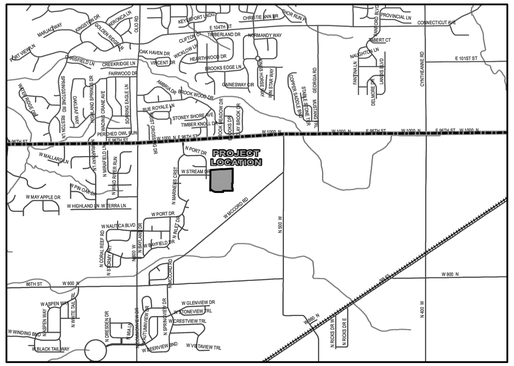
McCORD POINTE SECTION 4

Lennar Homes of Indiana, Inc.



LOCATION MAP
SCALE 1"= 1 MILE

SOILS MAP
NOT TO SCALE

SOILS LEGEND

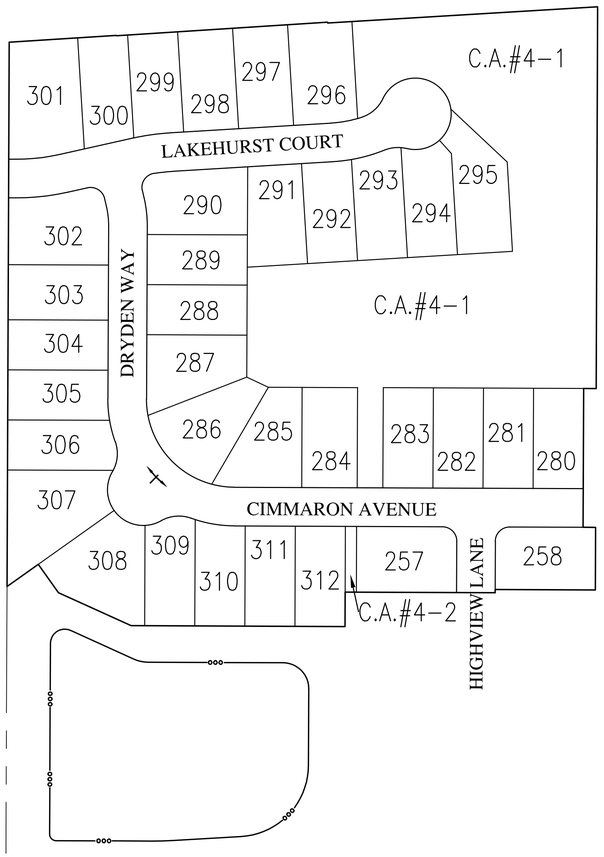
BR	BROOKSTON SILTY CLAY LOAM
CRA	CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES

DEVELOPER:

LENNAR HOMES OF INDIANA, INC.
BILL BRYANT
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
(317) 450-4634

CIVIL ENGINEER and SURVEYOR:

HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
(317) 347-3663
keichhorn@hwcengineering.com



SITE MAP
SCALE: 1" = 100'

LINEAR FOOTAGE OF STREETS	
CIMMARON AVENUE	606 LF
HIGHVIEW LANE	119 LF
DRYDEN WAY	451 LF
LAKEHURST COURT	580 LF
TOTAL	1,756 LF

DEVELOPMENT STANDARDS

	AREA "A"
MAXIMUM NUMBER OF LOTS	197
MINIMUM LOT AREA	7,500 SQ. FT
MINIMUM LOT WIDTH AT BUILDING LINE	60
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	5 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MINIMUM LIVABLE FLOOR AREA	1,500 SF (SINGLE STORY) 1,800 SF (MULTI STORY)
MAXIMUM LOT COVERAGE	45%*
MAXIMUM HEIGHT - PRINCIPAL	35 FEET

*NOTE: LOTS 61,62,73-77 HAVE MAXIMUM LOT COVERAGE OF 55% PER ORDINANCE 091019 RECORDED AS INST. #201909743 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

PLAN COMMISSION APPROVAL _____

DRAINAGE APPROVAL _____

ADDRESS APPROVAL _____

EROSION CONTROL APPROVAL _____

COUNTY ENGINEER APPROVAL _____

COUNTY SANITARIAN APPROVAL _____

COUNTY COMMISSIONERS APPROVAL _____

CONTACT INFORMATION:

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SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1-C1.2	DEVELOPMENT PLAN
C1.3-C1.4	PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION & DEMOLITION PLAN
C1.5-C1.6	POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C1.7-C1.8	EMERGENCY FLOOD ROUTE PLAN
C1.9	MASTER UTILITY PLAN
C1.10-C1.11	SUBSURFACE DRAIN PLAN
C2.0-C2.1	STREET PLAN & PROFILE
C3.0	INTERSECTION & CUL-DE-SAC DETAILS
C3.1	TRAFFIC CONTROL AND LIGHTING PLAN
C4.0-C4.1	SANITARY SEWER PLAN & PROFILE
C6.0-C6.1	STORM SEWER PLAN & PROFILE
C7.0	WATER DISTRIBUTION PLAN
C8.0	STORMWATER POLLUTION PREVENTION NOTES
C8.1-C8.3	STORMWATER POLLUTION PREVENTION DETAILS
C8.4	CONSTRUCTION DETAILS
C8.5	CITIZENS WATER DETAILS

McCORDSVILLE TOWN STANDARDS SHEET LIST TABLE

Sheet Title	Sheet Description
1	DIRECTIONS FOR USE & GENERAL NOTES
2	RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS
3	RIGHT-OF-WAY DETAILS
4	UTILITY LOCATION GUIDELINES
5	DRIVE WAY & HANDICAP RAMP DETAILS
6	STORM SEWER STRUCTURE DETAILS
7	STORM SEWER BEDDING DETAILS AND GENERAL NOTES
8	SANITARY SEWER SPECIFICATIONS
9	SANITARY SEWER DETAILS
10	SANITARY SEWER LIFT STATION STANDARDS & GUIDELINES

REVISIONS

DATE	DESCRIPTION	BY

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

MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA
COVER

PRELIMINARY
NOT FOR CONSTRUCTION
CHRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY TD/GM
CHECKED BY KE
DATE NOVEMBER 22, 2019
SCALE AS SHOWN
JOB NUMBER 2019-003-A
SHEET C1.0
COVER

Plot Date: Nov 20, 2019 Plot Time: 12:58pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\19263D.Cover Sheet.dwg, Layout: C1.0 By: keichhorn

Indiana 811
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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
X X X X X	FENCE	X X X X X
	TREE LINE	
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
	STREET LIGHT	
N/A	FLOW ARROW	
+ XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX
	A.D.A. HANDICAP RAMP	A
	2' ROLL CURB	B
	POND SIGNAGE	C
	4 FT CONC. APRON (SEE CONCRETE SECTION – SHEET C3.2)	D
	20' SAFETY RAMP @ 6:1 SLOPE (CONSTRUCTED WITH COMPACTED CLAY)	E
	2' ROLL CURB (REVERSE SLOPE)	F
	SSD CLEANOUT	c.o.
	SANITARY CLEANOUT	c.o.

ABBREVIATIONS:

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INV	– INVERT ELEVATION	TW	– TOP OF WALL
LP	– LOW POINT	IEE	– INGRESS / EGRESS EASEMENT
ME	– MATCH EXISTING GRADE	25	– LOT NUMBER
NP	– NORMAL POOL (ELEVATION)	C.A.	– COMMON AREA
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BENCHMARK INFORMATION:

CUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST. SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)

SEE SHEET C1.2 FOR OVERALL GENERAL PROJECT NOTES.

REVISIONS

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

MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN

KRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION

Kristopher K Eichhorn

DRAWN BY	JOB NUMBER 2019-003-A
TD/GM	
CHECKED BY	
KE	
DATE	
NOVEMBER 22, 2019	
SCALE	
AS SHOWN	

SHEET
C1.1
DEVELOPMENT PLAN

Plot Date: Nov 20, 2019 Plot Time: 12:59pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\19263D Development Plan.dwg, Layout: C1.1 By: keichhorn

OVERALL GENERAL PROJECT NOTES

1. 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 BY THE CONTRACTOR.

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 TO RE-USE AS INDICATED.

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

6. ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.

7. CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.

8. REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED HOUSE PADS. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO STORM SEWER SYSTEM OR LAKE. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.

9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS.

10. CONTRACTOR SHALL STAMP THE LETTER "S" IN THE CURB PERPENDICULAR TO THE LATERAL MARKER.

11. STRUCTURES RECEIVING SUB-SURFACE DRAIN (SSD) SHALL HAVE BOTH PORTS CORE DRILLED. "T" OR "Y" BLIND CONNECTIONS ARE NOT ALLOWED.

12. ALL STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE-DRAINS TO WATERWAY".

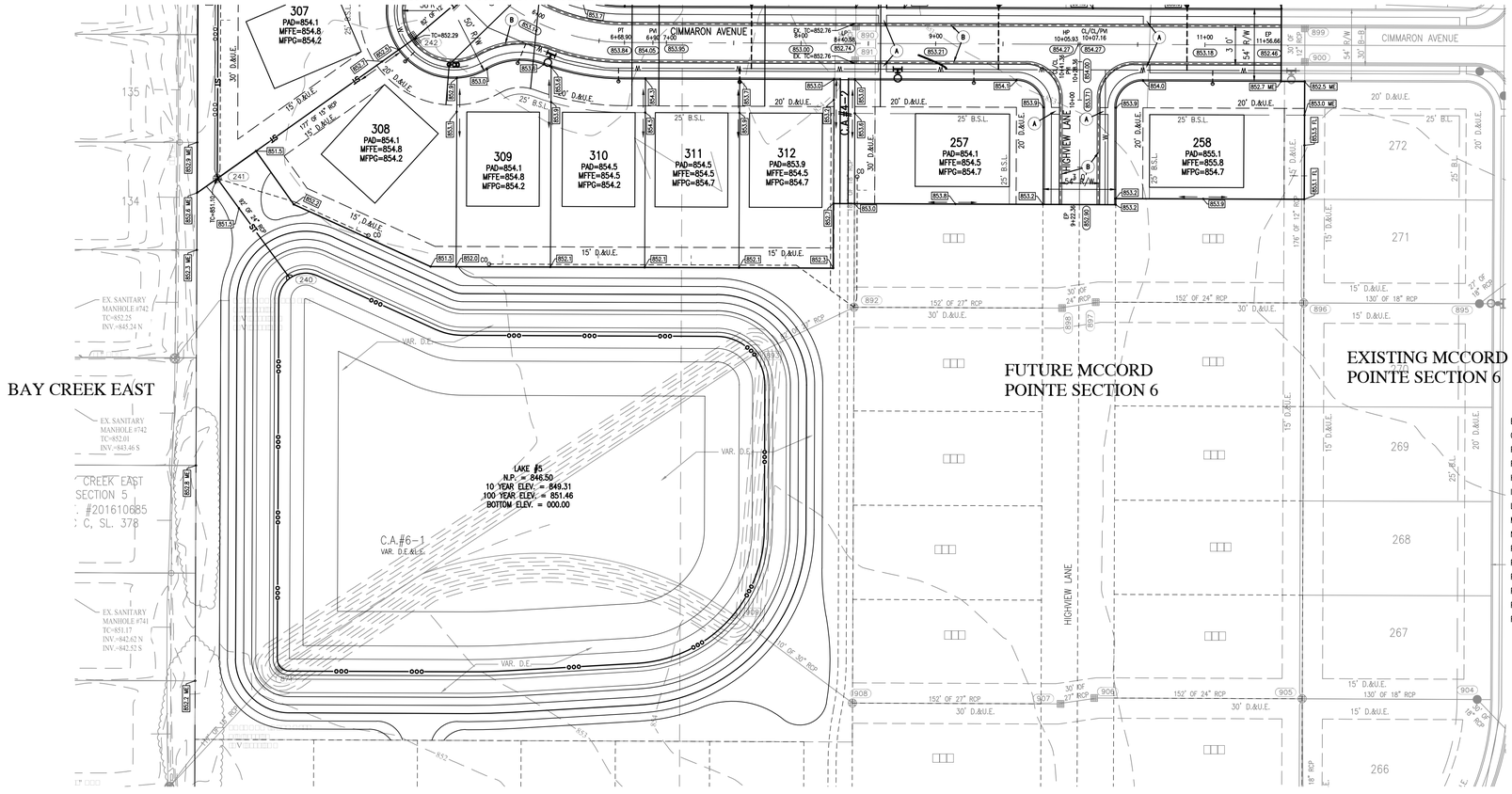
13. STRUCTURAL FILL: SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). SHALL BE FREE OF ORGANIC MATERIAL, DEBRIS, DELETERIOUS MATERIALS AND FROZEN SOLIDS.

14. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE SHOULDERS AND SIGNAGE. REPAIRS (i.e. STRIPING) SHALL COINCIDE WITH THE ADJOINING ROAD.

15. CLAY POND LINERS ARE REQUIRED IF SIGNIFICANT SAND OR GRAVEL STRATIFICATIONS ARE ENCOUNTERED DURING EXCAVATION OF POND.

16. ALL COMMON AREA SIDEWALKS OR PATHS ARE TO BE CONSTRUCTED AS PART OF THE SITE INFRASTRUCTURE. INDIVIDUAL LOT SIDEWALKS TO BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION.

FOR CONTINUATION SEE SHEET C1.1



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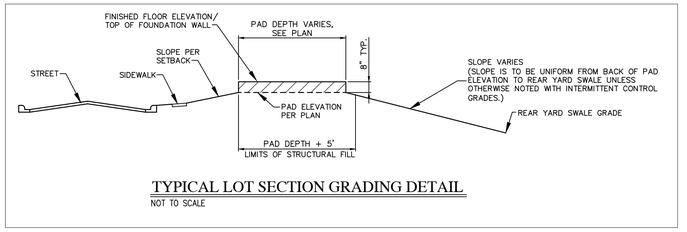

TYPICAL LOT SECTION GRADING DETAIL
NOT TO SCALE

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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

EXISTING	PROPOSED
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
ooo	SWALE / FLOWLINE
	SUBSURFACE DRAIN
S	SANITARY SEWER
ST	STORM SEWER
ST	STORM CULVERT
W	WATER MAIN
800	CONTOUR, MAJOR
799	CONTOUR, MINOR
X X X X X	FENCE
	TREE LINE
S	SANITARY MANHOLE
ST	STORM MANHOLE
	STORM INLET
	STORM END SECTION
	FIRE HYDRANT
	STREET LIGHT
N/A	FLOW ARROW
+ XXX.X	SPOT ELEVATION XXX.X
N/A	PAVEMENT ELEVATION XXX.XX
	A.D.A. HANDICAP RAMP (A)
	2' ROLL CURB (B)
	POND SIGNAGE (C)
	4 FT CONC. APRON (SEE CONCRETE SECTION – SHEET C3.2) (D)
	20' SAFETY RAMP @ 6:1 SLOPE (CONSTRUCTED WITH COMPACTED CLAY) (E)
	2' ROLL CURB (REVERSE SLOPE) (F)
	SSD CLEANOUT
	SANITARY CLEANOUT

REVISIONS

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

MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

KRISTOPHER K. EICHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

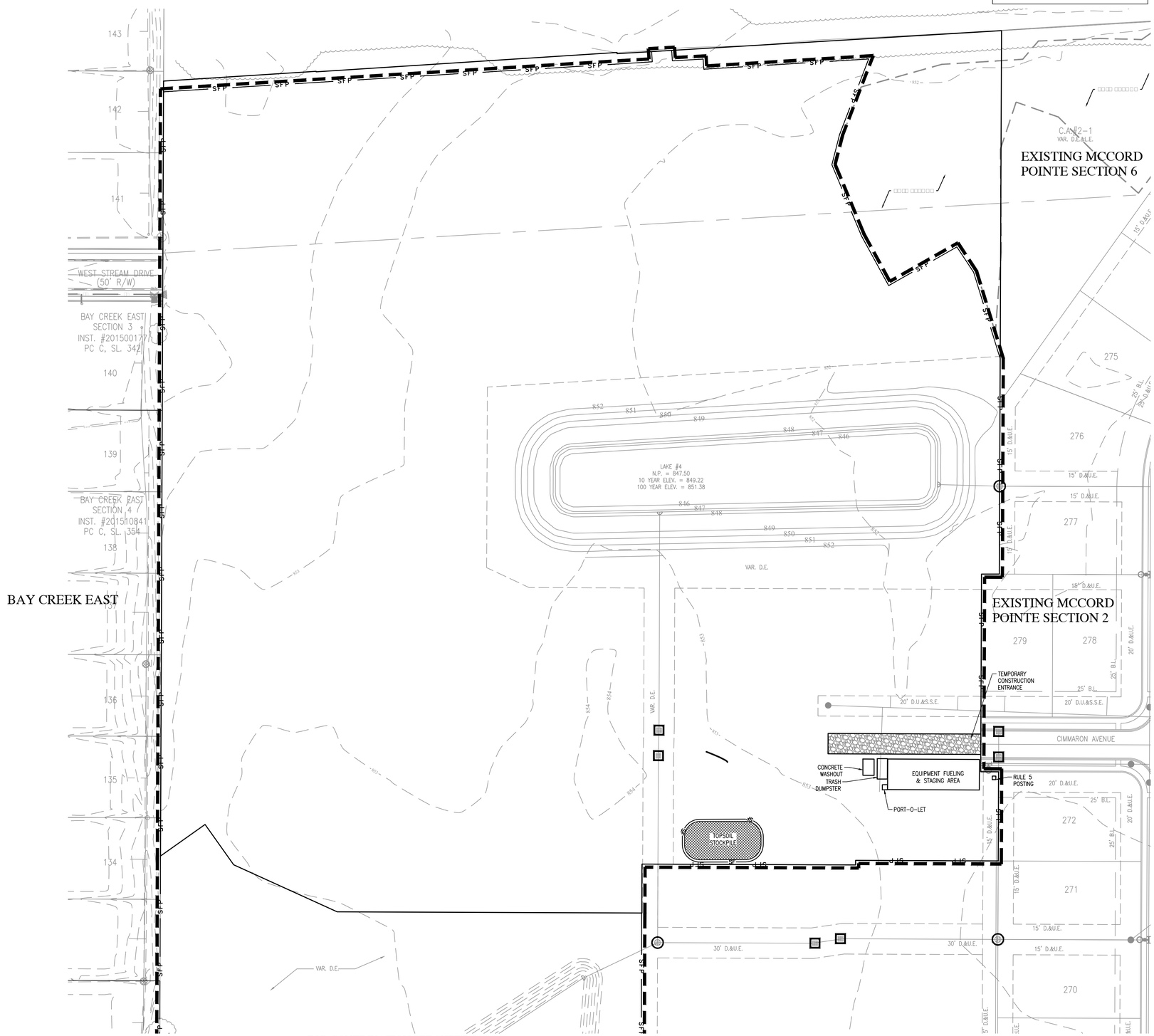
Kristopher K. Eichhorn

DRAWN BY TD/GM	
CHECKED BY KE	JOB NUMBER 2019-003-A
DATE NOVEMBER 22, 2019	
SCALE AS SHOWN	
SHEET	

C1.2
DEVELOPMENT PLAN

Plot Date: Nov 20, 2019 Plot Time: 12:59pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\192630.Development Plan.dwg, Layout: C1.2 By: keichhorn

NOTE:
SEE SHEET C1.4 FOR DEMOLITION NOTES



FOR CONTINUATION SEE SHEET C1.4

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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
X X X X X	FENCE	X X X X X
	TREE LINE	
E	ELECTRIC (UNDERGROUND)	
T	TELEPHONE (UNDERGROUND)	
FO	FIBER OPTIC (UNDERGROUND)	
G	GAS (UNDERGROUND)	
OHE	OVERHEAD UTILITY (ELECTRIC/FIBER)	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	ELECTRIC PANEL/PEDESTAL	W WATER METER
TRANS	ELECTRIC TRANSFORMER	WV WATER VALVE
FO	FIBER OPTIC ACCESS/MANHOLE	WELL WATER WELL/MONITORING WELL
	GAS MARKER POST	AC SITE - A/C UNIT
G	GAS METER	SITE - FENCE POST
	GAS VALVE	SITE - FLAG POLE
	LIGHT POLE/AREA LIGHT	MB SITE - MAILBOX
	SEWER CLEANOUT	TREE - CONIFEROUS
	TELEPHONE MARKER POST	TREE - DECIDUOUS
	TELEPHONE PANEL/PEDESTAL	TREE - MULTI-TRUNK
	UTILITY POLE	SHRUB
	UTILITY POLE GUY ANCHOR	

LEGEND

- TEMPORARY "DROP INLET PROTECTION BASKET"
- CURB INLET — TEMPORARY CURB INLET PROTECTION SEE SHEET C8.1 FOR DETAIL
- SFP — SHEET FLOW PROTECTION (MAY INCLUDE SILT FENCE, STRAW WATTLES, COIR LOGS, OR VEGETATIVE STRIPS AS CONDITIONS WARRANT.
- CONSTRUCTION LIMITS
- TEMPORARY SITE CONSTRUCTION ENTRANCE

NOTE:
SEE SHEET C8.0 FOR A LIST IN SEQUENCE OF CONSTRUCTION ACTIVITIES.

THIS SHEET TO BE USED FOR EROSION CONTROL ONLY.

EROSION CONTROL NOTES:
1. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED.
2. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREET.
3. THIS SHEET TO BE USED FOR STORMWATER POLLUTION PREVENTION PURPOSES ONLY.
4. GEOTEXTILE FABRIC SHALL BE PLACED UNDER STONE LAYER OF THE CONSTRUCTION ENTRANCE.
5. ALL PORTABLE TOILETS MUST BE ANCHORED TO PREVENT SPILLS.
6. WHERE EXISTING DRAIN TILES OR FIELD TILES ARE ENCOUNTERED WHERE APPLICABLE, INTERCEPT EXISTING TILES AND TIE THEM INTO THE STORM SYSTEM.

PERSON ONSITE RESPONSIBLE FOR EROSION CONTROL:
BILL BRYANT
LENNAR HOMES OF INDIANA, INC.
PHONE: 317-659-3200
EMAIL: WILLIAM.BRYANT@LENNAR.COM

REVISIONS

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

MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA

PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION AND DEMOLITION PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

KRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY TD/GM	JOB NUMBER 2019-003-A
CHECKED BY KE	
DATE NOVEMBER 22, 2019	
SCALE AS SHOWN	
SHEET	

C1.3

PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION AND DEMOLITION PLAN

Plot Date: Nov 20, 2019 Plot Time: 12:59pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\192630 Erosion Control Plan.dwg, Layout: C1.3 By: kelchhorn

Plot Date: Nov 20, 2019 Plot Time: 1:00pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\19263D.Erosion Control Plan.dwg, Layout: C1.4 By: keichhorn

DEMOLITION GENERAL NOTES:

1. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL MATERIALS INDICATED ON THE PLAN. GENERALLY, DEMOLITION AREAS AND FACILITIES ARE INDICATED WITH BOLD LINES AND/OR SHADED AREAS. DISPOSAL OF SITE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL GUIDELINES.

2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES WHICH LIE ALONG THE PERIMETER OF THE SITE. THESE FEATURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, PAVEMENTS, FENCES, VEGETATION, UTILITIES, PROPERTY MARKERS, ETC. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE WHICH OCCURS DURING OR AS A RESULT OF CONSTRUCTION ACTIVITY. REPLACEMENT OF DAMAGED PROPERTY SHALL BE EQUAL TO EXISTING CONDITIONS.

3. FOLLOWING REMOVAL OF INDICATED NATURAL FEATURES AND SITE IMPROVEMENTS, AND FOLLOWING THE COMPLETION OF EARTHWORK AS INDICATED ON THE GRADING PLAN, CONTRACTOR SHALL SUPPLY AND INSTALL TOPSOIL FILL TO THE FINISH GRADES INDICATED ON THE GRADING PLAN. TOPSOIL FILL SHALL BE FREE OF ROCK, RUBBISH, OR OTHER UNSUITABLE MATERIAL AND SHALL BE MODERATELY COMPACTED WHEN PLACED TO AVOID EXCESSIVE SETTLEMENTS. THE SURFACE OF ALL FILL SHALL BE UNIFORMLY AND SMOOTHLY GRADED IN ACCORDANCE WITH THE SITE GRADING PLAN. THE FINISHED SURFACE GRADES SHALL BE NOT MORE THAN 0.1 FOOT ABOVE OR BELOW THE GRADES INDICATED ON THE PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND THE ADJACENT FILL.

4. ALL TREES, BRUSH, STUMPS AND GRUBBING DEBRIS SCHEDULED FOR DEMOLITION ARE TO BE REMOVED FROM THE SITE.

5. CURRENT FIELD CONDITIONS MAY VARY SOMEWHAT FROM THOSE INDICATED ON THIS PLAN. THE INFORMATION SHOULD NOT BE CONSIDERED AS EXACT OR COMPLETE.

   A) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO CONSTRUCTION. CONTACT THE INDIANA UNDERGROUND UTILITY PROTECTION SERVICE AT 1-800-382-5540.

   B) THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF WORK WHICH COULD DISRUPT THE RESPECTIVE UTILITY SERVICE.

   C) ANY DEVIATIONS FROM THE UTILITY LOCATIONS OR ELEVATIONS FROM THOSE SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION. ANY OTHER DEVIATIONS OF THE SITE IMPROVEMENTS FROM THOSE SHOWN ON THE PLANS THAT AFFECT THE PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION.

   D) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH THE IMPROVEMENTS SHOWN ON THE SITE PLANS.

   E) ANY DAMAGE TO EXISTING UTILITY LINES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

6. UNLESS NOTED OTHERWISE, ALL UNDERGROUND UTILITIES SCHEDULED FOR DEMOLITION SHALL BE COMPLETELY EXCAVATED AND REMOVED, AND THE TRENCH BACKFILLED WITH STRUCTURAL FILL PLACED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

7. DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/ REPAIRED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF CONSTRUCTION TO DOCUMENT THE EXISTING CONDITIONS OF THE RIGHT-OF-WAY.

DEMOLITION KEYNOTES: (#)

(NOT ALL KEY NOTES APPLY TO THIS SHEET)
ALL ITEMS SHALL BE REMOVED IN THEIR ENTIRETY UNLESS NOTED OTHERWISE.

1. REMOVE EXISTING TREES, STUMPS AND/ OR TREE LINE.
2. REMOVE EXISTING FENCE AND/ OR FENCE POSTS.
3. REMOVE EXISTING PAVEMENT, CONCRETE & GRAVEL.
4. REMOVE EXISTING BUILDING/ STRUCTURE, DECK, PATIO & WALL.
5. RELOCATE EXISTING POWER POLE AND GUY WIRES
6. REMOVE EXISTING POWER POLE.
7. REPLACE EXISTING FIBER OPTIC HAND HOLE WITH TRAFFIC RATED EQUIVALENT.
8. REMOVE EXISTING MAIL BOX.
9. RELOCATE EXISTING TELEPHONE PEDESTAL.
10. REMOVE EXISTING A/C UNIT.
11. REMOVE EXISTING FLAG POLE.
12. REMOVE EXISTING WELL HEAD.

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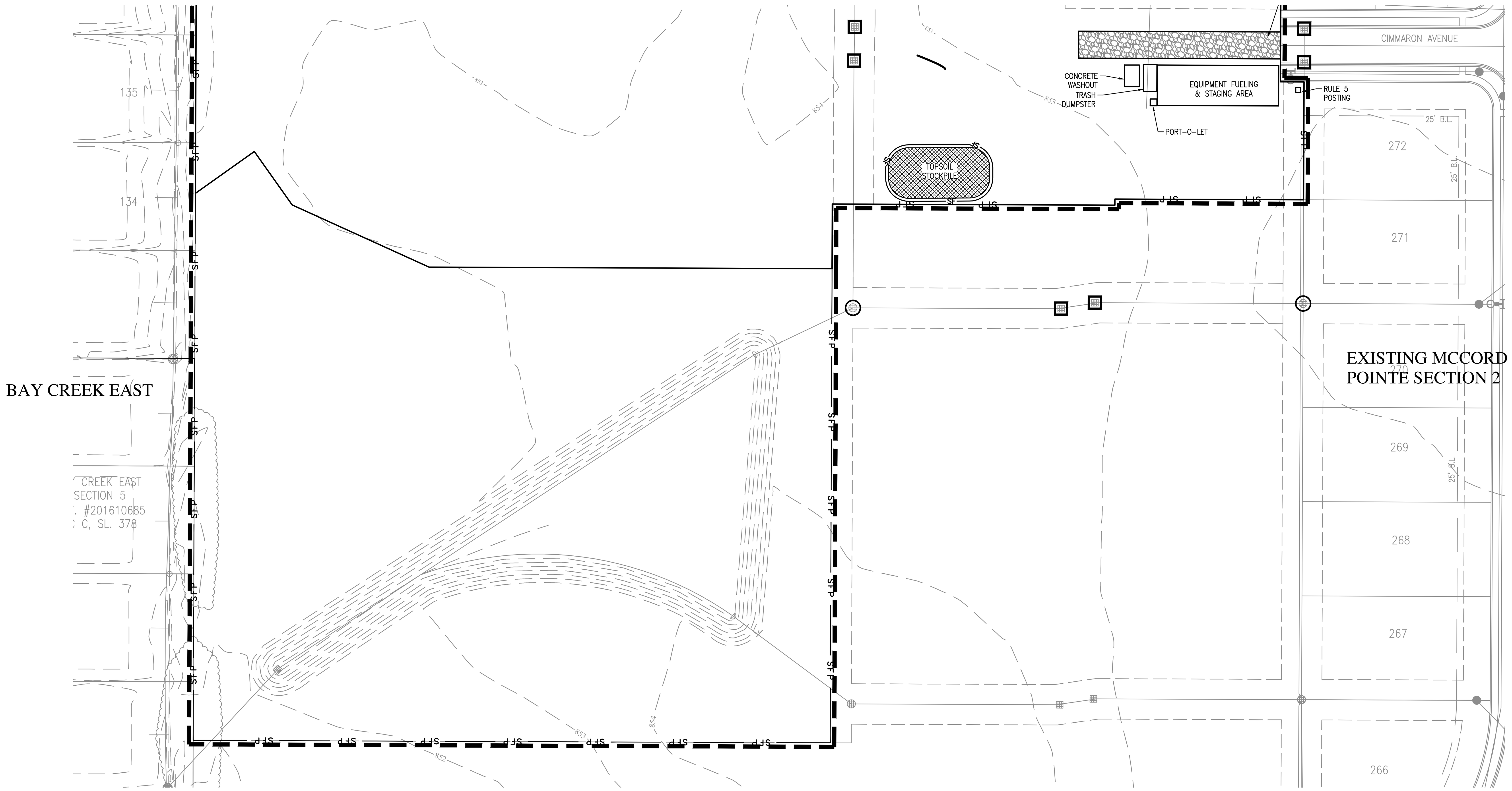
GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

FOR CONTINUATION SEE SHEET C1.3



LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x	FENCE	x
	TREE LINE	
E	ELECTRIC (UNDERGROUND)	
T	TELEPHONE (UNDERGROUND)	
FO	FIBER OPTIC (UNDERGROUND)	
G	GAS (UNDERGROUND)	
OHE	OVERHEAD UTILITY (ELECTRIC/FIBER)	
(S)	SANITARY MANHOLE	●
(ST)	STORM MANHOLE	●
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	←

ELECTRIC PANEL/PEDESTAL
ELECTRIC TRANSFORMER
FIBER OPTIC ACCESS/MANHOLE
GAS MARKER POST
GAS METER
GAS VALVE
LIGHT POLE/AREA LIGHT
SEWER CLEANOUT
TELEPHONE MARKER POST
TELEPHONE PANEL/PEDESTAL
UTILITY POLE
UTILITY POLE GUY ANCHOR
WATER METER
WATER VALVE
WATER WELL/MONITORING WELL
SITE – A/C UNIT
SITE – FENCE POST
SITE – FLAG POLE
SITE – MAILBOX
TREE – CONIFEROUS
TREE – DECIDUOUS
TREE – MULTI-TRUNK
SHRUB

LEGEND

- TEMPORARY "DROP INLET PROTECTION BASKET"
CURB INLET – TEMPORARY CURB INLET PROTECTION SEE SHEET C8.1 FOR DETAIL
SFP – SHEET FLOW PROTECTION (MAY INCLUDE SILT FENCE, STRAW WATTLES, COIR LOGS, OR VEGETATIVE STRIPS AS CONDITIONS WARRANT.
– CONSTRUCTION LIMITS
– TEMPORARY SITE CONSTRUCTION ENTRANCE

NOTE:
SEE SHEET C8.0 FOR A LIST IN SEQUENCE OF CONSTRUCTION ACTIVITIES.

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EROSION CONTROL NOTES:
1. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED.
2. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREET.
3. THIS SHEET TO BE USED FOR STORMWATER POLLUTION PREVENTION PURPOSES ONLY.
4. GEOTEXTILE FABRIC SHALL BE PLACED UNDER STONE LAYER OF THE CONSTRUCTION ENTRANCE.
5. ALL PORTABLE TOILETS MUST BE ANCHORED TO PREVENT SPILLS.
6. WHERE EXISTING DRAIN TILES OR FIELD TILES ARE ENCOUNTERED WHERE APPLICABLE, INTERCEPT EXISTING TILES AND TIE THEM INTO THE STORM SYSTEM.

PERSON ONSITE RESPONSIBLE FOR EROSION CONTROL:
BILL BRYANT
LENNAR HOMES OF INDIANA, INC.
PHONE: 317-659-3200
EMAIL: WILLIAM.BRYANT@LENNAR.COM

REVISIONS

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MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA

PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION AND DEMOLITION PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

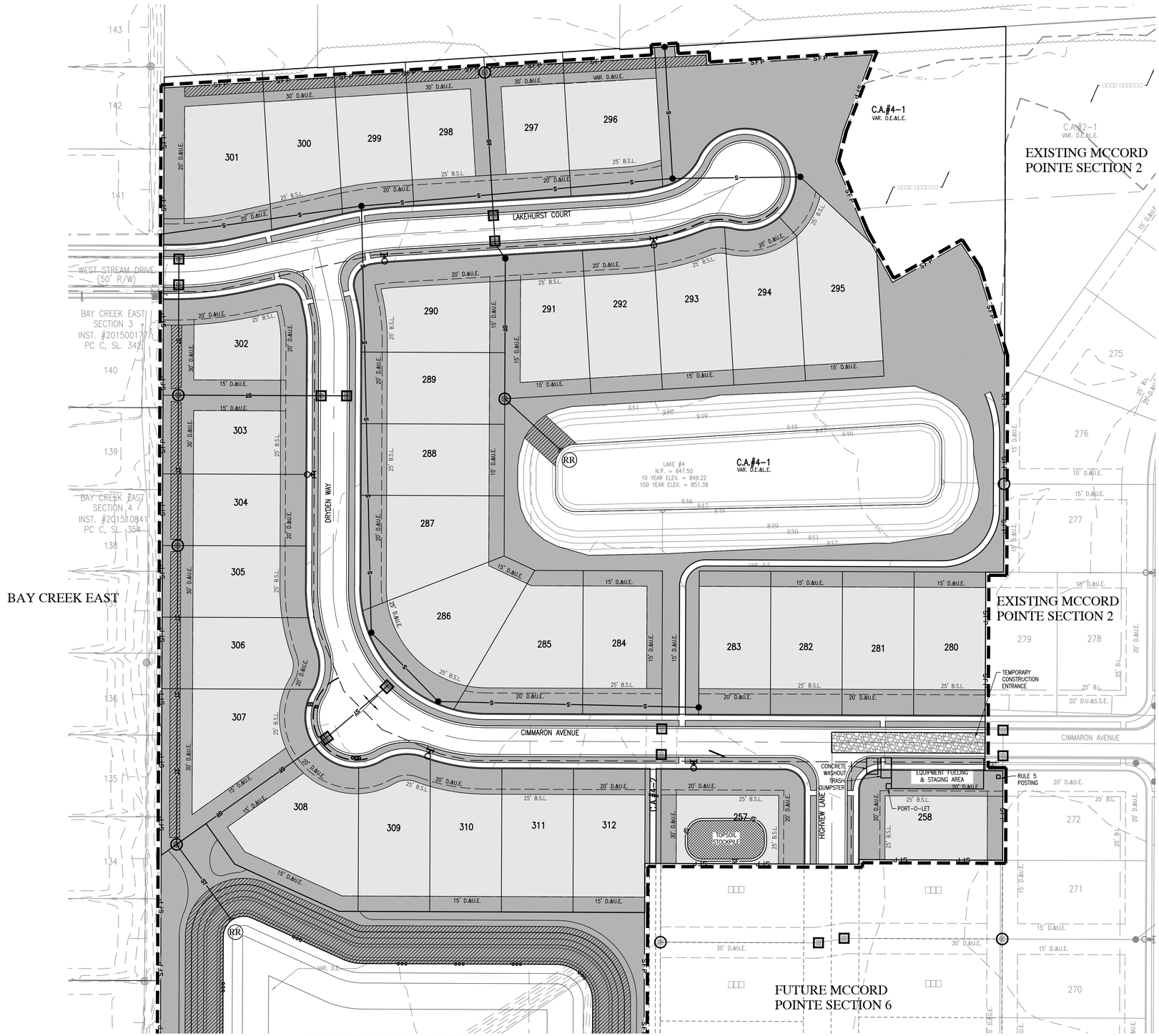
KRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

Kristopher K. Eichhorn

DRAWN BY TD/GM	JOB NUMBER 2019-003-A
CHECKED BY KE	
DATE NOVEMBER 22, 2019	
SCALE AS SHOWN	
SHEET	

C1.4

PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION AND DEMOLITION PLAN



FOR CONTINUATION SEE SHEET C1.6

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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
X X X X X	FENCE	X X X X X
	TREE LINE	
E	ELECTRIC (UNDERGROUND)	
T	TELEPHONE (UNDERGROUND)	
FO	FIBER OPTIC (UNDERGROUND)	
G	GAS (UNDERGROUND)	
OHE	OVERHEAD UTILITY (ELECTRIC/FIBER)	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	ELECTRIC PANEL/PEDESTAL	WATER METER
	ELECTRIC TRANSFORMER	WATER VALVE
	FIBER OPTIC ACCESS/MANHOLE	WATER WELL/MONITORING WELL
	GAS MARKER POST	SITE – A/C UNIT
	GAS METER	SITE – FENCE POST
	GAS VALVE	SITE – FLAG POLE
	LIGHT POLE/AREA LIGHT	SITE – MAILBOX
	SEWER CLEANOUT	TREE – CONIFEROUS
	TELEPHONE MARKER POST	TREE – DECIDUOUS
	TELEPHONE PANEL/PEDESTAL	TREE – MULTI-TRUNK
	UTILITY POLE	SHRUB
	UTILITY POLE GUY ANCHOR	

LEGEND

- – TEMPORARY SEEDING
- – PERMANENT SEEDING / SODDING
- RR – RIP RAP
- FX – FLEXSTORM PURE WITH FX FILTER BAG INSERT AT CURB INLET–POST CONSTRUCTION BAG, SEE SHEET C8.2 FOR DETAIL
- – TEMPORARY "DROP INLET PROTECTION BASKET"
- CURB INLET – TEMPORARY CURB INLET PROTECTION SEE SHEET C8.1 FOR DETAIL
- SFP – SHEET FLOW PROTECTION (MAY INCLUDE SILT FENCE, STRAW WATTLES, COIR LOGS, OR VEGETATIVE STRIPS AS CONDITIONS WARRANT.
- – CONSTRUCTION LIMITS
- – TEMPORARY SITE CONSTRUCTION ENTRANCE
- – EROSION CONTROL BLANKET

NOTE:
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MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA
POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

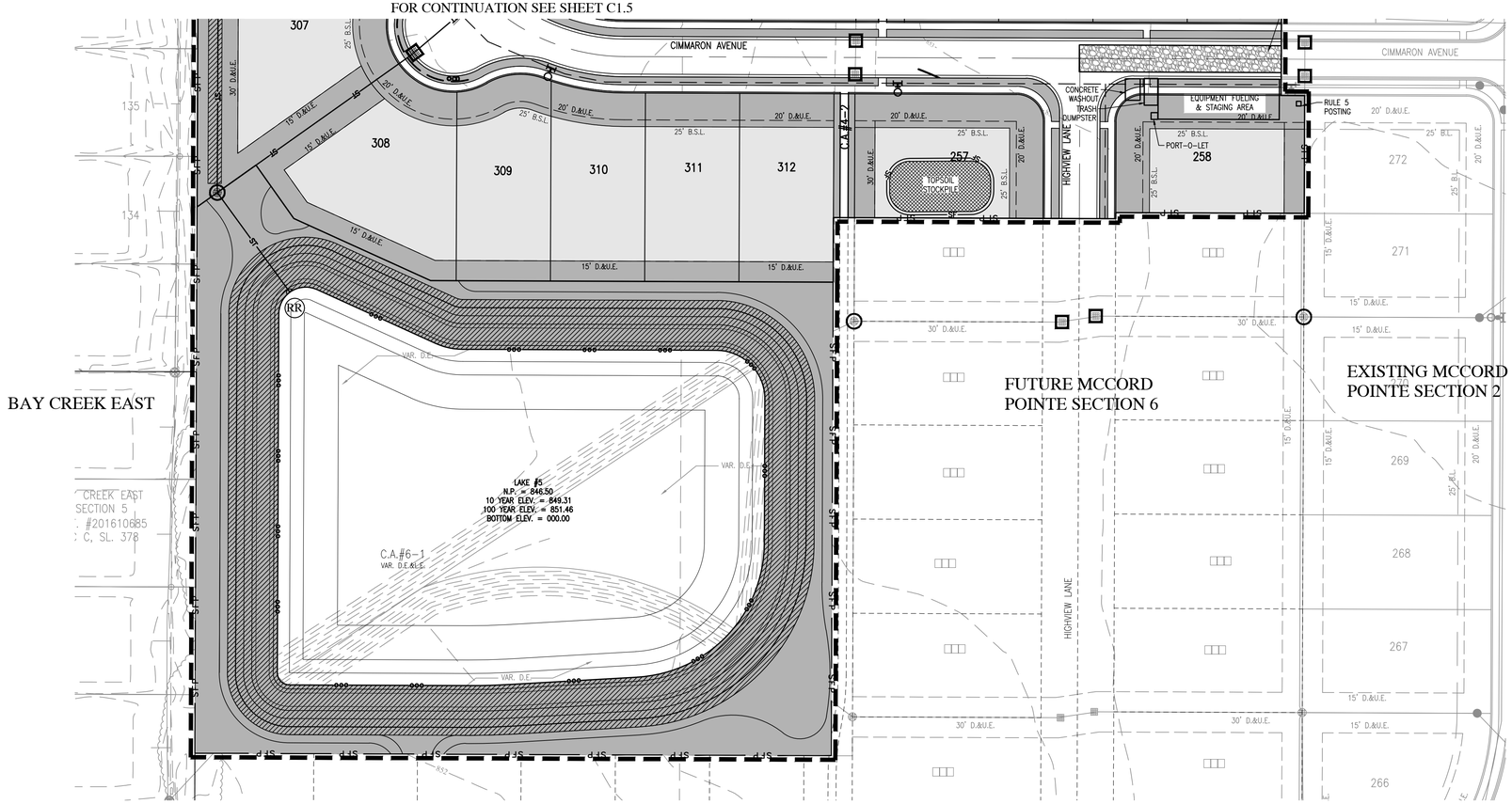
KRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	JOB NUMBER 2019-003-A
TD/GM	
CHECKED BY	
KE	
DATE	
NOVEMBER 22, 2019	
SCALE	
AS SHOWN	
SHEET	

C1.5

POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

Plot Date: Nov 20, 2019 Plot Time: 1:00pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\19263D_Erosion Control Plan.dwg, Layout: C1.5 By: keichhorn



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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
E	ELECTRIC (UNDERGROUND)	
T	TELEPHONE (UNDERGROUND)	
FO	FIBER OPTIC (UNDERGROUND)	
G	GAS (UNDERGROUND)	
OHE	OVERHEAD UTILITY (ELECTRIC/FIBER)	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	ELECTRIC PANEL/PEDESTAL	
ETR	ELECTRIC TRANSFORMER	
	FIBER OPTIC ACCESS/MANHOLE	
	GAS MARKER POST	
G	GAS METER	
	GAS VALVE	
	LIGHT POLE/AREA LIGHT	
	SEWER CLEANOUT	
	TELEPHONE MARKER POST	
	TELEPHONE PANEL/PEDESTAL	
	UTILITY POLE	
	UTILITY POLE GUY ANCHOR	
	WATER METER	
	WATER VALVE	
	WATER WELL/MONITORING WELL	
	SITE – A/C UNIT	
	SITE – FENCE POST	
	SITE – FLAG POLE	
MB	SITE – MAILBOX	
	TREE – CONIFEROUS	
	TREE – DECIDUOUS	
	TREE – MULTI-TRUNK	
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MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA
POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

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PROFESSIONAL ENGINEER

Kristopher K. Eichhorn

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KE	
DATE	
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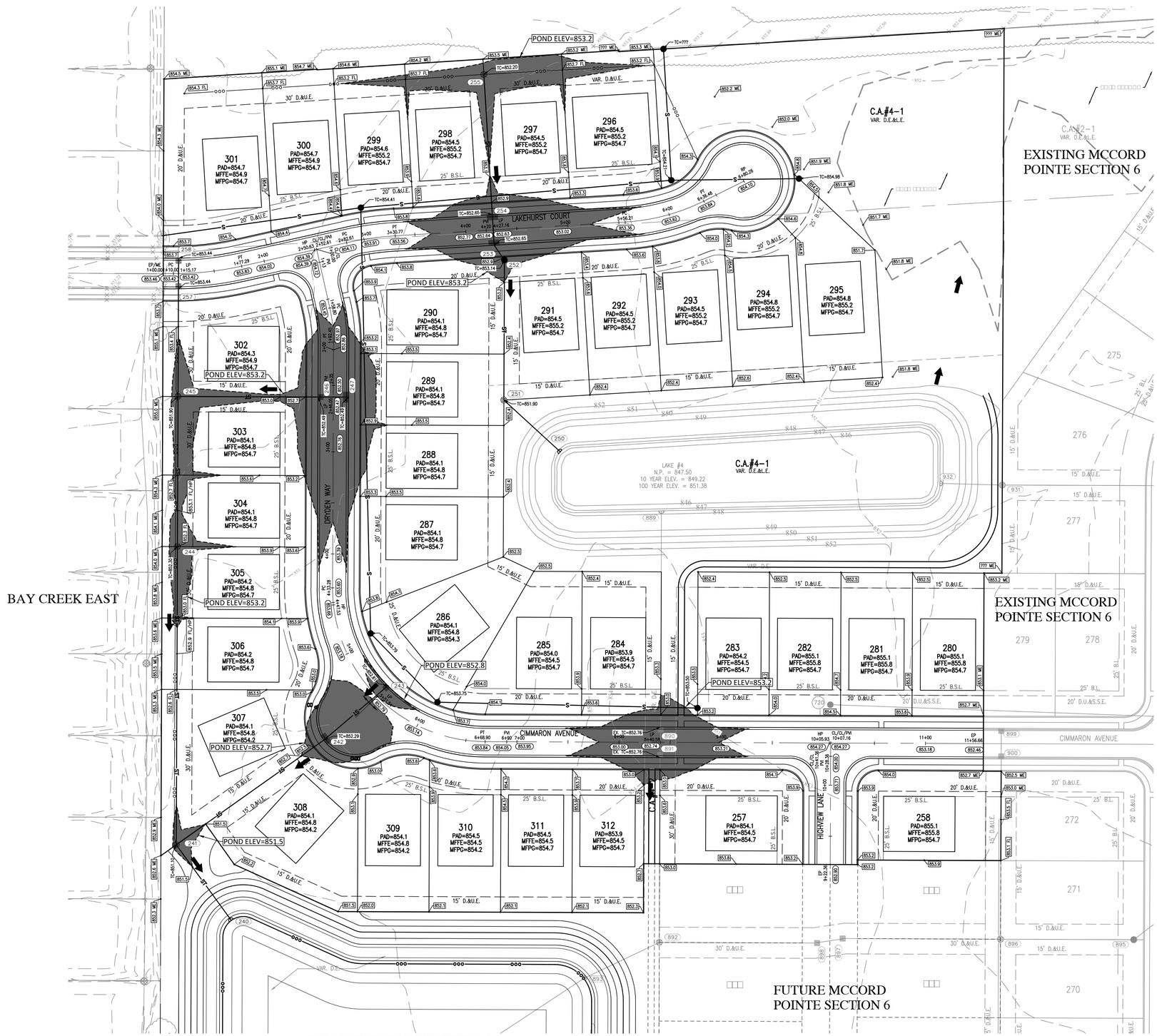
SCALE	
AS SHOWN	

SHEET
C1.6
POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

Plot Date: Nov 20, 2019 Plot Time: 1:00pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\19263D_Erosion Control Plan.dwg, Layout: C1.6 By: keichhorn



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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
X X X X X	FENCE	X X X X X
	TREE LINE	
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
	STREET LIGHT	
N/A	FLOW ARROW	
+ XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX

ABBREVIATIONS:

BC	– BACK OF CURB	TB	– TOP OF BANK GRADE
CL	– CENTERLINE	TC	– TOP OF CASTING GRADE
FG	– FINISHED GRADE	PAD	– PAD GRADE
FL	– FLOW LINE	MFPG	– MINIMUM FLOOD PROTECTION GRADE
HP	– HIGH POINT	MFFE	– MINIMUM FINISH FLOOR ELEVATION
INV	– INVERT ELEVATION	TW	– TOP OF WALL
LP	– LOW POINT	IEE	– INGRESS / EGRESS EASEMENT
ME	– MATCH EXISTING GRADE	25	– LOT NUMBER
NP	– NORMAL POOL (ELEVATION)	C.A.	– COMMON AREA
PC	– POINT OF CURVATURE	D.E.	– DRAINAGE EASEMENT
PRC	– POINT OF REVERSE CURVATURE	S.S.D.&U.E.	– SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
PT	– POINT OF TANGENCY	D.&U.E.	– DRAINAGE AND UTILITY EASEMENT
PVC	– POLYVINYL CHLORIDE PIPE	ESMT.	– EASEMENT
PVI	– POINT OF VERTICAL INTERSECTION	B.S.L.	– BUILDING SETBACK LINE
RCP	– REINFORCED CONCRETE PIPE	R/W	– RIGHT-OF-WAY

BENCHMARK INFORMATION:

CUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST. SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)

REVISIONS

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LAFAYETTE - MUNCIE - NEW ALBANY
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MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA
EMERGENCY FLOOD ROUTE PLAN

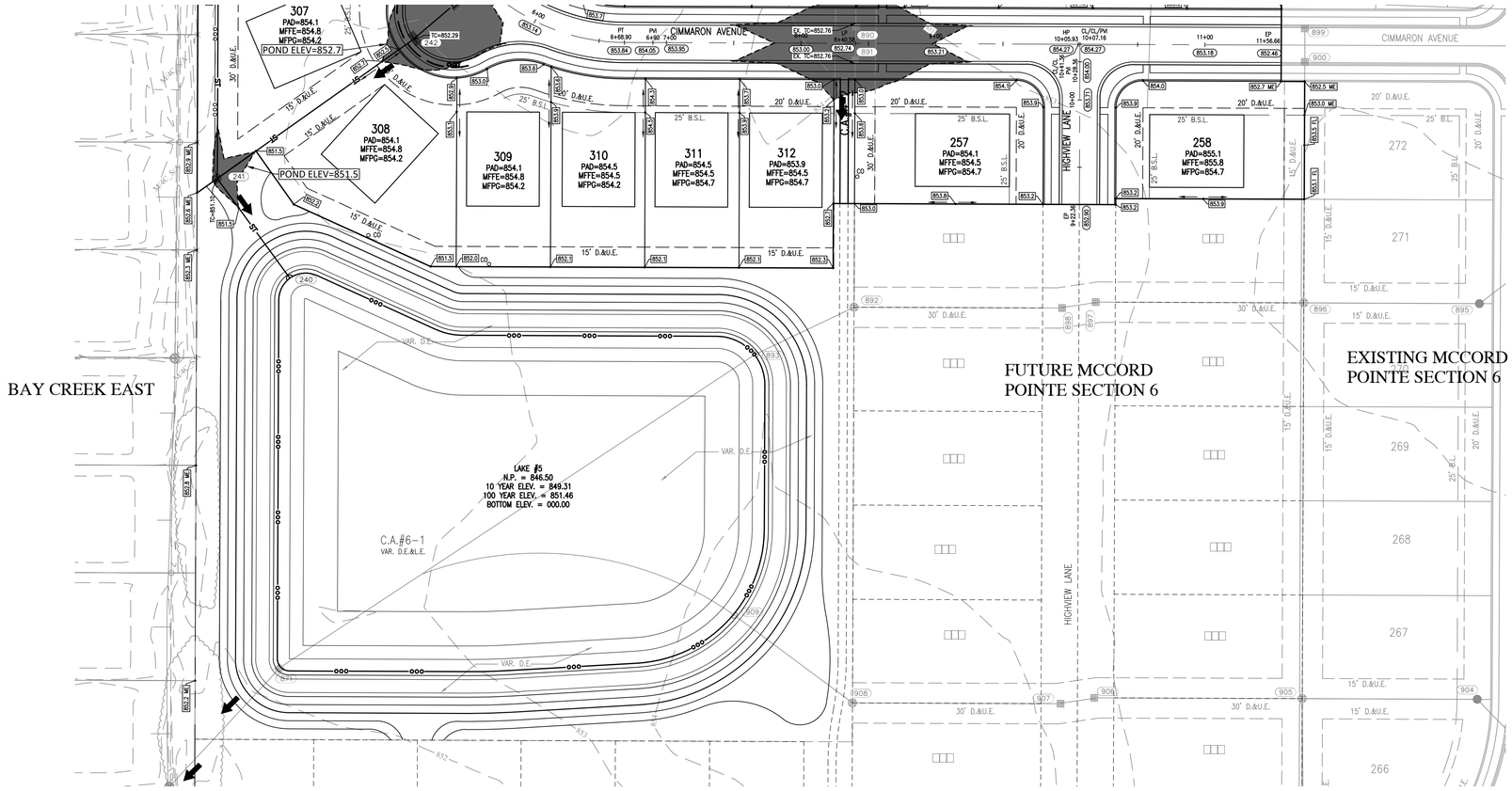
PRELIMINARY
NOT FOR CONSTRUCTION
CHRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER
Kristopher K. Eichhorn

DRAWN BY TD/GM	JOB NUMBER 2019-003-A
CHECKED BY KE	
DATE NOVEMBER 22, 2019	
SCALE AS SHOWN	
SHEET C1.7	

EMERGENCY FLOOD ROUTE PLAN

Plot Date: Nov. 20, 2019 Plot Time: 1:01pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar– McCord Pointe Sec. 4\Design\CAD\19263D.Emergency Flood Route Plan.dwg, Layout: C1.7 By: keichhorn

FOR CONTINUATION SEE SHEET C1.7



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0' 50' 100' 150'
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	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
X X X X X	FENCE	X X X X X
	TREE LINE	
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
	STREET LIGHT	
N/A	FLOW ARROW	
XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX

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PT	– POINT OF TANGENCY	D.&U.E.	– DRAINAGE AND UTILITY EASEMENT
PVC	– POLYVINYL CHLORIDE PIPE	ESMT.	– EASEMENT
PVI	– POINT OF VERTICAL INTERSECTION	B.S.L.	– BUILDING SETBACK LINE
RCP	– REINFORCED CONCRETE PIPE	R/W	– RIGHT-OF-WAY

BENCHMARK INFORMATION:

CUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST. SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)

REVISIONS

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

MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA
EMERGENCY FLOOD ROUTE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

KRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY TD/GM	JOB NUMBER 2019-003-A
CHECKED BY KE	
DATE NOVEMBER 22, 2019	
SCALE AS SHOWN	
SHEET C1.8	
EMERGENCY FLOOD ROUTE PLAN	

Plot Date: Nov 20, 2019 Plot Time: 1:01pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\19263D Emerency Flood Route Plan.dwg, Layout: C1.8 By: keichhorn

KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

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

GRAPHIC SCALE

0' 60' 120' 180'

(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
(S)	SANITARY MANHOLE	(XXX)
(ST)	STORM MANHOLE	(XXX)
	STORM INLET	(XXX)
	STORM END SECTION	(XXX)
	FIRE HYDRANT	
	STREET LIGHT	
N/A	FLOW ARROW	
+ XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX
	A.D.A. HANDICAP RAMP	(A)
	2' ROLL CURB	(B)
	POND SIGNAGE	(C)
	4 FT CONC. APRON (SEE CONCRETE SECTION - SHEET C3.2)	(D)
	20' SAFETY RAMP @ 6:1 SLOPE (CONSTRUCTED WITH COMPACTED CLAY)	(E)
	2' ROLL CURB (REVERSE SLOPE)	(F)
	SSD CLEANOUT	CO
	SANITARY CLEANOUT	C.O.

BENCHMARK INFORMATION:

CUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST. SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)

REVISIONS

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MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA
MASTER UTILITY PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

CHRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

Kristopher K. Eichhorn

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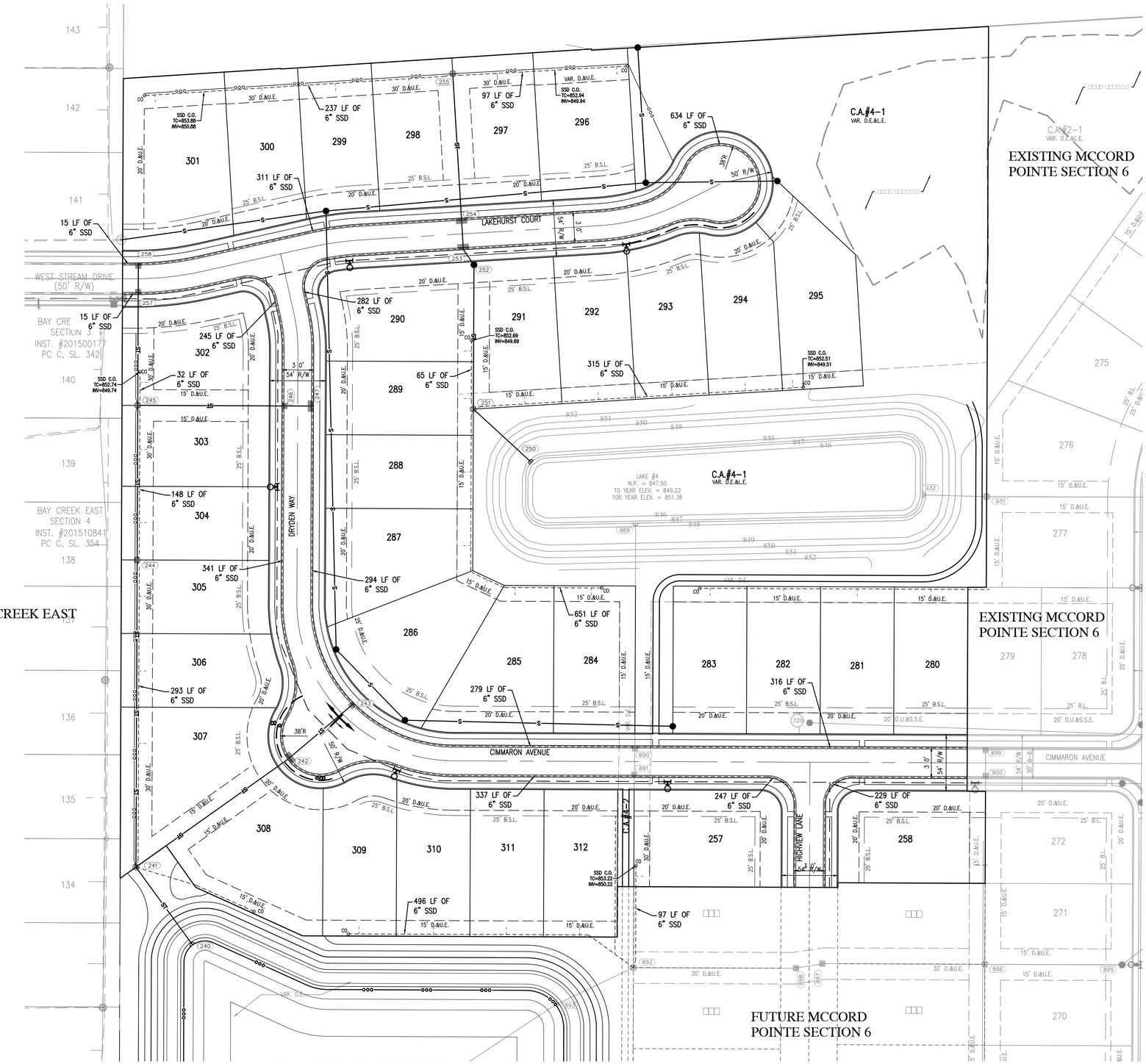
CHECKED BY KE	
DATE NOVEMBER 22, 2019	
SCALE AS SHOWN	
SHEET C1.9	

MASTER UTILITY PLAN

Plot Date: Nov 20, 2019 Plot Time: 1:02pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\192630.Master Utility Plan.dwg, Layout: C1.9 By: keichhorn



Indiana 811
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CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
X X X X X	FENCE	X X X X X
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
	CLEAN OUT	
	CURB SUBSURFACE DRAIN	
	REAR YARD SUBSURFACE DRAIN FOR HOUSE SUMP PUMP	
	SUBSURFACE DRAIN LATERAL	

BENCHMARK INFORMATION:

CUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST. SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)

REVISIONS

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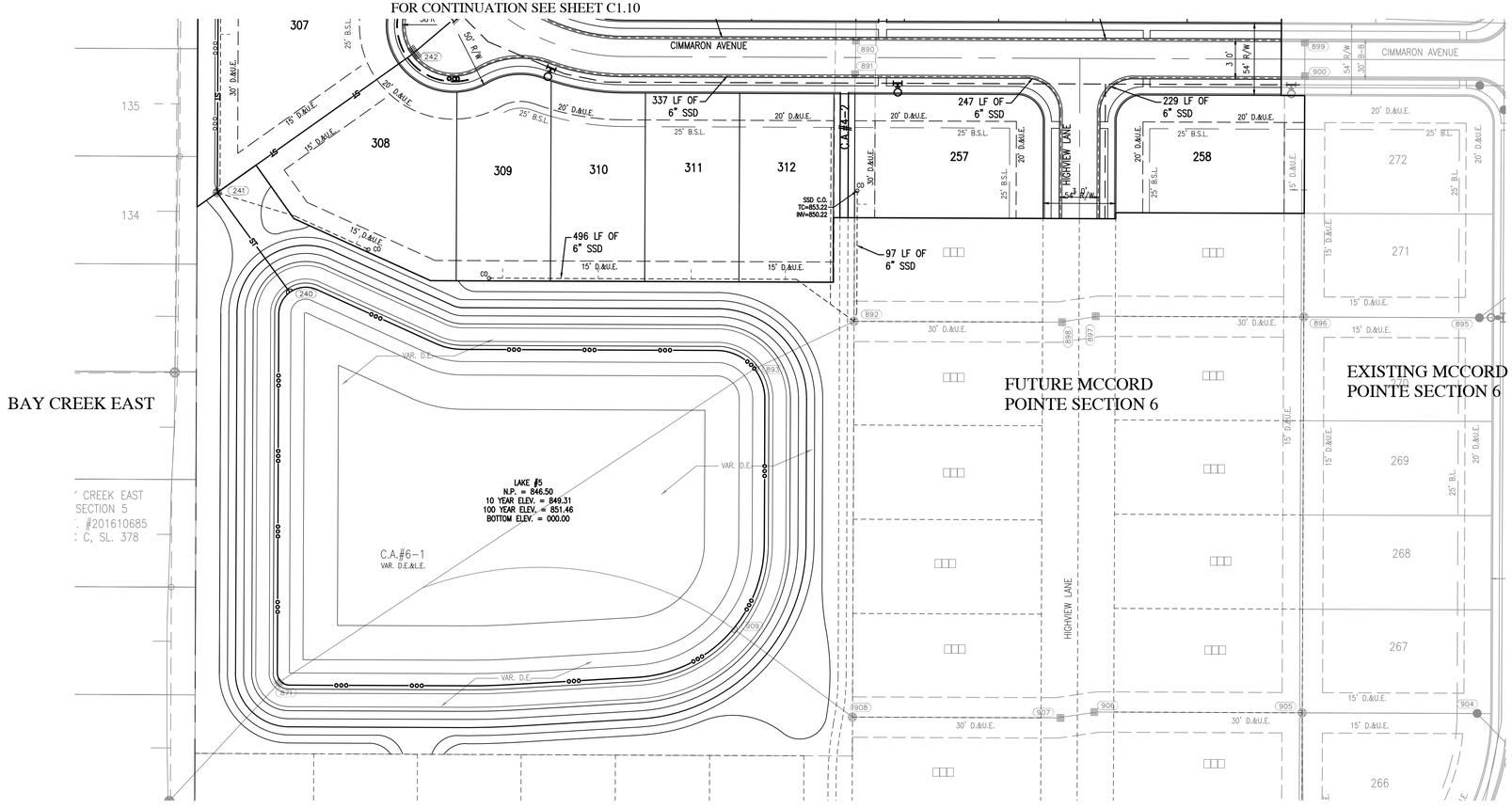
MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA
SUBSURFACE DRAIN PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
KRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	JOB NUMBER 2019-003-A
TD/GM	
CHECKED BY	
KE	
DATE	
NOVEMBER 22, 2019	
SCALE	
AS SHOWN	
SHEET	
C1.10	
SUBSURFACE DRAIN PLAN	

Plot Date: Nov 20, 2019 Plot Time: 1:03pm File Name: W:\ColAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CADD\19263D Subsurface Drain Plan.dwg, Layout: C1.10 By: keichhorn



Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	D ST D
W	WATER MAIN	W
	FENCE	
	TREE LINE	
(S)	SANITARY MANHOLE	
(ST)	STORM MANHOLE	
	STORM INLET	
D	STORM END SECTION	D
	FIRE HYDRANT	
CO	CLEAN OUT	CO
	CURB SUBSURFACE DRAIN	
	REAR YARD SUBSURFACE DRAIN FOR HOUSE SUMP PUMP	
	SUBSURFACE DRAIN LATERAL	

BENCHMARK INFORMATION:

CUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST. SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)

REVISIONS

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MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA
SUBSURFACE DRAIN PLAN

KRISTOPHER K. EICHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

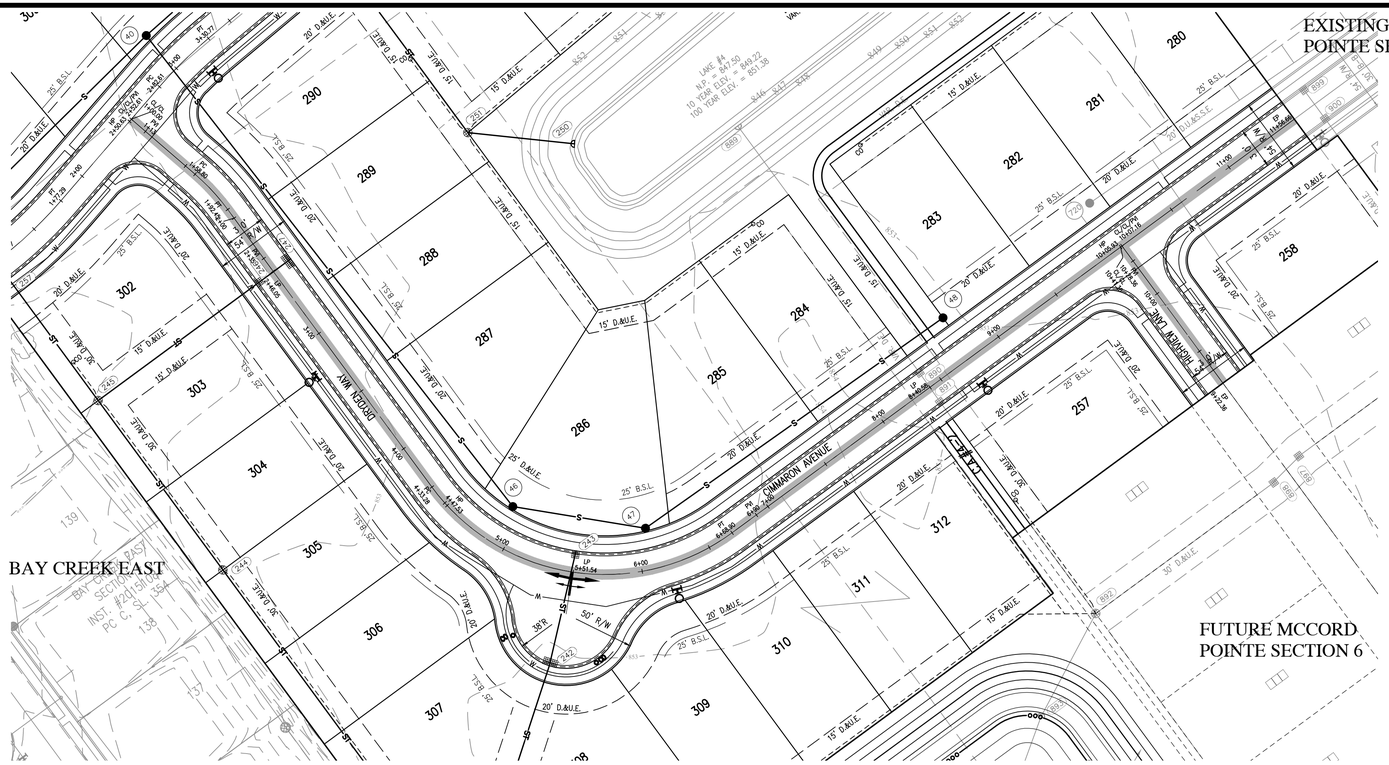
DRAWN BY TD/GM	JOB NUMBER 2019-003-A
CHECKED BY KE	
DATE NOVEMBER 22, 2019	
SCALE AS SHOWN	
SHEET C1.11	

SUBSURFACE DRAIN PLAN

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
	PROFILED CENTERLINE	

CL – CENTERLINE
INV – INVERT ELEVATION
HP – HIGH POINT
LP – LOW POINT
ME – MATCH EXISTING GRADE
PC – POINT OF CURVATURE
PT – POINT OF TANGENCY
PVI – POINT OF VERTICAL INTERSECTION



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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

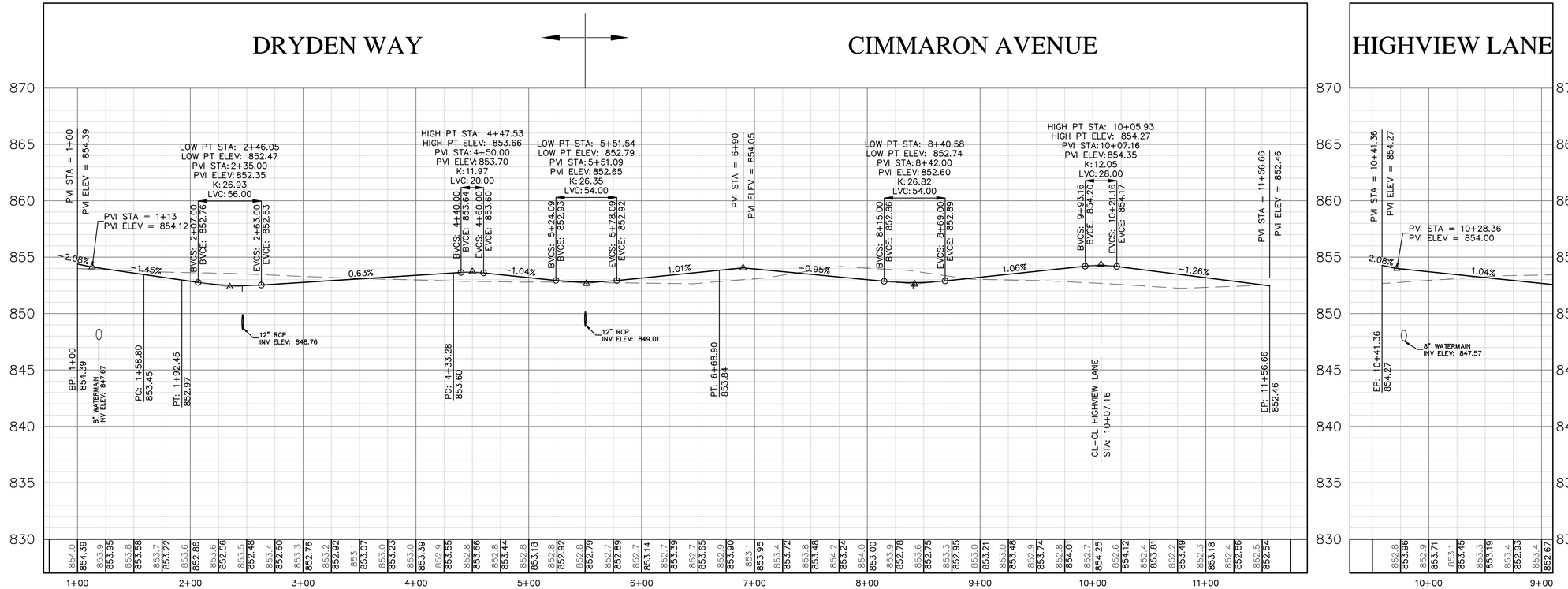
BENCHMARK INFORMATION:

CUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST. SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)

STREET PROFILE

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

— — — EXISTING GROUND PROFILE
EXISTING ELEV.: XXX.X
PROPOSED CL ELEV.: XXX.XX



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REVISIONS

MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA

STREET PLAN & PROFILE

PRELIMINARY
NOT FOR CONSTRUCTION
CHRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	TD/GM
CHECKED BY	KE
DATE	NOVEMBER 22, 2019
SCALE	AS SHOWN
JOB NUMBER	2019-003-A

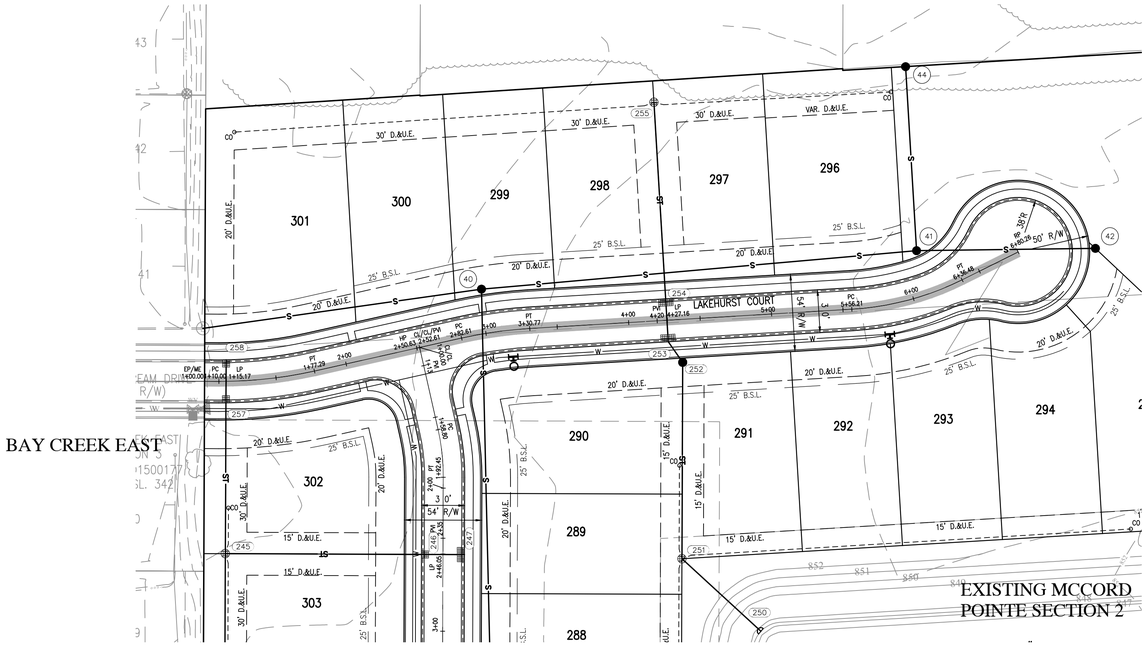
SHEET
C2.0
STREET PLAN & PROFILE

Plot Date: Nov 20, 2019 Plot Time: 1:04pm File Name: W:\Civil\Atlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\19263D-Street Plan.dwg, Layout: C2.0 By: keichhorn

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
(S)	SANITARY MANHOLE	(XXX)
(ST)	STORM MANHOLE	(XXX)
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
	PROFILED CENTERLINE	

CL – CENTERLINE
INV – INVERT ELEVATION
HP – HIGH POINT
LP – LOW POINT
ME – MATCH EXISTING GRADE
PC – POINT OF CURVATURE
PT – POINT OF TANGENCY
PVI – POINT OF VERTICAL INTERSECTION



Indiana 811
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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

BENCHMARK INFORMATION:

CUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST. SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)

REVISIONS

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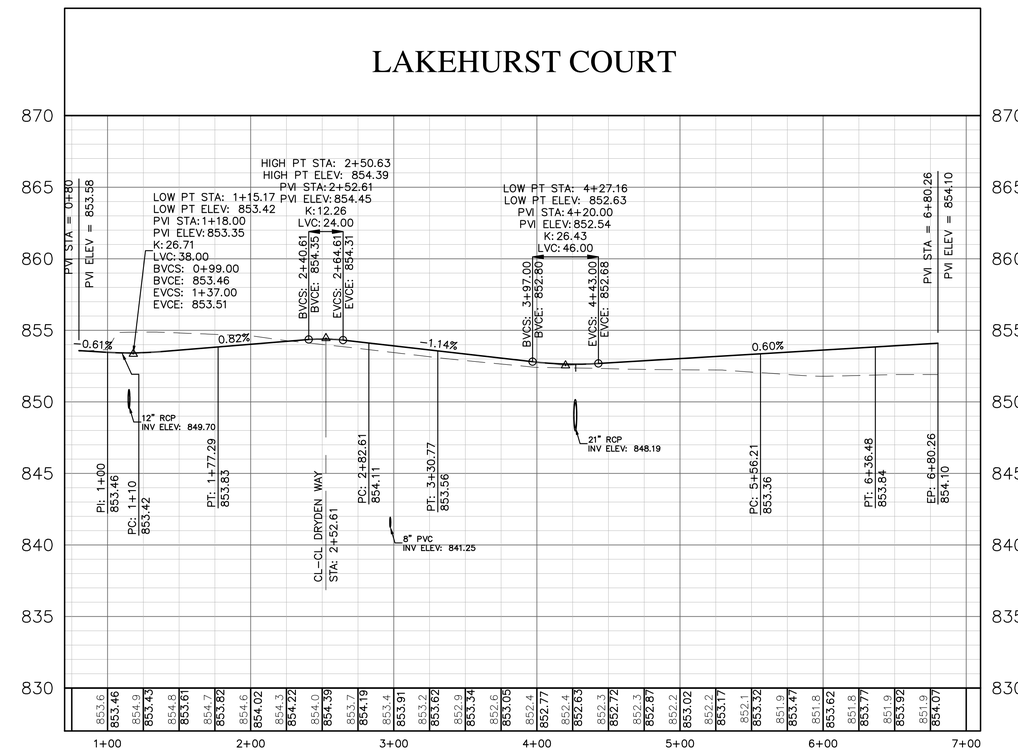
MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA
STREET PLAN & PROFILE

STREET PROFILE
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

— — — EXISTING GROUND PROFILE
EXISTING ELEV. XXX.X | XXX.XX PROPOSED CL ELEV.



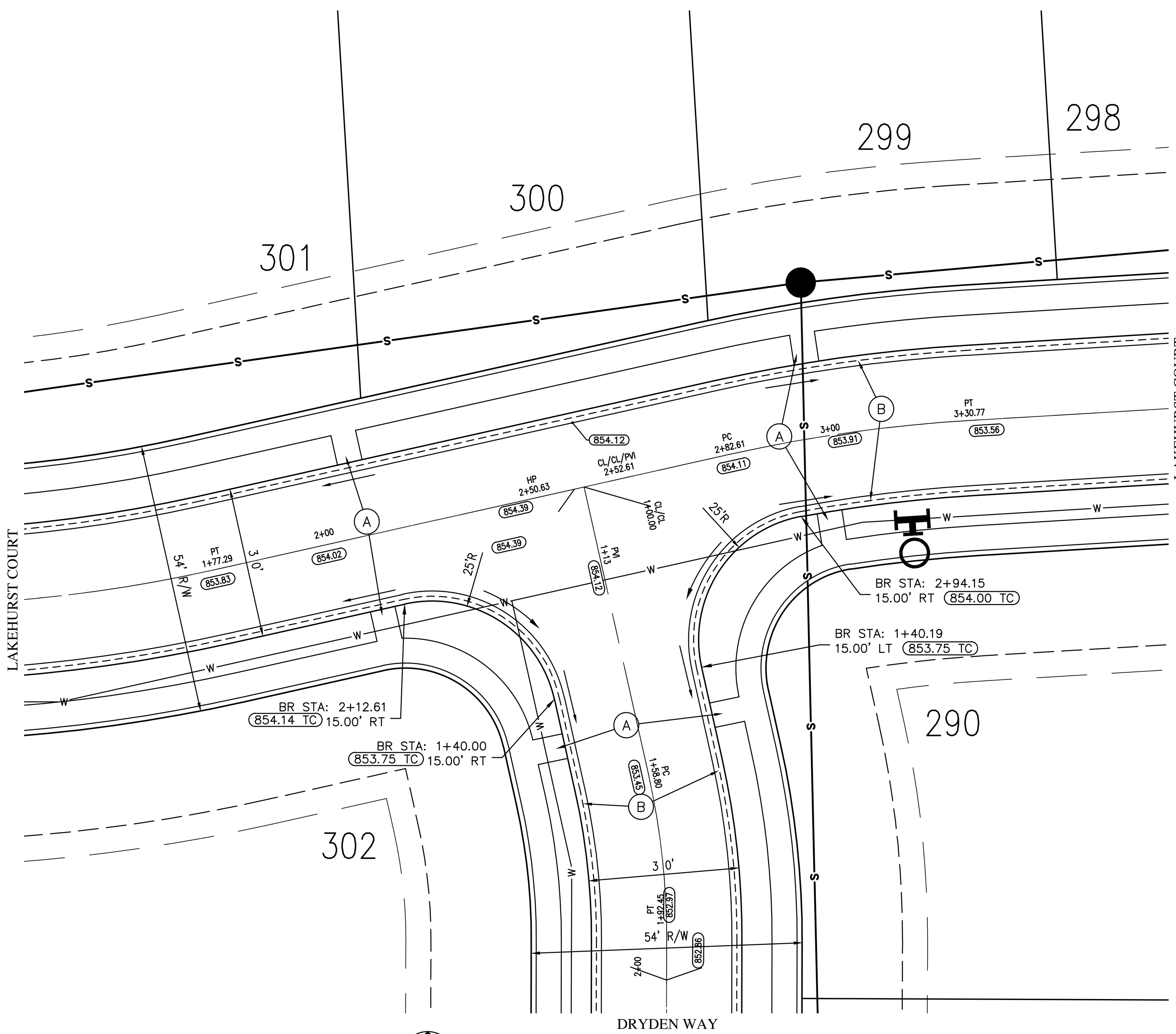
PRELIMINARY
NOT FOR CONSTRUCTION
KRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	JOB NUMBER
TD/GM	2019-003-A
CHECKED BY	
KE	
DATE	
NOVEMBER 22, 2019	
SCALE	
AS SHOWN	

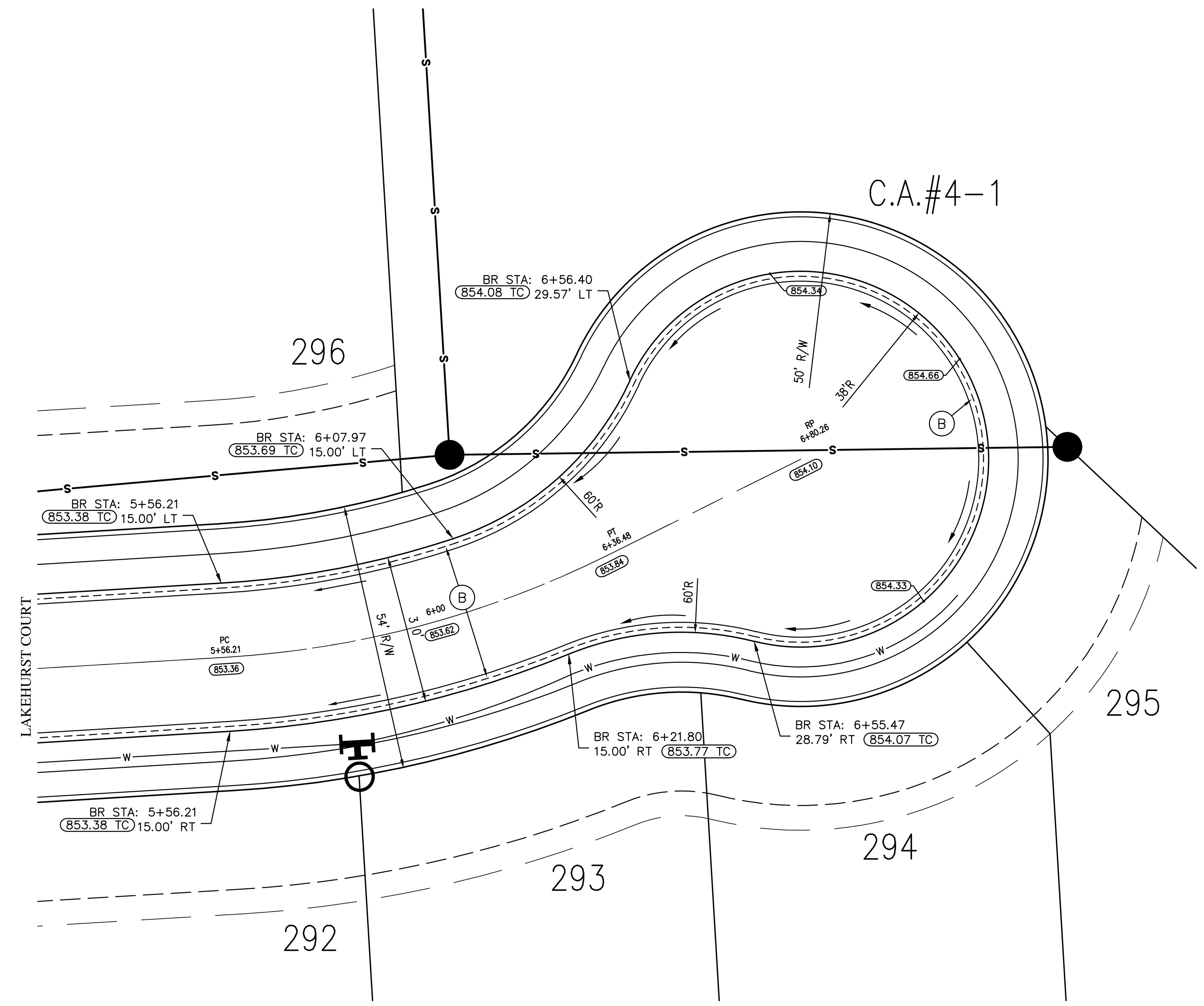
SHEET
C2.1
STREET PLAN & PROFILE

Plot Date: Nov 20, 2019 Plot Time: 1:04pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\19263D Street Plan.dwg, Layout: C2.1 By: keichhorn

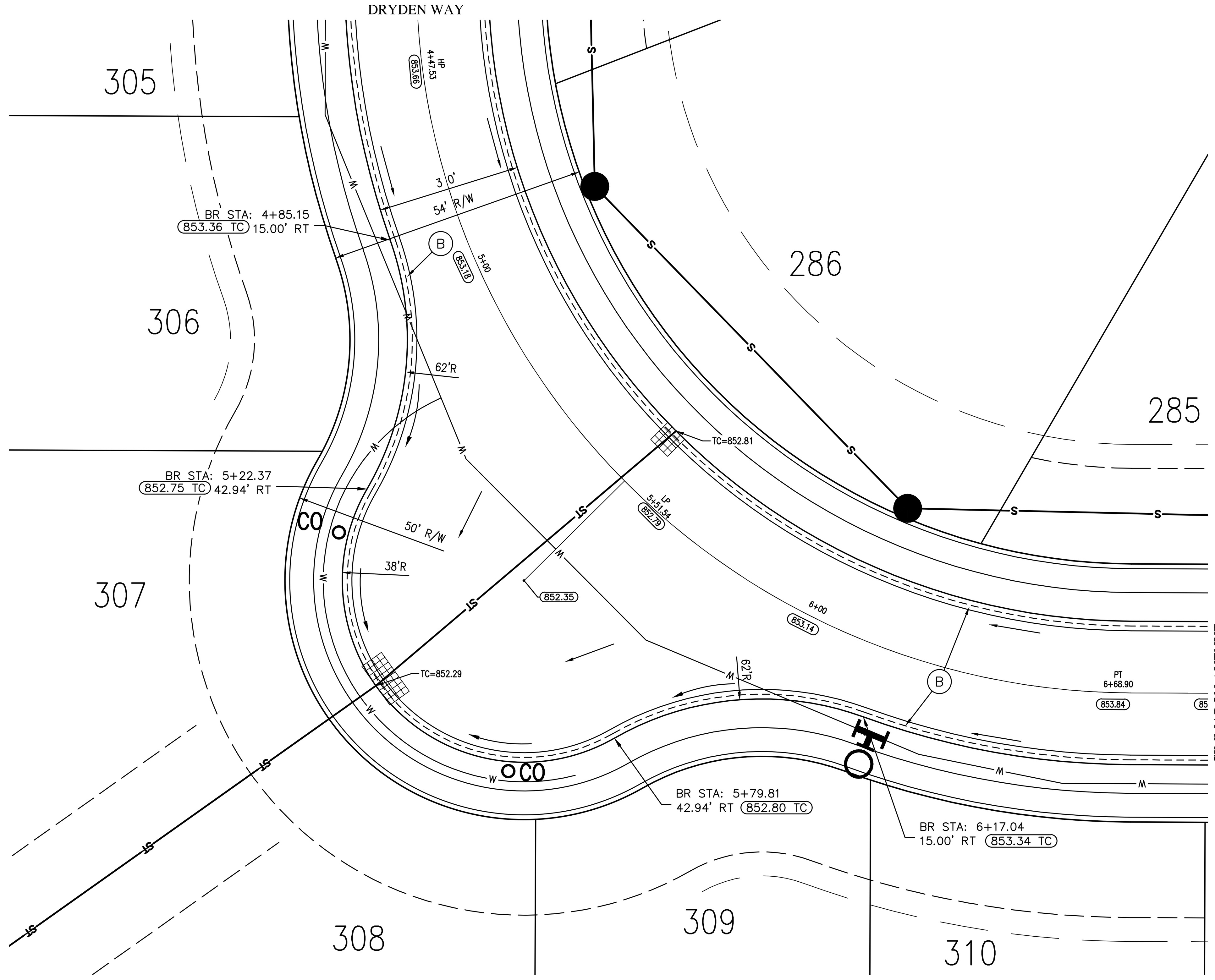
Plot Date: Nov 20, 2019 Plot Time: 1:05pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\19263D.Intersection Plan.dwg, Layout: C3.0 By: keichhorn



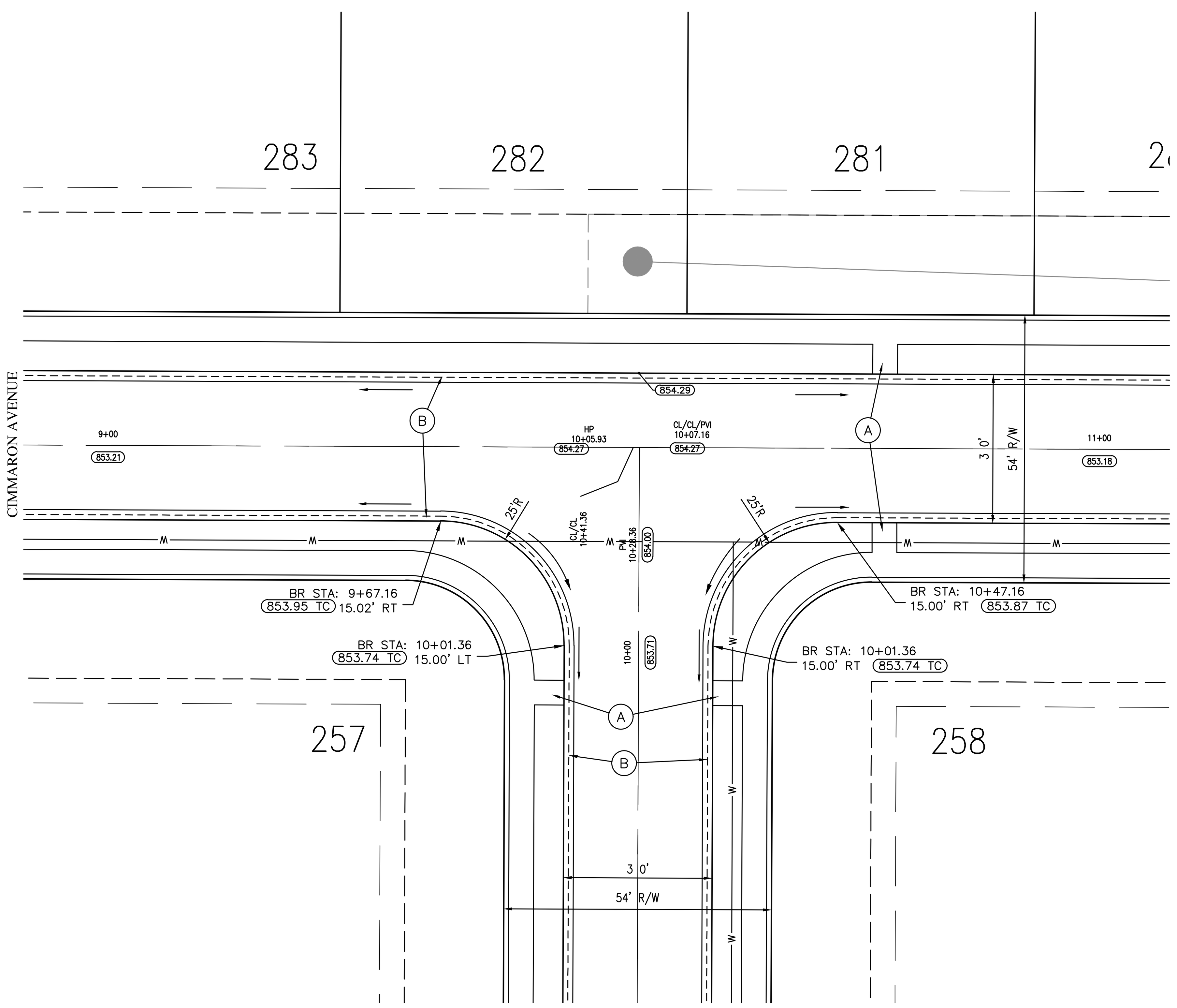
LAKEHURST COURT & DRYDEN WAY
SCALE: 1" = 20'



LAKEHURST COURT
SCALE: 1" = 20'



CIMMARON AVENUE/DRYDEN WAY EYEBROW
SCALE: 1" = 20'



CIMMARON AVENUE & HIGHVIEW LANE
SCALE: 1" = 20'

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GRAPHIC SCALE
0' 20' 40' 60'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
N/A	FLOW ARROW	
× XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX
	A.D.A HANDICAP RAMP	A
	2' ROLL CURB	B

ABBREVIATIONS:

BR - BEGIN RADIUS
CL - CENTERLINE
GUT - GUTTER GRADE
HP - HIGH POINT
LP - LOW POINT
ME - MATCH EXISTING GRADE
PC - POINT OF CURVATURE
PT - POINT OF TANGENCY
PVI - POINT OF VERTICAL INTERSECTION
R - RADIUS
TC - TOP OF CURB/TOP OF CASTING GRADE

BENCHMARK INFORMATION:

CUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST. SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)

REVISIONS

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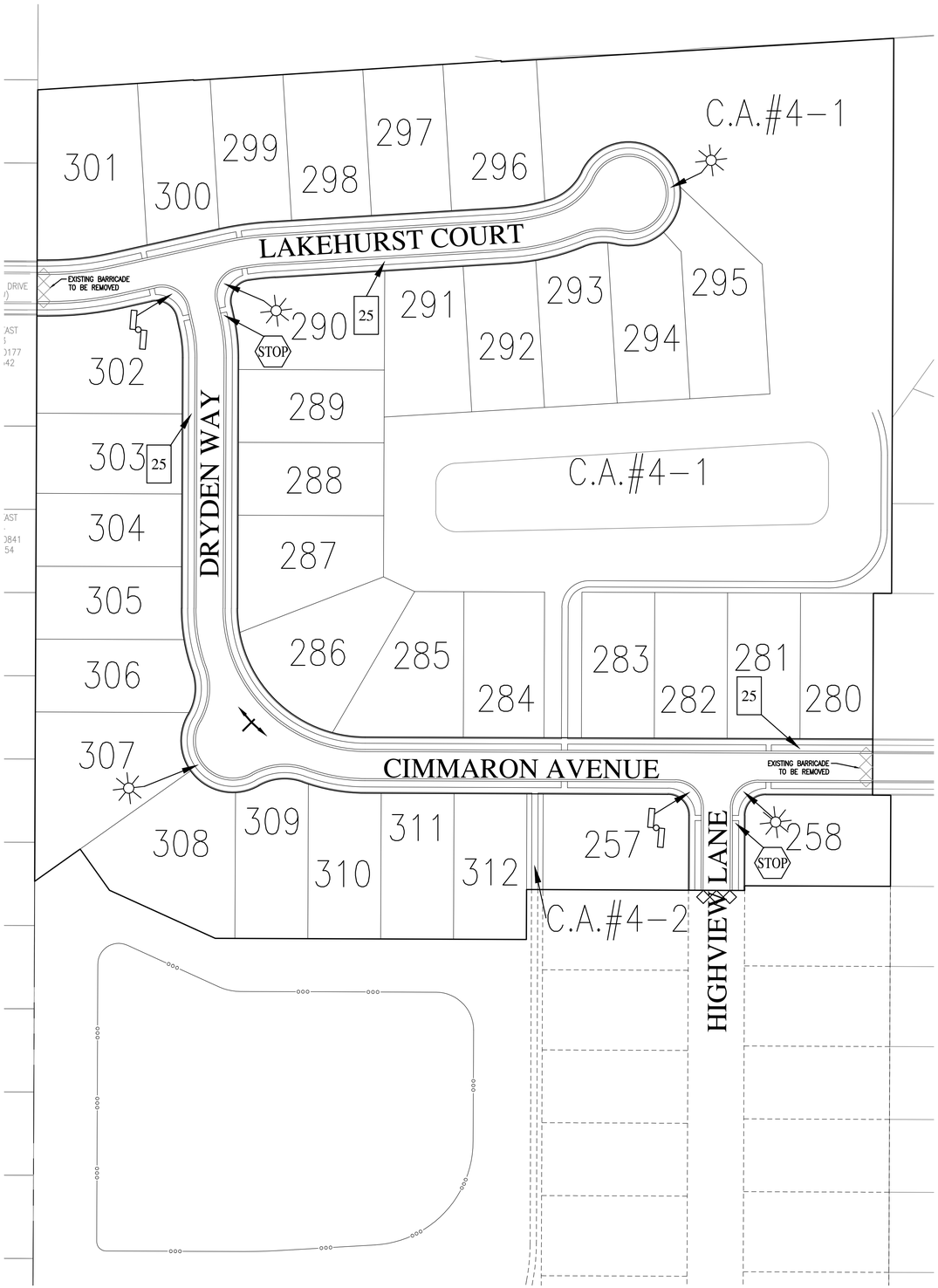
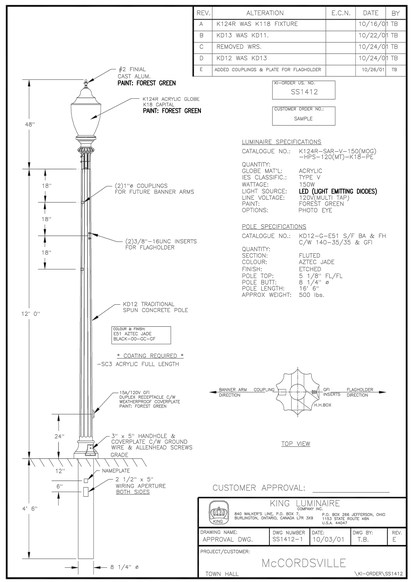
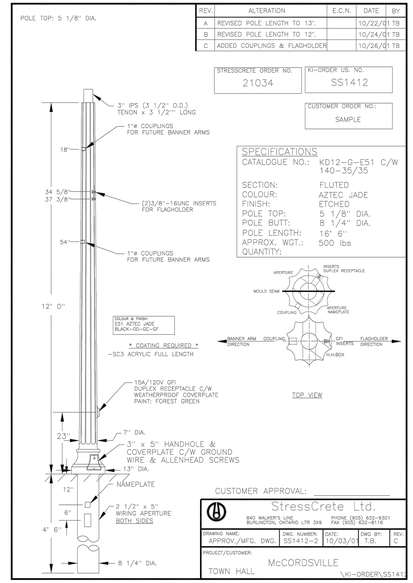
MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA
INTERSECTION DETAILS

KRISTOPHER K. EICHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
Kristopher K. Eichhorn

DRAWN BY TD/GM
CHECKED BY KE
DATE NOVEMBER 22, 2019
SCALE AS SHOWN
JOB NUMBER 2019-003-A
SHEET
C3.0
INTERSECTION DETAILS







GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

Indiana 811
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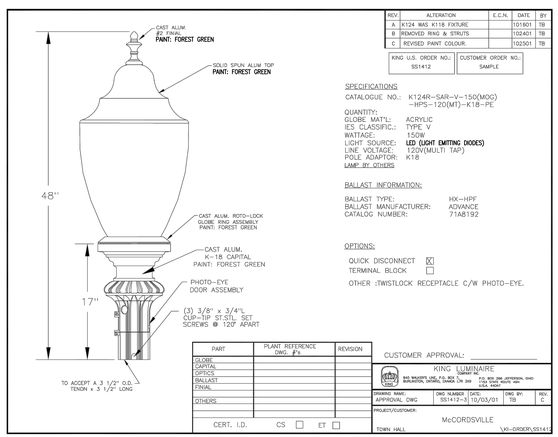
LEGEND:

EXISTING	PROPOSED
	RIGHT-OF-WAY LINE
	STOP SIGN
	SPEED LIMIT SIGN
	STREET NAME SIGN
	END OF ROAD MARKER: TYPE III CONSTRUCTION BARRICADE
	HIGH POWERED LED STREET LIGHT (SEE TOWN OF McCORDSVILLE ZONING ORDINANCE, EXHIBIT C).

NOTE: ALL STREET LIGHTS TO BE FULL CUT-OFF AND DARK SKY COMPLIANT

GENERAL NOTES

1. THE USE OF THERMOPLASTIC PAVEMENT MARKINGS IS REQUIRED ON ASPHALT PAVEMENT WITHIN THE RIGHT-OF-WAY. THE USE OF EPOXY STRIPING IS REQUIRED ON CONCRETE WITHIN THE RIGHT-OF-WAY.
2. LIGHTING, SIGNS, IRRIGATION LINES, ETC. MUST BE CONSTRUCTED TO MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET FROM THE CENTER OF THE SANITARY SEWER FACILITIES.
3. STREET LIGHTS ARE REQUIRED TO MATCH EXISTING STREET LIGHTS. TO INCLUDE POLE TYPE, FIXTURE TYPE, HEIGHT OF FIXTURE ETC.
4. ALL STREET LIGHTING SHALL BE INSTALLED WITH REFLECTORS OR OTHER SUCH DEVICES OR CONTROLS SO THAT LIGHT IS REFLECTED DOWNWARD TO MITIGATE LIGHT SPILLOVER. ALL STREET LIGHTS ARE TO BE FULL CUT-OFF AND DARK SKY COMPLIANT.
5. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE SHOULDERS AND SIGNAGE.



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MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA

TRAFFIC CONTROL AND LIGHTING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

CHRISTOPHER K. EICHHORN — No. 11400758 — STATE OF INDIANA — REGISTERED PROFESSIONAL ENGINEER

Kristopher K. Eichhorn

DRAWN BY TD/GM	JOB NUMBER 2019-003-A
CHECKED BY KE	
DATE NOVEMBER 22, 2019	
SCALE AS SHOWN	
SHEET C3.1	

TRAFFIC CONTROL AND LIGHTING PLAN

Plot Date: Nov 20, 2019 Plot Time: 1:06pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\19263D_Traffic Control Plan.dwg, Layout: C3.1 By: keichhorn

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
	PROFILED PIPELINE	S

EX – EXISTING
INV – INVERT ELEVATION
MH – MANHOLE
PVC – POLYVINYL CHLORIDE PIPE
TC – TOP OF CASTING GRADE

GENERAL NOTES

1. FULL DEPTH GRANULAR BACKFILL SHALL BE INSTALLED ON ALL SEWER LATERAL STREET CROSSINGS & COMPACTED PER INDOT STANDARDS.
2. MIN. SLOPES PER THE TEN STATE STANDARDS SHALL PREVAIL IN ALL CASES.
3. THERE ARE NO DRINKING WATER WELLS WITHIN 100 FEET OF THE PROPOSED SEWERS.
4. THE CONTRACTOR SHALL TELEVISE THE SANITARY SEWER PRIOR TO ACCEPTANCE AND AGAIN WITHIN SIX MONTHS OF THE EXPIRATION OF THE MAINTENANCE BOND. THE TAPES (OR CD) AND LOG SHALL BE FORWARDED TO MCCORDSVILLE DESIGNATED AGENT FOR REVIEW.
5. CONTRACTOR SHALL EXTEND SEWER LATERALS THRU EASEMENTS AS SHOWN.
6. CONTRACTOR SHALL INSTALL LATERAL NO CLOSER THAN 5' FROM BUILDING LINE AND NO GREATER THAN 6' DEEP AT LATERAL END.
7. CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ONSITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NOT ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
8. ANY AND ALL DRIVEWAYS THAT ARE DISTURBED DURING SEWER INSTALLATION SHALL BE REPLACED IN KIND.

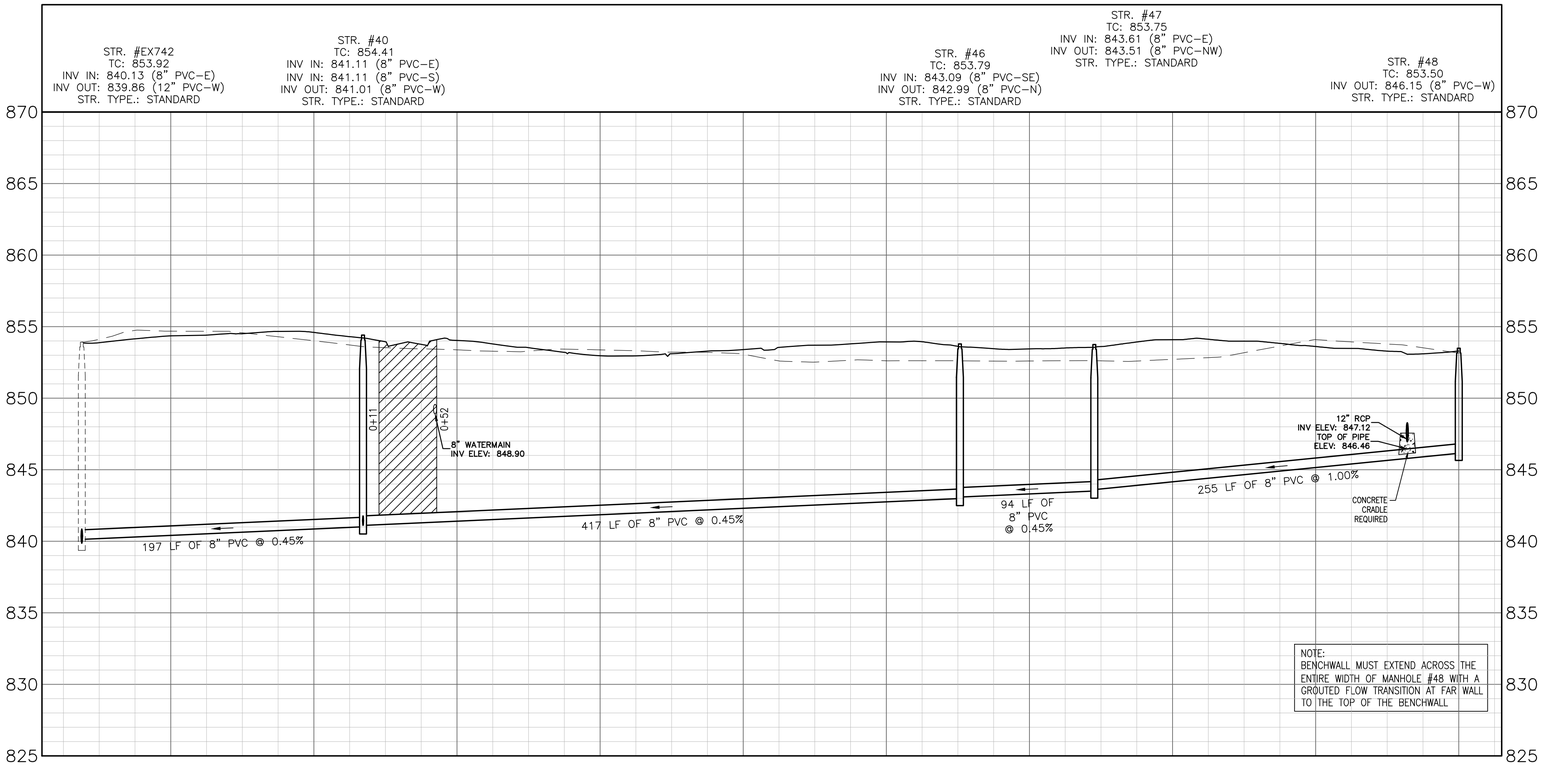
Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

BENCHMARK INFORMATION:
CUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST. SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)

SANITARY PROFILE

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'



GRANULAR BACKFILL
EXISTING GRADE
PROPOSED GRADE

REVISIONS

DATE	DESCRIPTION	BY

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

MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA
SANITARY SEWER PLAN & PROFILE

PRELIMINARY
NOT FOR CONSTRUCTION

CHRISTOPHER K. EICHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY TD/GM	JOB NUMBER 2019-003-A
CHECKED BY KE	
DATE NOVEMBER 22, 2019	
SCALE AS SHOWN	
SHEET	

C4.0

SANITARY SEWER PLAN & PROFILE

Plot Date: Nov 20, 2019 Plot Time: 1:07pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\192630 Sanitary Plan.dwg, Layout: C4.0 By: keichhorn

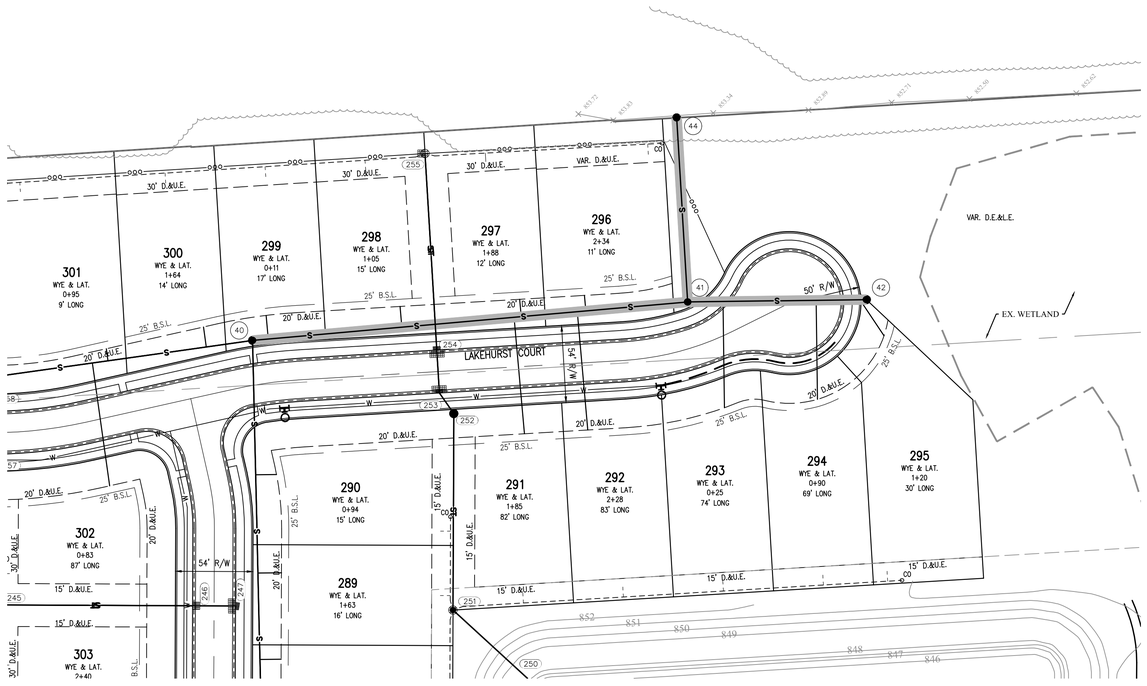
LEGEND:

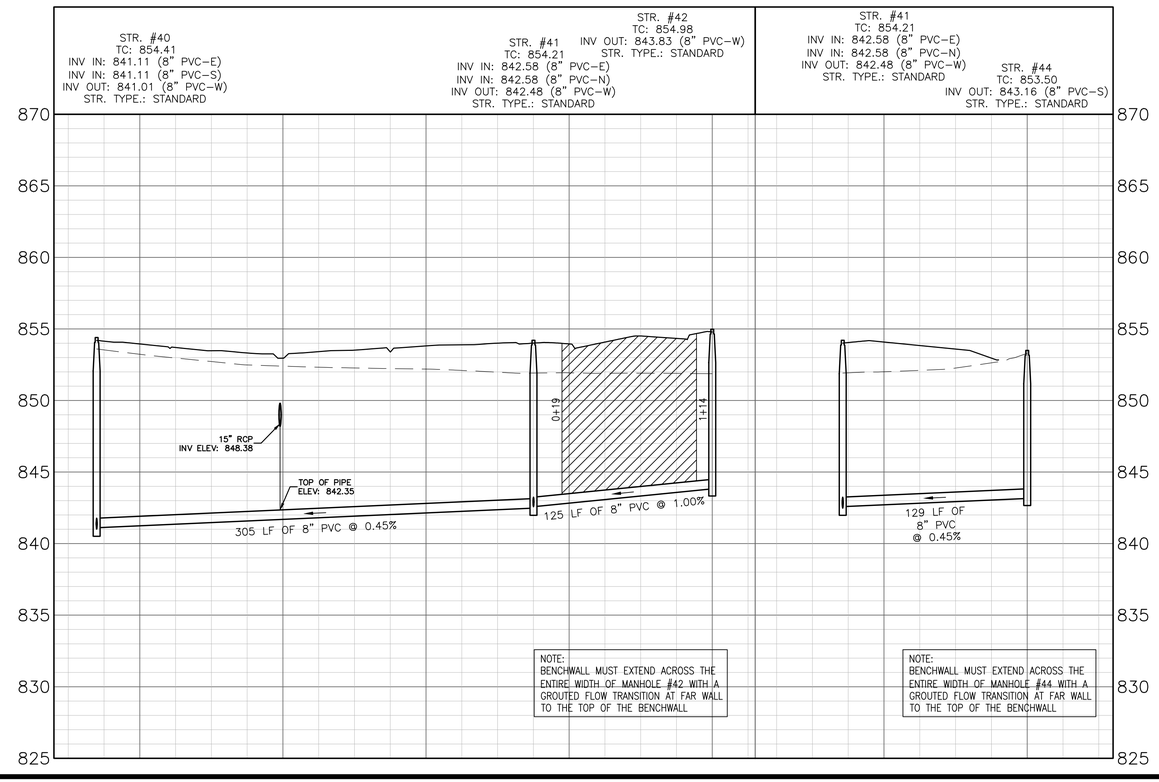
EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
(S)	SANITARY MANHOLE	(XXX)
(ST)	STORM MANHOLE	(XXX)
	STORM INLET	(XXX)
	STORM END SECTION	(XXX)
	FIRE HYDRANT	
	PROFILED PIPELINE	

EX – EXISTING
INV – INVERT ELEVATION
MH – MANHOLE
PVC – POLYVINYL CHLORIDE PIPE
TC – TOP OF CASTING GRADE

BENCHMARK INFORMATION:

CUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST. SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)





SANITARY PROFILE

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

GRANULAR BACKFILL
EXISTING GRADE
PROPOSED GRADE

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

GENERAL NOTES

1. FULL DEPTH GRANULAR BACKFILL SHALL BE INSTALLED ON ALL SEWER LATERAL STREET CROSSINGS & COMPACTED PER INDOT STANDARDS.
2. MIN. SLOPES PER THE TEN STATE STANDARDS SHALL PREVAIL IN ALL CASES.
3. THERE ARE NO DRINKING WATER WELLS WITHIN 100 FEET OF THE PROPOSED SEWERS.
4. THE CONTRACTOR SHALL TELEVISE THE SANITARY SEWER PRIOR TO ACCEPTANCE AND AGAIN WITHIN SIX MONTHS OF THE EXPIRATION OF THE MAINTENANCE BOND. THE TAPES (OR CD) AND LOG SHALL BE FORWARDED TO MCCORDSVILLE DESIGNATED AGENT FOR REVIEW.
5. CONTRACTOR SHALL EXTEND SEWER LATERALS THRU EASEMENTS AS SHOWN.
6. CONTRACTOR SHALL INSTALL LATERAL NO CLOSER THAN 5' FROM BUILDING LINE AND NO GREATER THAN 6' DEEP AT LATERAL END.
7. CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ONSITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NOT ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
8. ANY AND ALL DRIVEWAYS THAT ARE DISTURBED DURING SEWER INSTALLATION SHALL BE REPLACED IN KIND.

REVISIONS		
DATE	DESCRIPTION	BY

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

MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA
SANITARY SEWER PLAN & PROFILE

PRELIMINARY
NOT FOR CONSTRUCTION
CHRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	TD/GM
CHECKED BY	KE
DATE	NOVEMBER 22, 2019
SCALE	AS SHOWN
JOB NUMBER	2019-003-A
SHEET	C4.1

SANITARY SEWER PLAN & PROFILE

Plot Date: Nov 20, 2019 Plot Time: 1:07pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\192630_Sanitary Plan.dwg, Layout: C4.1 By: keichhorn

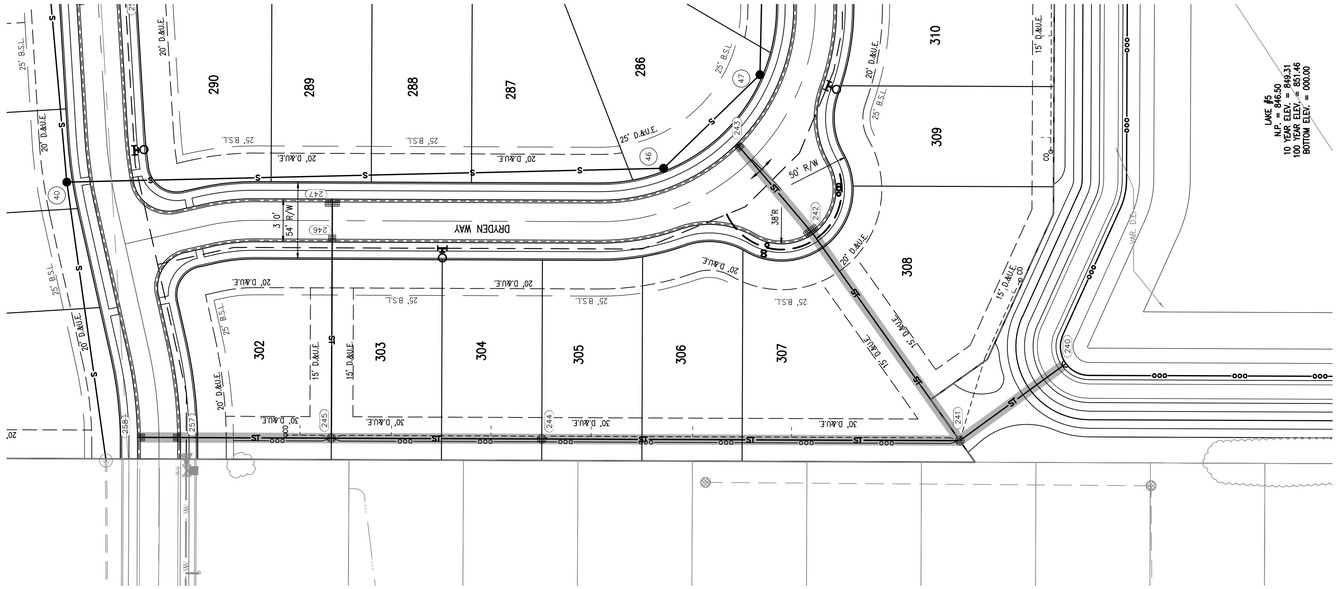
LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
	PROFILED PIPELINE	ST

EX – EXISTING
INV – INVERT ELEVATION
MH – MANHOLE
RCP – REINFORCED CONCRETE PIPE
TC – TOP OF CASTING GRADE

BENCHMARK INFORMATION:

CUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST. SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)



Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
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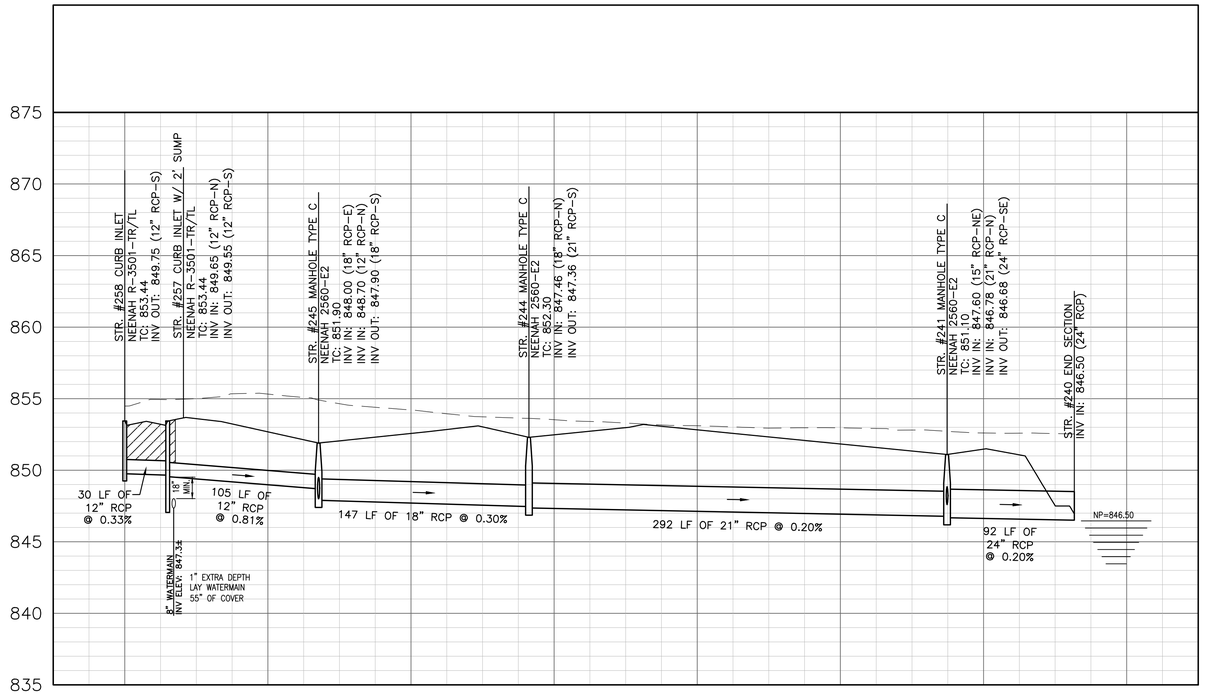
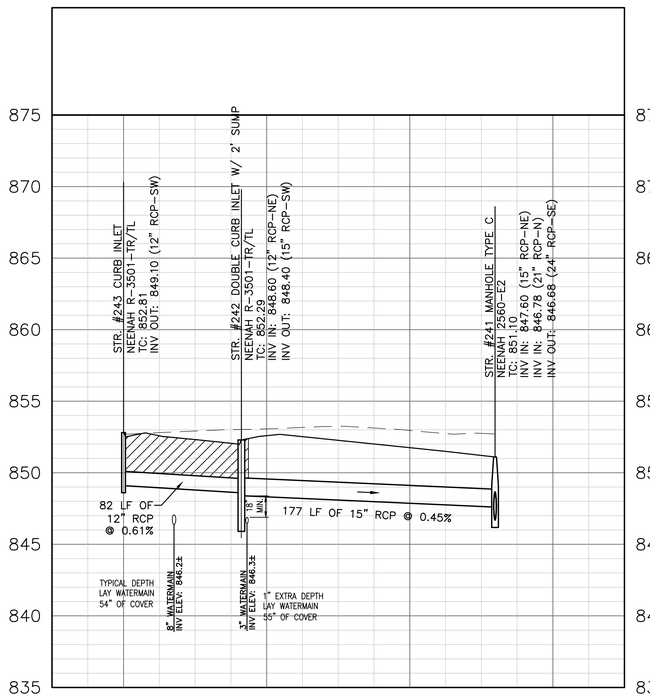
GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

STORM PROFILE

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

GRANULAR BACKFILL
EXISTING GRADE
PROPOSED GRADE





REVISIONS

DATE	DESCRIPTION	BY

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

MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA
STORM SEWER PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION
CHRISTOPHER K. LICHLITER REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY	JOB NUMBER
TD/GM	2019-003-A
CHECKED BY	
KE	
DATE	
NOVEMBER 22, 2019	
SCALE	
AS SHOWN	
SHEET	

C6.0
STORM SEWER PLAN & PROFILE

Plot Date: Nov 20, 2019 Plot Time: 1:08pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\192630.Storm Plan.dwg, Layout: C6.0 By: kelchhorn

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
(S)	SANITARY MANHOLE	(XXX)
(ST)	STORM MANHOLE	(XXX)
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
	PROFILED PIPELINE	ST

EX – EXISTING
INV – INVERT ELEVATION
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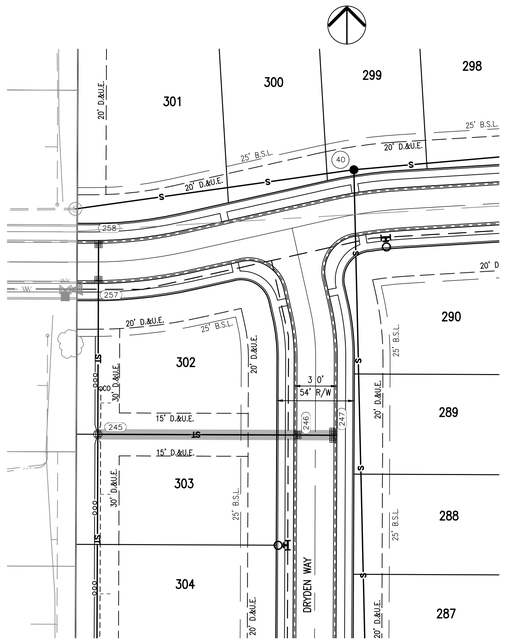

GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

Indiana 811
KNOW WHAT'S BELOW.
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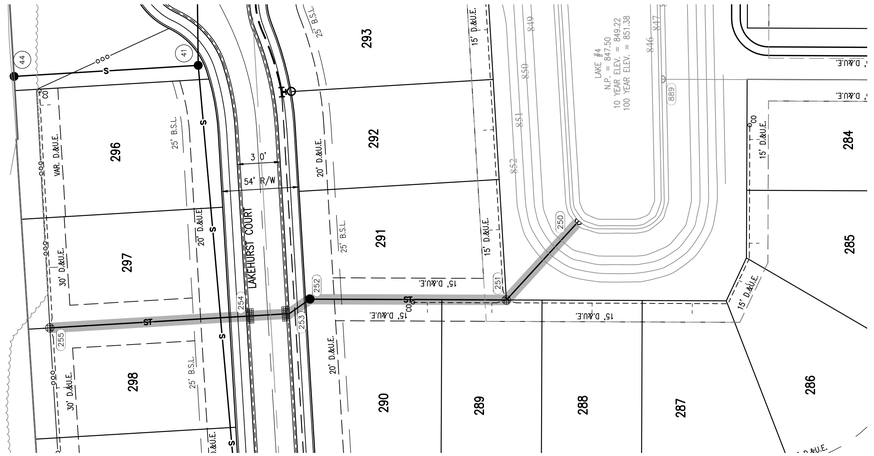
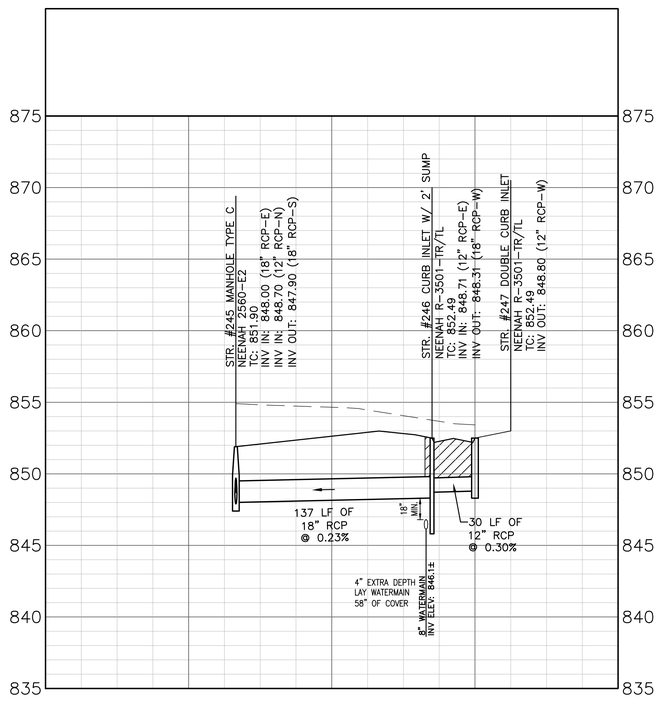
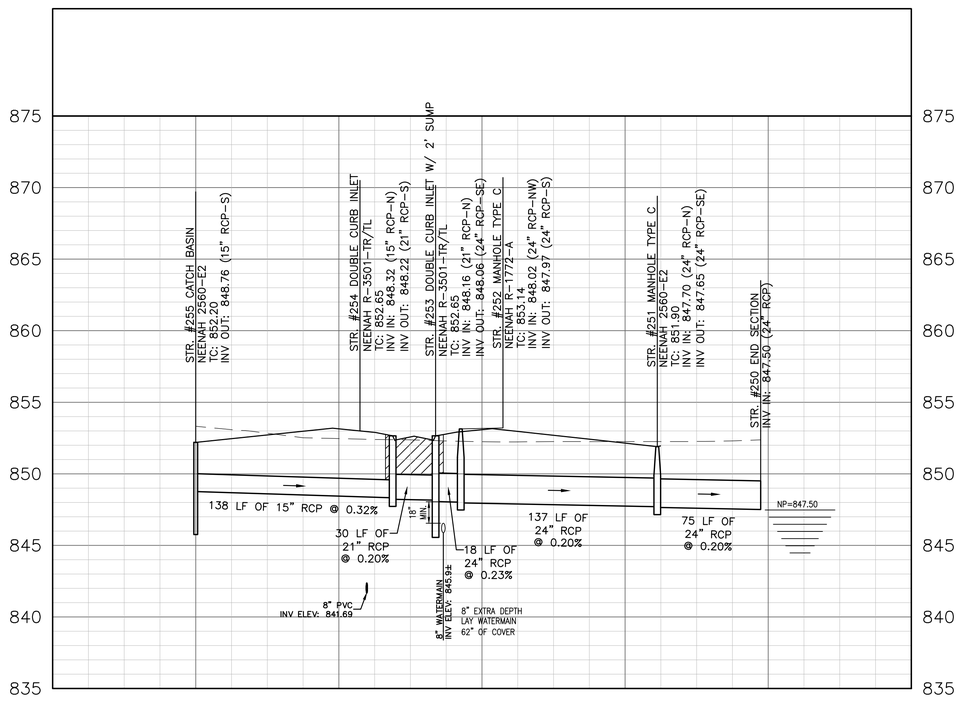


STORM PROFILE

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

GRANULAR BACKFILL
EXISTING GRADE
PROPOSED GRADE





REVISIONS

DATE	DESCRIPTION	BY

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

MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA
STORM SEWER PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

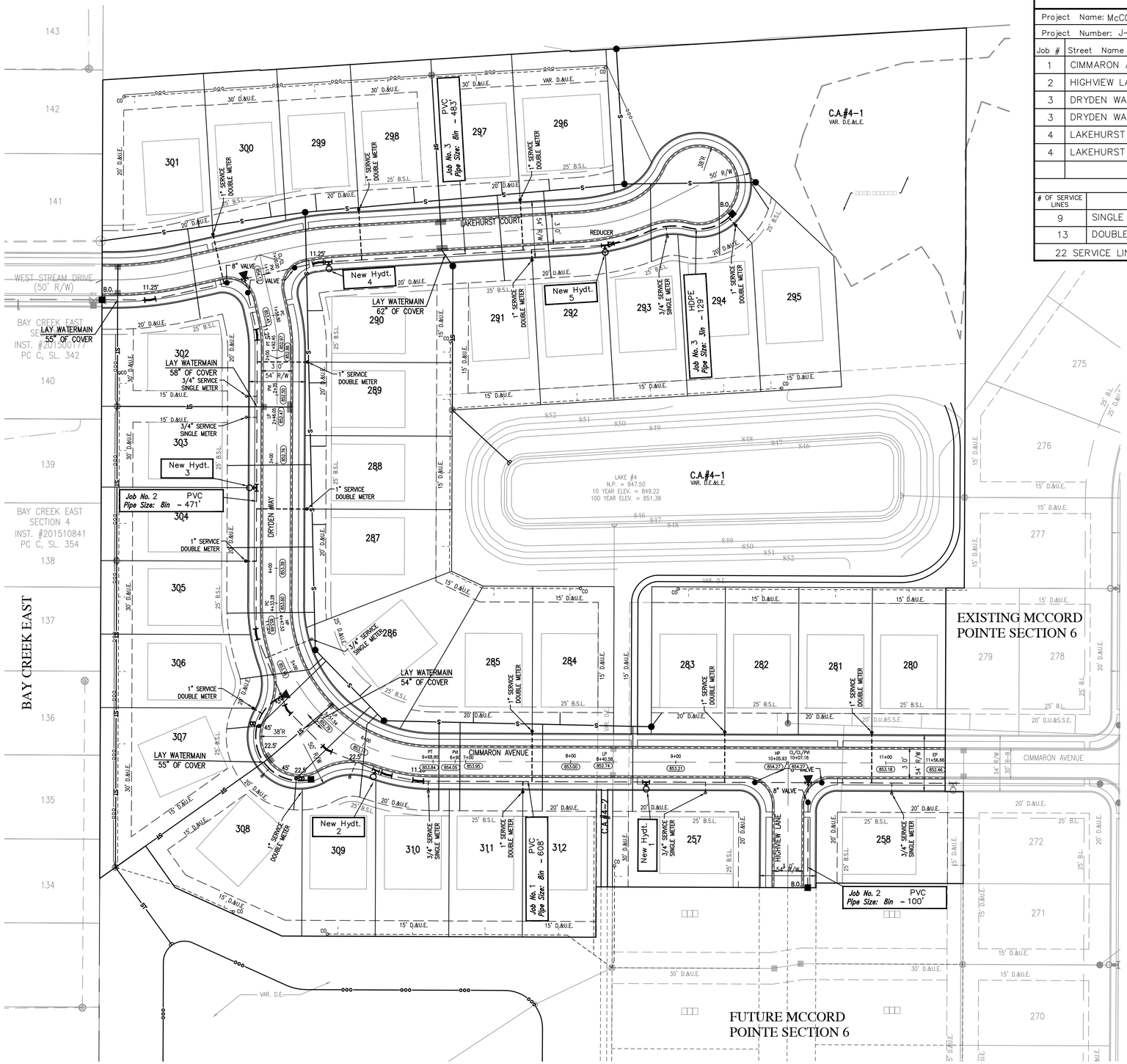
CHRISTOPHER K. LICHLITER REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY	JOB NUMBER
TD/GM	2019-003-A
CHECKED BY	
KE	
DATE	
NOVEMBER 22, 2019	
SCALE	
AS SHOWN	
SHEET	

C6.1

STORM SEWER PLAN & PROFILE

Plot Date: Nov 20, 2019 Plot Time: 1:08pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\192630.Storm Plan.dwg, Layout: C6.1 By: kelchhorn



CITIZENS WATER PROJECT LEGEND

Project Name: McCORD POINTE, SECTION 4

Project Number: J-19-XXX

Job #	Street Name	Pipe Size	Pipe Type	Total Pipe
1	CIMMARON AVENUE	8"	PVC	608'
2	HIGHVIEW LANE	8"	PVC	100'
3	DRYDEN WAY	8"	PVC	471'
3	DRYDEN WAY	3"	HDPE	117'
4	LAKEHURST COURT	8"	PVC	483'
4	LAKEHURST COURT	3"	HDPE	129'
# OF SERVICE LINES			TOTAL	1,908'
9	SINGLE SERVICE LINE	3/4"	PE	133'
13	DOUBLE SERVICE LINE	1"	PE	434'
22 SERVICE LINES FOR 35 LOTS			TOTAL	567'

Indiana 811 — KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

GRAPHIC SCALE

0' 50' 100' 150'

(IN FEET)

LEGEND:

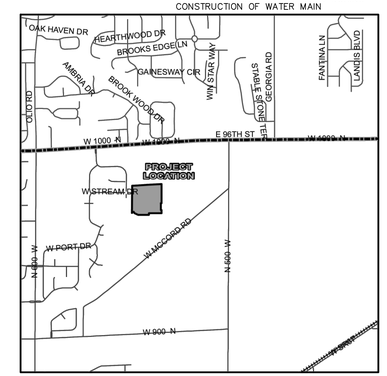
- Existing Water Main
- Proposed Water Main
- Directional Bore
- Inlet
- Tree
- Parcel Id
- Adapter
- Bend
- Kicker Block
- Vertical Bend
- Hydrant
- Hydrant with Hydrant Valve
- Butterfly Valve
- Valve
- Blowoff Assembly
- Air Relief Valve
- Plug
- Reducer
- T.J. Tee
- M.J. Sleeve
- Cross
- Casing Pipe
- GAS — Gas Lines
- T — Telephone Lines
- E — Electric Lines

STANDARD PRACTICE DRAWING "O" INSTALLATION OF RESTRAINTS MUST BE FOLLOWED, INCLUDING LOWERING OF WATER DURING CROSSINGS

■ INDOT APPROVED SNOWPLOWABLE RAISED PAVEMENT MARKERS (W/BLUE REFLECTOR LENS). THE INSTALLATION OF THE PAVEMENT MARKERS SHALL COMPLY W/SEC. 800 & 900 OF THE INDOT SPECIFICATIONS AND STANDARDS DRAWING.

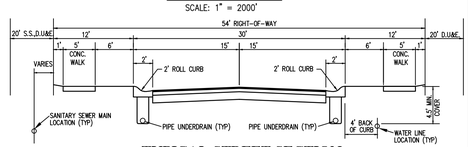
GENERAL NOTES

1. SEE CITIZENS ENERGY GROUP WATER STANDARD MANUAL LATEST VERSION
2. MINIMUM COVER OVER TOP OF ALL WATER MAINS TO BE 54" FROM FINISH GRADE.
3. FIRE HYDRANTS SHALL HAVE A 5-INCH STORZ'S CONNECTION INSTALLED.
4. VALVES TO BE PLACED IN GRASS AREAS.
5. ALL WATER LINES THAT CROSS EITHER SANITARY OR STORM SEWERS MUST BE SEPARATED WITH 18" OF VERTICAL CLEARANCE.
6. STANDARD PRACTICE O INSTALLATION OF RESTRAINTS MUST BE FOLLOWED DURING CONSTRUCTION OF WATER MAIN



VICINITY MAP

SCALE: 1" = 2000'



TYPICAL STREET SECTION

NOT TO SCALE

DEVELOPER:
LENNAR HOMES OF INDIANA, INC.
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
(317) 846-3148

CONTRACTOR TO MARK ALL BELOW GRADE FITTINGS AND PIPE MATERIAL CHANGES WITH LATHE FOR SURVEY VERIFICATION AT TIME OF BACKFILL.

PROJECT NAME:	McCORD POINTE, SECTION 4
PROJECT NUMBER:	J-19-XXX
DIST. MAP NO.	XXX
METER MAP NO.	XXXX
LOTS	35
TAX CODE	XXXXX
PRESSURE DIST.	-
DRAFTER	HWCENG/TD
DATE	11/22/19
REVISED	

REVISIONS

HWC ENGINEERING

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

MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA
WATER DISTRIBUTION PLAN

PRELIMINARY — NOT FOR CONSTRUCTION

KRISTOPHER K. EICHHORN — REGISTERED — No. 11400758 — STATE OF INDIANA — PROFESSIONAL ENGINEER

Kristopher K. Eichhorn

DRAWN BY	TD/GM
CHECKED BY	KE
DATE	NOVEMBER 22, 2019
SCALE	AS SHOWN
JOB NUMBER	2019-003-A
SHEET	C7.0

WATER DISTRIBUTION PLAN

Plot Date: Nov 20, 2019 Plot Time: 1:09pm File Name: W:\Col\Atlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\19263D Water Distribution Plan.dwg, Layout: C7.0 By: ketchhorn

Date: ______________
Project: ______________
Inspected by: ______________
Type of Inspection: ☐ Scheduled Weekly ☐ Rain Event

CONSTRUCTION SITE INSPECTION AND MAINTENANCE LOG
(To be Completed by Property Owner or Agent)

All stormwater pollution prevention BMPs shall be inspected and maintained as needed to ensure continued performance of their intended function during construction and shall continue until the entire site has been stabilized and a Notice of Termination has been issued. An inspection of the project site must be completed by the end of the next business day following each measurable storm event. If there are no measurable storm events within a given week, the site should be monitored at least once in that week. Maintenance and repair shall be conducted in accordance with the accepted site plans. This log shall be kept as a permanent record and must be made available to the Town Engineer, in an organized fashion, within forty-eight (48) hours upon request.

Yes	No	N/A	
			1. Is the site information posted at the entrance?
			2. Are all necessary permits attained and special provisions being implemented?
			3. Is a construction entrance installed and functioning properly?
			4. Are construction staging & parking areas restricted to areas designated on the plans?
			5. Are public and private streets clean of sediment, debris and mud?
			6. Are appropriate practices installed where stormwater leaves the site?
			7. Are all discharge points (outfalls) free of erosion or sediment transport?
			8. Has all silt fence been installed properly and being maintained? *(entrenched - upright - fabric not torn - terminated to higher ground - properly joined at ends)*
			9. Are sediment basins & traps installed according to plan & pipe or rock spillways functional?
			10. Are other sediment control barriers in place and functioning properly?
			11. Is the earthwork for erosion control practices properly graded, seeded and/or mulched?
			12. Are diversion swales and/or waterbars installed to plan & protected?
			13. Do perimeter practices have adequate capacity & do they need to be cleaned out?
			14. Is inlet protection installed properly on all functioning inlets & being maintained?
			15. Is catch basin insert protection installed where required & being maintained?
			16. Have swales and ditches been stabilized or protected?
			17. Are stormwater outlets adequately stabilized?
			18. Has temporary stabilization of disturbed ground been addressed? (dormant for 15 days?)
			19. Is permanent stabilization of disturbed ground progressing on all completed areas?
			20. Has hard or soft armoring been installed where natural vegetation will erode?
			21. Do water pumping operations have a protected outlet and discharge clear water?
			22. Are all dewatering structures functioning properly?
			23. Is a designated equipment washout area established, clearly marked and

Stormwater Ordinance Technical Standards — Const. Insp. Page 1 of 2 — July 2004

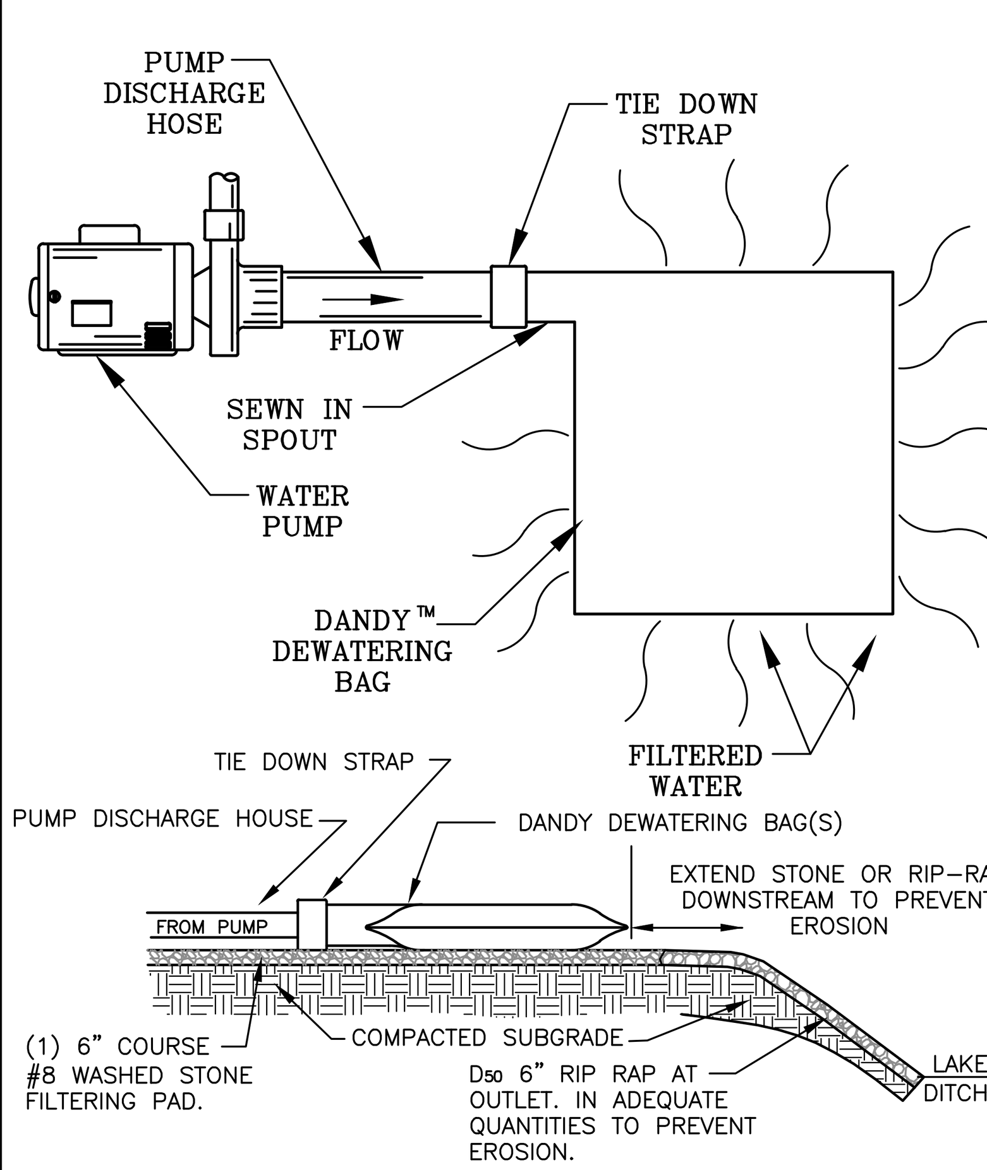
Date: ______________
Project: ______________
Inspected by: ______________
Type of Inspection: ☐ Scheduled Weekly ☐ Rain Event

			being utilized?
			24. Is solid waste properly contained & a stable access provided to the storage & pickup area?
			25. Are fuel tanks and other hazardous materials safely stored and protected?
			26. Is spill response equipment on-site and easily accessible?
			27. Are temporary soil stockpiles in approved areas & properly protected?

If you answered "no" to any of the above questions, describe any corrective action which must be taken to remedy the problem and when the corrective actions are to be completed.

____

Stormwater Ordinance Technical Standards — Const. Insp. Page 2 of 1 — July 2004



DANDY DEWATERING BAG

NOT-TO-SCALE

DANDY DEWATERING BAG™
SPECIFICATIONS

NOTE: THE DANDY DEWATERING BAG™ WILL BE **MANUFACTURED IN THE U.S.A.** FROM A NONWOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	0.9 (205) x 0.9 (205)
Grab Tensile Elongation	ASTM D 4632	%	50 x 50
Puncture Strength	ASTM D 4833	kN (lbs)	0.58 (130)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	2618 (380)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.36 (80) X 0.36 (80)
UV Resistence	ASTM D 4355	%	70
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.180 (80)
Flow Rate	ASTM D 4491	$1/min/m^2$ $(gal/min/ft^2)$	3866 (95)
Permittivity	ASTM D 4491	Sec^{-1}	1.2

STORMWATER POLLUTION PREVENTION PLAN INDEX

A1	PLAN INDEX	SEE COVER SHEET C1.0
A2	11X17 PLAT	PROVIDED IN OVERALL SUBMITTAL.
A3	PROJECT TYPE	THIS PROJECT IS: MCCORD POINTE SECTION 4, SINGLE FAMILY SUBDIVISION. IT CONSISTS OF 35 SINGLE FAMILY LOTS.
A4	VICINITY MAP	SEE SHEET C1.0
A5	LEGAL DESCRIPTION	SEE PLAT FOR LEGAL DESCRIPTION. THE LATITUDE IS 39°55'25" N AND LONGITUDE IS 85°54'20" W.
A6	SITE IMPROVEMENTS	SEE SHEETS C1.1–C1.2
A7	14 DIGIT HYDROLOGIC UNIT CODE	05120201100150
A8	STATE OR FEDERAL WATER QUALITY PERMITS	IDEM RULE 5
A9	POINTS WHERE STORMWATER WILL DISCHARGE SITE	DRAINS NORTH ACROSS 96TH STREET INTO HAMILTON COUNTY TO THE BEE CAMP CREEK DRAIN WHICH OUTLETS INTO GEIST RESERVOIR.
A10	LOCATION OF WETLANDS, LAKES, WATER COURSES ADJACENT TO SITE	DELINEATED ON PLANS.
A11	RECEIVING WATERS	EX. STORM SEWER IN MCCORD POINTE TO BEE CAMP CREEK DRAIN TO GEIST RESERVOIR.
A12	IDENTIFICATION OF POTENTIAL DISCHARGE TO GROUNDWATER	NONE
A13	100 YEAR FLOODPLAINS, FLOODWAYS, AND FLOOD FRINGES	NONE
A14	PRE CONSTRUCTION AND POST CONSTRUCTION PEAK DISCHARGE	10-YR ALLOWABLE RELEASE RATE: ___ CFS 10-YR POST CONSTRUCTION RATE: ___ CFS
A15	ADJACENT LAND USES	SEE SHEETS C1.1–C1.2 NORTH: RESIDENTIAL LOTS EAST: RESIDENTIAL LOTS SOUTH: RESIDENTIAL LOTS WEST: RESIDENTIAL LOTS
A16	LOCATIONS AND BOUNDARIES OF DISTURBED AREAS	SEE SHEETS C1.1–C1.8
A17	IDENTIFICATION OF EXISTING VEGETATIVE COVER	SEE SHEETS C1.3–C1.4
A18	SOILS MAP	SEE SHEET C1.0
A19	LOCATIONS, SIZES, DIMENSIONS OF PROPOSED STORMWATER SYSTEM	SEE SHEETS C1.1–C1.2 & C6.0–C6.3
A20	LOCATIONS, SIZES, DIMENSIONS OF PROPOSED OFFSITE CONSTRUCTION ACTIVITIES	OFFSITE SANITARY SEWER, SEE SHEETS C4.0
A21	LOCATION OF SOIL STOCKPILE	SEE SHEETS C1.3–C1.4
A22	EXISTING SITE TOPOGRAPHY	SEE SHEETS C1.3–C1.4
A23	PROPOSED SITE TOPOGRAPHY	SEE SHEETS C1.1–C1.2
B1	POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION ACTIVITIES	ERODED SOILS AND SEDIMENTS; OILS, GREASES, COOLANTS, CONCRETE WASHOUT, PETROLEUM FUELS AND OTHER FLUIDS ASSOCIATED WITH OPERATION AND MAINTENANCE OF CONSTRUCTION EQUIPMENT PRESENT ON THE SITE; DEBRIS INCLUDING CUTTINGS, SEALANTS, ADHESIVES, AND COATINGS ASSOCIATED WITH INSTALLATION OF UNDERGROUND PIPES, INFRASTRUCTURE AND CONSTRUCTION OF THE BUILDING; PAINTS ASSOCIATED WITH PAVEMENT MARKING; FERTILIZERS ASSOCIATED WITH SEEDING AND PLANTING.
B2	SCHEDULE OF STORMWATER QUALITY MEASURES RELATED TO LAND DISTURBING ACTIVITIES	STORMWATER POLLUTION PREVENTION PLAN HAS BEEN DEVELOPED TO ELIMINATE SEDIMENT FROM LEAVING THE PROJECT DURING CONSTRUCTION ACTIVITIES PROTECTING ADJOINING PROPERTIES AND THE RECEIVING WATERS.

PRE-CONSTRUCTION SCHEDULE

1 CONTRACTOR TO CALL INDIANA UNDERGROUND 811 BY CALLING 811 OR 800-382-5544 TO VERIFY LOCATION OF EXISTING UTILITIES TWO (2) WORKING DAYS PRIOR TO START OF CONSTRUCTION.

2 CONTRACTOR SHALL INSTALL STONE CONSTRUCTION ENTRANCE PRIOR TO THE START OF EARTHWORK IN ACCORDANCE WITH THE PLAN LOCATION ON SHEET C1.3.

3 CONTRACTOR TO INSTALL RULE 5 INFORMATION POSTING, TRASH DUMPSTER, AND PORT-O-LET AS SHOWN ON SHEET C1.3.

4 CONTRACTOR TO INSTALL EXISTING STORM INLET PROTECTION, REFER TO SHEETS C1.3–C1.5 FOR LOCATIONS. CONTRACTOR SHALL EVALUATE EXISTING EROSION CONTROL MEASURES AND USE AND MAINTAIN, REPLACE AS NECESSARY.

5 CONTRACTOR SHALL INSTALL ALL REQUIRED SILT FENCE AROUND THE PERIMETER OF THE GRADING LIMITS, ANY TREE PROTECTION FENCING, ROCK CHECK DAMS AND SEDIMENT BASINS FOR THE IMMEDIATE PHASE OF WORK PRIOR TO ANY EARTHWORK ACTIVITIES SUCH AS EARTH MOVING OR STRIPPING COMMENCE.

6 CONTRACTOR SHALL INSTALL CONCRETE WASHOUT AREA AND CONSTRUCTION STAGING AREA PRIOR TO THE START OF EARTHWORK ACTIVITIES AS SHOWN ON SHEET C1.3.

7 CONTRACTOR TO EVALUATE LOCATION OF SOIL STOCKPILE AREAS AND PREPARE BY PLACING SILT FENCE DEFINING LIMITS, SEE SHEET C1.3.

8 CONTRACTOR AND DEVELOPER SHALL COORDINATE WITH ADJOIING PROPERTY OWNERS RELATED TO OFFSITE SANITARY SEWER AND STORM SEWER WORK. CONTRACTOR SHALL INSTALL ALL REQUIRED SILT FENCE AROUND THE PERIMETER OF THE OFFSITE CONSTRUCTION LIMITS AS WELL AS ANY TREE PROTECTION FENCING PRIOR TO OFFSITE PHASE OF WORK.

9 ONCE PERIMETER ELEMENTS ARE INSTALLED, ANY UTILITY MODIFICATION OR RELOCATION AND OVERALL SITE DEMOLITION/DEBRIS REMOVAL PER SHEETS C1.1–C1.2 CAN COMMENCE IN FINAL PREPARATION FOR MASS EARTHWORK OPERATIONS.

CONSTRUCTION SCHEDULE

10 BEGIN CLEARING AND GRADING ACTIVITIES. EARTHMOVING SHALL BE DONE IN A MANNER TO MINIMIZE EROSION. CONTRACTOR SHALL VERIFY ALL EXISTING STORM SEWER AND UTILITY CONNECTION LOCATIONS AND ELEVATION PRIOR TO MOVING EARTH, CONTACT ENGINEER WITH ANY DISCREPANCIES.

11 CONTRACTOR SHALL STRIP TOPSOIL AND GRADE THE SITE PER PLAN AND PLACE PERMANENT AND TEMPORARY SEED AS INDICATED ON THE PLAN, INCLUDING SEEDING WITH FIBER BLANKET ON MOUNDS, POND BANKS, AND SWALES. DURATION OF EXPOSED AREAS SHALL BE KEPT MINIMAL DEPENDENT ON WEATHER. ALL POTENTIALLY IDLE AREAS FOR 15 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED PER IDEM RULE 5.

12 PERMANENT AND FINAL VEGETATION SHALL, IN ADDITION TO STRUCTURAL MEASURES, BE INSTALLED AS SOON AS PRACTICAL PER SHEETS C1.6–C1.8.

13 CONTRACTOR SHALL INSTALL SANITARY SEWER SYSTEM.

14 CONTRACTOR SHALL INSTALL STORM SEWER SYSTEM, SUBSURFACE DRAINAGE SYSTEM, AND SWALES. ALL STORM SEWER INLET PROTECTION AND OUTFALL RIP-RAP SHALL BE INSTALLED AT THE TIME EACH INLET IS CONSTRUCTED PER SHEETS C1.6–C1.8.

15 CONTRACTOR SHALL INSTALL WATER DISTRIBUTION SYSTEM.

16 CONTRACTOR SHALL INSTALL ALL STREETS AS INDICATED ON PLANS.

17 CONTRACTOR SHALL INSTALL FINAL SEED AND STRAW IN DISTURBED AREAS.

18 BUILDING FOUNDATION EXCAVATIONS.

19 VERTICAL CONSTRUCTION AND SINGLE FAMILY HOME BUILDING.

20 INSTALL PERMANENT OR TEMPORARY SOIL STABILIZATION AND LANDSCAPING.

21 CONTRACTOR SHALL MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION AND UNTIL SEDIMENTATION OF STREETS AND STORM SEWERS NO LONGER OCCURS. CONTRACTOR SHALL INSPECT ON A WEEKLY BASIS OR AFTER A SIGNIFICANT STORM EVENT (AN EVENT OF AT LEAST 0.5 INCHES OF RAINFALL). SEE SHEETS C8.0–C8.1 FOR DETAILS AND SPECIFICATIONS.

22 COMPLETE FINAL GRADING AND INSTALL SEEDING AND LANDSCAPING (IF APPLICABLE). STABILIZE ALL REMAINING EXPOSED AREAS AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES.

23 ALL EROSION AND SEDIMENT CONTROL SHALL COMPLY WITH INDIANA 327 IAC 15-5 AND RULE #5.

B3	STABLE CONSTRUCTION ENTRANCE LOCATION AND SPECIFICATIONS	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE FOR LOCATION: SEE SHEETS C1.3–C1.4 FOR DETAIL: SEE SHEET C8.1
B4	SEDIMENT CONTROL FOR SHEET FLOW AREAS	SILT FENCE WILL BE INSTALLED ALONG THE PERIMETER OF THE PROJECT TO COLLECT SEDIMENT RUNOFF. FOR LOCATIONS: SEE SHEETS C1.3–C1.4 FOR DETAIL: SEE SHEET C8.1
B5	SEDIMENT CONTROL FOR CONCENTRATED FLOW AREAS	ROCK CHECK DAMS, TEMPORARY DIVERSION SWALES, SEDIMENT TRAPS, EROSION CONTROL BLANKETS AND RIP-RAP WILL BE INSTALLED TO REDUCE VELOCITY AND COLLECT SEDIMENT RUNOFF. FOR LOCATIONS: SEE SHEETS C1.3–C1.8 FOR DETAILS: SEE SHEET C8.1
B6	STORM SEWER PROTECTION MEASURES, LOCATIONS, SPECIFICATIONS	SILT FENCE WILL BE INSTALLED AROUND AREA INLETS, BASKETS WILL BE INSTALLED IN STREET INLETS TO PROVIDE CURB INLET PROTECTION AND RIP-RAP INSTALLED AT END SECTIONS. FOR LOCATIONS: SEE SHEETS C1.3–C1.8 FOR DETAILS: SEE SHEET C8.1
B7	RUNOFF CONTROL MEASURES	ALMOST ALL OF THE EROSION CONTROL MEASURES USED AT THIS SITE CAN BE VIEWED AS RUNOFF CONTROL MEASURES. CONSTRUCTION ENTRANCE STABILIZES EARTH TO MINIMIZE SEDIMENT RUNOFF AT CRITICAL LOCATIONS OF ACCESS POINTS TO THE SITE TO MINIMIZE SEDIMENT TRACKING ON STREETS. CONCRETE WASHOUT AREA ARE DISPOSAL AREAS FOR CONTAINMENTS AND ACCESSIBLE FOR CLEANUP AND REMOVAL OFFSITE. SILT FENCE AND INLET PROTECTION MEASURES COLLECT SEDIMENT LADEN RUNOFF PRIOR TO LEAVING SITE. RIP RAP REDUCES THE ENERGY OF THE RUNOFF AND THUS REDUCES POTENTIAL FOR EROSIVE SOILS. EROSION CONTROL BLANKETS ANCHOR MATTING TO INCREASE SEED GERMINATION AND STABILIZE SLOPES TO MINIMIZE SEDIMENT RUNOFF. FOR LOCATIONS: SEE SHEETS C1.3–C1.8 FOR DETAILS: SEE SHEET C8.1
B8	STORMWATER OUTLET PROTECTION	RIP RAP WILL BE INSTALL AT ALL STORM PIPE OUTLETS INTO THE PONDS, AND ALL POND OUTLETS AS OUTLET PROTECTION. FOR LOCATIONS: SEE SHEETS C1.6–C1.8 FOR DETAILS: SEE SHEET C8.1
B9	GRADE STABILIZATION STRUCTURES	NONE
B10	LOCATION, DIMENSION, SPECIFICATIONS AND DETAILS FOR STORMWATER QUALITY MEASURES	WET PONDS FOR LOCATIONS: SEE SHEETS C1.1–C1.2 AND C1.6–C1.7 FOR DETAIL: SEE SHEET C8.2
B11	TEMPORARY SURFACE STABILIZATION FOR EACH SEASON	TEMPORARY SEEDING IS REQUIRED FOR ANY AREA LEFT FOR 15 DAYS OR LONGER WITHIN THIS PROJECT, SUCH AS SOIL STOCKPILES. TEMPORARY SEEDING IS ALSO REQUIRED IN AREAS THAT WILL BE DISTURBED IN FUTURE PROJECTS. THIS SEEDING WILL BE PLACED AFTER FINISH GRADING AND TOPSOIL REPLACEMENT. FOR LOCATIONS: SEE SHEETS C1.6–C1.8 FOR DETAIL: SEE SHEET C8.1
B12	PERMANENT SURFACE STABILIZATION	PERMANENT SEEDING WILL BE APPLIED WITH THE INSTALLATION OF THE EROSION CONTROL BLANKETS AROUND THE PONDS, EMBANKMENTS, WITH THE COMPLETION OF ONSITE STORM DRAINAGE SYSTEM, SWALES, SANITARY SEWER AND WATER LINES, AND AFTER REPLACEMENT OF TOPSOIL AS DESCRIBED IN THE CONSTRUCTION SEQUENCING. FOR LOCATIONS: SEE SHEETS C1.6–C1.8 FOR DETAIL: SEE SHEET C8.1

B13 MATERIAL HANDLING AND SPILL PREVENTION PLAN

MATERIAL HANDLING:
1. THE PROPER MANAGEMENT AND DISPOSAL OF WASTE SHOULD BE PRACTICED ON SITE AT ALL TIMES TO REDUCE POLLUTION OF STORM WATER RUNOFF. HAZARDOUS WASTE SHOULD ALWAYS BE DISPOSED OF THROUGH A DESIGNATED HAZARDOUS WASTE MANAGEMENT OR RECYCLING FACILITY.
2. DESIGNATE A WASTE COLLECTION AREA ON-SITE THAT DOES NOT RECEIVE A SUBSTANTIAL AMOUNT OF RUNOFF FROM UPLAND AREAS AND DOES NOT DRAIN DIRECTLY INTO A WATER BODY.
3. KEEP PRODUCTS IN ORIGINAL CONTAINERS WITH ORIGINAL LABELS AND MATERIAL SAFETY DATA INFORMATION ATTACHED. MAKE SURE PRODUCTS ARE PROPERLY SEALED TO PREVENT LEAKS AND SPILLS AND STORED IN A WEATHER PROOF SELF CONTAINED AREA AWAY FROM HEAT, SPARKS AND FLAMES.
4. A PROGRAM FOR RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE SHALL BE ESTABLISHED BY THE CONTRACTOR. ALL RECYCLING CONTAINERS SHALL BE CLEARLY LABELED.
5. ALL CONSTRUCTION ACTIVITIES ARE TO BE MONITORED AND MAINTAINED BY THE CONTRACTOR. AS EACH NEW SUBCONTRACTOR COMES ON-SITE, THE CONTRACTOR WILL CONDUCT AND DOCUMENT A MEETING TO ENSURE AWARENESS OF THE POLLUTANT PREVENTION PROGRAM. GUIDELINES FOR PROPER HANDLING, STORAGE AND DISPOSAL OF CONSTRUCTION SITE WASTES SHALL BE POSTED IN THE STORAGE AND USE AREAS, AND WORKERS SHALL BE TRAINED IN THESE PRACTICES.
6. CONTAINERS AND EQUIPMENT MUST BE INSPECTED REGULARLY FOR LEAKS, CORROSION, SUPPORT OR FOUNDATION FAILURE, OR ANY OTHER SIGNS OF DETERIORATION AND MUST BE TESTED FOR SOUNDNESS. ANY FOUND TO BE DEFECTIVE SHOULD BE REPAIRED OR REPLACED IMMEDIATELY.

SPILL PREVENTION PLAN:

PURPOSE:
THE INTENTION OF THIS SPILL PREVENTION, CONTROL AND COUNTERMEASURES (SPCC) IS TO ESTABLISH THE PROCEDURES AND EQUIPMENT REQUIRED TO PREVENT THE DISCHARGE OF OIL AND HAZARDOUS SUBSTANCES IN QUANTITIES THAT VIOLATE APPLICABLE WATER QUALITY STANDARDS, CAUSE A SHEEN UPON OR DISCOLORATION OF THE SURFACE OF NAVIGABLE WATERS OR ADJOINING SHORELINES, OR CAUSE SLUDGE OR EMULSION TO BE DEPOSITED BENEATH THE SURFACE OF THE WATER OR ADJOINING SHORELINES. THE PLAN ALSO ESTABLISHES THE ACTIVITIES REQUIRED TO MITIGATE SUCH DISCHARGES (I.E., COUNTERMEASURES) SHOULD THEY OCCUR.

DEFINITIONS:
POLLUTANT: MEANS POLLUTANT OF ANY KIND OR IN ANY FORM, INCLUDING BUT NOT LIMITED TO SEDIMENT, PAINT, CLEANING AGENT, CONCRETE WASHOUT, PESTICIDES, NUTRIENTS, TRASH, HYDRAULIC FLUIDS, FUEL, OIL, PETROLEUM, FUEL OIL, SLUDGE, OIL REFUSE, AND OIL MIXED WITH WASTES OTHER THAN DREDGED SOIL.

DISCHARGE:
INCLUDES BUT IS NOT LIMITED TO, ANY SPILLING, LEAKING, PUMPING, POURING, EMITTING, EMPTYING, OR DUMPING.

NAVIGABLE WATERS:
MEANS ALL WATERS OF THE UNITED STATES THAT ARE CONNECTED WITH A NAVIGABLE STREAM, LAKE, OR SEA. [NOTE: THIS DEFINITION IS USUALLY INTERPRETED TO MEAN ANY WASTEWATER (EVEN NORMALLY DRY WASH OR STORM SEWER) THAT EVENTUALLY DRAINS INTO A NAVIGABLE STREAM].

PLAN REVIEW AND AMENDMENTS:
THIS PLAN SHALL BE REVIEWED AND/OR AMENDED, IF NECESSARY, WHENEVER THERE IS A CHANGE IN THE DESIGN OF THE SITE, CONSTRUCTION, OPERATION, OR MAINTENANCE WHICH MATERIALLY AFFECTS THE SITE'S POTENTIAL FOR THE DISCHARGE OF REGULATED MATERIAL.

PREDICTION OF POTENTIAL SPILLS:
1. NEAREST NAVIGABLE WATER: GEIST RESERVOIR – FALL CREEK
2. DRAINAGE SYSTEM: ALL STORM DRAINAGE LEAVES THE SITE BY CLOSED STORM SYSTEMS TO EXISTING PONDS IN MCCORD POINTE WHICH DISCHARGE INTO BEE CAMP CREEK REGULATED DRAIN.
3. POSSIBLE SPILL SOURCES (DURING AND POST CONSTRUCTION): VEHICULAR SOURCES SUCH AS LEAKING FUEL OR OIL, BRAKE FLUID, GREASE, ANTIFREEZE; TRASH AND DEBRIS, BIOLOGICAL AGENTS FOUND IN TRASH AND DEBRIS, FERTILIZERS, HOUSEHOLD ITEMS INCLUDING BUT NOT LIMITED TO CLEANING AGENTS, CHEMICALS, PAINT, HERBICIDES AND PESTICIDES.
4. GROUNDWATER CONTAMINATION:
THE FACILITY MAINTAINS NO ABOVE GROUND OR UNDER GROUND STORAGE TANKS AT THIS SITE. THEREFORE, IT IS FELT THAT THERE IS LITTLE OR NO POSSIBILITY OF POST CONSTRUCTION GROUNDWATER CONTAMINATION. THE FACILITY DOES HAVE PUBLIC SANITARY SEWER AND PUBLIC WATER.

ALERT PROCEDURES FOR SPILLS:
1. ANY PERSONNEL OBSERVING A SPILL WILL IMMEDIATELY INSTIGATE THE FOLLOWING PROCEDURE:
 A. DIALING "911" FROM ANY TELEPHONE.
 B. NOTIFY THE APPROPRIATE EMERGENCY PERSONNEL.

2. THE EMERGENCY COORDINATOR WILL THEN TAKE THE FOLLOWING ACTIONS:
 A. BARRICADE THE AREA ALLOWING NO VEHICLES TO ENTER OR LEAVE THE SPILL ZONE.
 B. NOTIFY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, OFFICE OF EMERGENCY RESPONSE BY CALLING THE APPROPRIATE TELEPHONE NUMBER:
 OFFICE 317-233-7745
 TOLL FREE 800-233-7745
 ALSO THE NATIONAL RESPONSE CENTER AT 800-424-8802 AND PROVIDE THE FOLLOWING INFORMATION:
 — TIME OF OBSERVATION OF THE SPILL
 — LOCATION OF THE SPILL
 — IDENTITY OF MATERIAL SPILLED
 — PROBABLE SOURCE OF THE SPILL
 — PROBABLE TIME OF THE SPILL
 — VOLUME OF THE SPILL AND DURATION
 — PRESENT AND ANTICIPATED MOVEMENT OF THE SPILL
 — WEATHER CONDITIONS
 — PERSONNEL AT THE SCENE
 — ACTION INITIATED BY PERSONNEL
 C. NOTIFY THE TOWN OF MCCORDSVILLE FIRE DEPARTMENT PHONE: 9-1-1
 D. NOTIFY THE TOWN OF MCCORDSVILLE POLICE DEPARTMENT PHONE: 9-1-1
 E. NOTIFY WASTE RECOVERY CONTRACTOR, MAINTENANCE PERSONNEL OR OTHER CONTRACTUAL PERSONNEL AS NECESSARY FOR CLEANUP.
 F. COORDINATE AND MONITOR CLEANUP UNTIL THE SITUATION HAS BEEN STABILIZE AND ALL SPILLS HAVE BEEN ELIMINATED.
 G. COOPERATE WITH THE IDEM-OER ON PROCEDURES AND REPORTS INVOLVED WITH THE EVENT.

CLEANUP PARAMETERS:
☐ THE DEVELOPER SHALL BE CONTINUALLY KEPT INFORMED, MAINTAIN LISTS OF QUALIFIED CONTRACTORS AND AVAILABLE VAC-TRUCKS, TANK PUMPERS AND OTHER EQUIPMENT READILY ACCESSIBLE FOR CLEAN-UP OPERATIONS. IN ADDITION, A CONTINUALLY UPDATED LIST OF AVAILABLE ABSORBENT MATERIALS AND CLEAN-UP SUPPLIES SHOULD BE KEPT ON SITE.
☐ ALL MAINTENANCE PERSONNEL WILL BE MADE AWARE OF TECHNIQUES FOR PREVENTION AND CONTAINMENT OF SPILLS. THEY WILL BE INFORMED OF THE REQUIREMENTS AND PROCEDURES OUTLINED IN THIS PLAN. THEY WILL BE KEPT ABREAST OF CURRENT DEVELOPMENTS OR NEW INFORMATION ON THE PREVENTION OF SPILLS AND/OR NECESSARY ALTERATIONS TO THIS PLAN.
☐ IF SPILLS OCCUR WHICH COULD ENDANGER HUMAN LIFE, THIS BECOMES THE PRIMARY CONCERN. THE DISCHARGE OF THE LIFE SAVING PROTECTION FUNCTION WILL BE CARRIED OUT BY THE LOCAL POLICE AND FIRE DEPARTMENTS.
☐ ABSORBENT MATERIALS, WHICH ARE USED IN CLEANING UP SPILLED MATERIALS, WILL BE DISPOSED OF IN A MANNER SUBJECT TO THE APPROVAL OF THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
☐ FLUSHING OF SPILLED MATERIAL WITH WATER WILL NOT BE PERMITTED UNLESS SO AUTHORIZED BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES

VEHICLE & EQUIPMENT MAINTENANCE

DESCRIPTION AND PURPOSE:
PREVENT OR REDUCE THE CONTAMINATION OF STORMWATER RESULTING FROM VEHICLE AND EQUIPMENT MAINTENANCE BY RUNNING A "DRY AND CLEAN SITE". THE BEST OPTION WOULD BE TO PERFORM MAINTENANCE ACTIVITIES AT AN OFFSITE FACILITY. IF THIS OPTION IS NOT AVAILABLE THEN WORK SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY, WHILE PROVIDING COVER FOR MATERIALS STORED OUTSIDE, CHECKING FOR LEAKS AND SPILLS, AND CONTAINING AND CLEANING UP SPILLS IMMEDIATELY.

SUITABLE APPLICATIONS:
THESE PROCEDURES ARE SUITABLE ON ALL CONSTRUCTION PROJECTS WHERE AN ONSITE YARD AREA IS NECESSARY FOR STORAGE AND MAINTENANCE OF HEAVY EQUIPMENT AND VEHICLES.

LIMITATIONS:
ONSITE VEHICLE AND EQUIPMENT MAINTENANCE SHOULD ONLY BE USED WHERE IT IS IMPRACTICAL TO SEND VEHICLES AND EQUIPMENT OFFSITE FOR MAINTENANCE AND REPAIR. SENDING VEHICLES/EQUIPMENT OFFSITE SHOULD BE DONE IN CONJUNCTION WITH A STABILIZED CONSTRUCTION ENTRANCE/EXIT. OUTDOOR VEHICLE OR EQUIPMENT MAINTENANCE IS A POTENTIALLY SIGNIFICANT SOURCE OF STORMWATER POLLUTION. ACTIVITIES THAT CAN CONTAMINATE STORMWATER INCLUDE ENGINE REPAIR AND SERVICE, CHANGING OR REPLACEMENT OF FLUIDS, AND OUTDOOR EQUIPMENT STORAGE AND PARKING (ENGINE FLUID LEAKS).

IMPLEMENTATION:
IF MAINTENANCE MUST OCCUR ONSITE, USE DESIGNATED AREAS, LOCATED AWAY FROM DRAINAGE COURSES. DEDICATED MAINTENANCE AREAS SHOULD BE PROTECTED FROM STORMWATER RUNON AND RUNOFF, AND SHOULD BE LOCATED AT LEAST 50 FT FROM DOWNSTREAM DRAINAGE FACILITIES AND WATERCOURSES.

DRIP PANS OR ABSORBENT PADS SHOULD BE USED DURING VEHICLE AND EQUIPMENT MAINTENANCE WORK THAT INVOLVES FLUIDS, UNLESS THE MAINTENANCE WORK IS PERFORMED OVER AN IMPERMEABLE SURFACE IN A DEDICATED MAINTENANCE AREA.

PLACE A STOCKPILE OF SPILL CLEANUP MATERIALS WHERE IT WILL BE READILY ACCESSIBLE.

ALL FUELING TRUCKS AND FUELING AREAS ARE REQUIRED TO HAVE SPILL KITS AND/OR USE OTHER SPILL PROTECTION DEVICES.

USE ABSORBENT MATERIALS ON SMALL SPILLS. REMOVE THE ABSORBENT MATERIALS PROMPTLY AND DISPOSE OF PROPERLY.

INSPECT ONSITE VEHICLES AND EQUIPMENT DAILY AT STARTUP FOR LEAKS, AND REPAIR IMMEDIATELY, OR REMOVE FROM SITE.

KEEP VEHICLES AND EQUIPMENT CLEAN; DO NOT ALLOW EXCESSIVE BUILD-UP OF OIL AND GREASE. SEGREGATE AND RECYCLE WASTES, SUCH AS GREASES, USED OIL OR OIL FILTERS, ANTIFREEZE, CLEANING SOLUTIONS, AUTOMOTIVE BATTERIES, HYDRAULIC AND TRANSMISSION FLUIDS. PROVIDE SECONDARY CONTAINMENT AND COVERS FOR THESE MATERIALS IF STORED ONSITE.

TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER MAINTENANCE AND SPILL CLEANUP PROCEDURES. PROPERLY DISPOSE OF USED OILS, FLUIDS, LUBRICANTS, AND SPILL CLEANUP MATERIALS.

DO NOT PLACE USED OIL IN A DUMPSTER OR POUR INTO A STORM DRAIN OR WATERCOURSE.

PROPERLY DISPOSE OF OR RECYCLE USED BATTERIES.

DO NOT BURY USED TIRES.

REPAIR LEAKS OF FLUIDS AND OIL IMMEDIATELY.

KEEP AMPLE SUPPLIES OF SPILL CLEANUP MATERIALS ONSITE.

MAINTAIN WASTE FLUID CONTAINERS IN LEAK PROOF CONDITION.

VEHICLE AND EQUIPMENT FUELING
DESCRIPTION AND PURPOSE
VEHICLE EQUIPMENT FUELING PROCEDURES AND PRACTICES ARE DESIGNED TO PREVENT FUEL SPILLS AND LEAKS AND REDUCE OR ELIMINATE CONTAMINATION OF STORMWATER. THIS CAN BE ACCOMPLISHED BY USING OFFSITE FACILITIES, FUELING IN DESIGNATED AREAS ONLY, ENCLOSING OR COVERING STORED FUEL, IMPLEMENTING SPILL CONTROLS, AND TRAINING EMPLOYEES AND SUBCONTRACTORS IN PROPER FUELING PROCEDURES.

LIMITATIONS
ONSITE VEHICLE AND EQUIPMENT FUELING SHOULD ONLY BE USED WHERE IT IS IMPRACTICAL TO SEND VEHICLES AND EQUIPMENT OFFSITE FOR FUELING. SENDING VEHICLES AND EQUIPMENT OFFSITE SHOULD BE DONE IN CONJUNCTION WITH A STABILIZED CONSTRUCTION ENTRANCE/EXIT.

IMPLEMENTATION
USE OFFSITE FUELING STATIONS AS MUCH AS POSSIBLE. THESE BUSINESSES ARE BETTER EQUIPPED TO HANDLE FUEL AND SPILLS PROPERLY. PERFORMING THIS WORK OFFSITE CAN ALSO BE ECONOMICAL BY ELIMINATING THE NEED FOR A SEPARATE FUELING AREA AT A SITE.

DISCOURAGE "TOPPING OFF" OF FUEL TANKS.

ABSORBENT SPILL CLEANUP MATERIALS AND SPILL KITS SHOULD BE AVAILABLE IN FUELING AREAS AND ON FUELING TRUCKS AND SHOULD BE DISPOSED OF PROPERLY AFTER USE.

DRIP PANS OR ABSORBENT PADS SHOULD BE USED DURING VEHICLE AND EQUIPMENT FUELING, UNLESS THE FUELING IS PERFORMED OVER AN IMPERMEABLE SURFACE IN A DEDICATED FUELING AREA.

USE ABSORBENT MATERIALS ON SMALL SPILLS. DO NOT HOSE DOWN OR BURY THE SPILL. REMOVE THE ABSORBENT MATERIALS PROMPTLY AND DISPOSE OF PROPERLY.

AVOID MOBILE FUELING OF MOBILE CONSTRUCTION EQUIPMENT AROUND THE SITE; RATHER, TRANSPORT THE EQUIPMENT TO DESIGNATED FUELING AREAS.

TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER FUELING AND CLEANUP PROCEDURES.

DEDICATED FUELING AREAS SHOULD BE PROTECTED FROM STORMWATER RUNON AND RUNOFF AND SHOULD BE LOCATED AT LEAST 50 FT AWAY FROM DOWNSTREAM DRAINAGE FACILITIES AND WATERCOURSES. FUELING MUST BE PERFORMED ON LEVEL GRADE AREAS.

PROTECT FUELING AREAS WITH BERMS AND DIKES TO PREVENT RUNON, RUNOFF, AND TO CONTAIN SPILLS.

NOZZLES USED IN VEHICLE AND EQUIPMENT FUELING SHOULD BE EQUIPPED WITH AN AUTOMATIC SHUTOFF TO CONTROL DRIPS. FUELING OPERATIONS SHOULD NOT BE LEFT UNATTENDED.

FEDERAL, STATE, AND LOCAL REQUIREMENTS SHOULD BE OBSERVED FOR ANY STATIONARY ABOVE GROUND STORAGE TANKS.

VEHICLES AND EQUIPMENT SHOULD BE INSPECTED EACH DAY OF USE FOR LEAKS. LEAKS SHOULD BE REPAIRED IMMEDIATELY, OR PROBLEM VEHICLES OR EQUIPMENT SHOULD BE REMOVED FROM THE PROJECT SITE.

KEEP AMPLE SUPPLIES OF SPILL CLEANUP MATERIALS ONSITE.

IMMEDIATELY CLEAN UP SPILLS AND PROPERLY DISPOSE OF CONTAMINATED SOIL AND CLEANUP MATERIALS.

CONCRETE WASHOUT
THE FOLLOWING STEPS WILL HELP REDUCE STORMWATER POLLUTION FROM CONCRETE WASTES:
DISCUSS THE CONCRETE MANAGEMENT TECHNIQUES DESCRIBED IN THIS BMP (SUCH AS HANDLING OF CONCRETE WASTE AND WASHOUT) WITH THE READY MIX CONCRETE SUPPLIER BEFORE ANY DELIVERIES ARE MADE.

INCORPORATE REQUIREMENTS FOR CONCRETE WASTE MANAGEMENT INTO MATERIAL SUPPLIES AND SUBCONTRACTOR AGREEMENTS.

STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.

AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE.

PERFORM WASHOUT OF CONCRETE TRUCKS OFFSITE OR IN DESIGNATED AREAS ONLY.

DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.

DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ONSITE, EXCEPT IN DESIGNATED AREAS.
FOR ONSITE WASHOUT:
— LOCATE WASHOUT AREA AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES.
— WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED PROPERLY.
— AVOID CREATING RUNOFF BY DRAINING WATER TO A BERMED OR LEVEL AREA WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE.
— DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCKPILE OR DISPOSE IN THE TRASH.

SOLID WASTE MANAGEMENT
DESCRIPTION AND PURPOSE
SOLID WASTE MANAGEMENT PROCEDURES AND PRACTICES ARE DESIGNED TO PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER FROM SOLID OR CONSTRUCTION WASTE BY PROVIDING DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS, ARRANGING FOR REGULAR DISPOSAL, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

SUITABLE APPLICATIONS
THIS BMP IS SUITABLE FOR CONSTRUCTION SITES WHERE THE FOLLOWING WASTES ARE GENERATED OR STORED:
SOLID WASTE GENERATED FROM TREES AND SHRUBS REMOVED DURING LAND CLEARING, DEMOLITION OF EXISTING STRUCTURES (RUBBLE), AND BUILDING CONSTRUCTION.

PACKAGING MATERIALS INCLUDING WOOD, PAPER, AND PLASTIC.
SCRAP OR SURPLUS BUILDING MATERIALS INCLUDING SCRAP METALS, RUBBER, PLASTIC, GLASS PIECES AND MASONRY PRODUCTS.

DOMESTIC WASTES INCLUDING FOOD CONTAINERS SUCH AS BEVERAGE CANS, COFFEE CUPS, PAPER BAGS, PLASTIC WRAPPERS, AND CIGARETTES.

CONSTRUCTION WASTES INCLUDING BRICK, MORTAR, TIMBER, STEEL AND METAL SCRAPS, PIPE AND ELECTRICAL CUTTINGS, NONHAZARDOUS EQUIPMENT PARTS, STYROFOAM AND OTHER MATERIALS FROM TRANSPORT AND PACKAGE CONSTRUCTION MATERIALS

IMPLEMENTATION
SELECT DESIGNATED WASTE COLLECTION AREAS ONSITE.

INFORM CONTRACTORS THAT YOU WILL ACCEPT ONLY WATERTIGHT DUMPSTERS FOR ONSITE USE.

INSPECT DUMPSTERS FOR LEAKS AND REPAIR ANY DUMPSTER THAT IS NOT WATERTIGHT.

PROVIDE AN ADEQUATE NUMBER OF CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER THE CONTAINER TO KEEP RAIN OUT OR TO PREVENT LOSS OF WASTES WHEN IT IS WINDY.

PLAN FOR ADDITIONAL CONTAINERS AND MORE FREQUENT PICKUP DURING THE DEMOLITION PHASE OF CONSTRUCTION.

COLLECT SITE TRASH DAILY, ESPECIALLY DURING RAINY AND WINDY CONDITIONS.

REMOVE THIS SOLID WASTE PROMPTLY SINCE EROSION AND SEDIMENT CONTROL DEVICES TEND TO COLLECT LITTER.

MAKE SURE THAT TOXIC LIQUID WASTES (USED OILS, SOLVENTS, AND PAINTS) AND CHEMICALS (ACIDS, PESTICIDES, ADDITIVES, CURING COMPOUNDS) ARE NOT DISPOSED OF IN DUMPSTERS DESIGNATED FOR CONSTRUCTION DEBRIS.

DO NOT HOSE OUT DUMPSTERS ON THE CONSTRUCTION SITE. LEAVE DUMPSTER CLEANING TO THE TRASH HAULING CONTRACTOR.

ARRANGE FOR REGULAR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW.

CLEAN UP IMMEDIATELY IF A CONTAINER DOES SPILL.
MAKE SURE THAT CONSTRUCTION WASTE IS COLLECTED, REMOVED, AND DISPOSED OF ONLY AT AUTHORIZED DISPOSAL AREAS.

INCORPORATE REQUIREMENTS FOR SOLID WASTE MANAGEMENT INTO BUILDER AND SUBCONTRACTOR AGREEMENTS.

LITTERING ON THE PROJECT SITE SHOULD BE PROHIBITED.

TO PREVENT CLOGGING OF THE STORM DRAINAGE SYSTEM, LITTER AND DEBRIS REMOVAL FROM DRAINAGE GRATES, TRASH RACKS, AND DITCH LINES SHOULD BE A PRIORITY.

TRASH RECEPTACLES SHOULD BE PROVIDED IN THE CONTRACTOR'S YARD, FIELD TRAILER AREAS, AND AT LOCATIONS WHERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.

LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHOULD BE COLLECTED AND PLACED IN WATERTIGHT DUMPSTERS AT LEAST WEEKLY, REGARDLESS OF WHETHER THE LITTER WAS GENERATED BY THE CONTRACTOR, THE PUBLIC, OR OTHERS. COLLECTED LITTER AND DEBRIS SHOULD NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORMWATER DRAINAGE SYSTEMS, OR WATERCOURSES.

DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHOULD BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT.

FULL DUMPSTERS SHOULD BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHOULD BE DISPOSED OF BY THE TRASH HAULING CONTRACTOR.

CONSTRUCTION DEBRIS AND WASTE SHOULD BE REMOVED FROM THE SITE BIWEEKLY OR MORE FREQUENTLY AS NEEDED.

CONSTRUCTION MATERIAL VISIBLE TO THE PUBLIC SHOULD BE STORED OR STACKED IN AN ORDERLY MANNER.

STORMWATER RUNON SHOULD BE PREVENTED FROM CONTACTING STORED SOLID WASTE THROUGH THE USE OF BERMS, DIKES, OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURE TO ELEVATE WASTE FROM SITE SURFACES.

SOLID WASTE STORAGE AREAS SHOULD BE LOCATED AT LEAST 50 FT. FROM DRAINAGE FACILITIES AND WATERCOURSES AND SHOULD NOT BE LOCATED IN AREA PRONE TO FLOODING OR PONDING.

INSPECTION AND MAINTENANCE
INSPECT CONSTRUCTION WASTE AREA WEEKLY.

ARRANGE FOR REGULAR WASTE COLLECTION.

DEWATERING AND PUMPING OPERATIONS
DESCRIPTION AND PURPOSE
DEWATERING OPERATIONS ARE PRACTICES THAT MANAGE THE DISCHARGE OF POLLUTANTS WHEN NON-STORMWATER AND ACCUMULATED PRECIPITATION MUST BE REMOVED FROM A WORK LOCATION SO THAT CONSTRUCTION WORK MAY BE ACCOMPLISHED.

SUITABLE APPLICATIONS
THESE PRACTICES ARE IMPLEMENTED FOR DISCHARGES OF NON-STORMWATER FROM CONSTRUCTION SITES. NON-STORMWATERS INCLUDE, BUT ARE NOT LIMITED TO, GROUNDWATER, WATER FROM COFFERDAMS, WATER DIVERSIONS, AND WATERS USED DURING CONSTRUCTION ACTIVITIES THAT MUST BE REMOVED FROM A WORK AREA. PRACTICES IDENTIFIED IN THIS SECTION ARE ALSO APPROPRIATE FOR IMPLEMENTATION WHEN MANAGING THE REMOVAL OF ACCUMULATED PRECIPITATION (STORMWATER) FROM DEPRESSED AREAS AT A CONSTRUCTION SITE.

LIMITATIONS
SITE CONDITIONS WILL DICTATE DESIGN AND USE OF DEWATERING OPERATIONS. THE CONTROLS DISCUSSED IN THIS BEST MANAGEMENT PRACTICE (BMP) ADDRESS SEDIMENT ONLY. THE CONTROLS DETAILED IN THIS BMP ONLY ALLOW FOR MINIMAL SETTLING TIME FOR SEDIMENT PARTICLES. USE ONLY WHEN SITE CONDITIONS RESTRICT THE USE OF THE OTHER CONTROL METHODS. DEWATERING OPERATIONS WILL REQUIRE, AND MUST COMPLY WITH, APPLICABLE LOCAL PERMITS.

IMPLEMENTATION
DEWATERING DISCHARGES MUST NOT CAUSE EROSION AT THE DISCHARGE POINT. A VARIETY OF METHODS CAN BE USED TO TREAT WATER DURING DEWATERING OPERATIONS. SEVERAL DEVICES ARE PRESENTED BELOW AND PROVIDE OPTIONS TO ACHIEVE SEDIMENT REMOVAL. THE SIZE OF PARTICLES PRESENT IN THE SEDIMENT AND PERMIT OR RECEIVING WATER LIMITATIONS ON SEDIMENT ARE KEY CONSIDERATIONS FOR SELECTING SEDIMENT TREATMENT OPTION(S); IN SOME CASES, THE USE OF MULTIPLE DEVICES MAY BE APPROPRIATE.

SEDIMENT TRAP
DESCRIPTION
A SEDIMENT TRAP IS A TEMPORARY BASIN FORMED BY EXCAVATION AND/OR CONSTRUCTION OF AN EARTHEN EMBANKMENT ACROSS A WATERWAY OR LOW DRAINAGE AREA TO DETAIN RUNOFF AND ALLOW SEDIMENT TO SETTLE OUT BEFORE DISCHARGING. SEDIMENT TRAPS ARE GENERALLY SMALLER THAN SEDIMENT BASINS.

APPROPRIATE APPLICATIONS
EFFECTIVE FOR THE REMOVAL OF LARGE AND MEDIUM SIZED PARTICLES (SAND AND GRAVEL) AND SOME METALS THAT SETTLE OUT WITH THE SEDIMENT.

IMPLEMENTATION
EXCAVATION AND CONSTRUCTION OF RELATED FACILITIES IS REQUIRED. TRAP INLETS SHOULD BE LOCATED TO MAXIMIZE THE TRAVEL DISTANCE TO THE TRAP OUTLET. USE ROCK OR VEGETATION TO PROTECT THE TRAP OUTLETS AGAINST EROSION.

MAINTENANCE
MAINTENANCE IS REQUIRED FOR VEGETATION, EMBANKMENT, INLET AND OUTFALL STRUCTURES, AS WELL AS OTHER FEATURES. REMOVAL OF SEDIMENT IS REQUIRED WHEN THE STORAGE VOLUME IS REDUCED BY ONE THIRD.

GRAVITY BAG FILTER (DEWATERING BAG)
DESCRIPTION
A GRAVITY BAG FILTER, ALSO REFERRED TO AS A DEWATERING BAG, IS A SQUARE OR RECTANGULAR BAG MADE OF NON-WOVEN GEOTEXTILE FABRIC THAT COLLECTS SAND, SILT, AND FINES.

APPROPRIATE APPLICATIONS
EFFECTIVE FOR THE REMOVAL OF SEDIMENTS (GRAVEL, SAND, AND SILT). SOME METALS ARE REMOVED WITH THE SEDIMENT.

IMPLEMENTATION
WATER IS PUMPED INTO ONE SIDE OF THE BAG AND SEEPS THROUGH THE BOTTOM AND SIDES OF THE BAG. A SECONDARY BARRIER, SUCH AS A ROCK FILTER BED OR STRAW/HAY BALE BARRIER, IS PLACED BENEATH AND BEYOND THE EDGES OF THE BAG TO CAPTURE SEDIMENTS THAT ESCAPE THE BAG.

MAINTENANCE
INSPECTION OF THE FLOW CONDITIONS, BAG CONDITION, BAG CAPACITY, AND THE SECONDARY BARRIER IS REQUIRED. REPLACE THE BAG WHEN IT NO LONGER FILTERS SEDIMENT OR PASSES WATER AT A REASONABLE RATE. THE BAG IS DISPOSED OF OFFSITE.

B14 MONITORING AND MAINTENANCE OF POLLUTION PREVENTION MEASURES

EACH MEASURE SHALL BE INSPECTED WEEKLY AND AFTER EACH 0.5" RAINFALL EVENT.
FOLLOW MAINTENANCE GUIDELINES FOR EACH MEASURE AS SPECIFIED IN EACH RELEVANT CONSTRUCTION DETAIL.
SEE SHEET C8.1

B15 EROSION AND SEDIMENT CONTROL SPECIFICATIONS FOR INDIVIDUAL BUILDING LOTS

SEE SHEET C8.1

C1 DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH THE PROPOSED LAND USE:

LEAVES, MULCH, VEHICULAR SOURCES SUCH AS LEAKING FUEL OR OIL, BRAKE FLUID, BRAKE DUST, GREASE, ANTIFREEZE, METALS, RUBBER FRAGMENTS, ROAD GRIT, SALTS AND SANDS, TRASH AND DEBRIS, FERTILIZERS, CLEANING AGENTS CHEMICALS, PAINT, ANIMAL WASTE, ELEVATED STORM RUNOFF TEMPERATURES, PESTICIDES AND PATHOGENS.

C2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION:

REFERENCE EROSION CONTROL SEQUENCING
SEE PLAN SET: PRE-CONSTRUCTION AND POST-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLANS, SHEETS C1.3–C1.8

VEGETATED SWALES
THEY WILL BE CONSTRUCTED DURING AND FOLLOWING THE MASS GRADING OF THE SITE. THEY WILL BE IMMEDIATELY STABILIZED WITH PERMANENT SEEDING AND MULCH AND EROSION CONTROL BLANKETS AS SHOWN ON THE PLAN. THEY WILL PERSIST IN THE POST CONSTRUCTION PHASE AS A PERMANENT FEATURE.

PERMANENT SEEDING
PERMANENT SEEDING WILL BE PLACE WITHIN 15 DAYS AFTER FINAL GRADING IS COMPLETED.

WET DETENTION BASIN
WET DETENTION BASIN WILL BE INITIALLY EXCAVATED AS PART OF MASS GRADING OF THE SITE. IT WILL BE USED THROUGHOUT THE CONSTRUCTION PHASE TO CONTROL SEDIMENT, THEN PERSIST INTO THE POST CONSTRUCTION PHASE AS PERMANENT FEATURES PROVIDING STORMWATER RETENTION AND SEDIMENT CONTROL.

C3 DESCRIPTION OF PROPOSED POST CONSTRUCTION STORMWATER QUALITY MEASURES;

VEGETATED SWALES
THE VEGETATED SWALES INSTALLED DURING CONSTRUCTION WILL SLOW RUNOFF AND ACT AS A SLOWING THE RUNOFF WILL NOT ONLY ALLOW SEDIMENT TO DROP OUT, BUT LIMIT THE ABILITY FOR THE STORM WATER TO ERODE AND CARRY POLLUTANTS DOWNSTREAM.

PERMANENT SEEDING
PERMANENT SEEDING WILL BE PLACED TO ACT AS A FILTER AND TO PREVENT EROSION.

WET DETENTION BASIN
THEY SERVE TO CONTROL THE VOLUME AND RATE OF RUNOFF. THE FACILITY REMOVES SEDIMENT. BOD ORGANIC NUTRIENTS AND TRACE METALS THROUGH THE PROCESS OF SETTLING OF POLLUTANTS. BIOLOGICAL PROCESSES OCCURRING IN THE POND AID IN REDUCING THE AMOUNT OF SOLUBLE NUTRIENTS PRESENT SUCH AS NITRATE AND PHOSPHORUS.

C4 LOCATION, DIMENSIONS, SPECIFICATIONS AND CONSTRUCTION DETAILS OF STORMWATER QUALITY MEASURES:

FOR LOCATIONS SEE PLAN SET: SHEETS C1.1–C1.2, C1.6–C1.7
FOR DETAILS: SEE SHEET C8.1–C8.2

C5 DESCRIPTION OF MAINTENANCE GUIDELINES FOR POST CONSTRUCTION STORMWATER QUALITY MEASURES:

SEE BMP O&M MAINTENANCE MANUAL

VEGETATED SWALES
THE VEGETATED SWALES SHOULD BE CHECKED ANNUALLY FOR ISSUES RELATED TO PERFORMANCE. DURING THIS TIME TRASH SHOULD BE REMOVED, SEED PLANTED IF NECESSARY, AND ANY EROSION PROBLEMS ADDRESSED. THE GRASS IN THE SWALE SHOULD BE KEPT AT A 3"-4" HEIGHT. MAINTENANCE ASSOCIATED WITH THE VEGETATED SWALE IS THE RESPONSIBILITY OF THE LOCAL LANDOWNER FOR INDIVIDUAL LOTS AND HOME OWNERS ASSOCIATION FOR COMMON AREAS. THE HOMEOWNERS ASSOCIATION SHOULD CONDUCT THE INSPECTION AND REMINDED HOMEOWNERS OF MAINTENANCE NEEDS.

PERMANENT SEEDING
PERMANENT SEEDING AREAS SHOULD BE CHECKED ANNUALLY FOR ISSUES RELATED TO PERFORMANCE. DURING THIS TIME PLANT SEED IF NECESSARY AND ANY EROSION PROBLEMS ADDRESSED. TRASH SHOULD BE REMOVED ON AN AS NEED BASIS. THE GRASS SHOULD BE KEPT TO A 3" – 4' HEIGHT. MAINTENANCE IS THE RESPONSIBILITY OF THE LOCAL LANDOWNER FOR INDIVIDUAL LOTS AND HOME OWNERS ASSOCIATION FOR COMMON AREAS. THE HOMEOWNERS ASSOCIATION SHOULD CONDUCT THE INSPECTION AND REMINDED HOMEOWNERS OF MAINTENANCE NEEDS.

WET DETENTION BASINS (PONDS)
INLETS AND OUTLETS SHOULD BE CHECKED TO MAKE SURE THEY ARE FREE OF DEBRIS. THE WET PONDS SHOULD BE CHECKED SEMIANNUALLY TO ENSURE PROPER PERFORMANCE. BANKS SHOULD BE CHECKED FOR EROSION, AND REPAIRED IF NECESSARY. SEDIMENT SHOULD BE REMOVED FROM THE POOL WHEN THE ACCUMULATED SEDIMENT VOLUME EXCEEDS 20% OF THE BASIN VOLUME. MAINTENANCE SHALL BE DONE BY THE HOME OWNERS ASSOCIATION.

STREETS
STREET CLEANING AND TRASH COLLECTION WILL BE PART OF THE TOWN OF MCCORDSVILLE'S NORMAL RIGHT-OF-WAY UPKEEP AND WILL BE DONE ON AN AS NEEDED BASIS. STREETS SHOULD BE MONITORED MONTHLY AND SWEPT AS NEEDED TO REMOVE AS MUCH SEDIMENT AS POSSIBLE BEFORE ENTERING STORM SEWER SYSTEM AND DOWNSTREAM WATERWAYS. THIS SHALL BE DONE BY THE DEVELOPER UNTIL THE STREETS ARE ACCEPTED BY THE TOWN OF MCCORDSVILLE.

LOTS
INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR PREVENTING POLLUTANTS FROM LEAVING THE LOTS. THE HOMEOWNERS ASSOCIATION SHOULD REMIND HOMEOWNERS OF NECESSITY OF STORM COLLECTION SYSTEM AND THE THEIR INDIVIDUAL RESPONSIBILITY TO KEEP IT CLEAN AND FUNCTIONING.

REVISIONS

DATE	DESCRIPTION	BY

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

MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA

STORMWATER POLLUTION PREVENTION NOTES

PRELIMINARY NOT FOR CONSTRUCTION

KRISTOPHER K. EICHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

Kristopher K. Eichhorn

DRAWN BY TD/GM
CHECKED BY KE
DATE NOVEMBER 22, 2019
SCALE AS SHOWN
JOB NUMBER 2019-003-A
SHEET

C8.0

STORMWATER POLLUTION PREVENTION NOTES

SITE ACCESS & PREPARATION

Temporary Construction Ingress/Egress Pad (Large Sites—Two Acres or Larger)

*A **temporary construction ingress/egress pad** is a sediment control measure consisting of a stabilized aggregate pad with geotextile underlayment that is used at any point where construction traffic will be traversing between a large construction site and adjoining public right-of-way, street, alley, sidewalk, or parking areas.*

Purpose

To provide ingress/egress to a construction site and minimize tracking of mud and sediment onto public roadways.

Specifications

Location

- Avoid locating on steep slopes or at curves in public roads.

Dimensions

- Width 20 feet minimum or full width of entrance/exit roadway, whichever is greater.
- Length 150 feet minimum (length can be shorter for small sites).
- Thickness eight inches minimum.

Washing Facility (optional)

- Level area with three inch, or larger, washed aggregate or install a commercial wash rack.
- Divert waste water to a sediment trap or basin.

TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD (LARGE SITES—TWO ACRES OR LARGER)

Materials

- One to two and one-half inch diameter washed aggregate [Indiana Department of Transportation Course Aggregate No. 2 (see Appendix D)].
- One-half to one and one-half inch diameter washed aggregate [INDOT CA No. 53 (see Appendix D)].
- Geotextile fabric underlayment (see Appendix C) (used as a separation layer to prevent intermixing of aggregate and the underlying soil material and to provide greater bearing strength when encountering wet conditions or soils with a seasonal high water table limitation).

Installation

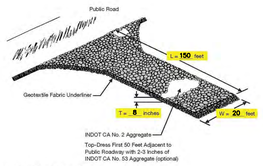
1. Remove all vegetation and other objectionable material from the foundation area.
2. Grade foundation and crown for positive drainage. If the slope of the construction entrance is toward a public road and exceeds two percent, construct an eight inch high diversion ridge with a ratio of 3-to-1 side slopes across the foundation area about 15 feet from the entrance to divert runoff away from the road (see Temporary Construction Ingress/Egress Pad Cross-Section View Worksheet).
3. Install a culvert pipe under the pad if needed to maintain proper public road drainage.
4. If wet conditions are anticipated, place geotextile fabric on the graded foundation to improve stability.
5. Place aggregate (INDOT CA No. 2) to the dimensions and grade shown in the construction plans, leaving the surface smooth and sloped for drainage.
6. Top-dress the first 50 feet adjacent to the public roadway with two to three inches of washed aggregate (INDOT CA No. 53) [optional, used primarily where the purpose of the pad is to keep soil from adhering to vehicle tires].
7. Where possible, divert all storm water runoff and drainage from the ingress/egress pad to a sediment trap or basin.

Maintenance

- Inspect daily.
- Reshape pad as needed for drainage and runoff control.
- Top dress with clean aggregate as needed.
- Immediately remove mud and sediment tracked or washed onto public roads.
- Flushing should only be used if the water can be conveyed into a sediment trap or basin.

TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD (LARGE SITES—TWO ACRES OR LARGER)

Temporary Construction Ingress/Egress Pad
Plan View Worksheet
(large sites—two acres or larger)



L = Ingress/Egress Pad Length
W = Ingress/Egress Pad Width
T = Aggregate Thickness

(Note: For minimum dimensions, see the "Specifications" section of this measure.)

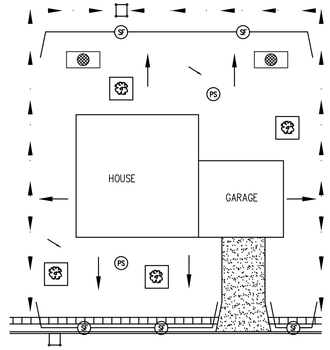
Source: Adapted from North Carolina Erosion and Sediment Control Planning and Design Manual, 1993

TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD (LARGE SITES—TWO ACRES OR LARGER)

Temporary Construction Ingress/Egress Pad
Cross-Section View Worksheet
(large sites two acres or larger)

H = Height of Diversion Ridge
(Note: 8 inches minimum)

Source: Adapted from North Carolina Erosion and Sediment Control Planning and Design Manual, 1993

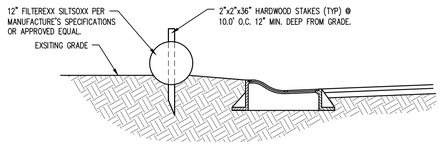


EROSION CONTROL PLAN LEGEND

- PROPERTY LINE/ DRAINAGE SWALE
- EXISTING DRAINAGE
- FINISHED DRAINAGE
- TREE CONSERVATION
- SILT FENCE OR TEMP SEDIMENT TRAP – BACK CUT CURB
- GRAVEL ENTRANCE/ EXIT PAD
- CURB INLET PROTECTION
- DROP INLET PROTECTION
- SOIL SALVAGE AND UTILIZATION
- PERMANENT SEEDING

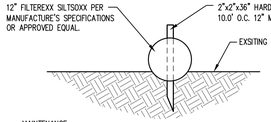
NOTES:
1. EROSION/SEDIMENT CONTROL MEASURES MUST BE FUNCTIONAL AND BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. MAINTAIN POSITIVE DRAINAGE FLOW AWAY FROM THE STRUCTURE(S).
3. PERMANENT SEEDING AREAS TO BE TOP-SOILED, SEEDED, AND MULCHED BY OWNER AT COMPLETION OF CONSTRUCTION.

INDIVIDUAL LOT STORM WATER POLLUTION & PREVENTION DETAIL
NOT-TO-SCALE



MAINTENANCE:
- INSPECT DAILY
- REMOVE ACCUMULATED SEDIMENT FROM PAVED AREA (DO NOT FLUSH WITH WATER) AFTER EACH STORM EVENT. DEPOSIT SEDIMENT IN AN AREA WHERE IT WILL NOT RE-ENTER THE PAVED AREA OR STORM DRAINS.
- INSPECT FOR DAMAGE BY VEHICULAR TRAFFIC AND REPAIR IF NEEDED.

COIR LOG (FIBER ROLL) ALONG CURB
NOT TO SCALE



MAINTENANCE:
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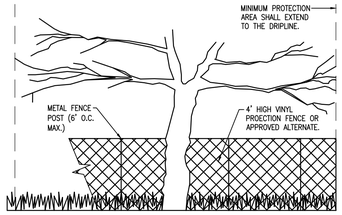
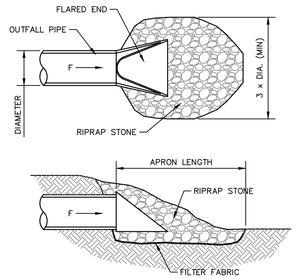
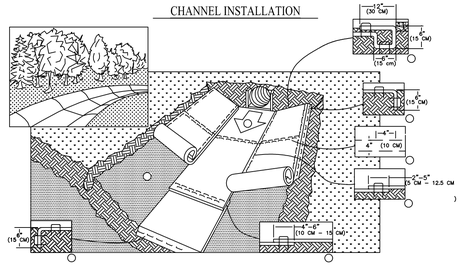
- INSPECT FOR DAMAGE BY VEHICULAR TRAFFIC AND REPAIR IF NEEDED.

COIR LOG (FIBER ROLL)



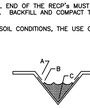
TREE PROTECTION DETAIL
NOT TO SCALE





1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) ACROSS THE WIDTH OF THE RECP's.
3. ROLL CENTER RECP's IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM*, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE RECP's END OVER END (SHINGLE STYLE) WITH A 4" – 6" (10 CM –15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE RECP's.
5. FULL LENGTH EDGE OF RECP's AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECP's MUST BE OVERLAPPED APPROXIMATELY 3" – 5" (5 CM –12.5 CM) (DEPENDING ON RECP's TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M – 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECP's MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

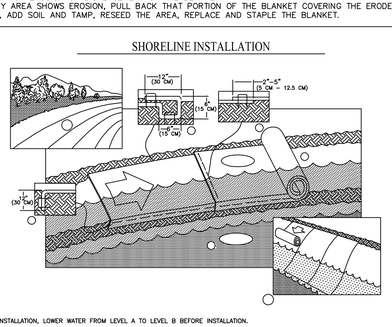
NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.



CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.



EROSION CONTROL BLANKET

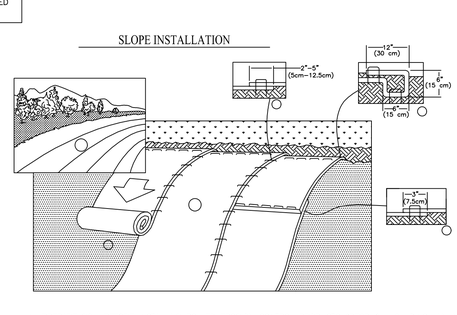
MAINTENANCE REQUIREMENTS:
- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- CHECK FOR EROSION OR DISPLACEMENT OF THE BLANKET.
- IF ANY AREA SHOWS EROSION, PULL BACK THAT PORTION OF THE BLANKET COVERING THE ERODED AREA, ADD SOIL AND TAMP, RESEED THE AREA, REPLACE AND STAPLE THE BLANKET.

1. FOR EASIER INSTALLATION, LOWER WATER FROM LEVEL A TO LEVEL B BEFORE INSTALLATION.
2. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPERSIDE DOWN.
3. BEGIN AT THE TOP OF THE SHORELINE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BACK OVER SEED AND COMPACTED SOIL. SECURE OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
4. ROLL RECP's EITHER (A.) DOWN THE SHORELINE FOR LONG BANKS, (TOP TO BOTTOM) OR (B.) HORIZONTALLY ACROSS THE SHORELINE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM*, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF ALL HORIZONTAL AND VERTICAL SEAMS MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP.

NOTE:
* SEAM OVERLAP SHOULD BE SHINGLED ACCORDING TO PREDOMINANT EROSIVE ACTION.

6. THE EDGE OF THE BLANKET AT OR BELOW NORMAL WATER LEVEL MUST BE ANCHORED BY PLACING THE STAPLES/STAKES IN A 12" (30 CM) DEEP X 6" (15 CM) WIDE ANCHOR TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART IN THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING (STONE OR SOIL MAY BE USED AS BACKFILL.)

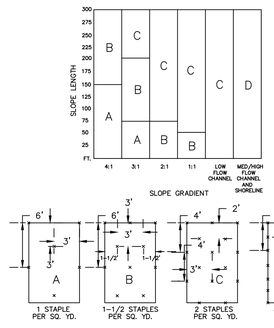
NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM*, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

STAPLE PATTERNS APPLY TO ALL NORTH AMERICAN GREEN EROSION CONTROL BLANKETS. STAPLE PATTERNS WILL VARY DEPENDING UPON SLOPE LENGTH, SLOPE GRADE, SOIL TYPE AND AVERAGE ANNUAL RAINFALL.



EROSION CONTROL BLANKET
STAPLE PATTERN GUIDE
NOT-TO-SCALE

SEEDING SCHEDULE

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY SEEDING DATES												
WHEAT OATS OR RYE												
PERENNIAL RYGRASS												
INCREASE APPLICATION RATES 50% FOR DORMANT SEEDING												
DORMANT SEEDING												
PERMANENT SEEDING DATES												
NON-IRRIGATED												
IRRIGATED												
INCREASE APPLICATION RATES 50% FOR DORMANT SEEDING												
DORMANT SEEDING												

NOTES:
1. PERMANENT SEEDING INFORMATION SHOWN ON THIS PLAN IS FOR EROSION CONTROL PURPOSES ONLY. IF THE LANDSCAPING PLANS AND SPECIFICATIONS CONTAIN INFORMATION CONCERNING PERMANENT LAWN SEEDING AND/OR SODDING, THEN THAT INFORMATION SHALL SUPERSEDE SIMILAR INFORMATION INDICATED ON THIS SHEET.
2. AREAS TO BE SEEDED SHALL BE SMOOTH AND UNIFORM AND SHALL BE IN ACCORDANCE WITH THE FINISHED GRADE AND CROSS SECTION SHOWN ON THE PLANS.
3. AREAS TO BE SEEDED SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 6 INCHES. LIGHTLY COMPACT PLACED TOPSOIL BY ROLLING OR TAMPING.
4. PRIOR TO REPLACING TOPSOIL, LOOSEN SUBSOIL TO ENSURE GOOD BOND WITH TOPSOIL.
5. APPLY SEEDING WITH 800 LB/ACRE OF 12–12–12 FERTILIZER AND MULCH WITH A CONTINUOUS BLANKET OF STRAW AT A RATE OF 2 TONS/ACRE, OR USE HYDROSEEDING TECHNIQUES WITH EQUIVALENT APPLICATION RATES.
6. APPLY TEMPORARY SEEDING WITH 200 LB/ACRE OF 12–12–12 FERTILIZER AND MULCH WITH A CONTINUOUS BLANKET OF STRAW AT A RATE OF 2 TONS/ACRE, OR USE HYDROSEEDING TECHNIQUES WITH EQUIVALENT APPLICATION RATES.
7. ON SLOPES GRADED AT 3:1 OR STEEPER, STRAW MULCH SHALL BE HELD IN PLACE WITH POLYMERIC PLASTIC NET TACKED WITH WIRE STAPLES, OR EQUIVALENT METHOD.
8. SEED MIXTURES AND APPLICATION RATES:
   GRASS MIX APPLIED AT 170 LB/ACRE (4 LB/1000 SQ.FT.) COMPRISED OF THE FOLLOWING:
   KENTUCKY 31 FESCUE – 95 LB/ACRE
   PERENNIAL RYEGRASS – 65 LB/ACRE
   JASPER RED FESCUE – 10 LB/ACRE

THIS SHEET TO BE USED FOR EROSION CONTROL ONLY.

PERSON ONSITE RESPONSIBLE FOR EROSION CONTROL:
BILL BRYANT
LENNAR HOMES OF INDIANA, INC.
Phone: (317) 450-4634

REVISIONS		
DATE	DESCRIPTION	BY

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

MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA

STORMWATER POLLUTION PREVENTION DETAILS

CHRISTOPHER K. ELCHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY	
TD/GM	
CHECKED BY	JOB NUMBER
KE	2019-003-A
DATE	
NOVEMBER 22, 2019	
SCALE	
AS SHOWN	
SHEET	

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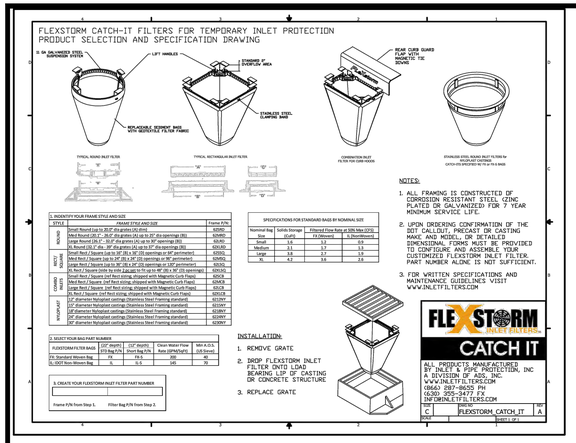
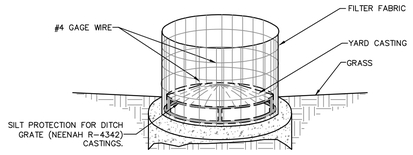
STORMWATER POLLUTION PREVENTION DETAILS

Plot Date: Nov 20, 2019 Plot Time: 1:09pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\192630.SWPP Notes and Details.dwg, Layout: C8.1 By: kelchhorn





MAINTENANCE
1. INSPECT THE DROP INLET PROTECTION AFTER EACH STORM EVENT, AND MAKE NEEDED REPAIRS IMMEDIATELY.
2. REMOVE SEDIMENT FROM THE POOL AREA TO ENSURE ADEQUATE RUNOFF STORAGE FOR THE NEXT RAIN.
3. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ALL BARRELS, CONSTRUCTION MATERIAL, AND SEDIMENT AND DISPOSE OF PROPERLY, GRADE THE DISTURBED AREA TO THE ELEVATION OF THE TOP OF THE INLET AND STABILIZE.

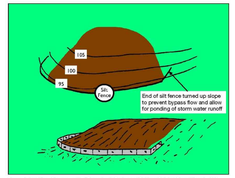
Drop Inlet Protection Basket

It is the intent of this device to detain water for the purpose of allowing suspended solids in the water to settle out before the water enters the storm structure. Some filtering will occur as water passes through the device.
The bottom of this device is to seal against the flat outer part of the casting. The overall dimension of the basket shall be no smaller than the water inlet perforations in the casting and no larger than the outer dimensions of the casting. The height shall be 1.5"
The basket frame shall be welded wire mesh rolled or bent and welded to itself to fit the casting. The wire size shall be no smaller than .149" dia. and openings no larger than 18 sq in. It is important that the bottom of the wire frame be smooth so as not to allow any leakage between the basket and casting. The top of the basket shall be open to prevent flooding during heavy storm events.
Fabric shall be woven polypropylene allowing 15-25gal/min/sq in. If non-woven fabric is used, the maintenance intervals should be increased to replace silt laden fabric. The fabric shall be attached to the frame and folded under the bottom to help seal against the casting.
This device should be used in conjunction with other Best Management Practices to maximize the efficiency of the erosion control plan.
Suppliers for this product include: Lakeside Supply Inc. (317) 281-2661, Turfgrass Inc (317) 894-3276.

BEEHIVE PROTECTION DETAIL
NOT-TO-SCALE

SILT FENCE

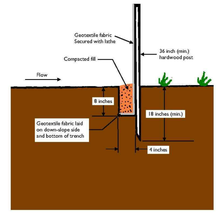
Exhibit 1



Source: Adapted from Commonwealth of Pennsylvania Erosion and Sediment Pollution Control Manual, 1990

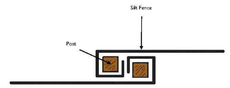
SILT FENCE

Exhibit 2



SILT FENCE

Exhibit 3



SEDIMENT BARRIERS & FILTERS

Silt Fence

*A **silt fence** is a temporary barrier of entrenched geotextile fabric stretched across and attached to supporting posts and installed on the contour to intercept and treat sediment-laden storm water runoff from small, unvegetated drainage areas.*

Purpose

To trap sediment from small, disturbed areas by reducing the velocity of sheet flow. Silt fences capture sediment by ponding water to allow deposition, not by filtration.

Note: **Silt fence is not recommended for use as a diversion and should not be used across a stream, channel, ditch, swale, or anywhere that concentrated flow is anticipated.**

Specifications

Drainage Area
- Limited to one-quarter acre per 100 linear feet of fence.
- Further restricted by slope steepness (see Table 1).

Effective Life
Six months (maximum).

Location
- Installed parallel to the slope contour.
- Minimum of 10 feet beyond the toe of the slope to provide a broad, shallow sediment pool.
- Accessible for maintenance (removal of sediment and silt fence repair).

SILT FENCE

Spacing

Table 1. Slope Steepness Restrictions

Percent Slope	Maximum Distance
< 2%	< 50:1	100 feet
2% – 5%	50:1 to 20:1	75 feet
5% – 10%	20:1 to 10:1	50 feet
10% – 20%	10:1 to 5:1	25 feet
> 20%	> 5:1	15 feet

Consider other alternatives.
Note: Multiple rows of silt fence are not recommended on the same slope.

Trench
- Depth – eight inches minimum.
- Width – four inches minimum.
- After installing fence, backfill with soil material and compact (to bury and anchor the lower portion of the fence fabric).

Note: **An alternative to trenching is to use mechanical equipment to plow in the silt fence.**

Materials and Silt Fence Specifications
- Fabric – woven or non-woven geotextile fabric meeting specified minimums outlined in Table 2.

SILT FENCE

Table 2. Geotextile Fabric Specifications for Silt Fence (minimum)

Physical Property	Woven Geotextile Fabric	Non-Woven Geotextile Fabric
Filtering efficiency	85%	85%
Tensile strength at 20% elongation Standard strength Extra strength	30 lbs. per linear inch 50 lbs. per linear inch	50 lbs. per linear inch 70 lbs. per linear inch
Slurry flow rate	0.3 gal./min./square feet	4.6 gal./min./square feet
Water flow rate	15 gal./min./square feet	220 gal./min./square feet
UV resistance	70%	85%
Post spacing	7 feet	5 feet

Note: Silt fences can be purchased commercially.

- Height – a minimum of 18 inches above ground level (36 inches maximum).
- Reinforcement – fabric securely fastened to posts with wood lathe.
- Support Posts
  - 2 x 2 inch hardwood posts. Steel fence posts may be substituted for hardwood posts (steel posts should have projections for fastening fabric).
  - Spacing.
    - Eight feet maximum if fence is supported by wire mesh fencing.
    - Six feet maximum for extra-strength fabric without wire backing.

Installation

Prefabricated silt fence (see Exhibits 1, 2, and 3)

1. Lay out the location of the fence so that it is parallel to the contour of the slope and at least 10 feet beyond the toe of the slope to provide a sediment storage area. Turn the ends of the fence up slope such that the point of contact between the ground and the bottom of the fence end terminates at a higher elevation than the top of the fence at its lowest point (see Exhibit 1).
2. Excavate an eight-inch deep by four-inch wide trench along the entire length of the fence line (see Exhibit 2). Installation by plowing is also acceptable.
3. Install the silt fence with the filter fabric located on the up-slope side of the excavated trench and the support posts on the down-slope side of the trench.

INSERT (BASKET) CURB INLET PROTECTION

Location
- At curb inlets on paved roads and parking lots.
- Downs grade from construction activities (e.g., individual home sites).

Materials
- Metal frame or basket with a top width and length such that the frame fits into the inlet. (The frame is supported by the structural integrity of the storm sewer.)
- The metal frame or geotextile should be designed with a bypass to allow storm water to flow into the storm sewer system during excessive storm events.
- The system should be designed for ease of maintenance.
- Geotextile fabric.

Table 1. Geotextile Fabric Specifications

Physical Property	Woven	Non-Woven
Filtering Efficiency	85%	85%
UV Resistance (inhibitors and stabilizers to ensure six month minimum life at temperatures of 0° F to 120° F)	70%	85%
Tensile Strength at 20% Elongation: Standard Strength Extra Strength	30 lbs./linear inch 50 lbs./linear inch	50 lbs./linear inch 70 lbs./linear inch
Slurry Flow Rate	0.3 gal./min./sq. ft.	4.6 gal./min./sq. ft.
Water Flow Rate	15 gal./min./sq. ft.	220 gal./min./sq. ft.

Installation

1. Remove the storm sewer grate and place the frame into the grate opening.
2. Place geotextile fabric into the frame and secure according to the manufacturer's recommendations.
3. Replace the storm sewer grate.

INSERT (BASKET) CURB INLET PROTECTION

Maintenance
- Inspect daily.
- Remove accumulated sediment and debris after each storm event. Deposit sediment in an area where it will not re-enter the paved area or storm drains.
- Replace or clean geotextile fabric as needed.
- When the contributing drainage area has been stabilized, remove inlet protection.

GEOTEXTILE FABRIC DROP INLET PROTECTION

Materials
- Support posts
  - 2 x 2 inch or 2 x 4 inch hardwood posts.
  - Three feet length, minimum.
- 1 x 2 inch or 1 x 3 inch hardwood cross bracing lumber..
- Lathe.
- Staples or nails.
- Geotextile fabric

Table 1. Geotextile Fabric Specifications

Physical Property	Woven	Non-Woven
Filtering Efficiency	85%	85%
UV Resistance (inhibitors and stabilizers to ensure six month minimum life at temperatures of 0° to 120° F)	70%	85%
Tensile Strength at 20% Elongation: Standard Strength Extra Strength	30 lbs./linear inch 50 lbs./linear inch	50 lbs./linear inch 70 lbs./linear inch
Slurry Flow Rate	0.3 gal./min./sq. ft.	4.6 gal./min./sq. ft.
Water Flow Rate	15 gal./min./sq. ft.	220 gal./min./sq. ft.

Installation

(see Exhibits 1 and 2)

1. Dig an eight-inch deep, four-inch wide trench around the perimeter of the inlet.
2. If using pre-assembled geotextile fabric and posts, drive the posts into the soil, tightly stretching the geotextile fabric between posts as each is driven. (Posts must be placed on the inlet side of the anchor trench with the geotextile fabric on the side of the trench farthest from the inlet.)

Note: If assembling the geotextile fabric and posts on-site, drive the posts into the soil and then secure the geotextile fabric to the posts by placing a piece of lathe over the fabric and fastening it to the post (stretching the fabric between posts as it is fastened).

GEOTEXTILE FABRIC DROP INLET PROTECTION

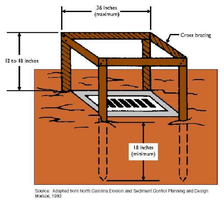
3. Use the wrap join method when joining posts (see **Silt Fence** on page 215).
4. Place the bottom 12 inches of geotextile fabric into the eight-inch deep trench, laying the remaining four inches in the bottom of the trench and extending away from the inlet.
5. Backfill the trench with soil material and compact it in place.
6. Brace the posts by nailing braces into each corner post or utilize rigid panels to support fabric.

Note: **In situations where storm water may bypass the structure, either:**
- Set the top of the geotextile fabric filter at least six inches lower than the ground elevation on the down-slope side of the storm drain inlet,
- Build a temporary dike, compacted to six inches higher than the fabric, on the down-slope side of the storm drain inlet, AND/OR
- Use in conjunction with excavated drop inlet protection (see **Excavated Drop Inlet Protection** on page 145).

Maintenance
- Inspect daily.
- Inspect geotextile fabric and make needed repairs immediately.
- Remove sediment from pool area to provide storage for the next storm event. Avoid damaging or undercutting fabric during sediment removal.
- When contributing drainage area has been stabilized, remove sediment, properly dispose of all construction material, grade area to the elevation of the storm drain inlet top, then stabilize immediately.

GEOTEXTILE FABRIC DROP INLET PROTECTION

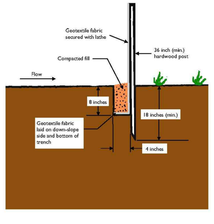
Exhibit 1



Source: Adapted from North Carolina Erosion and Sediment Control Planning and Design Manual, 1990

GEOTEXTILE FABRIC DROP INLET PROTECTION

Exhibit 2



Portable Toilet Sequence

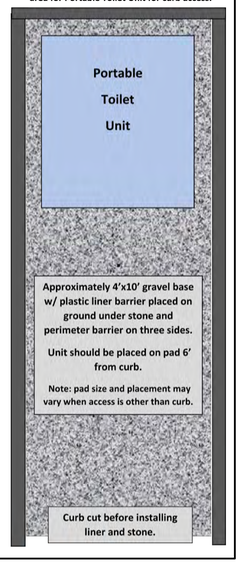
Portable toilets (port-o-lets) will be provided on the construction site for employees and trade workers in compliance with applicable statutes and regulations. In accordance with **Indiana 327 IAC 15-5-7 General requirements for storm water quality control:** appropriate measures shall be implemented to minimize or eliminate wastewater (i.e. objectionable substances from a portable toilet unit) being carried from the project site by run-off.

All portable toilet units will provided by a professional sanitation service contractor who will transport, deliver, stage, and maintain each unit in accordance with applicable statutes and regulations. Each unit shall be equipped with one urinal, one toilet, and one hand sanitizer dispenser. Objectionable waste contained within the unit will be disposed of by the sanitation service contractor in compliance with applicable statutes and regulations.

The Builder will provide a designated location for placement and staging of each portable toilet unit. The location will promote long term staging, in order to discourage the constant relocation of the unit. However, the Builder may relocated the unit as needed. The unit will be typically be staged at least 6' back of a street curb and approximately 50' from any stormwater inlet. The Builder will prepare the location by directing the installation of a plastic barrier on the soil surface, placing a gravel cover over the barrier, and installing a perimeter barrier product on three sides of the staging area (see diagram).

In accordance with **Indiana Rule 6.1: 327 IAC 2-6.1-1 Spills; Reporting, Containment, and response:** spills of objectionable substances, that *exceed* a quantity of one pound or one pint (i.e. from a portable toilet unit) shall be contained, cleaned, removed, and properly disposed. Spills of reportable quantity, as defined by Indiana Rule 6.1 will be managed in accordance with applicable statutes and regulations.

Diagram w/ overhead perspective of staging area for Portable Toilet Unit for curb access:



THIS SHEET TO BE USED FOR EROSION CONTROL ONLY.

PERSON ONSITE RESPONSIBLE FOR EROSION CONTROL:
BILL BRYANT
LENNAR HOMES OF INDIANA, INC.
Phone: (317) 450-4634

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

REVISIONS

DATE	DESCRIPTION	BY

MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA

STORMWATER POLLUTION PREVENTION DETAILS

PRELIMINARY NOT FOR CONSTRUCTION
KRISTOPHER K. EICHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER
Kristopher K. Eichhorn

DRAWN BY	TD/GM
CHECKED BY	KE
DATE	NOVEMBER 22, 2019
SCALE	AS SHOWN
JOB NUMBER	2019-003-A
SHEET	C8.2

STORMWATER POLLUTION PREVENTION DETAILS

Plot Date: Nov 20, 2019 Plot Time: 1:09pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\19263D.SWPP Notes and Details.dwg, Layout: C8.2 By: keichhorn

SEQUENCE DESCRIBING STORM WATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO THE VERTICAL CONSTRUCTION ACTVITY ON AN INDIVIDUAL LOT WITHIN A LARGER DEVELOPMENT.

- Introduction – The project site owner has identified eight (8) phases within the vertical construction sequence. During the period of construction activities, all storm water quality measures necessary to meet the requirements of the Indiana storm water Rule shall be maintained in working order. The SWPPP shall serve as a guideline for storm water quality, but should not be interpreted to be the only basis for implementing, in accordance with the Rule, all measures to adequately prevent polluted storm water run–off. Alternative measures to site stabilization are acceptable if the site owner or their representative can demonstrate they have implemented erosion and sediment control measures adequate to prevent sediment discharge. Generally, the project site owner will have projects within multiple municipalities; therefore, BMP practices will be modified in a manner permitted by applicable regulation.

From time construction activity begins, and until the individual lot is stabilized, the lot owner will:

– Protect adjacent properties from sedimentation;
– Prevent mud/sedimentation from depositing on the public street;
– Protect drainage ways from erosion and sedimentation;
– Prevent sediment laden water from entering storm sewer inlets.

The following storm water quality measures will take place on an individual lot/home– site:

Phase 1 – Foundation – During the period of construction activities:

- A qualified professional shall install silt fence at front curb and rear swale; wattles may be utilized as permitted by applicable regulations (i.e. frozen ground conditions, feasibility for site access, transitional BMP, etc.). When applicable regulations require, additional silt fence will be installed the full perimeter of lot/home–site. A qualified professional shall verify the presence of appropriate BMP protection for nearby storm water inlets; if not present, these BMP devices will be installed.
- Portable toilets will be staged throughout the project site in accordance with the site SWPPP and applicable regulations.
- Townhome Projects: A gravel staging area will be established on the site to accommodate storage of construction materials and equipment, concrete washout, and portable toilets. Perimeter silt fence or silt sock will be installed around the staging area. The project Construction Manager will evaluate each site for the appropriate location for the staging area.
- A temporary construction entrance shall be installed, as permitted by applicable regulations.
- Foundation soil stock pile may remain active throughout the estimated twenty–one day foundation phase. Soil stock piles shall be placed on the lot/home site in a manner as not to challenge the integrity of perimeter BMPs. Soil will be distributed on site by machine grade in a timely manner.
- Up to two loads of soil may remain on site after backfill of foundation. Soil stock piles shall be placed on the lot/home site in a manner as not to challenge the integrity of perimeter BMPs. Soil will be distributed on site by machine grade in a timely manner.
- All concrete washout will occur at the designated concrete washout area. Washout may occur onsite utilizing disposable washout devices.
- All construction trash/debris will be contained on site in a manner permitted by applicable regulations (i.e. trash containers utilized as required by municipal authority, fly–a–way trash will be appropriately contained on site by end of day. Where permitted lumber trash /debris may be set at curb for weekly trash pick–up.)
- Up to two loads of soil may remain on site. Soil stock piles shall be placed on the lot/home site in a manner as not to challenge the integrity of perimeter BMPs. Soil will be distributed on site by machine grade in a timely manner.
- A qualified person(s) shall inspect and maintain all storm water measures. Lennar site Associates will participate in weekly stormwater toolbox talks.

Phase 2 – Framing – During the period of construction activity:

- All construction trash/debris will be contained on site in a manner permitted by applicable regulations (i.e. trash containers utilized as required by municipal authority, fly–a–way trash will be appropriately contained on site by end of day. Where permitted lumber trash /debris may be set at curb for weekly trash pick–up.)
- Up to two loads of soil may remain on site. Soil stock piles shall be placed on the lot/home site in a manner as not to challenge the integrity of perimeter BMPs. Soil will be distributed on site by machine grade in a timely manner.
- A qualified person(s) shall inspect and maintain all storm water measures. Lennar site Associates will participate in weekly stormwater toolbox talks.

Phase 3 – Mechanical Rough – During the period of construction activity:

- A machine grade will be accomplished on site for purposes of filling ground settlement and surface erosion.
- Paint washout shall be done utilizing paint containers. All paint containers shall be removed from the lot/home– site by the paint contractor.
- Up to two loads of soil may remain on site. Soil stock piles shall be placed on the lot/home site in a manner as not to challenge the integrity of perimeter BMPs. Soil will be distributed on site by machine grade in a timely manner.
- All construction trash/debris will be contained on site in a manner permitted by applicable regulations (i.e. trash containers utilized as required by municipal authority, fly–a–way trash will be appropriately contained on site by end of day. Where permitted lumber trash /debris may be set at curb for weekly trash pick–up.)
- A qualified person(s) shall inspect and maintain all storm water measures. Lennar site Associates will participate in weekly stormwater toolbox talks.

Phase 4 – Insulation/Drywall – During the period of construction activity:

- All drywall scrap and debris shall be removed from the lot/home site by the drywall contractor. Washout of drywall spackling compounds shall be contained and removed from the lot/home site by the drywall contractor.
- While in the process of installing brick veneer, bagged dry mix mortar will be covered by a vapor barrier material to prevent exposure to a rain event. A vapor barrier material will be applied to the soil surface where brick mortar will be mixed. Washout of mortar material may occur on site when utilizing appropriate portable washout container. Hardened mortar debris and brick trash will be staged at curb side for removal.
- All concrete washout will occur at the designated concrete washout area. Washout may occur onsite utilizing disposable washout devices.
- All construction trash/debris will be contained on site in a manner permitted by applicable regulations (i.e. trash containers utilized as required by municipal authority, fly–a–way trash will be appropriately contained on site by end of day. Where permitted lumber trash /debris may be set at curb for weekly trash pick–up.)
- Up to two loads of soil may remain on site. Soil stock piles shall be placed on the lot/home site in a manner as not to challenge the integrity of perimeter BMPs. Soil will be distributed on site by machine grade in a timely manner.
- A qualified person(s) shall inspect and maintain all storm water measures. Lennar site Associates will participate in weekly stormwater toolbox talks.

Phase 5 – Exterior Finish – During the period of construction activity:

- A machine grade will occur on site to prepare for the installation of the permanent concrete driveway and walkways. During this transition, Curb cut and/or wattles may be utilized as submittal BMP measures to adequately prevent polluted storm water run–off.
- All concrete washout will occur at the designated concrete washout area. Washout may occur onsite utilizing disposable washout devices.
- Washout of drywall spackling compounds, paint, tile grout, etc., shall be contained and removed from the lot/home site by the appropriate contractor.
- All construction trash/debris will be contained on site in a manner permitted by applicable regulations (i.e. trash containers utilized as required by municipal authority, fly–a–way trash will be appropriately contained on site by end of day. Where permitted lumber trash /debris may be set at curb for weekly trash pick–up.)
- Up to two loads of soil may remain on site. Soil stock piles shall be placed on the lot/home site in a manner as not to challenge the integrity of perimeter BMPs. Soil will be distributed on site by machine grade in a timely manner.
- A qualified person(s) shall inspect and maintain all storm water measures. Lennar site Associates will participate in weekly stormwater toolbox talks.

Phase 6 – Interior Finish – During the period of construction activity:

- Washout of drywall spackling compounds, paint, tile grout, etc., shall be contained and removed from the lot/home–site by the appropriate contractor.
- All concrete washout will occur at the designated concrete washout area. Washout may occur onsite utilizing disposable washout devices.
- All construction trash/debris will be contained on site in a manner permitted by applicable regulations (i.e. trash containers utilized as required by municipal authority, fly–a–way trash will be appropriately contained on site by end of day. Where permitted lumber trash /debris may be set at curb for weekly trash pick–up.)
- Up to two loads of soil may remain on site. Soil stock piles shall be placed on the lot/home site in a manner as not to challenge the integrity of perimeter BMPs. Soil will be distributed on site by machine grade in a timely manner.
- A qualified person(s) shall inspect and maintain all storm water measures. Lennar site Associates will participate in weekly stormwater toolbox talks.

Phase 7 – Mechanical Trim – During the period of construction activity:

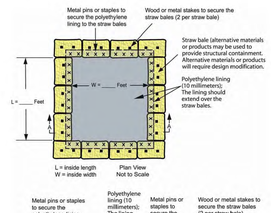
- A machine grade will be accomplish on site for purposes of filling ground settlement and surface erosion.
- Washout of drywall spackling compounds, paint, tile grout, etc., shall be contained and removed from the lot/home site by the appropriate contractor.
- All concrete washout will occur at the designated concrete washout area. Washout may occur onsite utilizing disposable washout devices.
- All construction trash/debris will be contained on site in a manner permitted by applicable regulations (i.e. trash containers utilized as required by municipal authority, fly–a–way trash will be appropriately contained on site by end of day. Where permitted lumber trash /debris may be set at curb for weekly trash pick–up.)
- Up to two loads of soil may remain on site. Soil stock piles shall be placed on the lot/home site in a manner as not to challenge the integrity of perimeter BMPs. Soil will be distributed on site by machine grade in a timely manner.
- A qualified person(s) shall inspect and maintain all storm water measures. Lennar site Associates will participate in weekly stormwater toolbox talks.

Phase 8 – Home Site Finish – During the period of construction activity:

- During seasonal conditions, all silt fence will be removed, wattles or turf matt may be utilized as transitional BMP, a machine grade will be accomplished on site in preparation for final stabilization (Note: adverse soil conditions my limit winter grading). Sod will be installed at front yard to front corners of house structure.

  Side and rear yards will be seeded and PennMulch soil stabilizer/fertilizer applied to soil surface, a row of turf matting will be installed at the rear swale easement line. If full sod option is chosen, sod will be installed at side and rear yard in–lieu–of seed, no turf mat will be applied rear easement line, rear swale shall be over seeded. The new property owner will be informed of the requirement for, and benefits of, final stabilization.
- Upon the completion of construction activity, and during unseasonable conditions, existing erosion and sediment control measures will remain in place on site, wattles or turf mat may be applied at curb in–lieu–of silt fence. A qualified person shall inspect and maintain all storm water measures. When seasonal conditions return, all perimeter BMPs will be removed, wattles or turf mat may be utilized as transitional BMP, sod will be installed at front yard, side and rear yards will be seeded and PennMulch soil stabilizer/fertilizer w/ tackifier applied to soil surface, a single row of turf matting will be installed at the rear swale easement line. . If full sod option is chosen, sod will be installed at side and rear yard in–lieu–of seed, no turf mat will be applied rear easement line, rear swale shall be over seeded. The new property owner will be informed of the requirement for, and benefits of, final stabilization.
- Washout of drywall spackling compounds, paint, tile grout, etc., shall be contained and removed from the lot/home site by the appropriate contractor.
- All concrete washout will occur at the designated concrete washout area. Washout may occur onsite utilizing disposable washout devices.
- All construction trash/debris will be contained on site in a manner permitted by applicable regulations (i.e. trash containers utilized as required by municipal authority, fly–a–way trash will be appropriately contained on site by end of day. Where permitted lumber trash /debris may be set at curb for weekly trash pick–up.)
- A qualified person(s) shall inspect and maintain all storm water measures, until transfer of ownership has occurred and the new property owner has been informed of the requirement for, and benefits of, final stabilization. Lennar site Associates will participate in weekly stormwater toolbox talks.

Concrete Washout (Above Grade System) Worksheet



- Metal pins or staples at a minimum of six inches in length, sandbags, or alternative fastener to secure polyethylene lining to the containment system.
- Non-collapsing and non-water holding cover for use during rain events (optional).

Installation

Prefabricated Washout Systems/Containers

- Install and locate according to the manufacturer's recommendations.

Designed and Installed Systems

- Utilize and follow the design in the storm water pollution prevention plan to install the system.
- Dependent upon the type of system, either excavate the pit or install the containment system.
- A base shall be constructed and prepared that is free of rocks and other debris that may cause tears or punctures in the polyethylene lining.
- Install the polyethylene lining. For excavated systems, the lining should extend over the entire excavation. The lining for bermed systems should be installed over the pooling area with enough material to extend the lining over the berm or containment system. The lining should be secured with pins, staples, or other fasteners.
- Place flags, safety fencing, or equivalent to provide a barrier to construction equipment and other traffic.
- Place a non-collapsing, non-water holding cover over the washout facility prior to a predicted rainfall event to prevent accumulation of water and possible overflow of the system (optional).
- Install signage that identifies the concrete washout areas.
- Post signs directing contractors and suppliers to designated locations.
- Where necessary, provide stable ingress and egress (see **Temporary Construction Ingress/Egress Pad** on page 171 or alternative approach pad for concrete washout system.

residual loads due to potential to exceed the design capacity of the washout system. Small amounts of excess or residual concrete (not washout water) may be disposed of in areas that will not result in flow to an area that is to be protected.

- Install systems at strategic locations that are convenient and in close proximity to work areas and in sufficient number to accommodate the demand for disposal.
- Install signage identifying the location of concrete washout systems.

Location

- Locate concrete washout systems at least 50 feet from any creeks, wetlands, ditches, karst features, or storm drains/manmade conveyance systems.
- To the extent practical, locate concrete washout systems in relatively flat areas that have established vegetative cover and do not receive runoff from adjacent land areas.
- Locate in areas that provide easy access for concrete trucks and other construction equipment.
- Locate away from other construction traffic to reduce the potential for damage to the system.

General Design Considerations

- The structure or system shall be designed to contain the anticipated washout water associated with construction activities.
- The system shall be designed, to the extent practical, to eliminate runoff from entering the washout system.
- Runoff from a rainstorm or snowmelt should not carry wastes away from the washout location.
- Washout will not impact future land uses (i.e., open spaces, landscaped areas, home sites, parks).
- Washout systems/containment measures may also be utilized on smaller individual building sites. The design and size of the system can be adjusted to accommodate the expected capacity.

Prefabricated Washout Systems/Containers

- Self-contained sturdy containment systems that are delivered to a site and located at strategic locations for concrete disposal.

- These systems are manufactured to resist damage from construction equipment and protect against leaks or spills.
- Manufacturer or supplier provides the containers. The project site manager maintains the system or the supplier provides complete service that includes maintenance and disposal.
- Units are often available with or without ramps. Units with ramps lend themselves to accommodate pump trucks.
- Maintain according to the manufacturer's recommendations.

Designed and Installed Units

These units are designed and installed on site. They tend to be less reliable than prefabricated systems and are often prone to failure. Concrete washout systems can be constructed above or below grade. It is not uncommon to have a system that is partly below grade with an additional containment structure above grade.

- Washout systems shall utilize a pit or bermed area designed and maintained at a capacity to contain all liquid and concrete waste generated by washout operations.
- The volume of the system must also be designed to contain runoff that drains to the system and rainfall that enters the system for a two-year frequency, 24-hour storm event.

■ Below Grade System

- A washout system installed below grade should be a minimum of ten feet wide by ten feet long, but sized to contain all liquid and waste that is expected to be generated between scheduled cleanout periods. The size of the pit may be limited by the size of polyethylene available. The polyethylene lining should be of adequate size to extend over the entire excavation.
- Include a minimum 12-inch freeboard to reasonably ensure than the structure will not overtop during a rain event.
- Line the pit with ten millimeter polyethylene lining to control seepage.
- The bottom of excavated pit should be above the seasonal high water table.

■ Above Grade System

- A system designed and built above grade should be a minimum of ten feet wide by ten feet long, but sized to contain all liquid and waste that is expected to be generated between scheduled cleanout periods. The size of the containment system may be limited by the size of

polyethylene available. The polyethylene lining should be of adequate size to extend over the berm or containment system.

- The system design may utilize an earthen berm, straw bales, sandbags, or other acceptable barriers that will maintain its shape and integrity and support the polyethylene lining.
- Include a minimum four-inch freeboard as part of the design.

Washout Procedures

- Do not leave excess mud in the chutes or hopper after the pour. Every effort should be made to empty the chutes and hopper at the pour. The less material left in the chutes and hopper, the quicker and easier the cleanout. Small amounts of excess concrete (not washout water) may be disposed of in areas that will not result in flow to an area that is to be protected.
- At the washout location, scrape as much material from the chutes as possible before washing them. Use non-water cleaning methods to minimize the chance for waste to flow off site.
- Remove as much mud as possible when washing out.
- Stop washing out in an area if you observe water running off the designated area or if the containment system is leaking or overflowing and ineffective.
- Do not back flush equipment at the project site. Back flushing should be restricted to the plant as it generates large volumes of waste that more than likely will exceed the capacity of most washout systems. If an emergency arises, back flush should only be performed with the permission of an on-site manager for the project.
- Do not use additives with wash water. Do not use solvents or acids that may be used at the target plant.

Materials

- Minimum of ten millimeter polyethylene sheeting that is free of holes, tears, and other defects. The sheeting selected should be of an appropriate size to fit the washout system without seams or overlap of the lining **(designed and installed systems)**.
- Signage.
- Orange safety fencing or equivalent.
- Straw bales, sandbags (bags should be ultraviolet-stabilized gauzelike fabric), soil material, or other appropriate materials that can be used to construct a containment system **(above grade systems)**.

Maintenance

- Inspect daily and after each storm event.
- Inspect the integrity of the overall structure including, where applicable, the containment system.
- Inspect the system for leaks, spills, and stacking of soil by equipment.
- Inspect the polyethylene lining for failure, including tears and punctures.
- Once concrete wastes harden, remove and dispose of the material.
- Excess concrete should be removed when the washout system reaches 50 percent of the design capacity. Use of the system should be discontinued until appropriate measures can be initiated to clean the structure. Prefabricated systems should also utilize this criterion, unless the manufacturer has alternate specifications.
- Upon removal of the solids, inspect the structure. Repair the structure as needed or construct a new system.
- Dispose of all concrete in a legal manner. Reuse the material on site, recycle, or haul the material to an approved construction/demolition landfill site. Recycling of material is encouraged. The waste material can be used for multiple applications including but not limited to roadbeds and building. The availability for recycling should be checked locally.
- The plastic liner should be replaced after every cleaning; the removal of material will usually damage the lining.
- The concrete washout system should be repaired or enlarged as necessary to maintain capacity for concrete waste.
- Concrete washout systems are designed to promote evaporation. However, if the liquids do not evaporate and the system is near capacity it may be necessary to vacuum or remove the liquids and dispose of them in an acceptable method. Disposal may be allowed at the local sanitary sewer authority provided their National Pollutant Discharge Elimination System permits allow for acceptance of this material. Another option would be to utilize a secondary containment system or basin for further dewatering.
- Prefabricated units are often pumped and the company supplying the unit provides this service.
- Inspect construction activities on a regular basis to ensure suppliers, contractors, and others are utilizing designated washout areas. If concrete waste is being disposed of improperly, identify the violators and take appropriate action.

Rock Check Dam

***A rock check dam** is a series of runoff control structures, consisting of geotextile fabric and aggregate, placed across drainage channels to slow storm water runoff. This measure may also provide limited effectiveness as a sediment control measure.*

Purpose

- To reduce erosion in a drainage channel by slowing velocity of flow. (Check dams are commonly used (a) in channels that are eroding, but where permanent stabilization is impractical due to their short period of usefulness, and (b) in eroding channels where construction delays or weather conditions prevent timely installation of erosion-resistant linings.)
- To reduce flow velocities in a drainage channel.

Note: **Do not use check dams in perennial streams.**

Specifications

Contributing Drainage Area

Two acres maximum.

Riprap Check Dam

- Dam height.
  - Two feet maximum.
  - center of the dam at least nine inches lower than the points of contact between the uppermost points of the riprap dam and channel banks.
- Side slope ratio of 2:1 or flatter.
- Spacing toe of the upstream dam at same elevation as overflow weir of the downstream dam.

Overflow Areas

Stabilized to reduce scour/erosion along sides and below the dam.

Filter Medium

- Placed on up-slope side of dam.
- Height – to base of overflow weir notch.

Materials

- Geotextile fabric (8 ounce or heavier; nonwoven).
- Indiana Department of Transportation Revetment riprap (see Appendix D) for dam.
- INDOT CA No. 5 aggregate (see Appendix D) for use as filter medium (Aggregate must be well-graded).

Note: **INDOT CA No. 8 aggregate is acceptable if No. 5 aggregate is not available. The use of No. 8 aggregate may result in more frequent overtopping of the structure and will increase the frequency of structure maintenance.**

Installation

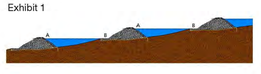
1. Lay out the location of the check dam.
2. Excavate a cutoff trench into the channel bottom and ditch banks, extending it a minimum of 18 inches beyond the top of the ditch bank.
3. Install and anchor filter fabric in the channel and cutoff trench.
4. Place riprap in the cutoff trench and channel to the lines and dimensions shown in the construction plans. The center of each dam must be at least nine inches lower than the uppermost points of contact between the riprap dam and channel banks (see Rock Check Dam Worksheet on page 101).
5. Extend the riprap at least 18 inches beyond the top of the channel banks to keep overflow water from eroding areas adjacent to the channel banks before it re-enters the channel.
6. Place filter medium (INDOT CA No. 5 aggregate) on the up-slope side of the dam. Place filter medium over the entire face of the dam up to the base of the overflow weir notch.
7. Stabilize the channel above the uppermost dam.
8. Install an erosion-resistant lining in the channel below the lowermost dam. The lining should extend a minimum distance of six feet below the dam.

9. Additional sediment storage can be provided by excavating a small sediment trap on the upstream side of the check dam.

Maintenance

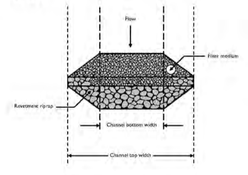
- Inspect within 24 hours of each rain event and at least once every seven calendar days.
- If significant erosion occurs between dams, install an erosion-resistant liner in that portion of the channel.
- Remove accumulated sediment when it reaches one-half the height of the dam to maintain channel capacity, allow drainage through the dam, and prevent large flow from displacing sediment.
- Add riprap and aggregate as needed to maintain design height and cross section of the dams.
- When dams are no longer needed, remove the riprap and aggregate and stabilize the channel, using an erosion-resistant lining if necessary. (Riprap and aggregate from the dam may be removed or utilized to stabilize the channel.)

Exhibit 1

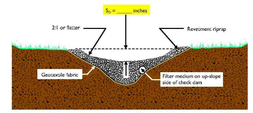


A = Crest of Dam
B = Toe of Dam

Exhibit 2

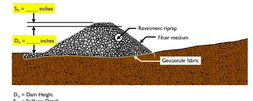


Rock Check Dam Worksheet



S_o = Spillway Depth

NOTE: *For minimum dimensions see the "Specifications" section of this measure.*



D_c = Dam Height,
S_o = Spillway Depth

NOTE: *For minimum dimensions see the "Specifications" section of this measure.*

Source: Adapted from North Carolina Erosion and Sediment Control Planning and Design Manual, 1993

THIS SHEET TO BE USED FOR EROSION CONTROL ONLY.

PERSON ONSITE RESPONSIBLE FOR EROSION CONTROL:

BILL BRYANT
LENNAR HOMES OF INDIANA, INC.
Phone: (317) 450-4634

REVISIONS		
DATE	DESCRIPTION	BY

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

MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA

STORMWATER POLLUTION PREVENTION DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

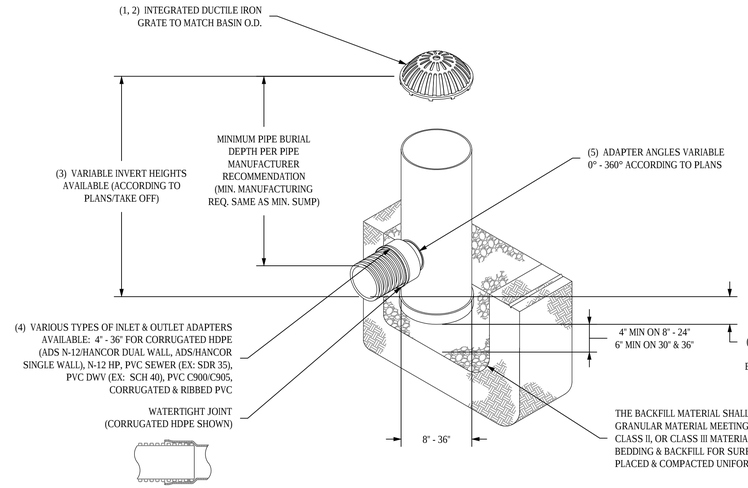
CHRISTOPHER K. EICHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY TD/GM
CHECKED BY KE
DATE NOVEMBER 22, 2019
SCALE AS SHOWN
JOB NUMBER 2019-003-A
SHEET C8.3

STORMWATER POLLUTION PREVENTION DETAILS

Plot Date: Nov 20, 2019 Plot Time: 1:10pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar– McCord Pointe Sec 4\Design\CAD\192630.SWPP Notes and Details.dwg, Layout: C8.3 By: keichhorn

NYLOPLAST DRAIN BASIN WITH DOME GRATE



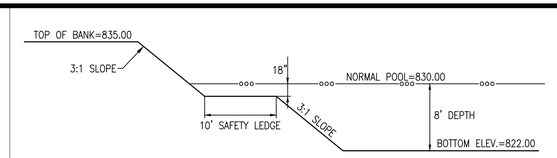
1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

DRAWN BY	EBC	MATERIAL	
DATE	03-25-10		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

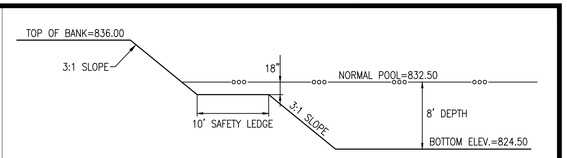
Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL

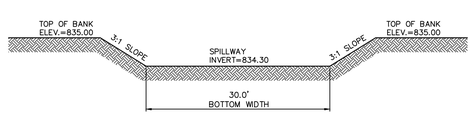
DWG NO. 7001-110-397 REV E



LAKE #1 - TYPICAL CROSS-SECTION DETAIL
NOT TO SCALE



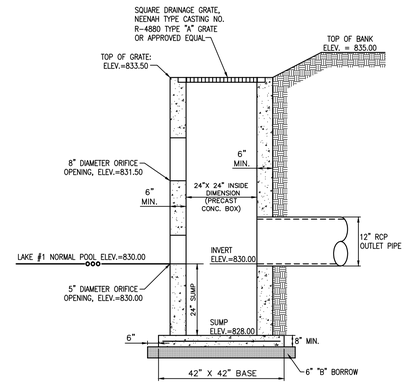
LAKE #2 - TYPICAL CROSS-SECTION DETAIL
NOT TO SCALE



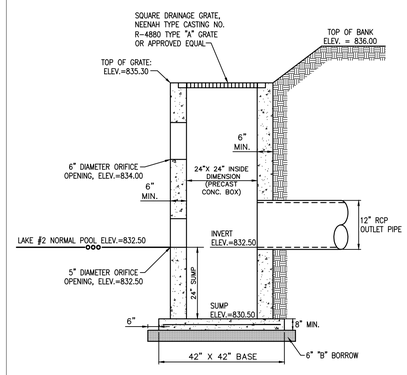
LAKE #1 EMERGENCY SPILLWAY DETAIL
NOT TO SCALE CROSS SECTION A-A

NOTES:
1. SIZE SHOULD BE A MINIMUM OF ONE SQUARE FEET, MAXIMUM FOUR SQUARE FEET.
2. SHOULD BE NO MORE THAN 500 FEET APART, WITH NO LESS THAN FOUR SIGNS PER POND.
3. A SIGN MUST BE PLACED AT ALL PUBLIC ACCESS AND ENTRANCE AREAS TO POND.
4. MUST HAVE THE WORDS "NO SWIMMING" AND A "NO SWIMMING" SYMBOL. CAN ALSO PROHIBIT TRESPASSING, SWIMMING, WADING OR OTHER RECREATIONAL ACTIVITIES THAT WOULD INVOLVE A PERSON ENTERING A POND.
5. COLORS TO BE DETERMINED BY THE HOMEOWNERS ASSOCIATION DEVELOPER.

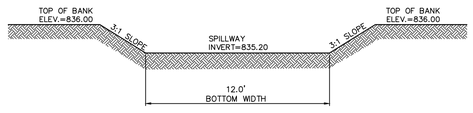
POND SAFETY SIGN
NOT TO SCALE



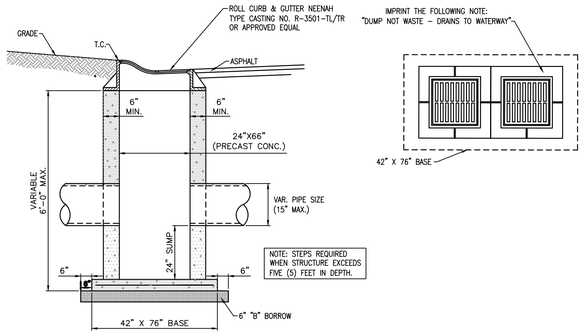
LAKE #1 - CONCRETE OUTLET CONTROL STRUCTURE (STR.#605)
NOT TO SCALE



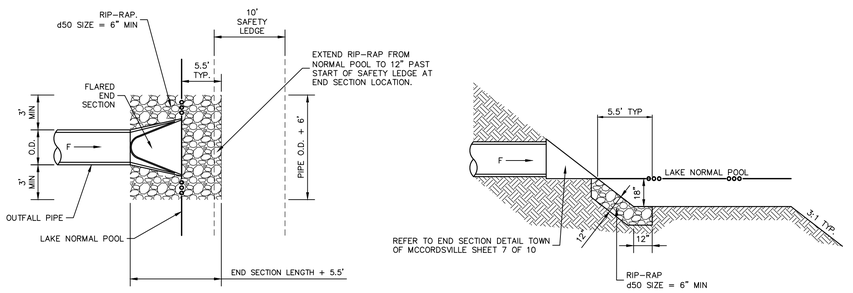
LAKE #2 - CONCRETE OUTLET CONTROL STRUCTURE (STR.#601)
NOT TO SCALE



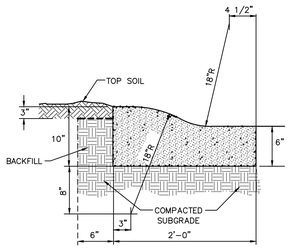
LAKE #2 EMERGENCY SPILLWAY DETAIL
NOT TO SCALE CROSS-SECTION B-B



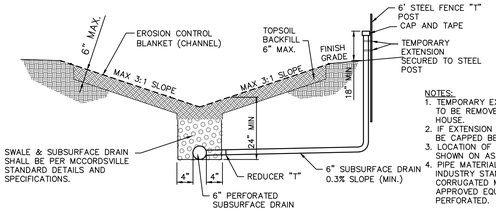
DOUBLE ROLL CURB INLET
NOT TO SCALE



RIP-RAP PLACEMENT @ END SECTIONS INTO LAKES
NOT TO SCALE



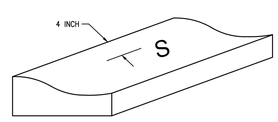
2' CONCRETE ROLL CURB (REVERSE SLOPE)
NOT TO SCALE



NOTES:
1. TEMPORARY EXTENSION ABOVE GROUND TO BE REMOVED UPON CONNECTION TO HOUSE.
2. IF EXTENSION IS NOT UTILIZED, IT SHALL BE CAPPED BELOW GROUND LEVEL.
3. LOCATION OF STRUCTURES SHALL BE SHOWN ON AS-BUILT PLANS.
4. PIPE MATERIAL SHALL MEET GENERAL INDUSTRY STANDARD FOR CONCRETE, CORRUGATED METAL, PLASTIS OR INDOT APPROVED EQUAL, OPEN JOINT OR PERFORATED.

NOTE: SWALES SHALL BE CONSTRUCTED WITH A MINIMUM 1.0 PERCENT PROFILE GRADE. A 6 INCH DIAMETER UNDER DRAIN IS REQUIRED FOR ALL REAR YARD SWALES.

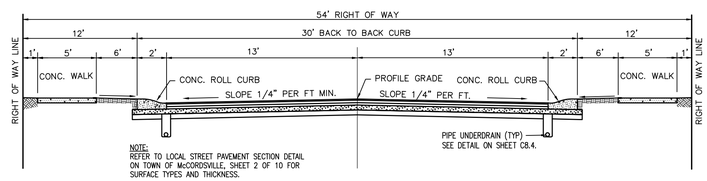
REARYARD SSD LATERAL CONNECTION
NOT TO SCALE



NOTES:
1. CURB SHALL BE STAMPED AT LOCATIONS WHERE UTILITIES CROSS UNDER THE CURB.
2. LETTER SHALL BE STAMPED PRIOR TO CONCRETE SETTING UP.
3. STAMP SHALL BE MINIMUM OF 1/2 INCH DEEP.

S SANITARY SEWER
SS SUMP LINE
MH MANHOLE
C CONDUIT
G GAS
W WATER
(OTHER DRY UTILITIES, IRRIGATION, LIGHTING, ETC..)

CURB STAMP
NOT TO SCALE



NOTE: REFER TO LOCAL STREET PAVEMENT SECTION DETAIL ON TOWN OF McCORDSVILLE, SHEET 2 OF 10 FOR SURFACE TYPES AND THICKNESS.

TYPICAL 54' R/W STREET CROSS SECTION
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

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

MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA

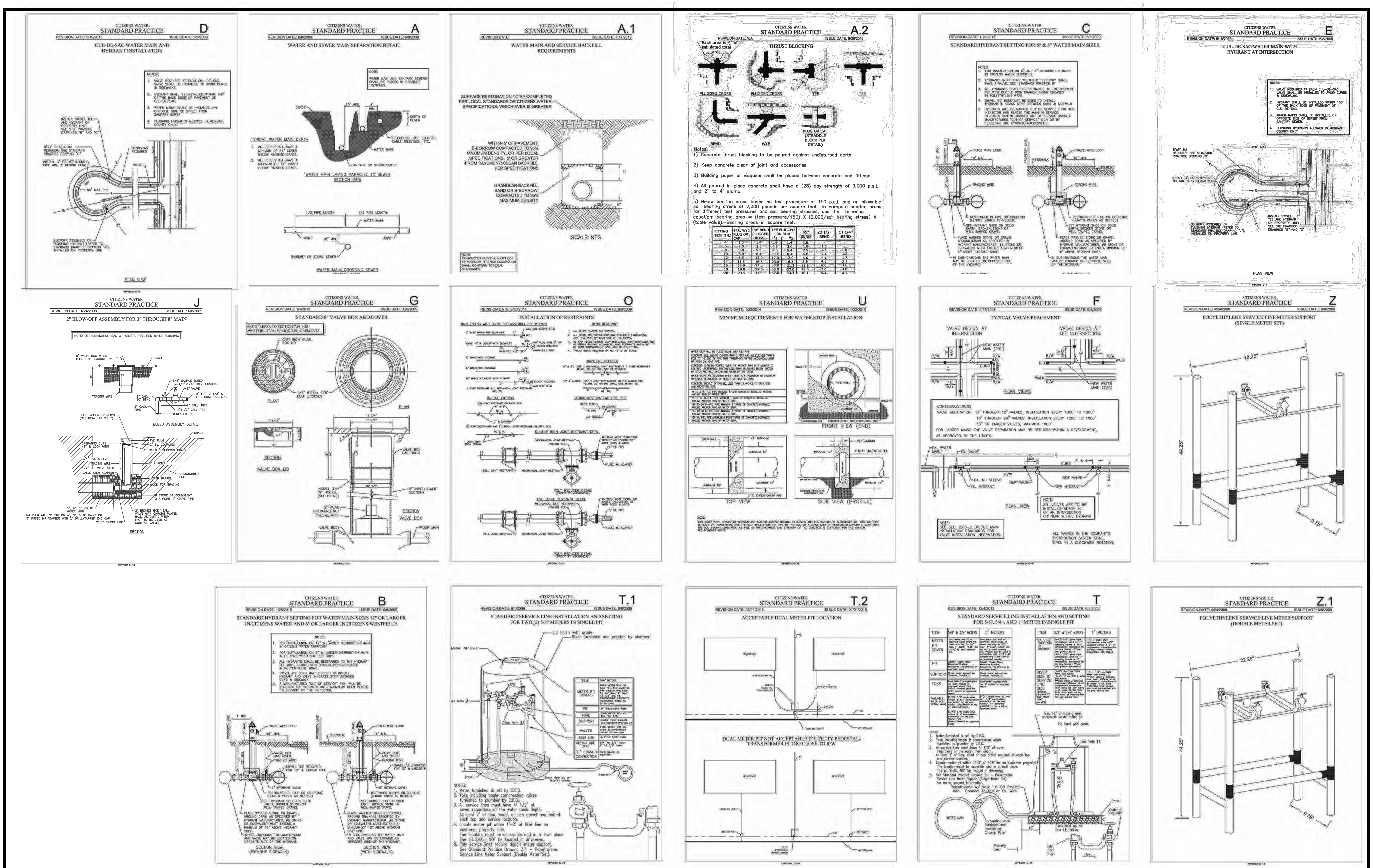
CONSTRUCTION DETAILS

PRELIMINARY NOT FOR CONSTRUCTION
CHRISTOPHER K. EICHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY	TD/GM
CHECKED BY	KE
DATE	NOVEMBER 22, 2019
SCALE	AS SHOWN
SHEET	

JOB NUMBER 2019-003-A

C8.4
CONSTRUCTION DETAILS



REVISIONS

DATE	DESCRIPTION	BY

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

MCCORD POINTE SECTION 4
MCCORDSVILLE, INDIANA

CONSTRUCTION DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION
KRISTOPHER K. EICHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY TD/GM
CHECKED BY KE
DATE NOVEMBER 22, 2019
SCALE AS SHOWN
JOB NUMBER 2019-003-A

SHEET
C8.5
CONSTRUCTION DETAILS

THIS INSTRUMENT PREPARED BY:

KRISTOPHER K. EICHHORN
HWC ENGINEERING
135 N. PENNSYLVANIA STREET, SUITE 2800
INDIANAPOLIS, INDIANA 46204
PHONE: (317) 347-3663

DEVELOPED BY:
LENNAR HOMES OF INDIANA, INC.
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, IN 46240
PHONE: (317) 659-3200

McCORD POINTE SECTION 4

SECONDARY PLAT

TOWN OF McCORDSVILLE

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: _____
CABINET: _____
SLIDE: _____

ZONED McCORD POINTE AMENDED PUD ORDINANCE NO. 101017B, AN ORDINANCE AMENDING THE TOWN OF McCORDSVILLE ZONING ORDINANCE NO. 121410, AS AMENDED.

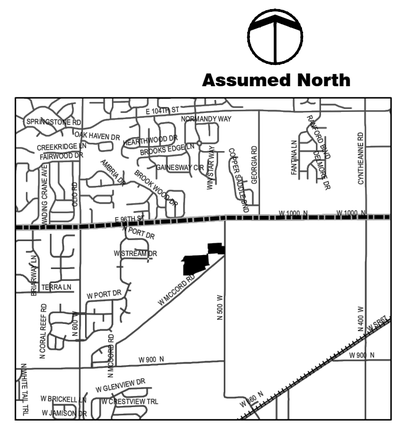
DEVELOPMENT STANDARDS

	AREA "B"
MAXIMUM NUMBER OF LOTS	135
MINIMUM LOT AREA	9,000 SQ. FT
MINIMUM LOT WIDTH AT BUILDING LINE	70
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	7.5 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MINIMUM LIVABLE FLOOR AREA	1,500 SF (SINGLE STORY) 1,800 SF (MULTI STORY)
MIN. GROUND FLOOR LIVING AREA	900 SF (MULTI STORY)
MAXIMUM LOT COVERAGE	40%
MAXIMUM HEIGHT - PRINCIPAL	35 FEET

Assumed North

0 100' 200' 400'

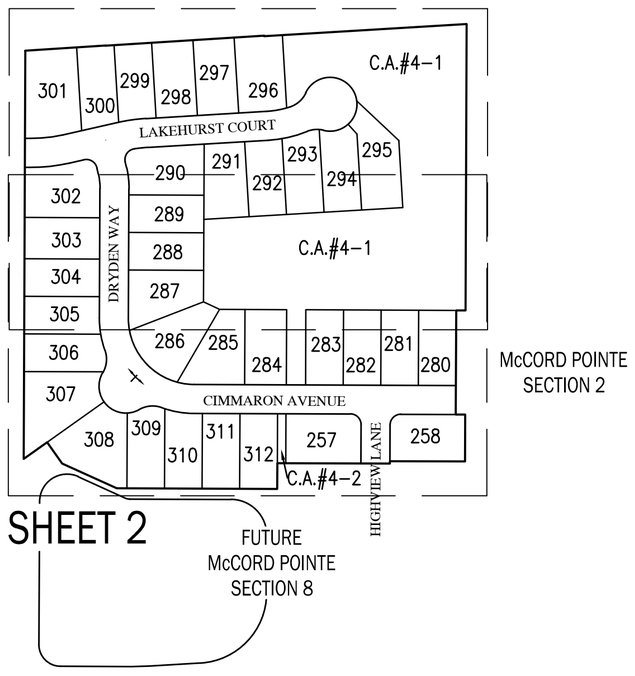
Scale: 1" = 200'



Vicinity Map
Not to Scale

McCORD POINTE
SECTION 1B
INST. #201901878

SHEET 3



Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	31.42'	20.00'	28.28'	S45°13'35"W	90°00'00"
C-2	31.42'	20.00'	28.28'	N44°46'25"W	90°00'00"
C-3	193.21'	123.00'	173.95'	S44°46'22"E	90°00'07"
C-4	235.62'	150.00'	212.14'	S44°46'22"E	90°00'07"
C-5	61.20'	177.00'	60.90'	S79°52'04"E	19°48'43"
C-6	61.20'	177.00'	60.90'	S09°40'40"E	19°48'43"
C-7	43.51'	50.00'	42.15'	N05°20'40"E	49°51'21"
C-8	130.98'	50.00'	96.61'	S44°46'22"E	150°05'25"
C-9	43.51'	50.00'	42.15'	S85°06'37"W	49°51'21"
C-10	27.59'	123.00'	27.53'	N06°11'51"W	12°51'05"
C-11	33.64'	150.00'	33.57'	N06°11'51"W	12°51'05"
C-12	39.70'	177.00'	39.62'	N06°11'51"W	12°51'05"
C-13	31.42'	20.00'	28.28'	N57°37'24"W	90°00'02"
C-14	32.76'	20.00'	29.22'	S34°18'11"W	93°51'07"
C-15	61.24'	273.00'	61.11'	N83°48'08"E	12°51'08"
C-16	67.29'	300.00'	67.15'	N83°48'08"E	12°51'07"
C-17	73.35'	327.00'	73.20'	N83°48'08"E	12°51'08"
C-18	25.47'	273.00'	25.46'	S83°54'06"W	5°20'43"
C-19	48.16'	300.00'	48.11'	S81°58'31"W	9°11'52"
C-20	52.50'	327.00'	52.44'	S81°58'31"W	9°11'53"
C-21	43.57'	173.00'	43.45'	N79°21'36"E	14°25'42"
C-22	80.27'	200.00'	79.73'	N75°04'34"E	22°59'47"
C-23	73.91'	227.00'	73.59'	N77°14'47"E	18°39'20"
C-24	31.43'	50.00'	30.91'	S85°55'31"W	36°00'49"
C-25	40.98'	50.00'	39.85'	N48°39'48"E	46°57'54"
C-26	225.80'	50.00'	77.30'	N25°26'36"W	258°45'05"

Site Map
SCALE: 1" = 200'

SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 4 FOR LAND DESCRIPTION

Kristopher K. Eichhorn
Professional Surveyor No. 21000230

KRISTOPHER K. EICHHORN REGISTERED No. 21000230 STATE OF INDIANA LAND SURVEYOR

THIS INSTRUMENT PREPARED BY:

KRISTOPHER K. EICHHORN
HWC ENGINEERING
135 N. PENNSYLVANIA STREET, SUITE 2800
INDIANAPOLIS, INDIANA 46204
PHONE: (317) 347-3663

DEVELOPED BY:
LENNAR HOMES OF INDIANA, INC.
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, IN 46240
PHONE: (317) 659-3200

McCORD POINTE SECTION 4

SECONDARY PLAT

TOWN OF McCORDSVILLE

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

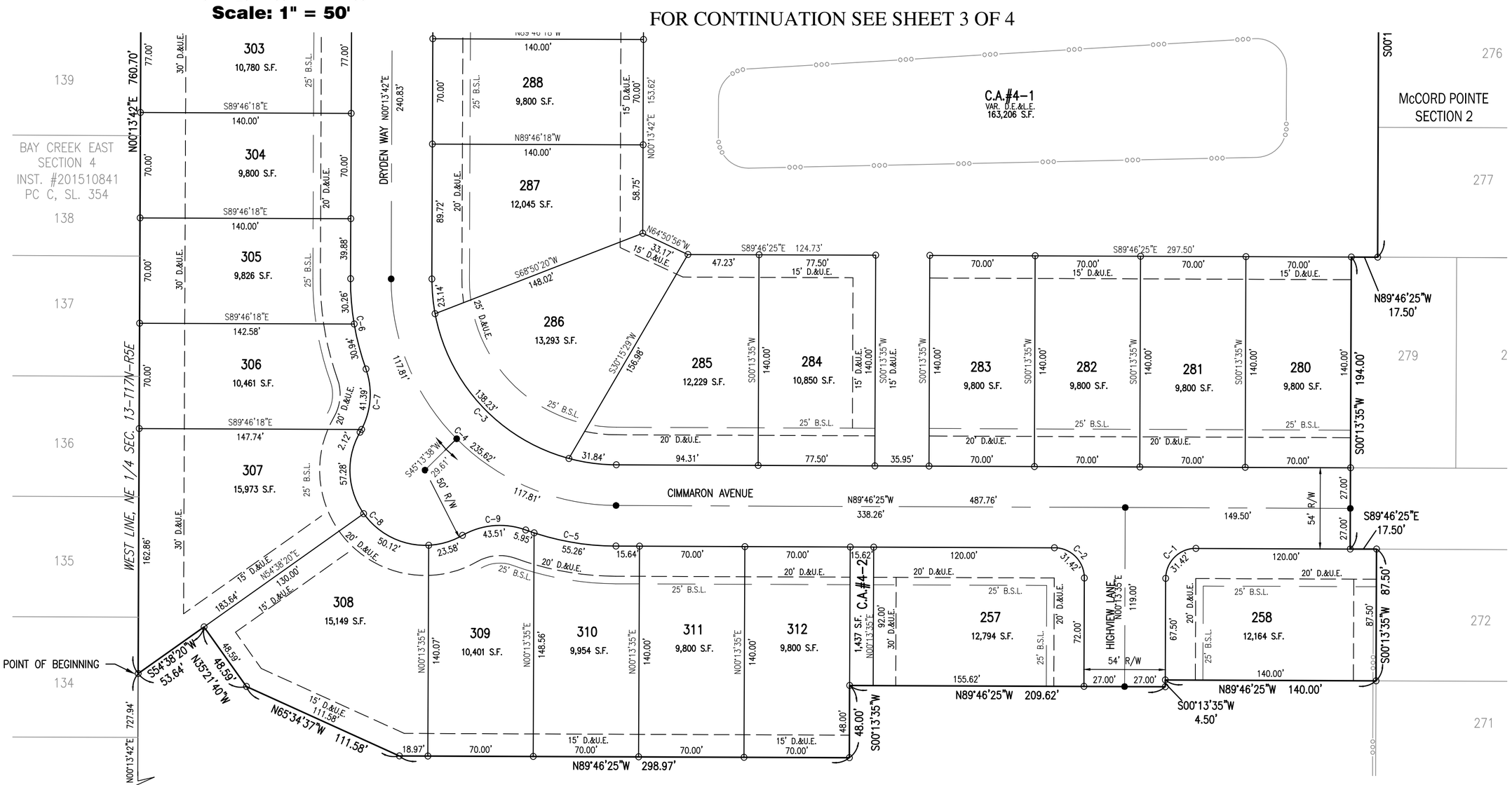
INSTRUMENT No.: _____
CABINET: _____
SLIDE: _____

Assumed North

0 25 50 100

Scale: 1" = 50'

FOR CONTINUATION SEE SHEET 3 OF 4



LEGEND

25	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
R.D.E.	REGULATED DRAIN EASEMENT
L.E.	LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT OF WAY
C.A.	COMMON AREA
S.F.	SQUARE FEET
AC	ACRES
R	RADIUS
N.A.E.	NON ACCESS EASEMENT
M.L.A.G.	MINIMUM LOWEST ADJACENT GRADE
1234	STREET ADDRESS

LEGEND

RIGHT-OF-WAY LINE	———
LOT LINE	———
BOUNDARY LINE	———
EASEMENT LINE	- - - - -
SETBACK LINE	— — — —
CENTERLINE	——— · ———
SECTION LINE	——— - - ———

SUBDIVISION MONUMENTS

- ● DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE
- ○ DENOTES A 5/8" REBAR 30" LONG WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.
- ⊠ DENOTES 4"x4" CONCRETE MONUMENT SET VERTICALLY IN PLACE WITH A 5/8" REBAR WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH
- ◎ DENOTES FOUND 5/8" REBAR 30" LONG WITH CAP STAMPED "S&A FIRM #0008"
- ⊠ DENOTES FOUND 4"x4" CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, FLUSH WITH GRADE

SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 4 FOR LAND DESCRIPTION

Kristopher K. Eichhorn
Professional Surveyor No. 21000230

KRISTOPHER K. EICHHORN REGISTERED No. 21000230 STATE OF INDIANA LAND SURVEYOR

Plot Date: Nov 20, 2019 Plot Time: 10:32am File Name: W:\CalAtlantic Homes\2019-263-D Lennar- McCord Pointe Sec 4\Design\CAD\19263D.zbase.dwg, Layout: PLAT 1-2 By: keichhorn

THIS INSTRUMENT PREPARED BY:

KRISTOPHER K. EICHHORN
HWC ENGINEERING
135 N. PENNSYLVANIA STREET, SUITE 2800
INDIANAPOLIS, INDIANA 46204
PHONE: (317) 347-3663

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9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, IN 46240
PHONE: (317) 659-3200

McCORD POINTE SECTION 4

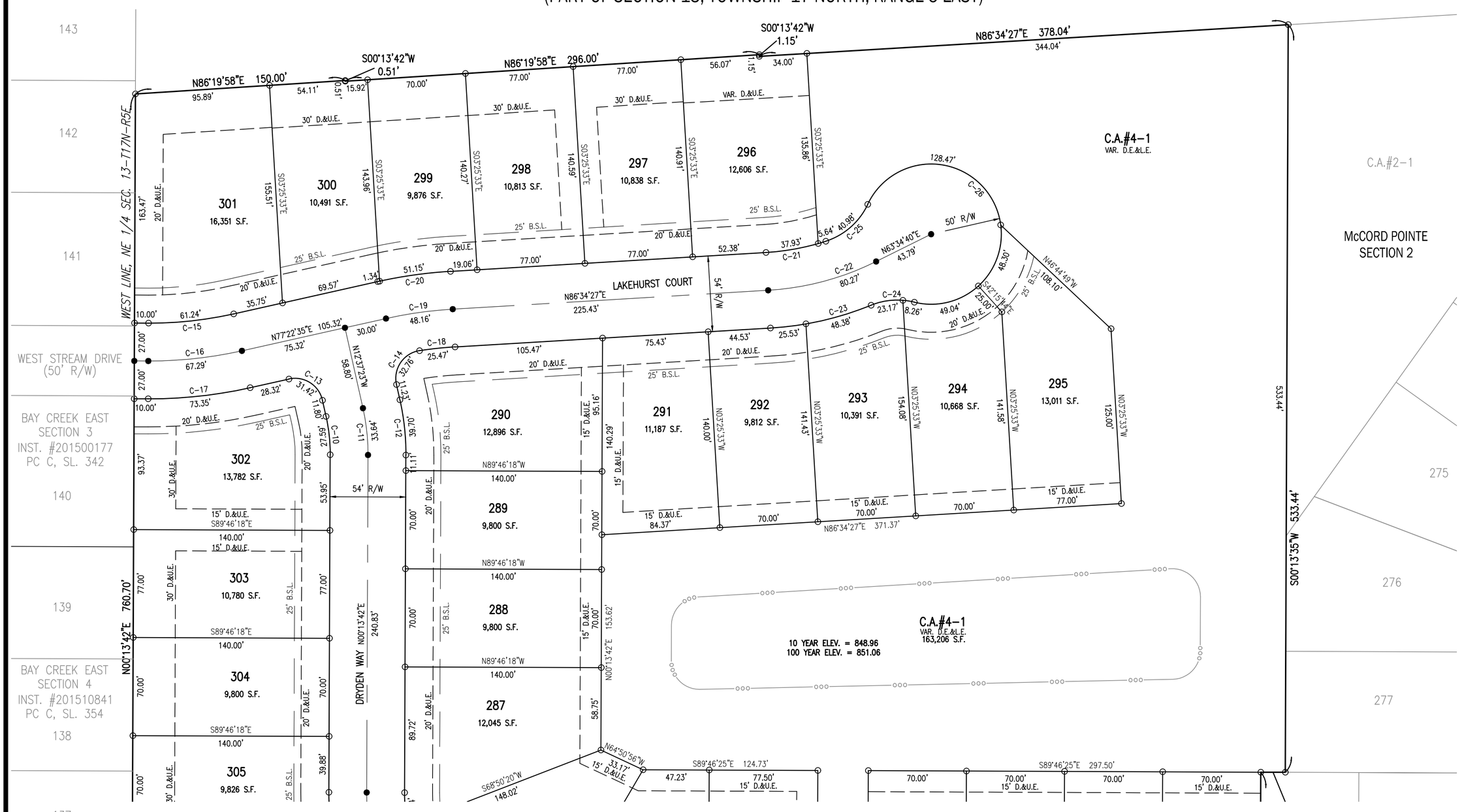
SECONDARY PLAT

TOWN OF McCORDSVILLE

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: _____
CABINET: _____
SLIDE: _____

Assumed North
0 25 50 100
Scale: 1" = 50'



LEGEND

RIGHT-OF-WAY LINE	
LOT LINE	
BOUNDARY LINE	
EASEMENT LINE	
SETBACK LINE	
CENTERLINE	
SECTION LINE	

LEGEND

25	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
R.D.E.	REGULATED DRAIN EASEMENT
L.E.	LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT OF WAY
C.A.	COMMON AREA
S.F.	SQUARE FEET
AC	ACRES
R	RADIUS
N.A.E.	NON ACCESS EASEMENT
M.L.A.G.	MINIMUM LOWEST ADJACENT GRADE
1234	STREET ADDRESS

SUBDIVISION MONUMENTS

- ● DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE
- ○ DENOTES A 5/8" REBAR 30" LONG WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.
- ⊠ DENOTES 4"x4" CONCRETE MONUMENT SET VERTICALLY IN PLACE WITH A 5/8" REBAR WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH
- ◎ DENOTES FOUND 5/8" REBAR 30" LONG WITH CAP STAMPED "S&A FIRM #0008"
- ⊠ DENOTES FOUND 4"x4" CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, FLUSH WITH GRADE

SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 4 FOR LAND DESCRIPTION

FOR CONTINUATION SEE SHEET 2 OF 4

Kristopher K. Eichhorn
Professional Surveyor No. 21000230

KRISTOPHER K. EICHHORN REGISTERED No. 21000230 STATE OF INDIANA LAND SURVEYOR

THIS INSTRUMENT PREPARED BY:

KRISTOPHER K. EICHHORN
HWC ENGINEERING
135 N. PENNSYLVANIA STREET, SUITE 2800
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McCORD POINTE SECTION 4

SECONDARY PLAT

TOWN OF McCORDSVILLE

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: _____
CABINET: _____
SLIDE: _____

I, the undersigned Registered Land Surveyor, hereby certify that the included plat correctly represents a subdivision of part of the Northeast Quarter of Section 13, Township 17 North, Range 5 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana being more particularly described as follows:

COMMENCING at the southwest corner of said Quarter Section, said corner also being the southeast corner of Bay Creek East, Section 5, per plat recorded in Plat Cabinet C, Slide 378 as Instrument Number 201610685 in the Office of the Recorder of Hancock County, Indiana; thence North 00 degrees 13 minutes 42 seconds West (assumed bearing per survey recorded as Instrument Number 201805353 in said Recorder's Office) along a west line of said quarter section a distance of 727.94 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 13 minutes 42 seconds East along said west line a distance of 760.70 feet; thence North 86 degrees 19 minutes 58 seconds East a distance of 150.00 feet; thence South 00 degrees 13 minutes 42 seconds West a distance of 0.51 feet; thence North 86 degrees 19 minutes 58 seconds East a distance of 296.00 feet; thence South 00 degrees 13 minutes 42 seconds West a distance of 1.15 feet; thence North 86 degrees 34 minutes 27 seconds East a distance of 378.04 feet to a northwest corner of McCord Pointe, Section 2 and the following five (5) courses are along the westerly lines of said McCord Pointe, Section 2; (1) thence South 00 degrees 13 minutes 35 seconds West a distance of 533.44 feet; (2) thence North 89 degrees 46 minutes 25 seconds West a distance of 17.50 feet; (3) thence South 00 degrees 13 minutes 35 seconds West a distance of 194.00 feet; (4) thence South 89 degrees 46 minutes 25 seconds East a distance of 17.50 feet; (5) thence South 00 degrees 13 minutes 35 seconds West a distance of 87.50 feet; thence North 89 degrees 46 minutes 25 seconds West a distance of 140.00 feet; thence South 00 degrees 13 minutes 35 seconds West a distance of 4.50 feet; thence North 89 degrees 46 minutes 25 seconds West a distance of 209.62 feet; thence South 00 degrees 13 minutes 35 seconds West a distance of 48.00 feet; thence North 89 degrees 46 minutes 25 seconds West a distance of 298.97 feet; thence North 65 degrees 34 minutes 37 seconds West a distance of 111.58 feet; thence North 35 degrees 21 minutes 40 seconds West a distance of 48.59 feet; thence South 54 degrees 38 minutes 20 seconds West a distance of 53.64 feet to the POINT OF BEGINNING, containing 15.239 acres, more or less.

This subdivision consists of 35 lots numbered 257–258 and 280–312, all inclusive, and 2 Common Areas denoted as CA #4–1 and CA #4–2.

Cross–Reference is hereby made to a survey plat prepared by Stoeppelwerth & Associates, Inc. in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, recorded as Instrument Number 201805353 in the Office of the Recorder of Hancock County, Indiana.

I further certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross referenced survey on any lines that are common with the new subdivision.

Witness by signature this _____ day of _____, 20 ___.

_____
Kristopher K. Eichhorn
Professional Surveyor No. 21000230

KRISTOPHER K. EICHHORN REGISTERED No. 21000230 STATE OF INDIANA LAND SURVEYOR

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Lennar Homes of Indiana, Inc., a Delaware Corporation, owners of the real estate shown and described on the plat herein and recorded in the Office of the Recorder of Hancock County, Indiana, do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. We further certify that this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as McCord Pointe, Section 4. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Dedicated right–of–way in this subdivision consists of 3.031 acres and 2,430 lineal feel as measured along the centerline of the road.

Title to the foregoing real estate is subject to a certain Declaration of Covenants, Conditions and Restrictions for McCord Pointe, recorded as Instrument Number 201900184 in the Office of the Recorder of Hancock County, Indiana, and amended by Instrument Number 201903207 in said Recorder's Office, as the same may be amended or supplemented. Such Declaration and the Covenants and Restrictions set forth therein run with the land described hereon and are incorporated herein by reference. Each owner of a lot depicted on this plat shall take title to such lot subject to the terms and conditions of the Declaration.

Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

A perpetual utility easement is hereby granted to any private or public utility or municipal department, their successors and assigns, within the area shown on the plat and marked "Utility Easement", to install, lay, construct, renew, operate, maintain and remove conduits, cables, pipes, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone, internet, cable tv, electric and gas, sewer and water service as a part of the respective utility systems; also is granted (subject to the prior rights of the public therein or other governing codes and ordinances) the right to use the streets and lots with aerial service wires to serve adjacent lots and street lights, the right to cut down and remove or trim and keep trimmed any trees or shrubs that interfere or threaten to interfere with any of the said private or public utility equipment, and the right is hereby granted to enter upon the lots at all times for all of the purposes aforesaid. No permanent structures, fences, or trees shall be placed on said area as shown on the plat and marked "Utility Easement", but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid user or the rights herein granted.

Tree Conservation Easement – A tree conservation easement is shown on this plat an abbreviated as "T.C.E.". Within the tree conservation area, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with the safety requirements of any governmental agency; or (2) to accommodate the installation of drainage utilities, street connections, walking path or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree conservation area.

In addition, this Deed shall dedicate to the Town of McCordsville, Indiana, any and all sewer infrastructure installed for, by or on behalf of the undersigned, said infrastructure to include but not be limited to the sewer collection system, force main, lift station, or any other component part of the sewer system which serves the subject subdivision.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby maintained in violation hereof, is hereby dedicated to the Town of McCordsville, Indiana, its assigns or designated agent or representative.

CERTIFICATE OF OWNERSHIP

We, Lennar Homes of Indiana, Inc., do hereby certify that we are the owner of the property described in the above caption and that as such owner it has caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as its free and voluntary act and deed.

Owner/Developer
Lennar Homes of Indiana, Inc., a Delaware Corporation

By: _____
Keith Lash, Vice President Land Acquisition and Development

State of Indiana)
) SS
County of Hamilton)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Keith Lash, Vice President Land Acquisition and Development, Lennar Homes of Indiana, Inc., and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

Witness my signature and seal this _____ day of _____ , 20___.

_____
Notary Public

_____
Printed Name

County of Residence: _____

My commission expires: _____

DRAINAGE COVENANT

Channels, tile drains 8–inch or larger, inlets and outlets of detention and retention ponds, and appurtenances thereto within designated drain easements are extensions of the McCordsville's stormwater drainage system and are the responsibility of the McCordsville Drainage Board and/or the McCordsville Public Works Commissioner. Drainage swales and tile drains less than 8–inch in inside diameter shall be the responsibility of the property owner or homeowner association.

A petition addressed to the McCordsville Drainage Board has been filed in duplicate with the McCordsville Town Engineer, requesting that the subdivision's storm drainage system and its casements be accepted into the regulated drain
system. Channels, tile drains 8–inch or larger, inlets and outlets of detention and retention ponds, and appurtenances thereto within designated drain easements are extensions of the McCordsville's stormwater drainage system and are the responsibility of the McCordsville Drainage Board and/or the McCordsville Public Works Commissioner. Drainage swalcs and tile drains less lhan 8–inch in inside diameter shall be the responsibility of the property owner or homeowner association. The storm drainage system and its easements that are accepted in to the regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDE's). Regulated Drainage Easements are stormwater easements and drainage rights of way that are hereby dedicated to the public and to McCordsville, Indiana, for the sole and exclusive purpose of controlling surface water and/or for installation, operation, and maintenance of storm sewers and tile drains as defined in McCordsville Stonnwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code. All other storm drainage easements have not been accepted into the town's system. All drainage improvements performed relative to the conveyance of Stormwater runoff and the perpetual maintenance thereof, with the latter easements, shall be the responsibility of the owner or homeowner association. The McCordsville Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof. This subdivision contains 0 linear feet of open ditches and 0 feet of subsurface drains that will be included in the Town's Regulated Drainage System.

TOWN APPROVAL

McCORDSVILLE ADVISORY PLAN COMMISSION

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission

the _____ day of _____, 20___, under the authority provided by:

_____ _____
Signature Signature

_____ _____
Printed Name Printed Name

REDACTION STATEMENT

I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Kristopher K. Eichhorn

PUD, COVENANTS & OTHER NOTES

The subject tract is zoned McCord Pointe Amended PUD ORDINANCE No. 101017B and Ordinance amending the Town of McCordsville ZONING ORDINANCE No. 121410, as amended.