

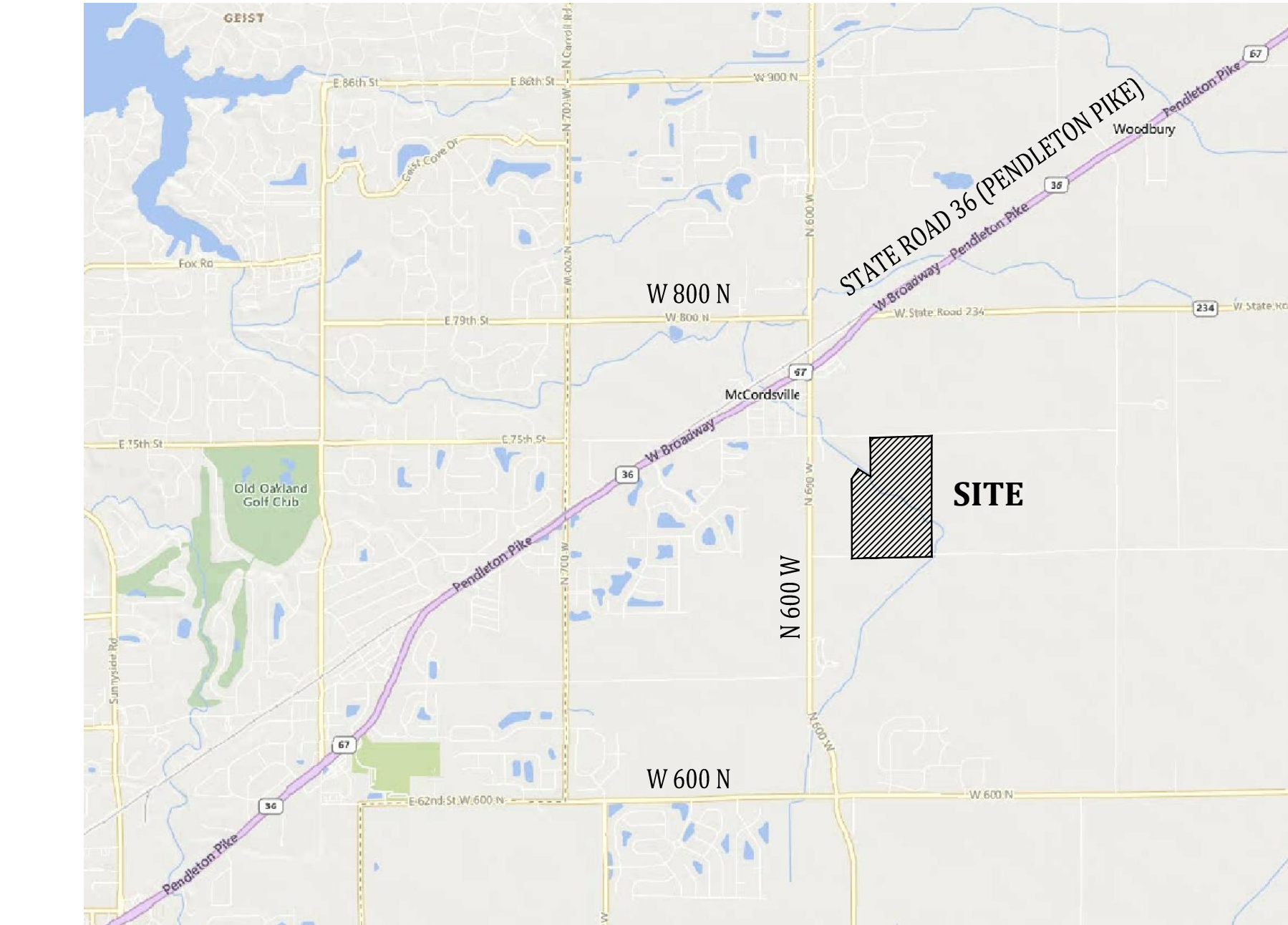


SITE MAP
1"=200'

NUMBER	REVISIONS	
	DESCRIPTION	DATE
	REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF	7/20/2021

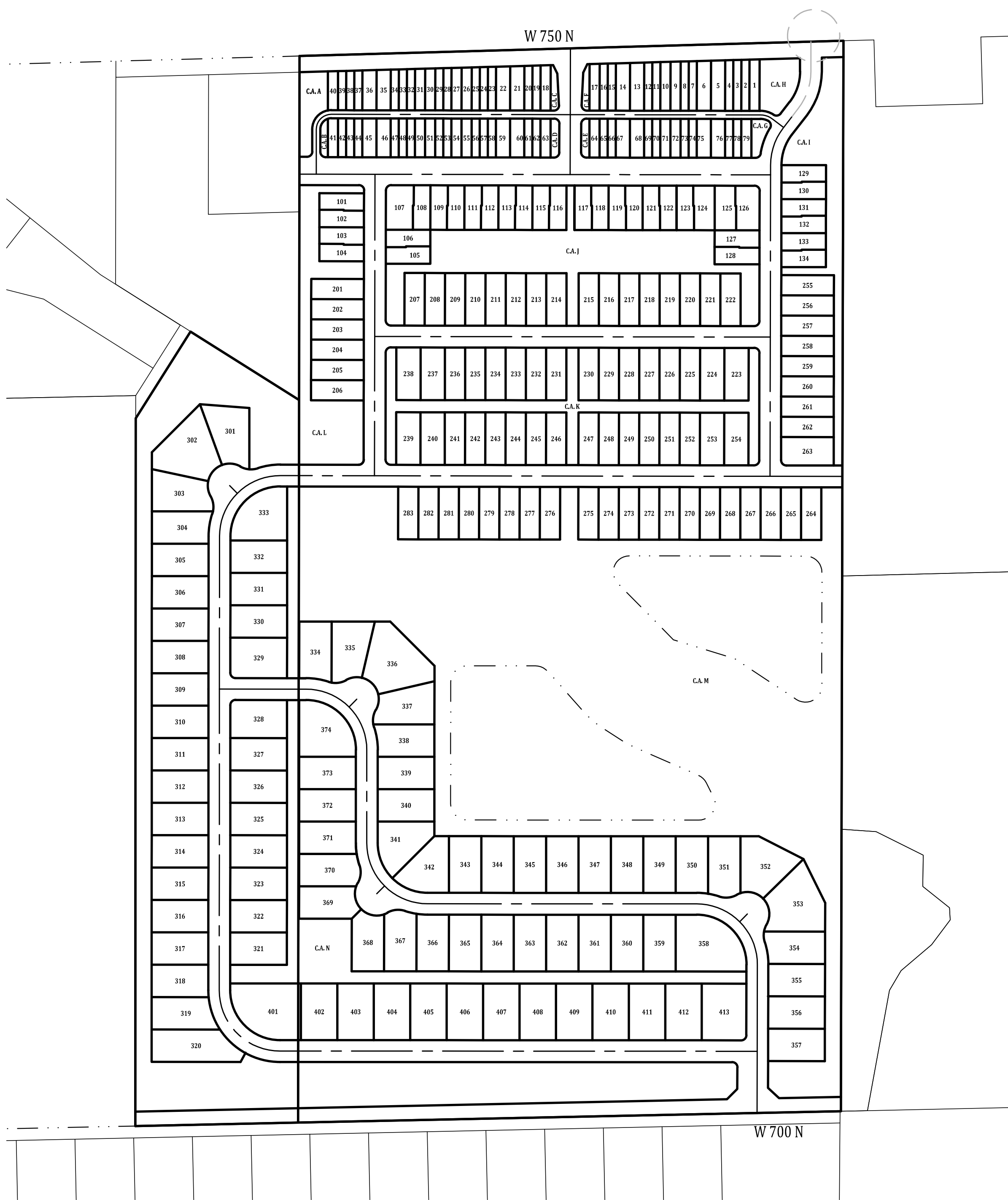
SHEET INDEX	
SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101-C106	EXITING TOPOGRAPGY
C107-C112	PRELIMINARY PLAN
C113	DETAILS,SOIL MAP, FLOOD MAP
C114	PHASING PLAN
C115	STREET LIGHTING PLAN

Date:	07-13-21
Project No:	21177
Sheet No:	C100



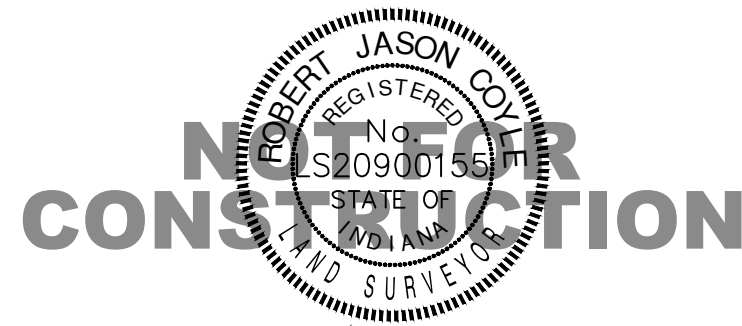
VICINITY MAP
NO SCALE

OPERATING AUTHORITIES & AREA UTILITIES		
GAS CITIZENS ENERGY GROUP 2150 Dr. Martin Luther King Jr St Indianapolis, IN 46200 317-927-4684 Richard Miller, Jr.	SANITARY, STORM, & WATER MCCORDSVILLE PUBLIC WORKS 5759 W. Broadway McCordsville, IN 46055 317-335 -3604 Mark Witsman	CABLE TELEVISION BRIGHT HOUSE NETWORKS 3030 Roosevelt Ave Indianapolis, IN 46218 317-632-9077 Jason Kirkman
GAS CENTERPOINT ENERGY 16000 Allisonville Road Noblesville, Indiana 46061 317-776-5532 Sandra Casey	TELEPHONE AT&T - DISTRIBUTION 240 N. Meridian St., Room 1791 Indianapolis, IN 46204 317-265-3050 Matt Spindler	WATER CITIZENS ENERGY GROUP - WATER CWA Authority, Inc. 2150 Dr. Martin Luther King, Jr. Street Indianapolis, IN 46202 317-927-4351 Attn.: Brad Hostetler
ELECTRIC INDIANAPOLIS POWER & LIGHT COMPANY 317-261-5203 Rhonda Williams	TELEPHONE NINE STAR CONNECT 2243 E. Main St. Greenfield, IN 46140 317-323-2074 Eric Meyer	SCHOOL DISTRICT Mt. Vernon Community School Corp. 1806 West State Road 234 Fortville, IN 46040 Dr. Shane Robbins
FIRE DEPARTMENT McCordsville Fire Station 7580 Form Street McCordsville, IN 46055 317-335-2268 Attn.: Tom Alexander	POLICE MCCORDSVILLE POLICE DEPT. 6280 West CR 800 North McCordsville, IN 46055 317-335-2812	CABLE TELEVISION COMCAST CABLEVISION 5330 East 65th Street Indianapolis, IN 46220 317-774-3384 Matt Stringer



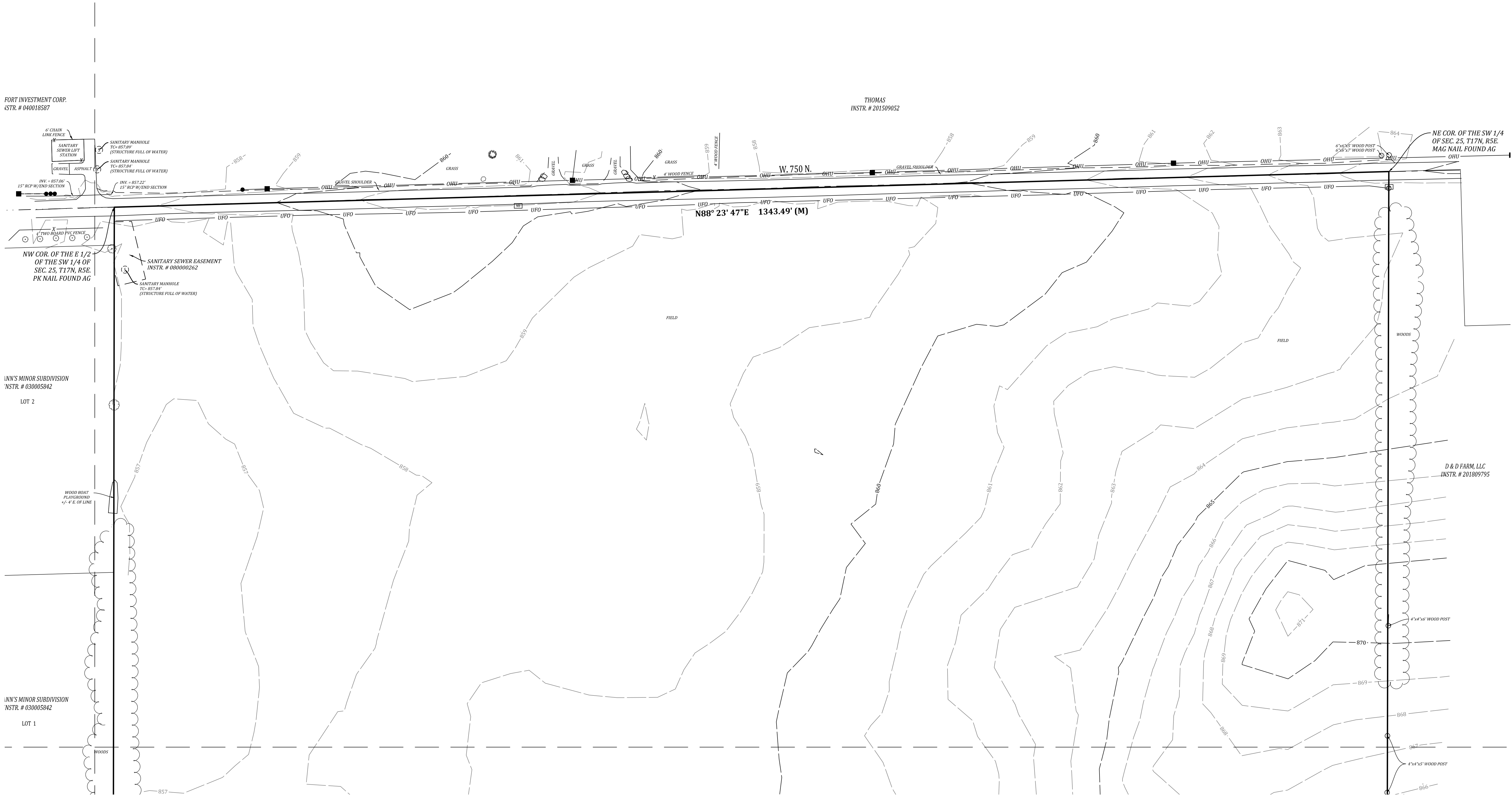
LOCATION MAP
NO SCALE

PLANS PREPARED BY:
BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com
CONTACT: ROBERT "JASON" COYLE



CERTIFIED BY: *Robert Jason Coyle*

MATCHLINE SEE SHEET C105 "RIGHT" FOR CONTINUATION



MATCHLINE SEE SHEET C102 FOR CONTINUATION

COLONNADE

LAND DESCRIPTIONS:

OAKLANDON ASSOCIATES

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 5 EAST IN VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRONZE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE SOUTH 88 DEGREES 47 MINUTES 28 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID HALF QUARTER SECTION 1340.89 FEET TO THE SOUTHWEST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 00 DEGREES 04 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF SAID HALF QUARTER SECTION 2635.08 FEET TO THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION, THENCE NORTH 88 DEGREES 22 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION 1343.69 FEET TO THE NORTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE SOUTH 00 DEGREES 07 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID HALF QUARTER SECTION 2644.76 FEET TO THE POINT OF BEGINNING, CONTAINING 81.319 ACRES, MORE OR LESS.

DON KINGEN FARMS INC.

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 21 MINUTES 44 SECONDS EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 939.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE SOUTHEAST CORNER OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2001-17190 (PARCEL I) IN THE OFFICE OF THE RECORDER, HANCOCK COUNTY, INDIANA; THENCE NORTH 00 DEGREES 24 MINUTES 34 SECONDS WEST ALONG THE EAST LINE OF SAID REAL ESTATE A DISTANCE OF 1748.07 FEET TO THE SOUTHEAST CORNER OF PARCEL II IN SAID INSTRUMENT NUMBER 2001-17190; THENCE NORTH 31 DEGREES 50 MINUTES 21 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL II, A DISTANCE OF 253.68 FEET TO THE APPROXIMATE CENTERLINE OF THE STANSBURY DITCH AND THE SOUTHWESTERLY LINE OF DAMMANN'S MINOR SUBDIVISION AS RECORDED IN SAID RECORDER'S OFFICE AS SLIDE 119 IN PLAT CABINET C; THENCE SOUTH 58 DEGREES 09 MINUTES 29 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 317.01 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE SOUTH 00 DEGREES 21 MINUTES 14 SECONDS EAST ALONG THE EAST LINE, A DISTANCE OF 1784.83 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE SOUTH 88 DEGREES 21 MINUTES 44 SECONDS WEST ALONG THE SOUTH LINE OF SAID WEST HALF 401.83 FEET TO THE POINT OF BEGINNING, SAID TO CONTAIN 17.249 ACRES MORE OR LESS, IN HANCOCK COUNTY, INDIANA.

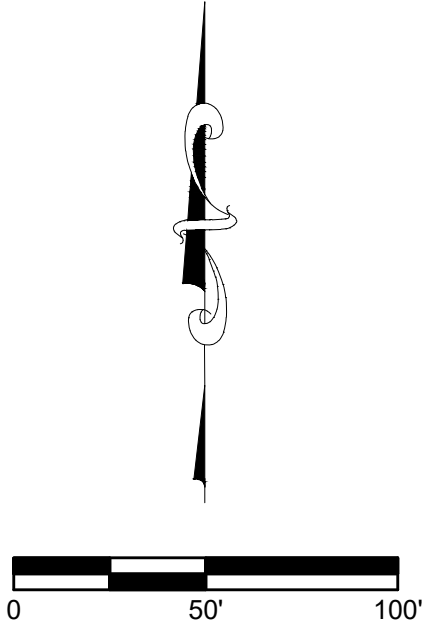
NOTE:

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EXISTING LEGEND

- 770 EXISTING CONTOUR: MAJOR
- 769 EXISTING CONTOUR: MINOR
- G GAS LINES
- OHU OVERHEAD UTILITY LINES
- E BURIED ELECTRIC LINE
- Power Pole
- X LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- TELEPHONE SPLICE BOX
- UTILITY HANDHOLE
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- SANITARY FORCE MAIN
- STORM SEWER MANHOLE
- STORM SEWER INLET
- STORM SEWER PIPE
- FLOWLINE / SWALE
- X FENCELINE
- M MAILBOX
- TREELINE / EDGE OF WOODS



EXISTING TOPOGRAPHY
COLONNADE
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

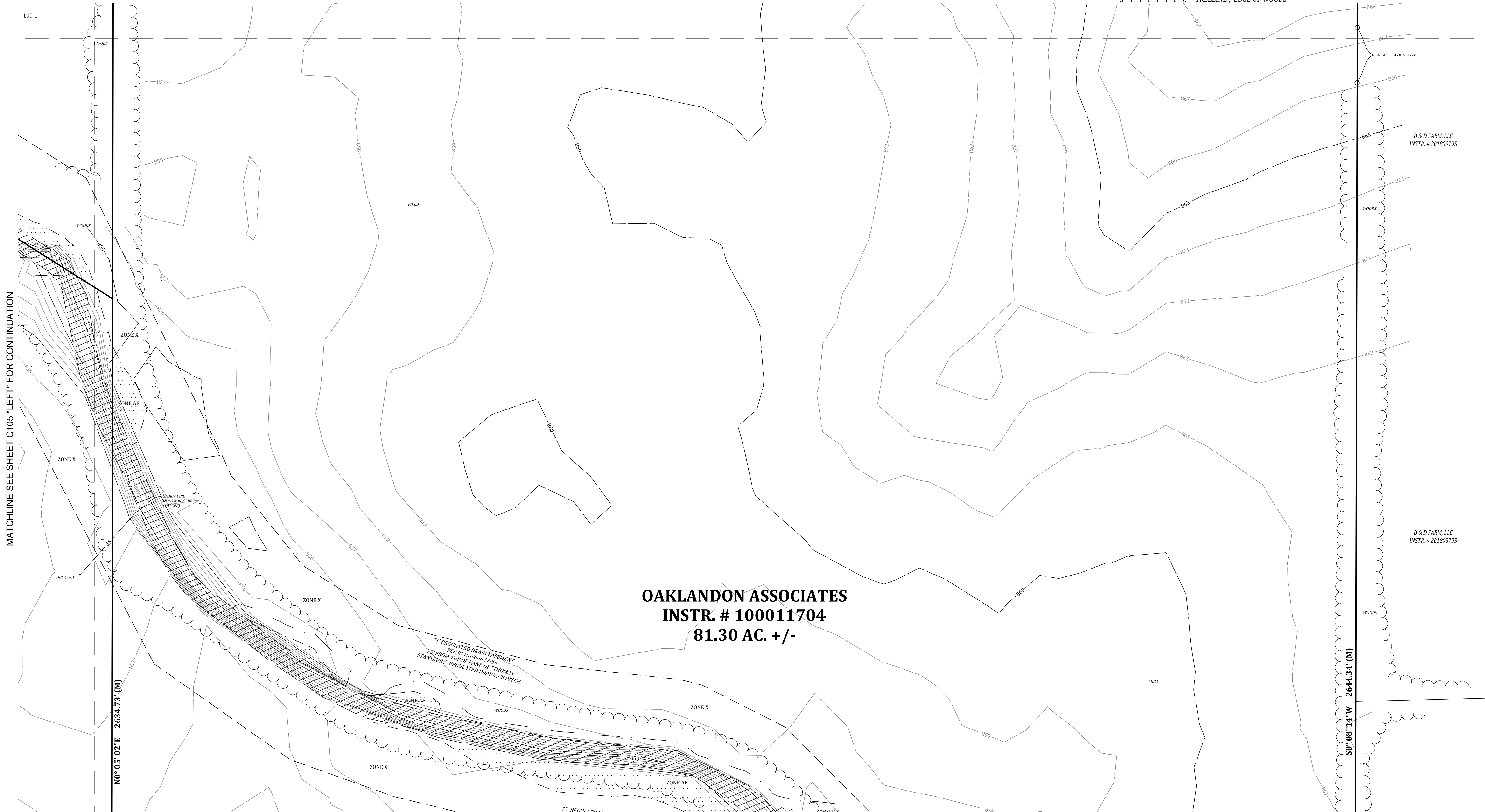
BANNING
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E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 21177
Sheet No:

C101

Designated:	Sym:	Revisions	Date
JJB		REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF	7/20/2021
JJB			
RJC			
Scale:			
Date:			

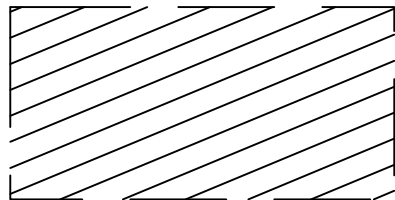
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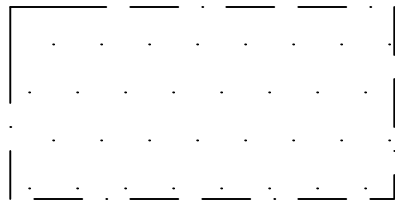
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OAKLANDON ASSOCIATES
INSTR. # 100011704
81.30 AC. +/-

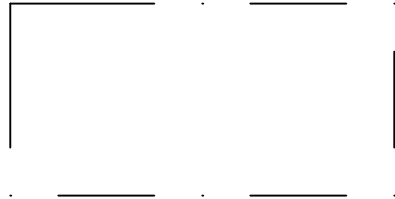
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ZONE AE (FLOODWAY AREA) - SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED AS SCALE PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 180468 0018 D, EFFECTIVE DATE DECEMBER 4, 2007.



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ZONE X - OTHER FLOOD AREAS SUBJECT TO INUNDATION BY THE 0.2% ANNUAL CHANCE FLOOD AS SCALE PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 180468 0018 D, EFFECTIVE DATE DECEMBER 4, 2007.

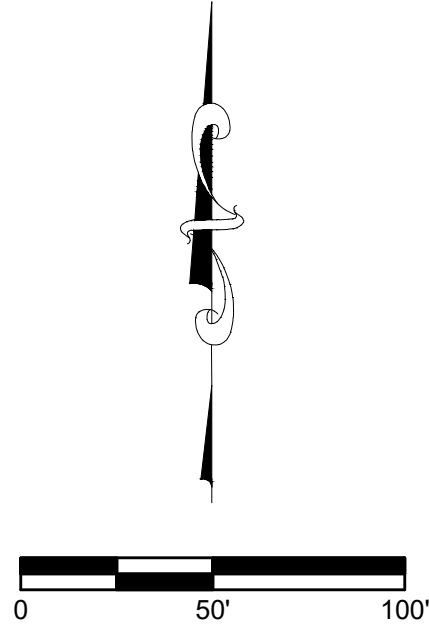
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EXISTING LEGEND

- 770 EXISTING CONTOUR: MAJOR
- 769 EXISTING CONTOUR: MINOR
- G GAS LINES
- OHU OVERHEAD UTILITY LINES
- E BURIED ELECTRIC LINE
- Power Pole
- Light Pole
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- TELEPHONE SPLICE BOX
- UTILITY HANDHOLE
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- SANITARY FORCE MAIN
- STORM SEWER MANHOLE
- STORM SEWER INLET
- STORM SEWER PIPE
- FLOWLINE / SWALE
- FENCELINE
- MAILBOX
- TREELINE / EDGE OF WOODS

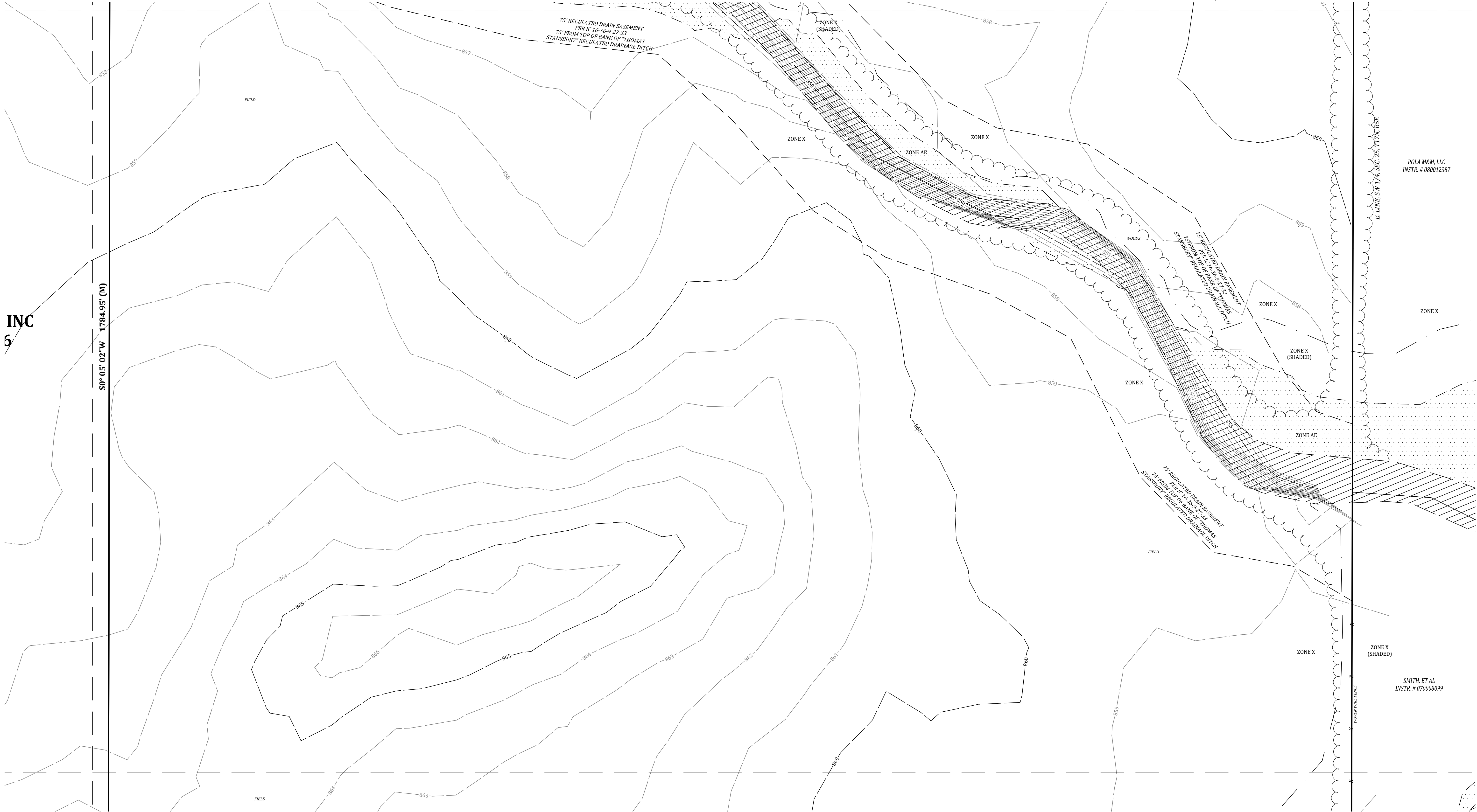


Revisions		Date
Revisions BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF		7/20/2021
Designated:	JJB	
Drawn:	JJB	
Checked:	RJC	
Scale:		
Date:		07-20-2021
EXISTING TOPOGRAPHY COLONNADE VERNON TOWNSHIP HANCOCK COUNTY, INDIANA		
BANNING ENGINEERING 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168 BUS: (317) 707-3700 FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com		
Project No: 21177		
Sheet No:		
C102		

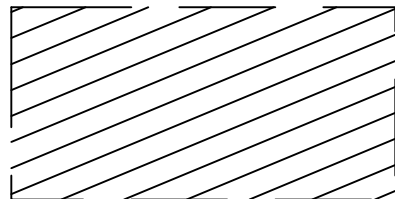
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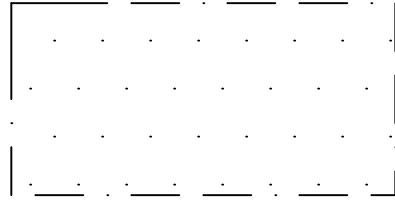
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ZONE AE (FLOODWAY AREA) - SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED AS SCALE PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 180468 0018 D, EFFECTIVE DATE DECEMBER 4, 2007.



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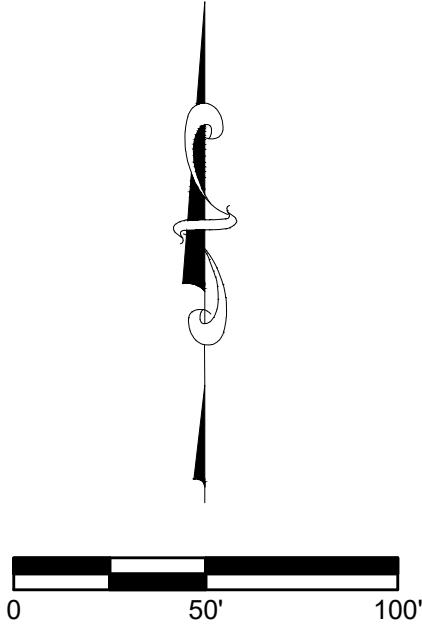
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EXISTING LEGEND

- 770 EXISTING CONTOUR: MAJOR
- 769 EXISTING CONTOUR: MINOR
- G GAS LINES
- OHU OVERHEAD UTILITY LINES
- E BURIED ELECTRIC LINE
- POWER POLE
- X LIGHT POLE
- CUV CUV WIRE
- E ELECTRIC METER
- ET ELECTRIC TRANSFORMER
- T UNDERGROUND TELEPHONE
- UFO UNDERGROUND FIBER OPTIC
- TS TELEPHONE SPLICE BOX
- UH UTILITY HANDHOLE
- W WATER LINE
- FH FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- SS SANITARY SEWER MANHOLE
- SL SANITARY SEWER LINE
- SFM SANITARY FORCE MAIN
- SM STORM SEWER MANHOLE
- SI STORM SEWER INLET
- ST STORM SEWER PIPE
- FS FLOWLINE / SWALE
- X FENCELINE
- M MAILBOX
- TL TREELINE / EDGE OF WOODS



EXISTING TOPOGRAPHY
COLONNADE
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
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Project No: 21177
Sheet No:

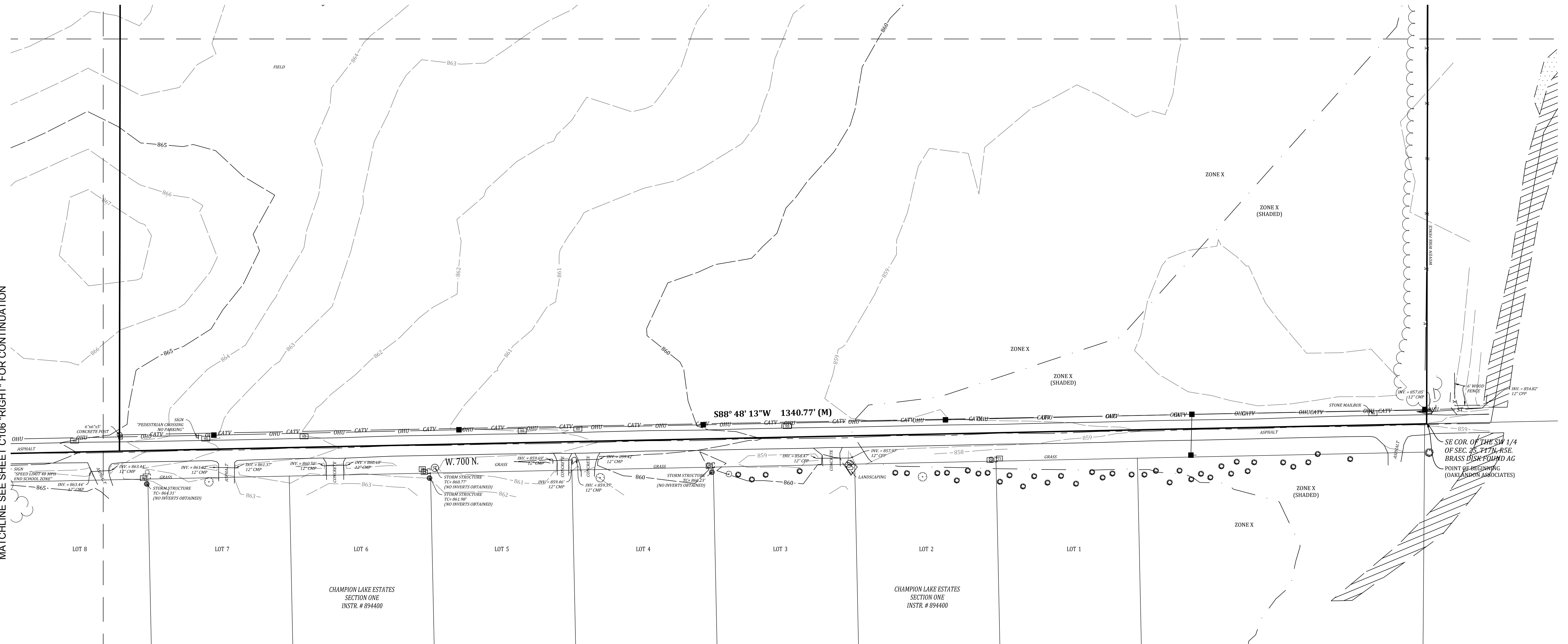
C103

Revisions	Date
DESIGNED: JJB	7/20/2021
DRAWN: JJB	
CHECKED: RJC	
SCALE:	
DATE: 07-20-2021	

REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF

Coyle P: \2021\21177\Engineering\Cadd\Primary Plat\21177-Prelim_Topo.dwg Jul 20, 2021 - 3:45pm

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MATCHLINE SEE SHEET C103 FOR CONTINUATION

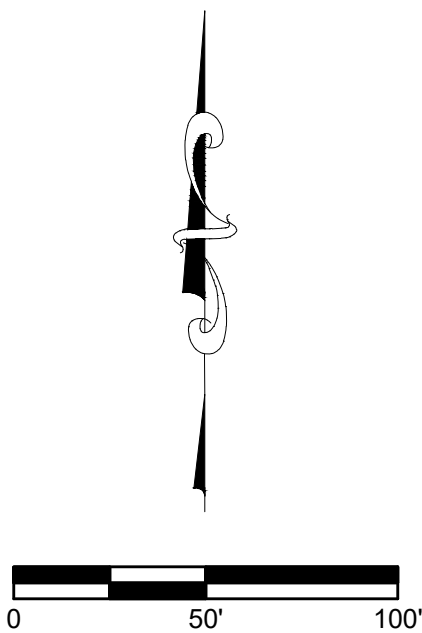
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EXISTING LEGEND

- | | | | |
|-----|-----|-----|--------------------------|
| --- | 770 | --- | EXISTING CONTOUR: MAJOR |
| --- | 789 | --- | EXISTING CONTOUR: MINOR |
| --- | G | --- | GAS LINES |
| --- | OHU | --- | OVERHEAD UTILITY LINES |
| --- | E | --- | BURIED ELECTRIC LINE |
| ■ | | | POWER POLE |
| ⌘ | | | LIGHT POLE |
| ● | | --- | GUY WIRE |
| ⎓ | | --- | ELECTRIC METER |
| ⎓ | | --- | ELECTRIC TRANSFORMER |
| --- | T | --- | UNDERGROUND TELEPHONE |
| --- | UFO | --- | UNDERGROUND FIBER OPTIC |
| ⌚ | | | TELEPHONE SPlice BOX |
| ⌚ | | | UTILITY HANDHOLE |
| W | | --- | WATER LINE |
| ⌘ | | --- | FIRE HYDRANT |
| ⌘ | | --- | WATER VALVE |
| ⊙ | | --- | WATER METER |
| ⊙ | | --- | SANITARY SEWER MANHOLE |
| --- | S | --- | SANITARY SEWER LINE |
| --- | FM | --- | SANITARY FORCE MAIN |
| ⊙ | | --- | STORM SEWER MANHOLE |
| --- | ST | --- | STORM SEWER INLET |
| --- | ST | --- | STORM SEWER PIPE |
| --- | • | --- | FLOWLINE / SWALE |
| --- | X | --- | FENCELINE |
| ⌚ | | | MAILBOX |
| ⌚ | | | TREELINE / EDGE OF WOODS |



 BANNING ENGINEERING 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, NJ 07068 BUS: (317) 707-3700, FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com Project No: 21177 Sheet No: C104	EXISTING TOPOGRAPHY				Designed:	JJB	Sym:	Revisions	Date
	COLONNADE				Drawn:	JJB		REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF	7/20/2021
	VERNON TOWNSHIP				Checked:				
	HANCOCK COUNTY, INDIANA				Scale:	R/C			
					Date:	07-20-2021			

MATCHLINE SEE "RIGHT" FOR CONTINUATION

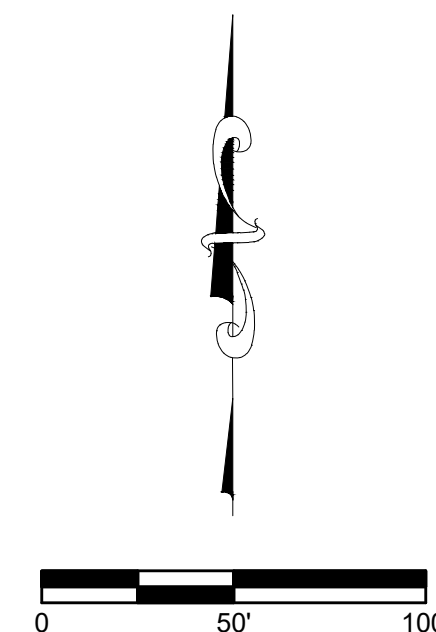
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— 789 —	EXISTING CONTOUR: MINOR
— G —	GAS LINES
— OHU —	OVERHEAD UTILITY LINES
— E —	BURIED ELECTRIC LINE
■	POWER POLE
⊗	LIGHT POLE
● — — —	GUY WIRE
□	ELECTRIC METER
□	ELECTRIC TRANSFORMER
— T —	UNDERGROUND TELEPHONE
— UFO —	UNDERGROUND FIBER OPTIC
— [] —	TELEPHONE SPlice BOX
— W —	UTILITY HANDHOLE
— W —	WATER LINE
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	SANITARY SEWER MANHOLE
— S —	SANITARY SEWER LINE
— FM —	SANITARY FORCE MAIN
⊕	STORM SEWER MANHOLE
⊕	STORM SEWER INLET
— ST —	STORM SEWER PIPE
— . . —	FLOWLINE / SWALE
— X —	FENCELINE
— [M] —	MAILBOX
~~~~~	TREELINE / EDGE OF WOODS



MATCHLINE SEE "LEFT" FOR CONTINUATION

MATCHLINE SEE SHEET C104 FOR CONTINUATION

EXISTING TOPOGRAPHY  
COLONNADE  
VERNON TOWNSHIP  
HANCOCK COUNTY, INDIANA

**BANNING**  
ENGINEERING

853 COLUMBIA ROAD, SUITE #101  
PLAINFIELD, IN 46168

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E-MAIL: [Banning@BanningEngineering.com](mailto:Banning@BanningEngineering.com)  
WEB: [www.BanningEngineering.com](http://www.BanningEngineering.com)

Project No:	21177
Sheet No:	

C106

Revisions	Date
7/20/2021	



MATCHLINE SEE SHEET C111 "RIGHT" FOR CONTINUATION

COMFORT INVESTMENT CORP.  
INSTR. # 040018587

MMANN'S MINOR SUBDIVISION  
INSTR. # 030005842

MMANN'S MINOR SUBDIVISION  
INSTR. # 030005842

**COLONNADE:  
SITE PLAN SUMMARY:**

TOTAL AREA: 98.53 ACRES ± (SURVEYED)  
TOTAL NUMBER OF LOTS: 283  
DENSITY: 2.87 UNITS PER ACRE  
TOTAL LOT AREA: 45.76 ACRES ± (46%)  
TOTAL COMMON AREA: 35.87 ACRES ± (37%)  
TOTAL RIGHT-OF-WAY AREA: 16.88 ACRES ± (17%)  
FRONT YARD SETBACK FOR ATTACHED UNITS: 15'  
FRONT YARD SETBACK FOR DETACHED UNITS: 25'

SUBDIVISION STREET WIDTH: 30'  
SUBDIVISION STREET R/W WIDTH: 54'  
SUBDIVISION STREET WITH PARKING AT EACH  
SIDE: 42'  
SUBDIVISION STREET R/W WIDTH PARKING AT EACH  
SIDE: 69'  
C.R. W. 700 N. - MIN. 71' R/W  
C.R. W. 750 N. - MIN. 80' R/W

POND AREA AT NORMAL POOL = 6.76 AC. ±

**AREA - A  
ATTACHED UNITS  
NUMBER OF LOTS: 79  
LOTS 1-79 MIN.  
LOT SIZE: 20' X 95'**

**AREA - B  
42' WIDE DETACHED LOTS  
NUMBER OF LOTS: 34  
LOTS 101-134  
MIN. LOT SIZE: 42' X 110'**

**AREA - C  
50' WIDE DETACHED LOTS  
NUMBER OF LOTS: 83  
LOTS 201-283  
MIN. LOT SIZE: 50' X 130'**

**AREA - D  
80' WIDE DETACHED LOTS  
NUMBER OF LOTS: 74  
LOTS 301-374  
MIN. LOT SIZE: 80' X 140'**

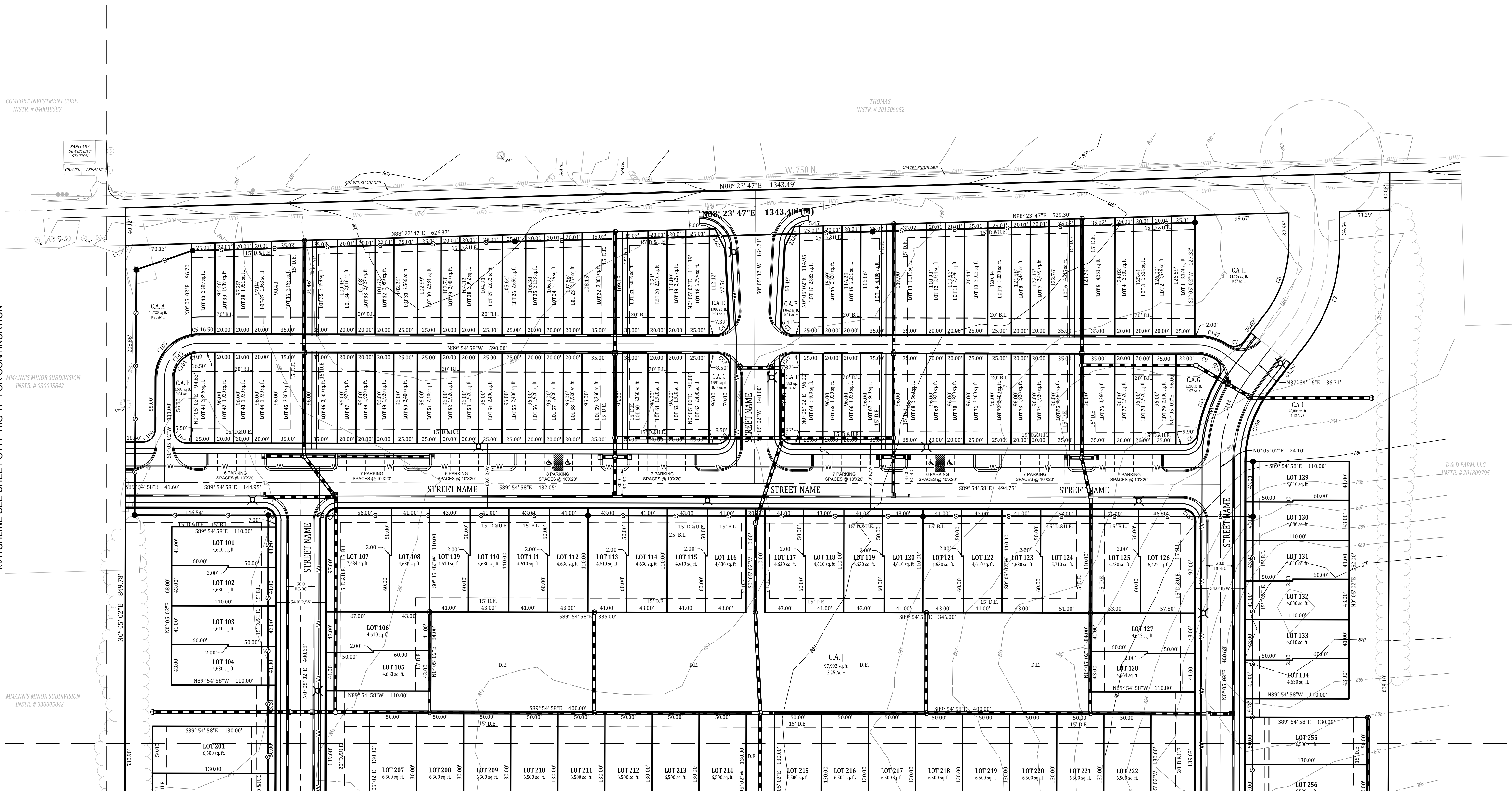
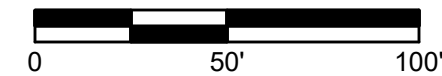
**AREA - E  
90' WIDE DETACHED LOTS  
NUMBER OF LOTS: 13  
LOTS 401-413  
MIN. LOT SIZE: 90' X 140'**

**EXISTING LEGEND**

---	770	EXISTING CONTOUR: MAJOR
---	789	EXISTING CONTOUR: MINOR
---	G	GAS LINES
---	OHU	OVERHEAD UTILITY LINES
---	E	BURIED ELECTRIC LINE
---	P	POWER POLE
---	X	GUY WIRE
---	EM	ELECTRIC METER
---	ET	ELECTRIC TRANSFORMER
---	UT	UNDERGROUND TELEPHONE
---	UFO	UNDERGROUND FIBER OPTIC
---	UH	UTILITY HANDHOLE
---	W	WATER LINE
---	Y	FIRE HYDRANT
---	WV	WATER VALVE
---	WM	WATER METER
---	SSM	SANITARY SEWER MANHOLE
---	SS	SANITARY SEWER LINE
---	FSM	SANITARY FORCE MAIN
---	SM	STORM SEWER MANHOLE
---	SI	STORM SEWER INLET
---	SP	STORM SEWER PIPE
---	FL	FLOWLINE / SWALE
---	X	FENCELINE
---	MB	MAILBOX
---	TL	TREELINE / EDGE OF WOODS

**PROPOSED LEDEND**

---	---	CURB WITH UNDERDRAIN
---	---	STORM SEWER
---	---	STORM MANHOLE
---	---	CURB INLET
---	---	STORM INLET
---	---	STORM ENDSECTION
---	---	SANITARY SEWER
---	---	SANITARY MANHOLE
---	---	WATER MAIN
---	---	WATER METER
---	---	WATER VALVE
---	---	FIRE HYDRANT
---	---	FLOWLINE
---	---	SUBSURFACE DRAIN
---	---	FLOW DIRECTION
---	---	COMMON AREA
---	---	RIGHT-OF-WAY
---	---	ACRES
---	---	SQUARE FEET
---	---	BUILDING LINE
---	---	DRAINAGE EASEMENT
---	---	UTILITY EASEMENT
---	---	LANDSCAPE EASEMENT
---	---	VARIABLE
---	---	BACK OF CURB TO BACK OF CURB



MATCHLINE SEE SHEET C108 FOR CONTINUATION

PRELIMINARY PLAN  
COLONNADE  
VERNON TOWNSHIP  
HANCOCK COUNTY, INDIANA

**BANNING**  
ENGINEERING  
853 COLUMBIA ROAD, SUITE #101  
PLAINFIELD, IN 46168  
BUS: (317) 707-3700 FAX: (317) 707-3800  
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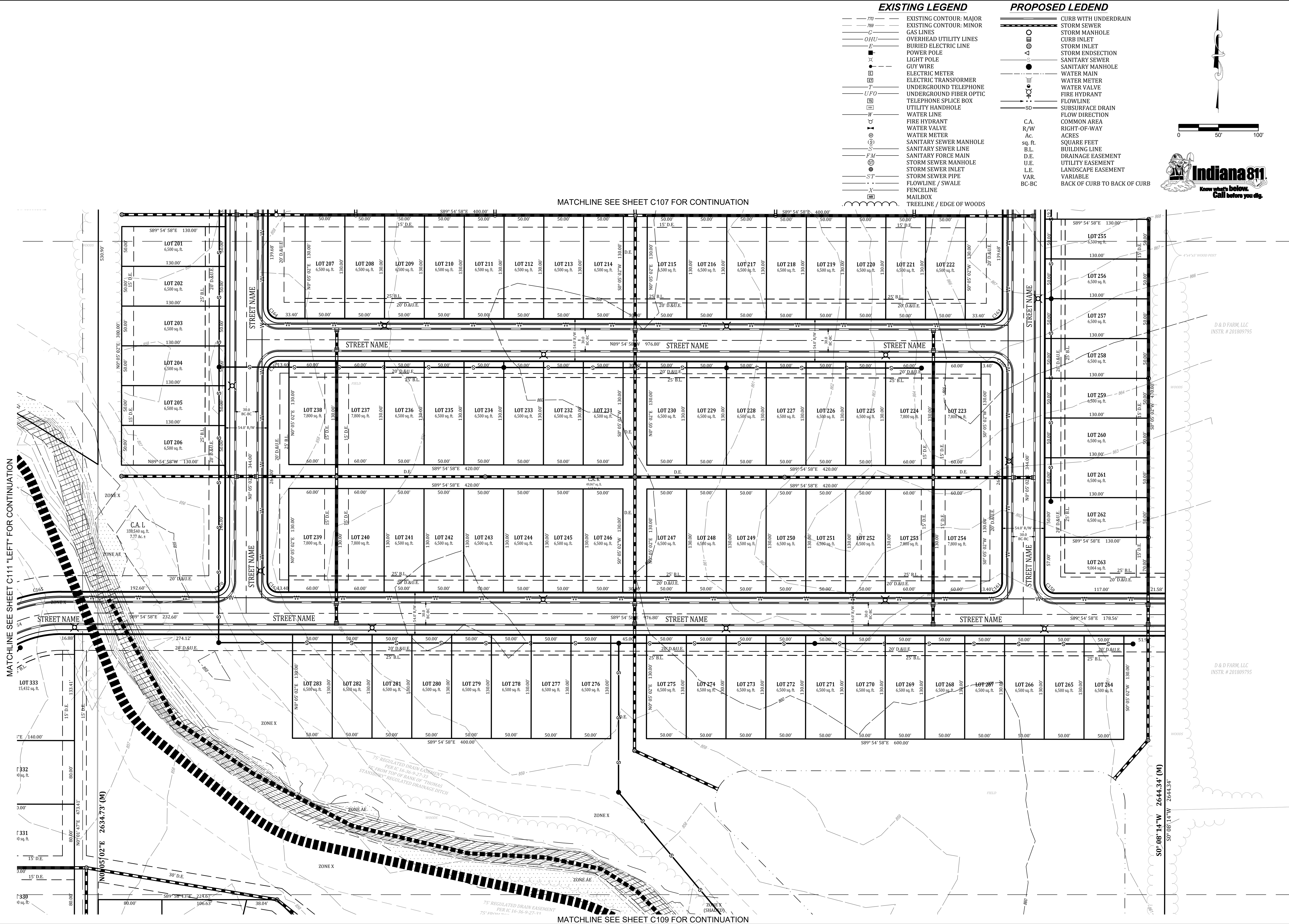
Project No: 21177  
Sheet No:

C107

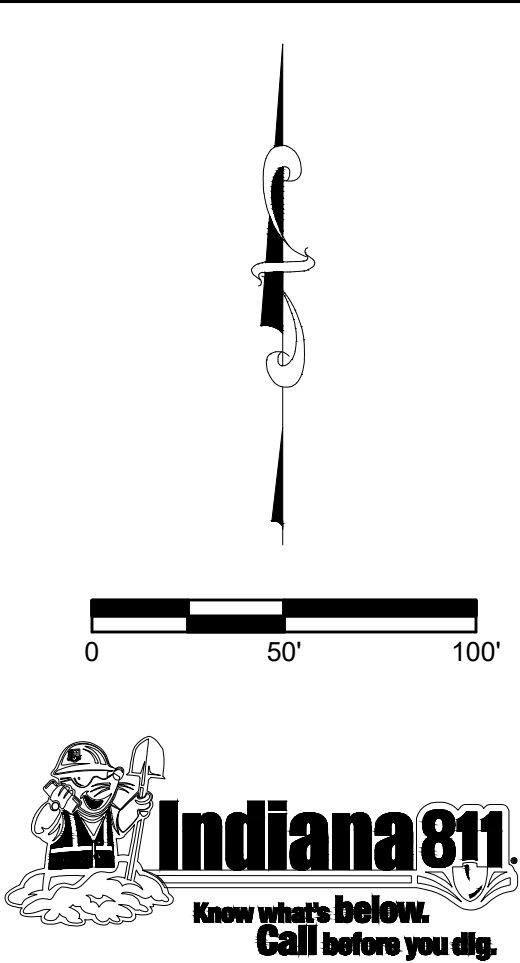
Revisions	Date
DESIGNED: J.B.	7/20/2021
DRAWN: J.B.	
CHECKED: R.C.	
SCALE:	
DATE:	

REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF



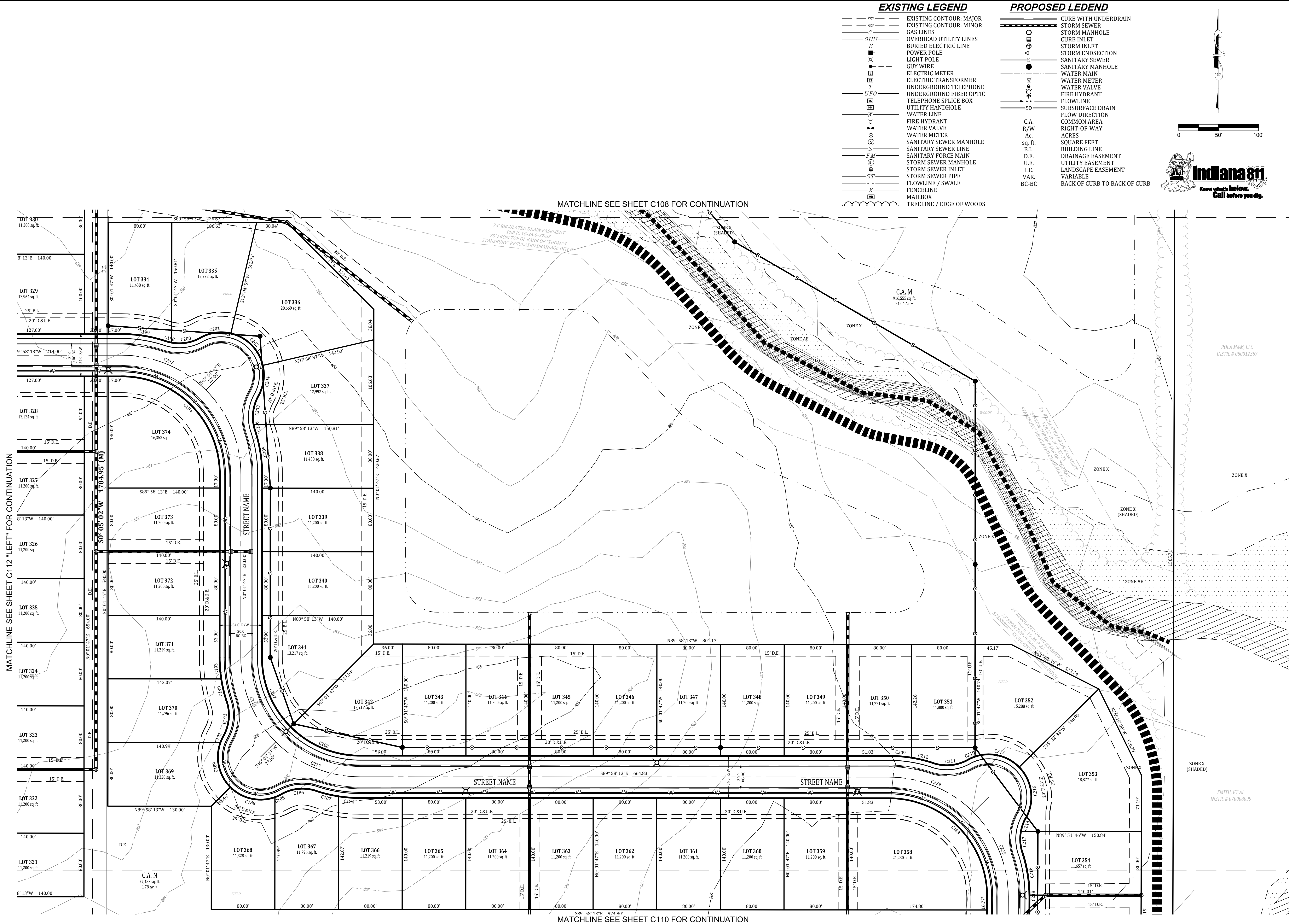


EXISTING LEGEND		PROPOSED LEDEND	
	EXISTING CONTOUR: MAJOR		CURB WITH UNDERDRAIN
	EXISTING CONTOUR: MINOR		STORM SEWER
	GAS LINES		STORM MANHOLE
	OVERHEAD UTILITY LINES		CURB INLET
	BURIED ELECTRIC LINE		STORM ENDSECTION
	POWER POLE		SANITARY SEWER
	LIGHT POLE		SANITARY MANHOLE
	GUY WIRE		WATER MAIN
	ELECTRIC METER		WATER METER
	ELECTRIC TRANSFORMER		WATER VALVE
	UNDERGROUND TELEPHONE		FIRE HYDRANT
	UNDERGROUND FIBER OPTIC		FLOWLINE
	TELEPHONE SPLICE BOX		SUBSURFACE DRAIN
	UTILITY HANDHOLE		FLOW DIRECTION
	WATER LINE		COMMON AREA
	FIRE HYDRANT		RIGHT-OF-WAY
	WATER VALVE		ACRES
	WATER METER		SQUARE FEET
	SANITARY SEWER MANHOLE		BUILDING LINE
	SANITARY SEWER LINE		DRAINAGE EASEMENT
	SANITARY FORCE MAIN		UTILITY EASEMENT
	STORM SEWER MANHOLE		LANDSCAPE EASEMENT
	STORM SEWER INLET		VARIABLE
	STORM SEWER PIPE		BACK OF CURB TO BACK OF CURB
	FLOWLINE / SWALE		
	FENCELINE		
	MAILBOX		
	TREELINE / EDGE OF WOODS		



PRIMARY PLAT		Project No:	21177
COLONNADE		Sheet No:	C108
VERNON TOWNSHIP		 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168 BUS: (317) 707-3700 FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com	
HANCOCK COUNTY, INDIANA			
DESIGNED: [Signature]			
DRAWN: [Signature]			
CHECKED: [Signature]			
SCALE: [Signature]			
DATE: 07-20-2021			
SYMBOLS: [Signature]			
REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF			
DATE: 7/20/2021			





Project No: 21177  
Sheet No: C109

PRIMARY PLAT  
COLONNADE  
VERNON TOWNSHIP  
HANCOCK COUNTY, INDIANA

**BANNING**  
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WEB: [www.BanningEngineering.com](http://www.BanningEngineering.com)

Revisions  
7/20/2021  
DESIGNED: JJB  
DRAWN: JJB  
CHECKED: JJB  
SCALE: JJB  
DATE: 07-20-2021



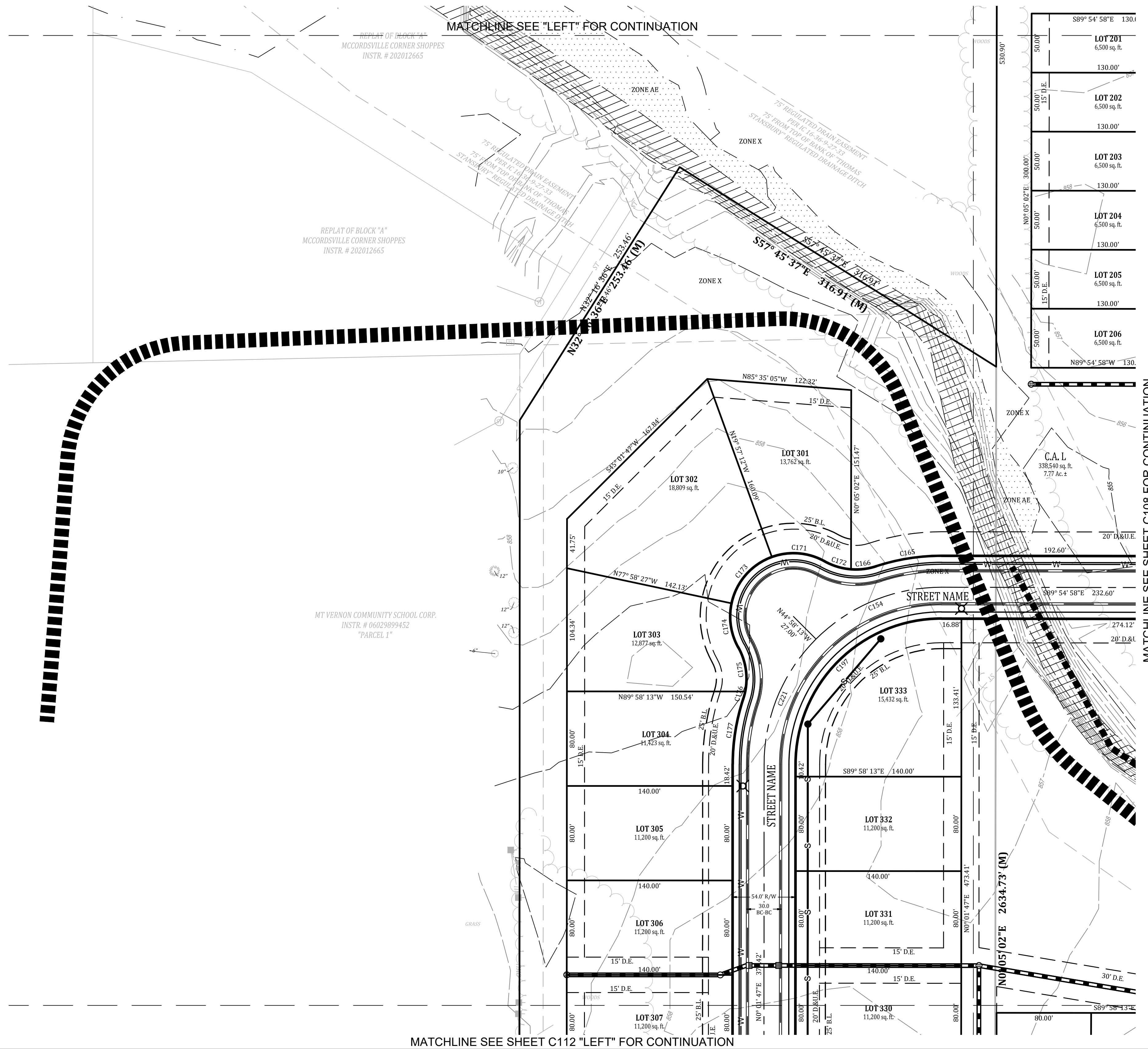
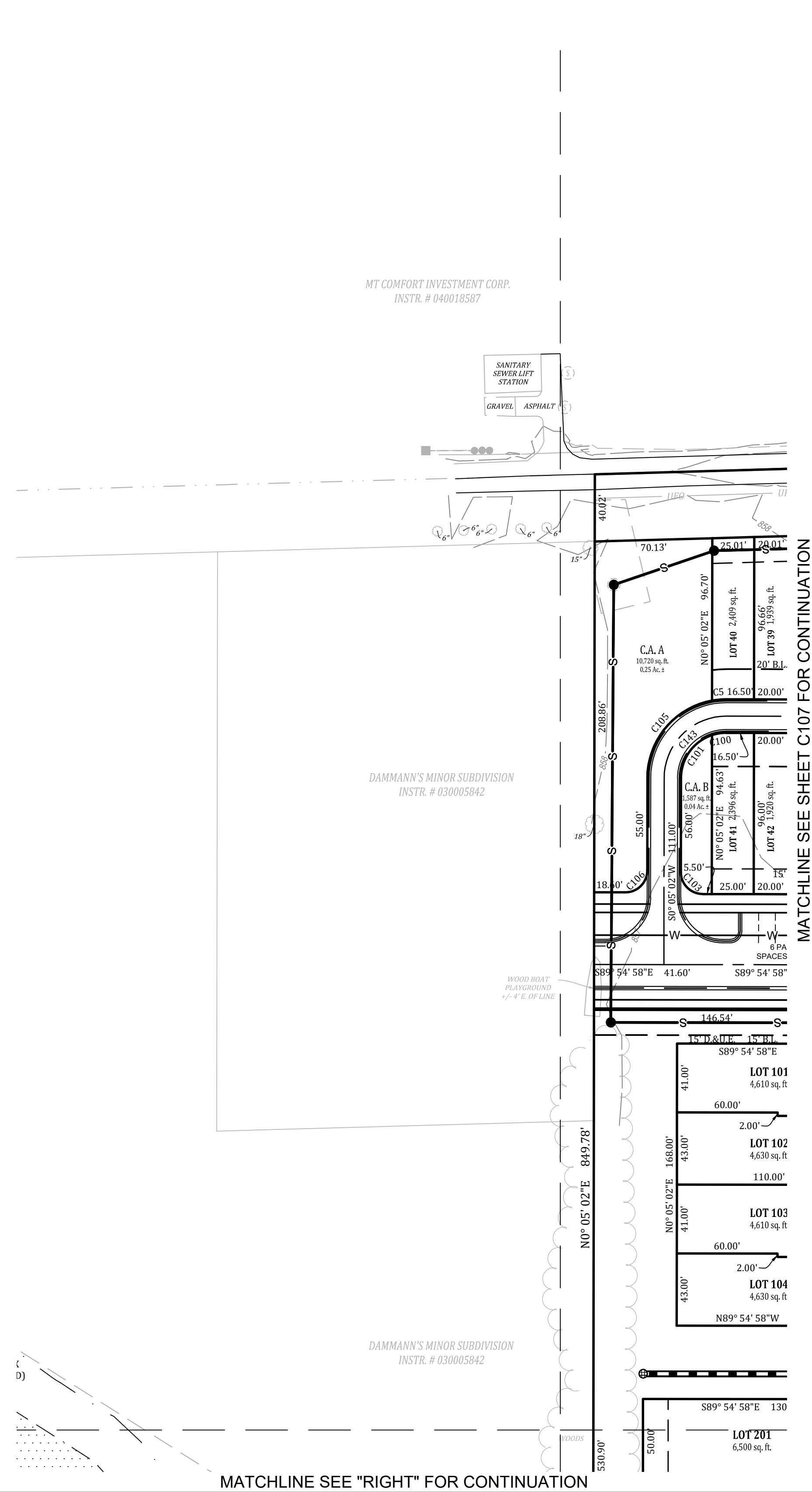


## PROPOSED LEGEND

	CURB WITH UNDERDRAIN
	STORM SEWER
	STORM MANHOLE
	CURB INLET
	STORM INLET
	STORM ENDSITION
	SANITARY SEWER
	SANITARY MANHOLE
	WATER MAIN
	WATER METER
	WATER VALVE
	FLOW HYDRANT
	FLOW LINE
	SUBSURFACE DRAIN
	FLOW DIRECTION
C.A.	COMMON AREA
R/W	RIGHT-OF-WAY
Ac.	ACRES
sq. ft.	SQUARE FEET
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
L.E.	LANDSCAPE EASEMENT
VAR.	VARIABLE
BC-BC	BACK OF CURB TO BACK OF CURB

C110



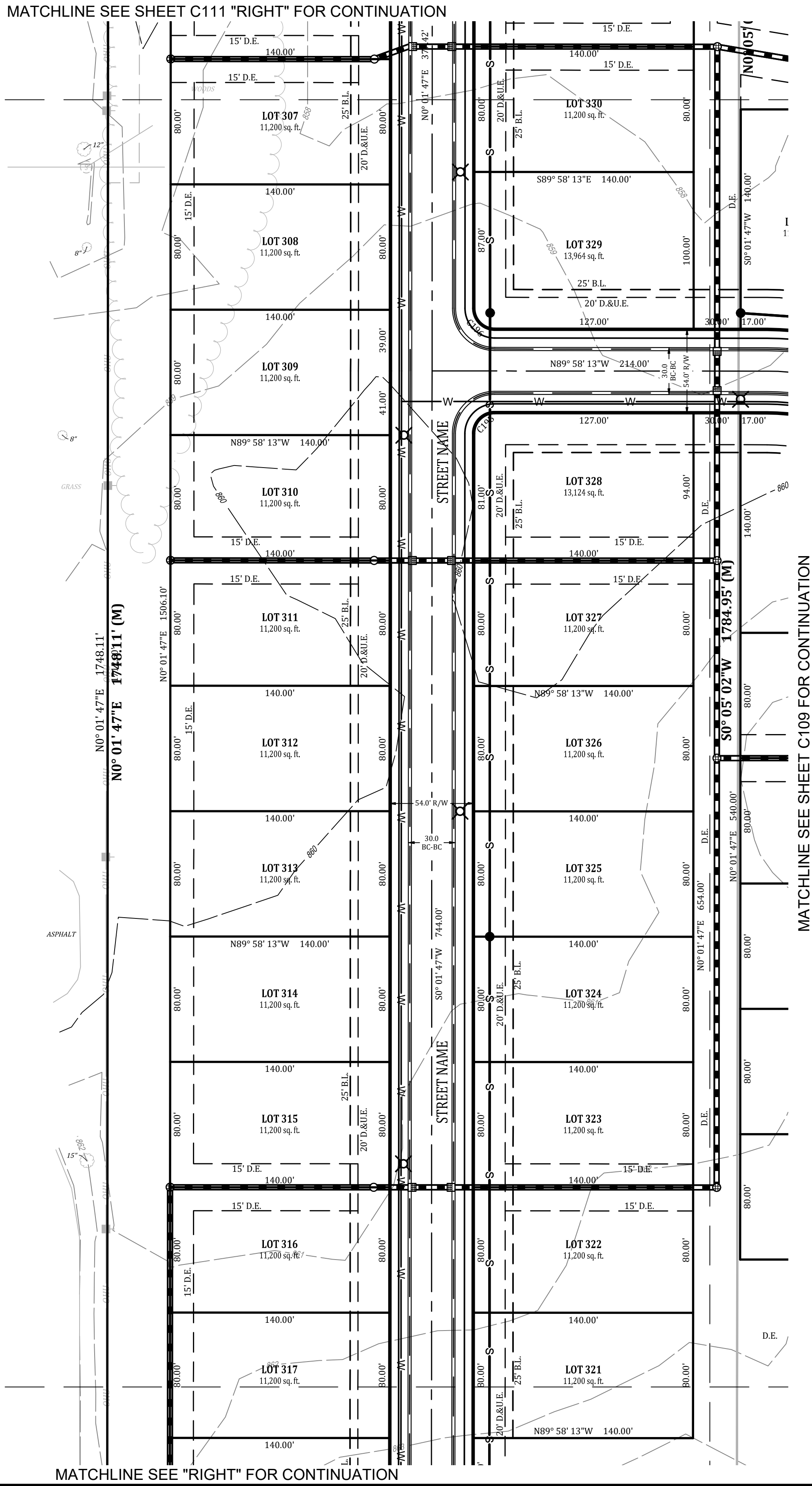


EXISTING LEGEND		PROPOSED LEGEND	
— 770 —	EXISTING CONTOUR: MAJOR	=====	CURB WITH UNDERDRAIN
— 769 —	EXISTING CONTOUR: MINOR	=====	STORM SEWER
— G —	GAS LINES	○	STORM MANHOLE
— OHU —	OVERHEAD UTILITY LINES	⊗	CURB INLET
— E —	BURIED ELECTRIC LINE	△	STORM INLET
■	POWER POLE	△	STORM ENDSECTION
✕	LIGHT POLE	●	SANITARY SEWER
✕	GUY WIRE	●	SANITARY MANHOLE
●	ELECTRIC METER	— · — · —	WATER MAIN
□	ELECTRIC TRANSFORMER	⊗	WATER METER
— T —	UNDERGROUND TELEPHONE	⊗	WATER VALVE
— UFO —	UNDERGROUND FIBER OPTIC	⊗	FIRE HYDRANT
□	TELEPHONE SPICE BOX	→ · ·	FLOWLINE
□	UTILITY HANDHOLE	— SD —	SUBSURFACE DRAIN
— W —	WATER LINE		FLOW DIRECTION
⊗	FIRE HYDRANT	C.A.	COMMON AREA
⊗	WATER VALVE	R/W	RIGHT-OF-WAY
⊗	WATER METER	Ac.	ACRES
⊗	SANITARY SEWER MANHOLE	sq. ft.	SQUARE FEET
— S —	SANITARY SEWER LINE	B.L.	BUILDING LINE
— FM —	SANITARY FORCE MAIN	D.E.	DRAINAGE EASEMENT
⊗	STORM SEWER MANHOLE	U.E.	UTILITY EASEMENT
⊗	STORM SEWER INLET	L.E.	LANDSCAPE EASEMENT
⊗	STORM SEWER PIPE	VAR.	VARIABLE
· ·	FLOWLINE / SWALE	BC-BC	BACK OF CURB TO BACK OF CURB
— X —	FENCELINE		
■	MAILBOX		
~~~~~	TREELINE / EDGE OF WOODS		

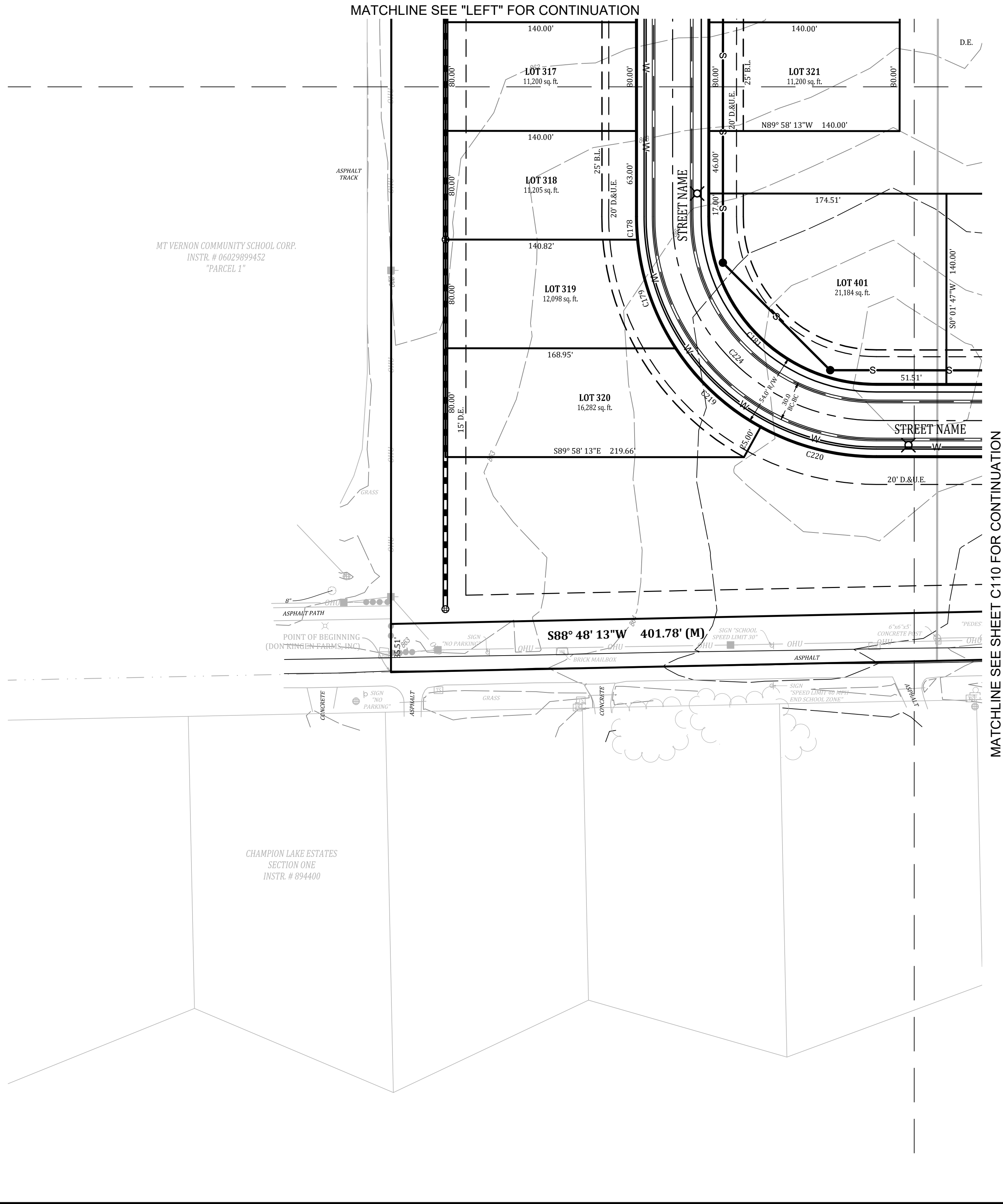


 BANNING ENGINEERING 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168 BUS: (317) 707-3700 FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com	Project No: 21177		Sheet No:		C111
	PRIMARY PLAT COLONNADE VERNON TOWNSHIP HANCOCK COUNTY, INDIANA				
	Designed: JJB	Sym.	Revisions	Date	
	Drawn: JJB		REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF	7/20/2021	
	Checked: RJC				
Scale:					
Date:					
					07-20-2021

MT VERNON COMMUNITY SCHOOL CORP.
INSTR. # 06029899452
"PARCEL 1"

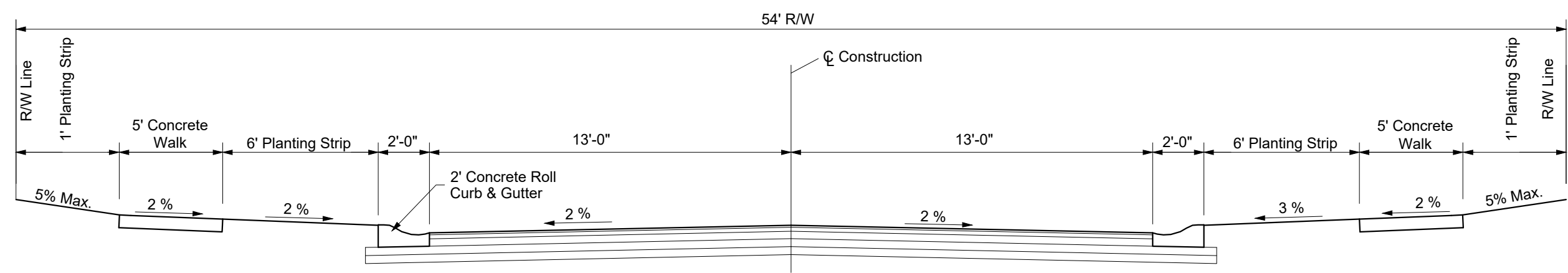
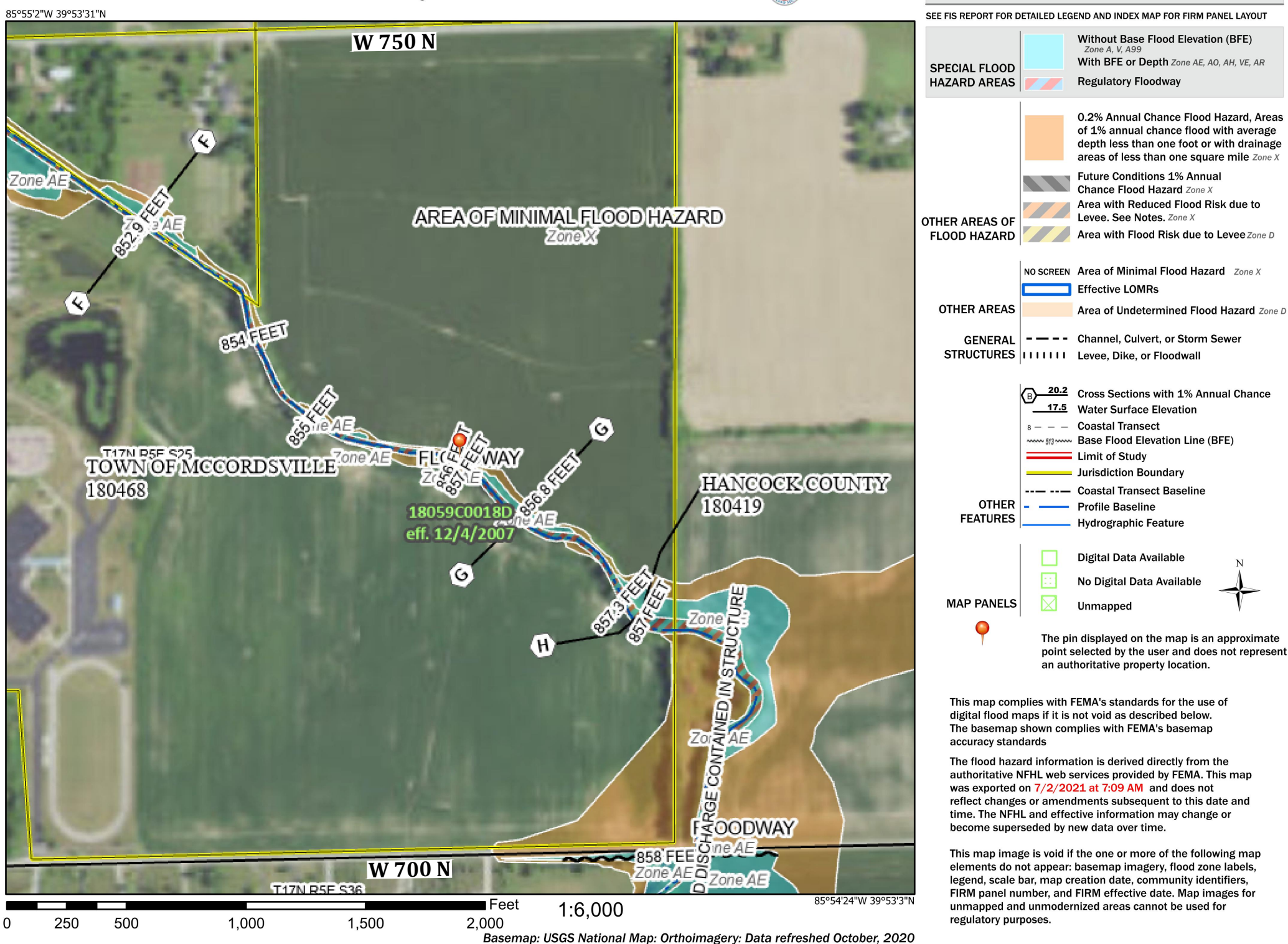


EXISTING LEGEND		PROPOSED LEDEND	
	EXISTING CONTOUR: MAJOR		CURB WITH UNDERDRAIN
	EXISTING CONTOUR: MINOR		STORM SEWER
	GAS LINES		STORM MANHOLE
	OVERHEAD UTILITY LINES		CURB INLET
	BURIED ELECTRIC LINE		STORM ENDSECTION
	POWER POLE		SANITARY SEWER
	LIGHT POLE		SANITARY MANHOLE
	GUY WIRE		WATER MAIN
	ELECTRIC METER		WATER METER
	ELECTRIC TRANSFORMER		WATER VALVE
	UNDERGROUND TELEPHONE		FIRE HYDRANT
	UNDERGROUND FIBER OPTIC		FLOWLINE
	TELEPHONE SPLICE BOX		SUBSURFACE DRAIN
	UTILITY HANDHOLE		FLOW DIRECTION
	WATER LINE		COMMON AREA
	FIRE HYDRANT		RIGHT-OF-WAY
	WATER VALVE		ACRES
	WATER METER		SQUARE FEET
	SANITARY SEWER MANHOLE		BUILDING LINE
	SANITARY SEWER LINE		DRAINAGE EASEMENT
	SANITARY FORCE MAIN		UTILITY EASEMENT
	STORM SEWER MANHOLE		LANDSCAPE EASEMENT
	STORM SEWER INLET		VARIABLE
	STORM SEWER PIPE		BACK OF CURB TO BACK OF CURB
	FLOWLINE / SWALE		
	FENCELINE		
	MAILBOX		
	TREELINE / EDGE OF WOODS		

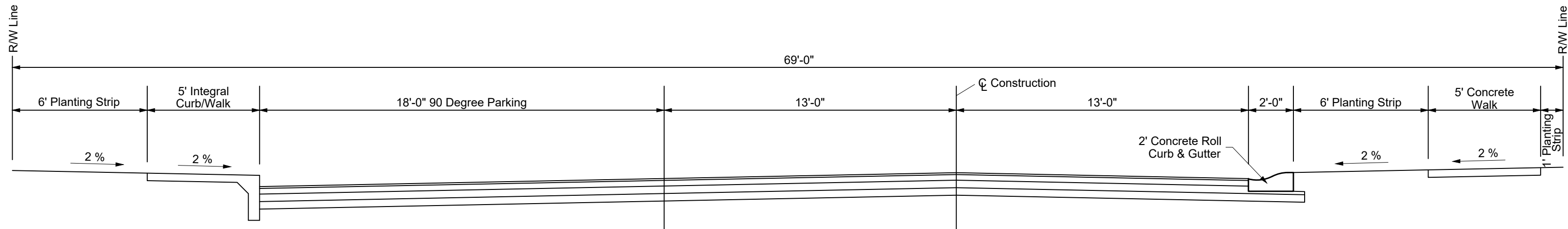


Project No: 21177	Sheet No:	C112	BANNING ENGINEERING 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168 BUS: (317) 707-3700 FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com	PRIMARY PLAT		DESIGNED: JJB		SYN: JJB		REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF		Date: 7/20/2021	
				COLONNADE		Drawn: JJB		Checked: JJB		Date: 7/20/2021			
				VERNON TOWNSHIP		Scale: RJC		Date: 7/20/2021					
				HANCOCK COUNTY, INDIANA		Date: 7/20/2021							

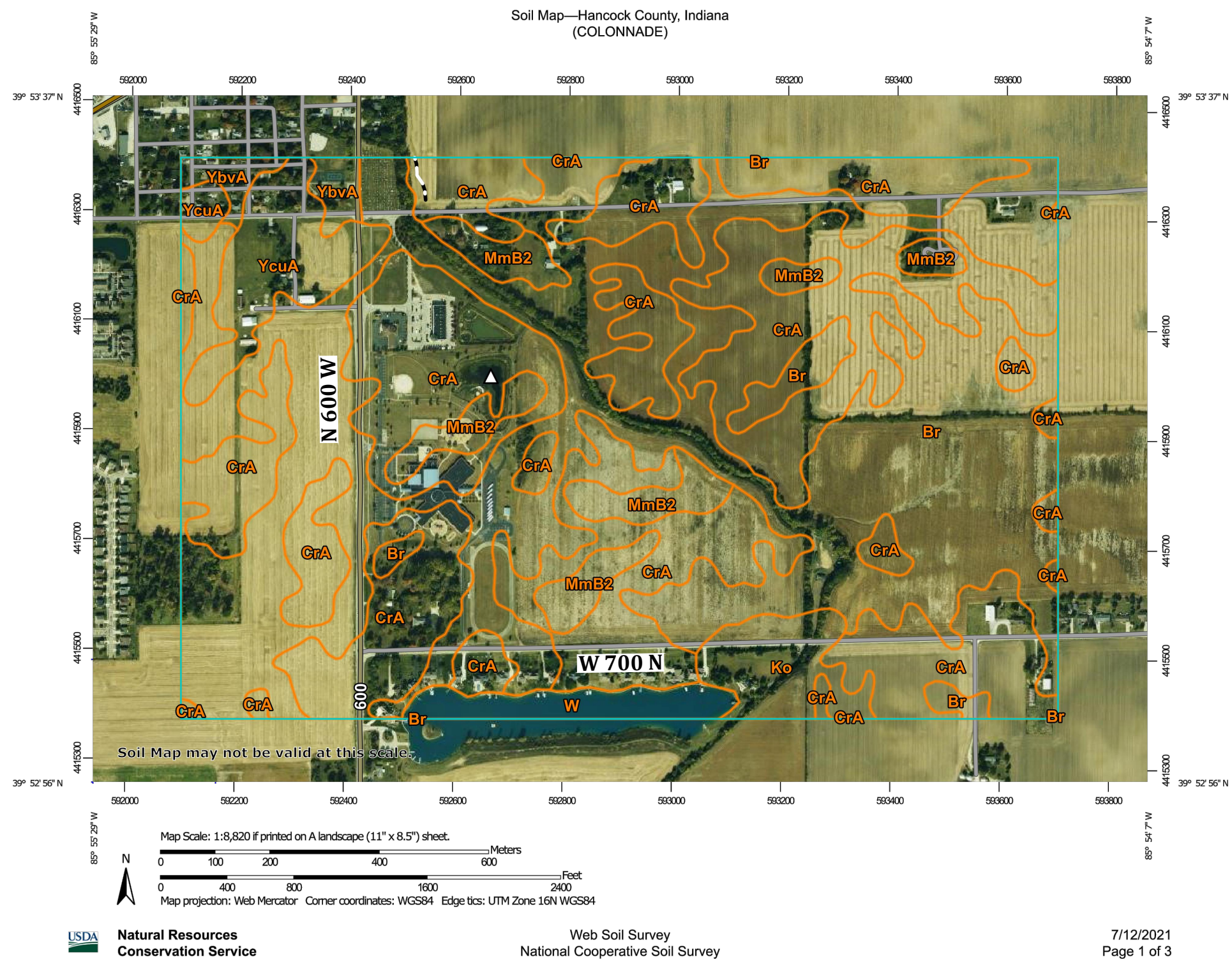
National Flood Hazard Layer FIRMette



TYPICAL ROAD CROSS SECTION
NO SCALE

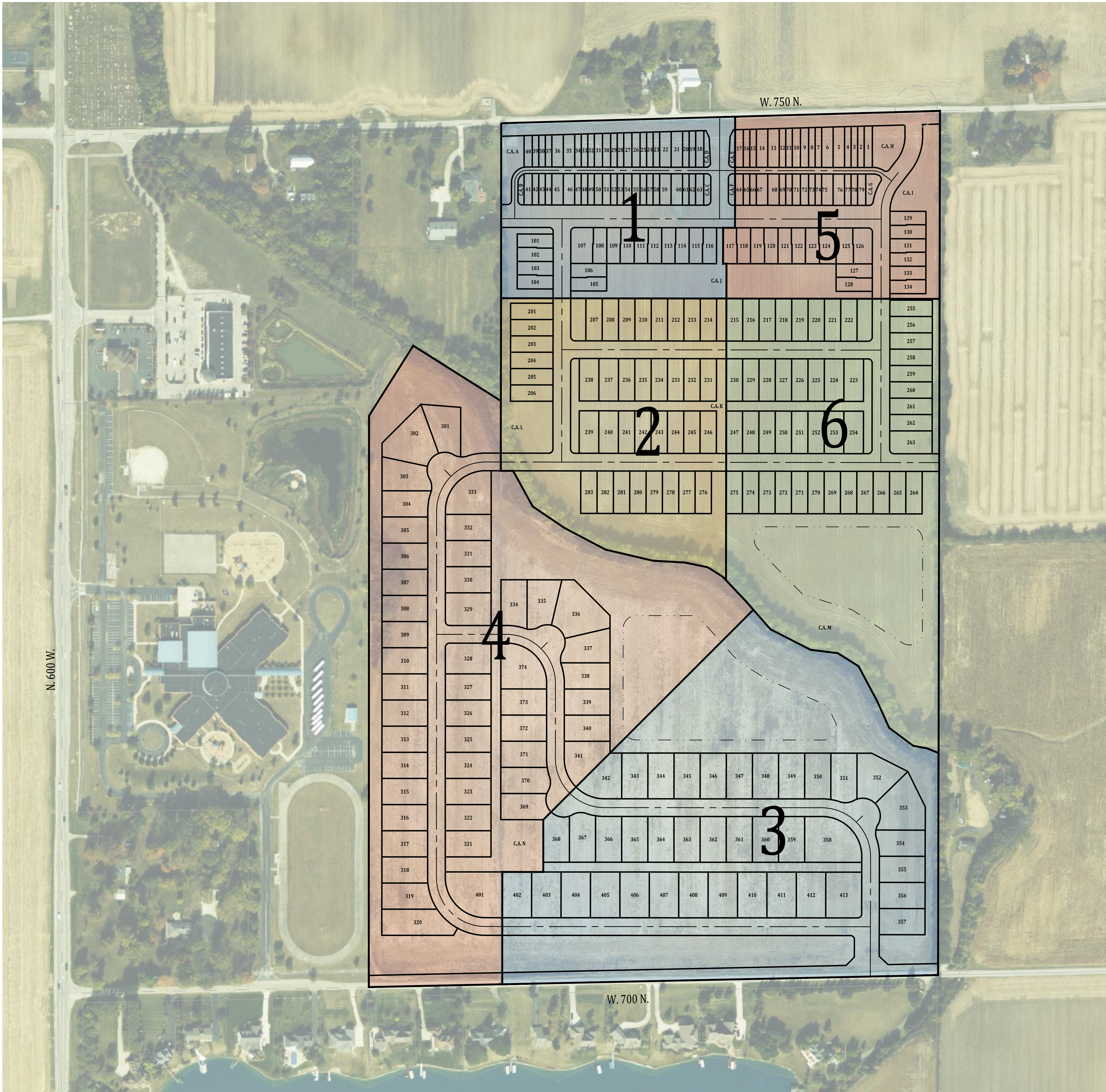
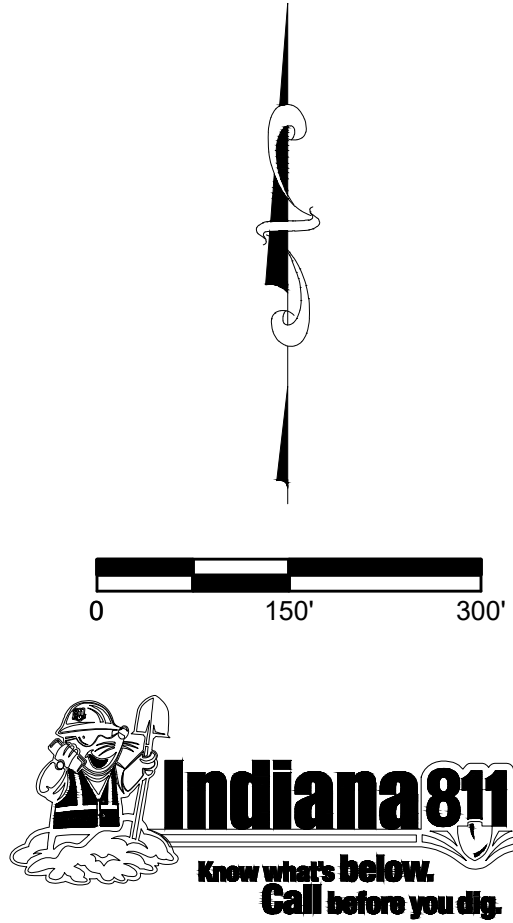


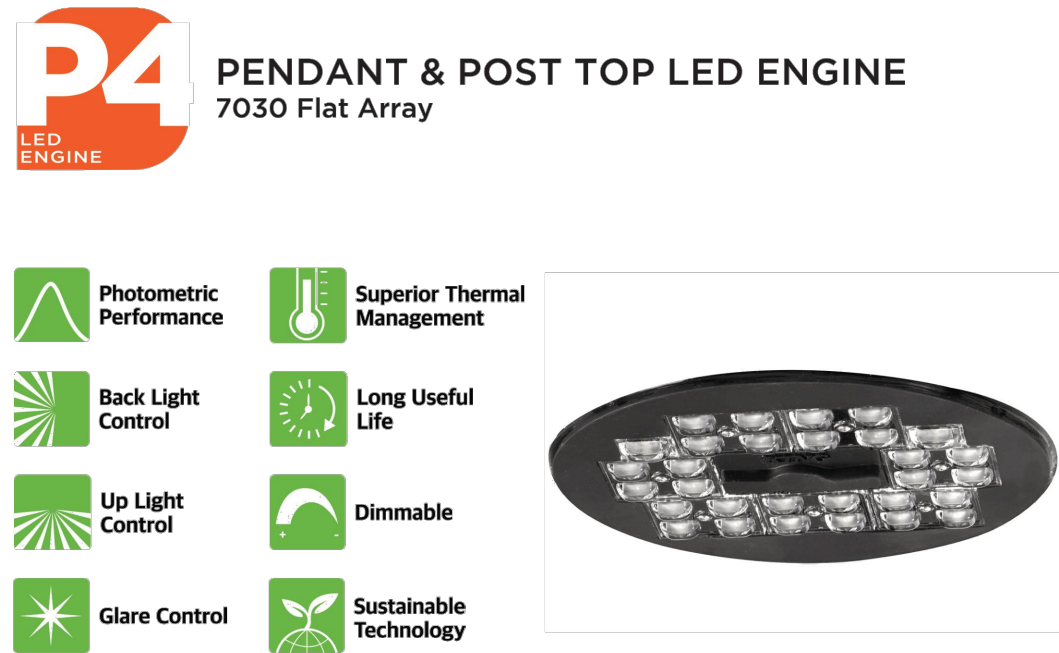
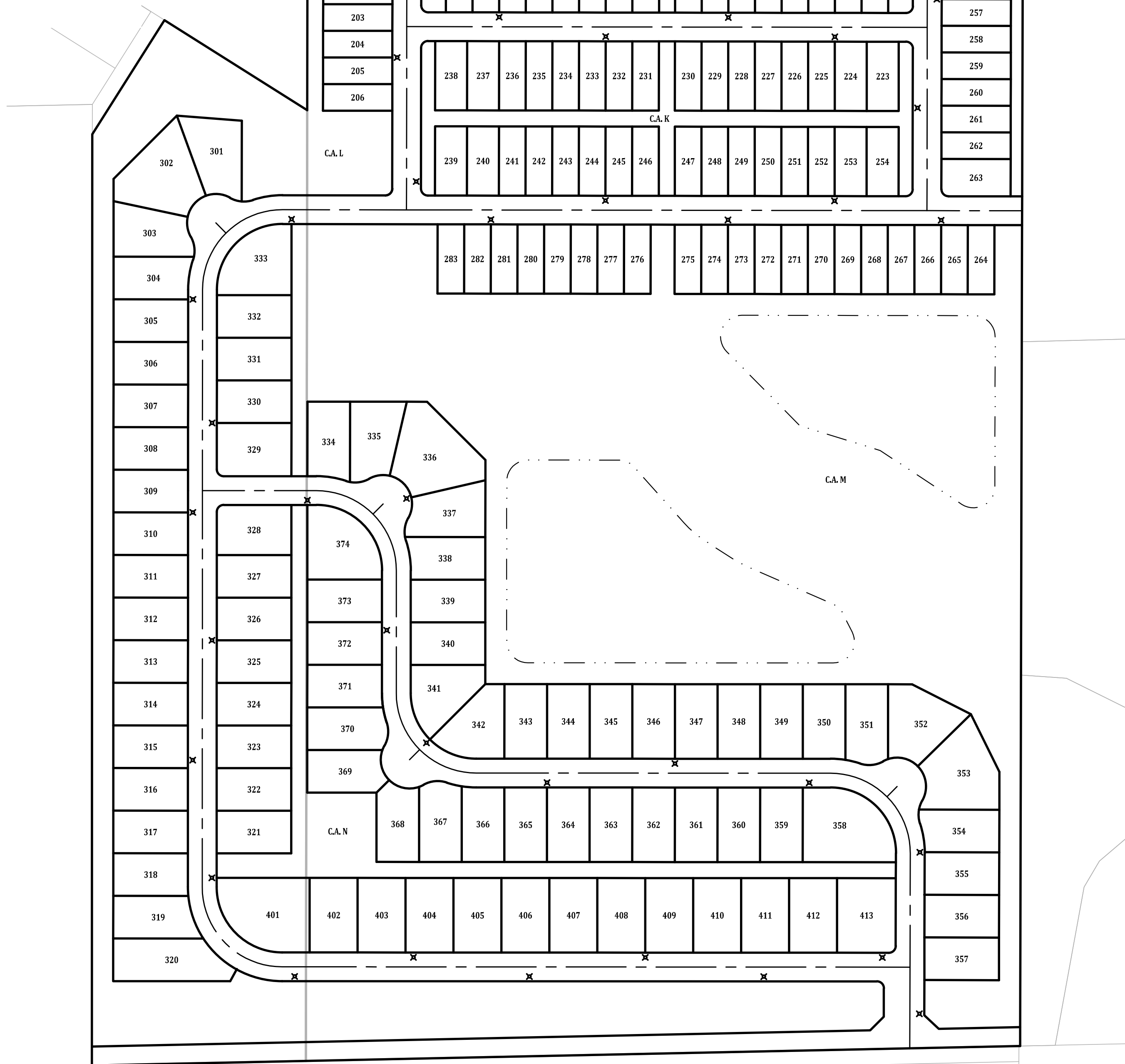
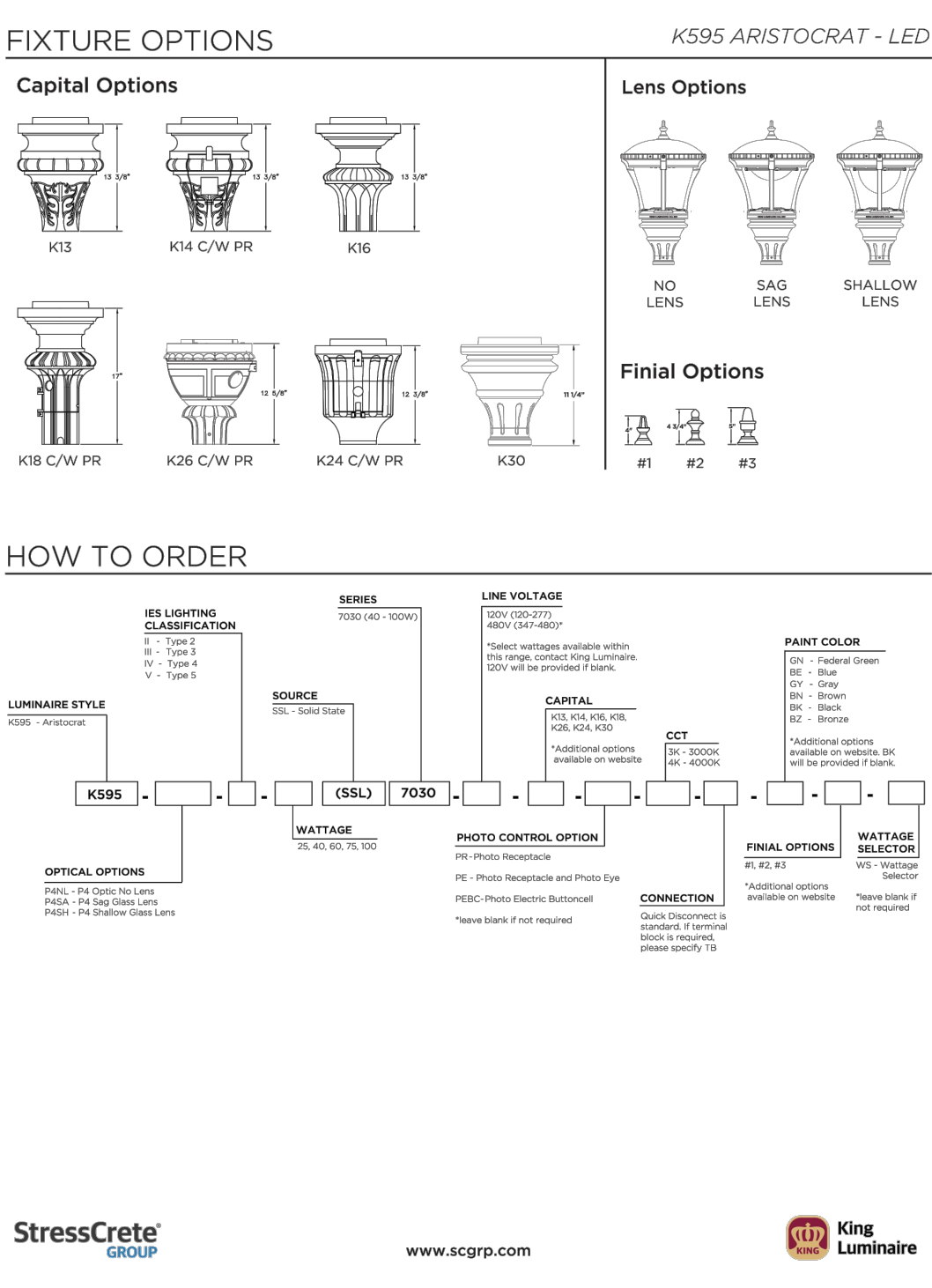
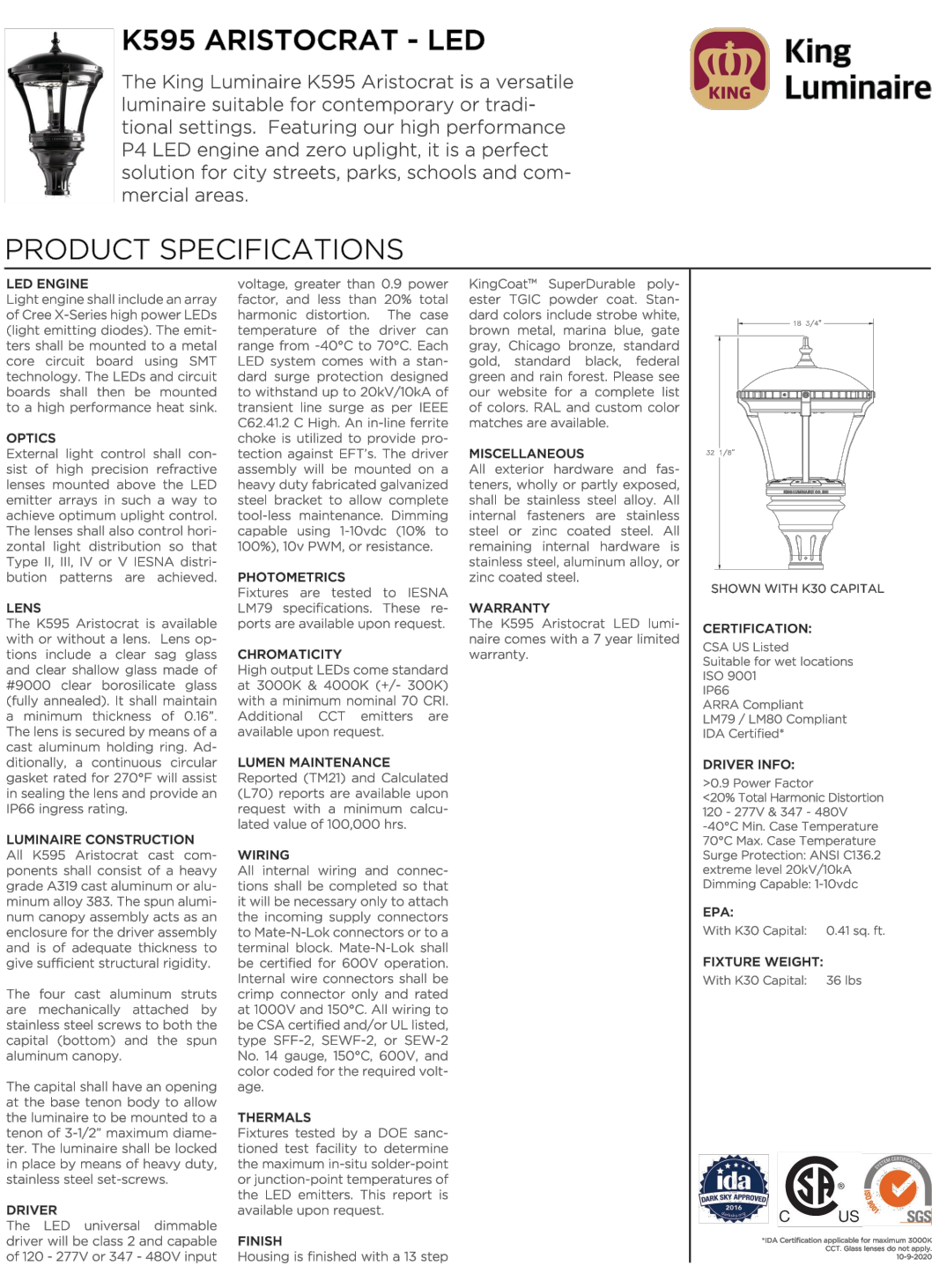
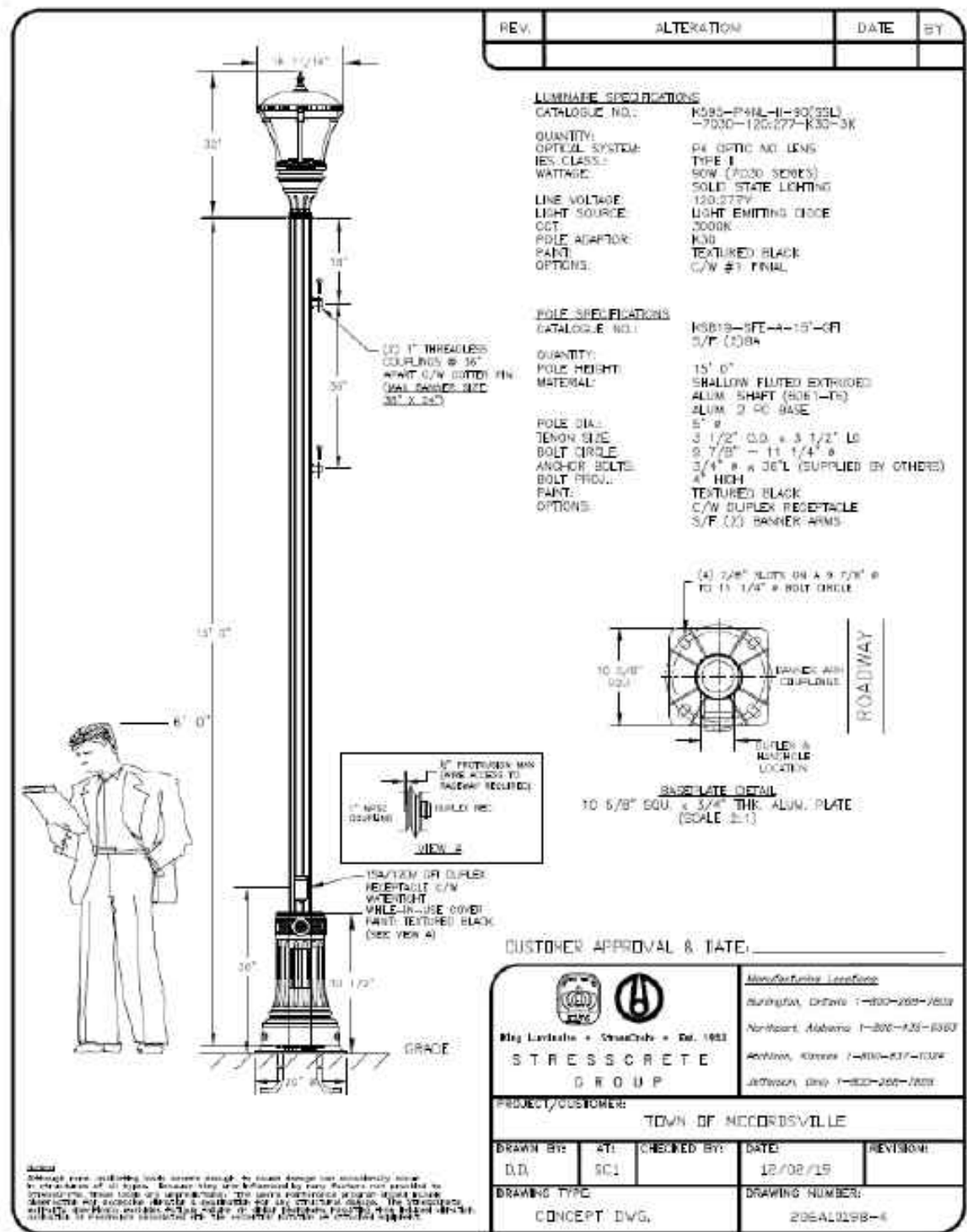
**TYPICAL ROAD CROSS SECTION
WITH 90 DEGREE PARKING AT NORTH SIDE**
NO SCALE



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	172.4	42.3%
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	173.1	42.5%
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	11.0	2.7%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	20.5	5.0%
W	Water	7.9	1.9%
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	5.2	1.3%
YcuA	Crosby silt loam-Urban land complex, 0 to 2 percent slopes	17.6	4.3%
Totals for Area of Interest		407.6	100.0%





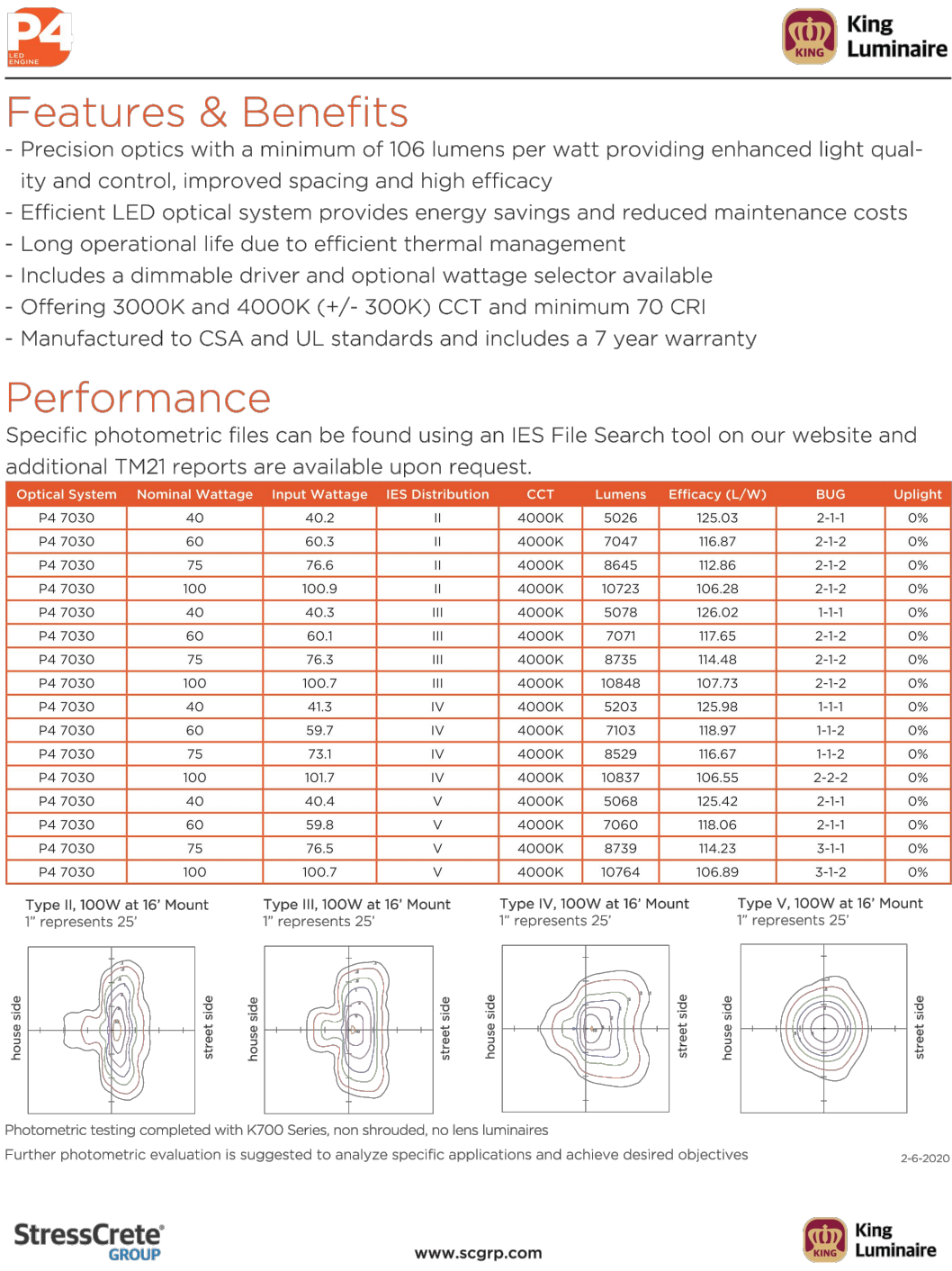
The P4 7030 is a compact flat array optical system offering precision light quality and performance. Utilizing a refractor optic and 30 LED emitters, the P4 is perfect for both pedestrian and roadway applications, plus rail and park settings requiring a uniform footprint.

With premium light quality, excellent chromaticity and low glare, this optical system is available with Type II, III, IV or V IESNA distribution patterns. Precision optics provide enhanced photometric performance with premium light quality while offering a minimum of 106 lumens per watt and maintenance cost savings.

Effective thermal management is achieved with high performance heat sinks and with an efficient LED case temperature, the P4 7030 provides a long useful life that exceeds 100,000 hours.

The P4 7030 optical system was specifically designed for compact luminaires and is often paired with luminaires that utilize the larger P4 8060/8084 optical system for coordinating fixtures to offer architectural consistency. It is available with our traditional small pendants, select contemporary fixtures, coach lanterns, and octagonal fixtures.

LIGHTING THE WAY®



STREET LIGHTING PLAN
COLONNADE
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
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Project No: 21177
Sheet No:

C115

Date: 7/20/2021
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REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF
Designed: JLB
Drawn: JLB
Checked: RJC
Scale:
Date: 07-20-2021