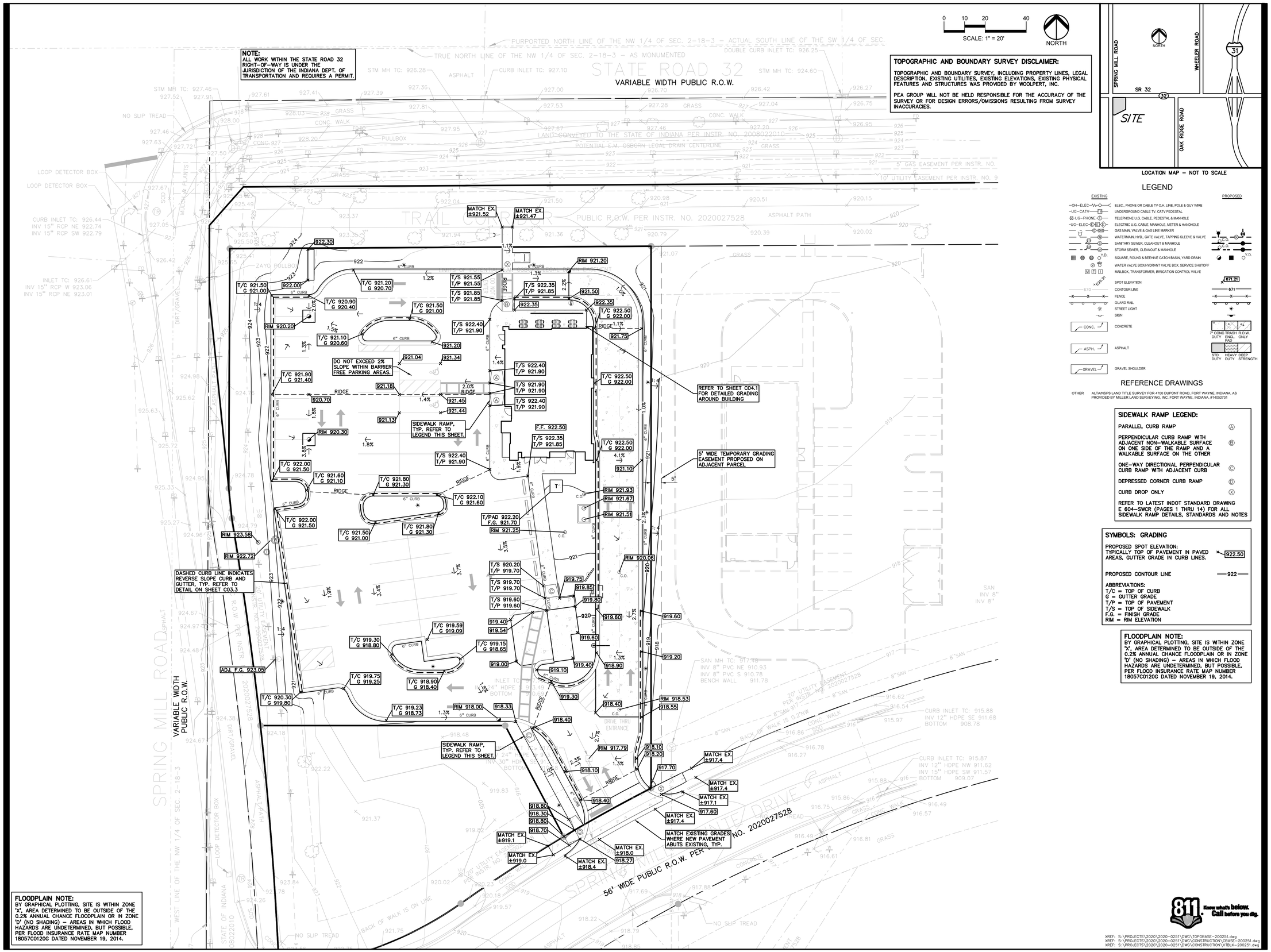

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY WOOLPERT, INC.

PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

LOCATION MAP – NOT TO SCALE

LEGEND

EXISTING	PROPOSED
OH—ELEC—W	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UG—CATV—TV	UNDERGROUND CABLE TV, CATV PEDESTAL
UG—PHONE—T	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
UG—ELEC—(E)(EM)	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GM	GAS MAIN, VALVE & GAS LINE MARKER
W	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
S	SANITARY SEWER, CLEANOUT & MANHOLE
D	STORM SEWER, CLEANOUT & MANHOLE
	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
M T E	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
×SHRUB	SPOT ELEVATION
671	CONTOUR LINE
	FENCE
	GUARD RAIL
	STREET LIGHT
	SIGN
CONC.	CONCRETE
ASPH.	ASPHALT
GRAVEL	GRAVEL SHOULDER

671.21

7" CONC DUTY | 7" TRASH ENCL. PAD | R.O.W. ONLY

STD DUTY | HEAVY DUTY | DEEP STRENGTH

REFERENCE DRAWINGS

OTHER ALTA/NSPS LAND TITLE SURVEY FOR 4700 DUPONT ROAD, FORT WAYNE, INDIANA, AS PROVIDED BY MILLER LAND SURVEYING, INC. FORT WAYNE, INDIANA, #14052731

SIDEWALK RAMP LEGEND:

PARALLEL CURB RAMP	Ⓐ
PERPENDICULAR CURB RAMP WITH ADJACENT NON-WALKABLE SURFACE ON ONE SIDE OF THE RAMP AND A WALKABLE SURFACE ON THE OTHER	Ⓑ
ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP WITH ADJACENT CURB	Ⓒ
DEPRESSED CORNER CURB RAMP	Ⓓ
CURB DROP ONLY	Ⓧ

REFER TO LATEST INDOT STANDARD DRAWING E 604-SWCR (PAGES 1 THRU 14) FOR ALL SIDEWALK RAMP DETAILS, STANDARDS AND NOTES

SYMBOLS: GRADING

PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES. ×922.50

PROPOSED CONTOUR LINE —922—

ABBREVIATIONS:
T/C = TOP OF CURB
G = GUTTER GRADE
T/P = TOP OF PAVEMENT
T/S = TOP OF SIDEWALK
F.G. = FINISH GRADE
RIM = RIM ELEVATION

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN OR IN ZONE 'D' (NO SHADING) – AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, PER FLOOD INSURANCE RATE MAP NUMBER 18057C0120G DATED NOVEMBER 19, 2014.

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN OR IN ZONE 'D' (NO SHADING) – AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, PER FLOOD INSURANCE RATE MAP NUMBER 18057C0120G DATED NOVEMBER 19, 2014.

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

XREF: S:\PROJECTS\2020\2020-0251\DWG\TOPOBASE-200251.dwg
XREF: S:\PROJECTS\2020\2020-0251\DWG\CONSTRUCTION\CBASE-200251.dwg
XREF: S:\PROJECTS\2020\2020-0251\DWG\CONSTRUCTION\XTBLK-200251.dwg

PANDA EXPRESS CHINESE KITCHEN

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REVISIONS:

ISSUE DATE:

DEVELOPMENT PLAN	02-24-2021
DDP RESUBMITTAL	03-31-2021
DDP RESUBMITTAL	05-26-2021
STATE PERMIT	06-07-2021

DRAWN BY: LGD

PANDA PROJECT #: D8060
CIVIL PROJECT #: 2020-0251

RACHEL LYNN SMITH REGISTERED No. 12000492 STATE OF INDIANA PROFESSIONAL ENGINEER

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PANDA EXPRESS

TRUE WARM & WELCOME
SR 32 & SPRING MILL ROAD (MEIJER #319)
WESTFIELD, IN, 46074

GRADING PLAN

C04.0

SCALE: 1"=20'

TRUE WARM & WELCOME 2300 R4