

MAPLE TRAILS

SECTION 4

CONSTRUCTION PLANS

APRIL 16, 2020



DEVELOPER/PREPARED FOR:

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

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 MASS GRADING PLAN
- C1.8 MASS GRADING STORMWATER POLLUTION PREVENTION PLAN
- C1.9-1.10 UTILITY LATERAL PLAN
- C2.0-2.1 STREET PLAN & PROFILES
- C3.0 INTERSECTION DETAILS
- C3.1-3.2 TRAFFIC CONTROL PLAN
- C4.0-4.1 SANITARY SEWER PLAN & PROFILES
- C6.0-6.3 STORM SEWER PLAN & PROFILES
- C7.0-7.1 WATER DISTRIBUTION PLAN
- C8.0 STORMWATER POLLUTION PREVENTION NOTES
- C8.1 STORMWATER POLLUTION PREVENTION DETAILS
- C8.2-8.4 CONSTRUCTION DETAILS
- C8.5 FCRWD SANITARY DETAILS
- C8.6-8.8 FCRWD SANITARY SPECIFICATIONS
- L1.0-1.1 LANDSCAPE PLAN

UTILITY CONTACTS

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

SANITARY:
FALL CREEK REGIONAL WASTE DISTRICT
P.O. BOX 59
PENDLETON, IN 46064
TIM MCCORDY: 317-776-7544
tmccordy@fcrwd.com

WATER:
TOWN OF INGALLS
600 INDUSTRIAL DRIVE
FRANKLIN, IN 46131
INGALLS, IN 46048
RANDY MCVAY: 317-485-4321
rmcvey@equumerica.com

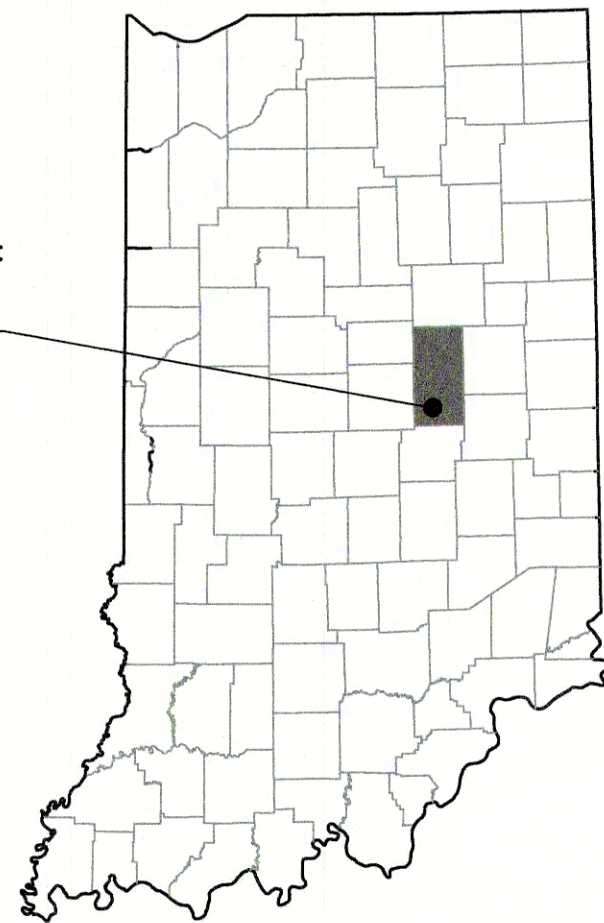
GAS:
VETREN
227 N. SHAW ST.
INGALLS, IN 46048
CONTACT: 317-485-4321
kbbely@vetren.com

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

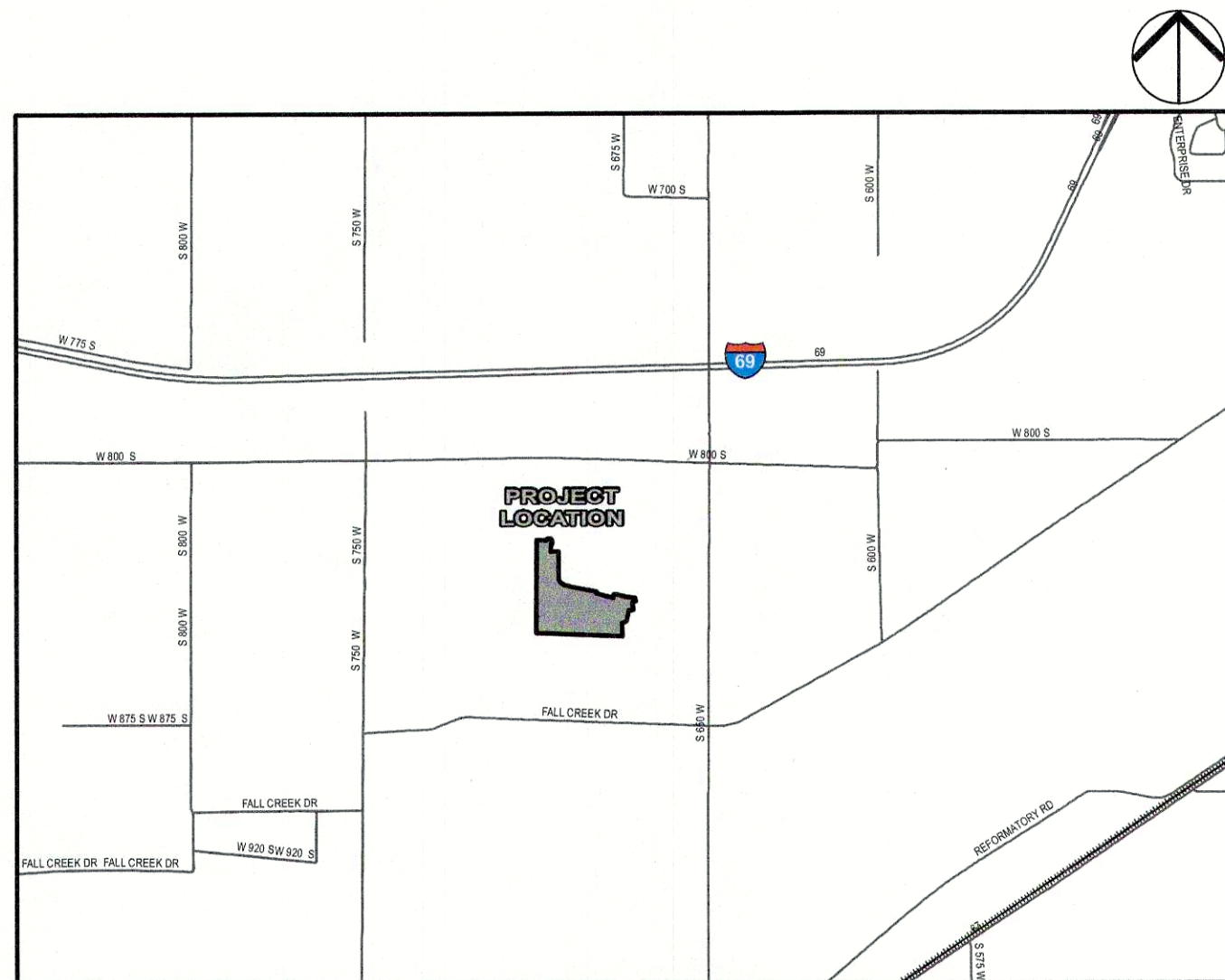
OVERALL GENERAL PROJECT NOTES:

- 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 OR 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 SHALL 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.
- 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-49; 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)

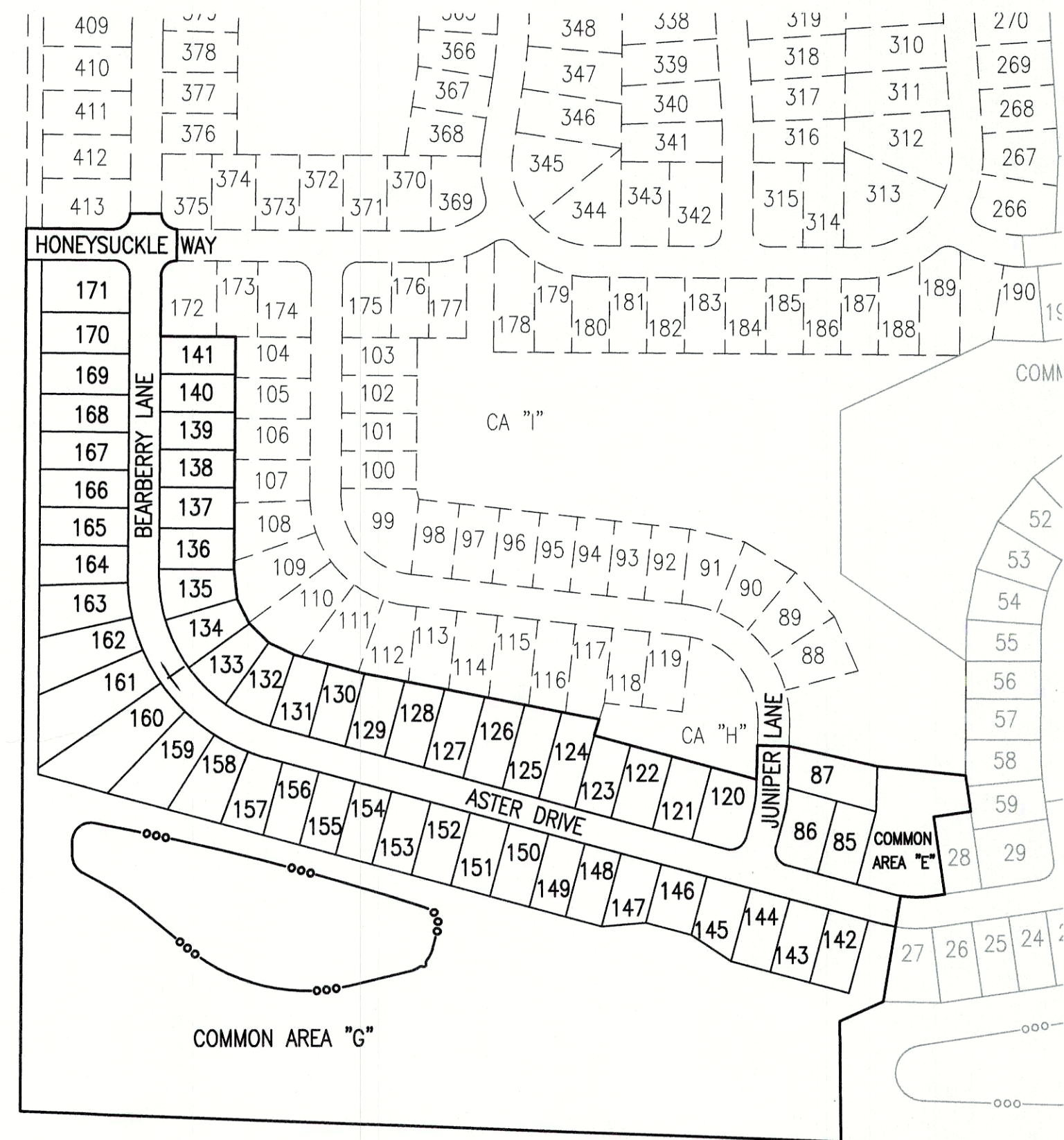
TBM #2
SOUTHWEST UPPER BONNET BOLT
670 FEET SOUTH OF CL 800 SOUTH & 15 FEET WEST OF CL 650 WEST
ELEV = 866.74 (NAVD 88)

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

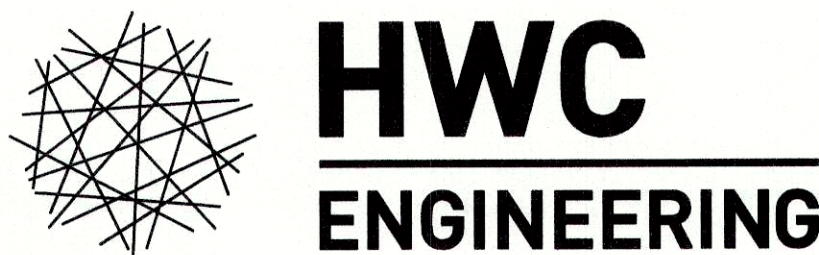


NOT TO SCALE

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:

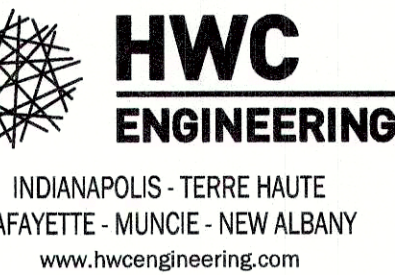
BEGINNING at a stone marking the southwest corner of said quarter section; thence South 87 degrees 45 minutes 40 seconds East (grid bearing based upon Indiana State Plane East Zone, NAD 83 2011, EPOCH 2010.0000) along the south line of the southwest quarter of said Northwest Quarter a distance of 1312.50 feet to a southwest corner of Maple Trails, Section 1, per plat recorded as Instrument #2019R001542 in said Recorder's Office and the following seven (7) courses are along the westerly and northerly lines of said tract; (1) thence North 00 degrees 24 minutes 55 seconds West a distance of 191.72 feet; (2) thence North 65 degrees 42 minutes 39 seconds East a distance of 76.32 feet; (3) thence North 09 degrees 26 minutes 07 seconds East a distance of 170.00 feet to a point on a non-tangent curve to the left having a radius of 155.00 feet being subtended by a long chord having a bearing of South 89 degrees 18 minutes 22 seconds East and a chord length of 47.11 feet; (4) thence easterly along said curve an arc distance of 47.29 feet; (5) thence North 81 degrees 57 minutes 10 seconds East a distance of 60.00 feet to a westerly line of Maple Trails, Section 2, per plat recorded as Instrument Number 2019R009722 in said Recorder's Office; thence North 08 degrees 02 minutes 50 seconds West along a west line of said Maple Trails, Section 2 a distance of 57.52 feet; thence North 84 degrees 02 minutes 23 seconds West a distance of 141.80 feet; thence North 77 degrees 10 minutes 50 seconds West a distance of 144.96 feet; thence North 88 degrees 20 minutes 00 seconds West a distance of 50.00 feet; thence South 01 degrees 40 minutes 00 seconds West a distance of 53.98 feet; thence North 74 degrees 52 minutes 10 seconds West a distance of 268.52 feet; thence North 17 degrees 28 minutes 05 seconds East a distance of 27.15 feet; thence North 78 degrees 56 minutes 26 seconds West a distance of 382.07 feet; thence North 74 degrees 52 minutes 10 seconds West a distance of 60.00 feet; thence North 74 degrees 50 minutes 20 seconds West a distance of 56.80 feet; thence North 64 degrees 41 minutes 21 seconds West a distance of 44.64 feet; thence North 45 degrees 13 minutes 01 seconds West a distance of 43.13 feet; thence North 25 degrees 55 minutes 41 seconds West a distance of 43.99 feet; thence North 06 degrees 10 minutes 27 seconds West a distance of 47.07 feet; thence North 00 degrees 31 minutes 37 seconds East a distance of 370.00 feet; thence North 89 degrees 28 minutes 23 seconds West a distance of 120.00 feet; thence North 00 degrees 31 minutes 37 seconds East a distance of 37.00 feet; thence North 89 degrees 28 minutes 23 seconds West a distance of 39.27 feet; thence North 00 degrees 31 minutes 37 seconds East a distance of 50.00 feet; to a point on a non-tangent curve to the right having a radius of 25.00 feet being subtended by a long chord having a bearing of North 45 degrees 31 minutes 37 seconds East and a chord length of 35.36 feet; thence northeasterly along said curve an arc distance of 39.27 feet; thence North 89 degrees 28 minutes 23 seconds West a distance of 140.00 feet to the west line of said Quarter Section; thence South 00 degrees 31 minutes 37 seconds West along said west line a distance of 1403.86 feet to the POINT OF BEGINNING, containing 26.546 acres, more or less.



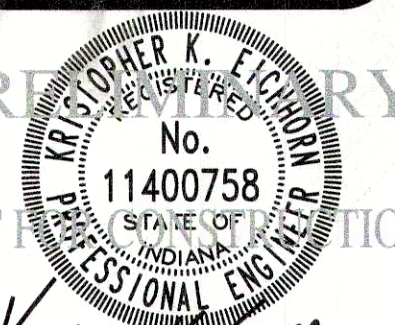
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

REVISIONS

DATE	DESCRIPTION	BY



MAPLE TRAILS SECTION 4
INGALLS, INDIANA
COVER



DRAWN BY
TD/TS/GM
CHECKED BY
KE
DATE
APRIL 16, 2020
SCALE
AS SHOWN
SHEET

C1.0
COVER