

# ESTES PARK

## SECTION 2

### CONSTRUCTION PLANS

#### SEPTEMBER 8, 2020

#### SITE ADDRESS:

C.R. 1000 WEST AND C.R. 800 SOUTH  
PENDLETON, INDIANA

#### DEVELOPER/PREPARED FOR:

ARBOR HOMES  
9225 HARRISON PARK CT.  
INDIANAPOLIS, IN 46216  
CONTACT: SEAN DOWNEY

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#### UTILITY CONTACTS

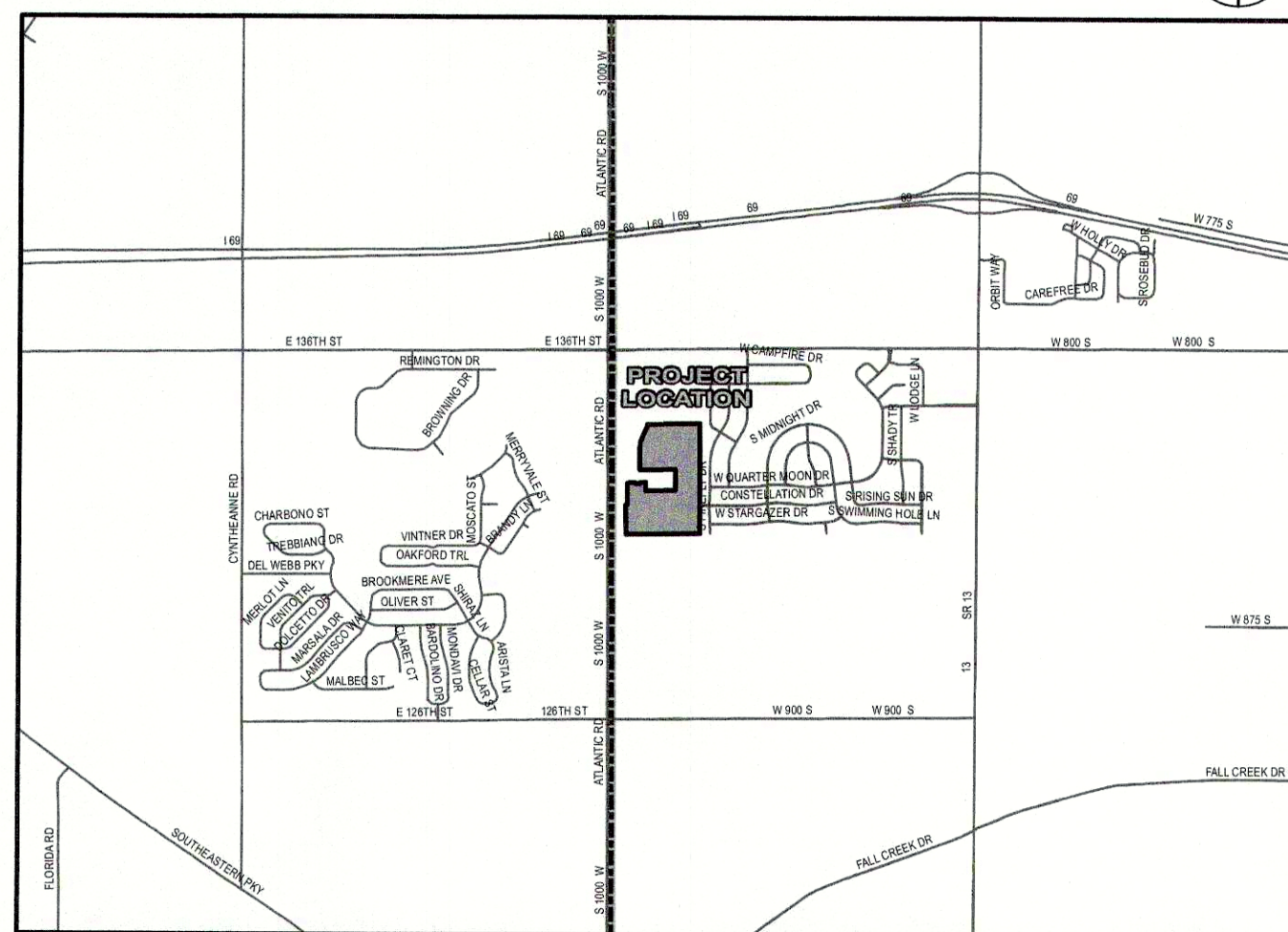
<b>SUBDIVISION ELECTRICAL DISTRIBUTION COORDINATION</b> DUKE ENERGY 100 S. MILL CREEK ROAD NOBLESVILLE, IN 46062 JESSI HERRINGTON: 317-776-5365 jessica.herrington@duke-energy.com	<b>SANITARY:</b> FALL CREEK REGIONAL WASTE DISTRICT P.O. BOX 59 PENDLETON, IN 46064 TIM MCCURDY: 765-778-7544 timccurdy@crwd.com	<b>WATER:</b> TOWN OF INGALLS P.O. BOX 277 INGALLS, IN 46048 RANDY MCVAY: 317-485-4321 rmcvay@quorumica.com
<b>GAS:</b> VECTREN 600 INDUSTRIAL DRIVE FRANKLIN, IN 46131 KIMBERLY BURTON-KELLY (317) 736-2915 kbkelly@vectren.com	<b>STORM SEWER:</b> MADISON COUNTY 16 EAST 9TH STREET ANDERSON, IN 46016 COUNTY ENGINEER 765-641-9477	<b>TELEPHONE:</b> NINE STAR CONNECT (FORMERLY HANCOCK TELECOM) 2243 E. MAIN ST. GREENFIELD, IN 46140 JENNIFER WOLLAM: 317-323-2090 jmcilliam@ninetarconnect.com

#### OVERALL GENERAL PROJECT NOTES:

- NOT ALL GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTORS BENEFIT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES IN HIS WORK AREA WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT FROM THAT SHOWN ON THE DRAWINGS. ALL EXISTING UTILITIES ENCOUNTERED IN THE WORK, WHETHER IN PUBLIC RIGHTS OF WAY OR ON PRIVATE PROPERTY, SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE. ANY UTILITIES WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION TO SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY. IF MINOR CONFLICTS ARISE, THE CONTRACTOR MAY SHIFT THE PROPOSED LOCATION OF THE INSTALLATION OF THE WORK. BEFORE WORKING WITH OR AROUND UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.
- SAFETY PROVISIONS FOR THE WORK SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE INDIANA OSHA AND ANY OTHER LOCAL STATE OR FEDERAL AGENCY HAVING JURISDICTION. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR SHALL AT MINIMUM, PROVIDE TRAFFIC CONTROL AS REQUIRED TO SAFELY PROTECT THE GENERAL PUBLIC, THE CONTRACTOR'S WORK FORCES AND THE WORK. TRAFFIC CONTROL SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIAL PROVISIONS, STANDARD DETAILS AND GENERAL INSTRUCTIONS TO FIELD EMPLOYEES. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE OPTION OF THE OWNER AND/OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, FENCES, WARNING SIGNS, FLASHING LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, SAFETY MEETING REQUIREMENTS AND AGENCY REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY PRECAUTIONS, THERE WILL BE NO SEPARATE OR ADDITIONAL PAYMENT FOR THIS WORK.
- WHERE PROPERTY MARKERS, SECTION CORNERS, SURVEY MARKS OR BENCHMARKS, SUCH AS STONES, PIPES, OR OTHER SUCH MONUMENTS ARE ENCOUNTERED AND CONFLICT WITH THE WORK, THE ENGINEER SHALL BE NOTIFIED BEFORE THEY ARE DISTURBED. THE MARKERS SHALL BE PROTECTED AFTER THE OWNER, ENGINEER, AND AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR REFERENCED THEIR LOCATIONS.
- ALL MATERIALS DENOTED "SALVAGED" SHALL BE STORED AND PROTECTED AT THE SITE FOR THE OWNER TO COLLECT OR FOR THE CONTRACTOR TO RE-USE AS INDICATED.
- THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER.
- PLANS AND SPECIFICATIONS REFERENCE ARCHITECT, ENGINEER AND LANDSCAPE ARCHITECT INTERCHANGEABLY THROUGHOUT.



AREA LOCATION MAP: STATE OF INDIANA  
SCALE: NONE



SITE LOCATION MAP: TOWN OF PENDLETON, MADISON COUNTY  
SCALE: 1" = 2,640'

#### BENCHMARK INFORMATION:

**ORIGINATING BENCHMARK:**  
RAILROAD SPIKE IN POWER POLE LOCATED 76 FEET SOUTH AND 33 FEET WEST OF THE NORTHWEST CORNER OF OAKMONT (OAKMONT SITE TEMPORARY BENCHMARK)  
**PUBLISHED ELEVATION = 845.67 (NAVD88)**  
[NORTHING: 1,726,180; EASTING: 273,238]  
**LEVEL CIRCUITS WERE THEN RAN THROUGH CP #101-102**  
TBM WAS ESTABLISHED WITH RTK GPS USING AN ON-SITE BASE STATION AND ROVER.

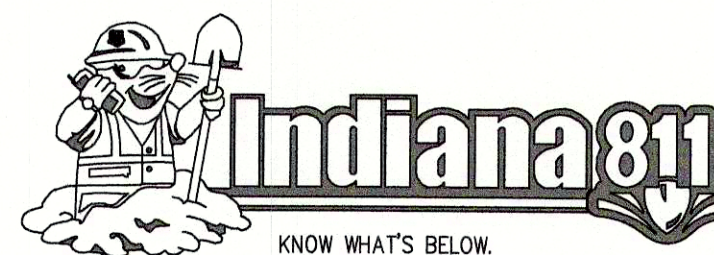
**CP #101**  
5/8" REBAR W/RED CAP STAMPED "HWC ENGINEERING RANDOM POINT" LOCATED ON THE WEST SIDE OF E. CO. RD. 168, APPROXIMATELY 440 FEET SOUTH OF DEL WEBB PARKWAY  
**ELEVATION = 857.91 (NAVD88)**  
[NORTHING: 1,723,827; EASTING: 273,267]

**CP #102**  
5/8" REBAR W/RED CAP STAMPED "HWC ENGINEERING RANDOM POINT" LOCATED NORTHWEST OF THE INTERSECTION OF DEL WEBB PARKWAY AND E. CO. RD. 168  
**ELEVATION = 850.07 (NAVD88)**  
[NORTHING: 1,723,325; EASTING: 273,249]

**TBM**  
NORTH RIM OF SANITARY MANHOLE LOCATED 20 FEET SOUTH OF THE SOUTH SIDE OF THE WEST-MOST END OF W. CONSTELLATION DR.  
**ELEVATION = 857.87 (NAVD88)**  
[NORTHING: 1,723,985; EASTING: 274,827]

#### VERTICAL DATUM INFORMATION:

NAVD 88



Call 811 or 800-382-5544 Before you Dig!

#### LEGAL DESCRIPTION:

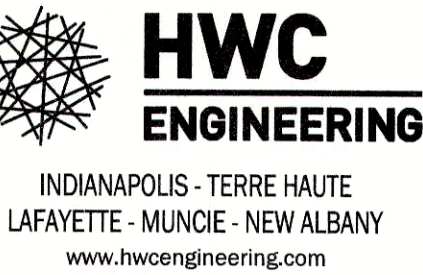
Part of the Northwest Quarter of Section 28, Township 18 North, Range 6 East of the Second Principal Meridian, Green Township, Madison County, Indiana, more particularly described as follows:

COMMENCING at the southwest corner of said Northwest Quarter, marked by a Harrison monument found per County Surveyor reference ties; thence North 00 degrees 21 minutes 17 seconds West (grid bearing per Indiana State Plane - East Zone (NAD 83, 2011, EPOCH 2010.0000) along the west line of said Northwest Quarter a distance of 420.00 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 21 minutes 17 seconds West along said west line a distance of 1151.50 feet; thence North 89 degrees 33 minutes 43 seconds East along a fence line a distance of 567.78 feet; thence South 00 degrees 26 minutes 17 seconds East a distance of 25.29 feet; thence South 23 degrees 14 minutes 36 seconds West a distance of 243.45 feet; thence South 04 degrees 03 minutes 47 seconds West a distance of 69.82 feet; thence South 00 degrees 21 minutes 16 seconds East a distance of 315.00 feet; thence North 89 degrees 38 minutes 44 seconds East a distance of 512.00 feet; thence South 00 degrees 21 minutes 16 seconds East a distance of 120.00 feet; thence North 89 degrees 38 minutes 44 seconds East a distance of 1.86 feet; thence South 00 degrees 21 minutes 16 seconds East a distance of 180.00 feet; thence South 89 degrees 38 minutes 44 seconds West a distance of 430.00 feet; thence North 00 degrees 21 minutes 16 seconds West a distance of 120.00 feet; thence South 89 degrees 38 minutes 44 seconds West a distance of 68.00 feet to the point of curvature of a curve to the left having a radius of 20.00 feet; thence southwesterly along said curve an arc distance of 31.42 feet, said curve being subtended by a chord bearing South 44 degrees 38 minutes 44 seconds West, a chord distance of 28.28 feet; thence South 89 degrees 38 minutes 44 seconds West a distance of 60.00 feet to a point on a non-tangent curve to the left having a radius of 20.00 feet; thence northwesterly along said curve an arc distance of 31.42 feet, said curve being subtended by a chord bearing North 45 degrees 21 minutes 16 seconds West, a chord distance of 28.28 feet; thence South 89 degrees 38 minutes 44 seconds West a distance of 37.54 feet to the point of curvature of a curve to the left having a radius of 120.00 feet; thence westerly along said curve an arc distance of 65.70 feet, said curve being subtended by a chord bearing South 73 degrees 57 minutes 43 seconds West, a chord distance of 64.88 feet; thence South 00 degrees 21 minutes 16 seconds East a distance of 302.22 feet; thence South 89 degrees 43 minutes 17 seconds West a distance of 279.29 feet to the POINT OF BEGINNING, containing 14.600 acres, more or less.

NOT TO SCALE

#### REVISIONS

DATE	DESCRIPTION	BY



ESTES PARK SECTION 2  
MADISON COUNTY, INDIANA

COVER



DRAWN BY TD/LM/KS	JOB NUMBER 2019-316
CHECKED BY MM	
DATE SEPTEMBER 8, 2020	
SCALE AS SHOWN	
SHEET	

C1.0  
COVER