

CONSTRUCTION DOCUMENTS

FOR

MAPLEWOOD AT HUNTZINGER FARM SECTION 4 HUNTZINGER BOULEVARD PENDLETON, IN



ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216



MAPLEWOOD AT HUNTZINGER FARM SECTION 4

HUNTZINGER BOULEVARD
PENDLETON, IN



Joshua H. Crickler
CERTIFIED BY

ISSUANCE INDEX

DATE:	08/03/2020
PROJECT PHASE:	CONSTRUCTION DOCUMENTS

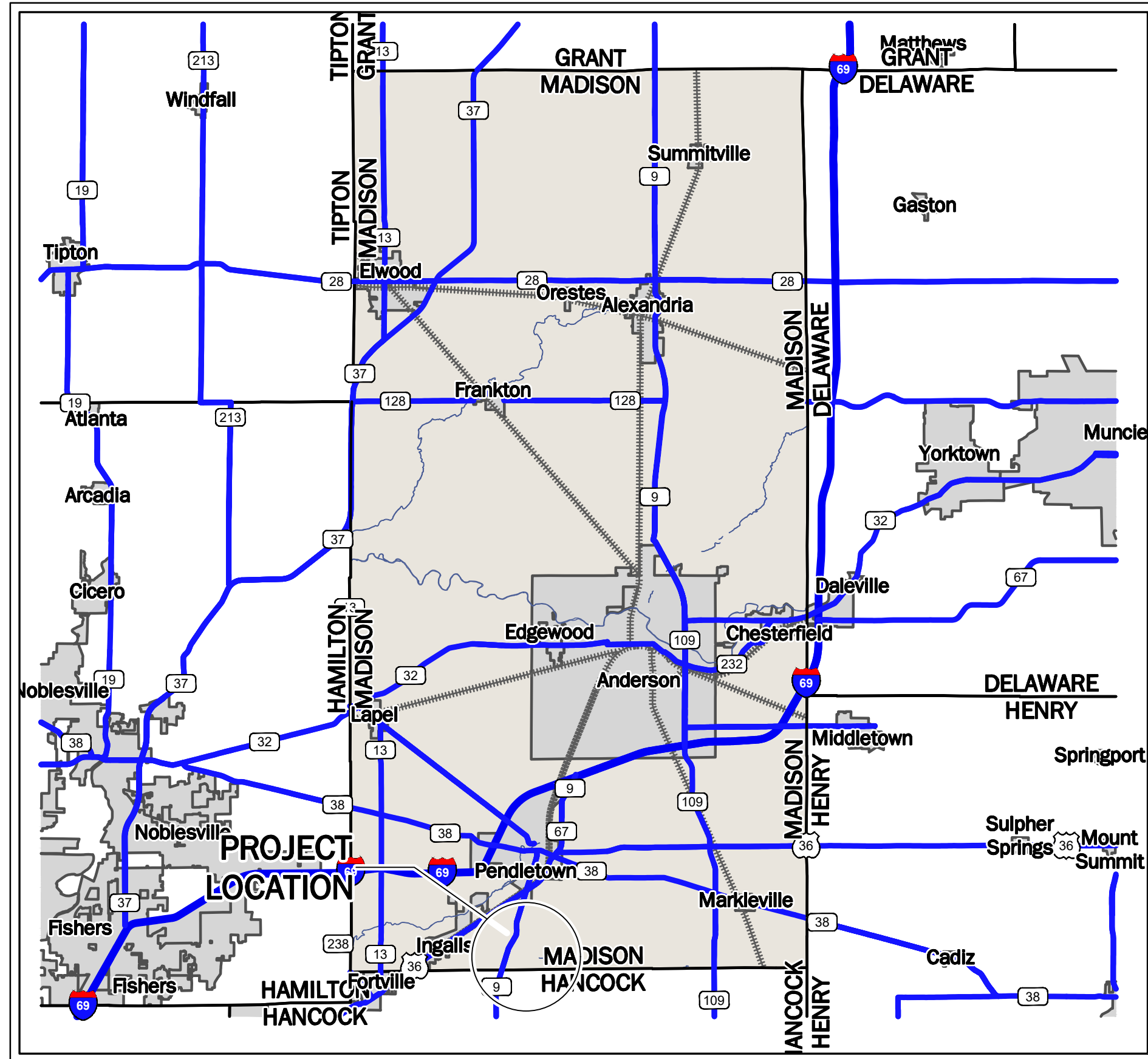
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	US 36/SR 9 PLANS	08/11/20
2	TOWN COMMENTS	09/04/20
3	INDOT COMMENTS	09/30/20
4	INDOT COMMENTS	10/30/20

Project Number 2019.02070

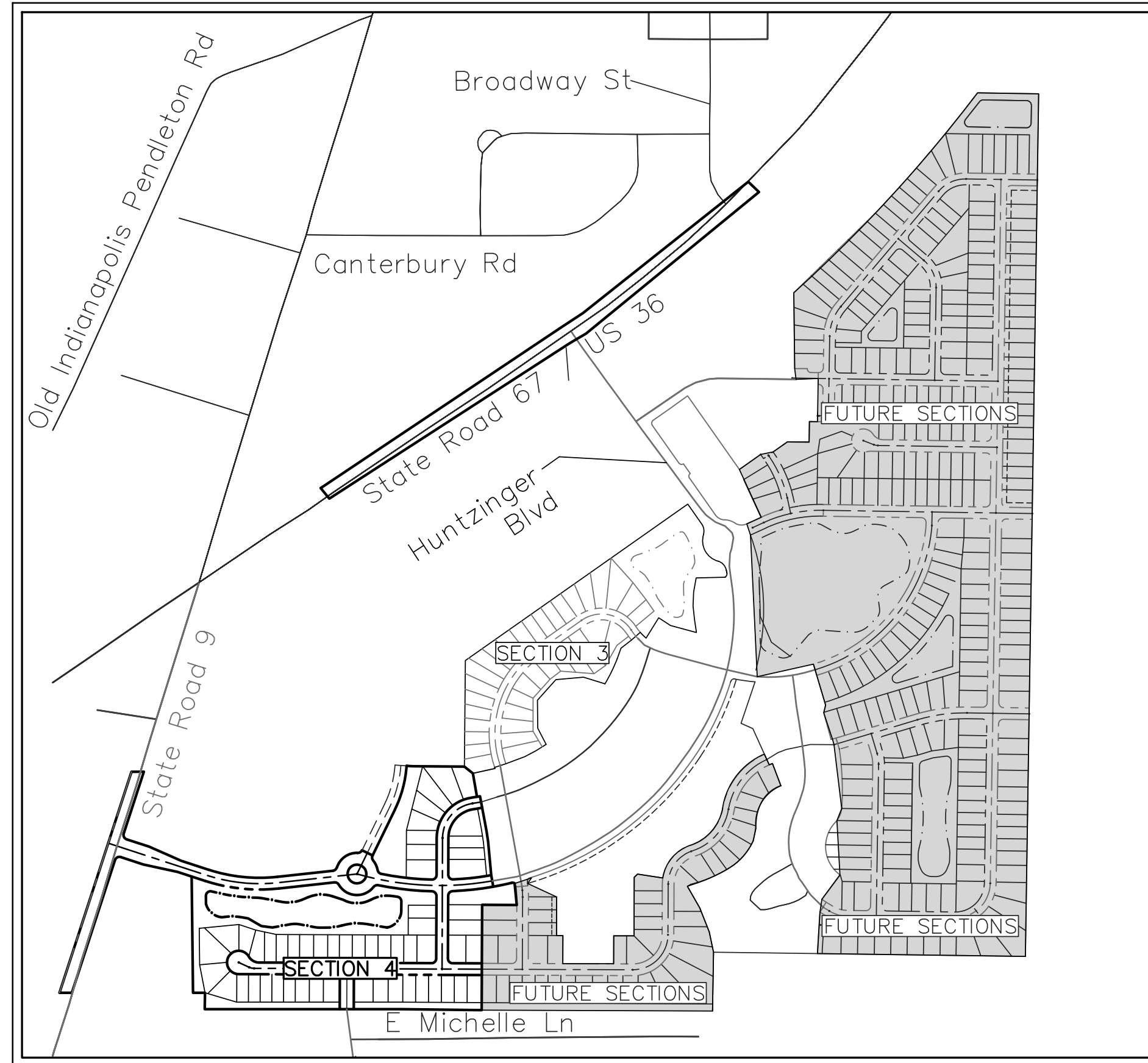
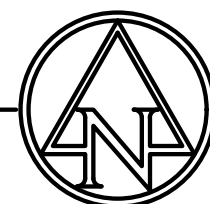
TITLE SHEET

C001



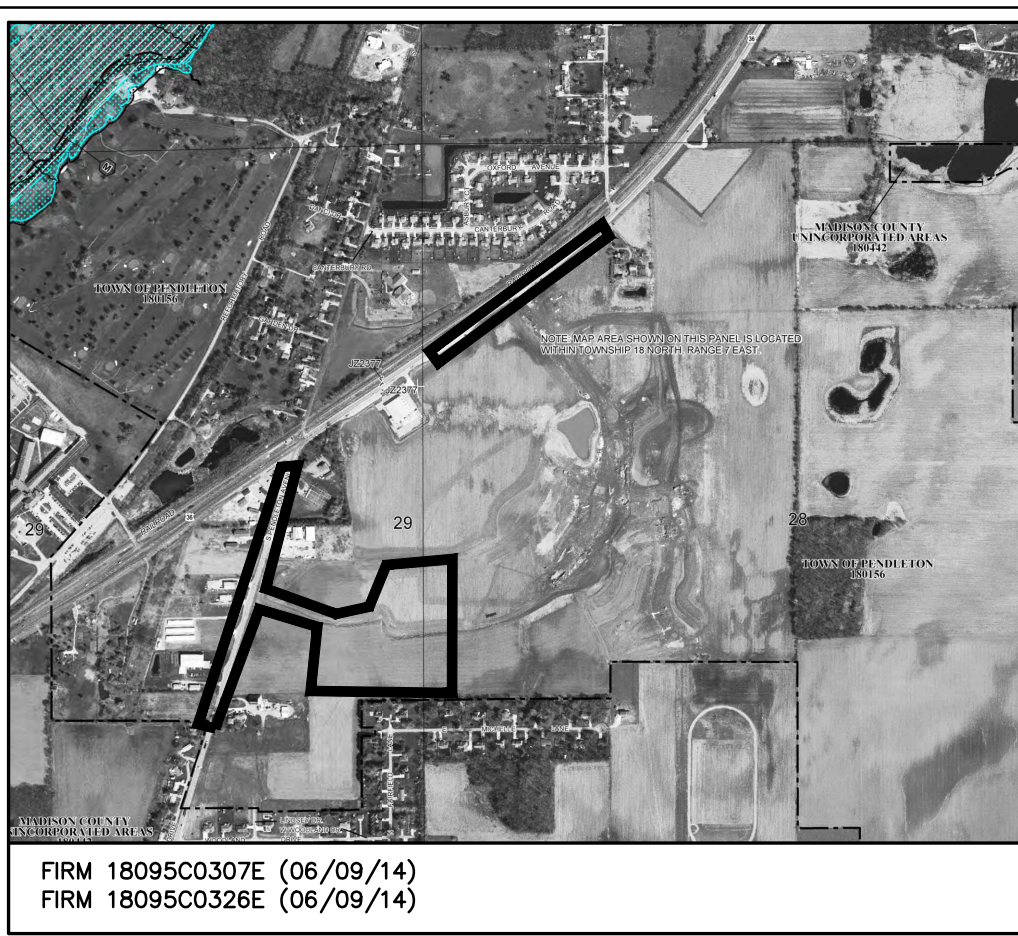
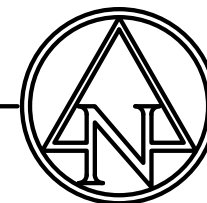
LOCATION MAP

NOT TO SCALE



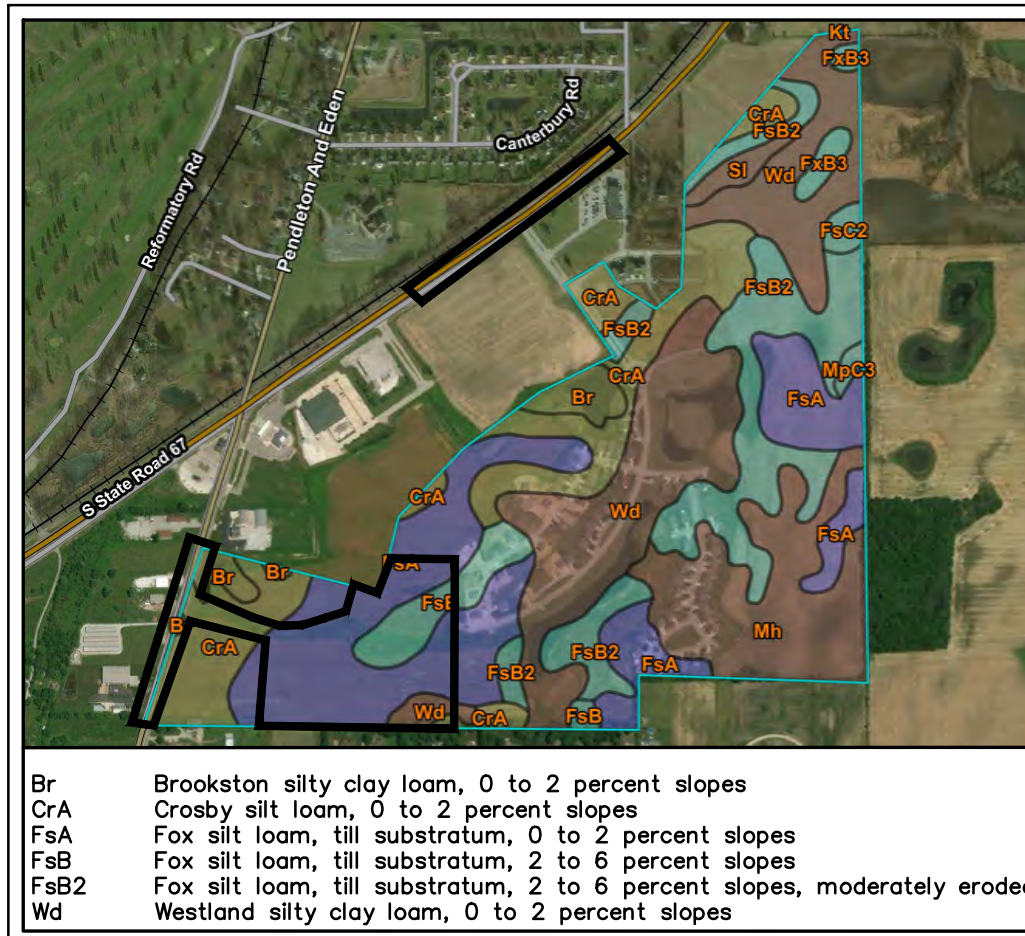
VICINITY MAP

NOT TO SCALE



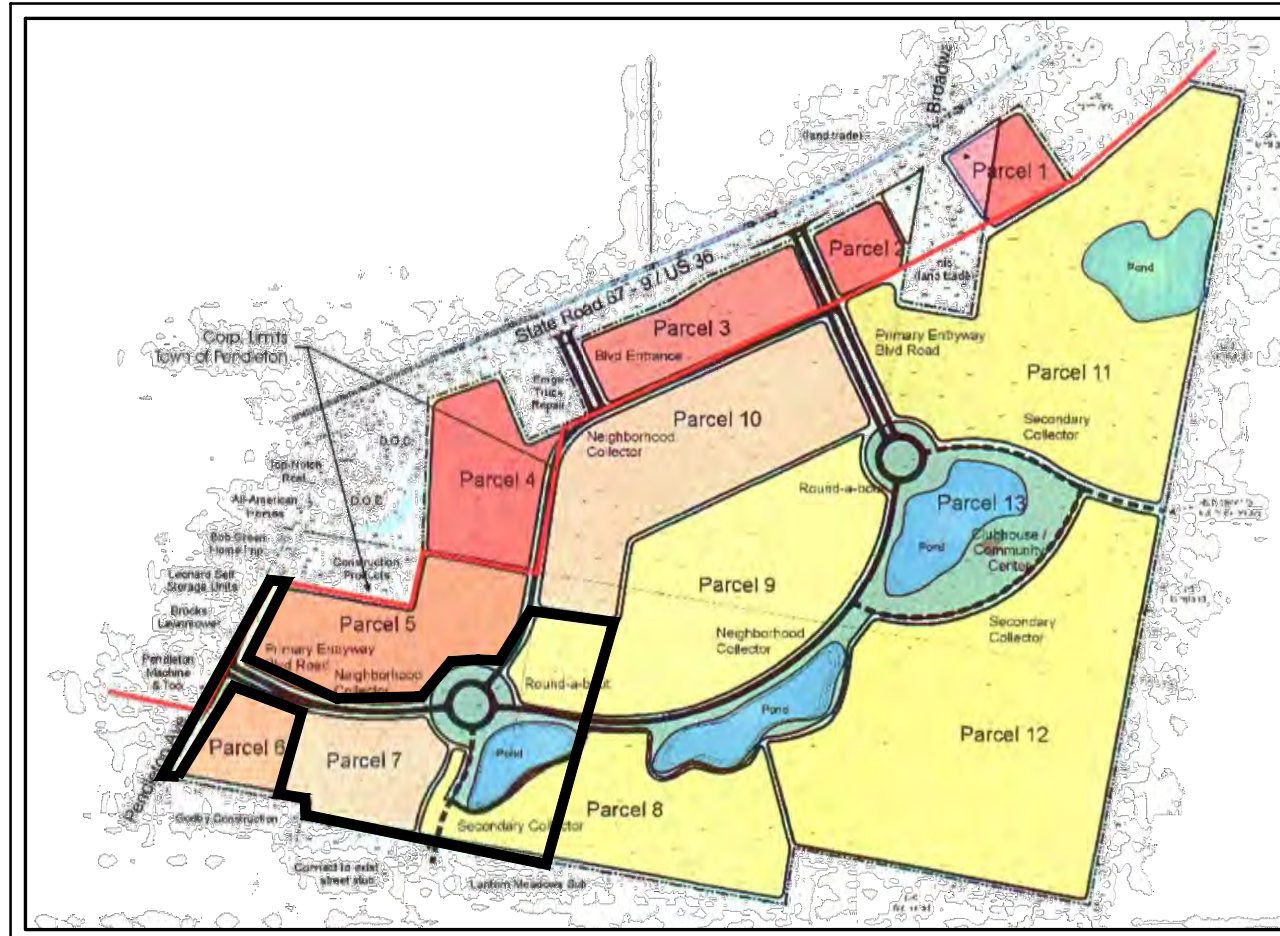
FEMA MAP

NOT TO SCALE



SOILS MAP

NOT TO SCALE



HUNTZINGER FARM PARCEL MAP

NOT TO SCALE



BENCHMARK DATA

BENCHMARK INFORMATION (NAVD 88 DATUM)
BENCHMARK ELEVATIONS WERE ESTABLISHED FROM GPS OBSERVATIONS ON THE IDENTIFIED BASE STATION DESCRIBED WITHIN. AN NGS OPUS SOLUTION (FILE #0475291.180) WAS OBTAINED AND USED TO CONTROL THE PROJECT'S VERTICAL DATUM. THE ELEVATIONS WERE THEN TRANSFERRED TO THE SITE USING DIFFERENTIAL LEVELING.

AS1 TBM #100
CAPPED REBAR SET IN GRASS ISLAND OF HUNTZINGER BOULEVARD; LOCATED 1100' SOUTH OF FAIRFIELD LANE.
ELEV: 878.80

AS1 TBM #1
CHISELED "X" ON SOUTH BOLT OF A FIRE HYDRANT; LOCATED 125' SOUTH OF FAIRFIELD LANE AND 150' WEST OF THE END OF FAIRFIELD LANE.
ELEV: 878.82

AS1 TBM #2
CHISELED "X" ON NORTH BOLT OF A FIRE HYDRANT; LOCATED 125' SOUTH OF FAIRFIELD LANE AND 150' WEST OF THE END OF FAIRFIELD LANE.
ELEV: 880.88

AS1 TBM #3
CHISELED "X" ON NORTHEAST BOLT OF A FIRE HYDRANT; LOCATED 130' WEST OF FAIRFIELD LANE AND 150' EAST OF WATERS EDGE ROAD.
ELEV: 878.83

AS1 TBM #4
CHISELED "X" ON NORTHWEST BOLT OF A FIRE HYDRANT; LOCATED AT THE NORTHEAST CORNER OF HUNTZINGER BOULEVARD AND COLD SPRINGS DRIVE.
ELEV: 878.74

AS1 TBM #5
CHISELED "X" ON EAST-NORTHWEST BOLT OF A FIRE HYDRANT; LOCATED 125' SOUTH OF HUNTZINGER BOULEVARD AND 1125' SOUTHWEST OF 1642 RESIDENCE.
ELEV: 878.73

AS1 TBM #6
CHISELED "X" ON NORTHEAST BOLT OF A FIRE HYDRANT AT THE NORTHEAST CORNER MAPLEWOOD LANE AND COLD SPRINGS DRIVE.
ELEV: 882.67

AS1 TBM #7
CHISELED "X" ON SOUTHWEST BOLT; LOCATED AT THE SOUTH END OF FAIRFIELD LANE.
ELEV: 879.72

SITE DATA TABLE

SITE ZONING:		HUNTZINGER FARM PUD		
GROSS AREA:		±22.86 AC		
PROPOSED PUBLIC RIGHT-OF-WAY:		±5.86 AC (25.6%)		
COMMON AREA:		±7.03 AC (30.8%)		
POND AREA:		±1.90 AC		
TOTAL LOT AREA:		±9.97 AC (43.6%)		
TOTAL LOTS:		54		
GROSS DENSITY:		2.4 LOTS/ACRE		
HUNTZINGER BLVD LENGTH:		1,715 LF		
MAPLEWOOD LANE LENGTH:		810 LF		
WINDING BROOK WAY LENGTH:		1,044 LF		
N. FAIRFIELD LANE LENGTH:		173 LF		
TYPICAL LOCAL ROAD R/W WIDTH:		50'		
N. FAIRFIELD LANE R/W WIDTH:		60'		
PUD PARCEL NUMBER	LOT NUMBERS	FRONT YARD SETBACK LOCAL ST	SIDE YARD SETBACK	REAR YARD SETBACK
7	124-143	25'	5'/10' AGG	15'
8	111-123	25'	7.5'/15' AGG	20'
	144-152			
9	99-110	25'	5'/10' AGG	15'

UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	COMCAST	RICHARD HACKER	(765) 776-0832
ELECTRIC	PENDLETON PUBLIC WORKS DEPT.	CRAIG SWITZER	(765) 208-0104
ELECTRIC (TRAFFIC SIGNAL)	DUKE ENERGY	CINDY ROWLAND	(317) 776-5341
GAS	VECTREN	KIMBERLY BURTON-KELLY	(317) 691-5649
SANITARY SEWER	FALL CREEK REG. WASTE DIST.	TIM MCCURDY	(765) 208-0178
TELEPHONE	COMCAST	RICHARD HACKER	(765) 776-0832
WATER	PENDLETON PUBLIC WORKS DEPT.	JUSTIN WOOD	(765) 208-0105

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
811 OR 1-800-382-5544
- INDIANA UNDERGROUND -