

# MAPLE TRAILS SECTION 2

AUGUST 7, 2018

## SITE ADDRESS:

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

## DEVELOPER/PREPARED FOR:

ARBOR INVESTMENTS  
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  
NOLLSVILLE, IN 46062  
JESSI HERRINGTON: 317-776-5365  
jessica.herrington@duke-energy.com

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

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

**SANITARY:**  
FALL CREEK REGIONAL WASTE DISTRICT  
P.O. BOX 59  
PENDELTON, IN 46064  
TIM MCCURDY: 765-778-7544  
timccurdy@crwd.com

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

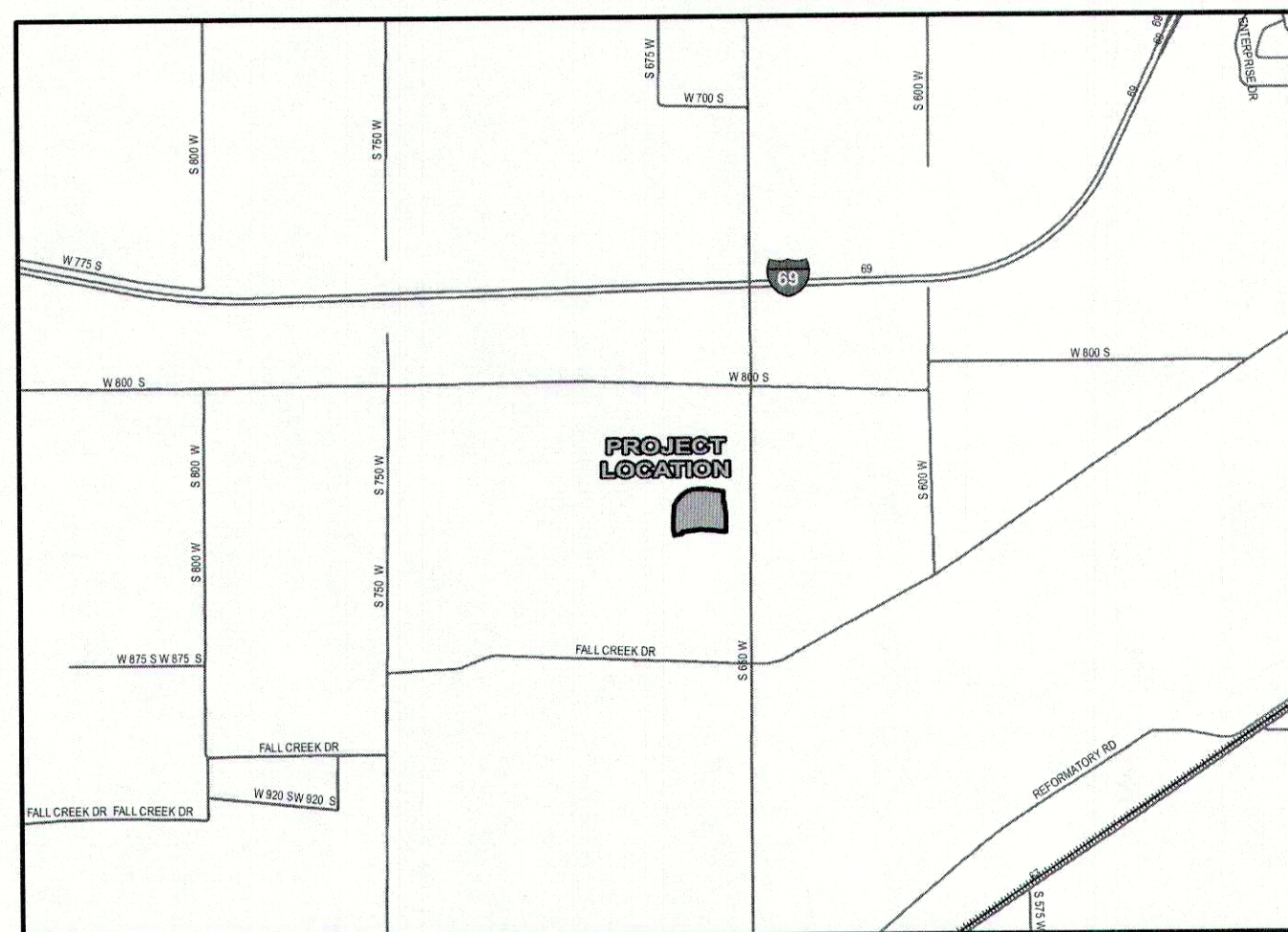
**WATER:**  
TOWN OF INGALLS  
P.O. BOX 59  
INGALLS, IN 46048  
RANDY MCVAY: 317-485-4321  
rjmcvay@aquamerica.com

## 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 CONTRACTOR'S 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 CONTRACTOR'S 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. THE 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.

PROJECT LOCATION:  
TOWN OF INGALLS  
MADISON COUNTY

AREA LOCATION MAP: STATE OF INDIANA  
SCALE: NONE



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

## 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 169-15-05323, 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 = 879.87 (NAVD 88)

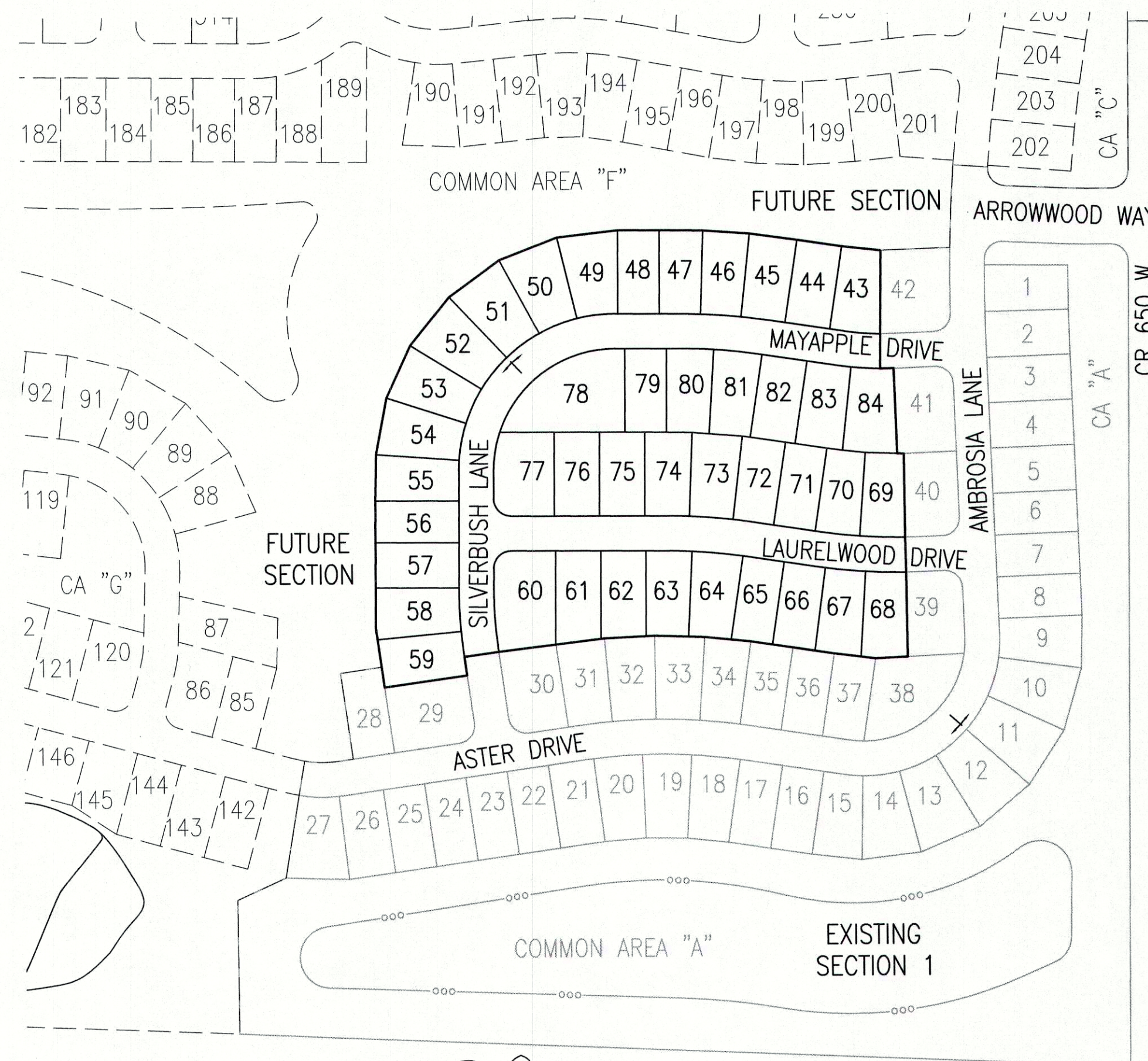
TBM #2  
SOUTHWEST UPPER BONNET BOLT  
670 FEET SOUTH OF CL 800 SOUTH & 15 FEET WEST OF CL 650 WEST  
ELEV = 866.74 (NAVD 88)

TBM #3  
SOUTHWEST UPPER BONNET BOLT  
1695 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



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

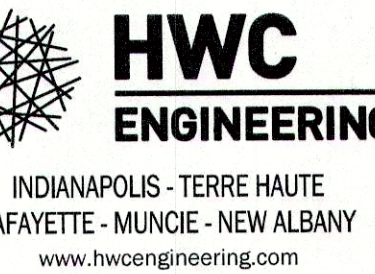
## LEGAL DESCRIPTION:

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:

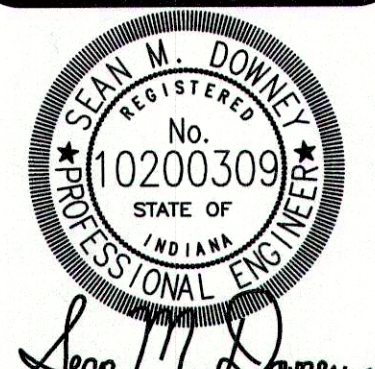
COMMENCING at a half-inch iron pipe in a monument box marking the southeast corner of said quarter section and the following twenty-seven (27) courses being along the lines of Maple Trails, Section 1; (1) thence North 87 degrees 34 minutes 52 seconds West a distance of 1322.69 feet to the southwest corner of said quarter-quarter section; (2) thence North 00 degrees 25 minutes 30 seconds West a distance of 191.72 feet; (3) thence North 65 degrees 42 minutes 39 seconds East a distance of 76.32 feet; (4) 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; (5) 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; (6) thence North 81 degrees 57 minutes 10 seconds East a distance of 23.55 feet; (7) thence North 08 degrees 02 minutes 50 seconds West a distance of 124.35 feet; (8) thence North 81 degrees 57 minutes 10 seconds East a distance of 60.00 feet to the POINT OF BEGINNING; (9) thence South 08 degrees 02 minutes 50 seconds East a distance of 29.65 feet; (10) thence North 81 degrees 57 minutes 10 seconds East a distance of 120.00 feet; (11) thence North 08 degrees 02 minutes 50 seconds West a distance of 26.98 feet; (12) thence North 81 degrees 57 minutes 10 seconds East a distance of 30.00 feet; (13) thence North 81 degrees 06 minutes 58 seconds East a distance of 152.96 feet; (14) thence North 87 degrees 17 minutes 27 seconds East a distance of 72.25 feet; (15) thence South 88 degrees 19 minutes 39 seconds East a distance of 72.25 feet; (16) thence South 84 degrees 06 minutes 53 seconds East a distance of 66.69 feet; (17) thence South 81 degrees 28 minutes 14 seconds East a distance of 61.14 feet; (18) thence South 81 degrees 24 minutes 25 seconds East a distance of 60.00 feet; (19) thence South 82 degrees 45 minutes 02 seconds East a distance of 60.02 feet; (20) thence North 87 degrees 00 minutes 52 seconds East a distance of 46.17 feet; (21) thence North 00 degrees 38 minutes 58 seconds West a distance of 121.48 feet; (22) thence North 01 degrees 02 minutes 07 seconds West a distance of 50.00 feet; (23) thence North 00 degrees 37 minutes 27 seconds West a distance of 120.00 feet; (24) thence North 88 degrees 10 minutes 48 seconds West a distance of 9.30 feet; (25) 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; (26) 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; (27) thence North 00 degrees 36 minutes 24 seconds East a distance of 170.00 feet; thence North 83 degrees 55 minutes 18 seconds West a distance of 56.37 feet; thence North 81 degrees 24 minutes 25 seconds West a distance of 65.00 feet; thence North 82 degrees 02 minutes 41 seconds West a distance of 68.93 feet; thence North 85 degrees 55 minutes 42 seconds West a distance of 67.11 feet; thence North 89 degrees 22 minutes 59 seconds West a distance of 62.84 feet; thence North 89 degrees 43 minutes 03 seconds West a distance of 60.00 feet; thence North 83 degrees 38 minutes 04 seconds West a distance of 87.89 feet; thence South 68 degrees 53 minutes 03 seconds West a distance of 89.45 feet; thence South 53 degrees 59 minutes 14 seconds West a distance of 89.45 feet; thence South 39 degrees 05 minutes 25 seconds West a distance of 89.45 feet; thence South 24 degrees 45 minutes 59 seconds West a distance of 82.60 feet; thence South 11 degrees 00 minutes 55 seconds West a distance of 82.60 feet; thence South 00 degrees 57 minutes 25 seconds West a distance of 66.38 feet; thence South 00 degrees 16 minutes 57 seconds West a distance of 181.82 feet; thence South 08 degrees 02 minutes 50 seconds East a distance of 57.52 feet to the POINT OF BEGINNING, containing 9.689 acres, more or less.

## REVISIONS

DATE	DESCRIPTION	BY



MAPLE TRAILS  
SECTION 2  
COVER



DRAWN BY  
TD  
CHECKED BY  
SD  
DATE  
AUGUST 7, 2018  
SCALE  
AS SHOWN  
SHEET

C1.0  
COVER