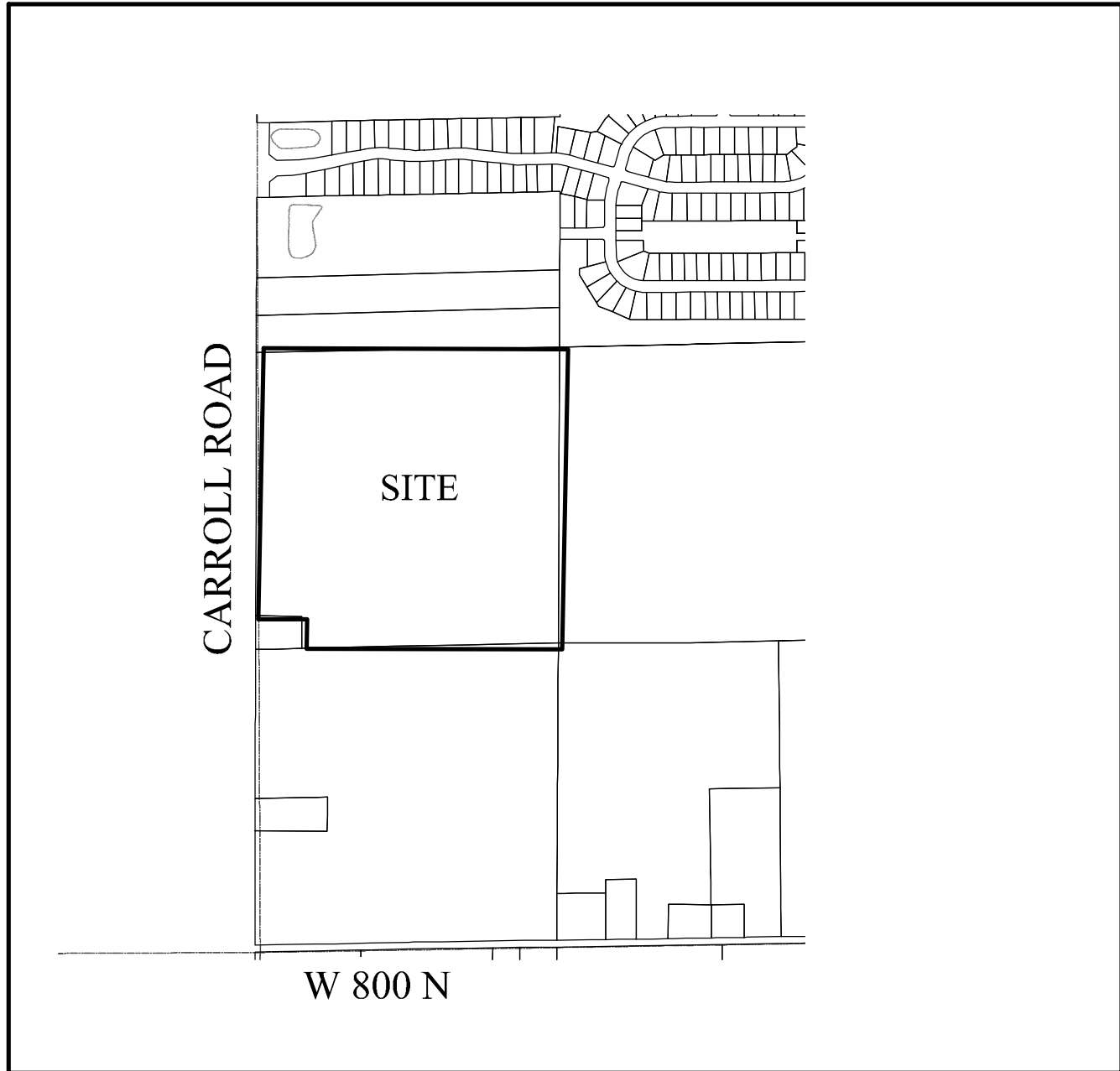


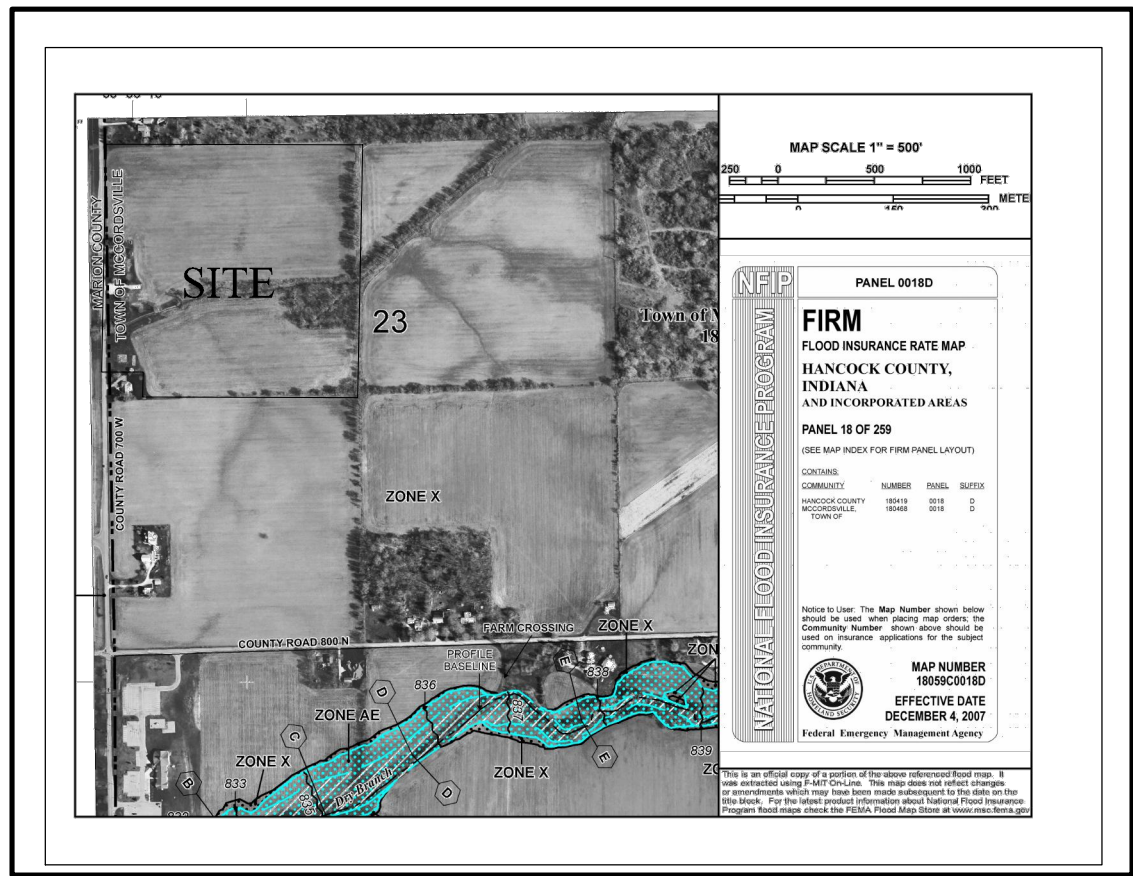
APPROVAL PENDING - NOT FOR CONSTRUCTION

# PINE VAIL ESTATES

Developed by:  
**PREMIER LAND COMPANY, LLC.**  
**11691 FALL CREEK Road**  
**Suite 210**  
**Indianapolis, Indiana 46256**  
**Phone: (317) 501-9172**  
**Contact Person: Richard Henderson**



LOCATION MAP  
(N.T.S.)

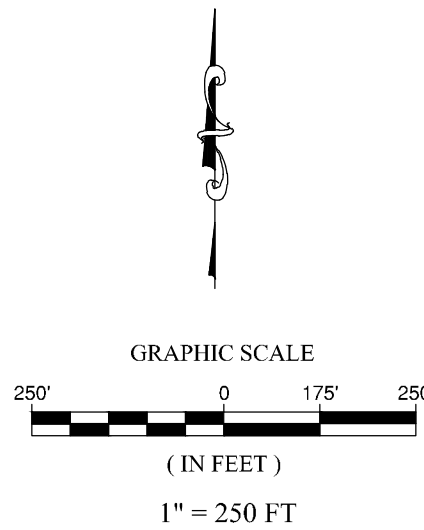


FLOOD MAP  
(N.T.S.)

SHT.	DESCRIPTION
C001	COVER SHEET
C100	TOPOGRAPHICAL SURVEY/DEMOLITION PLAN
C200-C203	SITE DEVELOPMENT PLAN EMERGENCY FLOOD ROUTING PLAN
C300-C308	INITIAL STORM WATER POLLUTION & PREVENTION PLAN TEMPORARY STORM WATER POLLUTION & PREVENTION PLAN PERMANENT SEDIMENT & EROSION CONTROL PLAN STORM WATER POLLUTION & PREVENTION SPECIFICATIONS STORM WATER POLLUTION & PREVENTION DETAILS
C400-C409	STREET PLAN & PROFILES ENTRANCE & INTERSECTION DETAILS TRAFFIC PLANS MAINTENANCE OF TRAFFIC PLAN
C500-C503	SANITARY SEWER PLAN & PROFILE
C600-C605	STORM SEWER PLAN & PROFILES SUB-SURFACE DRAINAGE PLAN
C700-C703	WATER PLAN WATER DETAILS

McCORDSVILLE STANDARD SPECIFICATIONS	
SHT.	DESCRIPTION
1	DIRECTIONS FOR USE, & GENERAL NOTES
2	RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS
3	RIGHT-OF-WAY DETAILS
4	STANDARDS & UTILITY LOCATION GUIDELINES
5	DRIVEWAY & HANDICAP RAMP DETAILS
6	STORM SEWER STRUCTURE DETAILS
7	STORM SEWER BEDDING DETAILS AND GENERAL NOTES
8	SANITARY SEWER SPECS.
9	SANITARY SEWER DETAILS
10	SANITARY SEWER LIFT STATION STANDARDS & GUIDELINES

REVISIONS	
SHT.	DESCRIPTION



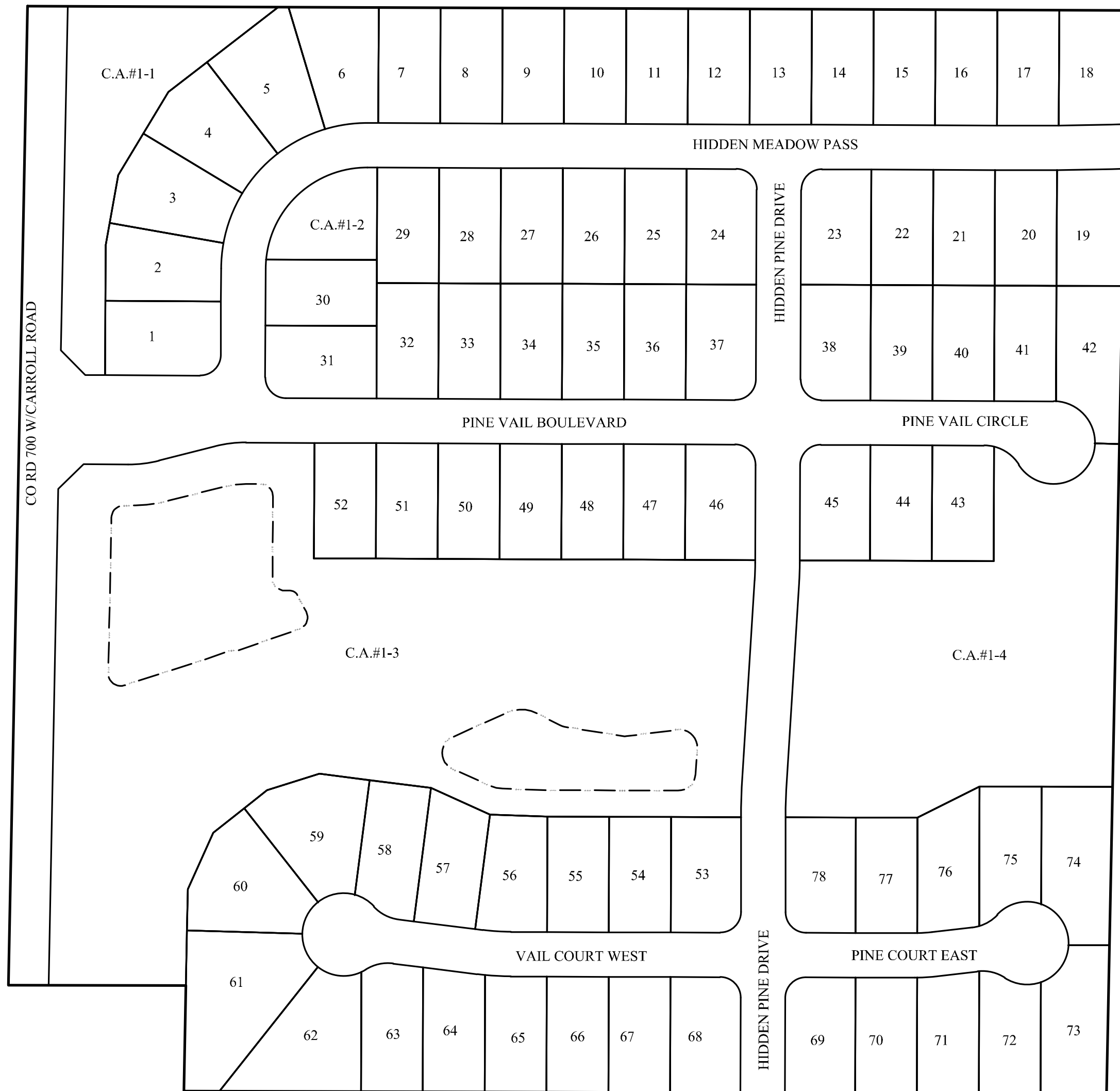
#### UTILITY CONTACTS

Citizens Energy Group  
2150 Dr. Martin Luther King Jr. Street  
Indianapolis, Indiana 46202  
Contact: Brad Hostettler  
Ph: (317) 927-4351

NineStar Connect  
2243 East Main Street  
Greenfield, Indiana 46140  
Contact: Eric Meyer  
Ph: (317) 323-2074

Comcast  
5330 East 65th. Street  
Indianapolis, Indiana 46220  
Contact: Matt Stringer  
Ph: (317) 774-3384

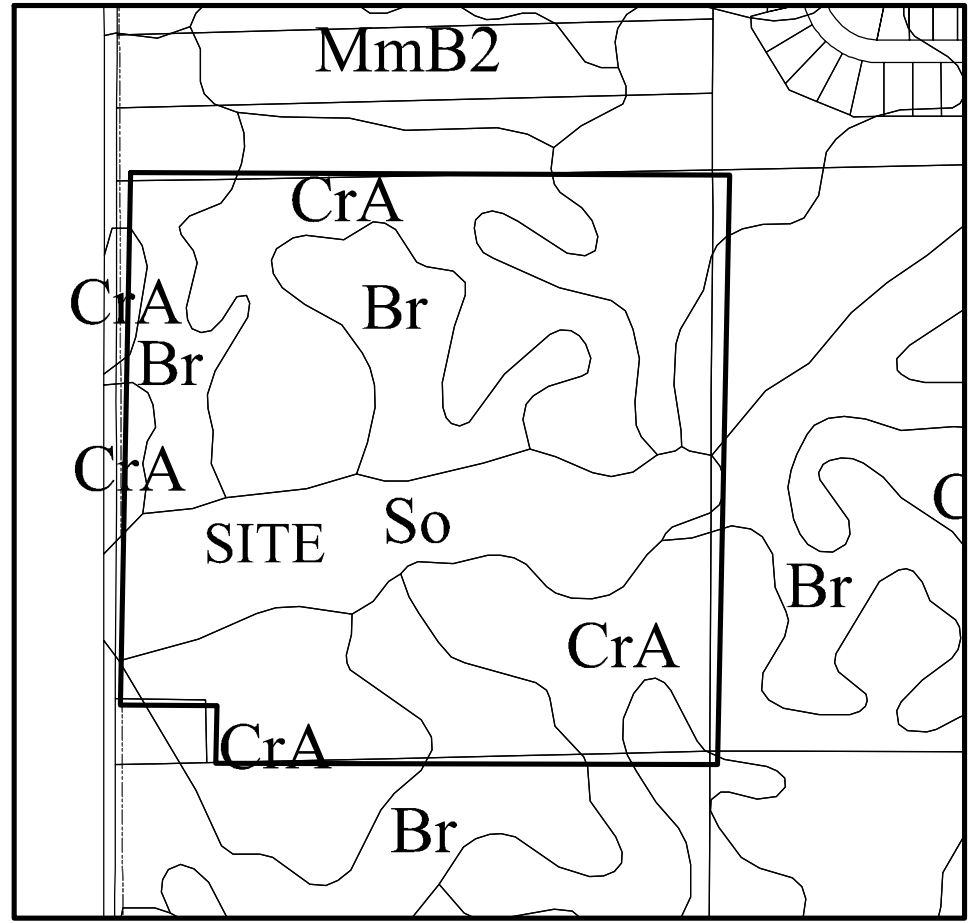
Vectren Energy  
201 West South Street  
Greenfield, Indiana 46140  
Contact: Nick Dearing  
Ph: (765) 648-3246



Pine Vail Estates

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision a part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 17 North, Range 05 East, Vernon Township, Hancock County, Indiana more particularly described as follows:

Beginning at the Northwest corner of said Quarter-Quarter Section; thence South 89 degrees 46 minutes 02 seconds East (assumed bearing), along the North line of said Quarter-Quarter Section, a distance of 1,333.90 feet to the Northeast corner thereof; thence South 01 degree 07 minutes 35 seconds West, along the East line of said Quarter-Quarter Section, a distance of 1,313.09 feet to the Southeast corner thereof; thence North 89 degrees 50 minutes 16 seconds West, along the South line of said Quarter-Quarter Section a distance of 1,118.78 feet to the Southeast corner of Kim Vail Minor Subdivision, recorded as Instrument Number 86591.4 in Plat Cabinet A, Slide 367 in the Office of the Hancock County Recorder; thence North 01 degree 07 minutes 11 seconds East, along the East line of said subdivision, a distance of 128.00 feet to the Northeast corner thereof; thence North 89 degrees 50 minutes 16 seconds West, along the North line of said subdivision, a distance of 215.00 feet to the West line of said Quarter-Quarter Section; thence North 01 degree 07 minutes 11 seconds East, along said West line, a distance of 1,186.74 feet to the Point of Beginning, Containing 39.596 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.



SOILS MAP  
(N.T.S.)  
Map Unit: Br - Brookston silty clay loam

Br--Brookston silty clay loam  
This poorly drained soil has a seasonal high watertable above the surface or within 1.0 ft. and is in depressions. Slopes are 0 to 2 percent. The native vegetation is water tolerant grasses and hardwoods. The surface layer is silty clay loam and has moderate or high organic matter content (2.0 to 5.0 percent). Permeability is moderately slow (0.2 to 0.6 in/hr) in the most restrictive layer above 60 inches. Available water capacity is high (10.0 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 6.1 to 7.3. This soil is hydric. Wetness is a management concern for crop production. This soil responds well to tile drainage.

Map Unit: CrA - Crosby silt loam, 0 to 2 percent slopes

CrA--Crosby silt loam, 0 to 2 percent slopes  
This is a somewhat poorly drained soil and has a seasonal high watertable at 0.5 to 2.0 ft. and is on rises on uplands. Slopes are 0 to 2 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low or moderate organic matter content (1.0 to 3.0 percent). Permeability is very slow (< 0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is moderate (6.2 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 5.1 to 6.0. Droughtiness and wetness are management concerns for crop production. This soil responds well to tile drainage.

So - Sloan silt loam

This concave, very deep, and very poorly drained soil is on floodplains. It is subject to frequent flooding. The mapped areas are mostly elongated and are parallel to streams. Many areas are in narrow valleys along small streams. The mapped areas range in size from 3 to 100 acres in size. In a typical profile the surface layer is dark grayish brown silt loam about 11 inches thick. The underlying material, to a depth of 13 inches is dark grayish brown and grayish brown, mottled silty clay loam. Below this to a depth of 34 inches, it is gray and very dark gray clay loam. Below this, to a depth of 60 inches, it is grayish brown fine gravel and coarse sand. In small areas scattered throughout the county, this soil has darker surface layer; in some of these areas it is near Ross soils. In some places the underlying material has more gravel. This soil has carbonates throughout the profile in some areas. In some small areas in the upper reaches of small streams, this soil has firm loam till at a depth of 45 to 60 inches. In some small areas it has less clay and more sand between a depth of 10 and 40 inches. In some areas sand and gravelly sand are at a depth of only 40 inches.

DESIGN DATA		
78 LOTS		
39.596 AC.	= 1.97 LOTS/ACRE	
PINE VAIL BOULEVARD	919.48 L.F.	
PINE VAIL CIRCLE	356.89 L.F.	
HIDDEN MEADOW PASS	1,338.24 L.F.	
HIDDEN PINE DRIVE	1,146.89 L.F.	
VAIL COURT WEST	509.96 L.F.	
VAIL COURT EAST	320.90 L.F.	
TOTAL	4,592.36 L.F.	

#### McCORD POINTE LOT INDEX

TOTAL	78
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#### COMMON AREA INDEX

C.A.#1-1	42,051 sq. ft.
C.A.#1-2	11,875 sq. ft.
C.A.#1-3	326,991 sq. ft.
C.A.#1-4	131,424 sq. ft.
TOTALS	512,341 sq. ft.
	11.762 Ac.

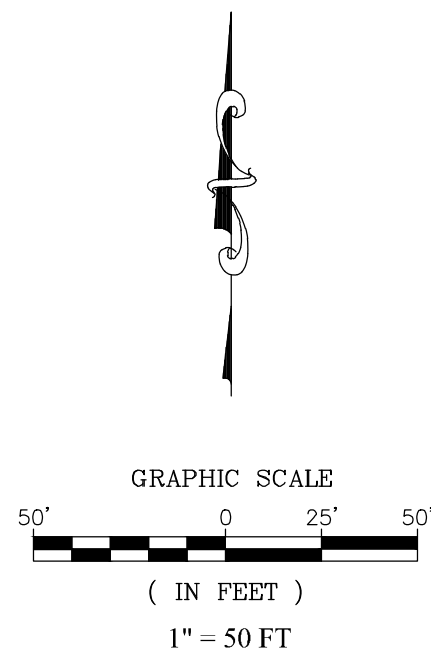
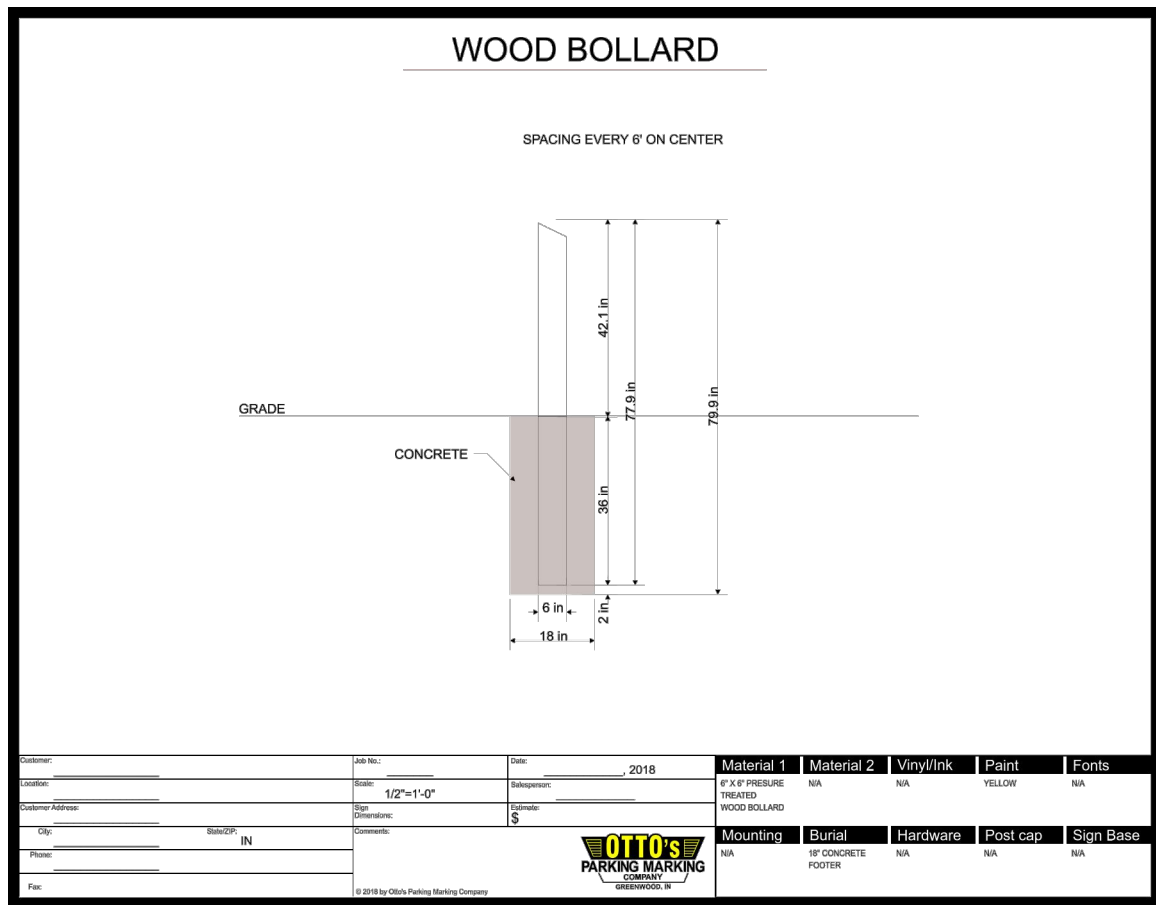
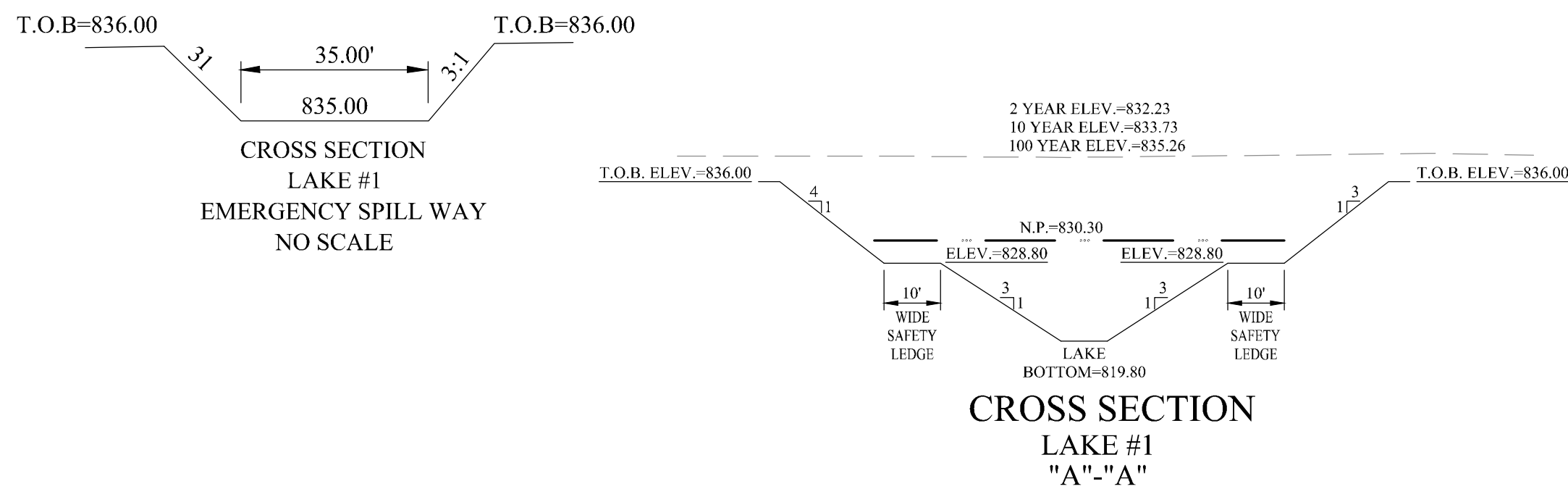
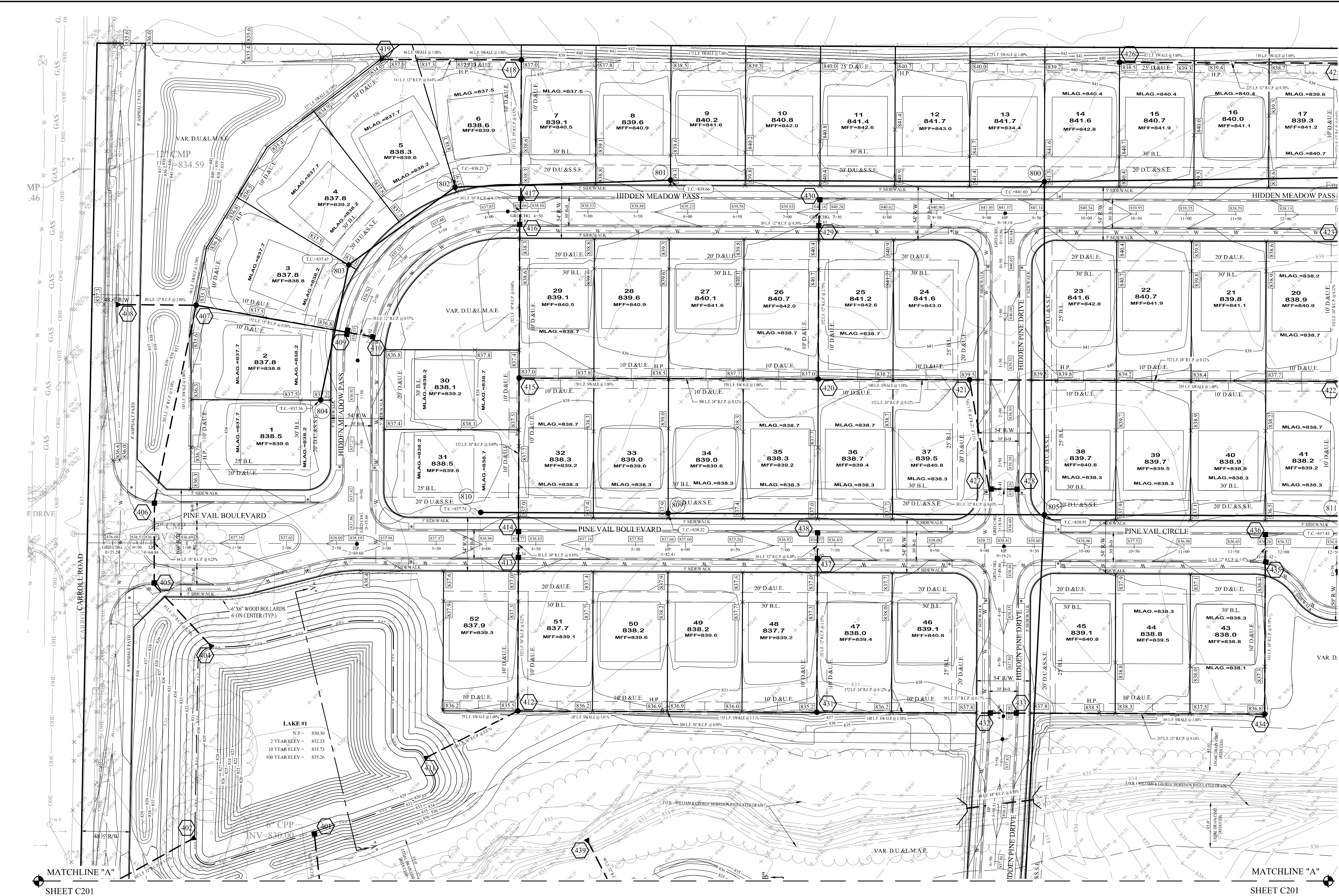
PLANS PREPARED BY:  
STOEPPELWERTH & ASSOCIATES, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS  
7965 E. 106TH STREET, FISHERS, INDIANA 46038  
PHONE: (317)-849-5935  
FAX: (317)-849-5942  
CONTACT PERSON: BRIAN K. ROBINSON  
EMAIL: brobinson@stoepfelwerth.com

PLANS CERTIFIED BY:

*David J. Stoepfelwerth* 04/24/20  
DAVID J. STOEPPELWERTH, P.E.  
PROFESSIONAL ENGINEER  
No. 19358







BENCHMARK DATA	
ORIGINATING BENCHMARK: Marion County Benchmark Lawrence 80B. The Northeast corner of the garage apron 3' North of the North face of the garage and 3' West of the East face of the garage at 12721 E 79th St. ELEV. -839.94 (NAVD 88)	
SITE TBMS: TBM #1: The top of the West headwall for the culvert over the William and George Morrison ditch, at the South end of the headwall. ELEV. -835.20 (NAVD 88)  TBM #2: The North rim of a sanitary man hole 10' North of the sidewalk to the North side of Hidden Meadow Pass, near the Southwest corner of the Lot at 6698 Hidden Meadow Pass. ELEV. -839.55 (NAVD 88)	

LEGEND	
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING CONTOUR
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED CONTOUR
	PROPOSED WATER LINE
	PROPOSED SWALE
	PROPOSED LAKE NORMAL POOL ELEVATION
	PROPOSED GRADE ELEVATION
	PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
	PROPOSED CURB w/ 6" UNDERDRAIN
	PROPOSED 6" SUB-SURFACE DRAIN

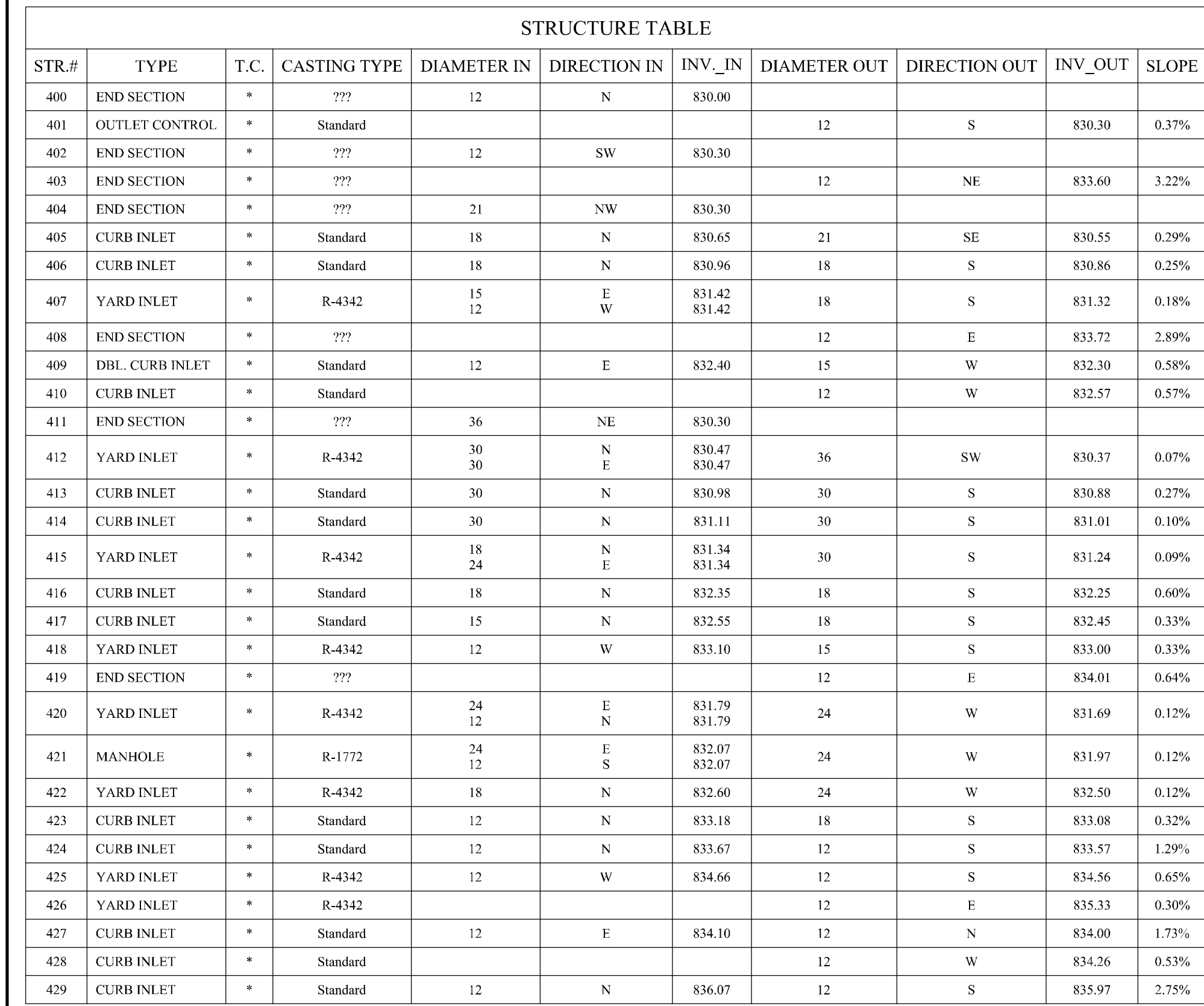
<b>10</b> <b>750.2</b> <b>MFF=750.9</b> <b>MLAG=750.4</b>  <b>MFF=750.0</b>	LOT NUMBER PAD GRADE MINIMUM FINISH FLOOR ELEVATION MINIMUM LOWEST ADJACENT GRADE  MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE FOLLOWING CRITERIA: 1. 12" (1.0') ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST 2. 15" (1.25') ABOVE THE ROAD ELEVATION 3. 6" (0.5') ABOVE THE MLAG  MINIMUM LOWEST ADJACENT GRADE (LAKE / FLOOD PROTECTION) CA COMMON AREA D.U.&S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT R.W. RIGHT OF WAY V.A.R. VARIABLE WIDTH T.O.B. TOP OF BANK M.E. MATCH EXISTING H.P. HIGH POINT L.P. LOW POINT P.V.I. POINT OF VERTICAL INTERSECTION GRD. CHG. GRADE CHANGE
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GENERAL NOTES	
1.	ALL OFF-SITE DRAIN TILES SHALL BE TIED INTO THE PROPOSED STORM SYSTEM OF THIS SECTION (WHERE APPLICABLE)
2.	TOP OF FOUNDATIONS ARE TO BE A MINIMUM OF FIFTEEN (15) INCHES ABOVE STREET GRADE. TOP OF FOUNDATIONS ARE TO BE AT LEAST SIX (6) INCHES ABOVE FINISHED GRADE.
3.	ALL PADS SHALL BE TESTED TO ASSURE A COMPACTION OF AT LEAST 98% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.

UTILITY CROSSINGS	
CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ON-SITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NOT ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.	

EARTHWORK NOTES	
1.	EXCAVATION A. Excavated material that is suitable may be used for fills. All unsuitable material and all surplus excavated material not required shall be removed from the site. B. Provide and place any additional fill material from off-site as may be necessary to produce the grades required on plans. Fill obtained from off-site shall be of quality as specified for fills herein and the source approved by the Developer. It will be the responsibility of the Contractor for any costs for fill needed.
2.	REMOVAL OF TREES A. All trees and stumps shall be removed from areas to be occupied by a road surface or structure area. Trees and stumps shall not be buried on site. B. In the event cut or fill exceeds 0.5 feet over the root area, the Developer shall be consulted with respect to protective measure to be taken, if any, to preserve such trees.
3.	PROTECTION OF TREES A. The Contractor shall, at the direction of the Developer, endeavor to save and protect trees of value and worth which do not impair construction of improvements as designed. B. In the event cut or fill exceeds 0.5 feet over the root area, the Developer shall be consulted with respect to protective measure to be taken, if any, to preserve such trees.
4.	REMOVAL OF TOPSOIL A. All topsoil shall be removed from all areas beneath future pavements or building. Topsoil removal shall be to a minimum depth of 6 inches or to the depth indicated in the geotechnical report provided by the Developer to be excavated or filled. Topsoil should be stored at a location where it will not interfere with construction operations. The topsoil shall be free of debris and stones.
5.	UTILITIES A. Rules and regulation governing the respective utility shall be observed in executing all work under this section. B. It shall be the responsibility of the Contractor to determine the location of existing underground utilities 2 working days prior to commencing work. For utility locations to be marked call: Toll Free 811.
6.	SITE GRADING A. The Contractor shall do all cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawing. B. The tolerance for paved areas shall not exceed 0.05 feet above established subgrade. All other areas shall not exceed 0.05 feet plus or minus the established grade. Provide roundings at top and bottom of banks and other breaks in grade. C. The Engineer shall be notified when the Contractor has reached the tolerance as stated above, so that field measurements and spot elevations can be verified by the Engineer. The Contractor shall not remove equipment from the site until the Engineer has verified that the job meets the above tolerance.





STR.#	TYPE	T.C.	CASTING TYPE	DIAMETER IN	DIRECTION IN	INV._IN	DIAMETER OUT	DIRECTION OUT	INV._OUT	SLOPE
430	CURB INLET	*	Standard				12	S	836.16	0.30%
431	YARD INLET	*	R-4342	24 12	E N	830.83 830.83	30	W	830.73	0.09%
432	CURB INLET	*	Standard	21	E	831.03	24	W	831.03	0.12%
433	CURB INLET	*	Standard	21	E	831.08	21	W	831.08	0.17%
434	YARD INLET	*	R-4342	18	N	831.43	21	W	831.43	0.14%
435	CURB INLET	*	Standard	12	N	831.80	18	S	831.70	0.18%
436	CURB INLET	*	Standard				12	S	832.26	1.47%
437	CURB INLET	*	Standard	12	N	832.68	12	S	832.58	1.15%
438	CURB INLET	*	Standard				12	S	832.77	0.30%
439	END SECTION	*	???	12	SE	830.73				
440	OUTLET CONTROL	*	Standard				12	NW	831.00	0.30%
441	END SECTION	*	???	24	W	831.00				
442	YARD INLET	*	R-4342	24	S	831.21	24	E	831.11	0.12%
443	CURB INLET	*	Standard	21	SW	831.49	24	N	831.39	0.12%
444	CURB INLET	*	Standard	15	SW	831.70	21	NE	831.60	0.15%
445	YARD INLET	*	R-4342				15	NE	832.15	0.24%
446	END SECTION	*	???	30	S	831.00				
447	YARD INLET	*	R-4342	15 24	E S	831.13 831.13	30	N	831.03	0.09%
448	CURB INLET	*	Standard	18	S	831.41	24	N	831.31	0.12%
449	CURB INLET	*	Standard	15	S	831.57	18	N	831.47	0.20%
450	YARD INLET	*	R-4342	12 12	E W	832.01 832.01	15	N	831.91	0.24%
451	CURB INLET	*	Standard	12	E	832.79	12	W	832.69	0.39%
452	CURB INLET	*	Standard	12	E	833.01	12	W	832.91	0.40%
453	YARD INLET	*	R-4342				12	W	833.40	0.40%
454	CURB INLET	*	Standard	15	E	831.64	15	W	831.54	0.24%
455	CURB INLET	*	Standard	15	E	831.82	15	W	831.72	0.27%
456	YARD INLET	*	R-4342	12	S	832.15	15	W	832.05	0.24%
457	CURB INLET	*	Standard	12	S	832.94	12	N	832.84	0.45%
458	CURB INLET	*	Standard				12	N	833.03	0.30%
459	YARD INLET	*	R-4342				12	E	832.46	0.30%

**BENCHMARK DATA**

**ORIGINATING BENCHMARK:**  
 Marion County Benchmark Lawrence 80B, The Northeast corner of the garage apron 3' North of the North face of the garage and 3' West of the East face of the garage at 12721 E 79th St.  
 ELEV.=839.94 (NAVD 88)

**SITE TBMS:**  
 TBM #1: The top of the West headwall for the culvert over the William and George Morrison Road, at the South end of the headwall.  
 ELEV.=839.20 (NAVD 88)

**TBM #2:** The North rim of a sanitary man hole 10' North of the sidewalk to the North side of Hidden Meadow Pass, near the Southwest corner of the Lot at 6698 Hidden Meadow Pass.  
 ELEV.=839.55 (NAVD 88)

**GRAPHIC SCALE**  
 50' 0 25' 50'  
 ( IN FEET )  
 1" = 50 FT

**CROSS SECTION**  
**LAKE #2**  
**EMERGENCY SPILL WAY**  
**NO SCALE**

2 YEAR ELEV.=832.48  
 10 YEAR ELEV.=833.57  
 100 YEAR ELEV.=834.82

**T.O.B. ELEV.=836.0**

**T.O.B. ELEV.=836.0**

**CROSS SECTION**  
**LAKE #2**  
**"B"-"B"**

- |   |   |
|---|---|
| <p><b>10</b><br/> <b>750.2</b><br/> <b>MFF=750.9</b><br/> <b>MLAG=750.4</b></p> | <p><b>LAD NUMBER</b><br/> <b>PLD GRADE</b><br/> <b>MINIMUM FINISH FLOOR ELEVATION</b><br/> <b>MINIMUM LOWEST ADJACENT GRADE</b></p>   |
| <p><b>MFF=750.0</b></p>   | <p><b>MINIMUM FINISH FLOOR ELEVATION</b><br/> <b>IS BASED OFF OF THE FOLLOWING CRITERIA:</b><br/>         1. 12" (1'0") ABOVE THE NEAREST UPSTREAM<br/>         OR DOWNSTREAM SANITARY MANHOLE,<br/>         WHICHEVER IS LOWEST.<br/>         2. 15" (1'25") ABOVE THE ROAD ELEVATION<br/>         3. 6" (0'5") ABOVE THE MLAG</p> |
| <p><b>MLAG</b></p>  | <p><b>MINIMUM LOWEST ADJACENT GRADE</b><br/> <b>(LAKE / FLOOD PROTECTION)</b></p>   |
| <p><b>B.L.</b></p>  | <p><b>BUILDING SETBACK LINE</b></p>   |
| <p><b>C.A.</b></p>  | <p><b>COMMON AREA</b></p>   |
| <p><b>D.&amp;U.E.</b></p>   | <p><b>DRAINAGE UTILITY &amp; SANITARY SEWER</b><br/> <b>EASEMENT</b></p>  |
| <p><b>D.U.&amp;S.S.E.</b></p>   | <p><b>DRAINAGE UTILITY &amp; LANDSCAPE EASEMENT</b></p>   |
| <p><b>R/W</b></p>   | <p><b>RIGHT OF WAY</b></p>  |
| <p><b>V.A.R.</b></p>  | <p><b>VARIABLE WIDTH</b></p>  |
| <p><b>T.O.B.</b></p>  | <p><b>TOP OF BANK</b></p>   |
| <p><b>M.E.</b></p>  | <p><b>MATCH EXISTING</b></p>  |
| <p><b>H.P.</b></p>  | <p><b>HIGH POINT</b></p>  |
| <p><b>L.P.</b></p>  | <p><b>LOW POINT</b></p>   |
| <p><b>P.V.I.</b></p>  | <p><b>POINT OF VERTICAL INTERSECTION</b></p>  |
| <p><b>GRD. CHG.</b></p>   | <p><b>GRADE CHANGE</b></p>  |

1. ALL OFF-SITE DRAIN TILES SHALL BE TIED INTO THE PROPOSED STORM SYSTEM OF THIS SECTION (WHERE APPLICABLE).
2. TOP OF FOUNDATIONS ARE TO BE A MINIMUM OF FIFTEEN (15) INCHES ABOVE STREET GRADE. TOP OF FOUNDATIONS ARE TO BE AT LEAST SIX (6) INCHES ABOVE FINISHED GRADE.
3. ALL PADS SHALL BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.

CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ONSITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NOT ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

1. EXCAVATION

A. Excavated material that is suitable may be used for fills. All unsuitable material and all surplus excavated material not required shall be removed from the site.

B. Provide and place any additional fill material from offsite as may be necessary to produce the grades required on plans. Fill obtained from offsite shall be of quality as specified for fills herein and the source approved by the Developer. It will be the responsibility of the Contractor for any costs for fill needed.

2. **REMOVAL OF TREES**
  - A. All trees and stumps shall be removed from areas to be occupied by a road surface or structure area. Trees and stumps shall not be buried on site.
3. **PROTECTION OF TREES**
  - A. The Contractor shall, at the direction of the Developer, endeavor to save and protect trees of value and worth which do not impair construction of improvements as designed.
  - B. In the event cut or fill exceeds 0.5 feet over the protective area, the Developer shall be consulted with respect to proper measure to be taken, if any, to preserve such trees.
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  - B. It shall be the responsibility of the Contractor to determine the location of existing underground utilities 2 working days prior to commencing work. For utility locations to be marked call Toll Free 811.
6. **SITE GRADING**
  - A. The Contractor shall do all cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawing.
  - B. The tolerance for paved areas shall not exceed 0.05 feet above established subgrade. All other areas shall not exceed 0.05 feet plus or minus the established grade. Provide roundings at top and bottom of banks or banks break in grade.
  - C. The Engineer shall be notified when the Contractor has reached the tolerance as stated above, so that field measurements and spot elevations can be verified by the Engineer. The Contractor shall not remove equipment from the site until the Engineer has verified that the job meets the above tolerance.

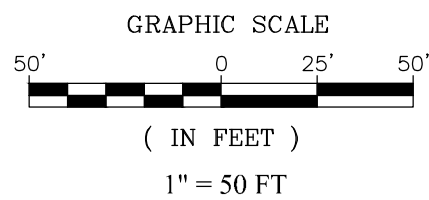


<p>McCORDSVILLE</p> <p>HIANCOCK COUNTY, INDIANA</p>		<p><b>SITE DEVELOPMENT PLAN</b></p> <p><b>PINE VAIL ESTATES</b></p>	<p>APPROVAL: PENDING/NOT FOR CONSTRUCTION</p> <p><b>STOEPPELWERTH</b></p> <p>ALWAYS ON</p> <p>7965 East 104th Street, Fishers, IN 46038-2505 phone: 317.893.5295 fax: 317.893.5342</p>	<p>THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A REFACEMENT OR SUPPLEMENT TO AN EXISTING SURVEY OR A SURVEY OR LOCATION REPORT.</p> <p>CERTIFIED: 04/24/20</p> <p><i>David J. Stoeppelwerth</i></p>	<p>Seal: DAYTON, OH REGISTERED PROFESSIONAL ENGINEER No. 19358 STATE OF INDIANA</p>	DATE	MARK	REVISIONS	BY







STANDARD  
BARRICADE -2

ALL STREET LIGHTS SHALL MEET THE TOWN OF MCCORDSVILLE ZONING AND SUBDIVISION CONTROL ORDINANCE.



DRAWN BY: KJM		CHECKED BY: BKR	
SHEET NO.			
C406			
S & A JOB NO.			
89343PLC-VAL-S1			

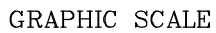
TRAFFIC CONTROL PLAN

PINE VAIL ESTATES

McCordsville  
Hancock County, Indiana

File Name: S:\89343\PLC-VAL-S1\DWG\IC406 - Traffic Control Plan.dwg - C406  
Modified / By: April 27, 2020 1:52:17 PM / kmitchell  
Plotted / By: April 27, 2020 2:05:58 PM / Kenny Mitchell





ROAD NAME SIGN -4 (D3-1)

STOP SIGN -11 (R1-1)

STREET LIGHT -18

LAKE DANGER  
WARNING SIGN -8

STANDARD  
BARRICADE -2  
INDOT, TYPE III

**WARNING  
DEEP WATER  
UNSAFE TO ENTER**

### LAKE DANGER WARNING SIGN

ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 2D:  
GUIDE SIGNS-CONVENTIONAL ROADS OF THE MUTCD  
MANUAL LATEST EDITION.

ALL STREET AND TRAFFIC SIGNS SHALL UTILIZE THE TOWN'S STANDARD POLE.  
SEE TOWN'S SPECIFICATIONS

ALL STREET LIGHTS SHALL MEET THE TOWN OF MCCORDSVILLE ZONING AND SUBDIVISION CONTROL ORDINANCE.



**Know what's below.  
Call before you dig.**

# TRAFFIC CONTROL PLAN

# PINE VAIL ESTATES

McCORDSVILLE

DRAWN BY  
KJJM

CHECKED BY  
BKR

# C407

S & A JOB NO  
3PI C-V

89343PLC-VAL-S1

APPROVAL PENDING/NOT FOR CONSTRUCTION

# STOEPPEL WERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505  
phone: 317.849.5935 fax: 317.849.5942

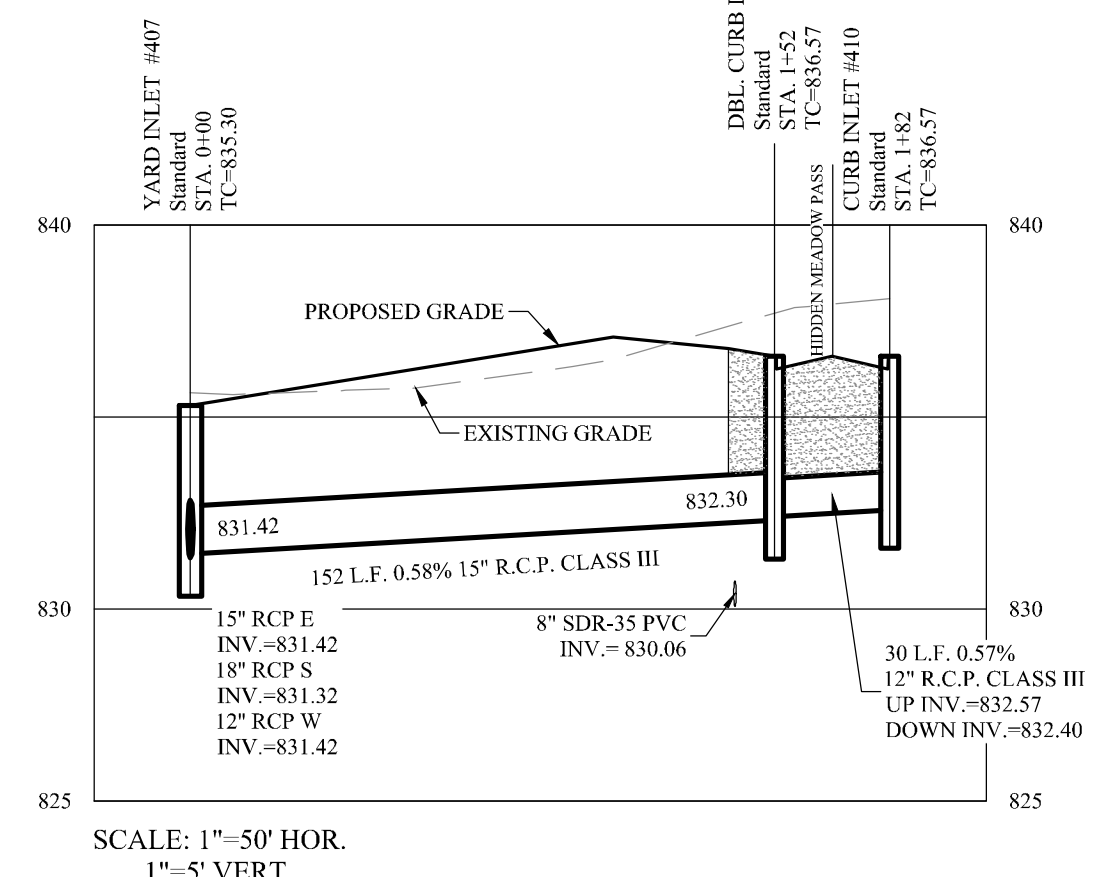
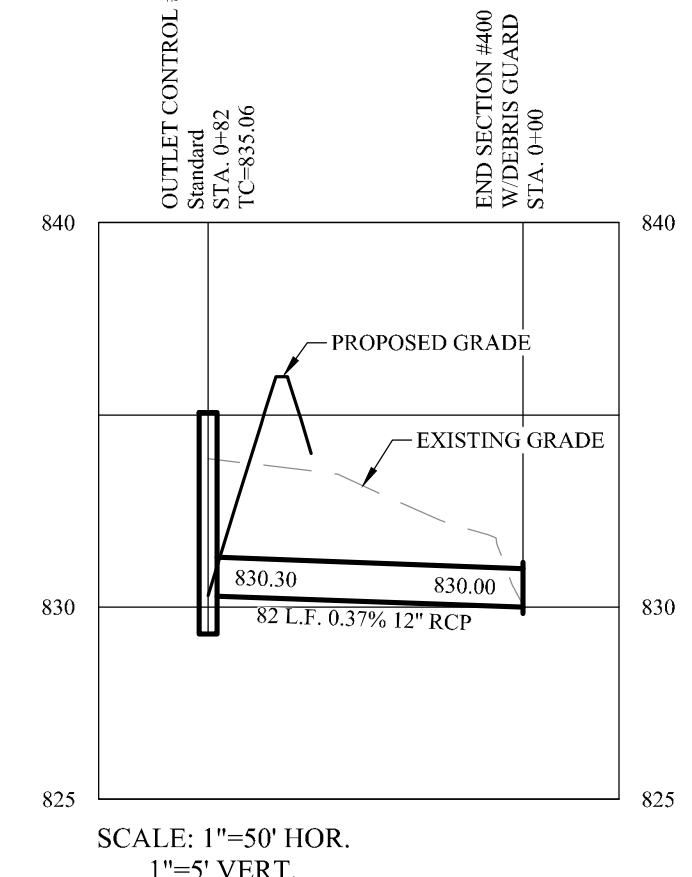
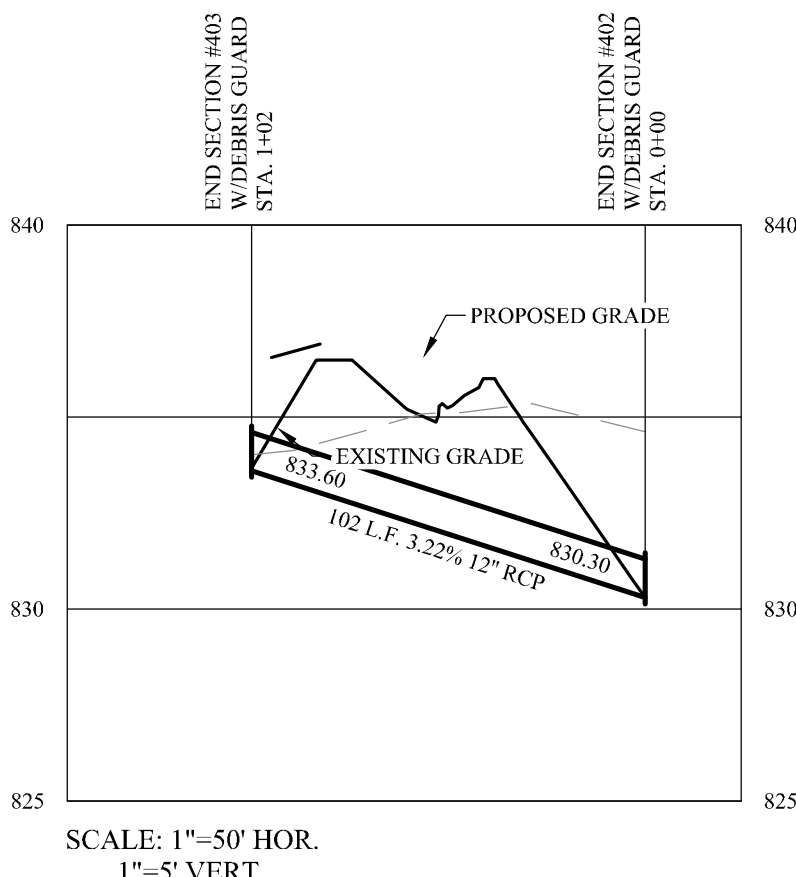
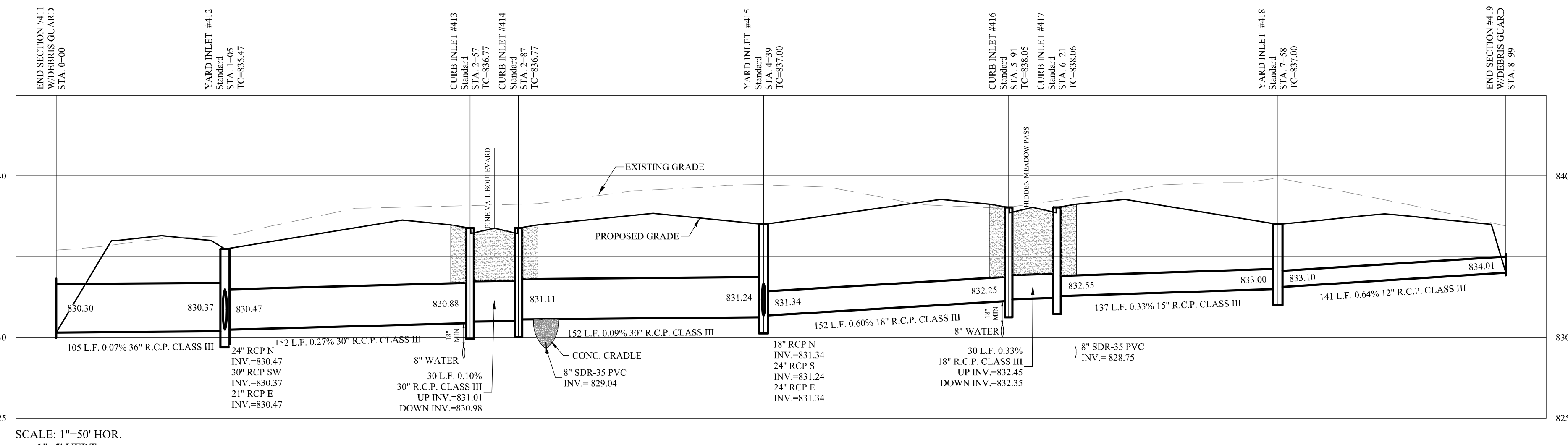
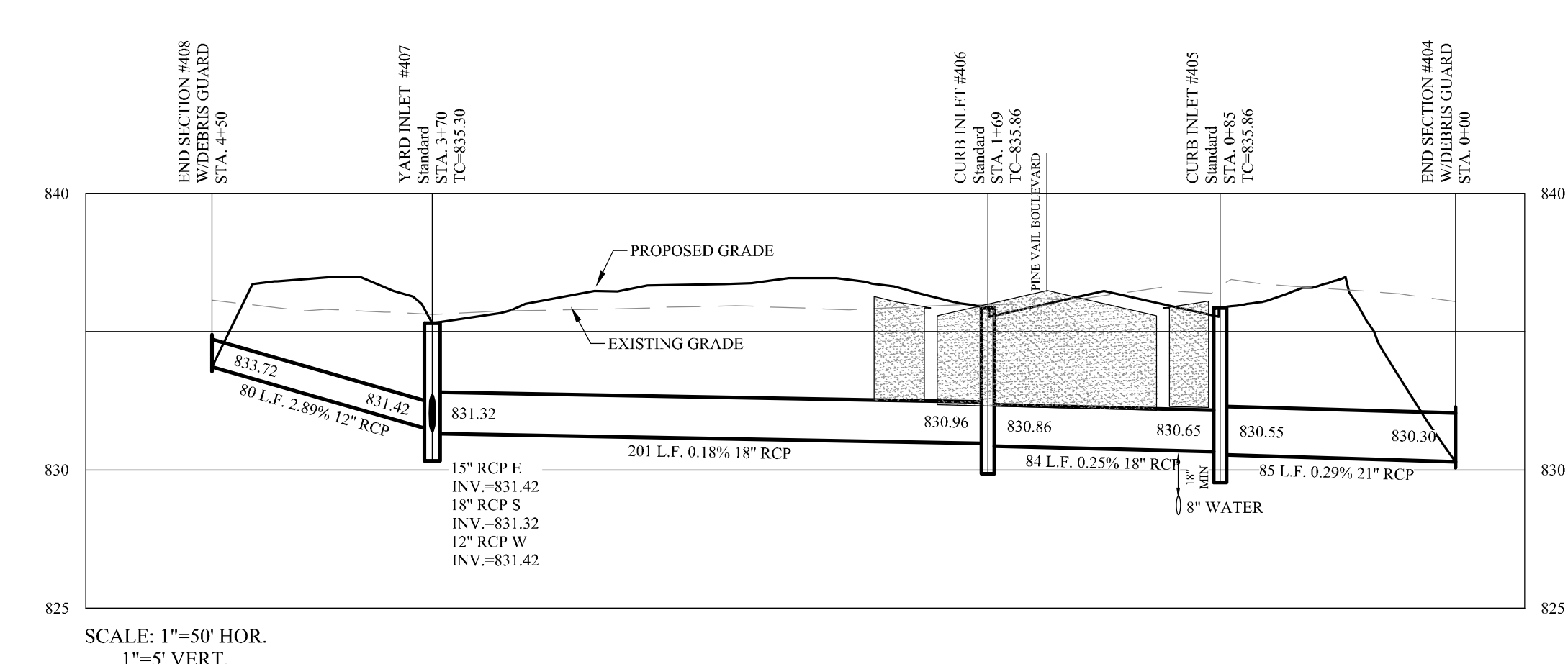
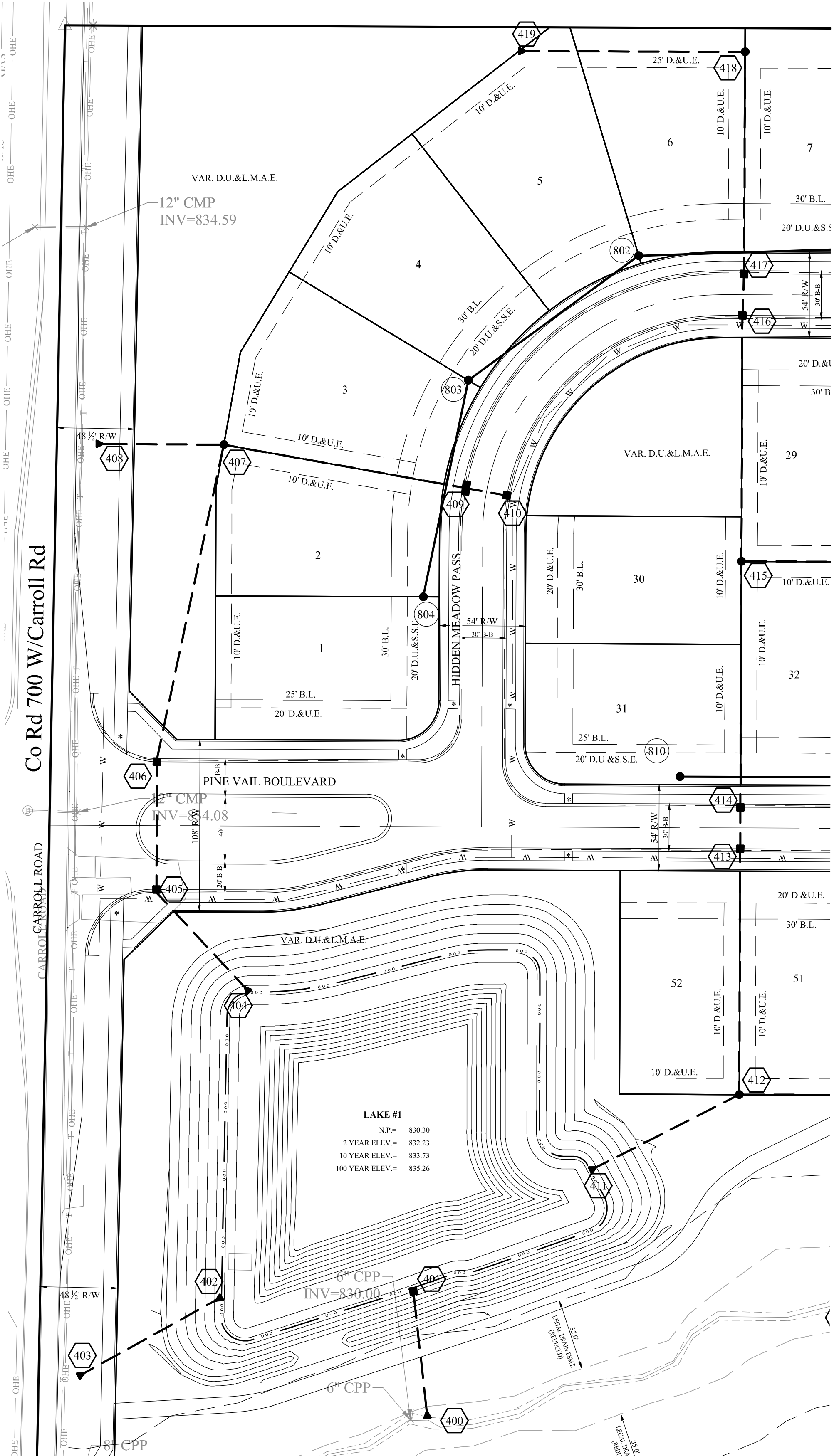
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 04/24/20

David I. Stappeworth

DATE	MARK	REVISIONS	BY
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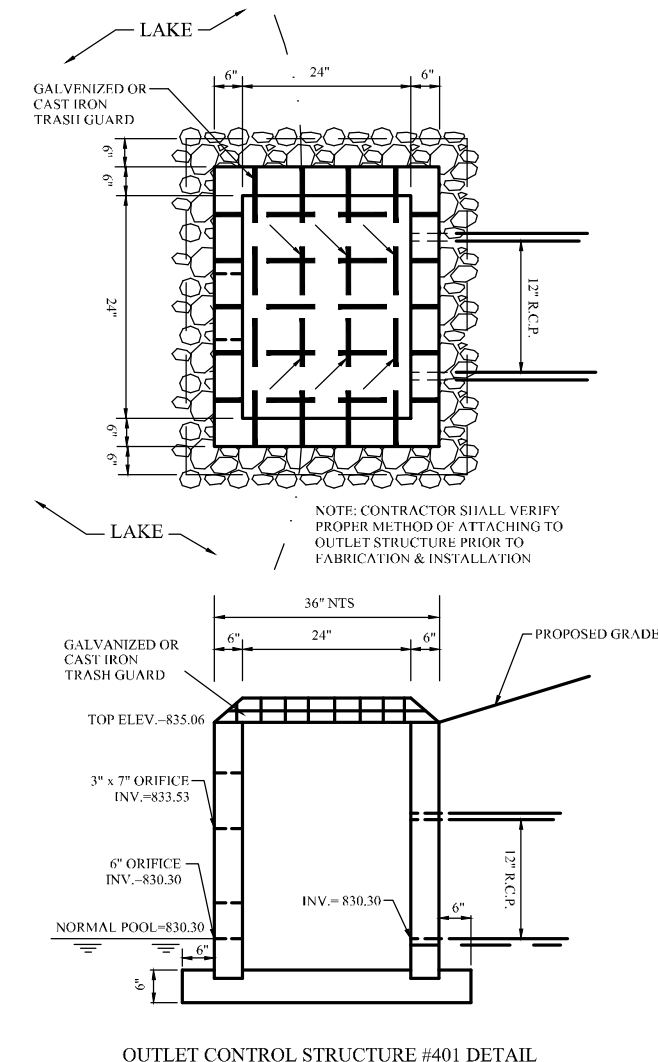


**LEGEND**

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- TYPE II CLEANOUT
- PROPOSED WATER LINE

50' 0 25' 50'  
GRAPHIC SCALE  
( IN FEET )  
1" = 50 FT

ALL CURB INLET CASTINGS ARE DEPRESSED BY 0.10'.



APPROVAL PENDING/NOT FOR CONSTRUCTION

**STOEPPELWERTH**

REGISTERED PROFESSIONAL ENGINEER  
No. 19358  
STATE OF INDIANA

THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR A PROFESSIONAL SURVEY OR A SURVEYOR'S LOCATION REPORT.

CERTIFIED: 04/24/20

*David J. Stoeppe*

ALWAYS ON

7905 East 104th Street, Fishers, IN 46038-2505  
phone: 317.845.5935 fax: 317.845.5942

STORM SEWER PLAN & PROFILE

PINE VAIL ESTATES

HANCOCK COUNTY, INDIANA

McCORDSVILLE

DRAWN BY: KJMJ

CHECKED BY: BKR

SHEET NO.

**CE600**

S.A. & JOB NO.

89343PLC-VAL-S1

REVISIONS

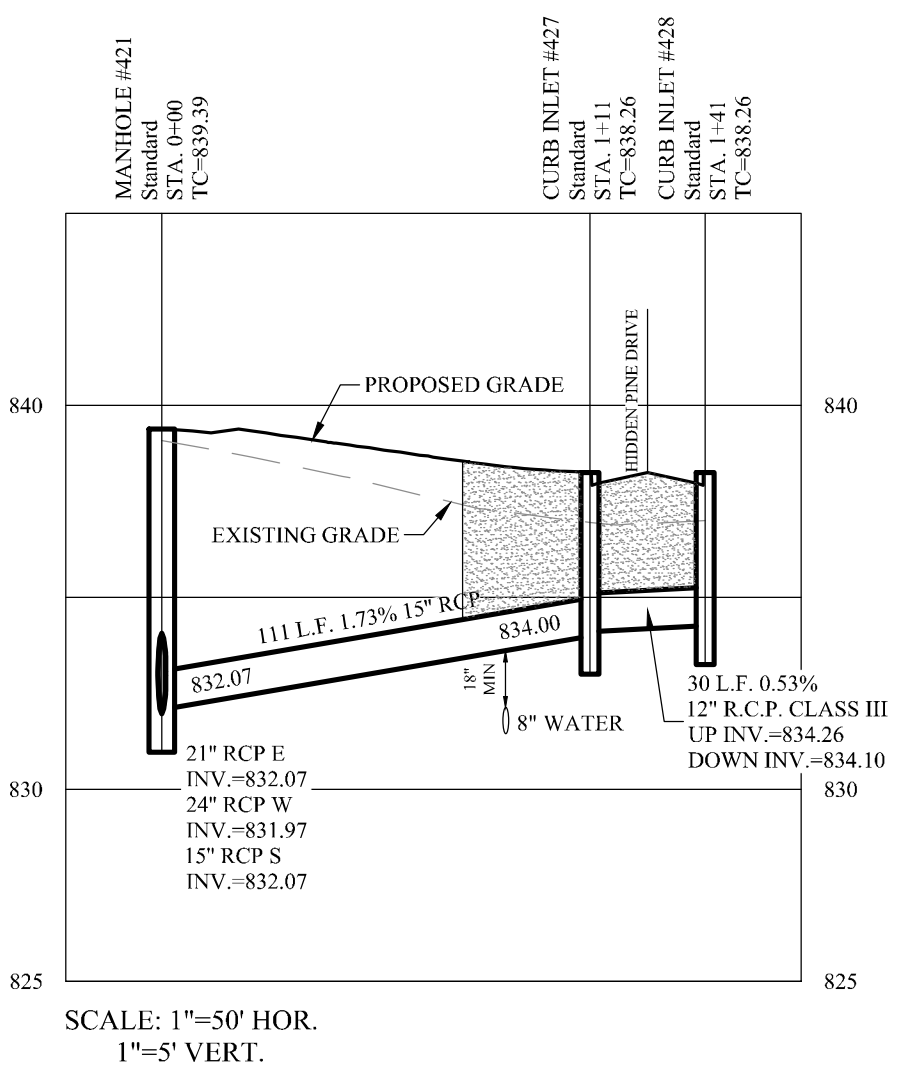
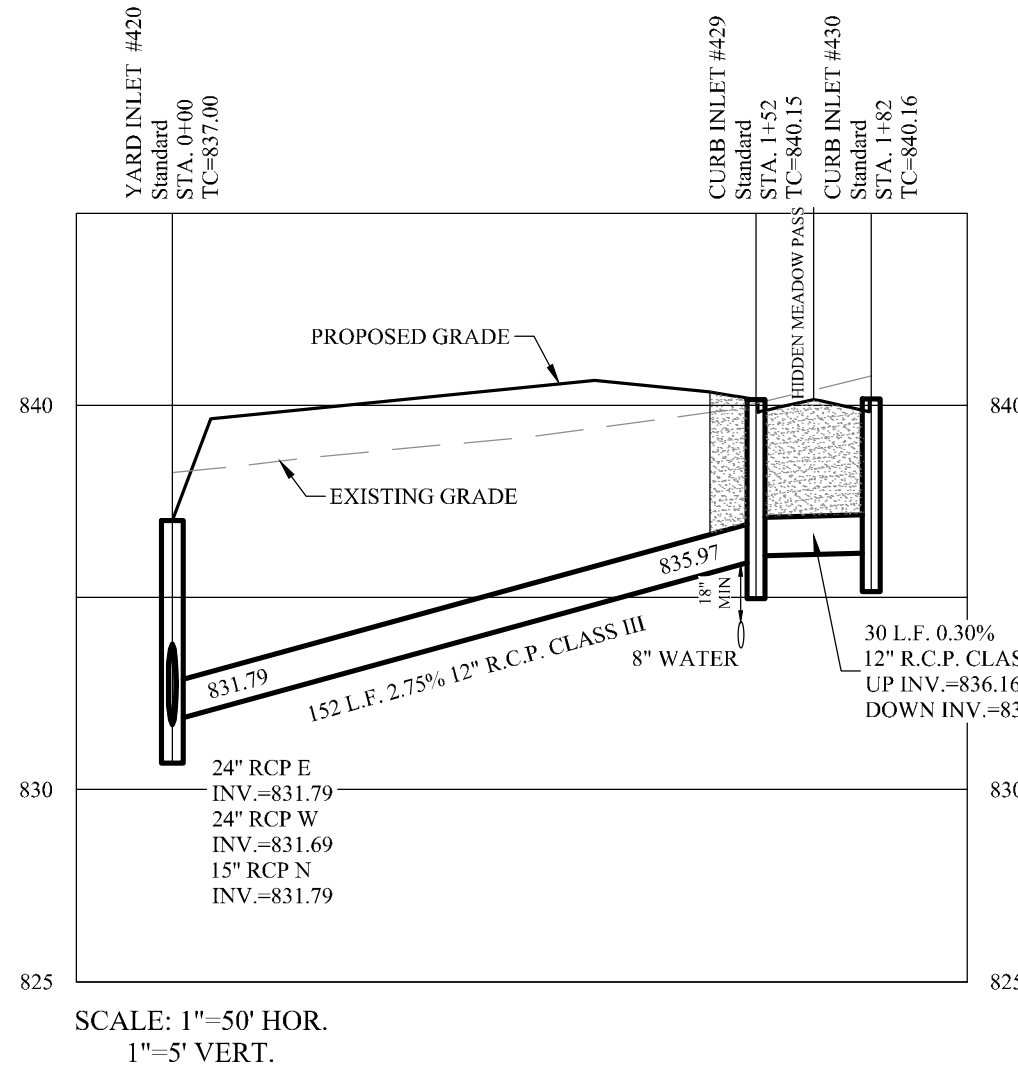
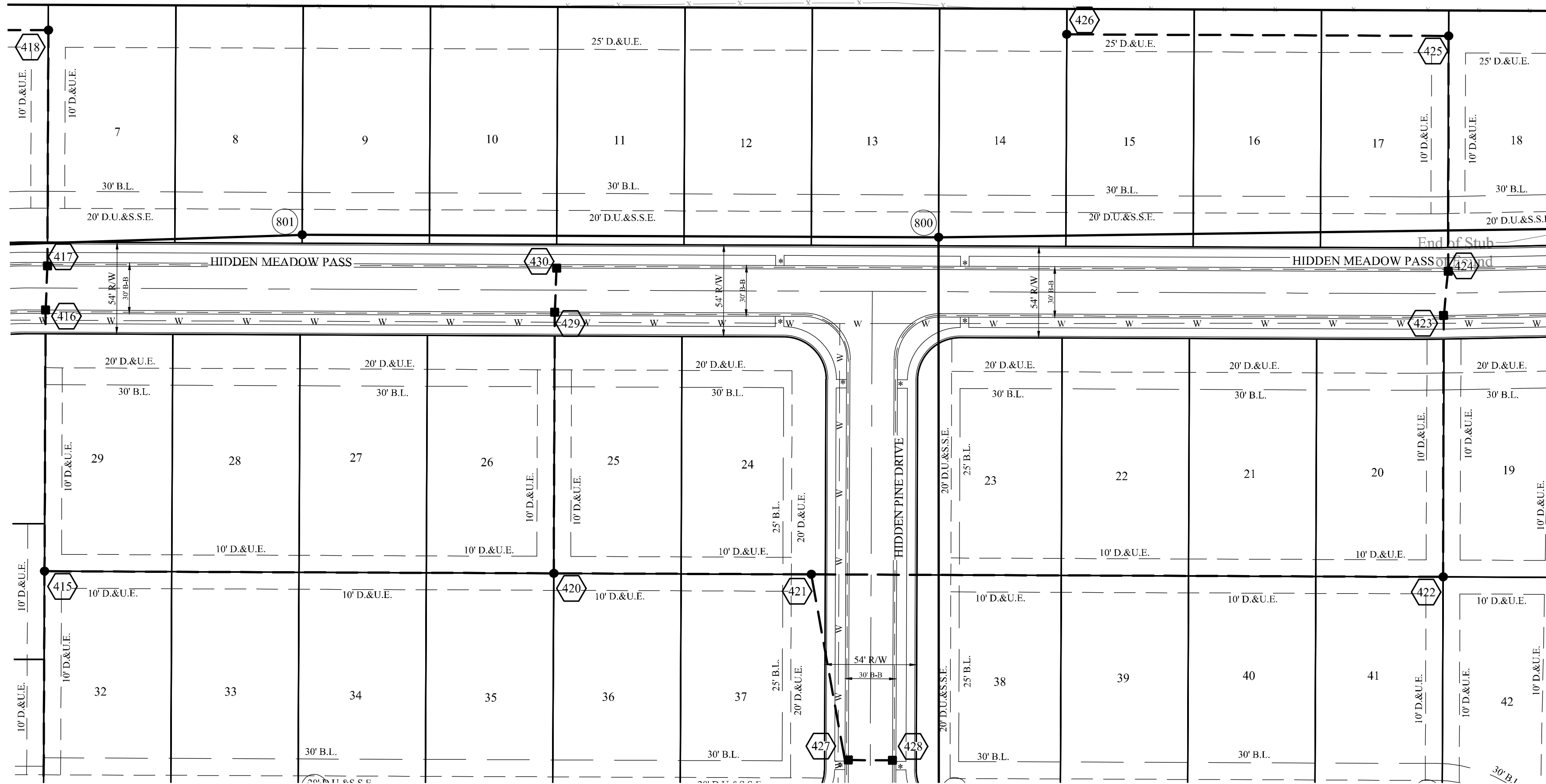
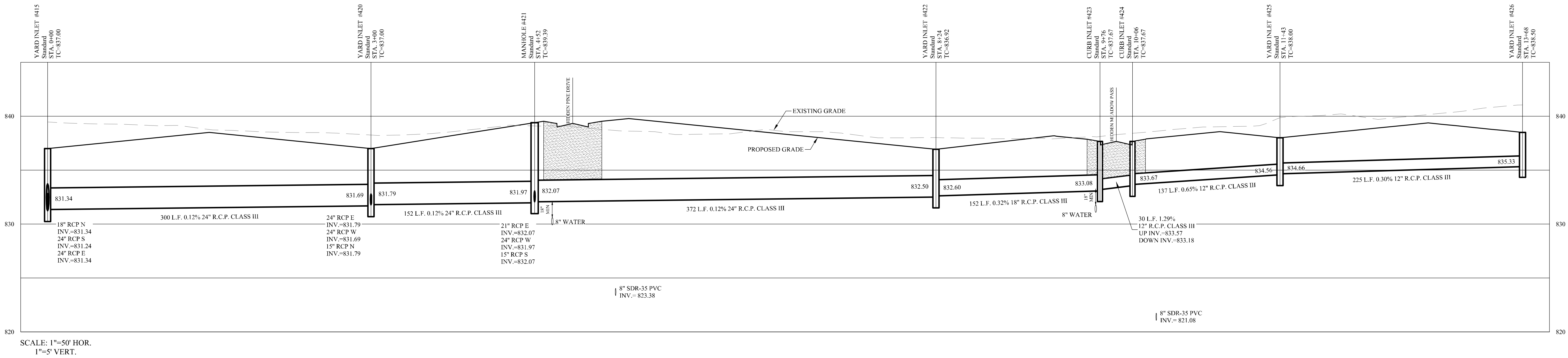
DATE

MARK

BY



File Name: S:\9343PLC-VAL-STUD\GIS\600 Storm Plan & Profile.dwg - C601  
Date: 04/27/2020 11:37 PM / User: jmc  
Modified By: April 27, 2020 2:09:05 PM / Kerry Mitchell  
Plotted By:



**LEGEND**

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- TYPE II CLEANOUT
- PROPOSED WATER LINE

Denotes Full Depth Compacted Granular Backfill

Granular Backfill shall be "B" Borrow (1/2" Nominal Size) as defined by INDOT

ALL CURB INLET CASTINGS ARE DEPRESSED BY 0.10".



APPROVAL PENDING/NOT FOR CONSTRUCTION

**STOEPPELWERTH**

ALWAYS ON

7905 East 104th Street, Fishers, IN 46038-2505  
Phone: 317.849.5905 Fax: 317.849.5942

STORM SEWER PLAN & PROFILE

PINE VAIL ESTATES

MCCORDSVILLE

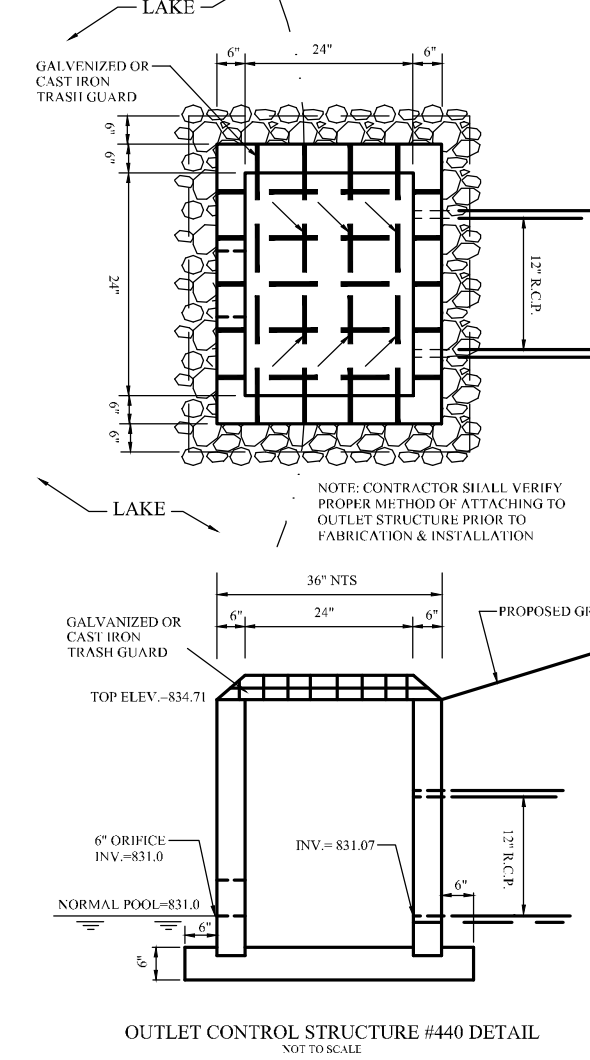
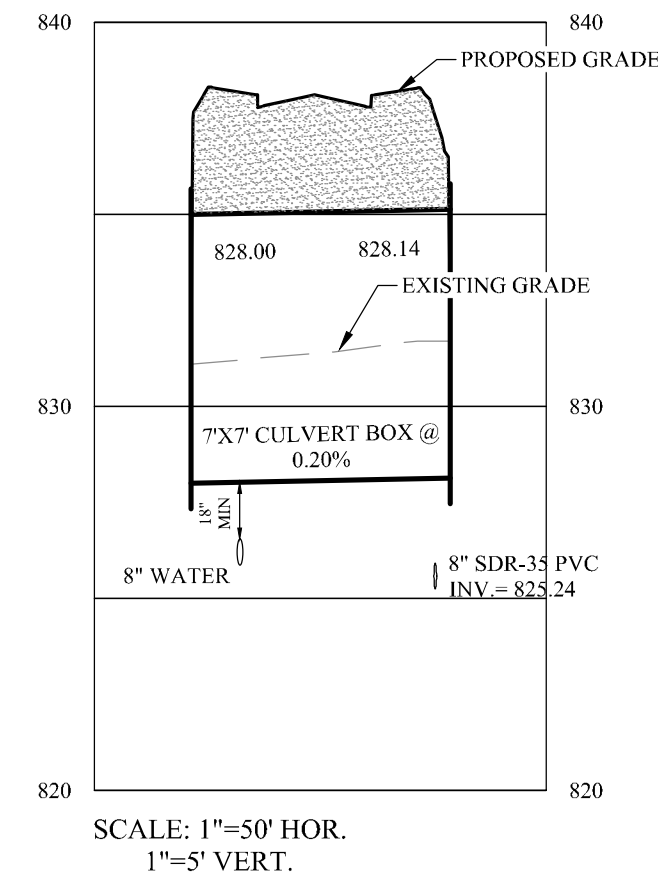
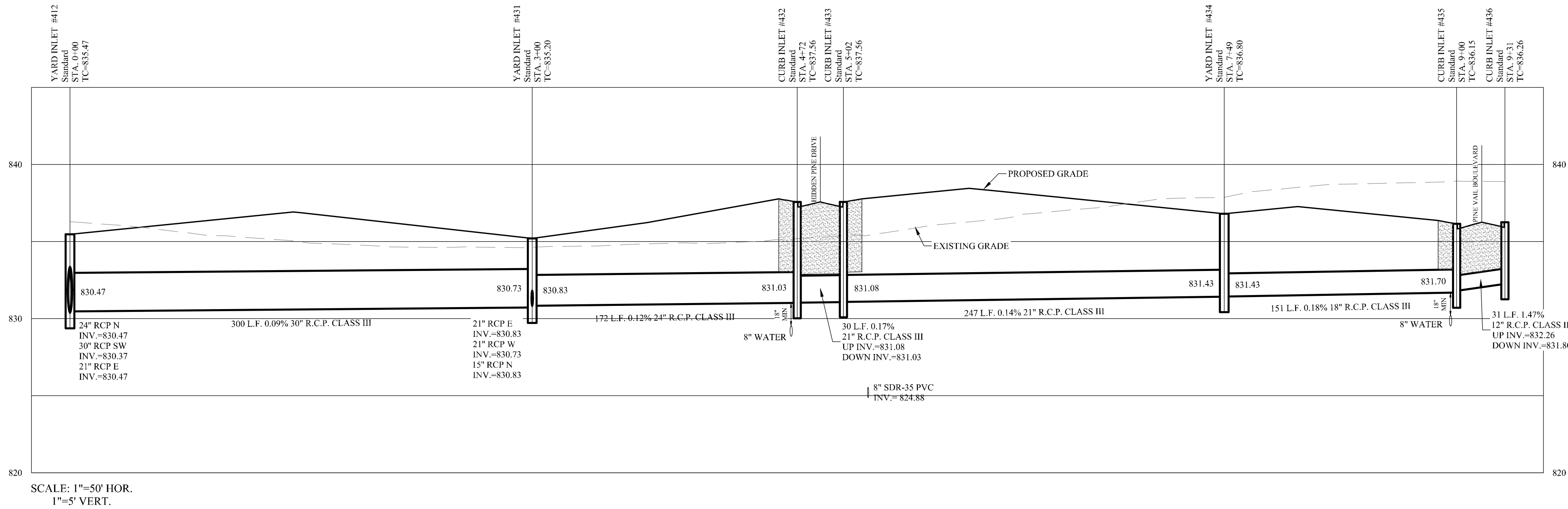
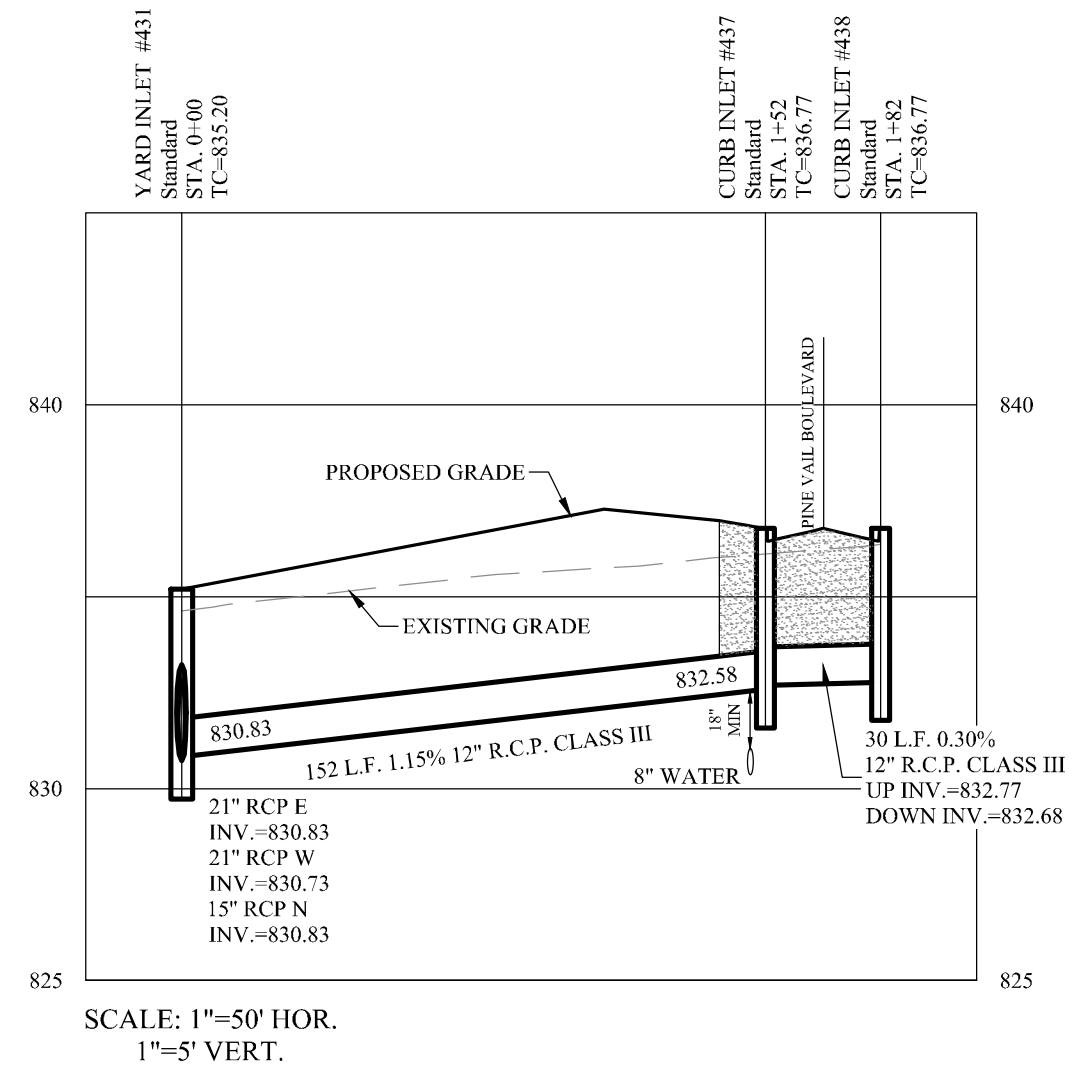
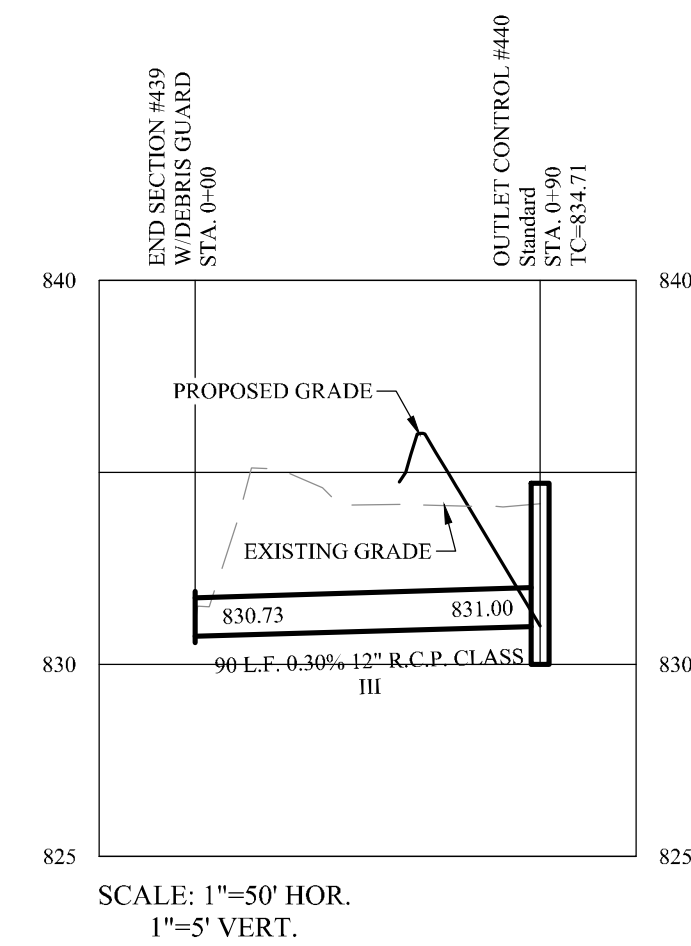
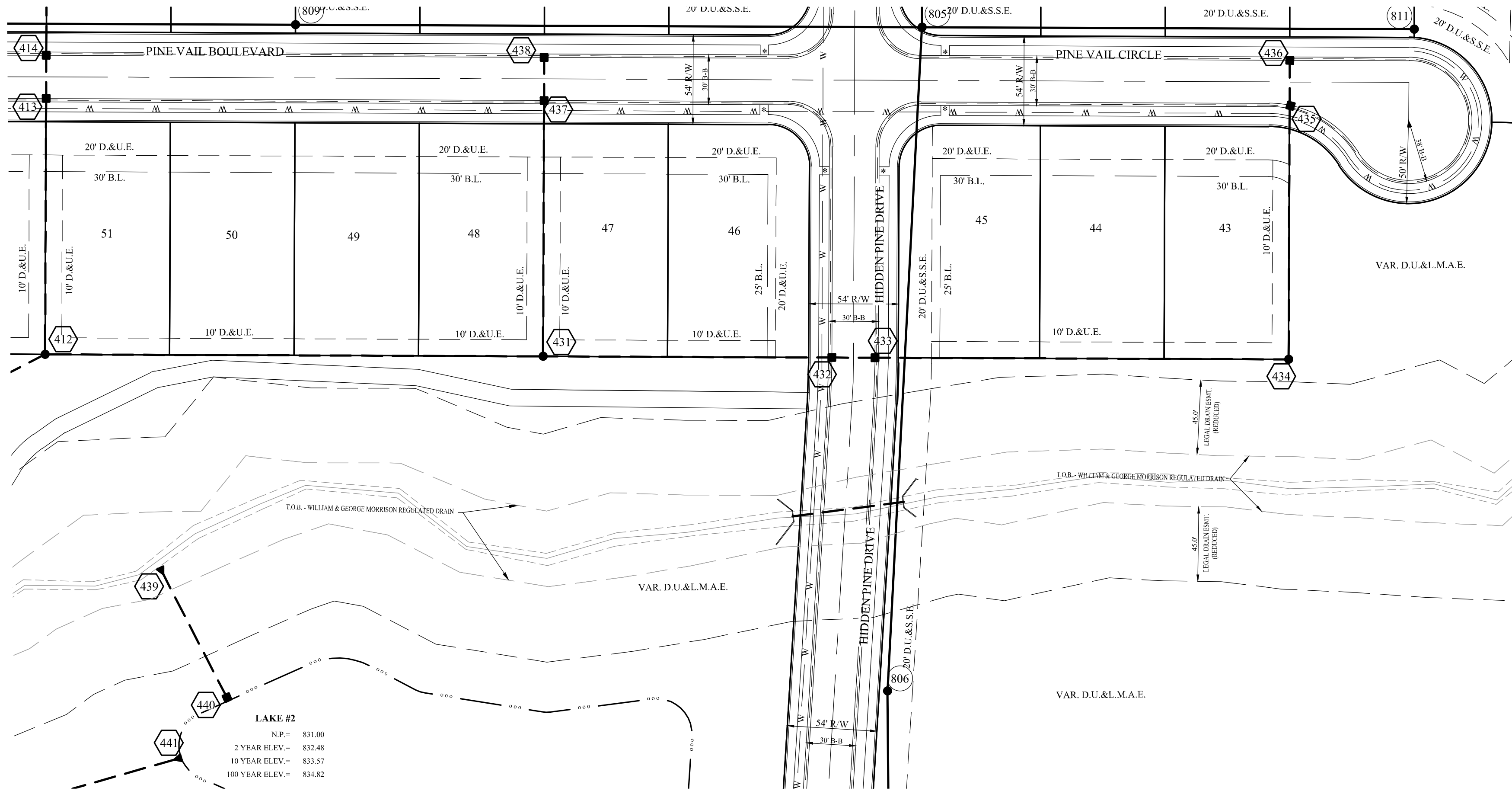
HANCOCK COUNTY, INDIANA

DRAWN BY: KJJM CHECKED BY: BKR

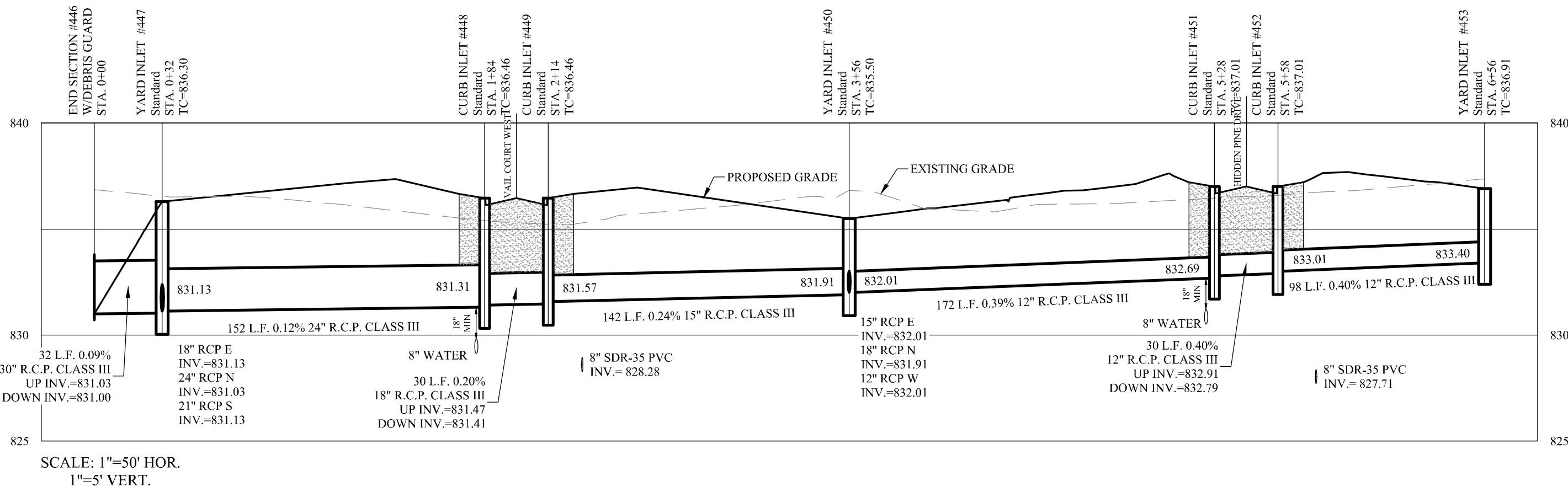
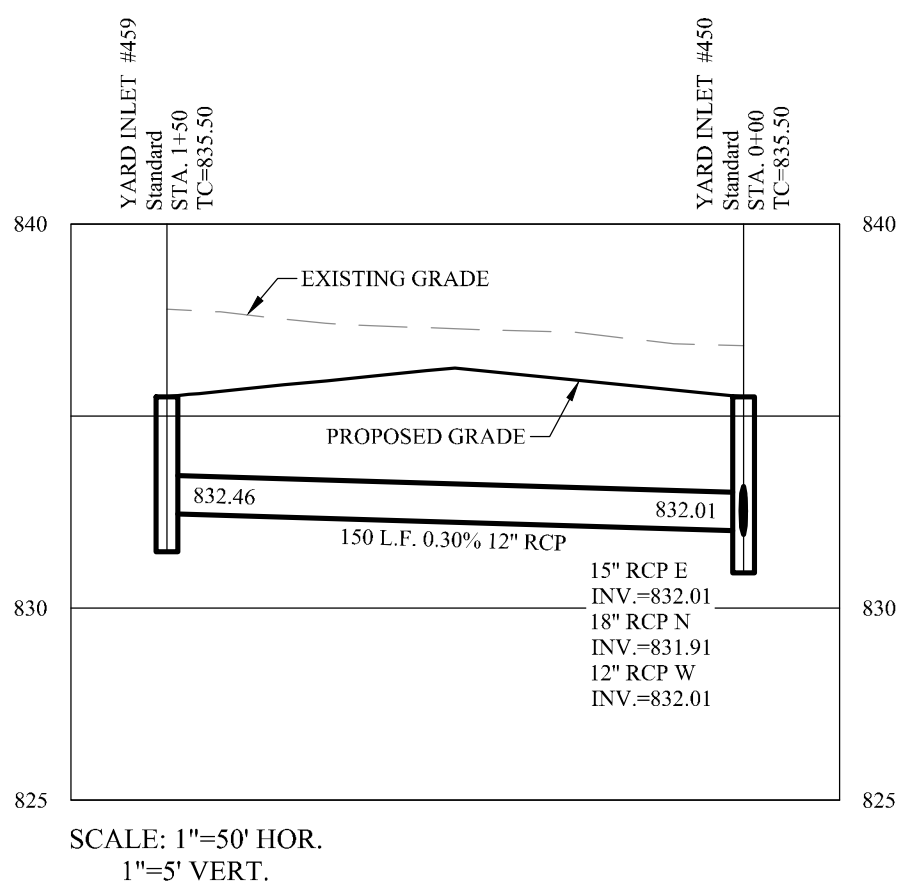
SHEET NO. **C601**

S.A. A JOB NO. 89343PLC-VAL-S1





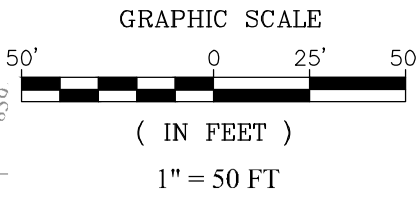
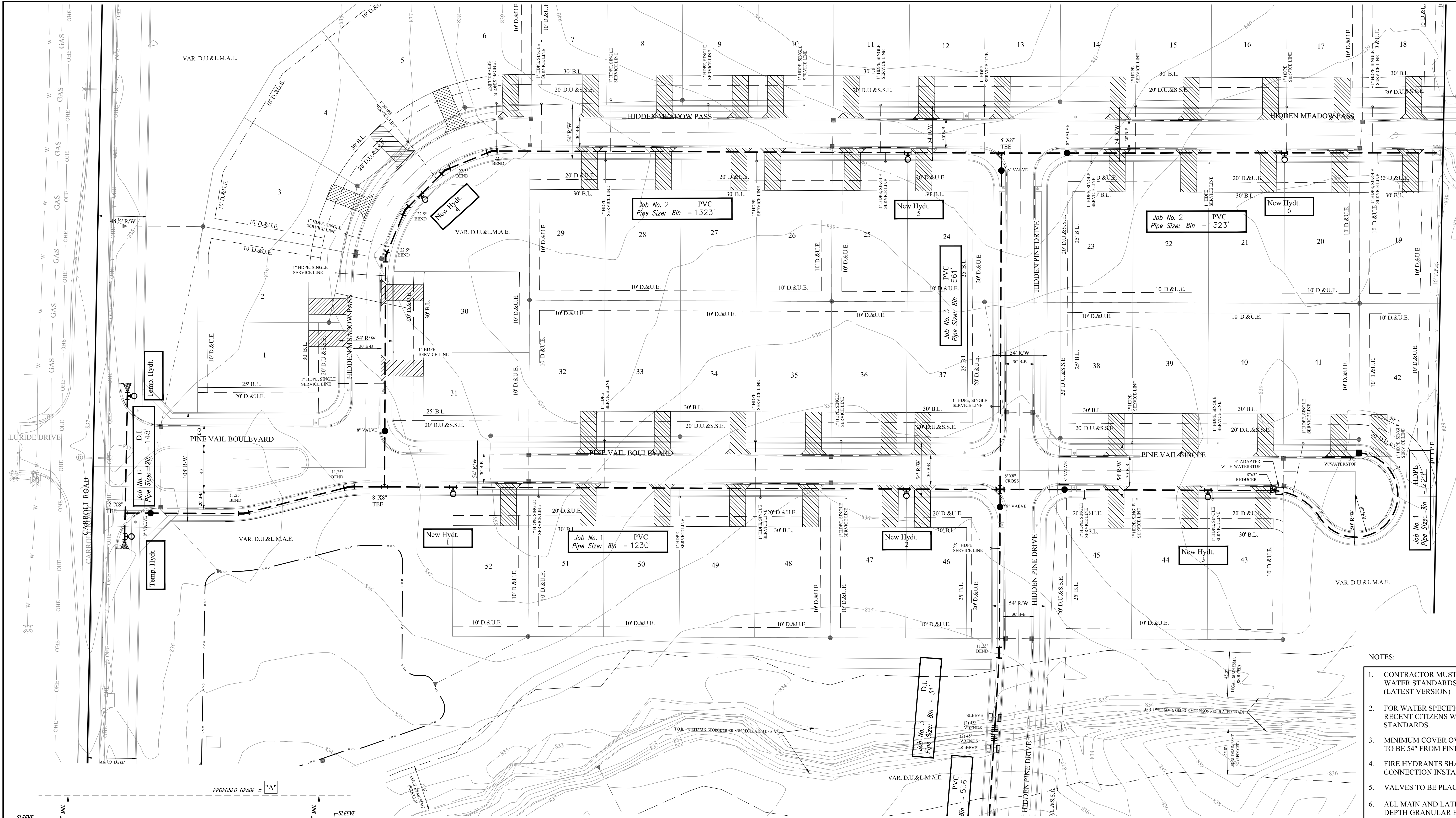




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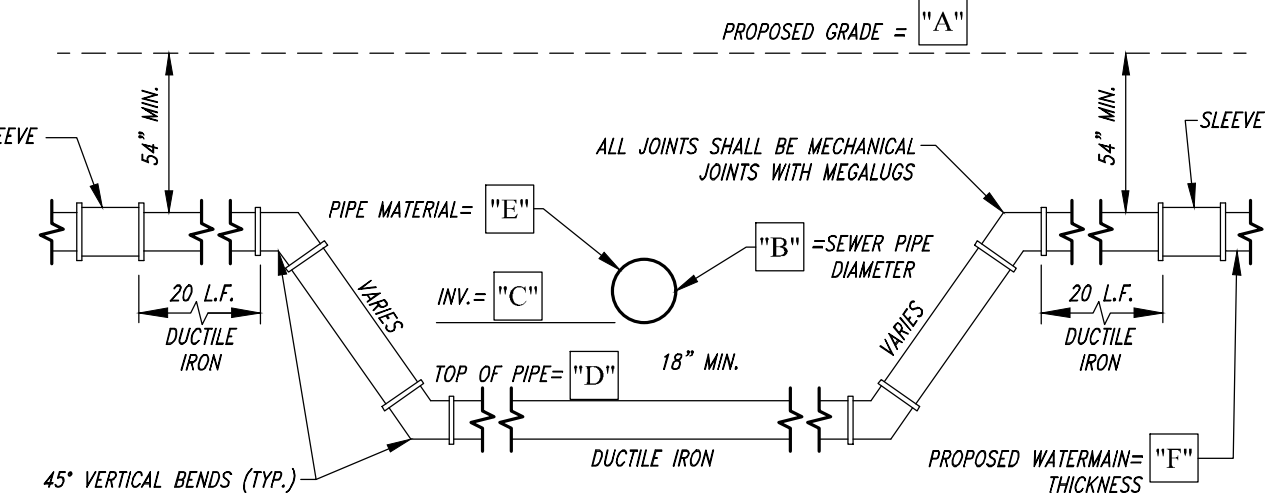
<p>STORM SEWER PLAN &amp; PROFILE</p> <p>PINE VAIL ESTATES</p>	<p>DRAWN BY: KJM</p> <p>CHECKED BY: BKR</p>	<p>APPROVAL: PENDING/NOT FOR CONSTRUCTION</p> <p><b>STOEPPELWERTH</b></p> <p>ALWAYS ON</p> <p>7945 East 104th Street, Fishers, IN 46038-2505 phone: 317.849.5935 fax: 317.849.5942</p>	<p>THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACTION OR REVISION OF ANY PREVIOUS SURVEY OR A SURVEYOR LOCATION REPORT.</p> <p>CERTIFIED: 04/24/20</p> <p><i>Daniel J. Stoepelwerth</i></p>	<p>DATE</p> <p>MARK</p>	<p>REVISIONS</p>	<p>BY</p>
	<p>SHEET NO.</p> <p><b>C603</b></p> <p>S.A.A. JOB NO.</p> <p>89343PLC-VAL-S</p>					





NOTES:

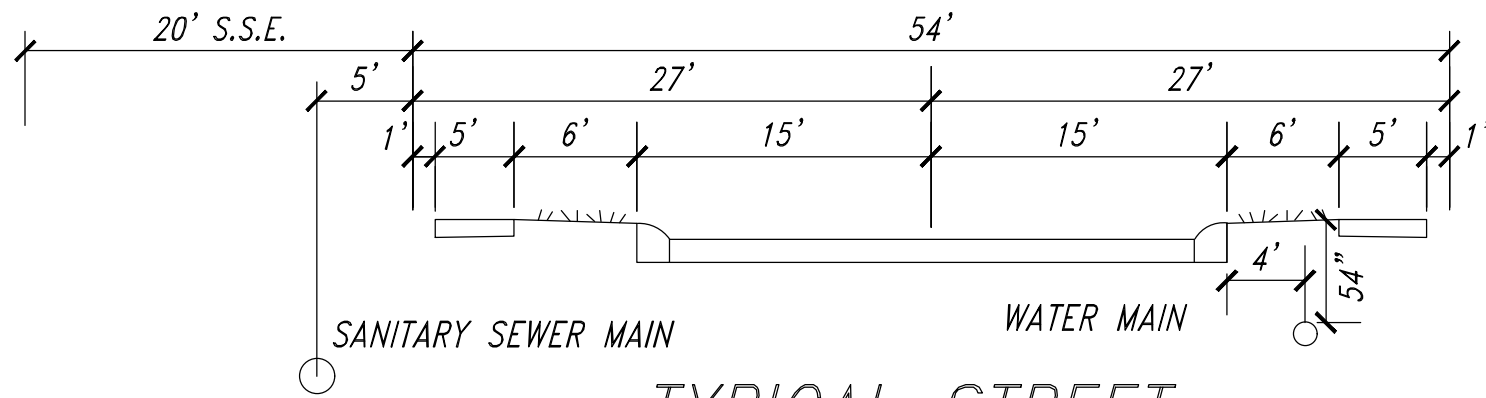
1. CONTRACTOR MUST HAVE AND FOLLOW CITIZENS WATER STANDARDS AND SPECIFICATIONS (LATEST VERSION)
2. FOR WATER SPECIFICATIONS, SEE THE MOST RECENT CITIZENS WATER SPECIFICATIONS AND STANDARDS.
3. MINIMUM COVER OVER TOP OF ALL WATER MAINS TO BE 54" FROM FINISH GRADE.
4. FIRE HYDRANTS SHALL HAVE A 5-INCH STORZ'S CONNECTION INSTALL.
5. VALVES TO BE PLACED IN GRASS AREAS.
6. ALL MAIN AND LATERAL CROSSINGS TO BE FULL DEPTH GRANULAR BACKFILL.
7. STANDARD PRACTICE "O" INSTALLATION OF RESTRAINTS MUST BE FOLLOWED DURING CONSTRUCTION OF WATER MAIN. ANY QUESTIONS, ASK CEG INSPECTOR.
8. THE WATER MAIN MUST MAINTAIN A MINIMUM OF 10 FEET OF SEPARATION WITH THE SEWER MAIN AT ALL TIMES.



CROSSING DETAIL  
No Scale

CROSSING SUMMARY TABLE

CROSSING	"A"	"B"	"C"	"D"	"E"	"F"
No. 1	838.2±	7"X7" BOX	828.0±	826.5±	HDPE	8"

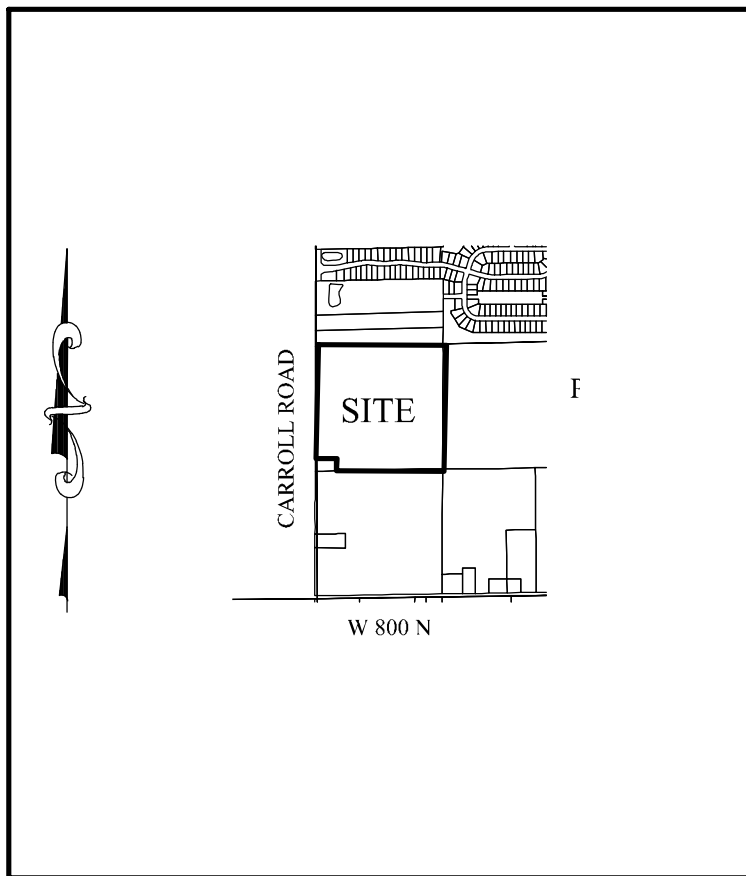


TYPICAL STREET  
(LOCAL)  
No Scale

CITIZENS WATER PROJECT LEGEND				
Project Name: PINE VAIL ESTATES				
Project Number: J-				
JOB #	Street Name	Pipe Size	Pipe Type	Total Pipe
1	PINE VAIL BOULEVARD/PINE VAIL CIRCLE	8"	P.V.C.	1,141'
1	PINE VAIL CIRCLE	3"	HDPE	229'
2	HIDDEN MEADOW PASS	8"	P.V.C.	1,323'
3	HIDDEN PINE DRIVE	8"	P.V.C.	1,097'
3	HIDDEN PINE DRIVE	8"	D.I.	31'
4	VAIL COURT WEST	8"	P.V.C.	425'
4	VAIL COURT WEST	3"	HDPE	229'
5	VAIL COURT EAST	8"	P.V.C.	286'
5	VAIL COURT EAST	3"	HDPE	177'
6	CARROLL ROAD	12"	D.I.	148'
# of Service Lines				TOTAL
41	SINGLE SERVICE LINE PIPE	1	HDPE	1,008'
18	DOUBLE SERVICE LINE PIPE	1"	HDPE	579'

Project Location

Scale: 1" = 2000'

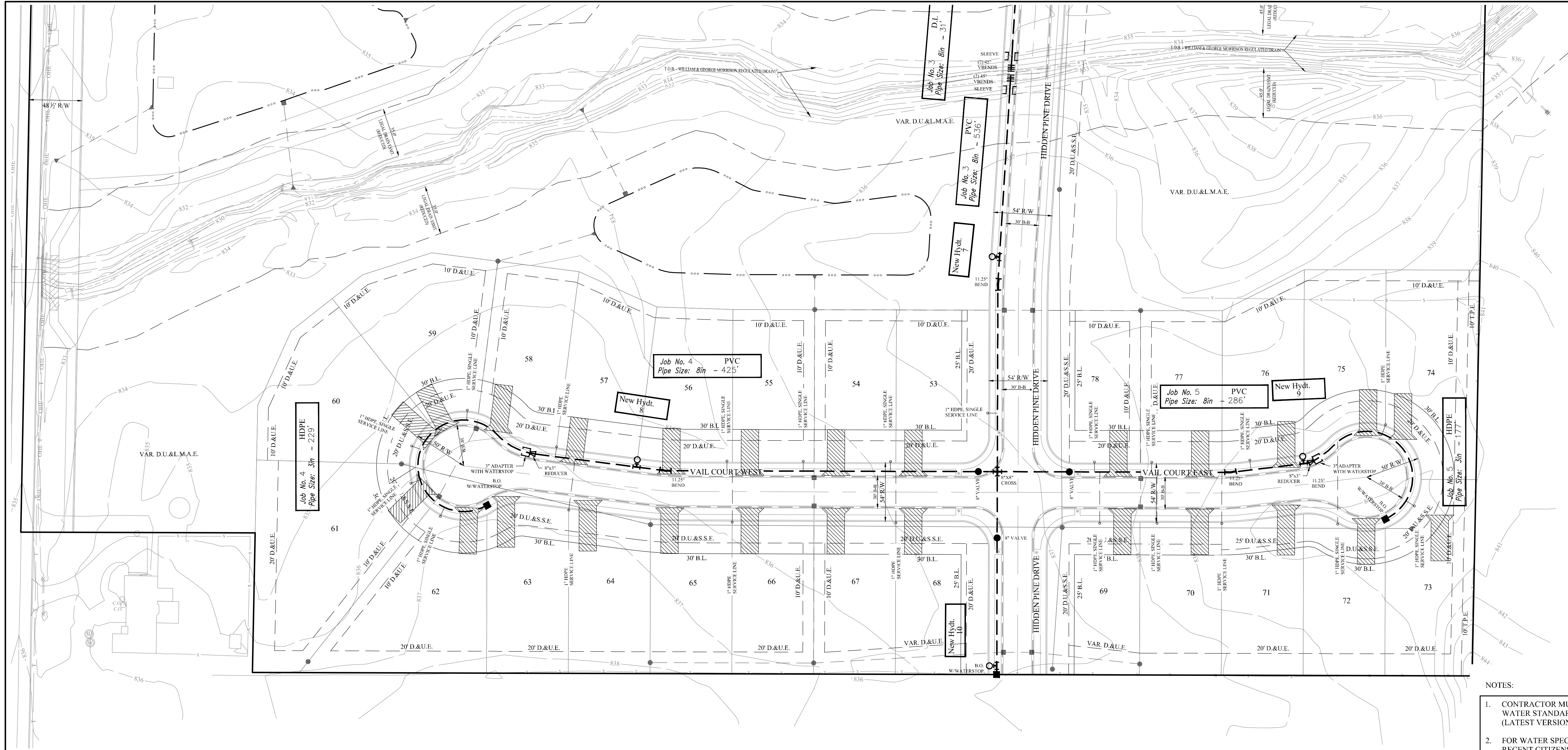


LEGEND	
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	TELEPHONE POLE
	GAS POLE
	INLET
	TREE
	GAS VALVE
	PARCEL ID
	ADAPTER
	BEND
	KICKER BLOCK
	HYDRANT
	HYDRANT WITH HYDRANT VALVE
	BUTTERFLY VALVE
	VALVE
	BLOWOFF ASSEMBLY
	AIR RELIEF VALVE
	PLUG
	REDUCER
	T.J. TEE
	SLEEVE
	CROSS
	CASING PIPE
	GAS LINES
	TELEPHONE LINES
	ELECTRIC LINES
	SINGLE METER PIT & WATER SERVICE LATERAL

Project Name PINE VAIL ESTATES  
Project Number J-  
Dist. Map No. 817  
Meter Map No. 78  
Tax Code 30016  
Pressure Dist. STOEPPELWERTH/KJIM/BKR  
Drafter  
Date 04/24/2020

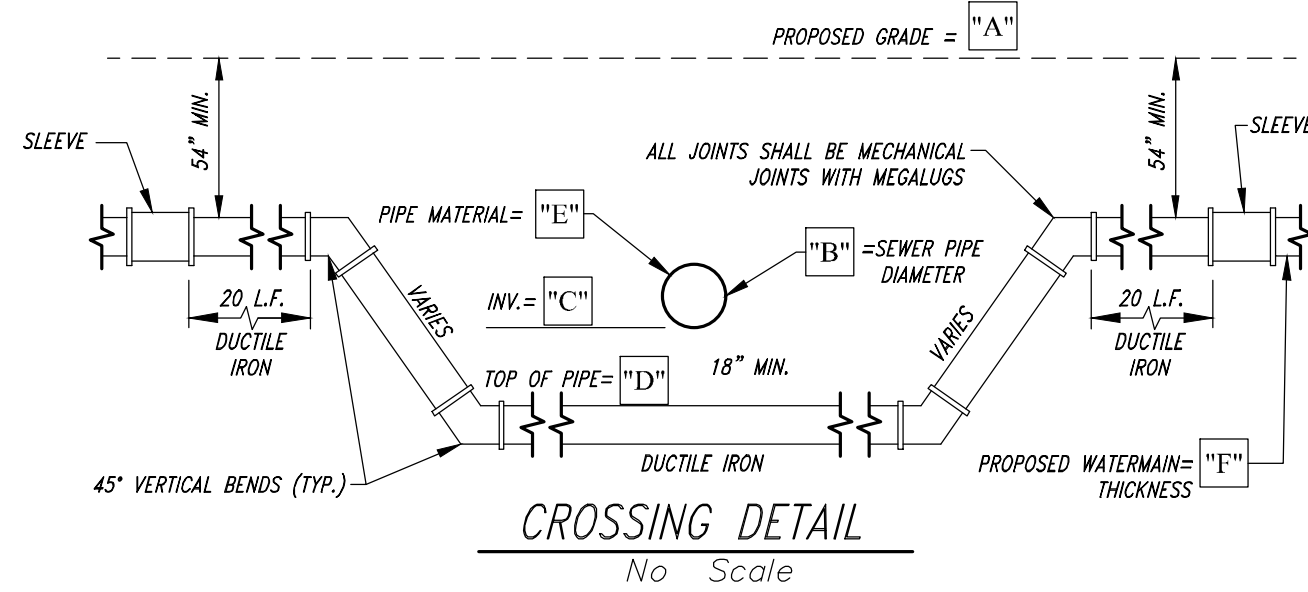






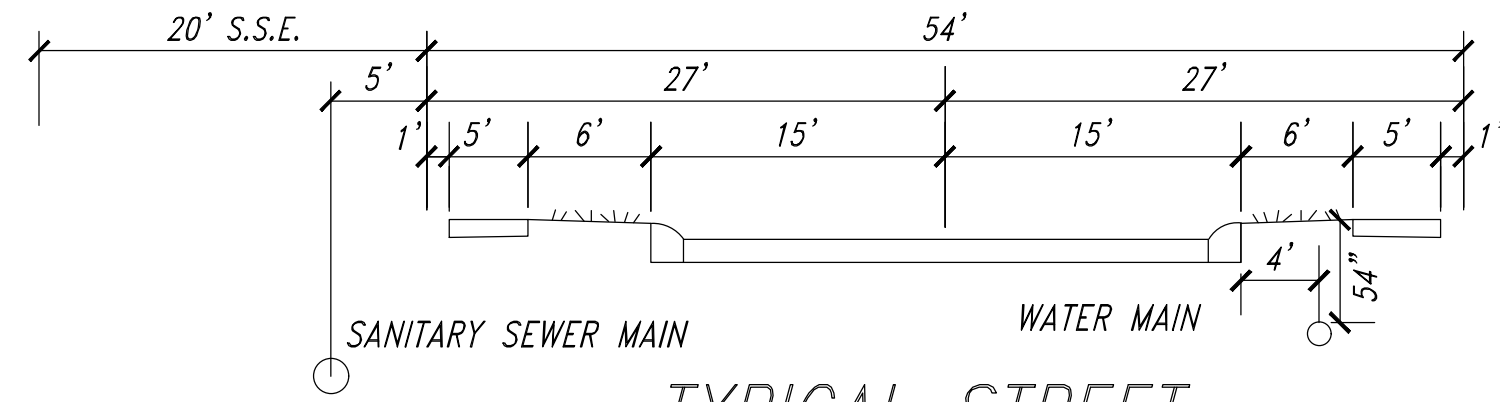
NOTES:

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CROSSING SUMMARY TABLE

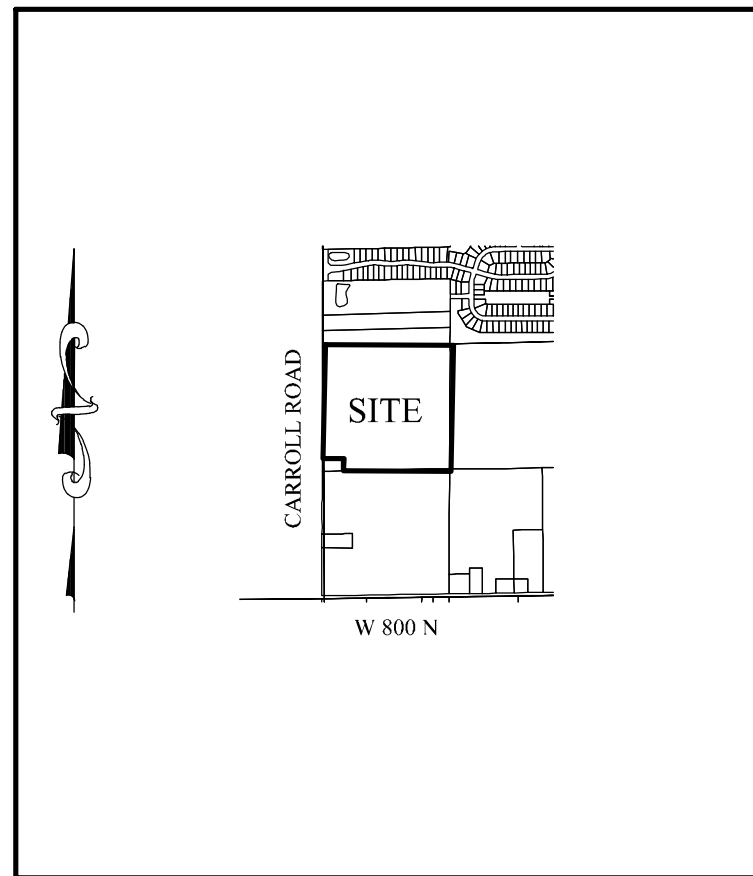
CROSSING	"A"	"B"	"C"	"D"	"E"	"F"
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5	VAIL COURT EAST	3"	HDPE	177'
6	CARROLL ROAD	12"	D.I.	148'
# of Service Lines			TOTAL	5,086'
41	SINGLE SERVICE LINE PIPE	1	HDPE	1,008'
18	DOUBLE SERVICE LINE PIPE	1"	HDPE	579'

Project Location

Scale: 1" = 2000'



LEGEND	
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	TELEPHONE POLE
	GAS POLE
	INLET
	TREE
	GAS VALVE
	PARCEL ID
	ADAPTER
	BEND
	KICKER BLOCK
	HYDRANT
	HYDRANT WITH HYDRANT VALVE
	BUTTERFLY VALVE
	VALVE
	BLOWOFF ASSEMBLY
	AIR RELIEF VALVE
	PLUG
	REDUCER
	T.J. TEE
	SLEEVE
	CROSS
	CASING PIPE
	GAS LINES
	TELEPHONE LINES
	ELECTRIC LINES
	SINGLE METER PIT & WATER SERVICE LATERAL

Project Name PINE VAIL ESTATES  
Project Number J-  
Dist. Map No. 817  
Meter Map No. 78  
Lois  
Tax Code 30016  
Pressure Dist. STOEPPELWERTH/KJM/BKR  
Drafter 04/24/2020  
Date

