

# CONSTRUCTION DOCUMENTS

FOR

## COLD SPRINGS AT HUNTZINGER FARM SECTION 2 WATERS EDGE ROAD PENDLETON, IN

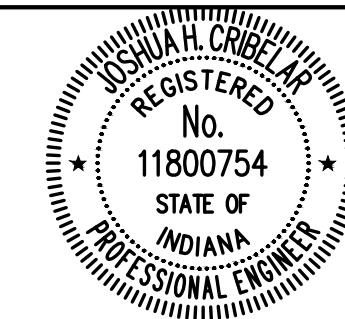
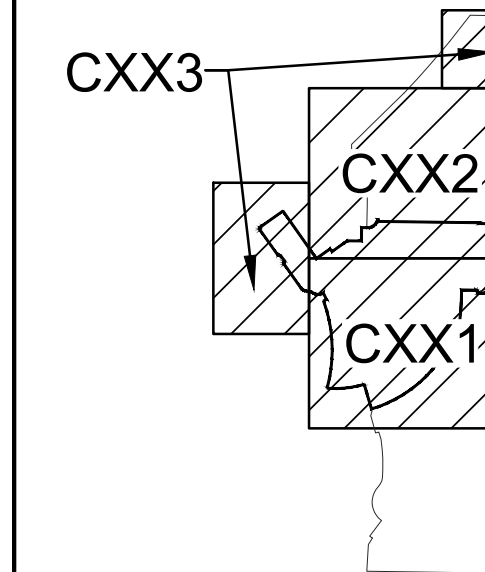


ARBOR HOMES  
9225 HARRISON PARK COURT  
INDIANAPOLIS, IN 46216



### COLD SPRINGS AT HUNTZINGER FARM SECTION 2

WATERS EDGE ROAD  
PENDLETON, IN



*Joshua H. Crickler*  
CERTIFIED BY

#### ISSUANCE INDEX

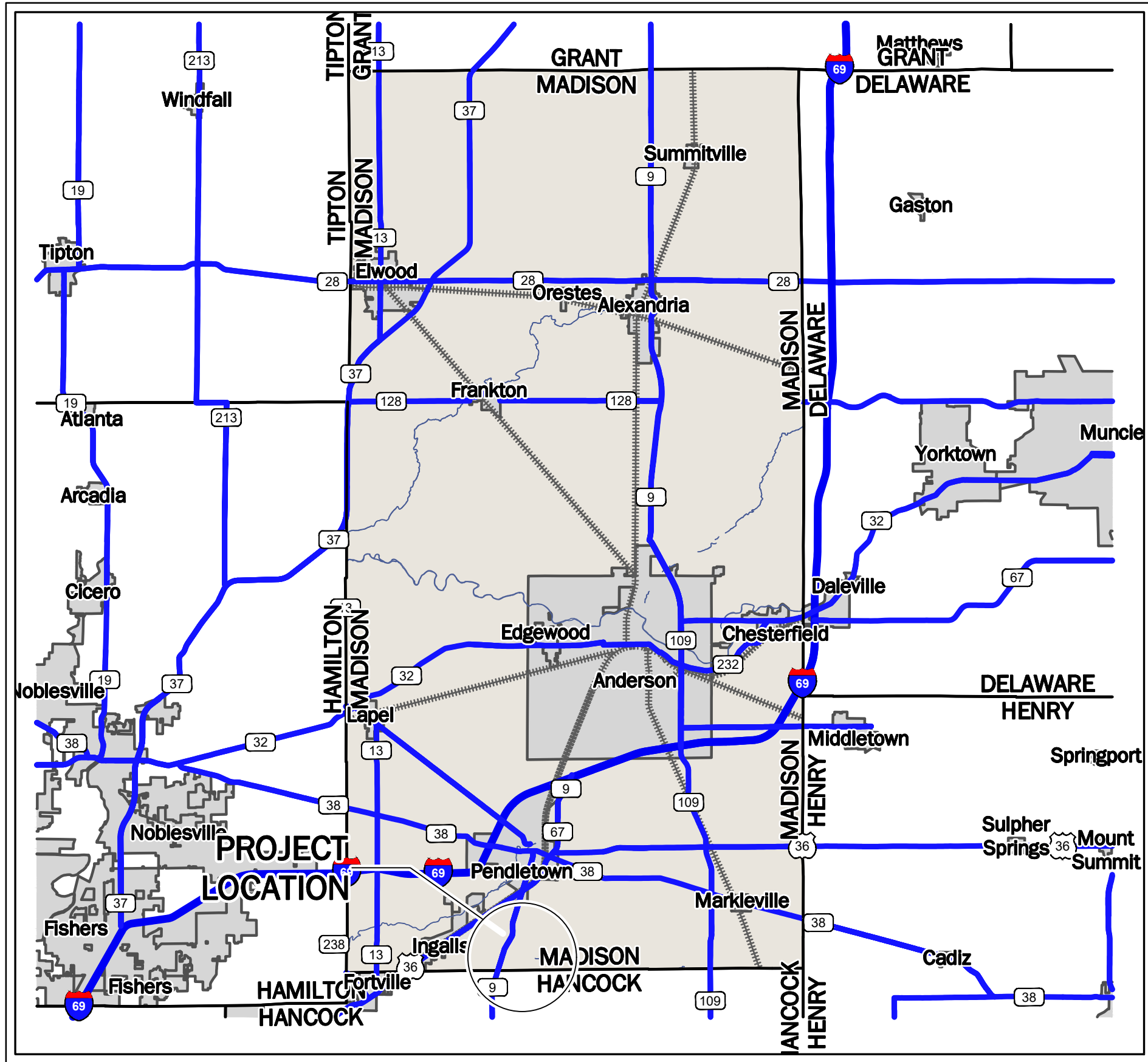
DATE:  
01/03/2022  
PROJECT PHASE:  
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.02070

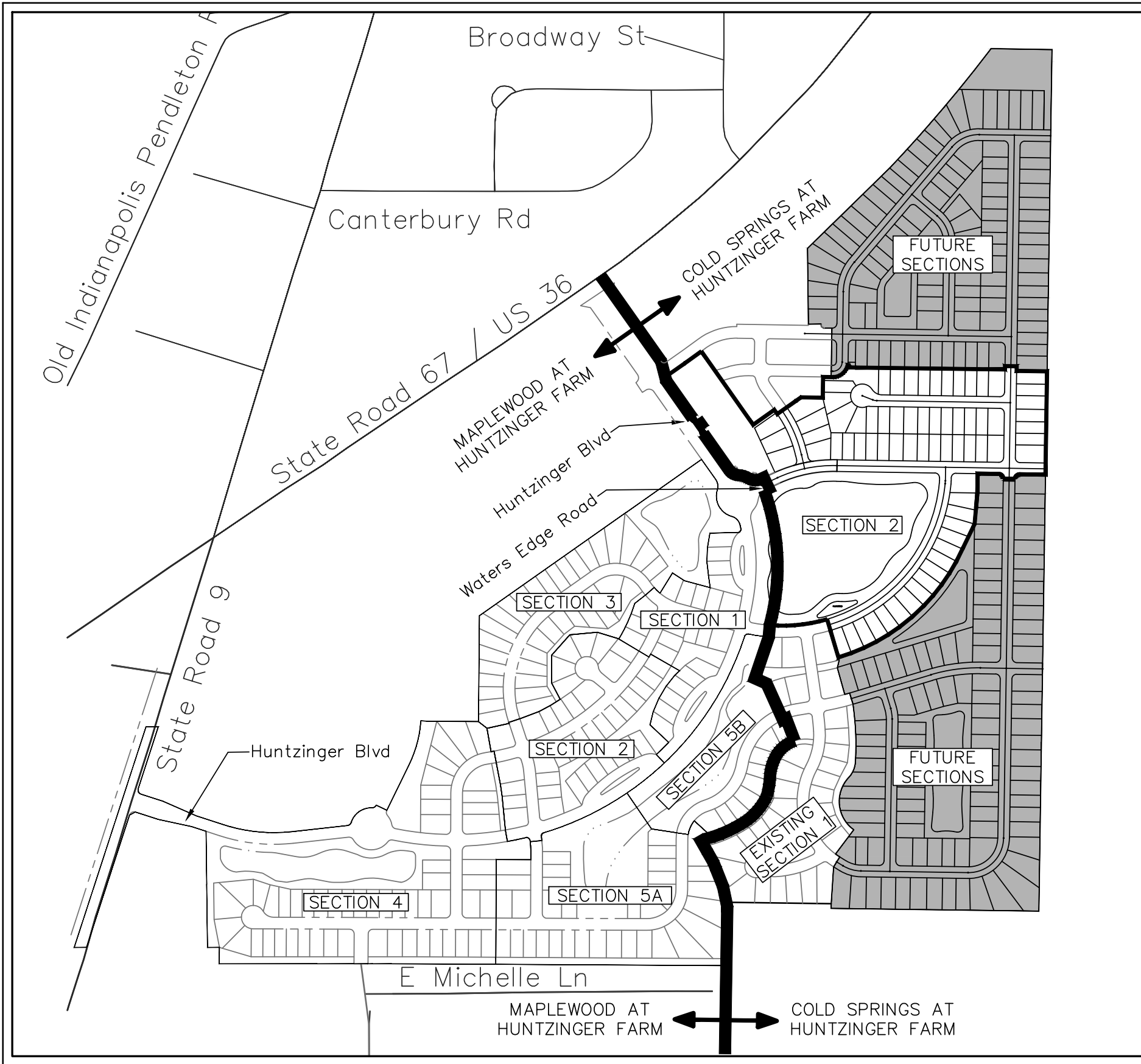
#### TITLE SHEET

C001



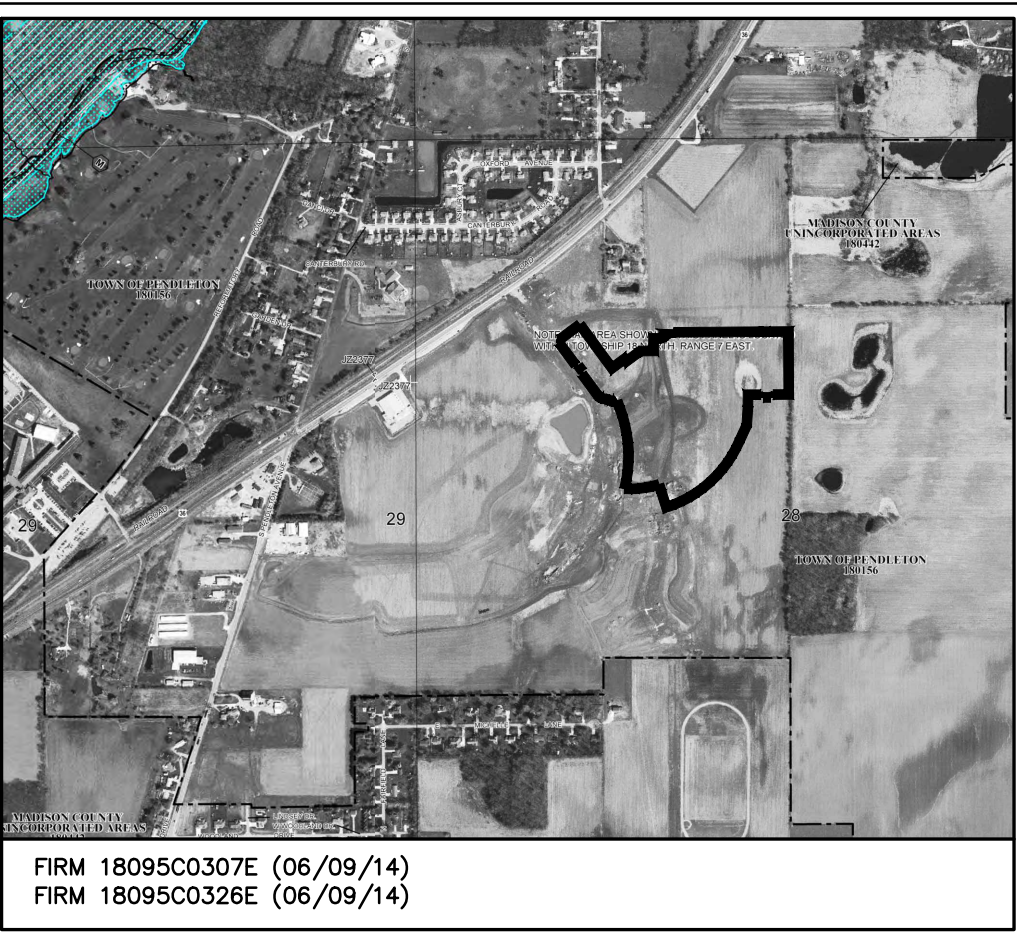
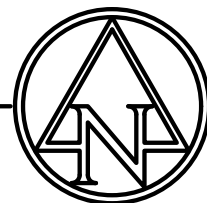
#### LOCATION MAP

NOT TO SCALE



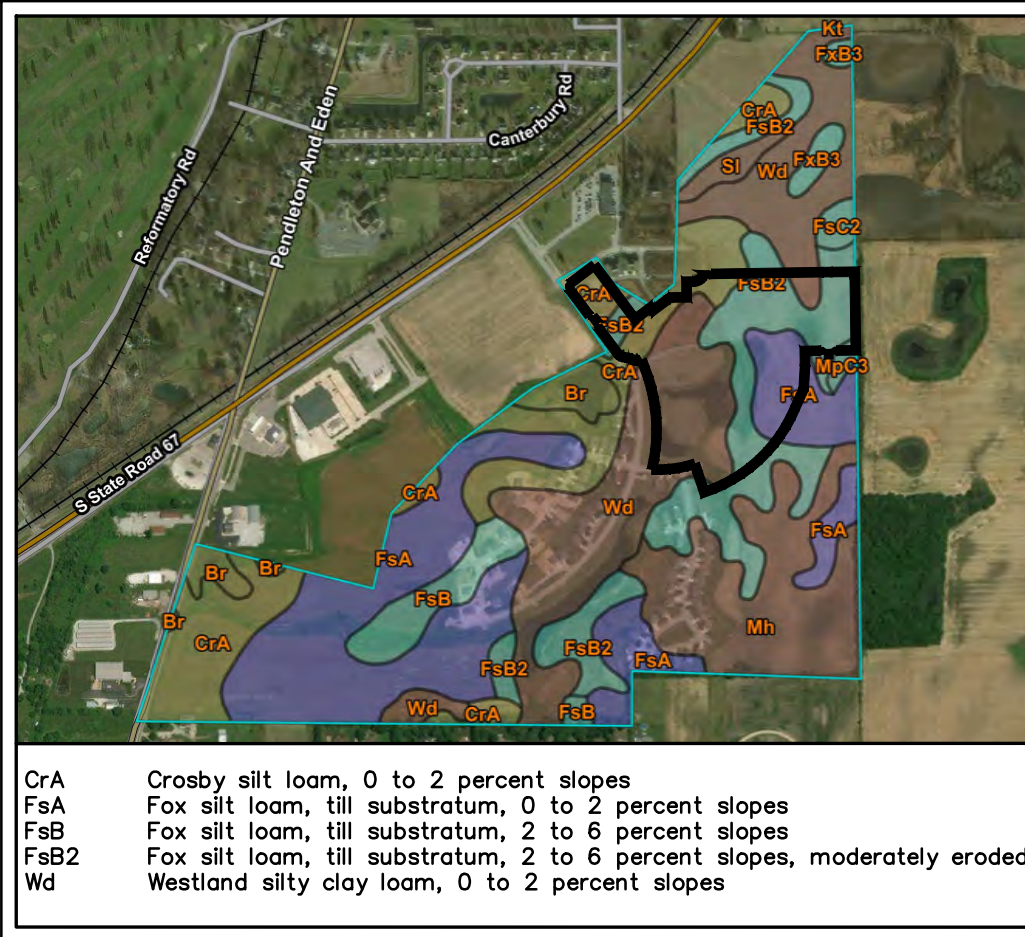
#### VICINITY MAP

NOT TO SCALE



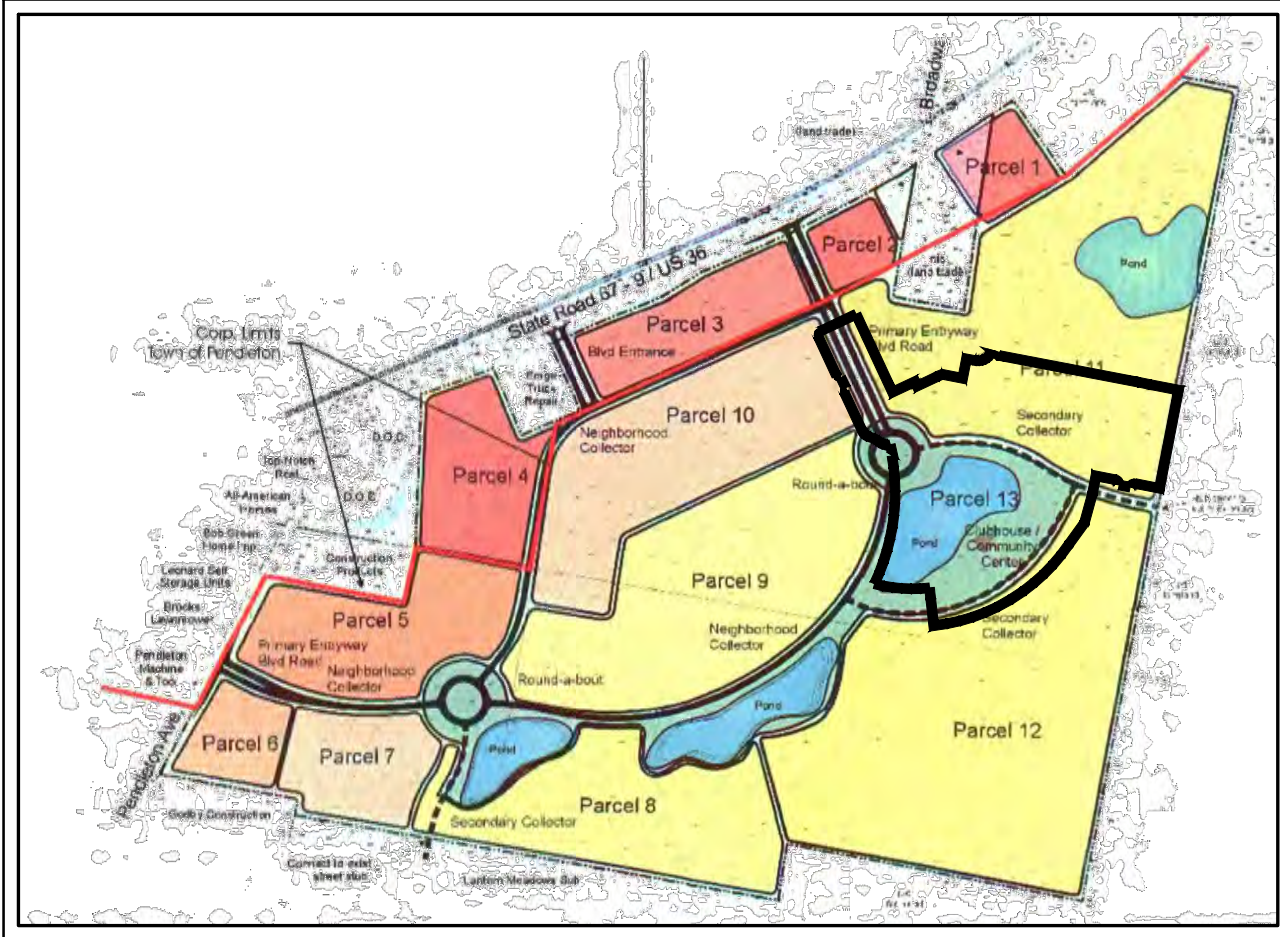
#### FEMA MAP

NOT TO SCALE



#### SOILS MAP

NOT TO SCALE



#### HUNTZINGER FARM PARCEL MAP

NOT TO SCALE



#### BENCHMARK DATA

BENCHMARK INFORMATION (NAVD 83 DATUM)  
BENCHMARK ELEVATIONS WERE ESTABLISHED FROM GPS OBSERVATIONS ON THE IDENTIFIED BASE STATION DESCRIBED WITHIN AN NGS OPUS SOLUTION (FILE #0475291.180) WAS OBTAINED AND USED TO CONTROL THE PROJECT'S VERTICAL DATUM. THE ELEVATIONS WERE THEN TRANSFERRED TO THE SITE USING DIFFERENTIAL LEVELING.

AS TBM #100  
CAPPED REBAR SET IN GRASS ISLAND OF HUNTZINGER BOULEVARD; LOCATED ±100' SOUTH OF FAIRFIELD LANE AND ±20' WEST OF THE END OF FAIRFIELD LANE.  
ELEV: 878.80

AS TBM #1  
CHISELED "X" ON SOUTH BOLT OF A FIRE HYDRANT; LOCATED ±25' SOUTH OF FAIRFIELD LANE AND ±50' WEST OF THE END OF FAIRFIELD LANE.  
ELEV: 878.52

AS TBM #2  
CHISELED "X" ON NORTH BOLT OF A FIRE HYDRANT; LOCATED ±25' SOUTH OF WATERS EDGE ROAD AND ±20' EAST OF WATERS EDGE ROAD.  
ELEV: 880.58

AS TBM #3  
CHISELED "X" ON NORTHEAST BOLT OF A FIRE HYDRANT; LOCATED ±30' WEST OF HUNTZINGER BOULEVARD AND ±100' NORTH OF ROUNDABOUT.  
ELEV: 878.83

AS TBM #4  
CHISELED "X" ON NORTHWEST BOLT OF A FIRE HYDRANT; LOCATED AT THE NORTHEAST CORNER OF HUNTZINGER BOULEVARD AND COLD SPRINGS DRIVE.  
ELEV: 878.74

AS TBM #5  
CHISELED "X" ON EAST-NORTHWEST BOLT OF A FIRE HYDRANT; LOCATED ±25' SOUTH OF HUNTZINGER BOULEVARD AND ±125' SOUTHWEST OF 1642 RESIDENCE.  
ELEV: 882.67

AS TBM #6  
CHISELED "X" ON NORTHEAST BOLT OF A FIRE HYDRANT AT THE NORTHEAST CORNER MAPLEWOOD LANE AND COLD SPRINGS DRIVE.  
ELEV: 882.67

AS TBM #7  
CHISELED "X" ON SOUTHWEST BOLT; LOCATED AT THE SOUTH END OF FAIR WEATHER DRIVE DEAD END.  
ELEV: 879.72

#### UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	COMCAST	RICHARD HACKER	(765) 776-0832
ELECTRIC	PENDLETON PUBLIC WORKS DEPT.	CRAIG SWITZER	(765) 208-0104
ELECTRIC (TRAFFIC SIGNAL)	DUKE ENERGY	CINDY ROWLAND	(317) 776-5341
GAS	VECTREN	KIMBERLY BURTON-KELLY	(317) 691-5649
SANITARY SEWER	FALL CREEK REG. WASTE DIST.	TIM MCCURDY	(765) 778-7544
TELEPHONE	COMCAST	RICHARD HACKER	(765) 776-0832
WATER	PENDLETON PUBLIC WORKS DEPT.	JUSTIN WOOD	(765) 208-0105

#### !! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE  
"811" OR 1-800-382-5544  
- INDIANA UNDERGROUND -

#### SITE DATA TABLE

SITE ZONING:		HUNTZINGER FARM PL		
TOTAL LOTS:		70		
GROSS AREA:		±25.84 AC		
TOTAL LOT AREA:		±10.97 AC (42.5%)		
GROSS DENSITY:		2.7 LOTS/AC		
PROPOSED PUBLIC RIGHT-OF-WAY:		±3.67 AC (14.2%)		
COMMON AREA:		±8.69 AC (33.6%)		
POND NORMAL POOL AREA:		±6.41 AC		
BLOCK N AREA:		±2.51 AC (9.7%)		
TOTAL LENGTH OF PUBLIC STREETS:		3,505 LF		
TYPICAL LOCAL ROAD R/W WIDTH:		50'		
PUD PARCEL NUMBER	LOT NUMBERS	FRONT YARD SETBACK (MIN.)	SIDE YARD SETBACK (MIN.)	REAR YARD SETBACK (MIN.)
11	49-101	25'	5'/10' AGG	15'
12	32-48	25'	5'/10' AGG	20'

#### OPEN SPACE TABLE

COMMON AREA A	±8.38 AC	COMMON AREA B	±0.31 AC
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#### GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.