

LOCATION: WEIHE-PT PROJECTS\2025\W250894\engineering\design\correl\W250894 C TITLE.dwg
DATE/TIME: May 16, 2026 - 11:21am
PLOTTER BY: mcdany

PLANS PREPARED FOR
MEYER FOODS MANAGEMENT COMPANY
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TELEPHONE: (317) 770-4656
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CIVIL ENGINEER
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
PROJECT MANAGER: BILL TERRY

SURVEYOR
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
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TELEPHONE: (317) 846-6611
PROJECT MANAGER: JDW
JOB NUMBER: W250894

ARCHITECT
COMPANY NAME
ADDRESS 1
CITY STATE ZIP
TELEPHONE: (XXX) XXX-XXXX
CONTACT PERSON: XXX XXXXXXX
EMAIL: XXXX@XXX.XXX
JOB NUMBER: #####

GEOTECHNICAL ENGINEER
COMPANY NAME
ADDRESS 1
CITY STATE ZIP
TELEPHONE: (XXX) XXX-XXXX
CONTACT PERSON: XXX XXXXXXX
EMAIL: XXXX@XXX.XXX
JOB NUMBER: #####

EROSION CONTROL & SEDIMENT PRACTICES
CONTACT PERSON: BILL TERRY

OPERATING AUTHORITIES
CENTERPOINT ENERGY (NORTH)
JON EASTHAM
(765) 287-2119
PUBLICPROJECT@CENTERPOINTENERGY.COM
1800 W. 26TH ST.
MUNCIE, IN 47302

COMCAST CABLE (INDIANAPOLIS)
EVERSTREAM, LLC (SOUTH)
EVERSTREAM LLC UTILITY REVIEW
UTILITYREVIEW@EVERSTREAM.NET
342 MASSACHUSETTS AVE SUITE203
INDIANAPOLIS, IN 46237

FALL CREEK REGIONAL WASTE DISTRICT
TIM MCCURDY
(765) 778-7544 X106
TMCCURDY@FCRWD.COM
PO BOX 59
PENDLETON, IN 46064

FRONTIER
NINE STAR CONNECT
NINE STAR ENGINEERING
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2243 E. MAIN ST.
GREENFIELD, IN 46140

PENDLETON ELECTRIC, TOWN OF
CRAIG SWITZER - ELECTRIC
(765) 208-0104
CSWITZER@TOWN.PENDLETON.IN.US
100 W STATE ST
PENDLETON, IN 46064

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100 W STATE ST
PENDLETON, IN 46064

FLOODZONE NOTE

THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #180959C0244E DATED JUNE 9, 2014.

WETLAND NOTE

THE SITE DOES NOT CONTAIN ANY WETLANDS AS ESTABLISHED BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY MAP. THIS MAP IS NOT AN EXACT REFLECTION OF THE SITE, HOWEVER, AND WETLANDS COULD EXIST. SIGNIFICANT LEGAL REQUIREMENTS AND CONSTRAINTS MAY EXIST THAT COULD POSSIBLY SEVERELY RESTRICT THE POTENTIAL SITE DESIGN. THE ONLY WAY TO KNOW FOR SURE WOULD BE TO HAVE A WETLAND DETERMINATION PERFORMED PRIOR TO ANY DESIGN OR CONSTRUCTION ON THE SITE. IF WETLANDS ARE FOUND, A WETLAND DELINEATION WOULD BE REQUIRED TO ACCURATELY DETERMINE THE BOUNDARY OF THE WETLAND.

ENDANGERED SPECIES NOTE

THE PROJECT SITE MAY CONTAIN HABITAT SUITABLE FOR FEDERALLY OR STATE-LISTED ENDANGERED OR THREATENED SPECIES. ALL CONTRACTORS AND PERSONNEL MUST COMPLY WITH THE ENDANGERED SPECIES ACT AND APPLICABLE STATE REGULATIONS.

IF ANY ENDANGERED OR THREATENED SPECIES, OR THEIR HABITATS, ARE ENCOUNTERED DURING CONSTRUCTION, ALL WORK IN THE IMMEDIATE AREA MUST CEASE IMMEDIATELY. THE PROJECT MANAGER AND APPROPRIATE ENVIRONMENTAL AUTHORITIES MUST BE NOTIFIED. FURTHER ACTION SHALL NOT PROCEED UNTIL CONSULTATION WITH THE RELEVANT AGENCIES (E.G., U.S. FISH AND WILDLIFE SERVICE, STATE WILDLIFE AGENCY) HAS OCCURRED AND GUIDANCE HAS BEEN PROVIDED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL STAFF ARE AWARE OF THESE REQUIREMENTS AND TO IMPLEMENT ANY AVOIDANCE, MINIMIZATION, OR MITIGATION MEASURES AS REQUIRED BY REGULATORY AGENCIES.

BENCHMARK INFORMATION

SITE TBM #41
A CUT SQUARE ON THE NORTH SIDE OF A CONCRETE LIGHT POLE BASE ON THE SOUTH SIDE OF STATE ROAD 38 AND TO THE NORTHWEST OF THE SITE, LOCATED APPROXIMATELY 75 FEET NORTH OF THE NORTH BUILDING FACE FOR THREE RIVERS CREDIT UNION AND 200 FEET NORTHEAST OF THE NORTHEAST CORNER OF THE STARBUCKS BUILDING.
ELEV. 875.30 (NAVD 88)

SITE TBM #90
A MAGNAIL SET IN THE CENTERLINE OF A CONCRETE RIGHT OF WAY MONUMENT NEAR THE NORTHWEST CORNER OF THE SITE, LOCATED APPROXIMATELY 91 FEET WEST OF A GRAVEL DRIVE AND 23 FEET SOUTH OF THE SOUTH BACK OF CURB OF STATE ROAD 38.
874.65 (NAVD 88)

LAND DESCRIPTION

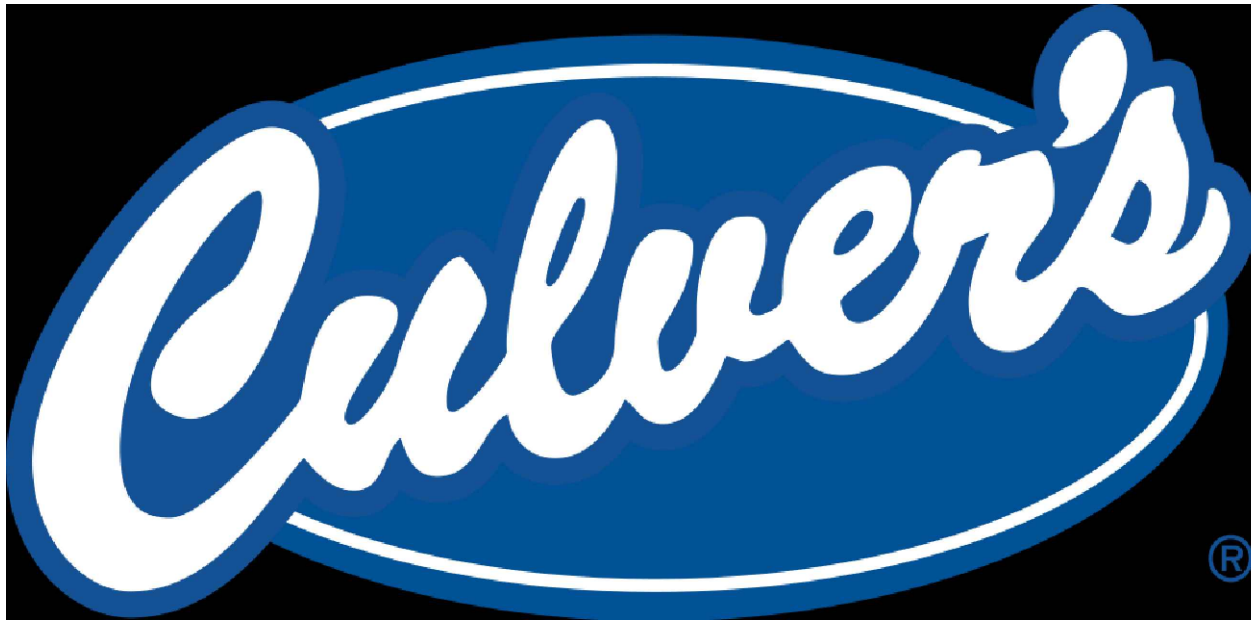
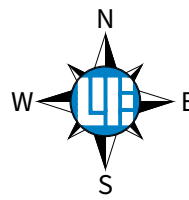
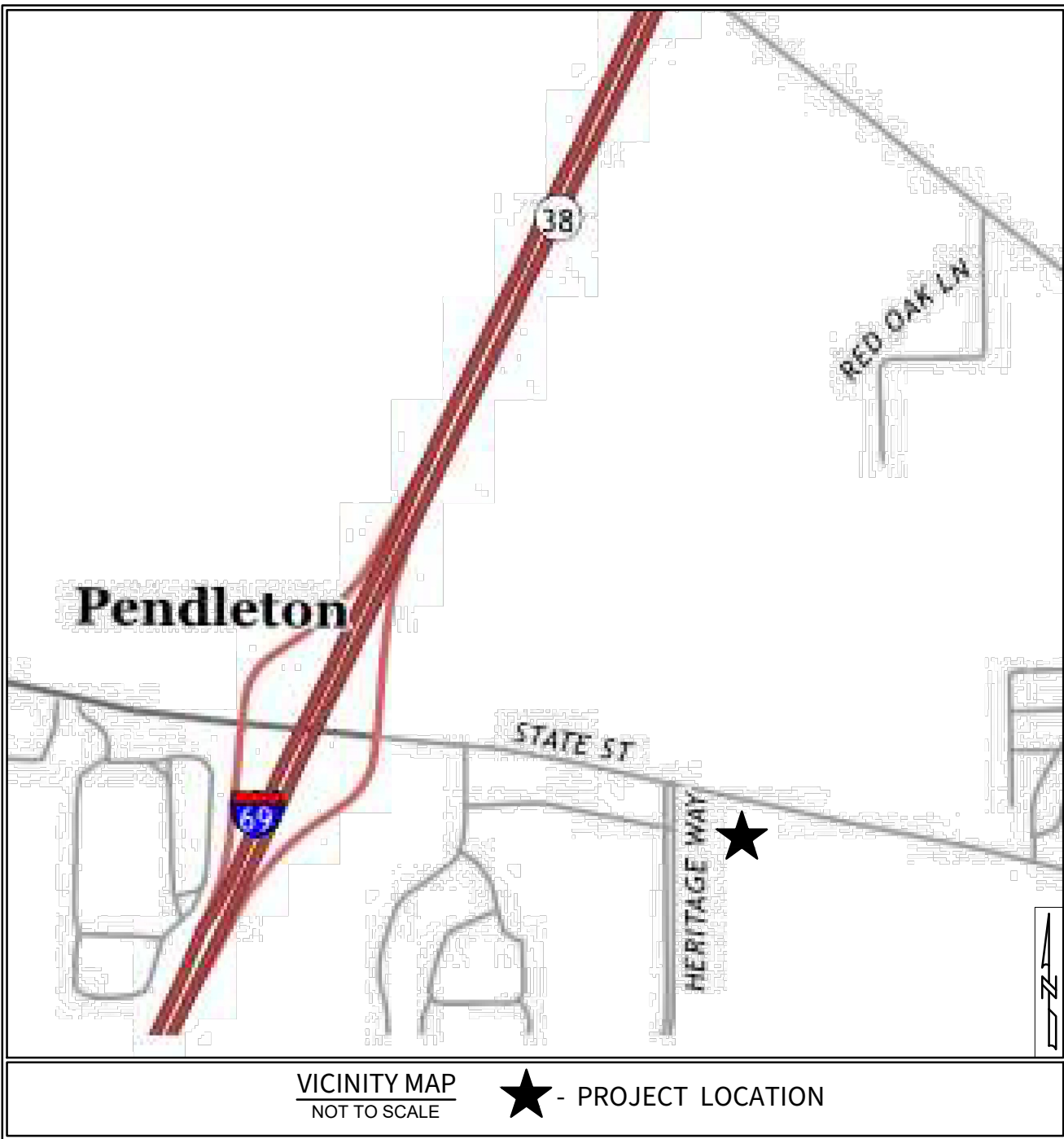
PARCEL 1:
PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 7 EAST, PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 7 EAST AND PART OF LOT NUMBER 12 AND LOT NUMBER 13 IN BURKE'S HILLTOP ADDITION IN FALL CREEK TOWNSHIP, MADISON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 117, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, TOWNSHIP 18 NORTH, RANGE 7 EAST; THENCE NORTH 00 DEGREES 19 MINUTES 07 SECONDS EAST (BASIS OF BEARINGS INDIANA STATE PLANE COORDINATES, EAST ZONE) ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 182.30 FEET TO THE SOUTHWEST CORNER OF SAID BURKE'S HILLTOP ADDITION; THENCE SOUTH 77 DEGREES 32 MINUTES 47 SECONDS EAST ALONG THE SOUTH LINE OF SAID BURKE'S HILLTOP ADDITION 847.00 FEET TO A 5/8 INCH REBAR WITH RED PLASTIC CAP MARKED "FIRM #0066" (REBAR) AT THE SOUTHWEST CORNER OF SAID LOT NUMBER 12 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 19 MINUTES 15 SECONDS EAST ALONG THE WEST LINE OF SAID LOT NUMBER 12 A DISTANCE OF 179.54 FEET TO A REBAR ON THE SOUTH LINE OF THE LAND OF THE TOWN OF PENDLETON, INDIANA AS SET OUT IN A WARRANTY DEED RECORDED NOVEMBER 13, 2002 AS INSTRUMENT NO. 200232365 IN SAID RECORDER'S OFFICE; THENCE SOUTH 77 DEGREES 32 MINUTES 47 SECONDS EAST ALONG SAID SOUTH LINE 170.00 FEET TO A REBAR ON THE EAST LINE OF SAID LOT NUMBER 13; THENCE SOUTH 00 DEGREES 19 MINUTES 15 SECONDS WEST ALONG SAID EAST LINE 179.54 FEET TO A REBAR AT THE SOUTHEAST CORNER OF SAID LOT NUMBER 13; THENCE SOUTH 77 DEGREES 32 MINUTES 47 SECONDS EAST ALONG THE SOUTH LINES OF LOT NUMBER 14 AND LOT NUMBER 15 IN SAID BURKE'S HILLTOP ADDITION 170.06 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF SAID LOT NUMBER 15, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LAND OF 69 PENDLETON ASSOCIATES AS SET OUT IN A WARRANTY DEED RECORDED JULY 21, 1999 AS INSTRUMENT NO. 09919043 IN SAID RECORDER'S OFFICE; THENCE SOUTH 19 DEGREES 53 MINUTES 44 SECONDS WEST ALONG THE EAST LINE OF SAID LAND 292.88 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 54 SECONDS WEST ALONG SAID EAST LINE 2.83 FEET TO A 5/8 INCH REBAR WITH CAP MARKED "VAN WIENAN PLS 200500018 ON THE NORTH LINE OF THE LAND OF LGK ENTERPRISES, LLC AS SET OUT IN A PARTNERSHIP WARRANTY DEED RECORDED AUGUST 15, 2016 AS INSTRUMENT NO. 2016010092 IN SAID RECORDER'S OFFICE; THENCE SOUTH 88 DEGREES 41 MINUTES 23 SECONDS WEST ALONG SAID NORTH LINE 233.62 FEET TO A REBAR ON THE EAST LINE OF THE AFORESAID LAND OF THE TOWN OF PENDLETON, INDIANA AS DESCRIBED IN EXHIBIT "A" AND ENTITLED HERITAGE WAY AND FRONTAGE ROAD IN SAID WARRANTY DEED RECORDED NOVEMBER 13, 2002 AS INSTRUMENT NO. 200232365 IN SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 11 MINUTES 19 SECONDS EAST ALONG THE EAST LINE OF SAID LAND 356.90 FEET TO THE POINT OF BEGINNING, CONTAINING 2.78 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE TOWN OF PENDLETON, INDIANA BY WARRANTY DEED RECORDED MARCH 26, 2018 AS INSTRUMENT NO. 2018030819, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PART OF LOT 12 IN BURKE'S HILLTOP ADDITION, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 10, PAGE 117 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTORS' LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 00 DEGREES 19 MINUTES 23 SECONDS WEST 20.46 FEET ALONG THE WEST LINE OF SAID LOT TO THE SOUTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO THE TOWN OF PENDLETON, INDIANA, IDENTIFIED AS PARCEL 1A, BY THE WARRANTY DEED RECORDED AS INSTRUMENT NO. 200232365 IN THE OFFICE OF SAID RECORDER, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 77 DEGREES 32 MINUTES 35 SECONDS EAST 64.46 FEET ALONG THE SOUTHWESTERN LINE OF SAID TOWN OF PENDLETON TRACT TO POINT DESIGNATED "321" ON SAID PARCEL PLAT; THENCE SOUTH 54 DEGREES 37 MINUTES 02 SECONDS WEST 52.99 FEET TO POINT DESIGNATED "320" ON SAID PARCEL PLAT; THENCE SOUTH 12 DEGREES 23 MINUTES 46 SECONDS WEST 94.19 FEET TO THE WEST LINE OF SAID LOT 12 AT POINT DESIGNATED "319" ON SAID PARCEL PLAT; THENCE NORTH 00 DEGREES 19 MINUTES 23 SECONDS EAST 136.52 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 2605 SQUARE FEET, MORE OR LESS.

PARCEL 2:
LOT NUMBER 14 IN BURKE'S HILLTOP ADDITION TO THE TOWN OF PENDLETON, INDIANA EXCEPT 20 FEET OF THE ENTIRE NORTH END THEREOF, RECORDED IN PLAT BOOK 10, PAGE 117, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, INDIANA.

CONSTRUCTION PLANS FOR CULVER'S SEC W SR 38 & HERITAGE WAY PENDLETON, INDIANA



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C0.1	GENERAL NOTES
C1.0	SURVEY
C1.1	SURVEY
C1.2	SURVEY
C2.0	DEMOLITION PLAN
C2.1	SWPPP2
C2.2	SWPPP SPEC
C3.0	SITE PLAN
C4.0	GRADING PLAN
C4.1	ENLARGED GRADING PLAN
C4.2	ENLARGED GRADING PLAN
C5.0	UTILITY PLAN
C5.1	DRAINAGE PLAN
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PRELIMINARY CONSTRUCTION PLANS

WEIHE ENGINEERS BUILD WITH CONFIDENCE™		10505 N. College Ave. Indianapolis, IN 46280 317.846.6611 · weihe.net	
SUBMITTALS AND REVISIONS		DESIGNED BY: JIN	
1. UPDATED LIGHTING PLAN		DATE: 04.13.2026	
2. UPDATED WATER PLAN		DATE: 05.02.2026	
3. CITY COMMENTS		DATE: 05.13.2026	
DRAWN BY: JIN		CHECKED BY: BT	
DARRELL A. EDWARDS REGISTERED PROFESSIONAL ENGINEER No. 890047 STATE OF INDIANA		DARRELL A. EDWARDS P.E. #890047	
CULVER'S		TITLE SHEET	
SEC W SR 38 & HERITAGE WAY, PENDLETON, INDIANA		SHEET NO. C0.0	
PROJECT NO. W250894		SECTIONS 17 AND 20, TOWNSHIP 18 NORTH, RANGE 7 EAST, FALL CREEK TOWNSHIP, MADISON COUNTY, IN.	