

# MAPLE TRAILS SECTION 3

AUGUST 7, 2019

## SITE ADDRESS:

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



KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG.  
Call 811 or 800-382-5544 Before you Dig!

## DEVELOPER/PREPARED FOR:

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

## SHEET INDEX:

- C1.0 COVER
- C1.1-1.2 DEVELOPMENT PLAN
- C1.3-1.4 PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
- C1.5-1.6 POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
- C1.7-1.8 MASS GRADING PLAN & STORMWATER POLLUTION PREVENTION PLAN
- C1.9-1.10 UTILITY LATERAL PLAN
- C2.0-2.2 STREET PLAN & PROFILES
- C3.0 INTERSECTION DETAILS
- C3.1-3.2 TRAFFIC CONTROL PLAN
- C3.3 ENTRANCE PLAN
- C3.4 MAINTENANCE OF TRAFFIC PLAN
- C4.0-4.2 SANITARY SEWER PLAN & PROFILES
- C6.0-6.4 STORM SEWER PLAN & PROFILES
- C7.0-7.1 WATER DISTRIBUTION PLAN
- C8.0 STORMWATER POLLUTION PREVENTION NOTES
- C8.1 STORMWATER POLLUTION PREVENTION DETAILS
- C8.2-8.5 CONSTRUCTION DETAILS
- C8.6-8.8 SANITARY SPECIFICATIONS
- L1.0-1.1 LANDSCAPE PLAN

## UTILITY CONTACTS

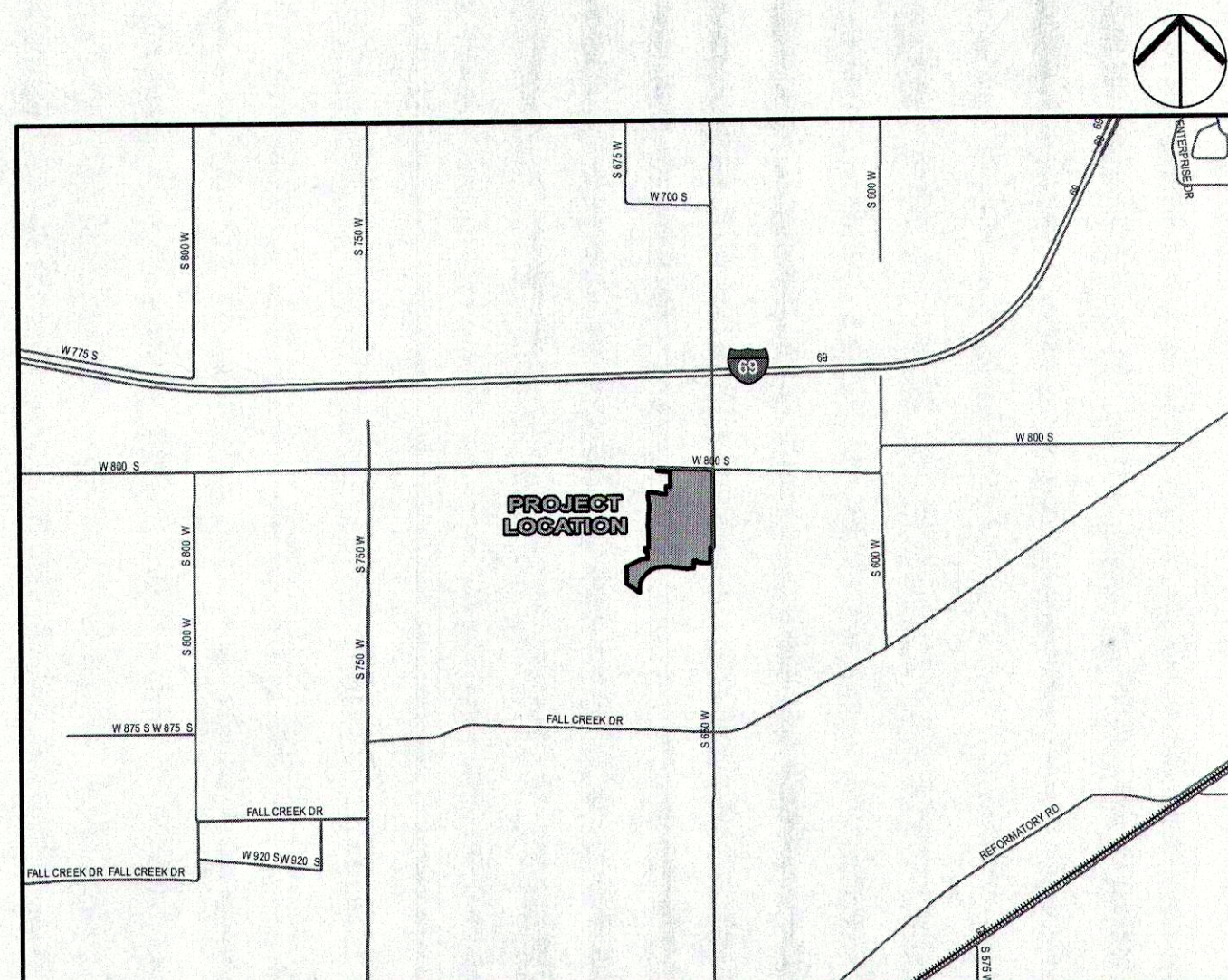
<b>SUBDIVISION ELECTRICAL DISTRIBUTION COORDINATION</b> DUKE ENERGY 100 S. MILL CREEK ROAD NOBLESVILLE, IN 46062 JESSIE HERRINGTON: 317-776-5365 jessie.herrington@duke-energy.com	<b>SANITARY:</b> FALL CREEK REGIONAL WASTE DISTRICT P.O. BOX 59 PENDLETON, IN 46064 TIM MCCORDY: 765-778-7544 timccordy@crwd.com	<b>WATER:</b> TOWN OF INGALLS P.O. BOX 277 INGALLS, IN 46048 RANDY MCNAVY: 317-485-4321 rjmcnavy@aquaservice.com
<b>GAS:</b> VECTREN 600 INDUSTRIAL DRIVE FRANKLIN, IN 46131 KIMBERLY BURTON-KELLY (317) 736-2915 kkelly@vectren.com	<b>STORM SEWER:</b> TOWN OF INGALLS 227 N. SWAN ST. INGALLS, IN 46048 CONTACT: 317-485-4321	
<b>TELEPHONE:</b> NINE STAR CONNECT (FORMERLY HANCOCK TELECOM) 2243 E. MAIN ST. GREENFIELD, IN 46140 JENNIFER MCILLIAN: 317-323-2090 jmcillian@ninstarconnect.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 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.
- 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 = 870.36 (NAVD 88)

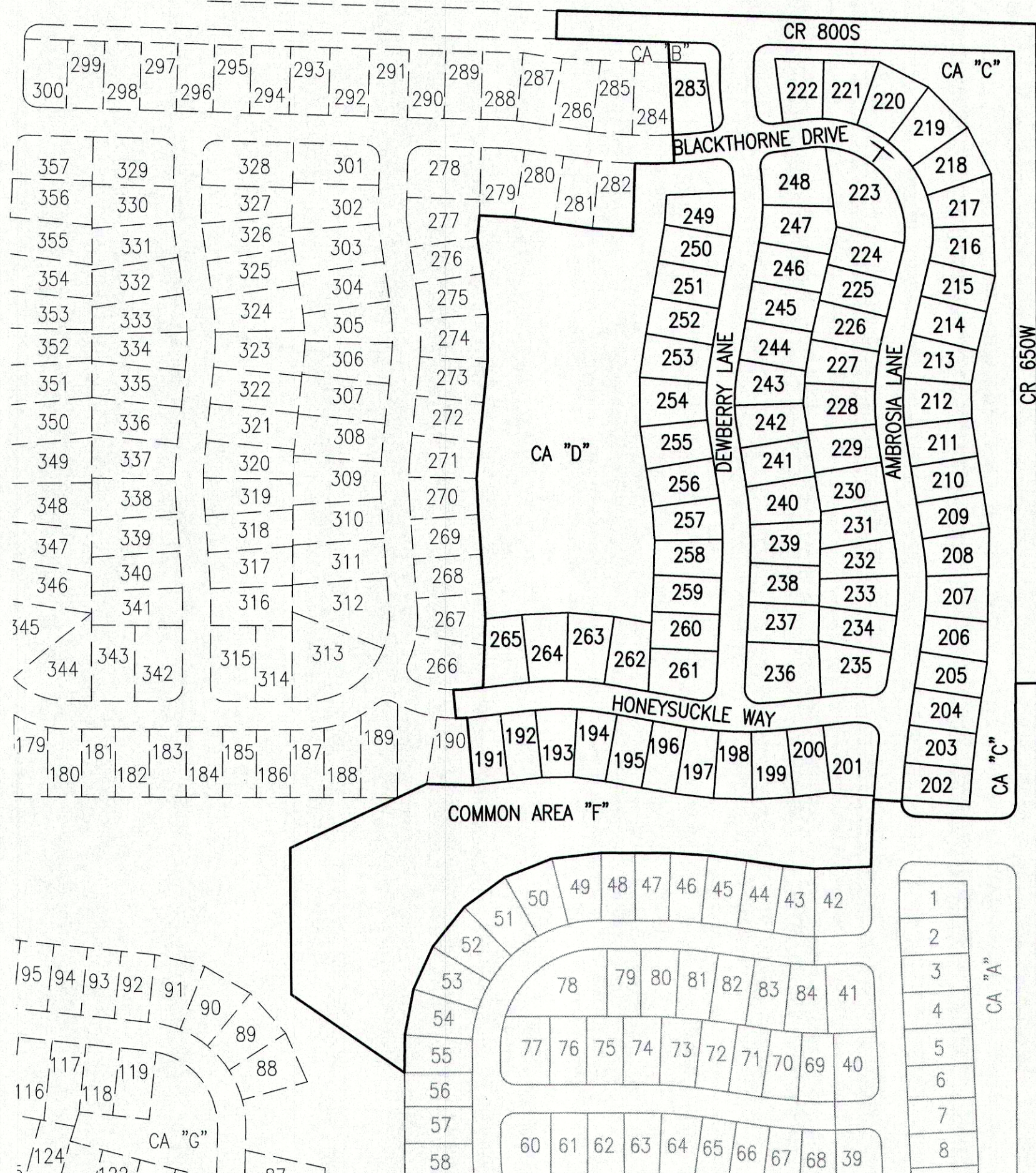
TBM #2  
SOUTHWEST UPPER BONNET BOLT  
870 FEET SOUTH OF CL 800 SOUTH & 15 FEET WEST OF CL 650 WEST  
ELEV = 866.74 (NAVD 88)

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  
1250 FEET NORTH OF CL FALL CREEK DRIVE & 17 FEET WEST OF CL 650 WEST  
ELEV = 864.08 (NAVD 88)

## VERTICAL DATUM INFORMATION:

NAVD 88



## 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 northeast corner of said quarter section; thence South 00 degrees 17 minutes 31 seconds West (grid bearing based upon Indiana State Plane East Zone, NAD 83 2011, EPOCH 2010.0000) along the east line of said quarter section a distance of 1167.41 feet to a northeast corner of Maple Trails, Section 1, per plat recorded as Instrument #2019001542 in the Office of the Recorder of Madison County, Indiana and the following ten (10) courses are along the northerly lines of said plot; (1) thence North 89 degrees 42 minutes 29 seconds West a distance of 40.00 feet; (2) thence South 00 degrees 17 minutes 31 seconds West a distance of 214.41 feet to the point of curvature of a curve to the right having a radius of 25.00 feet; (3) thence southeasterly along said curve an arc distance of 39.27 feet being subtended by a long chord having a bearing of South 45 degrees 17 minutes 31 seconds West and a chord length of 35.36 feet; (4) thence North 89 degrees 42 minutes 29 seconds West a distance of 34.19 feet to the point of curvature of a curve to the right having a radius of 860.00 feet; (5) thence westerly along said curve an arc distance of 33.06 feet being subtended by a long chord having a bearing of North 88 degrees 36 minutes 24 seconds West and a chord length of 33.06 feet; (6) thence North 87 degrees 30 minutes 20 seconds West a distance of 86.24 feet to the point of curvature of a curve to the right having a radius of 25.00 feet; (7) thence northwesterly along said curve an arc distance of 40.02 feet being subtended by a long chord having a bearing of North 41 degrees 39 minutes 05 seconds West and a chord length of 35.88 feet; (8) thence North 85 degrees 47 minutes 49 seconds West a distance of 50.00 feet to a point on a non-tangent curve to the left having a radius of 225.00 feet; (9) thence southeasterly along said curve an arc distance of 116.63 feet being subtended by a long chord having a bearing of South 02 degrees 41 minutes 45 seconds West and a chord length of 116.62 feet; (10) thence South 88 degrees 00 minutes 00 seconds West a distance of 99.64 feet to a northeast corner of Maple Trails, Section 2, per plat recorded as Instrument #2019009722 in the Office of the Recorder of Madison County, Indiana and the following thirteen (13) courses are along the northerly and westerly lines of said plot; (1) thence North 83 degrees 55 minutes 18 seconds West a distance of 56.37 feet; (2) thence North 81 degrees 24 minutes 25 seconds West a distance of 65.00 feet; (3) thence North 82 degrees 02 minutes 41 seconds West a distance of 68.83 feet; (4) thence North 85 degrees 55 minutes 42 seconds West a distance of 67.11 feet; (5) thence North 89 degrees 22 minutes 59 seconds West a distance of 62.84 feet; (6) thence North 89 degrees 43 minutes 03 seconds West a distance of 60.00 feet; (7) thence South 83 degrees 38 minutes 04 seconds West a distance of 87.89 feet; (8) thence South 68 degrees 53 minutes 03 seconds West a distance of 89.45 feet; (9) thence South 53 degrees 59 minutes 14 seconds West a distance of 89.45 feet; (10) thence South 39 degrees 05 minutes 25 seconds West a distance of 89.45 feet; (11) thence South 24 degrees 45 minutes 59 seconds West a distance of 82.60 feet; (12) thence South 11 degrees 00 minutes 55 seconds West a distance of 82.60 feet; (13) thence South 00 degrees 57 minutes 25 seconds West a distance of 66.38 feet; thence North 55 degrees 06 minutes 11 seconds West a distance of 243.34 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 259.47 feet; thence North 65 degrees 20 minutes 03 seconds East a distance of 209.70 feet; thence North 64 degrees 45 minutes 28 seconds East a distance of 57.53 feet; thence South 87 degrees 49 minutes 27 seconds East a distance of 82.60 feet; thence North 04 degrees 41 minutes 59 seconds West a distance of 120.00 feet to a point on a non-tangent curve to the right having a radius of 225.00 feet; thence westerly along said curve an arc distance of 20.03 feet being subtended by a long chord having a bearing of South 87 degrees 51 minutes 01 seconds West and a chord length of 20.02 feet; thence North 04 degrees 41 minutes 59 seconds West a distance of 50.26 feet to a point on a non-tangent curve to the left having a radius of 175.00 feet; thence easterly along said curve an arc distance of 24.14 feet being subtended by a long chord having a bearing of North 87 degrees 54 minutes 42 seconds East and a chord length of 24.12 feet; thence North 83 degrees 57 minutes 37 seconds East a distance of 28.81 feet; thence North 02 degrees 19 minutes 20 seconds East a distance of 121.29 feet; thence North 02 degrees 18 minutes 24 seconds West a distance of 45.29 feet; thence North 03 degrees 44 minutes 45 seconds West a distance of 140.00 feet; thence North 02 degrees 41 minutes 53 seconds West a distance of 64.61 feet; thence North 05 degrees 16 minutes 08 seconds East a distance of 64.69 feet; thence North 06 degrees 17 minutes 14 seconds East a distance of 70.00 feet; thence North 06 degrees 04 minutes 19 seconds East a distance of 72.90 feet; thence North 00 degrees 32 minutes 09 seconds East a distance of 83.23 feet; thence North 06 degrees 30 minutes 12 seconds West a distance of 72.35 feet; thence North 07 degrees 55 minutes 19 seconds West a distance of 65.00 feet; thence North 05 degrees 49 minutes 26 seconds East a distance of 38.89 feet; thence South 86 degrees 23 minutes 43 seconds East a distance of 62.72 feet; thence South 81 degrees 15 minutes 36 seconds East a distance of 70.00 feet; thence South 81 degrees 59 minutes 25 seconds East a distance of 69.99 feet; thence South 85 degrees 44 minutes 16 seconds East a distance of 71.85 feet; thence North 02 degrees 11 minutes 36 seconds East a distance of 120.00 feet to a point on a non-tangent curve to the left having a radius of 875.00 feet; thence easterly along said curve an arc distance of 69.52 feet being subtended by a long chord having a bearing of North 88 degrees 55 minutes 01 seconds East and a chord length of 69.51 feet; thence North 02 degrees 21 minutes 33 seconds West a distance of 215.03 feet; thence North 88 degrees 01 minutes 51 seconds West a distance of 198.66 feet; thence North 01 degrees 58 minutes 09 seconds East a distance of 50.00 feet to the north line of said quarter section; thence South 88 degrees 01 minutes 51 seconds East along said north line a distance of 850.00 feet to the POINT OF BEGINNING, containing 33.241 acres, more or less.

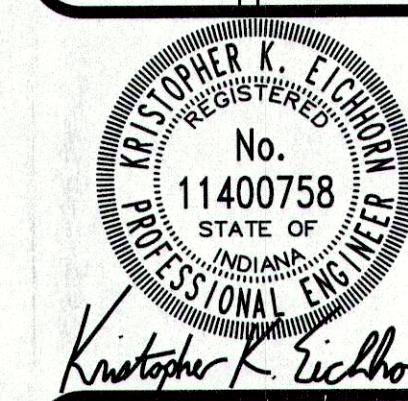
## REVISIONS

DATE	DESCRIPTION	BY



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

MAPLE TRAILS  
SECTION 3  
COVER SHEET



DRAWN BY  
TS  
CHECKED BY  
KE  
DATE  
AUGUST 7, 2019  
SCALE  
AS SHOWN  
SHEET

C1.0  
COVER SHEET