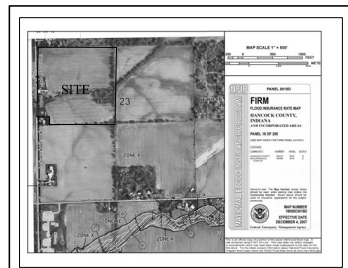


LOCATION MAP
(N.T.S.)



FLOOD MAP
(N.T.S.)

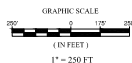
SHT.	DESCRIPTION
C001	COVER SHEET
C100	TOPOGRAPHICAL SURVEY/DEMOLITION PLAN
C200-C203	SITE DEVELOPMENT PLAN EMERGENCY FLOOD ROUTING PLAN
C300-C308	INITIAL STORM WATER POLLUTION & PREVENTION PLAN TEMPORARY STORM WATER POLLUTION & PREVENTION PLAN PERMANENT SEDIMENT & EROSION CONTROL PLAN STORM WATER POLLUTION & 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
L1	LANDSCAPE PLAN

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 & GENERAL NOTES
8	SANITARY SEWER SPCS.
9	SANITARY SEWER DETAILS
10	SANITARY SEWER LIFT STATION STANDARDS & GUIDELINES

REVISIONS

SHT.	DESCRIPTION
ALL	REVISED PER TAC & CLIENT COMMENTS 05-22-20 KJM
ALL	REVISED PER MCCORDSVILLE COMMENTS 06-12-20 KJM



UTILITY CONTACTS

Citizens Energy Group
2150 Dr. Martin Luther King Jr. Street
Indianapolis, Indiana 46202
Contact: Brad Hostetler
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

Developed by:

PREMIER LAND COMPANY, LLC.

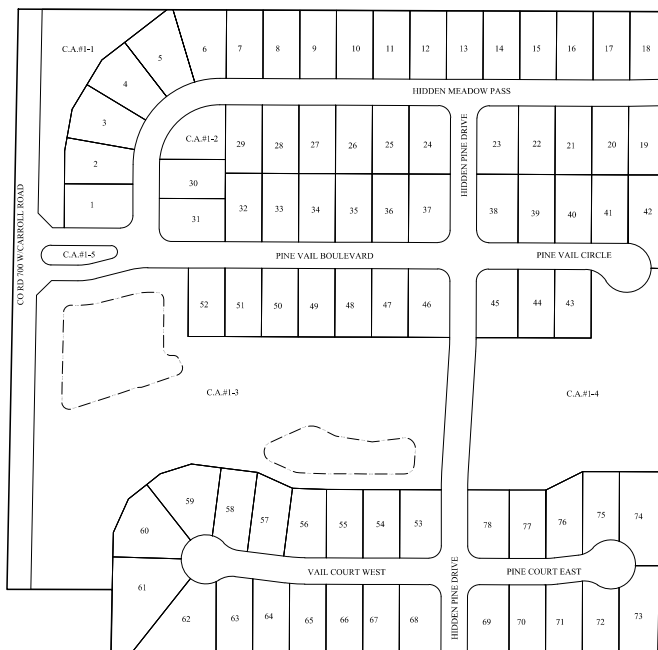
11691 FALL CREEK Road

Suite 210

Indianapolis, Indiana 46256

Phone: (317) 501-9172

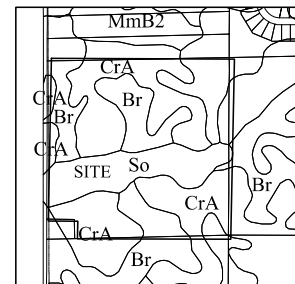
Contact Person: Richard Henderson



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 865914 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 water table above the surface or within 1.0 ft. and is in depression. 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 water table 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 to 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 1 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 grained 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	4,992.36 L.F.

MCCORD POINTE LOT INDEX

TOTAL	78
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COMMON AREA INDEX

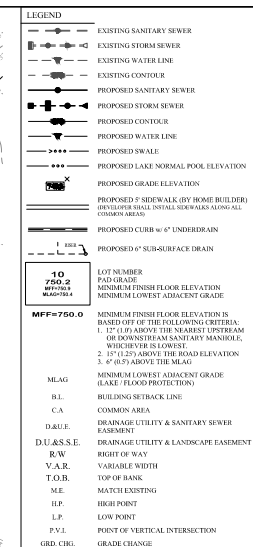
C.A.#1-1	42,881 sq. ft.
C.A.#1-2	11,875 sq. ft.
C.A.#1-3	326,991 sq. ft.
C.A.#1-4	131,424 sq. ft.
C.A.#1-5	5,439 sq. ft.
TOTALS	\$17,780 sq. ft.
	11,887 Ac.

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: b robinson@stoeppelwerth.com

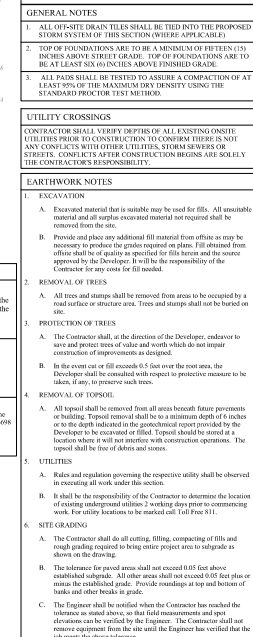
PLANS CERTIFIED BY:

David J. Stoeppelwerth
DAVID J. STOEPPELWERTH, P.E. DATE 04/24/20
PROFESSIONAL ENGINEER
NO. 19358





STRUCTURE TABLE										
STR.#	TYPE	T.C.	CASTING TYPE	DIAMETER IN	DIRECTION IN	INV./IN	DIAMETER OUT	DIRECTION OUT	INV./OUT	SLOPE
436	CURB INLET	*	R-150-LTL	24	E	830.83 830.83	12	S	830.14	0.30%
431	YARD INLET	*	R-250	24	E	N	30	W	830.73	0.09%
432	CURB INLET W/ 2 SCMP	*	R-350-LTLR	21	E	831.85	24	W	831.03	0.11%
433	CURB INLET	*	R-350-LTLR	21	E	831.08	21	W	831.08	0.17%
434	YARD INLET	*	R-250	18	N	831.43	21	W	831.43	0.14%
435	CURB INLET	*	R-350-LTLR	12	N	831.80	18	S	831.70	0.10%
438	CURB INLET	*	R-350-LTLR				12	S	832.28	1.47%
437	CURB INLET W/ 2 SCMP	*	R-350-LTLR	12	N	832.68	12	S	832.58	1.15%
438	CURB INLET	*	R-350-LTLR				12	S	832.73	0.30%
439	END SECTION	*		12	SE	830.75			831.00	0.30%
440	OUTLET CONTROL	*	Standard				12	NW	831.80	0.30%
441	END SECTION	*		24	W	831.08			831.13	0.06%
442	YARD INLET	*	R-250	24	S	831.21	24	E	831.13	0.12%
443	CURB INLET W/ 2 SCMP	*	R-350-LTLR	21	SW	831.40	24	N	831.30	0.12%
444	CURB INLET	*	R-350-LTLR	15	SW	831.70	21	NE	831.66	0.17%
445	YARD INLET	*	R-250	20	S	831.08	15	NE	832.15	0.24%
446	END SECTION	*		24	S	831.08			831.03	0.09%
447	YARD INLET	*	R-250	15	E	831.13 831.13	30	N	831.03	0.09%
448	CURB INLET W/ 2 SCMP	*	R-350-LTLR	18	S	831.41	24	N	831.31	0.12%
449	CURB INLET	*	R-350-LTLR	15	S	831.37	18	N	831.47	0.20%
450	YARD INLET	*	R-250	12	E	832.01 832.01	15	N	831.91	0.24%
451	CURB INLET	*	R-350-LTLR	12	SE	832.78	12	W	832.69	0.39%
452	CURB INLET	*	R-350-LTLR	12	E	833.01	12	W	832.91	0.40%
453	YARD INLET	*	R-250				12	W	833.40	0.40%
454	CURB INLET W/ 2 SCMP	*	R-350-LTLR	15	E	831.65	15	W	831.54	0.24%
455	CURB INLET	*	R-350-LTLR	15	E	831.82	15	W	831.72	0.27%
456	YARD INLET	*	R-250	12	S	832.12	15	N	832.04	0.24%
457	YARD INLET	*	R-250	12	S	832.96	12	N	832.84	0.47%
458	CURB INLET	*	R-350-LTLR				12	N	833.03	0.30%
459	YARD INLET	*	R-250				12	E	832.40	0.30%

[illegible]



LAKE DANGER WARNING SIGN



- LEGEND**
- ROAD NAME SIGN -4 (D3-1)
- STOP SIGN -11 (R1-1)
- SPEED LIMIT SIGN -9 (R2-1)
- NO PARKING SIGN -2 (R8-3A)

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

LEGEND

GRAPHIC SCALE
50' 0 25'
(IN FEET)



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

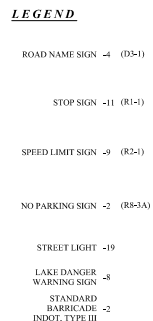
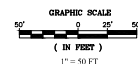
APPENDIX



TRAFFIC CONTROL PLAN

PINE VAIL ESTATES

DRAWN BY: KJ/M	CHECKED BY: BKR
SHEET NO. C406	
S & A JOB NO. 89343PLC-VAL-SI	



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

CERTIFIED: 04/24/20

David J. Fitzgerald

STOEPPELWERTH



TRAFFIC CONTROL PLAN
PINE VAIL ESTATES

HANCOCK COUNTY, INDIANA

DRAWN BY: KJM	CHECKED BY: BKR
SHEET NO. C407	
S-A & FOR NO. 89343PL C-VAL-S	

