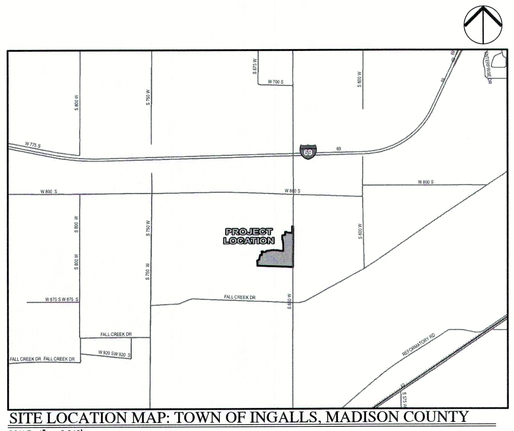
MAPLE TRAILS
SECTION 1

FEBRUARY 12, 2018

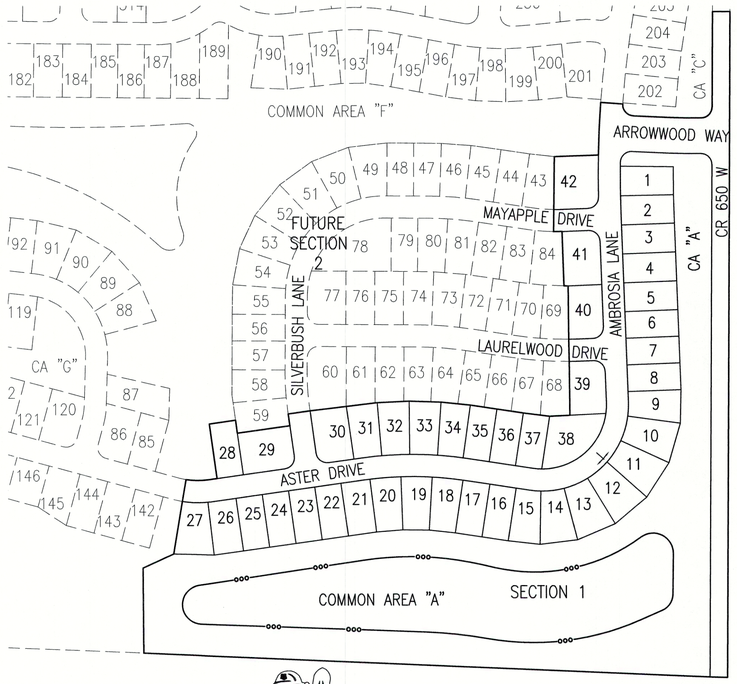
SITE ADDRESS:

6737 COUNTY ROAD W. 800 S.
INGALLS, INDIANA 46048

AREA LOCATION MAP: STATE OF INDIANA
SCALE: NONE



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



NOT TO SCALE

BENCHMARK INFORMATION:

ORIGINATING BENCHMARK: INDOT 48-G-0055
A BRONZE PLATE IN THE NORTH END OF THE EAST SIDEWALK OF CR 650 W BRIDGE (STR I69-15-05323, NBI 39070) OVER I-69; ALSO 18 FEET SOUTH OF THE NORTH END OF THE BRIDGE.
ELEV = 880.30 (NGVD 29)
ELEV = 879.87 (NAVD 88)

TBM #1
SOUTHWEST UPPER BONNET BOLT
50 FEET SOUTH OF CL 800 SOUTH & 15 FEET WEST OF CL 650 WEST
ELEV = 870.36 (NAVD 88)

TBM #2
SOUTHWEST UPPER BONNET BOLT
670 FEET SOUTH OF CL 800 SOUTH & 15 FEET WEST OF CL 650 WEST
ELEV = 866.74 (NAVD 88)

TBM #3
SOUTHWEST UPPER BONNET BOLT
1665 FEET SOUTH OF CL 800 SOUTH & 17 FEET WEST OF CL 650 WEST
ELEV = 866.25 (NAVD 88)

TBM #4
SOUTHWEST UPPER BONNET BOLT
1290 FEET NORTH OF CL FALL CREEK DRIVE & 17 FEET WEST OF CL 650 WEST
ELEV = 864.08 (NAVD 88)

VERTICAL DATUM INFORMATION:

NAVD 88

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

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

LEGAL DESCRIPTION:

Part of the Northwest Quarter of Section 25, Township 18 North, Range 6 East of the Second Principal Meridian in Madison County, Indiana, described as follows:

BEGINNING at a half-inch iron pipe in a monument box marking the southeast corner of said quarter section; thence North 87 degrees 34 minutes 52 seconds West (grid bearing based upon Indiana State Plane East Zone, NAD 83 2011, EPOCH 2010.0000) along the south line of the southeast quarter of said quarter section a distance of 1322.69 feet to the southwest corner of said quarter-quarter section; thence North 00 degrees 25 minutes 30 seconds West a distance of 191.72 feet; thence North 65 degrees 42 minutes 39 seconds East a distance of 76.32 feet; thence North 09 degrees 26 minutes 07 seconds East a distance of 170.00 feet to a point on an non-tangent curve to the left having a radius of 155.00 feet, the radius point of which bears North 09 degrees 26 minutes 07 seconds East; thence easterly along said curve an arc distance of 47.29 feet to a point which bears South 08 degrees 02 minutes 50 seconds East from said radius point; thence North 81 degrees 57 minutes 10 seconds East a distance of 23.55 feet; thence North 08 degrees 02 minutes 50 seconds West a distance of 124.35 feet; thence North 81 degrees 57 minutes 10 seconds East a distance of 60.00 feet; thence South 08 degrees 02 minutes 50 seconds East a distance of 29.65 feet; thence North 81 degrees 57 minutes 10 seconds East a distance of 120.00 feet; thence North 08 degrees 02 minutes 50 seconds West a distance of 26.98 feet; thence North 81 degrees 57 minutes 10 seconds East a distance of 50.00 feet; thence North 83 degrees 06 minutes 58 seconds East a distance of 152.96 feet; thence North 87 degrees 17 minutes 27 seconds East a distance of 72.25 feet; thence South 88 degrees 19 minutes 39 seconds East a distance of 72.25 feet; thence South 84 degrees 06 minutes 53 seconds East a distance of 66.69 feet; thence South 81 degrees 28 minutes 14 seconds East a distance of 61.14 feet; thence South 81 degrees 24 minutes 25 seconds East a distance of 60.00 feet; thence South 82 degrees 45 minutes 02 seconds East a distance of 60.02 feet; thence North 87 degrees 00 minutes 52 seconds East a distance of 46.17 feet; thence North 00 degrees 38 minutes 58 seconds West a distance of 121.48 feet; thence North 01 degrees 02 minutes 07 seconds West a distance of 50.00 feet; thence North 00 degrees 37 minutes 27 seconds West a distance of 120.00 feet; thence North 88 degrees 10 minutes 48 seconds West a distance of 9.30 feet; thence North 01 degrees 58 minutes 37 seconds West a distance of 122.05 feet to a point on an non-tangent curve to the right having a radius of 425.00 feet, the radius point of which bears North 01 degrees 58 minutes 37 seconds West; thence westerly along said curve an arc distance of 19.16 feet to a point which bears South 00 degrees 36 minutes 24 seconds West from said radius point; thence North 00 degrees 36 minutes 24 seconds East a distance of 170.00 feet; thence North 88 degrees 00 minutes 00 seconds East a distance of 99.64 feet to a point on an non-tangent curve to the right having a radius of 2255.00 feet, the radius point of which bears South 88 degrees 48 minutes 40 seconds East; thence northerly along said curve an arc distance of 118.63 feet to a point which bears North 85 degrees 47 minutes 49 seconds West from said radius point; thence South 85 degrees 47 minutes 49 seconds East a distance of 50.00 feet to a point on an non-tangent curve to the left having a radius of 25.00 feet, the radius point of which bears South 85 degrees 47 minutes 49 seconds East; thence southeasterly along said curve an arc distance of 40.02 feet to a point which bears South 02 degrees 29 minutes 40 seconds West from said radius point; thence South 87 degrees 30 minutes 20 seconds East a distance of 86.24 feet to the point of curvature of a curve to the left having a radius of 860.00 feet, the radius point of which bears North 02 degrees 29 minutes 40 seconds East; thence easterly along said curve an arc distance of 33.06 feet to a point which bears South 00 degrees 17 minutes 31 seconds West from said radius point; thence South 89 degrees 42 minutes 29 seconds East a distance of 34.19 feet to the point of curvature of a curve to the left having a radius of 25.00 feet, the radius point of which bears North 00 degrees 17 minutes 31 seconds East; thence northeasterly along said curve an arc distance of 39.27 feet to a point which bears South 89 degrees 42 minutes 29 seconds East from said radius point; thence North 00 degrees 17 minutes 31 seconds East a distance of 214.41 feet; thence South 89 degrees 42 minutes 29 seconds East a distance of 40.00 feet to the east line said Northwest Quarter of Section 25; thence South 00 degrees 17 minutes 31 seconds West along said east line a distance of 1500.99 feet to the POINT OF BEGINNING, containing 22.306 acres, more or less.

DEVELOPER/PREPARED FOR:

ARBOR INVESTMENTS, LLC
9225 HARRISON PARK CT.
INDIANAPOLIS, IN 46216
CONTACT: LANTZ MCELROY

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UTILITY CONTACTS

SUBDIVISION ELECTRICAL DISTRIBUTION COORDINATION
DUKE ENERGY
100 S. MILL CREEK ROAD
NOBLESVILLE, IN 46062
JESSI HERRINGTON: 317-776-5365
Jessica.Herrington@duke-energy.com

LIFT STATION ELECTRICAL COORDINATION
DUKE ENERGY
100 S. MILL CREEK ROAD
NOBLESVILLE, IN 46062
ERIC LONG: 765-278-8257
Eric.Long@duke-energy.com

TELEPHONE:
NINE STAR CONNECT (FORMERLY HANCOCK TELECOM)
2243 E. MAIN ST.
GREENFIELD, IN 46140
JENNIFER MCMILLAN: 317-323-2090
jmcmillan@ninestarconnect.com

SANITARY:
FALL CREEK REGIONAL WASTE DISTRICT
P.O. BOX 59
PENDLETON, IN 46064
TIM MCCURDY: 765-778-7544
tmccurdy@fcrwd.com

STORM SEWER:
TOWN OF INGALLS
227 N. SWAIN ST.
INGALLS, IN 46048
CONTACT: 317-485-4321

WATER:
TOWN OF INGALLS
P.O. BOX 277
INGALLS, IN 46048
RANDY MCVAY: 317-485-4321
rjmcvoy@aquaamerica.com

GAS:
VECTREN
600 INDUSTRIAL DRIVE
FRANKLIN, IN 46131
KIMBERLY BURTON-KELLY
(317) 736-2915
kbkelly@vectren.com

OVERALL GENERAL PROJECT NOTES:

1. 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.

2. 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 TO 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.

3. 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.

4. 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.

5. THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER.

6. PLANS AND SPECIFICATIONS REFERENCE ARCHITECT, ENGINEER AND LANDSCAPE ARCHITECT INTERCHANGEABLY THROUGHOUT.

REVISIONS

DATE	DESCRIPTION	BY
03/23/18	REVISED PER FCRWD REVIEW COMMENTS	DC

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

MAPLE TRAILS
SECTION 1
COVER

SEAN M. DOWNEY
REGISTERED
No. 10200309
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	TD
CHECKED BY	SD
DATE	FEBRUARY 12, 2018
SCALE	AS SHOWN
JOB NUMBER	2017-095-A
SHEET	C1.0

COVER

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Plot Date: Mar 21, 2018 Plot Time: 11:27am File Name: W:\Arbor Homes\2017-095-A Arbor- Maple Trails Sec 1\Design\CAD\17095A Cover Sheet.dwg, Layout: C1.0 By: dchesterfield