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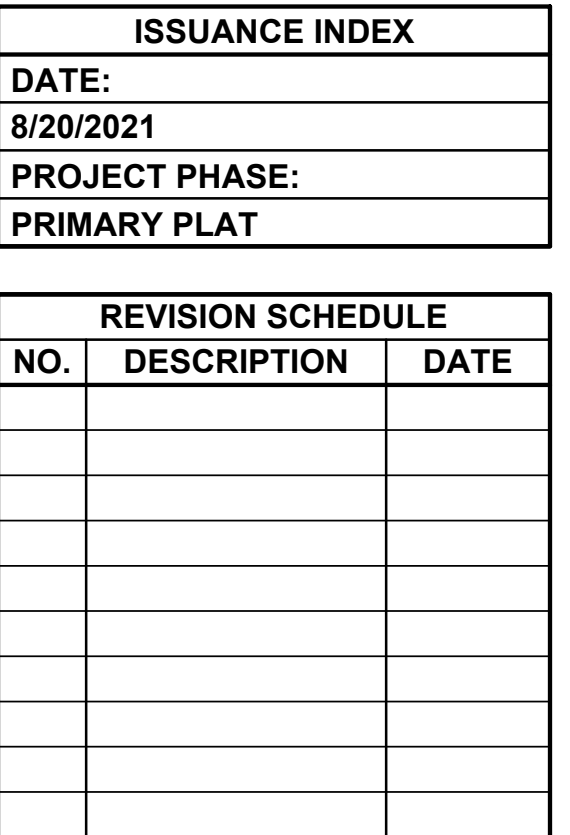
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CALL TOLL FREE "811" OR 1-800-382-5544  
— INDIANA UNDERGROUND —

**HAVEN PONDS  
PRIMARY PLAT**

E 96TH ST &  
C.R. N 500 W  
MCCORDSVILLE, IN



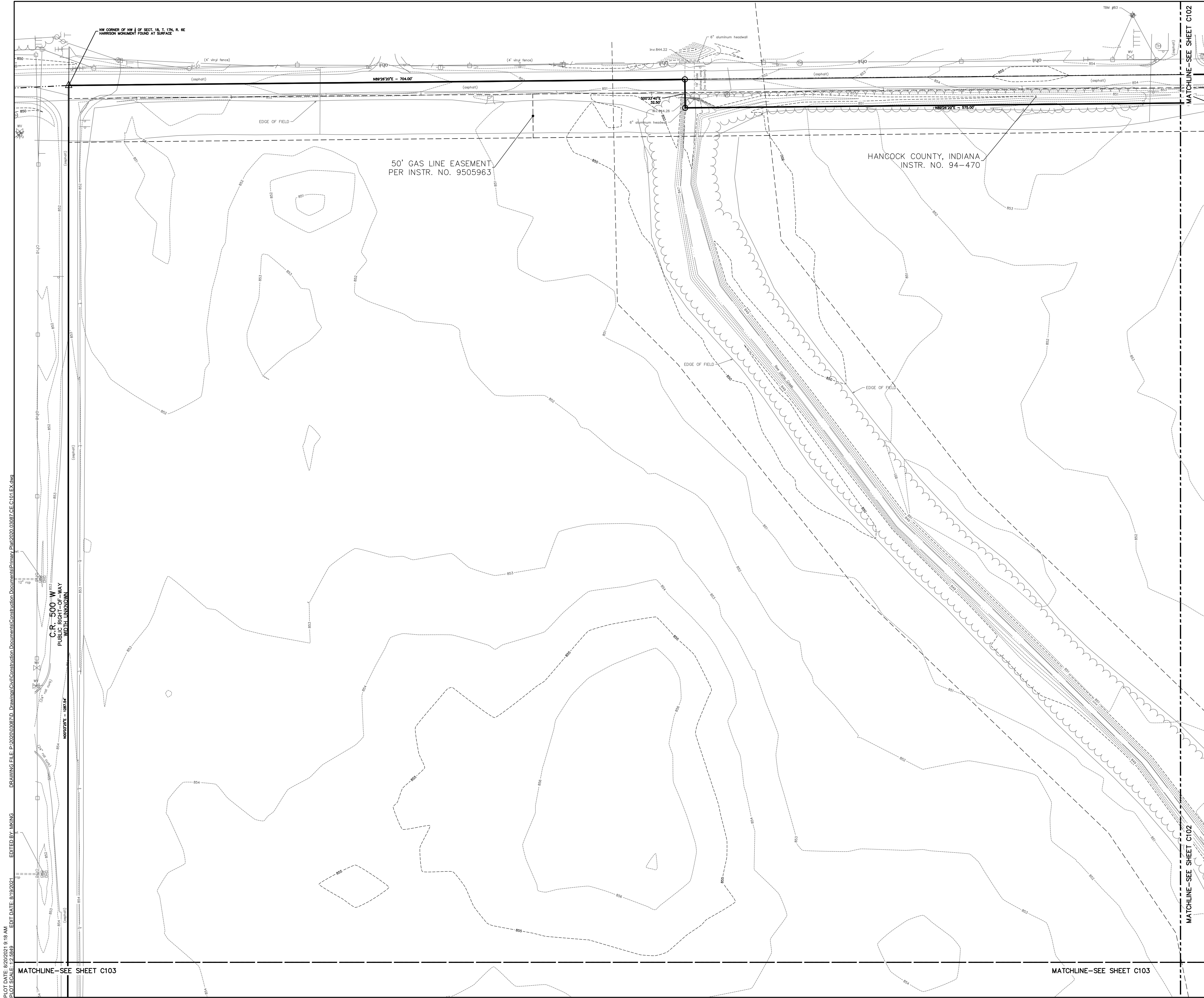
**Project Number** 2020.03087

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**OVERALL EXISTING  
TOPOGRAPHY**

**C100**





**EXISTING LEGEND**

	Beehive Inlet		Telephone Marker
	Combination Pole		Telephone Pedestal
	Fire Hydrant		Telephone Pole
	Guy Wire		Temporary Bench Mark
	Mail Box		Water Valve
	Power Pole		Buried Gas Line
	Sign		Buried Telephone Line
	Stand Pipe		Overhead Electric Line
	Stump		Overhead Telephone Line
	Telephone Handhole		

**BENCHMARK DATA**

BENCHMARK INFORMATION (NAVD 88 DATUM)

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

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

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

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

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

**GENERAL NOTES:**

- CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

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— INDIANA UNDERGROUND —

**Silverthorne HOMES**

**SILVERTHORNE HOMES**  
9225 HARRISON PARK CT  
INDIANAPOLIS, IN 46216

**AMERICAN STRUCTUREPOINT INC.**

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

**HAVEN PONDS PRIMARY PLAT**

E 96TH ST &  
C.R. N 500 W  
MCCORDSVILLE, IN

**CERTIFIED BY**

**ISSUANCE INDEX**

DATE:	8/20/2021
PROJECT PHASE:	PRIMARY PLAT

**REVISION SCHEDULE**

NO.	DESCRIPTION	DATE

Project Number 2020.03087

**EXISTING TOPOGRAPHY**

**C101**





SCALE: 1"=50'

**EXISTING LEGEND**

	Beehive Inlet		Telephone Marker
	Combination Pole		Telephone Pedestal
	Fire Hydrant		Telephone Pole
	Guy Wire		Temporary Bench Mark
	Mall Box		Water Valve
	Power Pole		Buried Gas Line
	Sign		Buried Telephone Line
	Stand Pipe		Overhead Electric Line
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ELEV: 855.77

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ELEV: 854.91

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

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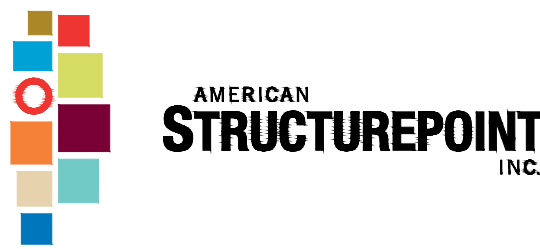
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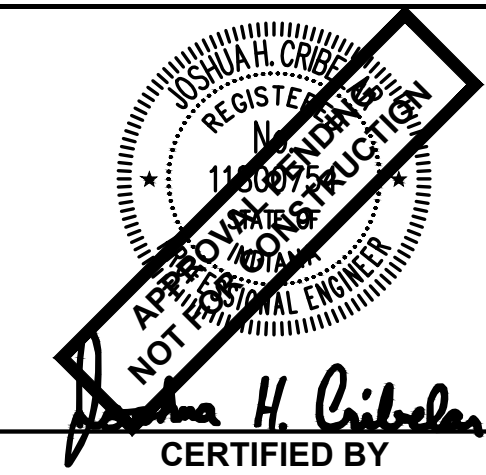
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### HAVEN PONDS PRIMARY PLAT

E 96TH ST &  
C.R. N 500 W  
MCCORDSVILLE, IN



#### ISSUANCE INDEX

DATE:
8/20/2021
PROJECT PHASE:
PRIMARY PLAT

#### REVISION SCHEDULE

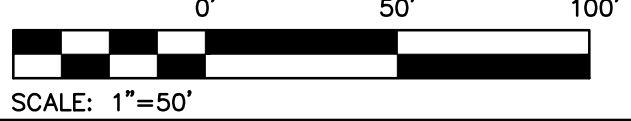
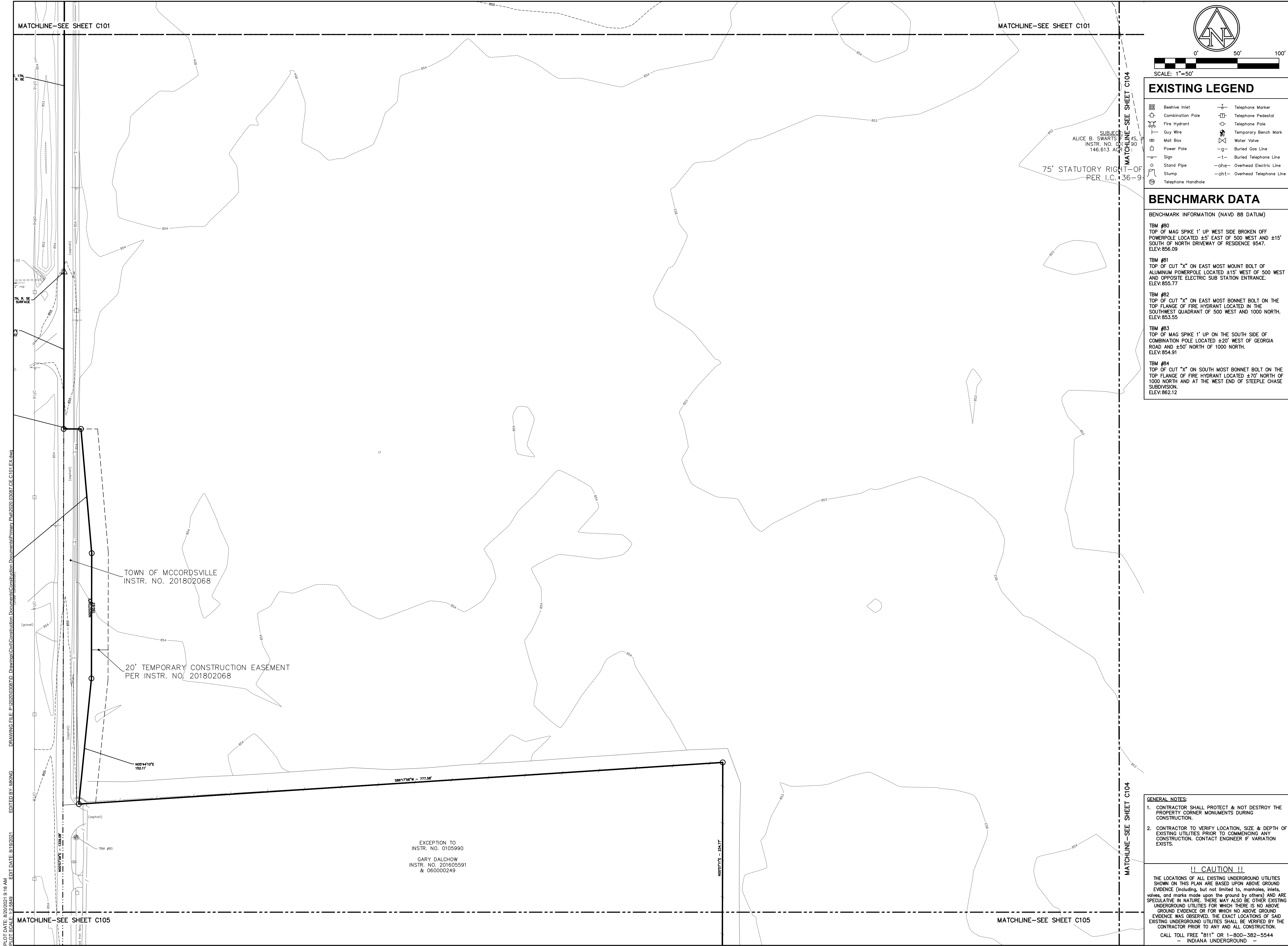
NO.	DESCRIPTION	DATE

Project Number 2020.03087

### EXISTING TOPOGRAPHY

# C102





EXISTING LEGEND

- |                    |                         |
|--------------------|-------------------------|
| Beehive Inlet      | Telephone Marker        |
| Combination Pole   | Telephone Pedestal      |
| Fire Hydrant       | Telephone Pole          |
| Guy Wire           | Temporary Bench Mark    |
| Mail Box           | Water Valve             |
| Power Pole         | Buried Gas Line         |
| Sign               | Buried Telephone Line   |
| Stand Pipe         | Overhead Electric Line  |
| Stump              | Overhead Telephone Line |
| Telephone Handhole |                         |

BENCHMARK DATA

- BENCHMARK INFORMATION (NAVD 88 DATUM)
- TBM #80  
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- TBM #82  
TOP OF CUT "X" ON EAST MOST BONNET BOLT ON THE TOP FLANGE OF FIRE HYDRANT LOCATED IN THE SOUTHWEST QUADRANT OF 500 WEST AND 1000 NORTH. ELEV: 853.55
- TBM #83  
TOP OF MAG SPIKE 1' UP ON THE SOUTH SIDE OF COMBINATION POLE LOCATED ±20' WEST OF GEORGIA ROAD AND ±50' NORTH OF 1000 NORTH. ELEV: 854.91
- TBM #84  
TOP OF CUT "X" ON SOUTH MOST BONNET BOLT ON THE TOP FLANGE OF FIRE HYDRANT LOCATED ±70' NORTH OF 1000 NORTH AND AT THE WEST END OF STEEPLE CHASE SUBDIVISION. ELEV: 862.12



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HAVEN PONDS  
PRIMARY PLAT

E 96TH ST &  
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ISSUANCE INDEX	
DATE:	8/20/2021
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

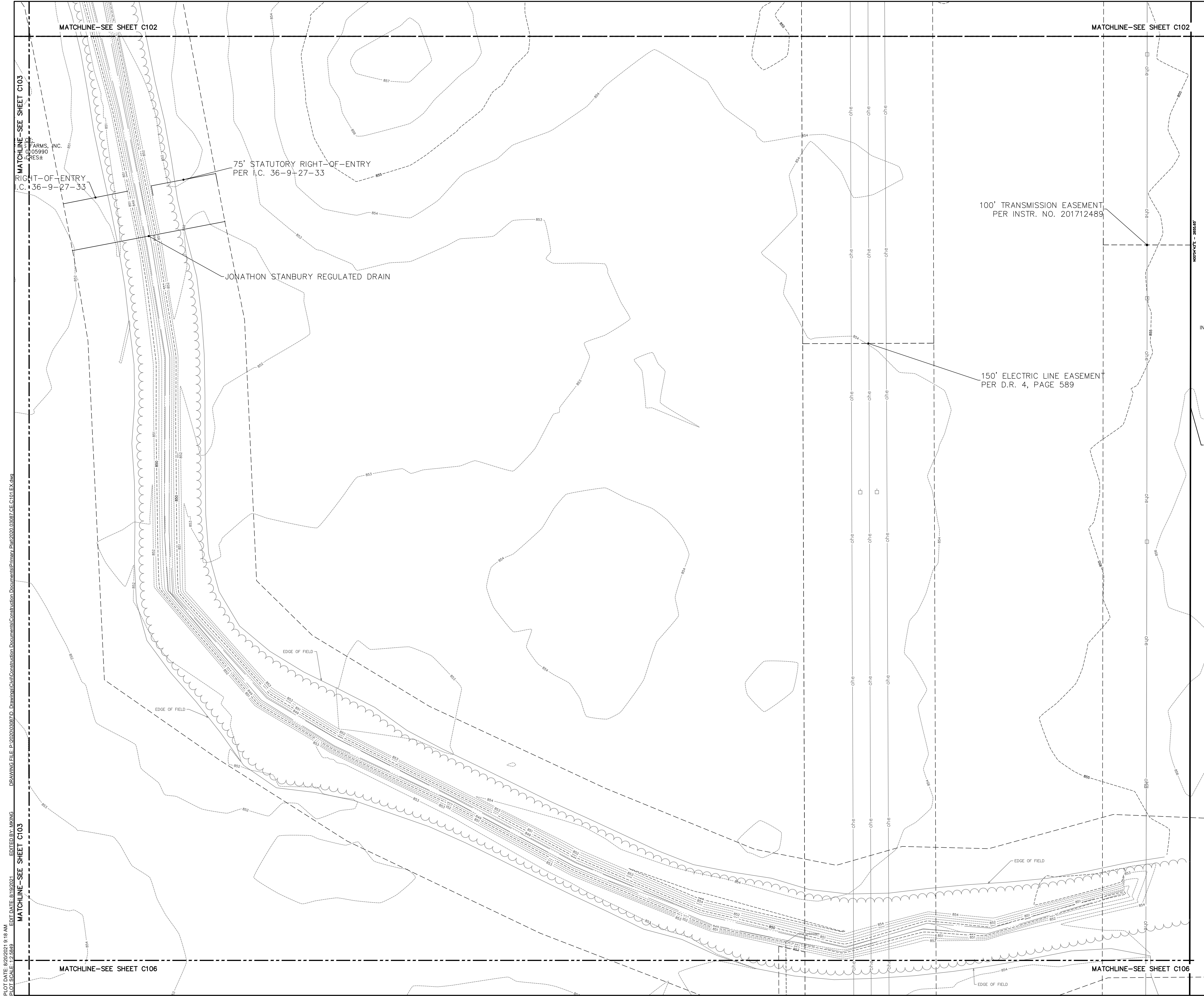
Project Number 2020.03087

EXISTING  
TOPOGRAPHY

C103

PLOT DATE: 8/20/2021 9:18 AM  
PLOT SCALE: 1"=50'  
DRAWING FILE: P:\2020\03087\0 Drawing\Civil\Construction Documents\Primary Plat\2020.03087.CE.C101.EK.dwg  
EDIT DATE: 8/10/2021  
EDITED BY: IMKING





### EXISTING LEGEND

	Beehive Inlet		Telephone Marker
	Combination Pole		Telephone Pedestal
	Fire Hydrant		Telephone Pole
	Guy Wire		Temporary Bench Mark
	Mail Box		Water Valve
	Power Pole		Buried Gas Line
	Sign		Buried Telephone Line
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BENCHMARK INFORMATION (NAVD 88 DATUM)

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### HAVEN PONDS PRIMARY PLAT

E 96TH ST &  
C.R. N 500 W  
MCCORDSVILLE, IN

**CERTIFIED BY**  
*Joshua H. Crisler*

ISSUANCE INDEX		
DATE: 8/20/2021		
PROJECT PHASE: PRIMARY PLAT		

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

**GENERAL NOTES:**

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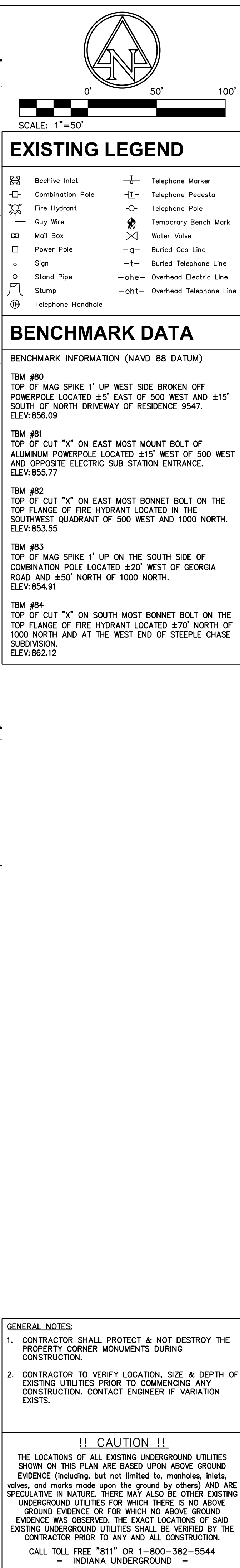
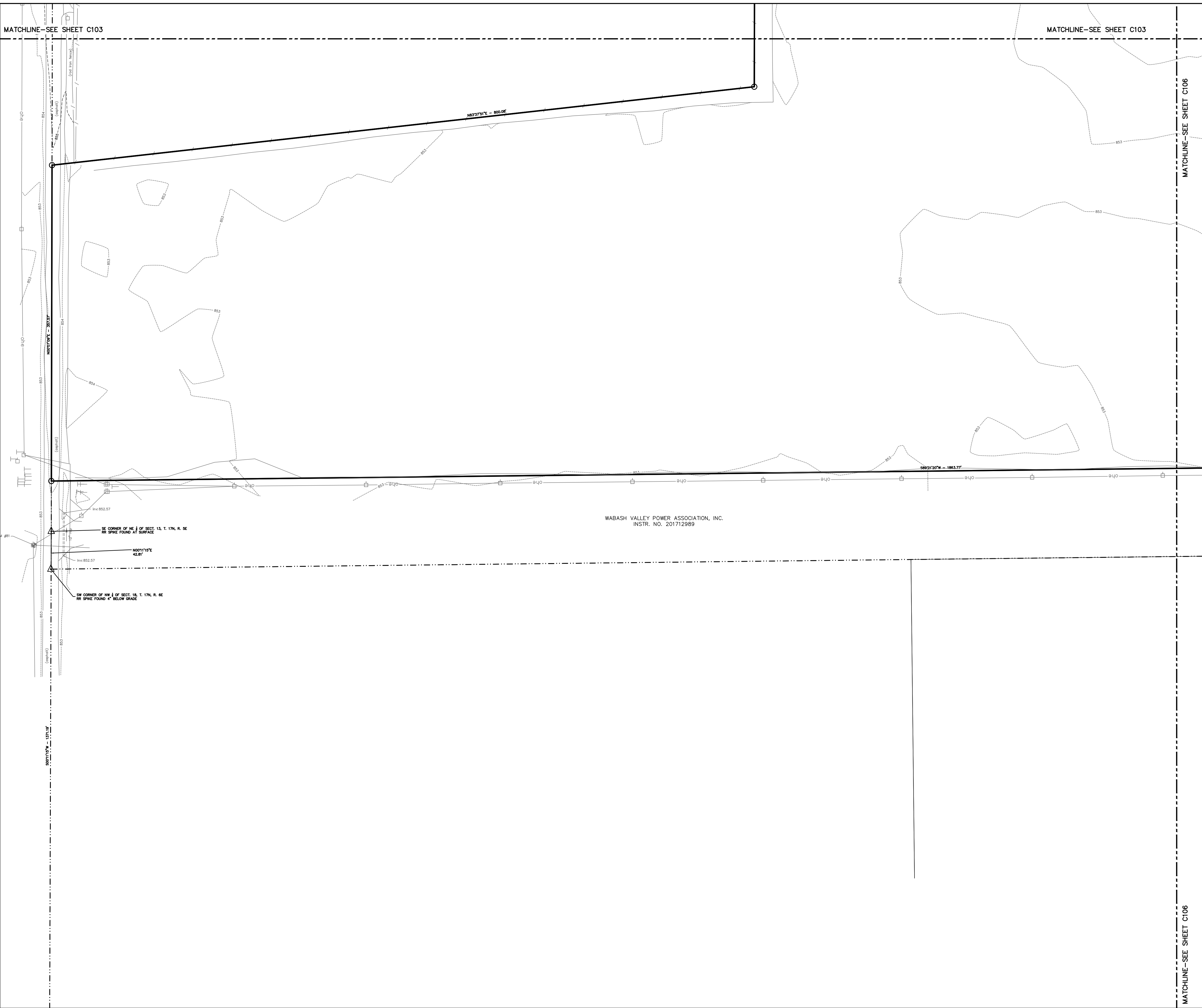
Project Number 2020.03087


## EXISTING TOPOGRAPHY

# C104


LOT DATE: 9/20/2021 9:18 AM  
PLOT SCALE: 1"=50'  
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EDIT DATE: 8/16/2021  
EDITED BY: LMKING  
MATCHLINE—SEE SHEET C103  
MATCHLINE—SEE SHEET C106







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MCCORDSVILLE, IN



**CERTIFIED BY**  
*Joshua H. Cristobal*

ISSUANCE INDEX		
DATE:	8/20/2021	
PROJECT PHASE:	PRIMARY PLAT	

REVISION Schedule		
NO.	DESCRIPTION	DATE

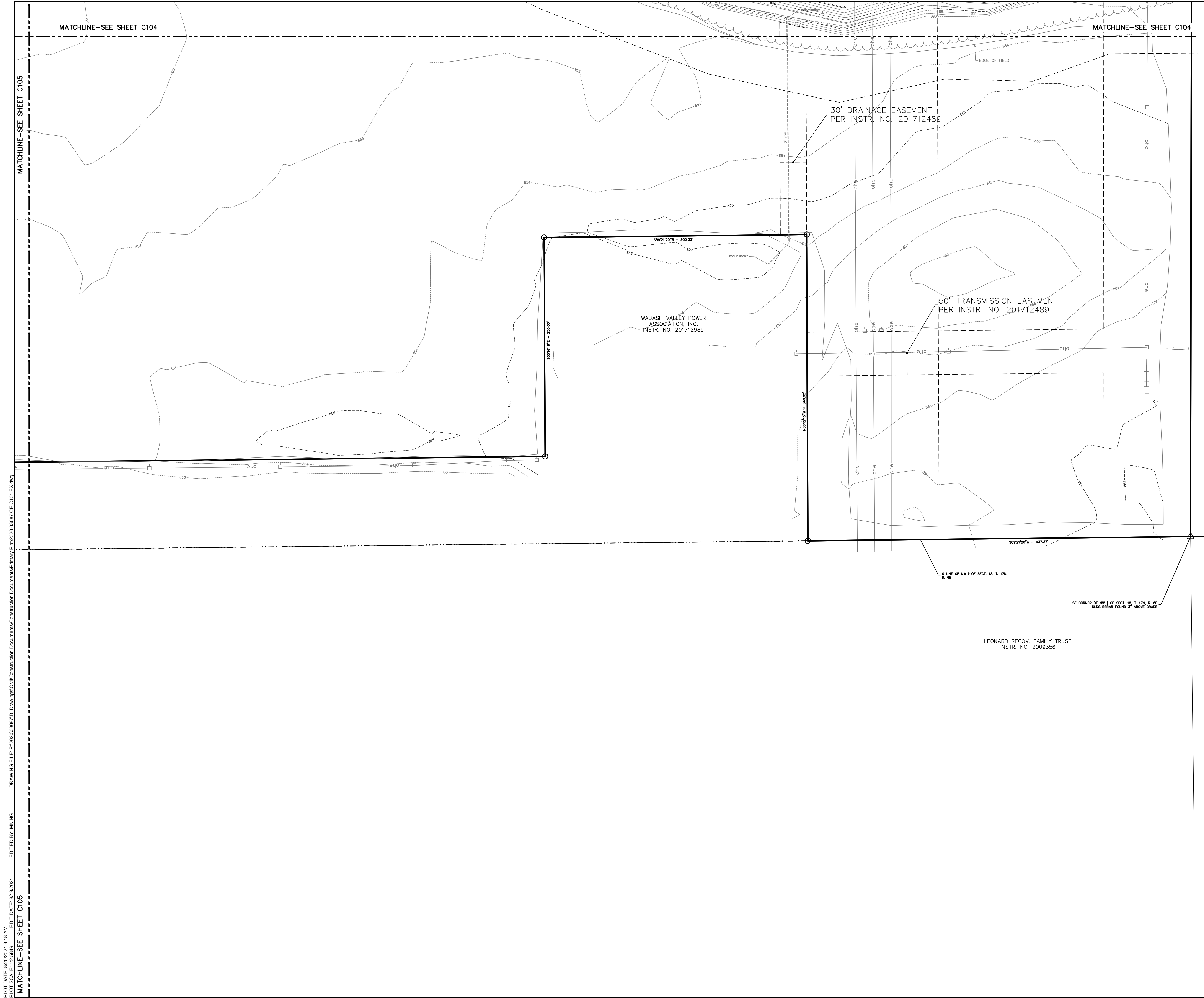
Project Number

2020.03087

**EXISTING  
TOPOGRAPHY**

**C105**





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

**EXISTING LEGEND**

	Beehive Inlet		Telephone Marker
	Combination Pole		Telephone Pedestal
	Fire Hydrant		Telephone Pole
	Guy Wire		Temporary Bench Mark
	Mall Box		Water Valve
	Power Pole		Buried Gas Line
	Sign		Buried Telephone Line
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	Stump		Overhead Telephone Line
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**BENCHMARK DATA**

BENCHMARK INFORMATION (NAVD 88 DATUM)

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ELEV: 856.09

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ELEV: 855.77

**TBM #82**  
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ELEV: 853.55

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ELEV: 862.12

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**HAVEN PONDS PRIMARY PLAT**

E 96TH ST &  
C.R. N 500 W  
MCCORDSVILLE, IN

JOSHUA H. CRIBBEN  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF INDIANA  
NO. 110689  
EXPIRATION DATE 12/31/2024  
APPROVED FOR CONSTRUCTION  
NOT FOR FINAL OWNER  
*Joshua H. Cribben*  
CERTIFIED BY

ISSUANCE INDEX		
DATE: 8/20/2021		
PROJECT PHASE: PRIMARY PLAT		

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

**EXISTING TOPOGRAPHY**  
  
**C106**

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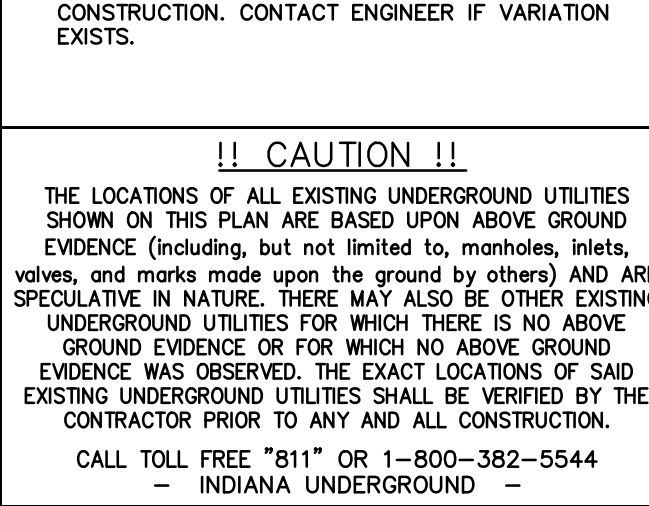
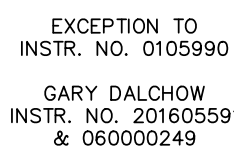
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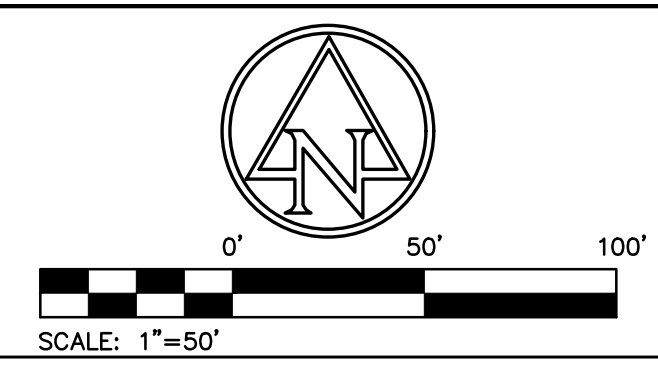
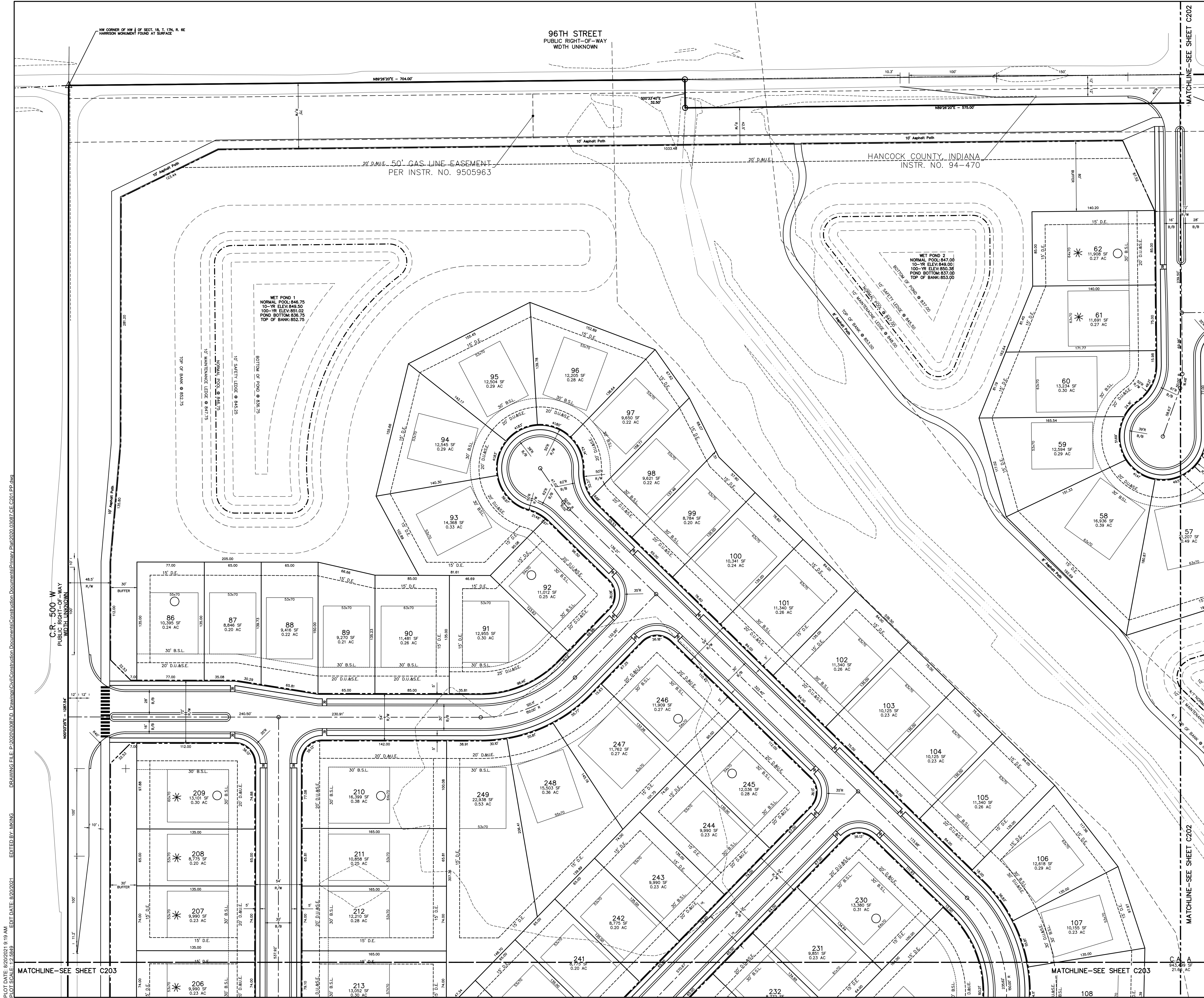
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— INDIANA UNDERGROUND —









EXISTING LEGEND

- Beehive Inlet
- Combination Pole
- Fire Hydrant
- Guy Wire
- Mall Box
- Power Pole
- Sign
- Stand Pipe
- Stump
- Telephone Handhole
- Telephone Marker
- Telephone Pedestal
- Telephone Pole
- Temporary Bench Mark
- Water Valve
- g- Buried Gas Line
- t- Buried Telephone Line
- oh- Overhead Electric Line
- oh-t- Overhead Telephone Line

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- B.S.L. BUILDING SETBACK LINE
- C.A. COMMON AREA
- D.E. DRAINAGE EASEMENT
- D.U.&U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SANITARY EASMT.
- L.E. LANDSCAPE EASEMENT
- R/W RIGHT-OF-WAY
- STREET LIGHT
- SIGN
- ADA CURB RAMP

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±146.61 AC
PROPOSED PUBLIC ROW:	±21.55 (14.7%) AC
COMMON AREA:	±33.61 (22.9%) AC
BLOCK F AREA:	±26.45 (18.0%) AC
TOTAL LOT AREA:	±65.00 (44.3%) AC
TOTAL LOTS:	249
GROSS DENSITY:	1.7 LOTS/ACRE
MINIMUM LOT AREA:	8,700 SF (30% >10,000 SF)
MINIMUM LOT WIDTH:	65' (30% >75')
MINIMUM SIDE YARD:	6'
MINIMUM FRONT YARD:	30'
MINIMUM REAR YARD:	15'
96TH STREET FRONTAGE (120'-WIDE R/W):	2,600 LF
C.R. 500 W FRONTAGE (97'-WIDE R/W):	2,559 LF
TOTAL LOCAL ROAD LENGTH:	11,952 LF

OPEN SPACE TABLE

COMMON AREA A ±21.66 AC	COMMON AREA B ±7.63 AC
COMMON AREA C ±2.60 AC	COMMON AREA D ±0.61 AC
COMMON AREA E ±1.11 AC	BLOCK F ±26.45 AC
TOTAL	±60.06 AC

ARCHITECTURAL STANDARDS

- \* PERIMETER LOTS: ALL LOTS INDICATED WITH A ( ) AND/OR ADJUTING 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, BAY 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.

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SILVERTHORNE HOMES  
9225 HARRISON PARK CT  
INDIANAPOLIS, IN 46216

AMERICAN  
STRUCTUREPOINT  
INC.

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

**HAVEN PONDS  
PRIMARY PLAT**

E 96TH ST &  
C.R. N 500 W  
MCCORDSVILLE, IN

CERTIFIED BY  
*Joshua H. Chisholm*

ISSUANCE INDEX	
DATE:	8/20/2021
PROJECT PHASE:	PRIMARY PLAT

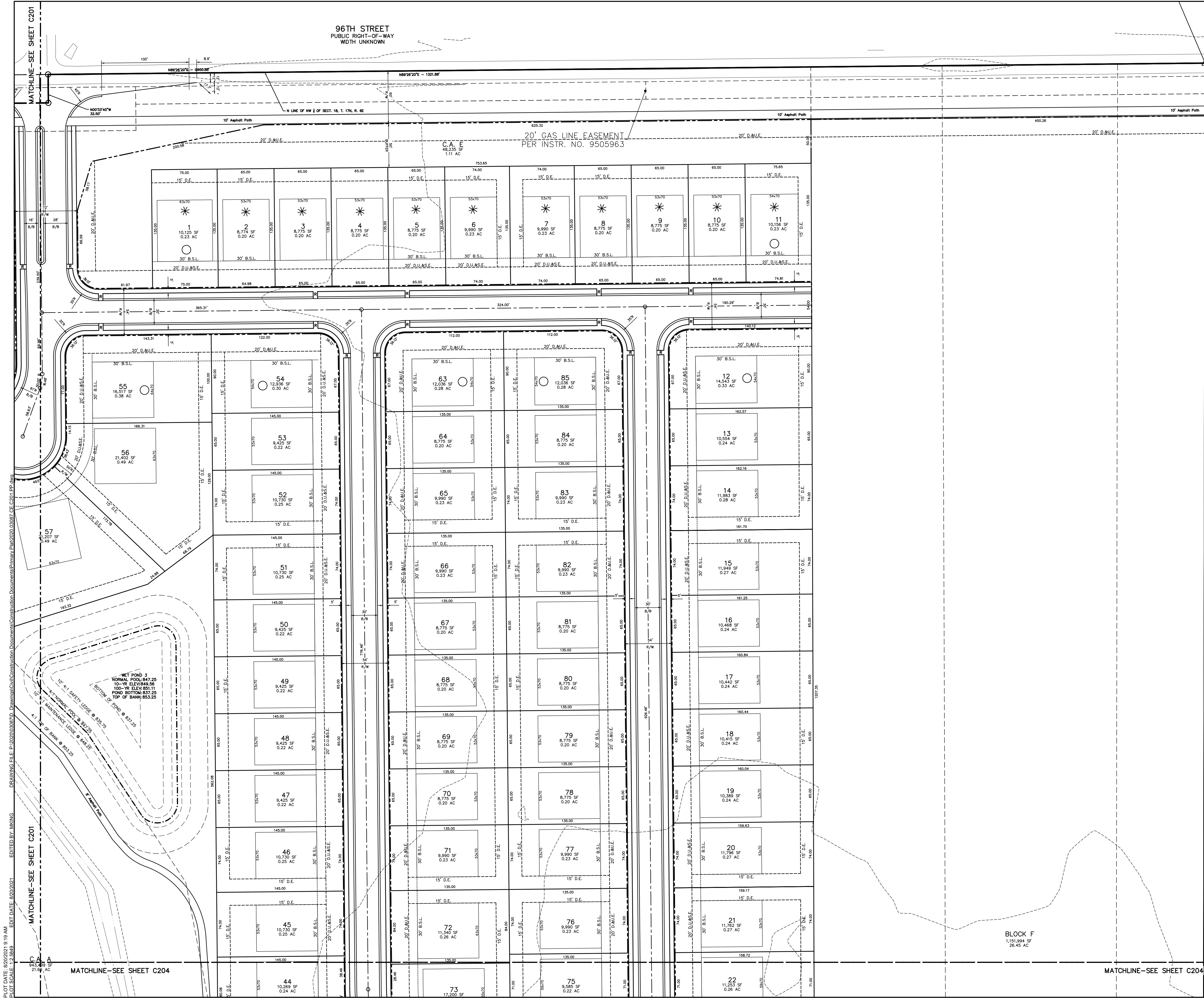
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

**PRIMARY PLAT**

**C201**





0' 50' 100'

SCALE: 1"=50'

**EXISTING LEGEND**

	Beehive Inlet		Telephone Marker
	Combination Pole		Telephone Pedestal
	Fire Hydrant		Telephone Pole
	Guy Wire		Temporary Bench Mark
	Mail Box		Water Valve
	Power Pole		Buried Gas Line
	Sign		Buried Telephone Line
	Stand Pipe		Overhead Electric Line
	Stump		Overhead Telephone Line
	Telephone Handhole		

**PROPOSED LEGEND**

	RIGHT-OF-WAY (R/W) LINE
	BUILDING SETBACK LINE
	EASEMENT
	WET DETENTION POND NORMAL POOL
	LOT LINE
	BUILDING SETBACK LINE
	COMMON AREA
	DRAINAGE EASEMENT
	DRAINAGE & UTILITY EASEMENT
	DRAINAGE UTILITY & SANITARY EASMT.
	LANDSCAPE EASEMENT
	RIGHT-OF-WAY
	STREET LIGHT
	SIGN
	ADA CURB RAMP

**SITE DATA TABLE**

SITE ZONING:	PUD
GROSS AREA:	±146.61 AC
PROPOSED PUBLIC ROW:	±21.55 (14.7%) AC
COMMON AREA:	±33.61 (22.9%) AC
BLOCK F AREA:	±26.45 (18.0%) AC
TOTAL LOT AREA:	±65.00 (44.3%) AC
TOTAL LOTS:	249
GROSS DENSITY:	1.7 LOTS/ACRE
MINIMUM LOT AREA:	8,700 SF (30% >10,000 SF)
MINIMUM LOT WIDTH:	65' (30% >75')
MINIMUM SIDE YARD:	6'
MINIMUM FRONT YARD:	30'
MINIMUM REAR YARD:	15'
96TH STREET FRONTAGE (120'-WIDE R/W):	2,600 LF
C.R. 500 W FRONTAGE (97'-WIDE R/W):	2,559 LF
TOTAL LOCAL ROAD LENGTH:	11,952 LF

**OPEN SPACE TABLE**

COMMON AREA A ±21.66 AC	COMMON AREA B ±7.63 AC
COMMON AREA C ±2.60 AC	COMMON AREA D ±0.61 AC
COMMON AREA E ±1.11 AC	BLOCK F ±26.45 AC
TOTAL ±60.06 AC	

**ARCHITECTURAL STANDARDS**

\* PERIMETER LOTS: ALL LOTS INDICATED WITH A (\*) AND/OR ADJUTING 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.

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**GENERAL NOTES:**

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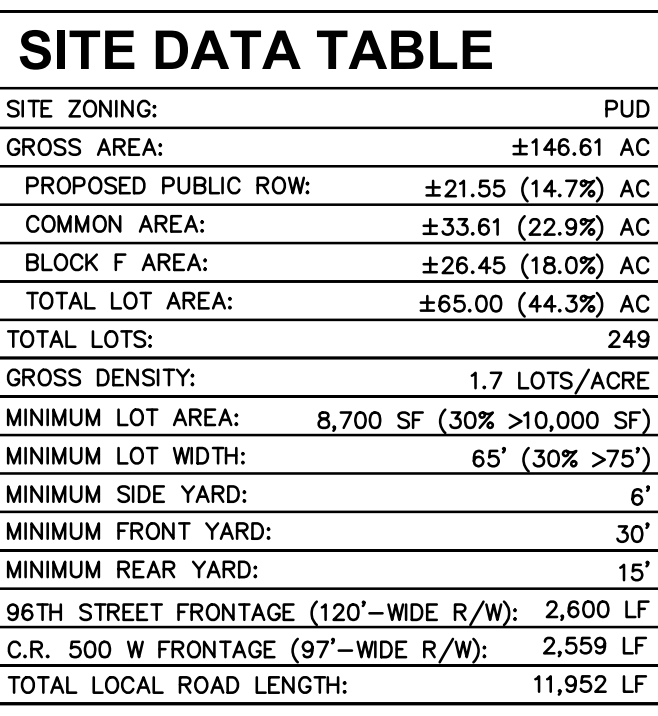
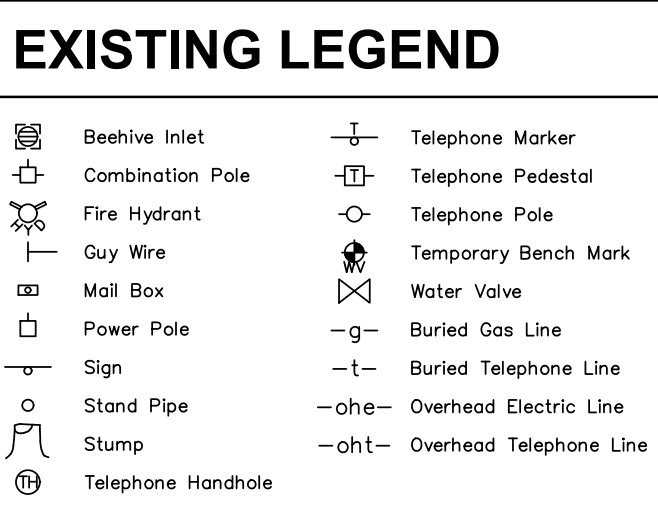
NO.	DESCRIPTION	DATE

Project Number 2020.03087

**PRIMARY PLAT**

**C202**





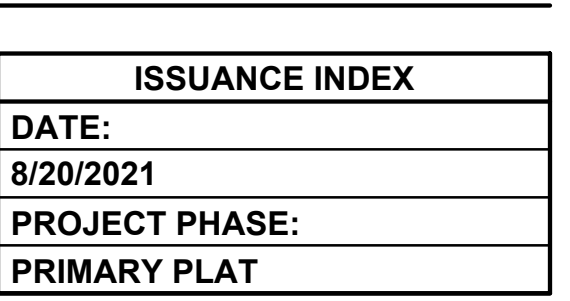
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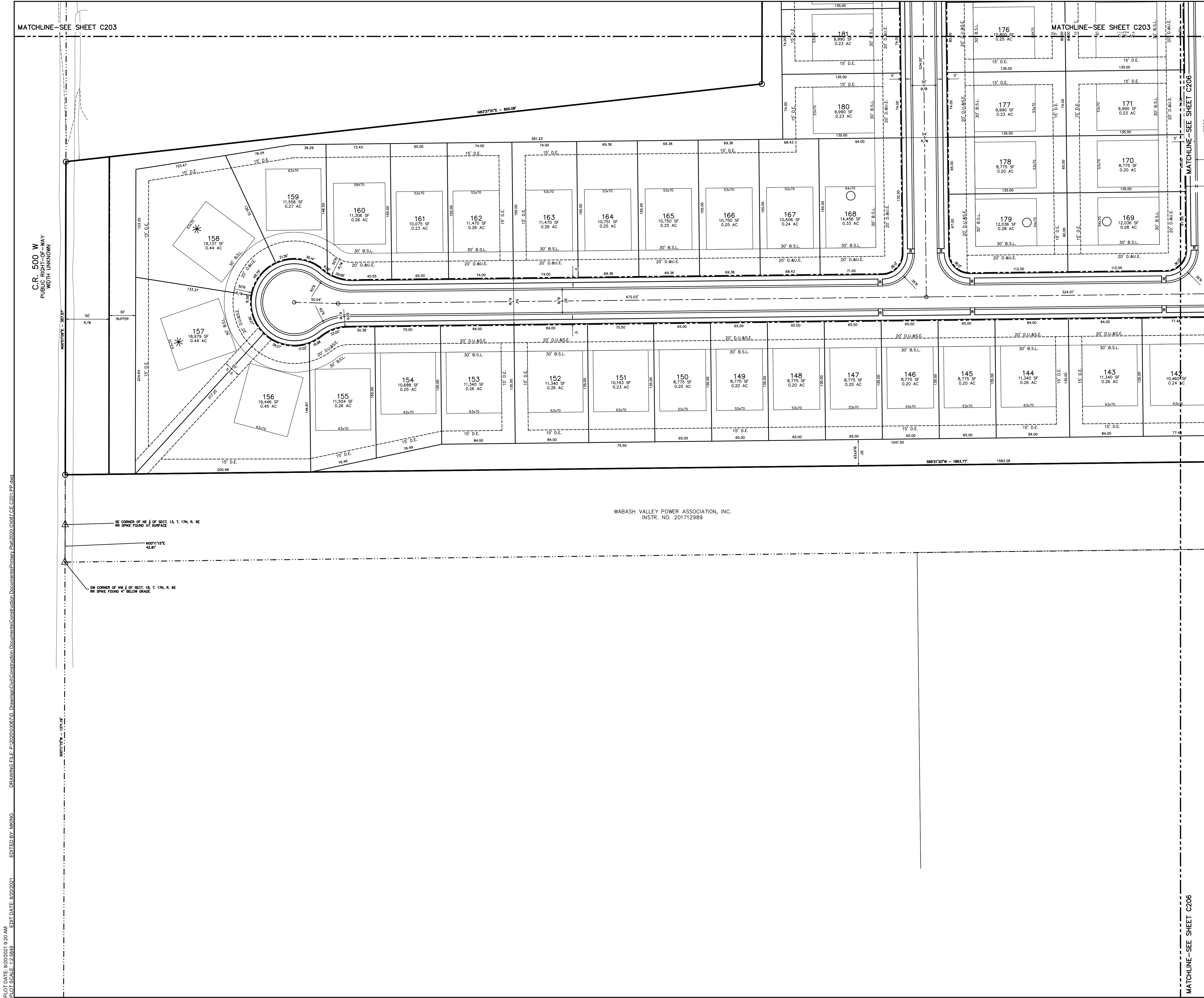
E 96TH ST &  
C.R. N 500 W  
MCCORDSVILLE, IN



Project Number	2020.03087
----------------	------------

**C204**





SCALE: 1"=50'

**EXISTING LEGEND**

Beehive Inlet

Combination Pole

Fire Hydrant

Guy Wire

Mail Box

Power Pole

Sign

Stand Pipe

Stump

Telephone Handhole

Telephone Marker

Telephone Pedestal

Temporary Bench Mark

Water Valve

Buried Gas Line

Buried Telephone Line

Overhead Electric Line

Overhead Telephone Line

**PROPOSED LEGEND**

RIGHT-OF-WAY (R/W) LINE

BUILDING SETBACK LINE

EASEMENT

WET DETENTION POND NORMAL POOL LOT LINE

B.S.L. BUILDING SETBACK LINE

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D.E. DRAINAGE EASEMENT

D.&U.E. DRAINAGE & UTILITY EASEMENT

D.U.&S.E. DRAINAGE UTILITY & SANITARY EASMT.

L.E. LANDSCAPE EASEMENT

R/W RIGHT-OF-WAY

STREET LIGHT

SIGN

ADA CURB RAMP

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**ISSUANCE INDEX**

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PROJECT PHASE:	PRIMARY PLAT

**REVISION SCHEDULE**

NO.	DESCRIPTION	DATE

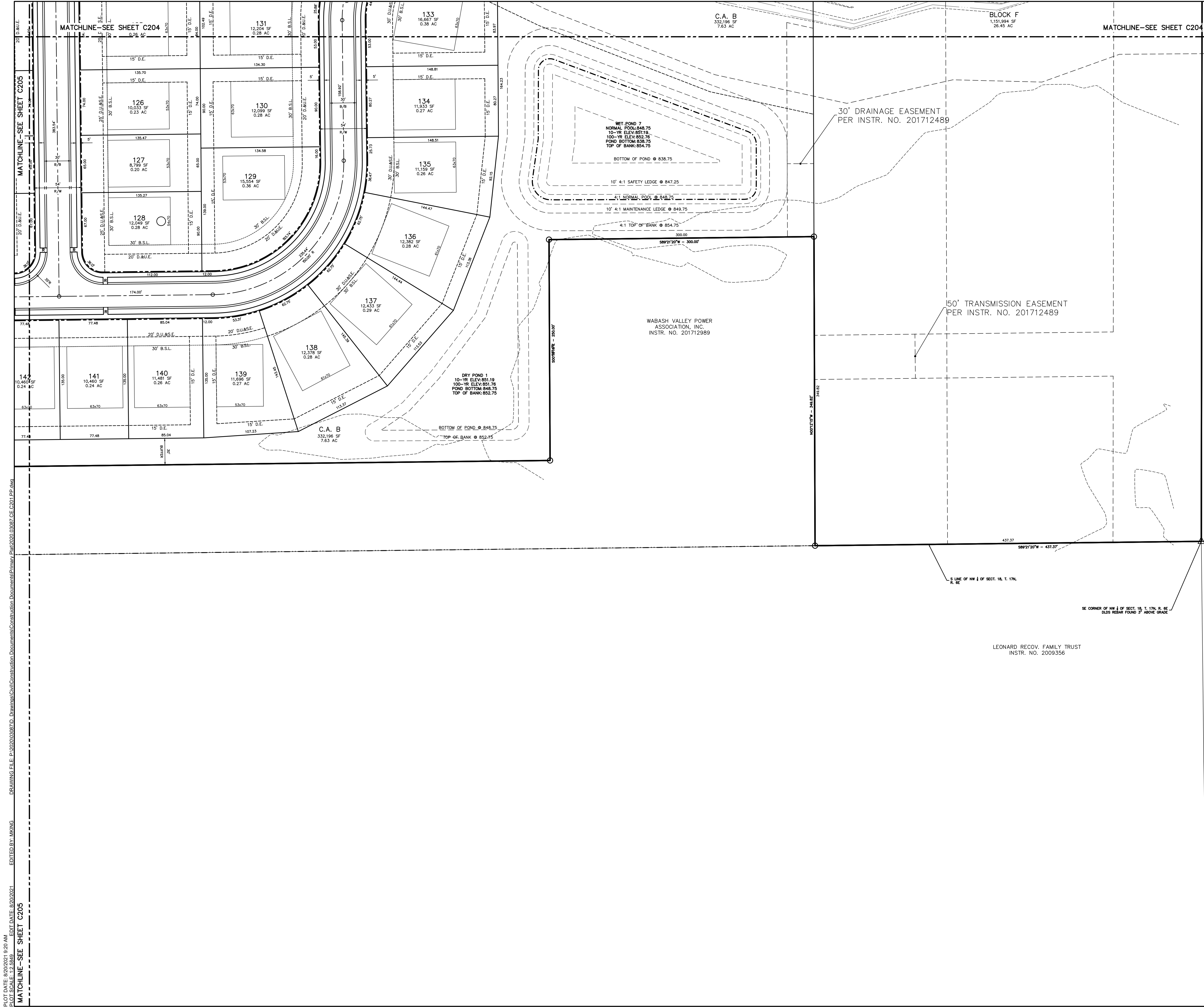
Project Number 2020.03087

**PRIMARY PLAT**

C205

PLOT DATE: 8/20/2021 9:20 AM  
PLOT SCALE: 1"=50'  
DRAWING FILE: P:\2020\03087\Drawings\Civil\Construction Documents\Construction\Primary Plat\2020.03087.CE\2011.PP.dwg  
EDIT DATE: 8/20/2021  
EDITED BY: JMKING





### EXISTING LEGEND

	Beehive Inlet		Telephone Marker
	Combination Pole		Telephone Pedestal
	Fire Hydrant		Telephone Pole
	Guy Wire		Temporary Bench Mark
	Mail Box		Water Valve
	Power Pole		Buried Gas Line
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	Stand Pipe		Overhead Electric Line
	Stump		Overhead Telephone Line
	Telephone Handhole		

### PROPOSED LEGEND

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	BUILDING SETBACK LINE
	EASEMENT
	WET DETENTION POND NORMAL POOL LOT LINE
	BUILDING SETBACK LINE
	COMMON AREA
	DRAINAGE EASEMENT
	DRAINAGE & UTILITY EASEMENT
	DRAINAGE UTILITY & SANITARY EASMT.
	LANDSCAPE EASEMENT
	RIGHT-OF-WAY
	STREET LIGHT
	SIGN
	ADA CURB RAMP

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## HAVEN PONDS

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**CERTIFIED BY**  
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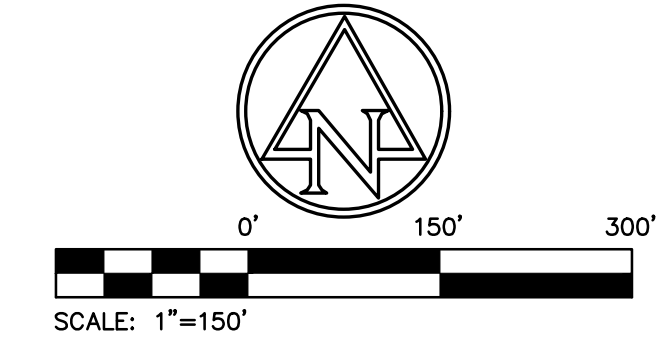
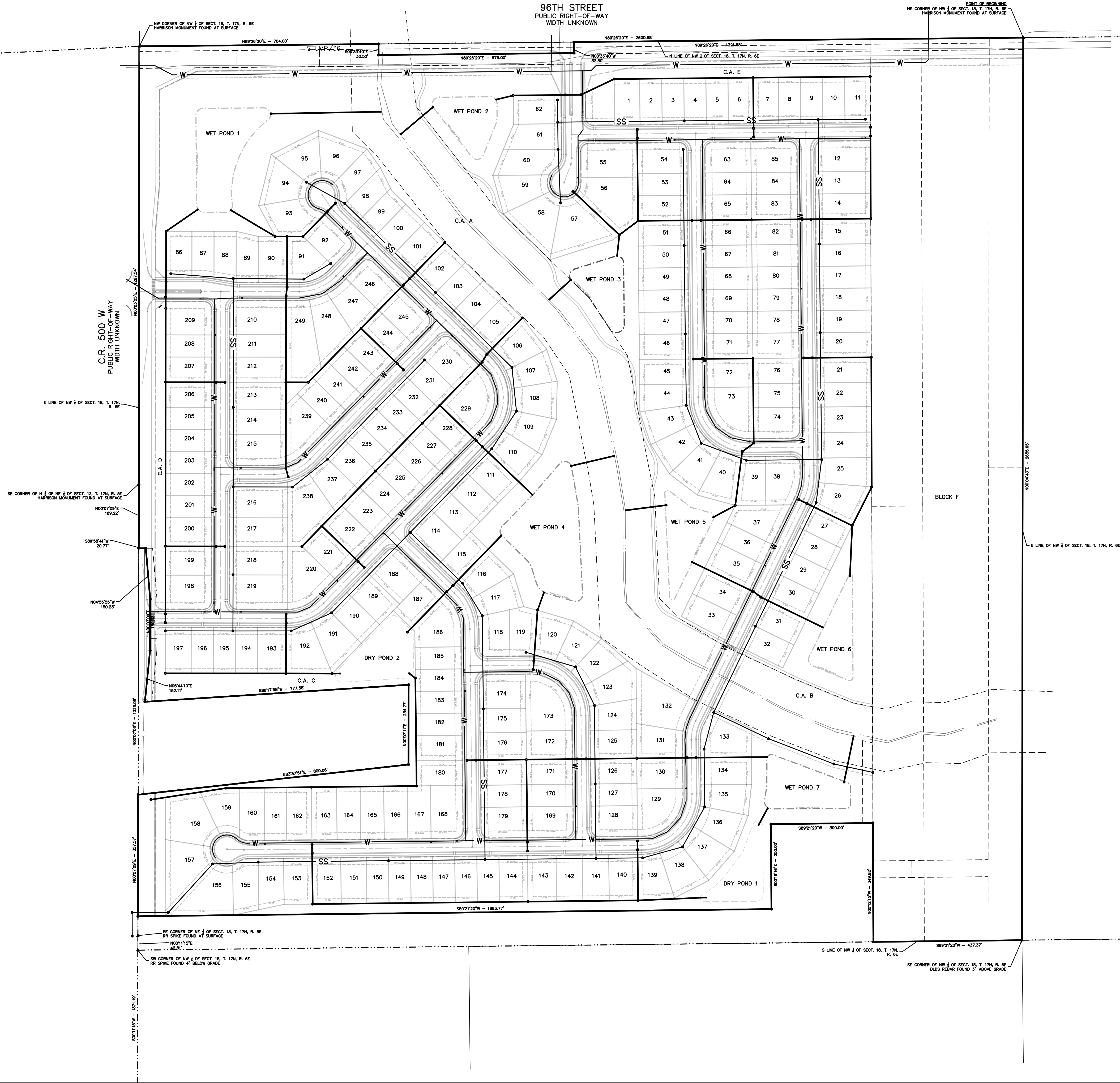
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

**PRIMARY PLAT**

# C206





### EXISTING LEGEND

	Beehive Inlet		Telephone Marker
	Combination Pole		Telephone Pedestal
	Fire Hydrant		Telephone Pole
	Guy Wire		Temporary Bench Mark
	Mail Box		Water Valve
	Power Pole		Buried Gas Line
	Sign		Buried Telephone Line
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	Stump		Overhead Telephone Line
	Telephone Handhole		

### PROPOSED LEGEND

	RIGHT-OF-WAY (R/W) LINE
	BUILDING SETBACK LINE
	EASEMENT
	WET DETENTION POND NORMAL POOL
	LOT LINE
	BUILDING SETBACK LINE
	COMMON AREA
	DRAINAGE EASEMENT
	DRAINAGE UTILITY & SANITARY EASMT.
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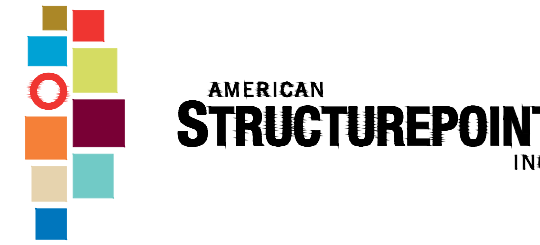
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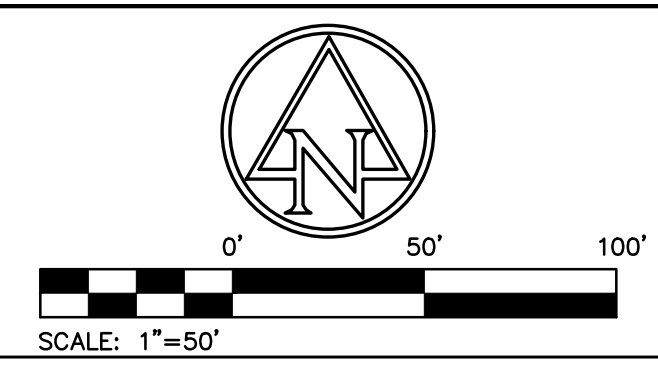
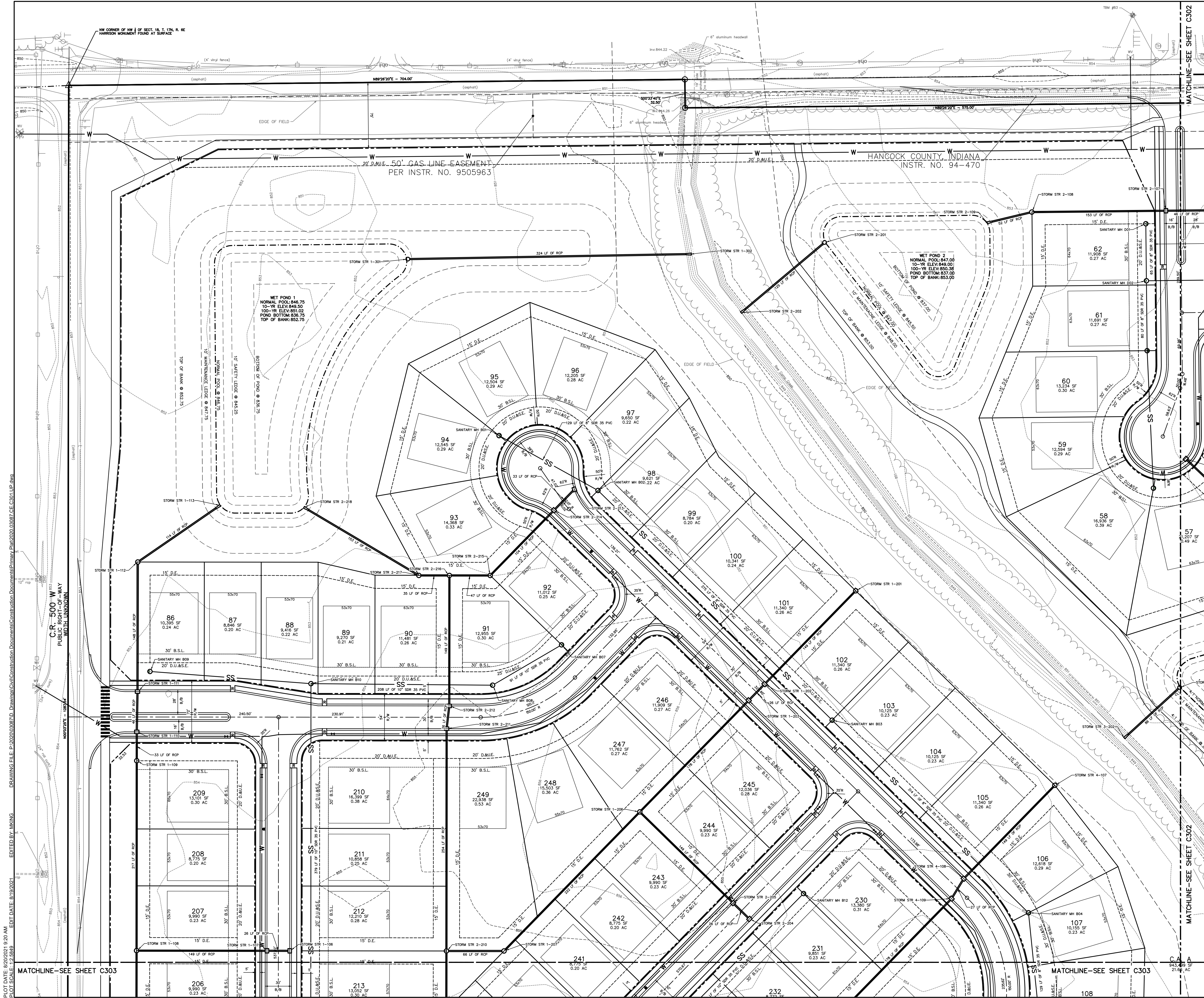
NO.	DESCRIPTION	DATE

Project Number 2020.03087

### OVERALL UTILITY PLAN

C300





### EXISTING LEGEND

- Beehive Inlet
- Combination Pole
- Fire Hydrant
- Guy Wire
- Mall Box
- Power Pole
- Sign
- Stand Pipe
- Stump
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- Telephone Marker
- Telephone Pedestal
- Telephone Pole
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- ADA CURB RAMP

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  - CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

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SILVERTHORNE HOMES  
9225 HARRISON PARK CT  
INDIANAPOLIS, IN 46216

AMERICAN  
STRUCTUREPOINT  
INC.

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

### HAVEN PONDS PRIMARY PLAT

E 96TH ST &  
C.R. N 500 W  
MCCORDSVILLE, IN

ISSUANCE INDEX	
DATE:	8/20/2021
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.03087

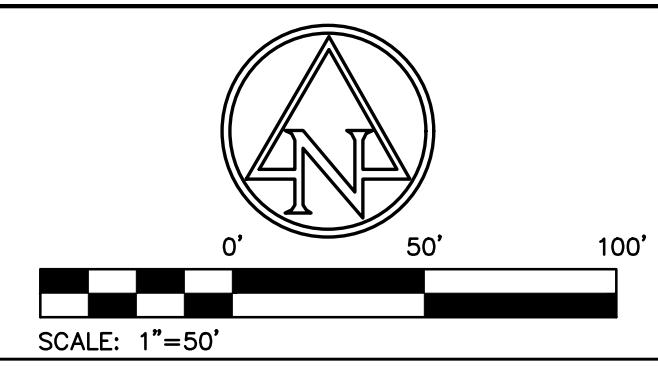
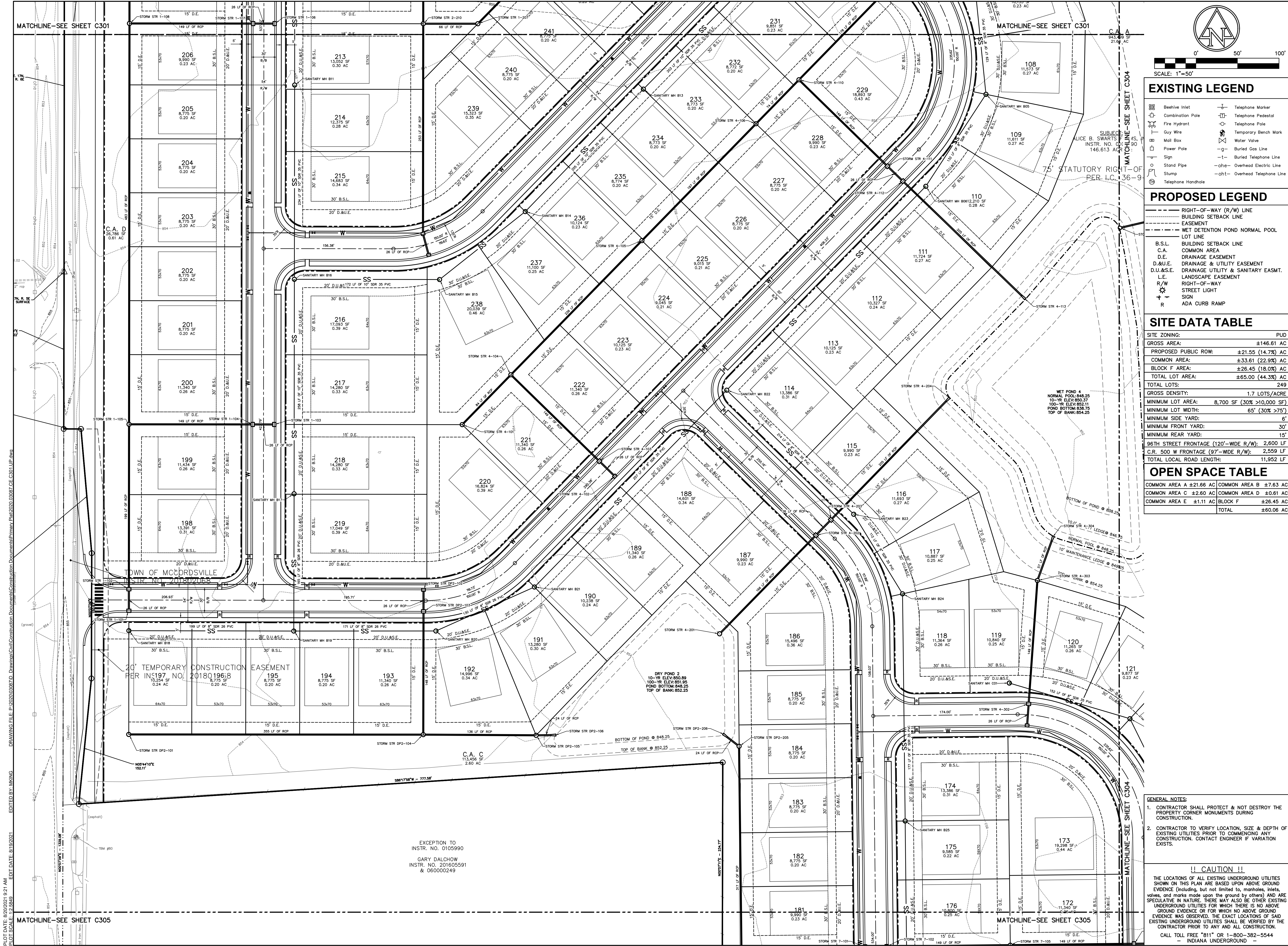
### UTILITY PLAN

# C301









- EXISTING LEGEND**
- Beehive Inlet
  - Combination Pole
  - Fire Hydrant
  - Guy Wire
  - Mail Box
  - Power Pole
  - Sign
  - Stand Pipe
  - Stump
  - Telephone Handhole
  - Telephone Marker
  - Telephone Pedestal
  - Telephone Pole
  - Temporary Bench Mark
  - Water Valve
  - Buried Gas Line
  - Buried Telephone Line
  - Overhead Electric Line
  - Overhead Telephone Line

- PROPOSED LEGEND**
- RIGHT-OF-WAY (R/W) LINE
  - BUILDING SETBACK LINE
  - EASEMENT
  - WET DETENTION POND NORMAL POOL
  - LOT LINE
  - B.S.L. BUILDING SETBACK LINE
  - C.A. COMMON AREA
  - D.E. DRAINAGE EASEMENT
  - D.&U.E. DRAINAGE & UTILITY EASEMENT
  - D.U.&S.E. DRAINAGE UTILITY & SANITARY EASMT.
  - L.E. LANDSCAPE EASEMENT
  - R/W RIGHT-OF-WAY
  - STREET LIGHT
  - SIGN
  - ADA CURB RAMP

**SITE DATA TABLE**

SITE ZONING:	PUD
GROSS AREA:	±146.61 AC
PROPOSED PUBLIC ROW:	±21.55 (14.7%) AC
COMMON AREA:	±33.61 (22.9%) AC
BLOCK F AREA:	±26.45 (18.0%) AC
TOTAL LOT AREA:	±65.00 (44.3%) AC
TOTAL LOTS:	249
GROSS DENSITY:	1.7 LOTS/ACRE
MINIMUM LOT AREA:	8,700 SF (30% >10,000 SF)
MINIMUM LOT WIDTH:	65' (30% >75')
MINIMUM SIDE YARD:	6'
MINIMUM FRONT YARD:	30'
MINIMUM REAR YARD:	15'
96TH STREET FRONTAGE (120'-WIDE R/W):	2,600 LF
C.R. 500 W FRONTAGE (97'-WIDE R/W):	2,559 LF
TOTAL LOCAL ROAD LENGTH:	11,952 LF

**OPEN SPACE TABLE**

COMMON AREA A ±21.66 AC	COMMON AREA B ±7.63 AC
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**HAVEN PONDS**  
**PRIMARY PLAT**

E 96TH ST &  
C.R. N 500 W  
MCCORDSVILLE, IN

**CERTIFIED BY**  
*Joshua H. Cribben*

**ISSUANCE INDEX**

DATE:	8/20/2021
PROJECT PHASE:	PRIMARY PLAT

**REVISION SCHEDULE**

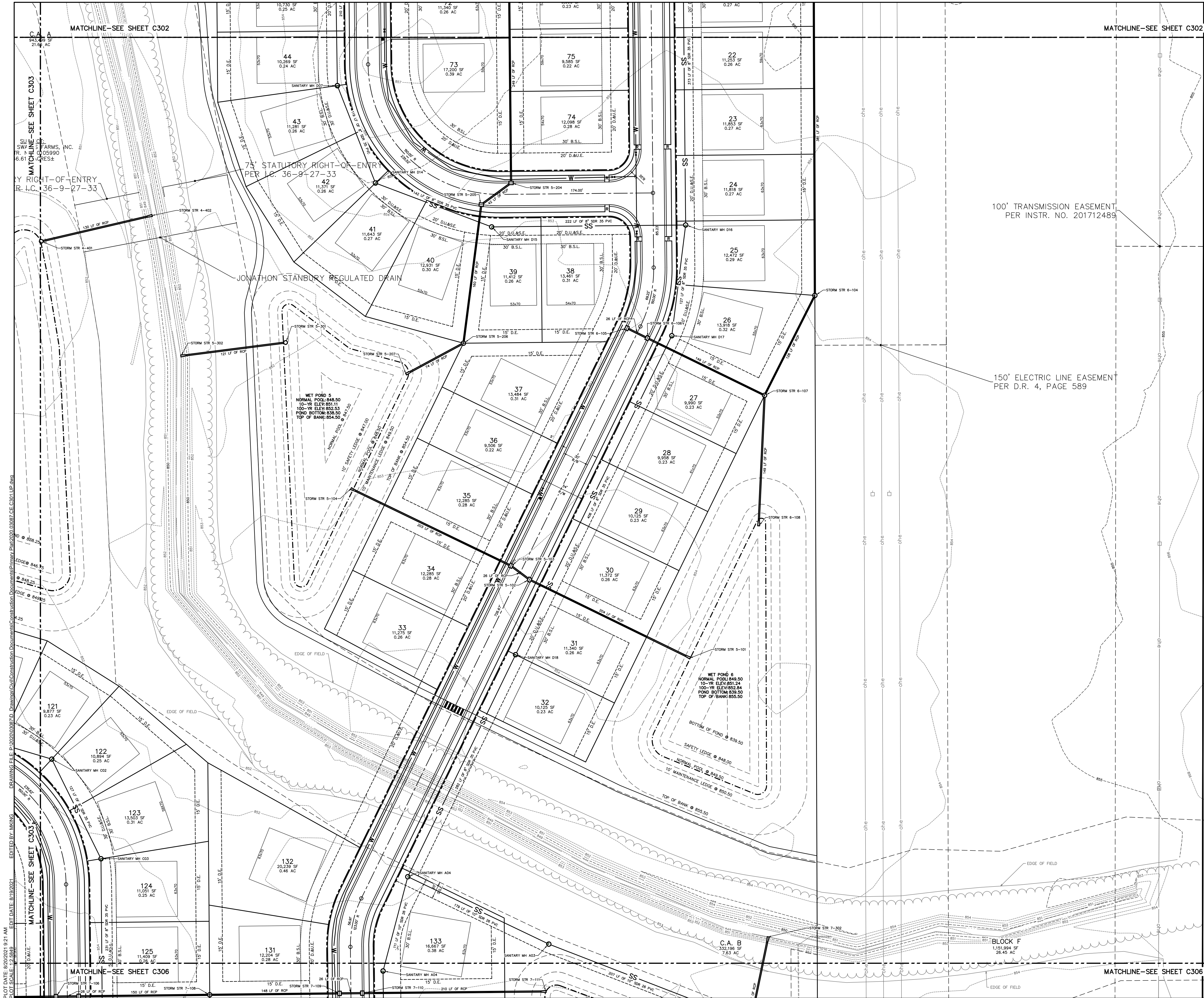
NO.	DESCRIPTION	DATE

Project Number 2020.03087

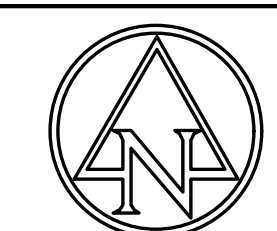
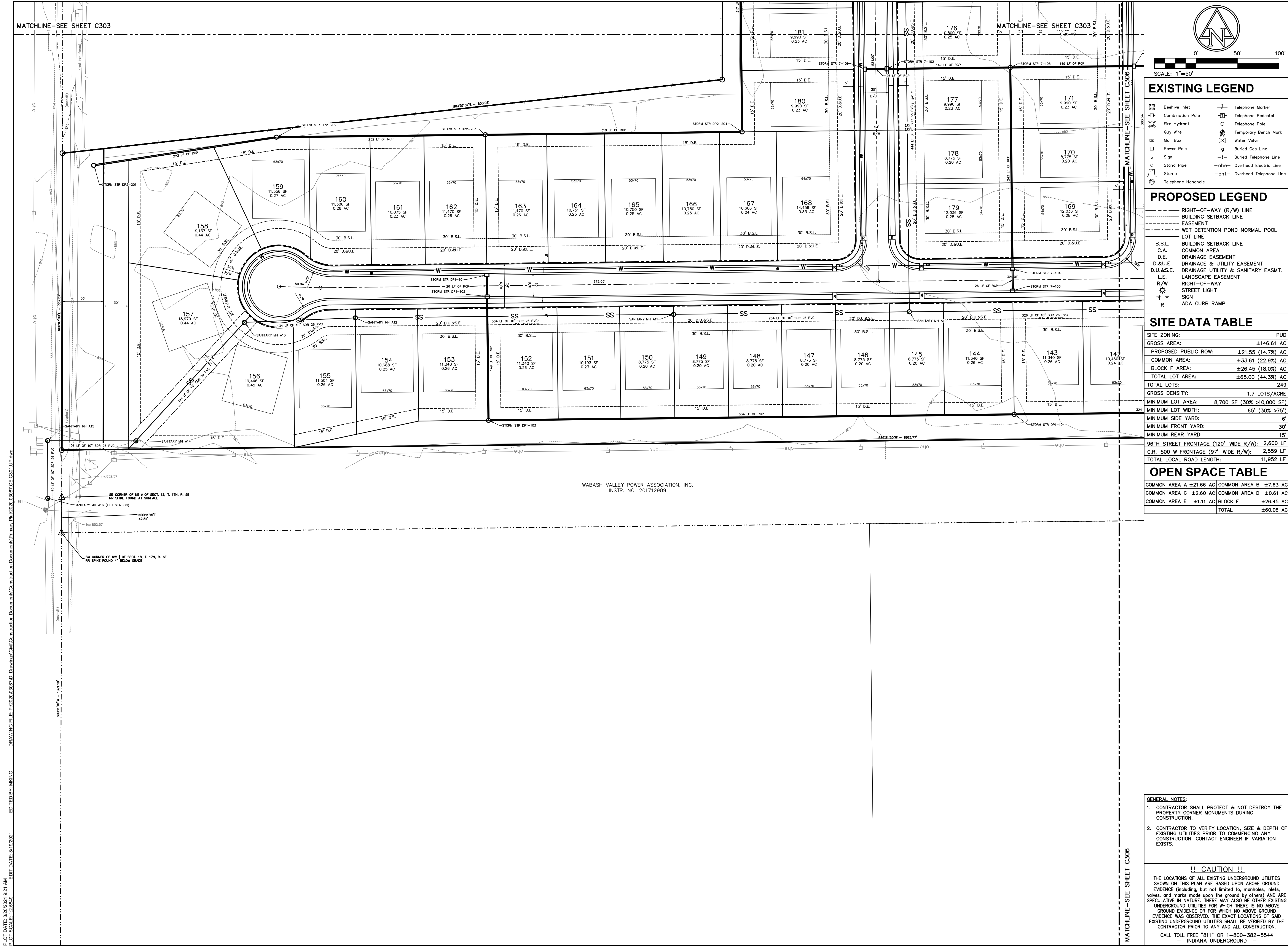
**UTILITY PLAN**

**C303**









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

EXISTING LEGEND

- Beehive Inlet
- Combination Pole
- Fire Hydrant
- Guy Wire
- Mail Box
- Power Pole
- Sign
- Stand Pipe
- Stump
- Telephone Handhole
- Telephone Marker
- Telephone Pedestal
- Temporary Bench Mark
- Water Valve
- g- Buried Gas Line
- t- Buried Telephone Line
- oh- Overhead Electric Line
- oh-t- Overhead Telephone Line

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL LOT LINE
- B.S.L. BUILDING SETBACK LINE
- C.A. COMMON AREA
- D.E. DRAINAGE EASEMENT
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- R/W RIGHT-OF-WAY
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- SIGN
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SITE DATA TABLE

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OPEN SPACE TABLE

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UTILITY PLAN

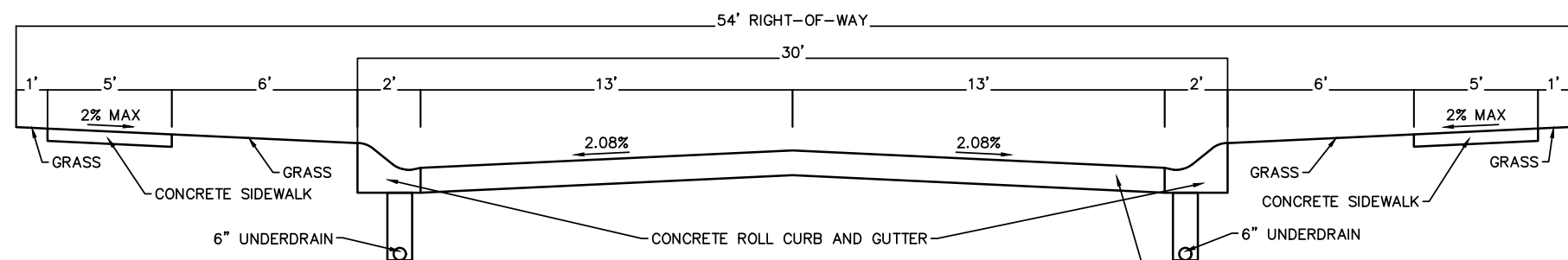
C305





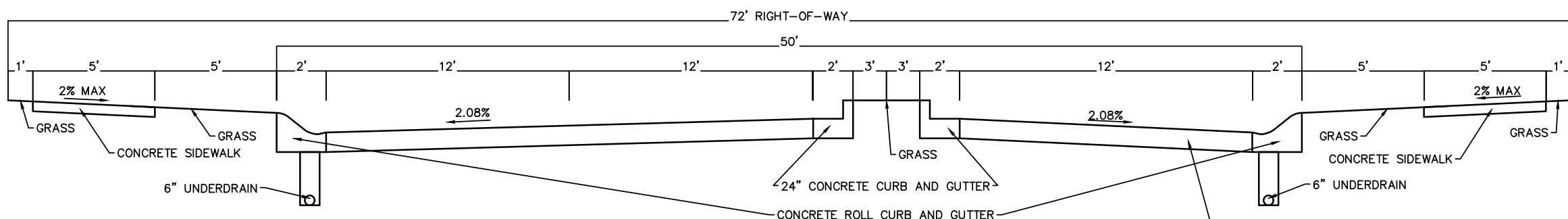


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PLOT SCALE: 1"=300'  
DRAWING FILE: P:\2020\03087.D Drawing(CivilConstruction Documents)Primary Plat 2020.03087 CE C400.SD.dwg  
EDITED BY: MKING  
EDIT DATE: 8/19/2021



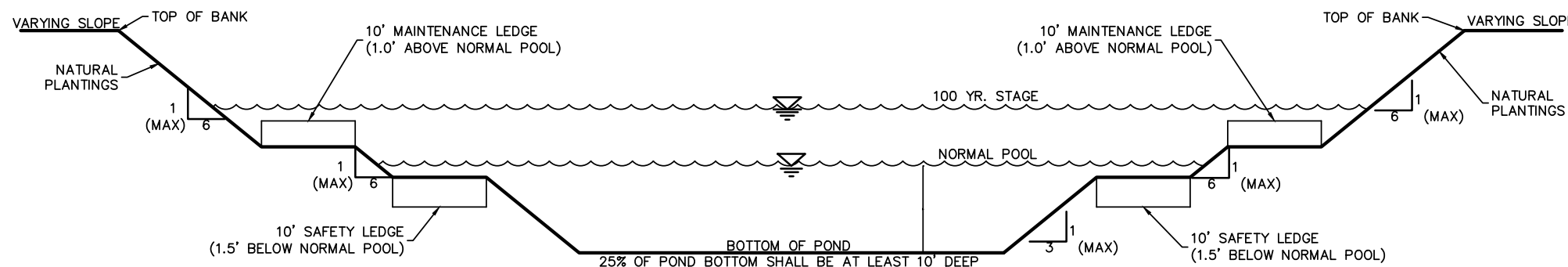
TYPICAL LOCAL ROAD RIGHT-OF-WAY SECTION  
NOT TO SCALE

- D=12"  
1) 1" HMA, TYPE A, 9.5 MM SURFACE  
2) 3" HMA, TYPE A, 19.0 MM INTERMEDIATE  
3) 4" COMPACTED AGGREGATE BASE #53  
4) COMPACTED AGGREGATE BASE #2  
(SEE KEYMAP, THIS SHEET, FOR DENOTED LOCAL ROAD PAVEMENT THICKNESS DESIGNATION)

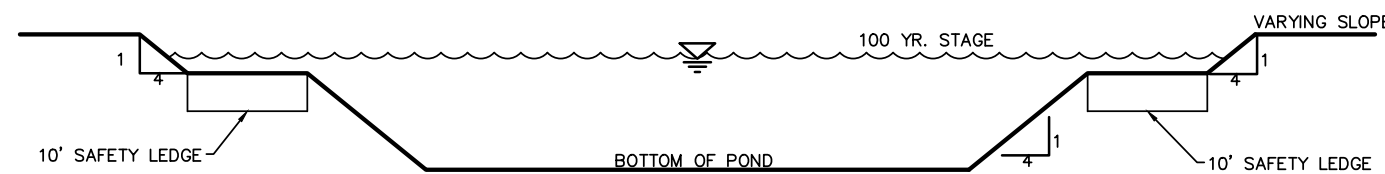


TYPICAL LOCAL ARTERIAL ROAD RIGHT-OF-WAY SECTION  
NOT TO SCALE

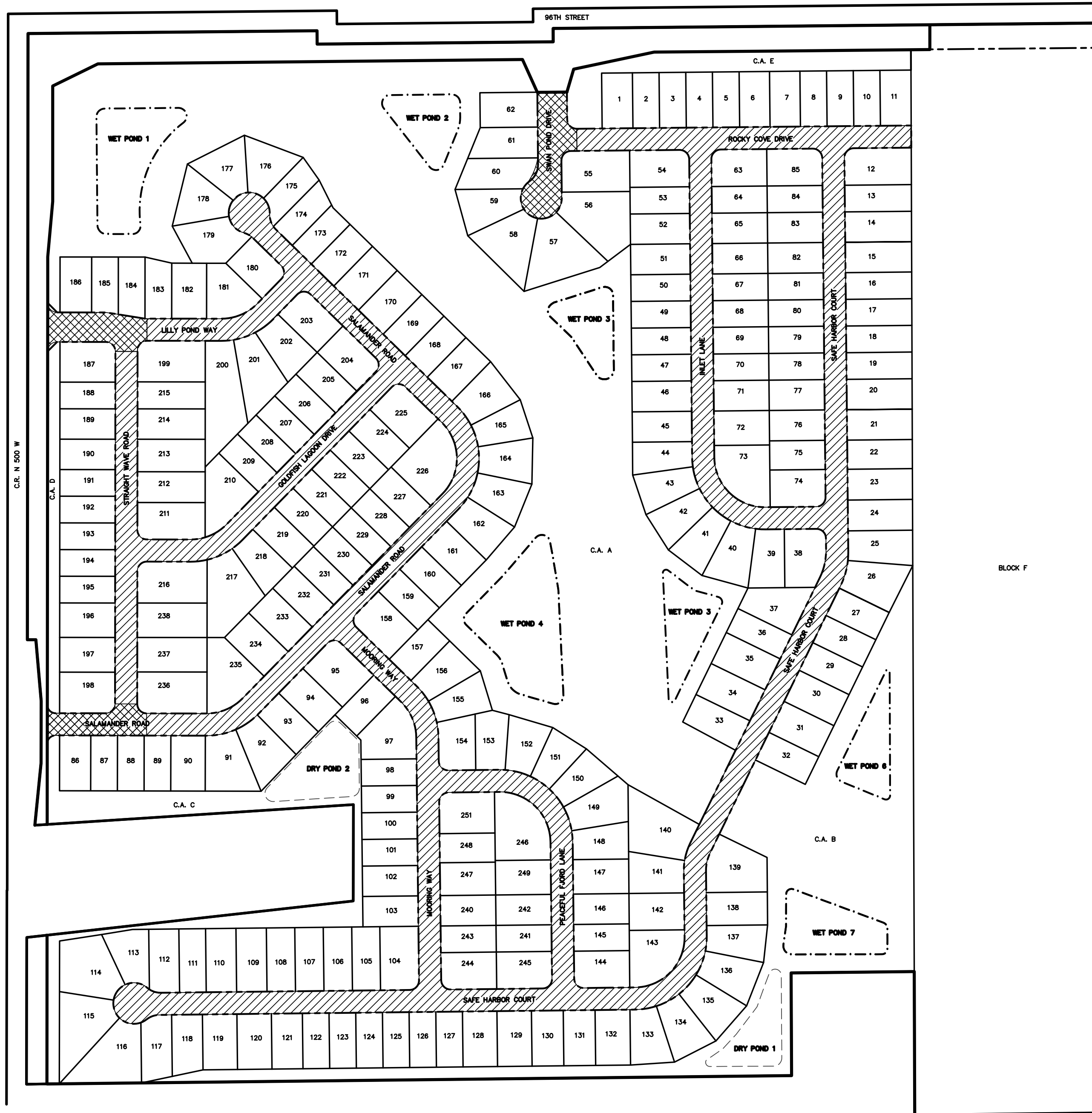
- D=15"  
1) 1" HMA, TYPE A, 9.5 MM SURFACE  
2) 3" HMA, TYPE A, 19.0 MM INTERMEDIATE  
3) 3" HMA, TYPE A, 25.0 MM BASE  
4) COMPACTED AGGREGATE BASE #53  
4) COMPACTED AGGREGATE BASE #2  
(SEE KEYMAP, THIS SHEET, FOR DENOTED LOCAL ARTERIAL ROAD PAVEMENT THICKNESS DESIGNATION)



TYPICAL WET POND CROSS-SECTION  
NOT TO SCALE

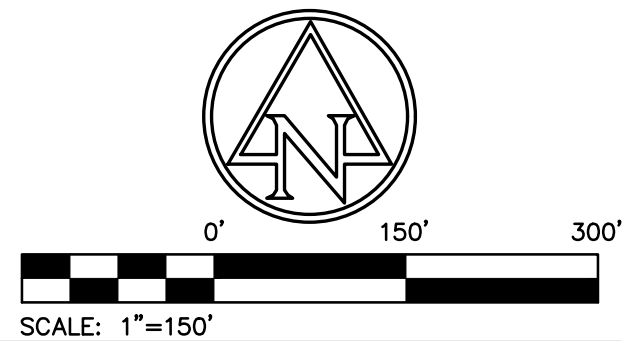


TYPICAL DRY POND CROSS-SECTION  
NOT TO SCALE



NOTE: 96TH STREET IMPROVEMENTS WITHIN THE RIGHT-OF-WAY SHALL MEET THE CITY OF FISHERS PRIMARY ARTERIAL PAVEMENT SECTION REQUIREMENTS

ROAD AND PAVEMENT KEYMAP  
NOT TO SCALE



## EXISTING LEGEND

- |  |                    |  |                         |
|--|--------------------|--|-------------------------|
|  | Beehive Inlet      |  | Telephone Marker        |
|  | Combination Pole   |  | Telephone Pedestal      |
|  | Fire Hydrant       |  | Telephone Pole          |
|  | Guy Wire           |  | Temporary Bench Mark    |
|  | Mail Box           |  | Water Valve             |
|  | Power Pole         |  | Buried Gas Line         |
|  | Sign               |  | Buried Telephone Line   |
|  | Stand Pipe         |  | Overhead Electric Line  |
|  | Stump              |  | Overhead Telephone Line |
|  | Telephone Handhole |  |                         |

## PROPOSED LEGEND

- |  |                                    |
|--|------------------------------------|
|  | RIGHT-OF-WAY (R/W) LINE            |
|  | BUILDING SETBACK LINE              |
|  | EASEMENT                           |
|  | WET DETENTION POND NORMAL POOL     |
|  | LOT LINE                           |
|  | BUILDING SETBACK LINE              |
|  | COMMON AREA                        |
|  | DRAINAGE EASEMENT                  |
|  | DRAINAGE & UTILITY EASEMENT        |
|  | DRAINAGE UTILITY & SANITARY EASMT. |
|  | LANDSCAPE EASEMENT                 |
|  | RIGHT-OF-WAY                       |
|  | STREET LIGHT                       |
|  | SIGN                               |
|  | ADA CURB RAMP                      |

## SITE DATA TABLE

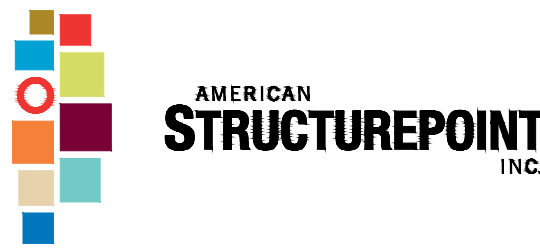
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Silverthorne  
HOMES

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## ISSUANCE INDEX

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## REVISION SCHEDULE

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## SITE DETAILS

C400