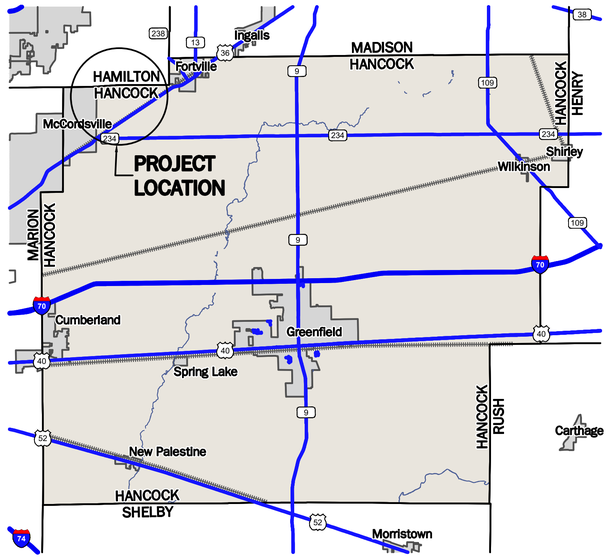
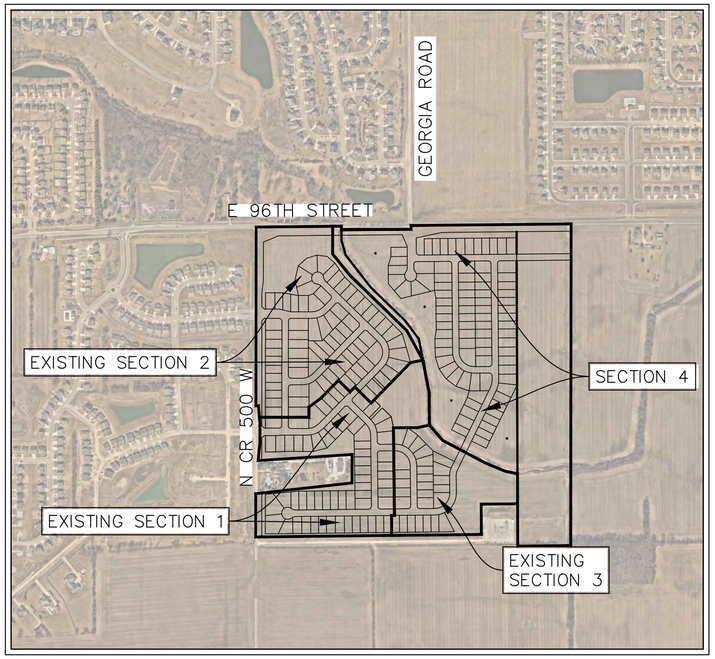
CONSTRUCTION DOCUMENTS
FOR
HAVEN PONDS SECTION 4
E 96TH STREET AND N COUNTY ROAD 500 W
MCCORDSVILLE, INDIANA



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

ARCHITECTURAL STANDARDS

✱ ALL LOTS INDICATED WITH THIS SYMBOL SHALL HAVE A REAR GABLE IN THE FORM OF ONE OF THE FOLLOWING: ENCLOSED SUNROOM, SCREENED IN PORCH, A COVERED BACK PORCH WITH A MINIMUM OF 8'X8' COLUMNS, REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH. IF A FIRST-FLOOR BRICK WRAP IS CHOSEN, A GABLE IS NOT REQUIRED ON THE REAR ELEVATION.

○ ALL LOTS WITH THIS SYMBOL SHALL HAVE A BRICK OR STONE WAINSCOT ON THE SIDE FACADE FACING THE STREET.

DEVELOPMENT SCHEDULE:
BEGIN CONSTRUCTION: MARCH 2026
END CONSTRUCTION: MARCH 2031

BENCHMARK DATA

BENCHMARK INFORMATION (NAVD 88 DATUM)

TBM #80
TOP OF MAG SPIKE 1" UP WEST SIDE BROKEN OFF POWERPOLE LOCATED ±5' EAST OF 500 WEST AND ±15' SOUTH OF NORTH DRIVEWAY OF RESIDENCE 9547.
ELEV:856.09

TBM #81
TOP OF CUT "X" ON EAST MOST MOUNT BOLT OF ALUMINUM POWERPOLE LOCATED ±15' WEST OF 500 WEST AND OPPOSITE ELECTRIC SUB STATION ENTRANCE.
ELEV:855.77

TBM #82
TOP OF CUT "X" ON EAST MOST BONNET BOLT ON THE TOP FLANGE OF FIRE HYDRANT LOCATED IN THE SOUTHWEST QUADRANT OF 500 WEST AND 1000 NORTH.
ELEV:853.55

TBM #83
TOP OF MAG SPIKE 1" UP ON THE SOUTH SIDE OF COMBINATION POLE LOCATED ±20' WEST OF GEORGIA ROAD AND ±50' NORTH OF 1000 NORTH.
ELEV:854.91

TBM #84
TOP OF CUT "X" ON SOUTH MOST BONNET BOLT ON THE TOP FLANGE OF FIRE HYDRANT LOCATED ±70' NORTH OF 1000 NORTH AND AT THE WEST END OF STEEPLE CHASE SUBDIVISION.
ELEV:862.12

UTILITY CONTACTS

UTILITY	COMPANY/ENTITY	CONTACT	PHONE NO.
CABLE TELEVISION	BRIGHTHOUSE NETWORKS	JASON KIRKMAN	(317) 632-9077
ELECTRIC	NINE STAR CONNECT	NINE STAR ENGINEERING	(317) 326-3131
FIBER OPTIC	NINE STAR CONNECT	NINE STAR ENGINEERING	(317) 326-3131
GAS	CENTERPOINT ENERGY	JON EASTHAM	(317) 287-2119
SANITARY SEWER	TOWN OF MCCORDSVILLE	STEVE GIPSON	(317) 335-3493
STORM SEWER	TOWN OF MCCORDSVILLE	RON CRIDER	(317) 335-3493
TELEPHONE	CENTURYLINK	JOHN UNVERFERTH	(419) 226-6342
WATER	CITIZENS ENERGY GROUP	BRAD HOSTETLER	(317) 927-4351
96th STREET R.O.W.	CITY OF FISHERS-ENGINEERING	SETH GOHRING	(317) 595-3160

LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 18, Township 17 North, Range 6 East of the Second Principal Meridian, Hancock County, Indiana, part of the 83.963-acre tract of land shown on the ALTA/NSPS Land Title Survey dated December 10, 2021, as last revised and also the 62.650-acre tract of land shown on the ALTA/NSPS Land Title Survey dated March 9, 2023, as last revised, both by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc. under project number 2020.03087, more particularly described as follows:

BEGINNING at a Harrison Monument at the northeast corner of said Northwest Quarter; thence South 00 degrees 04 minutes 43 seconds West 2,655.65 feet along the east line of said Northwest Quarter (basis of bearings is the Indiana Geospatial Coordinate System, Hancock Zone) to a "DLDS" capped rebar at the southeast corner of said Northwest Quarter; thence South 89 degrees 21 minutes 20 seconds West 437.37 feet along the south line of said Northwest Quarter to a "FIRM 0107" capped rebar at the southeast corner of the parcel conveyed to Wabash Valley Power Association in Instrument No. 201712989, on file in the Office of the Recorder of Hancock County, Indiana; thence North 00 degrees 12 minutes 15 seconds West 549.82 feet along the east line said Wabash Valley Power Association parcel to a southeast corner of Haven Ponds, Section 3, recorded as Instrument Number ---- ----- in the Office of said Recorder; the following five (5) courses are along the easterly and northeasterly lines of said Haven Ponds, Section 3; (1) thence North 00 degrees 12 minutes 31 seconds West 247.46 feet; (2) thence North 78 degrees 32 minutes 54 seconds West 100.49 feet; (3) thence North 67 degrees 39 minutes 59 seconds West 178.37 feet; (4) thence North 61 degrees 59 minutes 51 seconds West 400.84 feet; (5) thence North 40 degrees 49 minutes 02 seconds West 166.79 feet to an easterly corner of Haven Ponds, Section 1, recorded as Instrument Number 202312244 in the Office of said Recorder; the following seven (7) courses are along the easterly lines of said Haven Ponds, Section 1, and Haven Ponds, Section 2, recorded as Instrument Number 202502899 in the Office of said Recorder; (1) thence North 00 degrees 33 minutes 35 seconds West 266.66 feet; (2) thence North 10 degrees 51 minutes 42 seconds West 453.72 feet; (3) thence North 37 degrees 10 minutes 40 seconds West 190.61 feet; (4) thence 45 degrees 51 minutes 15 seconds West 391.66 feet; (5) thence North 37 degrees 52 minutes 15 seconds West 337.54 feet; (6) thence North 16 degrees 01 minutes 46 seconds West 125.05 feet; (7) thence North 00 degrees 33 minutes 40 seconds West 86.51 feet to the southwest corner of the parcel conveyed to Hancock County, Indiana in Instrument Number 94-470, on file in the Office of said Recorder; the following two (2) courses are along the south and east lines thereof; (1) thence 89 degrees 26 minutes 20 seconds East 575.00 feet to a rebar with cap stamped "ASI FIRM #0094"; (2) thence North 00 degrees 33 minutes 40 seconds West 32.50 feet to a mag nail on the north line of said Northwest Quarter; thence North 89 degrees 26 minutes 20 seconds East 1,321.88 feet along said north line to the POINT OF BEGINNING, containing 68.917 acres more or less.

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±68.92 AC.
PUBLIC RIGHT-OF-WAY (R/W):	±8.23 AC. (11.9%)
COMMON AREA:	±13.98 AC. (20.3%)
WET POND AREA:	±3.01 AC.
BLOCK AREA:	±25.89 AC. (37.6%)
TOTAL LOT AREA:	±20.82 AC. (30.2%)
TOTAL LOTS:	86
GROSS DENSITY (LOTS/GROSS AREA):	1.2
MIN. LOT AREA:	8,700 SF (30% >10,000 SF)
MIN. LOT WIDTH:	65' (30% >75')
TYP. LOT DEPTH:	135'
MIN. FRONT YARD SETBACK:	30'
MIN. SIDE YARD SETBACK:	6'
MIN. REAR YARD SETBACK:	15'
LOCAL ROAD LENGTH:	4,680 LF
TYP. R/W WIDTH:	54' (LOCAL ROAD)

OPEN SPACE TABLE

C.A. E	±9.95 AC	C.A. F	±1.05 AC
C.A. G	±2.98 AC		

GENERAL NOTES:

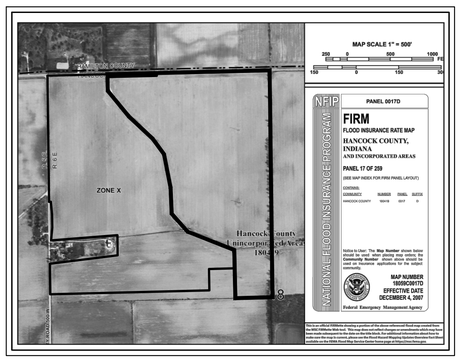
1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
CALL TOLL FREE "811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

Br Brookston silty clay loam, 0 to 2 percent slopes
CrA Crosby silt loam, 0 to 2 percent slopes
YbvA Brookston silty clay loam–Urban land complex, 0 to 2 percent slopes

SOILS MAP
NOT TO SCALE



FEMA MAP
NOT TO SCALE

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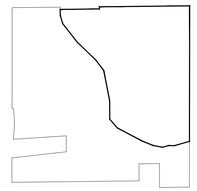
HAVEN PONDS SECTION 4

E 96TH ST &
N CR 500 W
MCCORDSVILLE, IN



JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/06/2025
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

TITLE SHEET

C001

PLOT DATE: 11/7/2025 8:12 AM
PLOT SCALE: 1:2.3849
EDIT DATE: 11/7/2025
EDITED BY: KCANDA
DRAWING FILE: P:\2020\03087\D. Drawings\Civil\Construction Documents\Construction Documents\Section 4\2020.03087 CE C001 TS.dwg

GENERAL NOTES

1. ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS.
2. CONTRACTOR SHALL KEEP ADJOINING PROPERTIES CLEAN OF CONSTRUCTION DEBRIS AND CONSTRUCTION TRAFFIC AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE BASE SURVEY CONTROL POINTS DURING DEMOLITION AND CONSTRUCTION.
4. ALL UTILITY INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR. CONTACT ENGINEER IMMEDIATELY IF ANY VARIATION EXISTS.
5. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

EXISTING TOPOGRAPHY NOTES

1. EXISTING TOPOGRAPHY IS PROVIDED BY: AMERICAN STRUCTUREPOINT, INC.
   PROJECT: 2020.03087 DATED: DECEMBER 10, 2021

DEMOLITION NOTES

1. CLEAR AND GRUB ALL TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
2. PROTECT TREES TO REMAIN DURING CONSTRUCTION.
3. PLANT MATERIALS TO REMAIN, TO BE PROTECTED BY TREE FENCE WHICH ENCOMPASSES IT'S DRIP LINE. NO CONSTRUCTION EQUIPMENT, MATERIALS OR DEBRIS SHALL BE LOCATED WITHIN TREE PROTECTION BOUNDARIES. NO DEMOLITION CAN OCCUR UNTIL TREE PROTECTION IS APPROVED BY THE OWNER.
4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, FENCES, CONCRETE, ASPHALT PAVEMENT AND OTHER MISCELLANEOUS APPURTENANCES OFF SITE, UNLESS NOTED TO REMAIN ON THE CONTRACT DRAWINGS.
5. DEMOLISH FOUNDATIONS AND OTHER BELOW-GRADE CONSTRUCTION, INCLUDING CONCRETE SLABS, TO A DEPTH OF NOT LESS THAN 48 INCHES BELOW LOWEST FOUNDATION LEVEL.
6. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES, WITH COMPACTED GRANULAR BACKFILL.
7. THE USE OF ANY TYPE OF EXPLOSIVES WILL NOT BE PERMITTED.
8. CONDUCT DEMOLITION AND CONSTRUCTION OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH STREETS, WALKS AND OTHER ADJACENT OCCUPIED FACILITIES.
9. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PERMISSION FROM THE LOCAL AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY GOVERNING AUTHORITIES.
10. ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION AND CONSTRUCTION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT STRUCTURES AND OTHER FACILITIES AND INJURY TO PERSONS.
11. PROMPTLY REPAIR DAMAGE TO ADJACENT FACILITIES CAUSED BY DEMOLITION AND CONSTRUCTION OPERATIONS.
12. ALL UTILITIES TO BE REMOVED SHALL BE DISCONNECTED AND CAPPED AT THE NEAREST CONNECTION POINT.
13. NO ON-SITE BURNING IS PERMITTED.
14. CONTRACTOR SHALL USE MEASURES TO CONTROL DUST AT ALL TIMES.
15. DEMOLITION ITEMS INCLUDE BUT ARE NOT LIMITED TO DEMOLITION ITEMS INDICATED ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR RELOCATE ITEMS WHICH INTERFERE WITH NEW CONSTRUCTION.
16. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING DEMOLITION.

SITE NOTES

1. ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE). ADA ACCESSIBLE PARKING STRIPES SHALL BE 4" PAINTED (BLUE).
2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR BACK OF CURB, UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
4. ALL DIMENSIONS ARE PARALLEL WITH, OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES, UNLESS OTHERWISE NOTED.
5. PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
6. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
7. EXISTING PAVEMENT TO BE SAW CUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING.
8. THE EDGE OF THE EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
9. CONCRETE SAW CUTTING SHALL BE DONE AS SOON AS POURED CONCRETE HAS CURED AND CAN SUPPORT WEIGHT. PROVIDE A NEAT CUT WHICH IS TRUE IN ALIGNMENT.
10. ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
11. RADIAL JOINTS SHALL BE NO SHORTER THAN 1.5'.
12. CONTRACTOR SHALL USE A THICKENED EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCK OUT IN THE CONCRETE PAVING.
13. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH THE APPROPRIATE SEALANT ACCORDING TO MANUFACTURER'S DIRECTIONS.
14. ALL MATERIALS TO BE IN ACCORDANCE WITH LOCAL DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS RELATIVE TO MATERIAL, MIX, PLACEMENT AND WORKMANSHIP.
15. ALL SIDEWALKS SHALL COMPLY WITH ADA STANDARDS. MAXIMUM CROSS SLOPE OF 1:50 AND MAXIMUM LONGITUDINAL SLOPE OF 1:20.
16. CHAMFER ALL ENDS OF CURBS.
17. ALL STREET SIGNAGE TO HAVE BLACK POSTS PER TOWN REQUIREMENT. CONTRACTOR TO PROVIDE SHOP DRAWING TO ENGINEER AND TOWN FOR APPROVAL PRIOR TO PURCHASING.

GRADING NOTES

1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
4. CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE AT HIS/HER OWN COST.
5. AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL SHALL BE PERFORMED BY A LOADED TANDEM PNEUMATIC TIRE DUMP TRUCK MINIMUM GROSS VEHICLE WEIGHT OF 15 TONS. THE TIRES SHALL BE OPERATED AT INFLATION PRESSURES BETWEEN 70-80 PSI UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. THE TIRES SHALL BE INFLATED WITH AIR ONLY, NO LIQUID SHALL BE USED. THE PROOFROLL SHALL BE COMPLETED UNDER INSPECTION OF SOILS FIRM TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
6. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, STANDING WATER CONDITIONS.
7. ALL PROPOSED SPOT ELEVATIONS OR CONTOURS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
8. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
9. TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
10. CONTRACTOR TO PERPETUATE ANY SUBSURFACE DRAIN TILES OR PIPES ENCOUNTERED DURING CONSTRUCTION AND PROVIDE POSITIVE OUTLET TO DOWNSTREAM RECEIVING SYSTEM. CONTRACTOR TO NOTIFY THE ENGINEER WITH ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
11. DUE TO SITE CONSTRAINTS, THE EARTHWORK FOR THE SITE AS DESIGNED MAY OR MAY NOT BALANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE EXISTING CONDITIONS AND INCLUDE IN THEIR BID ALL EARTHWORK COSTS INCLUDING IMPORTS AND/OR EXPORTS NECESSARY TO MAKE THE SITE BALANCE.
12. CONTRACTOR TO STABILIZE EXPOSED EARTH AS INDICATED BY THE STORMWATER POLLUTION PREVENTION PLAN OR GOVERNING AUTHORITY.

UTILITY NOTES

1. SITE UTILITIES SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
4. CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE.
5. ALL UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS FOR EACH UTILITY AGENCY HAVING JURISDICTION.
6. TRENCHES FOR ALL UTILITY LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF THE TOP OF THE TRENCH IS WITHIN 5 FEET OF PAVEMENT.
7. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES AND CONDUITS TO AVOID CONFLICTS AND PROVIDE REQUIRED MINIMUM DEPTHS OF COVER. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL BENDS WITH THRUST BLOCKS REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS.
8. IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAINS, THE CONTRACTOR SHALL EITHER ADJUST THE WATER LINE DOWNWARD IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED OR THE CONTRACTOR SHALL PROVIDE APPROPRIATE BENDS AND CROSSINGS.
9. ALL COORDINATES AND DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.
10. ALL PROPOSED STORM SEWER AND DRAINAGE APPURTENANCES SHALL BE IN CONFORMANCE WITH THE TOWN STORMWATER SPECIFICATIONS, LATEST EDITION. DISCREPANCIES BETWEEN THE PLANS AND THE STORMWATER SPECIFICATIONS SHALL NOT ALLEVIATE THE CONTRACTOR FROM ADHERING TO THE REQUIREMENTS AS SET FORTH IN THE STORMWATER SPECIFICATIONS.

EROSION CONTROL NOTES

1. CONTRACTOR SHALL INSTALL ALL PERIMETER SILT FENCE AND SEDIMENT CONTROL BARRIERS PRIOR TO CLEARING AND GRADING.
2. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
3. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
4. LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING RE-GRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
5. SEDIMENT LADEN WATER SHALL BE DETAINED BY EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN RECEIVING WATER. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
6. WASTE AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE CARRIED FROM THE SITE BY STORM WATER RUNOFF. PROPER DISPOSAL OF ALL WASTE AND UNUSED BUILDING MATERIALS IS REQUIRED.
7. SEDIMENT BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE MINIMIZED. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE SITE FOR DISPOSAL.
8. SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL BE COLLECTED AND RE-DISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT, AND AT LEAST ONCE A WEEK.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
10. THE SITE IS NOT LOCATED WITHIN ANY FLOODPLAIN, FLOODWAY OR FLOODWAY FRINGE AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR HANCOCK COUNTY, IN, MAP NUMBER 18059C0017D, DATED DECEMBER 4, 2007.
11. SCHEDULE OF EARTHWORK ACTIVITIES:
    a. THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS SOON AS POSSIBLE. UN-VEGETATED AREAS THAT ARE SCHEDULED OR LIKELY TO BE LEFT INACTIVE FOR FIFTEEN (15) DAYS OR MORE MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITH MEASURES APPROPRIATE FOR THE SEASON TO MINIMIZE EROSION POTENTIAL. ALTERNATIVE MEASURES TO SITE STABILIZATION ARE ACCEPTABLE IF THE PROJECT SITE OWNER OR THEIR REPRESENTATIVE CAN DEMONSTRATE THEY HAVE IMPLEMENTED EROSION AND SEDIMENT CONTROL MEASURES ADEQUATE TO PREVENT SEDIMENT DISCHARGE.
    b. TOPSOIL REPLACEMENT SHALL TAKE PLACE FROM MARCH 1 TO OCTOBER 31. STOCKPILE TOPSOIL AT ALL OTHER TIMES OF THE YEAR. PERMANENT AND FINAL VEGETATION AND STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADING OR AS SOON AS POSSIBLE.
    c. INSTALL INLET PROTECTION AROUND INLETS IMMEDIATELY UPON COMPLETION OF THE STRUCTURE. REMOVE INLET PROTECTION FOR PAVING OPERATION. REPLACE INLET PROTECTION AFTER PAVING IS COMPLETE. INLET PROTECTION SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON SEEDED AREAS BEHIND THE CURB.
12. PRIOR TO COMPLETION OF THE PROJECT, CONTRACTOR SHALL CLEAN OUT ALL STORM DRAINAGE STRUCTURES AND RESTORE ALL DITCHES AND PONDS TO DESIGNED GRADES.
13. CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL BARRIERS ONCE CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.
14. ALL PROPOSED EROSION AND SEDIMENT CONTROL SHALL BE IN CONFORMANCE WITH THE TOWN STORMWATER SPECIFICATIONS, LATEST EDITION. DISCREPANCIES BETWEEN THE PLANS AND THE STORMWATER SPECIFICATIONS SHALL NOT ALLEVIATE THE CONTRACTOR FROM ADHERING TO THE REQUIREMENTS AS SET FORTH IN THE STORMWATER SPECIFICATIONS.
15. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE INSPECTOR.

Silverthorne HOMES

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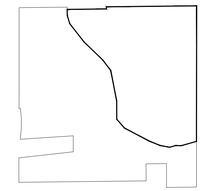
HAVEN PONDS SECTION 4

E 96TH ST &
N CR 500 W
MCCORDSVILLE, IN



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CERTIFIED BY

ISSUANCE INDEX
DATE:
11/06/2025
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

GENERAL NOTES

C002

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EARTHWORK:

A. GENERAL

1. EARTHWORK INCLUDES CLEARING, GRUBBING, SUBGRADE PREPARATION, REMOVAL OF TREES AND VEGETATION (INCLUDING STUMPS), PROTECTION OF TREES TO REMAIN, STRIPPING AND STORAGE OF TOPSOIL, FILL COMPACTION AND ROUGH GRADING OF ENTIRE SITE AS INDICATED ON DRAWINGS.

2. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY CHANGES, ERRORS, OR OMISSIONS FOUND ON THE PLANS OR IN THE FIELD, BEFORE WORK IS STARTED OR RESUMED.

3. CONTRACTOR SHALL PROVIDE AND PLACE ANY ADDITIONAL FILL MATERIAL FROM OFF THE SITE AS MAY BE NECESSARY TO PRODUCE THE GRADES REQUIRED AS SHOWN ON THE DRAWINGS. FILL OBTAINED FROM OFF SITE MUST BE SUITABLE SOIL AS DEFINED IN THE SPECIFICATIONS OR AS OTHERWISE APPROVED BY OWNER.

4. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS CURRENT STATE AND SHALL REMOVE ALL TRASH, RUBBISH, AND DEBRIS FROM THE SITE PRIOR TO STARTING EXCAVATION.

5. EXCEPT FOR STRIPPED TOPSOIL AND OTHER MATERIALS INDICATED TO BE STOCKPILED OR OTHERWISE REMAIN OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.

6. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, DRIVES, FACILITIES, ETC. WITHOUT OWNER PERMISSION OR AUTHORITY HAVING JURISDICTION.

7. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING EARTHWORK AND CLEARING OPERATIONS. EROSION CONTROL MEASURES SHOULD BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.

8. CONTRACTOR SHALL CAREFULLY MAINTAIN ALL BENCHMARKS, MONUMENTS, AND OTHER REFERENCE POINTS. IF DISTURBED, CONTRACTOR SHALL ENGAGE LICENSED LAND SURVEY FOR REPLACEMENT OF REFERENCE POINTS.

9. WHERE THESE SPECIFICATIONS CONFLICT WITH TOWN STANDARDS, THE STANDARDS OF THE JURISDICTION HAVING AUTHORITY SHALL PREVAIL.

B. MATERIALS

1. CONTRACTOR TO PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.

2. SATISFACTORY (OR SUITABLE) SOILS: SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM ACCORDING TO ASTM D2487, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS MATERIAL.

3. UNSATISFACTORY (OR UNSUITABLE) SOILS: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS. UNSATISFACTORY SOILS ALSO INCLUDES SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.

C. EXECUTION

1. CONTRACTOR SHALL LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP UTILITIES INDICATED TO BE REMOVED OR ABANDONED IN PLACE. DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER UNLESS PERMISSION IS GRANTED. NOTIFY OWNER AT LEAST TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.

2. REMOVE OBSTRUCTIONS, TREES, SHRUBS, AND OTHER VEGETATION AS REQUIRED FOR NEW CONSTRUCTION. STRIP TOPSOIL TO DEPTH AS REQUIRED IN THE FIELD TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS. STOCKPILE TOPSOIL AWAY FROM EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL AND GRADE STOCKPILES TO DRAIN SURFACE WATER.

3. REMOVE EXISTING ABOVE AND BELOW–GRADE IMPROVEMENTS AS INDICATED AND NECESSARY TO FACILITATE NEW CONSTRUCTION.

4. PROTECT SUBGRADES AND FOUNDATION SOILS FROM FREEZING TEMPERATURES, FROST, AND PONDING WATER.

5. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS FOR ALL STRUCTURES, WALKS, PAVEMENTS, AND UTILITY TRENCHES.

6. CONTRACTOR SHALL FURNISH AND OPERATE ALL DEWATERING MEASURES REQUIRED TO FACILITATE NEW CONSTRUCTION AND IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

7. PROOF ROLL SUBGRADE BELOW BUILDING PAVEMENTS WITH A PNEUMATIC–TIRED DUMP TRUCK TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF ROLL WET OR SATURATED SUBGRADES. RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES AS DIRECTED BY ENGINEER OR OWNER REPRESENTATIVE, WITHOUT ADDITIONAL COMPENSATION.

8. BACKFILL ALL UTILITY TRENCHES BENEATH PAVEMENT (AND WITHIN 5') WITH GRANULAR MATERIAL.

9. SOIL FILL: USE SATISFACTORY SOIL MATERIAL UNDER ALL WALKS, PAVEMENTS, STEPS, RAMPS, BUILDING SLABS, FOOTINGS, AND FOUNDATIONS.

10. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL SOIL LAYER BEFORE COMPACTION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT. DO NOT PLACE BACKFILL OR FILL SOIL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT EXCEEDS OPTIMUM MOISTURE CONTENT BY 2 PERCENT AND IS TOO WET TO COMPACT TO SPECIFIED UNIT WEIGHT.

11. COMPACTION OF SOIL BACKFILLS AND FILLS ARE TO BE IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS. WHERE NO GEOTECHNICAL REPORT EXISTS, COMPACT ALL FILL MATERIAL BELOW STRUCTURES, PAVEMENTS, WALKS, UTILITY TRENCHES AND STEPS (AND WITHIN 5 FEET OF SAID AREAS) TO 95 PERCENT OF THE MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D–1557 (MODIFIED PROCTOR DENSITY). COMPACT ALL FILL MATERIALS BELOW TURF OR UNPAVED AREAS TO 85 PERCENT OF THE MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D–1557 (MODIFIED PROCTOR DENSITY). ALL FILL MATERIALS TO BE COMPACTED IN MAXIMUM 8–INCH LIFTS.

12. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
    - i. TURF OR UNPAVED AREAS: PLUS OR MINUS 1 INCH
    - ii. WALKS: PLUS OR MINUS 1/2 INCH.
    - iii. PAVEMENTS: PLUS OR MINUS 1/2 INCH
    - iv. INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF $\frac{1}{2}$ INCH WHEN TESTED WITH A 10–FOOT STRAIGHTEDGE.

13. QUALITY CONTROL: QUALIFIED GEOTECHNICAL ENGINEER TO BE ENGAGED AS TESTING AGENCY AS DIRECTED BY OWNER.

14. REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER

STORM SEWER:

A. GENERAL

1. STORM SEWER INCLUDES ALL PIPES, FITTINGS, MANHOLES, CLEANOUTS, TRANSITION COUPLINGS, CATCH BASINS, INLETS, END SECTIONS, AND OUTLETS.

2. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY CHANGES, ERRORS, OR OMISSIONS FOUND ON THE PLANS OR IN THE FIELD, BEFORE WORK IS STARTED OR RESUMED.

3. CONTRACTOR SHALL LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP UTILITIES INDICATED TO BE REMOVED OR ABANDONED IN PLACE. DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER UNLESS PERMISSION IS GRANTED. NOTIFY OWNER AT LEAST TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.

B. PRODUCTS

1. CONCRETE PIPE AND FITTINGS: REINFORCED CONCRETE SEWER PIPE AND FITTINGS MEETING ASTM C 76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS. PIPE TO BE CLASS III UNLESS OTHERWISE INDICATED ON PLANS.

2. COMPLY WITH ASTM C 1173, ELASTOMERIC SLEEVE–TYPE REDUCING OR TRANSITION COUPLING, FOR JOINTING UNDERGROUND NON–PRESSURE PIPING. INCLUDE ENDS OF SAME SIZES AS PIPING TO BE JOINED, AND CORROSION–RESISTANT METAL TENSION BAND AND TIGHTENING MECHANISM ON EACH END.

3. CLEANOUTS: CAST IRON CLEANOUTS: ASME A112.36.2M ROUND, GRAY–IRON HOUSING WITH CLAMPING DEVICE AND ROUND, SECURED, SCORIATED, GRAY–IRON COVER. HEAVY DUTY TOP LOADING IS REQUIRED. PLASTIC CLEANOUTS: PVC BODY WITH PVC THREADED PLUG.

4. MANHOLES AND CATCH BASINS: STANDARD REINFORCED PRECAST CONCRETE MANHOLES MEETING ASTM C 478. MINIMUM 48–INCH DIAMETER UNLESS OTHERWISE INDICATED. BASE SECTION TO BE MINIMUM 6–INCH THICKNESS AND 4–INCH THICKNESS FOR WALLS AND BASE RISER SECTION. REINFORCED CONCRETE GRADE RINGS, 6–9 INCH TOTAL THICKNESS, TO MATCH DIAMETER OF MANHOLE FRAME AND COVER. MANHOLE FRAMES AND COVERS AS INDICATED ON DRAWINGS. PIPE CONNECTORS SHOULD BE PROVIDED TO MEET ASTM C293, RESILIENT, OF SIZE REQUIRED, FOR EACH PIPE CONNECTING TO THE BASE SECTION.

5. CONCRETE: CAST–IN–PLACE CONCRETE ACCORDING TO ACI 318 AND ACI 350/350R AND IN ACCORDANCE WITH THE FOLLOWING:
    - i. CEMENT: ASTM C 150, TYPE III
    - ii. FINE AGGREGATE: ASTM C 33, SAND
    - iii. COARSE AGGREGATE: ASTM C 33, CRUSHED GRAVEL
    - iv. WATER: POTABLE

6. PORTLAND CEMENT DESIGN MIX: 4,000 PSI MINIMUM WITH 0.45 MAXIMUM WATER/CEMENTIOUS MATERIALS RATIO. REINFORCING FABRIC TO MEET ASTM A 185/A 185M, STEEL, WELDED WIRE FABRIC, PLAIN. REINFORCING BARS TO MEET ASTM A 615/A 615M, GRADE 60 DEFORMED STEEL.

7. MANHOLE CHANNELS TO BE FORMED WITH AN INVERT SLOPE OF 2 PERCENT THROUGH THE MANHOLE AND BENCHES AT 4 PERCENT, SLOPED TO DRAIN INTO CHANNEL.

8. INLETS: PROVIDE INLETS WITH HEAVY DUTY CASTINGS AS SHOWN ON DRAWINGS.

9. OUTLETS: CONCRETE END SECTION SHOULD BE PROVIDED AT ALL PIPE ENDS AND AS INDICATED ON DRAWINGS. RIP RAP APRONS TO BE INSTALLED AT ALL END SECTIONS TO DIMENSIONS INDICATED. AVERAGE RIP–RAP SIZE TO BE 6–INCHES UNLESS OTHERWISE INDICATED ON DRAWINGS.

STORM SEWER (CONT.):

C. EXECUTION

1. INSTALL PIPING BEGINNING AT LOW POINT, TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. PLACE BELL ENDS OF PIPING FACING UPSTREAM. INSTALL GASKETS, SEALS, SLEEVES, AND OTHER COUPLINGS ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS.

2. WHEN INSTALLING PIPE UNDER STREETS OR OTHER OBSTRUCTIONS THAT CANNOT BE DISTURBED, USE PIPE–JACKING PROCESS OF MICRO–TUNNELING.

3. INSTALL PIPING PITCHED DOWN IN DIRECTION OF FLOW. INSTALL PE CORRUGATED SEWER PIPING IN ACCORDANCE WITH ASTM D 2231. INSTALL PVC PIPING ACCORDING TO ASTM D 2321 AND ASTM F 1668. INSTALL REINFORCED CONCRETE SEWER PIPING IN ACCORDANCE WITH ASTM C 1479 AND ACPA'S "CONCRETE PIPE INSTALLATION MANUAL."

4. PIPE JOINT CONSTRUCTION: JOIN CORRUGATED PE PIPE ACCORDING TO ASTM D 3212 FOR PUSH ON JOINTS. JOIN PVC CORRUGATED SEWER PIPING IN ACCORDANCE WITH ASTM D 2321 FOR ELASTOMERIC–SEAL JOINTS. JOIN REINFORCED CONCRETE PIPE ACCORDING TO ACPA'S "CONCRETE PIPE INSTALLATION MANUAL" FOR RUBBER–GASKETED JOINTS. JON DISSIMILAR PIPE MATERIALS WITH NON–PRESSURE TYPE FLEXIBLE COUPLINGS.

5. CONTRACTOR TO INSPECT INTERIOR OF PIPING AND MANHOLES FOR DEFECTS. DEFECTS REQUIRING CORRECTION INCLUDE THE FOLLOWING:
    - i. ALIGNMENT: LESS THAN FULL DIAMETER OF INSIDE OF PIPE IS VISIBLE BETWEEN STRUCTURES.
    - ii. DEFLECTION: FLEXIBLE PIPING WITH DEFLECTION THAT PREVENTS PASSAGE OF BALL OR CYLINDER OF SIZE NOT LESS THAN 92.5 PERCENT OF PIPING DIAMETER.
    - iii. DAMAGE: CRUSHED, BROKEN, CRACKED, OR OTHERWISE DAMAGED PIPING.
    - iv. INFILTRATION: WATER LEAKAGE INTO PIPING.
    - v. EXFILTRATION: WATER LEAKAGE FROM OR AROUND PIPING REPLACE DEFECTIVE PIPING USING NEW MATERIALS, AND REPEAT INSPECTION UNTIL DEFECTS ARE WITHIN ALLOWANCES SPECIFIED.

6. TEST NEW PIPING SYSTEMS, AND PARTS OF EXISTING SYSTEMS THAT HAVE BEEN ALTERED, EXTENDED, REPAIRED, FOR LEAKS AND DEFECTS. FOR GRAVITY FLOW STORM DRAINAGE PIPING: TEST ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, UNI–B–6, AND THE FOLLOWING:
    - i. EXCEPTION: PIPING WITH SOILTIGHT JOINTS UNLESS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
    - ii. OPTION: TEST PLASTIC PIPING ACCORDING TO ASTM F 1417
    - iii. OPTION: TEST CONCRETE PIPING ACCORDING TO ASTM C 924

7. SUBMIT TESTING REPORTS AS REQUIRED BY OWNER OR AUTHORITY HAVING JURISDICTION.

ASPHALT PAVING:

A. GENERAL

1. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY CHANGES, ERRORS, OR OMISSIONS FOUND ON THE PLANS OR IN THE FIELD, BEFORE WORK IS STARTED OR RESUMED.

2. USE MATERIALS AND GRADATIONS THAT HAVE PERFORMED SATISFACTORILY IN PREVIOUS INSTALLATIONS.

B. PRODUCTS

1. AGGREGATES
    - i. COURSE AGGREGATE: ASTM D 692/D92M, SOUND; ANGULAR CRUSHED STONE, CRUSHED GRAVEL, OR CURED, CRUSHED BLAST–FURNANCE SLAG.
    - ii. FINE AGGREGATE: ASTM D 1073 OR AASHTO M 29, SHARP–EDGED NATURAL SAND OR SAND PREPARED FROM STONE, GRAVEL, CURED BLAST–FURNANCE SLAG, OR COMBINATIONS THEREOF.
        - a. FOR HOT–MIX ASPHALT, LIMIT NATURAL SAND TO A MAXIMUM OF 20 PERCENT BY WEIGHT OF THE TOTAL AGGREGATE MASS.
    - iii. MINERAL FILLER: ASTM D 242 OR AASHTO M 17, ROCK OR SLAG DUST, HYDRAULIC CEMENT, OR OTHER INERT MATERIAL.

2. ASPHALT MATERIALS
    - i. ASPHALT BINDER: AASHTO M 320, PG 64–22 (OR AS OTHERWISE RECOMMENDED BY INDOT STANDARDS)
    - ii. ASPHALT CEMENT: PER INDOT STANDARDS
    - iii. CUTBACK PRIME COAT: PER INDOT STANDARDS
    - iv. EMULSIFIED ASPHALT PRIME COAT: PER INDOT STANDARDS
    - v. TACK COAT: PER INDOT STANDARDS
    - vi. WATER: POTABLE.
    - vii. UNDERSEALING ASPHALT: ASTM D 3141; PUMPING CONSISTENCY.

3. AUXILIARY MATERIALS
    - i. RECYCLED MATERIALS FOR HOT–MIX ASPHALT MIXES: RECLAIMED ASPHALT PAVEMENT; RECLAIMED, UNBOUND AGGREGATE BASE MATERIAL; AND RECYCLED ASPHALT SHINGLES FROM SOURCES AND GRADATIONS THAT HAVE PERFORMED SATISFACTORILY IN PREVIOUS INSTALLATIONS, EQUAL TO PERFORMANCE OF REQUIRED HOT–MIX ASPHALT PAVING PRODUCED FROM ALL NEW MATERIALS.
    - ii. HERBICIDE: COMMERCIAL CHEMICAL FOR WEED CONTROL, REGISTERED BY THE EPA, AND NOT CLASSIFIED AS "RESTRICTED USE" FOR LOCATIONS AND CONDITIONS OF APPLICATION. PROVIDE IN GRANULAR, LIQUID, OR WETTABLE POWDER FORM.
    - iii. SAND: ASTM D 1073 OR AASHTO M 29, GRADE NO. 2 OR NO. 3.

4. MIXES
    - i. RECYCLED CONTENT OF HOT–MIX ASPHALT: PER INDOT STANDARDS
    - ii. HOT–MIX ASPHALT: DENSE–GRADED, HOT–LAID, HOT–MIX ASPHALT PLANT MIXES APPROVED BY INDOT AND COMPLYING WITH THE FOLLOWING REQUIREMENTS:
        - a. PROVIDE MIXES WITH A HISTORY OF SATISFACTORY PERFORMANCE IN GEOGRAPHICAL AREA WHERE PROJECT IS LOCATED.
        - b. BASE COURSE: 25.0 MM OR 19.0 MM (AS INDICATED ON DRAWINGS)
        - c. SURFACE COURSE: 9.5MM

C. EXECUTION

1. EXAMINATION
    - i. VERIFY THAT SUBGRADE IS DRY AND IN SUITABLE CONDITION TO BEGIN PAVING.
    - ii. PROOF–ROLL SUBGRADE BELOW PAVEMENTS WITH HEAVY PNEUMATIC–TIRED EQUIPMENT TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF–ROLL WET OR SATURATED SUBGRADES. PROOFROLL TO BE PERFORMED BY QUALIFIED GEOTECHNICAL ENGINEER.
        - a. COMPLETELY PROOF–ROLL SUBGRADE IN ONE DIRECTION LIMIT VEHICLE SPEED TO 3 MPH.
        - b. PROOF ROLL WITH A LOADED 10–WHEEL, TANDEM–AXLE DUMP TRUCK WEIGHING NOT LESS THAN 15 TONS
        - c. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY ENGINEER, AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.
        - d. PROCEED WITH PAVING ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

2. SURFACE PREPARATION
    - i. GENERAL: IMMEDIATELY BEFORE PLACING ASPHALT MATERIALS, REMOVE LOOSE AND DELETERIOUS MATERIAL FROM SUBSTRATE SURFACES. ENSURE THAT PREPARED SUBGRADE IS READY TO RECEIVE PAVING.
    - ii. HERBICIDE TREATMENT: APPLY HERBICIDE ACCORDING TO MANUFACTURER'S RECOMMENDED RATES AND WRITTEN APPLICATION INSTRUCTIONS. APPLY TO DRY, PREPARED SUBGRADE OR SURFACE OF COMPACTED–AGGREGATE BASE BEFORE APPLYING PAVING MATERIALS.
        - a. MIX HERBICIDE WITH PRIME COAT IF FORMULATED BY MANUFACTURER FOR THAT PURPOSE2
    - iii. CUTBACK PRIME COAT: APPLY UNIFORMLY OVER SURFACE OF COMPACTED UNBOUND–AGGREGATE BASE COURSE AT A RATE OF 0.15 TO 0.50 GAL./SQ. YD. APPLY ENOUGH MATERIAL TO PENETRATE AND SEAL, BUT NOT FLOOD, SURFACE. ALLOW PRIME COAT TO CURE.
        - a. IF PRIME COAT IS NOT ENTIRELY ABSORBED WITHIN 24 HOURS AFTER APPLICATION, SPREAD SAND OVER SURFACE TO BLOT EXCESS ASPHALT. USE ENOUGH SAND TO PREVENT PICKUP UNDER TRAFFIC. REMOVE LOOSE SAND BY SWEEPING BEFORE PAVEMENT IS PLACED AND AFTER VOLATILES HAVE EVAPORATED.
        - b. PROTECT PRIMED SUBSTRATE FROM DAMAGE UNTIL READY TO RECEIVE PAVING.
    - iv. TACK COAT: APPLY UNIFORMLY TO SURFACES OF EXISTING PAVEMENT AT A RATE OF 0.05 TO 0.15 GAL./SQ. YD.
        - a. ALLOW TACK COAT TO CURE UNDISTURBED BEFORE APPLYING HOT–MIX ASPHALT PAVING.
        - b. AVOID SMEARING OR STAINING ADJOINING SURFACES, APPURTENANCES, AND SURROUNDINGS. REMOVE SPILLAGES AND CLEAN AFFECTED SURFACES.

3. PLACING HOT–MIX ASPHALT
    - i. MACHINE PLACE HOT–MIX ASPHALT ON PREPARED SURFACE, SPREAD UNIFORMLY, AND STRIKE OFF. PLACE ASPHALT MIX BY HAND IN AREAS INACCESSIBLE TO EQUIPMENT IN A MANNER THAT PREVENTS SEGREGATION OF MIX. PLACE EACH COURSE TO REQUIRED GRADE, CROSS SECTION, AND THICKNESS WHEN COMPACTED.
        - a. PLACE HOT–MIX ASPHALT BASE COURSE IN NUMBER OF LIFTS AND THICKNESSES INDICATED.
        - b. PLACE HOT–MIX ASPHALT SURFACE COURSE IN SINGLE LIFT.
        - c. SPREAD MIX AT A MINIMUM TEMPERATURE OF 250 DEG F
        - d. BEGIN APPLYING MIX ALONG CENTERLINE OF CROWN FOR CROWNED SECTIONS AND ON HIGH SIDE OF ONE–WAY SLOPES UNLESS OTHERWISE INDICATED.
        - e. REGULATE PAVER MACHINE SPEED TO OBTAIN SMOOTH, CONTINUOUS SURFACE FREE OF PULLS AND TEARS IN ASPHALT–PAVING MAT.
    - ii. PLACE PAVING IN CONSECUTIVE STRIPS NOT LESS THAN 10 FEET WIDE UNLESS INFILL EDGE STRIPS OF A LESSER WIDTH ARE REQUIRED.
        - a. AFTER FIRST STRIP HAS BEEN PLACED AND ROLLED, PLACE SUCCEEDING STRIPS AND EXTEND ROLLING TO OVERLAP PREVIOUS STRIPS. OVERLAP MIX PLACEMENT ABOUT 1 TO 1–1/2 INCHES FROM STRIP TO STRIP TO ENSURE PROPER COMPACTION OF MIX ALONG LONGITUDINAL JOINTS.
        - b. COMPLETE A SECTION OF ASPHALT BASE COURSE BEFORE PLACING ASPHALT SURFACE COURSE.
    - iii. PROMPTLY CORRECT SURFACE IRREGULARITIES IN PAVING COURSE BEHIND PAVER. USE SUITABLE HAND TOOLS TO REMOVE EXCESS MATERIAL FORMING HIGH SPOTS. FILL DEPRESSIONS WITH HOT–MIX ASPHALT TO PREVENT SEGREGATION OF MIX; USE SUITABLE HAND TOOLS TO SMOOTH SURFACE.

4. JOINTS
    - i. CONSTRUCT JOINTS TO ENSURE A CONTINUOUS BOND BETWEEN ADJOINING PAVING SECTIONS. CONSTRUCT JOINTS FREE OF DEPRESSIONS, WITH SAME TEXTURE AND SMOOTHNESS AS OTHER SECTIONS OF HOT–MIX ASPHALT COURSE.
        - a. CLEAN CONTACT SURFACES AND APPLY TACK COAT TO JOINTS.
        - b. OFFSET LONGITUDINAL JOINTS, IN SUCCESSIVE COURSES, A MINIMUM OF 6 INCHES
        - c. OFFSET TRANSVERSE JOINTS, IN SUCCESSIVE COURSES, A MINIMUM OF 24 INCHES
        - d. CONSTRUCT TRANSVERSE JOINTS AT EACH POINT WHERE PAVER ENDS A DAY'S WORK AND RESUMES WORK AT A SUBSEQUENT TIME. CONSTRUCT THESE JOINTS USING EITHER "BULKHEAD" OR "PAPERED" METHOD ACCORDING TO AI MS–22, FOR BOTH "ENDING A LANE" AND "RESUMPTION OF PAVING OPERATIONS."
        - e. COMPACT JOINTS AS SOON AS HOT–MIX ASPHALT WILL BEAR ROLLER WEIGHT WITHOUT EXCESSIVE DISPLACEMENT.
        - f. COMPACT ASPHALT AT JOINTS TO A DENSITY WITHIN 2 PERCENT OF SPECIFIED COURSE DENSITY.

ASPHALT PAVING (CONT.):

5. COMPACTION
    - i. GENERAL: BEGIN COMPACTION AS SOON AS PLACED HOT–MIX PAVING WILL BEAR ROLLER WEIGHT WITHOUT EXCESSIVE DISPLACEMENT. COMPACT HOT–MIX PAVING WITH HOT, HAND TAMPERS OR WITH VIBRATORY–PLATE COMPACTORS IN AREAS INACCESSIBLE TO ROLLERS.
        - a. COMPLETE COMPACTION BEFORE MIX TEMPERATURE COOLS TO 185 DEG F
    - ii. BREAKDOWN ROLLING: COMPLETE BREAKDOWN OR INITIAL ROLLING IMMEDIATELY AFTER ROLLING JOINTS AND OUTSIDE EDGE. EXAMINE SURFACE IMMEDIATELY AFTER BREAKDOWN ROLLING FOR INDICATED CROWN, GRADE, AND SMOOTHNESS. CORRECT LAYDOWN AND ROLLING OPERATIONS TO COMPLY WITH REQUIREMENTS.
    - iii. INTERMEDIATE ROLLING: BEGIN INTERMEDIATE ROLLING IMMEDIATELY AFTER BREAKDOWN ROLLING WHILE HOT–MIX ASPHALT IS STILL HOT ENOUGH TO ACHIEVE SPECIFIED DENSITY. CONTINUE ROLLING UNTIL HOT–MIX ASPHALT COURSE HAS BEEN UNIFORMLY COMPACTED TO THE FOLLOWING DENSITY:
        - a. AVERAGE DENSITY: 96 PERCENT OF REFERENCE LABORATORY DENSITY ACCORDING TO ASTM D 6927 OR AASHTO T 245, BUT NOT LESS THAN 94 PERCENT OR GREATER THAN 100 PERCENT.
        - b. AVERAGE DENSITY: 92 PERCENT OF REFERENCE MAXIMUM THEORETICAL DENSITY ACCORDING TO ASTM D 2041, BUT NOT LESS THAN 90 PERCENT OR GREATER THAN 96 PERCENT.
    - iv. FINISH ROLLING: FINISH ROLL PAVED SURFACES TO REMOVE ROLLER MARKS WHILE HOT–MIX ASPHALT IS STILL WARM.
    - v. EDGE SHAPING: WHILE SURFACE IS BEING COMPACTED AND FINISHED, TRIM EDGES OF PAVEMENT TO PROPER ALIGNMENT. BEVEL EDGES WHILE ASPHALT IS STILL HOT; COMPACT THOROUGHLY.
    - vi. REPAIRS: REMOVE PAVED AREAS THAT ARE DEFECTIVE OR CONTAMINATED WITH FOREIGN MATERIALS AND REPLACE WITH FRESH, HOT–MIX ASPHALT. COMPACT BY ROLLING TO SPECIFIED DENSITY AND SURFACE SMOOTHNESS.
    - viil. PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED.
    - viiil. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.

6. INSTALLATION TOLERANCES
    - i. PAVEMENT THICKNESS: COMPACT EACH COURSE TO PRODUCE THE THICKNESS INDICATED WITHIN THE FOLLOWING TOLERANCES:
        - a. BASE COURSE: PLUS OR MINUS 1/2 INCH
        - b. SURFACE COURSE: PLUS 1/4 INCH NO MINUS.
    - ii. PAVEMENT SURFACE SMOOTHNESS: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10–FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUDINALLY TO PAVED AREAS:
        - a. BASE COURSE: 1/4 INCH
        - b. SURFACE COURSE: 1/8 INCH
        - c. CROWNED SURFACES: TEST WITH CROWNED TEMPLATE CENTERED AND AT RIGHT ANGLE TO CROWN. MAXIMUM ALLOWABLE VARIANCE FROM TEMPLATE IS 1/4 INCH

7. FIELD QUALITY CONTROL
    - i. TESTING AGENCY: CONTRACTOR TO ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
    - ii. THICKNESS: IN–PLACE COMPACTED THICKNESS OF HOT–MIX ASPHALT COURSES WILL BE DETERMINED ACCORDING TO ASTM D 3549.
    - iii. SURFACE SMOOTHNESS: FINISHED SURFACE OF EACH HOT–MIX ASPHALT COURSE WILL BE TESTED FOR COMPLIANCE WITH SMOOTHNESS TOLERANCES.
    - iv. IN–PLACE DENSITY: TESTING AGENCY WILL TAKE SAMPLES OF UNCOMPACTED PAVING MIXTURES AND COMPACTED PAVEMENT ACCORDING TO ASTM D 979 OR AASHTO T 168.
        - a. REFERENCE MAXIMUM THEORETICAL DENSITY WILL BE DETERMINED BY AVERAGING RESULTS FROM FOUR SAMPLES OF HOT–MIX ASPHALT–PAVING MIXTURE DELIVERED DAILY TO SITE, PREPARED ACCORDING TO ASTM D 2041, AND COMPACTED ACCORDING TO JOB–MIX SPECIFICATIONS.
        - b. IN–PLACE DENSITY OF COMPACTED PAVEMENT WILL BE DETERMINED BY TESTING CORE SAMPLES ACCORDING TO ASTM D 1188 OR ASTM D 2726.
    - v. ONE CORE SAMPLE WILL BE TAKEN FOR EVERY 1000 SQ. YD. OR LESS OF INSTALLED PAVEMENT, WITH NO FEWER THAN THREE CORES TAKEN.
    - vi. FIELD DENSITY OF IN–PLACE COMPACTED PAVEMENT MAY ALSO BE DETERMINED BY NUCLEAR METHOD ACCORDING TO ASTM D 2950 AND CORRELATED WITH ASTM D 1188 OR ASTM D 2726.
    - vii. REPLACE AND COMPACT HOT–MIX ASPHALT WHERE CORE TESTS WERE TAKEN.
    - viii. REMOVE AND REPLACE OR INSTALL ADDITIONAL HOT–MIX ASPHALT WHERE TEST RESULTS OR MEASUREMENTS INDICATE THAT IT DOES NOT COMPLY WITH SPECIFIED REQUIREMENTS.

CONCRETE PAVING:

A. GENERAL

1. CONCRETE PAVING SECTION INCLUDES DRIVEWAYS, ROADWAYS, PARKING LOTS, CURBS AND GUTTERS, WALKS, AND CONCRETE APRONS.

2. ACTION SUBMITTALS
    - i. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.
    - ii. OTHER ACTION SUBMITTALS
        - a. DESIGN MIXTURES: FOR EACH CONCRETE PAVING MIXTURE. INCLUDE ALTERNATE DESIGN MIXTURES WHEN CHARACTERISTICS OF MATERIALS PROJECT CONDITIONS, WEATHER, TEST RESULTS, OR OTHER CIRCUMSTANCES WARRANT ADJUSTMENTS.
        - b. MATERIAL TEST REPORTS: FROM A QUALIFIED TESTING AGENCY INDICATING AND INTERPRETING TEST RESULTS FOR COMPLIANCE OF THE FOLLOWING WITH REQUIREMENTS INDICATED, BASED ON COMPREHENSIVE TESTING OF CURRENT MATERIALS.

3. QUALITY ASSURANCE
    - i. READY–MIX–CONCRETE MANUFACTURER QUALIFICATIONS: A FIRM EXPERIENCED IN MANUFACTURING READY–MIXED CONCRETE PRODUCTS AND THAT COMPLIES WITH ASTM C 94/C 94M REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT.
    - ii. ACI PUBLICATIONS: COMPLY WITH ACI 301 (ACI 301M) UNLESS OTHERWISE INDICATED.
    - iii. HANDICAP STANDARDS: PROVIDE RAMPS INDICATED FOR HANDICAP ACCESS IN ACCORDANCE WITH ANSI A117 AND FEDERAL AMERICANS WITH DISABILITIES ACT (ADA).

B. PRODUCTS

1. STEEL REINFORCEMENT
    - i. RECYCLED CONTENT: POST CONSUMER RECYCLED CONTENT PLUS ONE–HALF OF PRECONSUMER RECYCLED CONTENT NOT LESS THAN 25 PERCENT.
    - ii. PLAIN–STEEL WELDED WIRE REINFORCEMENT: ASTM A 185/A 185M, FABRICATED FROM AS–DRAWN STEEL WIRE INTO FLAT SHEETS.
    - iii. DEFORMED–STEEL WELDED WIRE REINFORCEMENT: ASTM A 497/A 497M, FLAT SHEET.
    - iv. REINFORCING BARS: ASTM A 615/A 615M, GRADE 60 (GRADE 420); DEFORMED.
    - v. PLAIN–STEEL WIRE: ASTM A 82/A 82M, AS DRAWN.
    - vi. DEFORMED–STEEL WIRE: ASTM A 496/A 496M.
    - vii. DOWEL BARS: ASTM A 615/A 615M, GRADE 60 (GRADE 420) PLAIN–STEEL BARS; ZINC COATED (GALVANIZED) AFTER FABRICATION ACCORDING TO ASTM A 767/A 767M, CLASS I COATING. CUT BARS TRUE TO LENGTH WITH ENDS SQUARE AND FREE OF BURRS.
    - viii. BAR SUPPORTS: BOLSTERS, CHAIRS, SPACERS, AND OTHER DEVICES FOR SPACING, SUPPORTING, AND FASTENING REINFORCING BARS, WELDED WIRE REINFORCEMENT, AND DOWELS IN PLACE. MANUFACTURE BAR SUPPORTS ACCORDING TO CRSI'S "MANUAL OF STANDARD PRACTICE" FROM STEEL WIRE, PLASTIC, OR PRECAST CONCRETE OF GREATER COMPRESSIVE STRENGTH THAN CONCRETE SPECIFIED.

2. CONCRETE MATERIALS
    - i. CEMENTITIOUS MATERIAL: USE THE FOLLOWING CEMENTITIOUS MATERIALS, OF SAME TYPE, BRAND, AND SOURCE THROUGHOUT PROJECT:
        - a. PORTLAND CEMENT: ASTM C 150, PORTLAND CEMENT TYPE I.
        - b. FLY ASH: ASTM C 618, CLASS C OR CLASS F.
        - c. GROUND GRANULATED BLAST–FURNACE SLAG: ASTM C 989, GRADE 100 OR 120.
    - ii. NORMAL–WEIGHT AGGREGATES: ASTM C 33,UNIFORMLY GRADED, AND AS FOLLOWS:
        - a. COMBINED AGGREGATE GRADATION: WELL GRADED FROM COARSEST TO FINEST WITH NOT MORE THAN 18 PERCENT AND NOT LESS THAN 8 PERCENT RETAINED ON A INDIVIDUAL SIEVE, EXPECT THAT LESS THAN 8 PERCENT MAY BE RETAINED ON COARSEST SIEVE AND ON NO. 50 SIEVE, AND LESS THAN 8 PERCENT MAY BE RETAINED ON SIEVES FINER THAN NO. 50.
        - b. USE CRUSHED LIMESTONE COARSE AGGREGATE FOR CONCRETE EXPOSED TO WEATHER.
    - iii. WATER: POTABLE AND COMPLYING WITH ASTM C 94/C 94M.
    - iv. AIR–ENTRAINING ADMIXTURE: ASTM C 260.
    - v. CHEMICAL ADMIXTURES: ADMIXTURES CERTIFIED BY MANUFACTURER TO BE COMPATIBLE WITH OTHER ADMIXTURES AND TO CONTAIN NOT MORE THAN 0.1 PERCENT WATER–SOLUBLE CHLORIDE IONS BY MASS OF CEMENTITIOUS MATERIAL.
    - vi. NOTE: WHERE CLASS A, B, OR C CONCRETE IS REFERENCE IN PLANS OR SPECIFICATIONS, THE CLASS IS AS DEFINED IN ACI 347–04.

3. CURING MATERIALS
    - i. ABSORPTIVE COVER: AASHTO M 182, CLASS 3, BURLAP CLOTH MADE FROM JUTE OR KENAF, WEIGHING APPROXIMATELY 9 OZ./SQ. YD. (305 G/SQ. M) DRY.
    - ii. MOISTURE–RETAINING COVER: ASTM C 171, POLYETHYLENE FILM OR WHITE BURLAP–POLYETHYLENE SHEET.
    - iii. WATER: POTABLE.
    - iv. EVAPORATION RETARDER: WATERBORNE, MONOMOLECULAR, FILM FORMING, MANUFACTURED FOR APPLICATION TO FRESH CONCRETE.
    - v. CLEAR, WATERBORNE, MEMBRANE–FORMING CURING COMPOUND: ASTM C 309, TYPE 1, CLASS B, DISSIPATING.
    - vi. WHITE, WATERBORNE, MEMBRANE–FORMING CURING COMPOUND: ASTM C 309, TYPE 2, CLASS B, DISSIPATING.

4. FIBER REINFORCEMENT
    - i. FIBROUS REINFORCEMENT: 100% VIRGIN HOMOPOLYMER POLYPROPYLENE MULTIFILAMENT FIBERS FOR SECONDARY REINFORCEMENT OF CONCRETE, ASTM C 116, TYPE III. SHALL CONTAIN NO REPROCESSED OLEFIN MATERIALS.
        - a. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING: FIBERMESH 150; PROPEX CONCRETE SYSTEMS CORP., STEALTH FIBER MICRO REINFORCEMENT; SI CONCRETE SYSTEMS, OR APPROVED EQUAL

5. RELATED MATERIALS
    - i. JOINT FILLERS: ASTM D 1751, ASPHALT–SATURATED CELLULOSIC FIBER OR ASTM D 1752, CORK OR SELF–EXPANDING CORK IN PREFORMED STRIPS.
    - ii. PENETRATING ANTI–SPALLING SEALER: THE SEALER SHALL BE A SILANE WATER BASED COMPOUND WHICH HAS A 96% CHLORIDE–ION SCREEN AND A REPELLENCY FACTOR OF 92% WHEN TESTED IN ACCORDANCE WITH NCHRP #244, TEST METHOD. IN ADDITION, THE SEALER–TREATED CONCRETE MUST EXHIBIT NO SCALING WHEN EXPOSED TO 120 CYCLES OF FREEZING–AND–THAWING IN ACCORDANCE WITH ASTM C 672.
        - a. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING: "WEATHER WORKER HEAVY–DUTY WB (J–27 WB)"; DAYTON SUPERIOR CORP., "ENVIROSEAL 20"; HYDROZO INCORP., "PENTANE WB"; L & M CONSTRUCTION CHEMICALS, INC.

6. CONCRETE MIXTURES
    - i. PREPARE DESIGN MIXTURES, PROPORTIONED ACCORDING TO ACI 301 (ACI 301M), WITH THE FOLLOWING PROPERTIES:
        - a. COMPRESSIVE STRENGTH (28 DAYS): 4000 PSI (27.6 MPA).

CONCRETE PAVING (CONT.):

- b. MAXIMUM WATER–CEMENTITIOUS MATERIALS RATIO AT POINT OF PLACEMENT: 0.45.
- c. SLUMP LIMIT: 5 INCHES (125 MM), PLUS OR MINUS 1 INCH (25 MM).
- d. AIR CONTENT: 6.5 PERCENT PLUS OR MINUS 1.5 PERCENT.

ii. CHEMICAL ADMIXTURES: USE ADMIXTURES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

7. CONCRETE MIXING
    - i. READY–MIXED CONCRETE: MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE ACCORDING TO ASTM C 94/C 94M. FURNISH BATCH CERTIFICATES FOR EACH BATCH DISCHARGED AND USED IN THE WORK.

B. EXECUTION

1. EXAMINATION AND PREPARATION
    - i. PROOF–ROLL PREPARED SUBBASE SURFACE BELOW CONCRETE PAVING TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING.
    - ii. REMOVE LOOSE MATERIAL FROM COMPACTED SUBBASE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.

2. EDGE FORMS AND SCREED CONSTRUCTION
    - i. SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.
    - ii. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM–RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.

3. STEEL REINFORCEMENT
    - i. GENERAL: COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT.

4. JOINTS
    - i. GENERAL: FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGES TRUE TO LINE, WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO CENTERLINE UNLESS OTHERWISE INDICATED.
    - ii. CONSTRUCTION JOINTS: SET CONSTRUCTION JOINTS AT SIDE AND END TERMINATIONS OF PAVING AND AT LOCATIONS WHERE PAVING OPERATIONS ARE STOPPED FOR MORE THAN ONE–HALF HOUR UNLESS PAVING TERMINATES AT ISOLATION JOINTS.
    - iii. ISOLATION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT–FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, OTHER FIXED OBJECTS, AND WHERE INDICATED.
    - iv. CONTRACTION JOINTS: FORM WEAKENED–PLANE CONTRACTION JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTRACTION JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE–FOURTH OF THE CONCRETE THICKNESS.
    - v. EDGING: AFTER INITIAL FLOATING, TOOL EDGES OF PAVING, GUTTERS, CURBS, AND JOINTS IN CONCRETE WITH AN EDGING TOOL TO A 1/4–INCH (6–MM) RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE EDGING–TOOL MARKS ON CONCRETE SURFACES.

5. CONCRETE PLACEMENT
    - i. MOISTEN SUBBASE TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED.
    - ii. COMPLY WITH ACI 301 (ACI 301M) REQUIREMENTS FOR MEASURING, MIXING, TRANSPORTING, PLACING, AND CONSOLIDATING CONCRETE.
    - iii. DEPOSIT AND SPREAD CONCRETE IN A CONTINUOUS OPERATION BETWEEN TRANSVERSE JOINTS. DO NOT PUSH OR DRAG CONCRETE INTO PLACE OR USE VIBRATORS TO MOVE CONCRETE INTO PLACE.
    - iv. SCREED PAVING SURFACE WITH A STRAIGHTEDGE AND STRIKE OFF.
    - v. COMMENCE INITIAL FLOATING USING BULL FLOATS OR DARBIES TO IMPART AN OPEN–TEXTURED AND UNIFORM SURFACE PLANE BEFORE EXCESS MOISTURE OR BLEED WATER APPEARS ON THE SURFACE. DO NOT FURTHER DISTURB CONCRETE SURFACES BEFORE BEGINNING FINISHING OPERATIONS OR SPREADING SURFACE TREATMENTS.

6. CONCRETE PROTECTION AND CURING
    - i. GENERAL: PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES.
    - ii. COMPLY WITH ACI 306.1 FOR COLD–WEATHER PROTECTION.
    - iii. EVAPORATION RETARDER: APPLY EVAPORATION RETARDER TO CONCRETE SURFACES IF HOT, DRY, OR WINDY CONDITIONS CAUSE MOISTURE LOSS APPROACHING 0.2 LB/SQ. FT. X H (1 KG/SQ. M X H) BEFORE AND DURING FINISHING OPERATIONS. APPLY ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AFTER PLACING, SCREEDING, AND BULL FLOATING OR DARBYING CONCRETE BUT BEFORE FLOAT FINISHING.
    - iv. BEGIN CURING AFTER FINISHING CONCRETE BUT NOT BEFORE FREE WATER HAS DISAPPEARED FROM CONCRETE SURFACE.
    - v. CURING METHODS: CURE CONCRETE BY MOISTURE CURING, MOISTURE–RETAINING–COVER CURING, CURING COMPOUND, OR A COMBINATION OF THESE.
    - vi. PENETRATING, ANTI–SPALLING SEALER TREATMENT: APPLY COMPOUNDS TO CLEAN, DRY CONCRETE SURFACES FREE OF OIL, DIRT, AND OTHER FOREIGN MATERIAL ACCORDING TO MANUFACTURER'S SPECIFICATIONS. SEALER TO BE APPLIED TO ALL EXTERIOR CONCRETE PAVING AND CURBS AFTER CONCRETE HAS CURED 28 DAYS.

7. PAVING TOLERANCES
    - i. COMPLY WITH TOLERANCES IN ACI 117 AND AS FOLLOWS:
        - a. ELEVATION: 3/4 INCH (19 MM).
        - b. THICKNESS: PLUS 3/8 INCH (10 MM), MINUS 1/4 INCH (6 MM).
        - c. SURFACE: GAP BELOW 10–FOOT– (3–M–) LONG, UNLEVELED STRAIGHTEDGE NOT TO EXCEED 1/2 INCH (13 MM).
        - d. JOINT SPACING: 3 INCHES (75 MM).
        - e. CONTRACTION JOINT DEPTH: PLUS 1/4 INCH (6 MM), NO MINUS.
        - f. JOINT WIDTH: PLUS 1/8 INCH (3 MM), NO MINUS.
    - ii. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE MARKINGS OF DIMENSIONS INDICATED WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES TO PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS (0.4 MM).

8. REPAIRS AND PROTECTION
    - i. REMOVE AND REPLACE CONCRETE PAVING THAT IS BROKEN, DAMAGED, OR DEFECTIVE OR THAT DOES NOT COMPLY WITH REQUIREMENTS IN THIS SECTION. REMOVE WORK IN COMPLETE SECTIONS FROM JOINT TO JOINT UNLESS OTHERWISE APPROVED BY ENGINEER.
    - ii. PROTECT CONCRETE PAVING FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVING FOR AT LEAST 14 DAYS AFTER PLACEMENT. WHEN CONSTRUCTION TRAFFIC IS PERMITTED, MAINTAIN PAVING AS CLEAN AS POSSIBLE BY REMOVING SURFACE STAINS AND SPILLAGE OF MATERIALS AS THEY OCCUR.
    - iii. MAINTAIN CONCRETE PAVING FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP PAVING NOT MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

DEMOLITION:

A. GENERAL

THE CONTRACTOR SHALL REMOVE AND DISPOSE OFF SITE, ALL EXISTING STRUCTURES, FENCES, CONCRETE AND PAVEMENT ON SITE, UNLESS NOTED TO REMAIN ON THE CONTRACT DRAWINGS.

THE CONTRACTOR SHALL PROTECT AND NOT DESTROY PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

B. SUMMARY

THIS SECTION REQUIRES REMOVAL AND DISPOSAL, OFF SITE, OF THE FOLLOWING:

1. ASPHALT PARKING LOT.
2. MISCELLANEOUS CONCRETE, STORM SEWER, PLANT MATERIAL, UNDERGROUND CONDUITS, SITE LIGHTS, ETC., LOCATED ON SITE.

C. SUBMITTALS

SUBMIT THE FOLLOWING IN ACCORDANCE WITH CONDITIONS OF CONTRACT AND DIVISION 1 SPECIFICATION SECTIONS.

1. A PROPOSED SCHEDULE OF OPERATIONS COORDINATION FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.
2. PROVIDE A DETAILED SEQUENCE AND SCHEDULE OF DEMOLITION AND REMOVAL WORK TO BE COMPLETED.

D. JOB CONDITIONS

1. SALVAGED MATERIALS: ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES. TRANSPORT SALVAGED ITEMS FROM THE SITE AS THEY ARE REMOVED.
    - i. STORAGE OR SALE OF REMOVED ITEMS WILL NOT BE PERMITTED ON SITE.
2. EXPLOSIVES: USE OF ANY TYPE OF EXPLOSIVES WILL NOT BE PERMITTED.
3. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
    - i. DO NOT CLOSE OR OBSTRUCT ROADS, STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE LOCAL AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY GOVERNING AUTHORITIES.
4. PROTECTIONS: ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, AND OTHER FACILITIES AND INJURY TO PERSONS.
5. DAMAGES: PROMPTLY REPAIR ANY DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS.
6. UTILITY SERVICES: MAINTAIN EXISTING UTILITIES TO STAY IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DISCONNECT, CAP AND REMOVE UTILITY SERVICES PER LOCAL REQUIREMENTS. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTIONS HAVE BEEN COMPLETED TO THE SATISFACTION OF LOCAL UTILITIES.

E. DEMOLITION

1. BELOW–GRADE CONSTRUCTION: DEMOLISH FOUNDATION WALLS AND OTHER BELOW–GRADE CONSTRUCTION, INCLUDING CONCRETE SLABS, TO A DEPTH OF NOT LESS THAN 48 INCHES BELOW LOWEST FOUNDATION LEVEL.
2. FILLING VOIDS: COMPLETELY FILL BELOW–GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION STRUCTURES.

F. DISPOSAL OF DEMOLISHED MATERIALS

1. GENERAL: REMOVE WEEKLY FROM SITE ACCUMULATED DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
2. REMOVAL: TRANSPORT MATERIALS REMOVED FROM DEMOLITION OPERATIONS AND LEGALLY DISPOSE OF OFF–SITE.

WATER:

A. ALL WATER MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITIZENS ENERGY GROUP STANDARDS AND SPECIFICATIONS, LATEST EDITION.

SANITARY:

A. ALL SANITARY MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF MCCORDSVILLE STANDARDS AND SPECIFICATIONS, LATEST EDITION.

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HOMES

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JOSHUA H. CRIBELAR

Joshua H. Cribelar
CERTIFIED BY

ISSUANCE INDEX
DATE:
11/06/2025
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

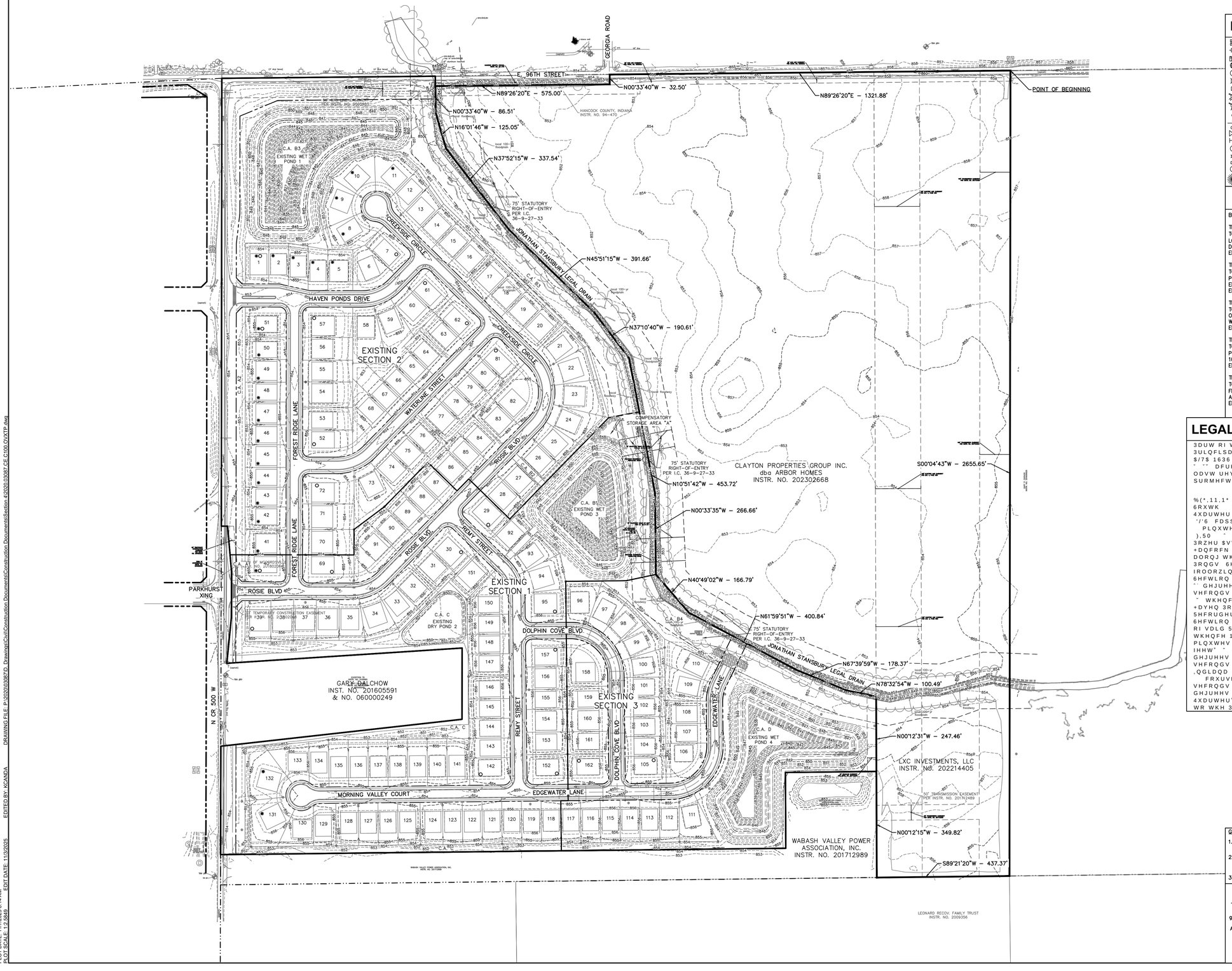
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2020.03087

SPECIFICATIONS

C003



EXISTING LEGEND

	Beehive Inlet	○	Pole
	Combination Pole	●	Post
	Curb Inlet	Ⓢ	Sanitary Manhole
	Drainage Inlet		Sign
Ⓓ	Drainage Manhole	○	Stand Pipe
	Electric Cross Box		Telephone Pedestal
	Electric Meter Box	☒	Transformer
	Fire Hydrant		Tree
	Fire Plug		Vent
	Flag Pole		Water Marker
	Gas Marker	Ⓦ	Water Meter
GV	Gas Valve	WV	Water Valve
	Guy Wire	–e–	Buried Electric Line
Ⓛ	Lid	–ohe–	Overhead Electric Line
	Light Pole	–g–	Buried Gas Line
	Mail Box	–t–	Buried Telephone Line
◎	Manhole	–w–	Buried Water Line
	Pine Tree	–fo–	Fiber Optic Line

BENCHMARK DATA

BENCHMARK INFORMATION (NAVD 88 DATUM)

TBM #80
TOP OF MAG SPIKE 1' UP WEST SIDE BROKEN OFF POWERPOLE LOCATED ±5' EAST OF 500 WEST AND ±15' SOUTH OF NORTH DRIVEWAY OF RESIDENCE 9547.
ELEV: 856.09

TBM #81
TOP OF CUT "X" ON EAST MOST MOUNT BOLT OF ALUMINUM POWERPOLE LOCATED ±15' WEST OF 500 WEST AND OPPOSITE ELECTRIC SUB STATION ENTRANCE.
ELEV: 855.77

TBM #82
TOP OF CUT "X" ON EAST MOST BONNET BOLT ON THE TOP FLANGE OF FIRE HYDRANT LOCATED IN THE SOUTHWEST QUADRANT OF 500 WEST AND 1000 NORTH.
ELEV: 853.55

TBM #83
TOP OF MAG SPIKE 1' UP ON THE SOUTH SIDE OF COMBINATION POLE LOCATED ±20' WEST OF GEORGIA ROAD AND ±50' NORTH OF 1000 NORTH.
ELEV: 854.91

TBM #84
TOP OF CUT "X" ON SOUTH MOST BONNET BOLT ON THE TOP FLANGE OF FIRE HYDRANT LOCATED ±70' NORTH OF 1000 NORTH AND AT THE WEST END OF STEEPLE CHASE SUBDIVISION.
ELEV: 862.12

LEGAL DESCRIPTION

3DUW RI WKH 1RUWKZHVW 4XDUWHU RI 6HFWLRQ ˙ 7RZQVKLS ˆ 1RUWK 5DQJH ˘ (DVW RI WKH
3ULQFLSDO 0HULGLDQ +DQFRFN &RXQW\ ,QGLDQD SDUW RI WKH ˙ ˝˘ DFUH WUDFW RI ODQG
$/7$ 1636 /DQG 7LWOH 6XUYH\ GDWHG 'HFHPEHU DV ODVW UHYLVHG DQG DOVR WKH
˘ ˘˘ DFUH WUDFW RI ODQG VKRZQ RQ WKH $/7$ 1636 /DQG 7LWOH 6XUYH\ GDWHG 0DUFK ˝
ODVW UHYLVHG ERWK E\ 0LFKDHO - 6PLWK 36 /6 ˘ ˘ RI $PHULFDQ 6WUXFWXUHSRLQW ,QF
SURMHFW QXPEHU ˙ˆ PRUH SDUWLFXODUO\ GHVFULEHG DV IROORZV˛

%(*,11,1* DW D +DUULVRQ 0RQXPHQW DW WKH QRUWKHDVW FRUQHU RI VDLG 1RUWKZHVW 4XDU
6RXWK GHJUHHV PLQXWHV VHFRQGV :HVW ˘˘˘ ˘˘ IHHW DORQJ WKH HDVW OLQH RI VDLG
4XDUWHU EDVLV RI EHDULQJV LV WKH ,QGLDQD *HRVSDWLDO &RRUGLQDWH 6\VWHP +DQFRFN
'/'6 FDSSHG UHEDU DW WKH VRXWKHDVW FRUQHU RI VDLG 1RUWKZHVW 4XDUWHU˚ WKHQFH 6R
PLQXWHV VHFRQGV :HVW ˆ ˆ IHHW DORQJ WKH VRXWK OLQH RI VDLG 1RUWKZHVW 4XDUW
),50 ˆ FDSSHG UHEDU DW WKH VRXWKHDVW FRUQHU RI WKH SDUFHO FRQYH\HG WR :DEDVK 9
3RZHU $VVRFLDWLRQ LQ ,QVWUXPHQW 1R ˆ ˝˙˝ RQ ILOH LQ WKH 2IILFH RI WKH 5HFRUGHU R
+DQFRFN &RXQW\ ,QGLDQD˚ WKHQFH 1RUWK GHJUHHV PLQXWHV VHFRQGV :HVW ˝ ˙ IHH
DORQJ WKH HDVW OLQH VDLG :DEDVK 9DOOH\ 3RZHU $VVRFLDWLRQ SDUFHO WR D VRXWKHDVW
3RQGV 6HFWLRQ UHFRUGHG DV ,QVWUXPHQW 1XPEHU LQ WKH 2IILFH RI VDLG 5HFRU
IROORZLQJ ILYH ˘ FRXUVHV DUH DORQJ WKH HDVWHUO\ DQG QRUWKHDVWHUO\ OLQHV RI VDLG
6HFWLRQ ˚ WKHQFH 1RUWK GHJUHHV PLQXWHV VHFRQGV :HVW ˆ ˘ IHHW˚ WKHQFH
ˆ˙ GHJUHHV PLQXWHV ˘ VHFRQGV :HVW ˝ IHHW˚ WKHQFH 1RUWK ˘˘ GHJUHHV ˝ PLQXWH
VHFRQGV :HVW ˆ˙ ˆ IHHW˚ WKHQFH 1RUWK ˘ GHJUHHV ˘˝ PLQXWHV VHFRQGV :HVW
˘ WKHQFH 1RUWK GHJUHHV ˝ PLQXWHV VHFRQGV :HVW ˘˘ IHHW WR DQ HDVWHUO\ FRUQ
+DYHQ 3RQGV 6HFWLRQ UHFRUGHG DV ,QVWUXPHQW 1XPEHU LQ WKH 2IILFH RI VDLG
5HFRUGHU˚ WKH IROORZLQJ VHYHQ ˆ FRXUVHV DUH DORQJ WKH HDVWHUO\ OLQHV RI VDLG +D
6HFWLRQ DQG +DYHQ 3RQGV 6HFWLRQ UHFRUGHG DV ,QVWUXPHQW 1XPEHU ˘ ˙˝˝ LQ WK
RI VDLG 5HFRUGHU˚ WKHQFH 1RUWK GHJUHHV PLQXWHV ˘ VHFRQGV :HVW ˘ ˘˘ IHHW˚
WKHQFH 1RUWK GHJUHHV ˘ PLQXWHV VHFRQGV :HVW ˘ ˆ IHHW˚ WKHQFH 1RUWK ˆ GHJ
PLQXWHV VHFRQGV :HVW ˝ ˘ IHHW˚ WKHQFH ˘ GHJUHHV ˘ PLQXWHV ˘ VHFRQGV :HVW ˝
IHHW˚ ˘ WKHQFH 1RUWK ˆ GHJUHHV ˘ PLQXWHV ˘ VHFRQGV :HVW ˆ˘ IHHW˚ ˘ WKHQFH 1RU
GHJUHHV PLQXWHV ˘ VHFRQGV :HVW ˘ ˘ IHHW˚ ˆ WKHQFH 1RUWK GHJUHHV PLQXWHV
VHFRQGV :HVW ˙˘˘ IHHW WR WKH VRXWKZHVW FRUQHU RI WKH SDUFHO FRQYH\HG WR +DQFRFN
,QGLDQD LQ ,QVWUXPHQW 1XPEHU ˝ ˆ RQ ILOH LQ WKH 2IILFH RI VDLG 5HFRUGHU˚ WKH IROO
FRXUVHV DUH DORQJ WKH VRXWK DQG HDVW OLQHV WKHUHRI˚ WKHQFH ˙˝ GHJUHHV ˘ PLQ
VHFRQGV (DVW ˘ˆ˘ IHHW WR D UHEDU ZLWK FDS VWDPSHG $6,),50 ˝ ˚ WKHQFH 1RUWK
GHJUHHV PLQXWHV VHFRQGV :HVW ˘ IHHW WR D UHEDU RQ WKH QRUWK OLQH RI VDLG
4XDUWHU˚ WKHQFH 1RUWK ˙˝ GHJUHHV ˘ PLQXWHV VHFRQGV (DVW ˙˙ IHHW DORQJ VDLG
WR WKH 32,17 2) %(*,11,1* FRQWDLQLQJ ˘˙ ˝ˆ DFUHV PRUH RU OHVV

JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

Joshua H. Cribelar
CERTIFIED BY

GENERAL NOTES:

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INDIANAPOLIS, IN 46216

AMERICAN
STRUCTUREPOINT
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TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

HAVEN PONDS SECTION 4

E 96TH ST &
N CR 500 W
MCCORDSVILLE, IN

ISSUANCE INDEX
DATE:
11/06/2025
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2020.03087

OVERALL EXISTING TOPOGRAPHY PLAN

C100

PLOT DATE: 11/7/2025 8:14 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/3/2025
EDITED BY: KCANDA
DRAWING FILE: P:\2020\03087\D. Drawings\Civil\Construction Documents\Construction Documents\Section 4\2020.03087.CE.C100.OVXTP.dwg

EXISTING LEGEND

Beehive Inlet		Pole	
Combination Pole		Post	
Curb Inlet		Sanitary Manhole	
Drainage Inlet		Sign	
Drainage Manhole		Stand Pipe	
Electric Cross Box		Telephone Pedestal	
Electric Meter Box		Transformer	
Fire Hydrant		Tree	
Fire Plug		Vent	
Flag Pole		Water Marker	
Gas Marker		Water Meter	
Gas Valve		Water Valve	
Guy Wire	-e-	Buried Electric Line	
Lid	-ohe-	Overhead Electric Line	
Light Pole	-g-	Buried Gas Line	
Mail Box	-t-	Buried Telephone Line	
Manhole	-w-	Buried Water Line	
Pine Tree	-fo-	Fiber Optic Line	

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±68.92 AC.
PUBLIC RIGHT-OF-WAY (R/W):	±8.23 AC. (11.9%)
COMMON AREA:	±13.98 AC. (20.3%)
WET POND AREA:	±3.01 AC.
BLOCK AREA:	±25.89 AC. (37.6%)
TOTAL LOT AREA:	±20.82 AC. (30.2%)
TOTAL LOTS:	86
GROSS DENSITY (LOTS/GROSS AREA):	1.2
MIN. LOT AREA:	8,700 SF (30% >10,000 SF)
MIN. LOT WIDTH:	65' (30% >75')
TYP. LOT DEPTH:	135'
MIN. FRONT YARD SETBACK:	30'
MIN. SIDE YARD SETBACK:	6'
MIN. REAR YARD SETBACK:	15'
LOCAL ROAD LENGTH:	4,680 LF
TYP. R/W WIDTH:	54' (LOCAL ROAD)

OPEN SPACE TABLE

C.A. E	±9.95 AC	C.A. F	±1.05 AC
C.A. G	±2.98 AC		

ARCHITECTURAL STANDARDS

✳ ALL LOTS INDICATED WITH THIS SYMBOL SHALL HAVE A REAR GABLE IN THE FORM OF ONE OF THE FOLLOWING: ENCLOSED SUNROOM, SCREENED IN PORCH, A COVERED BACK PORCH WITH A MINIMUM OF 8"X8" COLUMNS, REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH. IF A FIRST-FLOOR BRICK WRAP IS CHOSEN, A GABLE IS NOT REQUIRED ON THE REAR ELEVATION.

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HAVEN PONDS SECTION 4

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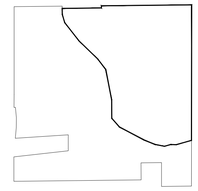


JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/06/2025
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

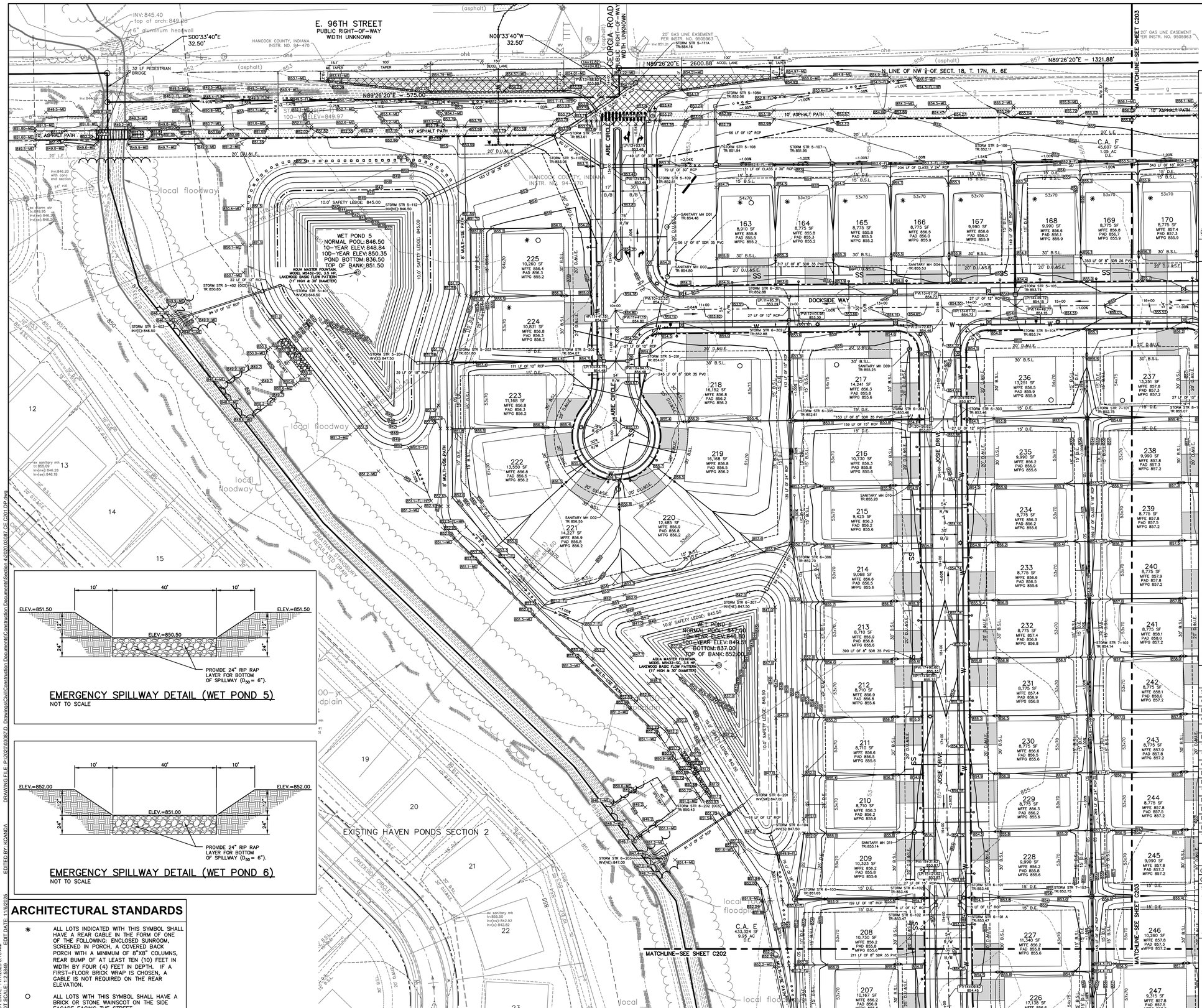
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

OVERALL DEVELOPMENT PLAN

C200

PLOT DATE: 11/7/2025 8:16 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/3/2025
EDITED BY: KOANDA
DRAWING FILE: P:\2020\03087\D Drawings\Civil\Construction Documents\Construction Documents\Section 4\20200308700 CE C200 ODP.dwg



EMERGENCY SPILLWAY DETAIL (WET POND 5)
NOT TO SCALE

EMERGENCY SPILLWAY DETAIL (WET POND 6)
NOT TO SCALE

ARCHITECTURAL STANDARDS

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○ ALL LOTS WITH THIS SYMBOL SHALL HAVE A BRICK OR STONE WAINSCOT ON THE SIDE FACADE FACING THE STREET.

SCALE: 1"=50'

EXISTING LEGEND

Beehive Inlet		Pole	
Combination Pole		Post	
Curb Inlet		Sanitary Manhole	
Drainage Inlet		Sign	
Drainage Manhole		Stand Pipe	
Electric Cross Box		Telephone Pedestal	
Electric Meter Box		Transformer	
Fire Hydrant		Tree	
Fire Plug		Vent	
Flag Pole		Water Marker	
Gas Marker		Water Meter	
Gas Valve		Water Valve	
Guy Wire	–e–	Buried Electric Line	
Lid	–ohe–	Overhead Electric Line	
Light Pole	–g–	Buried Gas Line	
Mail Box	–t–	Buried Telephone Line	
Manhole	–w–	Buried Water Line	
Pine Tree	–fo–	Fiber Optic Line	

PROPOSED LEGEND

RIGHT-OF-WAY (R/W) LINE	
BUILDING SETBACK LINE	
EASEMENT	
WET DETENTION POND NORMAL POOL	
GRADING BREAKLINE	
LOT LINE	
W WATER MAIN	
SS SANITARY MAIN	
SWALE	
SD 6" DOUBLE-WALL PERFORATED SUBSURFACE UNDERDRAIN	
SUBSURFACE DRAIN CLEANOUT	
STORM SEWER	
FIRE HYDRANT & WATER VALVE	
SINGLE WATER METER PIT	
000 PROPOSED CONTOUR	
000.00 SPOT ELEVATION	
(000.00)× PAVEMENT ELEVATION	
FLOW ARROW	
AC ACRE	
B.S.L. BUILDING SETBACK LINE	
B/B BACK TO BACK	
C.A. COMMON AREA	
D.E. DRAINAGE EASEMENT	
D.&U.E. DRAINAGE & UTILITY EASEMENT	
D.U.&S.E. DRAINAGE, UTILITY & SANITARY EASEMENT	
FL FLOWLINE	
HP HIGH POINT	
INV INVERT ELEVATION	
L.E. LANDSCAPE EASEMENT	
ME MATCH EXISTING	
MFFE MINIMUM FINISHED FLOOR ELEVATION	
MFPG MINIMUM FLOOD PROTECTION GRADE	
PAD PAD GRADE	
PC POINT OF CURVATURE	
PT POINT OF TANGENCY	
PVC POLYVINYL CHLORIDE PIPE	
PVI POINT OF VERTICAL INTERSECTION	
RCP REINFORCED CONCRETE PIPE	
R/W RIGHT-OF-WAY	
SF SQUARE FEET	
TR TOP OF RIM ELEVATION	
STREET LIGHT	
SIGN	
ADA SIDEWALK RAMP	
CITY OF FISHERS PRIMARY ARTERIAL PAVEMENT SECTION	
CITY OF FISHERS PERIMETER PATH ASPHALT SECTION	
2"-WIDE COMPACTED #53 STONE (4% MAX SLOPE, 16.75" THICK)	

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TOTAL LOT AREA:	±20.82 AC. (30.2%)
TOTAL LOTS:	86
GROSS DENSITY (LOTS/GROSS AREA):	1.2
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MIN. LOT WIDTH:	65' (30% >75')
TYP. LOT DEPTH:	135'
MIN. FRONT YARD SETBACK:	30'
MIN. SIDE YARD SETBACK:	6'
MIN. REAR YARD SETBACK:	15'
LOCAL ROAD LENGTH:	4,680 LF
TYP. R/W WIDTH:	54' (LOCAL ROAD)

OPEN SPACE TABLE

C.A. E	±9.95 AC	C.A. F	±1.05 AC
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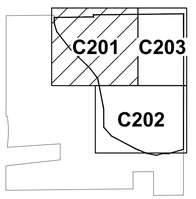
HAVEN PONDS SECTION 4

E 96TH ST &
N CR 500 W
MCCORDSVILLE, IN



JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE: 11/06/2025
PROJECT PHASE: CONSTRUCTION DOCUMENTS

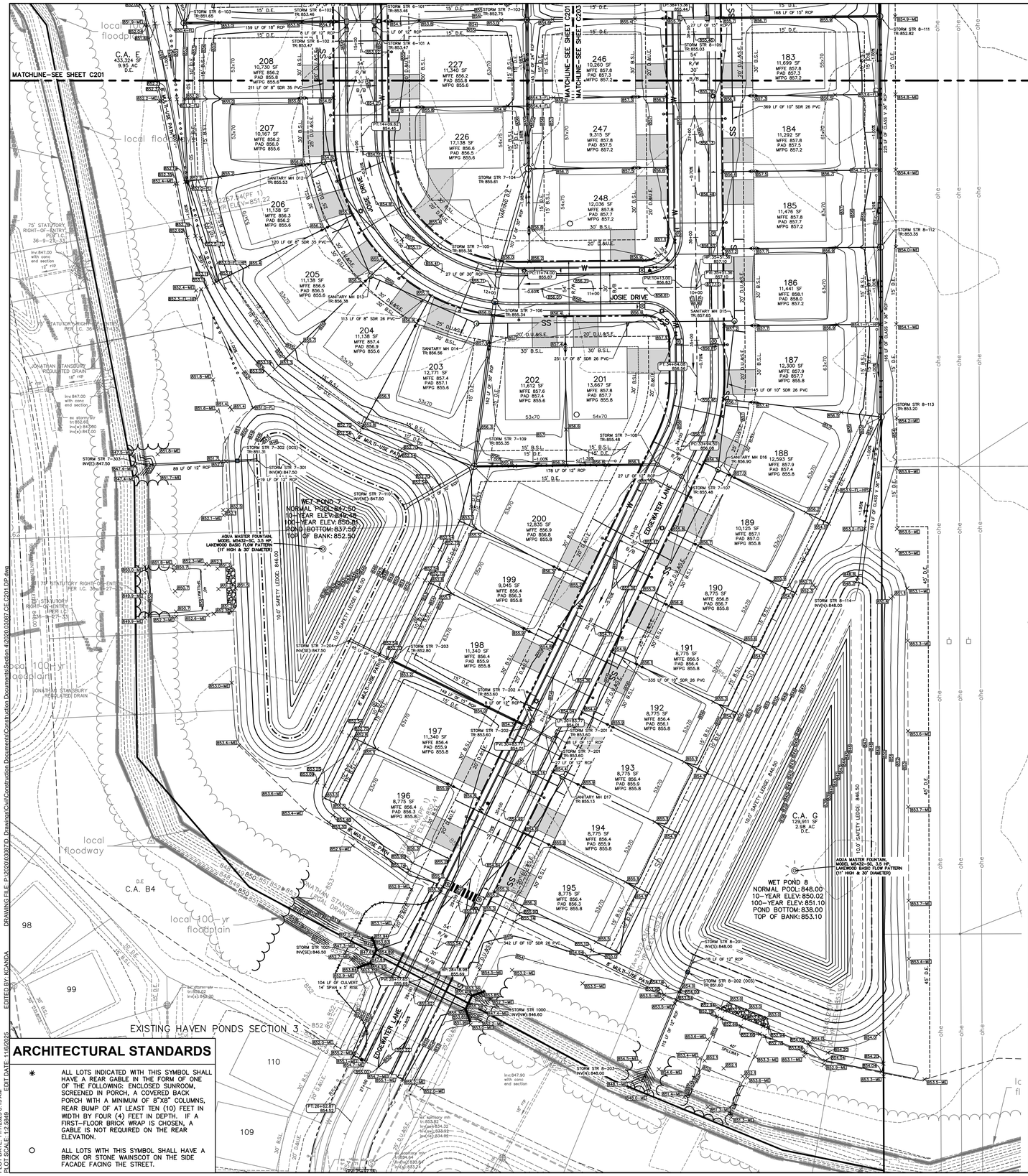
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

DEVELOPMENT PLAN

C201

PLOT DATE: 11/7/2025 8:18 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/6/2025
EDITED BY: KCANDA
DRAWING FILE: P:\2020\03087\D Drawings\Civil\Construction Documents\Construction Documents\Section 4\2020\03087 CE C201 DP.dwg



ARCHITECTURAL STANDARDS

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0' 50' 100'
SCALE: 1"=50'

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	Combination Pole		Post
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	Drainage Inlet		Sign
	Drainage Manhole		Stand Pipe
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	LOT LINE
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SS	SANITARY MAIN
	SWALE
SD	6" DOUBLE-WALL PERFORATED SUBSURFACE UNDERDRAIN
	SUBSURFACE DRAIN CLEANOUT
	STORM SEWER
	FIRE HYDRANT & WATER VALVE
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000	PROPOSED CONTOUR
000.00	SPOT ELEVATION
000.00	PAVEMENT ELEVATION
	FLOW ARROW
AC	ACRE
B.S.L.	BUILDING SETBACK LINE
B/B	BACK TO BACK
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY EASEMENT
FL	FLOWLINE
HP	HIGH POINT
INV	INVERT ELEVATION
L.E.	LANDSCAPE EASEMENT
ME	MATCH EXISTING
MFFE	MINIMUM FINISHED FLOOR ELEVATION
MFPG	MINIMUM FLOOD PROTECTION GRADE
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R/W	RIGHT-OF-WAY
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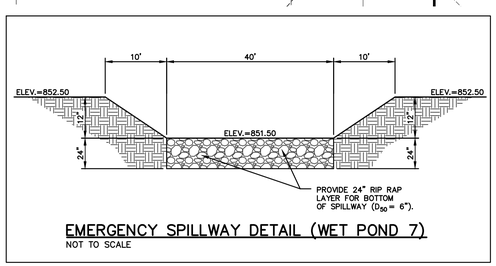
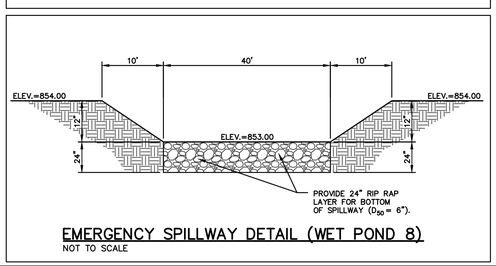


EMERGENCY SPILLWAY DETAIL (WET POND 7)
NOT TO SCALE



EMERGENCY SPILLWAY DETAIL (WET POND 8)
NOT TO SCALE

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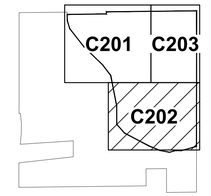

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CERTIFIED BY

ISSUANCE INDEX
DATE: 11/06/2025
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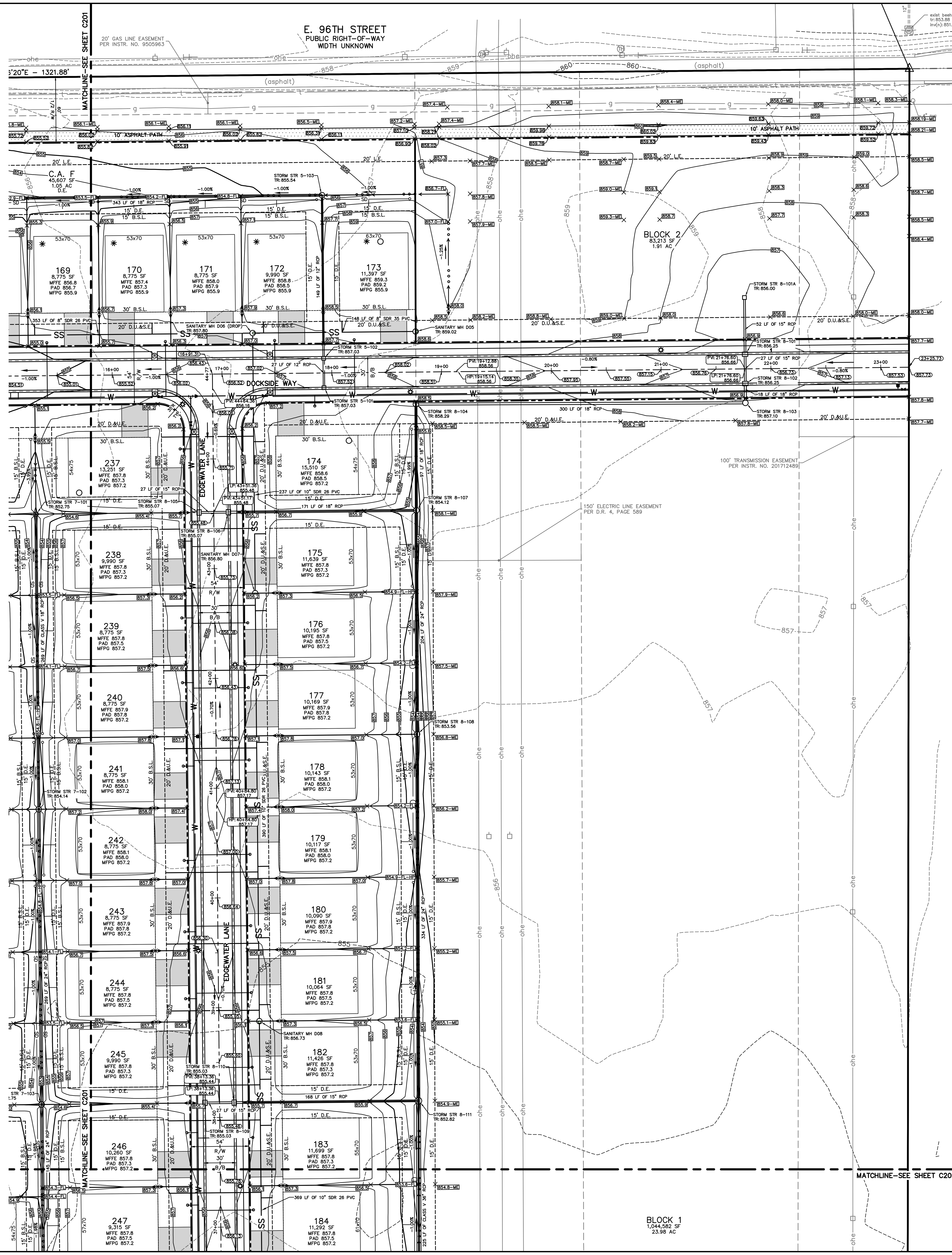
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

DEVELOPMENT PLAN

C202



ARCHITECTURAL STANDARDS

*	ALL LOTS INDICATED WITH THIS SYMBOL SHALL HAVE A REAR GABLE IN THE FORM OF ONE OF THE FOLLOWING: ENCLOSED SUNROOM, SCREENED IN PORCH, A COVERED BACK PORCH WITH A MINIMUM OF 8"X8" COLUMNS, REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH. IF A FIRST-FLOOR BRICK WRAP IS CHOSEN, A GABLE IS NOT REQUIRED ON THE REAR ELEVATION.
○	ALL LOTS WITH THIS SYMBOL SHALL HAVE A BRICK OR STONE WAINSCOT ON THE SIDE FACADE FACING THE STREET.

PLOT DATE: 11/7/2025 8:19 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/6/2025
EDITED BY: KCANDA

0' 50' 100'
SCALE: 1"=50'

EXISTING LEGEND

Beehive Inlet	Pole
Combination Pole	Post
Curb Inlet	Sanitary Manhole
Drainage Inlet	Sign
Drainage Manhole	Stand Pipe
Electric Cross Box	Telephone Pedestal
Electric Meter Box	Transformer
Fire Hydrant	Tree
Fire Plug	Vent
Flag Pole	Water Marker
Gas Marker	Water Meter
GV Gas Valve	WV Water Valve
Guy Wire	-e- Buried Electric Line
Lid	-ohe- Overhead Electric Line
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PROPOSED LEGEND

RIGHT-OF-WAY (R/W) LINE
BUILDING SETBACK LINE
EASEMENT
WET DETENTION POND NORMAL POOL
GRADING BREAKLINE
LOT LINE
W — WATER MAIN
SS — SANITARY MAIN
SWALE
SD — 6" DOUBLE-WALL PERFORATED SUBSURFACE UNDERDRAIN
SUBSURFACE DRAIN CLEANOUT
STORM SEWER
FIRE HYDRANT & WATER VALVE
SINGLE WATER METER PIT
000 — PROPOSED CONTOUR
000.00 — SPOT ELEVATION
(000.00) — PAVEMENT ELEVATION
FLOW ARROW

AC	ACRE
B.S.L.	BUILDING SETBACK LINE
B/B	BACK TO BACK
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY EASEMENT
FL	FLOWLINE
HP	HIGH POINT
INV	INVERT ELEVATION
L.E.	LANDSCAPE EASEMENT
ME	MATCH EXISTING
MFFE	MINIMUM FINISHED FLOOR ELEVATION
MFPG	MINIMUM FLOOD PROTECTION GRADE
PAD	PAD GRADE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
TR	TOP OF RIM ELEVATION
	STREET LIGHT
	SIGN
	ADA SIDEWALK RAMP
	CITY OF FISHERS PRIMARY ARTERIAL PAVEMENT SECTION
	CITY OF FISHERS PERIMETER PATH ASPHALT SECTION
	2'-WIDE COMPACTED #53 STONE (4% MAX SLOPE, 16.75" THICK)

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±68.92 AC.
PUBLIC RIGHT-OF-WAY (R/W):	±8.23 AC. (11.9%)
COMMON AREA:	±13.98 AC. (20.3%)
WET POND AREA:	±3.01 AC.
BLOCK AREA:	±25.89 AC. (37.6%)
TOTAL LOT AREA:	±20.82 AC. (30.2%)
TOTAL LOTS:	86
GROSS DENSITY (LOTS/GROSS AREA):	1.2
MIN. LOT AREA:	8,700 SF (30% >10,000 SF)
MIN. LOT WIDTH:	65' (30% >75')
TYP. LOT DEPTH:	135'
MIN. FRONT YARD SETBACK:	30'
MIN. SIDE YARD SETBACK:	6'
MIN. REAR YARD SETBACK:	15'
LOCAL ROAD LENGTH:	4,680 LF
TYP. R/W WIDTH:	54' (LOCAL ROAD)

OPEN SPACE TABLE

C.A. E	±9.95 AC	C.A. F	±1.05 AC
C.A. G	±2.98 AC		

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HAVEN PONDS SECTION 4

E 96TH ST &
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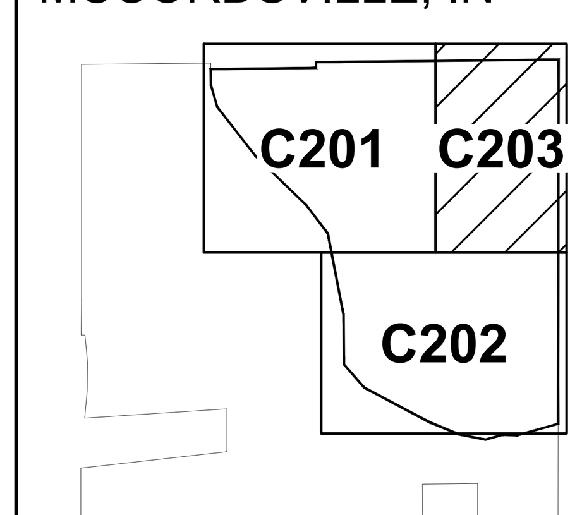
MCCORDSVILLE, IN



JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

Joshua H. Cribelar
CERTIFIED BY

ISSUANCE INDEX
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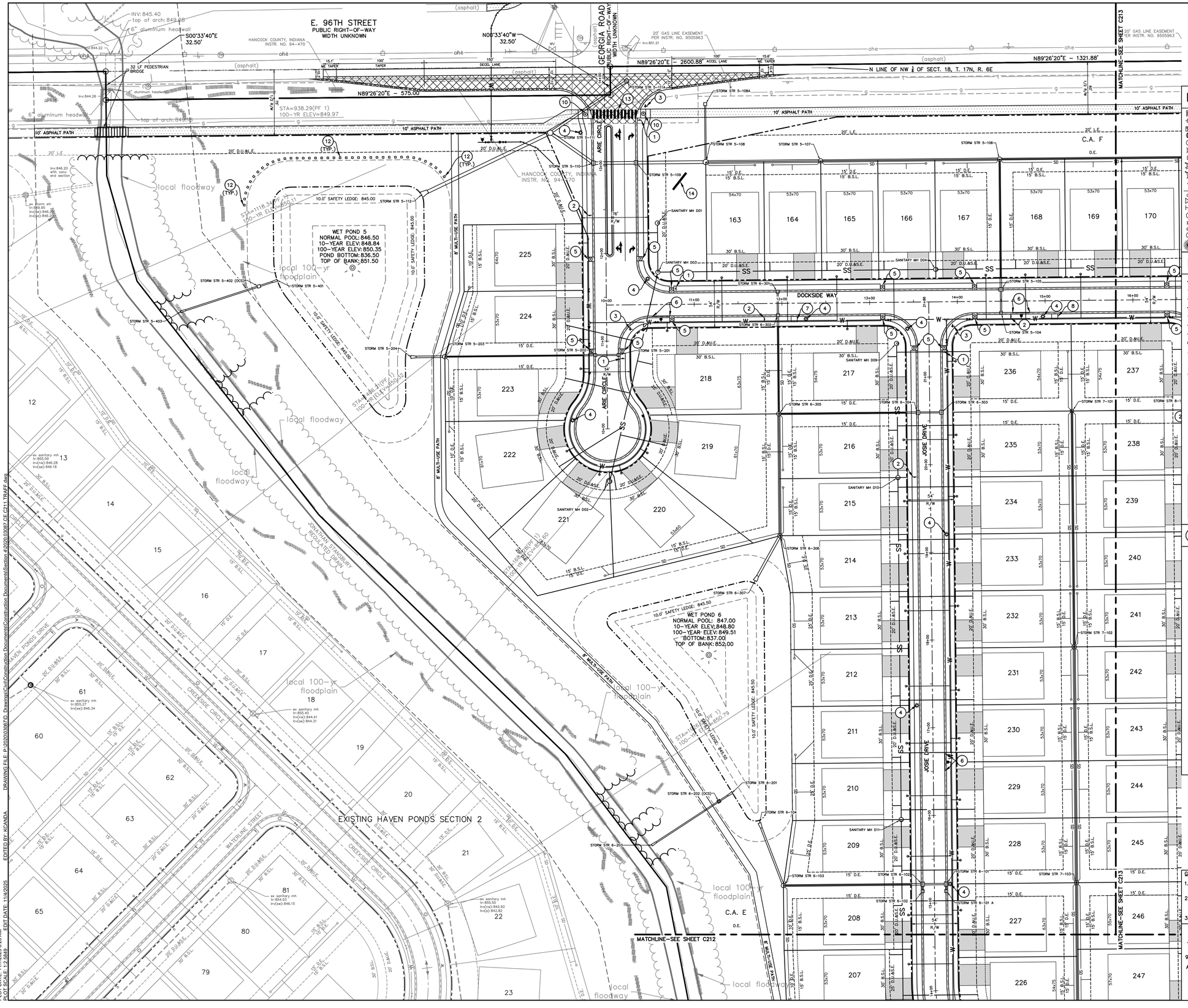
DEVELOPMENT PLAN

C203



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SCALE: 1"=50'

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Combination Pole		Post	
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PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
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- SIGN
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HAVEN PONDS SECTION 4

E 96TH ST &
N CR 500 W
MCCORDSVILLE, IN

C211 C213 C212

JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

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TRAFFIC CONTROL & LIGHTING PLAN

C211

PLOT DATE: 11/7/2025 8:20 AM
PLOT SCALE: 1:2.3849
EDIT DATE: 11/4/2025
EDITED BY: KCANDA
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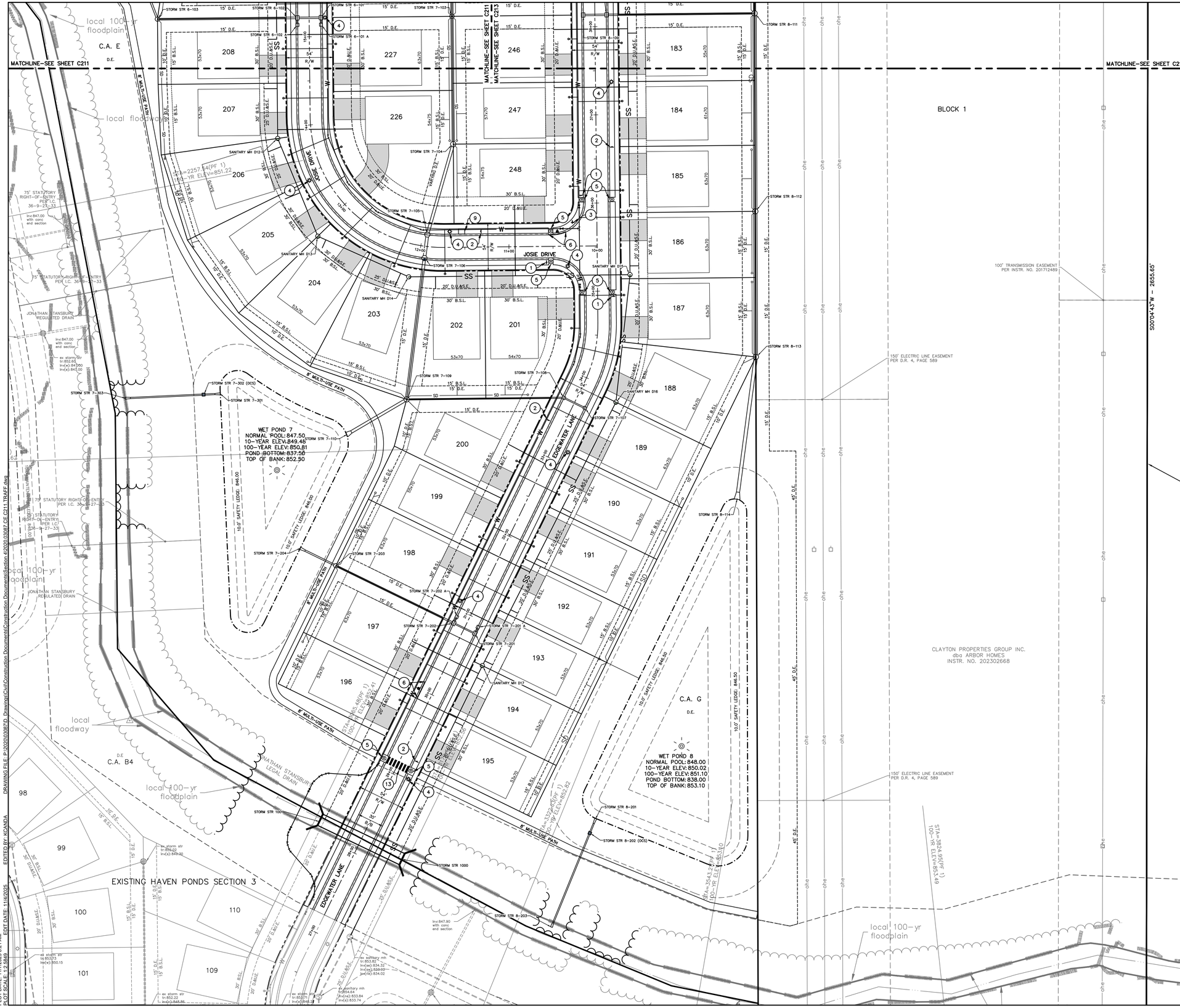

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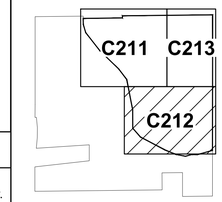

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TRAFFIC CONTROL & LIGHTING PLAN

C212

PLOT DATE: 11/7/2025 8:21 AM
PLOT SCALE: 1.2849
EDIT DATE: 11/4/2025
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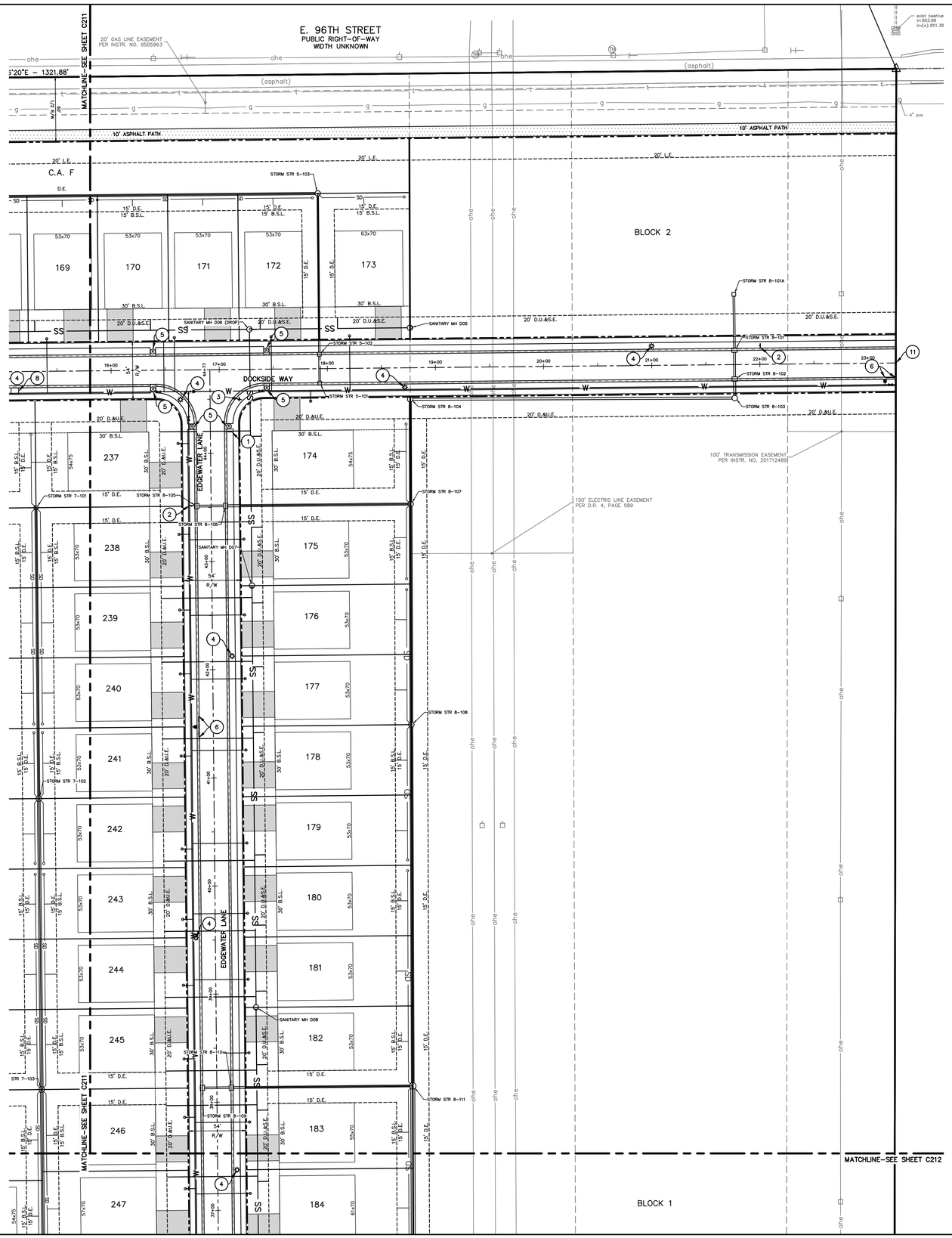
DRAWING FILE: P:\2020\03087\D Drawings\Civil\Construction Documents\Construction Documents\Section 4\2020.03087 CIE C211 TRAFF.dwg



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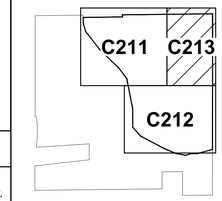

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TRAFFIC CONTROL & LIGHTING PLAN

C213

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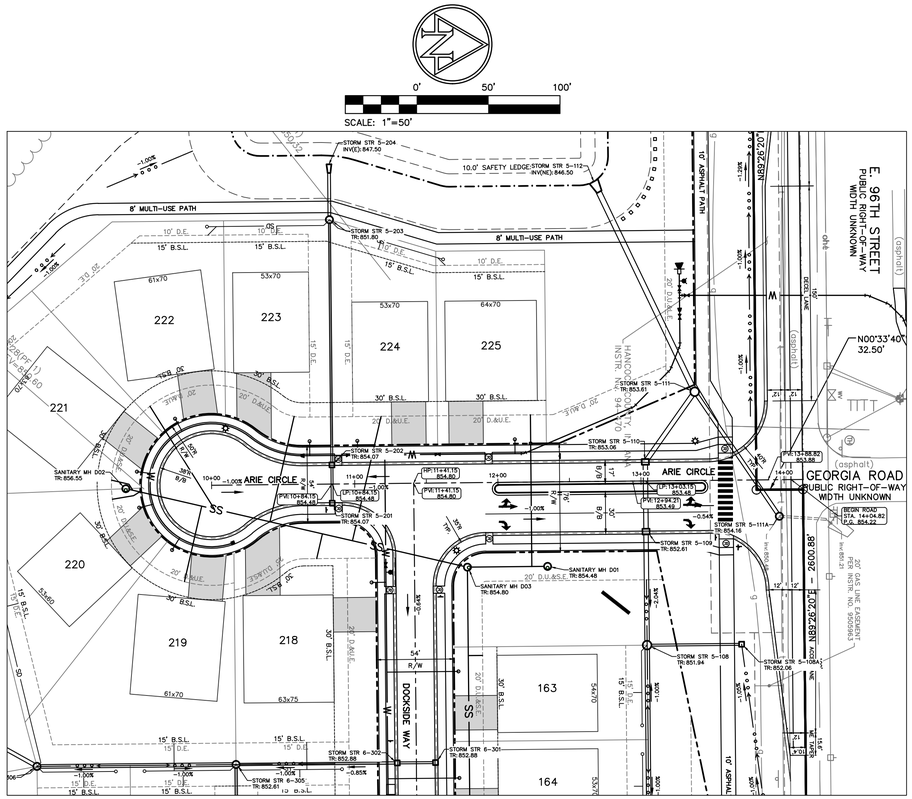

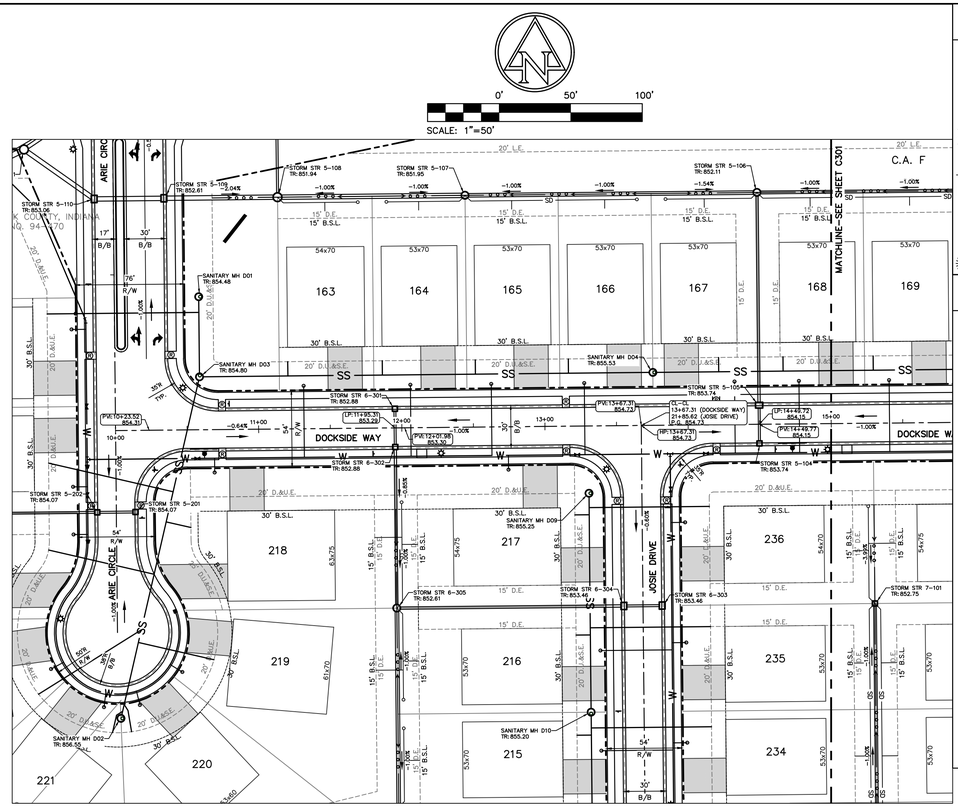

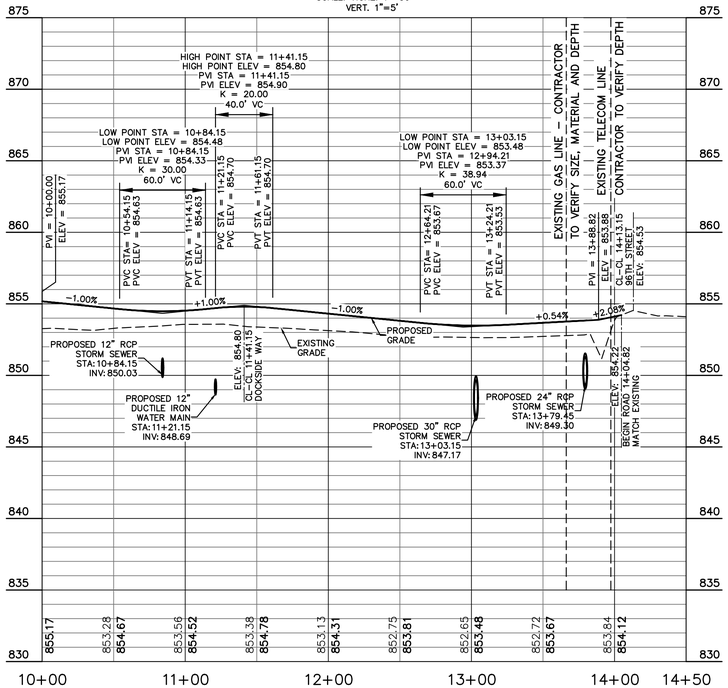

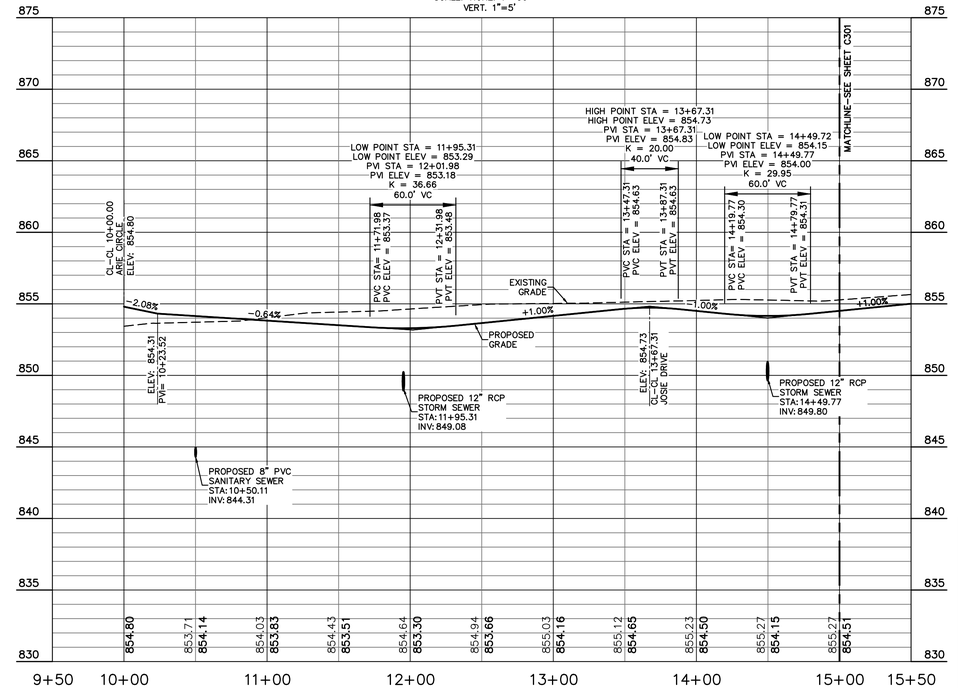

EXISTING LEGEND

Beehive Inlet		Pole	
Combination Pole		Post	
Curb Inlet		Sanitary Manhole	
Drainage Inlet		Sign	
Drainage Manhole		Stand Pipe	
Electric Cross Box		Telephone Pedestal	
Electric Meter Box		Transformer	
Fire Hydrant		Tree	
Fire Plug		Vent	
Flag Pole		Water Marker	
Gas Marker		Water Meter	
Gas Valve		Water Valve	
Guy Wire	–e–	Buried Electric Line	
Lid	–ohe–	Overhead Electric Line	
Light Pole	–g–	Buried Gas Line	
Mail Box	–t–	Buried Telephone Line	
Manhole	–w–	Buried Water Line	
Pine Tree	–fo–	Fiber Optic Line	

PROPOSED LEGEND

	RIGHT-OF-WAY (R/W) LINE
	BUILDING SETBACK LINE
	EASEMENT
	WET DETENTION POND NORMAL POOL
	GRADING BREAKLINE
	LOT LINE
W	WATER MAIN
SS	SANITARY MAIN
	SWALE
SD	6" DOUBLE-WALL PERFORATED SUBSURFACE UNDERDRAIN
	SUBSURFACE DRAIN CLEANOUT
	STORM SEWER
	FIRE HYDRANT & WATER VALVE
	SINGLE WATER METER PIT
	FLOW ARROW
B/B	BACK TO BACK
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY EASEMENT
HP	HIGH POINT
INV	INVERT ELEVATION
L.E.	LANDSCAPE EASEMENT
ME	MATCH EXISTING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
TR	TOP OF RIM ELEVATION
	STREET LIGHT
	SIGN
	ADA SIDEWALK RAMP

GENERAL NOTES:

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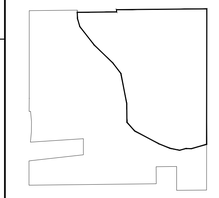
HAVEN PONDS SECTION 4

E 96TH ST &
N CR 500 W
MCCORDSVILLE, IN



JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/06/2025
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

ROAD PLAN & PROFILE

C300

PLOT DATE: 11/7/2025 8:23 AM EDIT DATE: 11/6/2025 EDITED BY: KCANDA DRAWING FILE: P:\2020\03087\D Drawings\Civil\Construction Documents\Construction Documents\Section 4\2020.03087 CE C300 ROADPP.dwg
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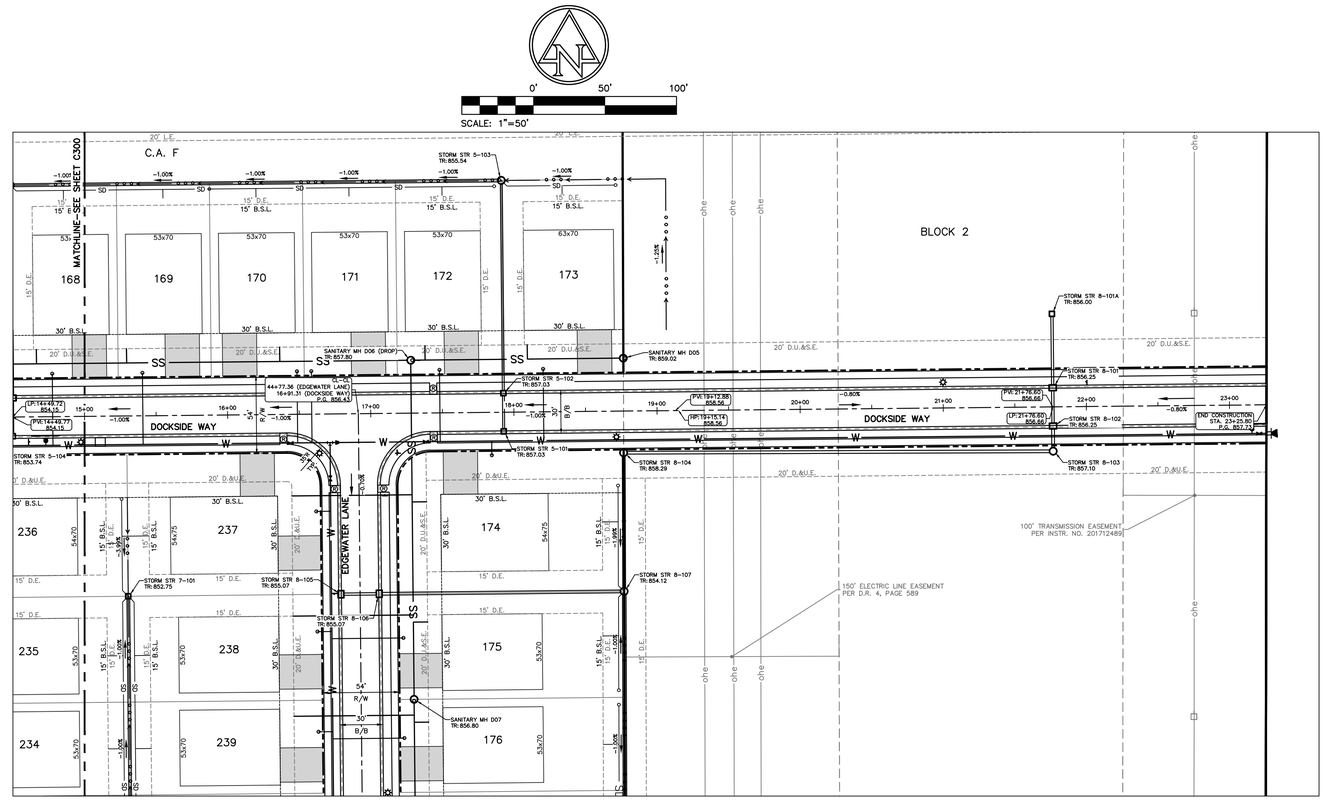
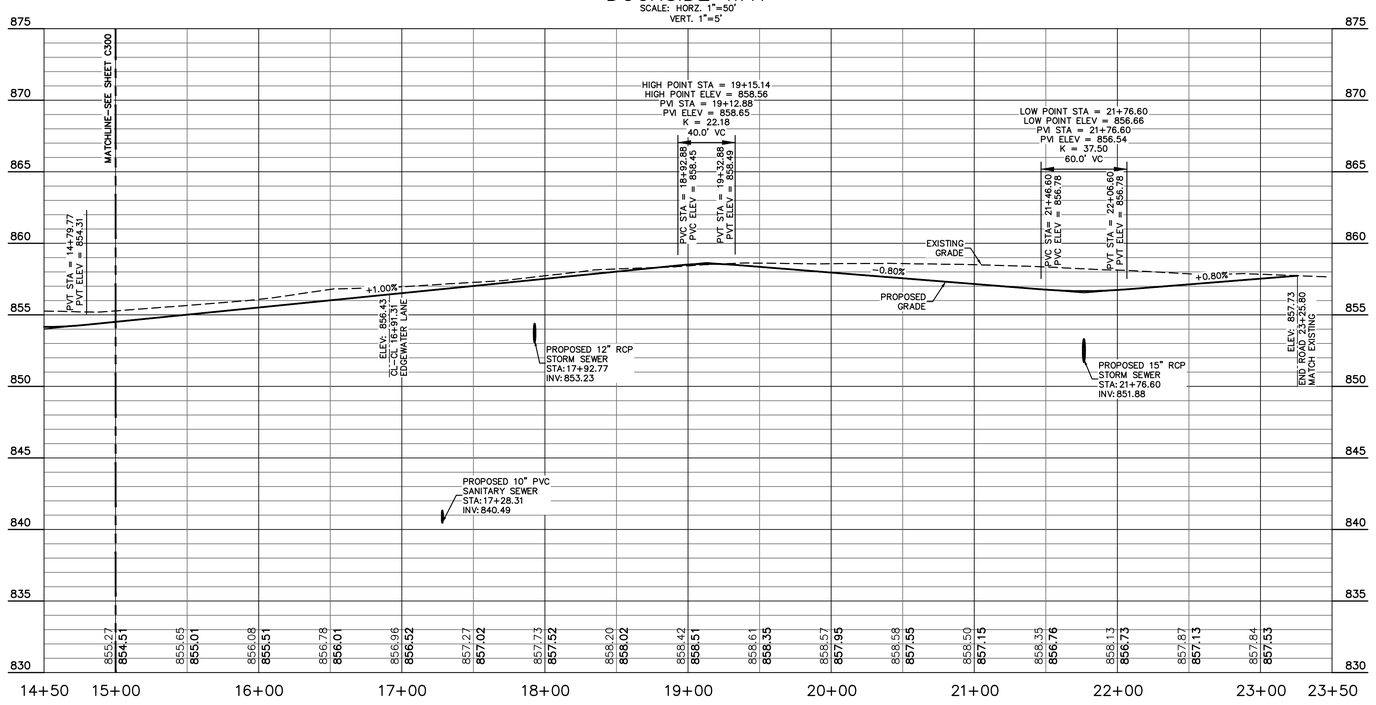


DOCKSIDE WAY

SCALE: HORZ. 1"=50'
VERT. 1"=5'



EXISTING LEGEND

	Beehive Inlet		Pole
	Combination Pole		Post
	Curb Inlet		Sanitary Manhole
	Drainage Inlet		Sign
	Drainage Manhole		Stand Pipe
	Electric Cross Box		Telephone Pedestal
	Electric Meter Box		Transformer
	Fire Hydrant		Tree
	Fire Plug		Vent
	Flag Pole		Water Marker
	Gas Marker		Water Meter
	Gas Valve		Water Valve
	Guy Wire	-e-	Buried Electric Line
	Lid	-ohe-	Overhead Electric Line
	Light Pole	-g-	Buried Gas Line
	Mail Box	-t-	Buried Telephone Line
	Manhole	-w-	Buried Water Line
	Pine Tree	-fo-	Fiber Optic Line

PROPOSED LEGEND

	RIGHT-OF-WAY (R/W) LINE
	BUILDING SETBACK LINE
	EASEMENT
	WET DETENTION POND NORMAL POOL
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	LOT LINE
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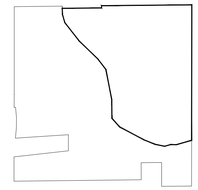


JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/06/2025
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

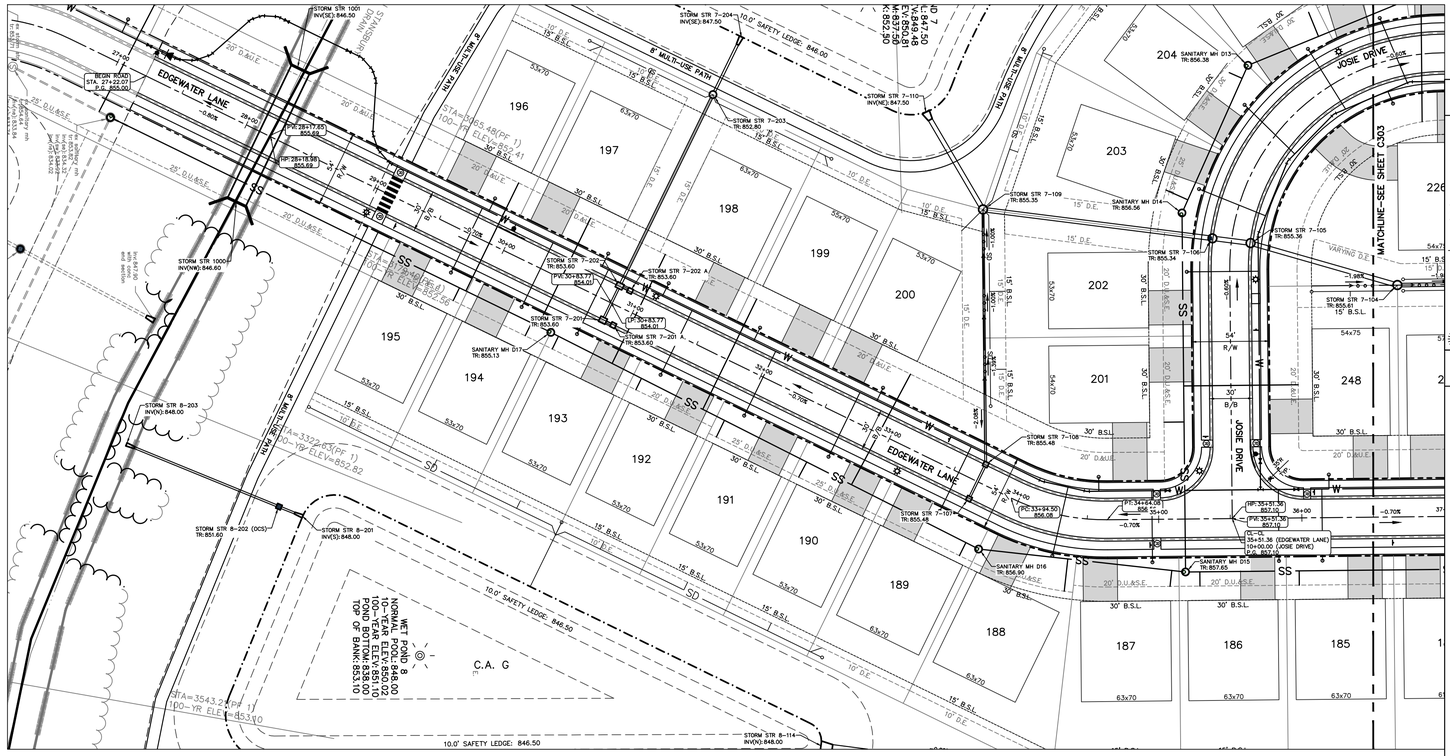
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

ROAD PLAN & PROFILE

C301

PLOT DATE: 11/7/2025 8:24 AM
PLOT SCALE: 1:2.9849 EDIT DATE: 11/6/2025 EDITED BY: KCANDA DRAWING FILE: P:\2020\03087\D Drawings\Civil\Construction Documents\Construction Documents\Section 4\2020.03087 CE C300 ROADPP.dwg



0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

Beehive Inlet		Pole	
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Electric Meter Box		Transformer	
Fire Hydrant		Tree	
Fire Plug		Vent	
Flag Pole		Water Marker	
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Lid	—ohe—	Overhead Electric Line	
Light Pole	—g—	Buried Gas Line	
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Manhole	—w—	Buried Water Line	
Pine Tree	—fo—	Fiber Optic Line	

PROPOSED LEGEND

	RIGHT-OF-WAY (R/W) LINE
	BUILDING SETBACK LINE
	EASEMENT
	WET DETENTION POND NORMAL POOL
	GRADING BREAKLINE
	LOT LINE
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	ADA SIDEWALK RAMP

EDGEWATER LANE

SCALE: HORZ. 1"=50'
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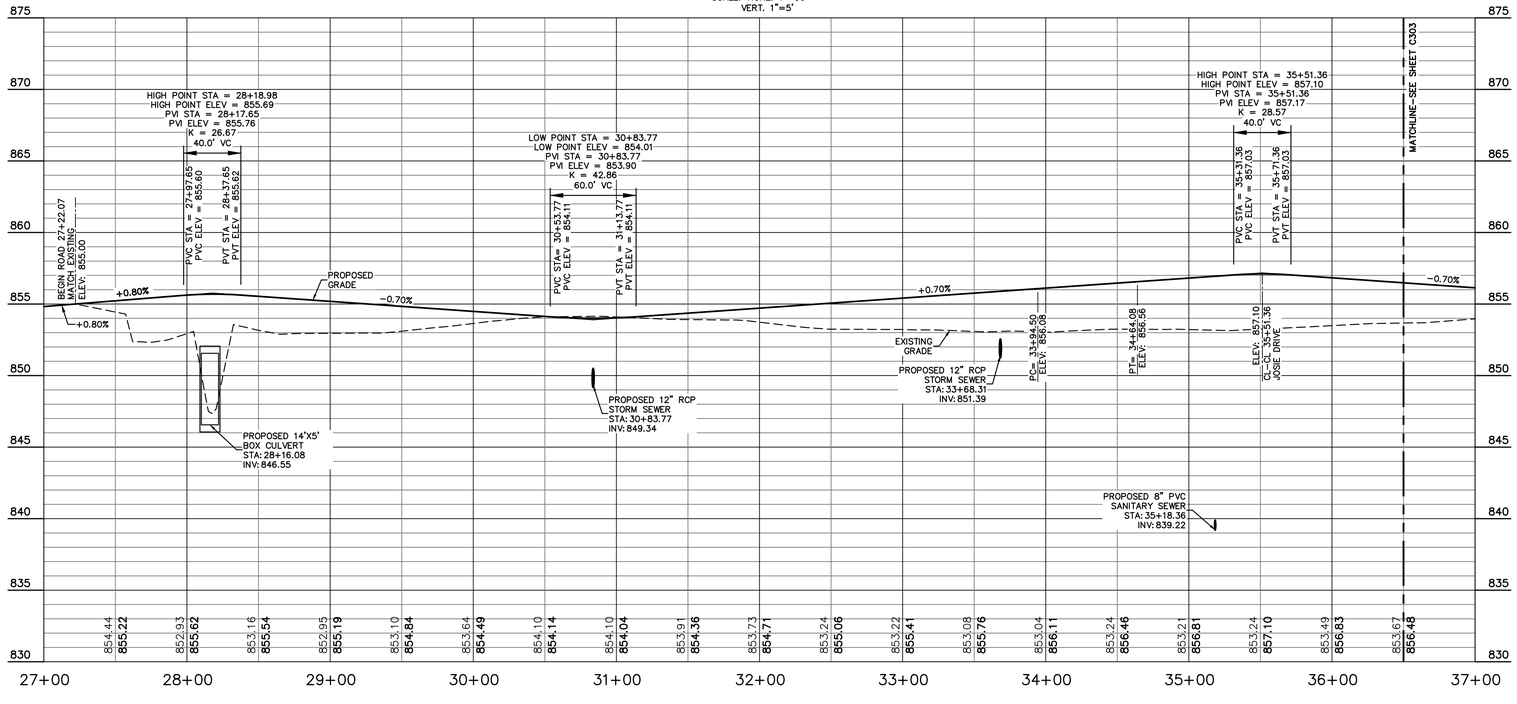

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HAVEN PONDS SECTION 4

E 96TH ST &
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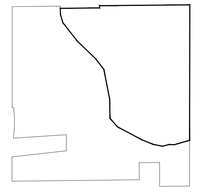
MCCORDSVILLE, IN



JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/06/2025
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

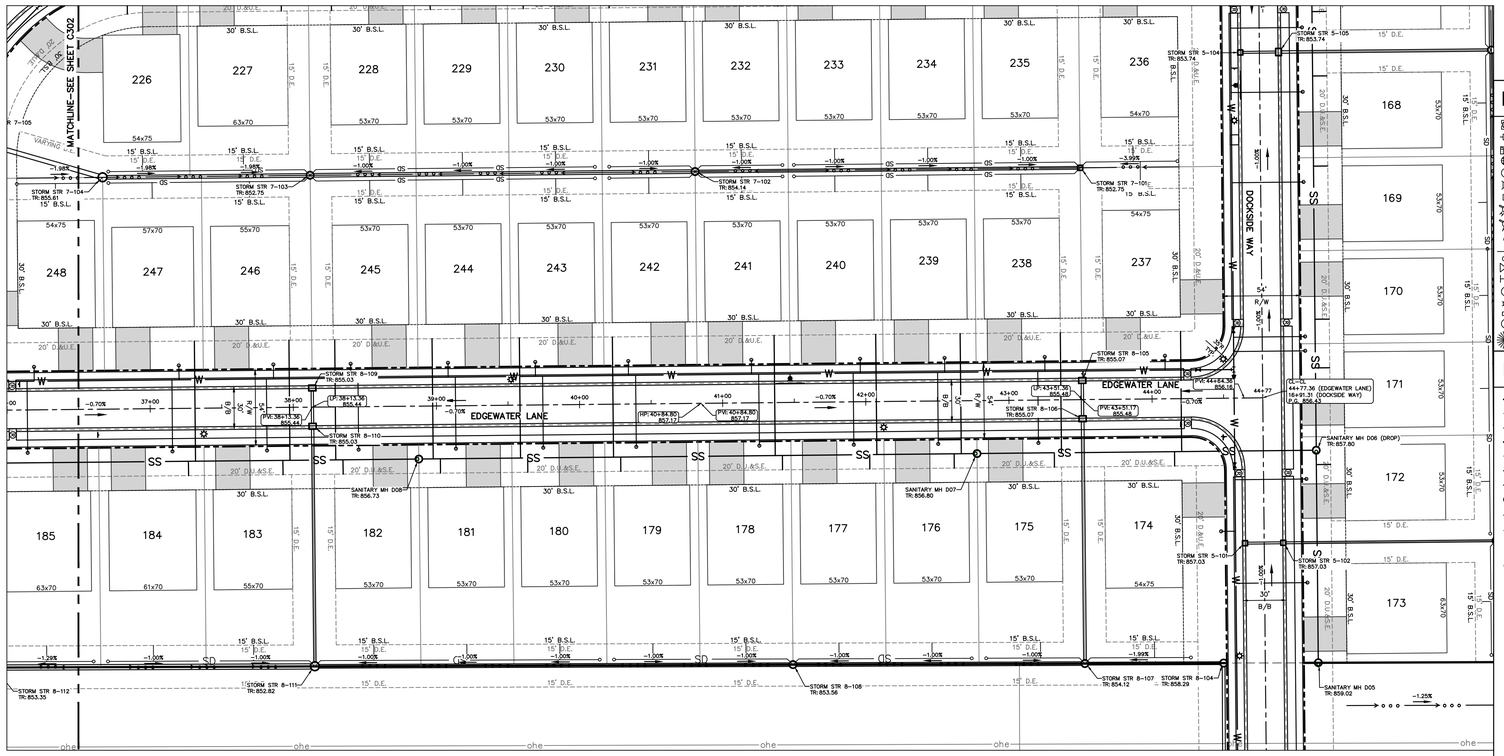
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

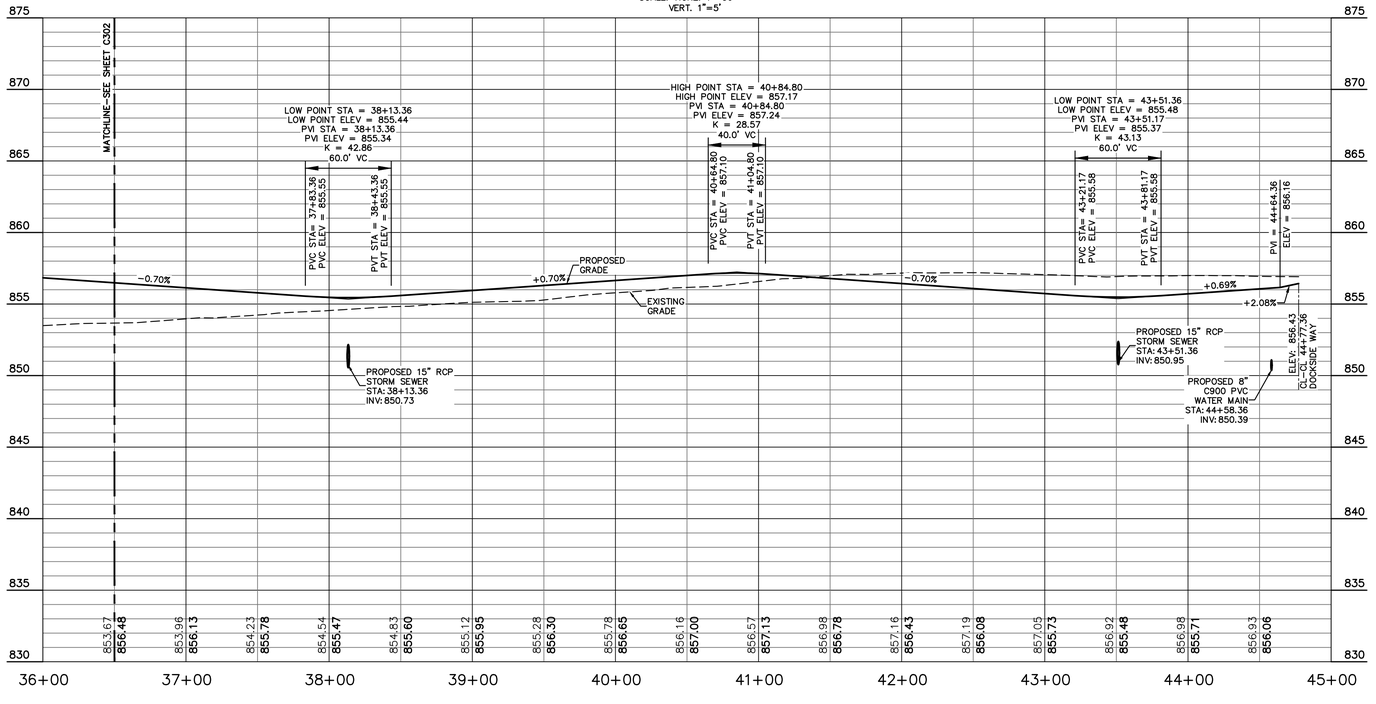
ROAD PLAN & PROFILE

C302

PLOT DATE: 11/7/2025 8:24 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/6/2025
EDITED BY: KCANDA
DRAWING FILE: P:\2020\03087\D Drawings\Civil\Construction Documents\Construction Documents\Section 4\2020.03087 CE C300 ROADPP.dwg



EDGEWATER LANE
SCALE: HORZ. 1"=50'
VERT. 1"=5'



0' 50' 100'
SCALE: 1"=50'

EXISTING LEGEND

	Beehive Inlet		Pole
	Combination Pole		Post
	Curb Inlet	S	Sanitary Manhole
	Drainage Inlet		Sign
	Drainage Manhole		Stand Pipe
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	Electric Meter Box		Transformer
	Fire Hydrant		Tree
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PROPOSED LEGEND

	RIGHT-OF-WAY (R/W) LINE
	BUILDING SETBACK LINE
	EASEMENT
	WET DETENTION POND NORMAL POOL
	GRADING BREAKLINE
	LOT LINE
W	WATER MAIN
SS	SANITARY MAIN
	SWALE
SD	6" DOUBLE-WALL PERFORATED SUBSURFACE UNDERDRAIN
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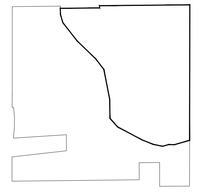

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Project Number 2020.03087

ROAD PLAN & PROFILE

C303

PLOT DATE: 11/7/2025 8:25 AM
PLOT SCALE: 1:2.5849
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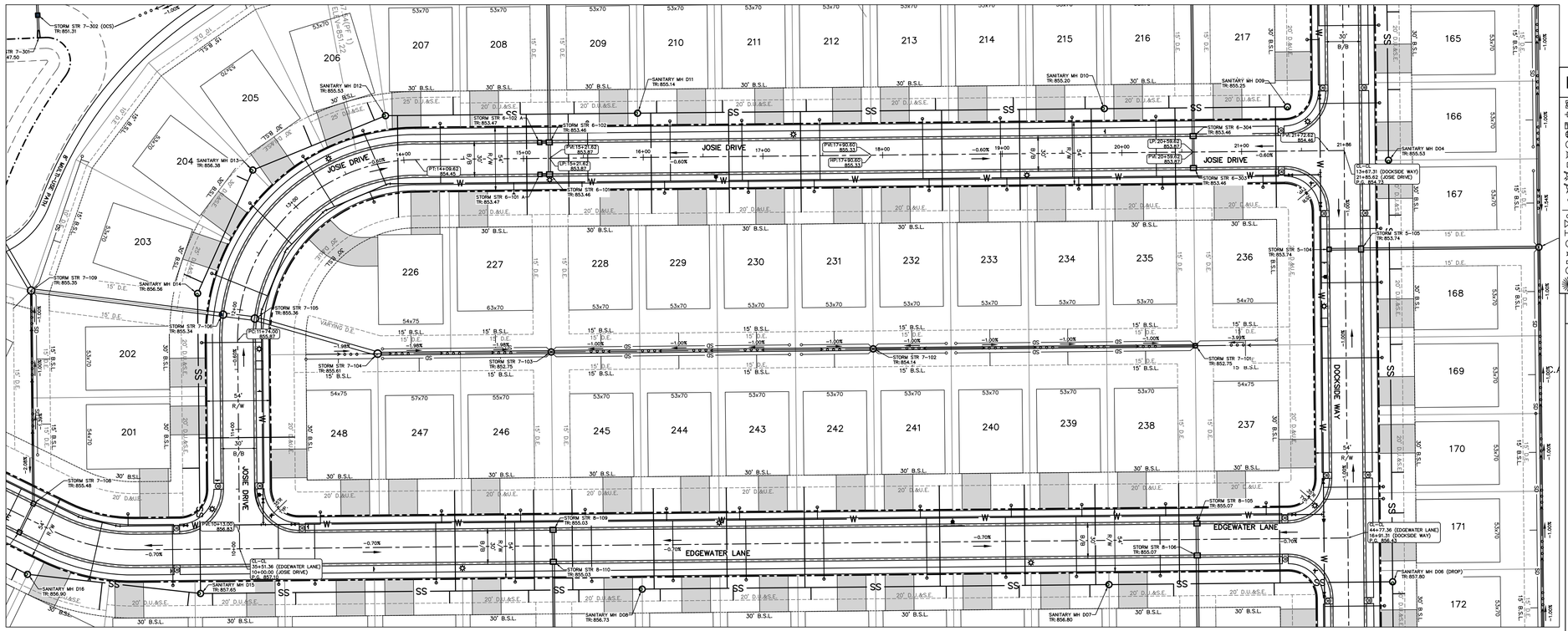

0' 50' 100'

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Drainage Manhole		Stand Pipe	
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BUILDING SETBACK LINE	
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WET DETENTION POND NORMAL POOL	
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LOT LINE	
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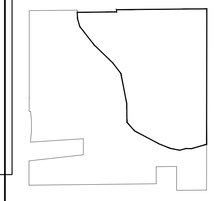

JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

Joshua H. Cribelar
CERTIFIED BY

ISSUANCE INDEX
DATE:
11/06/2025
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

ROAD PLAN & PROFILE

C304

PLOT DATE: 11/7/2025 8:26 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/6/2025
EDITED BY: KCANDA
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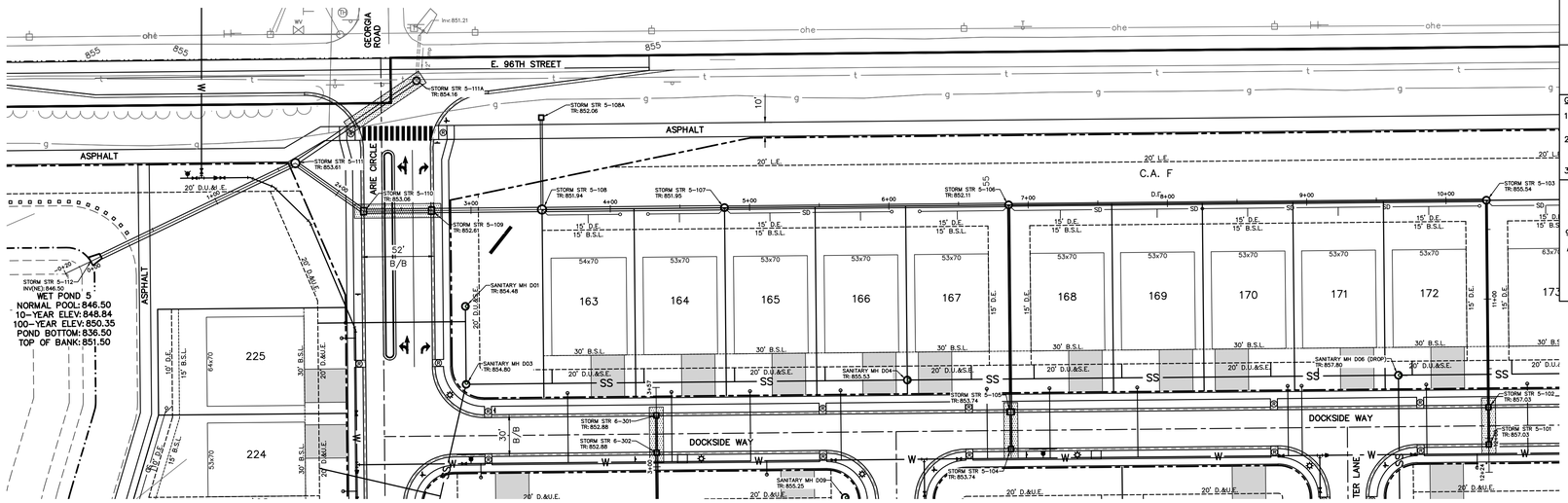

0' 50' 100'

SCALE: 1"=50'

STORM SEWER NOTES:
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CALL TOLL FREE "811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

EXISTING LEGEND

	Beehive Inlet		Pole
	Combination Pole		Post
	Curb Inlet		Sanitary Manhole
	Drainage Inlet		Sign
	Drainage Manhole		Stand Pipe
	Electric Cross Box		Telephone Pedestal
	Electric Meter Box		Transformer
	Fire Hydrant		Tree
	Fire Plug		Vent
	Flag Pole		Water Marker
GV	Gas Marker	WM	Water Meter
	Gas Valve		Water Valve
	Guy Wire	–e–	Buried Electric Line
	Lid	–ohe–	Overhead Electric Line
	Light Pole	–g–	Buried Gas Line
	Mail Box	–t–	Buried Telephone Line
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	RIGHT-OF-WAY (R/W) LINE
	BUILDING SETBACK LINE
	EASEMENT
	WET DETENTION POND NORMAL POOL
	GRADING BREAKLINE
	LOT LINE
W	WATER MAIN
SS	SANITARY MAIN
	SWALE
SD	6" DOUBLE-WALL PERFORATED SUBSURFACE UNDERDRAIN
	SUBSURFACE DRAIN CLEANOUT
	STORM SEWER
	FIRE HYDRANT & WATER VALVE
	SINGLE WATER METER PIT

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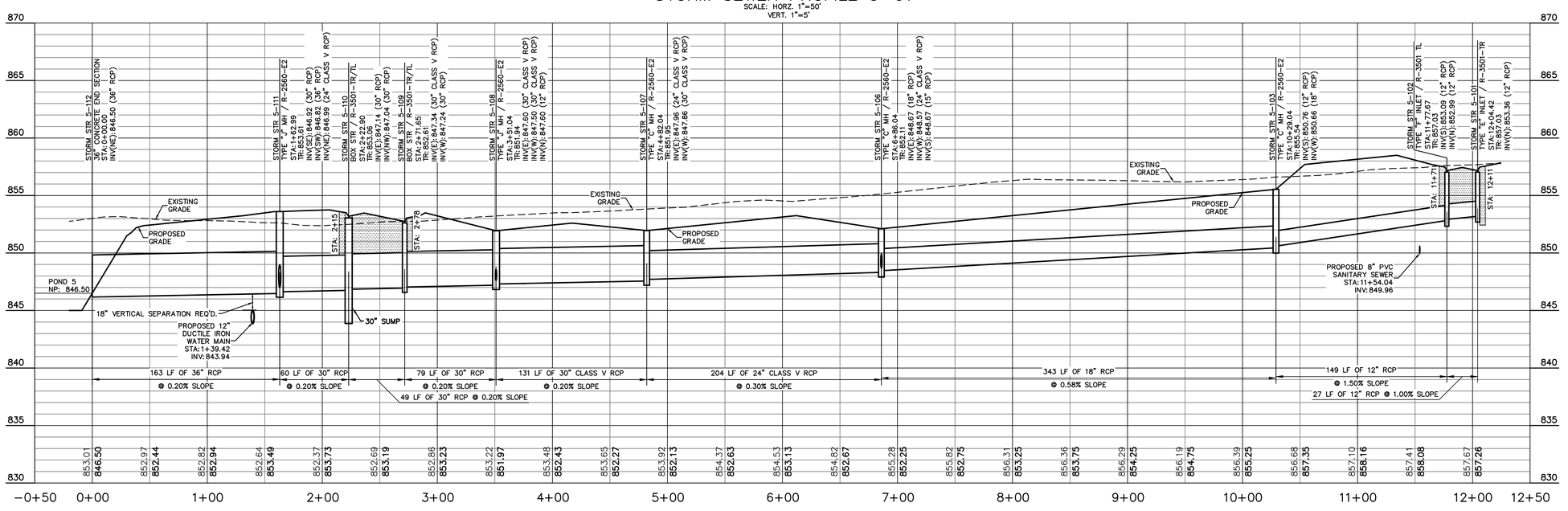
B/B	BACK TO BACK
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY EASEMENT
INV	INVERT ELEVATION
ME	MATCH EXISTING
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
TR	TOP OF RIM ELEVATION
	STREET LIGHT
	SIGN
	ADA SIDEWALK RAMP

STORM SEWER PROFILE 5-01

SCALE: HORZ. 1"=50'
VERT. 1"=5'



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N CR 500 W
MCCORDSVILLE, IN

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STORM SEWER PLAN & PROFILE

C400

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PLOT SCALE: 1:2.9849
EDIT DATE: 11/6/2025
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DRAWING FILE: P:\2020\03087D Drawings\Civil\Construction Documents\Construction Documents\Section 4\2020.03087 CPE C400 STMPP.dwg

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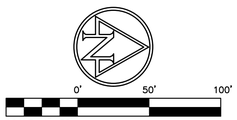

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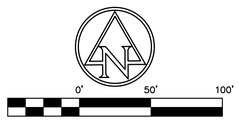

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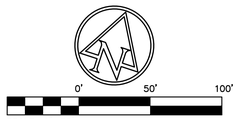

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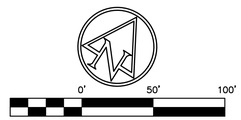

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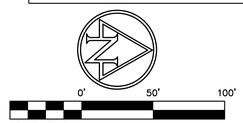

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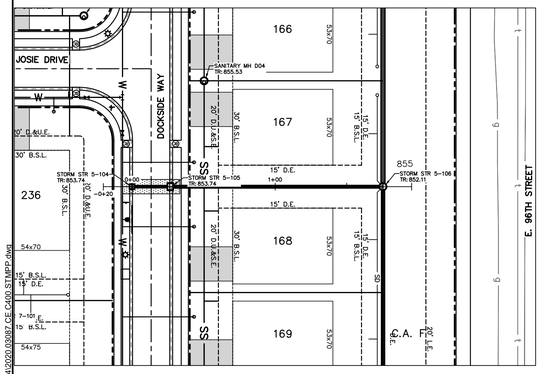
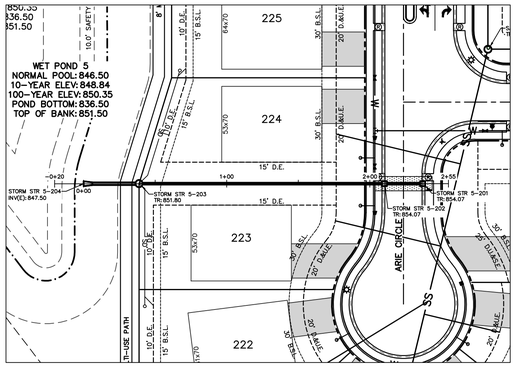
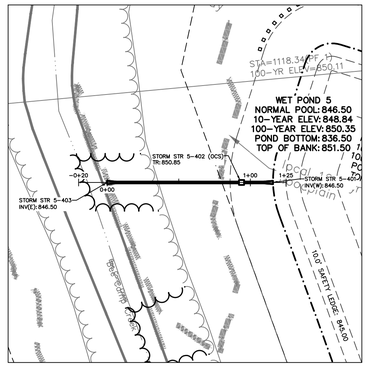
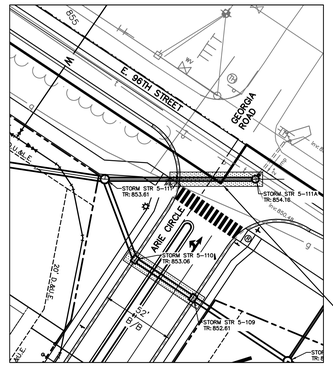
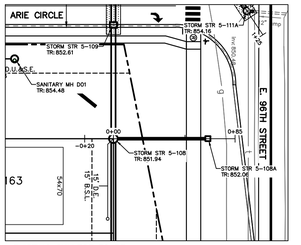






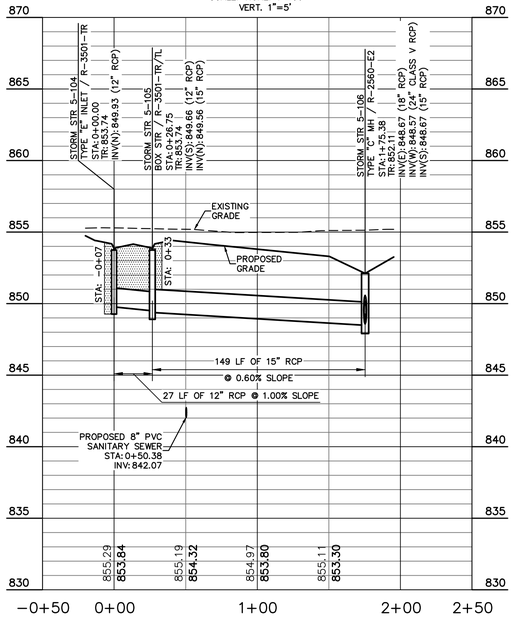




EXISTING CULVERT TO BE EXTENDED AS NECESSARY AND CONNECTED INTO PROPOSED STORM STRUCTURE 5–111A

STORM SEWER PROFILE 5–02

SCALE: HORZ. 1"=50'
VERT. 1"=5'



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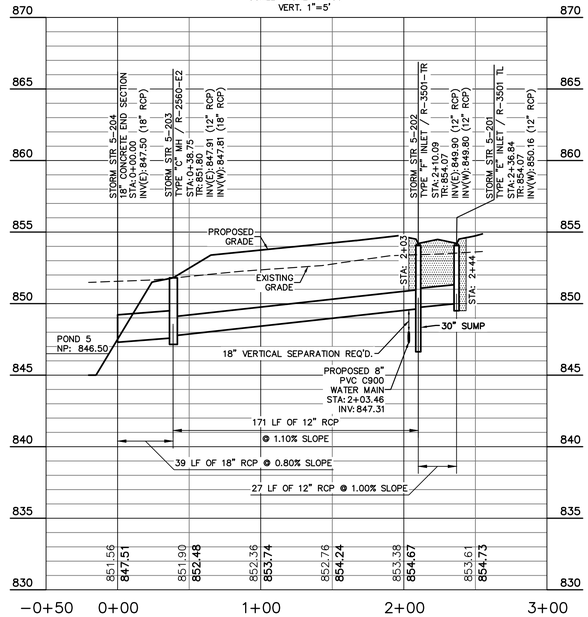
VERT. 1"=5'



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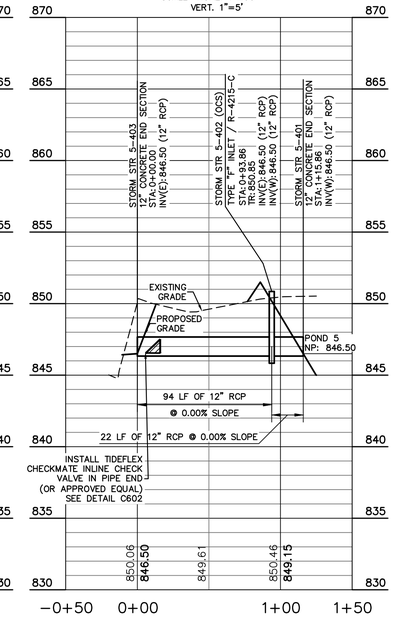

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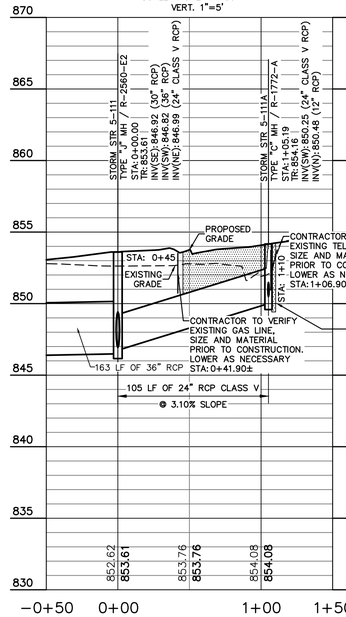

STORM SEWER PROFILE 5–06

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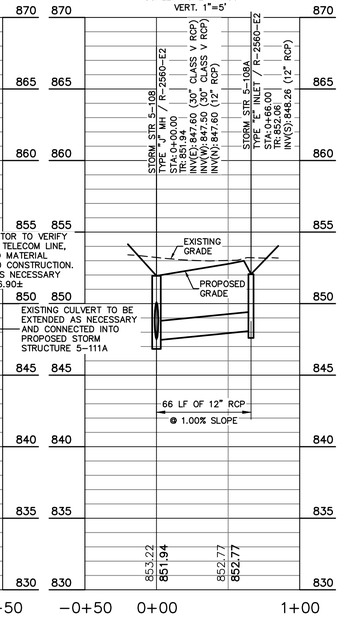

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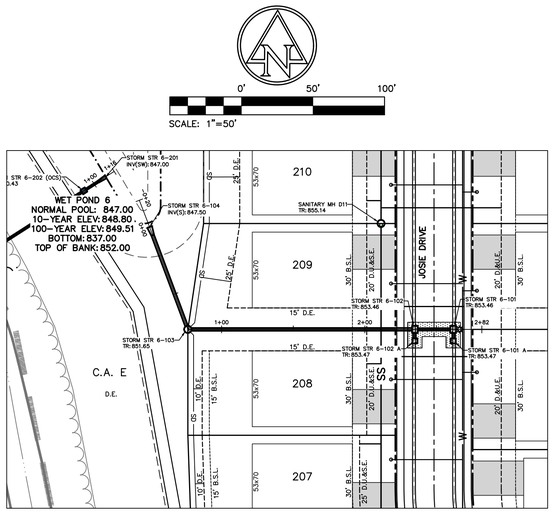

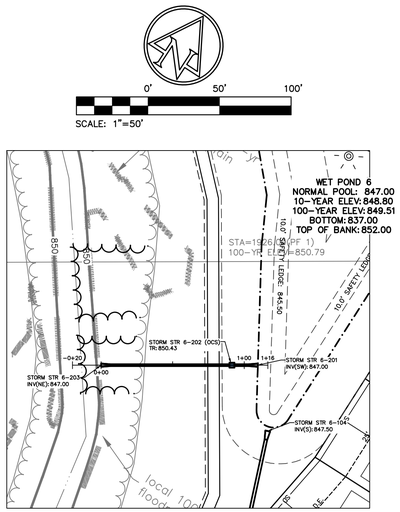

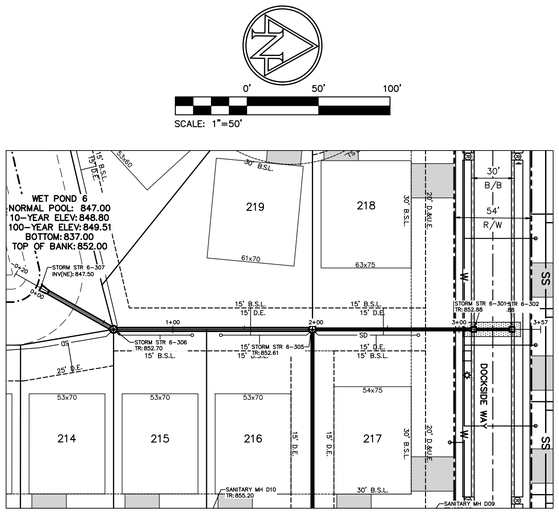

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SCALE: HORZ. 1"=50'
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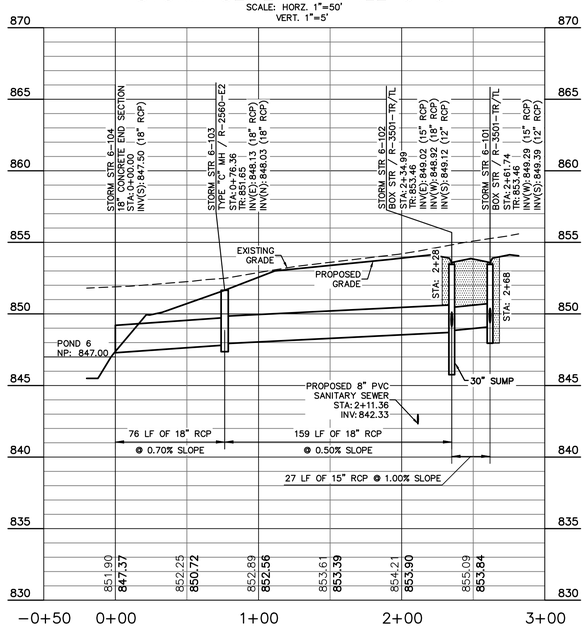

STORM SEWER PROFILE 6-02

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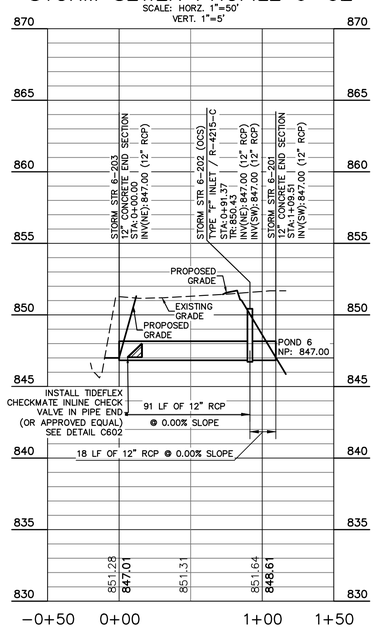

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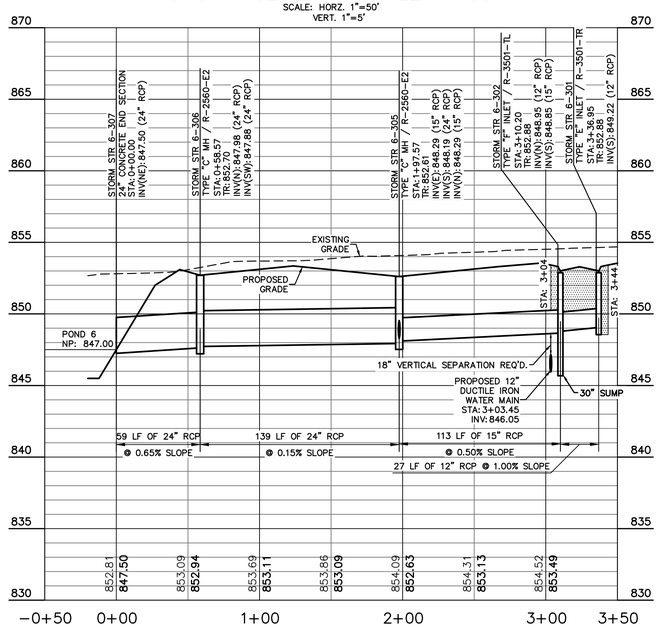

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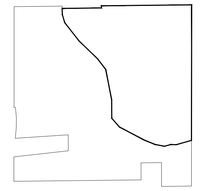

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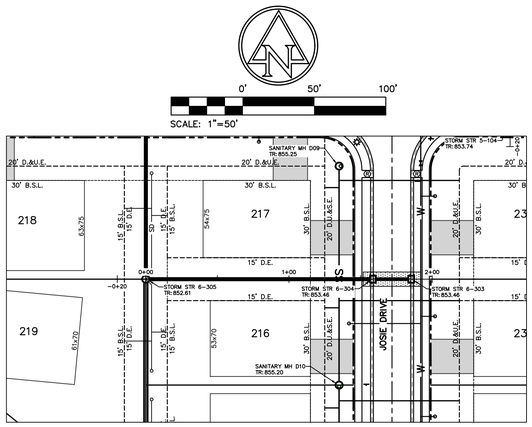
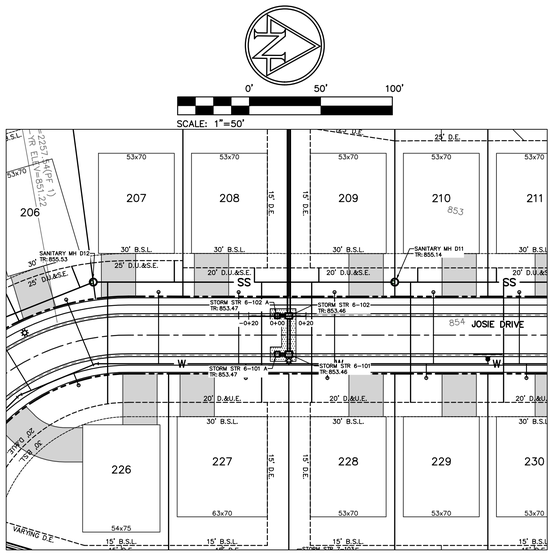
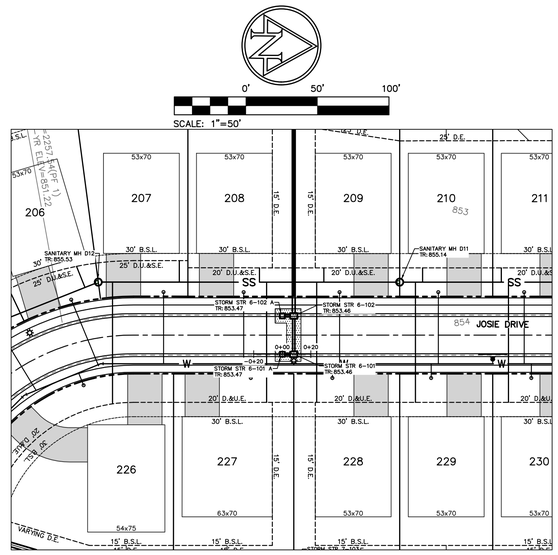
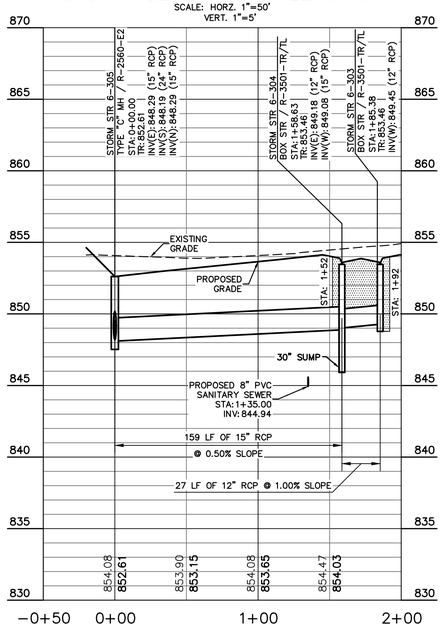


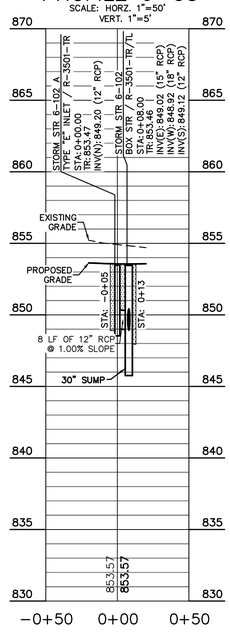




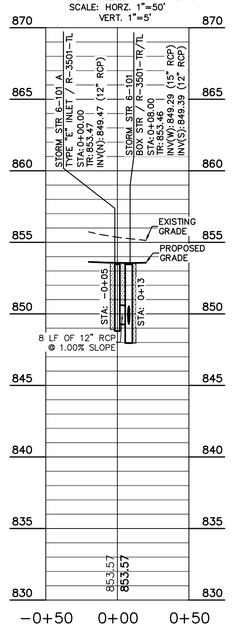
STORM SEWER PROFILE 6-04



STORM SEWER PROFILE 6-05



STORM SEWER PROFILE 6-06



EXISTING LEGEND

	Beehive Inlet		Pole
	Combination Pole		Post
	Curb Inlet		Sanitary Manhole
	Drainage Inlet		Sign
	Drainage Manhole		Stand Pipe
	Electric Cross Box		Telephone Pedestal
	Electric Meter Box		Transformer
	Fire Hydrant		Tree
	Fire Plug		Vent
	Flag Pole		Water Marker
	Gas Marker		Water Meter
	Gas Valve		Water Valve
	Guy Wire	-e-	Buried Electric Line
	Lid	-ohe-	Overhead Electric Line
	Light Pole	-g-	Buried Gas Line
	Mail Box	-t-	Buried Telephone Line
	Manhole	-w-	Buried Water Line
	Pine Tree	-fo-	Fiber Optic Line

PROPOSED LEGEND

	RIGHT-OF-WAY (R/W) LINE
	BUILDING SETBACK LINE
	EASEMENT
	WET DETENTION POND NORMAL POOL
	GRADING BREAKLINE
	LOT LINE
W	WATER MAIN
SS	SANITARY MAIN
	SWALE
SD	6" DOUBLE-WALL PERFORATED SUBSURFACE UNDERDRAIN
	SUBSURFACE DRAIN CLEANOUT
	STORM SEWER
	FIRE HYDRANT & WATER VALVE
	SINGLE WATER METER PIT

B.S.L.	BUILDING SETBACK LINE
B/B	BACK TO BACK
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY EASEMENT
INV	INVERT ELEVATION
ME	MATCH EXISTING
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
TR	TOP OF RIM ELEVATION
	STREET LIGHT
	SIGN
	ADA SIDEWALK RAMP

STORM SEWER NOTES:
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2. MANNINGS COEFFICIENT n = 0.012
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9225 HARRISON PARK CT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
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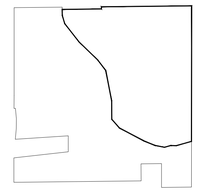
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

HAVEN PONDS SECTION 4

E 96TH ST &
N CR 500 W
MCCORDSVILLE, IN



JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/06/2025
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CONSTRUCTION DOCUMENTS

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Project Number 2020.03087

STORM SEWER PLAN & PROFILE

C403

PLOT DATE: 11/7/2025 8:37 AM
PLOT SCALE: 1:2.5849
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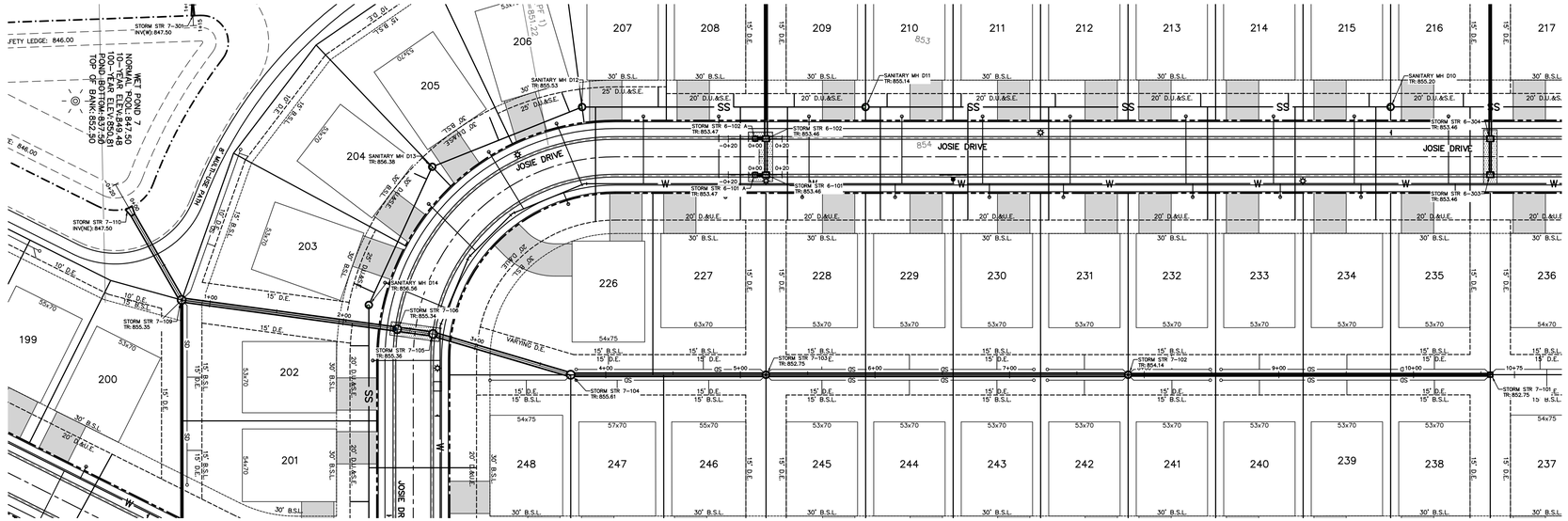
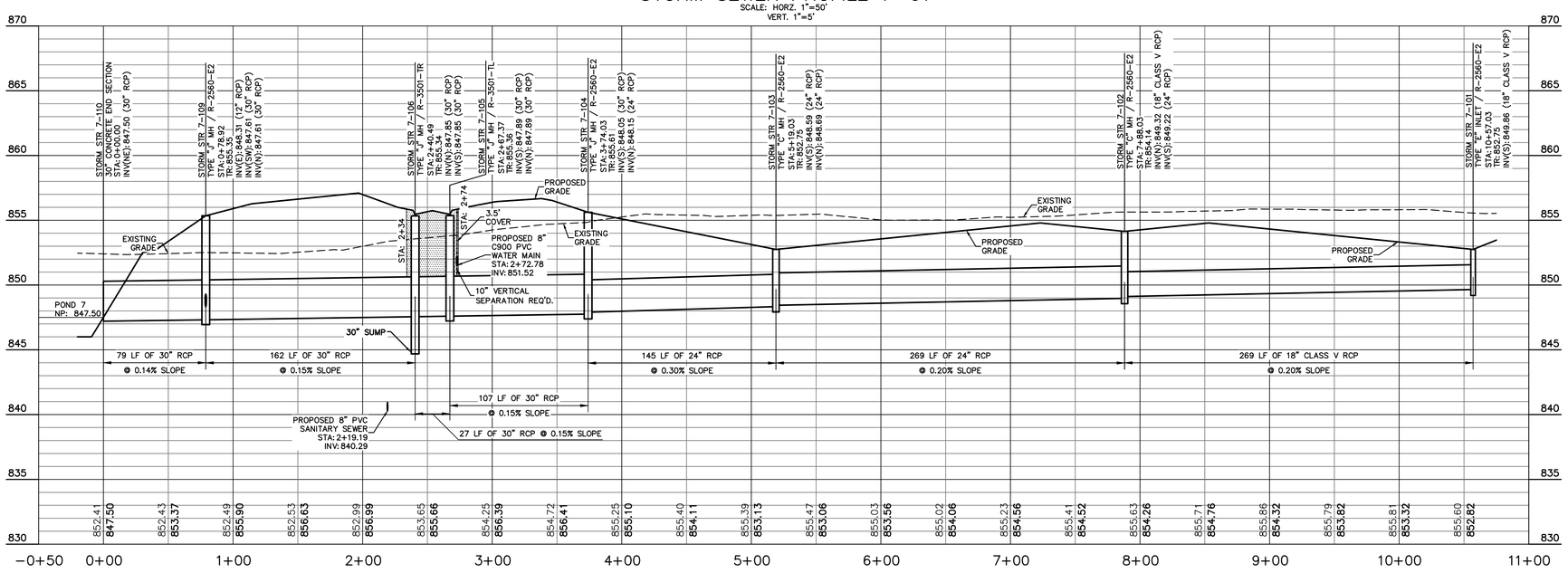
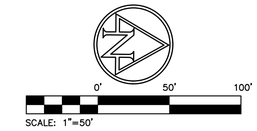
EDITED BY: KCANDA
DRAWING FILE: P:\2020\03087\D Drawings\Civil\Construction Documents\Construction Documents\Section 4\2020.03087 C400 STMPP.dwg







SCALE: 1"=50'

EXISTING LEGEND

Beehive Inlet		Pole	
Combination Pole		Post	
Curb Inlet		Sanitary Manhole	
Drainage Inlet		Sign	
Drainage Manhole		Stand Pipe	
Electric Cross Box		Telephone Pedestal	
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Flag Pole		Water Marker	
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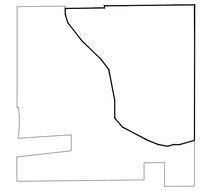

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CERTIFIED BY

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STORM SEWER PLAN & PROFILE

C404

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	Pine Tree	–fo–	Fiber Optic Line

PROPOSED LEGEND

	RIGHT–OF–WAY (R/W) LINE
	BUILDING SETBACK LINE
	EASEMENT
	WET DETENTION POND NORMAL POOL
	GRADING BREAKLINE
	LOT LINE
W	WATER MAIN
SS	SANITARY MAIN
	SWALE
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	SUBSURFACE DRAIN CLEANOUT
	STORM SEWER
	FIRE HYDRANT & WATER VALVE
	SINGLE WATER METER PIT
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R/W	RIGHT–OF–WAY
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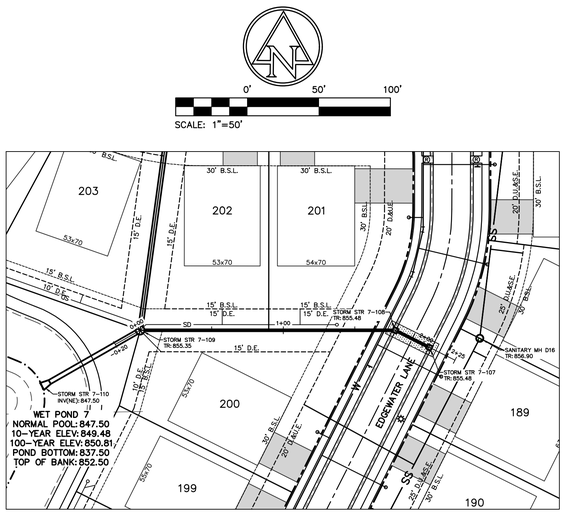
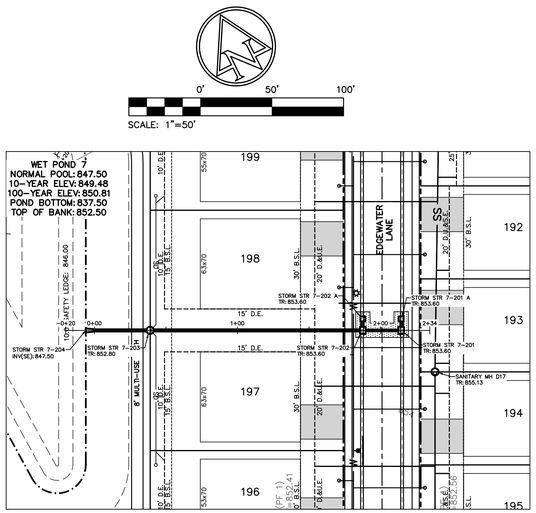
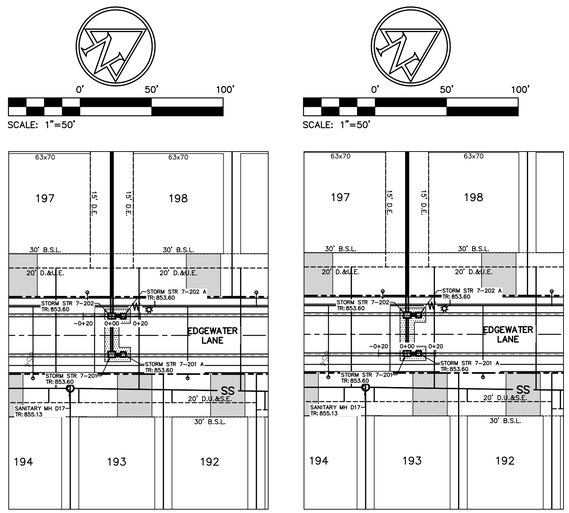
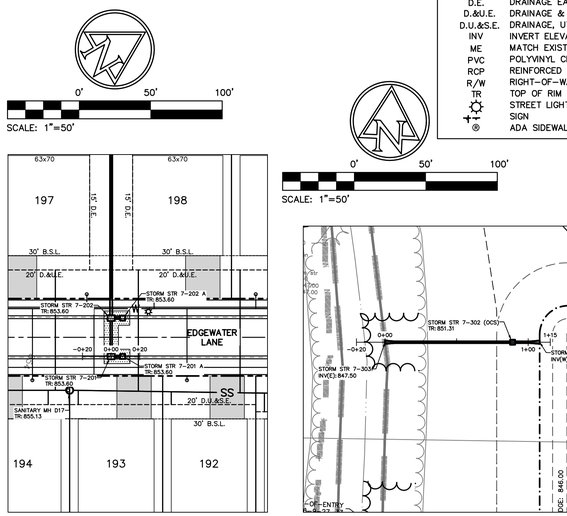
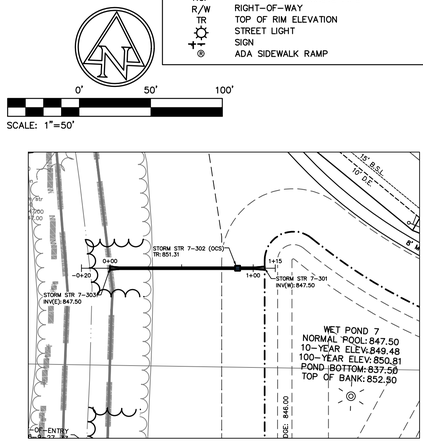
	STREET LIGHT
	SIGN
	ADA SIDEWALK RAMP





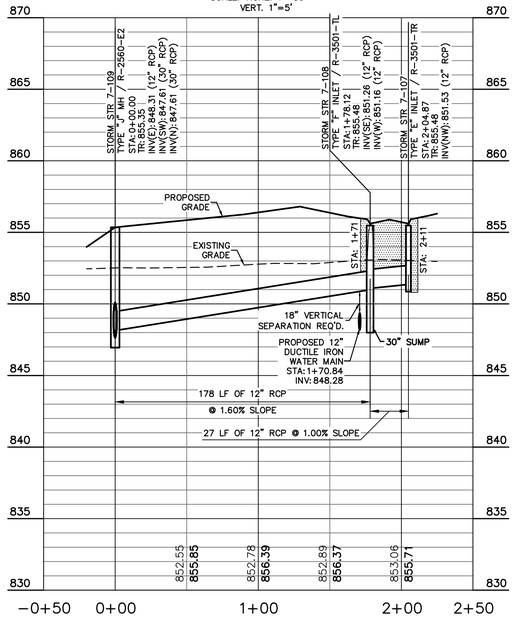






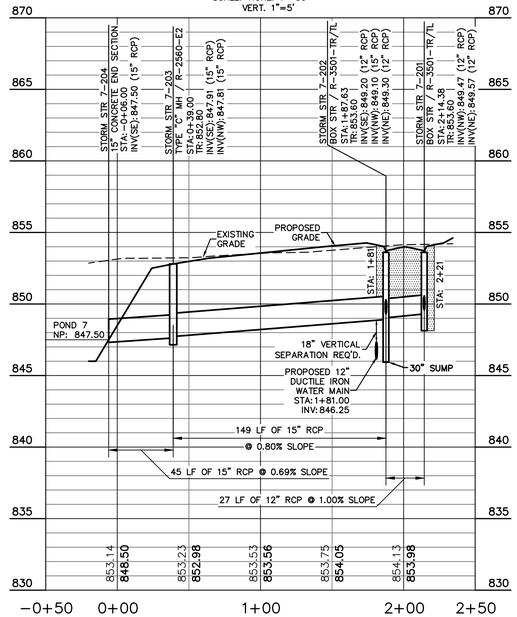
STORM SEWER PROFILE 7–02

SCALE: HORZ. 1"=50'
VERT. 1"=5'



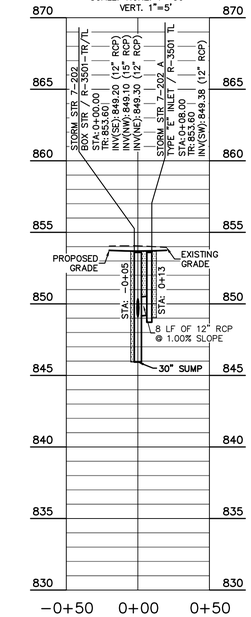
STORM SEWER PROFILE 7–03

SCALE: HORZ. 1"=50'
VERT. 1"=5'



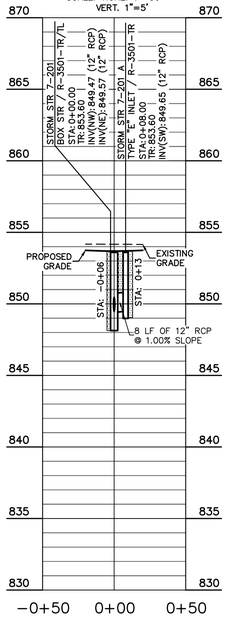
STORM SEWER PROFILE 7–04

SCALE: HORZ. 1"=50'
VERT. 1"=5'



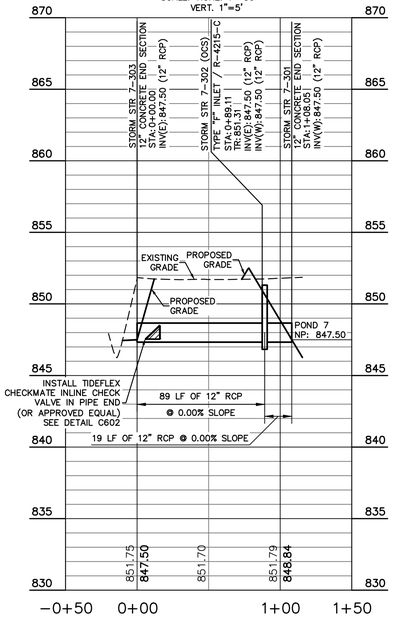
STORM SEWER PROFILE 7–05

SCALE: HORZ. 1"=50'
VERT. 1"=5'



STORM SEWER PROFILE 7–06

SCALE: HORZ. 1"=50'
VERT. 1"=5'



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C405

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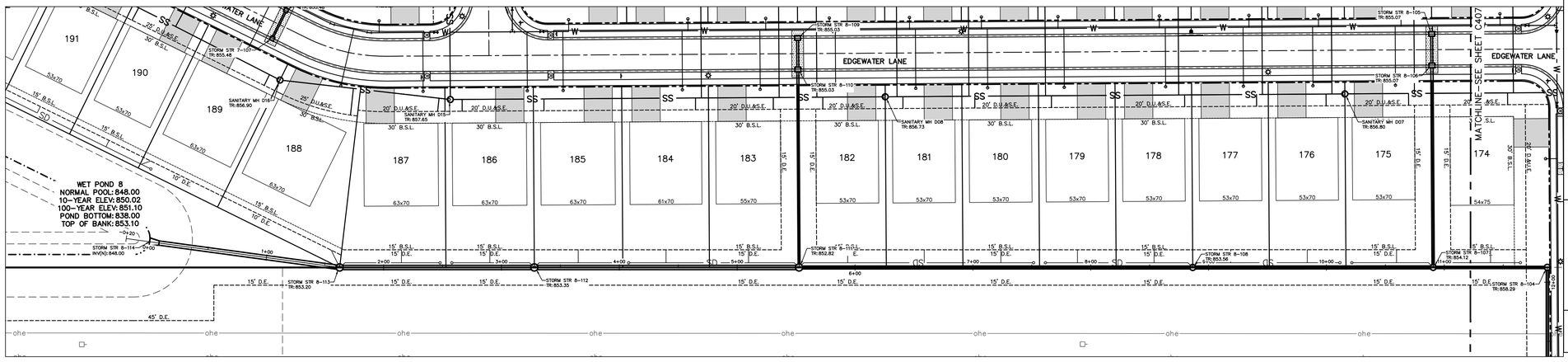
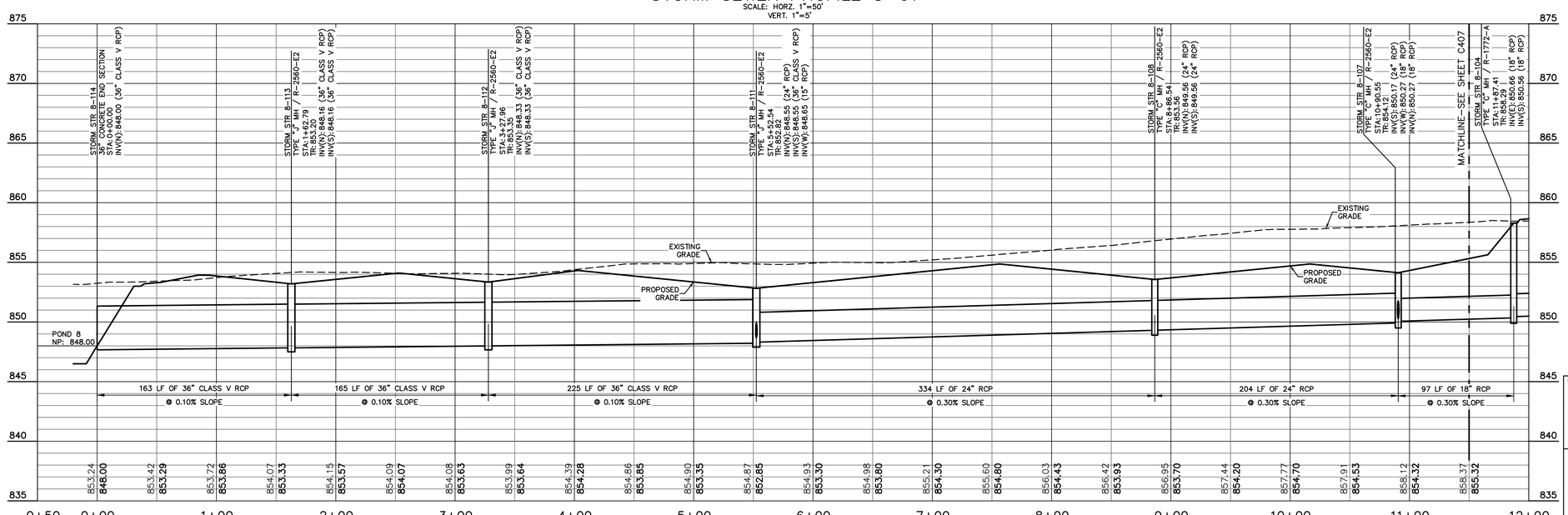


0' 50' 100'

SCALE: 1"=50'

STORM SEWER PROFILE 8-01

SCALE: HORZ. 1"=50'
VERT. 1"=5'



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HAVEN PONDS SECTION 4

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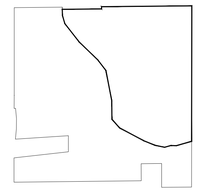

JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/06/2025
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Project Number 2020.03087

STORM SEWER PLAN & PROFILE

C406

PLOT DATE: 11/7/2025 8:40 AM
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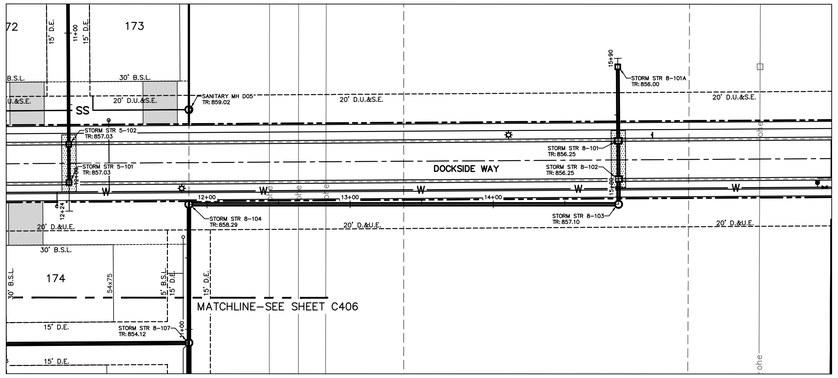
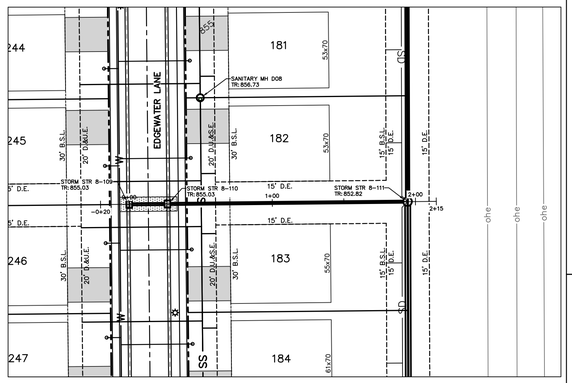




EXISTING LEGEND

	Beehive Inlet		Pole
	Combination Pole		Post
	Curb Inlet		Sanitary Manhole
	Drainage Inlet		Sign
	Drainage Manhole		Stand Pipe
	Electric Cross Box		Telephone Pedestal
	Electric Meter Box		Transformer
	Fire Hydrant		Tree
	Fire Plug		Vent
	Flag Pole		Water Marker
	Gas Marker		Water Meter
	Gas Valve		Water Valve
	Guy Wire	-e-	Buried Electric Line
	Lid	-ohe-	Overhead Electric Line
	Light Pole	-g-	Buried Gas Line
	Mail Box	-t-	Buried Telephone Line
	Manhole	-w-	Buried Water Line
	Pine Tree	-fo-	Fiber Optic Line

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- GRADING BREAKLINE
- LOT LINE
- W — WATER MAIN
- SS — SANITARY MAIN
- SWALE
- SD — 6" DOUBLE-WALL PERFORATED SUBSURFACE UNDERDRAIN
- SUBSURFACE DRAIN CLEANOUT
- STORM SEWER
- FIRE HYDRANT & WATER VALVE
- SINGLE WATER METER PIT

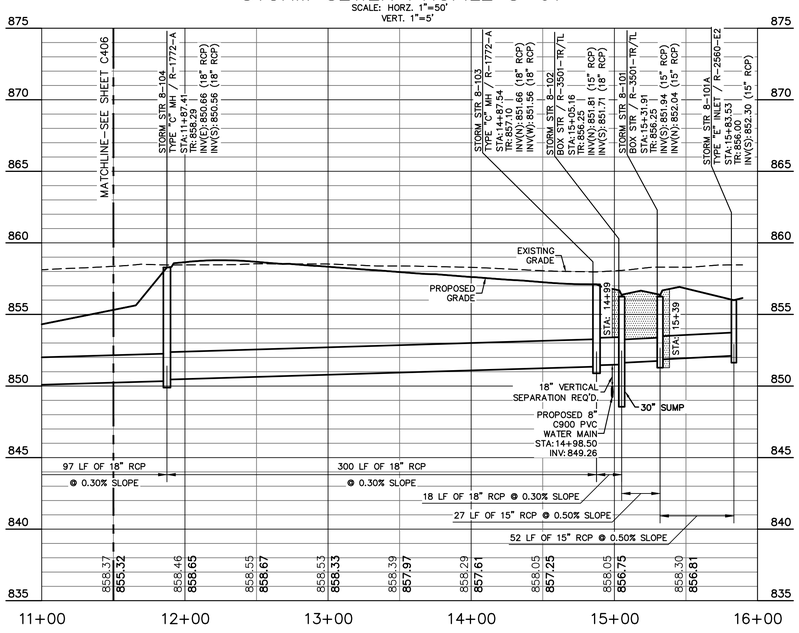
B.S.L.	BUILDING SETBACK LINE
B/B	BACK TO BACK
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY EASEMENT
INV	INVERT ELEVATION
ME	MATCH EXISTING
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
TR	TOP OF RIM ELEVATION
	STREET LIGHT
	SIGN
	ADA SIDEWALK RAMP

STORM SEWER NOTES:
1. ALL CASTINGS SHALL BE LABELED "DUMP NO WASTE – DRAINS TO WATERWAY"
2. MANNINGS COEFFICIENT n = 0.012
3. THE GRANULAR BACKFILL AREAS SHOWN IN PLAN VIEW ARE AN ESTIMATE PROVIDED BY THE ENGINEER. EXACT LIMITS OF GRANULAR BACKFILL ARE TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR BASED ON TRENCH WIDTH AND AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION.

GRANULAR BACKFILL REQUIRED

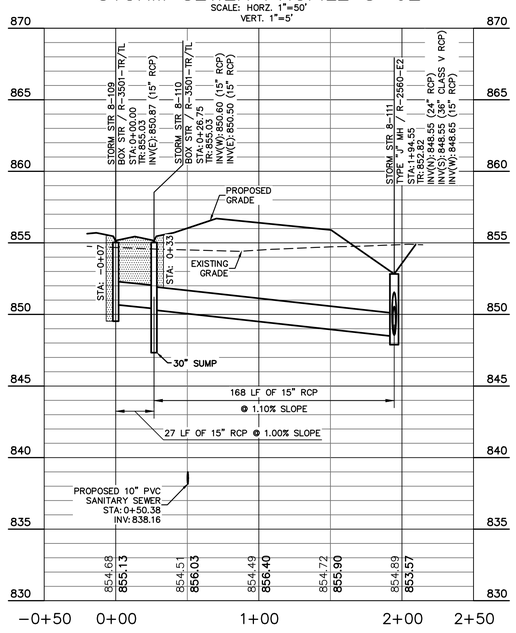
STORM SEWER PROFILE 8-01

SCALE: HORZ. 1"=50'
VERT. 1"=5'



STORM SEWER PROFILE 8-02

SCALE: HORZ. 1"=50'
VERT. 1"=5'



GENERAL NOTES:
1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

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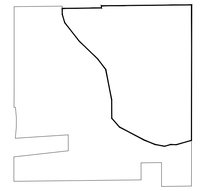

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STORM SEWER PLAN & PROFILE

C407

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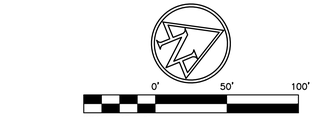

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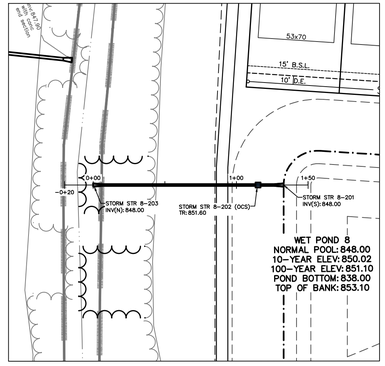

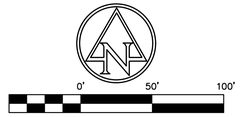

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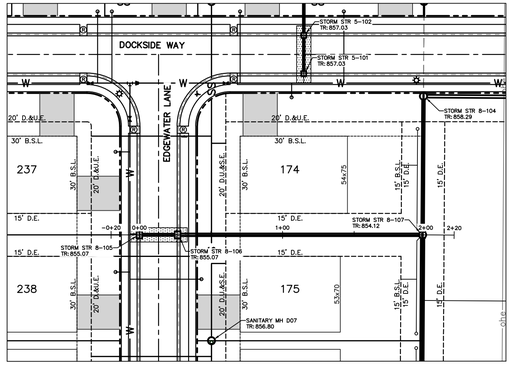
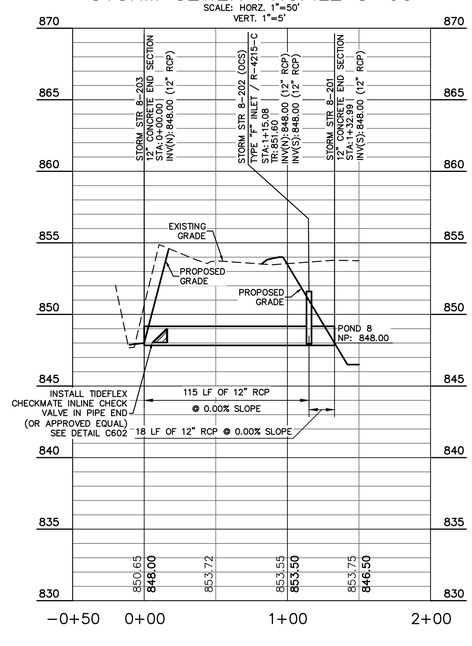


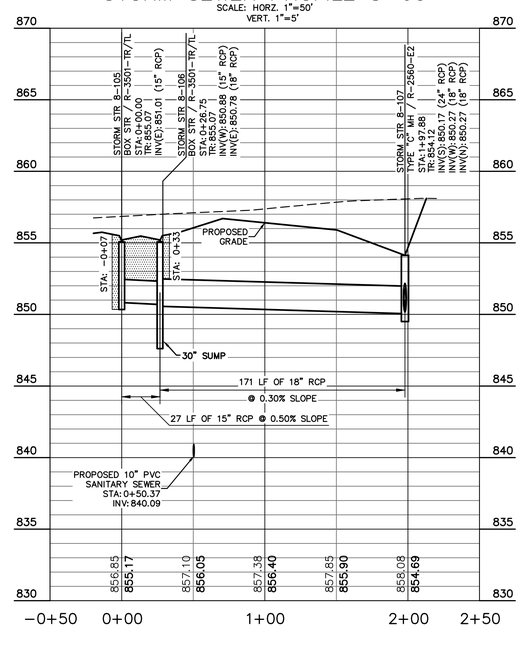
STORM SEWER PROFILE 8-03

SCALE: HORZ. 1"=50'
VERT. 1"=5'



STORM SEWER PROFILE 8-05

SCALE: HORZ. 1"=50'
VERT. 1"=5'



EXISTING LEGEND

	Beehive Inlet		Pole
	Combination Pole		Post
	Curb Inlet		Sanitary Manhole
	Drainage Inlet		Sign
	Drainage Manhole		Stand Pipe
	Electric Cross Box		Telephone Pedestal
	Electric Meter Box		Transformer
	Fire Hydrant		Tree
	Fire Plug		Vent
	Flag Pole		Water Marker
	Gas Marker		Water Meter
	Gas Valve		Water Valve
	Guy Wire	-e-	Buried Electric Line
	Lid	-ohe-	Overhead Electric Line
	Light Pole	-g-	Buried Gas Line
	Mail Box	-t-	Buried Telephone Line
	Manhole	-w-	Buried Water Line
	Pine Tree	-fo-	Fiber Optic Line

PROPOSED LEGEND

	RIGHT-OF-WAY (R/W) LINE
	BUILDING SETBACK LINE
	EASEMENT
	WET DETENTION POND NORMAL POOL
	GRADING BREAKLINE
	LOT LINE
W	WATER MAIN
SS	SANITARY MAIN
	SWALE
SD	6" DOUBLE-WALL PERFORATED SUBSURFACE UNDERDRAIN
	SUBSURFACE DRAIN CLEANOUT
	STORM SEWER
	FIRE HYDRANT & WATER VALVE
	SINGLE WATER METER PIT
000	PROPOSED CONTOUR
000.00	SPOT ELEVATION
000.00	PAVEMENT ELEVATION
	FLOW ARROW

AC	ACRE
B.S.L.	BUILDING SETBACK LINE
B/B	BACK TO BACK
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY EASEMENT
FL	FLOWLINE
HP	HIGH POINT
INV	INVERT ELEVATION
L.E.	LANDSCAPE EASEMENT
ME	MATCH EXISTING
MFFE	MINIMUM FINISHED FLOOR ELEVATION
MFPG	MINIMUM FLOOD PROTECTION GRADE
PAD	PAD GRADE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
TR	TOP OF RIM ELEVATION
	STREET LIGHT
	SIGN
	ADA SIDEWALK RAMP

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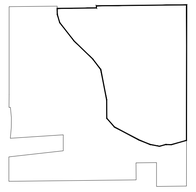

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STORM STRUCTURE DATA TABLE
NOTE: ALL CASTINGS SHALL BE LABELED "DUMP NO WASTE–DRAINS TO WATERWAY"

STR. NO.	STRUCTURE TYPE	CASTING TYPE	TOP OF RIM (TR)	INCOMING PIPE DATA (DIRECTION) [FROM STR]	OUTGOING PIPE DATA (INVERT DIRECTION) [TO STR]	REMARKS
5–101	TYPE "E" INLET	R–3501–TR	857.03		27' OF 12" RCP 853.36 (N) [5–102] @ 1.00%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTION
5–102	TYPE "F" INLET	R–3501 TL	857.03	12" RCP 853.09 (S) [5–101]	149' OF 12" RCP 852.99 (N) [5–103] @ 1.50%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTION
5–103	TYPE "C" MH	R–2560–E2	855.54	12" RCP 850.76 (S) [5–102]	343' OF 18" RCP 850.66 (W) [5–106] @ 0.58%	SUBSURFACE DRAIN CONNECTIONS
5–104	TYPE "E" INLET	R–3501–TR	853.74		27' OF 12" RCP 849.93 (N) [5–105] @ 1.00%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS
5–105	BOX STR	R–3501–TR/TL	853.74	12" RCP 849.66 (S) [5–104]	149' OF 15" RCP 849.56 (N) [5–106] @ 0.60%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS
5–106	TYPE "C" MH	R–2560–E2	852.11	18" RCP 848.67 (E) [5–103] 15" RCP 848.67 (S) [5–105]	204' OF 24" CLASS V RCP 848.57 (W) [5–107] @ 0.30%	SUBSURFACE DRAIN CONNECTIONS
5–107	TYPE "C" MH	R–2560–E2	851.95	24" CLASS V RCP 847.96 (E) [5–106]	131' OF 30" CLASS V RCP 847.86 (W) [5–108] @ 0.20%	SUBSURFACE DRAIN CONNECTIONS
5–108	TYPE "J" MH	R–2560–E2	851.94	30" CLASS V RCP 847.60 (E) [5–107] 12" RCP 847.60 (N) [5–108A]	79' OF 30" CLASS V RCP 847.50 (W) [5–109] @ 0.20%	SUBSURFACE DRAIN CONNECTION
5–108A	TYPE "E" INLET	R–2560–E2	852.06		66' OF 12" RCP 848.26 (S) [5–108] @ 1.00%	
5–109	BOX STR	R–3501–TR/TL	852.61	30" CLASS V RCP 847.34 (E) [5–108]	49' OF 30" RCP 847.24 (W) [5–110] @ 0.20%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS
5–110	BOX STR	R–3501–TR/TL	853.06	30" RCP 847.14 (E) [5–109]	60' OF 30" RCP 847.04 (NW) [5–111] @ 0.20%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS. 30" SUMP REQUIRED.
5–111	TYPE "J" MH	R–2560–E2	853.61	30" RCP 846.92 (SE) [5–110] 24" CLASS V RCP 846.99 (NE) [5–111A]	163' OF 36" RCP 846.82 (SW) [5–112] @ 0.20%	
5–111A	TYPE "C" MH	R–1772–A	854.16	12" RCP 850.48 (N) []	105' OF 24" CLASS V RCP 850.25 (SW) [5–111] @ 3.10%	
5–112	36" CONCRETE END SECTION			36" RCP 846.50 (NE) [5–111]		TRASH GUARD REQUIRED
5–201	TYPE "E" INLET	R–3501 TL	854.07		27' OF 12" RCP 850.16 (W) [5–202] @ 1.00%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS
5–202	TYPE "F" INLET	R–3501–TR	854.07	12" RCP 849.90 (E) [5–201]	171' OF 12" RCP 849.80 (W) [5–203] @ 1.10%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS. 30" SUMP REQUIRED.
5–203	TYPE "C" MH	R–2560–E2	851.80	12" RCP 847.91 (E) [5–202]	39' OF 18" RCP 847.81 (W) [5–204] @ 0.80%	SUBSURFACE DRAIN CONNECTIONS
5–204	18" CONCRETE END SECTION			18" RCP 847.50 (E) [5–203]		TRASH GUARD REQUIRED
5–401	12" CONCRETE END SECTION				22' OF 12" RCP 846.50 (W) [5–402 (OCS)] @ 0.00%	TRASH GUARD REQUIRED
5–402 (OCS)	TYPE "F" INLET	R–4215–C	850.85	12" RCP 846.50 (E) [5–401]	94' OF 12" RCP 846.50 (W) [5–403] @ 0.00%	OUTLET CONTROL STRUCTURE – SEE DETAIL SHEET C601
5–403	12" CONCRETE END SECTION			12" RCP 846.50 (E) [5–402 (OCS)]		TRASH GUARD REQUIRED. BACKFLOW PREVENTER REQUIRED – SEE DETAIL SHEET C602.
6–101	BOX STR	R–3501–TR/TL	853.46	12" RCP 849.39 (S) [6–101 A]	27' OF 15" RCP 849.29 (W) [6–102] @ 1.00%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS
6–101 A	TYPE "E" INLET	R–3501–TL	853.47		8' OF 12" RCP 849.47 (N) [6–101] @ 1.00%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTION
6–102	BOX STR	R–3501–TR/TL	853.46	15" RCP 849.02 (E) [6–101] 12" RCP 849.12 (S) [6–102 A]	159' OF 18" RCP 848.92 (W) [6–103] @ 0.50%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS
6–102 A	TYPE "E" INLET	R–3501–TR	853.47		8' OF 12" RCP 849.20 (N) [6–102] @ 1.00%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTION
6–103	TYPE "C" MH	R–2560–E2	851.65	18" RCP 848.13 (E) [6–102]	76' OF 18" RCP 848.03 (N) [6–104] @ 0.70%	SUBSURFACE DRAIN CONNECTIONS
6–104	18" CONCRETE END SECTION			18" RCP 847.50 (S) [6–103]		TRASH GUARD REQUIRED
6–201	12" CONCRETE END SECTION				18' OF 12" RCP 847.00 (SW) [6–202 (OCS)] @ 0.00%	TRASH GUARD REQUIRED
6–202 (OCS)	TYPE "F" INLET	R–4215–C	850.43	12" RCP 847.00 (NE) [6–201]	91' OF 12" RCP 847.00 (SW) [6–203] @ 0.00%	OUTLET CONTROL STRUCTURE – SEE DETAIL SHEET C601
6–203	12" CONCRETE END SECTION			12" RCP 847.00 (NE) [6–202 (OCS)]		TRASH GUARD REQUIRED. BACKFLOW PREVENTER REQUIRED – SEE DETAIL SHEET C602.
6–301	TYPE "E" INLET	R–3501–TR	852.88		27' OF 12" RCP 849.22 (S) [6–302] @ 1.00%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS
6–302	TYPE "F" INLET	R–3501–TL	852.88	12" RCP 848.95 (N) [6–301]	113' OF 15" RCP 848.85 (S) [6–305] @ 0.50%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS. 30" SUMP REQUIRED.
6–303	BOX STR	R–3501–TR/TL	853.46		27' OF 12" RCP 849.45 (W) [6–304] @ 1.00%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS
6–304	BOX STR	R–3501–TR/TL	853.46	12" RCP 849.18 (E) [6–303]	159' OF 15" RCP 849.08 (W) [6–305] @ 0.50%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS. 30" SUMP REQUIRED.
6–305	TYPE "C" MH	R–2560–E2	852.61	15" RCP 848.29 (E) [6–304] 15" RCP 848.29 (N) [6–302]	139' OF 24" RCP 848.19 (S) [6–306] @ 0.15%	SUBSURFACE DRAIN CONNECTIONS
6–306	TYPE "C" MH	R–2560–E2	852.70	24" RCP 847.98 (N) [6–305]	59' OF 24" RCP 847.88 (SW) [6–307] @ 0.65%	SUBSURFACE DRAIN CONNECTIONS
6–307	24" CONCRETE END SECTION			24" RCP 847.50 (NE) [6–306]		TRASH GUARD REQUIRED
7–101	TYPE "E" INLET	R–2560–E2	852.75		269' OF 18" CLASS V RCP 849.86 (S) [7–102] @ 0.20%	SUBSURFACE DRAIN CONNECTIONS
7–102	TYPE "C" MH	R–2560–E2	854.14	18" CLASS V RCP 849.32 (N) [7–101]	269' OF 24" RCP 849.22 (S) [7–103] @ 0.20%	SUBSURFACE DRAIN CONNECTIONS
7–103	TYPE "C" MH	R–2560–E2	852.75	24" RCP 848.69 (N) [7–102]	145' OF 24" RCP 848.59 (S) [7–104] @ 0.30%	SUBSURFACE DRAIN CONNECTIONS
7–104	TYPE "J" MH	R–2560–E2	855.61	24" RCP 848.15 (N) [7–103]	107' OF 30" RCP 848.05 (S) [7–105] @ 0.15%	SUBSURFACE DRAIN CONNECTIONS
7–105	TYPE "J" MH	R–3501–TL	855.36	30" RCP 847.89 (N) [7–104]	27' OF 30" RCP 847.89 (S) [7–106] @ 0.15%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTION
7–106	TYPE "J" MH	R–3501–TR	855.34	30" RCP 847.85 (N) [7–105]	162' OF 30" RCP 847.85 (S) [7–109] @ 0.15%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTION. 30" SUMP REQUIRED.
7–107	TYPE "E" INLET	R–3501–TR	855.48		27' OF 12" RCP 851.53 (NW) [7–108] @ 1.00%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS
7–108	TYPE "F" INLET	R–3501–TL	855.48	12" RCP 851.26 (SE) [7–107]	178' OF 12" RCP 851.16 (W) [7–109] @ 1.60%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS. 30" SUMP REQUIRED.
7–109	TYPE "J" MH	R–2560–E2	855.35	12" RCP 848.31 (E) [7–108] 30" RCP 847.61 (N) [7–106]	79' OF 30" RCP 847.61 (SW) [7–110] @ 0.14%	SUBSURFACE DRAIN CONNECTIONS
7–110	30" CONCRETE END SECTION			30" RCP 847.50 (NE) [7–109]		TRASH GUARD REQUIRED
7–201	BOX STR	R–3501–TR/TL	853.60	12" RCP 849.57 (NE) [7–201 A]	27' OF 12" RCP 849.47 (NW) [7–202] @ 1.00%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS
7–201 A	TYPE "E" INLET	R–3501–TR	853.60		8' OF 12" RCP 849.65 (SW) [7–201] @ 1.00%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTION
7–202	BOX STR	R–3501–TR/TL	853.60	12" RCP 849.20 (SE) [7–201] 12" RCP 849.30 (NE) [7–202 A]	149' OF 15" RCP 849.10 (NW) [7–203] @ 0.80%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS. 30" SUMP REQUIRED.
7–202 A	TYPE "E" INLET	R–3501 TL	853.60		8' OF 12" RCP 849.38 (SW) [7–202] @ 1.00%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTION
7–203	TYPE "C" MH	R–2560–E2	852.80	15" RCP 847.91 (SE) [7–202]	45' OF 15" RCP 847.81 (NW) [7–204] @ 0.69%	SUBSURFACE DRAIN CONNECTIONS
7–204	15" CONCRETE END SECTION			15" RCP 847.50 (SE) [7–203]		TRASH GUARD REQUIRED
7–301	12" CONCRETE END SECTION				19' OF 12" RCP 847.50 (W) [7–302 (OCS)] @ 0.00%	TRASH GUARD REQUIRED
7–302 (OCS)	TYPE "F" INLET	R–4215–C	851.31	12" RCP 847.50 (E) [7–301]	89' OF 12" RCP 847.50 (W) [7–303] @ 0.00%	OUTLET CONTROL STRUCTURE – SEE DETAIL SHEET C601
7–303	12" CONCRETE END SECTION			12" RCP 847.50 (E) [7–302 (OCS)]		TRASH GUARD REQUIRED. BACKFLOW PREVENTER REQUIRED – SEE DETAIL SHEET C602.
8–101	BOX STR	R–3501–TR/TL	856.25	15" RCP 852.04 (N) [8–101A]	27' OF 15" RCP 851.94 (S) [8–102] @ 0.50%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS
8–101A	TYPE "E" INLET	R–2560–E2	856.00		52' OF 15" RCP 852.30 (S) [8–101] @ 0.50%	
8–102	BOX STR	R–3501–TR/TL	856.25	15" RCP 851.81 (N) [8–101]	18' OF 18" RCP 851.71 (S) [8–103] @ 0.30%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS. 30" SUMP REQUIRED.
8–103	TYPE "C" MH	R–1772–A	857.10	18" RCP 851.66 (N) [8–102]	300' OF 18" RCP 851.56 (W) [8–104] @ 0.30%	
8–104	TYPE "C" MH	R–1772–A	858.29	18" RCP 850.66 (E) [8–103]	97' OF 18" RCP 850.56 (S) [8–107] @ 0.30%	
8–105	BOX STR	R–3501–TR/TL	855.07		27' OF 15" RCP 851.01 (E) [8–106] @ 0.50%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS
8–106	BOX STR	R–3501–TR/TL	855.07	15" RCP 850.88 (W) [8–105]	171' OF 18" RCP 850.78 (E) [8–107] @ 0.30%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS. 30" SUMP REQUIRED.
8–107	TYPE "C" MH	R–2560–E2	854.12	18" RCP 850.27 (W) [8–106] 18" RCP 850.27 (N) [8–104]	204' OF 24" RCP 850.17 (S) [8–108] @ 0.30%	SUBSURFACE DRAIN CONNECTIONS
8–108	TYPE "C" MH	R–2560–E2	853.56	24" RCP 849.56 (N) [8–107]	334' OF 24" RCP 849.56 (S) [8–111] @ 0.30%	SUBSURFACE DRAIN CONNECTIONS
8–109	BOX STR	R–3501–TR/TL	855.03		27' OF 15" RCP 850.87 (E) [8–110] @ 1.00%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS
8–110	BOX STR	R–3501–TR/TL	855.03	15" RCP 850.60 (W) [8–109]	168' OF 15" RCP 850.50 (E) [8–111] @ 1.10%	INLET CASTING DEPRESSED BY 0.10', CURB UNDERDRAIN CONNECTIONS. 30" SUMP REQUIRED.
8–111	TYPE "J" MH	R–2560–E2	852.82	24" RCP 848.55 (N) [8–108] 15" RCP 848.65 (W) [8–110]	225' OF 36" CLASS V RCP 848.55 (S) [8–112] @ 0.10%	SUBSURFACE DRAIN CONNECTIONS
8–112	TYPE "J" MH	R–2560–E2	853.35	36" CLASS V RCP 848.33 (N) [8–111]	165' OF 36" CLASS V RCP 848.33 (S) [8–113] @ 0.10%	SUBSURFACE DRAIN CONNECTIONS
8–113	TYPE "J" MH	R–2560–E2	853.20	36" CLASS V RCP 848.16 (N) [8–112]	163' OF 36" CLASS V RCP 848.16 (S) [8–114] @ 0.10%	SUBSURFACE DRAIN CONNECTIONS
8–114	36" CONCRETE END SECTION			36" CLASS V RCP 848.00 (N) [8–113]		TRASH GUARD REQUIRED
8–201	12" CONCRETE END SECTION				18' OF 12" RCP 848.00 (S) [8–202 (OCS)] @ 0.00%	TRASH GUARD REQUIRED
8–202 (OCS)	TYPE "F" INLET	R–4215–C	851.60	12" RCP 848.00 (N) [8–201]	115' OF 12" RCP 848.00 (S) [8–203] @ 0.00%	OUTLET CONTROL STRUCTURE – SEE DETAIL SHEET C601
8–203	12" CONCRETE END SECTION			12" RCP 848.00 (N) [8–202 (OCS)]		TRASH GUARD REQUIRED. BACKFLOW PREVENTER REQUIRED – SEE DETAIL ON SHEET C602.

GENERAL NOTES:
1. STORM SEWER TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
2. TR IN THIS TABLE AND THROUGHOUT THE PLANS ACCOUNT FOR THE 0.1' INLET SUMP. ALL TR, TL, AND TR/TL ROAD INLETS TO BE CONSTRUCTED WITH 0.1' INLET SUMP.

CASTING NOTES:
TR IS TOP OF RIM. BELOW IS A LIST OF THE ELEVATIONS THAT THE TOP OF RIM ELEVATION IS MEASURED:
R–3501–TR/TL: TOP OF RIM IS THE CASTING ELEVATION AT THE GUTTER LINE.
R–2560–E2 & R–4215–C: TOP OF RIM IS THE ELEVATION AT THE LOWEST OPENING OF THE CASTING.
R–1772: CENTER OF CASTING

SANITARY STRUCTURE DATA TABLE

STR. NO.	STRUCTURE TYPE	CASTING TYPE	TOP OF RIM (TR)	INCOMING PIPE DATA (DIRECTION) [FROM STR]	OUTGOING PIPE DATA (INVERT DIRECTION) [TO STR]	REMARKS
A05 (EX)	48" SANITARY MH	SEE DETAIL	853.82	10" EXISTING PVC SDR 26 834.32 (SE) 10" PVC SDR 26 834.02 (NE) [D17]	10" EXISTING PVC SDR 26 833.92 (SW)	CONTRACTOR TO VERIFY EXISTING STRUCTURE LOCATION, SIZE, DEPTH, PIPE MATERIAL, PIPE SIZE, AND PIPE INVERTS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER & OWNER OF ANY DISCREPANCIES IMMEDIATELY.
D01	48" SANITARY MH	SEE DETAIL	854.48		56' OF 8" PVC SDR 35 844.70 (S) [D03] @ 1.00%	
D02	48" SANITARY MH	SEE DETAIL	856.55		245' OF 8" PVC SDR 35 845.24 (N) [D03] @ 0.45%	
D03	48" SANITARY MH	SEE DETAIL	854.80	8" PVC SDR 35 844.14 (S) [D02] 8" PVC SDR 35 844.14 (N) [D01]	317' OF 8" PVC SDR 35 843.94 (E) [D04] @ 0.45%	
D04	48" SANITARY MH	SEE DETAIL	855.53	8" PVC SDR 35 842.50 (W) [D03]	353' OF 8" PVC SDR 26 842.40 (E) [D06 (DROP)] @ 0.45%	
D05	48" SANITARY MH	SEE DETAIL	859.02		148' OF 8" PVC SDR 35 850.80 (W) [D06 (DROP)] @ 1.00%	
D06 (DROP)	48" SANITARY MH	SEE DETAIL	857.80	8" PVC SDR 26 840.81 (W) [D04] 8" PVC SDR 35 849.32 (E) [D05] 8" PVC SDR 26 842.51 (E)	237' OF 10" PVC SDR 26 840.61 (S) [D07] @ 0.32%	OUTSIDE DROP
D07	48" SANITARY MH	SEE DETAIL	856.80	10" PVC SDR 26 839.85 (N) [D06 (DROP)]	390' OF 10" PVC SDR 26 839.75 (S) [D08] @ 0.32%	
D08	48" SANITARY MH	SEE DETAIL	856.73	10" PVC SDR 26 838.50 (N) [D07]	369' OF 10" PVC SDR 26 838.40 (S) [D15] @ 0.32%	
D09	48" SANITARY MH	SEE DETAIL	855.25		153' OF 8" PVC SDR 35 845.30 (S) [D10] @ 0.45%	
D10	48" SANITARY MH	SEE DETAIL	855.20	8" PVC SDR 35 844.61 (N) [D09]	390' OF 8" PVC SDR 35 844.51 (S) [D11] @ 0.45%	
D11	48" SANITARY MH	SEE DETAIL	855.14	8" PVC SDR 35 842.76 (N) [D10]	211' OF 8" PVC SDR 35 842.66 (S) [D12] @ 0.45%	
D12	48" SANITARY MH	SEE DETAIL	855.53	8" PVC SDR 35 841.72 (N) [D11]	120' OF 8" PVC SDR 35 841.62 (S) [D13] @ 0.45%	
D13	48" SANITARY MH	SEE DETAIL	856.38	8" PVC SDR 35 841.08 (N) [D12]	113' OF 8" PVC SDR 26 840.98 (SE) [D14] @ 0.45%	
D14	48" SANITARY MH	SEE DETAIL	856.56	8" PVC SDR 26 840.47 (NW) [D13]	251' OF 8" PVC SDR 26 840.37 (E) [D15] @ 0.54%	
D15	48" SANITARY MH	SEE DETAIL	857.65	10" PVC SDR 26 837.22 (N) [D08] 8" PVC SDR 26 839.02 (W) [D14]	145' OF 10" PVC SDR 26 837.12 (S) [D16] @ 0.32%	
D16	48" SANITARY MH	SEE DETAIL	856.90	10" PVC SDR 26 836.65 (N) [D15]	335' OF 10" PVC SDR 26 836.55 (SW) [D17] @ 0.32%	
D17	48" SANITARY MH	SEE DETAIL	855.13	10" PVC SDR 26 835.48 (NE) [D16]	342' OF 10" PVC SDR 26 835.38 (SW) [A05 (EX)] @ 0.40%	

NOTE: TR IS THE TOP OF RIM AT THE CENTER OF THE CASTING

GENERAL NOTES:
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2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
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!! CAUTION !!

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CALL TOLL FREE "811" OR 1–800–382–5544
– INDIANA UNDERGROUND –

Silverthorne HOMES

SILVERTHORNE HOMES
9225 HARRISON PARK CT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
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HAVEN PONDS SECTION 4

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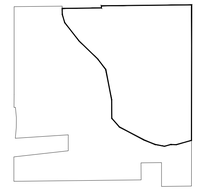


JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

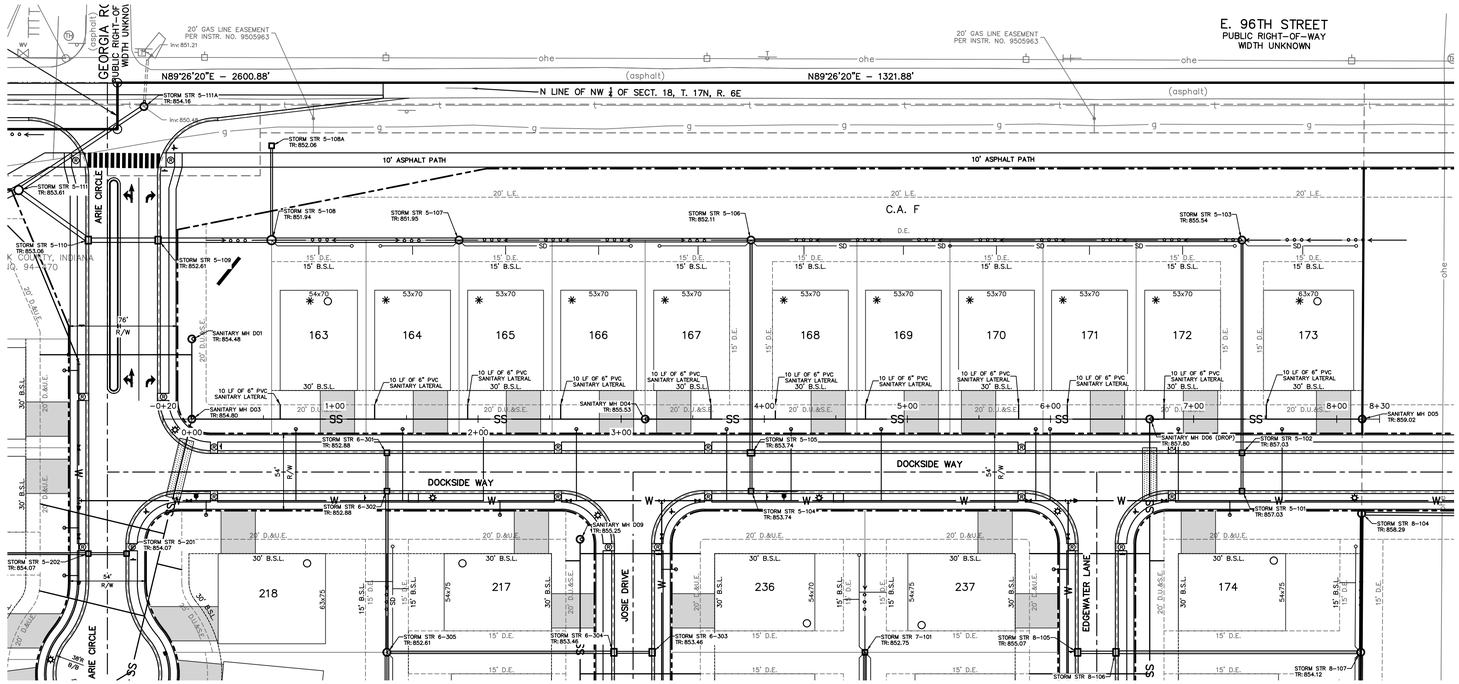
ISSUANCE INDEX
DATE:
11/06/2025
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

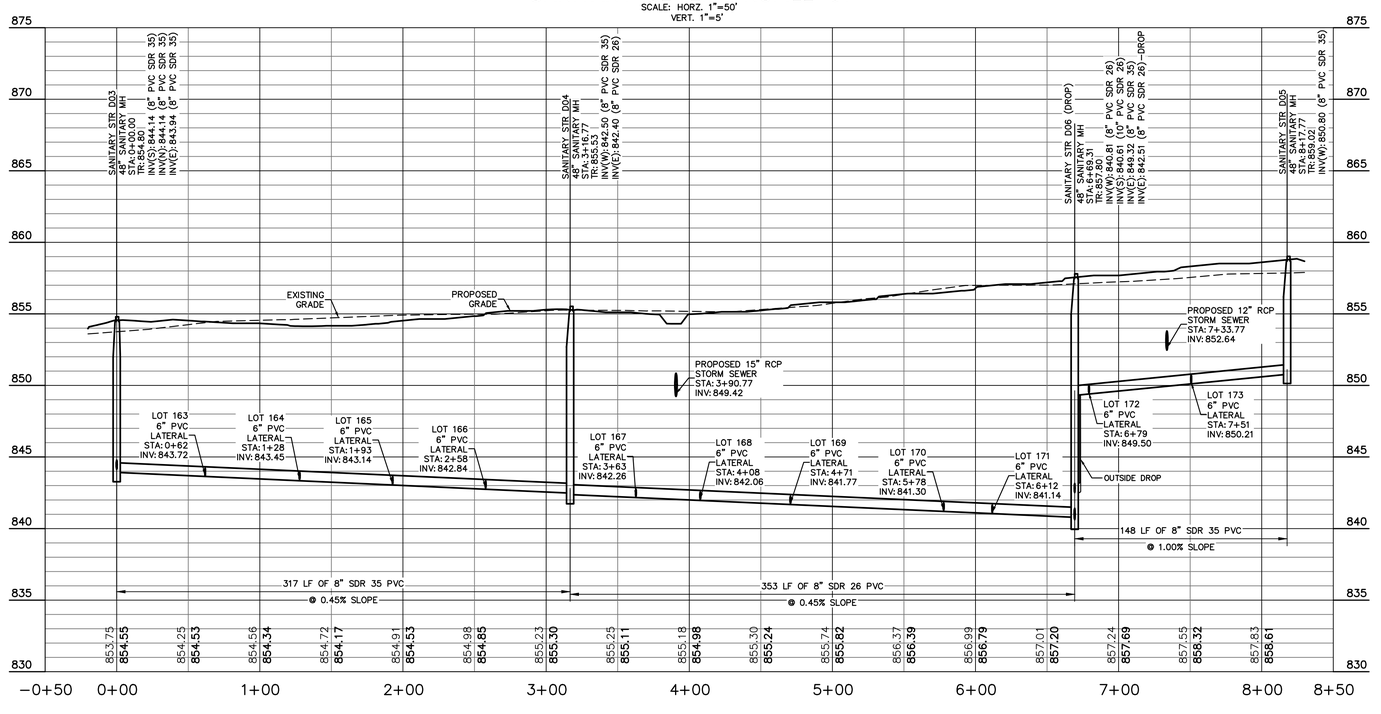
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

STORM & SANITARY SEWER STRUCTURE DATA TABLES

C409





EXISTING LEGEND

	Beehive Inlet		Pole
	Combination Pole		Post
	Curb Inlet		Sanitary Manhole
	Drainage Inlet		Sign
	Drainage Manhole		Stand Pipe
	Electric Cross Box		Telephone Pedestal
	Electric Meter Box		Transformer
	Fire Hydrant		Tree
	Fire Plug		Vent
	Flag Pole		Water Marker
	Gas Marker		Water Meter
	Gas Valve		Water Valve
	Guy Wire	–e–	Buried Electric Line
	Lid	–ohe–	Overhead Electric Line
	Light Pole	–g–	Buried Gas Line
	Mail Box	–t–	Buried Telephone Line
	Manhole	–w–	Buried Water Line
	Pine Tree	–fo–	Fiber Optic Line

PROPOSED LEGEND

	RIGHT–OF–WAY (R/W) LINE
	BUILDING SETBACK LINE
	EASEMENT
	WET DETENTION POND NORMAL POOL
	LOT LINE
W	WATER MAIN
SS	SANITARY MAIN
	SWALE (1.00% MIN SLOPE)
SD	6" DOUBLE–WALL PERFORATED SUBSURFACE UNDERDRAIN
	SUBSURFACE DRAIN CLEANOUT
	STORM SEWER
	FIRE HYDRANT & WATER VALVE
	DOUBLE & SINGLE WATER METER PIT
B.S.L.	BUILDING SETBACK LINE
B/B	BACK TO BACK
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
INV	INVERT ELEVATION
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT–OF–WAY
TR	TOP OF RIM ELEVATION
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY EASEMENT
	STREET LIGHT
	SIGN

SANITARY SEWER NOTES:

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2. WHERE SANITARY DISCHARGE CAN ENTER INTO A PUBLIC SANITARY SEWER SYSTEM BY GRAVITY FLOW, THE LOWEST FLOOR ELEVATION WHERE A PLUMBING FIXTURE OR FLOOR DRAIN IS INSTALLED MUST BE A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION. WHERE THE DISCHARGE CANNOT ENTER A SYSTEM BY GRAVITY FLOW THE EFFLUENT SHALL BE DIRECTED INTO A TIGHTLY COVERED AND VENTED SUMP FROM WHICH THE EFFLUENT SHALL BE LIFTED AND DISCHARGED INTO THE SYSTEM A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION.

GRANULAR BACKFILL REQUIRED

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0' 50' 100'
SCALE: 1"=50'

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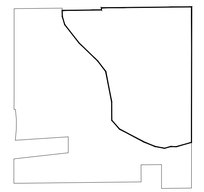

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SANITARY SEWER PLAN & PROFILE

C410

PLOT DATE: 11/7/2025 8:44 AM
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EDITED BY: KOANDA
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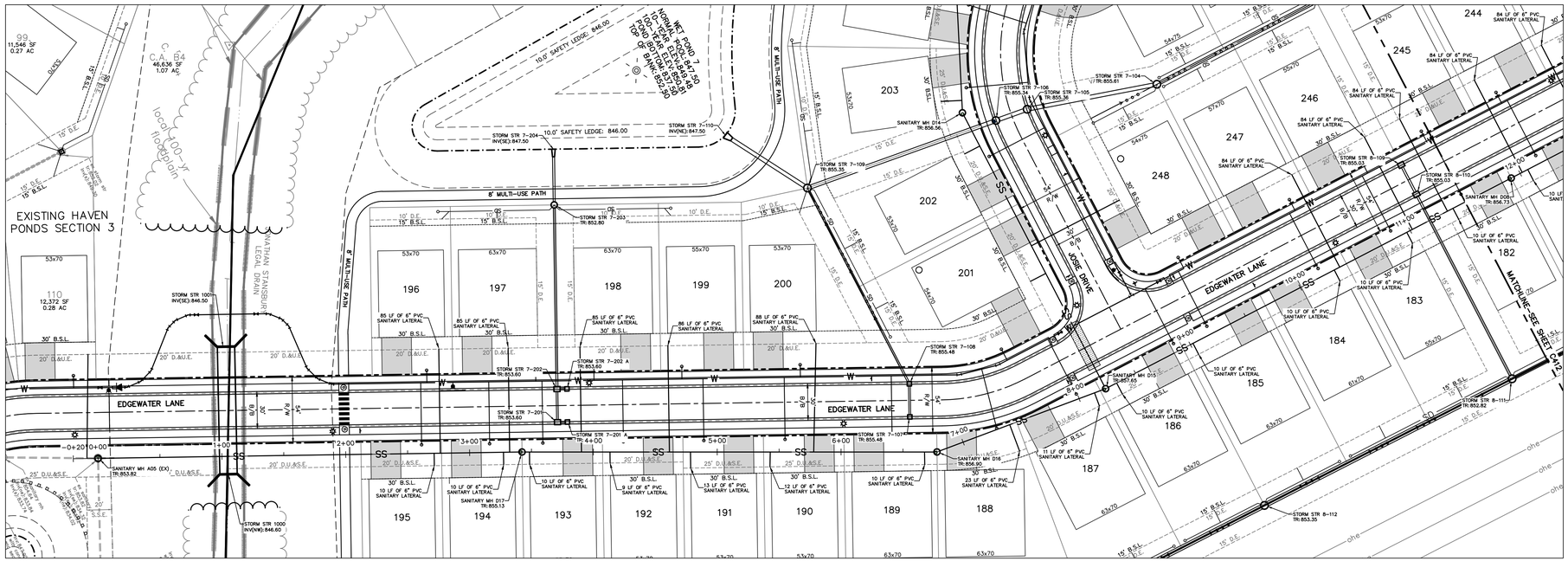

SANITARY SEWER PROFILE 02

SCALE: HORZ. 1"=50'
VERT. 1"=5'

0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

	Beehive Inlet		Pole
	Combination Pole		Post
	Curb Inlet		Sanitary Manhole
	Drainage Inlet		Sign
	Drainage Manhole		Stand Pipe
	Electric Cross Box		Telephone Pedestal
	Electric Meter Box		Transformer
	Fire Hydrant		Tree
	Fire Plug		Vent
	Flag Pole		Water Marker
	Gas Marker		Water Meter
	Gas Valve		Water Valve
	Guy Wire	-e-	Buried Electric Line
	Lid	-ohe-	Overhead Electric Line
	Light Pole	-g-	Buried Gas Line
	Mail Box	-t-	Buried Telephone Line
	Manhole	-w-	Buried Water Line
	Pine Tree	-fo-	Fiber Optic Line

PROPOSED LEGEND

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	EASEMENT
	WET DETENTION POND NORMAL POOL
	LOT LINE
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C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
INV	INVERT ELEVATION
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
TR	TOP OF RIM ELEVATION
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CALL TOLL FREE "811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

Silverthorne HOMES

SILVERTHORNE HOMES
9225 HARRISON PARK CT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
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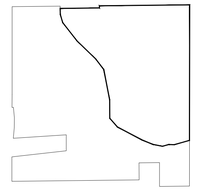
HAVEN PONDS SECTION 4

E 96TH ST &
N CR 500 W
MCCORDSVILLE, IN



JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/06/2025
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

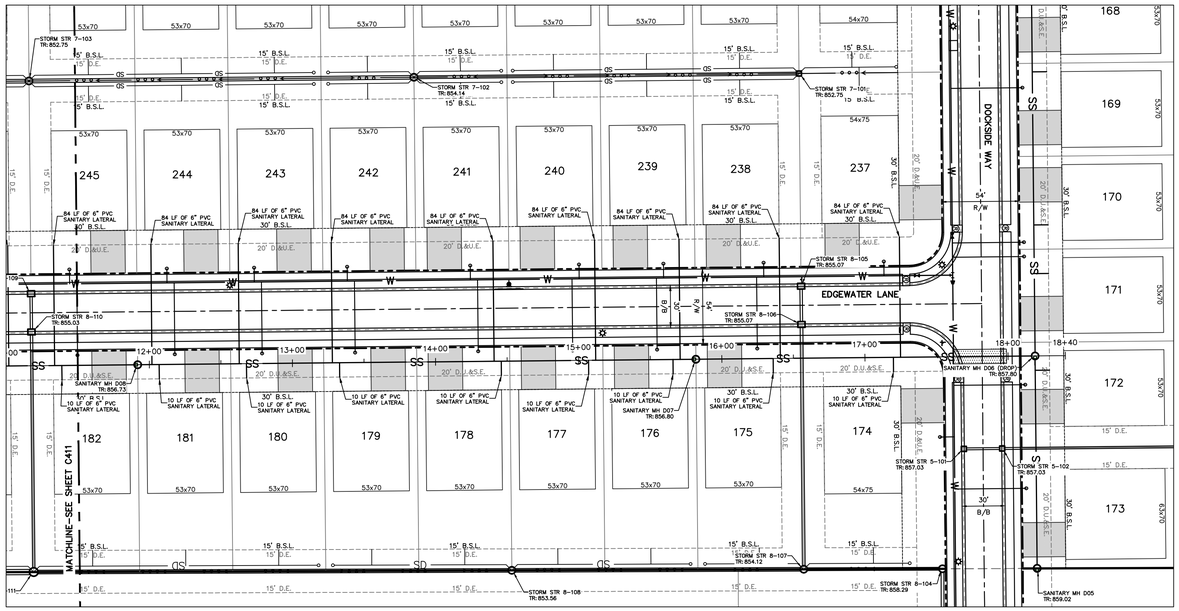
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

SANITARY SEWER PLAN & PROFILE

C411

PLOT DATE: 11/7/2025 8:44 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/6/2025
EDITED BY: KCANDA
DRAWING FILE: P:\2020\03087\D Drawings\Civil\Construction Documents\Construction Documents\Section 4\2020.03087 CE C410 SANPP.dwg



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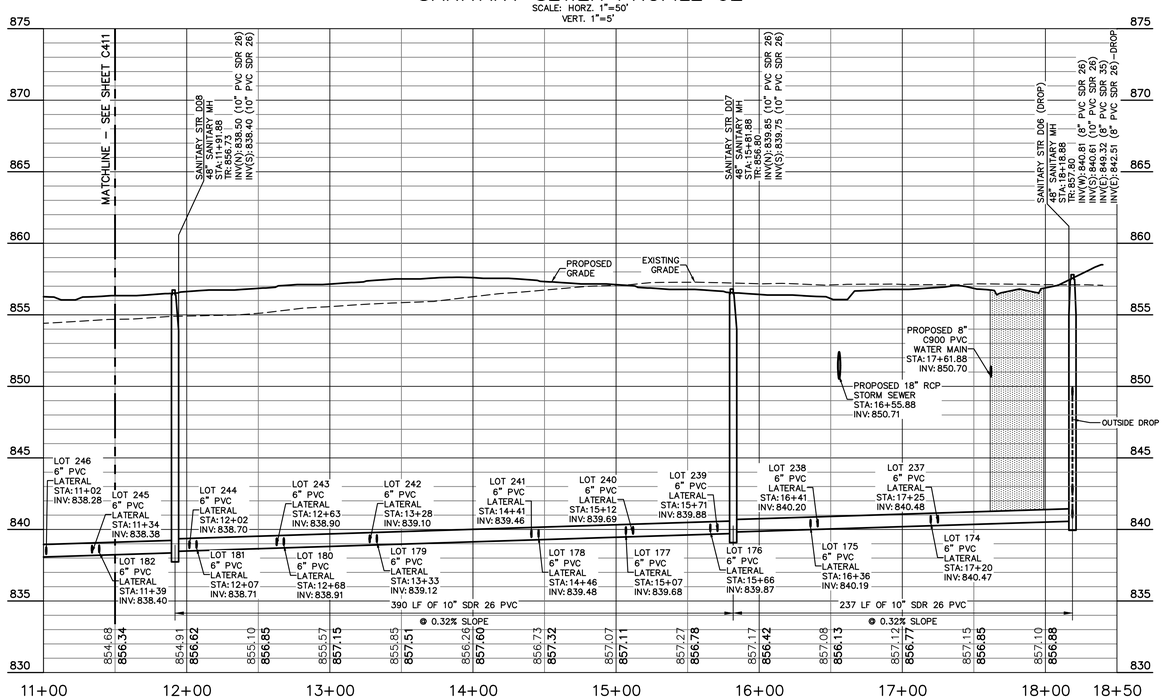
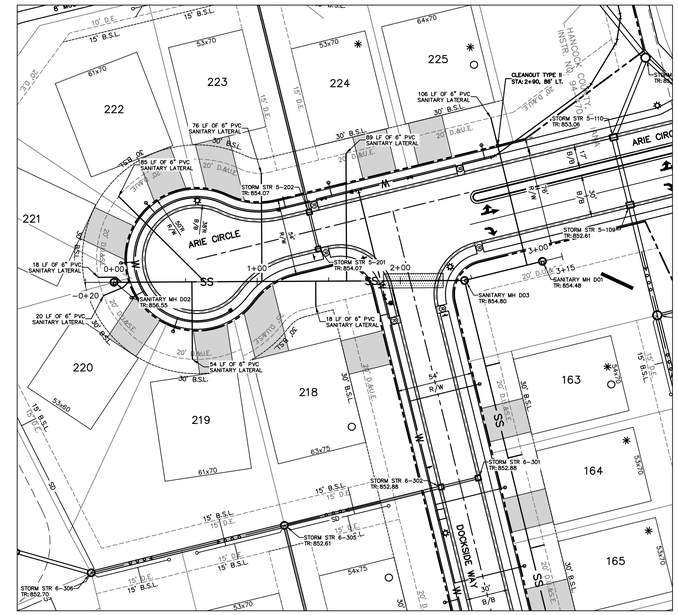
SANITARY SEWER PROFILE 02

SCALE: HORZ. 1"=50'
VERT. 1"=5'

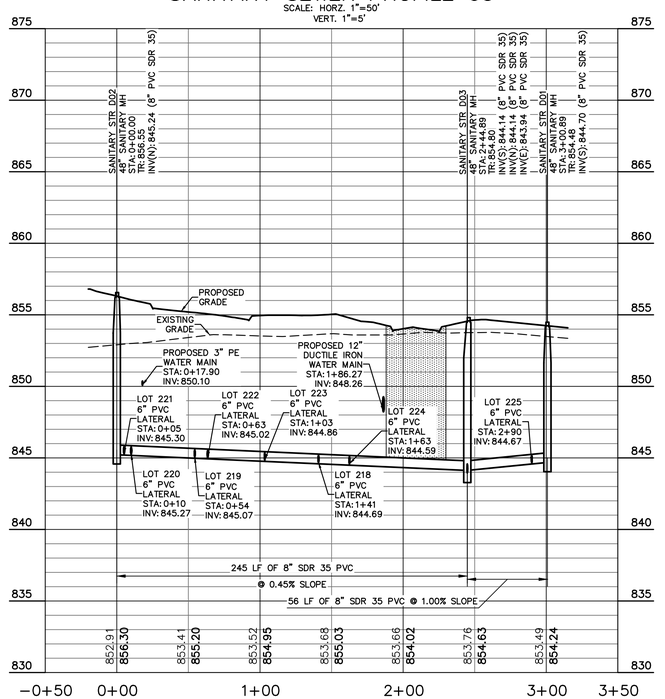




SCALE: 1"=50'

SANITARY SEWER PROFILE 03

SCALE: HORZ. 1"=50'
VERT. 1"=5'



EXISTING LEGEND

Beehive Inlet		Pole	
Combination Pole		Post	
Curb Inlet	S	Sanitary Manhole	
Drainage Inlet		Sign	
Drainage Manhole		Stand Pipe	
Electric Cross Box		Telephone Pedestal	
Electric Meter Box		Transformer	
Fire Hydrant		Tree	
Fire Plug		Vent	
Flag Pole		Water Marker	
Gas Marker		Water Meter	
Gas Valve	WV	Water Valve	
Guy Wire	−e−	Buried Electric Line	
Lid	−ohe−	Overhead Electric Line	
Light Pole	−g−	Buried Gas Line	
Mail Box	−t−	Buried Telephone Line	
Manhole	−w−	Buried Water Line	
Pine Tree	−fo−	Fiber Optic Line	

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- W — WATER MAIN
- SS — SANITARY MAIN
- SWALE (1.00% MIN SLOPE)
- SD — 6" DOUBLE-WALL PERFORATED SUBSURFACE UNDERDRAIN
- SUBSURFACE DRAIN CLEANOUT
- STORM SEWER
- FIRE HYDRANT & WATER VALVE
- DOUBLE & SINGLE WATER METER PIT
- B.S.L. — BUILDING SETBACK LINE
- B/B — BACK TO BACK
- C.A. — COMMON AREA
- D.E. — DRAINAGE EASEMENT
- INV — INVERT ELEVATION
- PVC — POLYVINYL CHLORIDE PIPE
- R/W — RIGHT-OF-WAY
- TR — TOP OF RIM ELEVATION
- D.&U.E. — DRAINAGE & UTILITY EASEMENT
- D.U.&S.E. — DRAINAGE, UTILITY & SANITARY EASEMENT
- STREET LIGHT
- SIGN

SANITARY SEWER NOTES:

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2. WHERE SANITARY DISCHARGE CAN ENTER INTO A PUBLIC SANITARY SEWER SYSTEM BY GRAVITY FLOW, THE LOWEST FLOOR ELEVATION WHERE A PLUMBING FIXTURE OR FLOOR DRAIN IS INSTALLED MUST BE A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION. WHERE THE DISCHARGE CANNOT ENTER A SYSTEM BY GRAVITY FLOW THE EFFLUENT SHALL BE DIRECTED INTO A TIGHTLY COVERED AND VENTED SUMP FROM WHICH THE EFFLUENT SHALL BE LIFTED AND DISCHARGED INTO THE SYSTEM A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION.

GRANULAR BACKFILL REQUIRED

GENERAL NOTES:

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HAVEN PONDS SECTION 4

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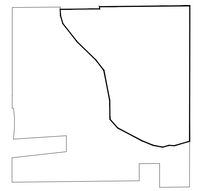
MCCORDSVILLE, IN



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CERTIFIED BY

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SANITARY SEWER PLAN & PROFILE

C412

PLOT DATE: 11/7/2025 8:45 AM
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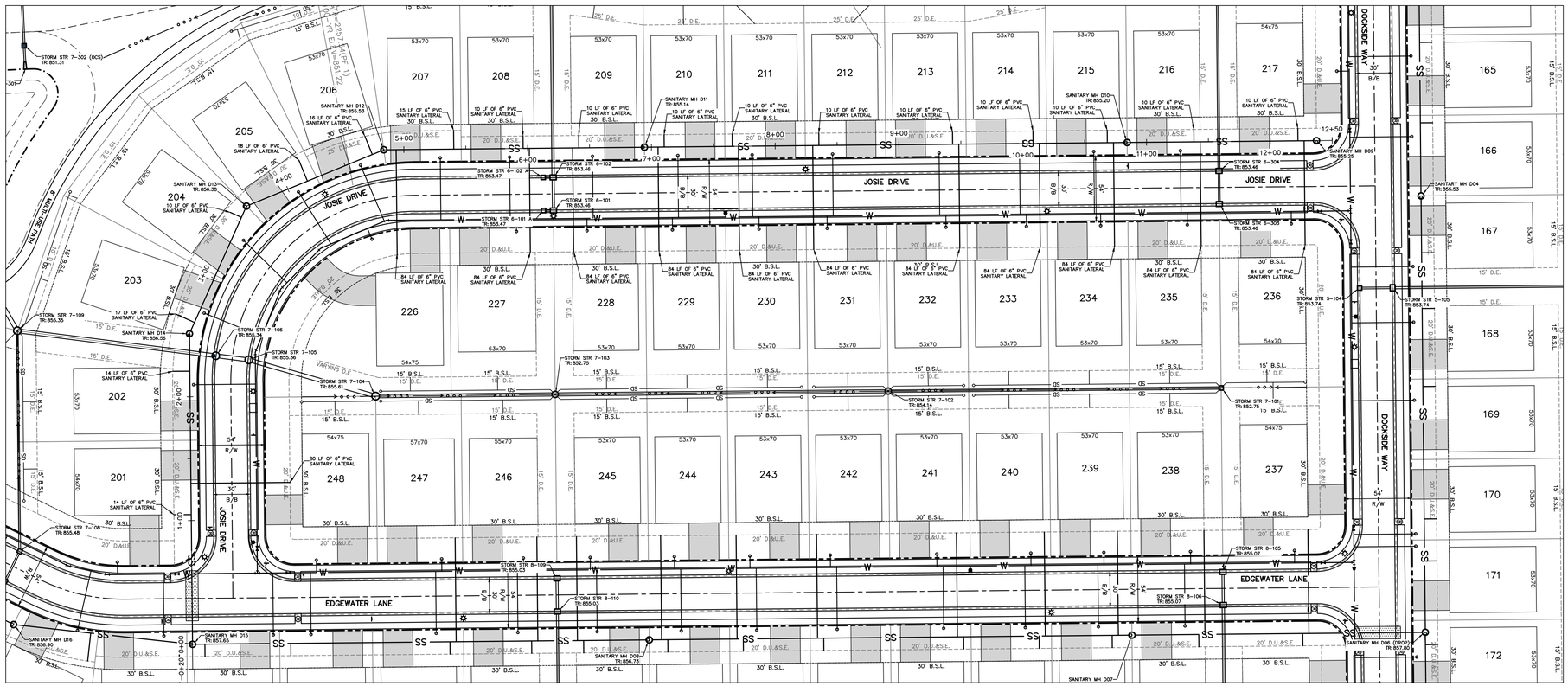
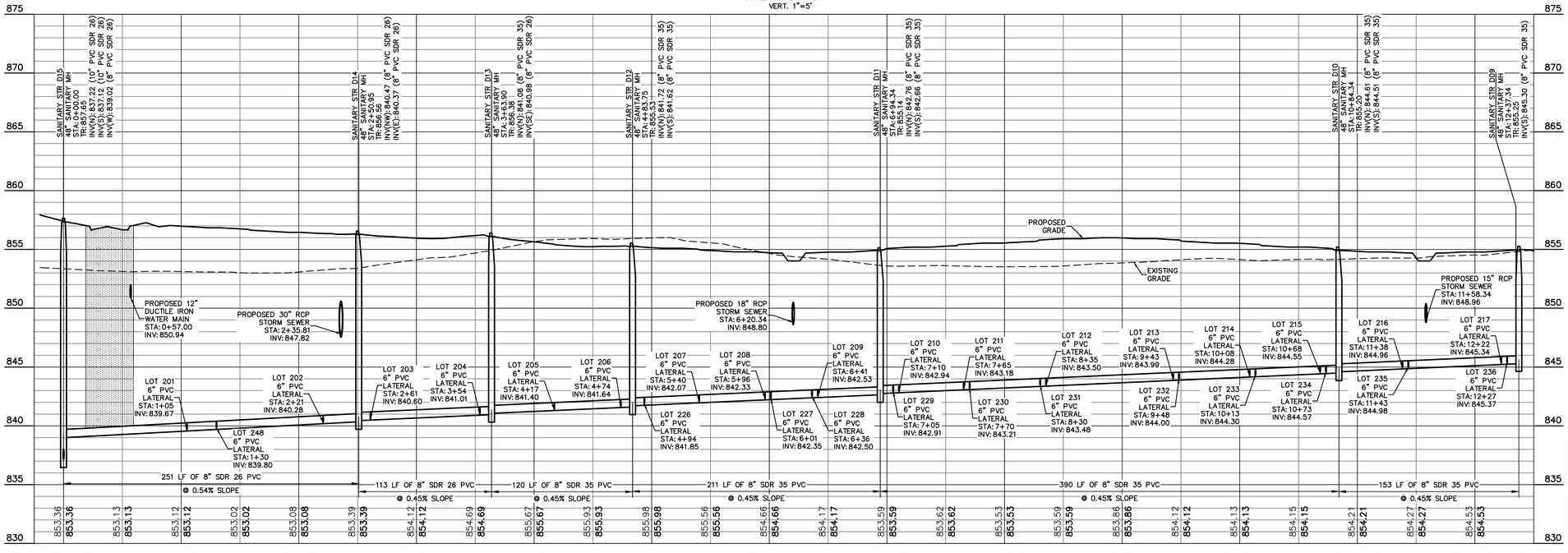
EDITED BY: KCANDA
DRAWING FILE: P:\2020\03087\D. Drawings\Civil\Construction Documents\Construction Documents\Section 4\2020.03087.CE.C410.SANPP.dwg



SANITARY SEWER PROFILE 04

SCALE: HORZ. 1"=50'
VERT. 1"=5'



EXISTING LEGEND

Beehive Inlet		Pole	
Combination Pole		Post	
Curb Inlet		Sanitary Manhole	
Drainage Inlet		Sign	
Drainage Manhole		Stand Pipe	
Electric Cross Box		Telephone Pedestal	
Electric Meter Box		Transformer	
Fire Hydrant		Tree	
Fire Plug		Vent	
Flag Pole		Water Marker	
Gas Marker		Water Meter	
Gas Valve		Water Valve	
Guy Wire	−e−	Buried Electric Line	
Lid	−ohe−	Overhead Electric Line	
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- INV INVERT ELEVATION
- PVC POLYVINYL CHLORIDE PIPE
- R/W RIGHT-OF-WAY
- TR TOP OF RIM ELEVATION
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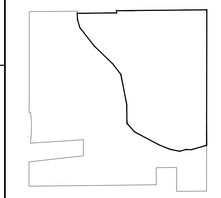

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C413

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EDITED BY: KCANDA
DRAWING FILE: P:\2020\03087\D Drawings\Civil\Construction Documents\Construction Documents\Section 4\20200308 7 CE C410 SANPP.dwg

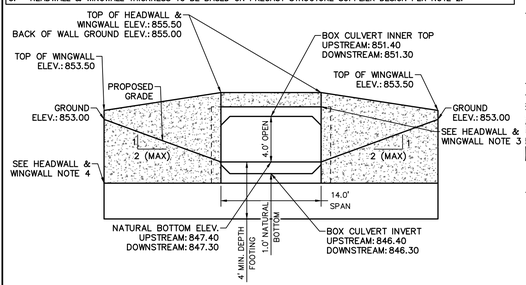
DESIGN DATA:

LIVE LOAD:
HL-93 LOADING IN ACCORDANCE WITH THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 5TH EDITION, 2010 AND ITS SUBSEQUENT INTERIMS.

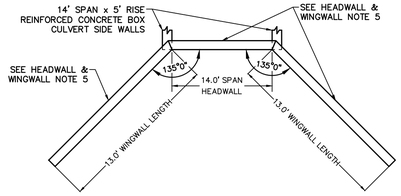
DEAD LOAD:
ACTUAL PLUS 35 POUNDS PER SQUARE FOOT FOR FUTURE WEARING SURFACE

HEADWALL & WINGWALL NOTES:

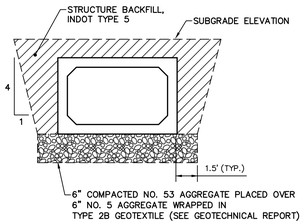
1. SEE GEOTECHNICAL REPORT FOR WINGWALL SOIL PARAMETERS, ALLOWABLE BEARING CAPACITY, AND ADDITIONAL INFORMATION.
2. THE PRECAST STRUCTURE SUPPLIER SHALL BE RESPONSIBLE FOR THE FOOTING/FOUNDATION AND HEADWALL/WINGWALL DESIGN. THE SUPPLIER SHALL SUBMIT, THROUGH THE CONTRACTOR, CALCULATIONS AND SEALED DESIGN DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL.
3. BOTTOM OF HEADWALL TO MATCH TOP OF REINFORCED CONCRETE BOX CULVERT BASED ON BOX CULVERT TOP THICKNESS.
4. BOTTOM OF WINGWALLS & TOP OF FOUNDATION/FOOTING TO MATCH BOTTOM OF REINFORCED CONCRETE BOX CULVERT BASED ON BOX CULVERT BOTTOM THICKNESS.
5. HEADWALL & WINGWALL THICKNESS TO BE BASED ON PRECAST STRUCTURE SUPPLIER DESIGN PER NOTE 2.



HEADWALL & WINGWALL ELEVATION
NOT TO SCALE



HEADWALL & WINGWALL SECTION
NOT TO SCALE



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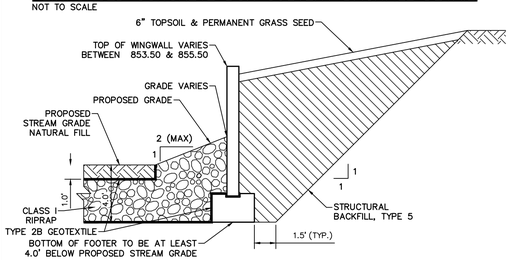

UPSTREAM WINGWALL BACKFILL CROSS-SECTION
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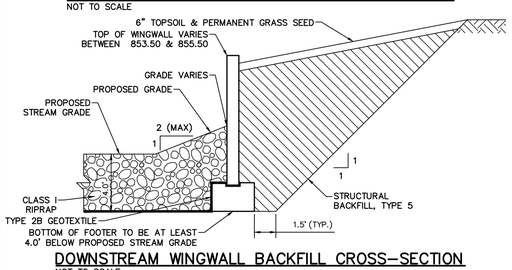

DOWNSTREAM WINGWALL BACKFILL CROSS-SECTION
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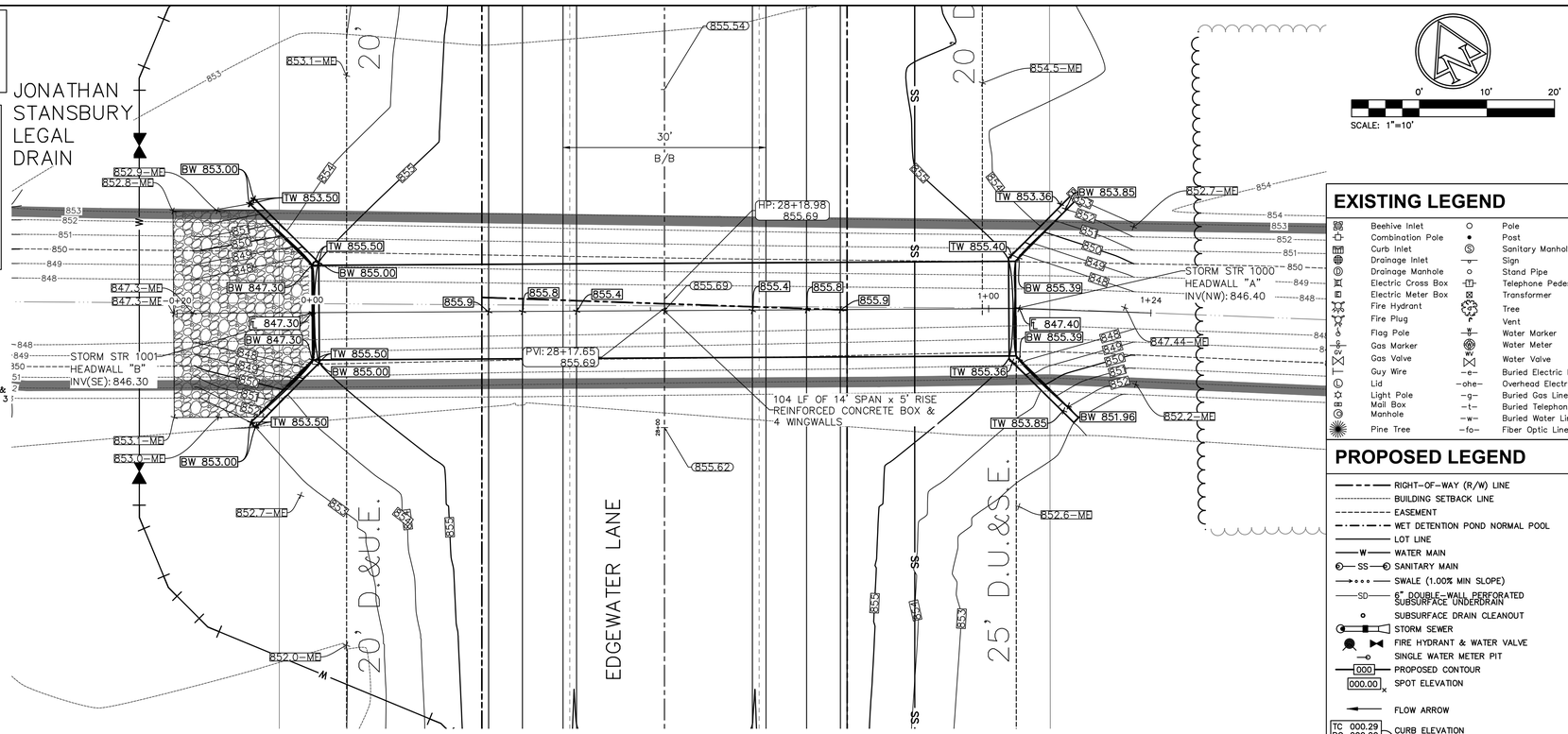

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Fire Plug		Vent	
Flag Pole		Water Marker	
Gas Marker		Water Meter	
Gas Valve		Water Valve	
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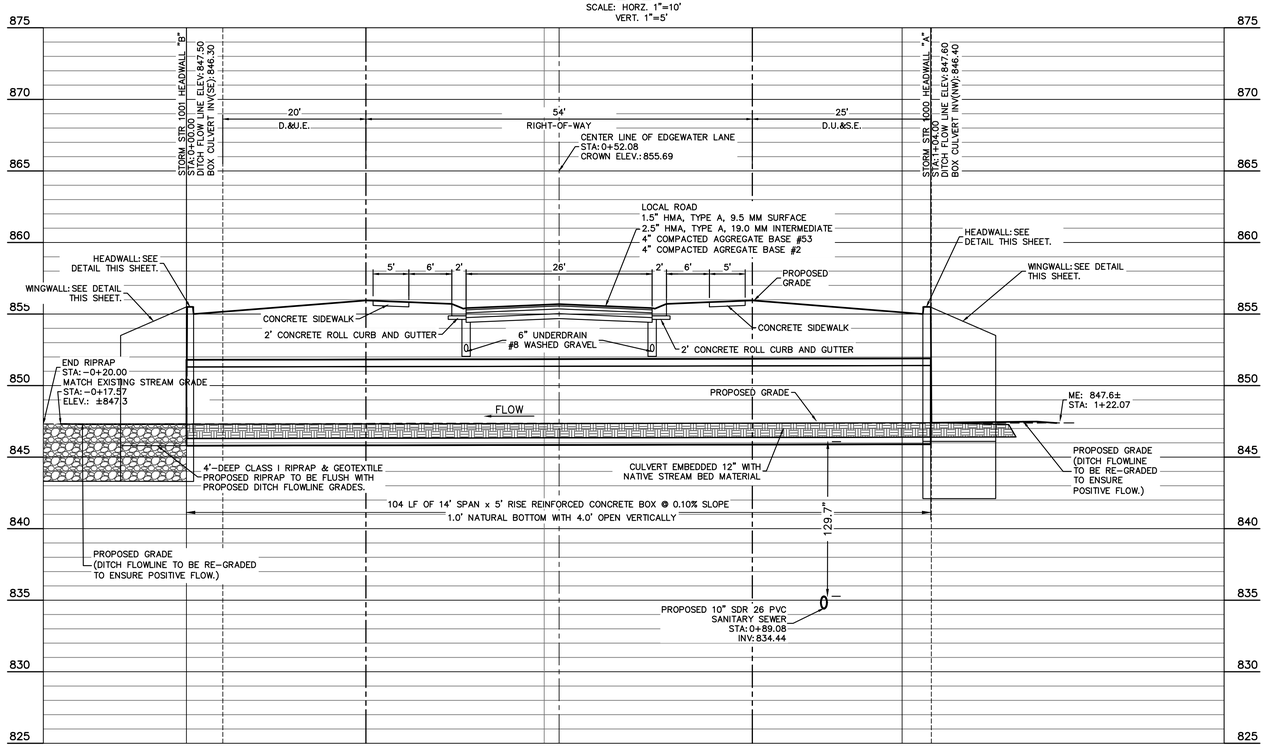
- STORM SEWER
- FIRE HYDRANT & WATER VALVE
- SINGLE WATER METER PIT
- 000 — PROPOSED CONTOUR
- 000.00 — SPOT ELEVATION
- FLOW ARROW
- TC 000.29 / BC 000.00 — CURB ELEVATION

AC	ACRE
BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
B.S.L.	BUILDING SETBACK LINE
B/B	BACK TO BACK
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
INV	INVERT ELEVATION
MFFE	MINIMUM FINISHED FLOOR ELEVATION
MFPG	MINIMUM FLOOD PROTECTION GRADE
PAD	PAD GRADE
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
S.S.E.	SANITARY SEWER EASEMENT
TC	TOP OF CURB
TR	TOP OF RIM ELEVATION
TW	TOP OF WALL
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY EASEMENT
	STREET LIGHT
	SIGN
	ADA SIDEWALK RAMP

CULVERT
SCALE: HORZ. 1"=10'
VERT. 1"=5'



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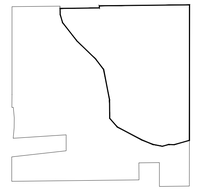

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CULVERT PLAN & PROFILE

C416

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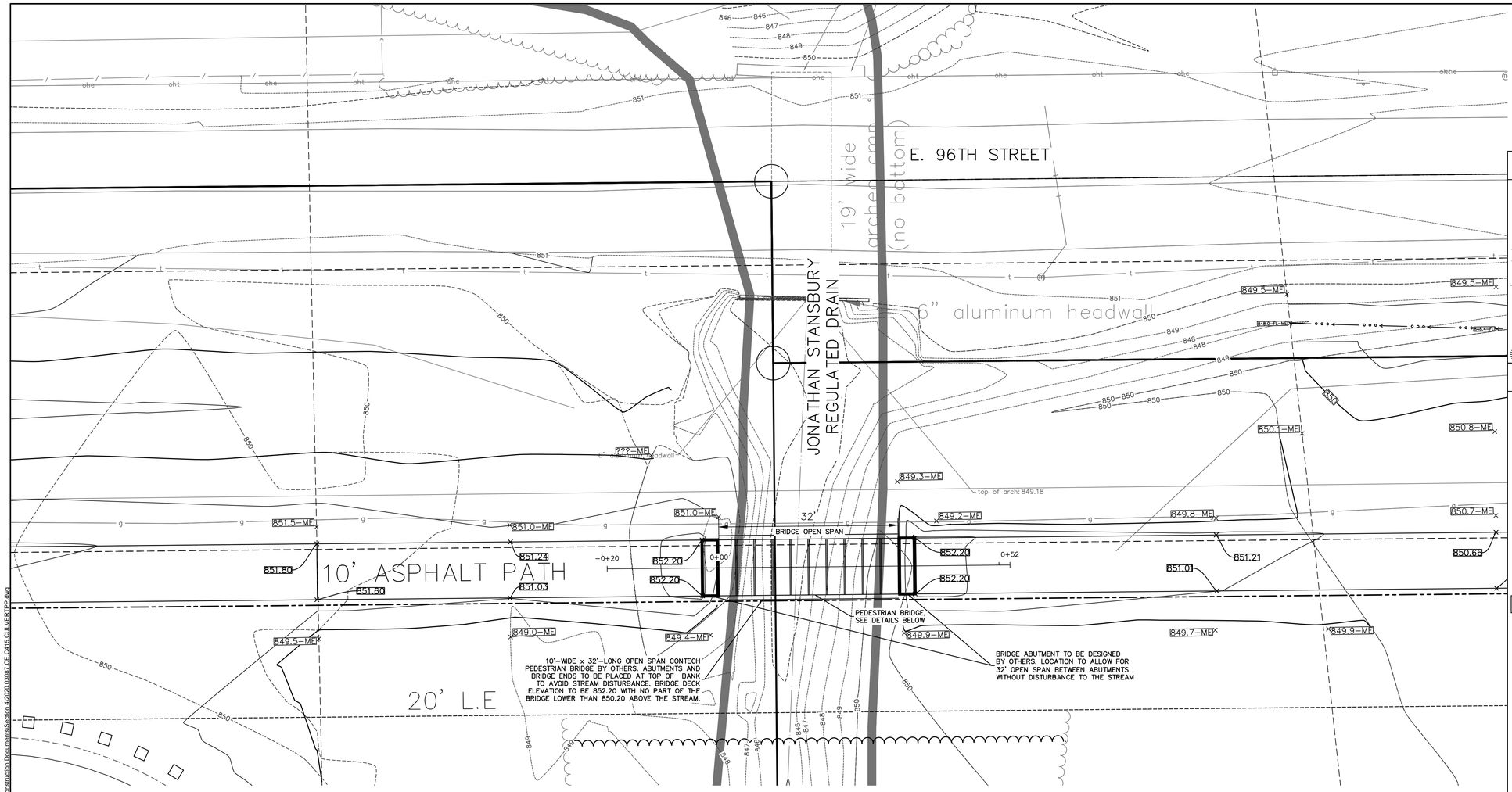
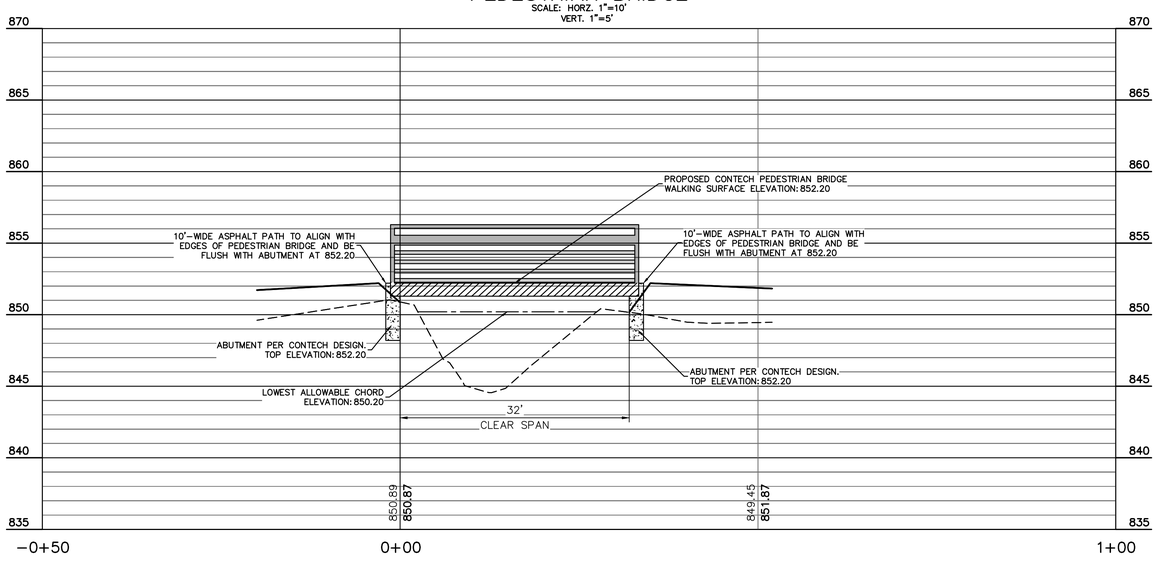


PEDESTRIAN BRIDGE

SCALE: HORZ. 1"=10'
VERT. 1"=5'



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BUILDING SETBACK LINE	
EASEMENT	
WET DETENTION POND NORMAL POOL	
LOT LINE	
W	WATER MAIN
SS	SANITARY MAIN
	SWALE (1.00% MIN SLOPE)
SD	6" DOUBLE−WALL PERFORATED SUBSURFACE UNDERDRAIN
	SUBSURFACE DRAIN CLEANOUT
	STORM SEWER
	FIRE HYDRANT & WATER VALVE
	SINGLE WATER METER PIT
000	PROPOSED CONTOUR
000.00	SPOT ELEVATION
	FLOW ARROW
TC 000.29 BC 000.00	CURB ELEVATION

AC	ACRE
BC	BOTTOM OF CURB
B.S.L.	BUILDING SETBACK LINE
B/B	BACK TO BACK
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
INV	INVERT ELEVATION
ME	MATCH EXISTING
MFFE	MINIMUM FINISHED FLOOR ELEVATION
MFPG	MINIMUM FLOOD PROTECTION GRADE
PAD	PAD GRADE
R/W	RIGHT−OF−WAY
SF	SQUARE FEET
S.S.E.	SANITARY SEWER EASEMENT
TC	TOP OF CURB
TR	TOP OF RIM ELEVATION
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY EASEMENT
	STREET LIGHT
	SIGN
	ADA SIDEWALK RAMP

GENERAL NOTES:

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HAVEN PONDS SECTION 4

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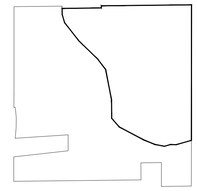

JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

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PEDESTRIAN BRIDGE PLAN & PROFILE

C417

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PLOT SCALE: 1:2.5849
EDIT DATE: 11/6/2025
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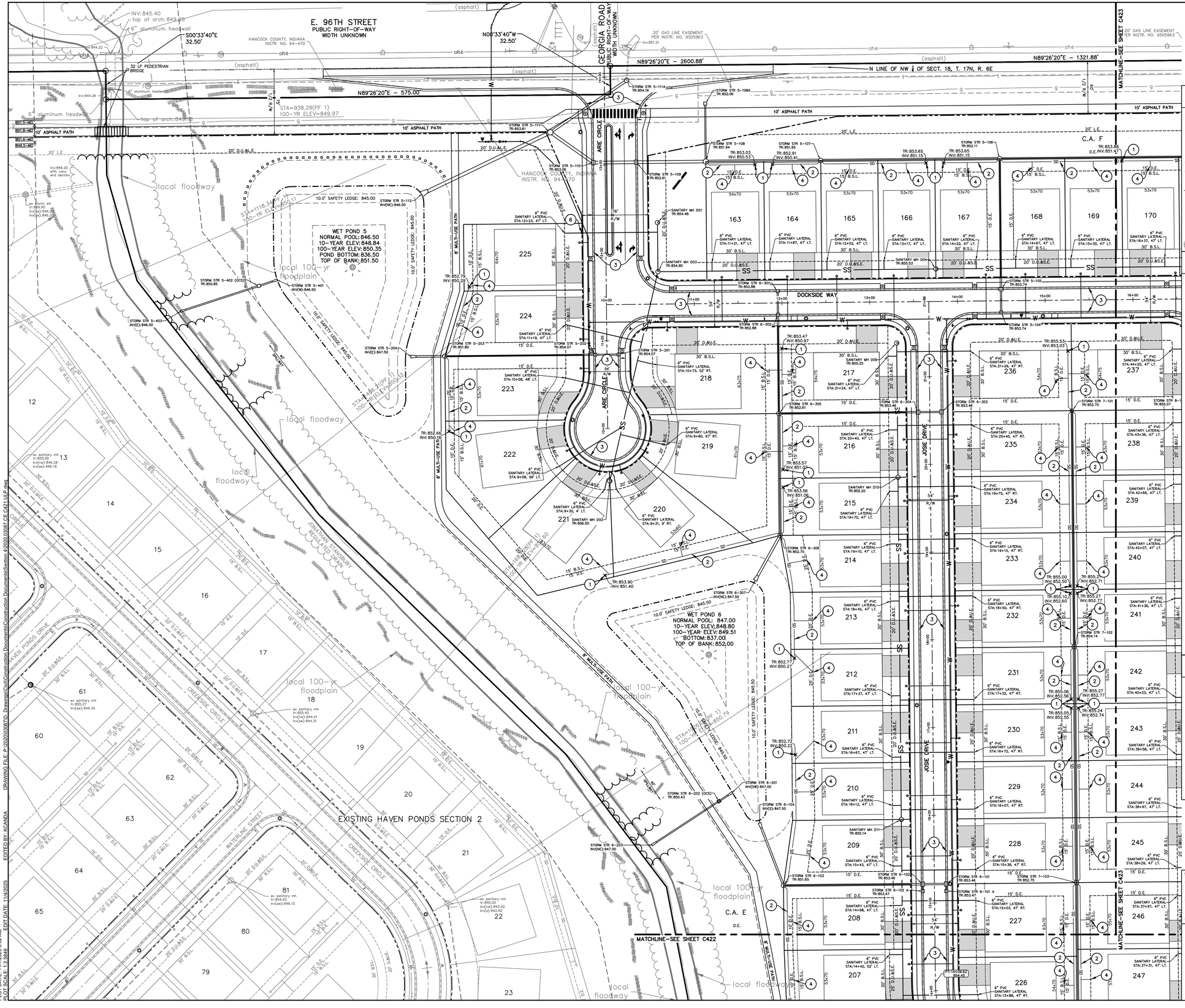

0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

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Combination Pole		Post	
Curb Inlet	S	Sanitary Manhole	
Drainage Inlet		Sign	
Drainage Manhole		Stand Pipe	
Electric Cross Box		Telephone Pedestal	
Electric Meter Box		Transformer	
Fire Hydrant		Tree	
Fire Plug		Vent	
Flag Pole		Water Marker	
Gas Marker		Water Meter	
Gas Valve	WV	Water Valve	
Guy Wire	–e–	Buried Electric Line	
Lid	–ohe–	Overhead Electric Line	
Light Pole	–g–	Buried Gas Line	
Mail Box	–t–	Buried Telephone Line	
Manhole	–w–	Buried Water Line	
Pine Tree	–fo–	Fiber Optic Line	

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- EASEMENT
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- GRADING BREAKLINE
- LOT LINE
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- SWALE
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- FIRE HYDRANT & WATER VALVE
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- 000.00 — SPOT ELEVATION
- 000.00 — PAVEMENT ELEVATION
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RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
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	SIGN
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KEYNOTES

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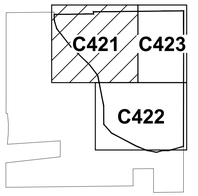

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UTILITY LATERAL PLAN

C421

PLOT DATE: 11/7/2025 8:52 AM
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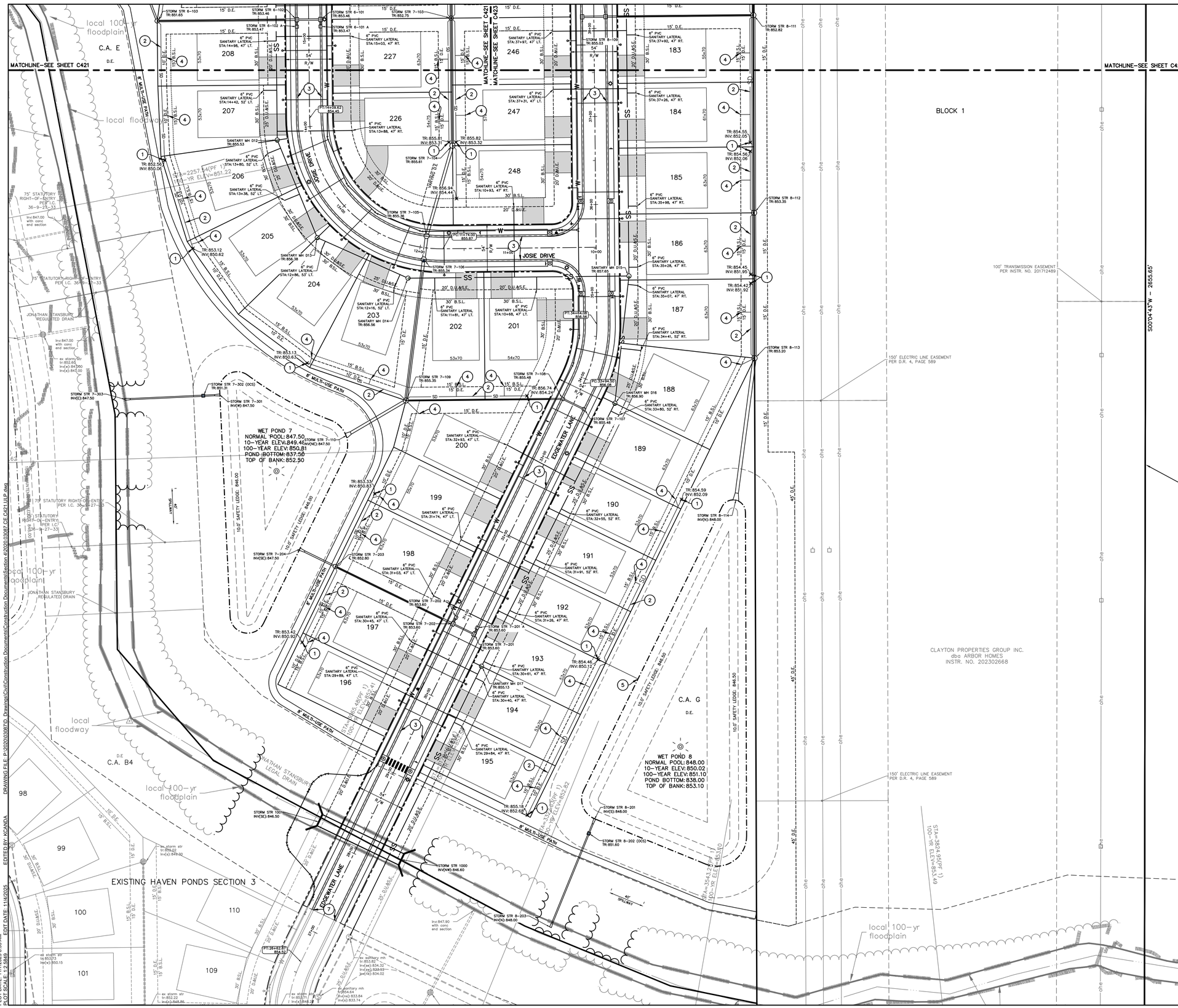

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Flag Pole		Water Marker	
Gas Marker		Water Meter	
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Light Pole	-g-	Buried Gas Line	
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HAVEN PONDS SECTION 4

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MCCORDSVILLE, IN

C421 C423 C422

JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
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CERTIFIED BY

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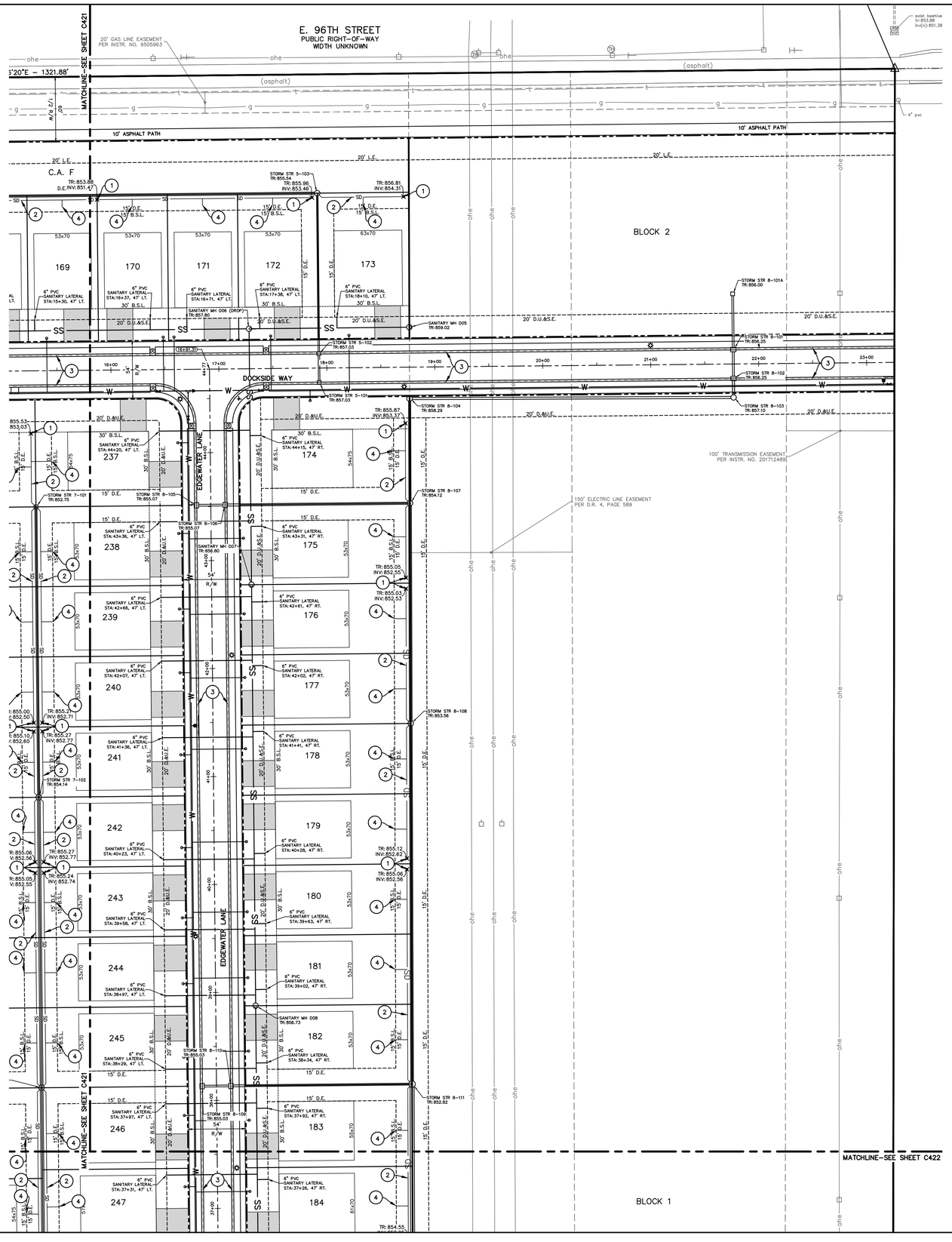
UTILITY LATERAL PLAN

C422



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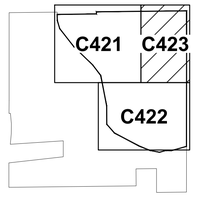

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4	Perpendicular Curb Ramp Component Details
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6	One-Way-Directional Perpendicular Curb Ramp Component Details
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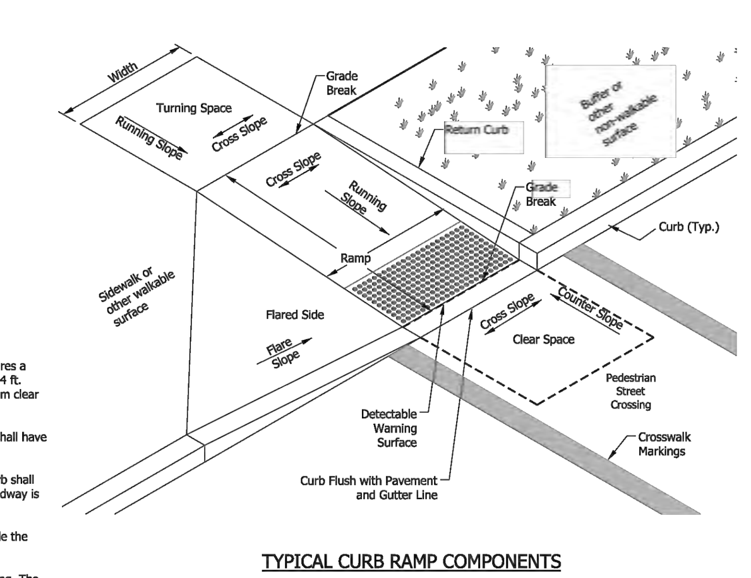
11	Median Cut-Through and Median Perpendicular Curb Ramp Typical Placement
12-13	Detectable Warning Surface Placement and Configuration
14	Detectable Warning Surface Details

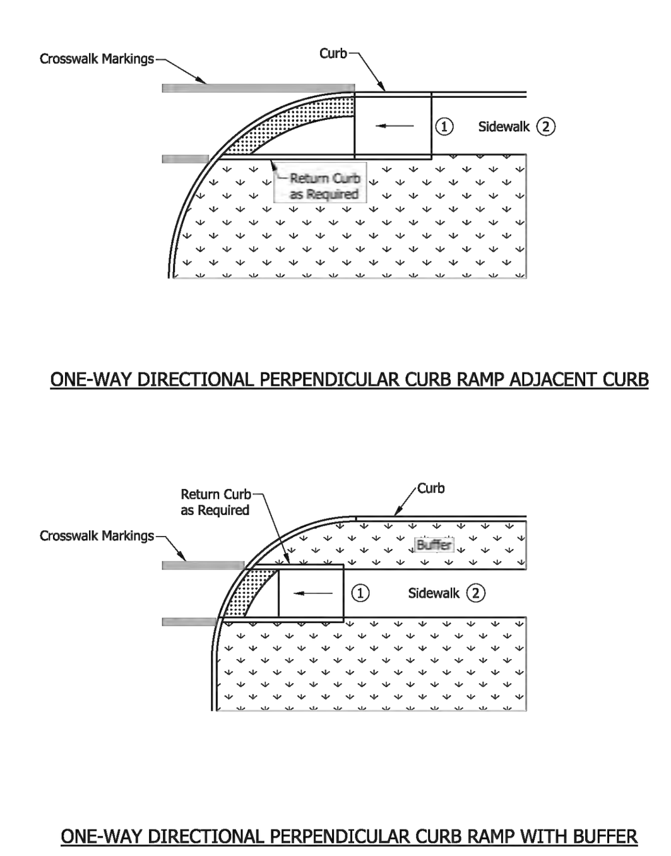
GENERAL NOTES:

1. All slopes are absolute rather than relative to the sidewalk or roadway grade. Slopes at least 0.50% less than the maximum are preferred.
2. Ramp or Blended Transition. A ramp or blended transition shall be used to lower or raise the sidewalk to connect with the street or highway.
3. Turning Space. A turning space shall be provided at the top of a perpendicular ramp, bottom of a parallel ramp, or where the pedestrian travel requires a change in direction. A common turning space may be shared by adjacent ramps. The turning space shall have a minimum clear dimension of 4 ft x 4 ft. Where the turning space is constrained at the back of the sidewalk by a curb, retaining wall, building, or feature over 2 inches in height, the minimum clear dimension shall be 4 ft x 5 ft, with the 5-ft dimension in the direction of the ramp running slope.
4. Flared Side. A flared side shall be used adjacent to a walkable surface. A flared side may be used adjacent to a non-walkable surface. A flared side shall have a maximum slope of 10.00% measured parallel to the back of the curb.
5. Return Curb. A return curb is placed perpendicular to the roadway curb. A return curb may be used adjacent to a non-walkable surface. A return curb shall not be used adjacent to a walkable surface. The return curb may be omitted where the non-walkable surface is flared and the curb adjacent the roadway is tapered to meet the flush curb at the bottom of the ramp.
6. Clear Space. A clear space shall be provided beyond the bottom grade break of a curb ramp wholly contained within the crosswalk and wholly outside the parallel vehicular travel path. The clear space shall have a minimum clear dimension of 4 ft x 4 ft.
7. Detectable Warning Surface. A detectable warning surface shall consist of truncated domes and be placed at each street, highway, or railroad crossing. The detectable warning surface shall extend a minimum of 2 ft in the direction of pedestrian travel and be placed the entire width of a ramp, blended transition, or turning space.
8. Running Slope. The running slope of a ramp, blended transition, or turning space shall be measured parallel to the direction of pedestrian travel.
   a. A running slope of 2.00% or less is considered level.
   b. A ramp shall have a maximum running slope of 8.33% but shall not require a ramp length to exceed 15 ft.
   c. A blended transition shall have a maximum running slope of 5.00%.
   d. A turning space shall have a maximum running slope of 2.00%.
9. Width. Unless otherwise noted, minimum width of a ramp, blended transition, or turning space, excluding flared sides or return curb, shall be 4 ft.
10. Grade Break. A grade break at the top and bottom of a ramp, blended transition, or turning space shall be perpendicular to the running slope. Grade breaks shall not be within the ramp, blended transition, turning space, or detectable warning surface. Grade breaks shall be flush. Vertical discontinuities shall not be greater than 1/2 in. Where a discontinuity is greater than 1/4 in. the surface shall be beveled with a slope not steeper than 1V:2H.
11. Cross Slope Exceptions. The cross slope of a ramp, blended transition, or turning space shall be measured perpendicular to the direction of pedestrian travel.
   a. The maximum cross slope at a pedestrian street crossing without yield or stop control shall be 5.00%.
   b. The maximum cross slope at a pedestrian street crossing with yield or stop control shall be 2.00%.
   c. The maximum cross slope at a midblock crossing shall be the established grade of the adjacent roadway.
12. Counter Slope. A counter slope is the cross slope of the gutter or street adjacent the running slope of the ramp, blended transition, or turning space. See Standard Drawing E 604-SWCR-14 for counter slope details.
13. Objects such as a utility cover, vault frame, and grating shall be placed outside the curb ramp.
14. Curb ramps shall be placed within the marked crosswalk area.
15. Drainage inlets should be located uphill from a curb ramp to prevent ponding in the path of pedestrian travel.



TYPICAL CURB RAMP COMPONENTS

INDIANA DEPARTMENT OF TRANSPORTATION
CURB RAMP DRAWING INDEX AND GENERAL NOTES
SEPTEMBER 2018
STANDARD DRAWING NO. E 604-SWCR-01
/s/ Elizabeth W. Phillips, DESIGN STANDARDS ENGINEER 03/29/18
/s/ John Leckie, CHIEF ENGINEER 04/25/18

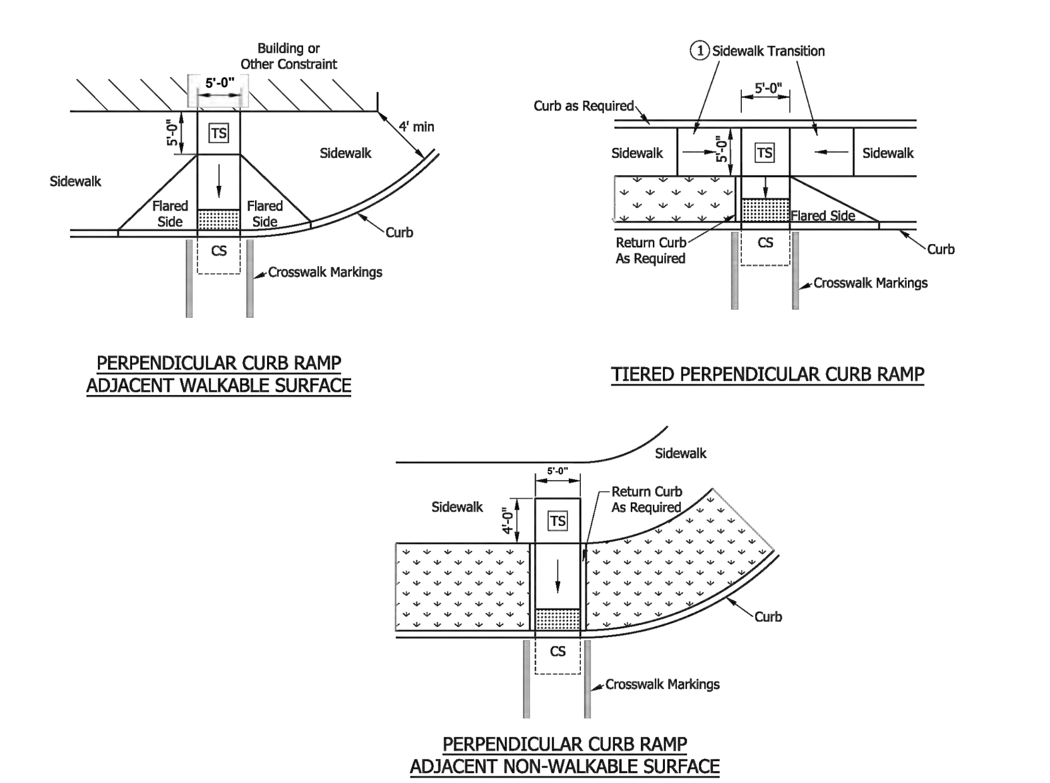


ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP ADJACENT CURB

ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP WITH BUFFER

INDIANA DEPARTMENT OF TRANSPORTATION
ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP TYPICAL PLACEMENT
SEPTEMBER 2016
STANDARD DRAWING NO. E 604-SWCR-05

NOTE: ALL DETECTABLE WARNING SURFACES (TRUNCATED DOME PLATES) SHALL BE BLACK.

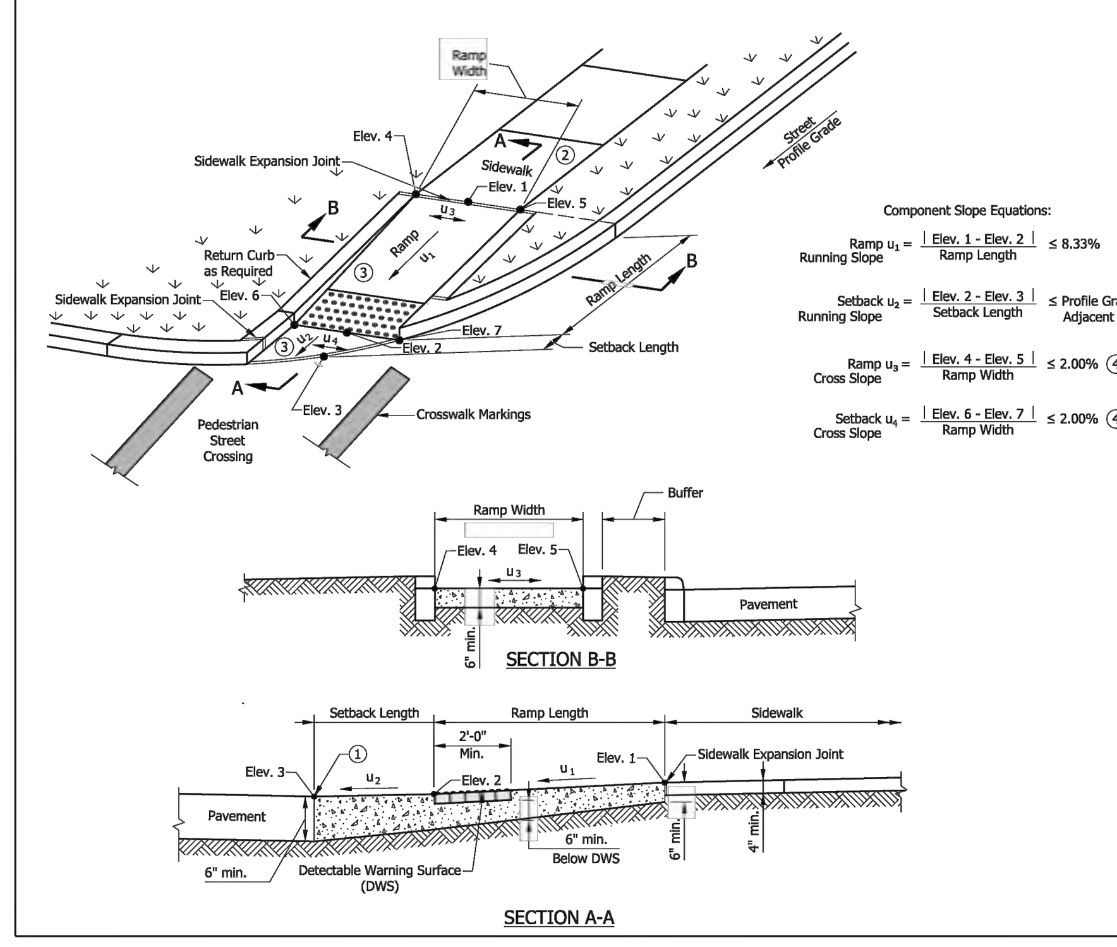


PERPENDICULAR CURB RAMP ADJACENT WALKABLE SURFACE

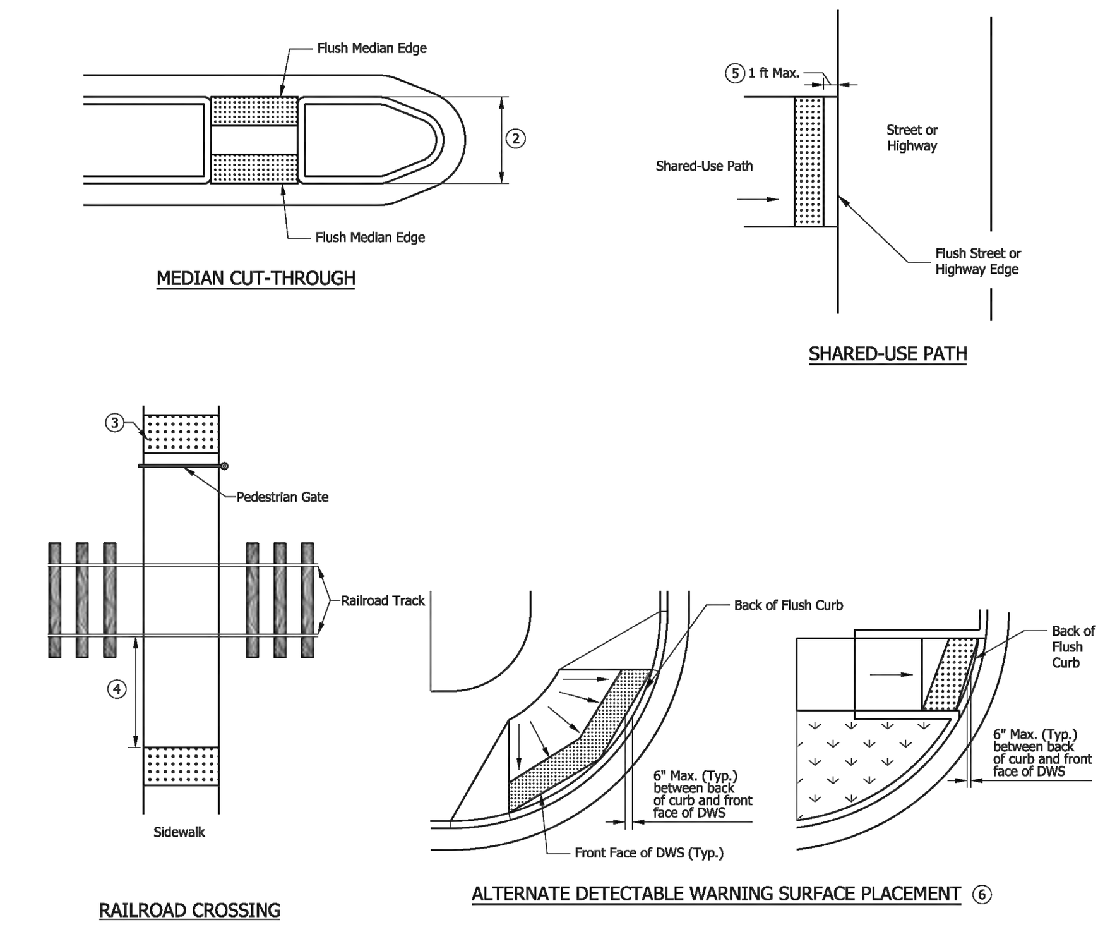
TIERED PERPENDICULAR CURB RAMP

PERPENDICULAR CURB RAMP ADJACENT NON-WALKABLE SURFACE

INDIANA DEPARTMENT OF TRANSPORTATION
PERPENDICULAR CURB RAMP TYPICAL PLACEMENT
SEPTEMBER 2018
STANDARD DRAWING NO. E 604-SWCR-02



INDIANA DEPARTMENT OF TRANSPORTATION
ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP COMPONENT DETAILS
SEPTEMBER 2018
STANDARD DRAWING NO. E 604-SWCR-06



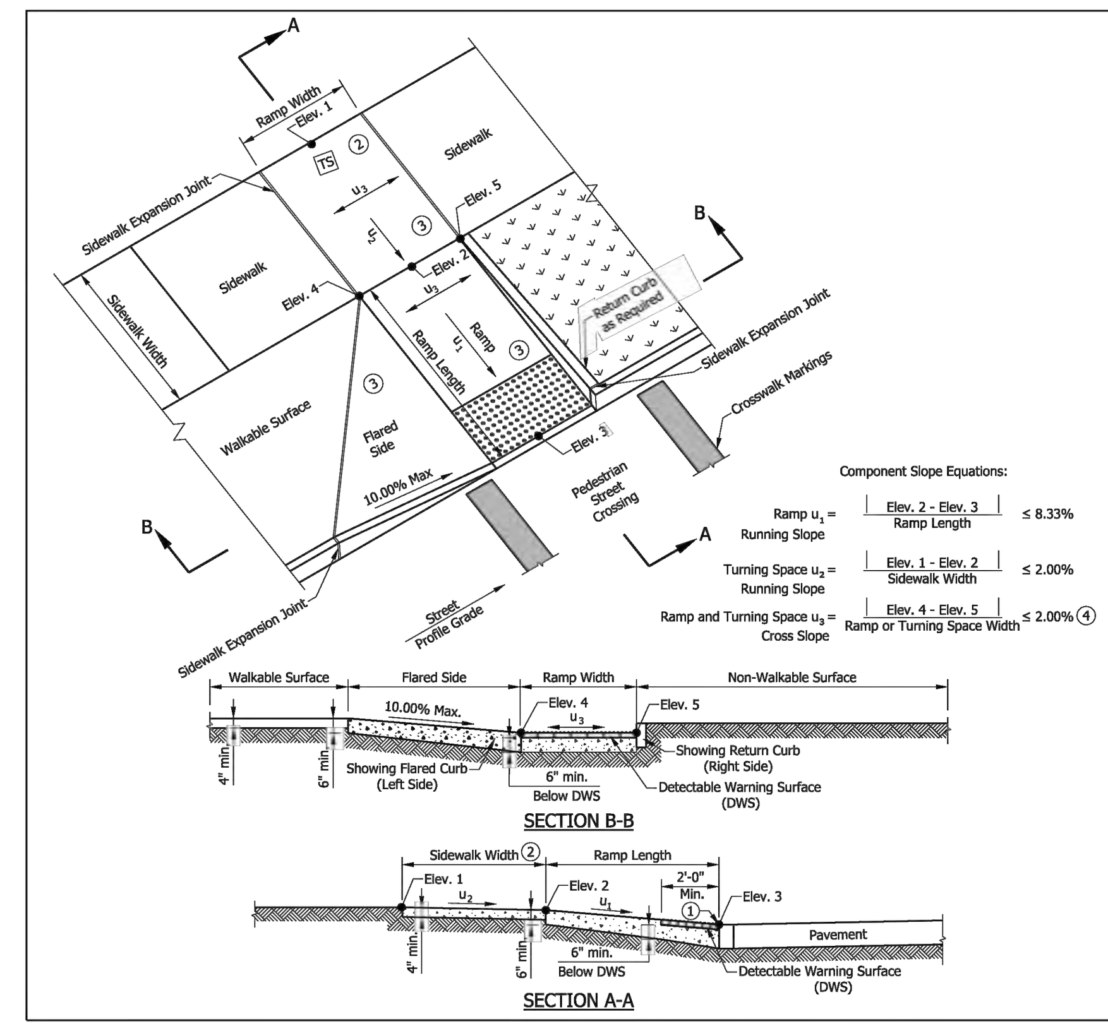
MEDIAN CUT-THROUGH

SHARED-USE PATH

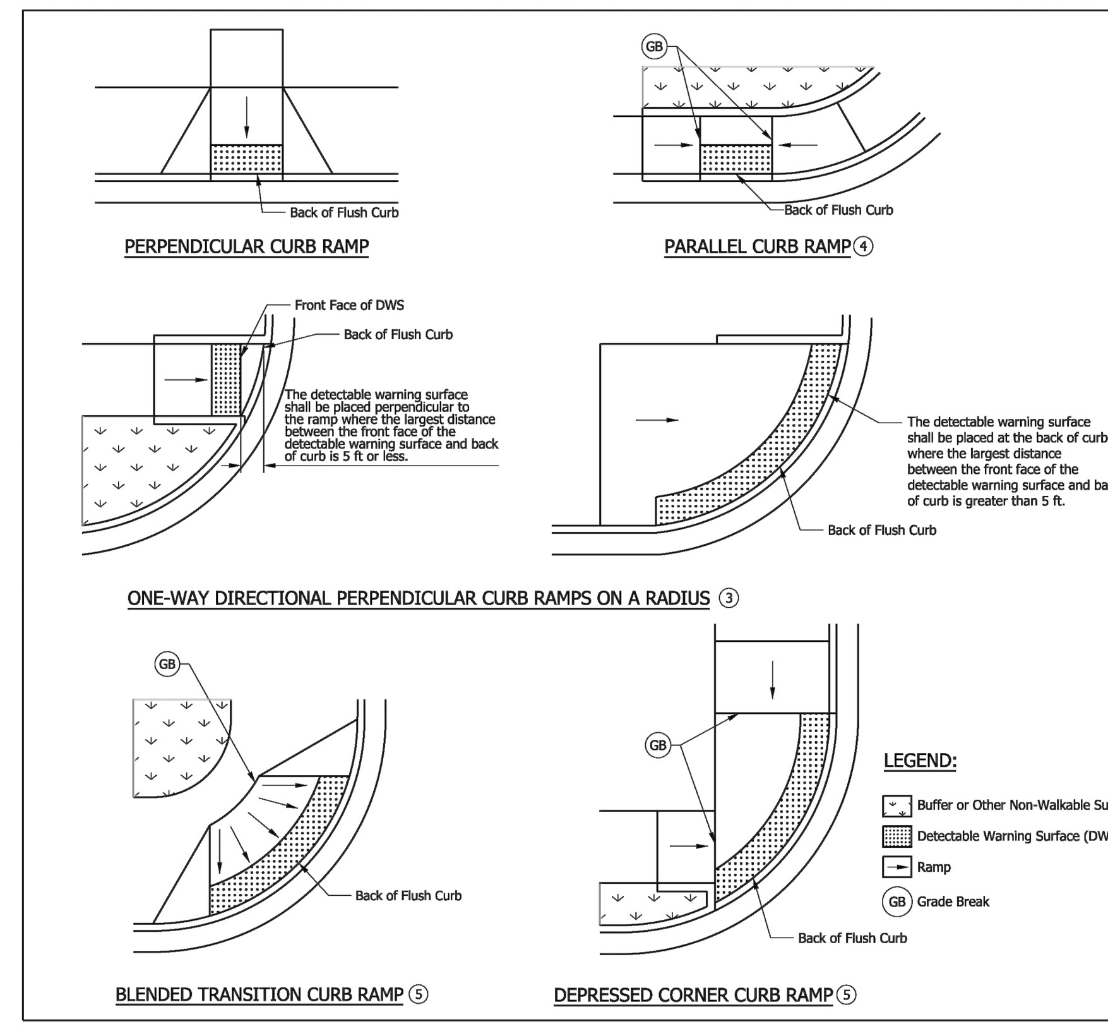
RAILROAD CROSSING

ALTERNATE DETECTABLE WARNING SURFACE PLACEMENT

INDIANA DEPARTMENT OF TRANSPORTATION
DETECTABLE WARNING SURFACE PLACEMENT AND CONFIGURATION
SEPTEMBER 2018
STANDARD DRAWING NO. E 604-SWCR-13



INDIANA DEPARTMENT OF TRANSPORTATION
PERPENDICULAR CURB RAMP COMPONENT DETAILS
SEPTEMBER 2018
STANDARD DRAWING NO. E 604-SWCR-04



PERPENDICULAR CURB RAMP

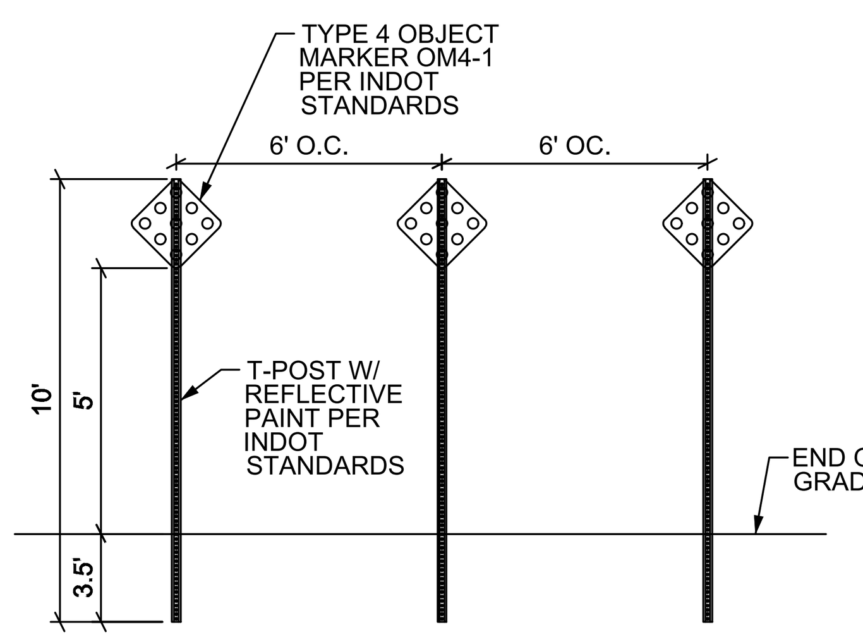
PARALLEL CURB RAMP

ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMPS ON A RADIUS

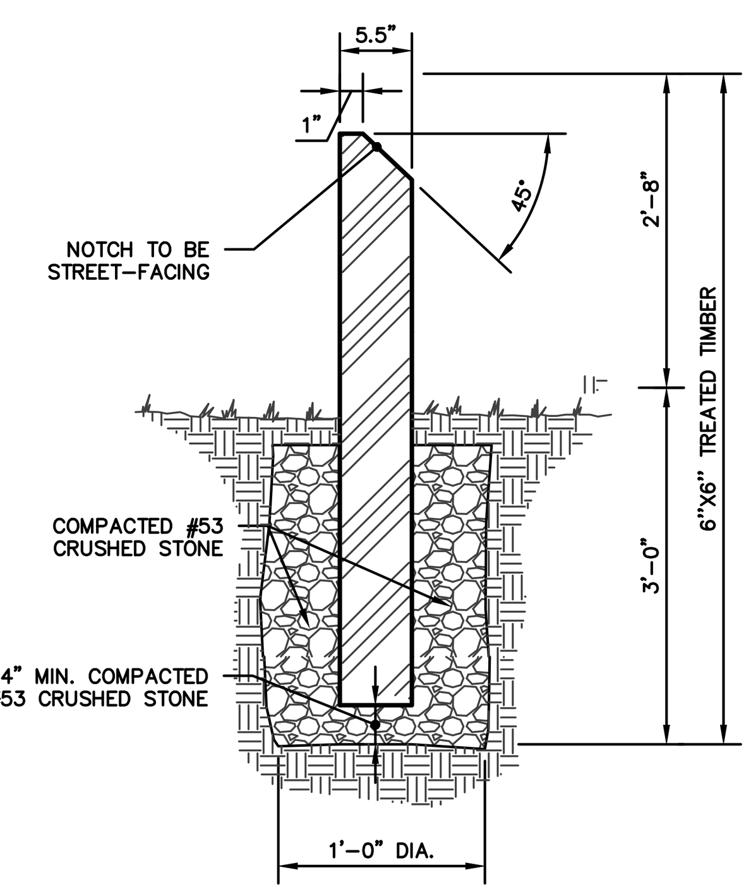
BLENDED TRANSITION CURB RAMP

DEPRESSED CORNER CURB RAMP

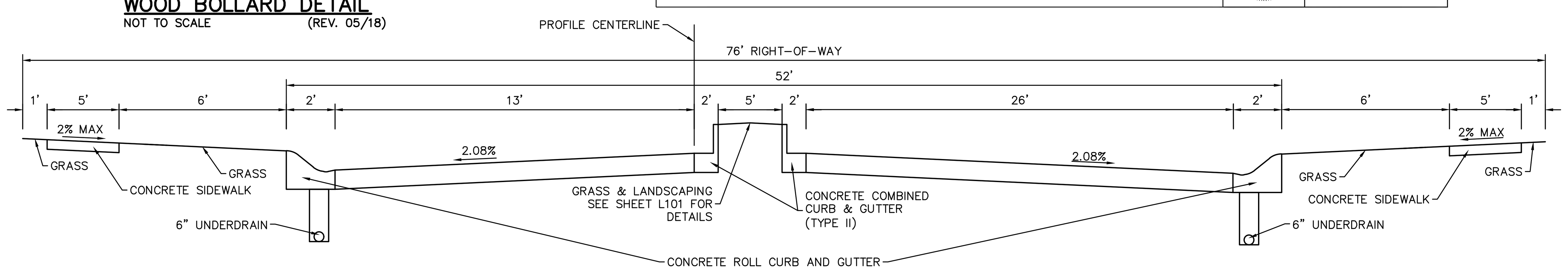
INDIANA DEPARTMENT OF TRANSPORTATION
DETECTABLE WARNING SURFACE PLACEMENT AND CONFIGURATION
SEPTEMBER 2018
STANDARD DRAWING NO. E 604-SWCR-12



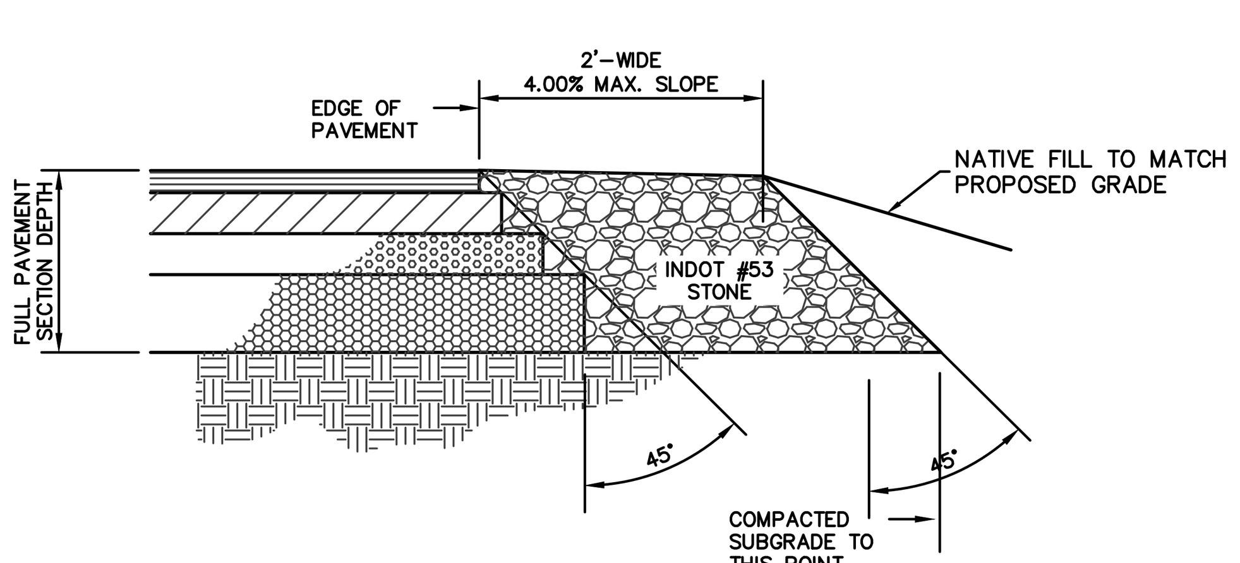
END OF STREET BARRICADE DETAIL
NOT TO SCALE



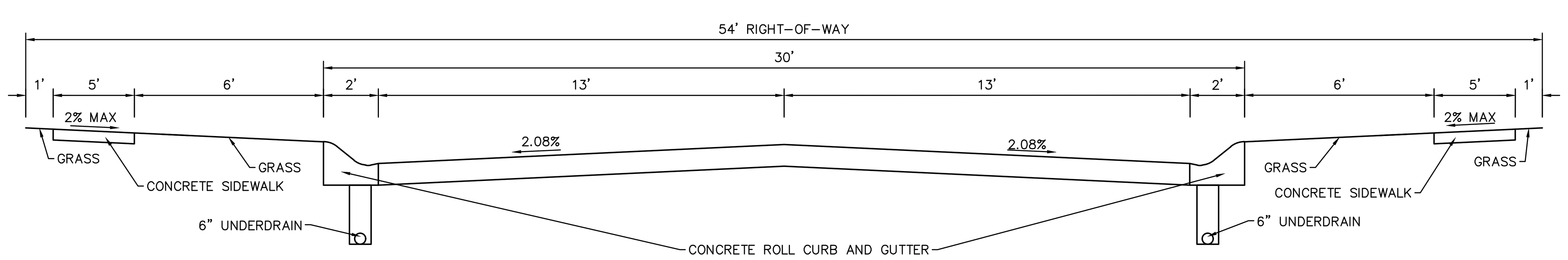
WOOD BOLLARD DETAIL
NOT TO SCALE (REV. 05/18)



ARIE CIRCLE WITH ISLAND RIGHT-OF-WAY SECTION
NOT TO SCALE



2' STONE SHOULDER DETAIL
NOT TO SCALE (REV. 01/17)

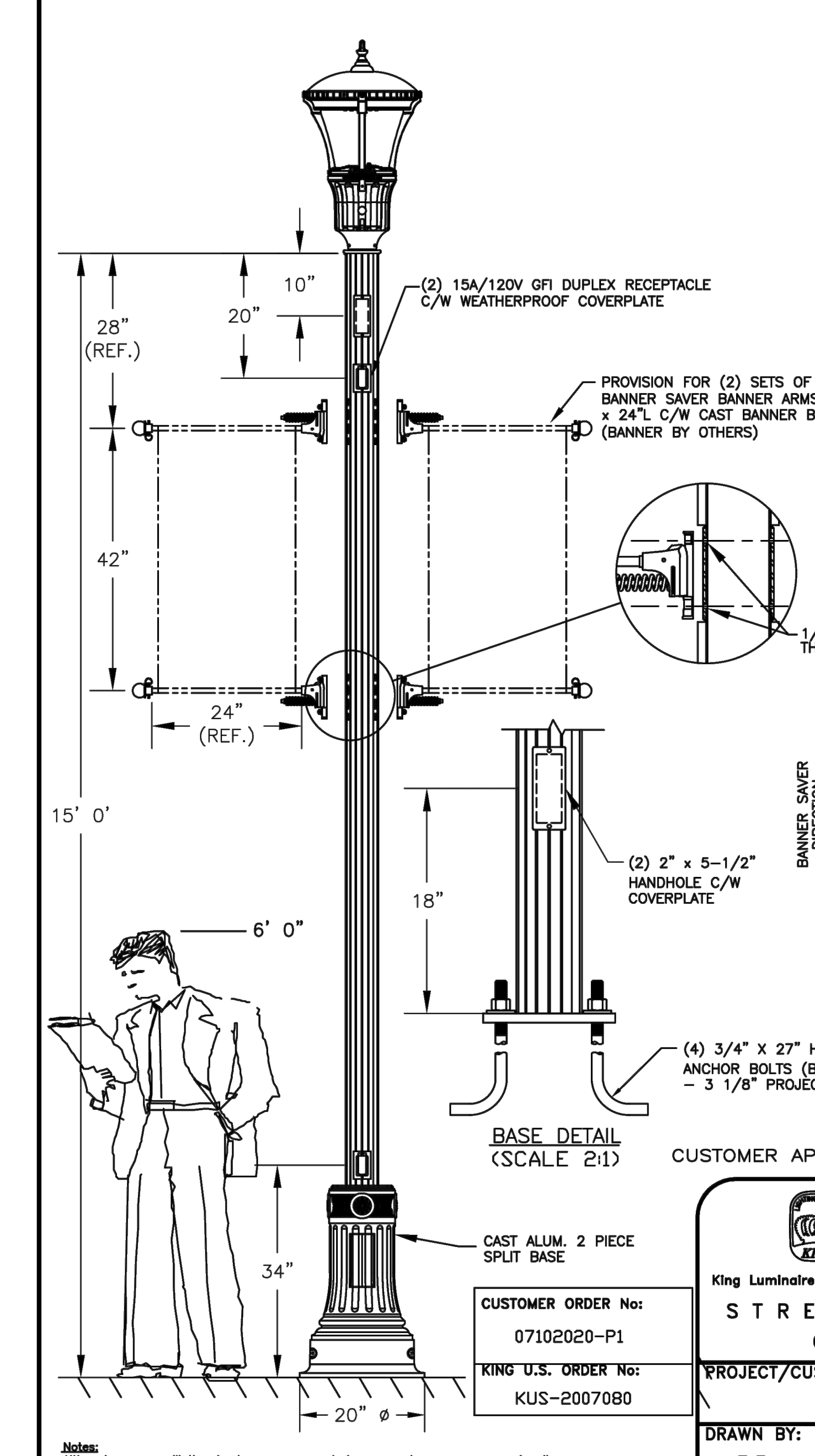


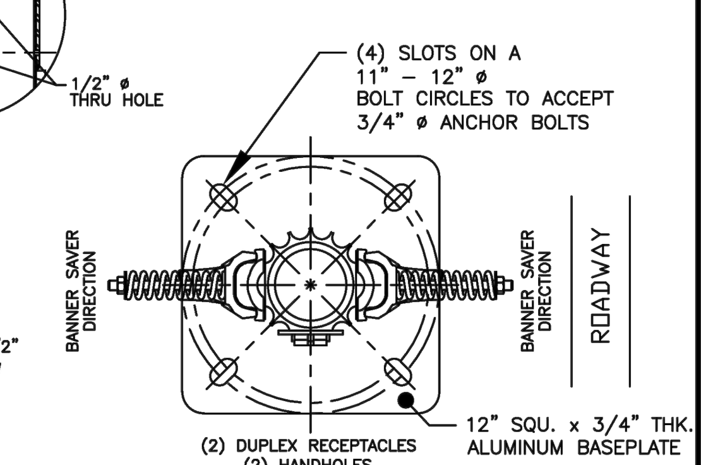
TYPICAL LOCAL ROAD RIGHT-OF-WAY SECTION
NOT TO SCALE

REV.	ALTERATION	DATE	BY
A	MTG. S/F BS–SM TO REPLACE BA–1	07/20/20	A.A.

LUMINAIRE SPECIFICATIONS
CATALOGUE NO.: K595–P4NL–III–75(SSL)–7030 –120:277–K24–PE–4K–BK–#1
QUANTITY: 1
OPTICAL SYSTEM: FLAT ARRAY, NO LENS
IES CLASS.: TYPE III
WATTAGE: 75W SOLID STATE LIGHTING
INPUT VOLTAGE: 120:277V
CCT: 4000K
POLE ADAPTOR K24
PAINT: TEXTURED BLACK
OPTIONS: #1 FINIAL, TWISTLOCK RECEPTACLE C/W PHOTO–EYE

POLE SPECIFICATIONS
CATALOGUE NO.: KSB19–FE–A–15'–(2)DR S/F BS–SM
QUANTITY: 1
MATERIAL: FLUTED EXTRUDED ALUM. SHAFT, CAST ALUM. 2 PC BASE
SHAFT DIA: 5 1/4"
POLE HEIGHT: 15' 0"
ANCHOR BOLTS: (4) 3/4" x 27" (BY OTHERS)
BOLT CIRCLE: 11" – 12" ø
TENON SIZE: 3" O.D. x 3" LG
PAINT: TEXTURED BLACK
OPTION: DUPLEX RECEPTACLE, S/F BANNER SAVER BANNER ARMS





BASEPLATE DETAIL (SCALE 3:1)

CUSTOMER APPROVAL & DATE:

CUSTOMER ORDER No: 07102020-P1
KING U.S. ORDER No: KUS-2007080

King Luminaire • StressCrete • Est. 1953
STRESSCRETE GROUP

Manufacturing Locations:
Burlington, Ontario 1–800–268–7809
Northport, Alabama 1–800–435–6563
Atchison, Kansas 1–800–837–1024
Jefferson, Ohio 1–800–288–7809

PROJECT/CUSTOMER: MCCORDSVILLE STREET LIGHT

DRAWN BY:	AT:	CHECKED BY:	DATE:	REVISION:
D.D.	SC1		03/24/20	A

DRAWING TYPE: APPROVAL DWG.
DRAWING NUMBER: Q-2003040-1

Notes: Although rare, oscillating loads severe enough to cause damage can occasionally occur in structures of all types. Because they are influenced by many factors not provided to StressCrete, these loads are unpredictable. The owner's maintenance program should include observation for excessive vibration & examination for any structural damage. The StressCrete warranty specifically excludes fatigue failure or similar phenomena resulting from induced vibration, oscillation or resonance associated with the eccentric rotation of attached equipment.

NOTE: FOUNDATION TO BE DESIGNED BY OTHERS

STREET LIGHT

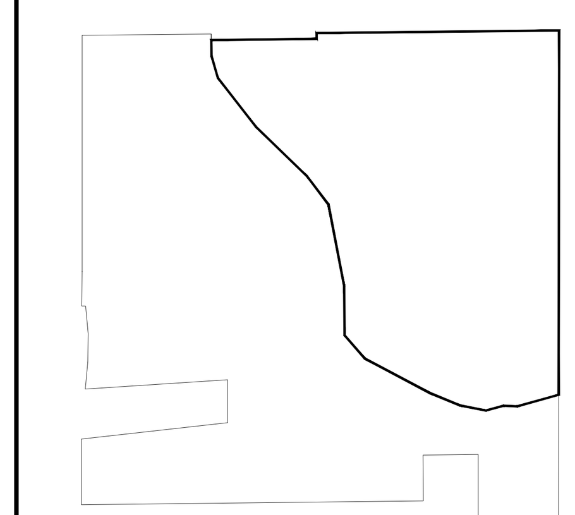
Silverthorne HOMES

SILVERTHORNE HOMES
9225 HARRISON PARK CT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

HAVEN PONDS SECTION 4

E 96TH ST & N CR 500 W
MCCORDSVILLE, IN



JOSHUA H. CRIBELAR REGISTERED No. 11800754 STATE OF INDIANA PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE: 11/06/2025
PROJECT PHASE: CONSTRUCTION DOCUMENTS

REVISION SCHEDULE

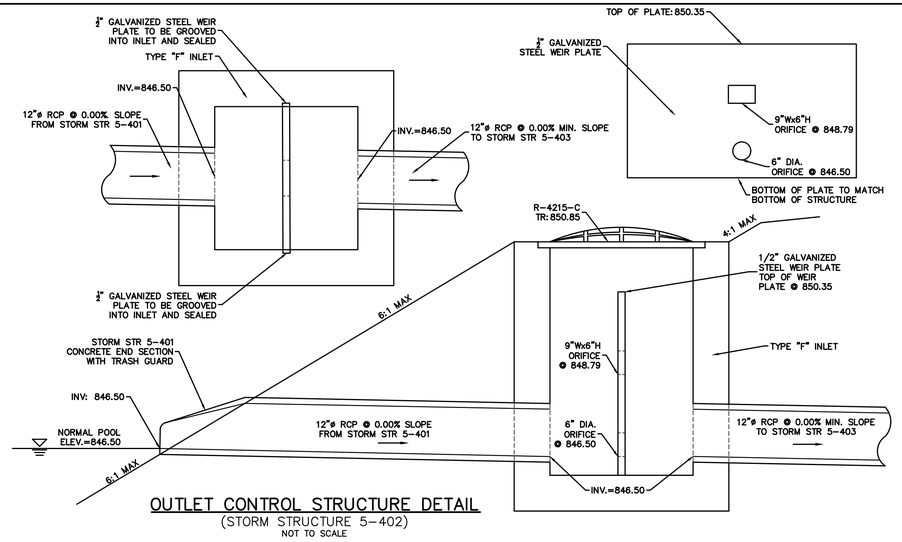
NO.	DESCRIPTION	DATE

Project Number 2020.03087

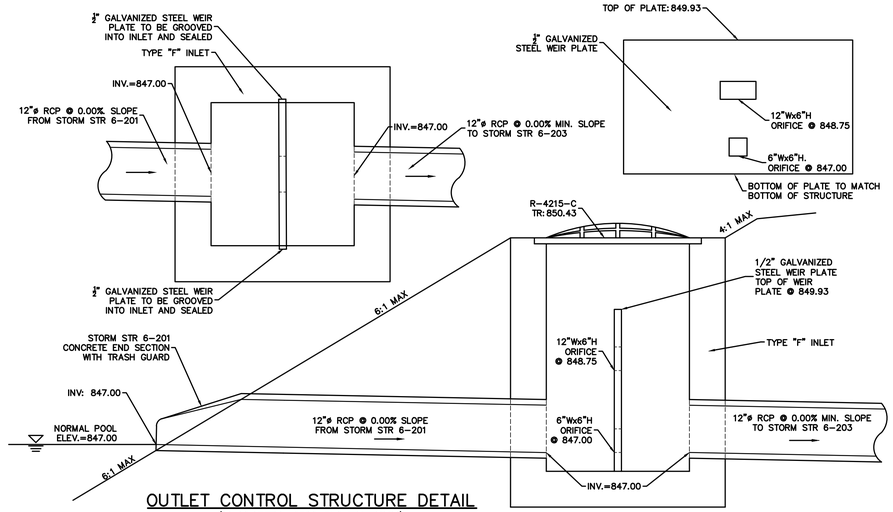
STREET DETAILS

C600

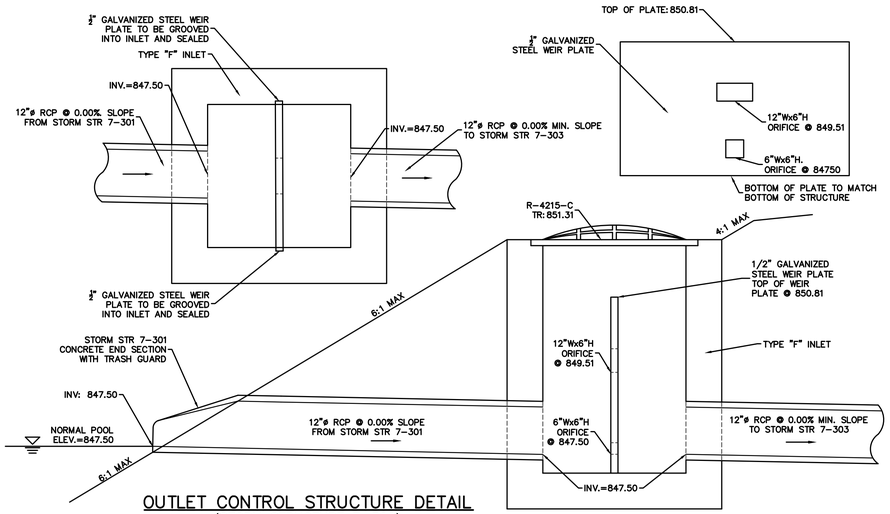
PLOT DATE: 11/7/2025 9:01 AM PLOT SCALE: 1:2.5849 EDIT DATE: 11/6/2025 EDITED BY: JCRIBELAR DRAWING FILE: P:\2020\03087\D_Drawings\Civil\Construction Documents\Section 4\2020.03087.CE C600 SD.dwg



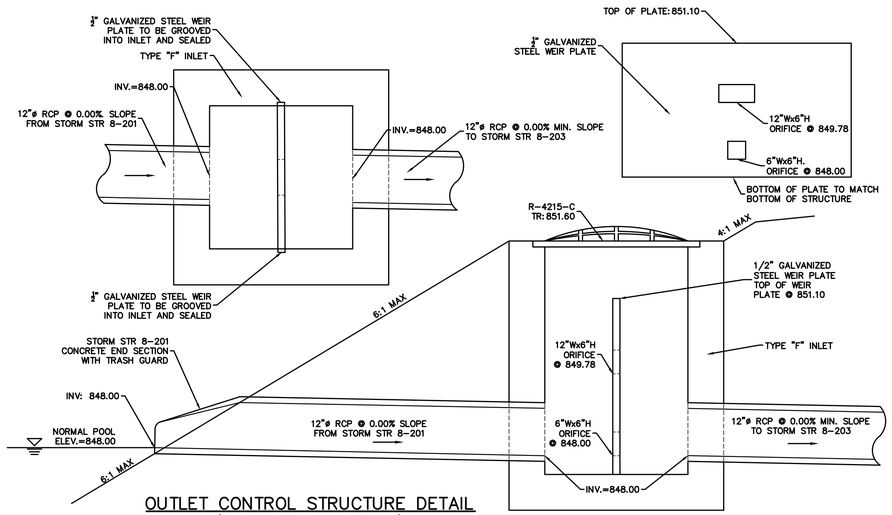
OUTLET CONTROL STRUCTURE DETAIL
(STORM STRUCTURE 5-402)
NOT TO SCALE



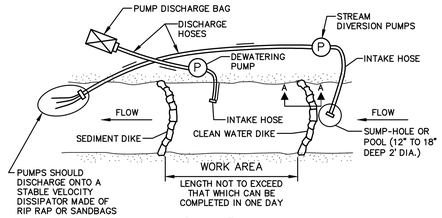
OUTLET CONTROL STRUCTURE DETAIL
(STORM STRUCTURE 6-202)
NOT TO SCALE



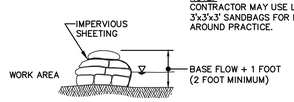
OUTLET CONTROL STRUCTURE DETAIL
(STORM STRUCTURE 7-302)
NOT TO SCALE



OUTLET CONTROL STRUCTURE DETAIL
(STORM STRUCTURE 8-202)
NOT TO SCALE



PLAN VIEW



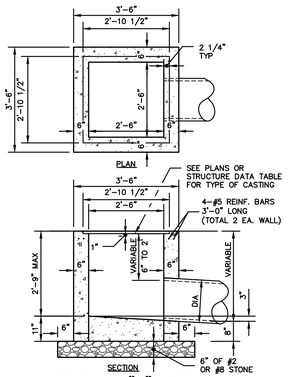
SECTION A-A

NOTE:
CONTRACTOR MAY USE LARGE 3'x3'x3' SANDBAGS FOR PUMP AROUND PRACTICE.

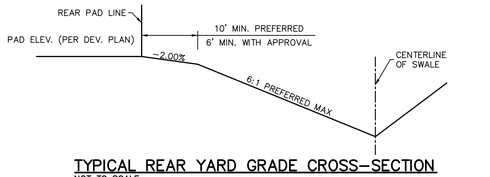
PUMP AROUND MONITORING AND MAINTENANCE REQUIREMENTS:

1. INSPECT DOWNSTREAM AREAS DURING CONSTRUCTION ACTIVITIES FOR EVIDENCE OF SEDIMENT LADEN WATER LEAVING THE ACTIVE WORK AREA.
2. MONITOR WATER LEVELS IN THE STREAM DURING CONSTRUCTION ACTIVITIES TO ENSURE PUMPS ARE ADEQUATE TO DIVERT ALL FLOW AROUND ACTIVE WORK AREA. INSTALL ADDITIONAL PUMPS IF NECESSARY.
3. ALL EFFORTS SHOULD BE MADE TO PERFORM OPEN TRENCH CONSTRUCTION OF THE STREAM AND PUMP AROUND IN ONE WORKING DAY. IN STREAM ACTIVITIES SHALL BE KEPT TO A PRACTICAL MINIMUM.
4. SEDIMENT THAT HAS ACCUMULATED UPSTREAM OF SANDBAG DAMS SHOULD BE REMOVED FROM THE STREAM AND REDISTRIBUTED IN AN UPLAND AREA. SEDIMENT DISTRIBUTION AREAS SHOULD BE SEEDED AND MULCHED.
5. THE STREAM BED AND BANKS SHALL BE STABILIZED PRIOR TO REMOVAL OF PUMP AROUND PRACTICES.

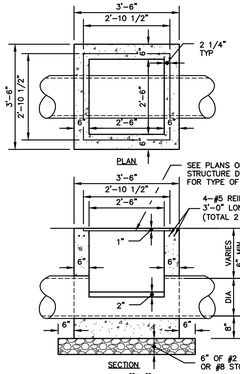
PUMP AROUND DETAIL
NOT TO SCALE



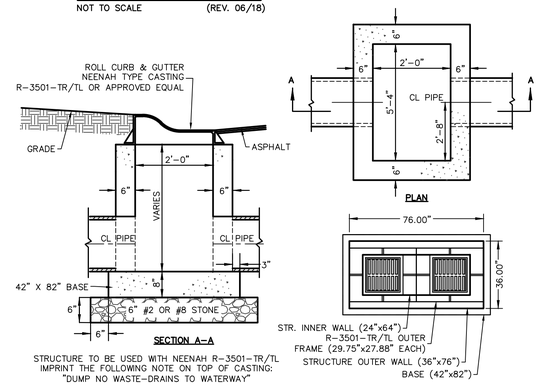
INLET TYPE "E" DETAIL
NOT TO SCALE (REV. 06/18)



TYPICAL REAR YARD GRADE CROSS-SECTION
NOT TO SCALE



INLET TYPE "F" DETAIL
NOT TO SCALE (REV. 06/18)



STORM SEWER BOX STRUCTURE
NOT TO SCALE

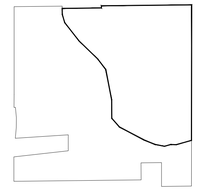
Silverthorne HOMES

SILVERTHORNE HOMES
9225 HARRISON PARK CT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

HAVEN PONDS SECTION 4

E 96TH ST &
N CR 500 W
MCCORDSVILLE, IN



JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

Joshua H. Cribelar
CERTIFIED BY

ISSUANCE INDEX
DATE:
11/06/2025
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

STORM SEWER DETAILS

C601

PLOT DATE: 11/7/2025 9:01 AM
PLOT SCALE: 1:2.3849
EDIT DATE: 11/6/2025
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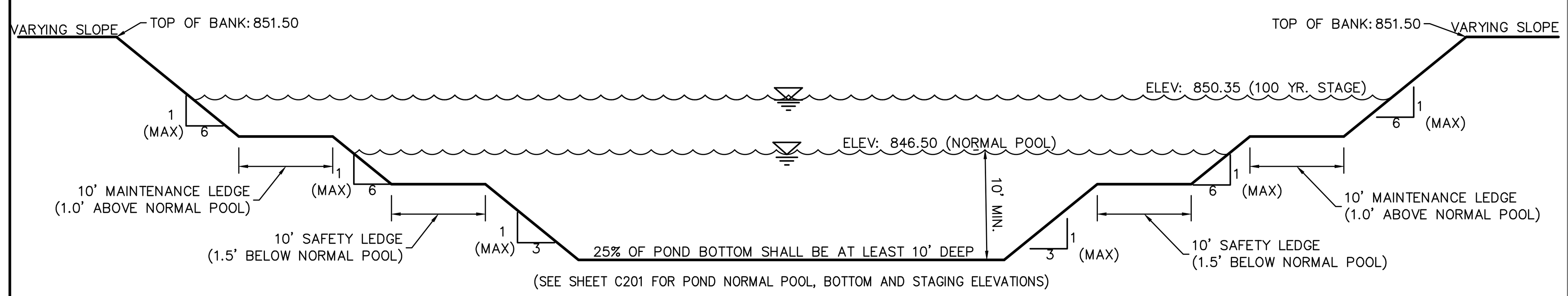
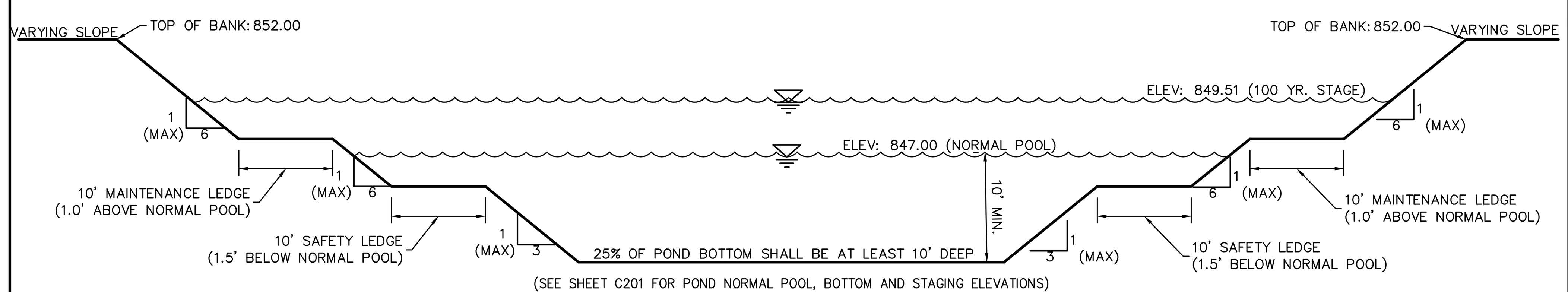


(SEE SHEET C201 FOR POND NORMAL POOL, BOTTOM AND STAGING ELEVATIONS)

WET POND 5 CROSS-SECTION
NOT TO SCALE



(SEE SHEET C201 FOR POND NORMAL POOL, BOTTOM AND STAGING ELEVATIONS)

WET POND 6 CROSS-SECTION
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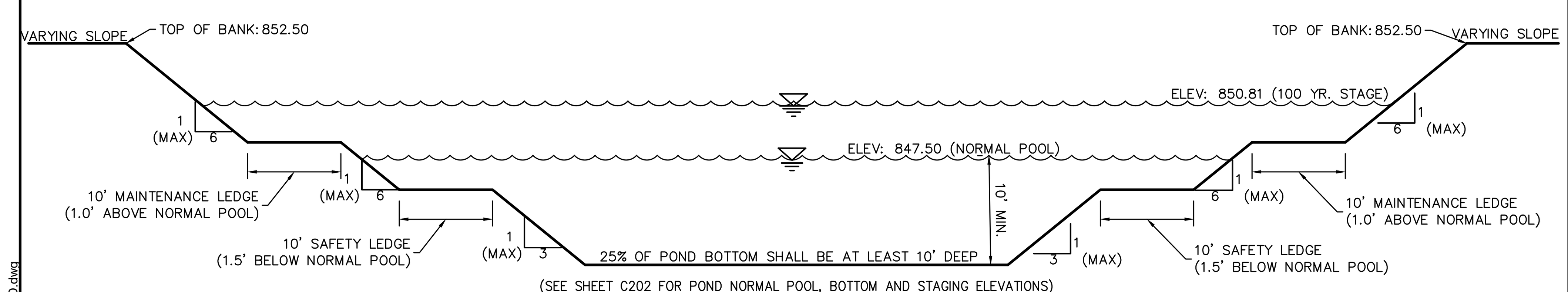

(SEE SHEET C202 FOR POND NORMAL POOL, BOTTOM AND STAGING ELEVATIONS)

WET POND 7 CROSS-SECTION
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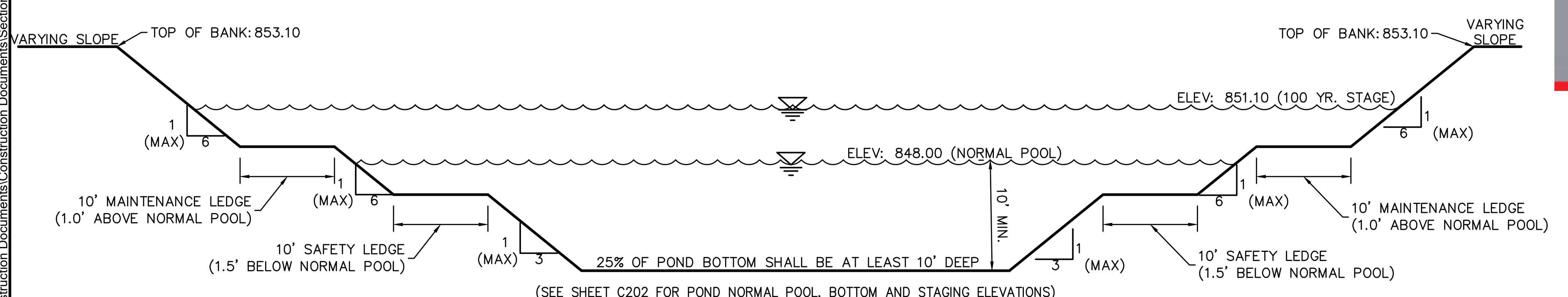
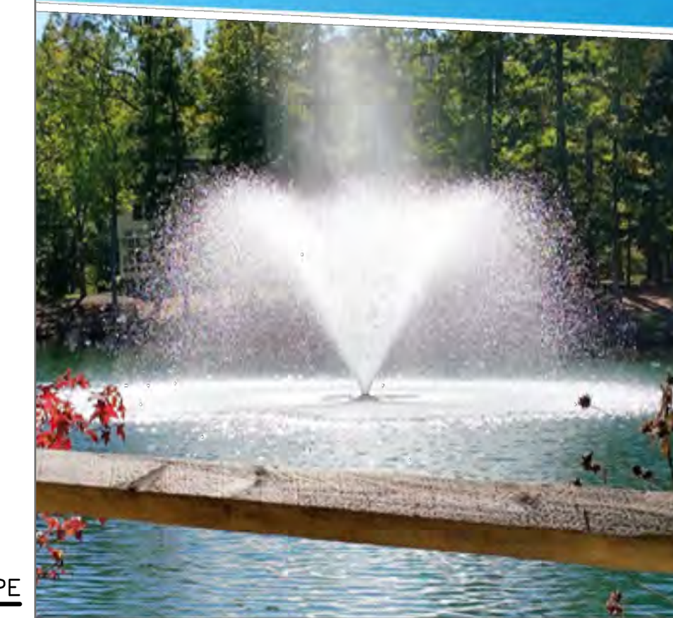


(SEE SHEET C202 FOR POND NORMAL POOL, BOTTOM AND STAGING ELEVATIONS)

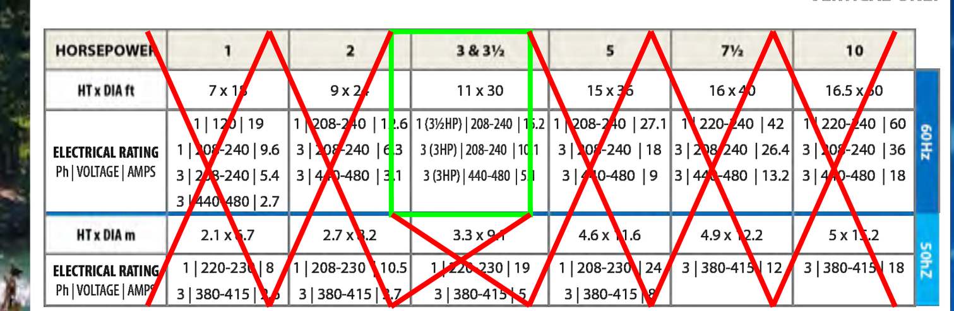
WET POND 8 CROSS-SECTION
NOT TO SCALE

Aqua Master FOUNTAINS AND AERATORS
MASTER THE POWER AND BEAUTY OF WATER
16024 County Rd X, Kiel, WI USA 53042
800-693-3144
www.aquamasterfountains.com

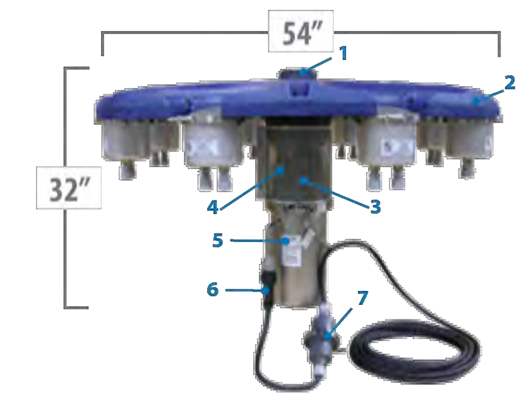
MASTERS SERIES
LAKEWOOD



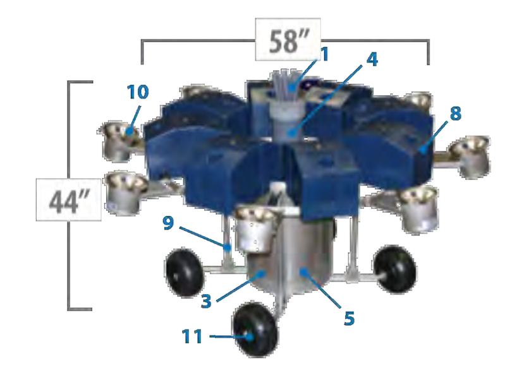
BASIC FLOW PATTERN (BFP)
VERTICAL ONLY



MASTERS SERIES® DESIGN TYPES



1 - 5 HP Masters Series
Vertical Design
(Min. Operating Depth - 3ft.)



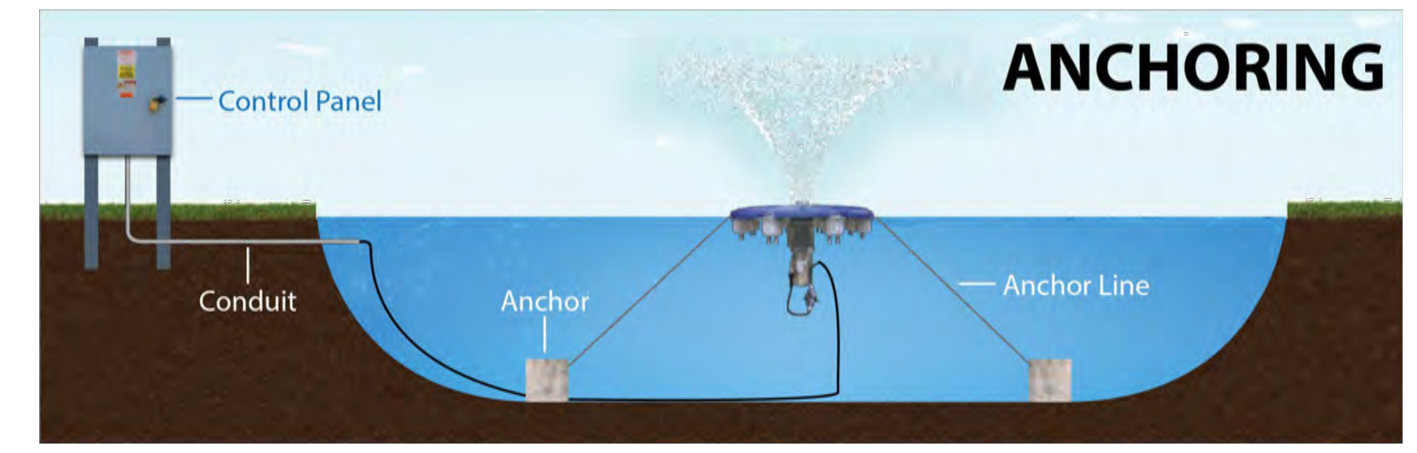
7.5 - 10 HP Masters Series
Cart Design
(Min. Operating Depth - 4ft.)

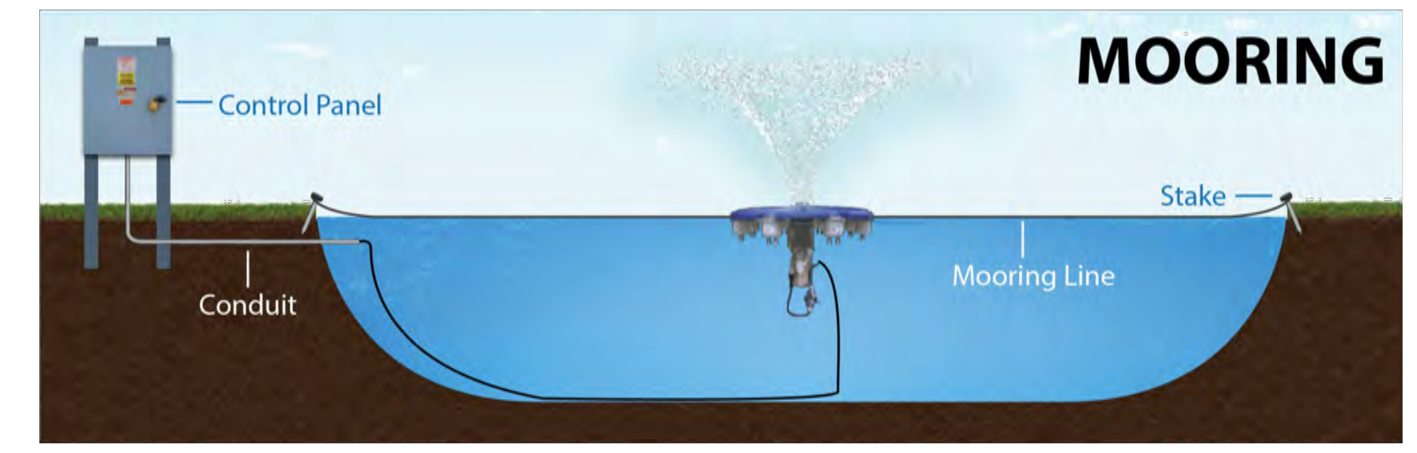
1 - *Interchangeable nozzles*
2 - *Low profile float design with recessed pockets for LED & RGBW Lighting*
3 - *Stainless steel intake screen*
4 - *Patented, high-efficiency molded composite impeller system*
5 - *Exclusive custom-designed oil-cooled energy efficient motors with stainless steel motor housing and top plate*
6 - *AquaLock Connector (ALC) electrical quick disconnect*
7 - *Exclusive underwater cable disconnect*
8 - *Individual high density polyethylene floats are in-water adjustable*
9 - *Rugged stainless steel compact cart design*
10 - *Adjustable Night Glow LED or RGBW Lighting*
11 - *Oversized floatation type tires for ease of launching*

c UL us LISTED CE

Aqua Master FOUNTAINS AND AERATORS
MASTER THE POWER AND BEAUTY OF WATER
16024 County Rd X, Kiel, WI USA 53042
800-693-3144
www.aquamasterfountains.com

MASTERS SERIES
INSTALLATION





CONTROL PANEL

CONTROL PANEL COMPONENTS

- *Outdoor rated, lockable enclosure constructed of galvanized steel powder coated gray*
- *Standard enclosure size 16" x 16" x 6" for 1-5HP and 24" x 20"x 6" for 7.5-10HP*
- *Overcurrent protection*
- *Ground fault protection*
- *Motor contactor and overload*
- *Capacitors (single phase only)*
- *Digital timers with battery backup*
- *LED lighting circuit included in all control panels*
- *Custom Control Panels for multiple units and options available*

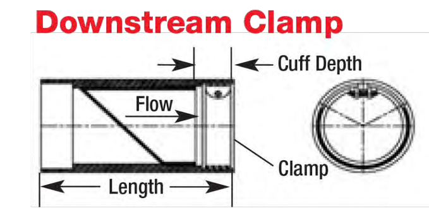
c UL us LISTED CE

Tideflex® Technologies

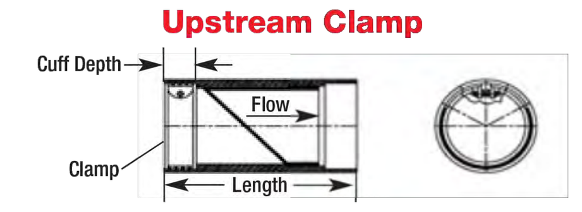
CheckMate® Configurations and Custom Designs

CHECKMATE® VALVE
Designed for Inline Service

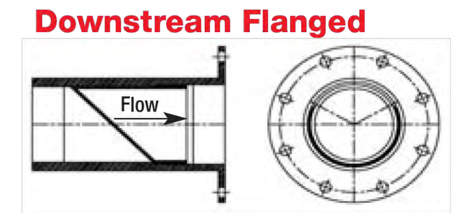
Downstream Clamp



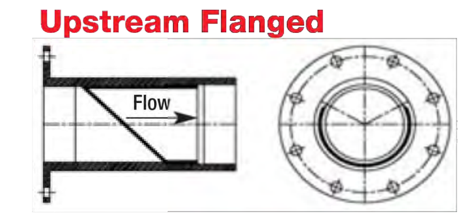
Upstream Clamp



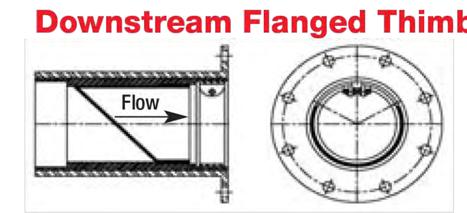
Downstream Flanged



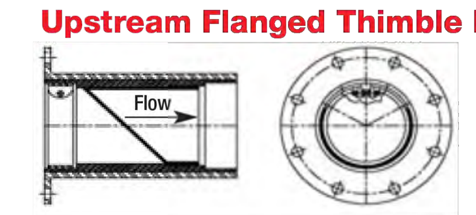
Upstream Flanged



Downstream Flanged Thimble Insert



Upstream Flanged Thimble Insert



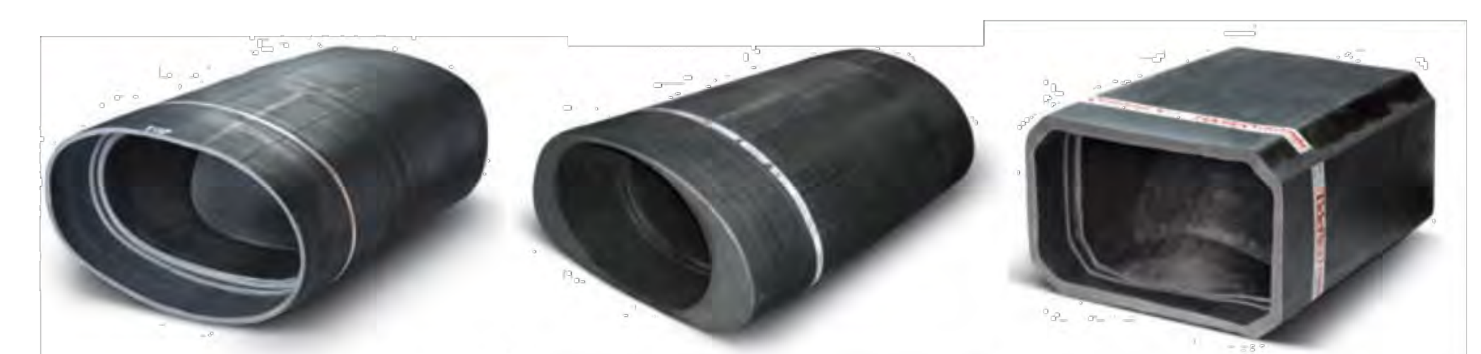
CheckMates® can be made for any pipe I.D.
Built to fit in sizes from 3" to 78".

Flange shape and bolt pattern can be customized.
Flangeless thimble inserts are available.

CHECKMATE® VALVE

	NOMINAL PIPE SIZE I.D.		OVERALL LENGTH*		NUMBER OF CLAMPS	CUFF DEPTH		BACK PRESSURE RATING**		WEIGHT	
	Inches	Millimeters	Inches	Millimeters		Inches	Millimeters	Feet	Meters	lbs	Kg
Low Pressure	3	75	5.1	130	1	1.5	38	5	1.5	1.5	0.7
Low Pressure	4	100	7.9	201	1	1.5	38	5	1.5	1.5	0.7
Standard Pressure	3	75	5.1	130	1	1.5	38	85	26.0	3	1.4
	4	100	7.9	201	1	1.5	38	85	26.0	3	1.5
	5	125	9.5	241	1	1.5	38	83	25.3	4	2
	6	150	11.0	279	1	2.0	51	83	25.3	9	4
	7	175	12.8	325	1	2.0	51	79	24.1	11	5
	8	200	15.2	386	1	2.0	51	79	24.1	13	6
	9	225	15.4	391	1	2.0	51	75	22.9	17	8
	10	250	16.1	409	1	2.0	51	71	21.6	20	10
	12	300	19.8	503	1	2.0	51	68	20.1	37	17
	14	350	25.8	655	1	4.0	102	64	20.0	110	50
	16	400	28.6	726	1	4.0	102	60	18.3	133	52
	18	450	31.0	787	1	4.0	102	56	17.1	143	65
	20	500	42.1	1069	2	8.0	203	53	16.2	223	102
	24	600	47.5	1207	2	8.0	203	45	13.7	304	137
	30	750	54.9	1395	2	8.0	203	38	11.6	500	227
	36	900	62.3	1582	2	8.0	203	30	9.1	828	376
	42	1050	70.6	1793	2	8.0	203	26	7.9	1423	646
	48	1200	79.0	2007	2	8.0	203	23	7.0	1801	817
	54	1350	86.4	2195	2	8.0	203	17	5.2	2700	1225
	60	1500	96.8	2459	2	9.0	229	15	4.6	3315	1504
	72	1800	119.0	3023	3	12.0	305	13	4.0	6100	2767
	78	1950	119.0	3023	3	12.0	305	13	4.0	7000	3176

*Shorter lengths available.
**Back pressure measured from pipe invert.
Higher back pressure ratings available. Consult factory.



Elliptical Pipe CheckMate® *Arch Pipe CheckMate®* *Rectangular Pipe CheckMate®*

Elliptical, Arch and Rectangular Pipes

Elliptical, arch and rectangular pipes for drainage and flood prevention projects have become popular, particularly in high water table areas with shallow surface gradients. CheckMate® Inline Check Valves are the perfect solution for backflow prevention in elliptical, arch and rectangular pipes.

Rubber Flanged

Rubber Flanged CheckMate® Valves can be manufactured with an integral rubber upstream or downstream flange. The flanged CheckMate® gets inserted into the host pipe then can be bolted to a mating flange or anchored to a concrete headwall. The flange can be circular with standard drilling; or circular, square or rectangular with custom flange drilling. The valve is supplied with retaining rings for mounting.

Thimble Inserts

A CheckMate® Thimble Insert is a CheckMate® Valve that is factory-installed, clamped, and pinned into flanged or plain end pipe. The thimble insert assembly can either be inserted into the I.D. of the host pipe, or can be mounted to a mating flange or concrete headwall and extend beyond the pipe. Plain end thimble inserts are inserted into the host pipe and non-shrink grout is placed between the thimble insert O.D. and host pipe I.D. to form the seal.

Upstream Flanged CheckMate®

CheckMate® Thimble Insert

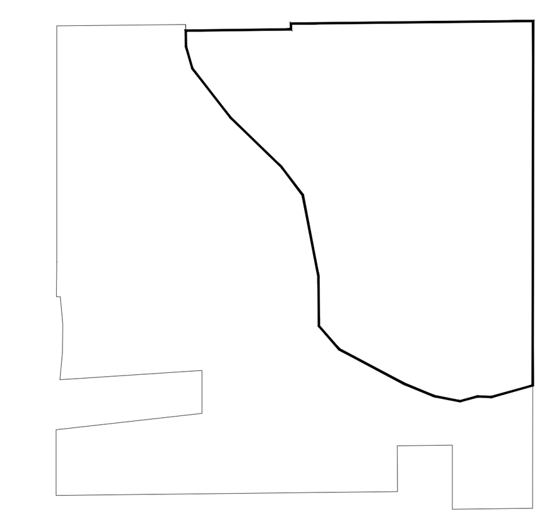
Silverthorne HOMES

SILVERTHORNE HOMES
9225 HARRISON PARK CT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

HAVEN PONDS SECTION 4

E 96TH ST &
N CR 500 W
MCCORDSVILLE, IN



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ISSUANCE INDEX
DATE:
11/06/2025
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CONSTRUCTION DOCUMENTS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2020.03087

STORM SEWER DETAILS

C602

PLOT DATE: 11/7/2025 9:02 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/6/2025
EDITED BY: JCRIBELAR
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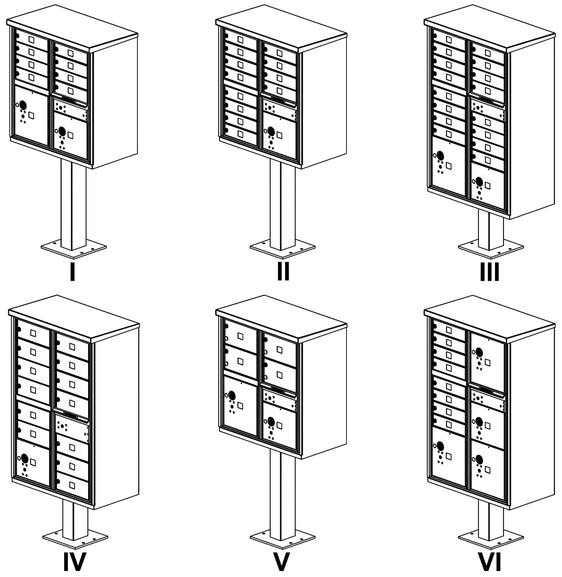
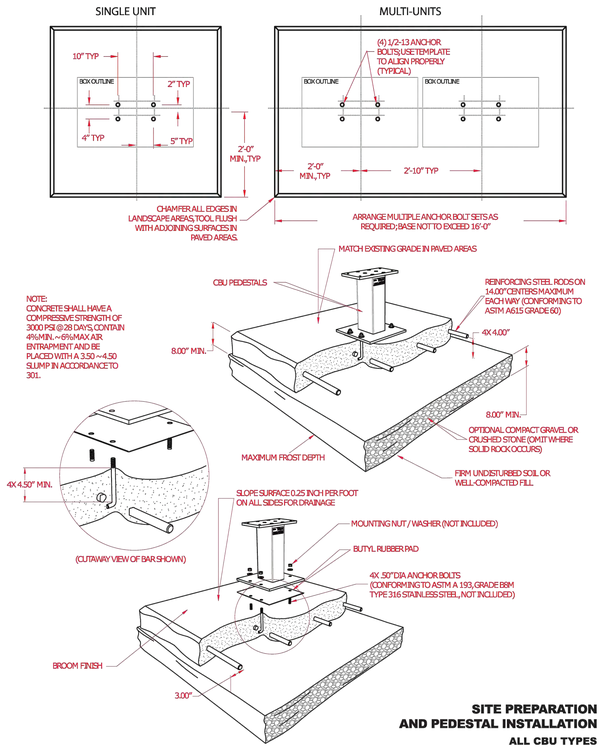


	TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V	TYPE VI
QTY OF TENANT COMPARTMENTS	8	12	16	13	4	8
QTY OF PARCEL COMPARTMENTS	2	1	2	1	2	4
PARCEL COMPARTMENT HEIGHT	10", 13"	10"	10", 13"	10"	10", 13"	10", 13" (3X)

SALSBURY INDUSTRIES
18300 Central Avenue, Carson, CA 90746-4008
Phone: 1-800-624-5269 Int'l Phone: 323-846-6700
Fax: 1-800-624-5299 Int'l Fax: 323-846-6800
www.mailboxes.com engineering@mailboxes.com

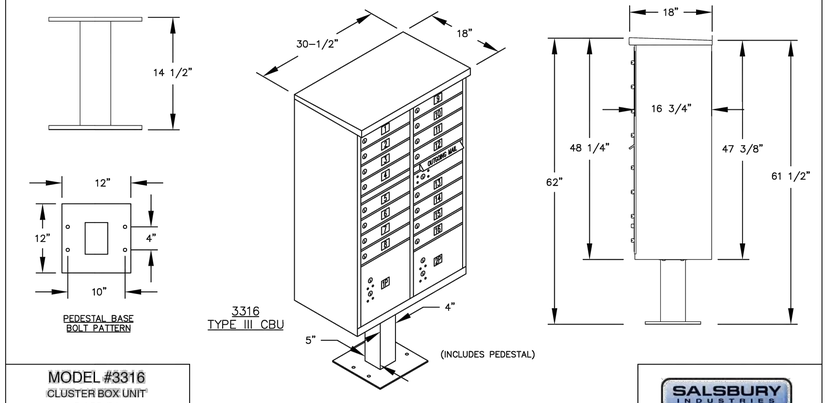


SITE PREPARATION AND PEDESTAL INSTALLATION
ALL CBU TYPES

SALSBURY INDUSTRIES
18300 Central Avenue, Carson, CA 90746-4008
Phone: 1-800-624-5269 Int'l Phone: 323-846-6700
Fax: 1-800-624-5299 Int'l Fax: 323-846-6800
www.mailboxes.com engineering@mailboxes.com

mailboxes.com 1-800-MAILBOX

Visit us at: www.mailboxes.com



MODEL #3316
CLUSTER BOX UNIT
(F SERIES)

AVAILABLE COLORS:
SANDSTONE, BRONZE, GREEN, BLACK, WHITE OR GRAY (FOR REPLACEMENT UNITS)

USPS ACCESS OR PRIVATE ACCESS

DRAWN: 8/2020

Established in 1936, Salsbury Industries is the industry leader in manufacturing and distributing quality mailboxes.

SALSBURY INDUSTRIES
People Committed to Quality Since 1936
18300 CENTRAL AVENUE
CARSON, CA 90746-4008
PHONE: (800) 624-5269
FAX: (800) 624-5299
email: engineering@mailboxes.com

NOTE: CBU COLOR IS TO BE BLACK.

Silverthorne HOMES

SILVERTHORNE HOMES
9225 HARRISON PARK CT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
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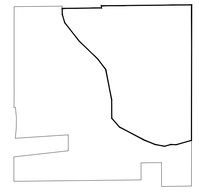
N CR 500 W
MCCORDSVILLE, IN



JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/06/2025
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

CBU DETAILS

C605

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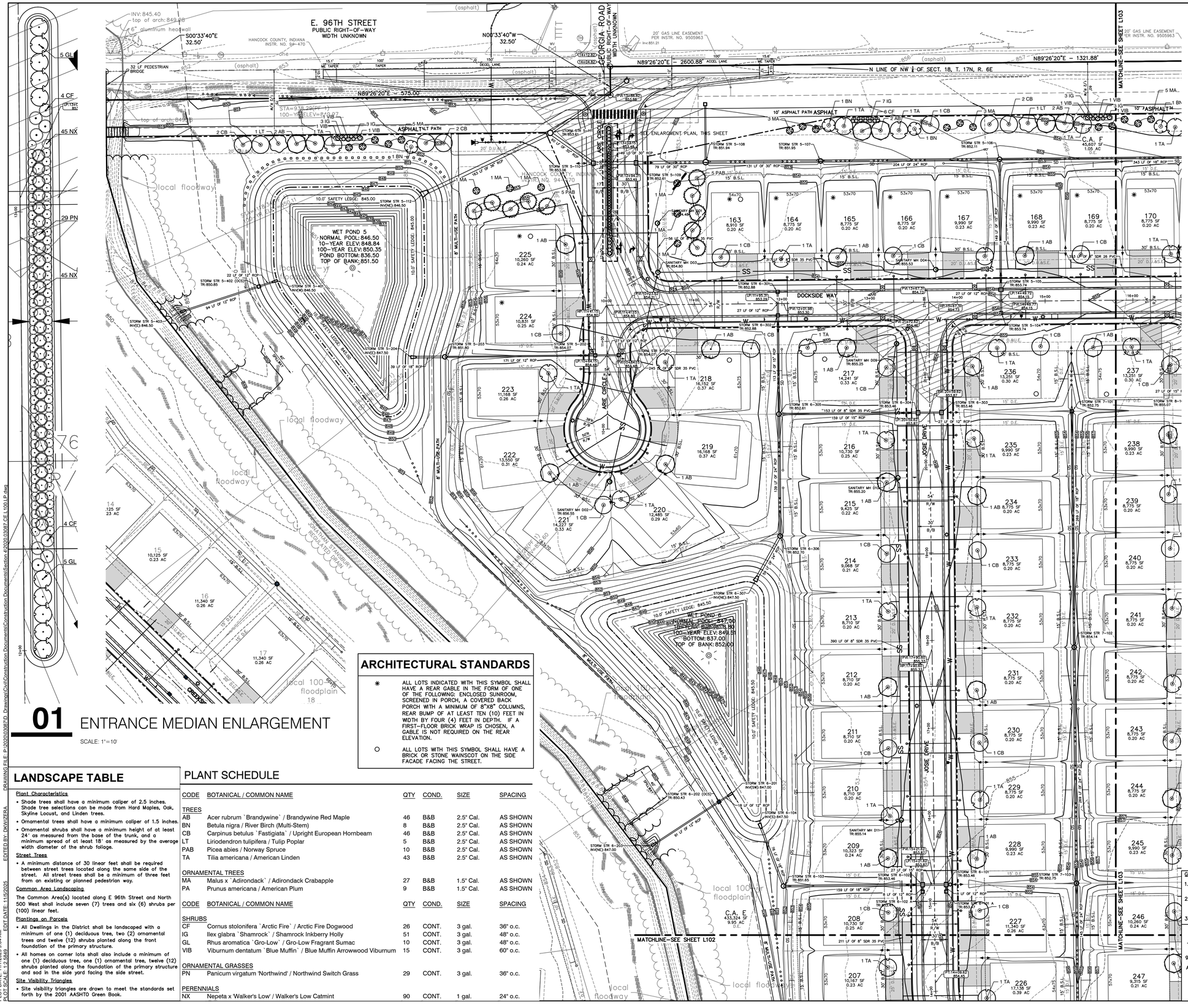

01 ENTRANCE MEDIAN ENLARGEMENT

SCALE: 1"=10'

ARCHITECTURAL STANDARDS

*	ALL LOTS INDICATED WITH THIS SYMBOL SHALL HAVE A REAR GABLE IN THE FORM OF ONE OF THE FOLLOWING: ENCLOSED SUNROOM, SCREENED IN PORCH, A COVERED BACK PORCH WITH A MINIMUM OF 8'X8' COLUMNS, REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH. IF A FIRST-FLOOR BRICK WRAP IS CHOSEN, A GABLE IS NOT REQUIRED ON THE REAR ELEVATION.
○	ALL LOTS WITH THIS SYMBOL SHALL HAVE A BRICK OR STONE WAINSCOT ON THE SIDE FACADE FACING THE STREET.

LANDSCAPE TABLE

Plant Characteristics

- Shade trees shall have a minimum caliper of 2.5 inches. Shade tree selections can be made from Hard Maples, Oak, Skyline Locust, and Linden trees.
- Ornamental trees shall have a minimum caliper of 1.5 inches.
- Ornamental shrubs shall have a minimum height of at least 24" as measured from the base of the trunk, and a minimum spread of at least 18" as measured by the average width diameter of the shrub foliage.

Street Trees

- A minimum distance of 30 linear feet shall be required between street trees located along the same side of the street. All street trees shall be a minimum of three feet from an existing or planned pedestrian way.

Common Area Landscaping

The Common Area(s) located along E 96th Street and North 500 West shall include seven (7) trees and six (6) shrubs per (100) linear feet.

Plantings on Parcels

- All Dwellings in the District shall be landscaped with a minimum of one (1) deciduous tree, two (2) ornamental trees and twelve (12) shrubs planted along the front foundation of the primary structure.
- All homes on corner lots shall also include a minimum of one (1) deciduous tree, one (1) ornamental tree, twelve (12) shrubs planted along the foundation of the primary structure and sod in the side yard facing the side street.

Site Visibility Triangles

- Site visibility triangles are drawn to meet the standards set forth by the 2001 AASHTO Green Book.

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	QTY	COND.	SIZE	SPACING
TREES					
AB	Acer rubrum `Brandywine` / Brandywine Red Maple	46	B&B	2.5" Cal.	AS SHOWN
BN	Betula nigra / River Birch (Multi-Stem)	8	B&B	2.5" Cal.	AS SHOWN
CB	Carpinus betulus `Fastigiata` / Upright European Hornbeam	46	B&B	2.5" Cal.	AS SHOWN
LT	Liriodendron tulipifera / Tulip Poplar	5	B&B	2.5" Cal.	AS SHOWN
PAB	Picea abies / Norway Spruce	10	B&B	2.5" Cal.	AS SHOWN
TA	Tilia americana / American Linden	43	B&B	2.5" Cal.	AS SHOWN
ORNAMENTAL TREES					
MA	Malus x `Adirondack` / Adirondack Crabapple	27	B&B	1.5" Cal.	AS SHOWN
PA	Prunus americana / American Plum	9	B&B	1.5" Cal.	AS SHOWN
CODE	BOTANICAL / COMMON NAME	QTY	COND.	SIZE	SPACING
SHRUBS					
CF	Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood	26	CONT.	3 gal.	36" o.c.
IG	Ilex glabra `Shamrock` / Shamrock Inkberry Holly	51	CONT.	3 gal.	48" o.c.
GL	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	10	CONT.	3 gal.	48" o.c.
VIB	Viburnum dentatum `Blue Muffin` / Blue Muffin Arrowwood Viburnum	15	CONT.	3 gal.	60" o.c.
ORNAMENTAL GRASSES					
PN	Panicum virgatum 'Northwind' / Northwind Switch Grass	29	CONT.	3 gal.	36" o.c.
PERENNIALS					
NX	Nepeta x 'Walker's Low' / Walker's Low Catmint	90	CONT.	1 gal.	24" o.c.

SCALE: 1"=50'

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE - SYMBOL VARIES - SEE PLANT SCHEDULE AND DETAILS FOR MORE INFORMATION
- EVERGREEN TREE - SYMBOL VARIES - SEE PLANT SCHEDULE AND DETAILS FOR MORE INFORMATION
- ORNAMENTAL TREE - SYMBOL VARIES - SEE PLANT SCHEDULE AND DETAILS FOR MORE INFORMATION
- SHRUBS/ORNAMENTAL GRASSES - SYMBOL VARIES - SEE PLANT SCHEDULE AND DETAILS FOR MORE INFORMATION
- VISIBILITY TRIANGLE PER LOCAL ORDINANCE REQUIREMENTS

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
2. A MINIMUM OF 4" OF PLANTING SOIL (¼ TOPSOIL, ¼ MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS EXISTING TOPSOIL AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL SOIL AS NEEDED AT NO ADDITIONAL COST. ADDED PLANTING SOIL IS TO BE INCORPORATED INTO EXISTING.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT AND OWNER.
4. ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND OWNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTINGS SHOULD BE INSTALLED BETWEEN APRIL 1ST AND MAY 31ST, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 31ST TO AVOID UNFAVORABLE WEATHER CONDITIONS. LANDSCAPE AND TURF PLANTED OUTSIDE OF THESE PERIODS WILL REQUIRE ADDITIONAL MEASURES TO MAINTAIN ACCEPTABLE HEALTH AT NO ADDITIONAL COST TO THE CLIENT.
9. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
10. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT AND OWNER. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT OR OWNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
11. ALL DISTURBED LAWN AREAS SHALL BE SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
12. LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY SEED OR SOD WORK.
13. ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
14. PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 ½ INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
CALL TOLL FREE "811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

Silverthorne HOMES

SILVERTHORNE HOMES
9225 HARRISON PARK CT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
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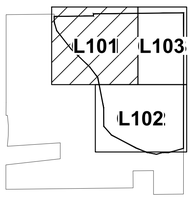
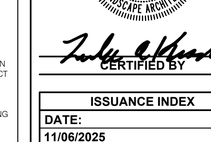
HAVEN PONDS SECTION 4

E 96TH ST &
N CR 500 W
MCCORDSVILLE, IN





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LANDSCAPE PLAN

L101

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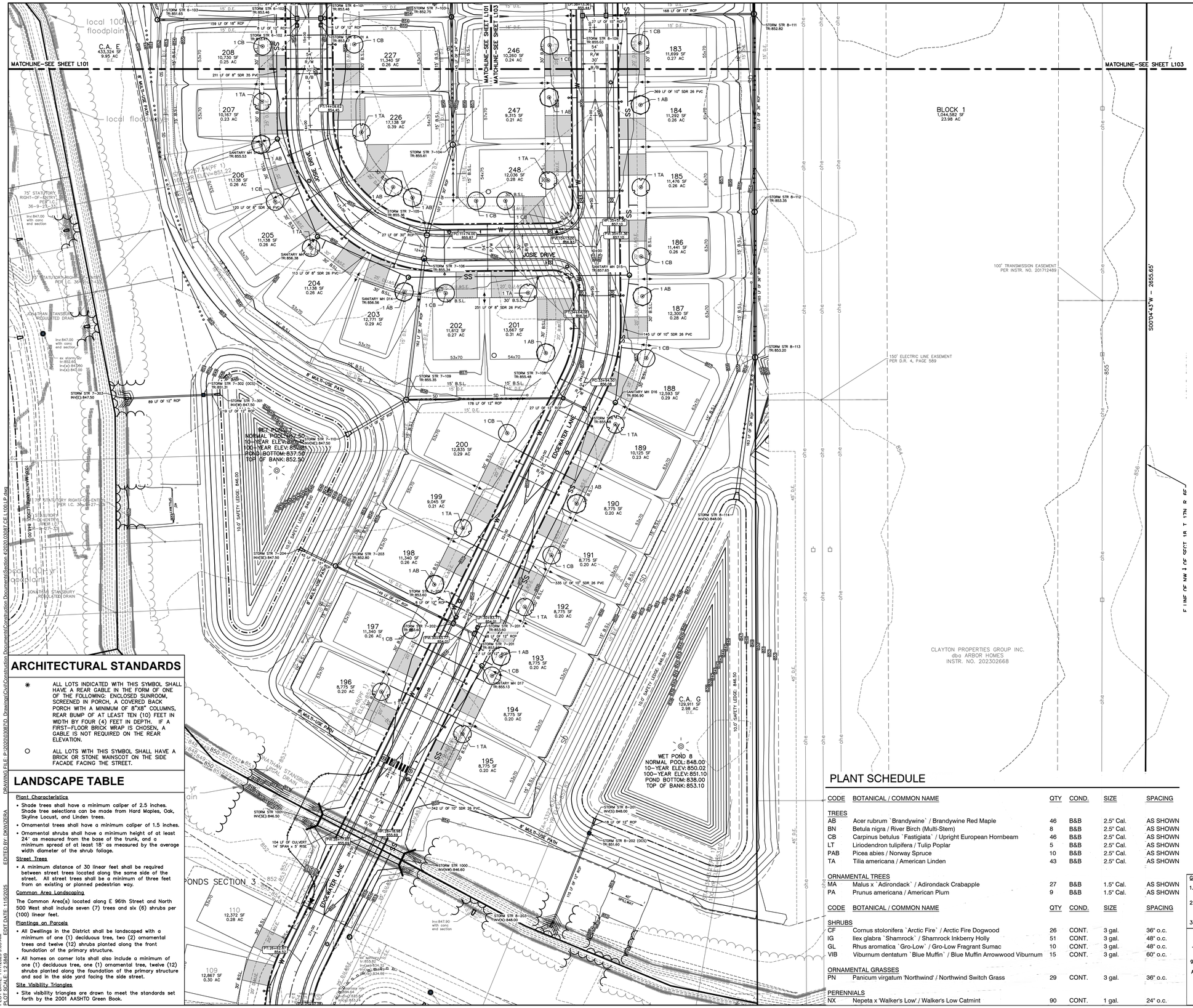

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2. A MINIMUM OF 4" OF PLANTING SOIL (5 TOPSOIL, 1 MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS EXISTING TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL SOIL AS NEEDED AT NO ADDITIONAL COST. ADDED PLANTING SOIL IS TO BE INCORPORATED INTO EXISTING.
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4. ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND OWNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTINGS SHOULD BE INSTALLED BETWEEN APRIL 1ST AND MAY 31ST, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 31ST TO AVOID UNFAVORABLE WEATHER CONDITIONS. LANDSCAPE AND TURF PLANTED OUTSIDE OF THESE PERIODS WILL REQUIRE ADDITIONAL MEASURES TO MAINTAIN ACCEPTABLE HEALTH AT NO ADDITIONAL COST TO THE CLIENT.
9. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
10. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT AND OWNER. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT OR OWNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
11. ALL DISTURBED LAWN AREAS SHALL BE SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
12. LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY SEED OR SOD WORK.
13. ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
14. PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 ± INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

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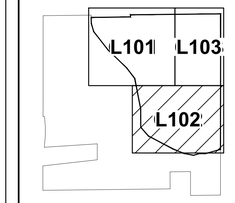
HAVEN PONDS SECTION 4

E 96TH ST &
N CR 500 W
MCCORDSVILLE, IN



LUKE A. KESSLER
REGISTERED
No. LA21600017
STATE OF INDIANA
LANDSCAPE ARCHITECT

CERTIFIED BY

ISSUANCE INDEX
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Project Number 2020.03087

LANDSCAPE PLAN

L102

PLOT DATE: 11/7/2025 9:05 AM
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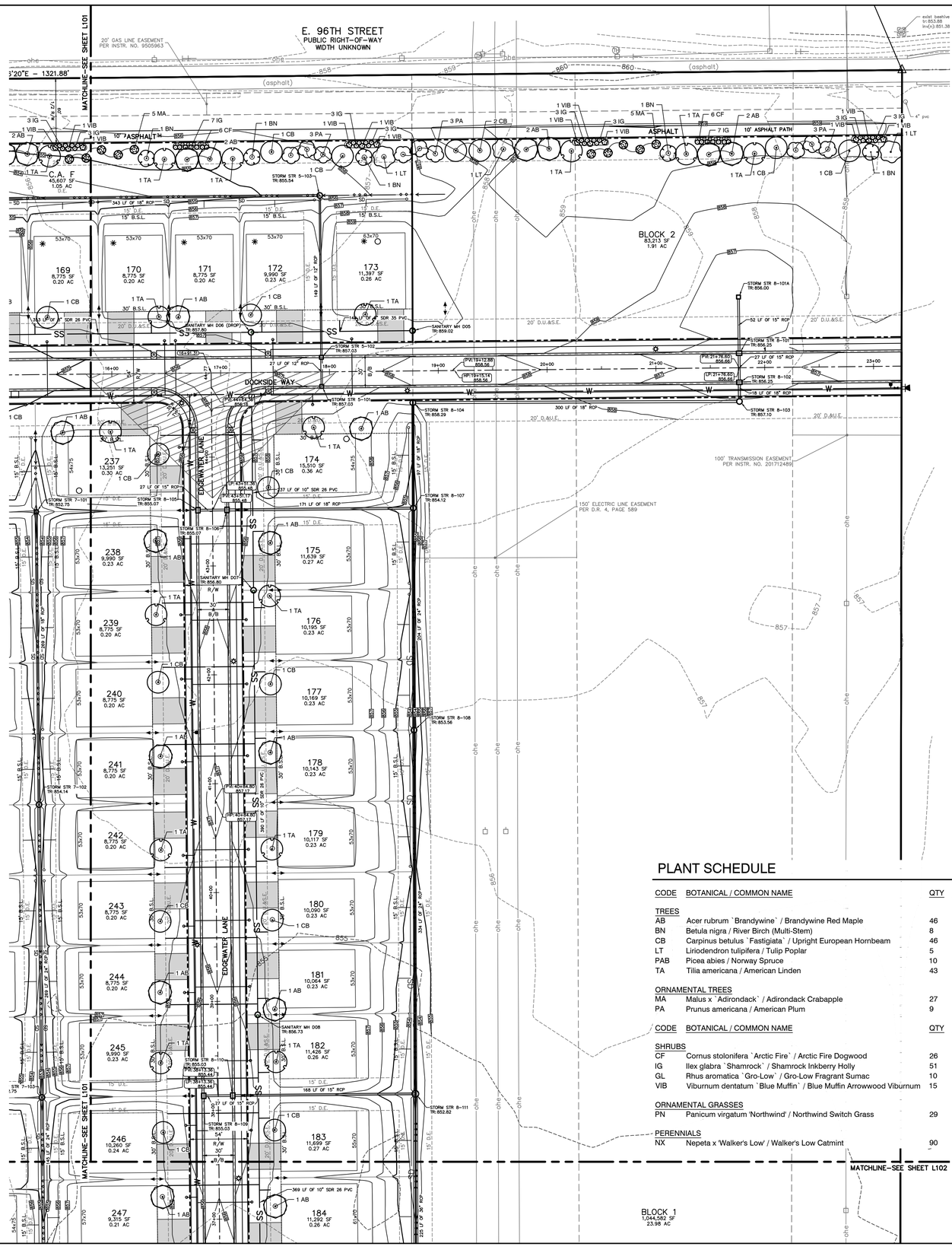

SCALE: 1"=50'

ARCHITECTURAL STANDARDS

✳	ALL LOTS INDICATED WITH THIS SYMBOL SHALL HAVE A REAR GABLE IN THE FORM OF ONE OF THE FOLLOWING: ENCLOSED SUNROOM, SCREENED IN PORCH, A COVERED BACK PORCH WITH A MINIMUM OF 8"X8" COLUMNS, REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH. IF A FIRST-FLOOR BRICK WRAP IS CHOSEN, A GABLE IS NOT REQUIRED ON THE REAR ELEVATION.
○	ALL LOTS WITH THIS SYMBOL SHALL HAVE A BRICK OR STONE WAINSCOT ON THE SIDE FACADE FACING THE STREET.

LANDSCAPE TABLE

Plant Characteristics

- Shade trees shall have a minimum caliper of 2.5 inches. Shade tree selections can be made from Hard Maples, Oak, Skyline Locust, and Linden trees.
- Ornamental trees shall have a minimum caliper of 1.5 inches.
- Ornamental shrubs shall have a minimum height of at least 24" as measured from the base of the trunk, and a minimum spread of at least 18" as measured by the average width diameter of the shrub foliage.

Street Trees

- A minimum distance of 30 linear feet shall be required between street trees located along the same side of the street. All street trees shall be a minimum of three feet from an existing or planned pedestrian way.

Common Area Landscaping

The Common Area(s) located along E 96th Street and North 500 West shall include seven (7) trees and six (6) shrubs per (100) linear feet.

Plantings on Parcels

- All Dwellings in the District shall be landscaped with a minimum of one (1) deciduous tree, two (2) ornamental trees and twelve (12) shrubs planted along the front foundation of the primary structure.
- All homes on corner lots shall also include a minimum of one (1) deciduous tree, one (1) ornamental tree, twelve (12) shrubs planted along the foundation of the primary structure and sod in the side yard facing the side street.

Site Visibility Triangles

- Site visibility triangles are drawn to meet the standards set forth by the 2001 AASHTO Green Book.

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE - SYMBOL VARIES - SEE PLANT SCHEDULE AND DETAILS FOR MORE INFORMATION
- EVERGREEN TREE - SYMBOL VARIES - SEE PLANT SCHEDULE AND DETAILS FOR MORE INFORMATION
- ORNAMENTAL TREE - SYMBOL VARIES - SEE PLANT SCHEDULE AND DETAILS FOR MORE INFORMATION
- SHRUBS/ORNAMENTAL GRASSES - SYMBOL VARIES - SEE PLANT SCHEDULE AND DETAILS FOR MORE INFORMATION
- VISIBILITY TRIANGLE PER LOCAL ORDINANCE REQUIREMENTS

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
2. A MINIMUM OF 4" OF PLANTING SOIL (5 TOPSOIL, 1 MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS EXISTING TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL SOIL AS NEEDED AT NO ADDITIONAL COST. ADDED PLANTING SOIL IS TO BE INCORPORATED INTO EXISTING.
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7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
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PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	QTY	COND.	SIZE	SPACING
TREES					
AB	Acer rubrum `Brandywine` / Brandywine Red Maple	46	B&B	2.5" Cal.	AS SHOWN
BN	Betula nigra / River Birch (Multi-Stem)	8	B&B	2.5" Cal.	AS SHOWN
CB	Carpinus betulus `Fastigiata` / Upright European Hornbeam	46	B&B	2.5" Cal.	AS SHOWN
LT	Liriodendron tulipifera / Tulip Poplar	5	B&B	2.5" Cal.	AS SHOWN
PAB	Picea abies / Norway Spruce	10	B&B	2.5" Cal.	AS SHOWN
TA	Tilia americana / American Linden	43	B&B	2.5" Cal.	AS SHOWN
ORNAMENTAL TREES					
MA	Malus x `Adirondack` / Adirondack Crabapple	27	B&B	1.5" Cal.	AS SHOWN
PA	Prunus americana / American Plum	9	B&B	1.5" Cal.	AS SHOWN
CODE	BOTANICAL / COMMON NAME	QTY	COND.	SIZE	SPACING
SHRUBS					
CF	Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood	26	CONT.	3 gal.	36" o.c.
IG	Ilex glabra `Shamrock` / Shamrock Inkberry Holly	51	CONT.	3 gal.	48" o.c.
GL	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	10	CONT.	3 gal.	48" o.c.
VIB	Viburnum dentatum `Blue Muffin` / Blue Muffin Arrowwood Viburnum	15	CONT.	3 gal.	60" o.c.
ORNAMENTAL GRASSES					
PN	Panicum virgatum 'Northwind' / Northwind Switch Grass	29	CONT.	3 gal.	36" o.c.
PERENNIALS					
NX	Nepeta x 'Walker's Low' / Walker's Low Catmint	90	CONT.	1 gal.	24" o.c.

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HAVEN PONDS SECTION 4

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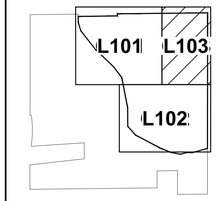

LUKE A. KESSLER
REGISTERED
No.
LA21600017
STATE OF
INDIANA
LANDSCAPE ARCHITECT

CERTIFIED BY

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Project Number 2020.03087

LANDSCAPE PLAN

L103

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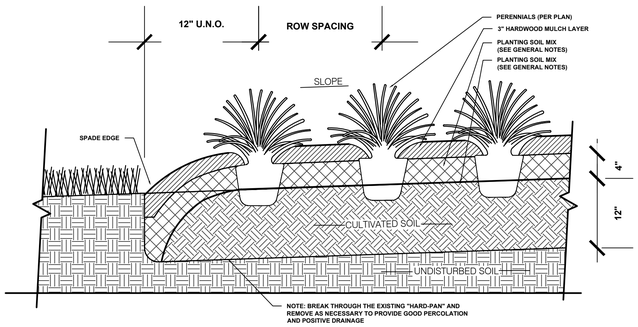
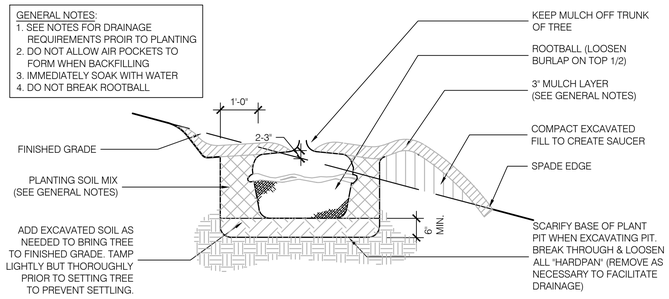


PLANTING PROCEDURE

1. LAYOUT BED AND OUTLINE WITH SPADE EDGE. PLACE SOIL FROM SPADE EDGE WITHIN BED.
2. ROTOTILL BED TO 12" DEPTH. SPREAD 4" MIN. LAYER OF PLANTING SOIL MIX OVER BED. ROTOTILL SOIL MIX INTO TOP OF BED.
3. INSTALL PLANTS, MULCH BEDS, AND WATER THOROUGHLY. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
4. DO NOT INSTALL PERENNIALS TOO CLOSE TO ADJACENT SHRUB PLANTINGS AND DO NOT PLANT WITHIN SPACING REQUIREMENTS OF THE ADJACENT SHRUBS AS IDENTIFIED IN PLANT SCHEDULE. (I.E. DO NOT PLANT PERENNIALS WITHIN 4' OF ADJACENT SHRUBS SPACED AT 4' O.C.)

06 ORNAMENTAL GRASS/PERENNIAL PLANTING

SCALE: NOT TO SCALE

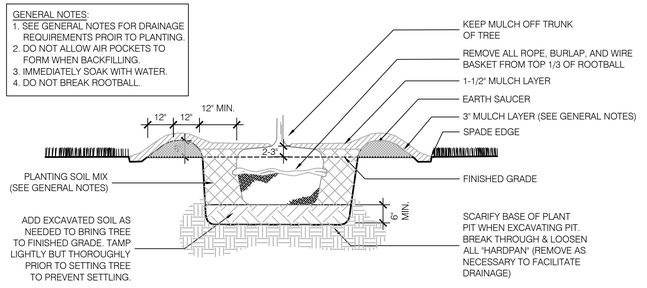


PLANTING PROCEDURE

1. EXCAVATE ROOTBALL PIT
2. ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISHED GRADE.
3. BACKFILL WITH SOIL MIX & "WATER IN"
4. COMPLETE BACKFILLING, CONSTRUCT SAUCER ON LOWER SIDE, TRENCH EDGE & ADD MULCH
5. STAKE & GUY SECURELY

04 TREE PLANTING DETAIL - ON SLOPE

SCALE: NOT TO SCALE



PLANTING PROCEDURE

1. EXCAVATE ROOTBALL PIT
2. ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISH GRADE.
3. REMOVE ALL TWINE, ROPE, WIRE BASKET, AND BURLAP FROM TOP 1/3 OF ROOTBALL & EXPOSE ROOT FLARE.
4. BACKFILL WITH SOIL MIX & "WATER IN"
5. COMPLETE BACKFILLING, CONSTRUCT SAUCER, SPADE-EDGE & ADD MULCH
6. STAKE & GUY SECURELY (AS REQUIRED)

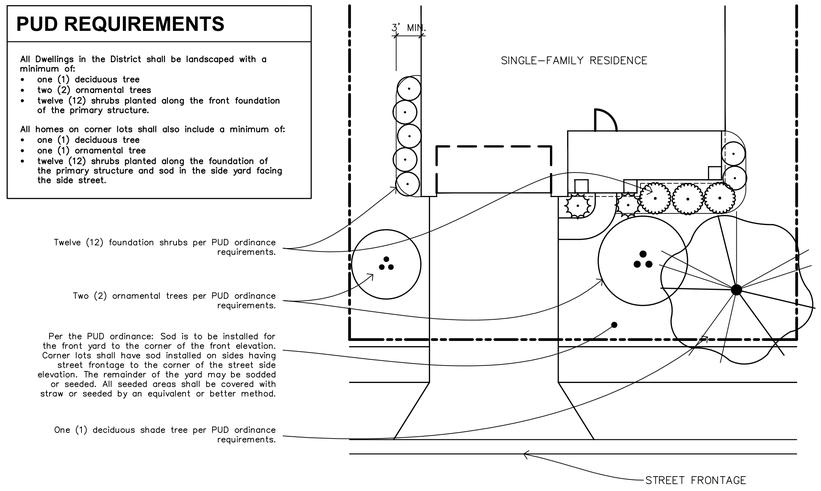
01 TREE PLANTING DETAIL -LEVEL AREA

SCALE: NOT TO SCALE

PUD REQUIREMENTS

All Dwellings in the District shall be landscaped with a minimum of:
- one (1) deciduous tree
- two (2) ornamental trees
- twelve (12) shrubs planted along the front foundation of the primary structure.

All homes on corner lots shall also include a minimum of:
- one (1) deciduous tree
- one (1) ornamental tree
- twelve (12) shrubs planted along the foundation of the primary structure and sod in the side yard facing the side street.



05 REQUIRED LOT LANDSCAPING

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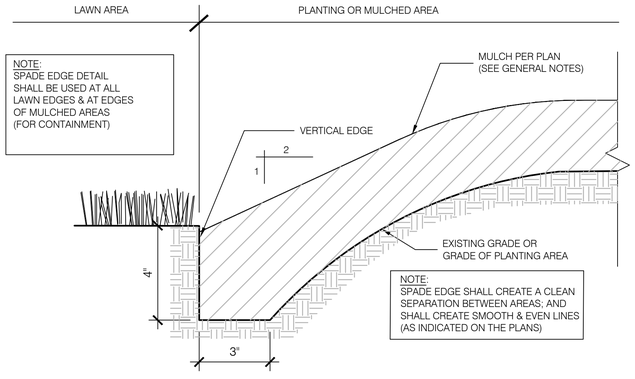

03 SPADE EDGE DETAIL

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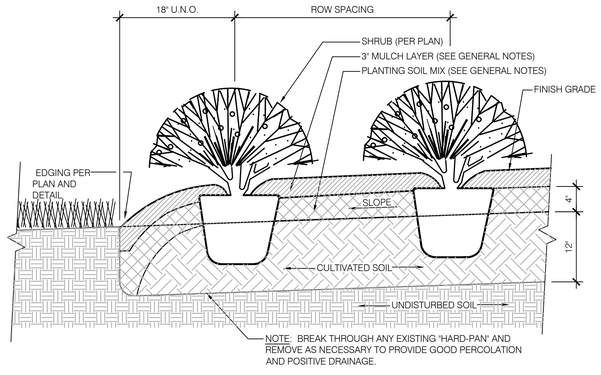

PLANTING PROCEDURE

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2. ROTOTILL BED TO 12" DEPTH. SPREAD 4" MIN. LAYER OF PLANTING SOIL MIX OVER BED. ROTOTILL PLANTING SOIL MIX INTO TOP OF BED.
3. INSTALL PLANTS, MULCH AND WATER THOROUGHLY. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

02 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

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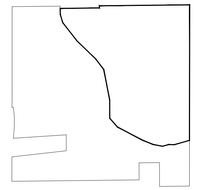

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LANDSCAPE DETAILS

L104

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SOIL PREPARATION (PERFORMANCE SPECIFICATION)
PART 1 – GENERAL
1.1 SUMMARY
A. Section includes planting soils specified according to performance requirements of the mixes.
1.2 DEFINITIONS
A. CEC: Cation exchange capacity.
B. Duff Layer: A surface layer of soil, typical of forested areas, that is composed of mostly decayed leaves, twigs, and detritus.
C. Imported Soil: Soil that is transported to Project site for use.
D. Manufactured Soil: Soil produced by blending soils, sand, stabilized organic soil amendments, and other materials to produce planting soil.
E. Organic Matter: The total of organic materials in soil exclusive of undecayed plant and animal tissues, their partial decomposition products, and the soil biomass; also called "humus" or "soil organic matter."
F. Planting Soil: Existing, on–site soil; imported soil; or manufactured soil that has been modified as specified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth.
G. RCRA Metals: Hazardous metals identified by the EPA under the Resource Conservation and Recovery Act.
H. SSSA: Soil Science Society of America.
I. Subgrade: Surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.
J. Subsoil: Soil beneath the level of subgrade; soil beneath the topsoil layers of a naturally occurring soil profile, typified by less than 1 percent organic matter and few soil organisms.
K. Surface Soil: Soil that is present at the top layer of the existing soil profile. In undisturbed areas, surface soil is typically called "topsoil"; but in disturbed areas such as urban environments, the surface soil can be subsoil.
L. USCC: U.S. Composting Council.
PART 2 – PRODUCTS
2.1 PLANTING SOILS SPECIFIED ACCORDING TO PERFORMANCE REQUIREMENTS
A. Planting–Soil Type 1: Existing, on–site surface soil, with the duff layer, if any, retained and stockpiled on–site; modified to produce viable planting soil. Using preconstruction soil analyses and materials specified in other articles of this Section, amend existing, on–site surface soil to become planting soil complying with the following requirements:
1. Particle Size Distribution by USDA Textures: Classified as sandy loam / loam / silt loam / loamy sand soil according to USDA textures.
2. Fragment Size Distribution:
a. Coarse Fragments: Maximum 8 percent by dry weight.
b. Sticks and Roots: Maximum 1 percent by dry weight.
c. Debris and Other Foreign Materials: Maximum 1 percent by dry weight.
3. Percentage of Organic Matter: Minimum 3 percent by volume.
4. Soil Reaction: pH of 6 to 7.
5. CEC of Total Soil: Minimum 10 meq/100 mL at pH of 7.0.
6. Soluble–Salt Content: 5 to 10 dS/m measured by electrical conductivity.
7. Bulk Density: 1.0 g/cu. cm to 1.5 g/cu. cm at 85 percent compaction.
8. Total Porosity: Minimum 45 percent at 85 percent compaction.
9. Macro Porosity: Minimum 5 percent at 85 percent compaction.
10. RCRA Metals: Below maximum limits established by the EPA.
11. Phytotoxicity: Below phytotoxicity limits established by SSSA.
B. Planting–Soil Type 2: Manufactured soil consisting of manufacturer's basic topsoil, blended in a manufacturing facility with sand, stabilized organic soil amendments, and other materials as specified in other articles of this Section to produce viable planting soil.
1. Basic Properties: Manufactured soil shall not contain the following:
a. Unacceptable Materials: Concrete slurry, concrete layers or chunks, cement, plaster, building debris, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, acid, and other extraneous materials that are harmful to plant growth.
b. Unsuitable Materials: Stones, roots, plants, sod, clay lumps, and pockets of coarse sand that exceed a combined maximum of 5 percent by dry weight of the manufactured soil.
c. Large Materials: Stones, clods, roots, clay lumps, and pockets of coarse sand exceeding 1–1/2 inches in any dimension.
2. Fragment Size Distribution:
a. Coarse Fragments: Maximum 8 percent by dry weight.
b. Sticks and Roots: Maximum 1 percent by dry weight.
c. Debris and Other Foreign Materials: Maximum 1 percent by dry weight.
3. Percentage of Organic Matter: Minimum 6 percent by volume.
4. Soil Reaction: pH of 6 to 7.
5. CEC of Total Soil: Minimum 10 meq/100 mL at pH of 7.0.
6. Soluble–Salt Content: 5 to 10 dS/m measured by electrical conductivity.
7. Bulk Density: 1.0 g/cu. cm to 1.5 g/cu. cm at 85 percent compaction.
8. Total Porosity: Minimum 50 percent at 85 percent compaction.
9. Macro Porosity: Minimum 5 percent at 85 percent compaction.
10. RCRA Metals: Below maximum limits established by the EPA.
11. Phytotoxicity: Below phytotoxicity limits established by SSSA.
2.2 INORGANIC SOIL AMENDMENTS
A. Lime: ASTM C602, agricultural liming material containing a minimum of 80 percent calcium carbonate equivalent.
B. Sulfur: Granular, biodegradable, and containing a minimum of 90 percent elemental sulfur, with a minimum of 99 percent passing through a No. 6 sieve and a maximum of 10 percent passing through a No. 40 sieve.
C. Iron Sulfate: Granulated ferrous sulfate containing a minimum of 20 percent iron and 10 percent sulfur.
D. Agricultural Gypsum: Minimum 90 percent calcium sulfate, finely ground with 90 percent passing through a No. 50 sieve.
E. Sand: Clean, washed, natural or manufactured, free of toxic materials, and according to ASTM C33/C33M.
2.3 ORGANIC SOIL AMENDMENTS
A. Compost: Well–composted, stable, and weed–free organic matter produced by composting feedstock, and bearing USCC's "Seal of Testing Assurance," and as follows:
1. Feedstock: Limited to leaves.
2. Reaction: pH of 5.5 to 8.
3. Soluble–Salt Concentration: Less than 4 dS/m.
4. Moisture Content: 35 to 55 percent by weight.
5. Organic–Matter Content: 50 to 60 percent of dry weight.
6. Particle Size: Minimum of 98 percent passing through a 2–inch sieve.
B. Sphagnum Peat: Partially decomposed sphagnum peat moss, finely divided or of granular texture, a pH of 3.4 to 4.8, and a soluble–salt content measured by electrical conductivity of maximum 5 dS/m.
C. Muck Peat: Partially decomposed moss peat, native peat, or reed–sedge peat, finely divided or of granular texture, a pH of 6 to 7.5, a soluble–salt content measured by electrical conductivity of maximum 5 dS/m, having a water–absorbing capacity of 1100 to 2000 percent, and containing no sand.
D. Wood Derivatives: Shredded and composted, nitrogen–treated sawdust, ground bark, or wood waste; of uniform texture and free of chips, stones, sticks, soil, or toxic materials.
E. Manure: Well–rotted, unleached, stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed, debris, and material harmful to plant growth.
2.4 FERTILIZERS
A. Commercial Fertilizer: Commercial–grade complete fertilizer of neutral character, consisting of fast– and slow–release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium.
B. Slow–Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water–insoluble nitrogen, phosphorus, and potassium.
PART 3 – EXECUTION
3.1 GENERAL
A. Place planting soil and fertilizers according to requirements in other Specification Sections.
B. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in planting soil.
3.2 PREPARATION OF UNAMENDED, ON–SITE SOIL BEFORE AMENDING
A. Excavation: Excavate soil from designated area(s) to a depth of 6 inches and stockpile until amended.
B. Unacceptable Materials: Clean soil of concrete slurry, concrete layers or chunks, cement, plaster, building debris, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, acid, and other extraneous materials that are harmful to plant growth.
C. Unsuitable Materials: Clean soil to contain a combined maximum of 8 percent by dry weight of stones, roots, plants, sod, clay lumps, and pockets of coarse sand.
D. Screening: Pass unamended soil through a 3–inch sieve to remove large materials.
3.3 PLACING AND MIXING PLANTING SOIL OVER EXPOSED SUBGRADE
A. General: Apply and mix unamended soil with amendments on–site to produce required planting soil. Do not apply materials or till if existing soil or subgrade is frozen, muddy, or excessively wet.
B. Subgrade Preparation: Till subgrade to a minimum depth of 12 inches. Remove stones larger than 2 inches in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
C. Mixing: Spread unamended soil to total depth of 6 inches, but not less than required to meet finish grades after mixing with amendments and natural settlement. Do not spread if soil or subgrade is frozen, muddy, or excessively wet.
1. Amendments: Apply soil amendments and fertilizer, if required, evenly on surface, and thoroughly blend them with unamended soil to produce planting soil.
a. Mix lime and sulfur with dry soil before mixing fertilizer.
b. Mix fertilizer with planting soil no more than seven days before planting.
2. Lifts: Apply and mix unamended soil and amendments in lifts not exceeding 8 inches in loose depth for material compacted by compaction equipment, and not more than 6 inches in loose depth for material compacted by hand–operated tampers.
D. Compaction: Compact each blended lift of planting soil to 75 to 82 percent of maximum Standard Proctor density according to ASTM D698.
E. Finish Grading: Grade planting soil to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.
3.4 PLACING MANUFACTURED PLANTING SOIL OVER EXPOSED SUBGRADE
A. General: Apply manufactured soil on–site in its final, blended condition. Do not apply materials or till if existing soil or subgrade is frozen, muddy, or excessively wet.
B. Subgrade Preparation: Till subgrade to a minimum depth of 12 inches. Remove stones larger than 2 inches in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
C. Application: Spread planting soil to total depth of 12 inches, but not less than required to meet finish grades after natural settlement. Do not spread if soil or subgrade is frozen, muddy, or excessively wet.
1. Lifts: Apply planting soil in lifts not exceeding 12 inches in loose depth for material compacted by compaction equipment, and not more than 6 inches in loose depth for material compacted by hand–operated tampers.
D. Compaction: Compact each lift of planting soil to 75 to 82 percent of maximum Standard Proctor density according to ASTM D698.
E. Finish Grading: Grade planting soil to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.
3.5 BLENDING PLANTING SOIL IN PLACE
A. General: Mix amendments with in–place, unamended soil to produce required planting soil. Do not apply materials or till if existing soil or subgrade is frozen, muddy, or excessively wet.
B. Preparation: Till unamended, existing soil in planting areas to a minimum depth of 12 inches. Remove stones larger than 3 inches in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
C. Mixing: Apply soil amendments and fertilizer, if required, evenly on surface, and thoroughly blend them into full depth of unamended, in–place soil to produce planting soil.
1. Mix lime and sulfur with dry soil before mixing fertilizer.
2. Mix fertilizer with planting soil no more than seven days before planting.
D. Compaction: Compact blended planting soil to 75 to 82 percent of maximum Standard Proctor density according to ASTM D698.
E. Finish Grading: Grade planting soil to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.
3.6 FIELD QUALITY CONTROL
A. Testing Agency: Engage a qualified testing agency to perform tests and inspections.
B. Perform the following tests:
1. Compaction: Test planting–soil compaction after placing each lift and at completion using a densitometer or soil–compaction meter calibrated to a reference test value based on laboratory testing according to ASTM D698. Space tests at no less than one for each 2000 sq. ft. of in–place soil or part thereof.
2. Performance Testing: For each amended planting–soil type, demonstrating compliance with specified performance requirements. Perform testing according to "Soil–Sampling Requirements" and "Testing Requirements" articles.
C. Soil will be considered defective if it does not pass tests.
D. Prepare test reports.
E. Label each sample and test report with the date, location keyed to a site plan or other location system, visible conditions when and where sample was taken, and sampling depth.
3.7 PROTECTION AND CLEANING
A. Protection Zone: Identify protection zones according to Section 015639 "Temporary Tree and Plant Protection."
B. Protect areas of in–place soil from additional compaction, disturbance, and contamination. Prohibit the following practices within these areas except as required to perform planting operations:
1. Storage of construction materials, debris, or excavated material.
2. Parking vehicles or equipment.
3. Vehicle traffic.
4. Foot traffic.
5. Erection of sheds or structures.
6. Impoundment of water.
7. Excavation or other digging unless otherwise indicated.
C. Remove surplus soil and waste material including excess subsoil, unsuitable materials, trash, and debris and legally dispose of them off Owner's property unless otherwise indicated.
END OF SECTION

PLANTS, TREE WATERING DEVICES, MULCHES, EDGINGS
PART 1 – GENERAL
1.1 DEFINITIONS
A. Backfill: The earth used to replace or the act of replacing earth in an excavation.
B. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. Pesticides include insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. They also include substances or mixtures intended for use as a plant regulator, defoliant, or desiccant. Some sources classify herbicides separately from pesticides.
C. Planting Soil: Existing, on–site soil; imported soil; or manufactured soil that has been modified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth. See Section 329115 "Soil Preparation (Performance Specification)" for drawing designations for planting soils.
D. Root Flare: Also called "trunk flare." The area at the base of the plant's stem or trunk where the stem or trunk broadens to form roots; the area of transition between the root system and the stem or trunk.
1.2 CLOSEOUT SUBMITTALS
A. Maintenance Data: Recommended procedures to be provided to Owner for maintenance of plants during a calendar year.
1.3 QUALITY ASSURANCE
A. Installer's Field Supervision: Require Installer to maintain an experienced full–time supervisor on Project site when work is in progress.
1. Pesticide Applicator: State licensed, commercial.
B. Provide quality, size, genus, species, and variety of plants indicated, complying with applicable requirements in ANSI Z60.1.
1.4 DELIVERY, STORAGE, AND HANDLING
A. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, wind burn, sweating, whipping, and other handling and tying damage. Do not bend or bind–tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of plants during shipping and delivery. Do not drop plants during delivery and handling.
B. Handle planting stock by root ball.
C. Store bulbs, corms, and tubers in a dry place at 60 to 65 deg F until planting.
D. Deliver plants after preparations for planting have been completed, and install immediately. If planting is delayed more than six hours after delivery, set plants and trees in their appropriate aspect (sun, filtered sun, or shade), protect from weather and mechanical damage, and keep roots moist.
1.5 WARRANTY
A. Special Warranty: Installer agrees to repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period.
1. Failures include, but are not limited to, the following:
a. Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner.
b. Structural failures including plantings falling or blowing over.
2. Warranty Periods: From date of Substantial Completion.
a. Trees, Shrubs, Vines, and Ornamental Grasses: 12 months.
b. Ground Covers, Biennials, Perennials, and Other Plants: October 15th of year of Substantial Completion.
c. Annuals: Two months.
PART 2 – PRODUCTS
2.1 PLANT MATERIAL
A. General: Furnish nursery–grown plants true to genus, species, variety, cultivar, stem form, shearing, and other features indicated in Plant List, Plant Schedule, or Plant Legend indicated on Drawings and complying with ANSI Z60.1; and with healthy root systems developed by transplanting or root pruning. Provide well–shaped, fully branched, healthy, vigorous stock, densely foliated when in leaf and free of disease, pests, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
B. Root–Ball Depth: Furnish trees and shrubs with root balls measured from top of root ball, which begins at root flare according to ANSI Z60.1. Root flare shall be visible before planting.
C. Annuals and Biennials: Provide healthy, disease–free plants of species and variety shown or listed, with well–established root systems reaching to sides of the container to maintain a firm ball, but not with excessive root growth encircling the container. Provide only plants that are acclimated to outdoor conditions before delivery and that are in bud but not yet in bloom.
2.2 FERTILIZERS
A. Planting Tablets: Tightly compressed chip–type, long–lasting, slow–release, commercial–grade planting fertilizer in tablet form. Tablets shall break down with soil bacteria, converting nutrients into a form that can be absorbed by plant roots.
1. Size: 10–gram tablets.
2. Nutrient Composition: 20 percent nitrogen, 10 percent phosphorous, and 5 percent potassium, by weight plus micronutrients.
2.3 MULCHES
A. Organic Mulch: Shredded hardwood.
B. Mineral Mulch: Rounded riverbed gravel or smooth–faced stone, washed.
1. Size Range: 1–1/2 inches maximum, 3/4 inch minimum.
2. Color: Natural gravel full color range.
2.4 WEED–CONTROL BARRIERS
A. Nonwoven Geotextile Filter Fabric: Polypropylene or polyester fabric, 3 oz./sq. yd. minimum, composed of fibers formed into a stable network so that fibers retain their relative position. Fabric shall be inert to biological degradation and resist naturally encountered chemicals, alkalis, and acids.
2.5 PESTICIDES
A. General: Pesticide registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.
2.6 LANDSCAPE EDGINGS
A. Steel Edging: Standard commercial–steel edging, fabricated in sections of standard lengths, with loops stamped from or welded to face of sections to receive stakes.
1. Edging Size: 1/4 inch thick by 5 inches deep.
2. Finish: Black.
B. Aluminum Edging: Standard–profile extruded–aluminum edging, ASTM B221, Alloy 6063–T6, fabricated in standard lengths with interlocking sections with loops stamped from face of sections to receive stakes.
1. Edging Size: 1/8 inch thick by 5–1/2 inches deep.
2. Finish: Black anodized.
2.7 TREE–WATERING DEVICES
A. Slow–Release Watering Device: Standard product manufactured for drip irrigation of plants and emptying its water contents over an extended time period; manufactured from UV–light–stabilized nylon–reinforced polyethylene sheet, PVC, or HDPE plastic.
1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
a. Spectrum Products, Inc.; Treegator® Original
PART 3 – EXECUTION
3.1 PLANTING AREA ESTABLISHMENT
A. General: Prepare planting area for soil placement and mix planting soil according to "Soil Preparation (Performance Specification)."
B. Placing Planting Soil: Place manufactured planting soil over exposed subgrade, unless otherwise indicated on Drawings.
3.2 EXCAVATION FOR TREES AND SHRUBS
A. Planting Pits and Trenches: Excavate circular planting pits.
1. Excavate planting pits with sides sloping inward at a 45–degree angle. Excavations with vertical sides are unacceptable. Trim perimeter of bottom leaving center area of bottom raised slightly to support root ball and assist in drainage away from center. Do not further disturb base. Ensure that root ball will sit on undisturbed base soil to prevent settling. Scarify sides of planting pit smeared or smoothed during excavation.
2. Excavate approximately three times as wide as ball diameter.
3. Do not excavate deeper than depth of the root ball, measured from the root flare to the bottom of the root ball.
B. Backfill Soil: Subsoil and topsoil removed from excavations may be used as backfill soil unless otherwise indicated.
3.3 TREE, SHRUB, AND VINE PLANTING
A. Inspection: At time of planting, verify that root flare is visible at top of root ball according to ANSI Z60.1. If root flare is not visible, remove soil in a level manner from the root ball to where the top–most root emerges from the trunk. After soil removal to expose the root flare, verify that root ball still meets size requirements.
B. Roots: Remove stem girdling roots and kinked roots. Remove injured roots by cutting cleanly; do not break.
C. Set each plant plumb and in center of planting pit or trench with root flare adjacent finish grades according to planting details.
1. Balled and Burlapped Stock: After placing some backfill around root ball to stabilize plant, carefully cut and remove burlap, rope, and wire baskets from tops of root balls and from sides, but do not remove from under root balls. Remove pallets, if any, before setting. Do not use planting stock if root ball is cracked or broken before or during planting operation.
2. Balled and Potted and Container–Grown Stock: Carefully remove root ball from container without damaging root ball or plant.
3. Fabric Bag–Grown Stock: Carefully remove root ball from fabric bag without damaging root ball or plant. Do not use planting stock if root ball is cracked or broken before or during planting operation.
4. Bare–Root Stock: Support stem of each plant and spread roots without tangling or turning toward surface. Plumb before backfilling, and maintain plumb while working. Carefully work backfill around roots by hand. Bring roots into close contact with the soil.
5. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one–half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
6. Place planting tablets equally distributed around each planting pit when pit is approximately one–half filled. Place tablets beside the root ball about 1 inch from root tips; do not place tablets in bottom of the hole.
a. Quantity: Per manufacturer recommendations.
7. Continue backfilling process. Water again after placing and tamping final layer of soil.
D. Slopes: When planting on slopes, set the plant so the root flare on the uphill side is flush with the surrounding soil on the slope; the edge of the root ball on the downhill side will be above the surrounding soil. Apply enough soil to cover the downhill side of the root ball.
3.4 TREE, SHRUB, AND VINE PRUNING
A. Remove only dead, dying, or broken branches. Do not prune for shape.
B. Prune, thin, and shape trees, shrubs, and vines as directed by Landscape Architect.
C. Prune, thin, and shape trees, shrubs, and vines according to standard professional horticultural and arboricultural practices. Unless otherwise indicated by Landscape Architect, do not cut tree leaders; remove only injured, dying, or dead branches from trees and shrubs; and prune to retain natural character.
D. Do not apply pruning paint to wounds.
3.5 GROUND COVER AND PLANT PLANTING
A. Set out and space ground cover and plants other than trees, shrubs, and vines as indicated on Drawings in even rows with triangular spacing.
B. Use planting soil as indicated on Drawings for backfill.
C. Dig holes large enough to allow spreading of roots.
D. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.
E. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
F. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.
3.6 PLANTING AREA MULCHING
A. Mulch backfilled surfaces of planting areas and other areas indicated on Drawings.
3.7 INSTALLATION OF EDGING
A. Steel Edging: Install steel edging where indicated according to manufacturer's written instructions. Anchor with steel stakes spaced approximately 30 inches apart, driven below top elevation of edging.
B. Aluminum Edging: Install aluminum edging where indicated according to manufacturer's written instructions. Anchor with aluminum stakes spaced approximately 36 inches apart, driven below top elevation of edging.
C. Shovel–Cut Edging: Separate mulched areas from turf areas with a 45–degree, 4– to 6–inch–deep, shovel–cut edge.
3.8 INSTALLATION OF SLOW–RELEASE WATERING DEVICE
A. Provide one device for each tree.
3.9 PLANT MAINTENANCE
A. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings.
B. Fill in, as necessary, soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
C. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices when possible to minimize use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.
D. Apply pesticides and other chemical products and biological control agents according to authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed.
E. Protect plants from damage due to landscape operations and operations of other contractors and trades. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged plantings.
F. At time of Substantial Completion, verify that tree–watering devices are in good working order and leave them in place. Replace improperly functioning devices.
3.10 MAINTENANCE SERVICE
A. Maintenance Service: Provide maintenance by skilled employees of landscape Installer. Maintain as required in "Plant Maintenance" Article. Begin maintenance immediately after plants are installed and continue until plantings are acceptably healthy and well established, but for not less than maintenance period below:
1. Maintenance Period for Trees and Shrubs: 12 months from date of Substantial Completion.
2. Maintenance Period for Ground Cover and Other Plants: October 15th of year of Substantial Completion.
END OF SECTION

TURF AND GRASSES
PART 1 – GENERAL
1.1 DEFINITIONS
A. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. This includes insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. It also includes substances or mixtures intended for use as a plant regulator, defoliant, or desiccant.
B. Planting Soil: Existing, on–site soil; imported soil; or manufactured soil that has been modified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth. See Section 329115 "Soil Preparation (Performance Specification)" and drawing designations for planting soils.
1.2 DELIVERY, STORAGE, AND HANDLING
A. Seed and Other Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of compliance with state and Federal laws, as applicable.
B. Sod: Harvest, deliver, store, and handle sod according to requirements in "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" sections in TPI's "Guideline Specifications to Turfgrass Sodding." Deliver sod within 24 hours of harvesting and in time for planting promptly. Protect sod from breakage and drying.
PART 2 – PRODUCTS
2.1 SEED
A. Grass Seed: Fresh, clean, dry, new–crop seed complying with AOSA's "Rules for Testing Seeds" for purity and germination tolerances.
B. Seed Species:
1. Quality, Non–State Certified: Seed of grass species as listed below for solar exposure, with not less than 85 percent germination, not less than 95 percent pure seed, and not more than 0.5 percent weed seed:
2. Full Sun and Partial Shade: Blend at least three locally appropriate strain varieties by weight as follows:
a. Turf–Type Tall Fescue, 40–80 percent
b. Turf–Type Perennial Ryegrass, 10–40 percent
c. Kentucky Bluegrass, 10–20 percent
3. Shade: Blend at least three locally appropriate strain varieties by weight as follows:
a. Creeping Fescue, Chewings Fescue, and/or Hard Fescue, 40–70 percent
b. Turf–Type Perennial Ryegrass, 20–40 percent
c. Kentucky Bluegrass, 10–20 percent
2.2 FERTILIZERS
A. Commercial Fertilizer: Commercial–grade complete fertilizer of neutral character, consisting of fast– and slow–release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:
1. Composition: 1 lb/1000 sq. ft. of actual nitrogen, 4 percent phosphorous, and 2 percent potassium, by weight.
B. Slow–Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water–insoluble nitrogen, phosphorus, and potassium in the following composition:
1. Composition: 20 percent nitrogen, 10 percent phosphorous, and 10 percent potassium, by weight.
2.3 MULCHES
A. Straw Mulch: Provide air–dry, clean, mildew– and seed–free, salt hay or threshed straw of wheat, rye, oats, or barley.
2.4 PESTICIDES
A. General: Pesticide, registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.
PART 3 – EXECUTION
3.1 TURF AREA PREPARATION
A. General: Prepare planting area for soil placement and mix planting soil according to "Soil Preparation (Performance Specification), modify topsoil depth to 4 inches, minimum."
B. Moisten prepared area before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
3.2 SEEDING
A. Sow seed with spreader or seeding machine. Do not broadcast or drop seed when wind velocity exceeds 5 mph.
1. Evenly distribute seed by sowing equal quantities in two directions at right angles to each other.
2. Do not use wet seed or seed that is moldy or otherwise damaged.
3. Do not seed against existing trees. Limit extent of seed to outside edge of planting saucer.
B. Sow seed at a total rate of 8 lb/1000 sq. ft..
C. Rake seed lightly into top 1/8 inch of soil, roll lightly, and water with fine spray.
D. Protect seeded areas with slopes not exceeding 1:6 by spreading straw mulch. Spread uniformly at a minimum rate of 2 tons/acre to form a continuous blanket 1–1/2 inches in loose thickness over seeded areas.
1. Anchor straw mulch by crimping into soil with suitable mechanical equipment.
3.3 TURF MAINTENANCE
A. General: Maintain and establish turf by watering, fertilizing, weeding, mowing, trimming, replanting, and performing other operations as required to establish healthy, viable turf. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth turf. Provide materials and installation the same as those used in the original installation.
B. Mow turf as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than one–third of grass height. Remove no more than one–third of grass–leaf growth in initial or subsequent mowings.
3.4 SATISFACTORY TURF
A. Turf installations shall meet the following criteria:
1. Satisfactory Seeded Turf: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. and bare spots not exceeding 5 by 5 inches.
2. Satisfactory Sodded Turf: At end of maintenance period, a healthy, well–rooted, even–colored, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.
B. Use specified materials to reestablish turf that does not comply with requirements, and continue maintenance until turf is satisfactory.
END OF SECTION

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HAVEN PONDS SECTION 4

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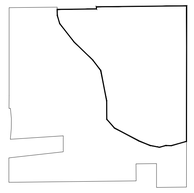

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/06/2025
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

LANDSCAPE SPECIFICATIONS

L105

PLOT DATE: 11/7/2025 9:08 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/6/2025
EDITED BY: DKIVIJERA
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