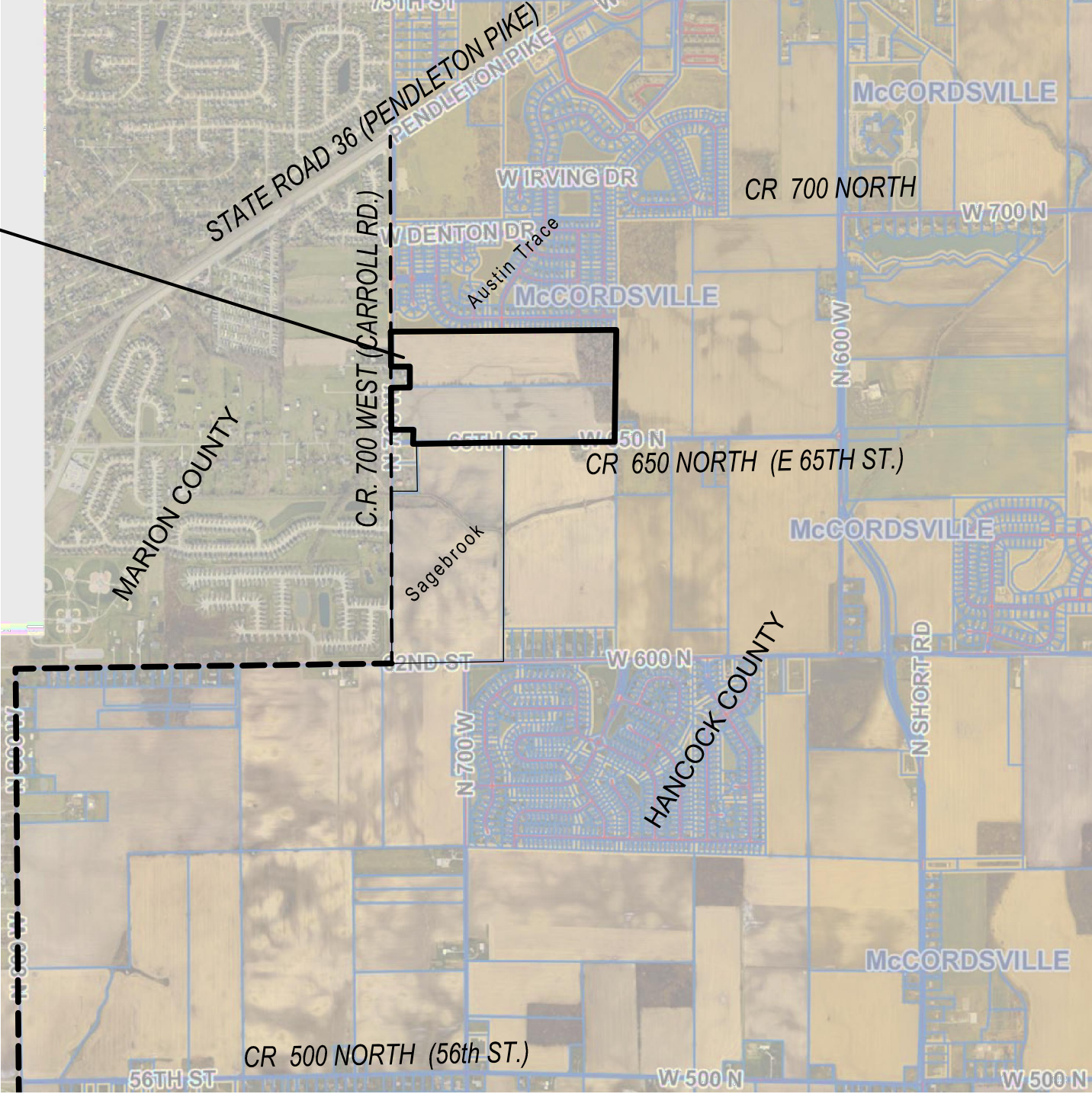


WEAVER'S LANDING POOLHOUSE

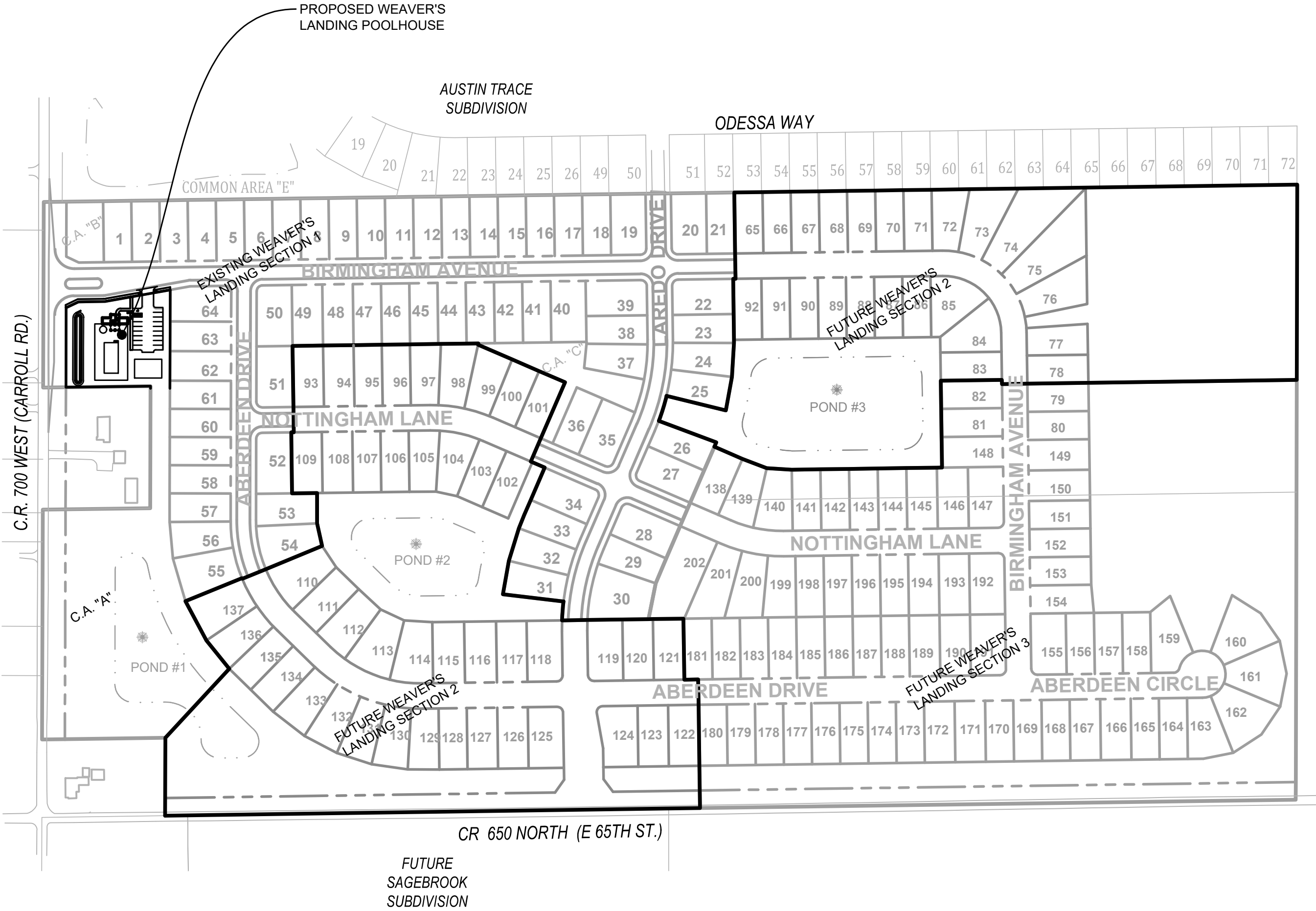
SECTION 35, TOWNSHIP 17N, RANGE 5E,
VERNON TOWNSHIP, HANCOCK COUNTY, CR 700W & CR 650N
PROJECT LOCATION: 39° 52'47.3" N 85° 56'14.7" W
ZONED: PUD (ORDINANCE NO. 091118A)
CONSTRUCTION PLANS

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

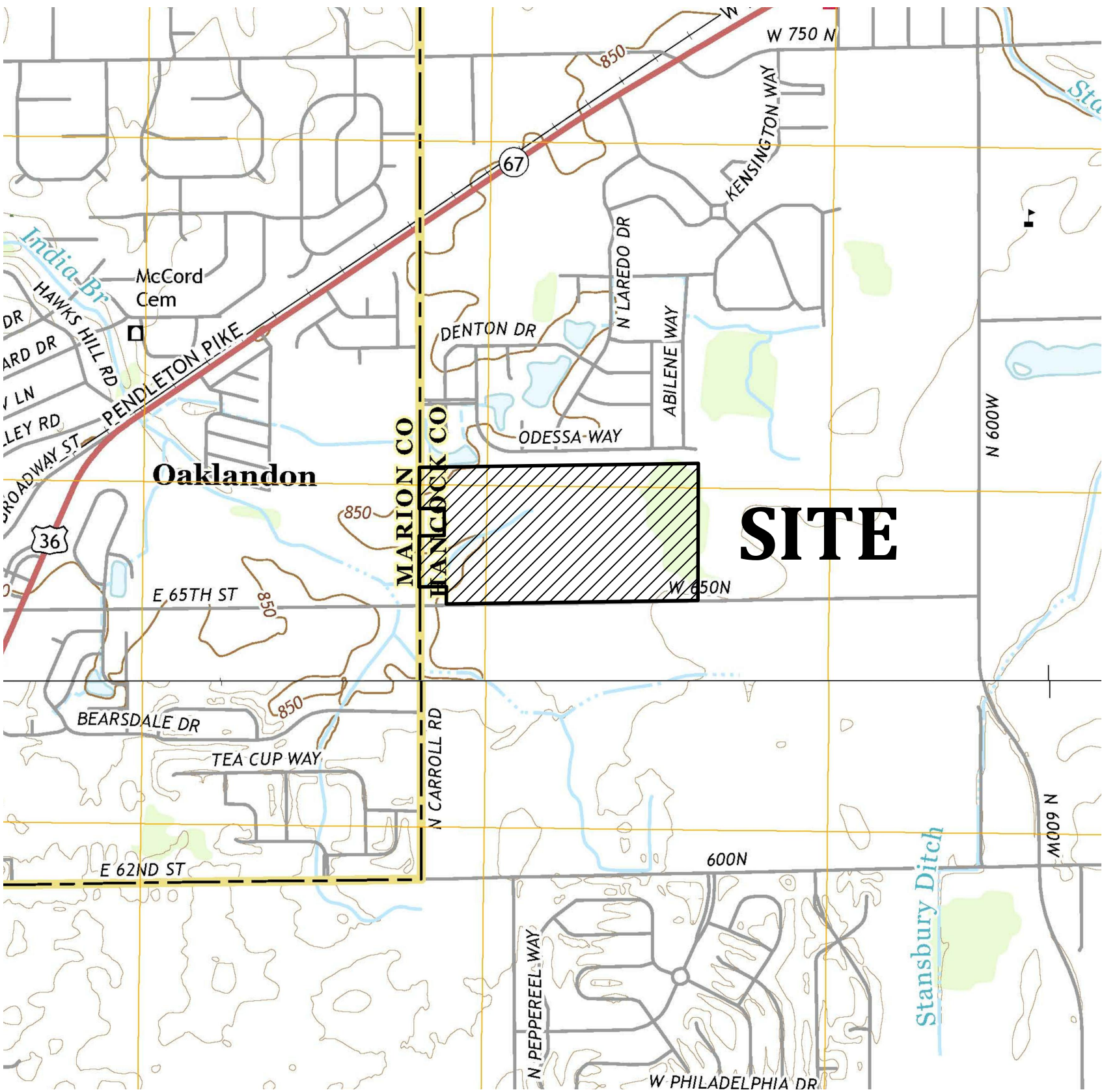
PROJECT
LOCATION



AREA MAP
NO SCALE



SITE MAP
1"=200'



LOCATION MAP
NO SCALE

OPERATING AUTHORITIES & AREA UTILITIES

GAS VECTREN (GREENFIELD) 2345 E. Main St. Danville, IN 46122 317-718-3639 Holly Columbia	SANITARY & STORM MCCORDSVILLE PUBLIC WORKS 6280 W. CR 800 North McCordsville, IN 46055 317-335-3493 Ron Order	WATER CITIZENS ENERGY GROUP - WATER CWA Authority, Inc. 2150 Dr. Martin Luther King, Jr. Street Indianapolis, IN 46202 317-927-4351 Attn.: Brad Hostetler
ELECTRIC NINE STAR CONNECT (FORMERLY HANCOCK TELECOM) 2243 E. Main St. Greenfield, IN 46140 317-323-2090	TELEPHONE AT&T - DISTRIBUTION 240 N. Meridian St., Room 1791 Indianapolis, IN 46204 317-265-3050 Matt Spindler	CABLE TELEVISION BRIGHT HOUSE NETWORKS 3030 Roosevelt Ave Indianapolis, IN 46218 317-632-9077 Jason Kirkman
SCHOOL DISTRICT Mt. Vernon Community School Corp. 1806 West State Road 234 Fortville, IN 46040 Dr. Shane Robbins	TELEPHONE NINE STAR CONNECT (FORMERLY HANCOCK TELECOM) 2243 E. Main St. Greenfield, IN 46140 317-323-2090 Jennifer McMillan	CABLE TELEVISION COMCAST CABLEVISION 5330 East 65th Street Indianapolis, IN 46220 317-594-6509
FIRE DEPARTMENT McCordsville Fire Station 7580 Form Street McCordsville, IN 46055 317-335-2268 Attn.: Tom Alexander	POLICE MCCORDSVILLE POLICE DEPT. 6280 West CR 800 North McCordsville, IN 46055 317-335-2812	



REVISIONS		
NUMBER	DESCRIPTION	DATE

SHEET INDEX	
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

PLANS PREPARED BY:
BANNING ENGINEERING
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

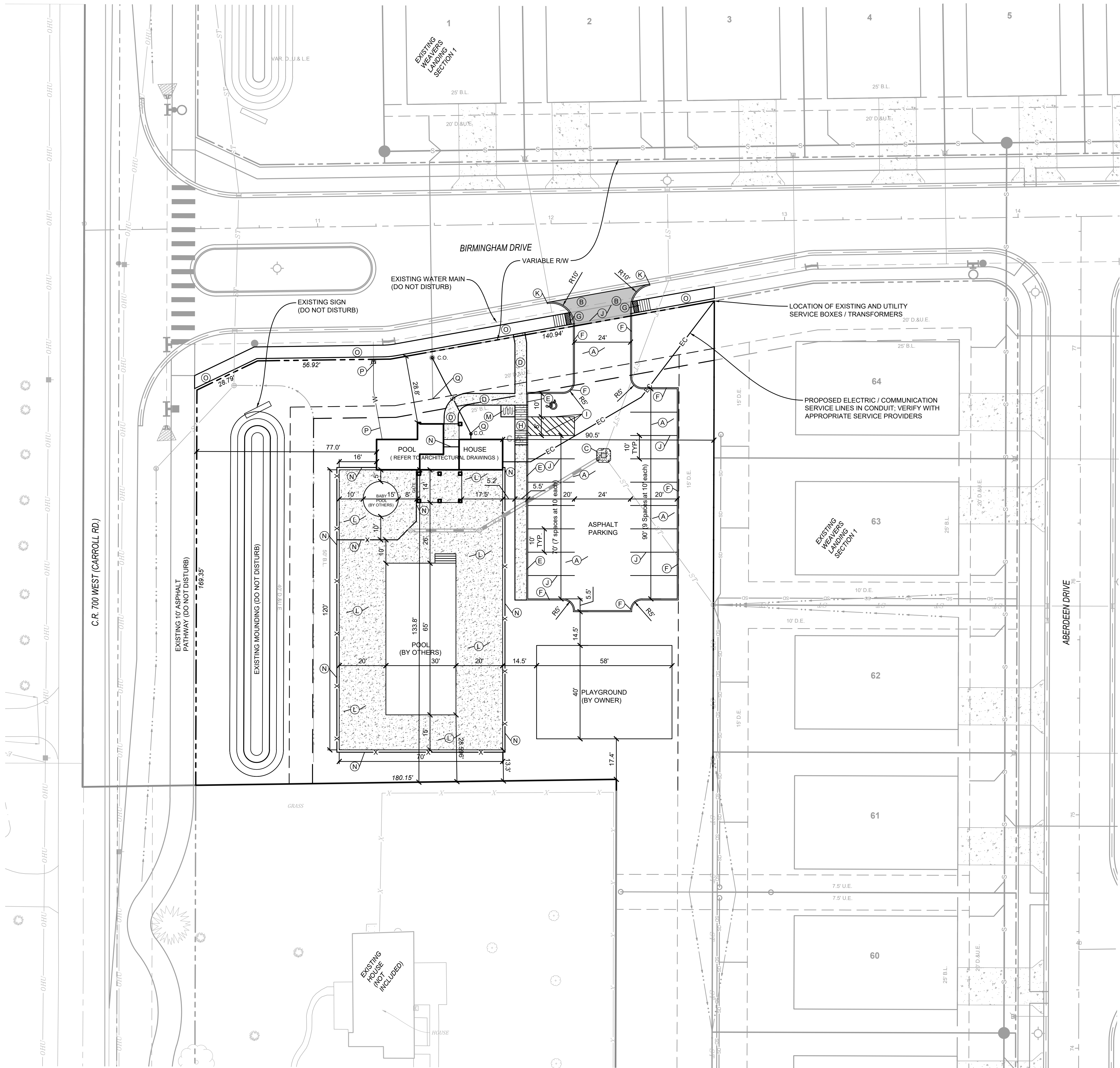
CONSTRUCTION DOCUMENTS
PROJECT MANAGER: _____ DATE: _____
THESE PLANS ARE NOT TO BE CONSIDERED FINAL OR TO BE UTILIZED FOR CONSTRUCTION UNLESS SIGNED AND DATED BY THE APPROPRIATE BANNING ENGINEERING PROJECT MANAGER.
THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED BY: *W. Chad Ziegler*



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

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DIMENSIONS ARE TO THE INSIDE FACE OF CURB UNLESS NOTED OTHERWISE.

PARKING SPACES ARE 9' WIDE UNLESS NOTED OTHERWISE.

PAVEMENT MARKINGS ARE 4" PAINTED WHITE UNLESS NOTED OTHERWISE.

ALL POOL PIPING PER ARCHITECT AND MECHANICAL CONTRACTOR.

FOR LEGEND, SEE SHEET C103.



SITE PLAN GENERAL NOTES

- All work shall be performed in conformance with the Subdivision Control Ordinance of the Town of McCordsville and all other ordinances which pertain to this type of work.
- 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, County and Town of McCordsville permits, or any other permits required.
- 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 construction.
- The Engineer shall be notified of all field tile located on the site during construction. All such field tile shall be incorporated into the storm sewer system so that it remains in working condition.
- 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, and the cost of rectifying the same.
- Geotechnical report is recommended by soil scientist / testing engineer prior to any construction.
- Liability Insurance Policy shall be furnished to the Owner before any work is started.
- 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, Contractor, engineer & owner prior to any construction.
- 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).

UTILITY PLAN GENERAL NOTES

- Sanitary lateral piping and fittings shall comply with the Town of McCordsville standards which pertain to this type of work.
- A minimum horizontal distance of ten (10) feet shall be maintained between parallel water lines and sewer lines. Perpendicular or angled crossings of water and sewer lines shall generally be at a spacing of not less than eighteen (18) inches.
- Structural backfill is required when utility trench openings encroach within 5 feet of a street, private drive, or sidewalk.

PLANS NOTES

- (A) LIGHT DUTY ASPHALT, SEE DETAIL ¹/_{C500}
- (B) R/W PAVEMENT (SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 2: LOCAL ARTERIAL PAVEMENT SECTION)
- (C) CONCRETE COLLAR, SEE DETAIL ³/_{C500}
- (D) CONCRETE SIDEWALK, SEE DETAIL ⁸/_{C500}
- (E) INTEGRAL CURB / WALK, SEE DETAIL ⁴/_{C500}
- (F) 6" STANDING CURB, SEE DETAIL ⁵/_{C500}
- (G) R/W HANDICAP RAMP (SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 5)
- (H) HANDICAP RAMP, SEE DETAIL ⁶/_{C500}
- (I) HANDICAP PAINTED SYMBOL, SEE DETAIL ⁷/_{C500}
- (J) 4" PAINTED BLUE PAVEMENT STRIPING
- (K) 4" PAINTED WHITE CROSSWALK PAVEMENT STRIPING
- (L) TIE INTO EXISTING CURB; TAPER 6" CURB DOWN IN LAST 5 FEET
- (M) CONCRETE PAVEMENT, SEE DETAIL ²/_{C500}
- (N) BICYCLE RACK / CONCRETE PAD; (RACK PER OWNER) (USE CONCRETE SIDEWALK PAVEMENT)
- (O) FENCE (PER OWNER)
- (P) R/W SIDEWALK (SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 5)
- (Q) TIE WATER SERVICE TO EXISTING WATER METER PIT; CONTRACTOR TO COORDINATE WITH CITIZENS ENERGY GROUP WITH WATER CONNECTION FOR REQUIRED DETAILS AND MECHANICAL CONTRACTOR FOR REQUIRED SIZE
- (R) CONNECT TO EXISTING SEWER LATERAL; CONTRACTOR TO VERIFY EXISTING LOCATION AND DEPTH PRIOR TO CONSTRUCTION
- (S) PROPOSED ELECTRIC / COMMUNICATION SERVICE LINES IN CONDUIT; VERIFY WITH APPROPRIATE SERVICE PROVIDERS AND MECHANICAL CONTRACTOR

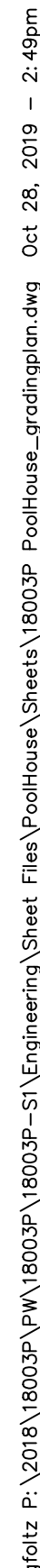
SITE PLAN & UTILITY PLAN WEAVER'S LANDING POOL HOUSE WEAVERS LANDING, SEC. 1; "C.A. A" MCCORDSVILLE, INDIANA



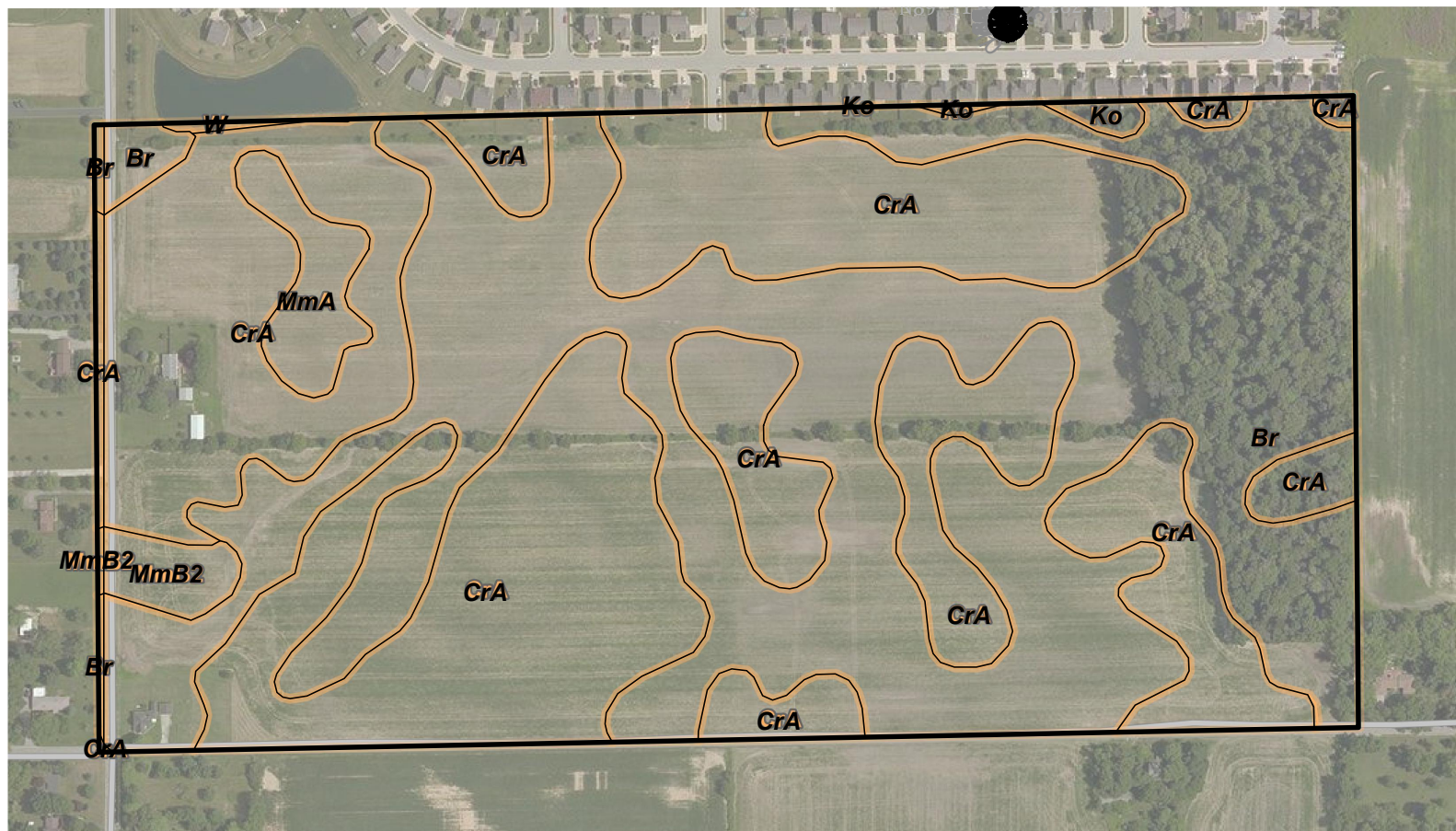
W. Chad Ziegler

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ENGINEERING
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PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 18003P-Pool
Sheet No:



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SOILS DESCRIPTIONS

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

MIAMI SERIES

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

SOILS MAP
NO SCALE

EROSION CONTROL GENERAL NOTES

- Only those areas within the designated construction limits are to be disturbed during construction.
- Contractor to provide temporary surface stabilization of any area scheduled or likely to remain inactive for a period of 15 days or more.
- 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.
- 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.
- All erosion control measures shall meet the Phase 2 IDEM Rule 327 IAC 15-5 requirements.
- Refer to the "Indiana Storm Water Quality Manual", "The Urban Development Planning Guide", and Manufacturers Recommendations for installation for all required measures.
- Inspection and repair of erosion control measures shall be done weekly and after each $\frac{1}{2}$ " rainfall event.

- 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.
- 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 $\frac{1}{2}$ " rain event.
- Install construction entrance drive and construction staging area on site as delineated on this sheet.
- 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 (317-233-1884) and the Town of McCordsville within forty-eight hours of the beginning of construction activities.
- Install perimeter silt fence and protection barriers.
- 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.
- Construct building.
- Install remaining utilities.
- Finish grade drive, parking areas, install curbs, stone base, asphalt and concrete. Install inlet protection as pavement installation is completed.
- Finish grade site and replace topsoil.
- Install erosion control blankets with permanent seeding, and other erosion control measures as shown.
- Temporarily seed and mulch all areas scheduled or likely to remain inactive for 15 days or more.
- Permanent seed and mulch all disturbed areas not covered by erosion control blankets or temporary seeding measures.
- After construction is completed, vegetation established and permission received from Plainfield representative, remove temporary erosion control measures.

EROSION CONTROL PLAN LEGEND

- | | | |
|--|---|------------|
| | EROSION CONTROL BLANKET W/PERMANENT SEEDING (NORTH AMERICAN GREEN S-150) SEE DETAIL ON SHEET C500 | 10
C500 |
| | PERMANENT SEEDING & MULCHING SEE DETAIL ON SHEET C500 | 11
C500 |
| | CURB INLET BASKET SEE DETAIL ON SHEET C500 | 12
C500 |
| | SILT FENCE INLET PROTECTION SEE DETAIL ON SHEET C500 | 13
C500 |
| | CONSTRUCTION LIMITS | |
| | SILT FENCE SEE DETAIL ON SHEET C500 | 14
C500 |

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



INITIAL & FINAL EROSION CONTROL PLAN
WEAVER'S LANDING POOL HOUSE
WEAVERS LANDING, SEC. 1; "C.A. A"
McCORDSVILLE, INDIANA



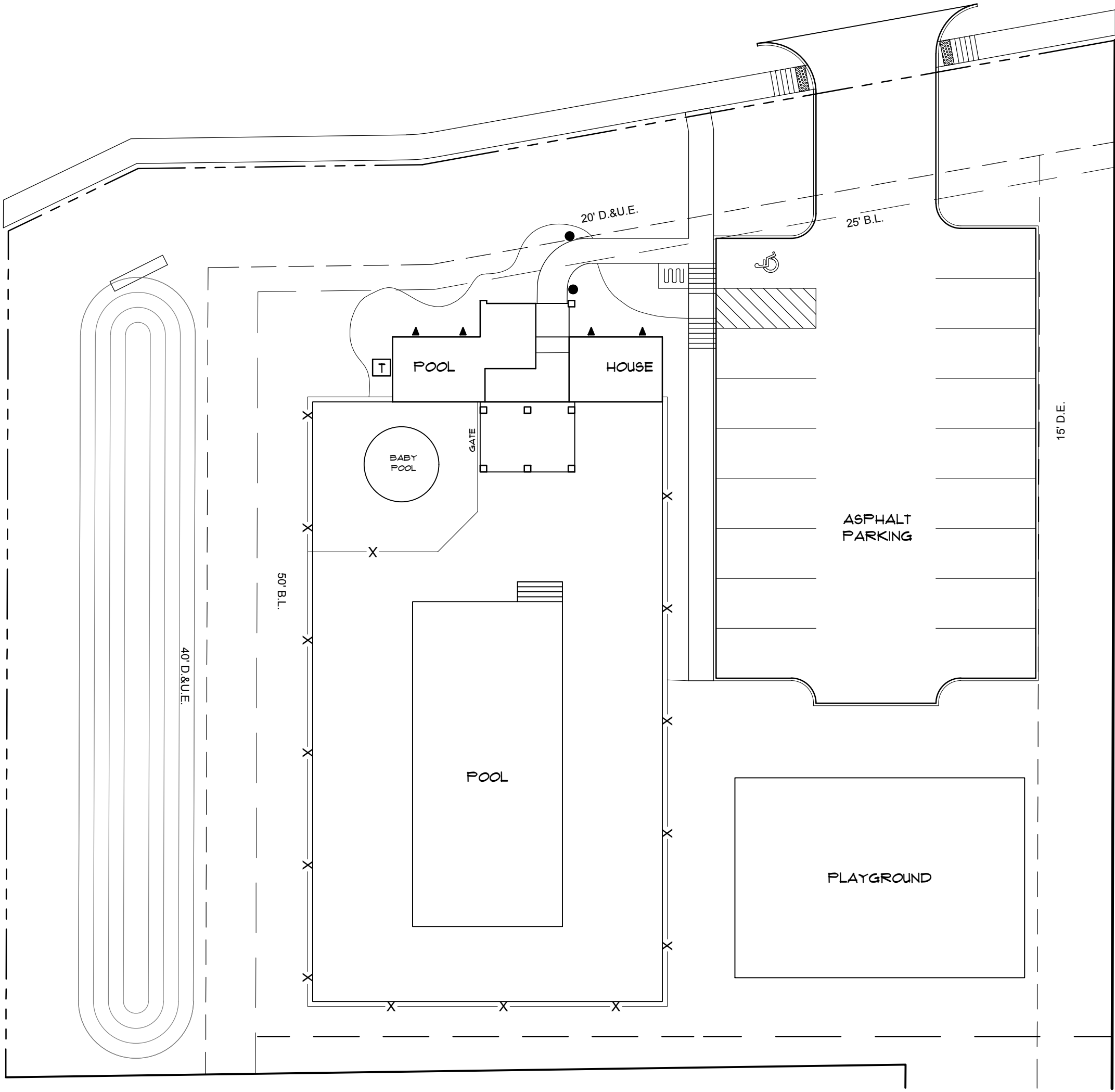
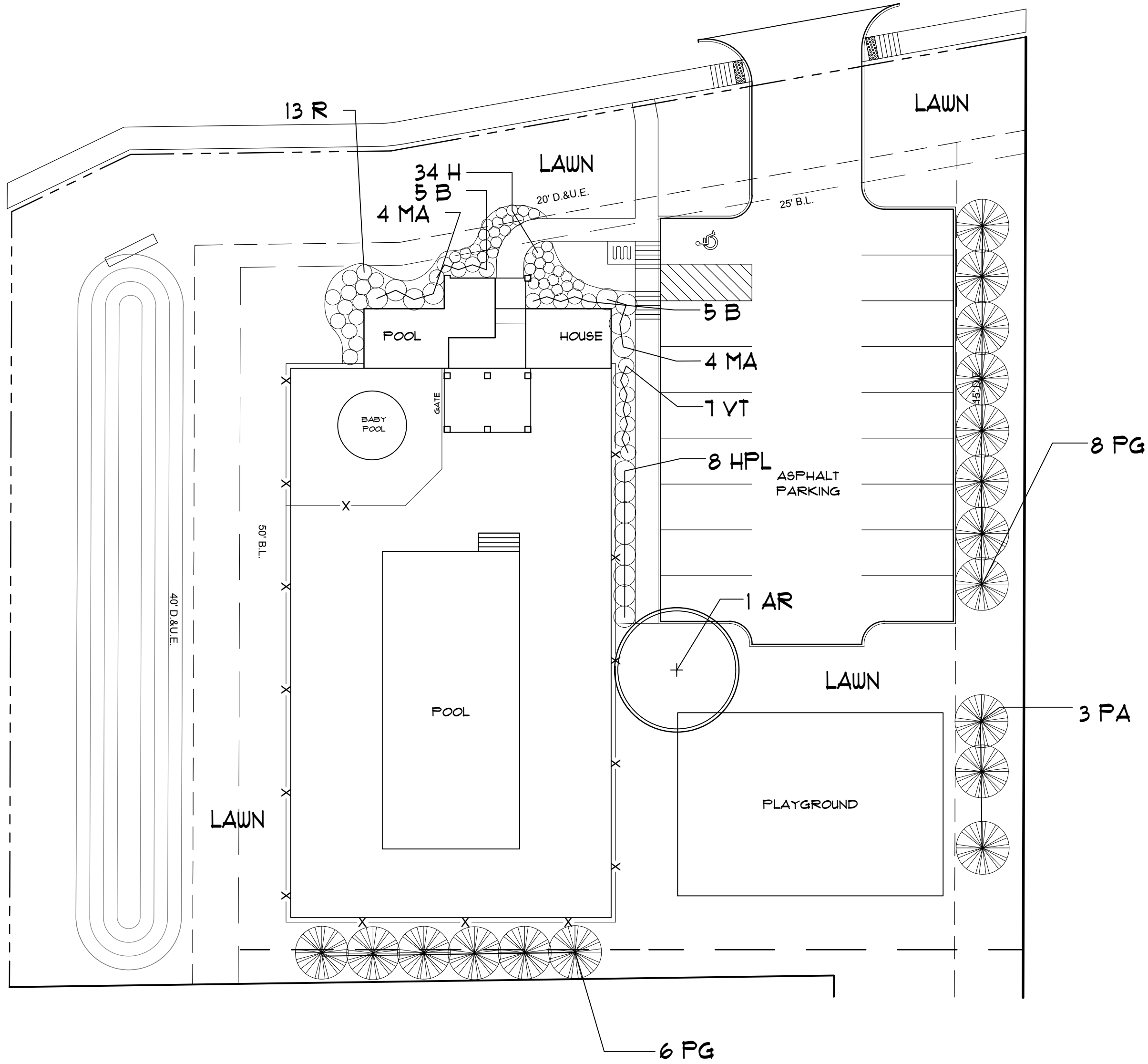
W. Chad Ziegler

BANNING
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853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
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Project No: 18003P-Pool

Sheet No:

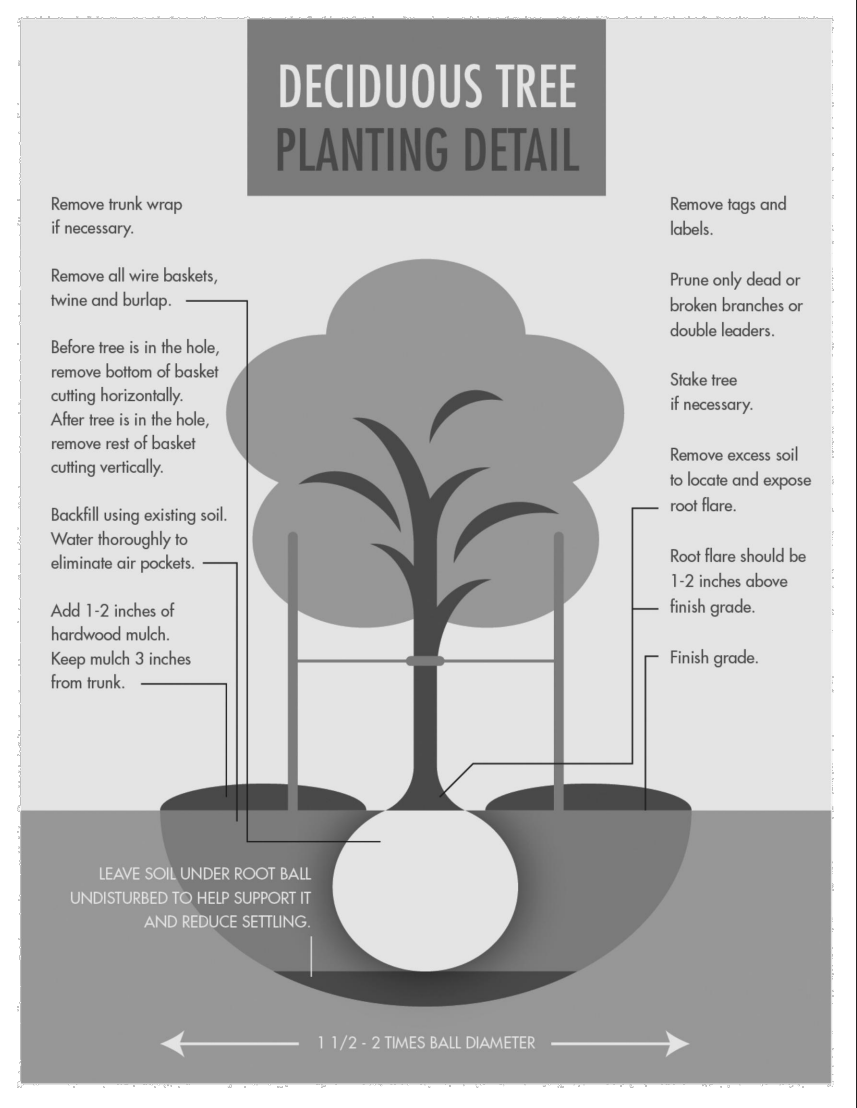
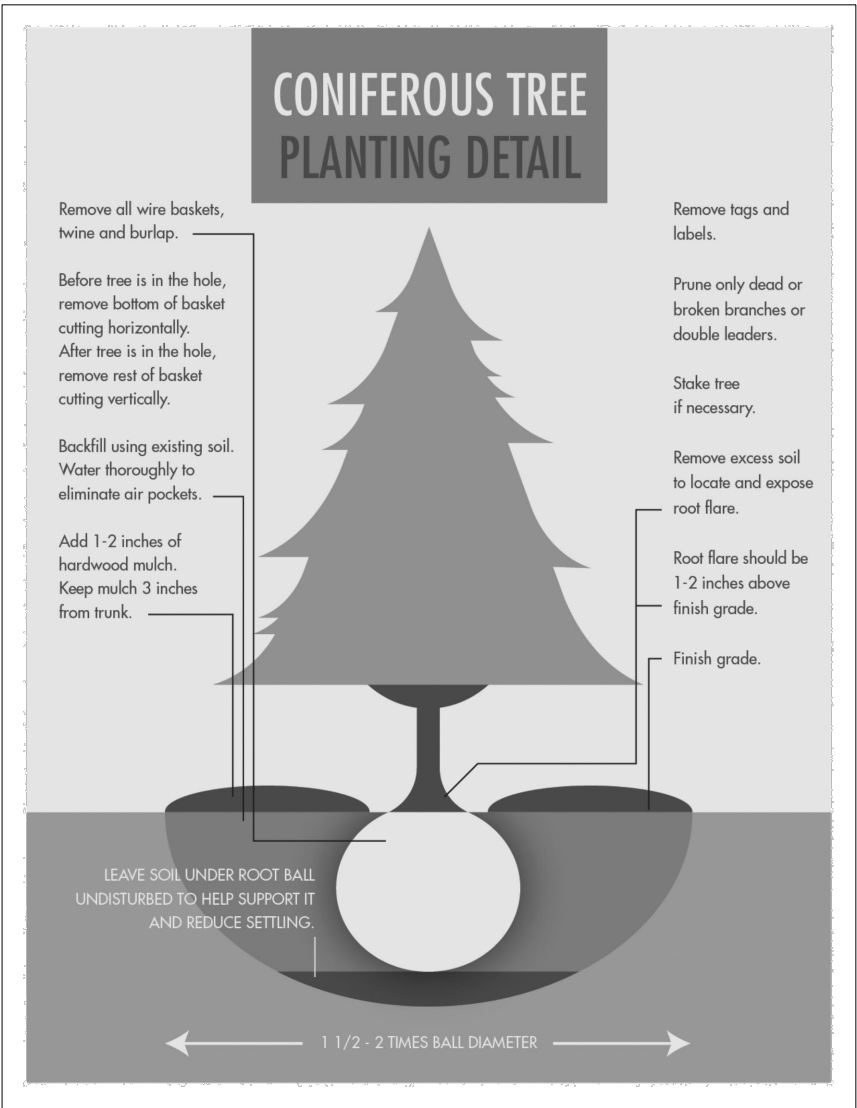
C400



LANDSCAPE PLAN
SCALE 1" = 20'

LIGHTING PLAN
SCALE 1" = 20'

PLANT LEGEND				
QUAN.	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
SHADE TREES -				
1	AR	Maple 'Red Sunset'	Acer rubrum 'Red Sunset'	2" cal
1	TOTAL SHADE TREES BY DEVELOPER			
EVERGREEN TREES -				
3	PA	Norway Spruce	Picea abies	6'
14	PG	Black Hills Spruce	Picea glauca var. densata	6'
17	TOTAL EVERGREEN TREES BY DEVELOPER			
SHRUBS/GRASSES -				
10	B	Boxwood 'Green Velvet'	Buxus x 'Green Velvet'	3 gal
8	HPL	LimeLight Hydrangea	Hydrangea paniculata 'LimeLight'	3 gal
8	MA	Adagio Maidengrass	Miscanthus sinensis 'Adagio'	3 gal
13	R	Drift Rose 'Red Drift'	Rosa 'Meigalpio'	3 gal
7	VT	Compact Bailey Viburnum	Viburnum tri. 'Bailey Compact'	3 gal
46	TOTAL SHRUBS BY DEVELOPER			
PERENNIALS -				
34	H	Coral Bells 'Plum Pudding'	Heuchera micrantha 'Plum Pudding'	1 gal
34	TOTAL PERENNIALS BY DEVELOPER			



LIGHTING LEGEND		
QUAN.	SYMBOL	SPECIFICATIONS
MATERIALS -		
1	▲	Kichler uplight #16154AZT
2	●	Kichler Pathway Light #15811AZT
1	T	Kichler 300 Watt Transformer #15PR300 SS (GFI Plug provided by Others)



KICHLER®

LED Dome Path Light - Short Stem



PROJECT:

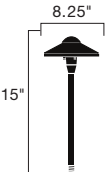
TYPE:

ORDERING # :

COMMENTS:

FEATURES

- A shorter version of our LED 15810 designed for use in lower planting and smaller garden areas.
- Cast Aluminum Housing.
- 4 W / 5.8 VA, Integrated LEDs and Driver, 2950K (-150/+175), High CRI.
- 9V - 15V AC/DC
- 36" of usable #18-2, SPT-1-W leads. Cable connector supplied.
- 8" In-ground stake



ORDERING INFORMATION

EXAMPLE: 15811BE (Product # & Finish)

PRODUCT	FINISH	WATTAGE	LIGHT SOURCE	WIRING	MOUNTING ACCESSORIES (INCLUDED)	OPTIONS & ACCESSORIES																				
15811 Dimensions: 8.25" W x 15" L	Cast Aluminum AZT - Textured Architectural Bronze™  BE - Beach 	4 W / 5.8 VA Note: Not for use with electronic transformers.	Integrated LEDs and Driver 2950K (-150 / +175) High CRI	36" of usable #18-2, SPT-1-W leads. Cable connector supplied.	8" In-ground stake	15601AZT - Cast Aluminum Surface Mounting Flange w/ Bronze Finish, Neoprene Gasket For Watertight Seal 15601BKT - Cast Aluminum Surface Mounting Flange w/ Black Finish, Neoprene Gasket For Watertight Seal 15601BBR - Cast Brass Surface Mounting Flange, Neoprene Gasket For Watertight Seal  Flange For Tree / Surface Mounting 15607AZT - Textured Bronze Finish 15607BKT - Textured Black Finish 15607BBR - Bronzed Brass Finish 																				
Fixture Photometric (fc) <table><tr><td>Distance from Light</td><td>0'</td><td>1'</td><td>2'</td><td>3'</td><td>4'</td><td>5'</td><td>6'</td><td>7'</td><td>8'</td></tr><tr><td>Footcandles</td><td>12.18</td><td>11.57</td><td>6.07</td><td>3.17</td><td>1.88</td><td>1.05</td><td>0.45</td><td>0.36</td><td>0.27</td></tr></table>							Distance from Light	0'	1'	2'	3'	4'	5'	6'	7'	8'	Footcandles	12.18	11.57	6.07	3.17	1.88	1.05	0.45	0.36	0.27
Distance from Light	0'	1'	2'	3'	4'	5'	6'	7'	8'																	
Footcandles	12.18	11.57	6.07	3.17	1.88	1.05	0.45	0.36	0.27																	

NOTES

For Warranty Information,
please visit www.landscapelighting.com

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.



12V Integrated LED Accent Light

16150-16158



Kichler's new and improved 12V integrated LED accent light has the durability you expect with an enhanced modern look, stronger performance and superior light quality.

This updated LED accent uses almost 60% less energy and provides even more light output versus the prior design. Less energy consumption allows more fixtures to be placed on a run while providing the homeowner a system that costs less to operate.

PROJECT:

ORDERING:

TYPE:

COMMENTS:

FEATURES

- High lumens in small body
- Custom optics for superb center-to-the-edge uniformity
- Available beam angle: 10°, 35° & 60°
- Complete sealed system for improved reliability
- Advanced ESD protection
- IP66 rated

PERFORMANCE

	200 Lumen	300 Lumen	500 Lumen
Input Voltage	9-15V	9-15V	9-15V
VA Total @ 15VAC	3.5	5.25	10
Wattage	2.5	3.5	7
Efficacy (Lm/W)	80	86	71
Halogen Replacement	20W	35W	50W

SPECIFICATIONS

Fixture

Light Source	Integrated LED
Number of LEDs	3 or 6
Kelvin Temperature	2700K, 3000K
Color Rendering Index	80+
Beam Angles	10°, 35°, 60°

Input

Lumens	Input Current	Efficiency	Power Factor
200	.484A@9VAC	88.40%	0.653
300	.578A@9VAC	86.03%	0.706
500	1.1A@9VAC	86.90%	0.738

Output

Output	Lumens
High	500
Mid	300
Low	200

Environmental

Environmental Protection Rating	Wet
Operation Ambient Temperature	-25°C - +40°C
Storage Temperature	-40°C - +80°C
Expected Life Time	50K Hours > 75°C Tc Max

Mechanical & Housing Specification

Length	3.5" / 89 mm
Width	3.25" / 83 mm
Height	4.5" / 114 mm
Housing Material	Aluminum, Brass
Housing Color & Surface	Black/Brown/CBR
Weight	Alum 1.05lb/ 0.5Kg, Brass 2.3lb/ 1.1Kg

FIXTURE

Glass Window

Tempered, shock resistance glass with high tolerance for thermal expansion and stress.

Body

A380 Aluminum, C360 Brass casting

Wire

18 AWG, SPT-1W, 105°C, 300V, 48" length

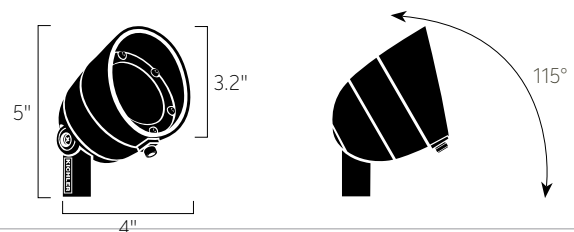
Optics

Polycarbonate TIR lens provides superior fixture beam angle. Available in 10°, 35° and 60°.

Accessories

Includes gel-filled wirenuts and stake

Dimensions



AVAILABLE FINISHES

AZT
Architectural
Bronze

BKT
Black

CBR
Centenial
Brass

KICHLER



WEAVER'S LANDING POOL HOUSE
MCCORDSVILLE, IN