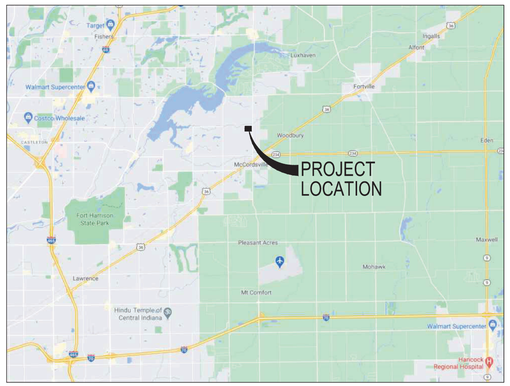
# FINAL CONSTRUCTION PLANS

## THE PRESERVE AT BROOKSIDE
## BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16
## McCORDSVILLE, INDIANA




VICINITY MAP
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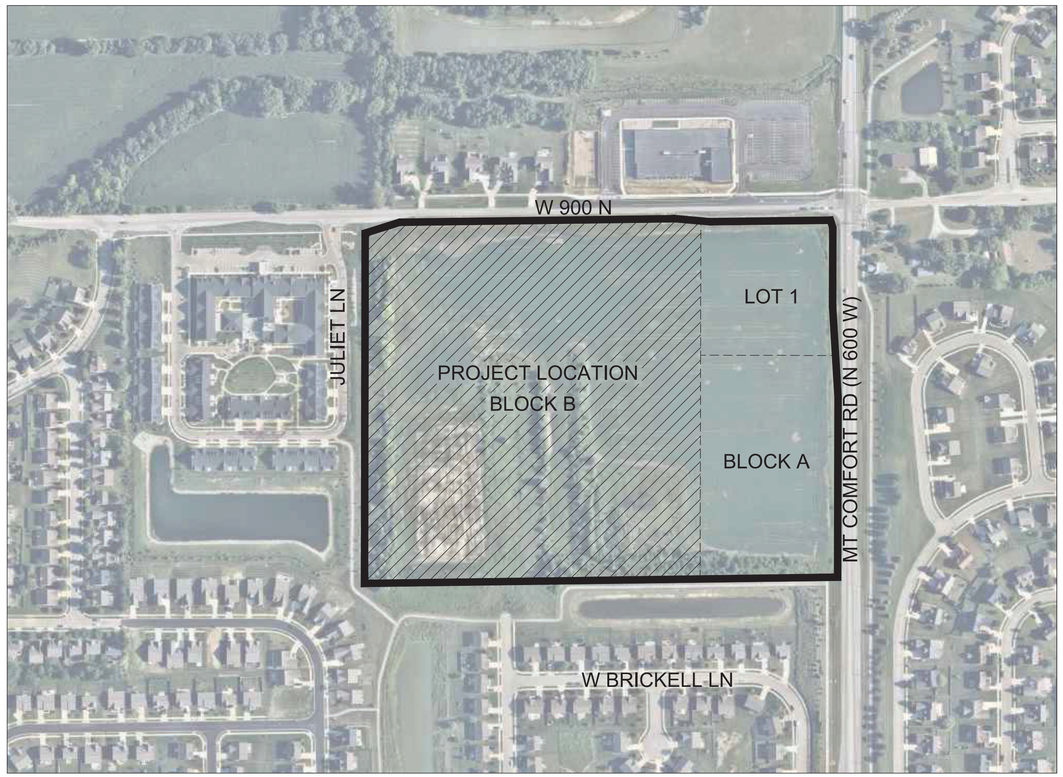


LOCATION MAP
NO SCALE

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**OWNER/DEVELOPER**
PRIDE INVESTMENT PARTNERS
2700 W. MAIN STREET
PHONE: (317) 468-2515
CONTACT: DAN KOLESZAR
EMAIL:dan.koleszar@prideip.com

**ENGINEER**
CROSSROAD ENGINEERS, PC
3417 SHERMAN DRIVE
BEECH GROVE, IN 46107
PHONE: (317) 780-1555
CONTACT: GREGORY J. ILKO
EMAIL: gilko@crossroadengineers.com


DIRECTORY PATH : R:\Active\Pride Convenience Stores\900 N & Mt. Comfort\Bridge North Quads\Design\CAD\Plans
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CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
317.780.1555

SHEET 100

TITLE SHEET
THE PRESERVE AT BROOKSIDE

| JOB No. | . | DRAWN | KLF | CHECKED | GJI |
|---|---|---|---|---|---|
| DATE | JUNE 3, 2021 | DESIGNED | CDM | APPR. | GJI |

GREGORY J. ILKO REGISTERED NO. 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER

| NO. | DATE | REVISIONS | BY | APPR. |
|---|---|---|---|---|
| 1 | 07.06.21 | REVISED PER TAC COMMENTS RECEIVED 06.02.21 AND 06.03.21 | CDM | GJI |
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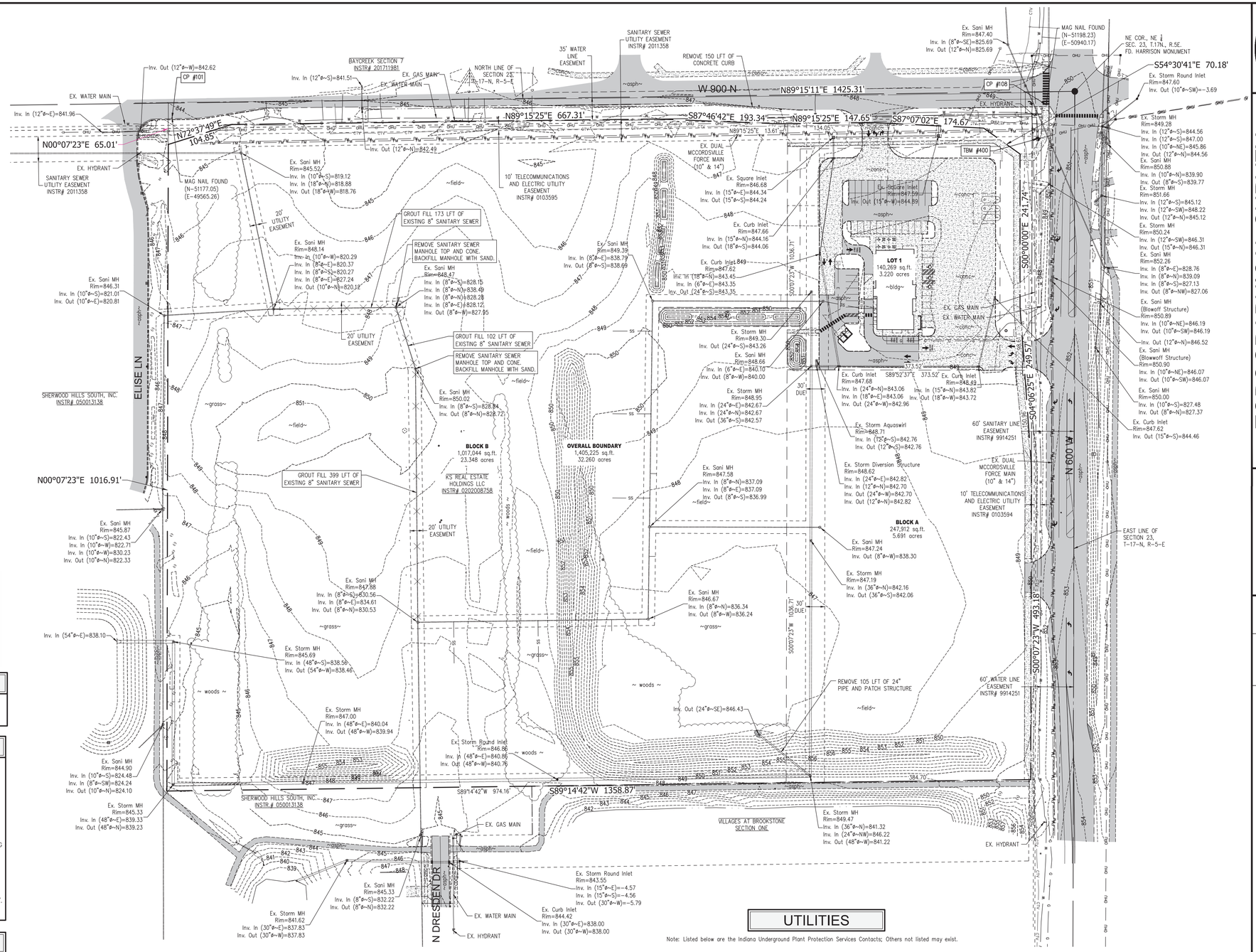
SHEET 100




SCALE: 1" = 80'

EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

## EXISTING LEGEND

POWERPOLE
POWERPOLE W/RISER
SIGNAL POLE
LIGHT POLE
ELECTRIC BOX
GUIDE WIRE
TELEPHONE MANHOLE
TELEPHONE RISER
WATER VALVE
FIRE HYDRANT
WATER METER
GAS VALVE
CABLE TV RISER
SIGN
MAILBOX
STORM ROUND INLET
STORM CURB INLET
STORM CURB INLET
RIGHT-OF-WAY MARKER
TREE, BUSH & STUMP
TEMP. BENCHMARK

CONTOURS
PROPERTY LINE
SECTION LINE
RIGHT-OF-WAY
EASEMENT
ADJOINER LINE
PAVEMENT LINE
FIELD LINE
DITCH
GAS LINE
TELEPHONE LINE
WATER LINE
CABLE TV LINE
ELECTRIC LINE
OVERHEAD UTILITY LINE
FIBER OPTIC LINE
FORCE MAIN LINE
SANITARY LATERAL
TREE LINE
SANITARY SEWER W/MANHOLE
STORM SEWER W/ MANHOLE & END SECTION

ASPHALT GRAVEL CONCRETE

## TOPOGRAPHICAL AND DEMOLITION NOTES

1. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
2. UTILITIES ARE GRAPHICAL REPRESENTATION PER SURVEY AND MAPPING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR SERVICE DISCONNECTIONS.
4. EXISTING INFORMATION ON LOT 1, BLOCK A AND BLOCK B REFLECTS DESIGN INFORMATION PER PLANS DATED FEBRUARY 19, 2021 WITH A LATEST REVISION DATE OF MAY 14, 2021. ACTUAL IN PLACE ELEVATIONS WILL NEED TO BE CONFIRMED BY CONTRACTOR.
5. EXISTING SANITARY SEWER SERVICE IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR TO REROUTE AND PUMP AROUND AS NEEDED TO ENSURE CONSTANT SEWER SERVICE IS MAINTAINED.

## FLOODPLAIN INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND DESCRIBED HEREON LIES WITHIN ZONE 'X' (AREAS OUTSIDE THE 500-YEAR FLOODPLAIN) AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PLOTTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR HANCOCK COUNTY, INDIANA, COMMUNITY PANEL NO. 18059C0016D, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 4, 2007.

## BENCHMARK INFORMATION

ORIGINATING BENCHMARK

DESIGNATION - X 245
PID - KA0177
STATE/COUNTY - IN/MARION
USGS QUAD - BEECH GROVE (1980)

VERT. ORDER - FIRST CLASS II

DESCRIBED BY COAST AND GEODETIC SURVEY 1947
4.6 MI SE FROM INDIANAPOLIS.
ABOUT 4.65 MILES SOUTHEAST ALONG THE NEW YORK CENTRAL RAILROAD FROM THE UNION STATION AT INDIANAPOLI, AT 35-FOOT CONCRETE BRIDGE NO. 462 OVER LICK CREEK, SET IN THE TOP OF THE NORTHEAST WING WALL, 8 RAILS SOUTHEAST OF MILE POST 105, 4 RAILS NORTHWEST OF A LIGHT SIGNAL, 8.0 FEET NORTHEAST OF THE NORTHEAST RAIL AND 2.5 FEET BELOW THE TRACK.

ELEV. = 799.56 (NAVD 88)

TBM #400
CUT "x" ON WEST ANCHOR BOLT OF SIGNAL POLE, LOCATED IN SOUTHWEST QUAD OF "CR 900 N" AND "CR 600 W".

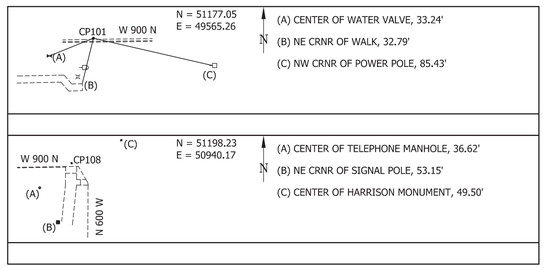
ELEV. = 850.90

## PLAT DESCRIPTION

THIS DESCRIPTION WAS PREPARED BY GEORGE W. CHARLES II, LS20800117 FOR PURPOSE OF PLATTING. PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON, TOWNSHIP, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1081.62 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 42 SECONDS WEST A DISTANCE OF 52.50 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 14 MINUTES 42 SECONDS WEST A DISTANCE OF 1373.38 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 23 SECONDS EAST A DISTANCE OF 1016.91 FEET TO THE SOUTH BOUNDARY OF COUNTY ROAD 900 NORTH PER INSTRUMENT NUMBER 201904454, AS RECORDED IN THE HANCOCK COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTH BOUNDARY THE FOLLOWING FOUR COURSES: 1) NORTH 72 DEGREES 37 MINUTES 49 SECONDS EAST A DISTANCE OF 104.84 FEET; 2) NORTH 89 DEGREES 15 MINUTES 25 SECONDS EAST A DISTANCE OF 799.39 FEET; 3) SOUTH 85 DEGREES 01 MINUTE 57 SECONDS EAST A DISTANCE OF 100.50 FEET; 4) NORTH 89 DEGREES 15 MINUTES 25 SECONDS EAST A DISTANCE OF 350.59 FEET TO THE WEST BOUNDARY OF COUNTY ROAD 600 WEST PER INSTRUMENT NUMBER 2008303, AS RECORDED IN SAID RECORDER'S OFFICE; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING FOUR COURSES: 1) SOUTH 17 DEGREES 40 MINUTES 28 SECONDS EAST A DISTANCE OF 22.31 FEET; 2) SOUTH 00 DEGREES 07 MINUTES 23 SECONDS WEST A DISTANCE OF 229.66 FEET; 3) SOUTH 03 DEGREES 27 MINUTES 12 SECONDS EAST A DISTANCE OF 262.98 FEET; 4) SOUTH 00 DEGREES 07 MINUTES 23 SECONDS WEST A DISTANCE OF 522.91 FEET TO THE PLACE OF BEGINNING.

CONTAINING 32.722 ACRES, MORE OR LESS.




## UTILITIES

Note: Listed below are the Indiana Underground Plant Protection Services Contacts; Others not listed may exist.

SEWER
MCCORDSVILLE PUBLIC WORKS
5759 W. BROADWAY
McCORDSVILLE, IN 46055
PHONE: (317) 335-3493
CONTACT: RON CRIDER
EMAIL: mrcousins@rtc.net

GAS
VECTREN (SOUTH)
1800 W. 26th ST.
MUNCIE, IN 47302
PHONE: (765) 287-2119
CONTACT: JON EASTHAM
EMAIL: jeastham@vectren.com

ELECTRIC
NINESTAR CONNECT
2243 E. MAIN ST.
GREENFIELD, IN 46140
PHONE: (317) 326-3131
CONTACT:NINE STAR ENGINEERING
EMAIL: engineering@ninestarconnect.com

WATER
CITIZENS WATER
2150 DR. MARTIN LURTHER KING JR ST.
INDIANAPOLIS, IN 46200
PHONE: (317) 927-6038
CONTACT: UTILITY COORDINATION
EMAIL: utilitycoordination@citizensenergygroup.com

TELEPHONE
NINESTAR CONNECT
2243 E. MAIN ST.
GREENFIELD, IN 46140
PHONE: (317) 326-3131
CONTACT: NINE STAR ENGINEERING
EMAIL: engineering@ninestarconnect.com

FIRE DEPARTMENT
McCORDSVILLE VOLUNTEER FIRE DEPARTMENT
7580 N FORM ST.
PHONE: (317) 335-9236
FAX: (317)
CONTACT:

CABLE
BRIGHT HOUSE NETWORKS
3030 ROOSEVELT AVE.
INDIANAPOLIS, IN 46218
PHONE: (317) 632-9077
CONTACT: JASON KIRKMAN
EMAIL: jason.kirkman@charter.com

FIBER OPTIC
MCI
400 INTERNATIONAL PKWY
RICHARDSON, TX 75081
PHONE: (469) 886-4238
CONTACT: DEAN BOYERS
EMAIL: investigations@verizon.com

TCS COMMUNICATION, LLC
4355 LAFAYETTE BLVD.
INDIANAPOLIS, IN 46254
PHONE: (241) 597-4716
CONTACT: MIKE MARAFINE
EMAIL: mike.marafine@tesincllc.com

NOTE: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities 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 the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

INDIANA Dig Now. Know what's below. Call before you dig. 811

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
317.780.1555 | 317.780.1558
SHEET 200

# TOPOGRAPHICAL SURVEY AND DEMOLITION PLAN
## THE PRESERVE AT BROOKSIDE

| JOB No. | . | DRAWN | KLF | CHECKED | GJI |
|---|---|---|---|---|---|
| DATE | JUNE 3, 2021 | DESIGNED | CDM | APPR. | GJI |

GREGORY J. ILKO REGISTERED NO. 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER

| NO. | DATE | REVISIONS | BY | APPR. |
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| 1 | 07.06.21 | REVISED PER TAC COMMENTS RECEIVED 06.02.21 AND 06.03.21 | CDM | GJI |
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SHEET 200

DIRECTORY PATH : R:\Active\Pride Commercial Stores\900 N & Mt. Comfort Bridge North Quads\Design\CAD\Plans
FILENAME : 200 TOPOGRAPHICAL SURVEY AND DEMOLITION PLAN.dwg
DATE/USER : 6/28/2021 2:02 PM / KStgs

# SITE DIMENSION LEGEND

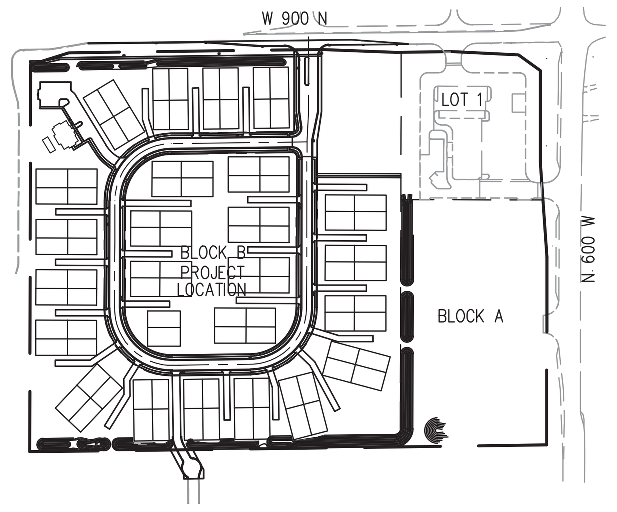
- (A) MULCH SEEDING/LANDSCAPE AREAS
- (B) STRUCTURE FOUNDATION – PER BUILDING PLANS (BY OTHERS)
- (C) STRAIGHT CONCRETE CURB (SEE McCORDSVILLE SPECIFICATIONS)
- (C1) CONCRETE CURB AND GUTTER TYPE II (SEE DETAIL–SHEET 1000)
- (C2) TYPE I ROLL CURB AND GUTTER (SEE DETAIL–SHEET 1000)
- (C3) CURB TURNOUT (SEE DETAIL–SHEET 1000)
- (D) 4" CONCRETE SIDEWALK (SEE DETAIL–SHEET 1000)
- (D1) MONOLITHIC CONCRETE CURB AND SIDEWALK (SEE DETAIL–SHEET 1000)
- (F) HANDICAP RAMP (SEE DETAIL–SHEET 1001)
- (F2) SIDEWALK DRIVEWAY CROSSING (SEE DETAIL–SHEET 1001)
- (G) TYPICAL CONCRETE SECTION
  6" CONCRETE SLAB ON
  6" COMPACTED AGGREGATE #53 TYPE 'O' ON
  COMPACTED SUBGRADE (SEE DETAIL–SHEET 1000)
- (J) SAWCUT
- (K) TYPICAL ASPHALT SECTION
  1" HMA SURFACE 9.5mm, ON
  3" HMA INTERMEDIATE 19.0mm, ON
  3" HMA BASE 25.0mm, ON
  4" COMPACTED AGGREGATE #53, ON
  4" COMPACTED AGGREGATE #2, ON
  LIME STABILIZED SUBGRADE (SEE McCORDSVILLE SPECIFICATIONS)
- (K1) ALLEY WAY SECTION
  1.5" HMA SURFACE 9.5mm, ON
  2.5" HMA INTERMEDIATE 19.0mm, ON
  8" COMPACTED AGGREGATE #53, ON
  COMPACTED SUBGRADE (SEE DETAIL–SHEET 1000)
- (K2) CR 900 N ASPHALT SECTION
  1" HMA SURFACE 9.5mm, ON
  3" HMA INTERMEDIATE 19.0mm, ON
  6" HMA BASE 25.0mm, ON
  4" COMPACTED AGGREGATE #53, ON
  4" COMPACTED AGGREGATE #2, ON
  LIME STABILIZED SUBGRADE (SEE McCORDSVILLE SPECIFICATIONS)
- (K3) AGGREGATE SHOULDER SECTION
  8" COMPACTED AGGREGATE BASE #53, ON
  COMPACTED SUBGRADE (SEE DETAIL–SHEET 1000)
- (K4) LOCAL ROAD SECTION
  1" HMA SURFACE 9.5mm, ON
  3" HMA INTERMEDIATE 19.0mm, ON
  4" COMPACTED AGGREGATE #53, ON
  4" COMPACTED AGGREGATE #2, ON
  COMPACTED SUBGRADE (SEE McCORDSVILLE SPECIFICATIONS)
- (O) COLLAPSIBLE BOLLARD
- (P) COLORED CONCRETE SECTION
  6" CONCRETE SLAB ON
  6" COMPACTED AGGREGATE #53 TYPE 'O' ON
  COMPACTED SUBGRADE (SEE DETAIL–SHEET 1000)
- (1) LINE, PAINTED, SOLID WHITE, 4"
- (2) LINE, PAINTED, SOLID BLUE, 4"
- (3) HANDICAP SYMBOL, PAINTED, SOLID BLUE, 4"
- (4) COMBINED STOP/STREET SIGNAGE (SEE DETAIL–SHEET 1000 AND McCORDSVILLE SPECIFICATIONS)
- (5) TURN ARROW, PAINTED, SOLID WHITE
- (6) STOP BAR, PAINTED, SOLID WHITE, 24"
- (7) STREET LIGHTPOLE (SEE DETAIL–SHEET 1002)
- (8) NO PARKING SIGNAGE (SEE DETAIL–SHEET 1000 AND McCORDSVILLE SPECIFICATIONS)

# SITE DIMENSION NOTES

1. STREET SIGNAGE AND LIGHTING SHALL CONFORM TO TOWN OF McCORDSVILLE STANDARDS. CONTRACTOR SHALL COORDINATE WITH OWNER AND/OR TOWN OF McCORDSVILLE FOR LIGHT STYLES AND LAYOUT.
2. CONTRACTOR SHALL COORDINATE WITH CITIZENS WATER COMPANY FOR PERMITTING, CONNECTION AND TESTING PROCEDURES AND REQUIREMENTS.
3. CONTRACTOR SHALL NOTIFY ENGINEER, IF PROOF ROLL OF SUBGRADE FAILS, TO DETERMINE IF LIME STABILIZATION OF SUBGRADE IS NECESSARY.
4. ALL RADII DIMENSIONS ARE TO THE FACE OF PROPOSED STRAIGHT CONCRETE CURB OR EDGE OF GUTTER FOR ROLL CURB.
5. SIGNAGE SHALL INCLUDE ALL NECESSARY HARDWARE AND FITTINGS, INCLUDING 10 FT. OF 11 GAUGE FLANGED CHANNEL SIGN POST.
6. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE. VERIFY CONFLICTS WITH OWNER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANY'S AND BUILDING PLANS FOR WATER, CABLE, ELECTRIC, GAS, AND TELEPHONE CONNECTION SERVICE POINTS.
9. EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

# ABBREVIATIONS

| | |
|---|---|
| FYS | FRONT YARD SETBACK |
| SYS | SIDE YARD SETBACK |
| RYS | REAR YARD SETBACK |
| DUE | DRAINAGE & UTILITY EASEMENT |
| AE | ACCESS EASEMENT |
| R/W | RIGHT-OF-WAY |
| EX. | EXISTING |
| PROP. | PROPOSED |




KEY MAP
NOT TO SCALE

Lot Table

| Lot # | Area (Sq. Ft.) | Area (Acres) |
|---|---|---|
| 1 | 3596.239 | 0.083 |
| 2 | 4095.390 | 0.094 |
| 3 | 3320.738 | 0.076 |
| 4 | 3781.650 | 0.087 |
| 5 | 3596.239 | 0.083 |
| 6 | 4095.390 | 0.094 |
| 7 | 3320.738 | 0.076 |
| 8 | 3781.650 | 0.087 |
| 9 | 3596.239 | 0.083 |
| 10 | 3320.738 | 0.076 |
| 11 | 4095.390 | 0.094 |
| 12 | 3781.650 | 0.087 |
| 13 | 3596.239 | 0.083 |
| 14 | 3320.738 | 0.076 |
| 15 | 4095.390 | 0.094 |
| 16 | 3781.650 | 0.087 |
| 17 | 3781.650 | 0.087 |
| 18 | 4095.390 | 0.094 |
| 19 | 3596.239 | 0.083 |
| 20 | 3320.738 | 0.076 |
| 21 | 4095.390 | 0.094 |
| 22 | 3781.650 | 0.087 |
| 23 | 3320.738 | 0.076 |
| 24 | 3596.239 | 0.083 |
| 25 | 4095.390 | 0.094 |

Lot Table

| Lot # | Area (Sq. Ft.) | Area (Acres) |
|---|---|---|
| 26 | 3781.650 | 0.087 |
| 27 | 3320.738 | 0.076 |
| 28 | 3596.239 | 0.083 |
| 29 | 4095.390 | 0.094 |
| 30 | 3781.650 | 0.087 |
| 31 | 3320.738 | 0.076 |
| 32 | 3596.239 | 0.083 |
| 33 | 3781.650 | 0.087 |
| 34 | 4095.390 | 0.094 |
| 35 | 3596.239 | 0.083 |
| 36 | 3320.738 | 0.076 |
| 37 | 3781.650 | 0.087 |
| 38 | 4095.390 | 0.094 |
| 39 | 3596.239 | 0.083 |
| 40 | 3320.738 | 0.076 |
| 41 | 3781.650 | 0.087 |
| 42 | 4095.390 | 0.094 |
| 43 | 3596.239 | 0.083 |
| 44 | 3320.738 | 0.076 |
| 45 | 3781.650 | 0.087 |
| 46 | 4095.390 | 0.094 |
| 47 | 3596.239 | 0.083 |
| 48 | 3320.738 | 0.076 |
| 49 | 3781.650 | 0.087 |
| 50 | 4095.390 | 0.094 |

Lot Table

| Lot # | Area (Sq. Ft.) | Area (Acres) |
|---|---|---|
| 51 | 3320.738 | 0.076 |
| 52 | 3596.239 | 0.083 |
| 53 | 3781.650 | 0.087 |
| 54 | 4095.390 | 0.094 |
| 55 | 3596.239 | 0.083 |
| 56 | 3320.738 | 0.076 |
| 57 | 3781.650 | 0.087 |
| 58 | 4095.390 | 0.094 |
| 59 | 3596.239 | 0.083 |
| 60 | 3320.738 | 0.076 |
| 61 | 3781.650 | 0.087 |
| 62 | 4095.390 | 0.094 |
| 63 | 3596.239 | 0.083 |
| 64 | 3320.738 | 0.076 |
| 65 | 3781.650 | 0.087 |
| 66 | 4095.390 | 0.094 |
| 67 | 3596.239 | 0.083 |
| 68 | 3320.738 | 0.076 |
| 69 | 3781.650 | 0.087 |
| 70 | 4095.390 | 0.094 |
| 71 | 3596.239 | 0.083 |
| 72 | 3320.738 | 0.076 |
| 73 | 3781.650 | 0.087 |
| 74 | 4095.390 | 0.094 |
| 75 | 3596.239 | 0.083 |

Lot Table

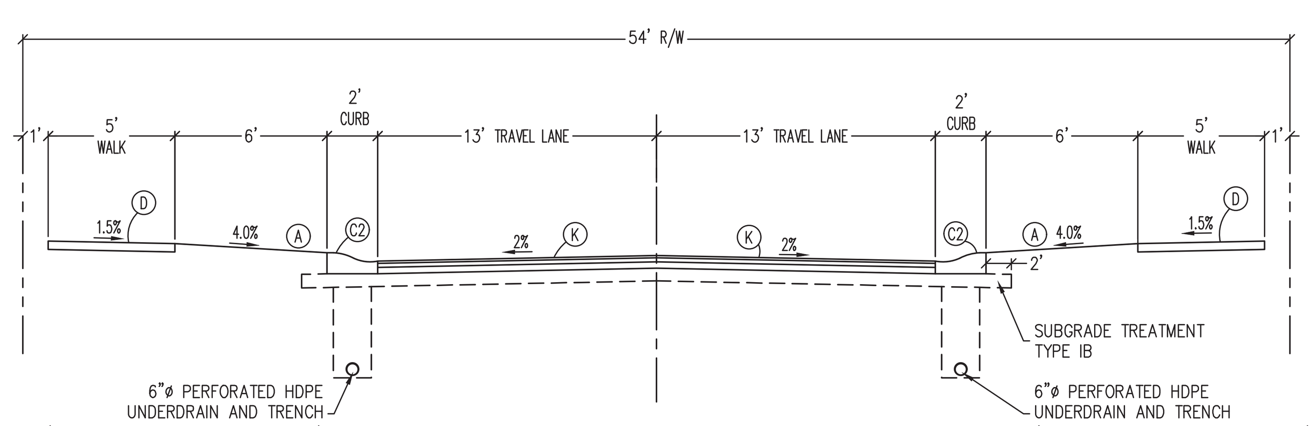
| Lot # | Area (Sq. Ft.) | Area (Acres) |
|---|---|---|
| 76 | 3320.738 | 0.076 |
| 77 | 3781.650 | 0.087 |
| 78 | 4095.390 | 0.094 |
| 79 | 3596.239 | 0.083 |
| 80 | 3320.738 | 0.076 |
| 81 | 3781.650 | 0.087 |
| 82 | 4095.390 | 0.094 |
| 83 | 3596.239 | 0.083 |
| 84 | 3320.738 | 0.076 |
| 85 | 3320.738 | 0.076 |
| 86 | 3596.239 | 0.083 |
| 87 | 4095.390 | 0.094 |
| 88 | 3781.650 | 0.087 |
| 89 | 3320.738 | 0.076 |
| 90 | 3596.239 | 0.083 |
| 91 | 4095.390 | 0.094 |
| 92 | 3781.650 | 0.087 |
| 93 | 3320.738 | 0.076 |
| 94 | 3596.239 | 0.083 |
| 95 | 4095.390 | 0.094 |
| 96 | 3781.650 | 0.087 |
| 97 | 3715.886 | 0.085 |
| 98 | 4231.644 | 0.097 |
| 99 | 68803.176 | 1.580 |

Centerline Curve Table
LINE 'A'

| Curve # | Radius | Length | Chord Direction | Chord Length |
|---|---|---|---|---|
| C1 | 150.00' | 233.24' | N44°40'10"E | 210.45' |

Centerline Curve Table
LINE 'B'

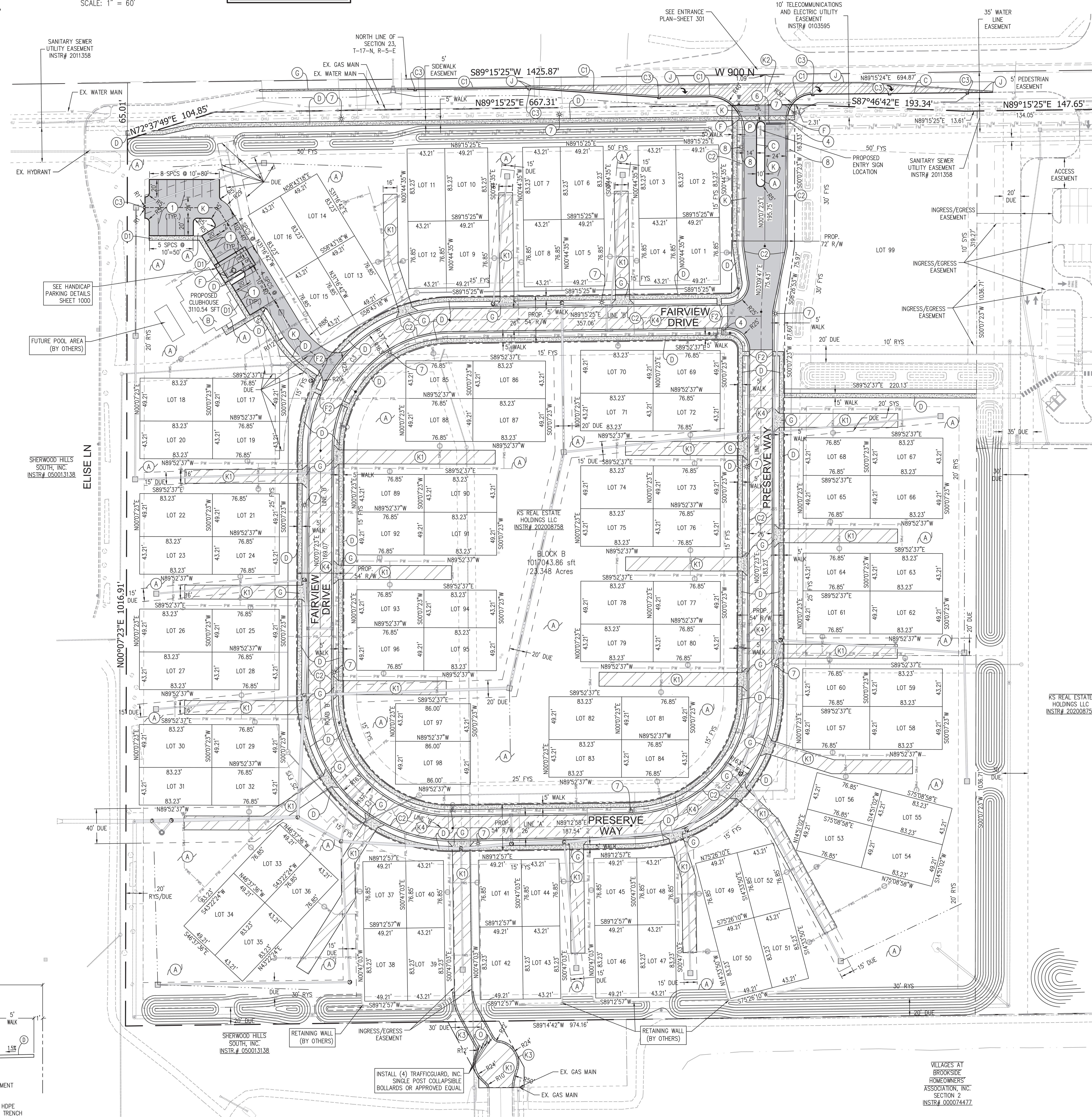
| Curve # | Radius | Length | Chord Direction | Chord Length |
|---|---|---|---|---|
| C2 | 150.00' | 211.66' | N40°18'02"W | 194.53' |
| C3 | 150.00' | 233.35' | N44°41'24"E | 210.52' |




TYPICAL SECTION-LOCAL STREET
NOT TO SCALE

SCALE: 1" = 60'

NOTE:
NO EARTHWORK DISTURBING ACTIVITY MAY COMMENCE UNTIL A STORM WATER MANAGEMENT PERMIT IS OBTAINED.




CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
3417 SHERMAN DR. BEECH GROVE, IN 46107 (317) 780-1555

# SITE DIMENSION PLAN

## THE PRESERVE AT BROOKSIDE

| | | | |
|---|---|---|---|
| JOB No. | . | DATE | JUNE 3, 2021 |
| DRAWN | KLF | DESIGNED | CDM |
| CHECKED | GJI | APPR. | GJI |

GREGORY J. ILKO REGISTERED NO. 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER

| NO. | DATE | REVISIONS | BY | APPR. |
|---|---|---|---|---|
| 1 | 07.06.21 | REVISED PER TAC COMMENTS RECEIVED 06.02.21 AND 06.03.21 | CDM | GJI |
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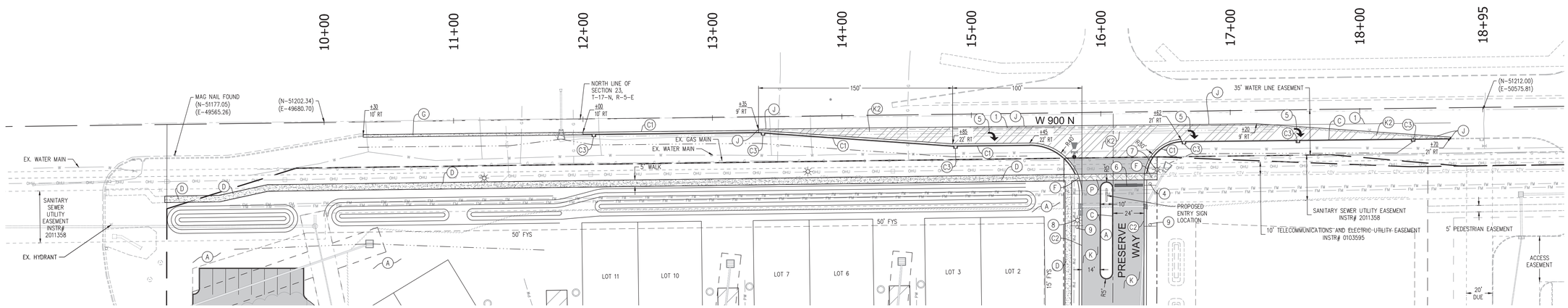
SHEET 300

DIRECTORY PATH : R:\Active\Pride Convenience Stores\900 N & Mt. Comfort\Bridge North Quads\Design\CAD\Plans
FILENAME : 300 SITE DIMENSION PLAN.dwg
DATE/USER : 7/6/2021 1:11 PM / Cmattox



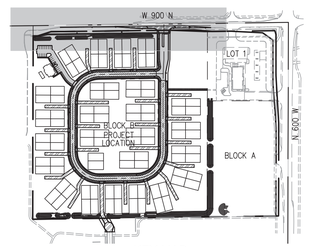

W 900 W ENTRANCE PLAN

NOTE:
NO EARTHWORK DISTURBING ACTIVITY MAY COMMENCE UNTIL A STORM WATER MANAGEMENT PERMIT IS OBTAINED.

INDIANA 811 Know what's below. Call before you dig.

## ENTRANCE LEGEND

- (A) MULCH SEEDING/LANDSCAPE AREAS
- (C) STRAIGHT CONCRETE CURB (SEE McCORDSVILLE SPECIFICATIONS)
- (C1) CONCRETE CURB AND GUTTER TYPE II (SEE DETAIL-SHEET 1000)
- (C2) TYPE I ROLL CURB AND GUTTER (SEE DETAIL-SHEET 1000)
- (C3) CURB TURNOUT (SEE DETAIL-SHEET 1000)
- (D) 4" CONCRETE SIDEWALK (SEE DETAIL-SHEET 1000)
- (F) HANDICAP RAMP (SEE DETAIL-SHEET 1001)
- (G) TYPICAL CONCRETE SECTION
  6" CONCRETE SLAB ON
  6" COMPACTED AGGREGATE #53 TYPE 'O' ON
  COMPACTED SUBGRADE (SEE DETAIL-SHEET 1000)
- (J) SAWCUT
- (K) TYPICAL ASPHALT SECTION
  1" HMA SURFACE 9.5mm, ON
  3" HMA INTERMEDIATE 19.0mm, ON
  3" HMA BASE 25.0mm, ON
  4" COMPACTED AGGREGATE #53, ON
  4" COMPACTED AGGREGATE #2, ON
  LIME STABILIZED SUBGRADE (SEE McCORDSVILLE SPECIFICATIONS)
- (K2) CR 900 N ASPHALT SECTION
  1" HMA SURFACE 9.5mm, ON
  3" HMA INTERMEDIATE 19.0mm, ON
  6" HMA BASE 25.0mm, ON
  4" COMPACTED AGGREGATE #53, ON
  4" COMPACTED AGGREGATE #2, ON
  LIME STABILIZED SUBGRADE (SEE McCORDSVILLE SPECIFICATIONS)
- (P) COLORED CONCRETE SECTION
  6" CONCRETE SLAB ON
  6" COMPACTED AGGREGATE #53 TYPE 'O' ON
  COMPACTED SUBGRADE (SEE DETAIL-SHEET 1000)
- (1) LINE, PAINTED, SOLID WHITE, 4"
- (4) COMBINED STOP/STREET SIGNAGE (SEE DETAIL-SHEET 1000 AND McCORDSVILLE SPECIFICATIONS)
- (5) TURN ARROW, PAINTED, SOLID WHITE
- (6) STOP BAR, PAINTED, SOLID WHITE, 24"
- (7) CR 900 LIGHTPOLE (SEE DETAIL-SHEET 1002)
- (8) INTERIOR LIGHTPOLE (SEE DETAIL-SHEET 1002)
- (9) NO PARKING SIGNAGE (SEE DETAIL-SHEET 1000 AND McCORDSVILLE SPECIFICATIONS)




KEY MAP
NOT TO SCALE

40 0 40 80
SCALE: 1" = 40'

## ENTRANCE PLAN NOTES

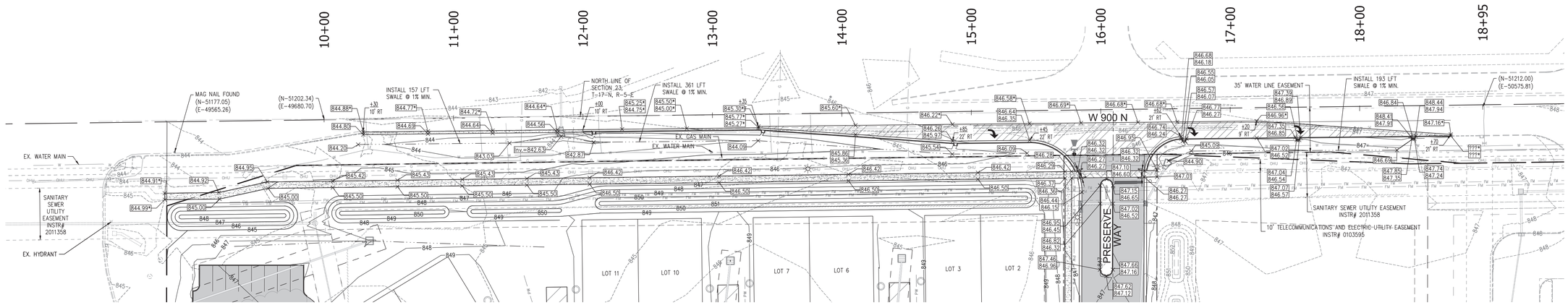
1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
2. ALL STRIPING/PAVEMENT MARKINGS WITHIN R/W SHALL BE THERMOPLASTIC AND SHALL BE INSTALLED AFTER A 30-DAY ASPHALT CURE PERIOD. TEMPORARY SOLID DOUBLE YELLOW AND DASHED WHITE MARKINGS SHALL BE PLACED AND MAINTAINED UNTIL FINAL MARKINGS ARE INSTALLED.

## ABBREVIATIONS

| | |
|---|---|
| FYS | FRONT YARD SETBACK |
| SYS | SIDE YARD SETBACK |
| RYS | REAR YARD SETBACK |
| DUE | DRAINAGE & UTILITY EASEMENT |
| AE | ACCESS EASEMENT |
| R/W | RIGHT-OF-WAY |
| EX. | EXISTING |
| PROP. | PROPOSED |

## GRADING LEGEND

| | |
|---|---|
| 860.00 TOP OF CURB<br>859.50 EDGE OF PAVEMENT | PROPOSED ELEVATIONS |
| 860.00 FINISH GRADE | |
| 860.00 *<br>859.50 * | EXISTING ELEVATIONS (TO BE FIELD VERIFIED) |
| 860.00 * | |
| M.E. * | |
| F.F. ELEV. = 810.70 | PROPOSED FINISH FLOOR ELEVATION |
| | PROPOSED DRAINAGE SWALE |
| 800 | EXISTING CONTOURS |
| 800 | PROPOSED CONTOURS |
| GRADE BREAK | GRADE BREAK |
| | CURB HEIGHT TO TAPER FROM 0.5' TO 0.0' IN 1 LFT. |




W 900 W ENTRANCE PLAN

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
317.780.1555 | 8250 ZIONSVILLE, A WEST 317.780.1555

SHEET 301

# ENTRANCE PLAN

## THE PRESERVE AT BROOKSIDE

| JOB No. | . | CHECKED | CJI |
|---|---|---|---|
| DRAWN | KLF | APPR. | CJI |
| DATE | JUNE 3, 2021 | DESIGNED | CDM |

GREGORY J. ILKO REGISTERED NO. 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER

| NO. | DATE | REVISIONS | BY | APPR. |
|---|---|---|---|---|
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SHEET 301

DIRECTORY PATH : R:\Active\Pride Convenience Stores\900 N & Mt. Comfort\Bridge North Quads\Design\CAD\Plans
FILENAME : 301 ENTRANCE PLAN.dwg
DATE/USER : 7/6/2021 9:23 AM / klopp

## PROPOSED LEGEND

- PROPERTY LINE
- SECTION LINE
- SETBACK LINE
- EASEMENT LINE
- DITCH LINE
- SANITARY SEWER WITH MANHOLE
- SANITARY SEWER LATERAL WITH CLEANOUT
- STORM SEWER W/MANHOLE & END SECTION
- UNDERDRAIN
- ELECTRIC LINE
- WATER LINE
- WATER SERVICE LINE
- GAS LINE
- STORM INLET
- STORM CURB INLET
- CASCADE SEPARATOR
- WATER TEE
- 45° BEND
- 22.5° BEND
- 11.25° BEND
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- THRUST BLOCK
- ELECTRIC TRANSFORMER
- SIGN

- SANITARY LATERAL (TABLE ON SHEET 401)
- UNDERDRAIN (TABLE ON SHEET 401)

60 0 60 120

SCALE: 1" = 60'

## UTILITIES NOTES

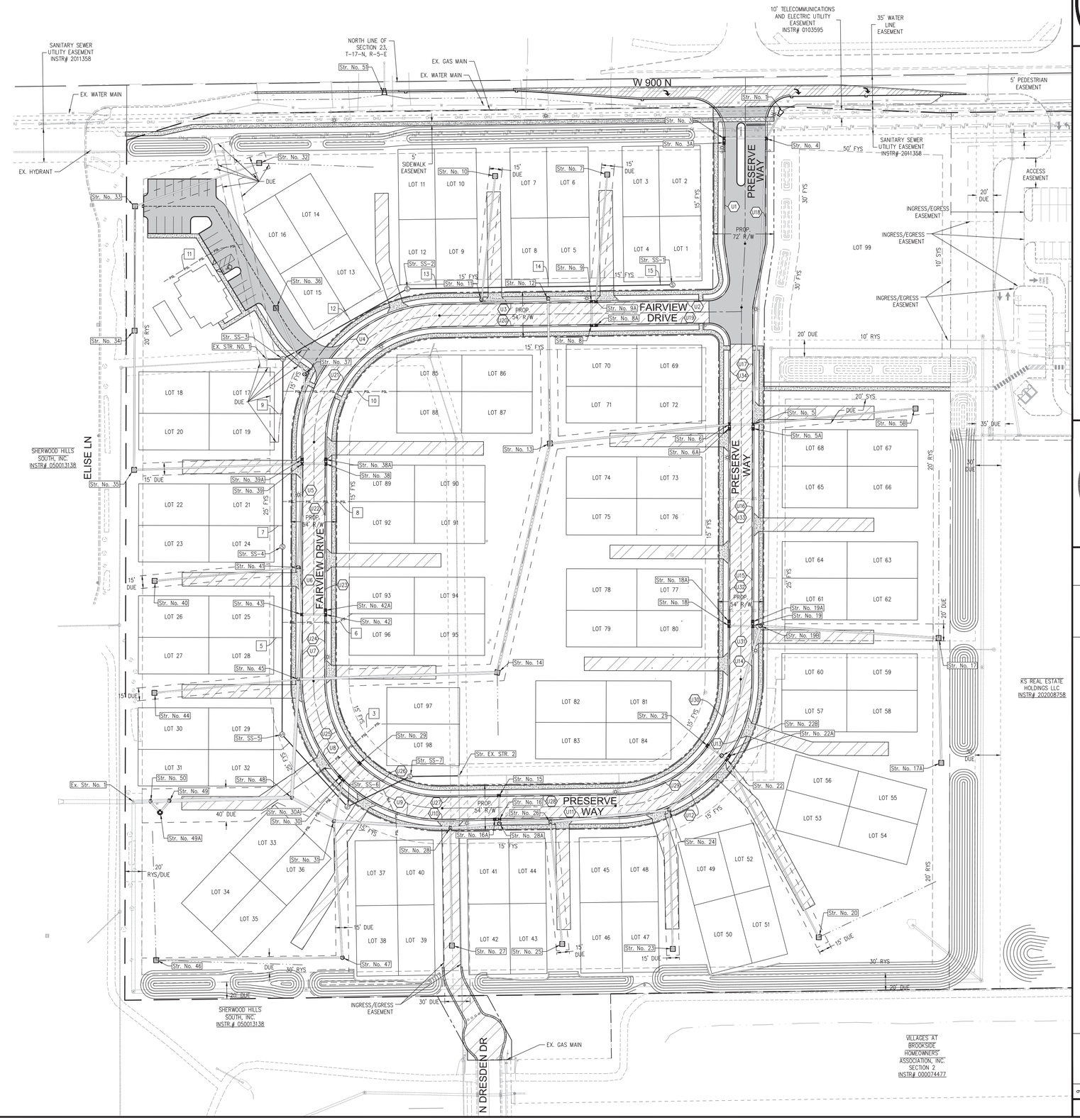
1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
2. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BUILDING PLANS FOR WATER, CABLE, ELECTRIC, AND TELEPHONE CONNECTION SERVICE POINTS.
3. CONTRACTOR TO COORDINATE WITH NINESTAR FOR NECESSARY ELECTRIC SERVICE REQUIREMENTS AND SPECIFICATIONS, AND BUILDING PLANS FOR ALL SERVICE POINTS AT EACH BUILDING
4. ALL FIELD TILES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED/CONNECTED TO NEW DRAINAGE FACILITIES.
5. EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

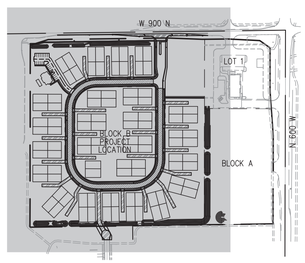
## EXISTING LEGEND

- POWERPOLE
- POWERPOLE W/RISER
- SIGNAL POLE
- LIGHT POLE
- ELECTRIC BOX
- GUIDE WIRE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- GAS VALVE
- CABLE TV RISER
- SIGN
- MAILBOX
- STORM ROUND INLET
- STORM CURB INLET
- STORM CURB INLET
- RIGHT-OF-WAY MARKER
- TREE, BUSH & STUMP
- TEMP. BENCHMARK

- 800 CONTOURS
- PROPERTY LINE
- SECTION LINE
- RIGHT-OF-WAY
- EASEMENT
- ADJOINER LINE
- PAVEMENT LINE
- FIELD LINE
- DITCH
- GAS LINE
- TELEPHONE LINE
- WATER LINE
- CABLE TV LINE
- ELECTRIC LINE
- OVERHEAD UTILITY LINE
- FIBER OPTIC LINE
- FORCE MAIN LINE
- SANITARY LATERAL
- TREE LINE
- SANITARY SEWER W/MANHOLE
- STORM SEWER W/ MANHOLE & END SECTION

ASPHALT GRAVEL CONCRETE




KEY MAP
NOT TO SCALE

INDIANA Know what's below. Call before you dig. 811

DIRECTORY PATH : R:\Active\Pirtle Convenience Stores\900 N & Mt. Comfort\Bridge North Quads\Design\CAD\Plans
FILENAME : 400 UTILITY PLAN.dwg
DATE/USER : 7/16/2021 9:24 AM / KRog

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
317.844.1992

SHEET 400

# UTILITY PLAN

## THE PRESERVE AT BROOKSIDE

| JOB No. | . | DRAWN | KLF | CHECKED | GJI |
|---|---|---|---|---|---|
| DATE | JUNE 3, 2021 | DESIGNED | CDM | APPR. | GJI |

GREGORY J. ILKO REGISTERED NO. 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER

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SHEET 400

## GRADING LEGEND

| | |
|---|---|
| 860.00 TOP OF CURB<br>859.50 EDGE OF PAVEMENT | PROPOSED ELEVATIONS |
| 860.00 FINISH GRADE | PROPOSED ELEVATIONS (TO BE FIELD VERIFIED) |
| 860.00 #<br>859.50 #<br>860.00 # | |
| FFE = XXX.XX | PROPOSED FINISH FLOOR ELEVATION |
| | PROPOSED DRAINAGE SWALE |
| 800 | EXISTING CONTOURS |
| 800 | PROPOSED CONTOURS |
| GRADE BREAK | GRADE BREAK |
| | CURB HEIGHT TO TAPER FROM 0.5' TO 0.0' IN 1 LFT. |

## GRADING NOTES

1. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS IN FINAL GRADING OF SITE. CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT TO DETERMINE PROPER FOUNDATION EXPOSURE FOR EACH BUILDING TYPE, HOWEVER, IN NO INSTANCE SHALL DRAINAGE TOWARDS THE BUILDING FOUNDATION BE ALLOWED.
2. CONTRACTOR SHALL NOT ALLOW DRAINAGE FROM PROJECT SITE TO DISCHARGE ONTO ADJACENT PROPERTIES IN FINAL GRADING OF SITE. CONTRACTOR SHALL PLACE A BERM WHERE NECESSARY. SEE REAR DITCH DETAIL.
3. SEE SHEET 300 FOR CURVE DATA.

ALL BUILDING PADS ARE CONCEPTUAL. INDIVIDUAL PLOT PLANS WILL BE REQUIRED FOR BUILDING PERMITTING.

60 0 60 120
SCALE: 1" = 60'

## BENCHMARK INFORMATION

ORIGINATING BENCHMARK

DESIGNATION – X 245
PID – KA0177
STATE/COUNTY – IN/MARION
USGS QUAD – BEECH GROVE (1980)

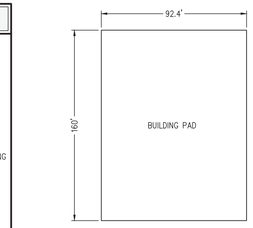
VERT. ORDER – FIRST CLASS II

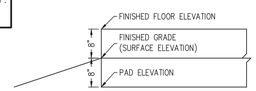
DESCRIBED BY COAST AND GEODETIC SURVEY 1947
4.6 MI SE FROM INDIANAPOLIS.
ABOUT 4.65 MILES SOUTHEAST ALONG THE NEW YORK CENTRAL RAILROAD FROM THE UNION STATION AT INDIANAPOLI, AT 35–FOOT CONCRETE BRIDGE NO. 462 OVER LICK CREEK, SET IN THE TOP OF THE NORTHEAST WING WALL, 8 RAILS SOUTHEAST OF MILE POST 105, 4 RAILS NORTHWEST OF A LIGHT SIGNAL, 8.0 FEET NORTHEAST OF THE NORTHEAST RAIL AND 2.5 FEET BELOW THE TRACK.

ELEV. = 799.56 (NAVD 88)

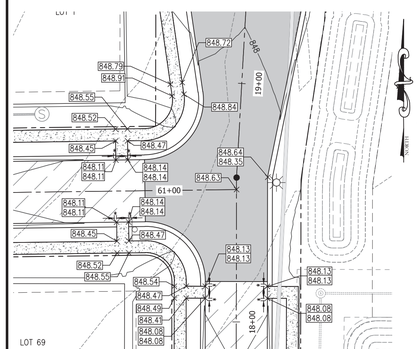
TBM #400
CUT "X" ON WEST ANCHOR BOLT OF SIGNAL POLE, LOCATED IN SOUTHWEST QUAD OF "CR 900 N" AND "CR 600 W".

ELEV. = 850.90

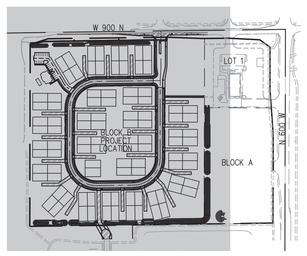


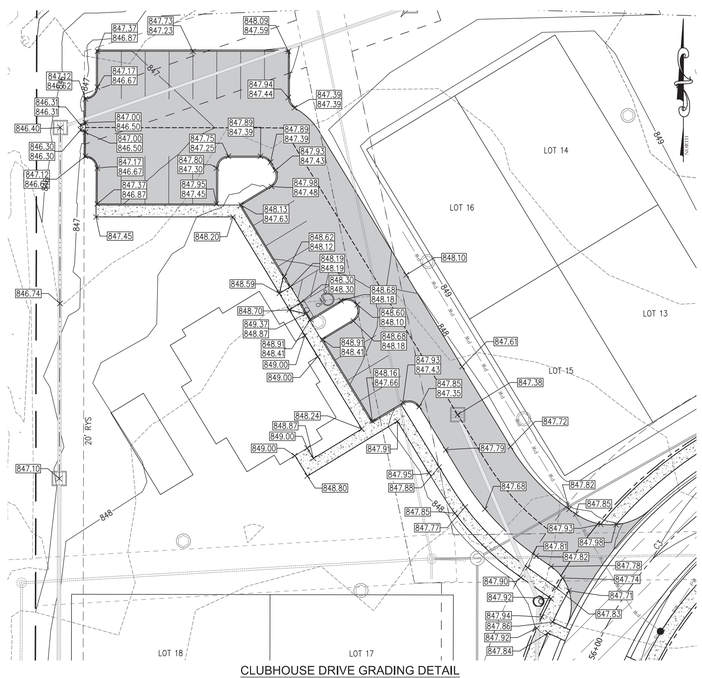

BUILDING PAD GRADE DETAIL
NOT TO SCALE



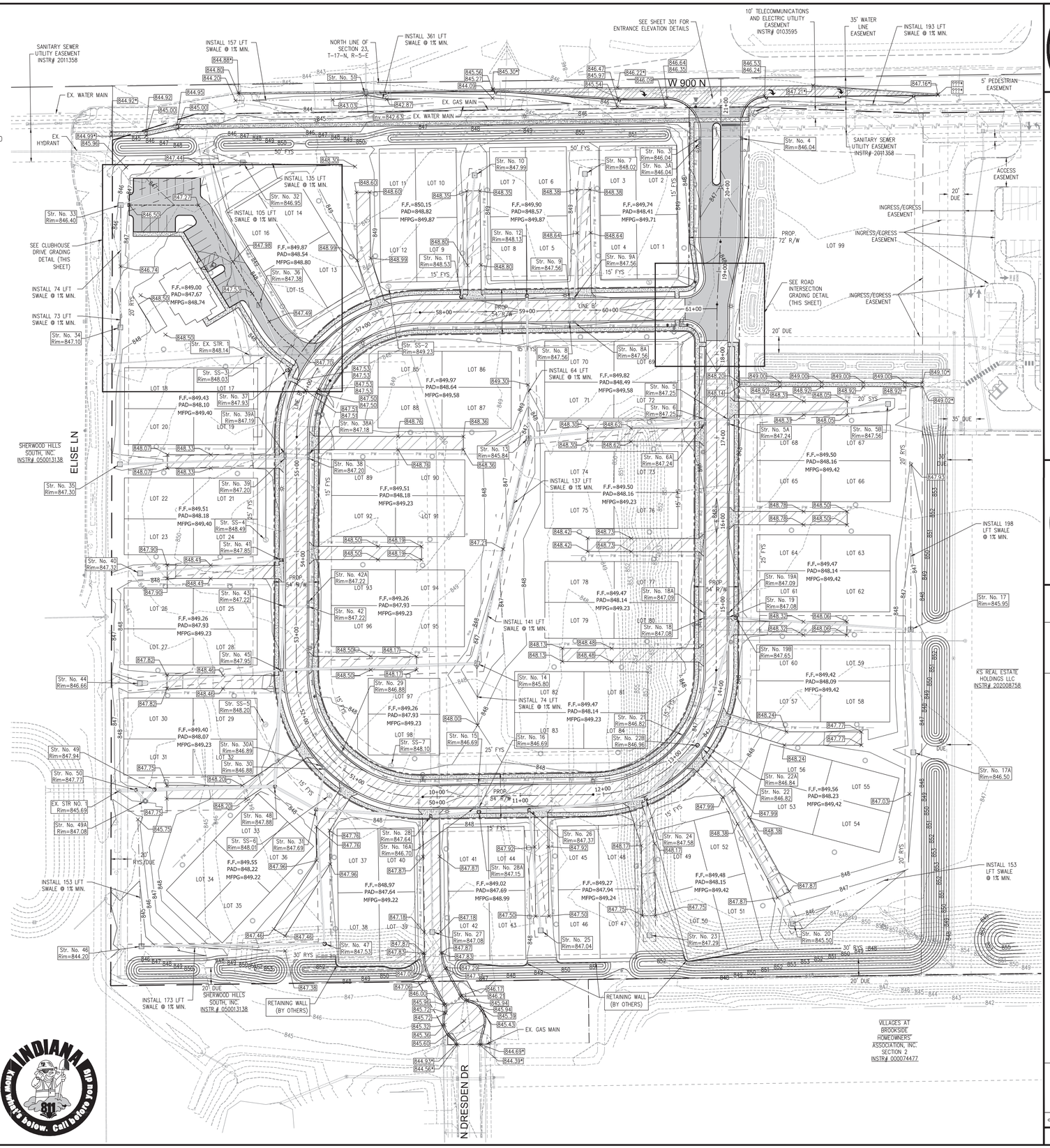
ROAD INTERSECTION DETAIL
SCALE 1"=30'




KEY MAP
NOT TO SCALE



CLUBHOUSE DRIVE GRADING DETAIL
SCALE 1"=30'




INDIANA 811 Know what's below. Call before you dig.

DIRECTORY PATH : R:\Active\Preds Convenience Stores\900 N & Mt. Comfort\Bridge North Quads\Design\CAD\Plans
FILENAME : 500 GRADING PLAN.dwg
DATE/USER : 7/16/2021 9:27 AM ( KDG)

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
201 SOUTH 10th STREET, NOBLESVILLE, INDIANA 46060 (317) 776-0255

SHEET 500

# GRADING PLAN

## THE PRESERVE AT BROOKSIDE

| JOB No. | . | DRAWN | KLF | CHECKED | CJI |
|---|---|---|---|---|---|
| DATE | JUNE 3, 2021 | DESIGNED | CDM | APPR. | CJI |

GREGORY J. ILKO REGISTERED NO. 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER

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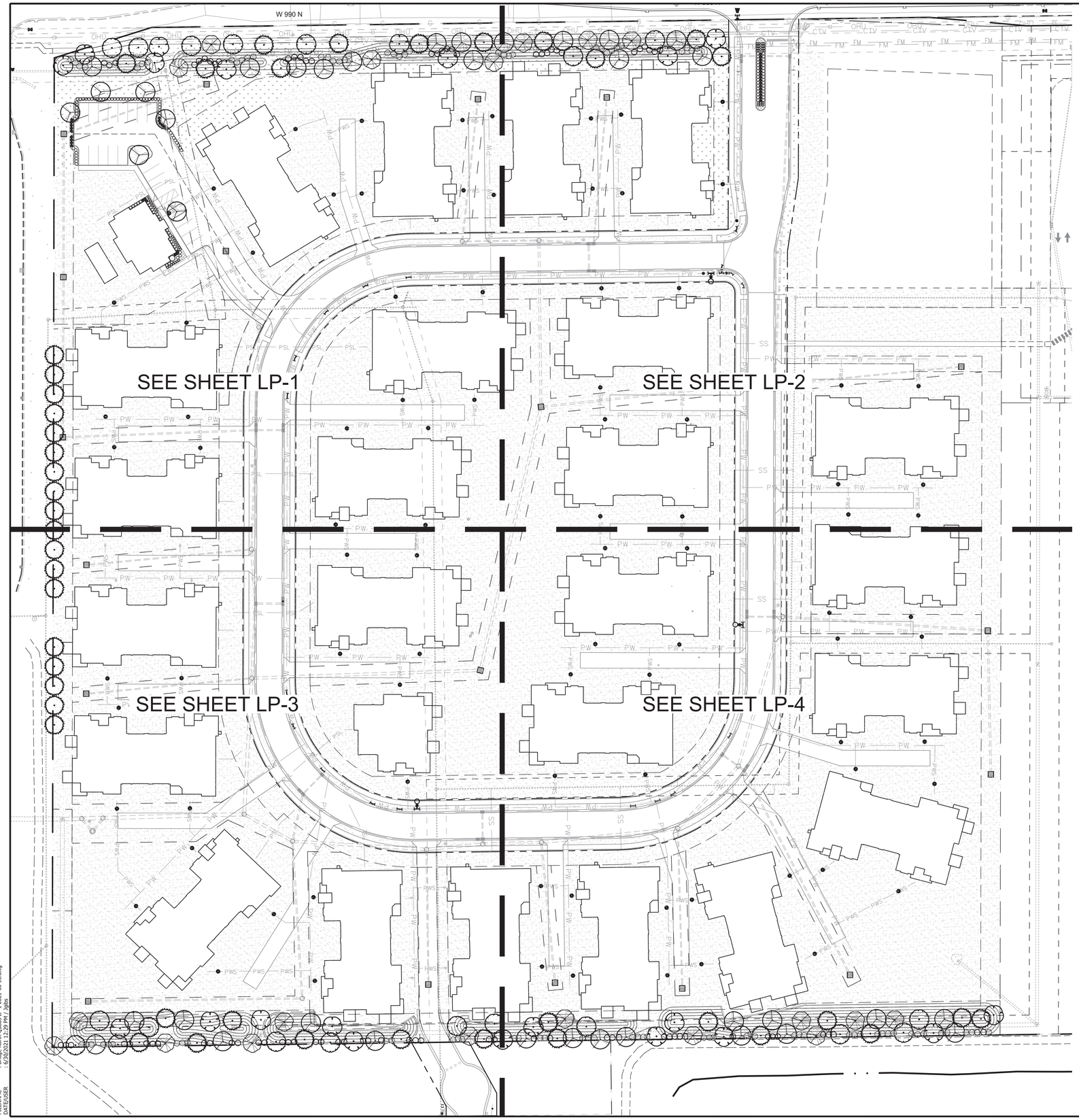
SHEET 500




0' 25' 50' 100'

Scale 1" = 50'

## GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

## ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURERS RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

## MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

## LANDSCAPE CALCULATIONS

**PARKING PERIMETER**

| | |
|---|---|
| LENGTH: | 80 LF |
| TREES REQUIRED: | 2 TREES (1 TREE PER 50 LF) |
| TREES PROVIDED: | 2 TREES |

**PARKING**

| | |
|---|---|
| INTERIOR PARKING AREA: | 9,503 SF |
| LANDSCAPE AREA REQUIRED: | 475 SF (5%) |
| LANDSCAPE AREA PROVIDED: | 565 SF (8.4%) |
| TREES REQUIRED: | 4 TREES (1 TREE PER 2,400 SF PKG AREA) |
| TREES PROVIDED: | 4 TREES |
| SHRUBS REQUIRED: | 19 SHRUBS (1 SHRUB PER 500 SF PKG AREA) |
| SHRUBS PROVIDED: | 27 SHRUBS |

**BUFFER YARD**

| | |
|---|---|
| BUFFER LENGTH NORTH: | 973 LF |
| TREES REQUIRED: | 68 TREES (7 TREES PER 100 LF) |
| TREES PROVIDED: | 68 TREES |
| SHRUBS REQUIRED: | 97 SHRUBS (10 SHRUBS PER 100 LF) |
| SHRUBS PROVIDED: | 97 SHRUBS |
| BUFFER LENGTH SOUTH: | 693 LF |
| TREES REQUIRED: | 48 TREES (7 TREES PER 100 LF) |
| TREES PROVIDED: | 48 TREES |
| SHRUBS REQUIRED: | 69 SHRUBS (10 SHRUBS PER 100 LF) |
| SHRUBS PROVIDED: | 69 SHRUBS |

**SUPPLEMENTAL TREES**

| | |
|---|---|
| SITE AREA: | 1,425,493 SF (32.72 ACRES) |
| MIN. TREES REQUIRED: | 16 TREES (5 TREES PER ACRE) |
| SUPPLEMENTAL TREES REQUIRED: | 98 TREES |
| TREES PROPOSED: | 98 TREES |

BUILDING FOUNDATION PLANTINGS

A PLANTING AREA FIVE FEET WIDE SHALL BE INSTALLED ALONG ALL SIDES OF BUILDINGS. SIDEWALKS MAY BE PERMITTED IN THESE AREAS, BUT SHALL NOT OCCUPY THE ENTIRE AREA ON ANY SIDE OF THE BUILDING. THESE ADJACENT PLANTING AREAS NEED NOT BE RECTANGULAR IN SHAPE AS LONG AS THE REQUIRED AMOUNT OF SPACE IS LANDSCAPED. INNOVATIVE AND ORIGINAL DESIGNS ARE ENCOURAGED. THE ADJACENT PLANTING AREA AT THE REAR OF A STRUCTURE MAY BE EXCLUDED IF THAT STRUCTURE IS LOCATED LESS THAN 40 FEET FROM THE REAR PROPERTY LINE AND SUFFICIENT PERIPHERAL PLANTING IS INCLUDED TO COMPENSATE FOR ITS REMOVAL. ALL LOTS & PRIMARY STRUCTURES SHALL MEET THIS REQUIREMENT AND INSTALLATION SHALL OCCUR PRIOR TO CERTIFICATE OF OCCUPATION BEING ISSUED FOR EACH STRUCTURE.

CROSSROAD ENGINEERS, PC
TRANSPORTATION & DEVELOPMENT CONSULTANTS
8875 ZIONSVILLE ROAD
BEECH GROVE, INDIANA 46107
(317) 780-1555
CROSSROADENGINEERS.COM

SHEET LP-0

# OVERALL LANDSCAPE PLANTING

## BRIDGENORTH QUADS

| JOB No. | . | DRAWN | JWC | CHECKED | LML |
|---|---|---|---|---|---|
| DATE | MAY 19, 2021 | DESIGNED | JWC | APPR. | LML |

CHRISTOPHER M. ROSS
REGISTERED
LA 22100012
STATE OF INDIANA
LANDSCAPE ARCHITECT
07/03/2021

| NO. | DATE | REVISIONS | BY | APPR. |
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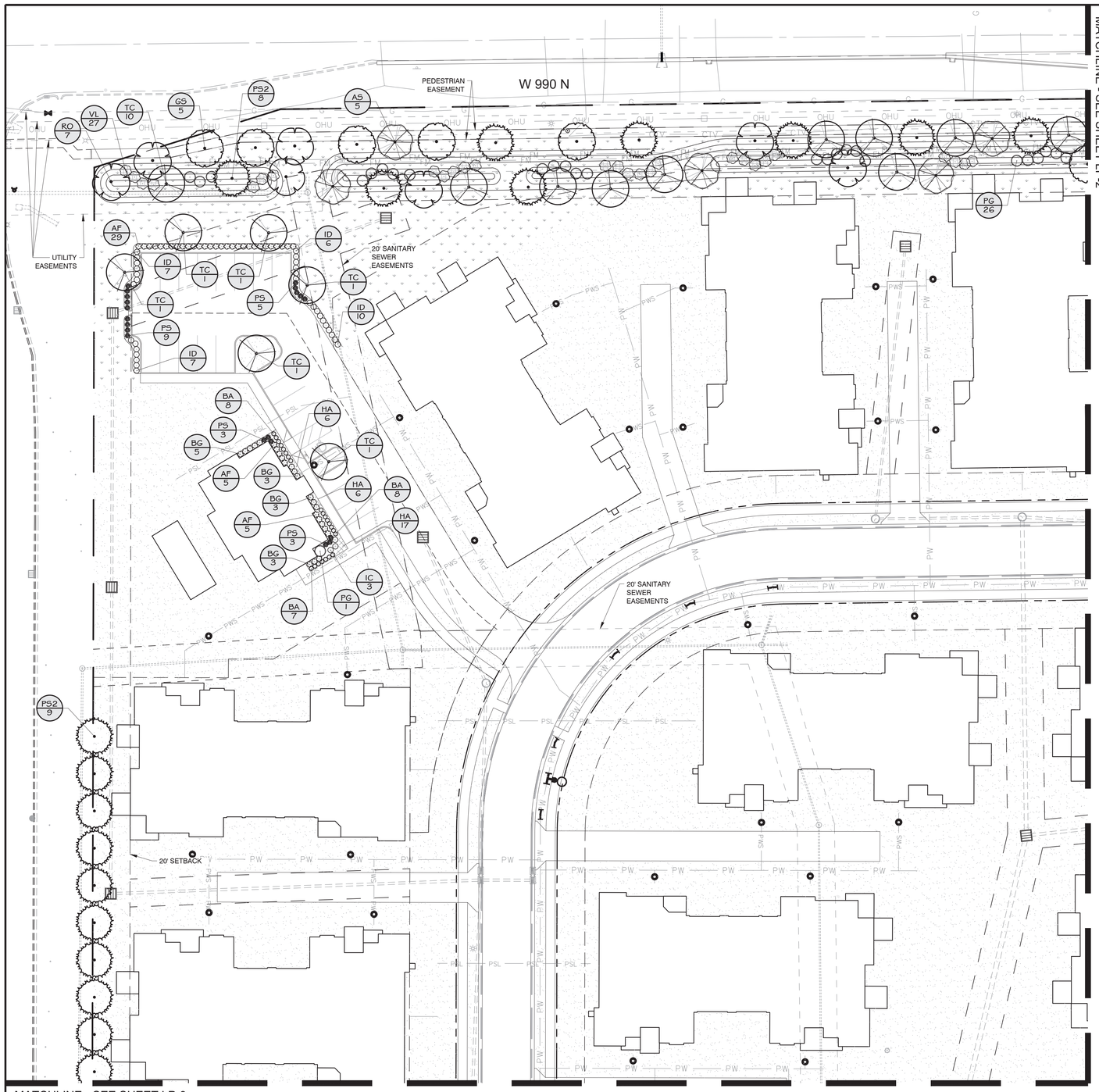


0' 15' 30' 60'

Scale 1" = 30'

## PLANT SCHEDULE

| TREES | CODE | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | HEIGHT | QTY |
|---|---|---|---|---|---|---|---|
| | AS | Acer saccharum | Sugar Maple | B & B | 2.5" Cal | 10`-12` | 19 |
| | GS | Gleditsia triacanthos `Skyline` | Skyline Honey Locust | B & B | 2.5" Cal | 10`-12` | 19 |
| | PS2 | Pinus strobus | White Pine | B & B | 2.5" Cal | 10` min. | 44 |
| | RO | Quercus rubra | Red Oak | 670 gal. | 2.5" Cal | 10`-12` | 21 |
| | TC | Tilia cordata | Littleleaf Linden | B & B | 2.5" Cal | 10`-12` | 37 |

| SHRUBS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING | |
|---|---|---|---|---|---|---|---|
| | AF | Abelia x grandiflora `Francis Mason` | Francis Mason Abelia | --- | | 36" o.c. | 39 |
| | BA | Berberis thunbergii 'Atropurpurea Nana' | Dwarf Red Leaf Japanese Barberry | 3 gal | Cont. | 30" o.c. | 45 |
| | BG | Buxus x `Green Mound` | Green Mound Boxwood | 3 gal | Cont. | 36" o.c. | 14 |
| | IC | Ilex cornuta `Carissa` | Carissa Holly | 3 gal. | Cont. | 36" o.c. | 37 |
| | ID | Ilex cornuta `Dwarf Burford` | Dwarf Burford Holly | 5 gal | | 36" o.c. | 30 |
| | PS | Panicum virgatum `Shenendoah` | Burgundy Switch Grass | 3 gal | Cont. | 36" o.c. | 37 |
| | PG | Physocarpus opulifolius 'Golden Nugget' | Golden Nugget Ninebark | 5 gal | Cont. | 72" o.c. | 81 |
| | VL | Viburnum rhytidophyllum | Leatherleaf Viburnum | 5 gal | | 72" o.c. | 86 |

| GROUND COVERS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING | |
|---|---|---|---|---|---|---|---|
| | FS | Festuca arundinacea 'Kentucky 31' | Kentucky Tall Fescue | Hydromulch | | | 484,847 sf |
| | FK | Festuca arundinacea 'Kentucky 31' | Kentucky Tall Fescue | sod | | | 40,126 sf |
| | HA | Hemerocallis x 'Aztec Gold' | Aztec Gold Daylily | 1 gal. | Pot | 15" o.c. | 63 |

## GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   **b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT**, IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

## ROOT BARRIERS

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TRANSPORTATION DEVELOPMENT CONSULTANTS
8025 CALIFORNIA AVENUE
BETH SPRING, INDIANA 47601
812-853-0561 FAX: 812-853-0563
CROSSROADENGINEERS.COM

SHEET LP-1

# LANDSCAPE PLANTING

## BRIDGENORTH QUADS

| JOB No. | . | DRAWN | JWG | CHECKED | LJ/JL |
|---|---|---|---|---|---|
| DATE | MAY 19, 2021 | DESIGNED | JWG | APPR. | LJ/JL |

CHRISTOPHER M. ROSS
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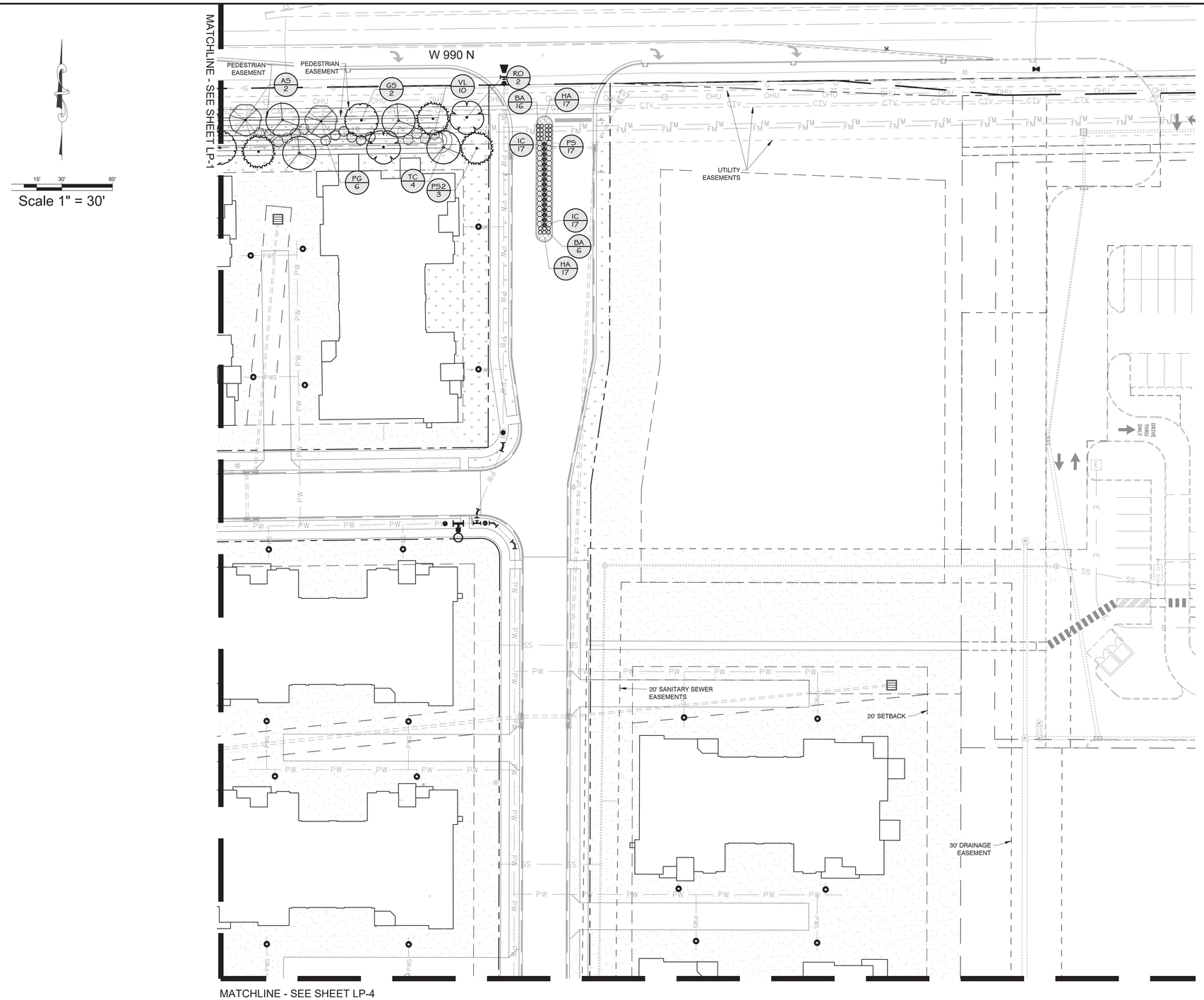


15' 30' 60'

Scale 1" = 30'

SEE SHEET LP-1 FOR LANDSCAPE CALCULATIONS

CROSSROAD ENGINEERS, PC
DEVELOPMENT CONSULTANTS
TRANSPORTATION PLAN
BETH SPRINGS, IN 47170
812.952.2040 FAX 812.952.2046
CROSSROADENGINEERS.COM

SHEET LP-2

# LANDSCAPE PLANTING

## BRIDGENORTH QUADS

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| JOB No. | . |
| DATE | MAY 19, 2021 |
| DRAWN | JWG |
| DESIGNED | JWG |
| CHECKED | LJML |
| APPR. | LJML |

CHRISTOPHER M. ROSA
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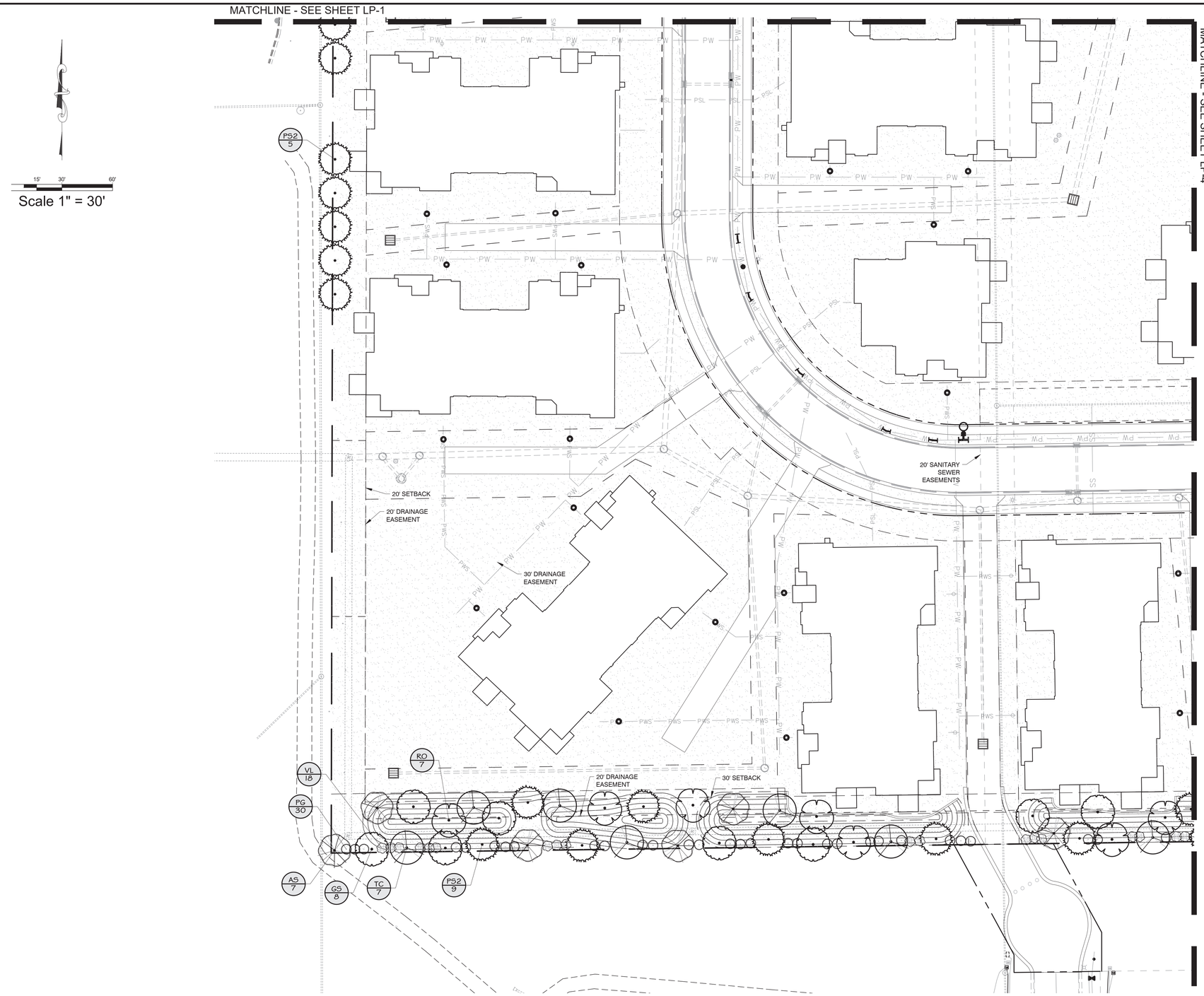


SEE SHEET LP-1 FOR LANDSCAPE CALCULATIONS

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TRANSPORTATION & DEVELOPMENT CONSULTANTS
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Merrillville, Indiana 46410
(219) 769-1313 www.crossroadengineers.com

SHEET LP-3

# LANDSCAPE PLANTING

## BRIDGENORTH QUADS

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| JOB No. | . |
| DATE | MAY 19, 2021 |
| DRAWN | JWG |
| DESIGNED | JWG |
| CHECKED | LJML |
| APPR. | LJML |

CHRISTOPHER M. ROSS
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LA 22100012
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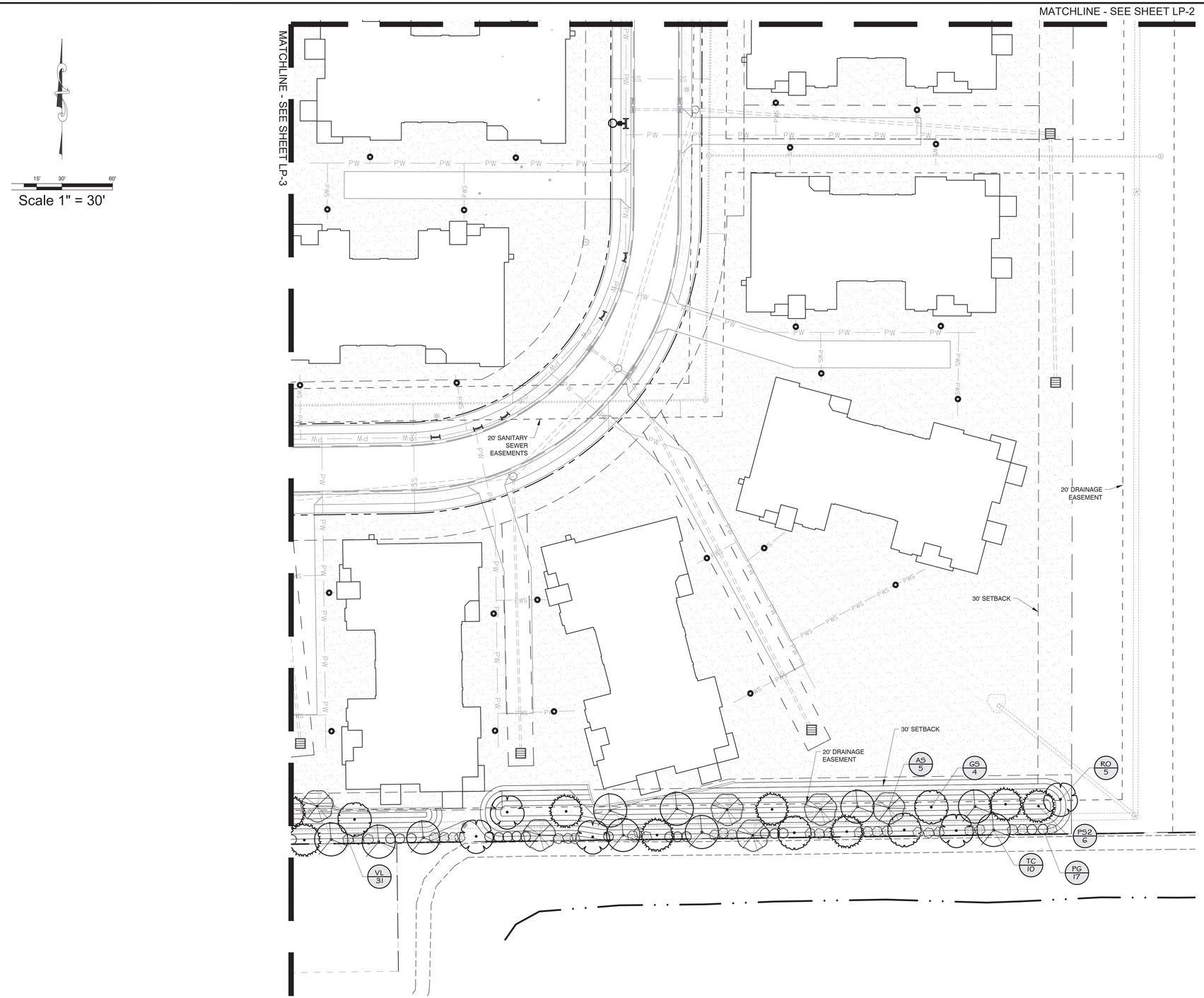


SEE SHEET LP-1 FOR LANDSCAPE CALCULATIONS

CROSSROAD ENGINEERS, PC
TRANSPORTATION & DEVELOPMENT CONSULTANTS
8875 ROSSLYN AVENUE
BETH SPRING, IN 47110
812.923.8411 FAX 812.923.8755
CROSSROADENGINEERS.COM

SHEET LP-4

# LANDSCAPE PLANTING

## BRIDGENORTH QUADS

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