

SITE CONSTRUCTION PLANS FOR

FALLS PARK VILLAGE

SUBDIVISION

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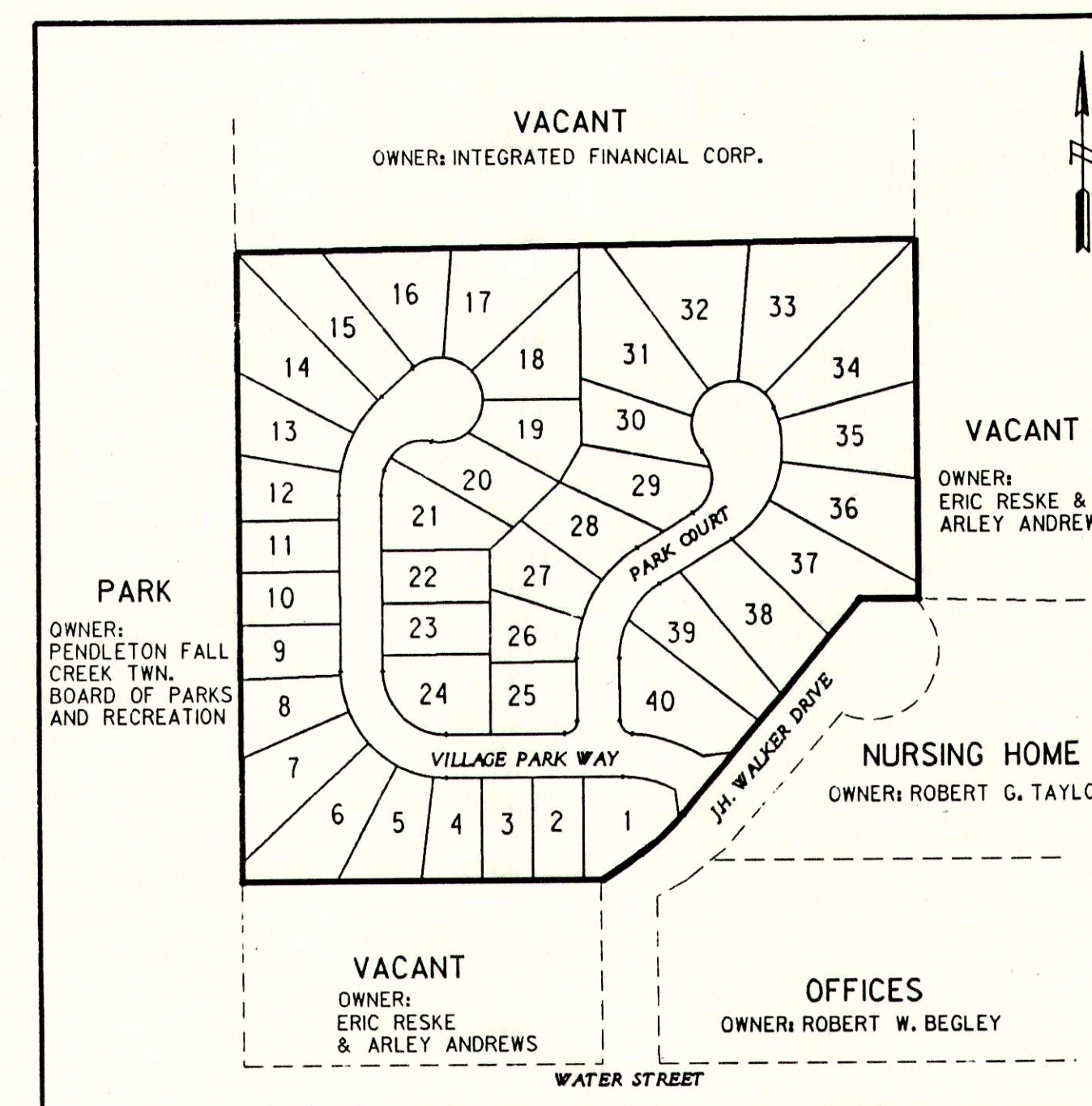
LAST REVISION DATE ~~7-31-89~~

~~9-14-89~~

~~10-3-89~~

11-1-89

UTILITIES	
WATER:	PENDLETON MUNICIPAL UTILITIES P.O. BOX 230 PENDLETON, INDIANA
ELECTRIC:	PENDLETON MUNICIPAL UTILITIES P.O. BOX 230 PENDLETON, INDIANA
GAS:	INDIANA GAS COMPANY 915 JACKSON ST. ANDERSON, INDIANA
SANITARY SEWER:	FALL CREEK REGIONAL WASTE DISTRICT BOX 59, COUNTY ROAD 650 WEST PENDLETON, INDIANA
TELEPHONE:	GTE 54 MONUMENT CIRCLE INDIANAPOLIS, INDIANA
CABLE:	UA CABLE SYSTEMS 633 JACKSON STREET ANDERSON, INDIANA



PLANS PREPARED FOR

INTEGRATED FINANCIAL CORP.

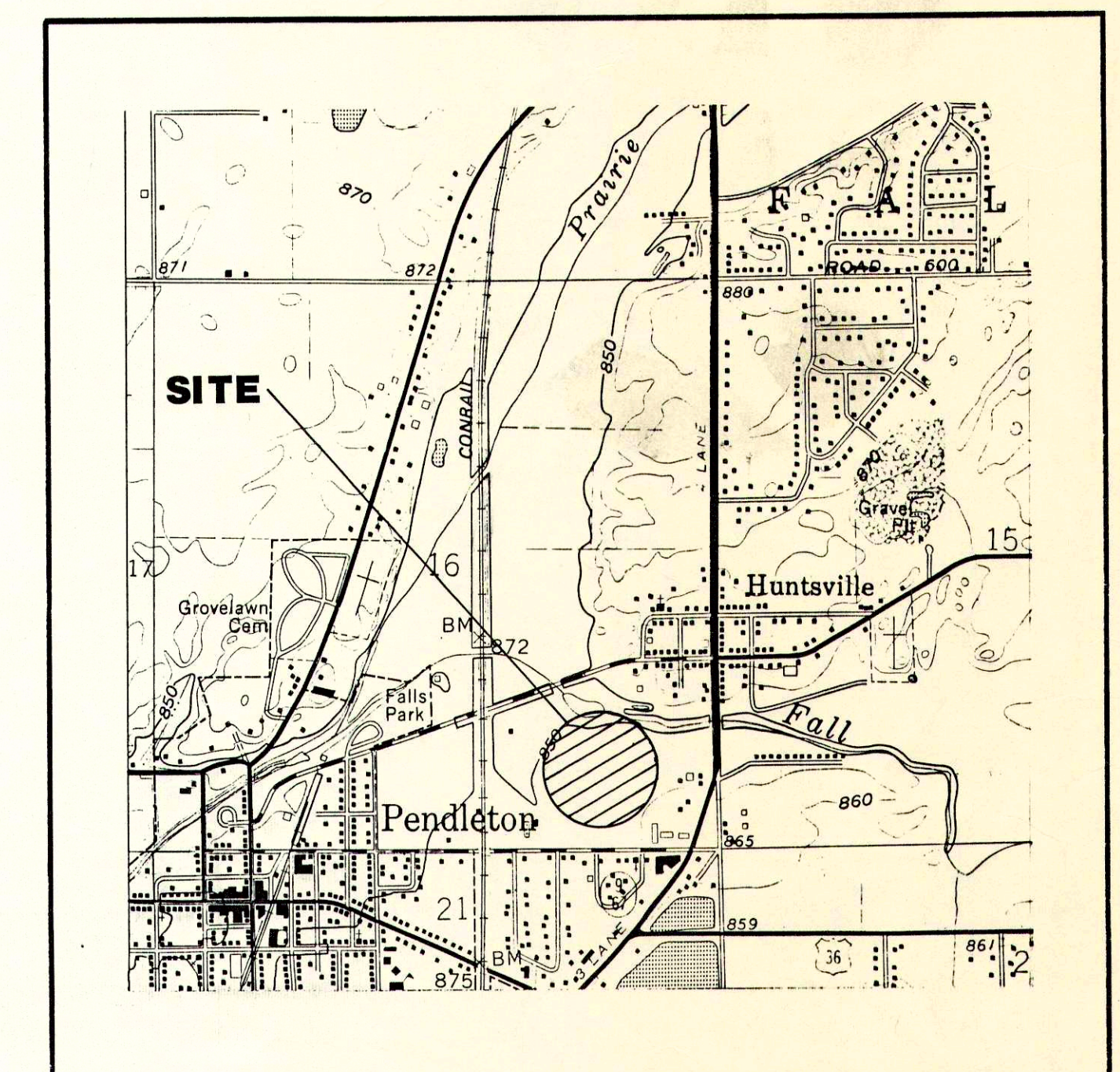
P. O. BOX 363

ANDERSON, INDIANA 46015

PREPARED BY

MSE Engineering

MSE Corporation
941 North Meridian Street
Indianapolis, IN 46204-1061
317 634-1000
317 634-3576 FAX

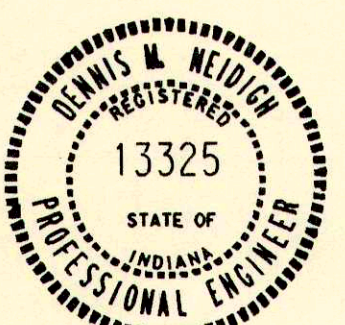


SITE LOCATION

CERTIFIED THIS 6th DAY OF July 1989

Dennis M. Neidigh

DENNIS M. NEIDIGH
Registered Professional Engineer No. 13325 - Indiana



SHEET 1 OF 10

JOB No. III-0295

I. GENERAL CONDITIONS

I. GENERAL CONDITIONS

- ## II. CLEARING AND GRUBBING

- ### III. TREE REMOVAL AND PROTECTION

- IV. STRIPPING OF TOPSOIL

- ## V. GRADING

- VI SANITARY SEWER CONSTRUCTION

- VII EROSION PROTECTION DURING CONSTRUCTION

- ### VIII. STORM SEWER CONNECTION

- E. Manholes, catchbasins, and inlets may be precast concrete, brick or block.
- F. Precast concrete and steel for manholes and inlets shall be in accordance with A.S.T.M. C-478.
- G. Castings shall be as shown on the Structure Data Table for manufacturer, type, and model number.
- H. Granular backfill shall be required for all crossings under pavement areas.

IX. UTILITIES

- B Electric and Telephone

- X. GRANULAR BACKFILL

Shall be in accordance with I.D.O.H. Standard Specifications.

Y1 PAVEMENT CONSTRUCTION

- A. All street construction shall be in accordance with the plans and specifications and conform to the minimum standards of the Town of Pendleton Specifications.
- B. Subgrade shall be prepared in compliance with Section 207.02 of the I.D.O.H. standard specifications. No traffic shall be permitted on the prepared subgrade prior to paving.
- C. Backfilling of utility trenches with granular material under pavement areas is required and shall conform to Town of Pendleton Specifications.
- D. Contractor shall notify the Town of Pendleton Building Commissioner, forty-eight hours prior to commencement of street construction within any existing or proposed right-of-way.

YLI CONCRETE CURB AND WALKS

- A. See Detail Sheet for type and details. Curbs and walks within existing or proposed right-of-way shall be constructed in accordance with Town of Pendleton specifications.
- B. Concrete shall be ready mixed Portland cement conforming to A.S.T.M. C-150, and water. Aggregate shall conform to A.S.T.M. C-33. Compressive strength of concrete at 28 days shall be 4000 p.s.i. Where required, reinforcement shall be welded steel wire fabric conforming to A.S.T.M. A-185.
- C. Application
 1. Place concrete only on a moist, compacted subgrade or base free from loose material. Place no concrete on muddy or frozen subgrade.
 2. Concrete shall be deposited so as to require as little rehandling as practical. When concrete is to be placed at an atmospheric temperature of 35°F. or less, Paragraph 702.10 of the I.D.O.H. Specifications, 1988 edition, shall apply.
 3. Except as otherwise specified, cure all concrete by one of the methods described in Section 501.17 of the I.D.O.H. Specifications, 1988 edition.

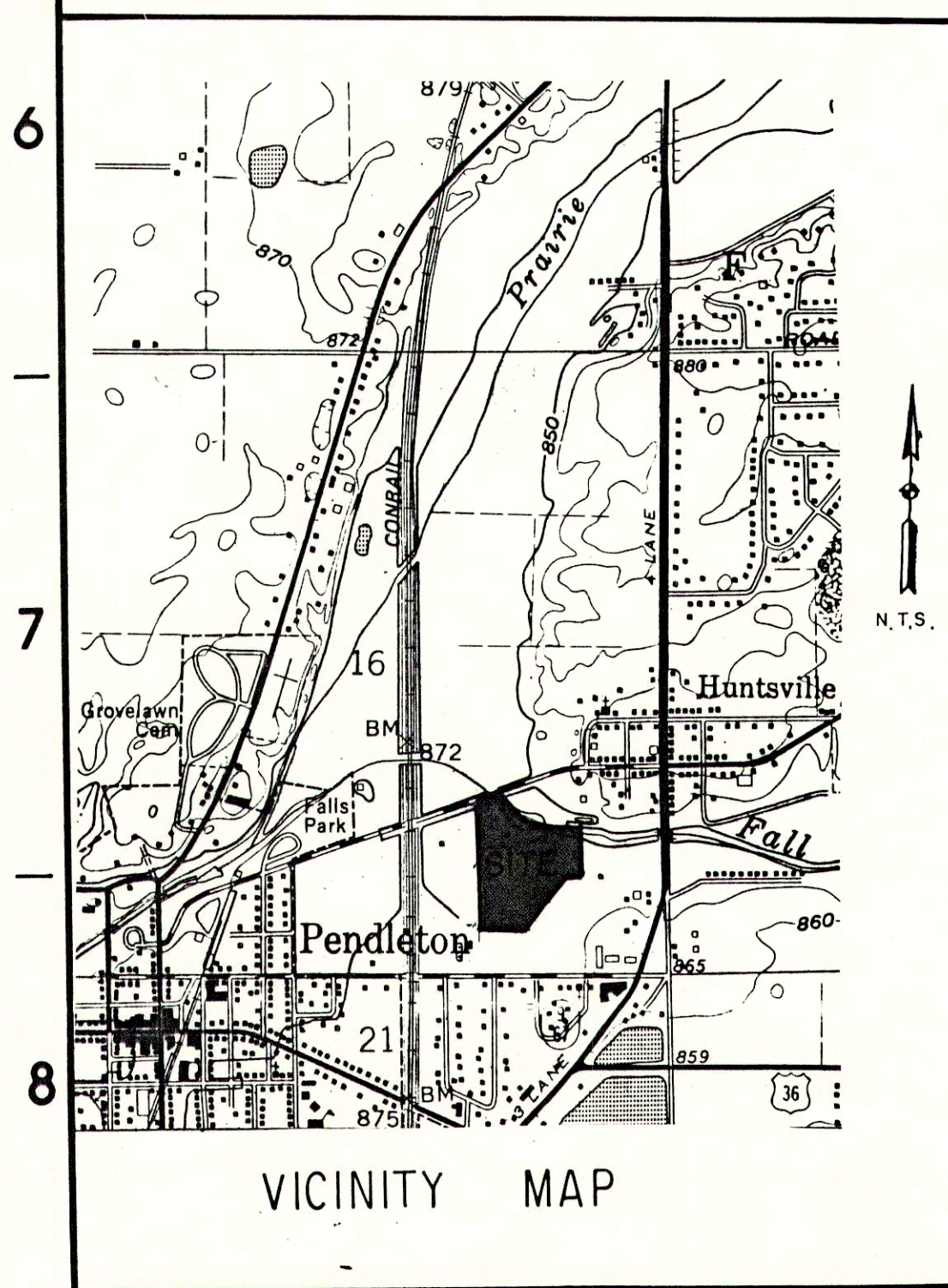
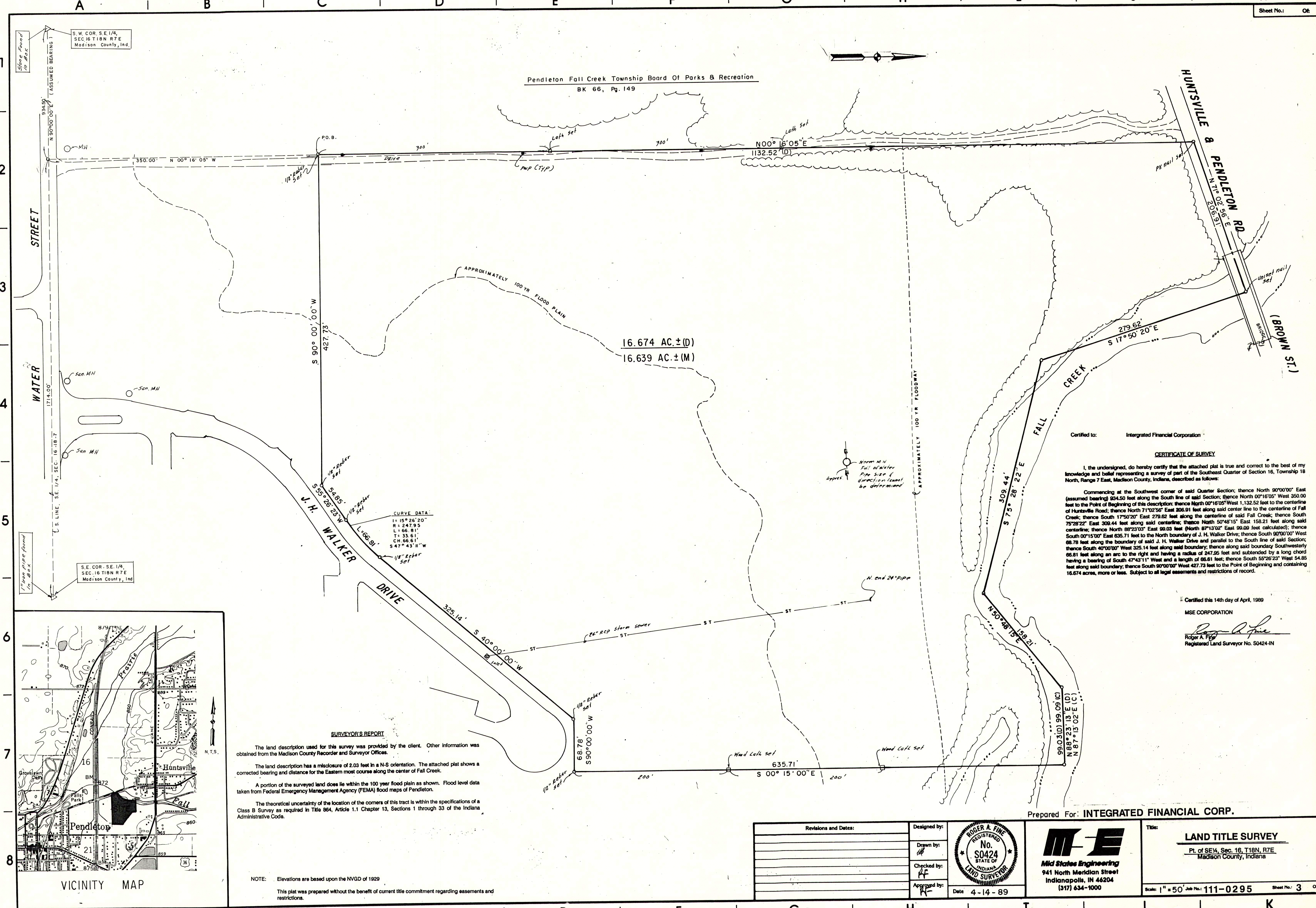
XIII. FINISH GRADING AND SODDING (Owner shall designate location if required.)

- XIV. LIME MODIFIED SOIL (Developer shall designate location if required.)

7. Caution: Lime and lime mixtures are caustic in nature. The manufacturer of the lime shall be consulted to determine what special precautions are required to protect the skin, and particularly the eyes.

Note: the Contractor shall receive approval from the Engineer for any changes to the plans or specifications.

Revisions and Dates	Designed by: DBH		MSE Engineering MSE Corporation 941 North Meridian Street Indianapolis, IN 46204-1061 317 634-1000 317 634-3576 FAX	Title: MSE SPECIFICATIONS
	Drawn by: CNC			
	Checked by: RF			
	Approved by: RF			
	Date: 7/6/89			
Scale: 1" = 50'		Job No. 111-0295	Sheet No. 2 of 10	



SURVEYOR'S REPORT

The land description used for this survey was provided by the client. Other information was obtained from the Madison County Recorder and Surveyor Offices.

The land description has a misclosure of 2.03 feet in a N-S orientation. The attached plat shows a corrected bearing and distance for the Eastern most course along the center of Fall Creek.

A portion of the surveyed land does lie within the 100 year flood plain as shown. Flood level data taken from Federal Emergency Management Agency (FEMA) flood maps of Pendleton.

The theoretical uncertainty of the location of the corners of this tract is within the specifications of a Class B Survey as required in Title 864, Article 1.1 Chapter 13, Sections 1 through 33 of the Indiana Administrative Code.

NOTE: Elevations are based upon the NVGD of 1929

This plat was prepared without the benefit of current title commitment regarding easements and restrictions.

Certified to: Integrated Financial Corporation

CERTIFICATE OF SURVEY

I, the undersigned, do hereby certify that the attached plat is true and correct to the best of my knowledge and belief representing a survey of part of the Southeast Quarter of Section 16, Township 18 North, Range 7 East, Madison County, Indiana, described as follows:

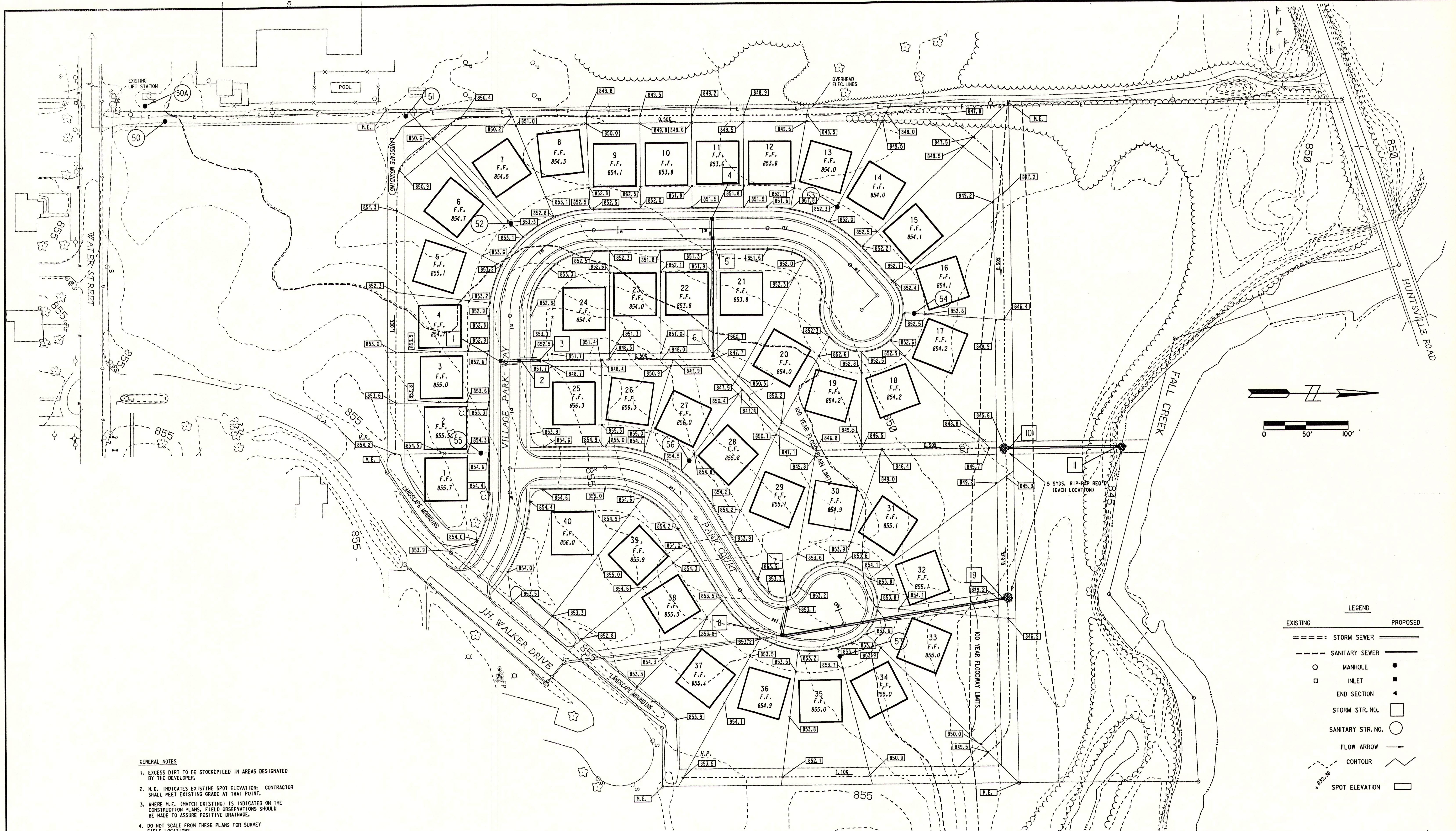
Commencing at the Southwest corner of said Quarter Section; thence North 90°00'00" East (assumed bearing) 304.50 feet along the South line of said Section; thence North 00°16'05" West 350.00 feet to the Point of Beginning of this description; thence North 00°16'05" West 1,132.52 feet to the centerline of Huntsville Road; thence North 71°02'56" East 206.91 feet along said center line to the centerline of Fall Creek; thence South 17°50'20" East 279.62 feet along the centerline of said Fall Creek; thence South 75°28'22" East 309.44 feet along said centerline; thence North 50°48'15" East 158.21 feet along said centerline; thence North 88°23'03" East 99.03 feet (North 87°13'02" East 99.09 feet calculated); thence South 00°15'00" East 635.71 feet to the North boundary of J. H. Walker Drive; thence South 90°00'00" West 68.78 feet along the boundary of said J. H. Walker Drive and parallel to the South line of said Section; thence South 40°00'00" West 325.14 feet along said boundary; thence along said boundary Southwesterly 68.81 feet along an arc to the right and having a radius of 247.95 feet and subtended by a long chord having a bearing of South 47°43'11" West and a length of 66.61 feet; thence South 55°26'23" West 54.85 feet along said boundary; thence South 90°00'00" West 427.73 feet to the Point of Beginning and containing 16.674 acres, more or less. Subject to all legal easements and restrictions of record.

Certified this 14th day of April, 1989

MSE CORPORATION

Roger A. Fine
Roger A. Fine
Registered Land Surveyor No. S0424-IN

Revisions and Dates:	Designed by:			Title: LAND TITLE SURVEY Pt. of SE 1/4, Sec. 16, T18N, R7E Madison County, Indiana
	Drawn by:			
	Checked by:			
	Approved by:			
	Date: 4-14-89	Scale: 1" = 50' Job No.: 111-0295 Sheet No.: 3 of 10		



- GENERAL NOTES**
1. EXCESS DIRT TO BE STOCKPILED IN AREAS DESIGNATED BY THE DEVELOPER.
 2. M.E. INDICATES EXISTING SPOT ELEVATION; CONTRACTOR SHALL MEET EXISTING GRADE AT THAT POINT.
 3. WHERE M.E. (MATCH EXISTING) IS INDICATED ON THE CONSTRUCTION PLANS, FIELD OBSERVATIONS SHOULD BE MADE TO ASSURE POSITIVE DRAINAGE.
 4. DO NOT SCALE FROM THESE PLANS FOR SURVEY FIELD LOCATIONS.
 5. CHECK BENCHMARK WITH EXISTING GRADES AND EXISTING TOPOGRAPHY BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER IMMEDIATELY.
 6. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES WITHIN, OR BORDERING, THE SITE.
 7. FOR STREET PROFILES, SEE SHEETS 7 AND 8.
 8. SEE SHEET 9 FOR INTERSECTIONS AND CUL-DE-SAC DETAILS.
 9. FINISH FLOOR (F.F.) ELEVATIONS SET FOR CRAWL SPACE CONSTRUCTION.

BENCHMARK DESCRIPTION

T.B.M. PK SET EAST FACE PWP #C245
3RD POLE NORTH OF WATER ST.
NEAR WEST R. ELEV. 852.42

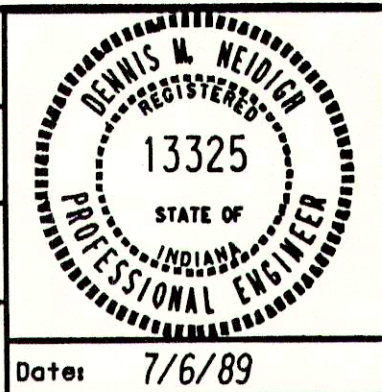
Revisions and Dates	
9-14-89	REVISED 100YR. FLOODWAY LOCATION
11-1-89	REVISED GRADES ON PARK COURT

Designed by
D.B.H.
Drawn by

Checked by

Approved by

Date
7/6/89

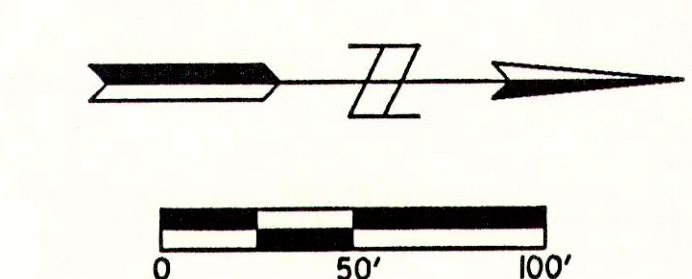
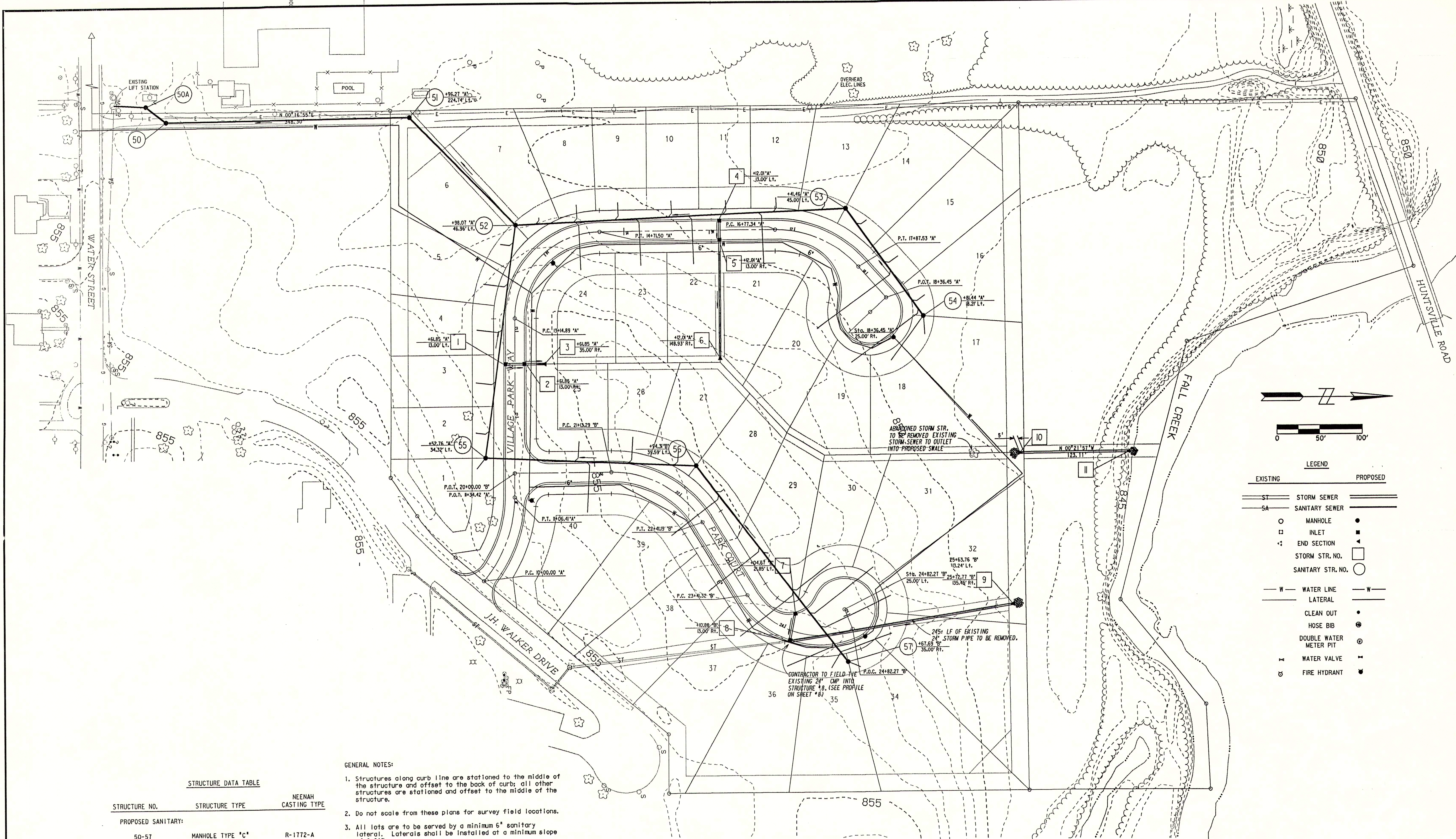


MSE Engineering
MSE Corporation
941 North Meridian Street
Indianapolis, IN 46204-1061
317 634-1000
317 634-3576 FAX

FALLS PARK VILLAGE

GRADING PLAN

Scale: 1" = 50' Job No. 111-0295 Sheet No. 5 of 10



LEGEND

EXISTING	PROPOSED
ST	STORM SEWER
SA	SANITARY SEWER
○	MANHOLE
□	INLET
—	END SECTION
□	STORM STR. NO.
○	SANITARY STR. NO.
—	WATER LINE
—	LATERAL
—	CLEAN OUT
—	HOSE BIB
—	DOUBLE WATER METER PIT
—	WATER VALVE
—	FIRE HYDRANT

STRUCTURE DATA TABLE

STRUCTURE NO.	STRUCTURE TYPE	NEENAH CASTING TYPE
PROPOSED SANITARY:		
50-57	MANHOLE TYPE "C"	R-1772-A
PROPOSED STORM:		
1	INLET TYPE "A"	R-3501 N
2	INLET TYPE "A"	R-3501 N
3	END SECTION	R-3501 N
4	INLET TYPE "A"	R-3501 N
5	INLET TYPE "A"	R-3501 N
6	END SECTION	R-3501 N
7	INLET TYPE "A"	R-3501 N
8	MANHOLE TYPE "B"	R-3501 N
9	END SECTION	R-3501 N
10	END SECTION	R-5050
11	AUTOMATIC DRAINAGE GATE	R-5050

- GENERAL NOTES:**
- Structures along curb line are stationed to the middle of the structure and offset to the back of curb; all other structures are stationed and offset to the middle of the structure.
 - Do not scale from these plans for survey field locations.
 - All lots are to be served by a minimum 6" sanitary lateral. Laterals shall be installed at a minimum slope of 0.61%.
 - All points of connection of proposed sanitary and storm sewers to existing systems must be verified from a known benchmark vertically before start of construction. Any conflict with the plans must be reported immediately.
 - All known utility locations shown are approximate. It is the Contractor's responsibility to contact all affected utilities and the local Utilities' Protection service prior to excavation.
 - See Sheet 10 for construction details.
 - See Sheet 7 and 8 for sanitary and storm sewer profiles.

BENCHMARK DESCRIPTION
 T.B.M. PK SET EAST FACE PWP #C245
 3RD POLE NORTH OF WATER ST.
 NEAR WEST E. ELEV. 852.42

Revisions and Dates	Designed by: D.B.H.
7/31/89 REVISED STR. 11 TO AUTO. DRAINAGE GATE	Drawn by:
9/14/89 REVISED WATER LINE	Checked by:
11/17/89 REVISED SAN. AND STORM SEWERS	Approved by:
	Date: 7/6/89

MSE Engineering
 MSE Corporation
 941 North Meridian Street
 Indianapolis, IN 46204-1061
 317 634-1000
 317 634-3576 FAX

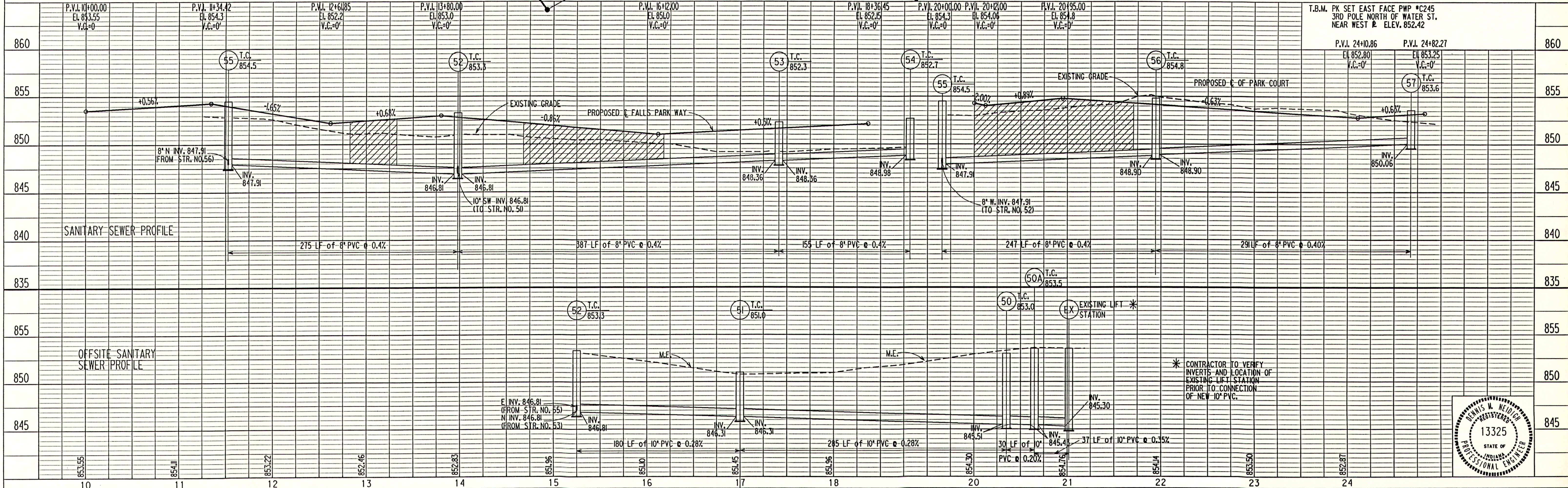
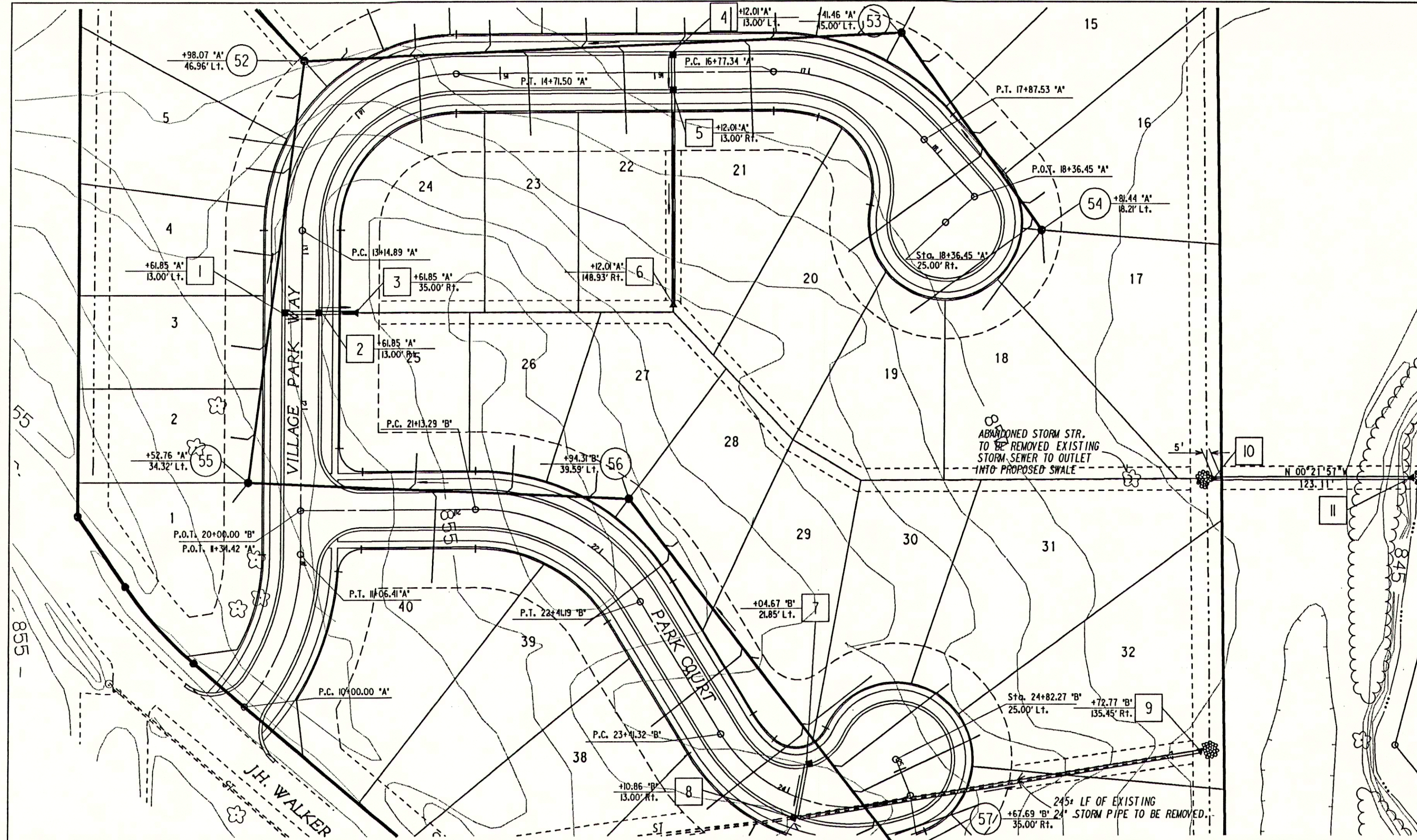
FALLS PARK VILLAGE

UTILITY PLAN

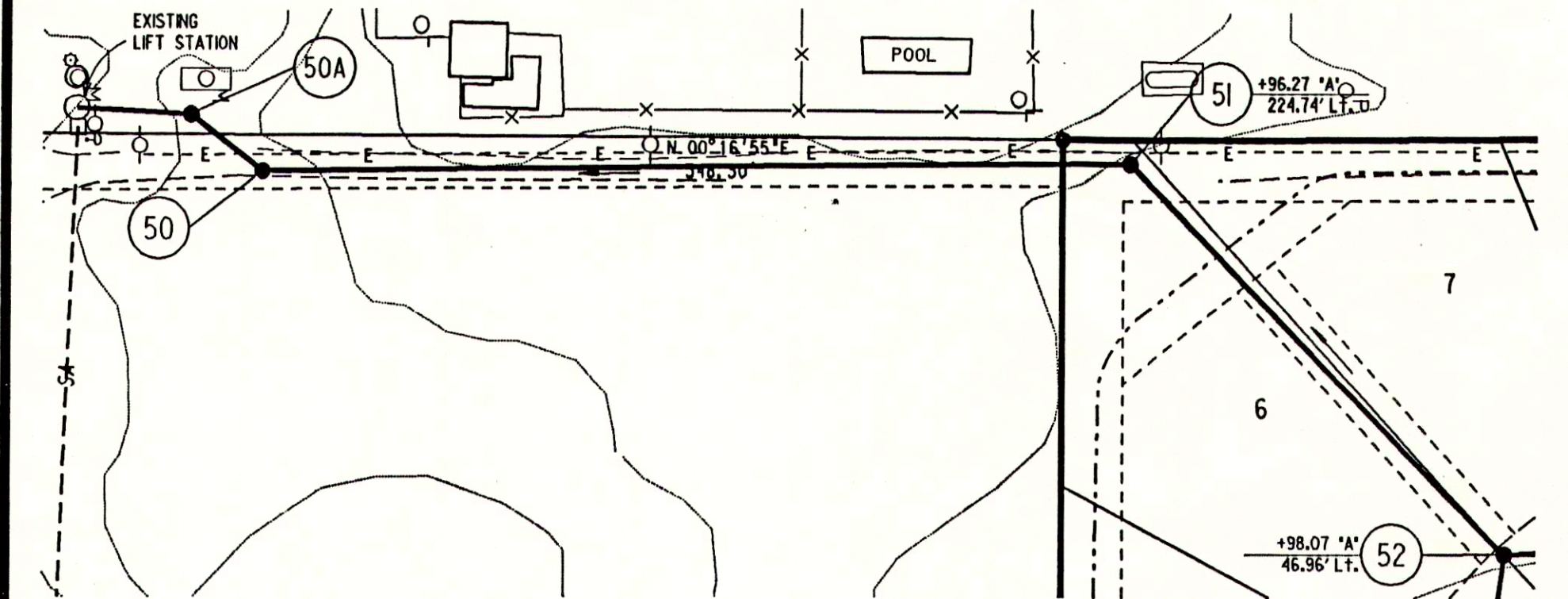
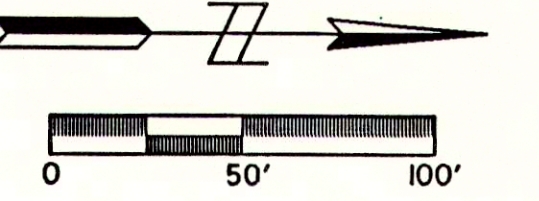
Scale: 1" = 50' Job No. 111-0295 Sheet No. 6 of 10

PLAN	DATE	
	BY	
	DESIGNED	
	NOTED	
NOTE BOOK	ALIGNED	CHECKED
	RT. OF WAY	CHECKED
	NO.	

PROFILE	DATE	
	BY	
	DESIGNED	
	NOTED	
NOTE BOOK	ALIGNED	CHECKED
	RT. OF WAY	CHECKED
	NO.	



OFF-SITE SANITARY PLAN



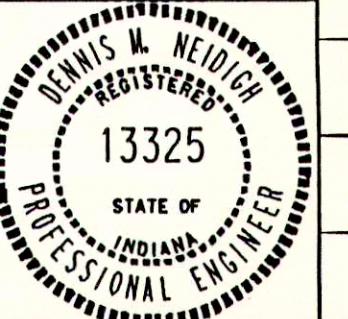
NOTES:
LENGTHS OF PIPES INDICATED ARE FROM CENTER TO CENTER OF STRUCTURES AND ARE NOT ACTUAL PIPE LENGTHS.

NOTES:
CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PERMIT ISSUING AGENCIES WITHIN THE TIME FRAME SPECIFIED BY THAT AGENCY PRIOR TO BEGINNING CONSTRUCTION

20 MPH DESIGN SPEED

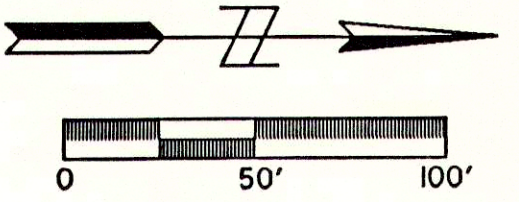
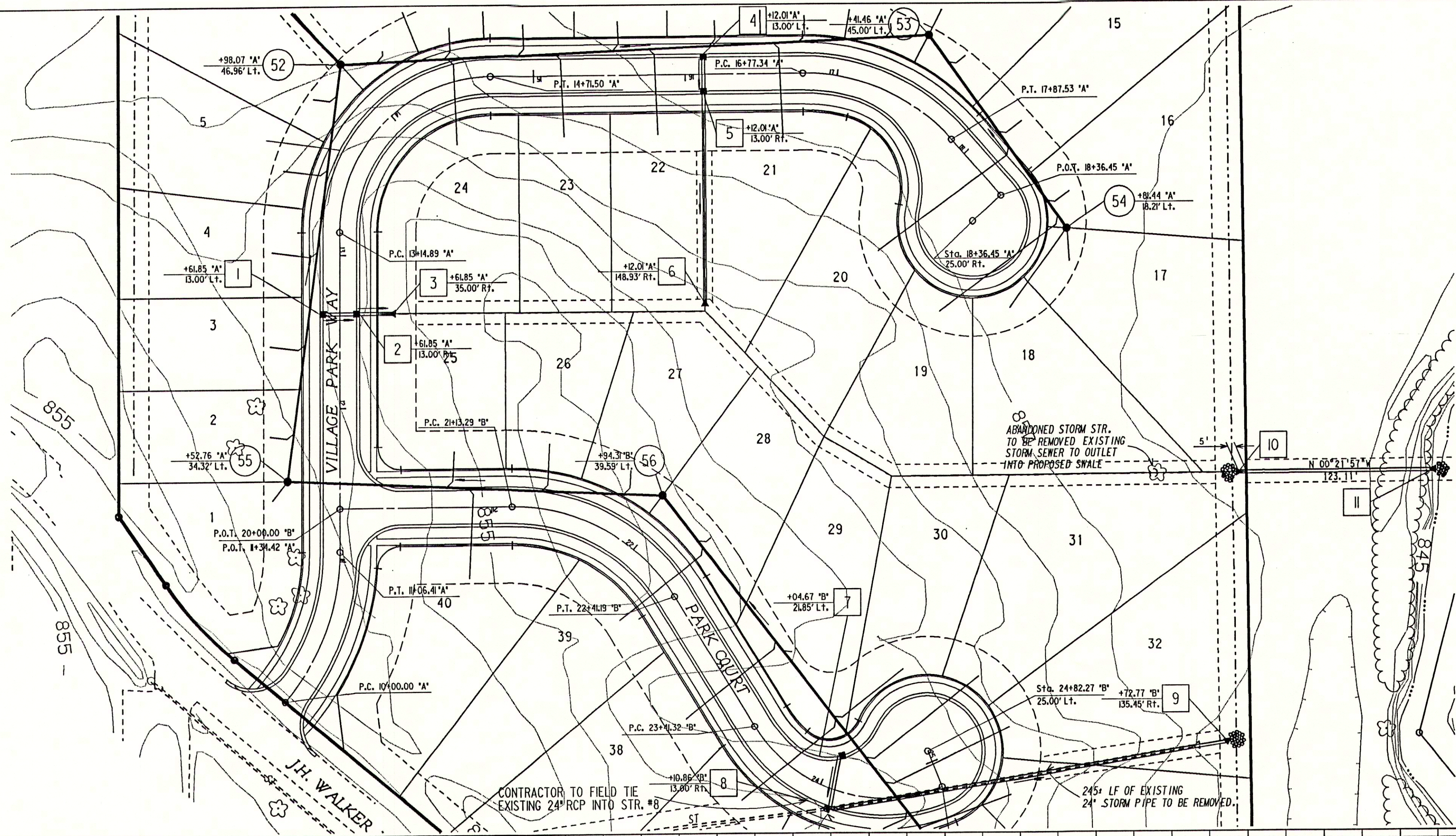
SCALE: PLAN: 1" = 50'
PROFILE: 1" = 5'
VERTICAL: 1" = 50'

BENCH MARK DESCRIPTION



PLAN	SURVEYED	DATE
	PLOTTED	
	NOTE BOOK	
	NO.	

PROFILE	SURVEYED	DATE
	PLOTTED	
	NOTE BOOK	
	NO.	



NOTES:
LENGTHS OF PIPES INDICATED ARE FROM
CENTER TO CENTER OF STRUCTURES AND
ARE NOT ACTUAL PIPE LENGTHS.

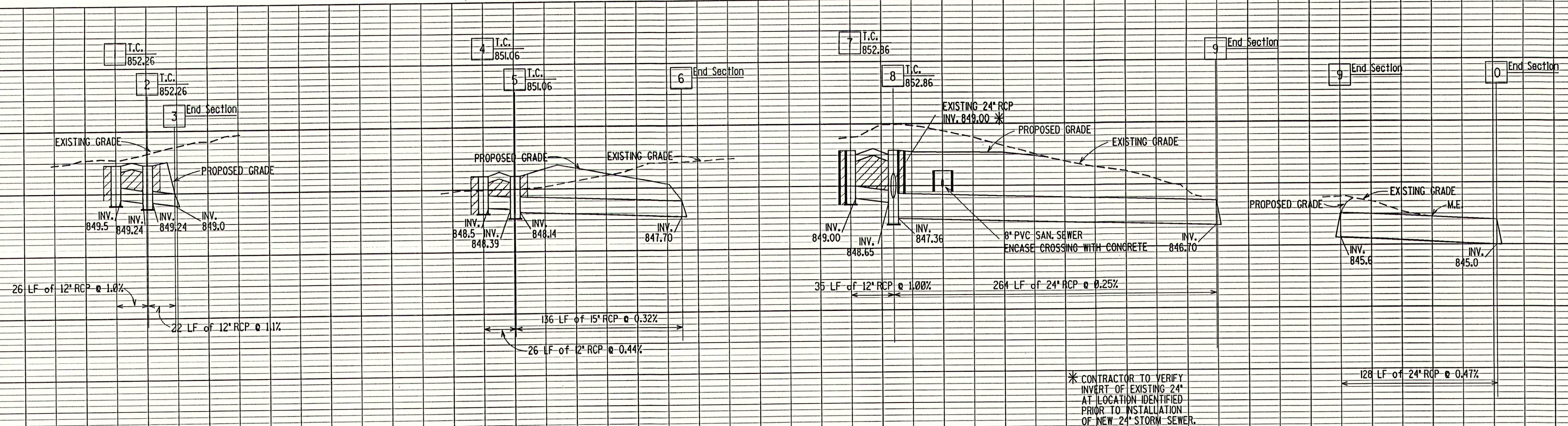
NOTES:
CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PERMIT ISSUING AGENCIES
WITHIN THE TIME FRAME SPECIFIED BY THAT AGENCY PRIOR TO BEGINNING CONSTRUCTION

20 MPH DESIGN SPEED
SCALE: PLAN: 1" = 50'
PROFILE: VERTICAL 1" = 5'
HORIZONTAL 1" = 50'

GRANULAR BACKFILL

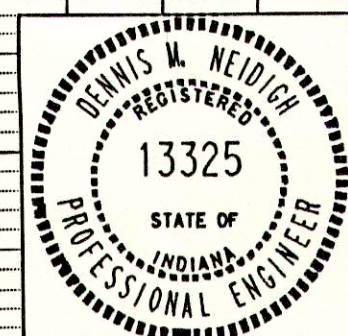
BENCH MARK DESCRIPTION

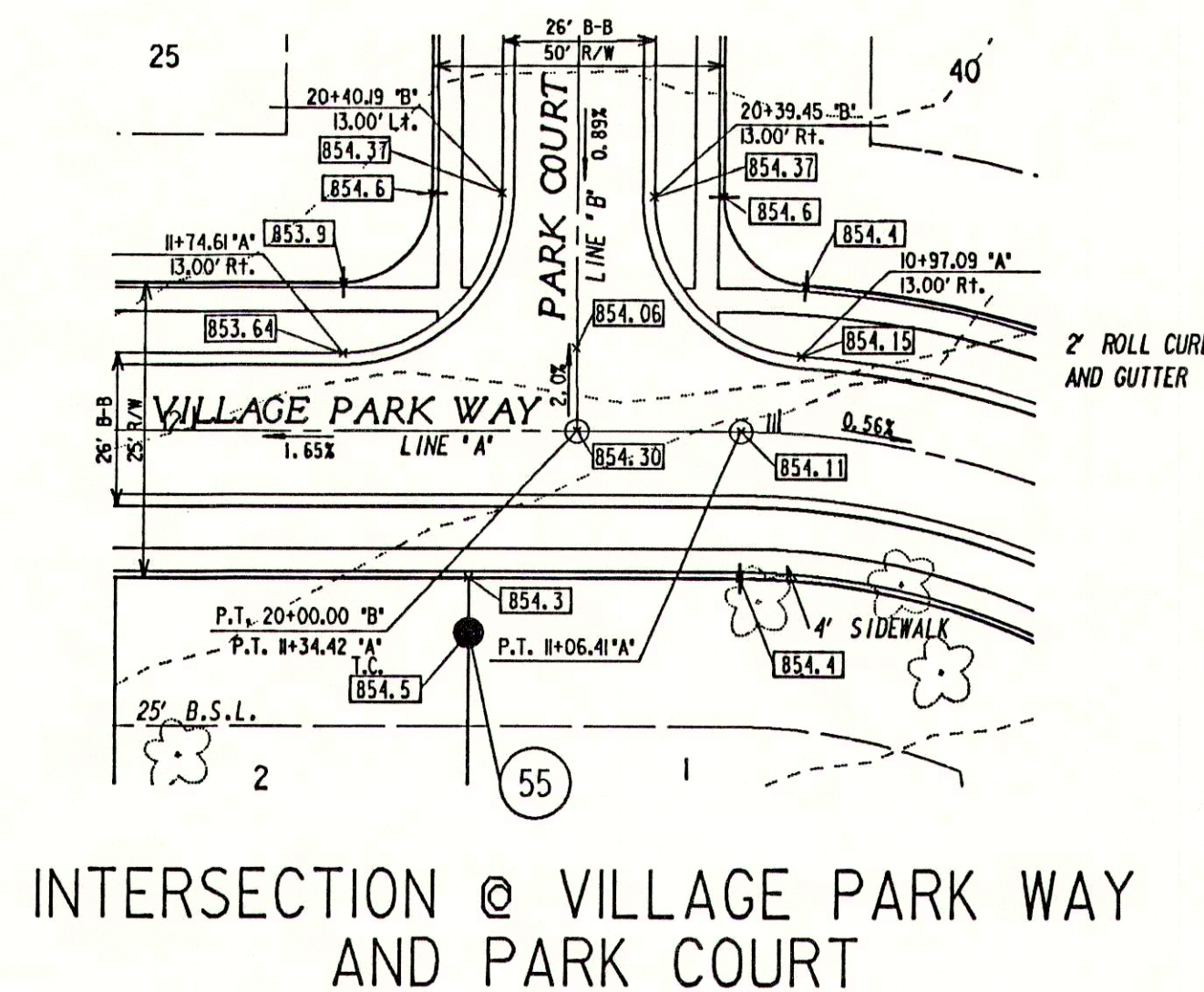
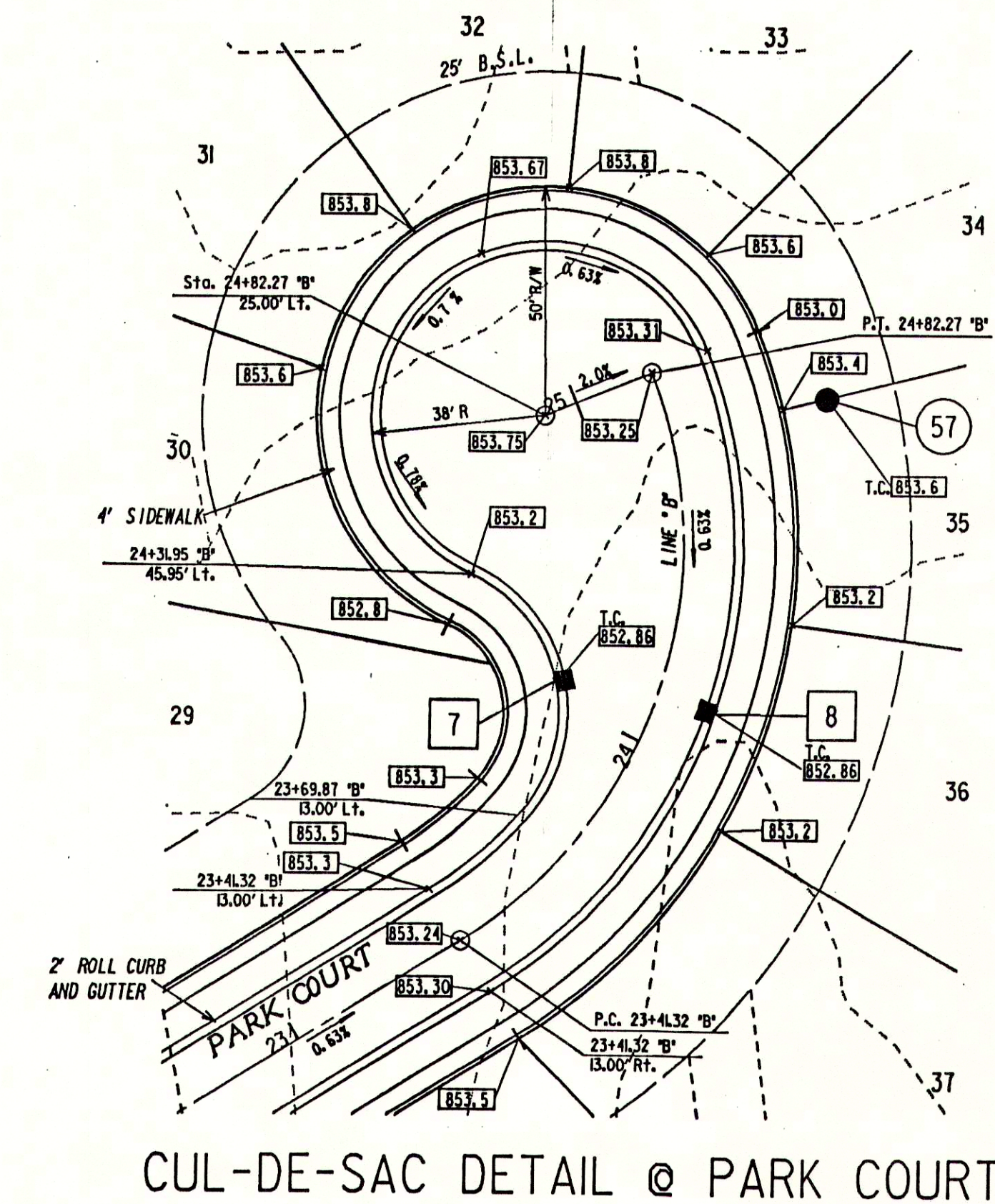
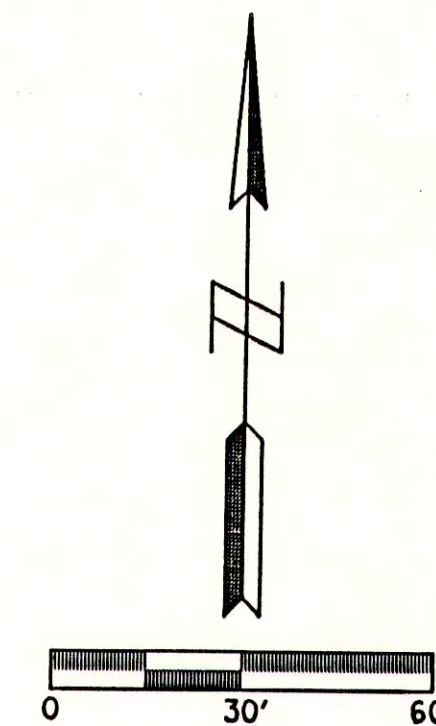
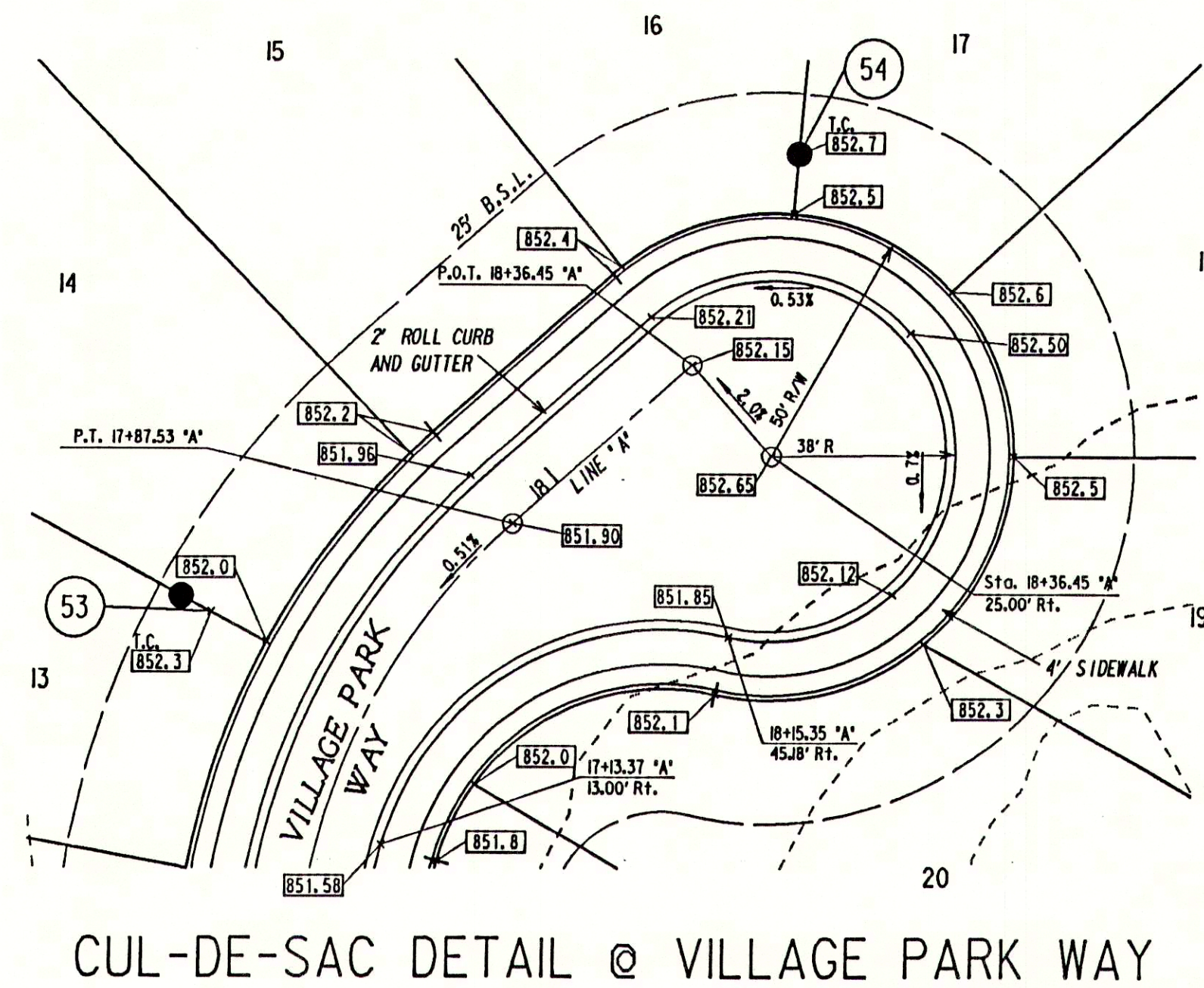
T.B.M. PK SET EAST FACE PWP *C245
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NEAR WEST R. ELEV. 852.42



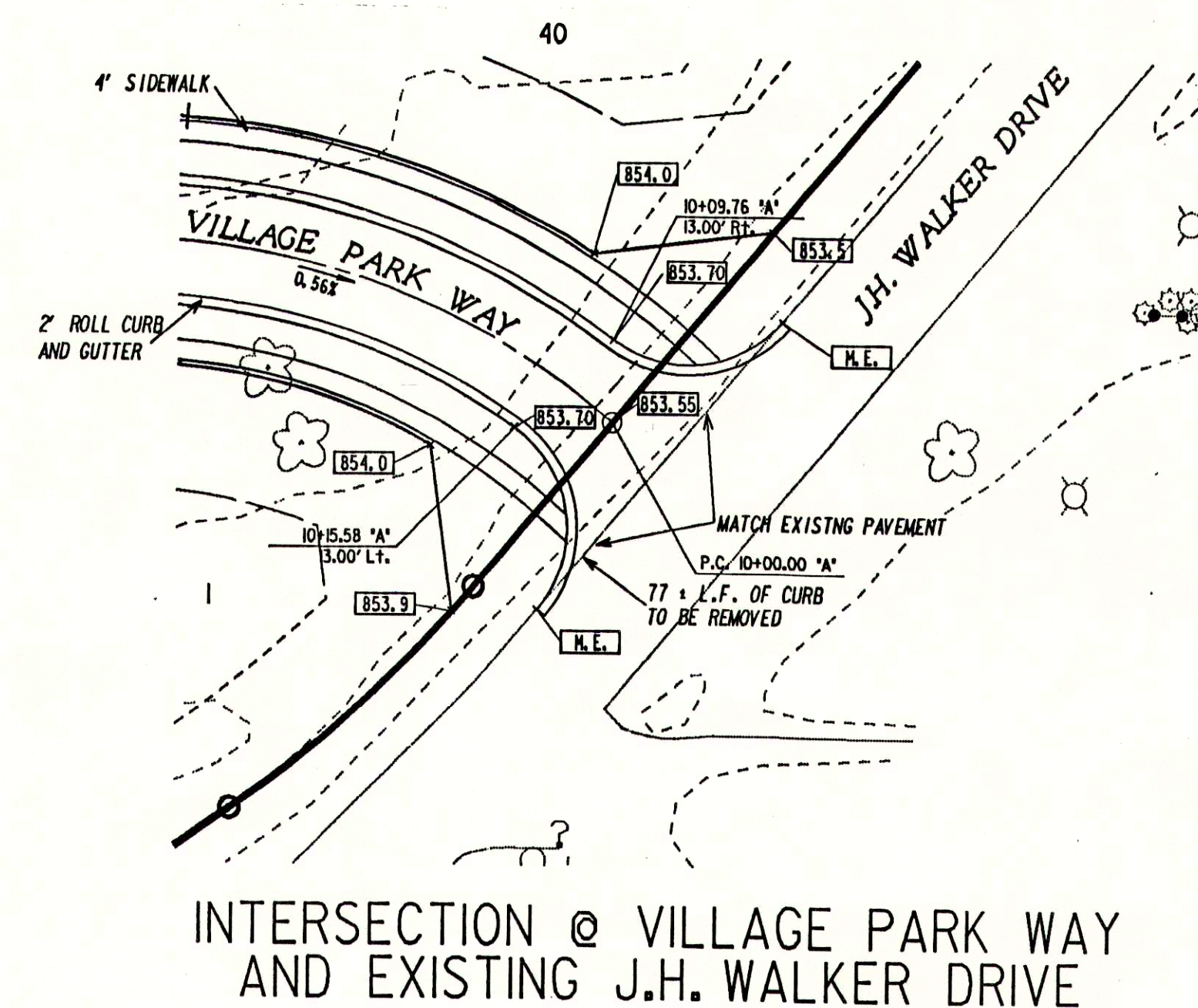
* CONTRACTOR TO VERIFY
INVERT OF EXISTING 24"
AT LOCATION IDENTIFIED
PRIOR TO INSTALLATION
OF NEW 24" STORM SEWER.

STORM SEWER PROFILES

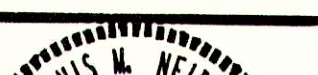




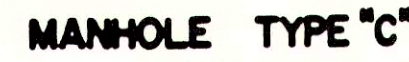
- NOTES:
1. ELEVATIONS SHOWN AT STREET LINE ARE PROPOSED TOP OF CURB ELEVATIONS. FOR EDGE OF PAVEMENT ELEVATIONS DEDUCT 0.29.
 2. CONTRACTOR SHALL GRADE AND MULCH SEED ALL DISTURBED AREAS WITHIN THE EXISTING RIGHT OF WAY.



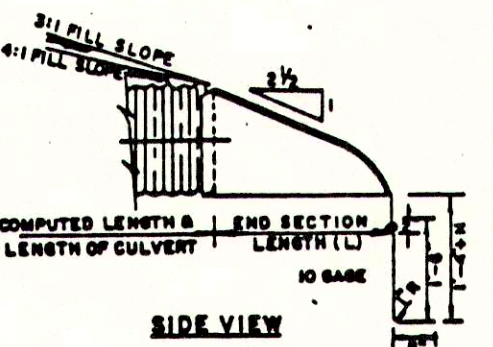
BENCHMARK DESCRIPTION
T.B.M. PK SET EAST FACE PWP #C245
3RD POLE NORTH OF WATER ST.
NEAR WEST E ELEV. 852.42

Revisions and Dates	Designed by D.B.H.		MSE Engineering MSE Corporation 941 North Meridian Street Indianapolis, IN 46204 1061 317 634-1000 317 634-3576 FAX	Title: CUL-DE-SAC & INTERSECTION DETAILS	
11/17/89 REVISED CUL-DE-SAC @ PARK COURT	Drawn by:				
	Checked by:				
	Approved by:				
	Date: 7/6/89		Scale: 1" = 30'	Job No. 111-0295	Sheet No. 9 of 10

FALLS PARK VILLAGE



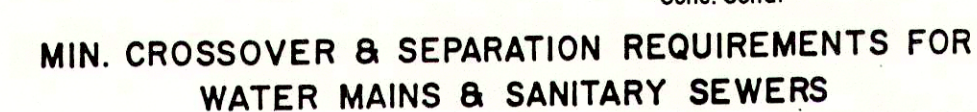
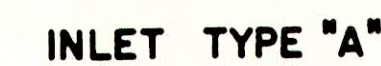
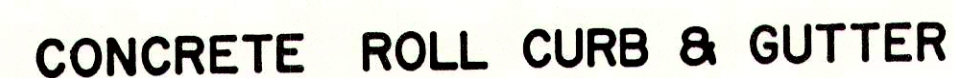
PIPE DIA.	S.A. 1/2"	DIMENSIONS					SLOPE (APP)	FOOT
		1	2	3	4	5		
12	16	6	6	6	21	24	2 1/2	1 PC
18	18	7	8	9	28	30	2 1/2	1 PC
18	18	8	10	6	31	36	2 1/2	1 PC
21	18	9	12	6	36	42	2 1/2	1 PC
24	18	10	13	6	41	48	2 1/2	1 PC
30	14	12	16	8	60	72	2 1/2	1 PC
36	14	14	18	8	81	96	2 1/2	1 PC

[illegible]

HOOK BOLT MATERIAL SHALL MEET THE CURRENT A.S.T.M. A-307. THREADS SHALL BE AMERICAN STANDARD AND COARSE THREAD SERIES, CLASS II FREE FIT. BOLTS SHALL BE BAKED TO PREVENT CORROSION. SPECIFICATION A-157. THE THREADED PORTION SHALL NOT PREVENT TURNING THE NUT BY HAND.

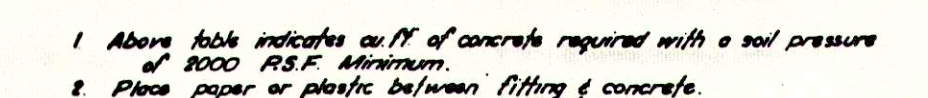
NUT AND WASHERS SHALL BE CARBON STEEL HOT DIP GALVANIZED TO MEET A.S.T.M. SPECIFICATION A-153. NUT THREADS SHALL BE AMERICAN STANDARD COARSE THREAD SERIES (1/4" MAXIMUM OVERSIZE), CLEANED AFTER GALVANIZING TO PROVIDE A FREE RUNNING FIT ON THE CLASS II BOLT. NUTS SHALL BE 1/4" ACROSS FLAT. 5/16" THICK. CURVE GROWN TO AN APPROXIMATE 1/4" RADIUS.

METAL END SECTION



TYPICAL SEWER TRENCH SECTION

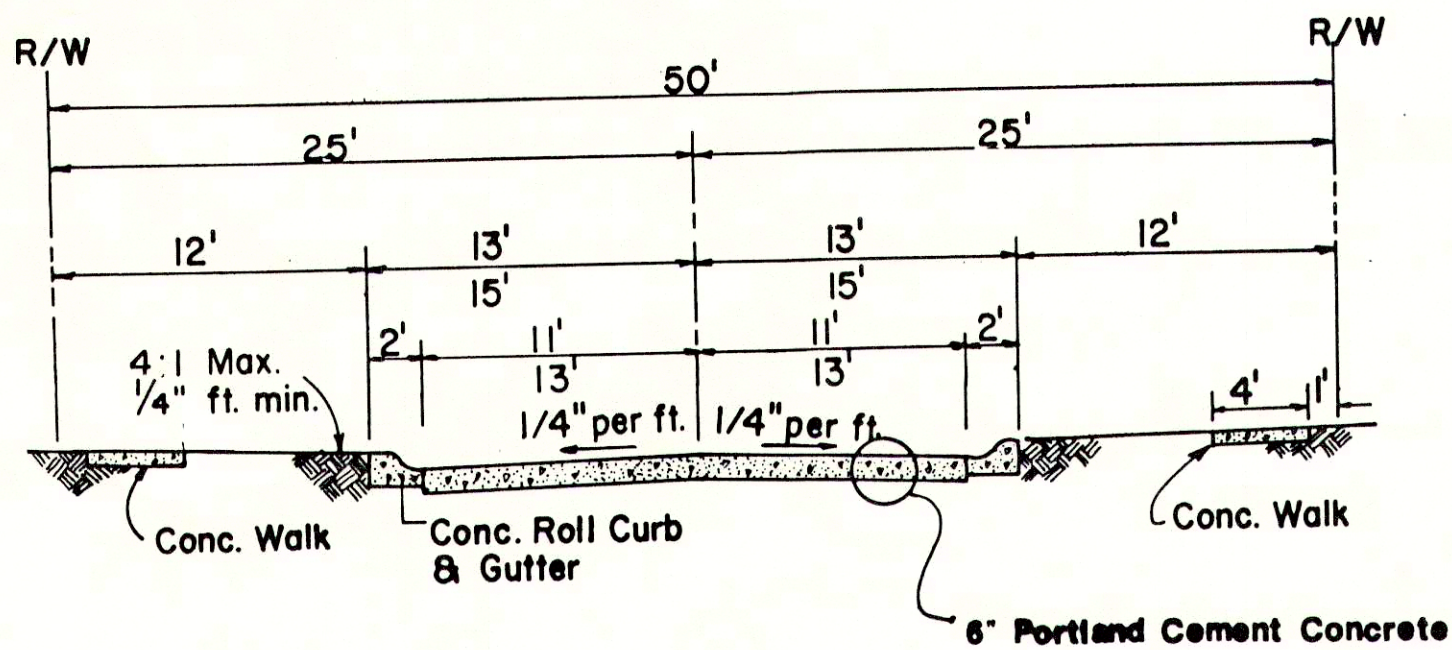
SANITARY SEWER TRENCH DETAILS



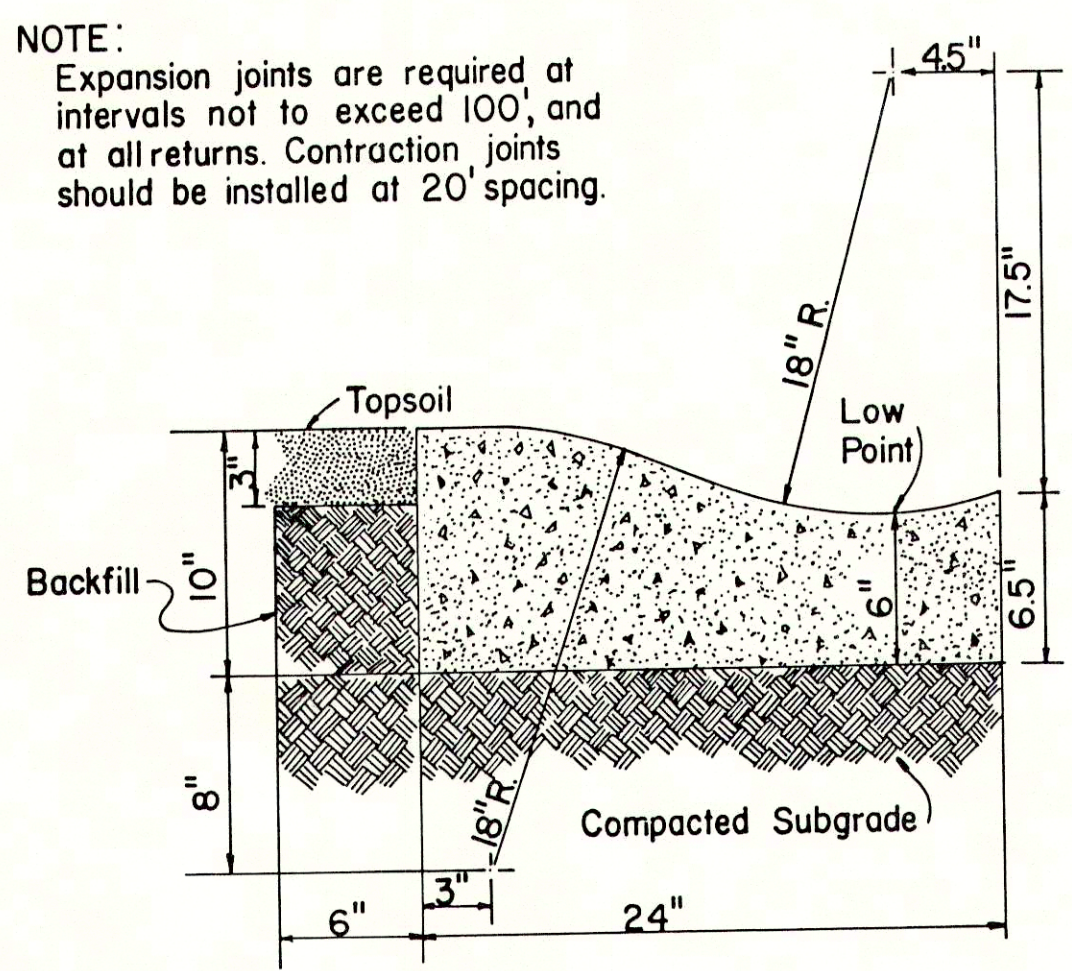
DETAIL SHEET

MSE Engineering
MSE Corporation
941 North Meridian Street
Indianapolis, IN 46204-1061
317 634-1000
317 634-3576 FAX

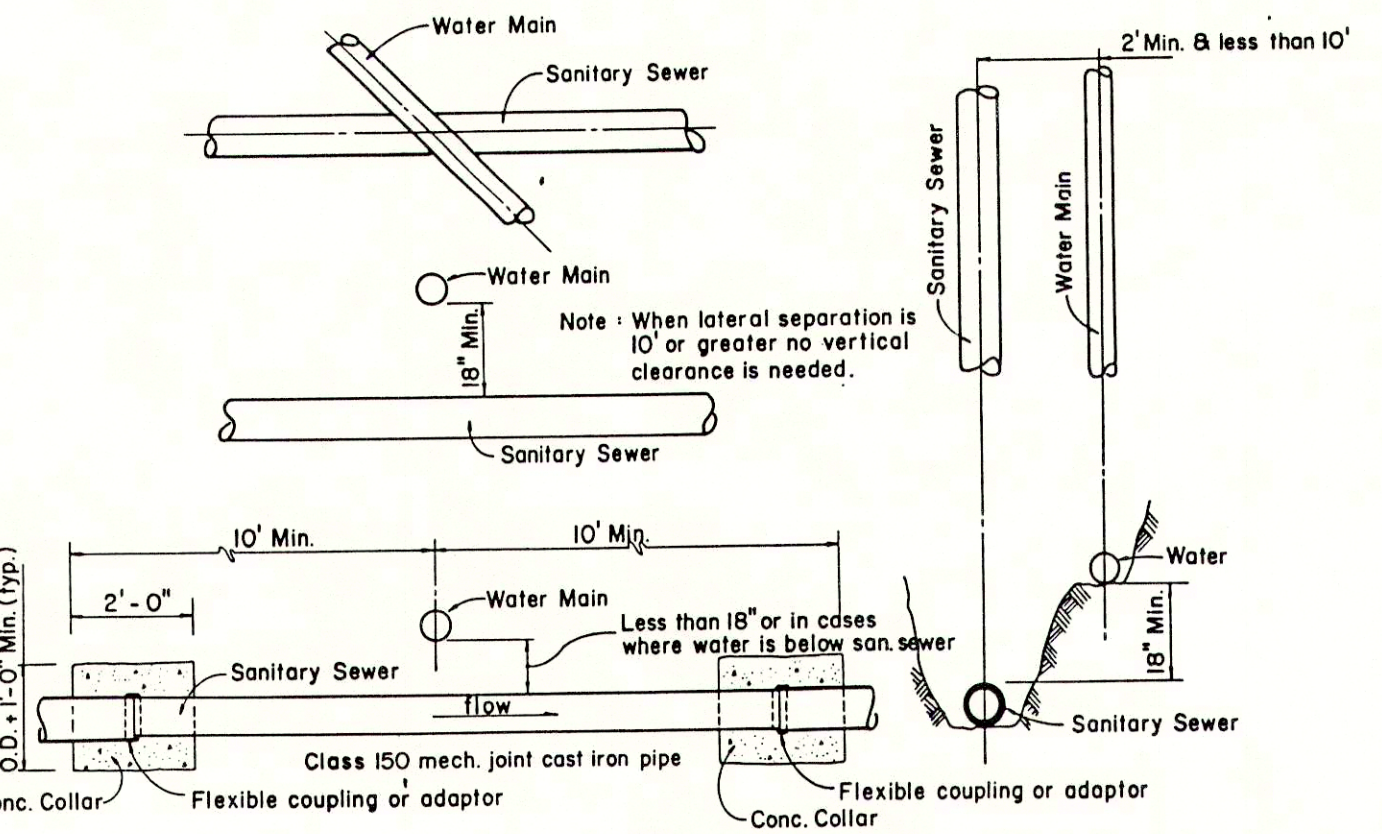
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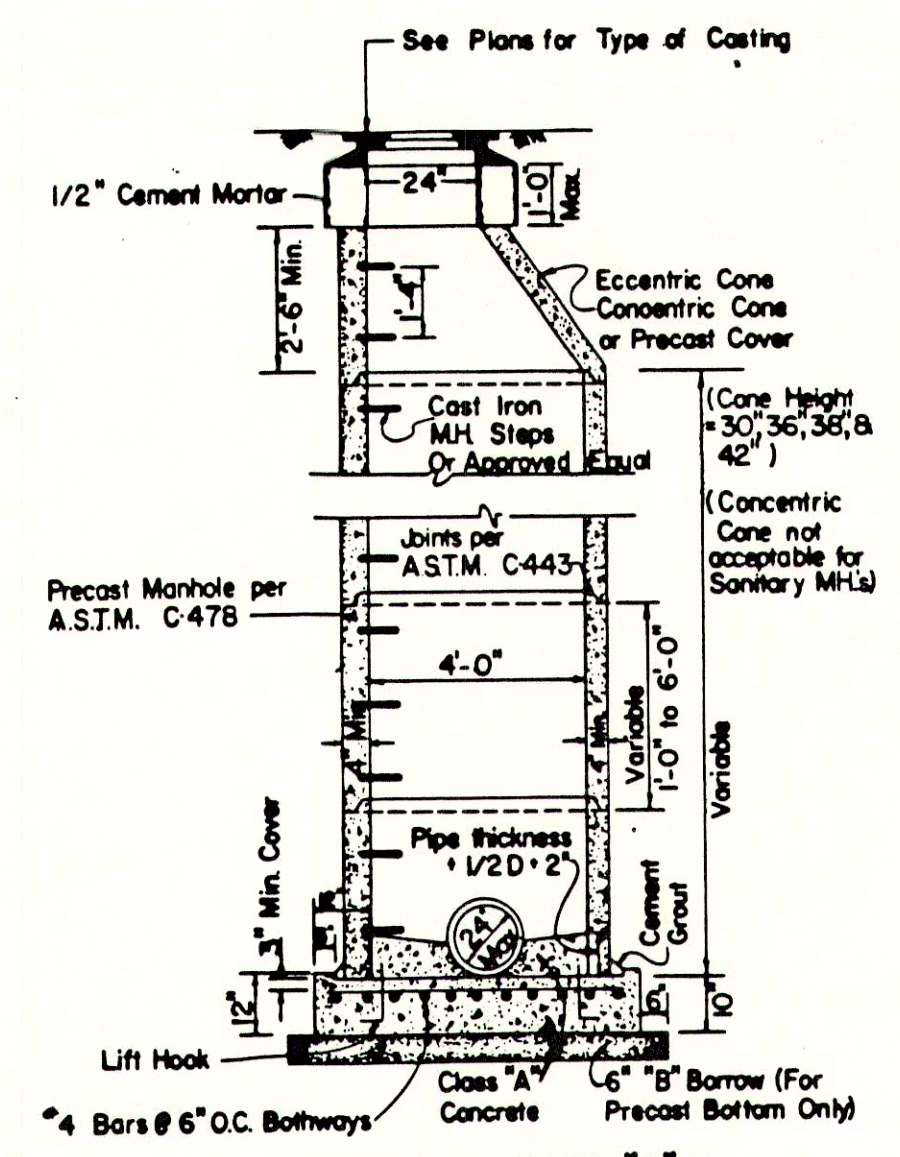
TYPICAL STREET CROSS SECTION



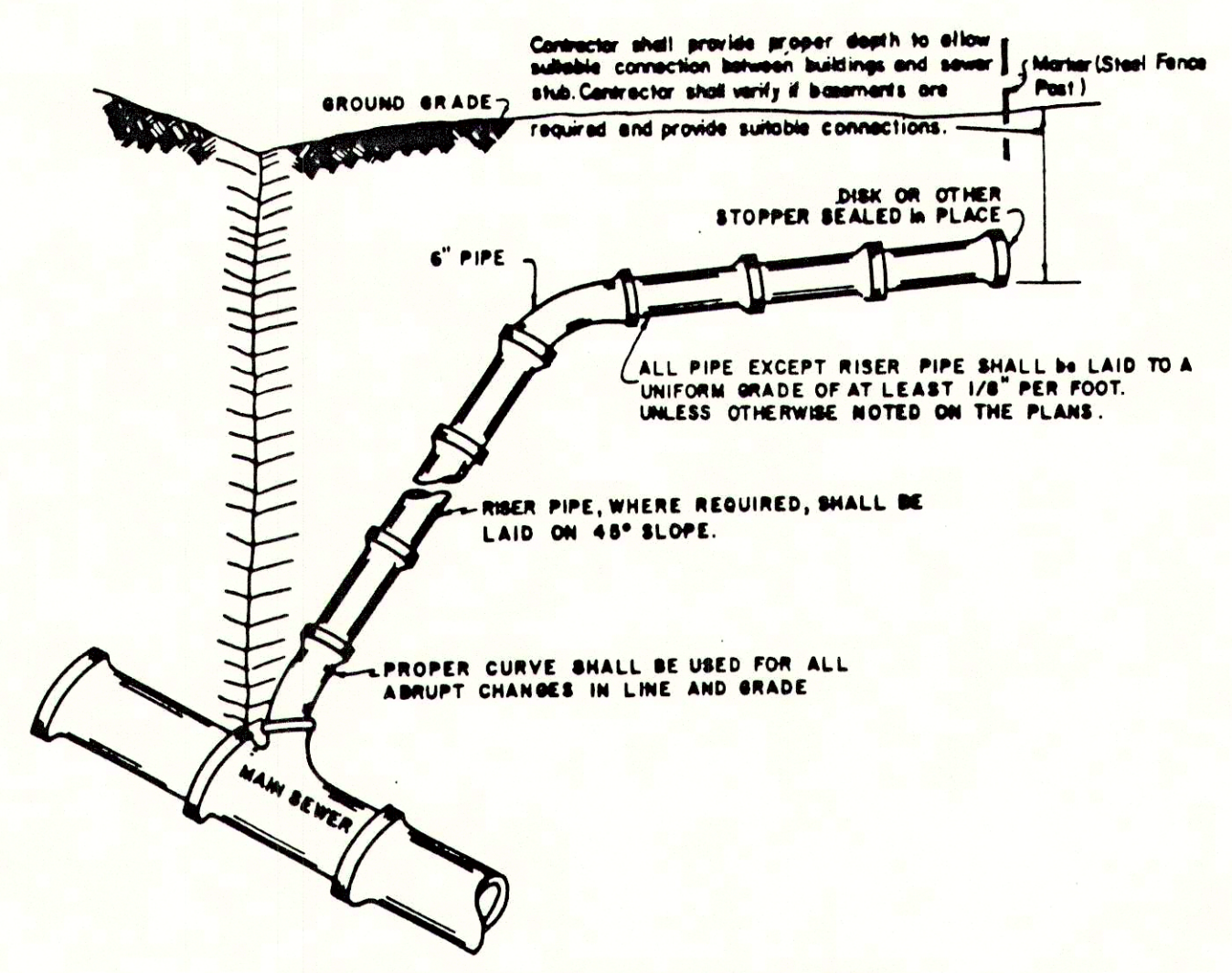
CONCRETE ROLL CURB & GUTTER



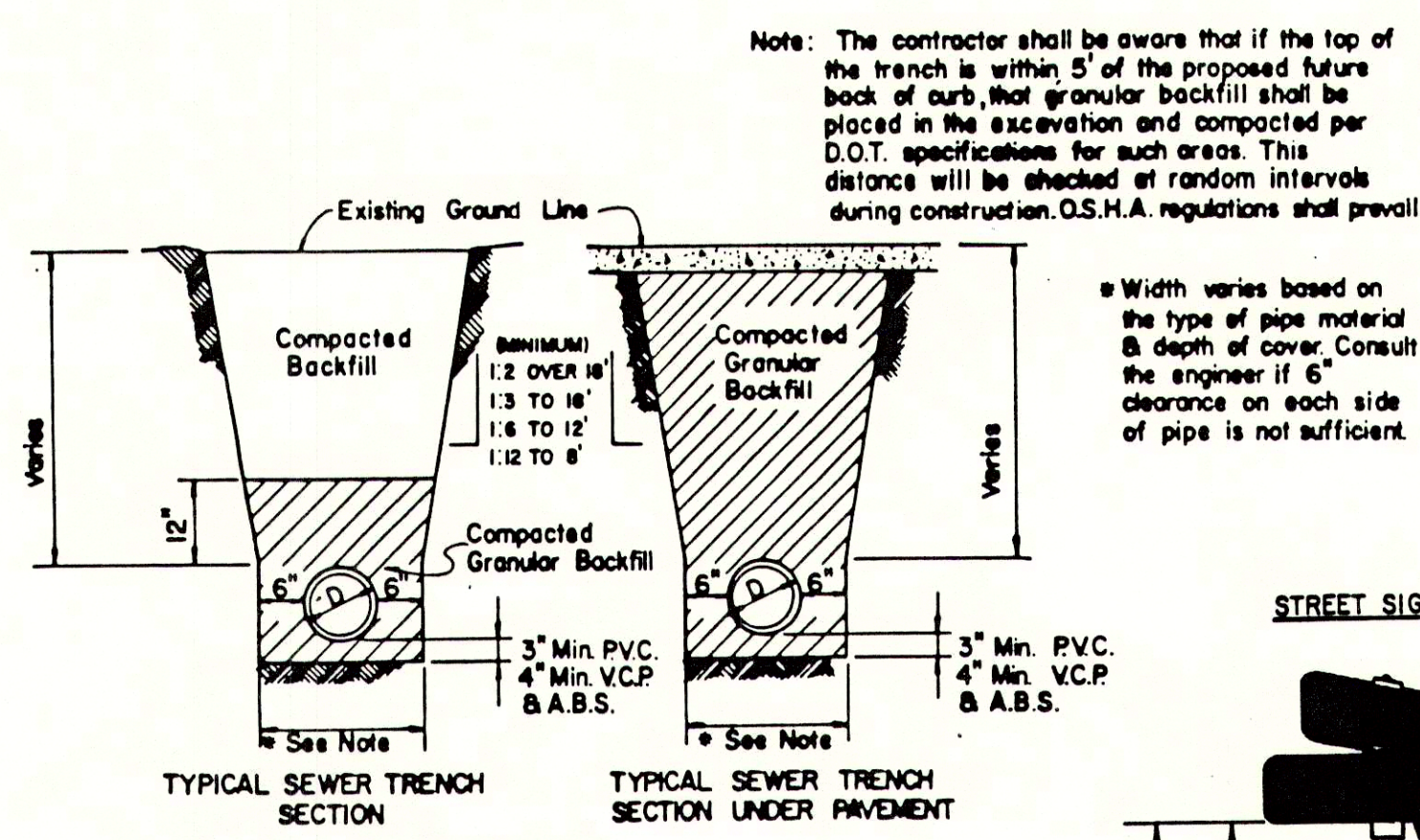
MIN. CROSSOVER & SEPARATION REQUIREMENTS FOR WATER MAINS & SANITARY SEWERS



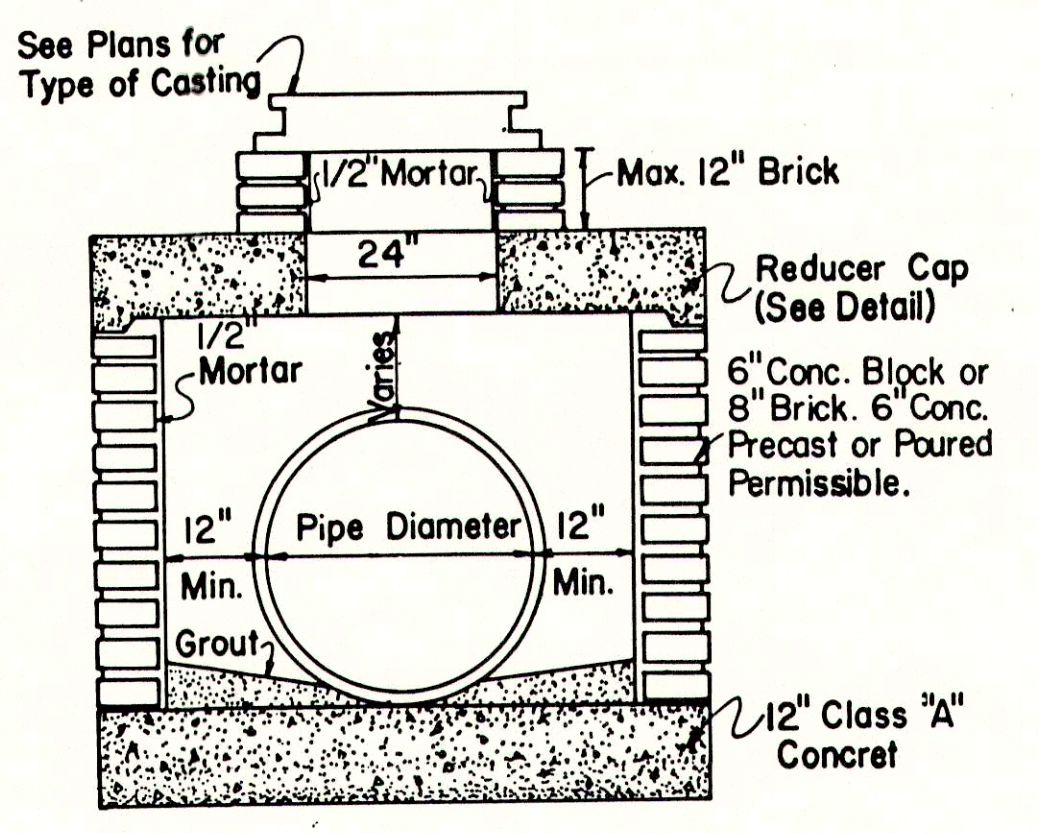
MANHOLE TYPE "C"



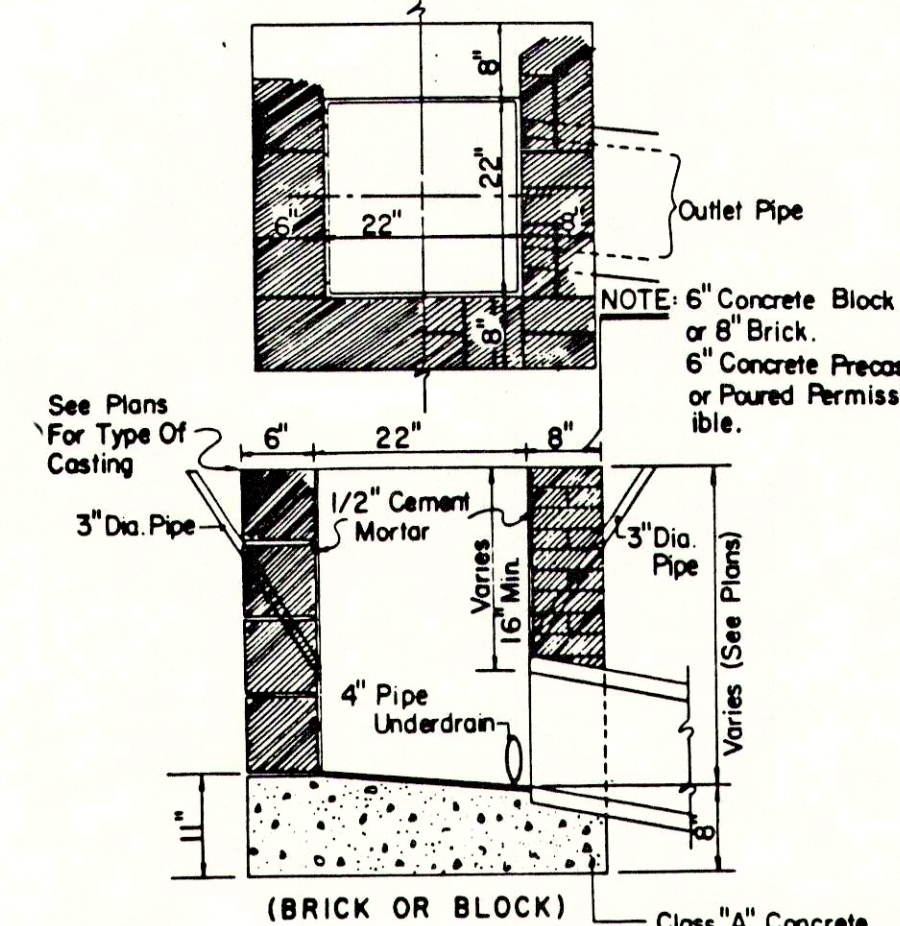
LATERAL CONNECTION DETAIL



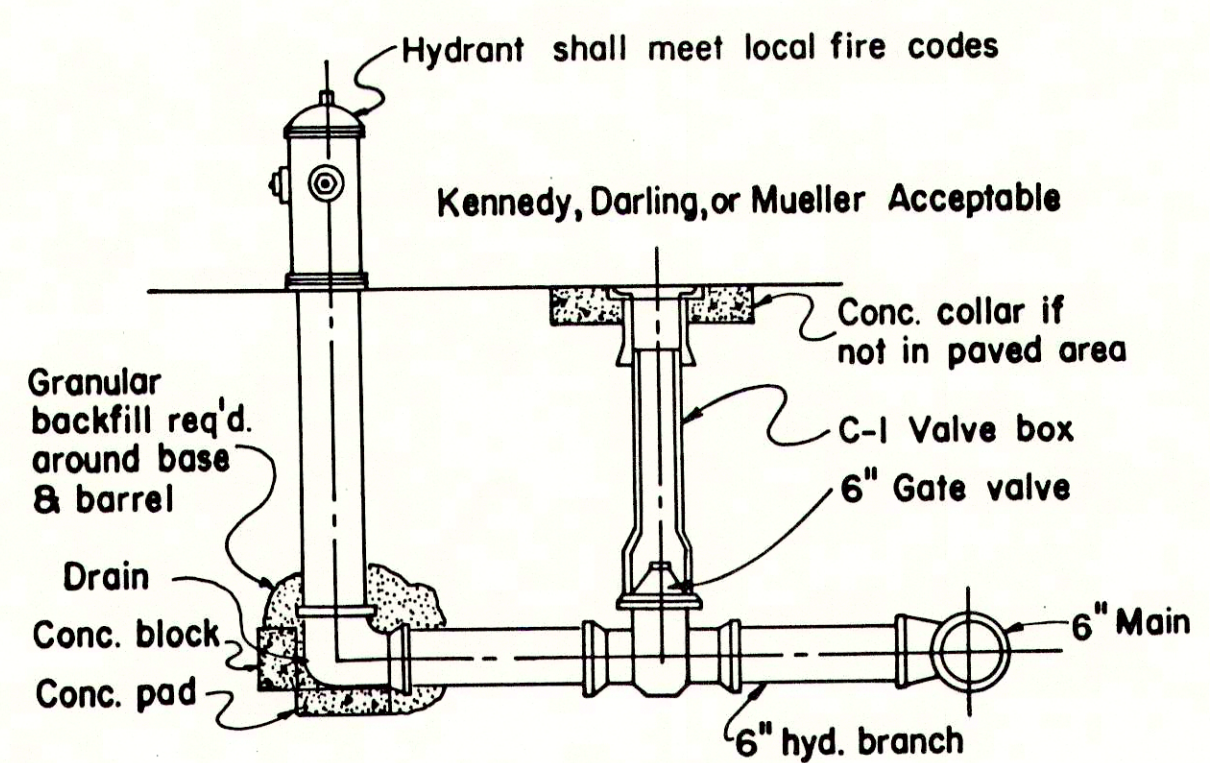
SANITARY SEWER TRENCH DETAILS



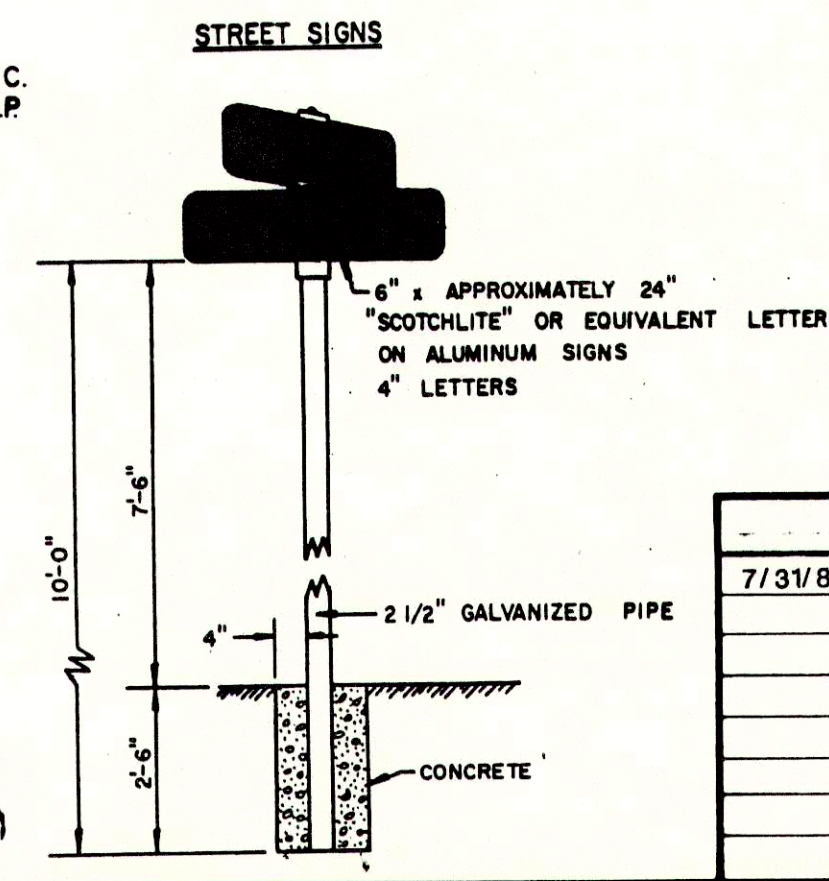
MANHOLE TYPE "B"



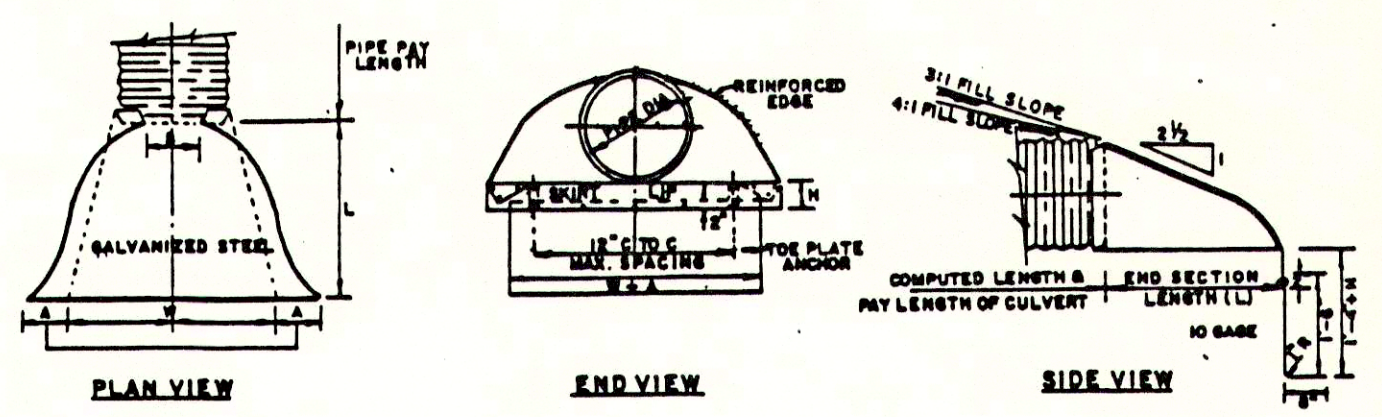
INLET TYPE "A"



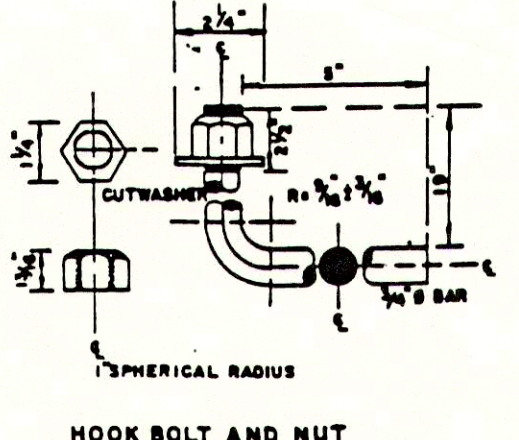
HYDRANT DETAIL



STREET SIGNS



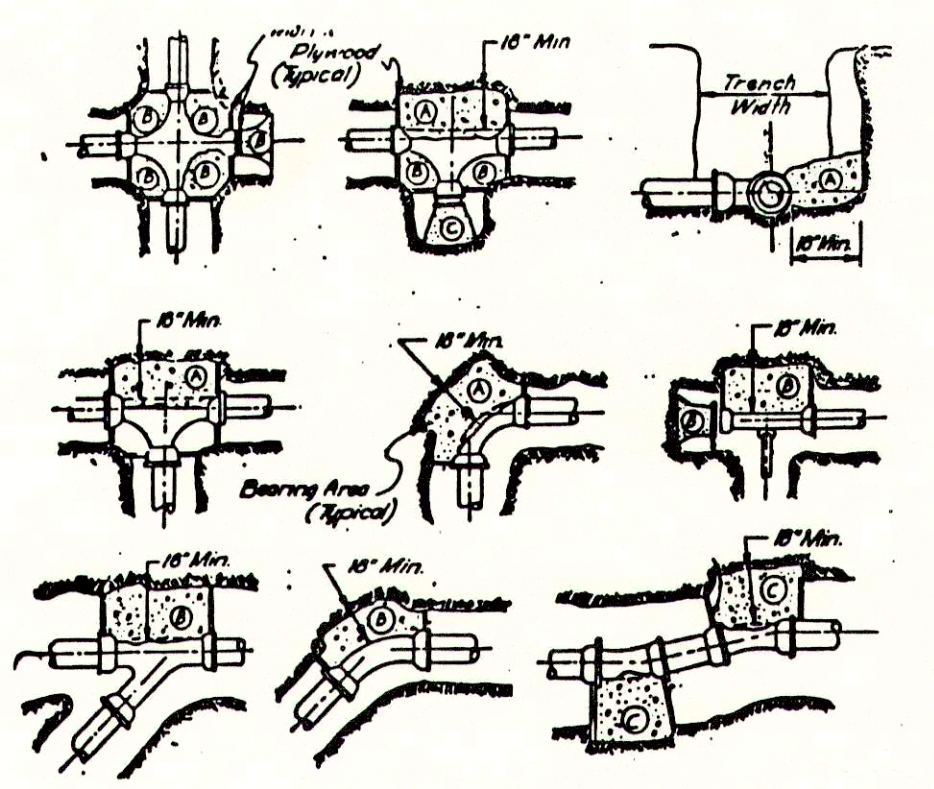
NOTES:
END SECTIONS AND THE PLATE ANCHORS SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS AS SET OUT IN THE STANDARD SPECIFICATIONS.
IF ALUMINUM ALLOY PIPE CULVERT IS FURNISHED, ALUMINUM ALLOY END SECTIONS SHALL ALSO BE USED AND ALL COMPONENT PARTS SHALL BE ALUMINUM ALLOY AS SET OUT IN THE STANDARD SPECIFICATIONS.
MULTIPLE PANEL BODIES SHALL HAVE LAP JOINTS WHICH SHALL BE THIRTY JOINTED WITH 3/8" BALANIZED RIVETS OR BOLTS. THE PLATE ANCHORS SHALL BE CONSTRUCTED OF 10 GAGE GALVANIZED STEEL AND BE REQUIRED ON ALL STEEL PIPE END SECTIONS. IF SHALL BE MATCHED - FURNISHED TO FIT HOLES IN SKIRT LIP, AND SUPPLIED LOOSE, COMPLETE WITH 3/8" GALVANIZED BOLTS. COST THEREOF SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE PER EACH FOR PIPE END SECTION.
WHERE VITRIFIED CLAY CULVERT OR CAST IRON CULVERT PIPE IS USED A "PIPE END SECTION" COMPAREABLE TO THAT AS SHOWN FOR METAL OR CONCRETE SHALL BE FURNISHED AND SHALL BE AS APPROVED BY THE ENGINEER.
END SECTIONS WILL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR "PIPE END SECTION" COMPLETE IN PLACE AND ACCEPTED.
PIMPLED CONNECTION BAND MAY BE USED TO CONNECT PIPE END SECTION TO HELICALLY CORRUGATED PIPE.



SPECIFICATION FOR HOOK BOLT AND NUT

HOOK BOLT MATERIAL SHALL MEET THE CURRENT A.S.T.M. A-307 SPECIFICATION. ALL BOLTS SHALL BE GALVANIZED TO MEET CURRENT A.S.T.M. SPECIFICATION A-153. THE THREADED PORTION SHALL NOT BE GALVANIZED TO MEET A.S.T.M. SPECIFICATION A-153. BUT THREADS SHALL BE AMERICAN STANDARD COARSE THREAD SERIES (1/2" MAXIMUM OVERSIZE). CLEANED AFTER GALVANIZING TO PROVIDE A FREE RUNNING FIT ON THE CLASS II BOLT. NUTS SHALL BE 1/2" ACROSS PLATE, 3/16" THICK, CURVE CROWNED TO APPROXIMATELY 1" RADIUS.

METAL END SECTION



THRUST BLOCK TABLE					
Mark	Ratio of Non-Portable System (150 PSI Test Pressure)				
	4"	6"	8"	10"	12"
A (80')	1.1	2.8	4.8	7.5	10.2
B (45')	0.7	1.4	2.5	4.0	5.7
C (22 1/2')	0.3	0.8	1.3	2.0	2.9

1. Above table indicates cu ft. of concrete required with a soil pressure of 2000 P.S.F. minimum.
2. Place paper or plastic between filling of concrete.

Revisions and Dates: 7/31/89 Added Street Signs Detail	Designed by: DBH Drawn by: RF Checked by: RF Approved by: RF Date: 7/6/89	PROF. DENNIS M. NEIDICH 13325 STATE OF INDIANA REGISTERED PROFESSIONAL ENGINEER	MSE Engineering MSE Corporation 941 North Meridian Street Indianapolis, IN 46204-1061 317 634-1000 317 634-3576 FAX	Title: DETAIL SHEET Scale: Job No.: 111-0745 Tube No.: Sheet No.: 10 Of: 10
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