>							



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MT COMFORT RD  
(CR 600 W)

SEE SHEET C5.5 FOR  
ROADWAY IMPROVEMENTS

PROPERTY LINE

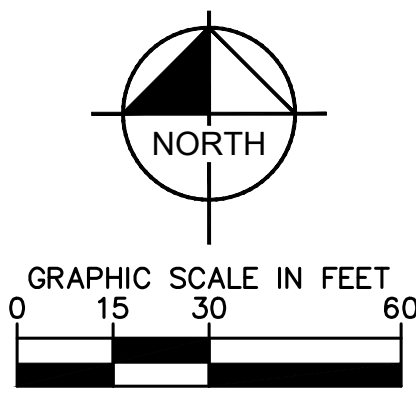
MATCHLINE - SEE SHEET L1.2

MATCHLINE - SEE SHEET L1.0

PROPOSED BUILDING  
350,000 SF  
FFE: 865.50

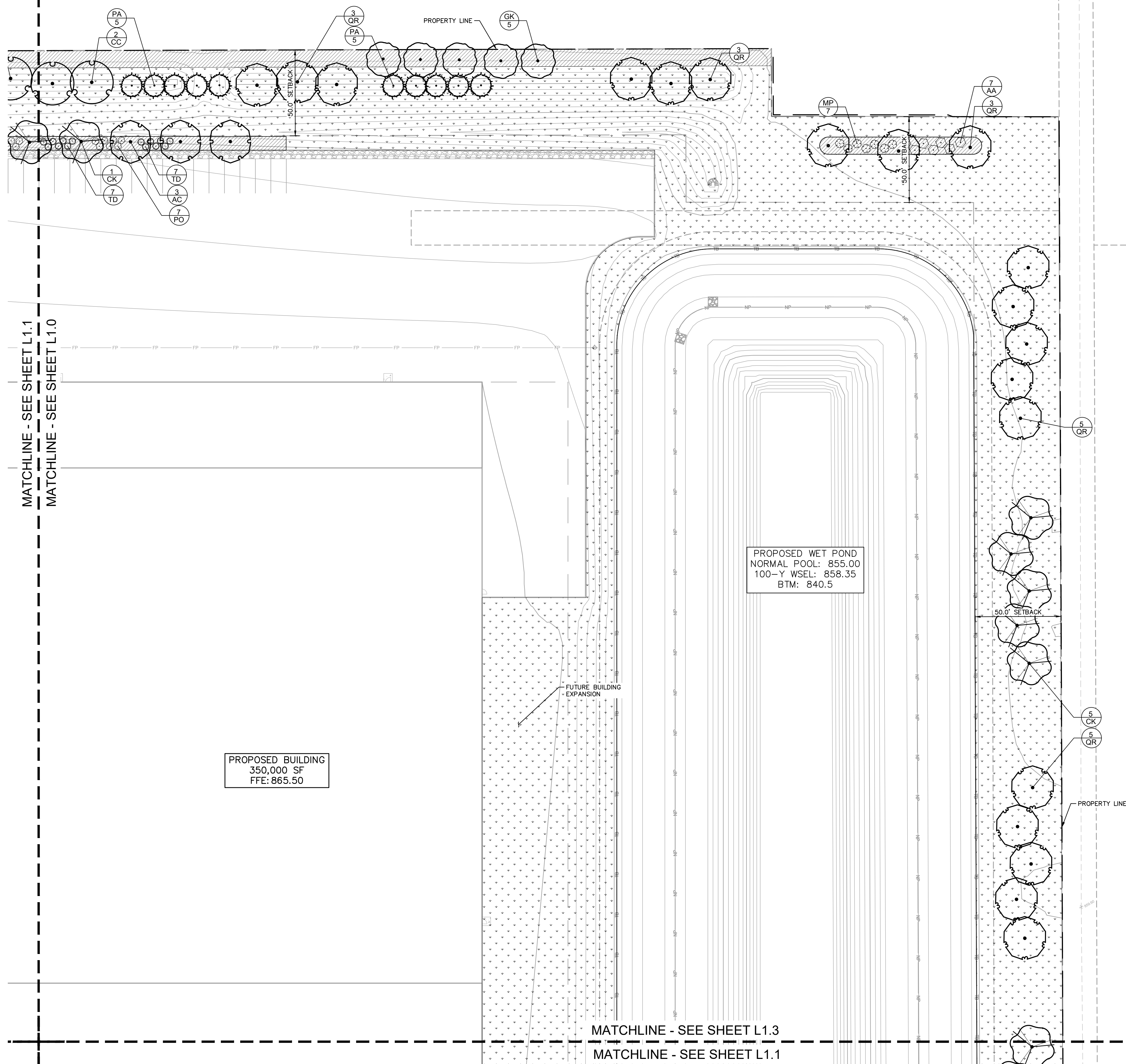
MATCHLINE - SEE SHEET L1.1

MATCHLINE - SEE SHEET L1.0



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LANDSCAPE PLAN		PROJECT JARASCO		
		ORIGINAL ISSUE: 12/28/2020 KHA PROJECT NO. 170024022 SHEET NUMBER <b>L1.0</b>		

Drawing name: K:\IND\DEV\170024022\_Peterson\_McCordville\N2\_Design\CAD\PlanSheets\L1.0-L1.3\_LANDSCAPE\_PLAN.dwg L1.1 Dec 28, 2020 3:51pm by: Anthony Maglino  
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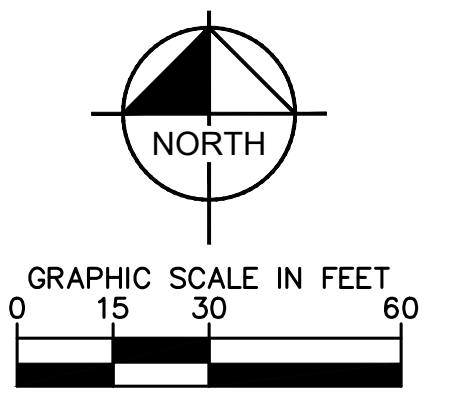


MATCHLINE - SEE SHEET L1.1  
 MATCHLINE - SEE SHEET L1.0

PROPOSED BUILDING  
 350,000 SF  
 FFE: 865.50

PROPOSED WET POND  
 NORMAL POOL: 855.00  
 100-Y WSEL: 858.35  
 BTM: 840.5

MATCHLINE - SEE SHEET L1.3  
 MATCHLINE - SEE SHEET L1.1



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LANDSCAPE PLAN		PROJECT JARASCO		
ORIGINAL ISSUE: 12/28/2020 KHA PROJECT NO. 170024022		SHEET NUMBER L1.1		

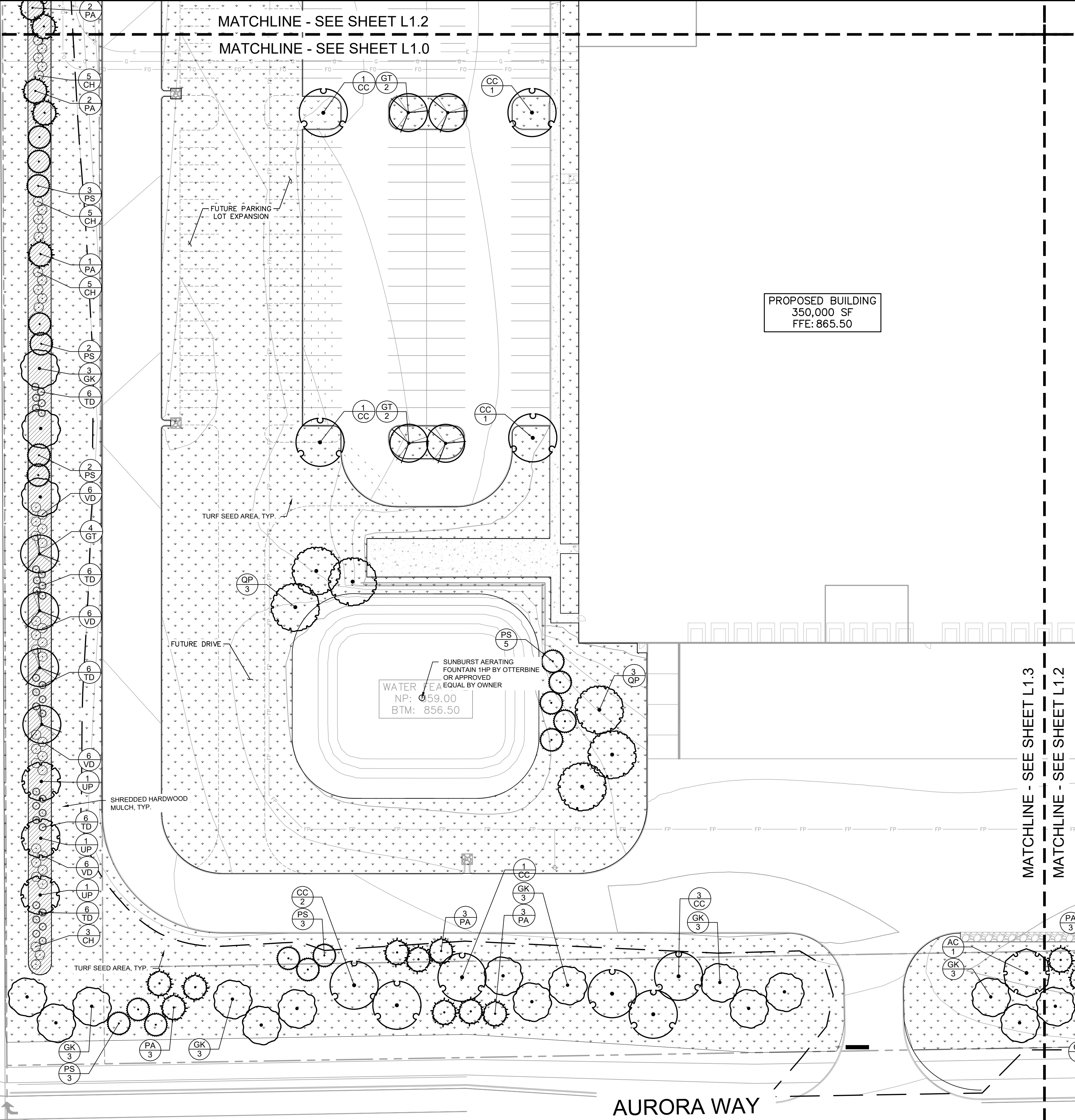
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MT COMFORT RD  
(CR 600 W)

PROPERTY LINE

MATCHLINE - SEE SHEET L1.2

MATCHLINE - SEE SHEET L1.0



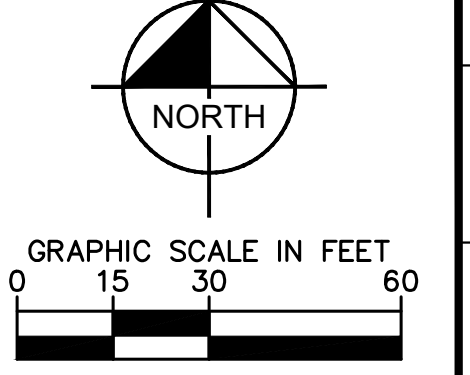
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350,000 SF  
FFE: 865.50

WATER FEATURE  
NP: 859.00  
BTM: 856.50

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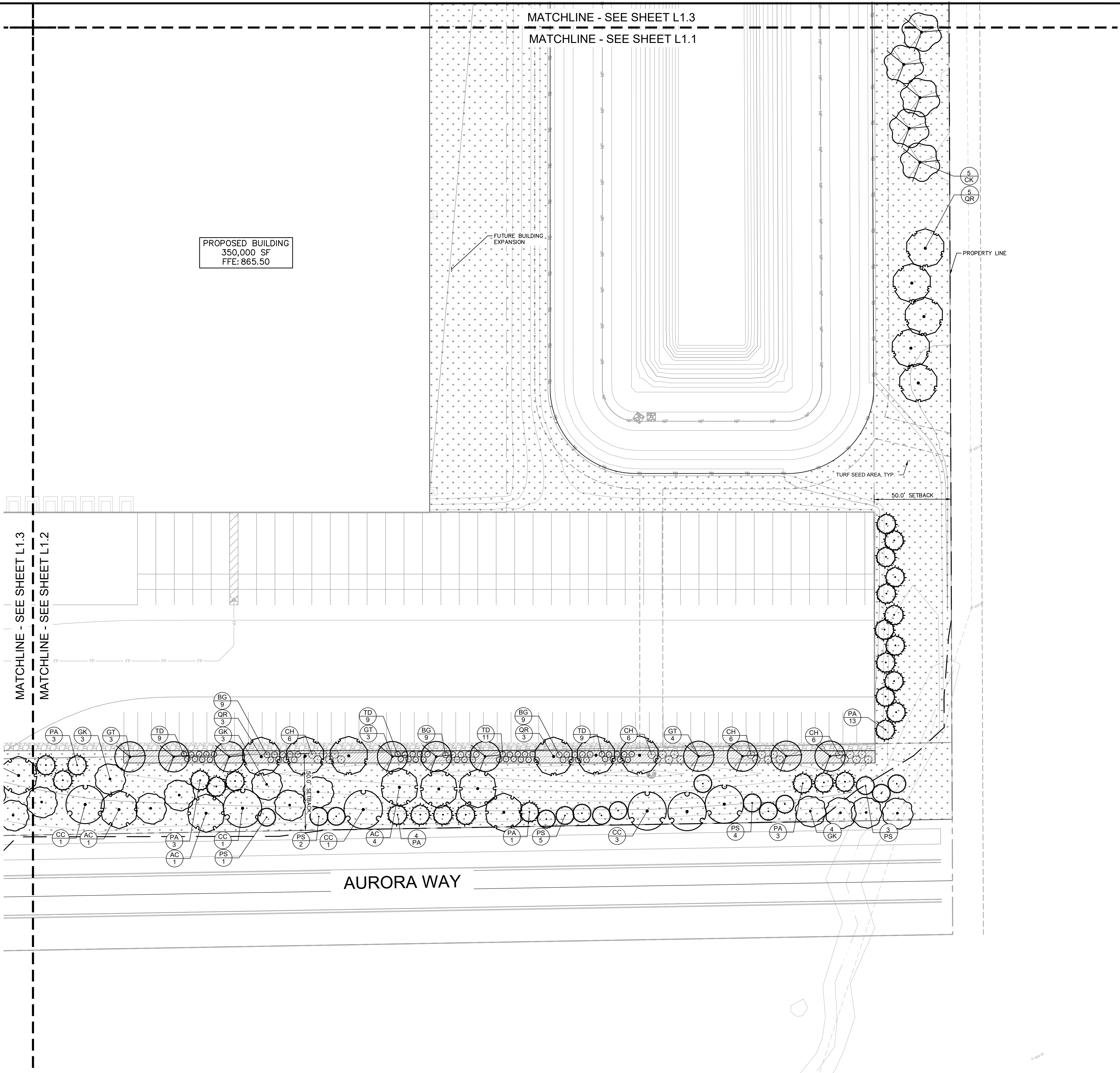
MATCHLINE - SEE SHEET L1.2

AURORA WAY

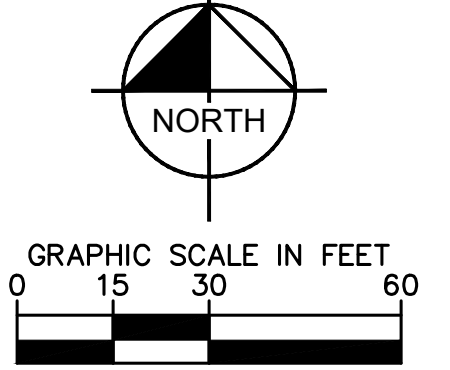


<p>SCALE: AS NOTED</p> <p>DESIGNED BY: AMM</p> <p>DRAWN BY: CWB</p> <p>CHECKED BY: MJT</p>	<p><b>Kimley»Horn</b></p> <p>©2020 KIMLEY-HORN AND ASSOCIATES, INC.                  250 EAST 96TH STREET, SUITE 560,                  INDIANAPOLIS, IN 46240                  WWW.KIMLEY-HORN.COM</p>	<p>NO.</p>	<p>DATE</p>	<p>BY</p>	
		<p>REVISIONS</p>			
		<p>PROJECT JARASCO</p>			
<p>LANDSCAPE PLAN</p>		<p>PROJECT JARASCO</p>		<p>ORIGINAL ISSUE: 12/28/2020 KHA PROJECT NO. 170024022 SHEET NUMBER <b>L1.2</b></p>	

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PROPOSED BUILDING  
 350,000 SF  
 FFE: 865.50



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<p>SCALE: AS NOTED DESIGNED BY: AMM DRAWN BY: CWB CHECKED BY: MJT</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>			No.	DATE	BY				<p>DATE</p>	<p>BY</p>
No.	DATE	BY									