

AREA MAP

NO SCALE

OPERATING AUTHORITIES & AREA UTILITIES

6280 W. CR 800 North

McCordsville, IN 46055

317-335 -3493

Ron Crider

2345 E. Main St. Danville, IN 46122 317-718-3639 Holly Columbia

2243 E. Main St. Greenfield, IN 46140 317-323-2090

SCHOOL DISTRICT
Mt. Vernon Community School Corp. 1806 West State Road 234 Fortville, IN 46040 Dr. Shane Robbins

FIRE DEPARTMENT McCordsville Fire Station 7580 Form Street McCordsville, IN 46055 317-335-2268 Attn.: Tom Alexander

(FORMERLY HANCOCK TELECOM) 240 N. Meridian St., Room 1791 Indianapolis, IN 46204 317-265-3050 Matt Spindler

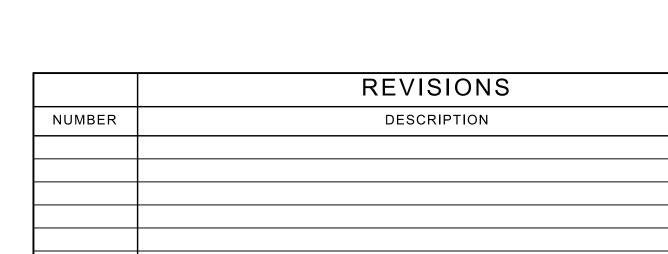
> TELEPHONE
> NINE STAR CONNECT (FORMERLY HANCOCK TELECOM) 2243 E. Main St. Greenfield, IN 46140 317-323-2090 Jennifer McMillan

POLICE McCORDSVILLE POLICE DEPT. 6280 West CR 800 North McCordsville, IN 46055 317-335-2812

WATER
CITIZENS ENERGY GROUP - WATER CWA Authority, Inc. 2150 Dr. Martin Luther King, Jr. Street Indianapolis, IN 46202 317-927-4351 Attn.: Brad Hostetler CABLE TELEVISION
BRIGHT HOUSE NETWORKS

3030 Roosevelt Ave Indianapolis, IN 46218 317-632-9077 Jason Kirkman

CABLE TELEVISION
COMCAST CABLEVISION 5330 East 65th Street Indianapolis, IN 46220 317-594-6509



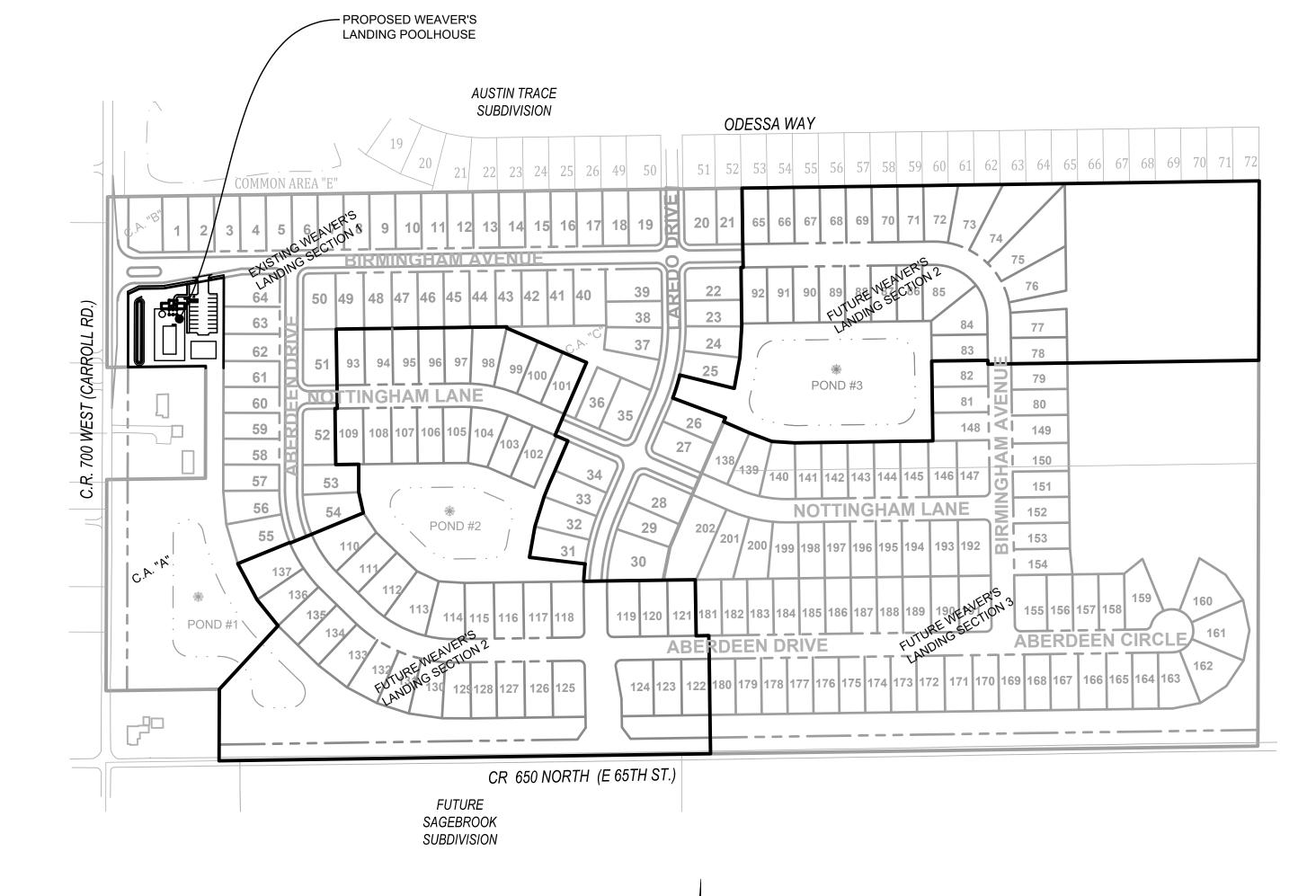
SHEET NO	DESCRIPTION	
C100	TITLE SHEET	
C102	SITE AND UTILITY PLAN	
C110	GRADING AND DRAINAGE PLAN	
C400	INITIAL & FINAL EROSION CONTROL PLAN	
C500	DETAILS	
	LANDSCAPING PLAN (By Others)	
	TOWN OF McCORDSVILLE STANDARDS	

SHEET INDEX

WEAVER'S LANDING POOLHOUSE

SECTION 35, TOWNSHIP 17N, RANGE 5E, VERNON TOWNSHIP, HANCOCK COUNTY, CR 700W & CR 650N PROJECT LOCATION: 39° 52'47.3" N 85° 56'14.7" W ZONED: PUD (ORDINANCE NO. 091118A) CONSTRUCTION PLANS

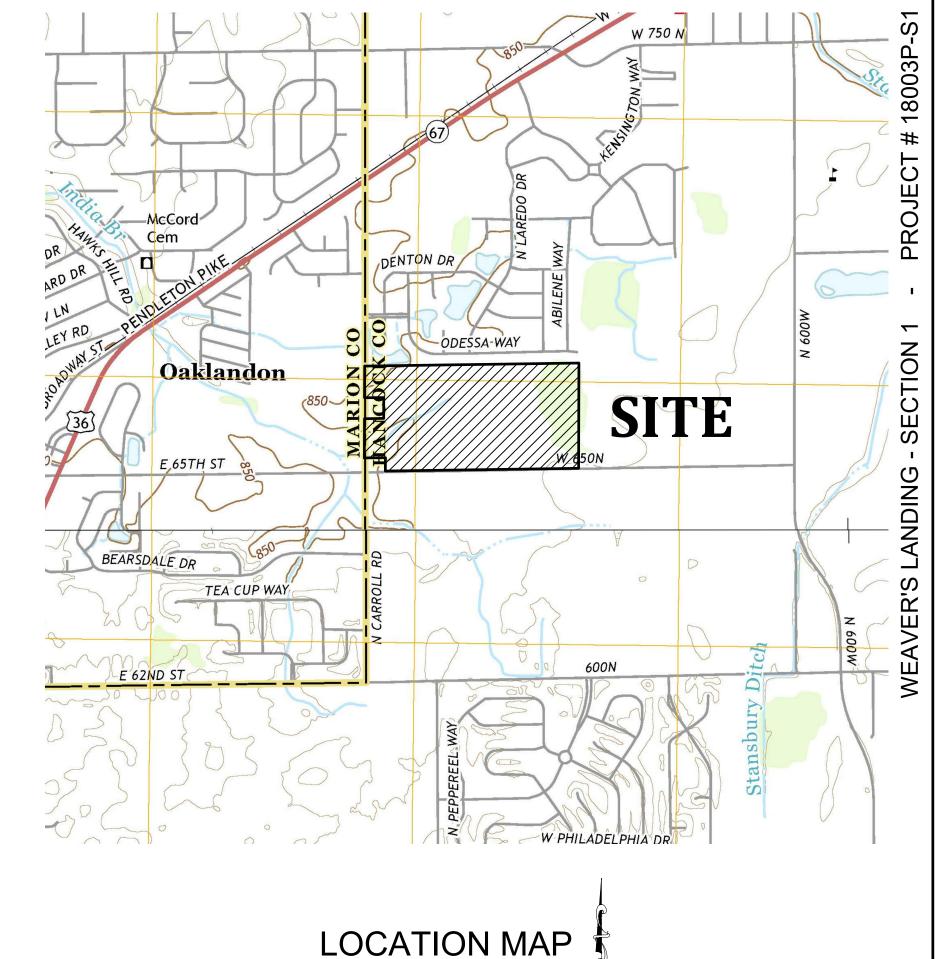
> PLANS PREPARED FOR: D.R. HORTON - INDIANA, LLC d/b/a WESTPORT HOMES 9210 NORTH MERIDIAN STREET INDIANAPOLIS, INDIANA 46260 PHONE: (317) 844-0433 FAX: (317) 844-0622 CONTACT: CHRIS McKINNEY



SITE MAP

1"=200'

DATE



NO SCALE



853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168 BUS: (317) 707-3700, FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com

CONTACT: ROBERT J. STATON

CONSTRUCTION DOCUMENTS

PROJECT MANAGER:

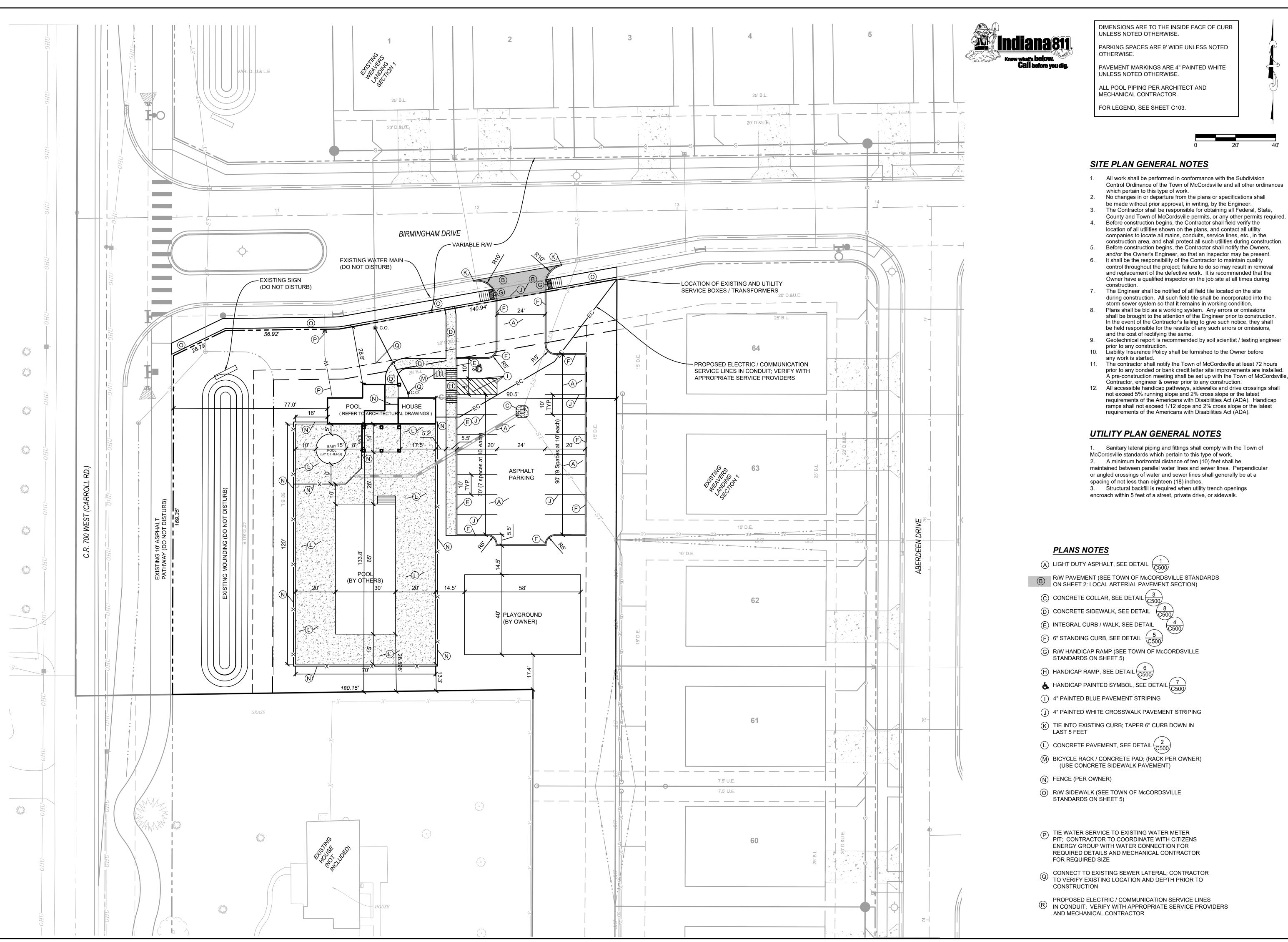
THESE PLANS ARE NOT TO BE CONSIDERED FINAL OR TO BE UTILIZED FOR CONSTRUCTION UNLESS SIGNED AND DATED BY THE APPROPRIATE BANNING ENGINEERING PROJECT MANAGER.

THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.



10-28-19 Project No: 18003P-Pool Sheet No:

C100



- 1. All work shall be performed in conformance with the Subdivision Control Ordinance of the Town of McCordsville and all other ordinances
- 2. No changes in or departure from the plans or specifications shall be made without prior approval, in writing, by the Engineer.
- The Contractor shall be responsible for obtaining all Federal, State,
- 4. Before construction begins, the Contractor shall field verify the location of all utilities shown on the plans, and contact all utility companies to locate all mains, conduits, service lines, etc., in the construction area, and shall protect all such utilities during construction.
- Before construction begins, the Contractor shall notify the Owners, and/or the Owner's Engineer, so that an inspector may be present.
- It shall be the responsibility of the Contractor to maintain quality control throughout the project; failure to do so may result in removal and replacement of the defective work. It is recommended that the Owner have a qualified inspector on the job site at all times during
- during construction. All such field tile shall be incorporated into the storm sewer system so that it remains in working condition.
- 8. Plans shall be bid as a working system. Any errors or omissions shall be brought to the attention of the Engineer prior to construction. In the event of the Contractor's failing to give such notice, they shall be held responsible for the results of any such errors or omissions,
 - Geotechnical report is recommended by soil scientist / testing engineer
- 10. Liability Insurance Policy shall be furnished to the Owner before
- 11. The contractor shall notify the Town of McCordsville at least 72 hours prior to any bonded or bank credit letter site improvements are installed. A pre-construction meeting shall be set up with the Town of McCordsville,
- 12. All accessible handicap pathways, sidewalks and drive crossings shall not exceed 5% running slope and 2% cross slope or the latest requirements of the Americans with Disabilities Act (ADA). Handicap ramps shall not exceed 1/12 slope and 2% cross slope or the latest requirements of the Americans with Disabilities Act (ADA).
- 1. Sanitary lateral piping and fittings shall comply with the Town of
- maintained between parallel water lines and sewer lines. Perpendicular or angled crossings of water and sewer lines shall generally be at a

IN CONDUIT; VERIFY WITH APPROPRIATE SERVICE PROVIDERS



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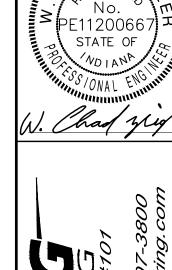
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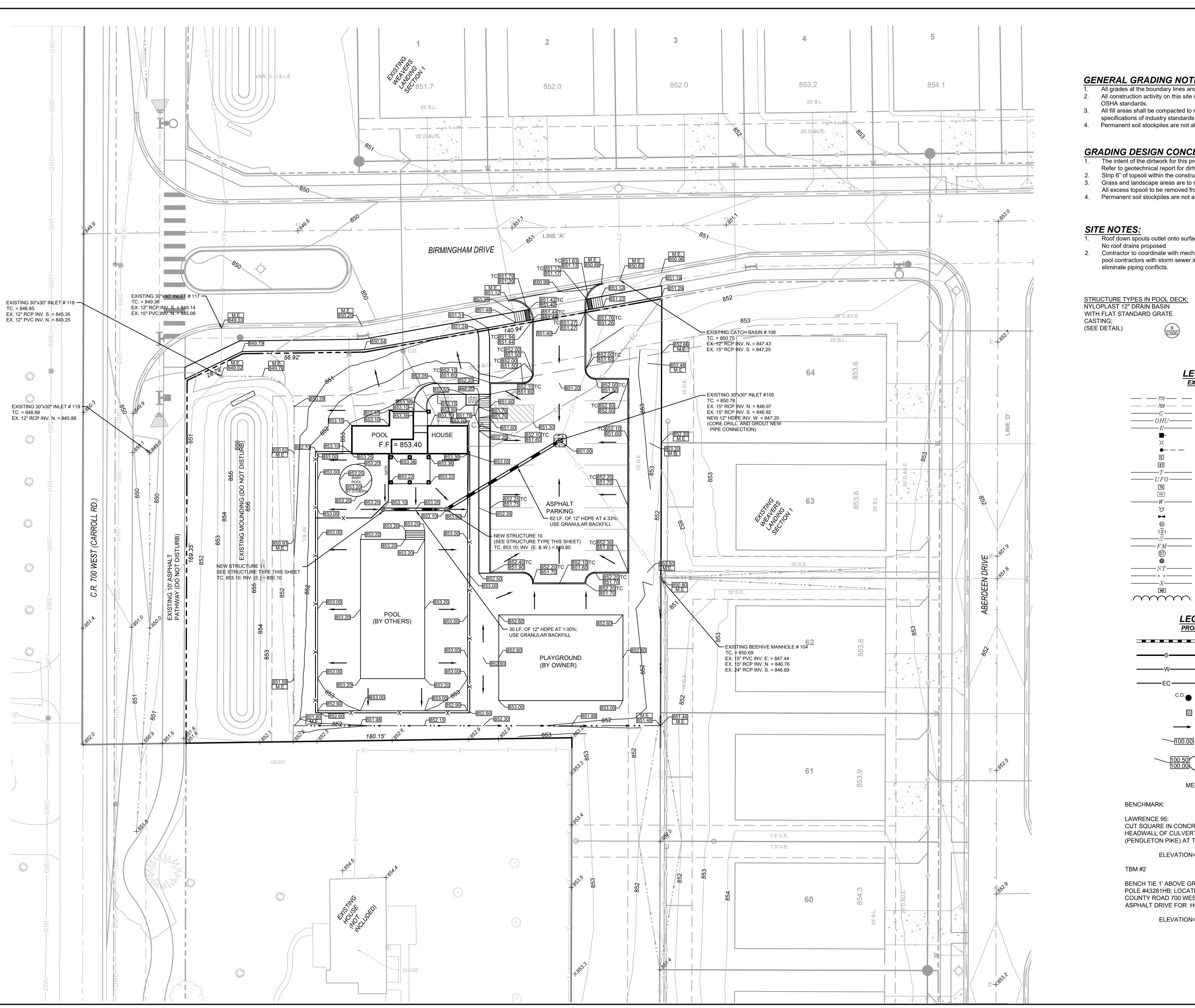
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18003P-Pool Sheet No:

C102





- All grades at the boundary lines and right-of-ways shall meet existing grade. 2. All construction activity on this site shall be performed in compliance with
- OSHA standards.
- 3. All fill areas shall be compacted to meet the density requirements of
- specifications of industry standards. 4. Permanent soil stockpiles are not allowed on site.

GRADING DESIGN CONCEPT

- 1. The intent of the dirtwork for this project is to balance within acceptable tolerances.
- Refer to geotechnical report for dirtwork and compaction recommendations.
- 2. Strip 6" of topsoil within the construction limits, and temporary stockpile.
- 3. Grass and landscape areas are to receive a minimum of 6" of topsoil. All excess topsoil to be removed from site.
- 4. Permanent soil stockpiles are not allowed on site.

- 1. Roof down spouts outlet onto surface per owner;
- No roof drains proposed. 2. Contractor to coordinate with mechanical and
- pool contractors with storm sewer installation to eliminate piping conflicts.

WITH FLAT STANDARD GRATE



- <i>770</i>	EXISTING CONTOUR: MAJOR
- <i>769</i>	EXISTING CONTOUR: MINOR
-G	GAS LINES
	OVERHEAD UTILITY LINES
	BURIED ELECTRIC LINE
<u>-</u>	POWER POLE
×	LIGHT POLE
	GUY WIRE
Ē	ELECTRIC METER
ET	ELECTRIC TRANSFORMER
	UNDERGROUND TELEPHONE
<i>IIFO</i> ———	UNDERGROUND FIBER OPTIC
	TELEPHONE SPLICE BOX
НН	UTILITY HANDHOLE
_W	WATER LINE
, "	FIRE HYDRANT
∠	WATER VALVE
	WATER METER
<u></u> (Ŝ)	SANITARY SEWER MANHOLE
ã	SANITARY SEWER LINE
- FM	SANITARY FORCE MAIN
I' IVI	STORM SEWER MANHOLE
(SI)	STORM SEWER INLET

FENCELINE MAILBOX TREELINE / EDGE OF WOODS

STORM SEWER PIPE

FLOWLINE / SWALE

PROPOSED

STORM SEWER

LEGEND

—S——— SANITARY SEWER LATERAL ──W─── WATER MAIN

ELECTRIC / COMMUNICATION LINE

C.O. SANITARY CLEANOUT

■ STORM INLET

→ FLOW DIRECTION

100.00 SPOT GRADE

100.50 TOP OF CURB / CASTING ► BOTTOM OF CURB

ME MATCH EXISTING

BENCHMARK:

LAWRENCE 95: CUT SQUARE IN CONCRETE AT THE WEST END OF SOUTH HEADWALL OF CULVERT UNDER STATE ROAD 67 (PENDLETON PIKE) AT TRITTIPO DITCH.

ELEVATION= 836.64 (NAVD 88)

TBM #2

BENCH TIE 1' ABOVE GRADE IN THE EAST SIDE OF UTILITY POLE #43281HB; LOCATED ON THE WEST SIDE OF COUNTY ROAD 700 WEST AND ACROSS THE ROAD FROM ASPHALT DRIVE FOR HOUSE #6657

ELEVATION= 853.20



Project No: 18003P-Pool

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STATE OF



BROOKSTON SERIES

Br Brookston silt loam (0-2% slopes)

Brookston Series – (B/D) This is a very poorly drained nearly level soil on uplands. Permeability is moderately slow. The pH of the surface layer in non-limed areas is 6.0 to 7.3. This soil is hydric. Basements are not recommended because of wetness concerns. This soil responds well to tile drainage; it is not highly erodible. There is a seasonal high water table associated with this soil. High potential frost action and moderate shrink-swell potential are also construction concerns.

CROSBY SERIES

CrA Crosby silt loam (0-3% slopes) Crosby Series – (C) This is a somewhat poorly drained gently sloping soil on uplands. Permeability is very slow. The pH of the surface layer in non-limed areas is 5.1 to 6.5. This soil responds well to tile drainage; it is potentially highly erodible. There is a seasonal high water table

MIAMI SERIES MmA Miami silt loam (0-2% slopes, eroded); MmB2 Miami silt loam (2-6% slopes, eroded)

associated with this soil. High potential frost action and moderate shrink-swell are also construction concerns.

Miami Series – (B) This is a well drained gently sloping soil on uplands. Permeability is moderate to moderately slow. The pH of the surface layer in non-limed areas is 5.6 to 7.3. This soil is potentially highly erodible. Moderate potential frost action and moderate shrink-swell are also construction concerns.

EROSION CONTROL GENERAL NOTES

- 1. Only those areas within the designated construction limits are to be disturbed during construction.
- 2. Contractor to provide temporary surface stabilization of any area scheduled or likely to remain inactive for a period of 15 days or more.
- 3. Contractor to provide temporary signage near the entrance of the project identifying the responsible parties and other information about the project. Contractor is responsible for obtaining any necessary sign permits for this.
- 4. Contractor shall implement design concepts and storm water quality measures, which are shown on this plan, to reduce post construction pollutants discharging from the site.
- 5. All erosion control measures shall meet the Phase 2 IDEM Rule 327 IAC 15-5 requirements.
- 6. Refer to the "Indiana Storm Water Quality Manual", "The Urban Development Planning Guide", and Manufactures Recommendations for Installation for all required measures.
- 7. Inspection and repair of erosion control measures shall be done weekly and after each $\frac{1}{2}$ " rainfall event.

NO SCALE

- 1. Setup a pre-construction meeting (at least 72 hours prior to construction) with Contractor, Developer, Engineer, and Town of McCordsville representative to discuss scheduling and sequencing of project.
- 2. Contractor shall prepare a self-monitoring plan and procedure, including documentation of weekly self monitoring operations. These documents must be kept on file and made available upon request.
- Start construction log. This log will document the performance of each pollution prevention measure. A thorough site inspection should be completed weekly,
- and within 24 hours of every ½"rain event. 4. Install construction entrance drive and construction
- staging area on site as delineated on this sheet. 5. Establish concrete washout as delineated on this plan and associated details.
- Post the approved clean water permit issued by the Town of McCordsville. Notify IDEM at (317-233-1684) and the Town of McCordsville within forty-eight hours of the beginning
- 7. Install perimeter silt fence and protection barriers.

of construction activities.

- 8. Remove trees and rubbish only as needed for construction.
- Begin mass earth work with the stripping of the topsoil. Stockpile topsoil in those areas designated on this plan. Any proposed offsite storage locations must receive prior written approval from the Developer and have a current clean-water permit. Temporary seed and mulch all stockpiles immediately upon completion.

FINAL EROSION CONTROL SEQUENCING Perform initial erosion control sequence.

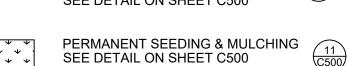
- Rough grade site, install erosion control measures as required.
- Begin installation of the storm sewers. Install sediment barriers as storm sewers have been installed.
- 4. Construct building.
- Install remaining utilities.

seeding measures.

- Finish grade drive, parking areas, install curbs, stone base, asphalt and concrete. Install inlet protection as pavement installation is completed.
- 7. Finish grade site and replace topsoil.
- Install erosion control blankets with permanent seeding,
- Temporarily seed and mulch all areas scheduled or
- 10. Permanent seed and mulch all disturbed areas not covered by erosion control blankets or temporary
- 11. After construction is completed, vegetation established and permission received from Plainfield representative, remove temporary erosion control measures.

EROSION CONTROL PLAN LEGEND









CONSTRUCTION LIMITS



LATITUDE: 39°52'47.3" N LONGITUDE: 85°56'14.7" W HUC: 05120 2011 10020

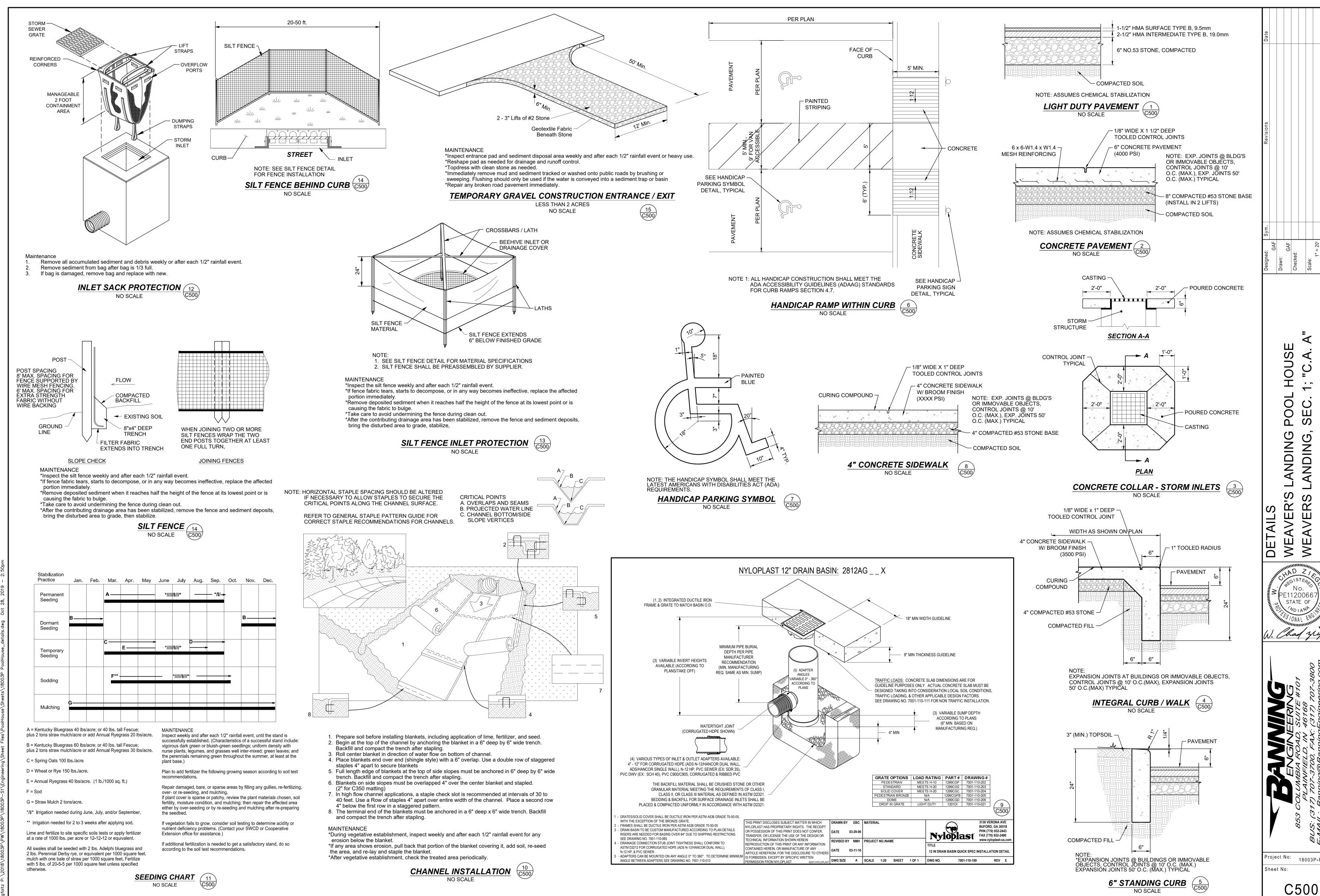




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