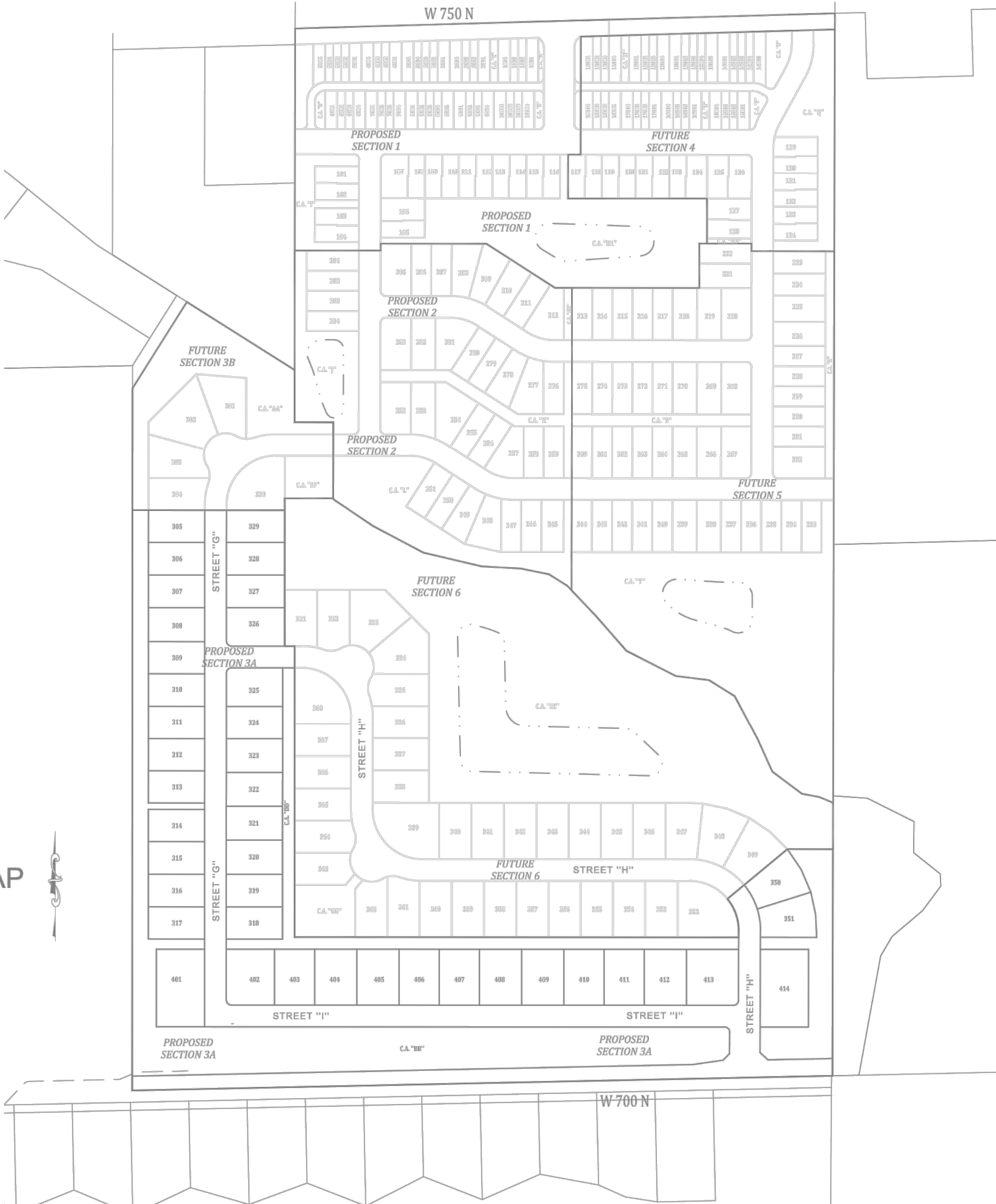


COLONNADE - SECTION 3A

SECTION 25, TOWNSHIP 17N, RANGE 5E,
VERNON TOWNSHIP, HANCOCK COUNTY, CR W 700 N & CR N 600W
ZONED: PUD

PLANS PREPARED FOR:
COLONNADE DEVELOPER, LLC
ATTN.: TIMOTHY J. WALTER, P.E.
VICE PRESIDENT - DEVELOPMENT
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, IN 46256
PH.: 317-863-2057
EMAIL: TWALTER@PLATINUM-PROPERTIES.COM

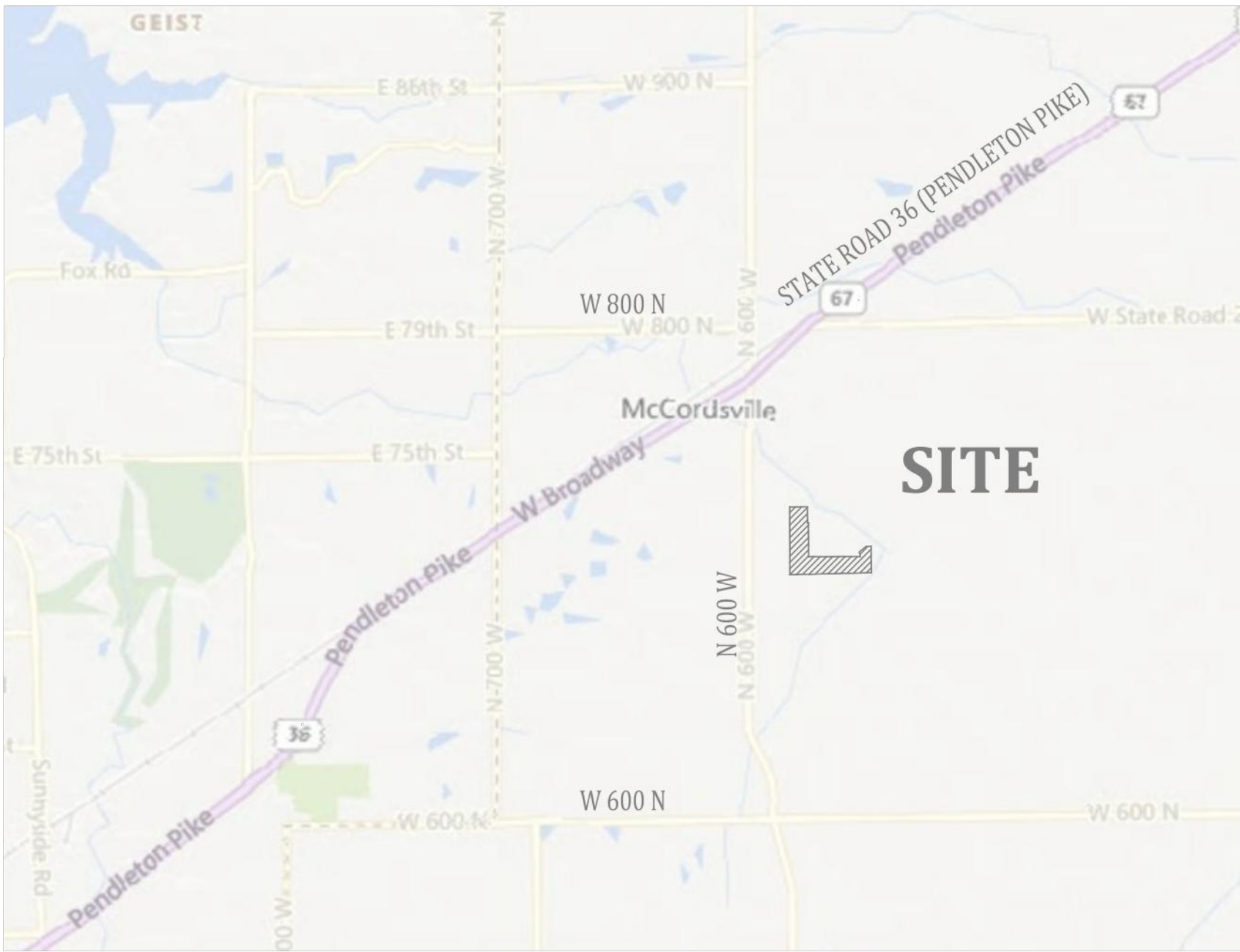


SITE MAP
1"=200'

REVISIONS		
NUMBER	DESCRIPTION	DATE
1.	REVISIONS PER TRC COMMENTS	05-03-2022
2.	REVISIONS PER CITIZENS COMMENTS	05-06-2022
3.	REVISIONS PER PLAN COMMISSION COMMENTS	06-09-2022
4.	REVISIONS PER CITIZENS AND CBEL COMMENTS	06-13-2022
5.	REVISIONS PER CITIZENS OFF-SITE COMMENTS	06-27-2022
6.	REVISED CONSTRUCTION ENTRANCE	08-02-2022
7.	REVISED SANITARY SEWER TO CORRECT DROPS, STORM SEWER PER CLIENT REQUEST, AND ADDED OFFSITE WATER MAIN PLAN - FUTURE SECTION 3B; REVISED SWALES AND STORM OFF W 700 N.	08-24-2022
8.	REVISED OFFSITE WATER OFF W 700 N.	09-28-2022
9.	REVISIONS PER PLAN CITIZENS COMMENTS	10-22-2022
10.	REVISIONS PER PLAN CITIZENS COMMENTS	11-01-2022

SECTION 3A STREET NAME CHART

STREET	NAME	STREET LENGTH
G	PORTICO LANE	1258.5'
H	BELVEDERE LANE	1323.4'
I	CUPOLA LANE	669.5'



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

PROJECT SUMMARY

TOTAL AREA OF SECTION 3A:	25.26 ACRES ±
NUMBER OF LOTS:	41
TOTAL AREA OF LOTS:	12.42 ACRES ±
NUMBER OF COMMON AREAS:	3
TOTAL AREA OF COMMON AREAS:	7.39 ACRES ±
TOTAL LENGTH OF STREETS:	3251.43 L.F. OR .62 MILES
TOTAL AREA OF DEDICATED RIGHT-OF-WAY:	5.44 ACRES ±

CONSTRUCTION DOCUMENTS

PROJECT MANAGER: _____ DATE: _____

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

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

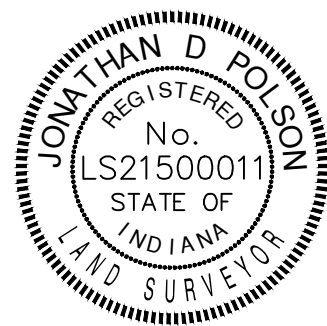
PLANS PREPARED BY:

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

Certificate of Survey

I hereby state that the record information provided herein is true and correct to the best of my knowledge and belief and was collected under my supervision with the field data completed on November 28, 2023. The topographic data was gathered using a robotic total station and data collector applying standard radial surveying techniques, by global positioning equipment, utilizing the VRS Network, a real-time kinematic (RTK) correction service over the internet. Elevations on hard surfaces or structures are accurate to within 0.05 feet, elevations on natural surfaces are accurate to within 0.15 feet. The contours shown hereon were plotted based upon interpolation of spot elevations and other topographic information and are accurate to within one half of the contour interval.

Jonathan D. Polson 11/29/2023
Jonathan D. Polson
Registered Land Surveyor - LS21500011
State of Indiana



Date: 03-18-22
Project No: 21177P-S3A
Sheet No:

C100

RECORD DRAWINGS

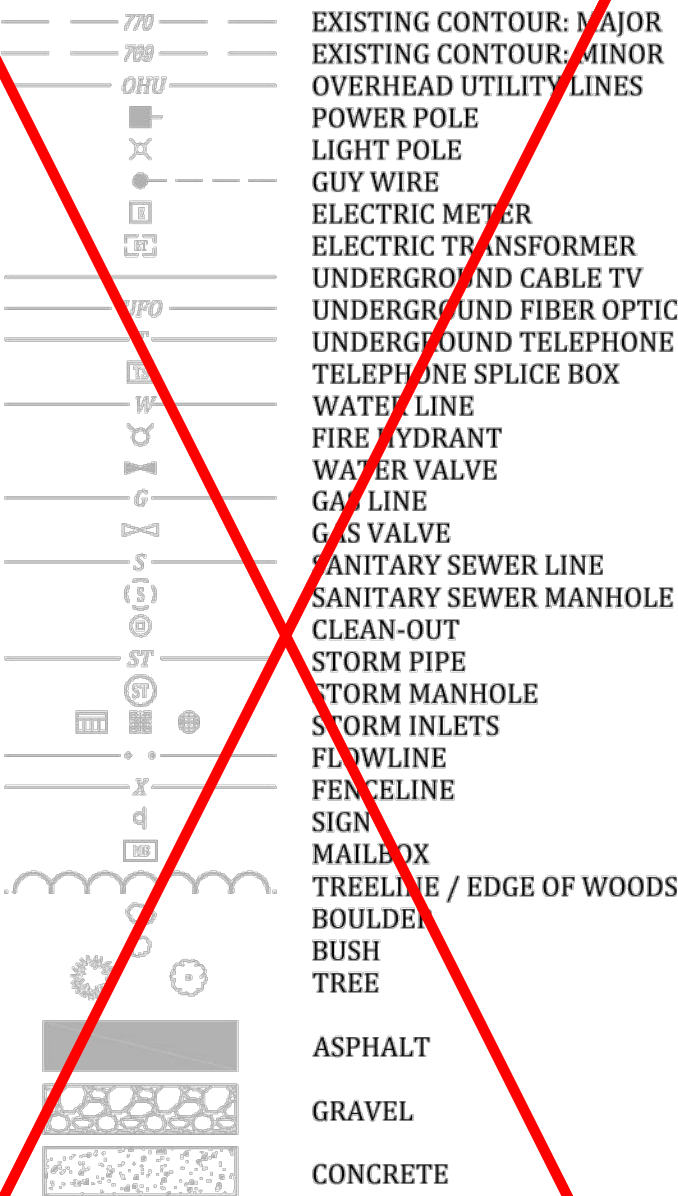
SHEET INDEX

SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	OVERALL PLAN
C110-C113	EXISTING TOPOGRAPHY
C120-C121	SIDEWALK STREET LIGHT, AND SIGN PLAN
C130-C133	GRADING AND DRAINAGE PLAN
C140-C142	OVERFLOW PLAN
C150-C152	S&D PLAN
C200-C202	STREET PLAN & PROFILE
C210-C211	ENTRANCE DETAILS
C220-C221	INTERSECTION DETAILS
C300-C301	SANITARY SEWER PLAN
C302-C305	SANITARY SEWER PLAN & PROFILES
C310-C315	STORM SEWER PLAN & PROFILES
C320-C321	WATER MAIN PLAN (CITIZENS WATER)
C322	OFF-SITE WATER MAIN PLAN (CITIZENS WATER) C.R. 700 N.
C400-C403	INITIAL EROSION CONTROL PLAN
C410-C413	FINAL EROSION CONTROL PLAN
C420-C421	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
C500	EROSION CONTROL DETAILS
C503	STORM DETAILS
C525	CITIZENS WATER DETAILS
	TOWN OF MCCORDSVILLE STANDARDS
	LANDSCAPING PLAN (By Others)
	PLAT

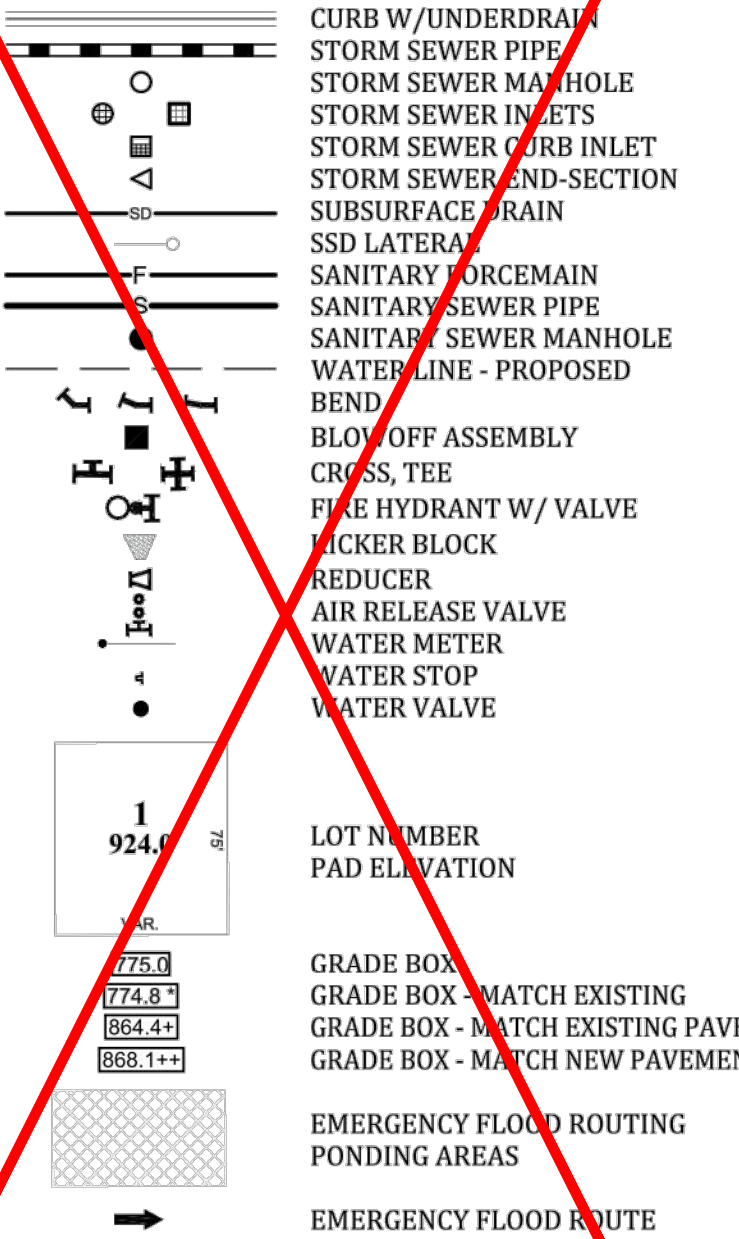
STREET NAME CHART

STREET ALLEY A	NAME
A	COLONNADE PARKWAY
B	ARCADE BLVD
C	CELLA LANE
D	PALAZZO LANE
E	PERISTYLE LANE
F	CLOISTER LANE
G	PORTICO LANE
H	BELVEDERE LANE
I	CUPOLA LANE

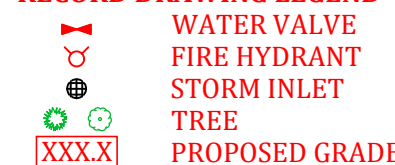
EXISTING LEGEND



PROPOSED LEGEND



RECORD DRAWING LEGEND



SEE SHEET C130 FOR LEGEND FOR FLOODWAY AREA.

SEE SHEET C133 FOR THE FOLLOWING:

- GENERAL NOTES
- GRADING DESIGN CONCEPT NOTES
- NOTE REGARDING SIDE YARD LOT GRADES
- PROPOSED POND SECTION

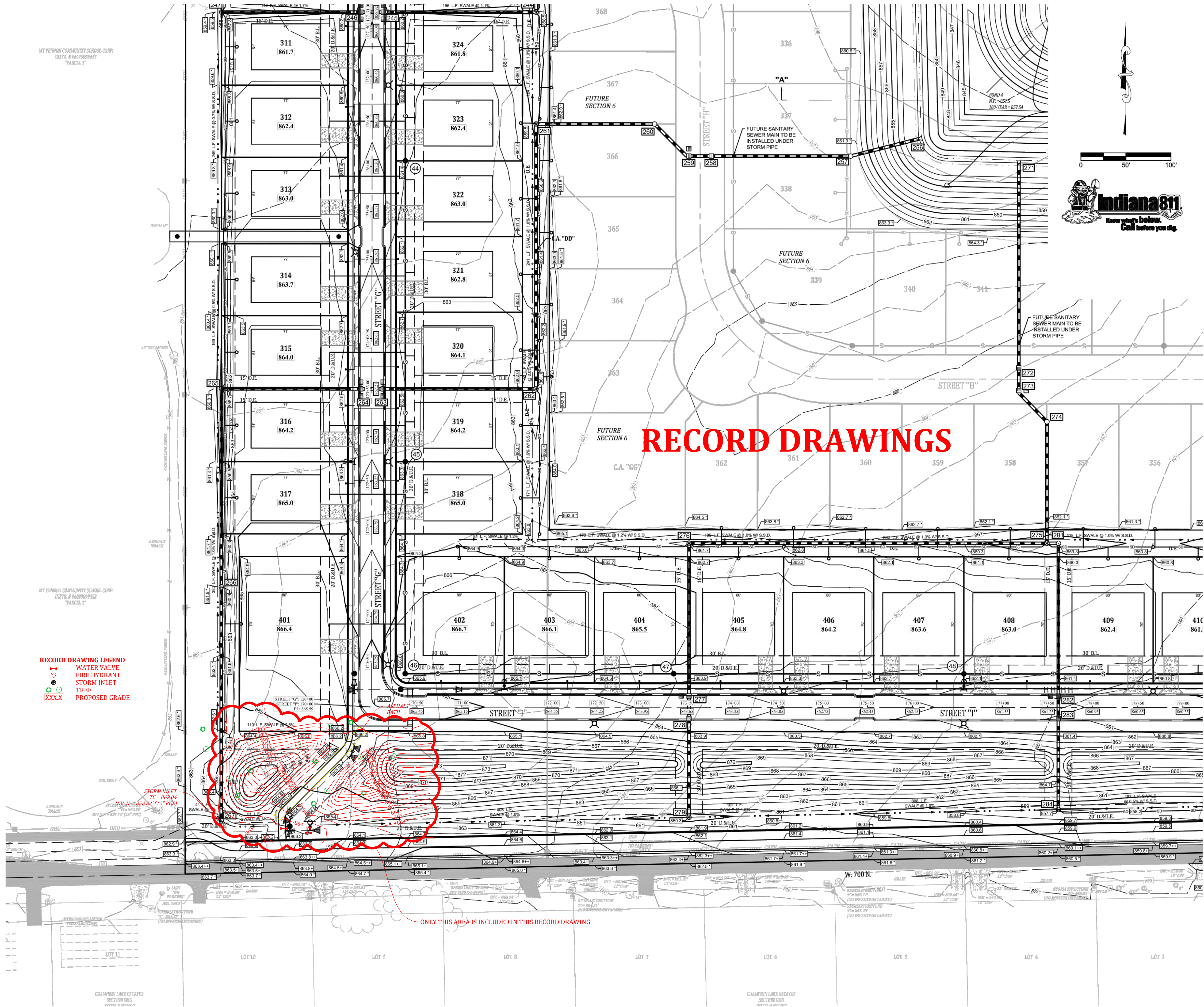
SEE SHEET C140 FOR NOTE REGARDING LOWEST ADJACENT GRADE.

SEE SHEET C150 FOR NOTE FOR SUBSURFACE DRAIN AND TYPICAL SIDE YARD/OVERFLOW SECTION.

NOTE:

ANY TREE REMOVAL SHALL BE APPROVED BY THE DEVELOPER PRIOR TO CONSTRUCTION

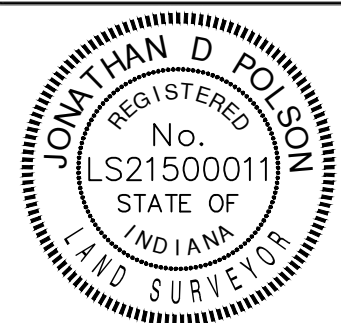
SEE SHEET C130 FOR CONTINUATION



RECORD DRAWINGS

SEE SHEET C132 FOR CONTINUATION

GRADING & DRAINAGE PLAN
COLONNADE - SECTION 3A
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA



Jonathan D. Polson

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Project No: 21177-S3A

Sheet No:

C131