

MAPLE TRAILS

SECTION 5

CONSTRUCTION PLANS

DECEMBER 18, 2020



DEVELOPER/PREPARED FOR:

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

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UTILITY CONTACTS

SUBDIVISION ELECTRICAL DISTRIBUTION COORDINATION
DUKE ENERGY
100 S. MILL CREEK ROAD
NOBLESVILLE, IN 46062
JESS HERRINGTON: 317-776-5365
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SANITARY:
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INGALLS, IN 46048
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WATER:
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GAS:
VECTREN
600 INDUSTRIAL DRIVE
FRANKLIN, IN 46161
KIMBERLY BURTON-KELLY
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STORM SEWER:
TOWN OF INGALLS
227 N. SWAN ST.
FRANKLIN, IN 46161
CONTACT: 317-485-4321

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

OVERALL GENERAL PROJECT NOTES:

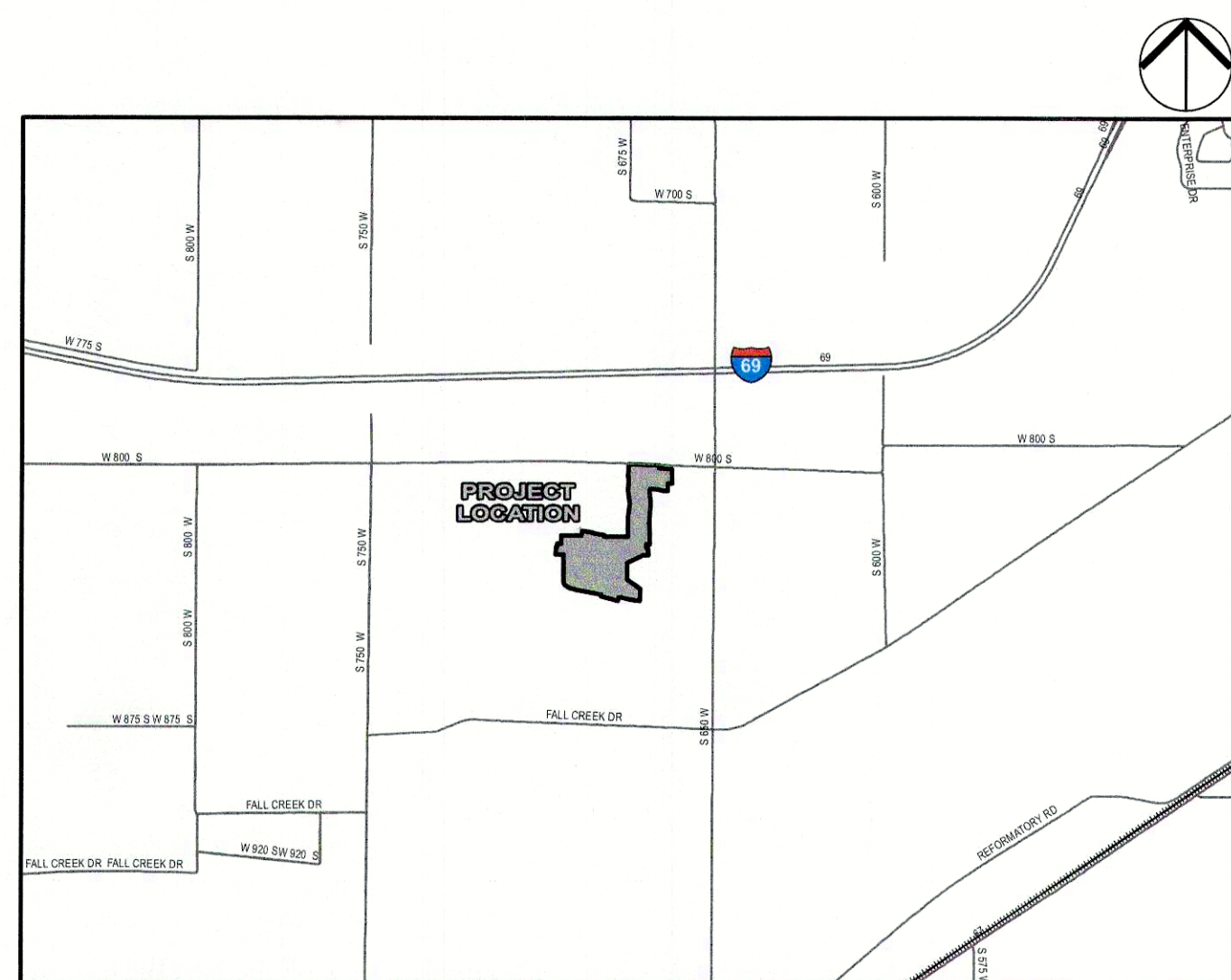
- NOT ALL GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTOR'S BENEFIT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY 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. 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.

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'

BENCHMARK INFORMATION:

ORIGINATING BENCHMARK: INDOT 48-G-0055
A BRONZE PLATE IN THE NORTH END OF THE EAST SIDEWALK OF CR 800 W BRIDGE (STR 169-15-03323, 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)

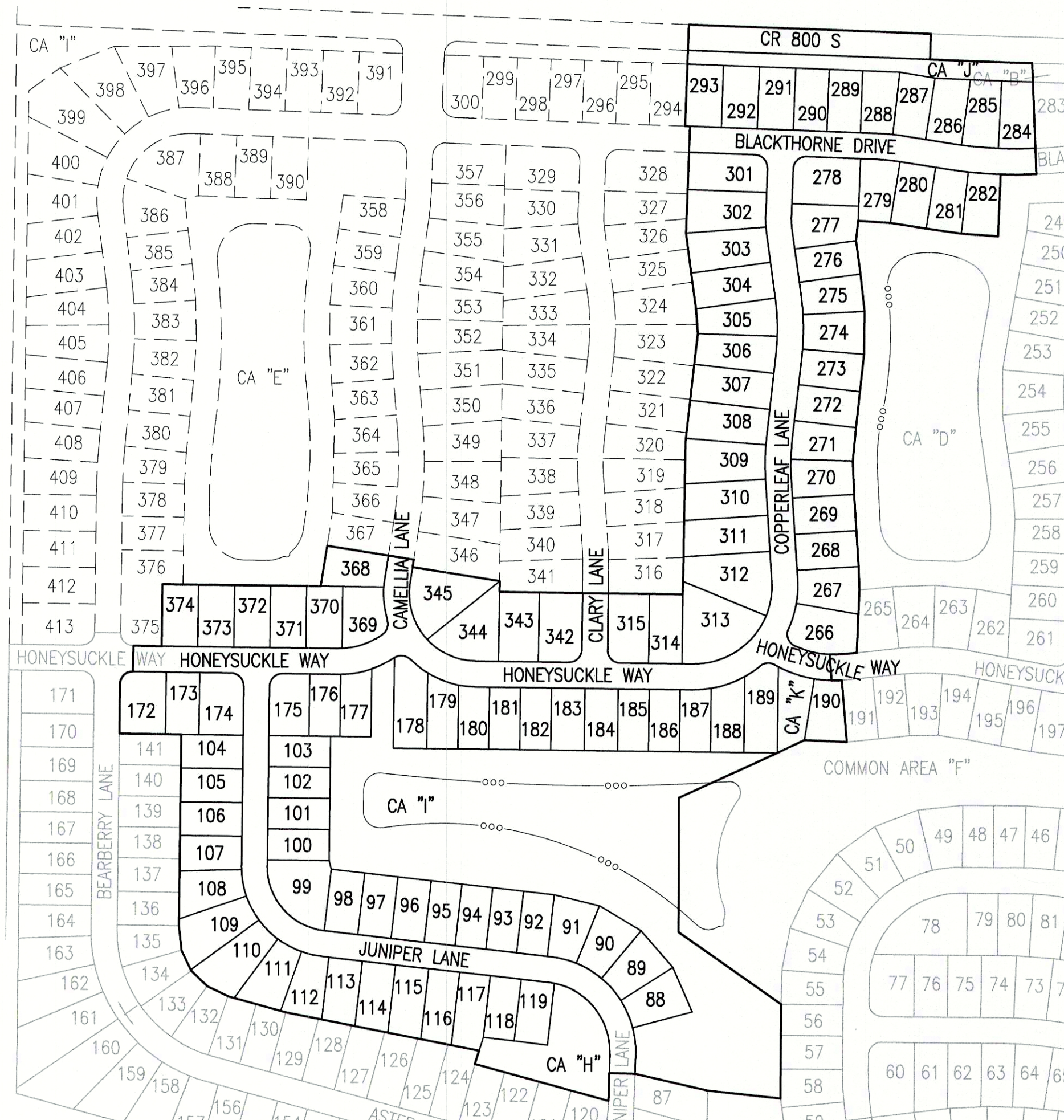
TBM #2
SOUTHWEST UPPER BONNET BOLT
670 FEET NORTH OF CL 800 SOUTH & 15 FEET WEST OF CL 650 WEST
ELEV = 866.74 (NAVD 88)

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
1280 FEET NORTH OF CL FALL CREEK DRIVE & 17 FEET WEST OF CL 650 WEST
ELEV = 864.08 (NAVD 88)

VERTICAL DATUM INFORMATION:

NAVD 88



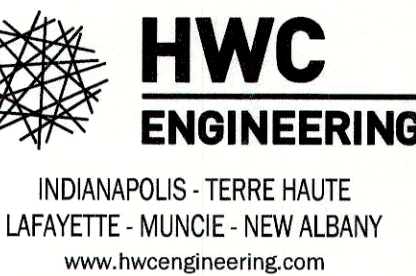
LEGAL DESCRIPTION:

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:

COMMENCING at a half-inch iron pipe in a monument box marking the northeast corner of said quarter section; thence North 88 degrees 01 minutes 51 seconds West (grid bearing based upon Indiana State Plane East Zone, NAD 83 2011, EPOCH 2010.0000) along the north line of said quarter section a distance of 850.00 feet to a northwest corner of Maple Trails, Section 3, per plat recorded as Instrument #2020R010231 in the Office of the Recorder of Madison County, Indiana and the following twenty-eight (28) courses are along the westerly, southerly and northerly lines of said plot; (1) thence South 01 degrees 58 minutes 09 seconds West a distance of 50.00 feet; (2) thence South 88 degrees 01 minutes 51 seconds East a distance of 198.66 feet; (3) thence South 02 degrees 21 minutes 33 seconds East a distance of 215.03 feet to a point on a non-tangent curve to the right having a radius of 875.00 feet and subtended by a long chord having a bearing of South 89 degrees 55 minutes 01 seconds West and a chord length of 69.51 feet; (4) thence westerly along said curve an arc distance of 69.52 feet; (5) thence South 02 degrees 11 minutes 36 seconds West a distance of 120.00 feet; thence North 85 degrees 44 minutes 16 seconds West a distance of 71.85 feet; thence North 81 degrees 59 minutes 25 seconds West a distance of 68.99 feet; (6) thence North 81 degrees 15 minutes 36 seconds West a distance of 70.00 feet; (7) thence North 86 degrees 23 minutes 43 seconds West a distance of 62.72 feet; (8) thence South 05 degrees 49 minutes 26 seconds West a distance of 38.89 feet; (9) thence South 07 degrees 55 minutes 19 seconds East a distance of 65.00 feet; (10) thence South 06 degrees 30 minutes 12 seconds East a distance of 72.35 feet; (11) thence South 00 degrees 32 minutes 09 seconds West a distance of 83.23 feet; (12) thence South 06 degrees 04 minutes 39 seconds East a distance of 72.90 feet; (13) thence South 06 degrees 17 minutes 44 seconds West a distance of 70.00 feet; (14) thence South 05 degrees 16 minutes 08 seconds West a distance of 64.61 feet; (15) thence South 02 degrees 41 minutes 53 seconds East a distance of 64.61 feet; (16) thence South 03 degrees 44 minutes 45 seconds East a distance of 140.00 feet; (17) thence South 02 degrees 18 minutes 24 seconds East a distance of 45.29 feet; (18) thence South 02 degrees 19 minutes 20 seconds West a distance of 121.29 feet; (19) thence South 83 degrees 57 minutes 37 seconds West a distance of 28.81 feet to the point of curvature of a curve to the right having a radius of 175.00 feet and subtended by a long chord having a bearing of South 87 degrees 54 minutes 42 seconds West and a chord length of 24.12 feet; (20) thence westerly along said curve an arc distance of 24.14 feet; (21) thence South 04 degrees 41 minutes 58 seconds East a distance of 50.26 feet to a point on a non-tangent curve to the left having a radius of 225.00 feet and subtended by a long chord having a bearing of North 87 degrees 51 minutes 01 seconds East and a chord length of 20.02 feet; (22) thence easterly along said curve an arc distance of 20.03 feet; (23) thence South 04 degrees 41 minutes 59 seconds East a distance of 120.00 feet; (24) thence North 87 degrees 28 minutes 05 seconds East a distance of 27.15 feet; (25) thence South 04 degrees 45 minutes 28 seconds West a distance of 57.53 feet; (26) thence South 65 degrees 20 minutes 03 seconds West a distance of 208.70 feet; (27) thence South 00 degrees 00 minutes 00 seconds East a distance of 259.47 feet; (28) thence South 55 degrees 06 minutes 11 seconds East a distance of 243.34 feet to the northwest corner of Lot 56 in Maple Trails, Section 2, per plat recorded as Instrument #2019R008722 in said Recorder's Office; thence South 00 degrees 16 minutes 57 seconds West along a westerly line of said plot a distance of 181.82 feet to the northeast corner of said quarter section; thence North 84 degrees 23 minutes 23 seconds West a distance of 141.80 feet; (2) thence North 77 degrees 10 minutes 50 seconds West a distance of 144.96 feet; (3) thence North 88 degrees 20 minutes 00 seconds West a distance of 50.00 feet; (4) thence South 01 degrees 40 minutes 00 seconds East a distance of 53.98 feet; (5) thence North 74 degrees 52 minutes 10 seconds West a distance of 288.52 feet; (6) thence North 17 degrees 28 minutes 05 seconds East a distance of 307.35 feet; (7) thence North 89 degrees 28 minutes 23 seconds East a distance of 307.35 feet; thence North 08 degrees 52 minutes 10 seconds West a distance of 60.00 feet; (9) thence North 74 degrees 50 minutes 20 seconds West a distance of 56.80 feet; (10) thence North 64 degrees 41 minutes 21 seconds East a distance of 44.64 feet; (11) thence North 45 degrees 13 minutes 01 seconds West a distance of 43.13 feet; (12) thence North 25 degrees 55 minutes 41 seconds West a distance of 43.99 feet; (13) thence North 06 degrees 10 minutes 27 seconds West a distance of 47.07 feet; (14) thence North 00 degrees 31 minutes 37 seconds East a distance of 370.00 feet; (15) thence North 89 degrees 28 minutes 23 seconds West a distance of 120.00 feet; (16) thence North 00 degrees 31 minutes 37 seconds East a distance of 95.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and 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; (17) thence northeasterly along said curve an arc distance of 39.27 feet; (18) North 00 degrees 31 minutes 37 seconds East a distance of 50.00 feet; thence North 89 degrees 28 minutes 23 seconds East a distance of 55.00 feet; thence North 00 degrees 31 minutes 37 seconds East a distance of 120.00 feet; thence North 89 degrees 28 minutes 23 seconds East a distance of 307.35 feet; thence North 08 degrees 50 minutes 30 seconds East a distance of 78.98 feet; thence South 81 degrees 09 minutes 30 seconds East a distance of 170.00 feet; thence South 08 degrees 50 minutes 30 seconds West a distance of 14.90 feet; thence South 81 degrees 09 minutes 30 seconds East a distance of 170.86 feet; thence South 00 degrees 31 minutes 37 seconds West a distance of 21.11 feet; thence South 89 degrees 28 minutes 23 seconds East a distance of 355.95 feet; thence North 00 degrees 48 minutes 54 seconds East a distance of 295.20 feet; thence North 06 degrees 17 minutes 44 seconds East a distance of 210.33 feet; thence North 04 degrees 20 minutes 03 seconds West a distance of 48.06 feet; thence North 07 degrees 55 minutes 19 seconds West a distance of 70.00 feet; thence North 07 degrees 30 minutes 57 seconds West a distance of 77.49 feet; thence North 01 degrees 58 minutes 09 seconds East a distance of 206.69 feet; thence North 88 degrees 01 minutes 51 seconds West a distance of 9.71 feet; thence North 01 degrees 58 minutes 09 seconds East a distance of 196.73 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 469.69 feet to the POINT OF BEGINNING, containing 34.771 acres, more or less.

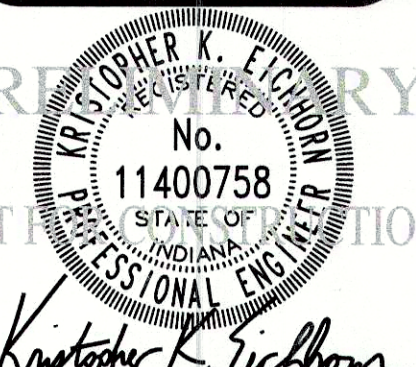
REVISIONS

DATE	DESCRIPTION	BY



MAPLE TRAILS SECTION 5
INGALLS, INDIANA

COVER



DRAWN BY TD/TS/GM	JOB NUMBER 2017-095-E
CHECKED BY KE	
DATE DECEMBER 18, 2020	
SCALE AS SHOWN	
SHEET	

C1.0
COVER