



# SPRINGBROOK SECTION 4 CONSTRUCTION PLANS AUGUST 11, 2020

**DEVELOPER / OWNER:**  
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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

**LIFT STATION ELECTRICAL COORDINATION**  
DUKE ENERGY  
100 S. MILL CREEK ROAD  
NOBLESVILLE, IN 46062  
ERIC LONG: 765-278-8257  
eric.long@duke-energy.com

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

**SANITARY:**  
FALL CREEK REGIONAL WASTE DISTRICT  
P.O. BOX 59  
PENDLETON, IN 46064  
TIM MCCURDY: 765-778-7544  
timccurdy@fcrwd.com

**STORM SEWER:**  
MADISON COUNTY  
600 INDUSTRIAL DRIVE  
FRANKLIN, IN 46131  
COUNTY ENGINEER  
765-641-9477

**STREETS:**  
MADISON COUNTY  
16 EAST 9TH STREET  
ANDERSON, IN 46016  
COUNTY ENGINEER  
765-641-9477

**WATER:**  
FALL CREEK REGIONAL WASTE DISTRICT  
P.O. BOX 277  
INGALLS, IN 46048  
RANDY MCVEY: 317-485-4321  
rjmccvey@equamerica.com

**GAS:**  
VETREN  
600 INDUSTRIAL DRIVE  
FRANKLIN, IN 46131  
KIMBERLY BURTON-KELLY  
(317) 736-2915  
kbkelly@vetren.com

## OVERALL GENERAL PROJECT NOTES:

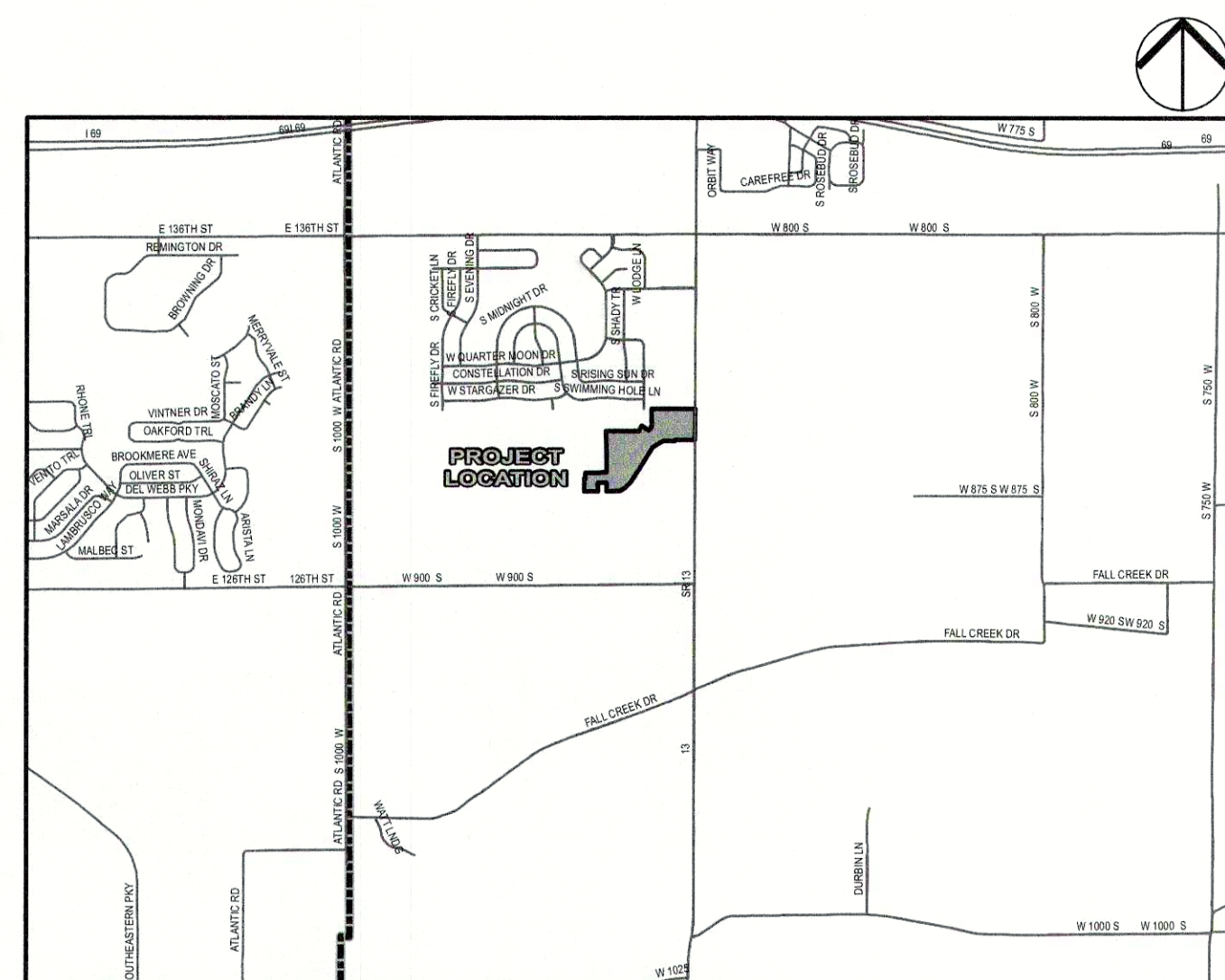
- NOT ALL GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTOR'S BENEFIT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY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

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



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  
COUNTY STATE PLANE COORDINATE CONTROL NETWORK HELD.  
ELEV = 859.96 (NAVD 88)

**TBM #1**  
BENCH SPIKE 1" UP ON WEST SIDE OF POWER POLE #PSI  
189/875 +/-100' SOUTH OF ENTRANCE TO COUNTRY LANE  
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)

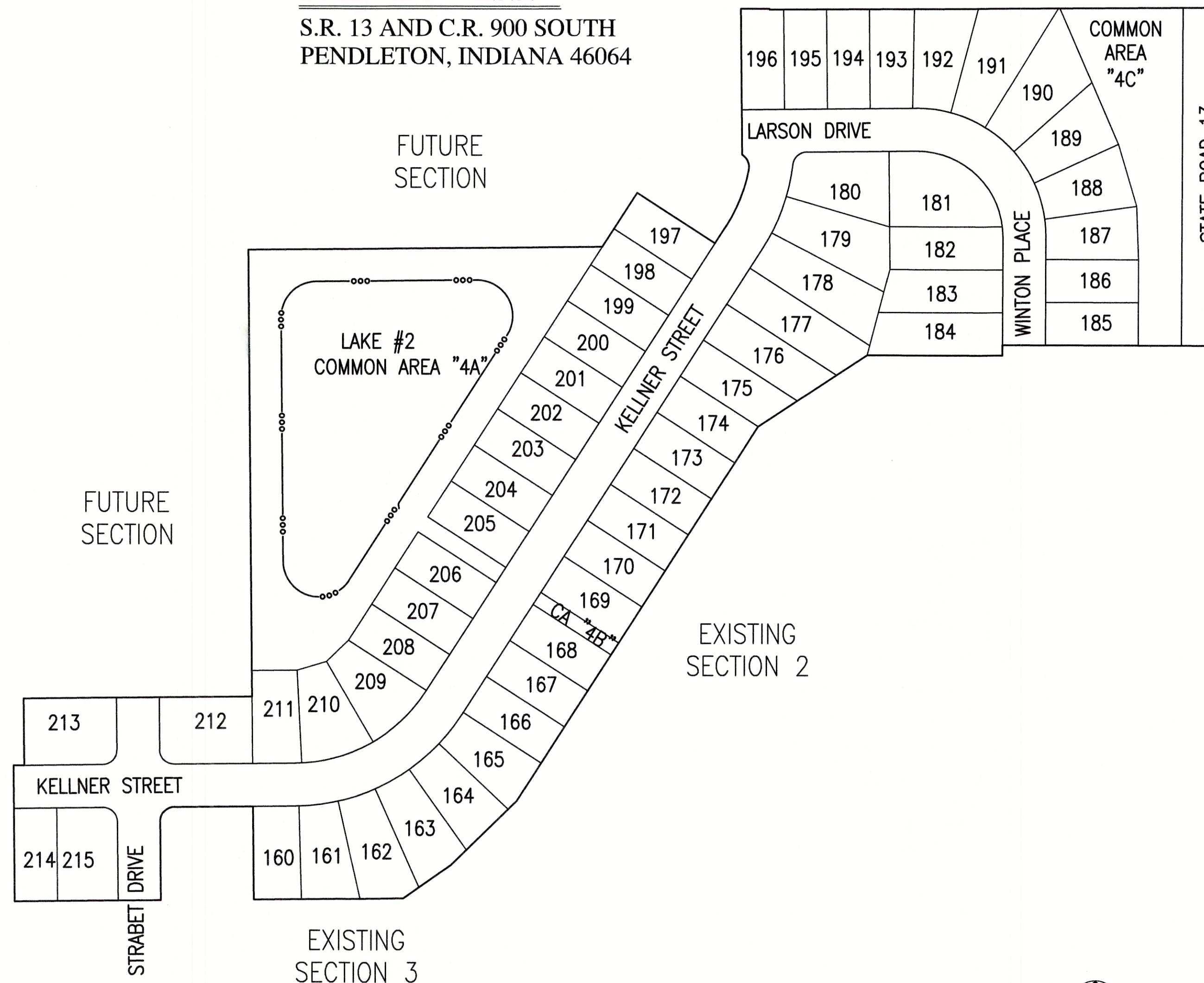
**TBM #3**  
SANITARY MANHOLE ON EAST SIDE OF PADDLEBOAT LN.  
ELEV = 861.80 (NAVD 88)

**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 #12680  
ELEV = 862.05 (NAVD 88)

## VERTICAL DATUM INFORMATION:

NAVD 88



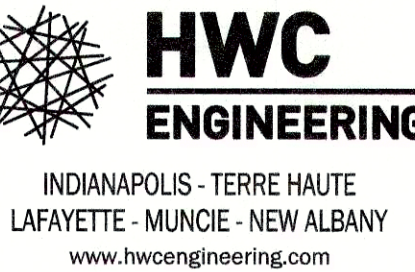
## LEGAL DESCRIPTION:

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 18, per plot recorded as Instrument Number \_\_\_\_\_ in the Office of the Recorder of Madison County, Indiana; thence continuing South 89 degrees 31 minutes 06 seconds West along said south line a distance of 639.00 feet; 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 60.89 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 \_\_\_\_\_ in the Office of the Recorder of Madison County, Indiana; thence South 00 degrees 33 minutes 40 seconds East along a west line of said Springbrook, Section 1A a distance of 178.11 feet; thence South 08 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 201.65 feet to the POINT OF BEGINNING, containing 21.109 acres, more or less.

## REVISIONS

DATE	DESCRIPTION	BY



SPRINGBROOK  
SECTION 4  
COVER SHEET



DRAWN BY  
TS/TD/GM  
CHECKED BY  
KE  
DATE  
AUGUST 11, 2020  
SCALE  
AS SHOWN  
JOB NUMBER  
2017-271-D

C1.0  
COVER SHEET