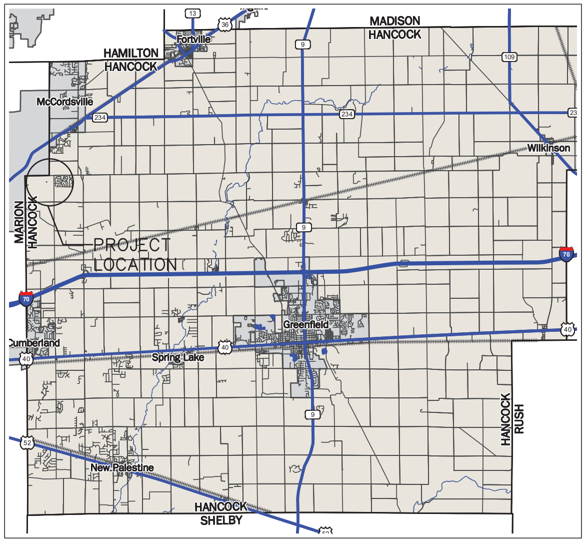
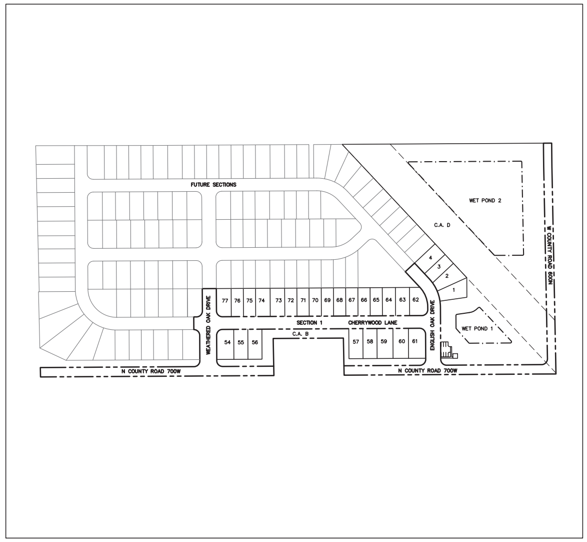
CONSTRUCTION PLANS
FOR
THE MEADOWS AT SAGEBROOK SECTION 1
W COUNTY ROAD 600 N & N COUNTRY ROAD 700 W
MCCORDSVILLE, IN



LOCATION MAP
NOT TO SCALE



VICINITY MAP
SCALE: 1"=250'

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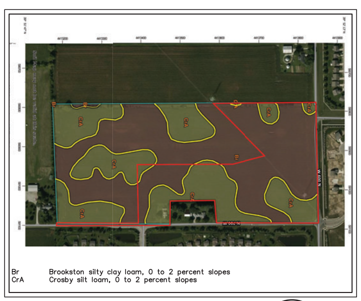
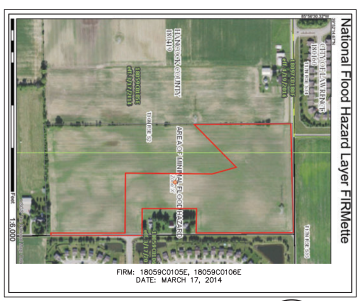


SOILS MAP
NOT TO SCALE

National Flood Hazard Layer FIRMette



FIRM: 18059C0105E, 18059C0106E
DATE: MARCH 17, 2014

FEMA MAP
NOT TO SCALE

UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	COMCAST CABLE	EARL SMALL	(317) 982–1161
ELECTRIC	NINESTAR	JENNIFER MCMILLAN	(317) 323–2090
ELECTRIC EASEMENT	IPL	RON POLLARD	(317) 261–8617
FIBER OPTIC	AT&T	MATT SPINDLER	(317) 265–3050
GAS	VECTREN	JON EASTHAM	(765) 287–2119
SANITARY SEWER	AQUA INDIANA	JIM SHIELDS	(317) 967–0503
TELEPHONE	BRIGHT HOUSE NETWORKS	JASON KIRKMAN	(317) 632–9077
WATER	CITIZENS ENERGY GROUP	BRAD HOSTETLER	(317) 927–4351

(REV. 01/14/20)

BENCHMARK DATA

(NAVD 88 DATUM)

TBM #1
BENCH TIE SET 1.0' UP NORTH SIDE POWER POLE #06718 EAST SIDE N700W AND STANSBURY BLVD.
ELEV: 867.87

TBM #2
BENCH TIE SET 1.0' UP WEST SIDE POWER POLE #06722 EAST SIDE N700W AND W STANSBURY BLVD.
ELEV: 863.79

TBM #3
BENCH TIE SET 1.0' UP WEST SIDE POWER POLE #06726 EAST SIDE N700W, 2ND POLE SOUTH OF CR600N.
ELEV: 858.08

TBM #4
CUT "X" SOUTH BOLT ON FIRE HYDRANT 275'± EAST OF INTERSECTION AT CR600N AND N SAGEBROOK WAY, NORTH SIDE OF CR600N.
ELEV: 861.66

TBM #5
BENCH TIE SET 1.0' UP NORTH SIDE POWER POLE, NO #, 110' EAST AND 40' NORTH OF INTERSECTION AT CR600N AND N700W (62ND & CARROLL RD).
ELEV: 858.10

TBM #10
RAILROAD SPIKE IN SOUTH SIDE OF COMBO POLE AT NE CORNER OF CR600N AND LOOKING GLASS WAY.
ELEV: 856.094

LEGAL DESCRIPTION

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 2, Township 16 North, Range 5 East of the Second Principal Meridian, Hancock County, Indiana, more particularly described as follows:

BEGINNING at a mag nail at the northeast corner of said Northeast Quarter; thence South 0 degrees 19 minutes 54 seconds East 902.64 feet along the east line of said Northeast Quarter (basis of bearings is the Indiana Geospatial Coordinate System, Hancock Zone) to a mag nail at the northeast corner of Tract II as described in Instrument Number 201508761, on file in the Office of the Recorder of Hancock County, Indiana; thence South 88 degrees 52 minutes 48 seconds West 158.00 feet along the north line of said Tract II and the north line of Tract I as described in said Instrument Number 201508761 to a 5/8-inch diameter rebar with a cap stamped "ASI FIRM #0094" set flush (hereafter referred to as "set rebar") at the northwest corner of said Tract I, the following two (2) courses are along the west and south lines thereof; 1)thence South 00 degrees 19 minutes 54 seconds East 299.25 feet to a set rebar; 2)thence North 88 degrees 52 minutes 48 seconds East 158.00 feet to mag nail on the east line of said Northeast Quarter; thence South 00 degrees 19 minutes 54 seconds East 994.34 feet along said east line to a mag nail at the southeast corner of said Northeast Quarter; thence North 88 degrees 37 minutes 15 seconds East 40.01 feet along the south line of said Northeast Quarter to a set rebar; thence North 00 degrees 19 minutes 54 seconds West 654.99 feet to a set rebar; thence westerly 39.27 feet along a curve to the left having a radius of 25.00 feet and subtended by a long chord having a bearing of North 45 degrees 19 minutes 54 seconds west and a length of 35.36 feet to a set rebar; thence South 89 degrees 40 minutes 06 seconds West 107.80 feet to a set rebar; thence westerly 39.27 feet along a curve to the left having a radius of 25.00 feet and subtended by a long chord having a bearing of South 44 degrees 40 minutes 06 seconds West and a length of 35.36 feet to a set rebar; thence South 89 degrees 40 minutes 06 seconds West 54.00 feet to a set rebar; thence North 00 degrees 19 minutes 54 seconds West 12.00 feet to a set rebar; thence westerly 39.27 feet along a curve to the left having a radius of 25.00 feet and subtended by a long chord having a bearing of North 45 degrees 19 minutes 54 seconds West and a length of 35.36 feet to a set rebar; thence South 89 degrees 40 minutes 06 seconds West 95.00 feet to a set rebar; thence North 00 degrees 19 minutes 54 seconds West 927.55 feet to a set rebar; thence South 46 degrees 53 minutes 56 seconds West 91.32 feet to a set rebar; thence North 43 degrees 06 minutes 04 seconds West 174.00 feet to a set rebar on the southeast line of the Transmission Line Easement described in Instrument Number 801938, on file in the Office of said recorder; thence South 46 degrees 53 minutes 56 seconds West 579.87 feet along said southeast line to a set rebar; thence North 00 degrees 19 minutes 54 seconds West 892.81 feet to a set rebar on the north line of said Northeast Quarter; thence North 89 degrees 22 minutes 45 seconds East 100.12 feet to a brass plug at the southeast corner of the Southeast Quarter of Section 34, Township 17 North, Range 5 East; thence North 88 degrees 52 minutes 48 seconds East 882.63 feet along said north line to the POINT OF BEGINNING. Containing 21.764 acres, more or less.

SITE DATA TABLE

SITE ZONING:	PUD
OVERALL DISTURBED AREA:	±46.05
MASS GRADING AREA:	±24.28 AC
SECTION 1 AREA:	±21.77 AC
RIGHT–OF–WAY:	±4.79 AC (22.0%)
COMMON AREA:	±12.32 AC (56.6%)
TOTAL LOT AREA:	±4.66 AC (21.4%)
TOTAL LOTS:	28
LOTS/SECTION 1 AREA:	1.3 LOTS/ACRE
MINIMUM LOT SIZE:	6,240 SF
MINIMUM LOT WIDTH*:	52 LF
MIN. FRONT YARD**:	30'
MIN. SIDE YARD**:	5'
MIN. REAR YARD**:	15'
N COUNTRY ROAD 700W FRONTAGE:	1,897 LF
W COUNTRY ROAD 600N FRONTAGE:	983 LF
STANDARD PARKING (10'X20'):	6
ROAD LENGTHS:	ENGLISH OAK WAY– 492 LF CHERRYWOOD LANE– 1024 LF WEATHERED OAK WAY– 372 LF
TYPICAL R/W WIDTH:	80' (N C.R. 700W ROAD) 70' (W C.R. 600N ROAD) 60' (LOCAL ROAD) 54' (LOCAL SUBDIVISION)

* MEASURED AT THE FRONT SETBACK LINE.
** ALL SETBACKS TO BE ESTABLISHED FROM THE R/W OR PROPERTY LINE.

OPEN SPACE TABLE

COMMON AREA B	±0.88 AC	COMMON AREA D	±11.44 AC
TOTAL COMMON AREA			±12.32 AC

CITIZENS ENERGY GROUP PERMIT NUMBERS:

WATER SERVICE PERMIT XXXXX

DEVELOPMENT SCHEDULE:

BEGIN CONSTRUCTION: JUNE 2020
END CONSTRUCTION: JUNE 2025

GENERAL NOTES:

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

!! CAUTION !!

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9225 HARRISON PARK COURT
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

THE MEADOWS AT SAGEBROOK SECTION 1

W COUNTY ROAD 600 N & N COUNTY ROAD 700 W

JOSHUA H. CRIBELAR REGISTERED PROFESSIONAL ENGINEER STATE OF INDIANA
APPROVAL PENDING NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
04/24/2020
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2019.00066

TITLE SHEET

C001

PLOT DATE: 4/24/2020 3:14 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 4/24/2020
EDITED BY: JDABROWSKI
DRAWING FILE: P:\2019\00066\D. Drawings\Civil\Construction Documents\02. Construction Documents\Section 1\2019.00066.CE.C001.TS.dwg

SITE DATA TABLE

SITE ZONING:	PUD
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TOTAL LOTS:	28
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MINIMUM LOT SIZE:	6,240 SF
MINIMUM LOT WIDTH*:	52 LF
MIN. FRONT YARD**:	30'
MIN. SIDE YARD**:	5'
MIN. REAR YARD**:	15'
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W COUNTRY ROAD 600N FRONTAGE:	983 LF
STANDARD PARKING (10'X20'):	6
ROAD LENGTHS:	ENGLISH OAK WAY- 492 LF
	CHERRYWOOD LANE- 1024 LF
	WEATHERED OAK WAY- 372 LF
TYPICAL R/W WIDTH:	80' (N C.R. 700W ROAD)
	70' (W C.R. 600N ROAD)
	60' (LOCAL ROAD)
	54' (LOCAL SUBDIVISION)

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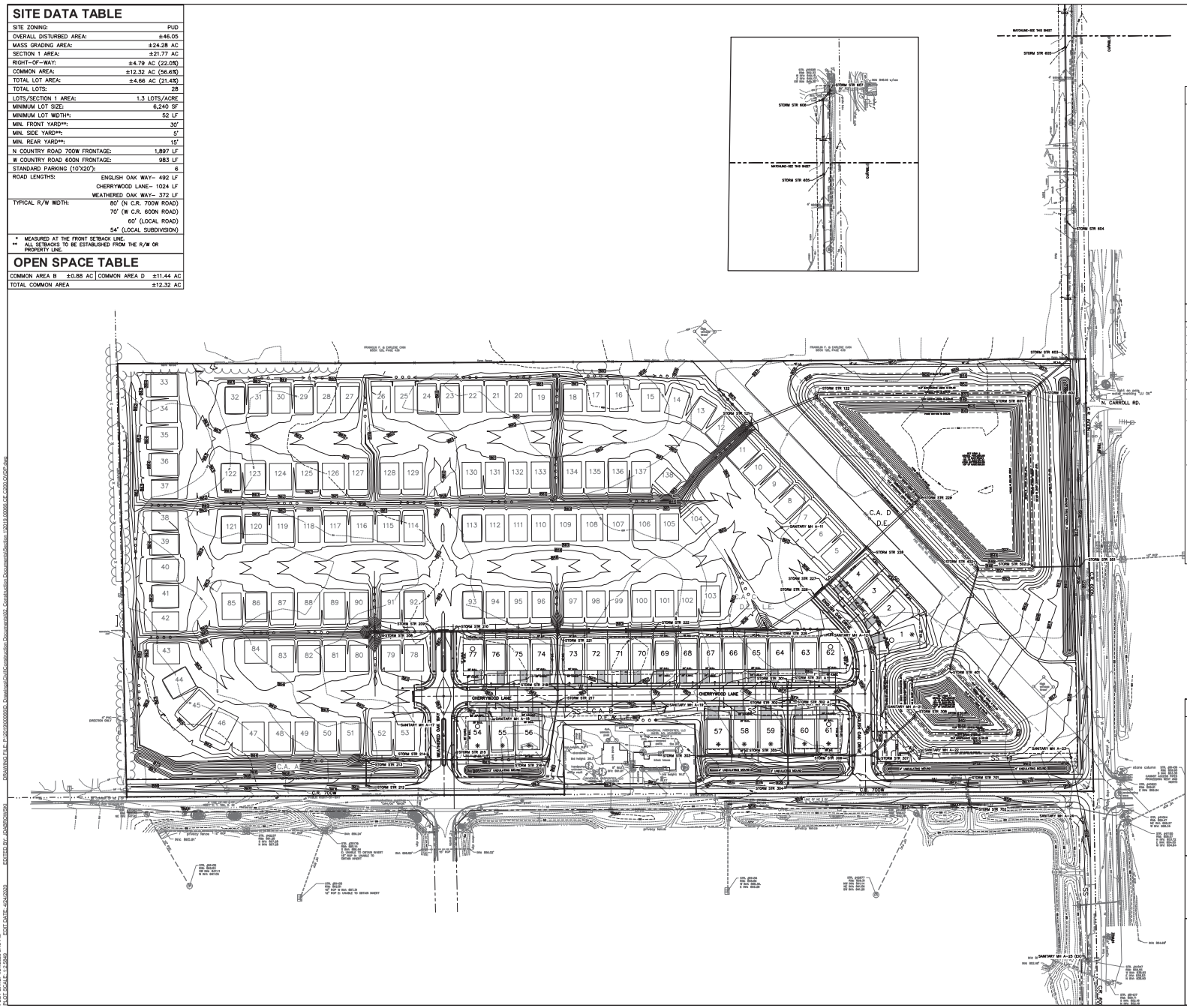
OPEN SPACE TABLE

COMMON AREA B	±0.88 AC	COMMON AREA D	±11.44 AC
TOTAL COMMON AREA			±12.32 AC



SCALE: 1"=100'

EXISTING LEGEND

Air Conditioner	Power Pole
Beehive Inlet	Sanitary MH
Bush	Sign
Clean Out	Sprinkler Control Valve
Curb Inlet	Stump
Drainage Inlet	Telephone Box
Drainage MH	Telephone Marker
Electric Meter Box	Telephone Pedestal
Fire Hydrant	Temporary Bench Mark
Flag Pole	Tree
Gas Marker	Water Meter
Gas Meter	Water Valve Shut Off
Gas Valve	Well
Ground Light	Buried Water Line
Guy Wire	Buried Telephone Line
Hose Bib	Buried Gas line
Light Pole	Buried Fiber Optic Line
Mail Box	Overhead Electric Line
PineTree	Buried Electric line
Pole	Buried Cable Line
Post	

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
	SINGLE WATER METER PIT
	WATER CROSS
	WATER TEE & WATER BEND
000	PROPOSED CONTOUR
000.00	SPOT ELEVATION
000.00 ×	PAVEMENT ELEVATION
	FLOW ARROW
B.S.L.	BUILDING SETBACK LINE
B/B	BACK TO BACK
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
R/W	RIGHT-OF-WAY
U.&D.E.	UTILITY & DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, & SANITARY ESMT.
	SIGN

ARCHITECTURAL STANDARDS

✱ PERIMETER LOTS: ALL LOTS INDICATED WITH A (✱) AND/OR ABUTTING COUNTRY ROAD 700 WEST 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 6"X6" 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.

○ CORNER LOTS: THOSE LOTS INDICATED WITH A (○) SHALL REQUIRE A MINIMUM OF THREE (3) DIFFERENT FINISH FACADE STYLES FROM THE LIST BELOW FOR EACH SIDE ELEVATION. THIS REQUIREMENT EXCLUDES DWELLINGS WITH A HIP ROOF WHEREAS THE REQUIREMENT MAY BE TWO (2) DIFFERENT FINISH FACADE STYLES. A THREE (3') FEET BRICK OR STONE WAINSCOT IS REQUIRED AS PART OF THE FINISH FACADE STYLES. THIS SHOULD A FULL FIRST FLOOR BRICK WRAP IF SELECTED AS BRICK OR STONE AS PART OF THE FINISH FACADE STYLE. THE FINISH FACADE STYLE MAY INCLUDE, BUT ARE NOT LIMITED TO, BRICK, STONE, HORIZONTAL SIDING, BAT AND BOARD SIDING, TUDOR STYLE SIDING AND CEDAR SHAKE SIDING. DWELLINGS BUILT ON CORNER LOTS SHALL INCLUDE A MINIMUM OF ONE (1) WINDOW PER STORY OF A MINIMUM SIZE OF TWO (2') FEET BY FOUR (4') FEET ON THE SIDE OF THE DWELLING FACING THE STREET. THESE WINDOWS SHALL INCLUDE SHUTTERS WHERE THE BRICK WAINSCOT DOES NOT INTERFERE.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
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THE MEADOWS AT SAGEBROOK SECTION 1

W COUNTY ROAD 600 N &
N COUNTY ROAD 700 W

CERTIFIED BY

ISSUANCE INDEX	
DATE:	04/24/2020
PROJECT PHASE:	CONSTRUCTION DOCUMENTS

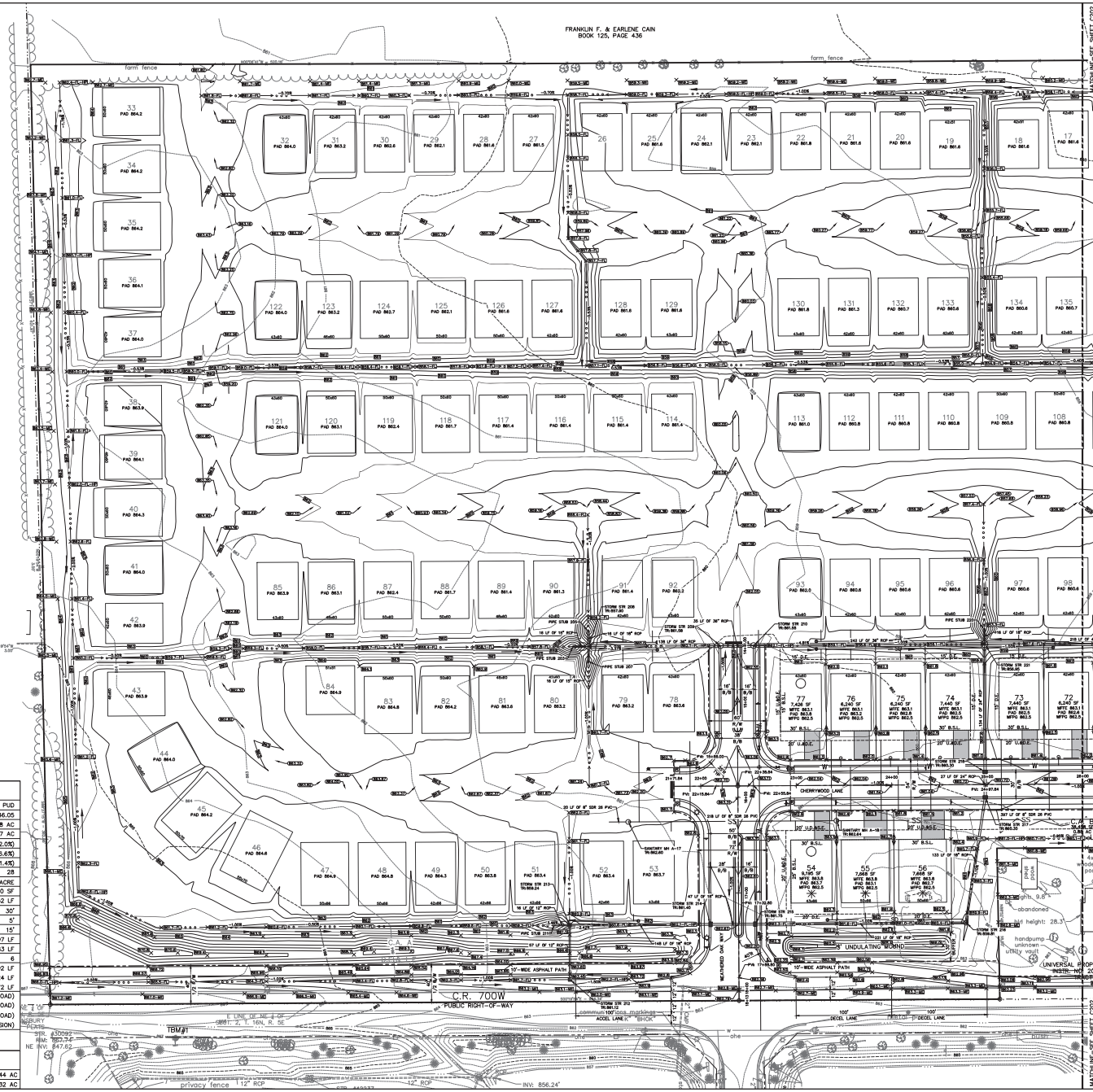
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00066

OVERALL DEVELOPMENT PLAN

C200

PLOT DATE: 4/24/2020 3:16 PM
PLOT SCALE: 1:2.5859
EDIT DATE: 4/24/2020
EDITED BY: JDRIPCHSKI
DRAWING FILE: P:\2019\2019066\Drawings\Civil\Construction Documents\Construction Documents\C200 OVERALL DEVELOPMENT PLAN



SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Bush
- Clean Out
- Curb Inlet
- Drainage Inlet
- Drainage MH
- Electric Meter Box
- Fire Hydrant
- Flag Pole
- Gas Marker
- Gas Meter
- Gas Valve
- Ground Light
- Guy Wire
- Hose Bib
- Light Pole
- Mail Box
- PineTree
- Pole
- Post
- Power Pole
- Sanitary MH
- Sign
- Sprinkler Control Valve
- Stump
- Telephone Box
- Telephone Marker
- Telephone Pedestal
- Temporary Bench Mark
- Tree
- Water Meter
- Water Valve Shut Off
- Well
- —w— Buried Water Line
- —t— Buried Telephone Line
- —g— Buried Gas line
- —fo— Buried Fiber Optic Line
- —ohe—Overhead Electric Line
- —e— Buried Electric line
- —ctv—Buried Cable 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
- SINGLE WATER METER PIT
- WATER CROSS
- WATER TEE & WATER BEND
- 000 PROPOSED CONTOUR
- 000.00 SPOT ELEVATION
- 000.00× PAVEMENT ELEVATION
- FLOW ARROW
- AC ACRE
- ADA RAMP
- B.S.L. BUILDING SETBACK LINE
- B/B BACK TO BACK
- C.A. COMMON AREA
- D.E. DRAINAGE 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
- P.A.E. PUBLIC ACCESS EASEMENT
- 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
- U.&D.E. UTILITY & DRAINAGE EASEMENT
- U.D.&S.E. UTILITY, DRAINAGE, & SANITARY ESMT.
- STREET LIGHT
- SIGN

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PLOT SCALE: 1:1
EDIT DATE: 4/24/2020
FOLDER BY: (PURPOSE)
FOLDER: P:\2019\2019005_Drawings\Civil\Construction Documents\Construction Documents\Sections 1-2\2019.005.CE.C201.DP.dwg

ARBOR HOMES
9225 HARRISON PARK COURT
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

THE MEADOWS AT SAGEBROOK SECTION 1

W COUNTRY ROAD 600 N &
N COUNTRY ROAD 700 W

REGISTERED PROFESSIONAL ENGINEER
APPROVED FOR CONSTRUCTION
NOT FOR CONSTRUCTION
INDIANA
JOSHUA H. CATES
STATE OF INDIANA
20100104 PE

CERTIFIED BY

ISSUANCE INDEX
DATE: 04/24/2020
PROJECT PHASE: CONSTRUCTION DOCUMENTS

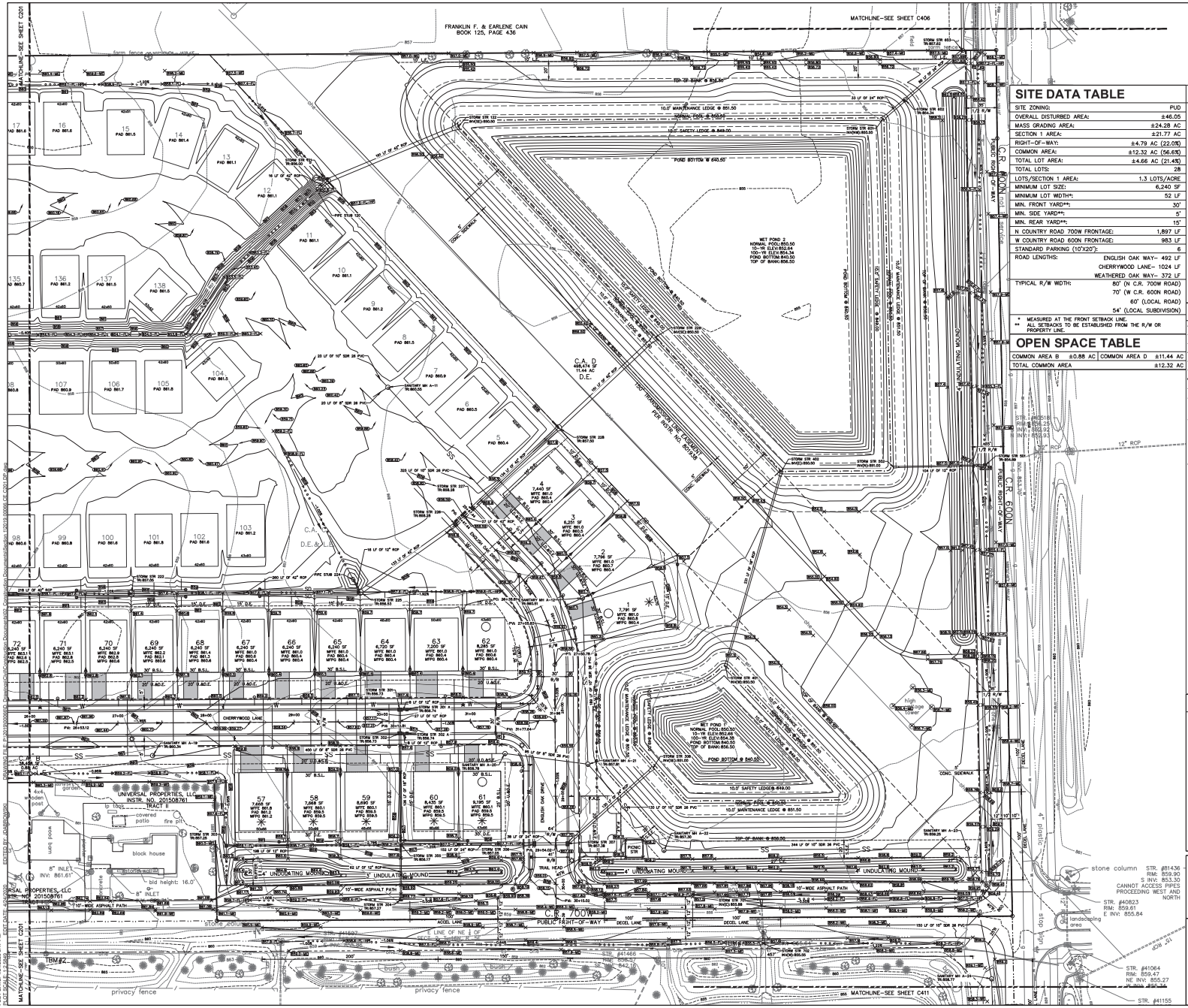
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2019.00066

DEVELOPMENT PLAN AND MASS GRADING PLAN

C201



SCALE: 1"=50'

SITE DATA TABLE

SITE ZONING:	PUD
OVERALL DISTURBED AREA:	±46.05
MASS GRADING AREA:	±24.28 AC
SECTION 1 AREA:	±21.77 AC
RIGHT-OF-WAY:	±4.79 AC (22.0%)
COMMON AREA:	±12.32 AC (56.6%)
TOTAL LOT AREA:	±4.66 AC (21.4%)
TOTAL LOTS:	28
LOTS/SECTION 1 AREA:	1.3 LOTS/ACRE
MINIMUM LOT SIZE:	6,240 SF
MINIMUM LOT WIDTH*:	52 LF
MIN. FRONT YARD**:	30'
MIN. SIDE YARD**:	5'
MIN. REAR YARD**:	15'
N COUNTRY ROAD 700W FRONTAGE:	1,897 LF
W COUNTRY ROAD 600N FRONTAGE:	983 LF
STANDARD PARKING (10'X20'):	6
ROAD LENGTHS:	ENGLISH OAK WAY- 492 LF
	CHERRYWOOD LANE- 1024 LF
	WEATHERED OAK WAY- 372 LF
TYPICAL R/W WIDTH:	80' (N C.R. 700W ROAD)
	70' (W C.R. 600N ROAD)
	60' (LOCAL ROAD)
	54' (LOCAL SUBDIVISION)

* MEASURED AT THE FRONT SETBACK LINE.
** ALL SETBACKS TO BE ESTABLISHED FROM THE R/W OR PROPERTY LINE.

OPEN SPACE TABLE

COMMON AREA B	±0.88 AC	COMMON AREA D	±11.44 AC
TOTAL COMMON AREA			±12.32 AC

EXISTING LEGEND

Air Conditioner	Power Pole
Beehive Inlet	Sanitary MH
Bush	Sign
Clean Out	Sprinkler Control Valve
Curb Inlet	Stump
Drainage Inlet	Telephone Box
Drainage MH	Telephone Marker
Electric Meter Box	Telephone Pedestal
Fire Hydrant	Temporary Bench Mark
Flag Pole	Tree
Gas Marker	Water Meter
Gas Meter	Water Valve Shut Off
Gas Valve	Well
Ground Light	—w— Buried Water Line
Guy Wire	—t— Buried Telephone Line
Hose Bib	—g— Buried Gas line
Light Pole	—fo— Buried Fiber Optic Line
Mail Box	—ohe—Overhead Electric Line
PineTree	—e— Buried Electric line
Pole	—ctv—Buried Cable Line
Post	

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" POWBLE-WALL PERFORATED SUBSURFACE UNDERDRAIN
	SUBSURFACE DRAIN CLEANOUT
	STORM SEWER
	FIRE HYDRANT & WATER VALVE
	SINGLE WATER METER PIT
	WATER CROSS
	WATER TEE & WATER BEND
000	PROPOSED CONTOUR
000.00	SPOT ELEVATION
000.00×	PAVEMENT ELEVATION
	FLOW ARROW
AC	ACRE
	ADA RAMP
B.S.L.	BUILDING SETBACK LINE
B/B	BACK TO BACK
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
FL	FLOWLINE
HP	HIGH POINT
INV	INVERT ELEVATION
L.E.	LANDSCAPE EASEMENT
ME	MATCH EXISTING
MFFE	MINIMUM FINISHED FLOOR ELEVATION
MFPO	MINIMUM FLOOD PROTECTION GRADE
PAD	PAD GRADE
P.A.E.	PUBLIC ACCESS EASEMENT
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
U.&D.E.	UTILITY & DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, & SANITARY ESMT.
	STREET LIGHT
	SIGN

ARCHITECTURAL STANDARDS

✳ PERIMETER LOTS: ALL LOTS INDICATED WITH A ✳ AND/OR ABUTTING COUNTRY ROAD 700 WEST 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.

○ CORNER LOTS: THOSE LOTS INDICATED WITH A ○ SHALL REQUIRE A MINIMUM OF THREE (3) DIFFERENT FINISH FACADE STYLES FROM THE LIST BELOW FOR EACH SIDE ELEVATION. THIS REQUIREMENT EXCLUDES DWELLINGS WITH A HIP ROOF WHEREAS THE REQUIREMENT MAY BE TWO (2) DIFFERENT FINISH FACADE STYLES. A THREE (3") FEET BRICK OR STONE WAINSCOT IS REQUIRED AS ONE OF THE FINISHED FACADE STYLES. SHOULD A FULL FIRST FLOOR BRICK WRAP BE SELECTED, SAID BRICK SHALL SATISFY THE INTENT OF THIS REQUIREMENT. FINISHED FACADE STYLES MAY INCLUDE BUT ARE NOT LIMITED TO BRICK, STONE, HORIZONTAL SIDING, BAT AND BOARD SIDING, TUDOR STYLE SIDING AND CEDAR SHAKE SIDING. DWELLINGS BUILT ON CORNER LOTS SHALL INCLUDE A MINIMUM OF ONE (1) WINDOW PER STORY OF A MINIMUM SIZE OF TWO (2') FEET BY FOUR (4') FEET ON THE SIDE OF THE DWELLING FACING THE STREET. THESE WINDOWS SHALL INCLUDE SHUTTERS WHERE THE BRICK WAINSCOT DOES NOT INTERFERE.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND 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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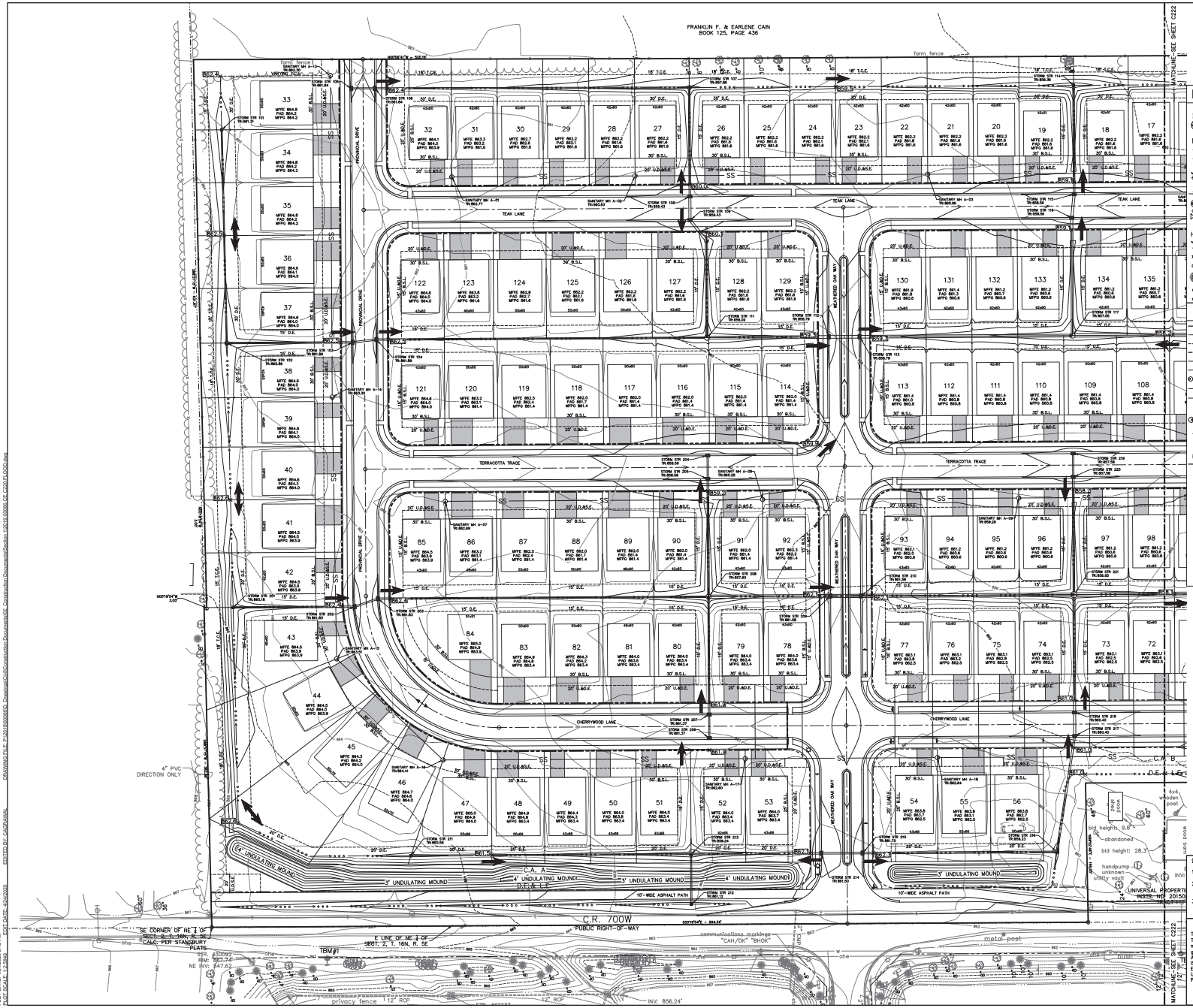
DEVELOPMENT PLAN AND MASS GRADING PLAN

C202



SCALE: 1"=50'

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Beehive Inlet	Sanitary MH
Bush	Sign
Clean Out	Sprinkler Control Valve
Curb Inlet	Stump
Drainage Inlet	Telephone Box
Drainage MH	Telephone Marker
Electric Meter Box	Telephone Pedestal
Fire Hydrant	Temporary Bench Mark
Flag Pole	Tree
Gas Marker	Water Meter
Gas Meter	Water Valve Shut Off
Gas Valve	Well
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Guy Wire	—t— Buried Telephone Line
Hose Bib	—g— Buried Gas line
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	RIGHT-OF-WAY (R/W) LINE
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	EASEMENT
	WET DETENTION POND NORMAL POOL
	LOT LINE
—W—	WATER MAIN
—SS—	SANITARY MAIN
	SWALE (1.00 % MIN SLOPE)
—SD—	6" POWER-WALL PERFORATED SUBSURFACE UNDERDRAIN
	SUBSURFACE DRAIN CLEANOUT
	STORM SEWER
	FIRE HYDRANT & WATER VALVE
	SINGLE WATER METER PIT
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	WATER TEE & WATER BEND
000	PROPOSED CONTOUR
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EMERGENCY FLOOD ROUTING PLAN

C221

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PLOT SCALE: 1:2.5999
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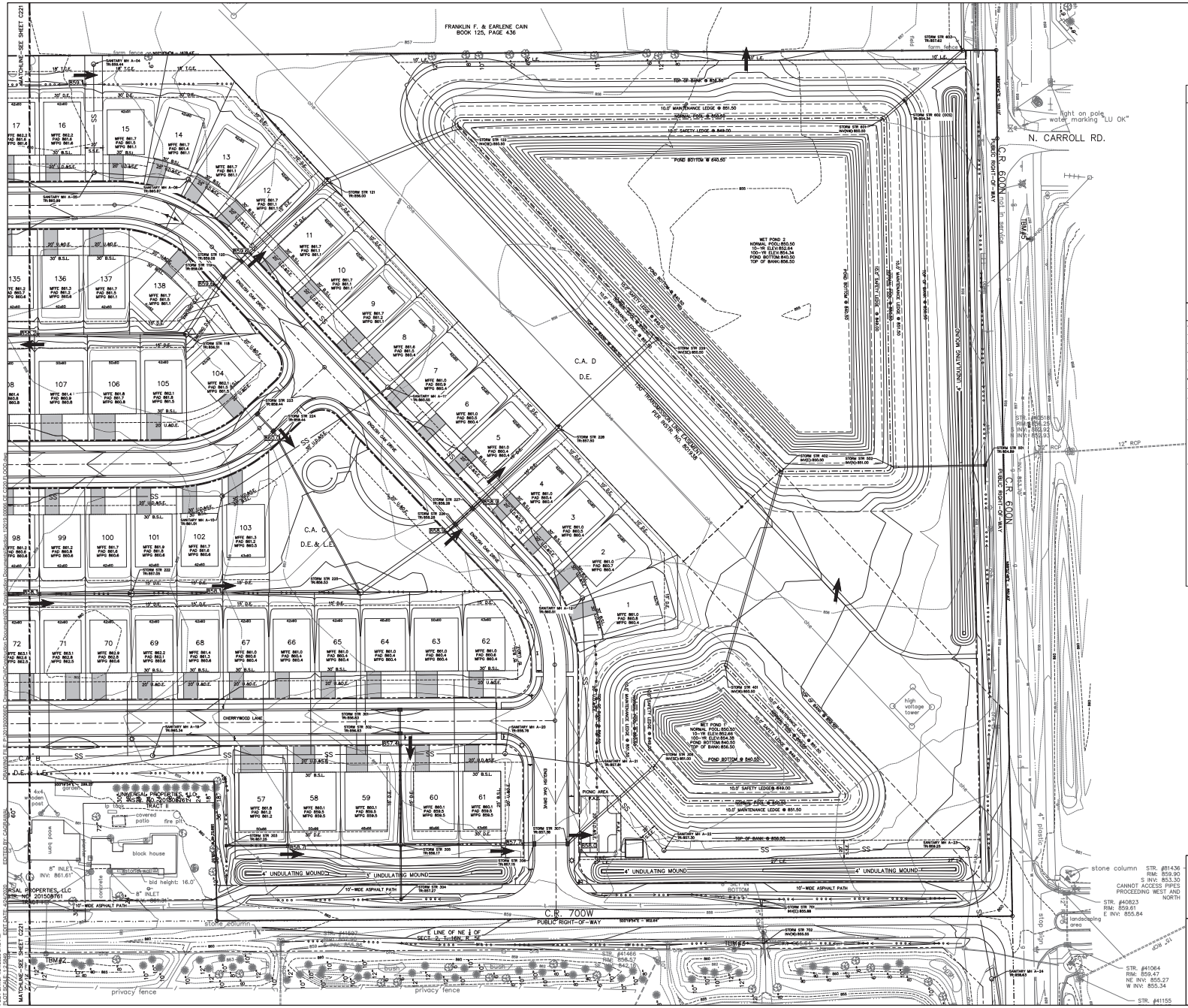

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	SWALE (1.00 % MIN SLOPE)
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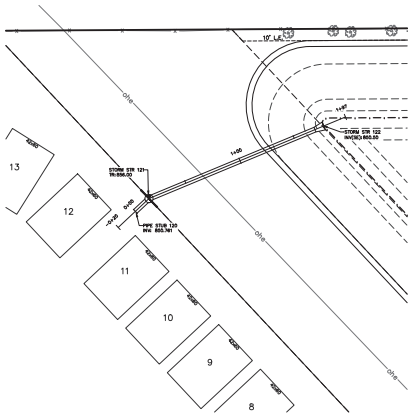
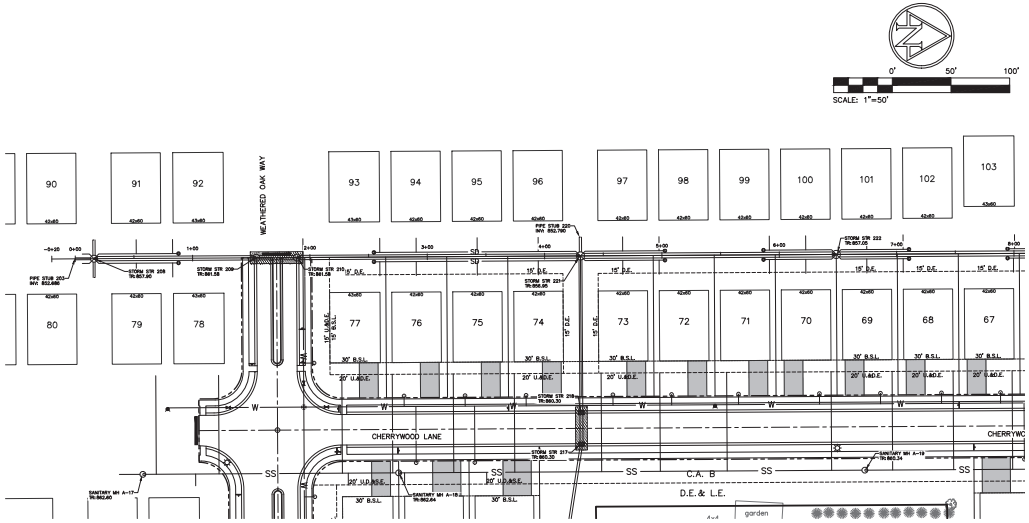
EMERGENCY FLOOD ROUTING PLAN

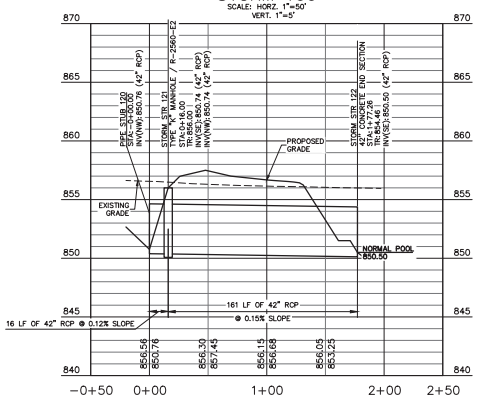
C222





STORM 100

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



STORM 200

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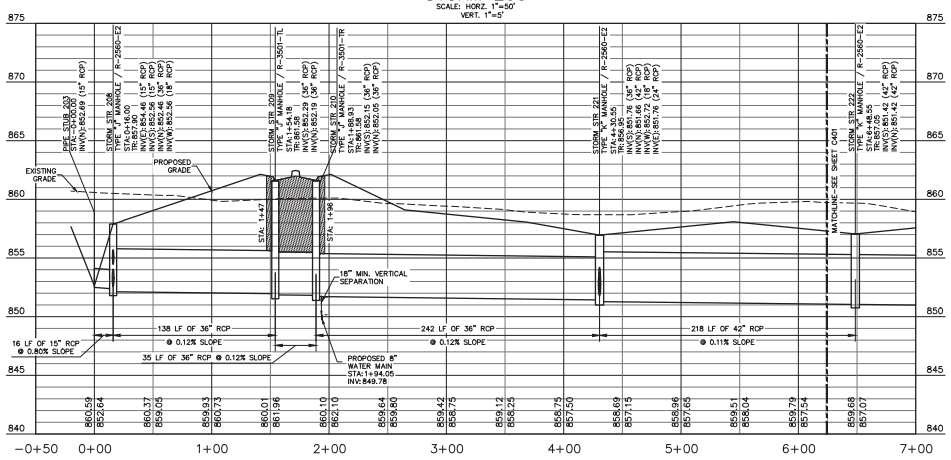
VERT. 1"=5'



EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Bush
- Clean Out
- Curb Inlet
- Drainage Inlet
- Drainage MH
- Electric Meter Box
- Fire Hydrant
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- Gas Marker
- Gas Meter
- Gas Valve
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- Water Valve Shut Off
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- Buried Telephone Line
- Buried Gas line
- Buried Fiber Optic Line
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- Buried Cable Line

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- WATER MAIN
- SANITARY MAIN
- 6" DOUBLE-WALL PERFORATED SUBSURFACE UNDERDRAIN
- SUBSURFACE DRAIN CLEANOUT
- STORM SEWER
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U.D.&S.E.	UTILITY, DRAINAGE, & SANITARY ESMT.
	STREET LIGHT
	SIGN

STORM SEWER NOTES:

1. ALL CASTINGS SHALL BE LABELED "DUMP NO WASTE – DRAINS TO WATERWAY"
2. 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

GENERAL NOTES:

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STORM SEWER PLAN & PROFILE

C400

PLOT DATE: 4/24/2020 3:21 PM
PLOT SCALE: 1:2.5859
EDIT DATE: 4/24/2020
EDITED BY: CASPERSMA
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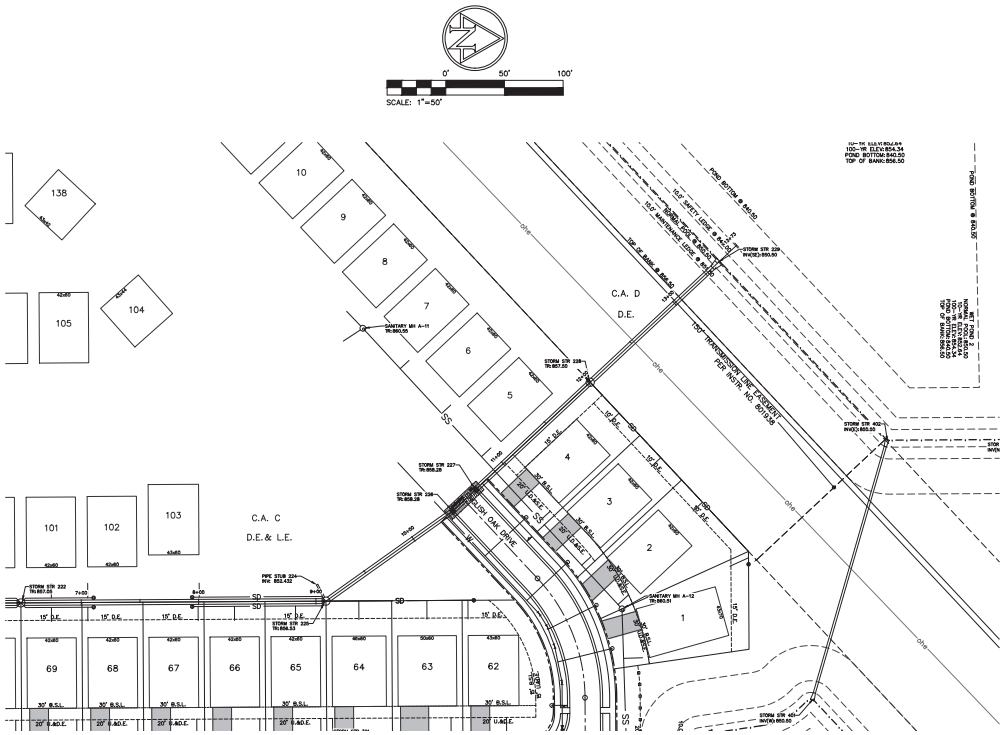

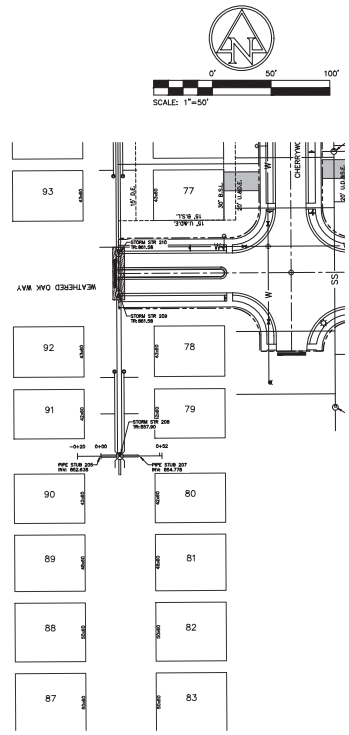

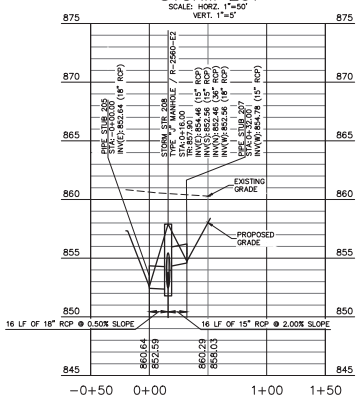

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STORM SEWER NOTES:

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2. 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

GENERAL NOTES:

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2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
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CALL TOLL FREE
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– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

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

THE MEADOWS AT SAGEBROOK SECTION 1

W COUNTY ROAD 600 N &
N COUNTY ROAD 700 W

CERTIFIED BY

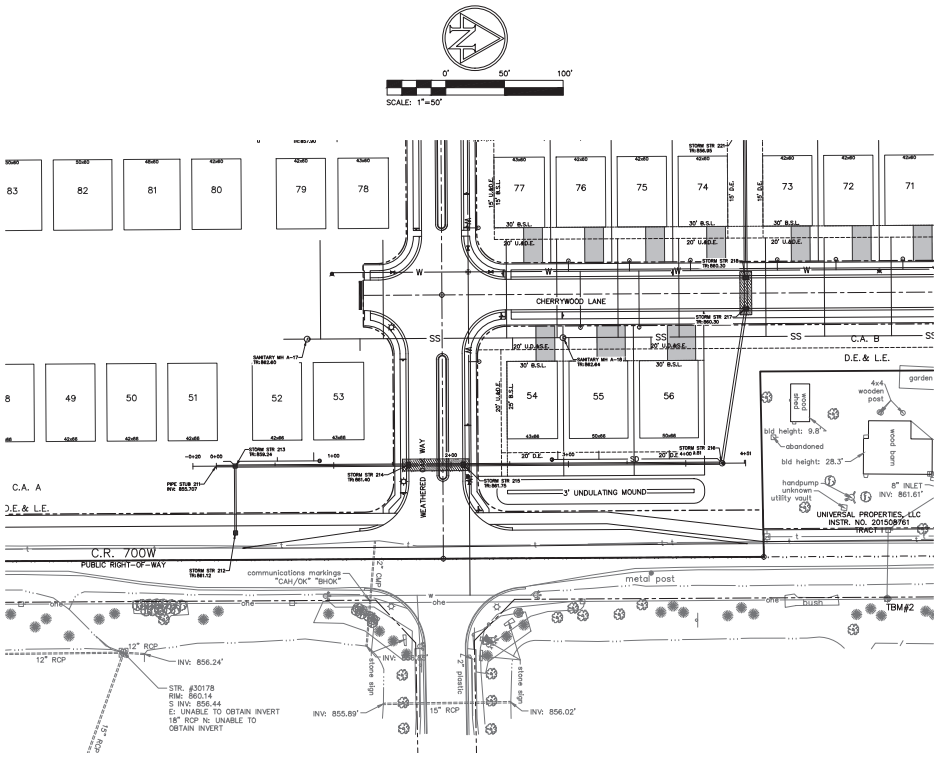
ISSUANCE INDEX
DATE:
04/24/2020
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

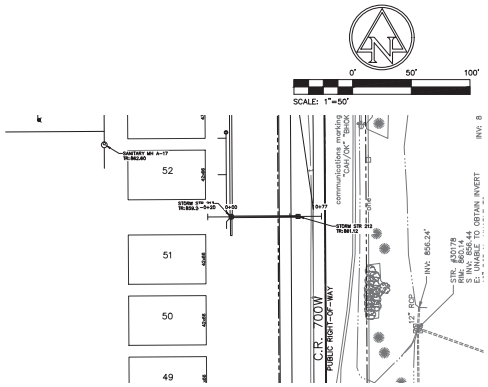
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00066

STORM SEWER PLAN & PROFILE

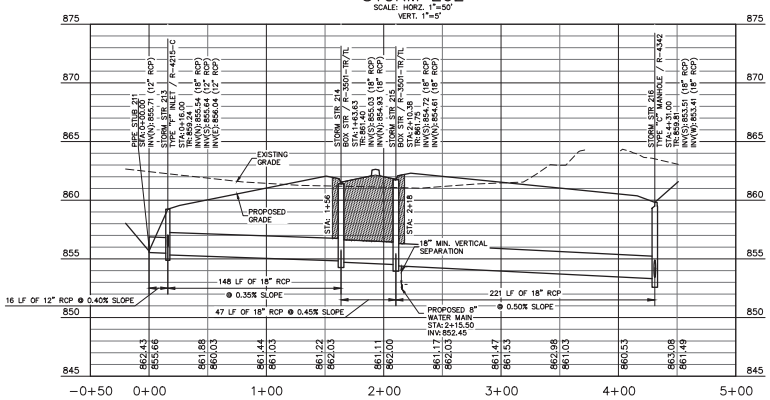
C401





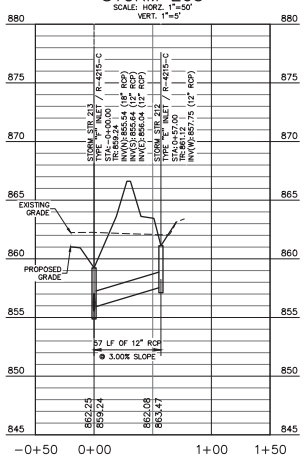
STORM 202

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



STORM 203

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



EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Bush
- Clean Out
- Curb Inlet
- Drainage Inlet
- Drainage MH
- Electric Meter Box
- Fire Hydrant
- Flag Pole
- Gas Marker
- Gas Meter
- Gas Valve
- Ground Light
- Guy Wire
- Hose Bib
- Light Pole
- Mail Box
- PineTree
- Pole
- Post
- Power Pole
- Sanitary MH
- Sign
- Sprinkler Control Valve
- Stump
- Telephone Box
- Telephone Marker
- Telephone Pedestal
- Temporary Bench Mark
- Tree
- Water Meter
- Water Valve Shut Off
- Well
- Buried Water Line
- Buried Telephone Line
- Buried Gas line
- Buried Fiber Optic Line
- Overhead Electric Line
- Buried Electric line
- Buried Cable Line

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- WATER MAIN
- SANITARY MAIN
- 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
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
INV	INVERT ELEVATION
RCP	REINFORCED CONCRETE PIPE
TR	TOP OF RIM ELEVATION
U.&D.E.	UTILITY & DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, & SANITARY ESMT.
	STREET LIGHT
	SIGN

STORM SEWER NOTES:
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THE MEADOWS AT SAGEBROOK SECTION 1

W COUNTY ROAD 600 N & N COUNTY ROAD 700 W

CERTIFIED BY

ISSUANCE INDEX
DATE: 04/24/2020
PROJECT PHASE: CONSTRUCTION DOCUMENTS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2019.00066

STORM SEWER PLAN & PROFILE

C402

PLOT DATE: 4/24/2020 3:22 PM
PLOT SCALE: 1:2.5859
EDIT DATE: 4/24/2020
EDITED BY: CASPERSMA
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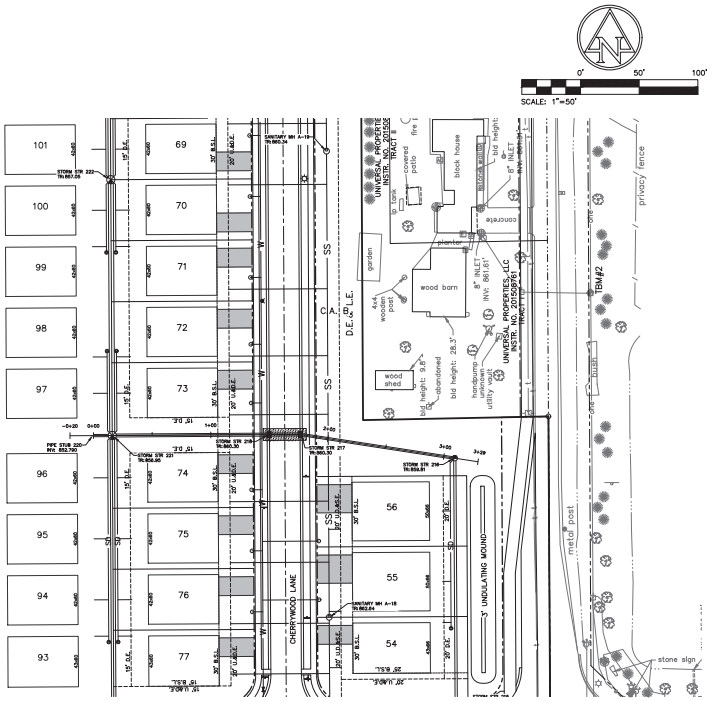
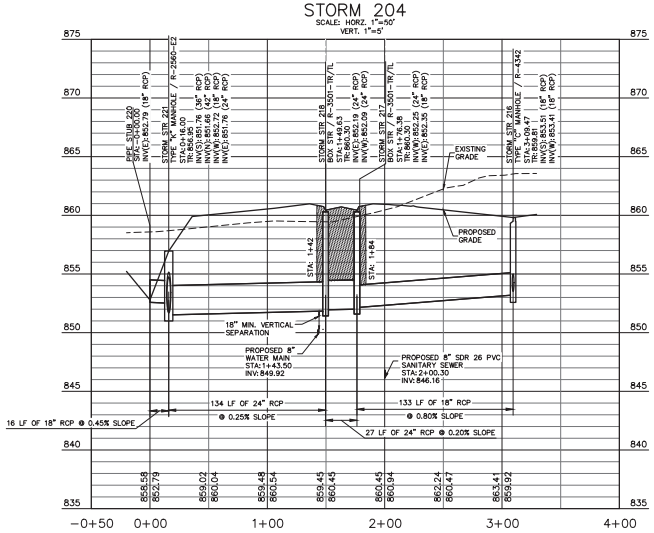
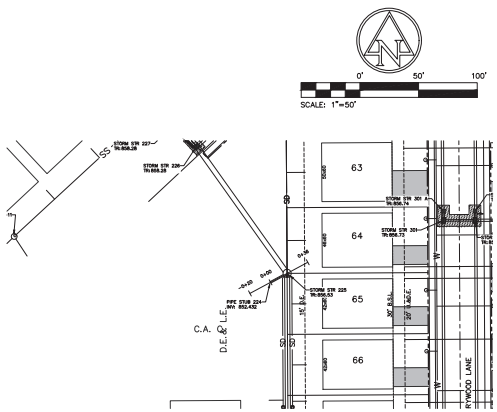


STORM 204

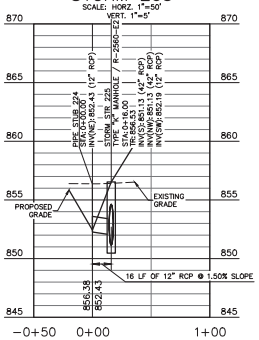
SCALE: HORZ. 1"=50'
VERT. 1"=5'





STORM 205

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



EXISTING LEGEND

Air Conditioner	Power Pole
Beehive Inlet	Sanitary MH
Bush	Sign
Clean Out	Sprinkler Control Valve
Curb Inlet	Stump
Drainage Inlet	Telephone Box
Drainage MH	Telephone Marker
Electric Meter Box	Telephone Pedestal
Fire Hydrant	Temporary Bench Mark
Flag Pole	Tree
Gas Marker	Water Meter
Gas Meter	Water Valve Shut Off
Gas Valve	Well
Ground Light	Buried Water Line
Guy Wire	Buried Telephone Line
Hose Bib	Buried Gas line
Light Pole	Buried Fiber Optic Line
Mail Box	Overhead Electric Line
PineTree	Buried Electric line
Pole	Buried Cable Line
Post	

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
- 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
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
INV	INVERT ELEVATION
RCP	REINFORCED CONCRETE PIPE
TR	TOP OF RIM ELEVATION
U.&D.E.	UTILITY & DRAINAGE EASEMENT
U.D.A.S.E.	UTILITY, DRAINAGE, & SANITARY ESMT.
	STREET LIGHT
	SIGN

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THE MEADOWS AT SAGEBROOK SECTION 1

W COUNTY ROAD 600 N &
N COUNTY ROAD 700 W

INDIANA REGISTERED PROFESSIONAL ENGINEER
APPROVED/REPAIRED FOR CONSTRUCTION
NOT APPROVED FOR CONSTRUCTION
STATE OF INDIANA
COUNTY OF HAMILTON

CERTIFIED BY

ISSUANCE INDEX
DATE:
04/24/2020
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00066

STORM SEWER PLAN & PROFILE

C403

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PLOT SCALE: 1:2.5859
EDIT DATE: 4/24/2020
EDITED BY: CAPORIAL
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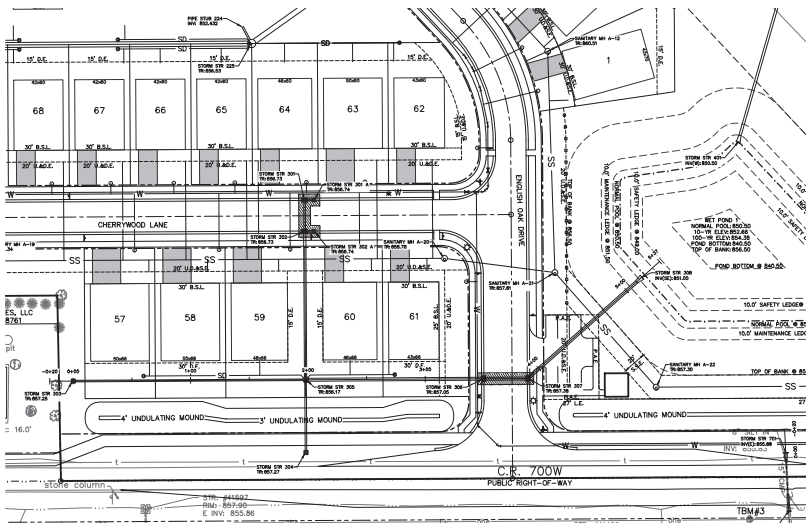
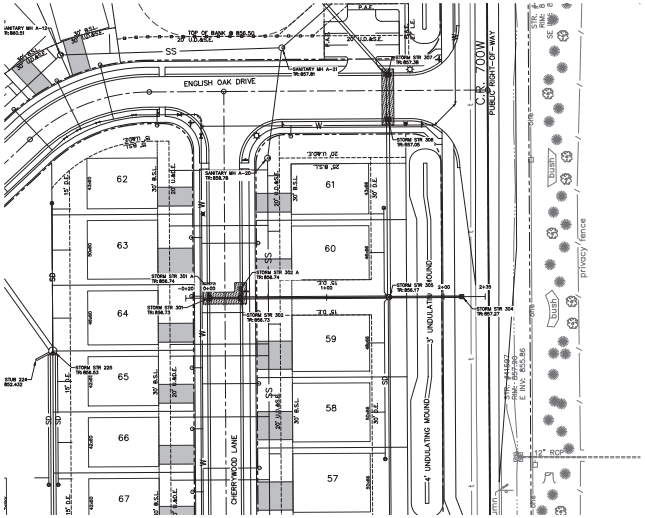
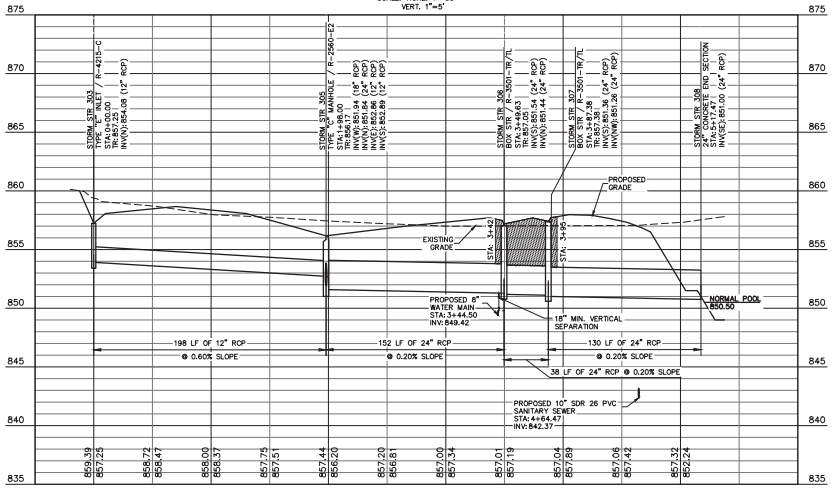




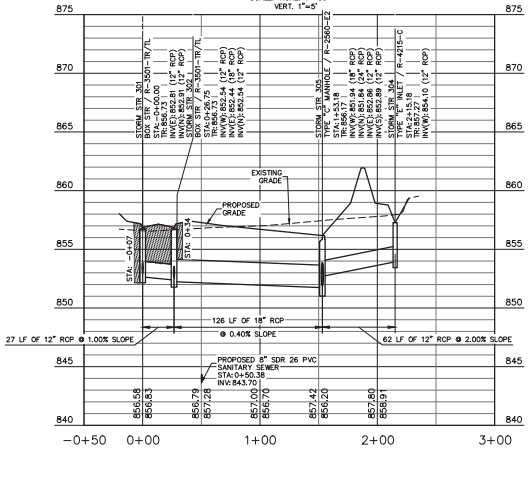
STORM 300

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



STORM 301

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



EXISTING LEGEND

Air Conditioner	Power Pole
Beehive Inlet	Sanitary MH
Bush	Sign
Clean Out	Sprinkler Control Valve
Curb Inlet	Stump
Drainage Inlet	Telephone Box
Drainage MH	Telephone Marker
Electric Meter Box	Telephone Pedestal
Fire Hydrant	Temporary Bench Mark
Flag Pole	Tree
Gas Marker	Water Meter
Gas Meter	Water Valve Shut Off
Gas Valve	Well
Ground Light	Buried Water Line
Guy Wire	Buried Telephone Line
Hose Bib	Buried Gas line
Light Pole	Buried Fiber Optic Line
Mail Box	Overhead Electric Line
PineTree	Buried Electric line
Pole	Buried Cable Line
Post	

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- WATER MAIN
- SANITARY MAIN
- 6" DOUBLE-WALL PERFORATED SUBSURFACE UNDERDRAIN
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B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
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TR	TOP OF RIM ELEVATION
U.&D.E.	UTILITY, DRAINAGE, & SANITARY ESMT.
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	STREET LIGHT
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W COUNTY ROAD 600 N & N COUNTY ROAD 700 W

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NO.	DESCRIPTION	DATE

Project Number 2019.00066

STORM SEWER PLAN & PROFILE

C404

PLOT DATE: 4/24/2020 3:23 PM
PLOT SCALE: 1:2.5591
EDIT DATE: 4/24/2020
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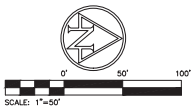

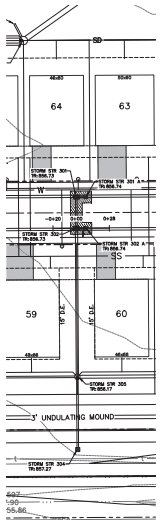

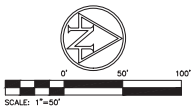

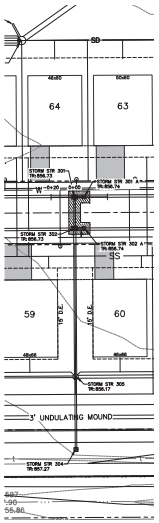

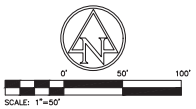

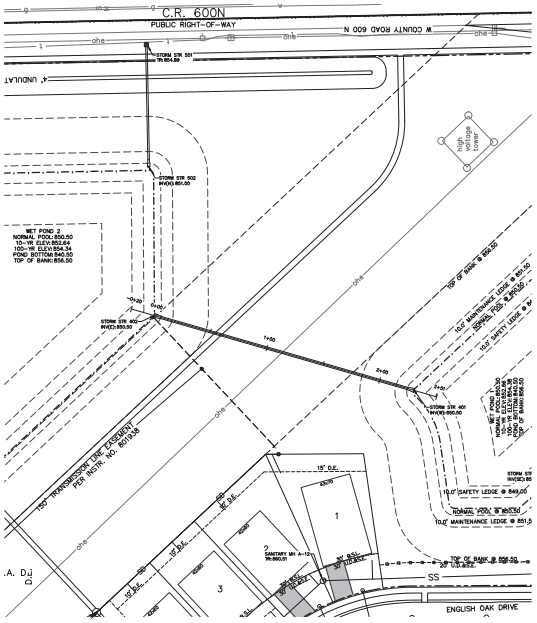

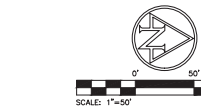

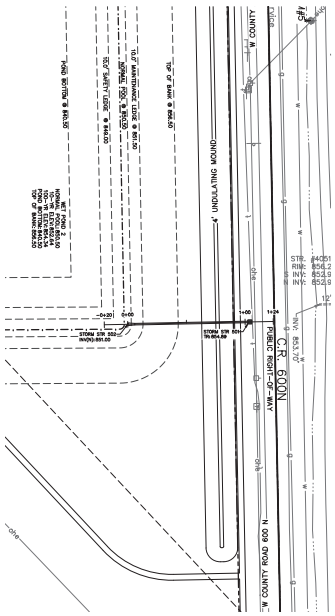

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Air Conditioner	Power Pole
Beehive Inlet	Sanitary MH
Bush	Sign
Clean Out	Sprinkler Control Valve
Curb Inlet	Stump
Drainage Inlet	Telephone Box
Drainage MH	Telephone Marker
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Ground Light	Buried Water Line
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Hose Bib	Buried Gas line
Light Pole	Buried Fiber Optic Line
Mail Box	Overhead Electric Line
PineTree	Buried Electric line
Pole	Buried Cable Line
Post	

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
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
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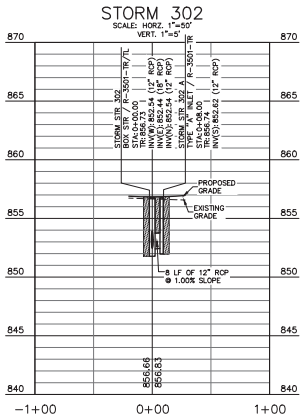
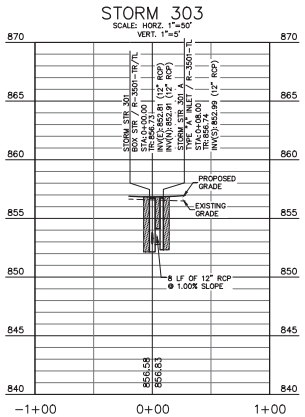
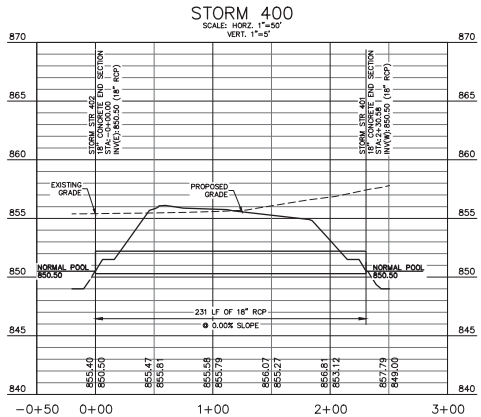
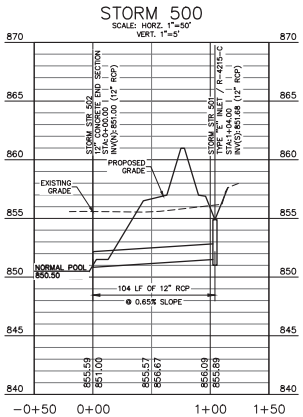
GRANULAR BACKFILL REQUIRED









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THE MEADOWS AT SAGEBROOK SECTION 1

W COUNTY ROAD 600 N &
N COUNTY ROAD 700 W

CERTIFIED BY

ISSUANCE INDEX
DATE:
04/24/2020
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

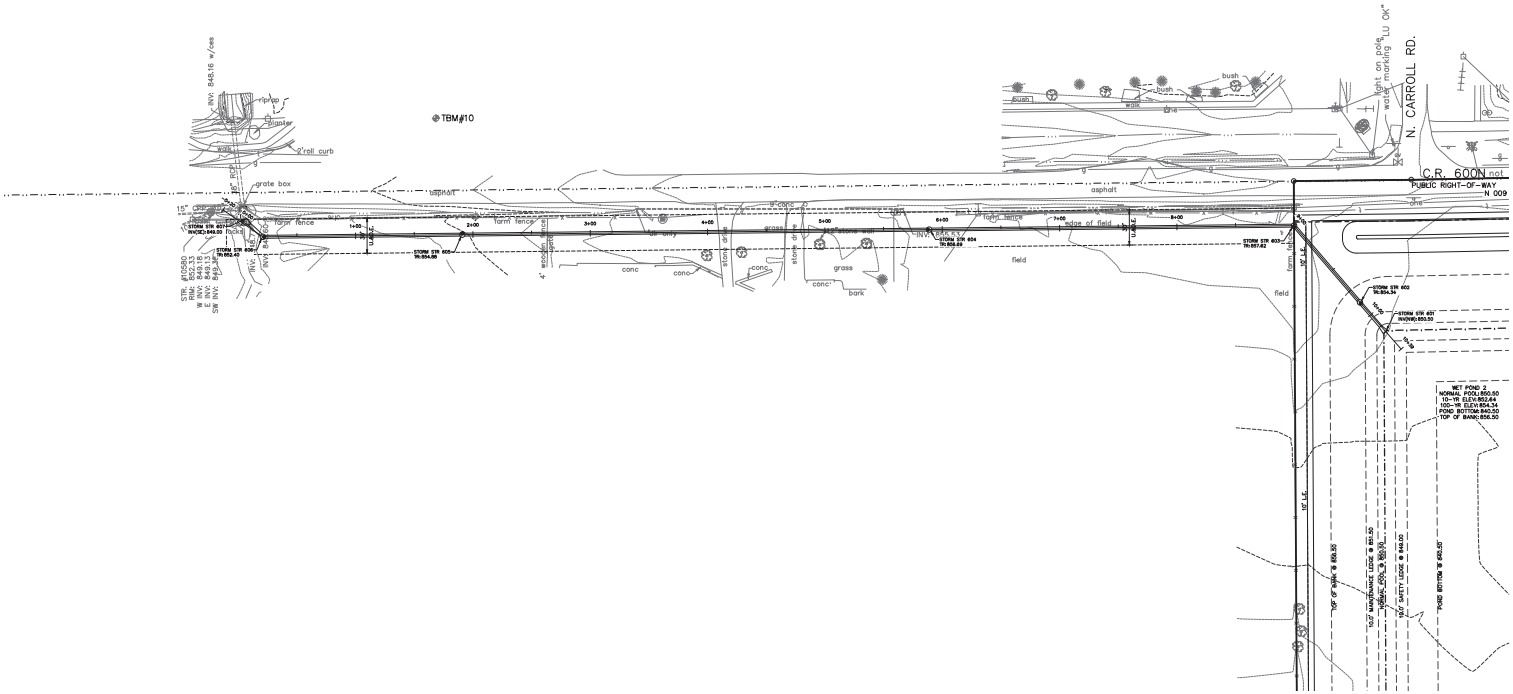
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00066

STORM SEWER PLAN & PROFILE

C405

PLOT DATE: 4/24/2020 3:24 PM
PLOT SCALE: 1:2.5999
EDITED BY: CASPERSMA
EDIT DATE: 4/24/2020
DRAWING FILE: P:\2019\2019066\Drawings\Civil\Construction Documents\Construction Documents\2019.00066.CE.C405.STNPP.dwg



SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Bush
- Clean Out
- Curb Inlet
- Drainage Inlet
- Drainage MH
- Electric Meter Box
- Fire Hydrant
- Flag Pole
- Gas Marker
- Gas Meter
- Gas Valve
- Ground Light
- Guy Wire
- Hose Bib
- Light Pole
- Mail Box
- PineTree
- Pole
- Post
- Power Pole
- Sanitary MH
- Sign
- Sprinkler Control Valve
- Stump
- Telephone Box
- Telephone Marker
- Telephone Pedestal
- Temporary Bench Mark
- Tree
- Water Meter
- Water Valve Shut Off
- Well
- Buried Water Line
- Buried Telephone Line
- Buried Gas line
- Buried Fiber Optic Line
- Overhead Electric Line
- Buried Electric line
- Buried Cable Line

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- WATER MAIN
- SANITARY MAIN
- 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
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
INV	INVERT ELEVATION
RCP	REINFORCED CONCRETE PIPE
TR	TOP OF RIM ELEVATION
U.&D.E.	UTILITY & DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, & SANITARY ESMT.
	STREET LIGHT
	SIGN

STORM SEWER NOTES:

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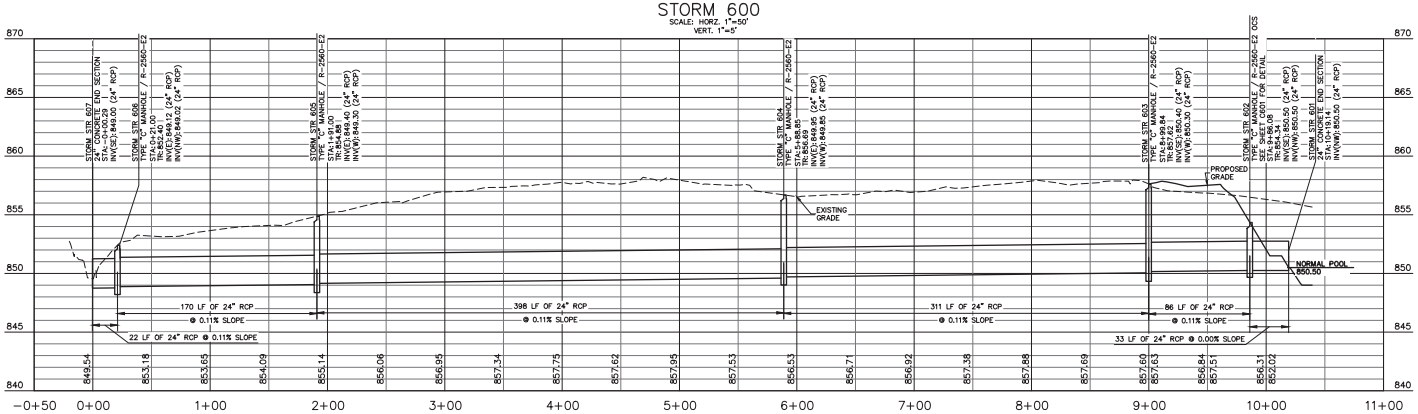
GRANULAR BACKFILL REQUIRED

STORM 600

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



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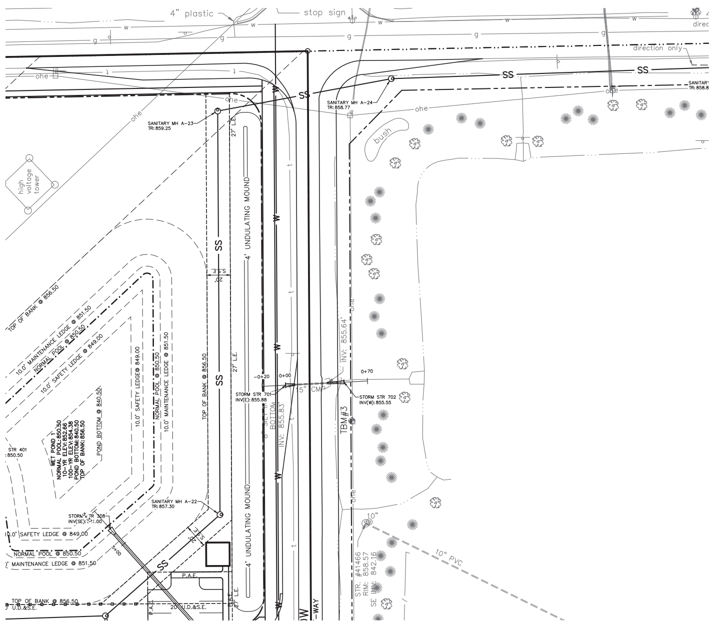
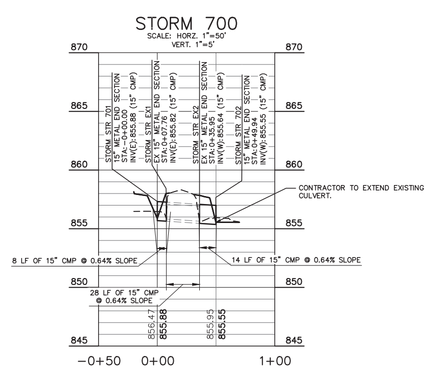
STORM SEWER PLAN & PROFILE

C406

PLOT DATE: 4/24/2020 3:24 PM
PLOT SCALE: 1:2.5999
EDITED BY: CASPERNAL
EDIT DATE: 4/24/2020
DRAWING FILE: P:\2019\2019066\Drawings\Civil\Construction Documents\02 Construction Documents\Sections\2019.00066.CE.C406.STNPP.dwg



SCALE: 1"=50'



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

STR. NO.	STRUCTURE / CASTING TYPE	TR	INCOMING PIPE DATA (DIRECTION) [FROM STR]	OUTGOING PIPE DATA (DIRECTION) [TO STR]	OUTGOING PIPE L.F.	OUTGOING PIPE SIZE	OUTGOING GRADE (%)	CONNECT TO STRUCT	REMARKS
120	PIPE STUB			42" RCP 850.76 (NW) [121]	16'	42"	0.12%	121	PIPE STUB
121	TYPE "K" MANHOLE / R-2560-E2	856.00	42" RCP 850.74 (SE) [120]	42" RCP 850.74 (NW) [122]	161'	42"	0.15%	122	UNDERDRAINS
122	42" CONCRETE END SECTION		42" RCP 850.50 (SE) [121]						DEBRIS GUARD REQUIRED
203	PIPE STUB			15" RCP 852.69 (N) [208]	16'	15"	0.80%	208	PIPE STUB
205	PIPE STUB			18" RCP 852.64 (E) [208]	16'	18"	0.50%	208	PIPE STUB
207	PIPE STUB			15" RCP 854.78 (W) [208]	16'	15"	2.00%	208	PIPE STUB
208	TYPE "J" MANHOLE / R-2560-E2	857.90	15" RCP 854.46 (E) [207] 15" RCP 852.56 (S) [203] 18" RCP 852.56 (W) [205]	36" RCP 852.46 (N) [209]	138'	36"	0.12%	209	UNDERDRAINS
209	TYPE "J" MANHOLE / R-3501-TL	861.58	36" RCP 852.29 (S) [208]	36" RCP 852.19 (N) [210]	35'	36"	0.12%	210	
210	TYPE "J" MANHOLE / R-3501-TR	861.58	36" RCP 852.15 (S) [209]	36" RCP 852.05 (N) [221]	242'	36"	0.12%	221	
211	PIPE STUB			12" RCP 855.71 (N) [213]	16'	12"	0.40%	213	PIPE STUB
212	TYPE "E" INLET / R-4215-C	861.12		12" RCP 857.75 (W) [213]	57'	12"	3.00%	213	
213	TYPE "F" INLET / R-4215-C	859.24	12" RCP 855.64 (S) [211] 12" RCP 856.04 (E) [212]	18" RCP 855.54 (N) [214]	148'	18"	0.35%	214	UNDERDRAINS
214	BOX STR / R-3501-TR/TL	861.40	18" RCP 855.03 (S) [213]	18" RCP 854.93 (N) [215]	47'	18"	0.45%	215	0.1' INLET SUMP
215	BOX STR / R-3501-TR/TL	861.75	18" RCP 854.72 (S) [214]	18" RCP 854.61 (N) [216]	221'	18"	0.50%	216	
216	TYPE "C" MANHOLE / R-4342	859.81	18" RCP 853.51 (S) [215]	18" RCP 853.41 (W) [217]	133'	18"	0.80%	217	UNDERDRAIN
217	BOX STR / R-3501-TR/TL	860.30	18" RCP 852.35 (E) [216]	24" RCP 852.25 (W) [218]	27'	24"	0.20%	218	0.1' INLET SUMP
218	BOX STR / R-3501-TR/TL	860.30	24" RCP 852.19 (E) [217]	24" RCP 852.09 (W) [221]	134'	24"	0.25%	221	0.1' INLET SUMP
220	PIPE STUB			18" RCP 852.79 (E) [221]	16'	18"	0.45%	221	PIPE STUB
221	TYPE "K" MANHOLE / R-2560-E2	856.95	36" RCP 851.76 (S) [210] 18" RCP 852.72 (W) [220] 24" RCP 851.76 (E) [218]	42" RCP 851.66 (N) [222]	218'	42"	0.11%	222	UNDERDRAINS
222	TYPE "K" MANHOLE / R-2560-E2	857.05	42" RCP 851.42 (S) [221]	42" RCP 851.42 (N) [225]	260'	42"	0.11%	225	UNDERDRAINS
224	PIPE STUB			12" RCP 852.43 (NE) [225]	16'	12"	1.50%	225	PIPE STUB
225	TYPE "K" MANHOLE / R-2560-E2	856.53	42" RCP 851.13 (S) [222] 12" RCP 852.19 (SW) [224]	42" RCP 851.13 (NW) [226]	133'	42"	0.13%	226	UNDERDRAINS
226	BOX STR / R-3501-TR/TL	858.28	42" RCP 850.96 (SE) [225]	42" RCP 850.96 (NW) [227]	27'	42"	0.13%	227	
227	BOX STR / R-3501-TR/TL	858.28	42" RCP 850.93 (SE) [226]	42" RCP 850.93 (NW) [228]	134'	42"	0.15%	228	
228	TYPE "K" MANHOLE / R-2560-E2	857.50	42" RCP 850.73 (SE) [227]	42" RCP 850.73 (NW) [229]	151'	42"	0.15%	229	UNDERDRAINS
229	42" CONCRETE END SECTION		42" RCP 850.50 (SE) [228]						DEBRIS GUARD REQUIRED
301	BOX STR / R-3501-TR/TL	856.73	12" RCP 852.91 (N) [301 A]	12" RCP 852.81 (E) [302]	27'	12"	1.00%	302	0.1' INLET SUMP
301 A	TYPE "A" INLET / R-3501-TL	856.74		12" RCP 852.99 (S) [301]	8'	12"	1.00%	301	0.1' INLET SUMP
302	BOX STR / R-3501-TR/TL	856.73	12" RCP 852.54 (W) [301] 12" RCP 852.54 (N) [302 A]	18" RCP 852.44 (E) [305]	126'	18"	0.40%	305	0.1' INLET SUMP
302 A	TYPE "A" INLET / R-3501-TR	856.74		12" RCP 852.62 (S) [302]	8'	12"	1.00%	302	0.1' INLET SUMP
303	TYPE "E" INLET / R-4215-C	857.25		12" RCP 854.08 (N) [305]	198'	12"	0.60%	305	
304	TYPE "E" INLET / R-4215-C	857.27		12" RCP 854.10 (W) [305]	62'	12"	2.00%	305	
305	TYPE "C" MANHOLE / R-2560-E2	856.17	18" RCP 851.94 (W) [302] 12" RCP 852.86 (E) [304] 12" RCP 852.89 (S) [303]	24" RCP 851.84 (N) [306]	152'	24"	0.20%	306	UNDERDRAINS
306	BOX STR / R-3501-TR/TL	857.05	24" RCP 851.54 (S) [305]	24" RCP 851.44 (N) [307]	38'	24"	0.20%	307	0.1' INLET SUMP
307	BOX STR / R-3501-TR/TL	857.38	24" RCP 851.36 (S) [306]	24" RCP 851.26 (NW) [308]	130'	24"	0.20%	308	
308	24" CONCRETE END SECTION		24" RCP 851.00 (SE) [307]						DEBRIS GUARD REQUIRED
401	18" CONCRETE END SECTION			18" RCP 850.50 (W) [402]	231'	18"	0.00%	402	DEBRIS GUARD REQUIRED
402	18" CONCRETE END SECTION		18" RCP 850.50 (E) [401]						DEBRIS GUARD REQUIRED
501	TYPE "E" INLET / R-4215-C	854.89		12" RCP 851.68 (S) [502]	104'	12"	0.65%	502	
502	12" CONCRETE END SECTION		12" RCP 851.00 (N) [501]						DEBRIS GUARD REQUIRED
601	24" CONCRETE END SECTION			24" RCP 850.50 (NW) [602]	33'	24"	0.00%	602	DEBRIS GUARD REQUIRED
602	TYPE "C" MANHOLE / R-2560-E2 OCS	854.34	24" RCP 850.50 (SE) [601]	24" RCP 850.50 (NW) [603]	86'	24"	0.11%	603	
603	TYPE "C" MANHOLE / R-2560-E2	857.62	24" RCP 850.40 (SE) [602]	24" RCP 850.30 (W) [604]	311'	24"	0.11%	604	
604	TYPE "C" MANHOLE / R-2560-E2	856.69	24" RCP 849.95 (E) [603]	24" RCP 849.85 (W) [605]	398'	24"	0.11%	605	
605	TYPE "C" MANHOLE / R-2560-E2	854.88	24" RCP 849.40 (E) [604]	24" RCP 849.30 (W) [606]	170'	24"	0.11%	606	
606	TYPE "C" MANHOLE / R-2560-E2	852.40	24" RCP 849.12 (E) [605]	24" RCP 849.02 (NW) [607]	22'	24"	0.11%	607	
607	24" CONCRETE END SECTION		24" RCP 849.00 (SE) [606]						DEBRIS GUARD REQUIRED
701	15" METAL END SECTION			15" CMP 855.88 (E)	8'	15"	0.64%		DEBRIS GUARD REQUIRED
702	15" METAL END SECTION		15" CMP 855.55 (W)						DEBRIS GUARD REQUIRED

NOTE: TR IS TOP OF RIM. BELOW IS A LIST OF THE ELEVATIONS THAT THE TOP OF RIM ELEVATION IS MEASURED:
R-3501-TR: TOP OF RIM IS THE CASTING ELEVATION AT THE GUTTER LINE.
R-3501-TL: TOP OF RIM IS THE CASTING ELEVATION AT THE GUTTER LINE.
R-2560-E2: TOP OF RIM IS THE ELEVATION AT THE LOWEST OPENING OF THE CASTING.
R-4215-C: TOP OF RIM IS THE ELEVATION AT THE LOWEST OPENING OF THE CASTING.

EXISTING LEGEND

Air Conditioner	Power Pole
Beehive Inlet	Sanitary MH
Bush	Sign
Clean Out	Sprinkler Control Valve
Curb Inlet	Stump
Drainage Inlet	Telephone Box
Drainage MH	Telephone Marker
Electric Meter Box	Telephone Pedestal
Fire Hydrant	Temporary Bench Mark
Flag Pole	Tree
Gas Marker	Water Meter
Gas Meter	Water Valve Shut Off
Gas Valve	Well
Ground Light	–w– Buried Water Line
Guy Wire	–t– Buried Telephone Line
Hose Bib	–g– Buried Gas line
Light Pole	–fo– Buried Fiber Optic Line
Mail Box	–ohe– Overhead Electric Line
PineTree	–e– Buried Electric line
Pole	–ctv– Buried Cable Line
Post	

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RIGHT-OF-WAY (R/W) LINE
BUILDING SETBACK LINE
EASEMENT
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LOT LINE
WATER MAIN
SANITARY MAIN
6" DOUBLE-WALL PERFORATED SUBSURFACE UNDERDRAIN
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JOSHUA H. CRIBELAR REGISTERED PROFESSIONAL ENGINEER STATE OF INDIANA

CERTIFIED BY

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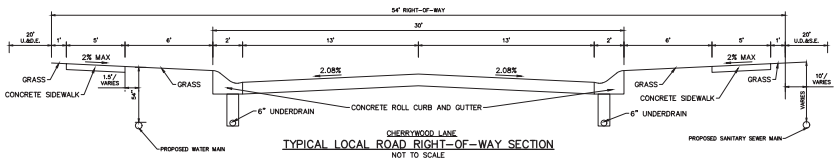
NO.	DESCRIPTION	DATE

Project Number 2019.00066

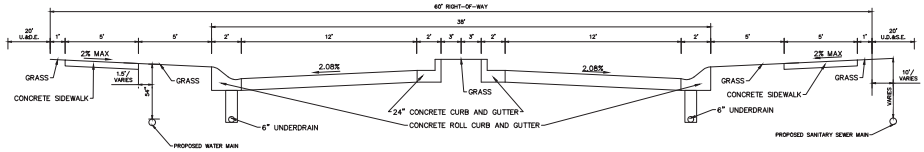
STORM SEWER PLAN & PROFILE

C407

PLOT DATE: 4/24/2020 3:24 PM PLOT SCALE: 1:2.5849 EDIT DATE: 4/24/2020 EDITED BY: CAGRAWAL DRAWING FILE: P:\2019\00066\D. Drawings\Civil\Construction Documents\02. Construction Documents\Section 1\2019.00066.CE.C400.STMPP.dwg

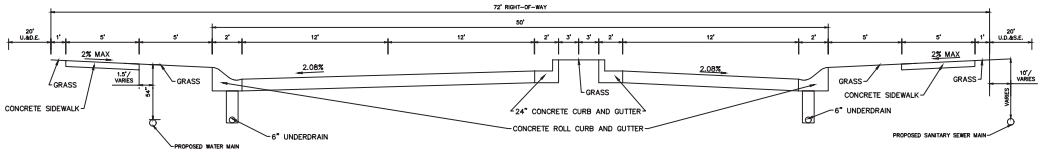


TYPICAL LOCAL ROAD RIGHT-OF-WAY SECTION
NOT TO SCALE



WEATHERED OAK WAY

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

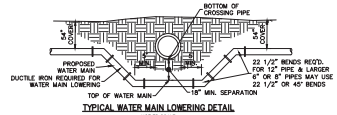


WEATHERED OAK WAY BETWEEN CHERRYWOOD LANE AND N COUNTY ROAD 700 W

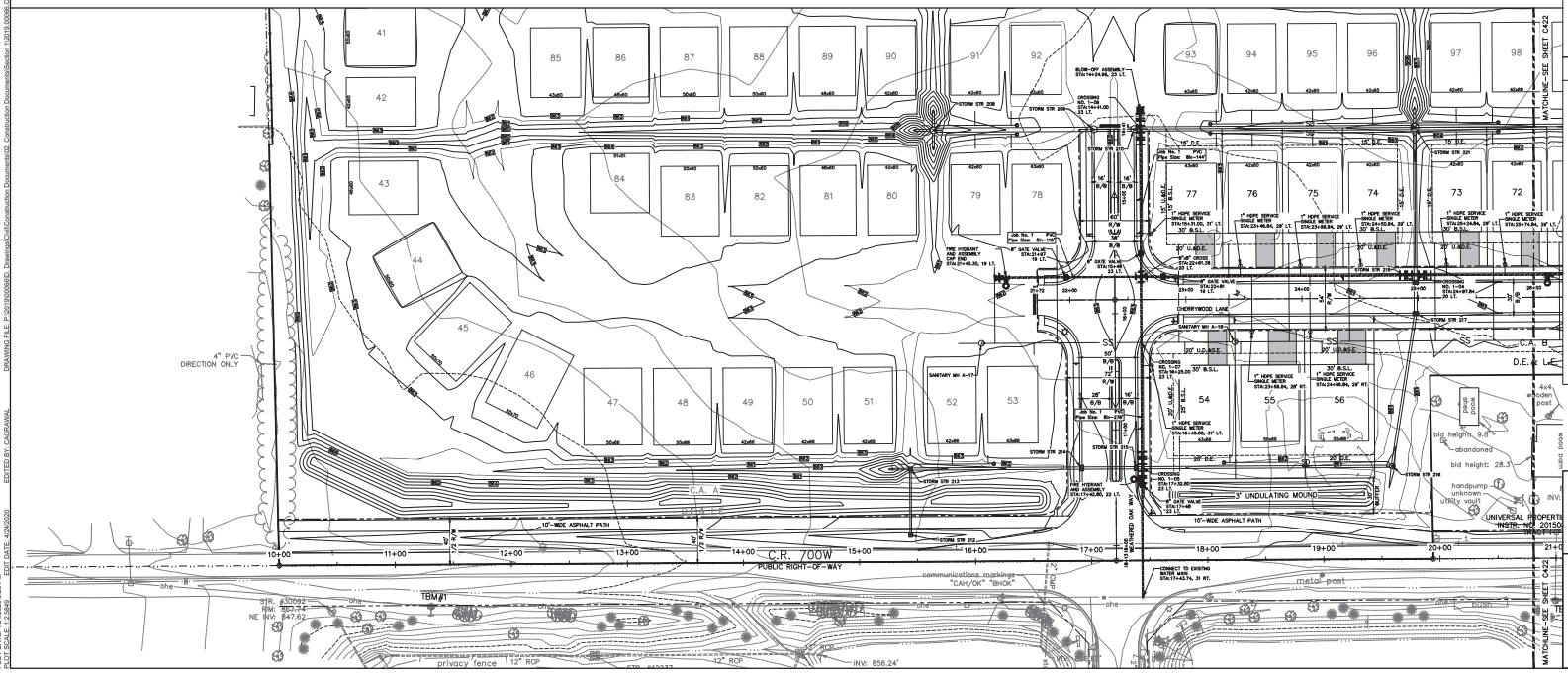
TYPICAL LOCAL ARTERIAL ROAD RIGHT-OF-WAY SECTION
NOT TO SCALE

CROSSING DATA TABLE - JOB #1					
Job No. Crossing No.	Lower Main (Y / N)	Bottom of Crossing Pipe	Top of Crossing Pipe	Surface Elevation	Size of Crossing Pipe
1-01	Y	851.31	849.80	857.68	24"
1-02	N	842.91	853.90	858.40	8"
1-03	Y	850.95	849.05	858.70	42"
1-04	Y	851.79	850.29	860.29	24"
1-05	Y	854.34	852.84	862.15	18"
1-06	Y	851.67	850.17	861.88	36"
1-07	N	847.29	845.49	862.99	8"

CITIZENS WATER PROJECT LEGEND - JOB #1				
Project Name: THE MEADOWS AT SAGEBROOK SECTION 1				
Project Number:				
Job No.	Street Name	Pipe Size	Pipe Type	Pipe Length
1	WEATHERED OAK WAY	8in	C900	419'
1	CHERRYWOOD LANE	8in	C900	1028'
1	ENGLISH OAK WAY	8in	C900	527'
1	COUNTY ROAD 700 W	8in	C900	553'
		TOTAL PIPE		2527'
# OF SERVICE LINES		Pipe Size	Pipe Type	Pipe Length
28	SINGLE SERVICE	1in	PE	640'
		TOTAL PIPE		640'



TYPICAL WATER MAIN LOWERING DETAIL
NOT TO SCALE



SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Bush
- Clean Out
- Curb Inlet
- Drainage Inlet
- Drainage MH
- Electric Meter Box
- Fire Hydrant
- Flag Pole
- Gas Marker
- Gas Meter
- Gas Valve
- Ground Light
- Guy Wire
- Hose Bib
- Light Pole
- Mail Box
- PineTree
- Pole
- Post
- Power Pole
- Sanitary MH
- Sign
- Sprinkler Control Valve
- Stump
- Telephone Box
- Telephone Marker
- Telephone Pedestal
- Temporary Bench Mark
- Tree
- Water Meter
- Water Valve Shut Off
- Well
- Buried Water Line
- Buried Telephone Line
- Buried Gas line
- Buried Fiber Optic Line
- Overhead Electric Line
- Buried Electric line
- Buried Cable Line

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- WATER MAIN
- SS SANITARY MAIN
- SWALE (1.00 % MIN SLOPE)
- SD 6" DOUBLE-WALL PERFORATED SUBSURFACE UNDERDRAIN
- SUBSURFACE DRAIN CLEANOUT
- STORM SEWER
- FIRE HYDRANT W/VALVE & WATER VALVE
- CAP, END & THRUST BLOCK
- SINGLE WATER METER PIT
- VERTICAL & HORIZONTAL BEND & TEE
- CROSS
- BLOWOFF ASSEMBLY WITH WATERSTOP
- B.S.L. BUILDING SETBACK LINE
- C.A. COMMON AREA
- D.E. DRAINAGE EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- U.&D.E. UTILITY & DRAINAGE EASEMENT
- U.D.&S.E. UTILITY, DRAINAGE, & SANITARY ESMT.
- STREET LIGHT
- SIGN

WATER LINE NOTES

1. CONTRACTOR MUST HAVE AND FOLLOW CITIZENS ENERGY GROUP WATER STANDARDS LATEST VERSION.
2. MINIMUM COVER OVER TOP OF ALL WATER MAINS TO BE 54 INCHES FROM FINISHED GRADE.
3. THERE IS TO BE A MINIMUM OF 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION BETWEEN THE SEWER AND WATER LINE.
4. CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER MAIN PRIOR TO INSTALLATION.
5. CONTRACTOR TO VERIFY ALL LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
6. WATER LINE EXTENSION SHALL BE CONSTRUCTED ACCORDING TO THE MOST CURRENT STANDARDS OF CITIZENS WATER HAD ADOPTED AT THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE ALL WORK WITH THE CITIZENS COMPANY INSPECTOR.
7. ALL HYDRANTS TO HAVE STORZ CONNECTION.
8. STANDARD PRACTICE "C0" INSTALLATION OF RESTRAINTS MUST BE FOLLOWED DURING CONSTRUCTION OF WATER MAIN. CONSULT WITH CEG INSPECTOR WITH ANY QUESTIONS.
9. 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.
10. VALVES ARE TO BE PLACED IN GRASS.
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12. FUTURE SERVICES TO LOTS 5-53 AND 78-138 NEED TO BE INITIATED USING THE CITIZENS ENERGY GROUP WEBSITE, UNDER "MY BUSINESS > PERMITS & FORMS" AND CLICKING THE "WATER SERVICE APPLICATION" LINK, FOR EACH LOT AFTER NEW MAIN IS IN SERVICE.

GENERAL NOTES:

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3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

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INDIANAPOLIS, IN 46216

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TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

THE MEADOWS AT SAGEBROOK SECTION 1

W COUNTY ROAD 600 N & N COUNTY ROAD 700 W

INDIANA LICENSED PROFESSIONAL ENGINEER
REGISTERED
APPROVED FOR CONSTRUCTION
NOT APPROVED FOR CONSTRUCTION
STATE OF INDIANA
JOSHUA E. COX
PE 10800004
CERTIFIED BY

ISSUANCE INDEX
DATE: 04/24/2020
PROJECT PHASE: CONSTRUCTION DOCUMENTS

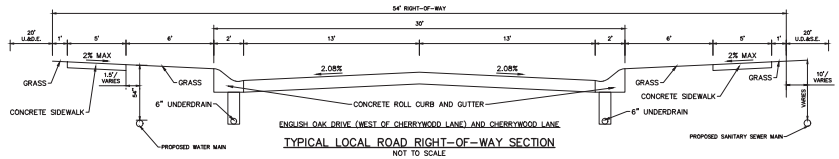
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00066

WATER DISTRIBUTION PLAN

C421

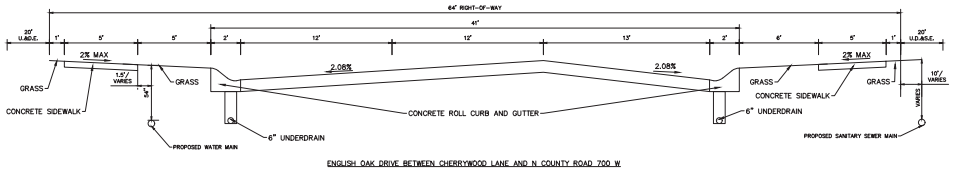
PLOT DATE: 4/24/2020 3:26 PM
PLOT SCALE: 1:2.5000
EDITED BY: CAPRANAL
DRAWING FILE: P:\2019\00066\D. Drawings\Civil\Construction Documents\02. Construction Documents\Section 1\2019.00066.CE.C421.WDP.dwg



ENGLISH OAK DRIVE (WEST OF CHERRYWOOD LANE) AND CHERRYWOOD LANE

TYPICAL LOCAL ROAD RIGHT-OF-WAY SECTION

NOT TO SCALE



ENGLISH OAK DRIVE BETWEEN CHERRYWOOD LANE AND N COUNTY ROAD 700 W

TYPICAL LOCAL ARTERIAL ROAD RIGHT-OF-WAY SECTION

NOT TO SCALE

CROSSING DATA TABLE - JOB #1					
Job No. Crossing No.	power/main (Y/N)	Bottom of Crossing (Ft)	Top of Pipe (Ft)	Surface Elevation	Size of Crossing (Ft)
1-01	Y	851.30	849.80	857.60	2.4'
1-02	N	842.91	853.90	858.40	8'
1-03	Y	850.00	849.05	858.70	4.2'
1-04	Y	851.70	850.29	860.20	2.4'
1-05	Y	854.34	852.84	862.10	18'
1-06	Y	851.67	850.17	861.98	36"
1-07	N	847.29	858.49	862.99	8'

CITIZENS WATER PROJECT LEGEND - JOB #1				
Project Name: THE MEADOWS AT SAGEBROOK SECTION 1				
Project Number				
Job No.	Street Name	Pipe Size	Pipe Type	Pipe Length
1	WEATHERED OAK WAY	8in	C900	4.19'
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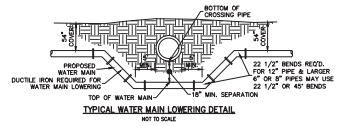
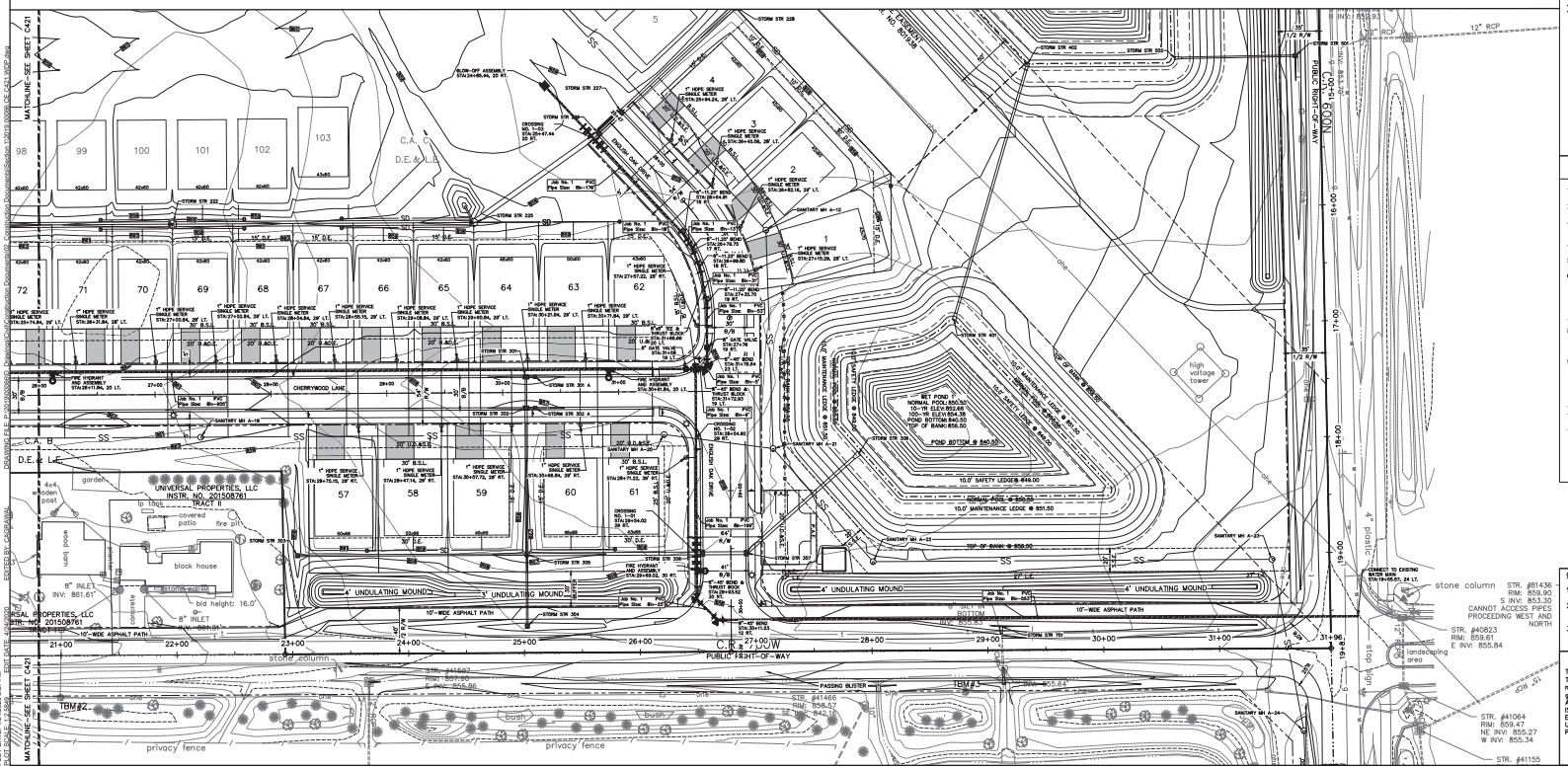


TYPICAL WATER MAIN LOWERING DETAIL

NOT TO SCALE



SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
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PROPOSED LEGEND

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www.structurepoint.com

THE MEADOWS AT SAGEBROOK SECTION 1

W COUNTY ROAD 600 N & N COUNTY ROAD 700 W

REGISTERED PROFESSIONAL ENGINEER
APPROVED FOR PERMIT NOT FOR CONSTRUCTION
STATE OF INDIANA

CERTIFIED BY

ISSUANCE INDEX
DATE:
04/24/2020
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00066

WATER DISTRIBUTION PLAN

C422

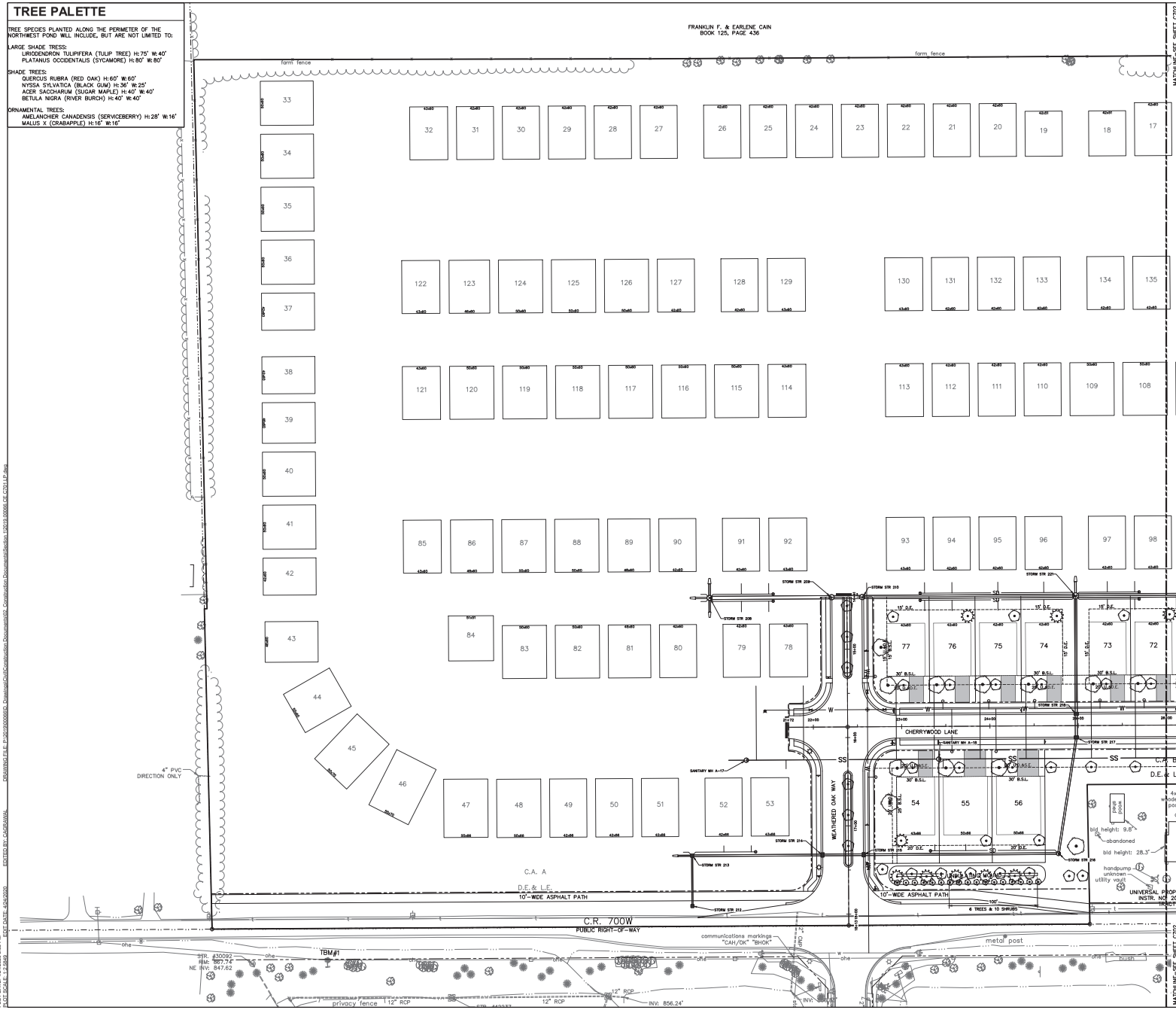
TREE PALETTE

TREE SPECIES PLANTED ALONG THE PERIMETER OF THE NORTHWEST POND WILL INCLUDE, BUT ARE NOT LIMITED TO:

LARGE SHADE TRESS:
- LIRIODENDRON TULIPIFERA (TULIP TREE) H: 75' W: 40'
- PLATANUS OCCIDENTALIS (SYCAMORE) H: 80' W: 80'

SHADE TREES:
- QUERCUS RUBRA (RED OAK) H: 60' W: 60'
- NYSSA SYLVATICA (BLACK GUM) H: 36' W: 25'
- ACER SACCHARUM (SUGAR MAPLE) H: 40' W: 40'
- BETULA NIGRA (RIVER BURCH) H: 40' W: 40'

ORNAMENTAL TREES:
- AMELANCHIER CANADENSIS (SERVICEBERRY) H: 28' W: 16'
- MALUS X (CRABAPPLE) H: 16' W: 16'



SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Bush
- Clean Out
- Curb Inlet
- Drainage Inlet
- Drainage MH
- Electric Meter Box
- Fire Hydrant
- Flag Pole
- Gas Marker
- Gas Meter
- Gas Valve
- Ground Light
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- Buried Telephone Line
- Buried Gas line
- Buried Fiber Optic Line
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- Buried Electric line
- Buried Cable Line

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- WATER MAIN
- SANITARY MAIN
- 4" DOUBLE-WALL PERFORATED SUBSURFACE UNDERDRAIN
- SUBSURFACE DRAIN CLEANOUT
- STORM SEWER
- FIRE HYDRANT & WATER VALVE
- SINGLE WATER METER PIT
- WATER CROSS
- WATER TEE & WATER BEND
- B.S.L. BUILDING SETBACK LINE
- C.A. COMMON AREA
- D.E. DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- U.&D.E. UTILITY & DRAINAGE EASEMENT
- U.D.&S.E. UTILITY, DRAINAGE, & SANITARY ESMT.
- STREET LIGHT
- SIGN
- SHRUB
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHADE TREE
- NATURAL PLANTINGS
- RIPRAP

LANDSCAPE NOTES:

1. ALL DWELLINGS IN THE DISTRICT SHALL INCLUDE A MINIMUM OF ONE (1) ORNAMENTAL TREE AND ONE (1) SHADE TREE IN THE FRONT YARD, WITH CORNER LOTS TO INCLUDE AN ADDITIONAL ONE (1) TREE IN THE STREET SIDE YARD, WITH ALL BEING A MINIMUM TWO (2") INCH CALIPER AT TIME OF PLANTING. DWELLINGS SHALL FEATURE ONE (1) ORNAMENTAL TREE AND/OR EVERGREEN TREE IN THE REAR YARD. ALL DWELLINGS IN THE DISTRICT SHALL INCLUDE A MINIMUM OF TWELVE (12) SHRUBS OR BUSHES IN THE FRONT FOUNDATION PLANTING BED. IF THE GARAGE PROTRUDES MORE THAN EIGHT (8') FEET FORWARD OF THE FRONT FACADE AN ADDITIONAL FOUR (4) SHRUBS SHALL BE PLANTED. ALL SHRUBS OR BUSHES WILL BE AT LEAST EIGHTEEN (18") INCHES IN HEIGHT AT THE TIME OF PLANTING.
2. TREES SHALL BE PROVIDED AT MINIMUM RATE OF SIX (6) TREE PER 100 LF OF PERIMETER PLANTING. SHALL BE ROUGHLY AN EVEN MIX BETWEEN DECIDUOUS AND EVERGREEN TREES. SHRUBS SHALL BE PROVIDED AT TEN (10) SHRUBS PER 100 LF. TREES SHALL BE PLANTED IN CLUSTERS OR IRREGULAR PATTERNS, AND COMBINED WITH PERIMETER MOUND. MOUND SHALL BE A MINIMUM OF THREE (3) FEET IN HEIGHT WITH A MAXIMUM SIDE SLOPE OF 3:1.
3. ALL TREE AND SHRUB LANDSCAPING SHALL ADHERE TO SECTION 6.10(C) OF THE TOWN OF MCCORDSVILLE ZONING ORDINANCE.

GENERAL NOTES:

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THE MEADOWS AT SAGEBROOK SECTION 1

W COUNTY ROAD 600 N &
N COUNTY ROAD 700 W

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
04/24/2020
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE

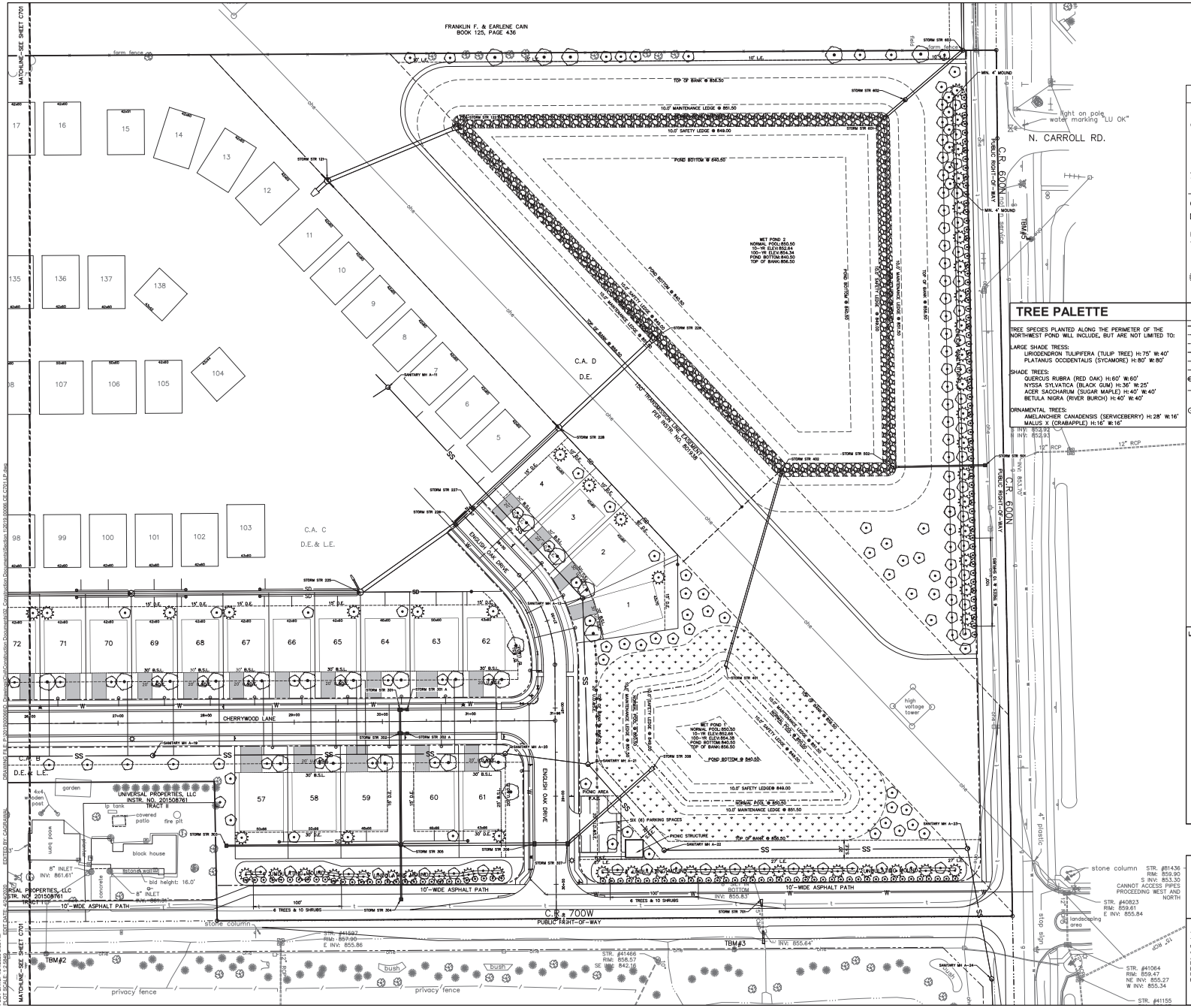
NO.	DESCRIPTION	DATE

Project Number 2019.00066

LANDSCAPE PLAN

C701

PLOT DATE: 4/24/2020 3:30 PM
PLOT SCALE: 1:2.5859
EDITED BY: CASPERSMA
DRAWING FILE: P:\2019\2019066\0. Drawings\Civil\Construction Documents\Construction Documents\02. Construction Documents\Sheets\2019.00066.SE.C701.LP.dwg



SCALE: 1"=50'

EXISTING LEGEND

Air Conditioner	Power Pole
Beehive Inlet	Sanitary MH
Bush	Sign
Clean Out	Sprinkler Control Valve
Curb Inlet	Stump
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Drainage MH	Telephone Marker
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PineTree	Buried Electric line
Pole	Buried Cable Line
Post	

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PROPOSED LEGEND

	RIGHT-OF-WAY (R/W) LINE
	BUILDING SETBACK LINE
	EASEMENT
	WET DETENTION POND NORMAL POOL
	LOT LINE
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SS	SANITARY MAIN
SD	6" DOUBLE-WALL PERFORATED SUBSURFACE UNDERDRAIN
	SUBSURFACE DRAIN CLEANOUT
	STORM SEWER
	FIRE HYDRANT & WATER VALVE
	SINGLE WATER METER PIT
	WATER CROSS
	WATER TEE & WATER BEND
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
R/W	RIGHT-OF-WAY
U.&D.E.	UTILITY & DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, & SANITARY ESMT.
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	RIPRAP

LANDSCAPE NOTES:

1. ALL DWELLINGS IN THE DISTRICT SHALL INCLUDE A MINIMUM OF ONE (1) ORNAMENTAL TREE AND ONE (1) SHADE TREE IN THE FRONT YARD, WITH CORNER LOTS TO INCLUDE AN ADDITIONAL ONE (1) TREE IN THE STREET SIDE YARD, WITH ALL BEING A MINIMUM TWO (2") INCH CALIPER AT TIME OF PLANTING. DWELLINGS SHALL FEATURE ONE (1) ORNAMENTAL TREE AND/OR EVERGREEN TREE IN THE REAR YARD. ALL DWELLINGS IN THE DISTRICT SHALL INCLUDE A MINIMUM OF TWELVE (12) SHRUBS OR BUSHES IN THE FRONT FOUNDATION PLANTING BED. IF THE GARAGE PROTRUDES MORE THAN EIGHT (8') FEET FORWARD OF THE FRONT FACADE AN ADDITIONAL FOUR (4) SHRUBS SHALL BE PLANTED. ALL SHRUBS OR BUSHES WILL BE AT LEAST EIGHTEEN (18") INCHES IN HEIGHT AT THE TIME OF PLANTING.
2. TREES SHALL BE PROVIDED AT MINIMUM RATE OF SIX (6) TREE PER 100 LF OF PERIMETER PLANTING. SHALL BE ROUGHLY AN EVEN MIX BETWEEN DECIDUOUS AND EVERGREEN TREES. SHRUBS SHALL BE PROVIDED AT TEN (10) SHRUBS PER 100 LF. TREES SHALL BE PLANTED IN CLUSTERS OR IRREGULAR PATTERNS, AND COMBINED WITH PERIMETER MOUND. MOUND SHALL BE A MINIMUM OF THREE (3) FEET IN HEIGHT WITH A MAXIMUM SIDE SLOPE OF 3:1.
3. ALL TREE AND SHRUB LANDSCAPING SHALL ADHERE TO SECTION 6.10(C) OF THE TOWN OF MCCORDSVILLE ZONING ORDINANCE.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND 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 –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

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

THE MEADOWS AT SAGEBROOK SECTION 1

W COUNTY ROAD 600 N &
N COUNTY ROAD 700 W

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
04/24/2020
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00066

LANDSCAPE PLAN

C702