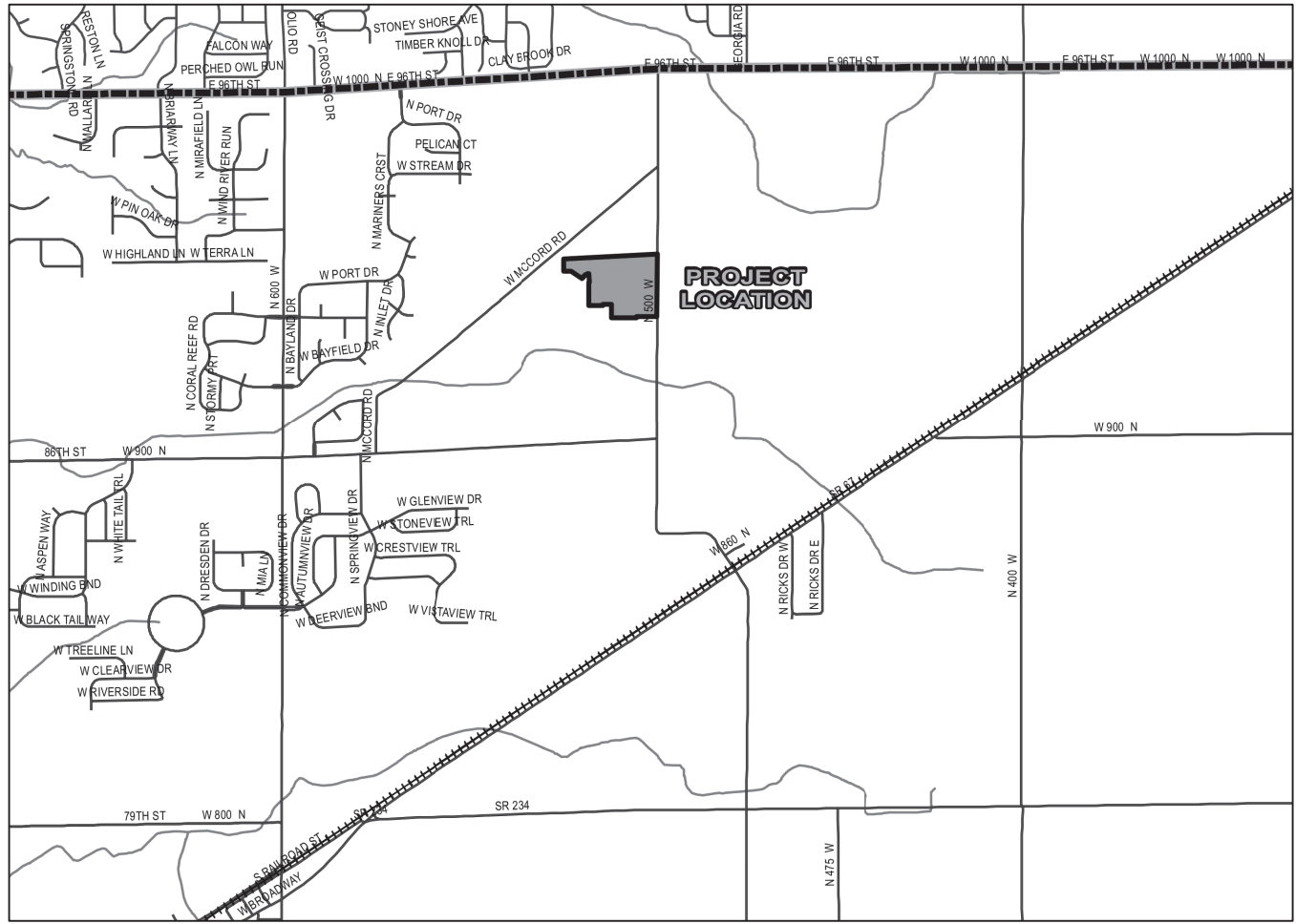


SUMMERTON  
SECTION 2  
CONSTRUCTION PLANS  
Lennar Homes of Indiana, LLC



DEVELOPER:

LENNAR HOMES OF INDIANA, LLC  
STUART HUCKELBERRY  
11555 N. MERIDIAN ST., SUITE 400  
CARMEL, IN 46032  
317-659-3200

CIVIL ENGINEER and SURVEYOR:

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

ZONED SUMMERTON AMENDED PUD ORDINANCE NO. \_\_\_\_\_, AN  
ORDINANCE AMENDING THE TOWN OF MCCORDSVILLE ZONING  
ORDINANCE NO. 121410, AS AMENDED.

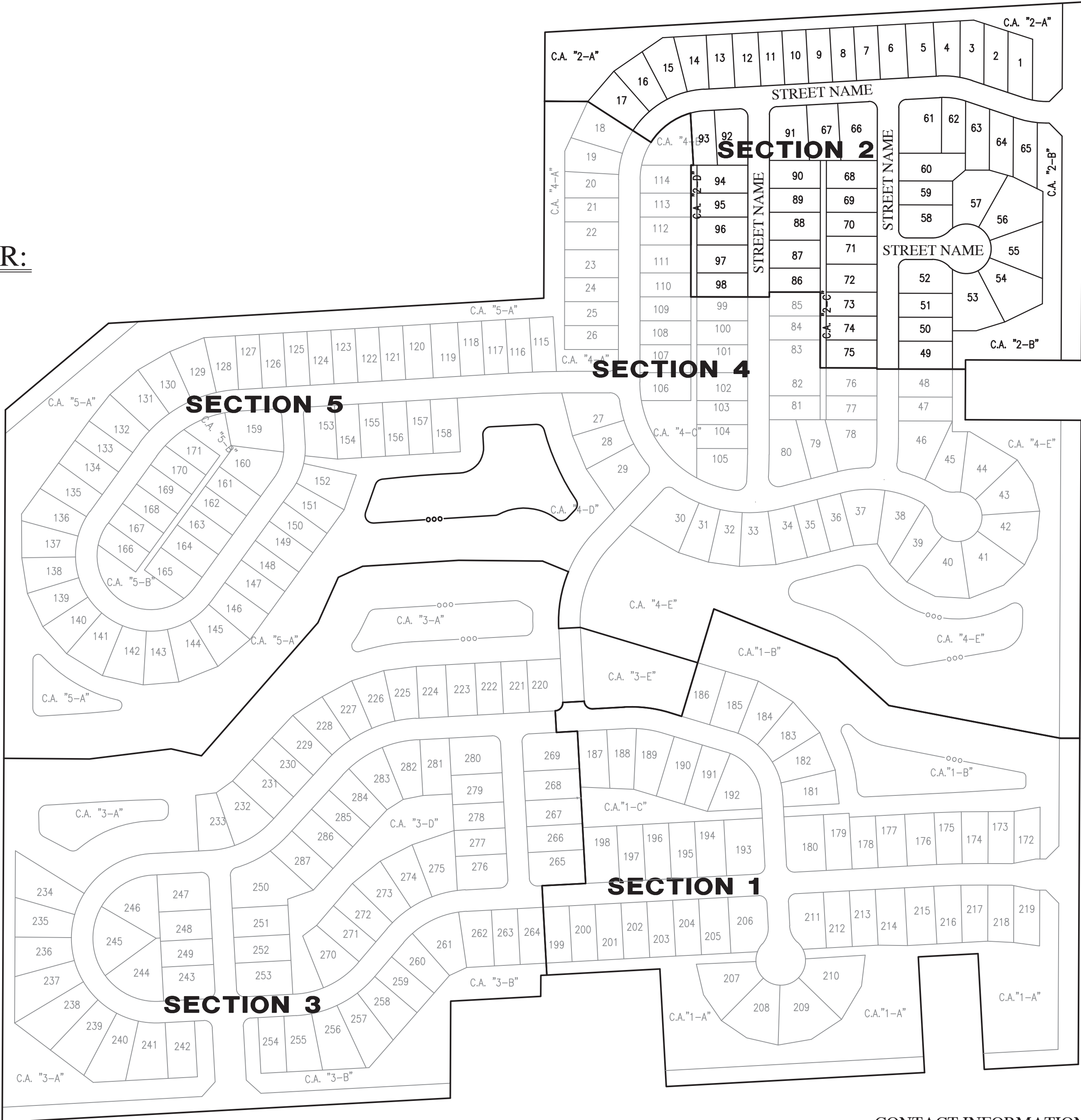
DEVELOPMENT STANDARDS

AREA "A"	
MINIMUM LOT AREA	7,200 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	15 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	60%
MAXIMUM HEIGHT - PRINCIPAL	35 FEET

SITE DATA

LOTS: 57  
DISTURBED AREA: 33 AC  
START CONSTRUCTION: SEPTEMBER 2022  
END CONSTRUCTION: SEPTEMBER 2027

PLAN COMMISSION APPROVAL	_____
DRAINAGE APPROVAL	_____
ADDRESS APPROVAL	_____
EROSION CONTROL APPROVAL	_____
COUNTY ENGINEER APPROVAL	_____
COUNTY SANITARIAN APPROVAL	_____
COUNTY COMMISSIONERS APPROVAL	_____



CONTACT INFORMATION:

CITIZENS ENERGY GROUP / CWA AUTHORITY, INC. (WATER)  
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2243 East Main Street  
Greenfield, Indiana 46140  
EMEYER@NINESTARCONNECT.COM

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rcrum@mccordsville.org

MCCORDSVILLE FIRE DEPARTMENT  
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McCordsville, Indiana 46055  
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TOWN OF MCCORDSVILLE  
ENGINEERING DEPARTMENT  
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Mailing Address: P.O. Box 1700  
Noblesville, Indiana 46061  
sandra.casey@centerpointenergy.com



SOILS LEGEND

BR BROOKSTON SILTY CLAY LOAM  
CRA CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES  
MmB2 MAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED



SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	EXISTING CONDITIONS PLAN
C1.2-C1.4	DEVELOPMENT PLAN
C1.5-C1.7	PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C1.8-C1.10	POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C1.11-C1.13	EMERGENCY FLOOD ROUTE PLAN
C1.14	MASTER UTILITY PLAN
C1.15-C1.16	SUBSURFACE DRAIN PLAN
C2.0-C2.2	STREET PLAN & PROFILE
C3.0	ENTRANCE PLAN
C3.1	MAINTENANCE OF TRAFFIC PLAN
C3.2	INTERSECTION & CUL-DE-SAC DETAILS
C3.3	TRAFFIC CONTROL AND LIGHTING PLAN
C4.0-C4.4	SANITARY SEWER PLAN & PROFILE
C6.0-C6.4	STORM SEWER PLAN & PROFILE
C7.0-C7.1	WATER DISTRIBUTION PLAN
C8.0	STORMWATER POLLUTION PREVENTION NOTES
C8.1-C8.4	STORMWATER POLLUTION PREVENTION DETAILS
C8.5	CONSTRUCTION DETAILS
C8.6	CITIZENS WATER DETAILS
L1.0-L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE DETAILS

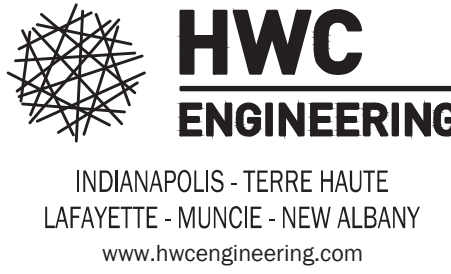
MCCORDSVILLE TOWN STANDARDS

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

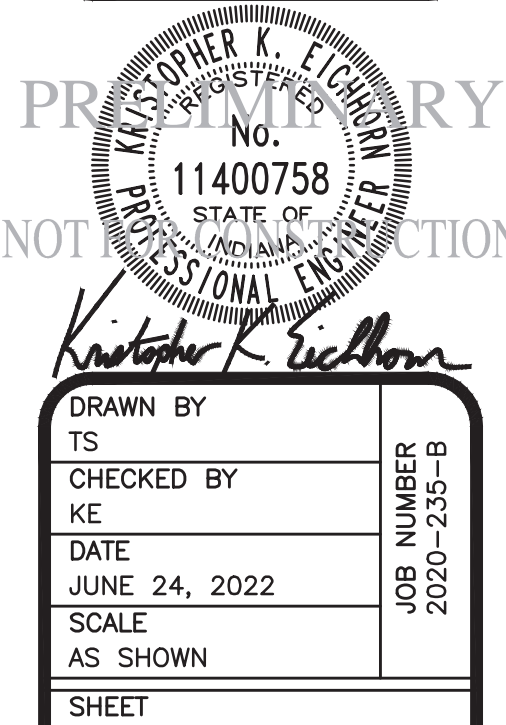
REVISIONS

DATE	DESCRIPTION	BY



SUMMERTON SECTION 2  
MCCORDSVILLE, INDIANA

COVER



DRAWN BY TS	JOB NUMBER 2020-235-B
CHECKED BY KE	
DATE JUNE 24, 2022	
SCALE AS SHOWN	
SHEET	

C1.0  
COVER



OVERALL GENERAL PROJECT NOTES

- NOT ALL GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE 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.
- 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 CONTRACTORS 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 CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, FENCES, WARNING SIGNS, FLASHING LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, SAFETY MEETING REQUIREMENTS AND AGENCY REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY PRECAUTIONS, THERE WILL BE NO SEPARATE OR ADDITIONAL PAYMENT FOR THIS WORK.
- WHERE PROPERTY MARKERS, SECTION CORNERS, SURVEY MARKS OR BENCHMARKS, SUCH AS STONES, PIPES OR OTHER SUCH MONUMENTS ARE ENCOUNTERED AND CONFLICT WITH THE WORK, THE ENGINEER SHALL BE NOTIFIED BEFORE THEY ARE DISTURBED. THE MARKERS SHALL BE PROTECTED AFTER THE OWNER, ENGINEER, AND AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR REFERENCED THEIR LOCATIONS.
- ALL MATERIALS DENOTED "SALVAGED" SHALL BE STORED AND PROTECTED AT THE SITE FOR THE OWNER TO RE-USE AS INDICATED.
- THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER.
- ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.
- CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.
- 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.
- IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS.
- CONTRACTOR SHALL STAMP THE LETTER "S" IN THE CURB PERPENDICULAR TO THE LATERAL MARKER.
- STRUCTURES RECEIVING SUB-SURFACE DRAIN (SSD) SHALL HAVE BOTH PORTS CORE DRILLED. "T" OR "Y" BLIND CONNECTIONS ARE NOT ALLOWED.
- ALL STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE-DRAINS TO WATERWAY".
- 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.
- 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.
- CLAY POND LINERS ARE REQUIRED IF SIGNIFICANT SAND OR GRAVEL STRATIFICATIONS ARE ENCOUNTERED DURING EXCAVATION OF POND.
- 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.
- FLOODPLAIN BOUNDARY LINES SHOWN ARE DELINEATED BASED ON APPLYING BASE FLOOD ELEVATIONS (BFES) TO SITE-SPECIFIC TOPOGRAPHY PER FEMA MAP #18059C0017D DATED DECEMBER 4, 2007.

BENCHMARK INFORMATION:

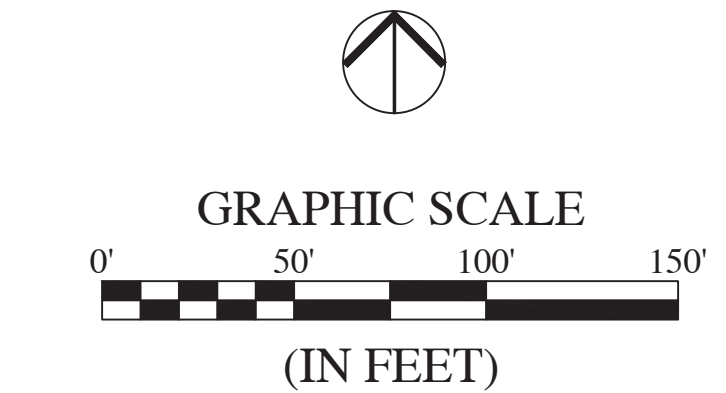
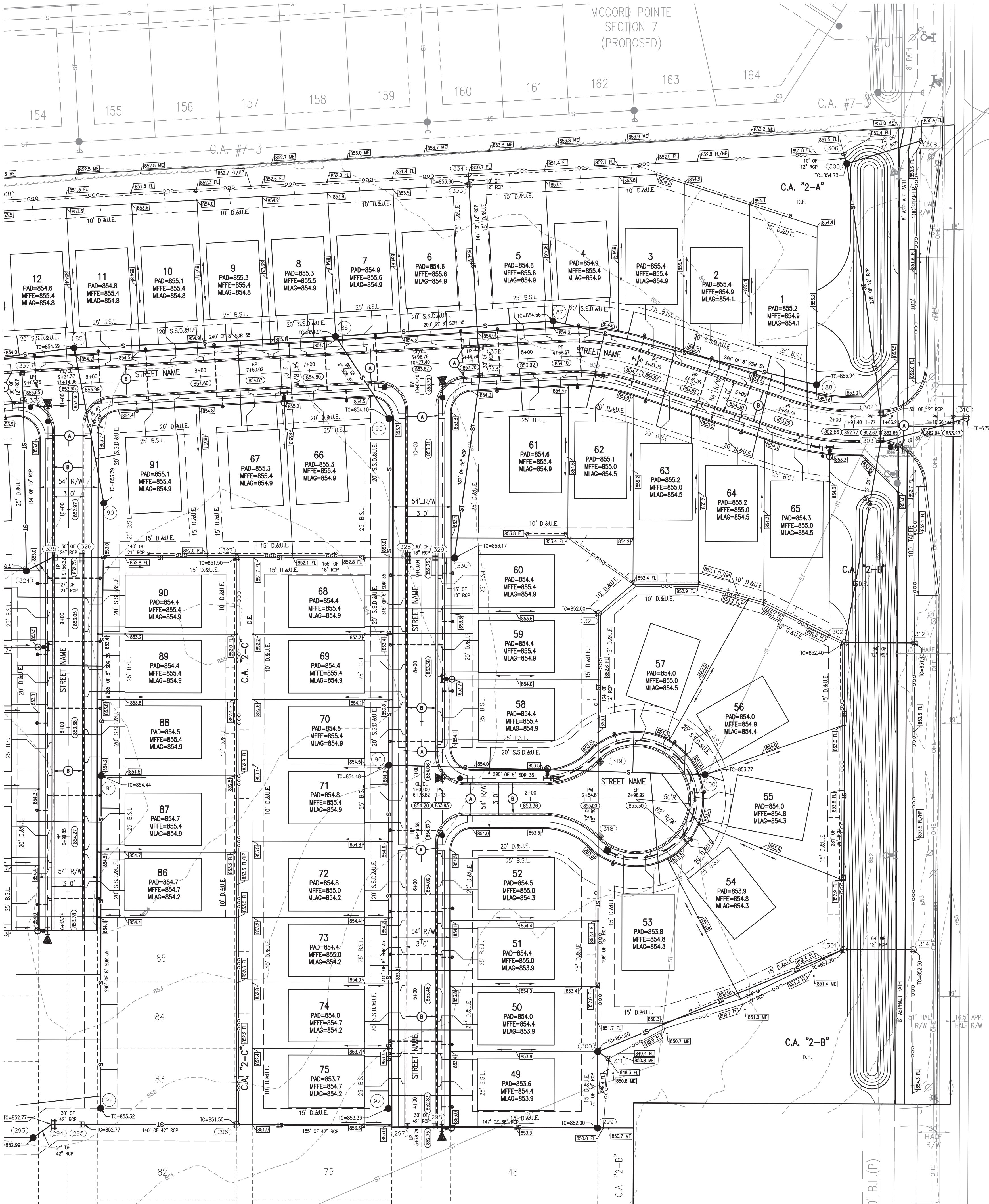
ORIGINATING BENCHMARK:  
ELEVATION INFORMATION IS BASED UPON EXISTING MCCORD POINT, CONSTRUCTION PLANS ESTABLISHED BY STOEPELWERTH, WHICH IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1929 (NGVD 29). CONTROL FROM MCCORD POINT WAS RECOVERED AND USED TO ESTABLISH CONTROL FOR THIS PROJECT.

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)

TBM #1  
HANCOCK COUNTY SURVEYOR DISK LOCATED IN THE CENTER OF COUNTY ROAD 500 WEST, APPROXIMATELY 490 FEET NORTH OF THE CULVERT FOR THE SCHULTZ & SCHULTZ LEGAL DRAIN  
ELEVATION = 852.92 (NGVD 29)

TBM #2  
5/8-INCH REBAR WITH RED CAP STAMPED "HWC ENGINEERING RANDOM POINT" LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 900 NORTH, NEAR A FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT  
ELEVATION = 852.09 (NAVD88)

FOR CONTINUATION SEE SHEET C1.3



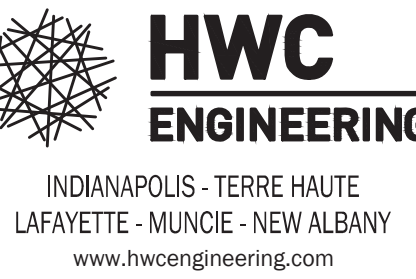
LEGEND:

EXISTING	PROPOSED
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	CENTERLINE
---	SWALE / FLOWLINE
---	SUBSURFACE DRAIN
---	SANITARY SEWER
---	STORM SEWER
---	STORM CULVERT
---	WATER MAIN
---	CONTOUR, MAJOR
---	CONTOUR, MINOR
---	FENCE
---	TREE LINE
---	SANITARY MANHOLE
---	STORM MANHOLE
---	STORM INLET
---	STORM END SECTION
---	FIRE HYDRANT
---	FLOW ARROW
---	FLOOD ROUTE
---	SPOT ELEVATION
---	PAVEMENT ELEVATION
---	A.D.A. HANDICAP RAMP
---	2' ROLL CURB
---	EMERGENCY OVERFLOW
---	WEIR CROSS-SECTION
---	PRIMARY MONUMENT SIGN
---	SSD CLEANOUT
---	SANITARY CLEANOUT
---	GROUND SIGN

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

REVISIONS		
DATE	DESCRIPTION	BY



SUMMERTON SECTION 2  
MCCORDSVILLE, INDIANA  
DEVELOPMENT PLAN

PROFESSIONAL ENGINEER  
No. 11400758  
STATE OF INDIANA  
NOT A PUBLIC OFFICIAL  
Katherine K. Eichhorn  
DRAWN BY  
DC  
CHECKED BY  
KE  
DATE  
JUNE 24, 2022  
SCALE  
AS SHOWN  
SHEET  
JOB NUMBER  
2020-235-B

C1.2  
DEVELOPMENT PLAN



1. NOT ALLOW 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 RECORDS AND IS GIVEN TO THE CONTRACTOR AS A GUIDE ONLY. THE CONTRACTOR 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. IF ANY 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 COULD BE REASONABLY ANTICIPATED. IF AN UNEXPECTED INTERRUPTION OF SERVICE MAY BE REMOVED AND REPAIRED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY, IF MINOR CONFLICTS ARISE, THE CONTRACTOR MAY SHIFT THE PROPOSED LOCATION OF THE WORK. BEFORE ANY WORK BEGINS, DEALING WITH OR AROUND UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.

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.

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.

17. FLOODPLAIN BOUNDARY LINES SHOWN ARE DELINEATED BASED ON APPLYING BASE FLOOD ELEVATIONS (BFES) TO SITE-SPECIFIC TOPOGRAPHY PER FEMA MAP #18059C0017D DATED DECEMBER 4, 2007.

ORIGINATING BENCHMARK:  
ELEVATION INFORMATION IS BASED UPON EXISTING McCORD  
POINTE CONSTRUCTION PLANS ESTABLISHED BY  
STOEPPELWERTH, WHICH IS REFERENCED TO THE NORTH  
AMERICAN VERTICAL DATUM OF 1929 (NGVD 29). CONTROL  
FROM McCORD POINTE WAS RECOVERED AND USED TO  
ESTABLISH CONTROL FOR THIS PROJECT.

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)

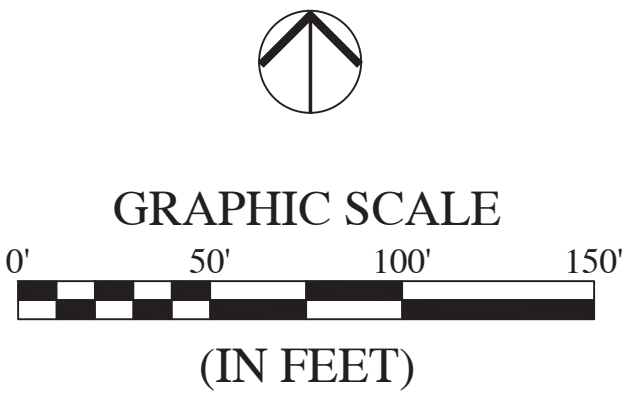
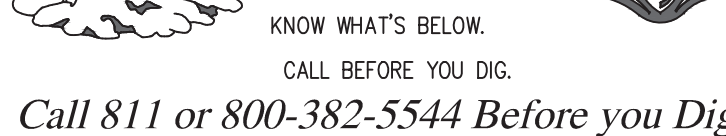
BM #1  
HANCOCK COUNTY SURVEYOR DISK LOCATED IN THE CENTER  
OF COUNTY ROAD 500 WEST, APPROXIMATELY 490 FEET  
NORTH OF THE CULVERT FOR THE SCHULTZ & SCHULTZ  
LEGAL DRAIN  
ELEVATION = 852.92 (NGVD 29)

TBM #2  
5/8-INCH REBAR WITH RED CAP STAMPED "HWC  
ENGINEERING RANDOM POINT" LOCATED ON THE SOUTH SIDE  
OF COUNTY ROAD 900 NORTH, NEAR A FIRE HYDRANT AT  
THE SOUTHWEST CORNER OF THE SUBJECT TRACT  
ELEVATION = 852.09 (NAVDD88)

MCCORD POINTE  
SECTION 2  
P.C. D, SL. 90  
INST. #202004538



FOR CONTINUATION SEE SHEET C1.2



EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
	FLOW ARROW	
	FLOOD ROUTE	
	SPOT ELEVATION	
	PAVEMENT ELEVATION	
	A.D.A. HANDICAP RAMP	
	2' ROLL CURB	
	EMERGENCY OVERFLOW WEIR CROSS-SECTION	
	PRIMARY MONUMENT SIGN	
	SSD CLEANOUT	
	SANITARY CLEANOUT	

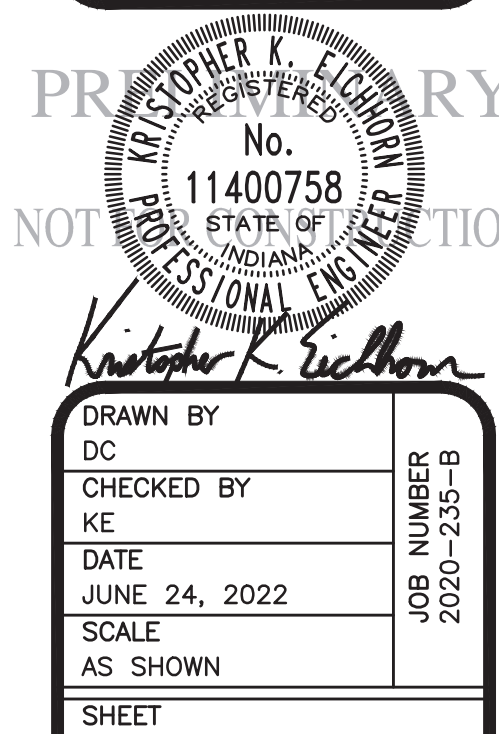
- BACK OF CURB	TB	- TOP OF BANK GRADE
- CENTERLINE	TC	- TOP OF CASTING GRADE
- FINISHED GRADE	PAD	- PAD GRADE
- FLOW LINE	MPFG	- MINIMUM FLOOD PROTECTION GRADE
- HIGH POINT	MFTE	- MINIMUM FINISH FLOOR ELEVATION
- INVERT ELEVATION	TW	- TOP OF WALL
- LOW POINT	IEE	- INGRESS / EGRESS EASEMENT
- MATCH EXISTING GRADE	C.A.	- LOT NUMBER
- NORMAL POOL (ELEVATION)	C.A.	- COMMON AREA
- POINT OF CURVATURE	D.E.	- DRAINAGE EASEMENT
- POINT OF REVERSE CURVATURE	S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
- POINT OF TANGENCY	D.&U.E.	- DRAINAGE AND UTILITY EASEMENT
- POLYVINYL CHLORIDE PIPE	ESMT.	- EASEMENT
- POINT OF VERTICAL INTERSECTION	B.S.L.	- BUILDING SETBACK LINE
- REINFORCED CONCRETE PIPE	R/W	- RIGHT-OF-WAY

CL	– BACK OF CURB	TB	– TOP OF BANK GRADE
CL	– CENTERLINE	TC	– TOP OF CASTING GRADE
FG	– FINISHED GRADE	PAD	– PAD GRADE
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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
PC	– POINT OF CURVATURE	D.E.	– DRAINAGE EASEMENT
PRC	– POINT OF REVERSE CURVATURE	S.S.D.&E.	– SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
PT	– POINT OF TANGENCY	D.&E.	– DRAINAGE AND UTILITY EASEMENT
PVC	– POLYVINYL CHLORIDE PIPE	ESMT.	– EASEMENT
PWI	– POINT OF VERTICAL INTERSECTION	B.S.L.	– BUILDING SETBACK LINE
RCP	– REINFORCED CONCRETE PIPE	R/W	– RIGHT-OF-WAY

[illegible]

# SUMMERTON SECTION 2 MCCORDSVILLE, INDIANA DEVELOPMENT PLAN

## DEVELOPMENT PLAN



## C1.3

## DEVELOPMENT PLAN



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. "I" 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.

17. FLOODPLAIN BOUNDARY LINES SHOWN ARE DELINEATED BASED ON APPLYING BASE FLOOD ELEVATIONS (BFES) TO SITE-SPECIFIC TOPOGRAPHY PER FEMA MAP #18039C0017D DATED DECEMBER 4, 2007.

BENCHMARK INFORMATION:

ORIGINATING BENCHMARK:  
ELEVATION INFORMATION IS BASED UPON EXISTING McCORD POINTE CONSTRUCTION PLANS ESTABLISHED BY STOEPPELWERTH, WHICH IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1929 (NGVD 29). CONTROL FROM McCORD POINTE WAS RECOVERED AND USED TO ESTABLISH CONTROL FOR THIS PROJECT.

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).

TBM #1  
HANCOCK COUNTY SURVEYOR DISK LOCATED IN THE CENTER OF COUNTY ROAD 500 WEST, APPROXIMATELY 490 FEET NORTH OF THE CULVERT FOR THE SCHULTZ & SCHULTZ LEGAL DRAIN.  
ELEVATION = 852.92 (NGVD 29).

TBM #2  
5/8-INCH REBAR WITH RED CAP STAMPED "HWC ENGINEERING RANDOM POINT" LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 900 NORTH, NEAR A FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT.  
ELEVATION = 852.09 (NAVD88).

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	MFFG	- 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



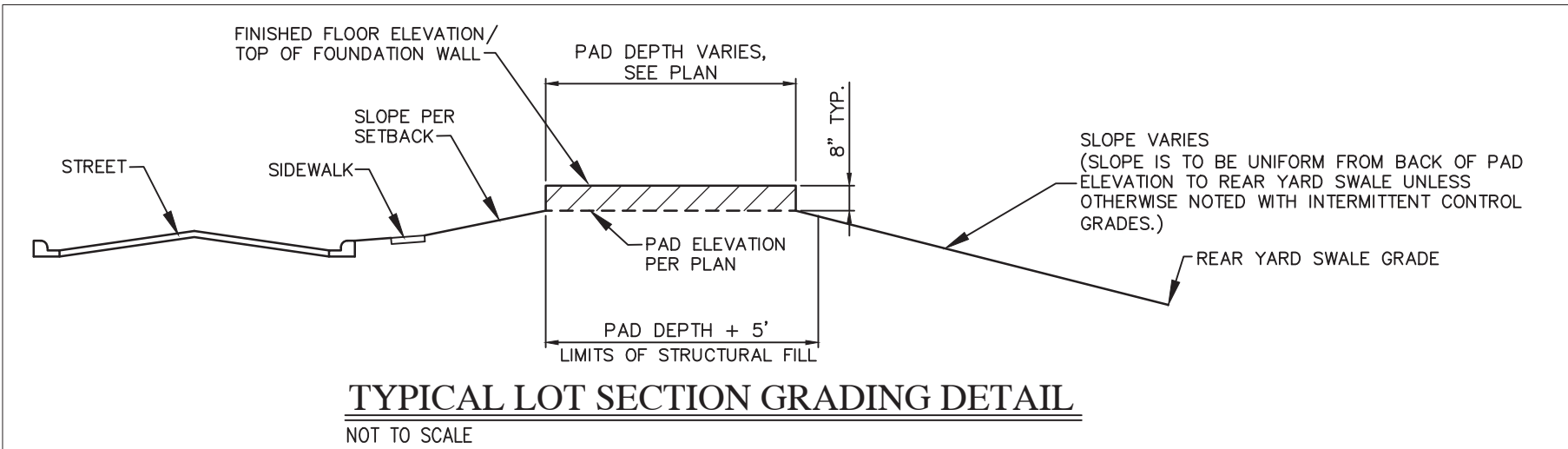
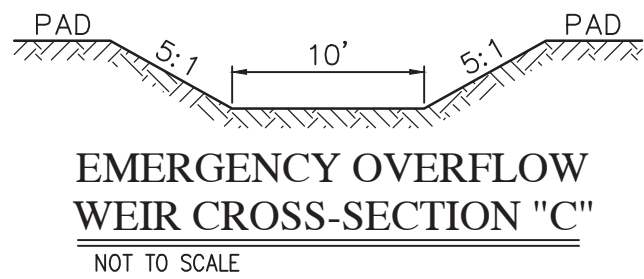
KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG.  
Call 811 or 800-382-5544 Before you Dig!



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

LEGEND:

EXISTING		PROPOSED
---	RIGHT-OF-WAY LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CENTERLINE	---
---	SWALE / FLOWLINE	---
---	SUBSURFACE DRAIN	---
---	SANITARY SEWER	---
---	STORM SEWER	---
---	STORM CULVERT	---
---	WATER MAIN	---
---	CONTOUR, MAJOR	---
---	CONTOUR, MINOR	---
---	FENCE	---
---	TREE LINE	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	STORM INLET	---
---	STORM END SECTION	---
---	FIRE HYDRANT	---
---	FLOW ARROW	---
---	FLOOD ROUTE	---
---	SPOT ELEVATION	---
---	PAVEMENT ELEVATION	---
---	A.D.A. HANDICAP RAMP	---
---	2' ROLL CURB	---
---	EMERGENCY OVERFLOW WEIR CROSS-SECTION	---
---	PRIMARY MONUMENT SIGN	---
---	SSD CLEANOUT	---
---	SANITARY CLEANOUT	---



REVISIONS

DATE	DESCRIPTION	BY



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

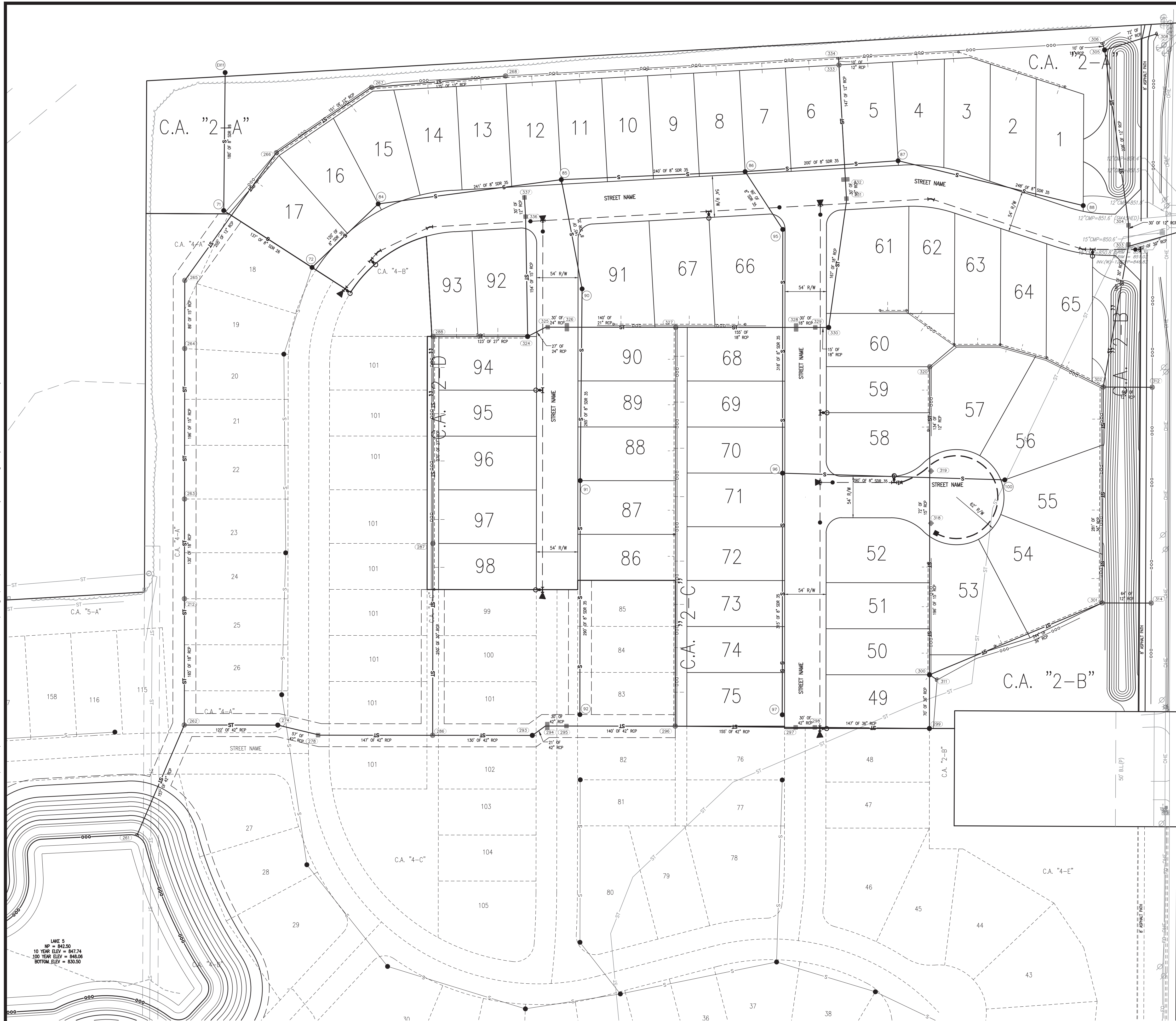
SUMMERTON SECTION 2  
MCCORDSVILLE, INDIANA  
DEVELOPMENT PLAN



DRAWN BY DC	JOB NUMBER 2020-235-B
CHECKED BY KE	
DATE JUNE 24, 2022	
SCALE AS SHOWN	
SHEET	

C1.4  
DEVELOPMENT PLAN






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



**GRAPHIC SCALE**

0'                      60'                      120'                      180'



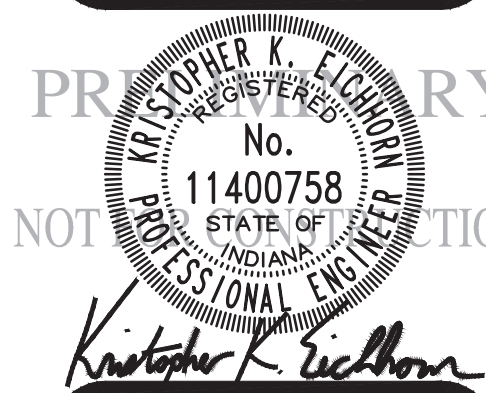
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
	FLOW ARROW	
	FLOOD ROUTE	
	SPOT ELEVATION	
	PAVEMENT ELEVATION	
	A.D.A. HANDICAP RAMP	
	2' ROLL CURB	
	SSD CLEANOUT	
	SANITARY CLEANOUT	
	EMERGENCY OVERFLOW WEIR CROSS-SECTION	

[illegible]

**SUMMERTON SECTION 2  
MCCORDSVILLE, INDIANA  
MASTER UTILITY PLAN**



DRAWN BY TS	JOB NUMBER 2020-235-B
CHECKED BY KE	
DATE JUNE 24, 2022	
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# C1.14

## MASTER UTILITY PLAN