Drawing name: K:\IND_LDEV\170292000_mxd_kobbs-station-mxg-plainfield_v3\2 Design\CADD\Drawings\MUC\C5.0 OVERALL GRADING AND DRAINAGE P1.dwg Jan 26, 2022 1:08pm by TeresaHurtt
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Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 30' 60' 120'

BLOCK C
4.71 ACRES

BLOCK B
5.29 ACRES

HOBBS STATION
SINGLE FAMILY

SMITH ROAD
22' ASPHALT

PROPERTY LINE/
RIGHT-OF-WAY

PROPOSED
KING STREET

PROPOSED
PEARSON PLAZA

MIXED USE
±178,000 SF
FF = 794.10

LOT 1
6.10 ACRES

LOT 2
2.38 ACRES

LOT 4
2.86 ACRES

LOT 3
4.04 ACRES

ROW
7.08 ACRES

COMMON AREA 2
1.81 ACRES

COMMON AREA 1
7.03 ACRES

WET POND 2

WET POND 1

PROPOSED
STATION BOULEVARD

PERRY ROAD

PROPERTY LINE

REFER TO HOBBS STATION MASS GRADING AND PUBLIC INFRASTRUCTURE PLANS

ARNOLD E. DEBORAH K. GATH
INSTR. #2014131131

LOT 1
WILLIAMS TRACE PARI
INSTR. #201703469

STR. C014 R: 794.10
STR. C013 R: 794.10
STR. C012 R: 794.10
STR. D206 R: 794.07
STR. C011 R: 794.07
STR. C06 R: 794.07
STR. D109 R: 794.10
STR. D108 R: 794.07
STR. D208 R: 794.00
STR. C010 R: 794.07
STR. C09 R: 794.07
STR. D202 R: 794.06
STR. D204 R: 794.09
STR. D203 R: 794.05
STR. C08 R: 794.06
STR. D112 R: 791.26
STR. C05 R: 794.10
STR. C04 R: 793.79
STR. D111 R: 794.10
STR. C03 R: 794.08
STR. C02 R: 794.08
STR. D201 R: 794.06
STR. D200 R: 794.05
STR. C07 R: 794.05
STR. D106 R: 793.57
STR. D105 R: 793.57
STR. D107 R: 792.89
STR. D104 R: 793.58
STR. D103 R: 793.58
STR. D102 R: 793.57
STR. D110 R: 794.08
STR. C01 R: 794.08
STR. D101 R: 793.58
STR. D100 R: 793.58
STR. 327 R: 793.08
STR. 326 R: 793.78
STR. 325 R: 792.64

GRADING LEGEND

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

EXISTING LEGEND

- STORM INLET
- CURB INLET
- SANITARY SEWER MANHOLE (SSMH)
- STORM DRAIN MANHOLE (SDMH)
- TELEPHONE MANHOLE (TMH)
- RIGHT OF WAY MONUMENT
- WATER VALVE
- POWER POLE
- POWER METER
- TELEPHONE BOX/PEDESTAL
- ELECTRICAL MANHOLE
- PS PARKING SPACE
- H/C PARKING SPACE
- TRAFFIC SIGNAL POLE
- LIGHT POLE
- TREE
- MAILBOX
- MONITOR WELL
- FIB — UNDERGROUND FIBER OPTIC
- CBL — UNDERGROUND CABLE
- [E] — UNDERGROUND ELECTRIC
- DITCH FLOWLINE
- SD — STORM DRAIN
- SS — SEWER LINE
- GAS — GAS LINE
- W — WATER LINE

BENCHMARKS

VERTICAL CONTROL

DNR TBM CLARK 6, 1995
IN HENDRICKS COUNTY, BRIDGEPORT QUAD., IN THE NW 1/4 OF SECTION 36, T. 15 N., R. 1 E., 2ND P.M.; AT PLAINFIELD; AT THE STAFFORD ROAD BRIDGE OVER CLARKS CREEK; SET IN THE TOP OF THE NORTHEAST CORNER OF THE CONCRETE BRIDGE DECK/SIDEWALK, 13.5 FEET NORTH OF THE CENTERLINE OF THE WEST BOUND LANE, 6.0 FEET NORTH OF THE SOUTH EDGE OF THE CONCRETE SIDEWALK, 3.0 FEET ABOVE THE GROUND, 0.7 FOOT EAST OF THE NORTHEAST CORNER OF AN ALUMINUM BASE PLATE OF A ALUMINUM GUARDRAIL POST ANCHORED IN THE CONCRETE BRIDGE DECK/SIDEWALK, 0.8 FOOT ABOVE THE LEVEL OF THE ROAD; A CHISELED SQUARE.
ELEV. =740.544 FEET NAVD 1988

TBM #1: BENCHTIE IN EAST FACE OF UTILITY POLE EAST SIDE OF COUNTY ROAD 900 EAST NEAR THE NORTHWEST CORNER OF SITE. ELEV. = 798.24' (NAVD 88)

TBM#2: BENCHTIE IN EAST FACE OF UTILITY POLE WEST SIDE OF COUNTY ROAD 900 EAST NEAR THE SOUTHWEST CORNER OF SITE. ELEV. = 792.28' (NAVD 88)

TBM#3: CUT SQUARE ON TOP OF 15" RCP NEAR RETENTION POND ALONG SOUTH PROPERTY LINE. ELEV. = 788.85' (NAVD 88)

NO.	REVISIONS	DATE	BY

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SCALE: AS NOTED | DESIGNED BY: NPK | DRAWN BY: TNH | CHECKED BY: BAS

BRYAN ALLEN SHEPHERD
REGISTERED
PROFESSIONAL ENGINEER
STATE OF INDIANA
NOT APPROVED FOR CONSTRUCTION
Bryan Shepherd

New City Development
FORMATION PROPERTIES

OVERALL GRADING AND DRAINAGE

HOBBS STATION
MIXED USE
NEC OF SMITH ROAD AND PERRY ROAD
PLAINFIELD, IN 46168

ORIGINAL ISSUE:
01/27/2022

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170292000

SHEET NUMBER
C5.0