



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

SPRINGBROOK SECTION 3

AUGUST 23, 2019

SITE ADDRESS:

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

DEVELOPER/PREPARED FOR:

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

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UTILITY CONTACTS

SUBDIVISION ELECTRICAL DISTRIBUTION COORDINATION DUKE ENERGY 100 S. MILL CREEK ROAD NOBLESVILLE, IN 46062 JESSI HERRINGTON: 317-776-5365 jessica.herrington@duke-energy.com	SANITARY: FALL CREEK REGIONAL WASTE DISTRICT P.O. BOX 59 PENDLETON, IN 46064 TIM MCCORDY: 765-778-7544 tmccordy@crwd.com	WATER: TOWN OF INGALLS P.O. BOX 277 INGALLS, IN 46048 RANDY MCWAY: 317-485-4321 rjmcway@coquoametc.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	STORM SEWER: MADISON COUNTY 16 EAST 9TH STREET ANDERSON, IN 46016 COUNTY ENGINEER 765-641-9477	GAS: VECTREN 600 INDUSTRIAL DRIVE FRANKLIN, IN 46131 KIMBERLY BURTON-KELLY (317) 736-2915 kbkelly@vectren.com
TELEPHONE: NINE STAR CONNECT (FORMERLY HANCOCK TELECOM) 2243 E. MAIN ST. GREENFIELD, IN 46140 JENNIFER MCILLIAN: 317-323-2090 jmcillian@ninstarconnect.com	STREETS MADISON COUNTY 16 EAST 9TH STREET ANDERSON, IN 46016 COUNTY ENGINEER 765-641-9477	

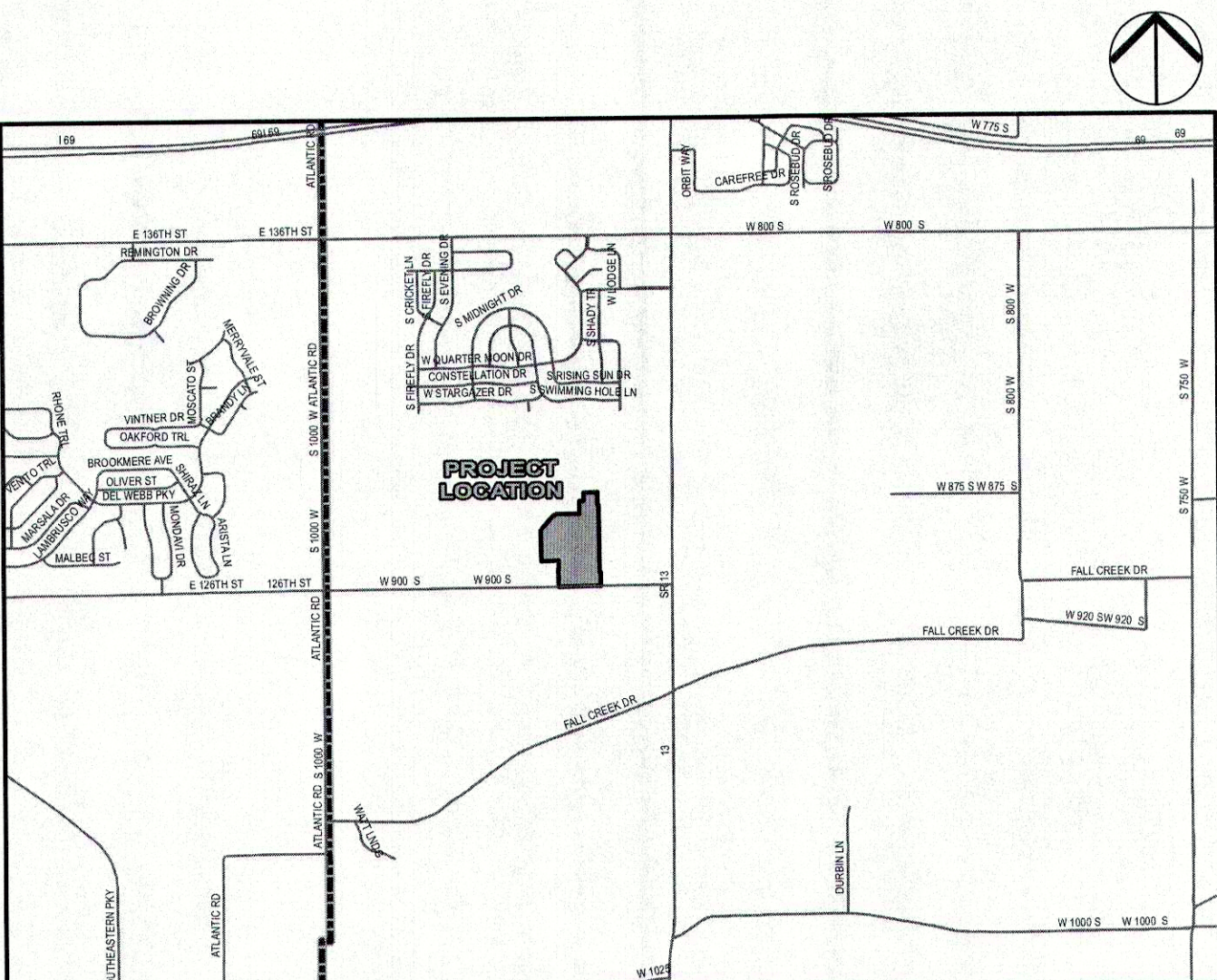
OVERALL GENERAL PROJECT NOTES:

- 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 IS 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 MAINTAINED 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 DEEMED "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:
MADISON COUNTY

AREA LOCATION MAP: STATE OF INDIANA
SCALE: NONE



SITE LOCATION MAP: TOWN OF PENDLETON, MADISON COUNTY
SCALE: 1" = 2,640'

BENCHMARK INFORMATION:

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)

TBM #1
BENCH SPIKE 1' UP ON WEST SIDE OF POWER POLE #FSI
189/875 +/-100' SOUTH OF ENTRANCE TO COUNTRY LAKE
KENNEL, +/-30' EAST OF CL OF SR13
ELEV = 860.60 (NAVD 88)

TBM #2
RR SPIKE 1' UP ON EAST SIDE POWER POLE #064-708 +/-30'
WEST OF CL OF SR13
ELEV = 862.74 (NAVD 88)

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

TBM #4
SANITARY MANHOLE ON EAST SIDE OF COMET LN.
ELEV = 861.76 (NAVD 88)

TBM #5
BENCH SPIKE 1' UP ON NORTH SIDE OF NINESTAR POLE #12660
ELEV = 862.05 (NAVD 88)

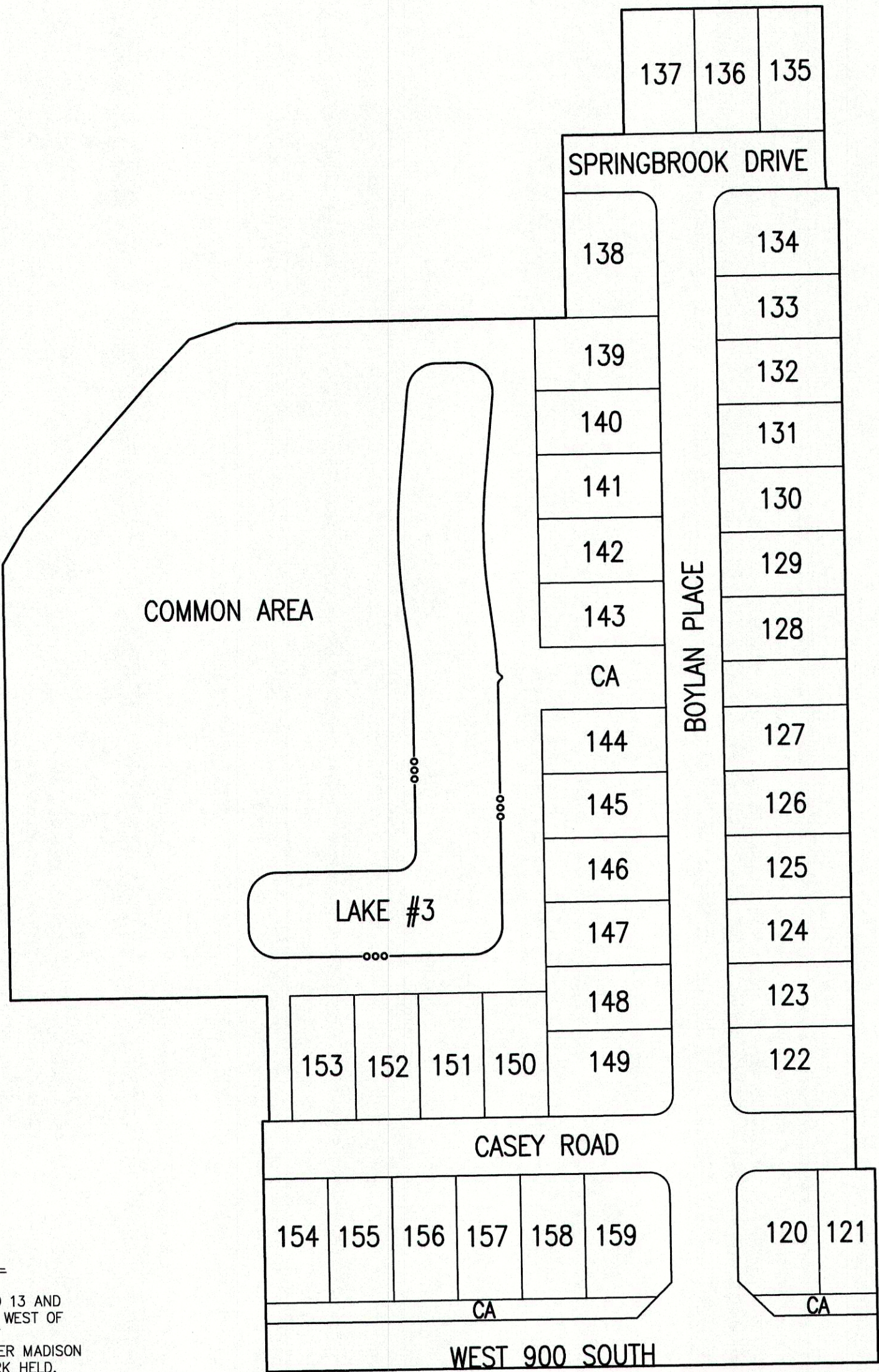
VERTICAL DATUM INFORMATION:

NAVD 88

LEGAL DESCRIPTION:

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 follows:

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 89 degrees 31 minutes 06 seconds East (grid bearing based on Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the south line of said quarter section a distance of 1084.40 feet to the POINT OF BEGINNING being a southwest corner of Springbrook, Section 1B, per plot recorded as Instrument Number _____; thence North 00 degrees 33 minutes 40 seconds West a distance of 260.96 feet; thence North 89 degrees 26 minutes 20 seconds East a distance of 7.00 feet; thence North 00 degrees 33 minutes 40 seconds West a distance of 130.00 feet; thence South 89 degrees 26 minutes 20 seconds West a distance of 268.00 feet; thence North 00 degrees 33 minutes 40 seconds West a distance of 455.22 feet; thence North 30 degrees 24 minutes 41 seconds East a distance of 44.43 feet; thence North 41 degrees 13 minutes 37 seconds East a distance of 201.00 feet; thence North 43 degrees 39 minutes 00 seconds East a distance of 60.69 feet; thence North 71 degrees 27 minutes 08 seconds East a distance of 51.09 feet; thence North 89 degrees 24 minutes 47 seconds East a distance of 68.64 feet; thence North 89 degrees 26 minutes 20 seconds East a distance of 276.50 feet; thence North 00 degrees 33 minutes 40 seconds West a distance of 190.00 feet; thence North 89 degrees 26 minutes 20 seconds East a distance of 64.19 feet; thence North 00 degrees 33 minutes 40 seconds West a distance of 130.00 feet; thence North 89 degrees 26 minutes 20 seconds East a distance of 209.50 feet to a northwest corner of Springbrook, Section 1A, per plot recorded as Instrument Number _____; thence North 00 degrees 33 minutes 40 seconds East along a west line of said Springbrook, Section 1A a distance of 178.11 feet; thence South 06 degrees 29 minutes 39 seconds West along a west line of said Springbrook, Section 1A a distance of 11.95 feet; thence North 89 degrees 26 minutes 20 seconds East along a north line of said Springbrook, Section 1A a distance of 12.08 feet; thence South 00 degrees 33 minutes 40 seconds East along a west line of said Springbrook, Section 1A and along a west line of said Springbrook, Section 1B a distance of 1022.64 feet; thence North 89 degrees 26 minutes 20 seconds East along a north line of said Springbrook, Section 1B a distance of 20.00 feet; thence South 00 degrees 33 minutes 40 seconds East along a west line of said Springbrook, Section 1B a distance of 201.85 feet to the POINT OF BEGINNING, containing 21.109 acres, more or less.

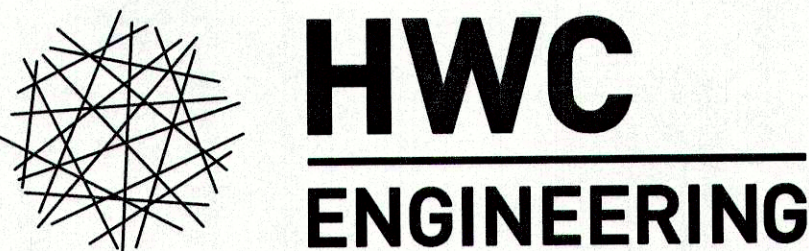


EXISTING
SECTION 1A

EXISTING
SECTION 1B



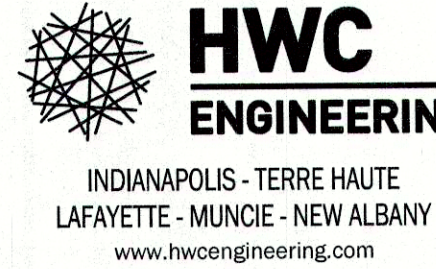
NOT TO SCALE



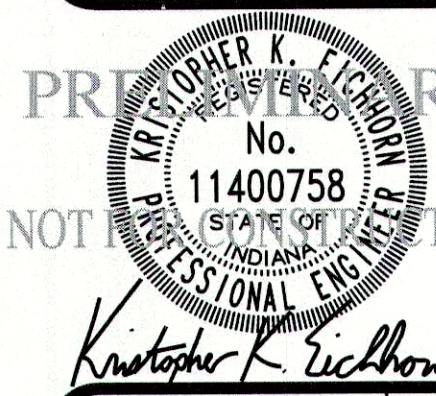
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

REVISIONS

DATE	DESCRIPTION	BY



SPRINGBROOK
SECTION 3
COVER SHEET



DRAWN BY TS	CHECKED BY KE
DATE AUGUST 23, 2019	SCALE AS SHOWN
SHEET	JOB NUMBER 2017-271-C

C1.0
COVER SHEET