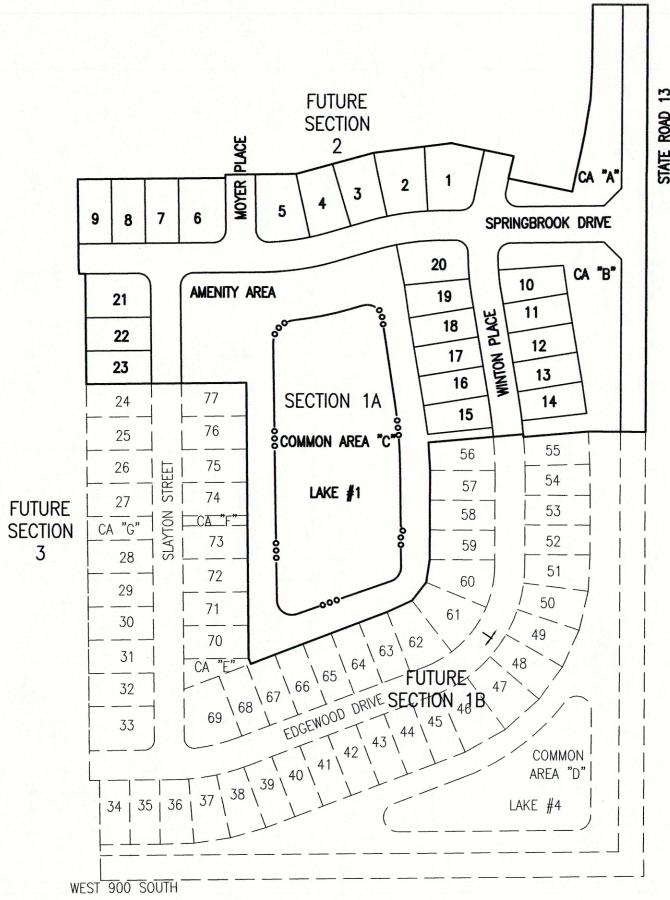
# NOVEMBER 8, 2018

# SITE ADDRESS:

S.R. 13 AND C.R. 900 SOUTH PENDLETON, INDIANA 46064





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

feet to a west line of the 40.000-acre tract of land described in Instrument Number \_\_\_\_\_

A part of the Southeast Quarter of Section 28, Township 18 North, Range 6 East of the Second Principal Meridian in Madison County, Indiana, described as

COMMENCING at the southeast corner of said quarter section marked by a 1—inch brass rod in concrete found per Madison County Surveyor Ties; thence North

quarter section a distance of 896.75 feet to the POINT OF BEGINNING; thence North 89 degrees 47 minutes 50 seconds West a distance of 114.00 feet; thence

thence northerly along said curve an arc distance of 5.40 feet being subtended by a long chord having a bearing of North 04 degrees 52 minutes 04 seconds

West and a length of 5.40 feet; thence South 84 degrees 58 minutes 55 seconds West a distance of 60.00 feet; thence South 84 degrees 58 minutes 55 seconds West a distance of 130.00 feet; thence South 03 degrees 18 minutes 00 seconds East a distance of 56.90 feet; thence South 00 degrees 10 minutes

minutes 19 seconds West a distance of 46.31 feet; thence South 65 degrees 06 minutes 06 seconds West a distance of 54.98 feet; thence South 68 degrees

00 degrees 12 minutes 10 seconds East (grid bearing based on Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the east line of said

South 85 degrees 16 minutes 57 seconds West a distance of 130.00 feet to a point on a non-tangent curve to the left having a radius of 1030.00 feet;

42 seconds West a distance of 180.00 feet; thence South 08 degrees 43 minutes 13 seconds West a distance of 46.06 feet; thence South 37 degrees 34

57 minutes 22 seconds West a distance of 291.48 feet; thence North 21 degrees 02 minutes 38 seconds West a distance of 11.71 feet; thence North 00

degrees 33 minutes 40 seconds West a distance of 556.00 feet; thence South 89 degrees 26 minutes 20 seconds West a distance of 130.00 feet; thence

South 89 degrees 26 minutes 20 seconds West a distance of 60.00 feet; thence South 89 degrees 26 minutes 20 seconds West a distance of 130.00 feet;

thence North 00 degrees 33 minutes 40 seconds West a distance of 223.00 feet; thence South 89 degrees 26 minutes 20 seconds West a distance of 12.08

Indiana; thence North 06 degrees 29 minutes 39 seconds West along said west line a distance of 11.95 feet; thence North 00 degrees 33 minutes 40 seconds

West a distance of 178.11 feet; thence North 89 degrees 26 minutes 20 seconds East a distance of 295.00 feet; thence North 00 degrees 33 minutes 40

seconds West a distance of 6.95 feet; thence North 89 degrees 26 minutes 20 seconds East a distance of 141.76 feet; thence North 74 degrees 28 minutes 22 seconds East a distance of 159.94 feet; thence North 82 degrees 45 minutes 32 seconds East a distance of 156.36 feet; thence South 78 degrees 10 minutes 09 seconds East a distance of 127.12 feet; thence South 11 degrees 49 minutes 51 seconds West a distance of 45.84 feet; thence South 78 degrees

10 minutes 09 seconds East a distance of 130.00 feet; thence North 11 degrees 49 minutes 51 seconds East a distance of 120.00 feet; thence North 08

east line of said quarter section; thence South 00 degrees 12 minutes 10 seconds West along said east line a distance of 861.84 feet to the POINT OF

degrees 56 minutes 35 seconds East a distance of 70.92 feet; thence North 02 degrees 49 minutes 28 seconds East a distance of 70.39 feet; thence North

00 degrees 10 minutes 42 seconds East a distance of 120.00 feet; thence South 89 degrees 47 minutes 50 seconds East a distance of 110.14 feet to the

LEGAL DESCRIPTION:

BEGINNING, containing 17.289 acres, more or less.

NOT TO SCALE

\_\_\_ in the Office of the Recorder of Madison County,

ORIGINATING BENCHMARK: NGS H 236 NGS DISK AT SOUTHWEST QUADRANT OF STATE ROAD 13 AND COUNTY ROAD 900 SOUTH. APPROXIMATELY 30 FEET WEST OF CENTERLINE STATE ROAD 13 AND 30 FEET SOUTH OF CENTERLINE COUNTY ROAD 900 SOUTH. ELEVATION PER MADISON COUNTY STATE PLANE COORDINATE CONTROL NETWORK HELD. ELEV = 859.96 (NAVD 88)

BENCH SPIKE 1' UP ON WEST SIDE OF POWER POLE #PSI KENNEL, +/-30' EAST OF CL OF SR13 ELEV = 860.60 (NAVD 88)

RR SPIKE 1' UP ON EAST SIDE POWER POLE #064-708 +/-30' WEST OF CL OF SR13

TBM #3 SANITARY MANHOLE ON EAST SIDE OF PADDLEBOAT LN. ELEV = 861.80 (NAVD 88)

SANITARY MANHOLE ON EAST SIDE OF COMET LN. ELEV = 861.76 (NAVD 88)

PROJECT LOCATION:

AREA LOCATION MAP: STATE OF INDIANA

SITE LOCATION MAP: TOWN OF PENDLETON, MADISON COUNTY

W 875 S W 875

INDIANAPOLIS - TERRE HAUTE

LAFAYETTE - MUNCIE - NEW ALBANY

www.hwcengineering.com

W 920 SW 920 S

**MADISON COUNTY** 

## BENCHMARK INFORMATION:

189/875 +/-100' SOUTH OF ENTRANCE TO COUNTRY LANE

ELEV = 862.74 (NAVD 88)

BENCH SPIKE 1' UP ON NORTH SIDE OF NINESTAR POLE #12660 ELEV = 862.05 (NAVD 88)

**VERTICAL DATUM INFORMATION:** 

## DEVELOPER/PREPARED FOR:

CALATLANTIC HOMES OF INDIANA, INC. A LENNAR COMPANY 9025 NORTH RIVER ROAD, SUITE 100 INDIANAPOLIS, INDIANA 46240 PHONE: (317)659-3200

### **SHEET INDEX:**

COVER

C1.1-1.2 DEVELOPMENT PLANS

C1.3-1.4 PRE-CONSTRUCTION STORMWATER POLLUTION

PREVENTION PLANS

C1.5-1.6 POST CONSTRUCTION STORMWATER POLLUTION

PREVENTION PLANS C1.7-1.8 MASS GRADING PLANS

MASS GRADING STORMWATER POLLUTION PREVENTION PLAN

C1.10-1.11 UTILITY LATERAL PLANS

C2.0-2.1 STREET PLAN & PROFILE

**ENTRANCE PLAN** 

MAINTENANCE OF TRAFFIC PLAN

INTERSECTION DETAILS TRAFFIC CONTROL PLAN

SANITARY SEWER PLAN & PROFILES

FORCEMAIN PLAN & PROFILES

C5.4-5.13 PROPOSED LIFT STATION PLAN AND SECTION AND ELECTRICAL DESIGN DETAILS AND SPECIFICATIONS

C6.0-6.2 STORM SEWER PLAN & PROFILES

WATER DISTRIBUTION PLAN C7.1-C7.4 WATER PLAN & PROFILES

STORMWATER POLLUTION PREVENTION NOTES STORMWATER POLLUTION PREVENTION DETAILS

WATER:

TOWN OF INGALLS

INGALLS, IN 46048

RANDY MCVAY: 317-485-4321

rjmcvay@aquaamerica.com

600 INDUSTRIAL DRIVE

KIMBERLY BURTON-KELLY

FRANKLIN, IN 46131

(317) 736-2915 kbkelly@vectren.com

P.O. BOX 277

CONSTRUCTION DETAILS C8.7-8.10 SANITARY SPECIFICATIONS

LANDSCAPE PLAN

#### UTILITY CONTACTS

SUBDIVISION ELECTRICAL DISTRIBUTION COORDINATION SANITARY: FALL CREEK REGIONAL WASTE DISTRICT DUKE ENERGY 100 S. MILL CREEK ROAD P.O. BOX 59 PENDLETON, IN 46064

NOBLESVILLE, IN 46062 JESSI HERRINGTON: 317-776-5365 TIM MCCURDY: 765-778-7544 Jessica.Herrington@duke-energy.com LIFT STATION ELECTRICAL COORDINATION

DUKE ENERGY 100 S. MILL CREEK ROAD NOBLESVILLE, IN 46062 ERIC LONG: 765-278-8257 Eric.Long@duke-energy.com

tmccurdy@fcrwd.com STORM SEWER: MADISON COUNTY 16 EAST 9TH STREET ANDERSON, IN 46016 COUNTY ENGINEER 765-641-9477

MADISON COUNTY

ANDERSON, IN 46016

COUNTY ENGINEER

TELEPHONE: NINE STAR CONNECT (FORMERLY HANCOCK TELECOM) 2243 E. MAIN ST. GREENFIELD, IN 46140 JENNIFER MCMILLAN: 317-323-2090 imcmillan@ninestarconnect.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 CONTRACTORS 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 CONTRACTORS 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

2. 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.

3. 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.

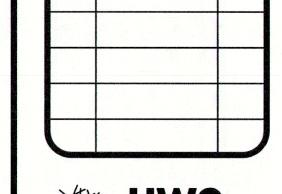
4. ALL MATERIALS DENOTED "SALVAGED" SHALL BE STORED AND PROTECTED AT THE SITE FOR THE OWNER TO COLLECT OR FOR THE CONTRACTOR

5. THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER.

6. PLANS AND SPECIFICATIONS REFERENCE ARCHITECT, ENGINEER AND LANDSCAPE ARCHITECT INTERCHANGEABLY THROUGHOUT.

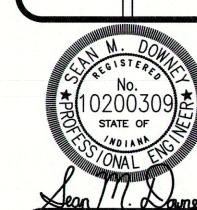
AND COUNTY COMMENTS

DESCRIPTION





SPRIN SEC



TD,TS CHECKED BY NOVEMBER 8, 2018 SCALE AS SHOWN

**COVER**