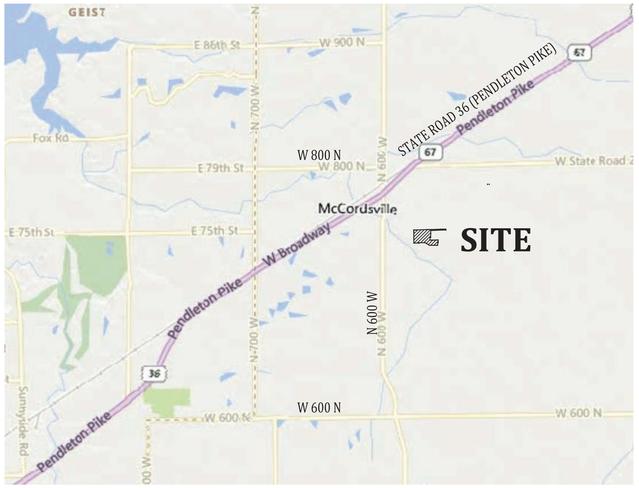
COLONNADE - SECTION 1

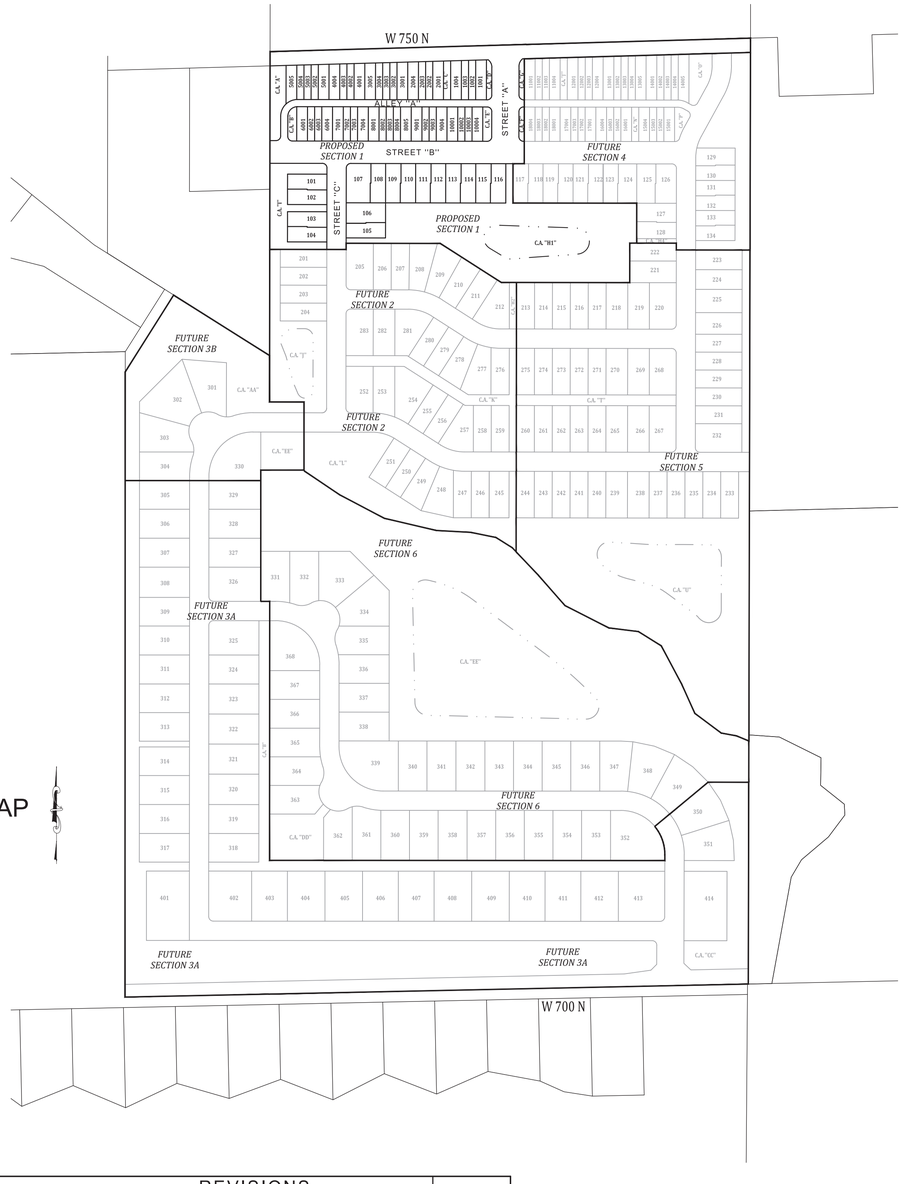
SECTION 25, TOWNSHIP 17N, RANGE 5E,
VERNON TOWNSHIP, HANCOCK COUNTY, CR 750W & CR 600N
ZONED: PUD

PLANS PREPARED FOR:
COLONNADE DEVELOPER, LLC
ATTN.: TIMOTHY J. WALTER, P.E.
VICE PRESIDENT - DEVELOPMENT
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, IN 46256
PH.: 317-863-2057
EMAIL: TWALTER@PLATINUM-PROPERTIES.COM



VICINITY MAP
NO SCALE

LOCATION MAP
NO SCALE



SITE MAP
1"=200'

OPERATING AUTHORITIES & AREA UTILITIES

GAS
CITIZENS ENERGY GROUP
2150 Dr. Martin Luther King Jr St
Indianapolis, IN 46200
317-927-4684
Richard Miller, Jr.

SANITARY, STORM, & WATER
MCCORDSVILLE PUBLIC WORKS
5759 W. Broadway
McCordsville, IN 46055
317-335 -3604
Mark Witsman

CABLE TELEVISION
BRIGHT HOUSE NETWORKS
3030 Roosevelt Ave
Indianapolis, IN 46218
317-632-9077
Jason Kirkman

GAS
CENTERPOINT ENERGY
16000 Allisonville Road
Noblesville, Indiana 46061
317-776-5532
Sandra Casey

TELEPHONE
AT&T - DISTRIBUTION
240 N. Meridian St., Room 1791
Indianapolis, IN 46204
317-265-3050
Matt Spindler

WATER
CITIZENS ENERGY GROUP - WATER
CWA Authority, Inc.
2150 Dr. Martin Luther King, Jr. Street
Indianapolis, IN 46202
317-927-4351
Attn.: Brad Hostetler

ELECTRIC
INDIANAPOLIS POWER & LIGHT COMPANY
317-261-5203
Rhonda Williams

TELEPHONE
NINE STAR CONNECT
2243 E. Main St.
Greenfield, IN 46140
317-323-2074
Eric Meyer

SCHOOL DISTRICT
MT. VERNON COMM. SCH. CORP.
1806 West State Road 234
Fortville, IN 46040
Dr. Shane Robbins

FIRE DEPARTMENT
MCCORDSVILLE FIRE STATION
7580 Form Street
McCordsville, IN 46055
317-335-2268
Attn.: Tom Alexander

POLICE
McCORDSVILLE POLICE DEPT.
6280 West CR 800 North
McCordsville, IN 46055
317-335-2812

CABLE TELEVISION
COMCAST CABLEVISION
5330 East 65th Street
Indianapolis, IN 46220
317-774-3384
Matt Stringer

SHEET INDEX

SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	OVERALL PLAN
C102 - C106	EXISTING TOPOGRAPHY
C107	SIDEWALK STREET LIGHT, AND SIGN PLAN
C110-C112	GRADING AND DRAINAGE PLAN
C113	OVERFLOW PLAN
C114	SSD PLAN
C200-C201	STREET PLAN & PROFILE
C210-C222	ENTRANCE & INTERSECTION DETAILS
C300-C301	SANITARY SEWER PLAN
C302-C304	SANITARY SEWER PLAN & PROFILES
C310-C312	STORM SEWER PLAN & PROFILES
C320	WATER MAIN PLAN (CITIZENS WATER)
C321	OFF-SITE WATER MAIN PLAN (CITIZENS WATER)
C400-C401	INITIAL EROSION CONTROL PLAN
C410-C411	FINAL EROSION CONTROL PLAN
C420	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
C500	EROSION CONTROL DETAILS
C525	CITIZENS WATER DETAILS
	LANDSCAPING PLAN (By Others)
	PLAT
	TOWN OF McCORDSVILLE STANDARDS

REVISIONS

NUMBER	DESCRIPTION	DATE

PROJECT SUMMARY

TOTAL AREA OF SECTION 1:	11.42 ACRES ±
NUMBER OF LOTS:	59
TOTAL AREA OF LOTS:	4.23 ACRES ±
NUMBER OF COMMON AREAS:	9
TOTAL AREA OF COMMON AREAS:	3.92 ACRES ±
TOTAL LENGTH OF STREETS:	2040.5 L.F. OR .39 MILES
TOTAL AREA OF DEDICATED RIGHT-OF-WAY:	3.28 ACRES ±

CONSTRUCTION DOCUMENTS

PROJECT MANAGER:_____ DATE:_____

THESE PLANS ARE NOT TO BE CONSIDERED FINAL OR TO BE UTILIZED FOR CONSTRUCTION UNLESS SIGNED AND DATED BY THE APPROPRIATE BANNING ENGINEERING PROJECT MANAGER.

THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

SECTION 1 STREET NAME CHART

STREET	NAME	STREET LENGTH
ALLEY A		796.6'
A	COLONNADE PARKWAY	305.4'
B	ARCADE BLVD	671.0'
C	CELLA LANE	267.5'

PLANS PREPARED BY:
BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com
CONTACT: ROBERT "JASON" COYLE

MULTIPLE PROFESSIONALS ARE IN RESPONSIBLE CHARGE FOR THE PREPARATION AND DESIGN OF THIS PLAN SET. BELOW IS A LIST OF THE PROFESSIONALS INVOLVED WITH THIS PROJECT AND THE DISCIPLINES THEY ARE IN RESPONSIBLE CHARGE OF. EACH OF THE PLAN SHEETS BEARS THE SEAL AND SIGNATURE OF THE PROFESSIONAL IN RESPONSIBLE CHARGE FOR THAT SHEET.

- ROBERT JASON COYLE, PROFESSIONAL SURVEYOR, STATE OF INDIANA, PS # LS20900155
  SUBDIVISION LAYOUT, STREETS, GRADING AND EROSION CONTROL
- W. CHAD ZIEGLER, PROFESSIONAL ENGINEER, STATE OF INDIANA, PE # PE11200667
  SANITARY SEWER, STORM SEWER, DRAINAGE CALCULATIONS AND REPORTS, AND WATER MAIN

CERTIFIED: 02-18-2022

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

CERTIFIED: 02-18-2022

W. CHAD ZIEGLER REGISTERED No. PE11200667 STATE OF INDIANA PROFESSIONAL ENGINEER

Indiana 811 Know what's below. Call before you dig.

Date:	02-18-22
Project No:	21177P-S1
Sheet No:	C100

LAND DESCRIPTION

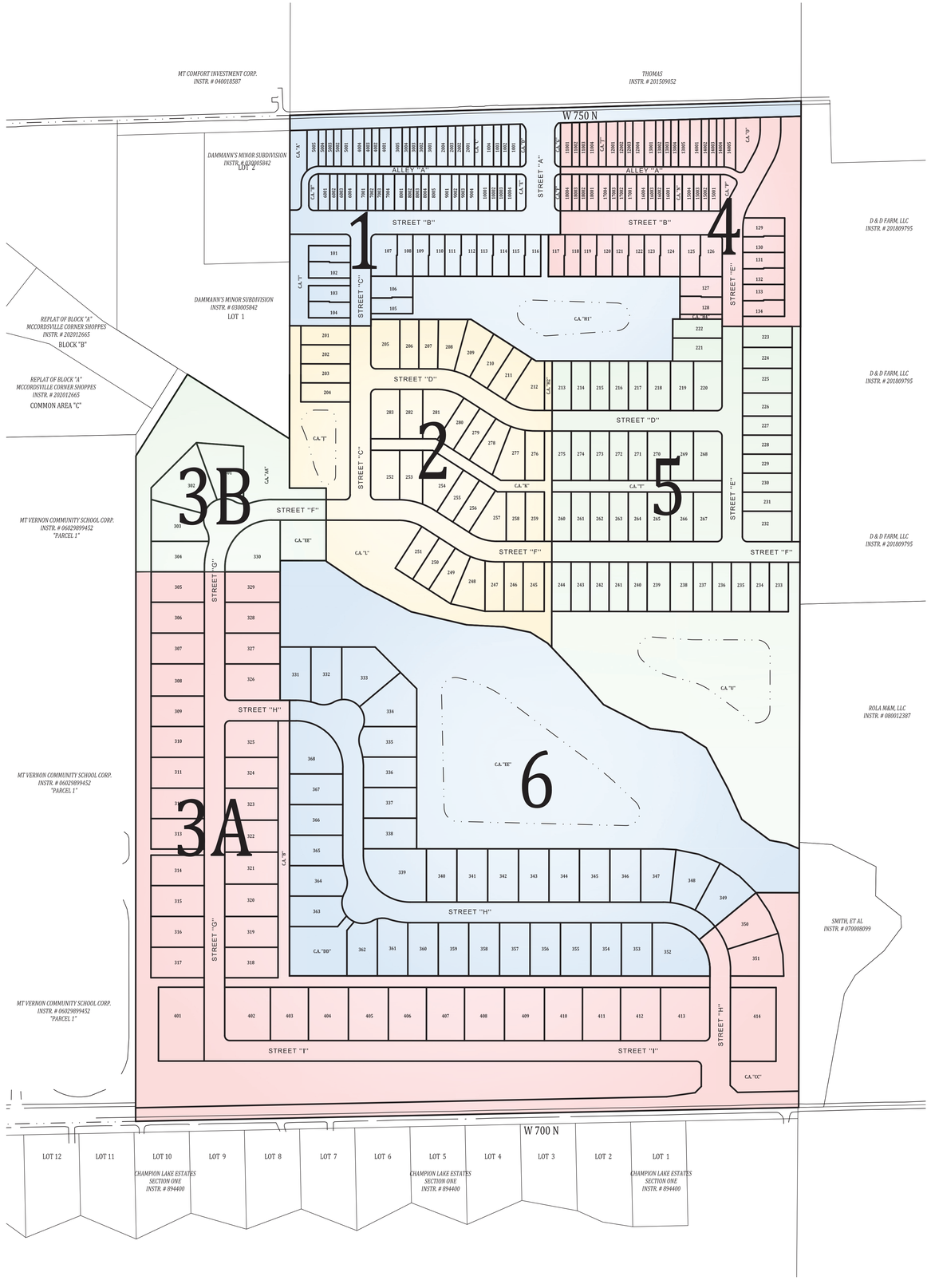
COLONNADE, SECTION 1

Part of the East Half of the Southwest Quarter of Section 25, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, and being more particularly described as follows:

BEGINNING at PK nail marking the Northwest corner of said East Half; thence North 88 degrees 23 minutes 47 seconds East along the north line of said East Half 1,343.49 feet to a mag nail marking the Northeast corner of said Southwest Quarter; thence South 00 degrees 08 minutes 14 seconds West along the east line of said Southwest Quarter 40.02 feet to a rebar with cap stamped "Banning Eng Firm #0060" (hereinafter referred to as capped rebar); thence South 88 degrees 23 minutes 47 seconds West 632.17 feet to a capped rebar; thence South 00 degrees 05 minutes 02 seconds West 293.30 feet to a capped rebar; thence North 89 degrees 54 minutes 58 seconds West 31.43 feet to a capped rebar; thence South 00 degrees 05 minutes 02 seconds West 110.00 feet to a capped rebar; thence South 89 degrees 54 minutes 58 seconds East 346.00 feet to a capped rebar; thence South 00 degrees 05 minutes 02 seconds West 111.50 feet to a capped rebar; thence North 89 degrees 54 minutes 58 seconds West 19.20 feet to a capped rebar; thence South 00 degrees 05 minutes 02 seconds West 110.50 feet to a capped rebar; thence North 89 degrees 54 minutes 58 seconds West 359.28 feet to a capped rebar; thence North 57 degrees 19 minutes 35 seconds West 202.03 feet to a capped rebar; thence North 89 degrees 54 minutes 58 seconds West 263.30 feet to a capped rebar; thence South 00 degrees 05 minutes 02 seconds West 17.32 feet to a capped rebar; thence North 89 degrees 54 minutes 58 seconds West 213.54 feet to a capped rebar on the west line of said East Half of the Southwest Quarter; thence North 00 degrees 05 minutes 02 seconds East along said west line 552.87 feet to the POINT OF BEGINNING, containing 11.425 acres, more or less.

STREET NAME CHART

STREET	NAME
ALLEY A	
A	COLONNADE PARKWAY
B	ARCADE BLVD
C	CELLA LANE



0 150' 300'

Indiana 811
Know what's below.
Call before you dig.

Revisions	Sym.	Date

Designed: RJC / JJB
Drawn: RJC / JJB, AGL
Checked: RJC
Scale: 1" = 150'
Date: 02-18-2022

OVERALL PLAN
COLONNADE - SECTION 1
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN. 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 21177P-S1

Sheet No: C101

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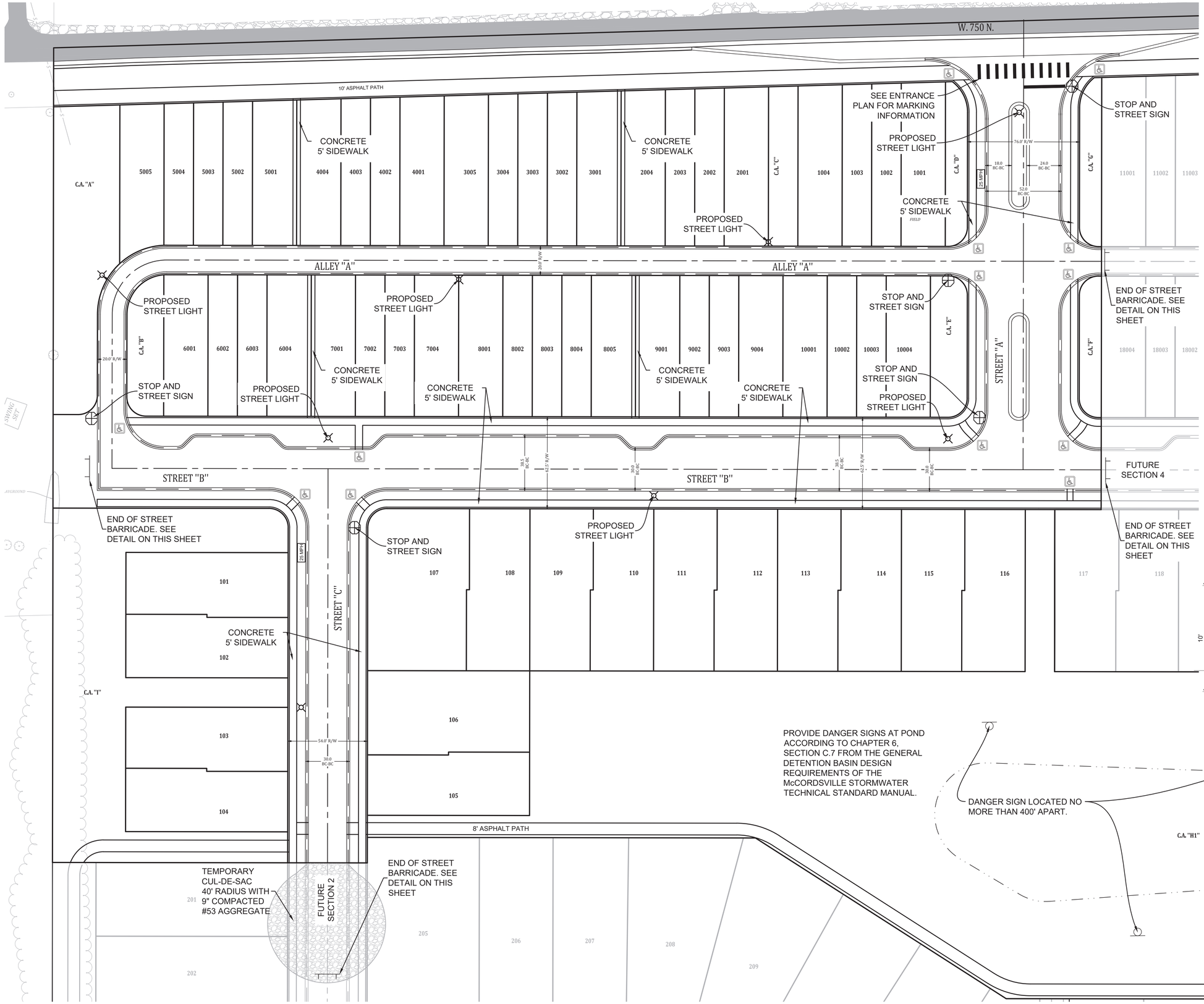


0 30' 60'

Indiana 811. Know what's below. Call before you dig.

LEGEND

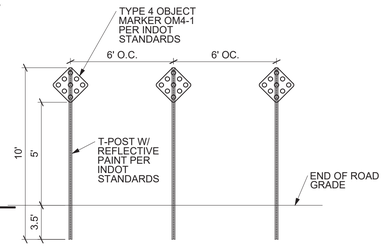
- SPEED LIMIT SIGN (25 MPH)
- STOP AND STREET NAME SIGN
- STREET NAME SIGN
- CURB RAMP LOCATION (SEE HANCOCK COUNTY STANDARDS FOR TACTILE STRIP DETAIL)
- STREET LIGHT (PER TOWN OF McCORDSVILLE)
- END OF STREET BARRICADE (SEE DETAIL THIS SHEET)

NOTES:

1. SEE TOWN OF McCORDSVILLE STANDARDS FOR STANDARD INTERNAL SIDEWALK SPECIFICATIONS.
2. REGULATORY / WARNING SIGNS AND PAVEMENT SHALL BE PER TOWN OF McCORDSVILLE AND MUTCD.
3. ANY TREE REMOVAL SHALL BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
4. LANDSCAPING PLAN BY OTHERS
5. INSTALL EXTERIOR LIGHTING PER SECTION 6.12 FROM THE TOWN OF MCCORDSVILLE ZONING ORDINANCE.

STREET NAME CHART

STREET	NAME
ALLEY A	
A	COLONNADE PARKWAY
B	ARCADE BLVD
C	CELLA LANE



END OF STREET BARRICADE DETAIL
NO SCALE

Sym.	Revisions	Date

Designed: RJC / JJB
Drawn: RJC / JJB / AGL
Checked: RJC
Scale: 1" = 30'
Date: 02-18-2022

SIDEWALK, SIGNAGE, AND LIGHT PLAN
COLONNADE - SECTION 1
TOWN OF McCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 21177P-S1
Sheet No: C107

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EXISTING LEGEND

- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- SUBSURFACE DRAIN
- SSD LATERAL
- SANITARY FORCEMAIN
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER LINE - PROPOSED
- BEND
- BLOWOFF ASSEMBLY
- CROSS, TEE
- FIRE HYDRANT W/ VALVE
- KICKER BLOCK
- REDUCER
- AIR RELEASE VALVE
- WATER METER
- WATER STOP
- WATER VALVE

924.0 — LOT NUMBER / PAD ELEVATION (VAR)

- 775.0 — GRADE BOX
- 774.8 * — GRADE BOX - MATCH EXISTING
- 864.4+ — GRADE BOX - MATCH EXISTING PAVEMENT
- 868.1++ — GRADE BOX - MATCH NEW PAVEMENT/SHOULDER

SEE SHEET C111 FOR THE FOLLOWING:

- GENERAL NOTES
- GRADING DESIGN CONCEPT NOTES
- NOTE REGARDING SIDE YARD LOT GRADES

SEE SEE SHEET 112 FOR PROPOSED POND SECTIONS

SEE SHEET C113 FOR NOTES REGARDING SUBSURFACE DRAINS.

SEE SHEET C114 FOR NOTE REGARDING LOWEST ADJACENT GRADES.

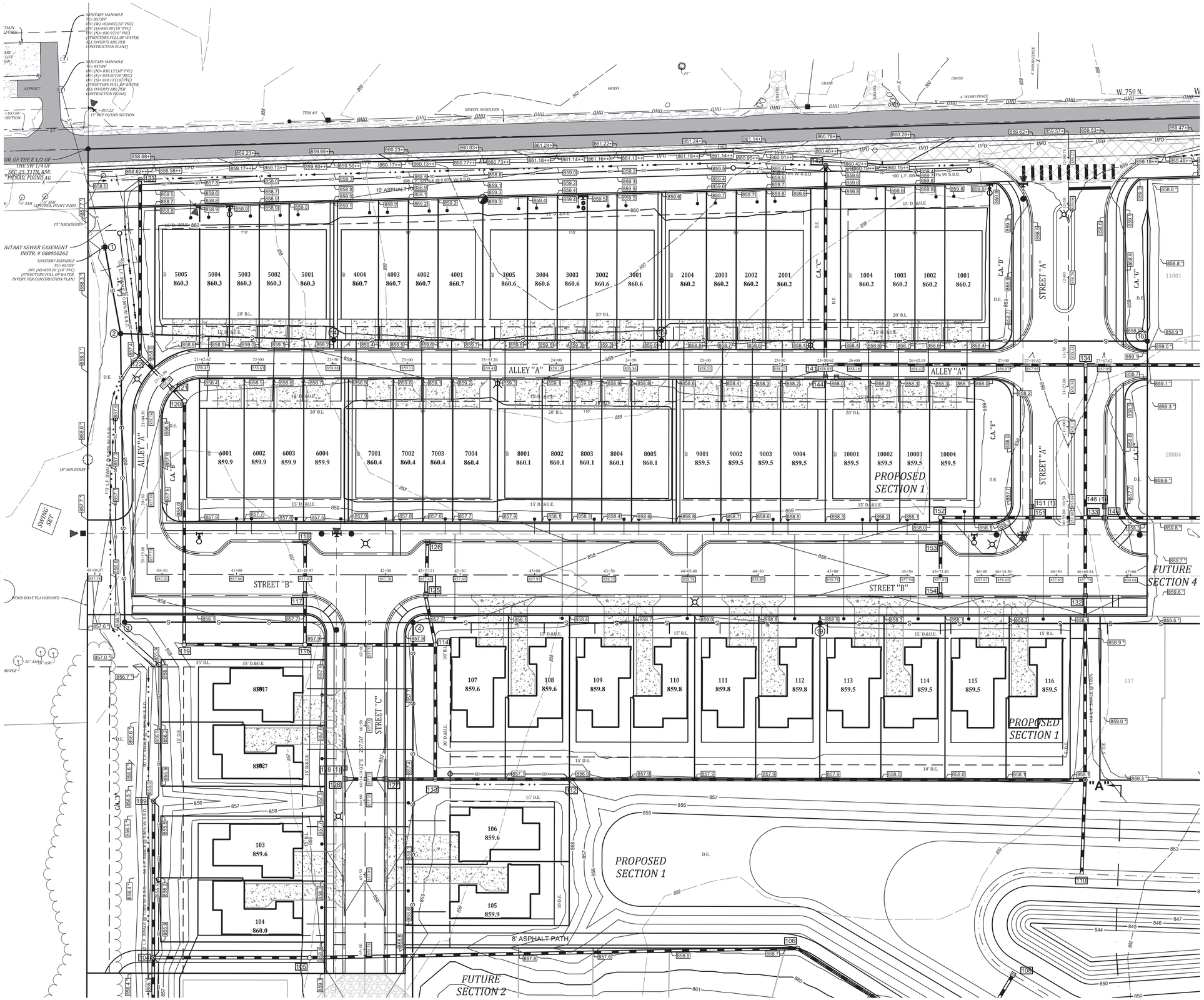
NOTE:
ANY TREE REMOVAL SHALL BE APPROVED BY THE DEVELOPER PRIOR TO CONSTRUCTION

0 30' 60'

Indiana 811 — Know what's below. Call before you dig.

STREET NAME CHART

STREET	NAME
ALLEY A	
A	COLONNADE PARKWAY
B	ARCADE BLVD
C	CELLA LANE



Revisions	Sym.	Date

Designed: RJC / JJB
Drawn: RJC / JJB / AGL
Checked: RJC
Scale: 1" = 30'
Date: 02-18-2022

GRADING & DRAINAGE PLAN
COLONNADE - SECTION 1
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

ROBERT JASON COYLE — REGISTERED — No. LS20900155 — STATE OF INDIANA — LAND SURVEYOR

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PLAINFIELD, IN 46168
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E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 21177P-S1
Sheet No: C110

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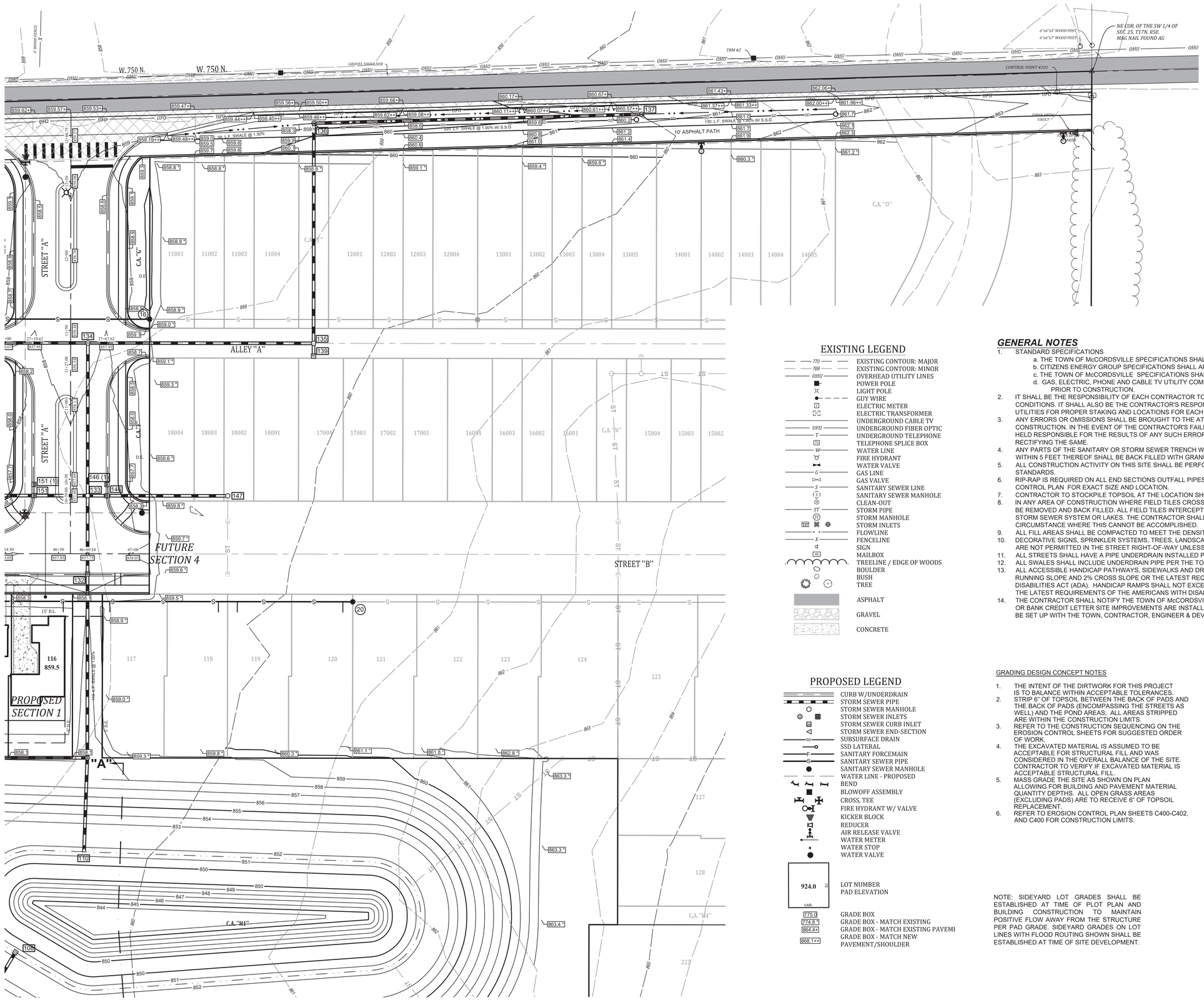

0 30' 60'

Know what's below. Call before you dig.

STREET NAME CHART

STREET	NAME
ALLEY A	
A	COLONNADE PARKWAY
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EXISTING LEGEND

- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
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- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- SUBSURFACE DRAIN
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- WATER LINE - PROPOSED
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- AIR RELEASE VALVE
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- WATER STOP
- WATER VALVE
- 924.0 / VAR — LOT NUMBER / PAD ELEVATION
- 775.0 — GRADE BOX
- 774.8 * — GRADE BOX - MATCH EXISTING
- 864.4+ — GRADE BOX - MATCH EXISTING PAVEMI
- 868.1++ — GRADE BOX - MATCH NEW PAVEMENT/SHOULDER

GENERAL NOTES

1. STANDARD SPECIFICATIONS
   a. THE TOWN OF McCORDSVILLE SPECIFICATIONS SHALL APPLY FOR STREETS & STORM SEWERS.
   b. CITIZENS ENERGY GROUP SPECIFICATIONS SHALL APPLY FOR WATERMAINS.
   c. THE TOWN OF McCORDSVILLE SPECIFICATIONS SHALL APPLY FOR SANITARY SEWERS.
   d. GAS, ELECTRIC, PHONE AND CABLE TV UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION.
2. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND CONDITIONS. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITIES FOR PROPER STAKING AND LOCATIONS FOR EACH PRIOR TO CONSTRUCTION.
3. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH NOTICE, THEY SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE THE COST OF RECTIFYING THE SAME.
4. ANY PARTS OF THE SANITARY OR STORM SEWER TRENCH WHICH LIES UNDER PAVED AREAS OR WITHIN 5 FEET THEREOF SHALL BE BACK FILLED WITH GRANULAR MATERIAL AS SHOWN IN THE DETAILS.
5. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH OSHA STANDARDS.
6. RIP-RAP IS REQUIRED ON ALL END SECTIONS OUTFALL PIPES. SEE EROSION AND SEDIMENT CONTROL PLAN FOR EXACT SIZE AND LOCATION.
7. CONTRACTOR TO STOCKPILE TOPSOIL AT THE LOCATION SHOWN ON THE PLANS.
8. IN ANY AREA OF CONSTRUCTION WHERE FIELD TILES CROSS THE PROPOSED HOUSE PAD, TILES SHALL BE REMOVED AND BACK FILLED. ALL FIELD TILES INTERCEPTED SHALL BE PERPETUATED INTO THE STORM SEWER SYSTEM OR LAKES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ANY CIRCUMSTANCE WHERE THIS CANNOT BE ACCOMPLISHED.
9. ALL FILL AREAS SHALL BE COMPACTED TO MEET THE DENSITY OF THE SPECIFICATION SHEET OR DETAIL.
10. DECORATIVE SIGNS, SPRINKLER SYSTEMS, TREES, LANDSCAPING MOUNDS, OR OTHER SUCH AMENITIES ARE NOT PERMITTED IN THE STREET RIGHT-OF-WAY UNLESS APPROVED BY THE TOWN OF McCORDSVILLE.
11. ALL STREETS SHALL HAVE A PIPE UNDERDRAIN INSTALLED PER THE TOWN OF McCORDSVILLE DETAILS.
12. ALL SWALES SHALL INCLUDE UNDERDRAIN PIPE PER THE TOWN OF McCORDSVILLE STANDARDS.
13. ALL ACCESSIBLE HANDICAP PATHWAYS, SIDEWALKS AND DRIVE CROSSINGS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE OR THE LATEST REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). HANDICAP RAMPS SHALL NOT EXCEED 1/12 SLOPE AND 2% CROSS SLOPE OR THE LATEST REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
14. THE CONTRACTOR SHALL NOTIFY THE TOWN OF McCORDSVILLE AT LEAST 72 HOURS PRIOR TO ANY BONDED OR BANK CREDIT LETTER SITE IMPROVEMENTS ARE INSTALLED. A PRE-CONSTRUCTION MEETING SHALL BE SET UP WITH THE TOWN, CONTRACTOR, ENGINEER & DEVELOPER PRIOR TO ANY CONSTRUCTION.

GRADING DESIGN CONCEPT NOTES

1. THE INTENT OF THE DIRTWORK FOR THIS PROJECT IS TO BALANCE WITHIN ACCEPTABLE TOLERANCES.
2. STRIP 6" OF TOPSOIL BETWEEN THE BACK OF PADS AND THE BACK OF PADS (ENCOMPASSING THE STREETS AS WELL) AND THE POND AREAS; ALL AREAS STRIPPED ARE WITHIN THE CONSTRUCTION LIMITS.
3. REFER TO THE CONSTRUCTION SEQUENCING ON THE EROSION CONTROL SHEETS FOR SUGGESTED ORDER OF WORK.
4. THE EXCAVATED MATERIAL IS ASSUMED TO BE ACCEPTABLE FOR STRUCTURAL FILL AND WAS CONSIDERED IN THE OVERALL BALANCE OF THE SITE. CONTRACTOR TO VERIFY IF EXCAVATED MATERIAL IS ACCEPTABLE STRUCTURAL FILL.
5. MASS GRADE THE SITE AS SHOWN ON PLAN ALLOWING FOR BUILDING AND PAVEMENT MATERIAL QUANTITY DEPTHS. ALL OPEN GRASS AREAS (EXCLUDING PADS) ARE TO RECEIVE 6" OF TOPSOIL REPLACEMENT.
6. REFER TO EROSION CONTROL PLAN SHEETS C400-C402, AND C400 FOR CONSTRUCTION LIMITS.

NOTE: SIDEYARD LOT GRADES SHALL BE ESTABLISHED AT TIME OF PLOT PLAN AND BUILDING CONSTRUCTION TO MAINTAIN POSITIVE FLOW AWAY FROM THE STRUCTURE PER PAD GRADE. SIDEYARD GRADES ON LOT LINES WITH FLOOD ROUTING SHOWN SHALL BE ESTABLISHED AT TIME OF SITE DEVELOPMENT.

SEE SEE SHEET 112 FOR PROPOSED POND SECTIONS

SEE SHEET C113 FOR NOTES REGARDING SUBSURFACE DRAINS.

SEE SHEET C114 FOR NOTE REGARDING LOWEST ADJACENT GRADES.

NOTE:
ANY TREE REMOVAL SHALL BE APPROVED BY THE DEVELOPER PRIOR TO CONSTRUCTION

Revisions | Date | Sym.

Designed: RJC / JJB
Drawn: RJC / JJB / AGL
Checked: RJC
Scale: 1" = 30'
Date: 02-18-2022

GRADING & DRAINAGE PLAN
COLONNADE - SECTION 1
TOWN OF McCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

ROBERT JASON COYLE — REGISTERED — No. LS20900155 — STATE OF INDIANA — LAND SURVEYOR

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN. 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
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WEB: www.BanningEngineering.com

Project No: 21177P-S1
Sheet No: C111

Plotted: Feb 18, 2022 – 1:52pm
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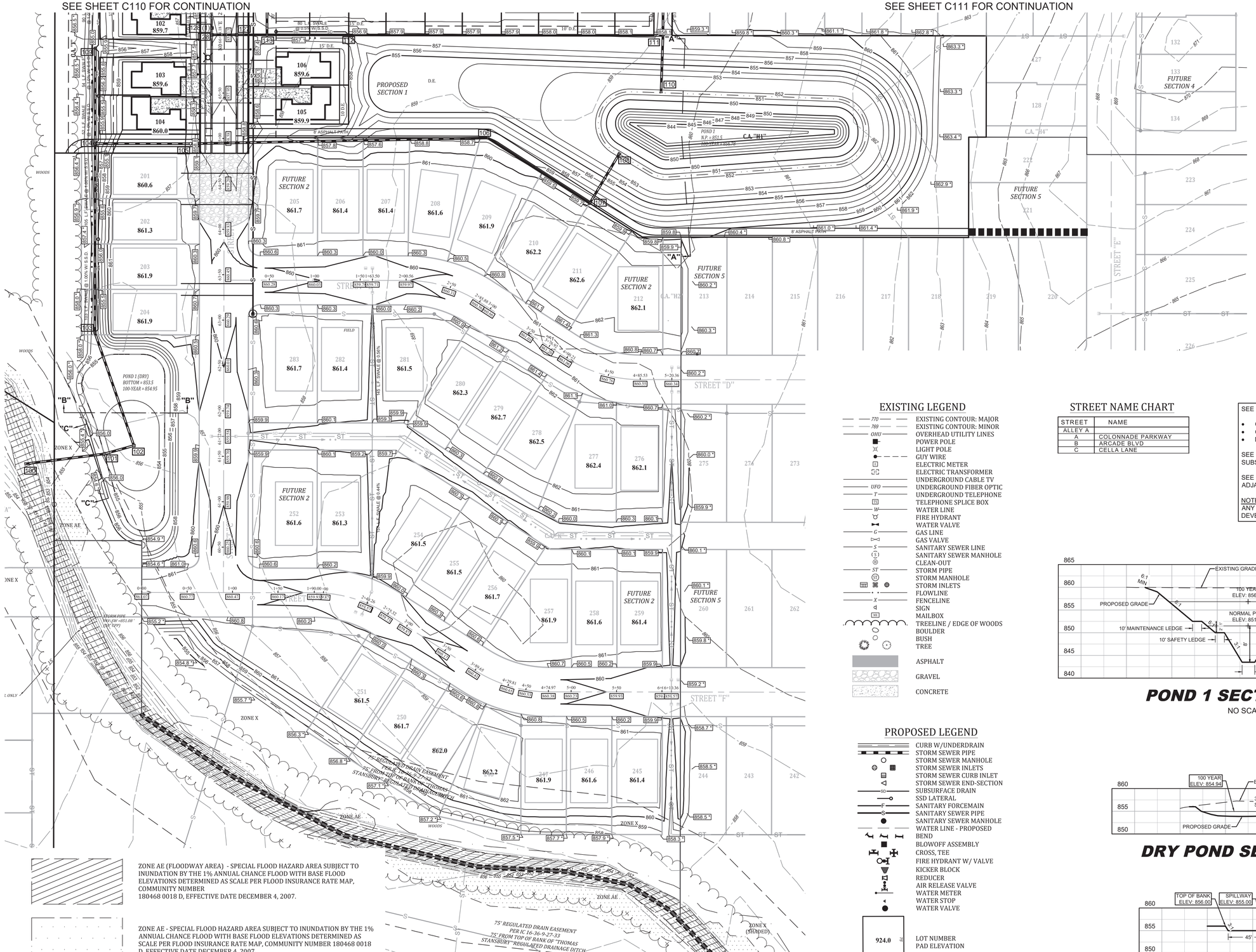
SEE SHEET C110 FOR CONTINUATION

SEE SHEET C111 FOR CONTINUATION



0 50' 100'

Indiana 811 Know what's below. Call before you dig.

EXISTING LEGEND

- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OHU — OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UFO — UNDERGROUND FIBER OPTIC
- T — UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- W — WATER LINE
- FIRE HYDRANT
- WATER VALVE
- G — GAS LINE
- GAS VALVE
- S — SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- ST — STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- X — FENCELINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- SD — SUBSURFACE DRAIN
- SSD LATERAL
- F — SANITARY FORCEMAIN
- S — SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER LINE - PROPOSED
- BEND
- BLOWOFF ASSEMBLY
- CROSS, TEE
- FIRE HYDRANT W/ VALVE
- KICKER BLOCK
- REDUCER
- AIR RELEASE VALVE
- WATER METER
- WATER STOP
- WATER VALVE
- 924.0 / VAR — LOT NUMBER / PAD ELEVATION
- [775.0] — GRADE BOX
- [774.8*] — GRADE BOX - MATCH EXISTING
- [864.4+] — GRADE BOX - MATCH EXISTING PAVEMENT
- [868.1++] — GRADE BOX - MATCH NEW PAVEMENT/SHOULDER

STREET NAME CHART

STREET	NAME
ALLEY A	
A	COLONNADE PARKWAY
B	ARCADE BLVD
C	CELLA LANE

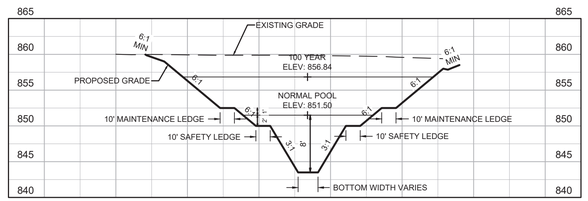
SEE SHEET C111 FOR THE FOLLOWING:

- GENERAL NOTES
- GRADING DESIGN CONCEPT NOTES
- NOTE REGARDING SIDE YARD LOT GRADES

SEE SHEET C113 FOR NOTES REGARDING SUBSURFACE DRAINS.

SEE SHEET C114 FOR NOTE REGARDING LOWEST ADJACENT GRADES.

NOTE:
ANY TREE REMOVAL SHALL BE APPROVED BY THE DEVELOPER PRIOR TO CONSTRUCTION



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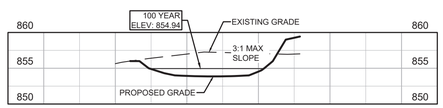
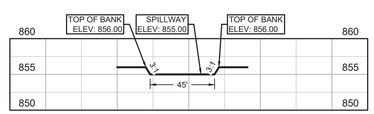


DRY POND SECTION B-B



DRY POND SPILLWAY SECION C-C

ZONE AE (FLOODWAY AREA) - SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED AS SCALE PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 180468 0018 D, EFFECTIVE DATE DECEMBER 4, 2007.

ZONE AE - SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED AS SCALE PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 180468 0018 D, EFFECTIVE DATE DECEMBER 4, 2007.

ZONE X - OTHER FLOOD AREAS SUBJECT TO INUNDATION BY THE 0.2% ANNUAL CHANCE FLOOD AS SCALE PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 180468 0018 D, EFFECTIVE DATE DECEMBER 4, 2007.

Revisions	Date

Sym.	

Designed: RJC / JJB
Drawn: RJC / JJB / AGL
Checked: RJC
Scale: 1" = 50'
Date: 02-18-2022

GRADING & DRAINAGE PLAN
COLONNADE - SECTION 1
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

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Project No: 21177P-S1
Sheet No: C112

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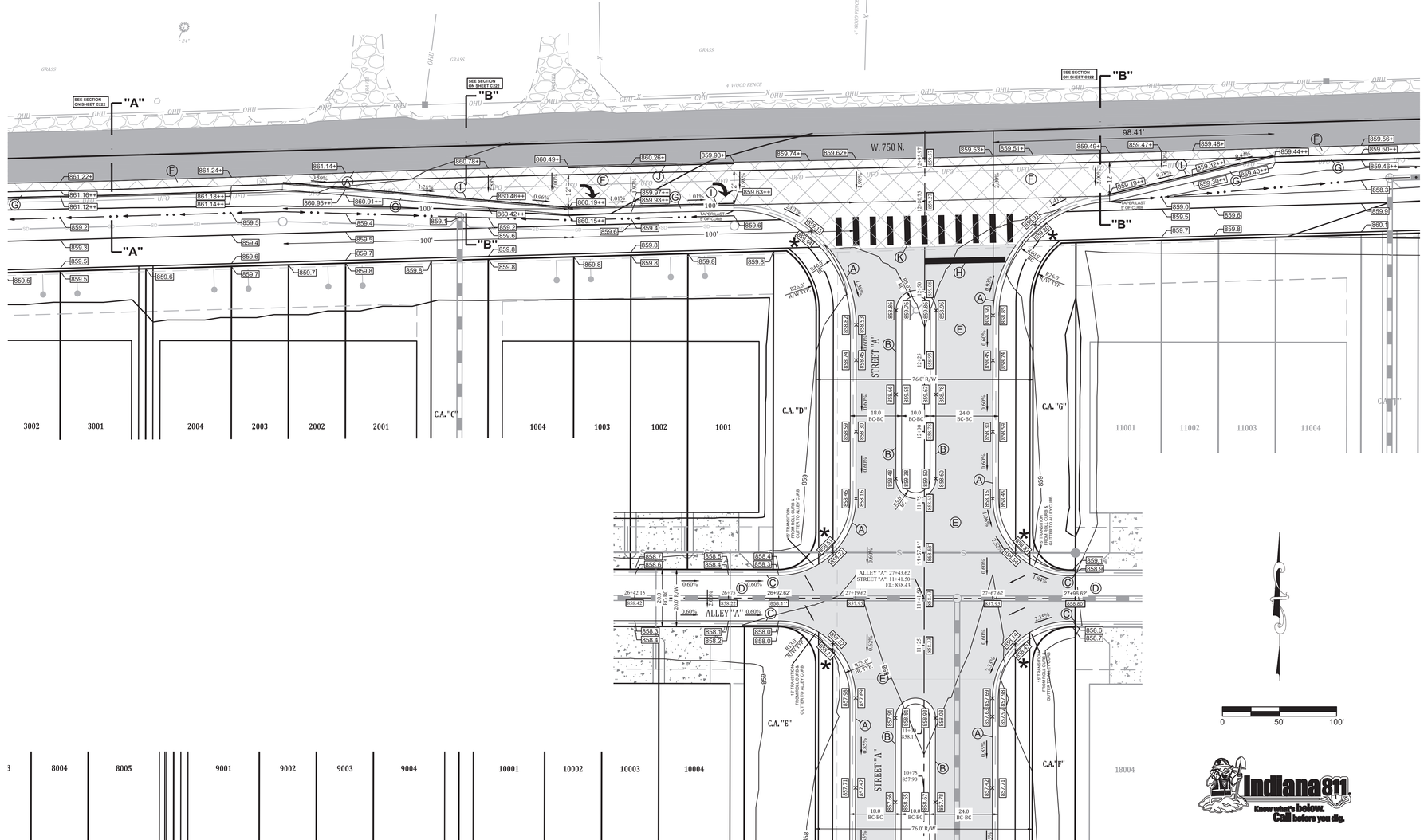
PLAN NOTES:

- (A) 2' CONCRETE ROLL CURB & GUTTER
  SEE TOWN OF McCORDSVILLE STANDARDS
  ON SHEET 2 OF 10
- (B) 2' COMBINED CONCRETE CURB & GUTTER
  SEE TOWN OF McCORDSVILLE STANDARDS
  ON SHEET 2 OF 10
- (C) 2' ALLEY CURB-COMBINED DEPRESSED CURB & GUTTER
  SEE DETAIL ON SHEET C222
- (D) LOCAL ROAD PAVEMENT SECTION D=12"
  SEE TOWN OF McCORDSVILLE STANDARDS
  ON SHEET 2 OF 10
- (E) LOCAL ARTERIAL PAVEMENT SECTION ROAD D=15"
  SEE TOWN OF McCORDSVILLE STANDARDS
  ON SHEET 2 OF 10
- (F) COLLECTOR ROAD PAVEMENT SECTION D=18"
  SEE TOWN OF McCORDSVILLE STANDARDS
  ON SHEET 2 OF 10
- (G) 2' WIDE STONE SHOULDER (6" #53 STONE)
  @ 1/4" PER FOOT SLOPE
- CURB RAMP, SEE TOWN OF McCORDSVILLE
  STANDARDS ON SHEET 5 OF 10
- * TC ELEVATION SHOWN IN THIS LOCATION IS FOR A TYPICAL CURB. ACTUAL ELEVATION WILL BE LOWER FOR DEPRESSED HANDICAP RAMP AT THIS POINT. FLOW LINE ELEVATION SHALL BE CALCULATED FROM TC SHOWN.
- (H) PAINTED 2' WIDE WHITE STOP BAR
- (I) 4" WIDE WHITE EDGE LINE
- (J) 4" WIDE WHITE LANE/PARKING
- (K) "CONTINENTAL" CROSSWALK IN THERMOPLASTIC
  24" WIDE SPACED 4' APART

SEE SHEET ABOVE ON SHEET C221 FOR CONTINUATION



SEE BELOW ON SHEET C221 FOR CONTINUATION

0 50' 100'

EXISTING LEGEND

- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- SUBSURFACE DRAIN
- SSD LATERAL
- SANITARY FORCEMAIN
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER LINE - PROPOSED
- BEND
- BLOWOFF ASSEMBLY
- CROSS, TEE
- FIRE HYDRANT W/ VALVE
- KICKER BLOCK
- REDUCER
- AIR RELEASE VALVE
- WATER METER
- WATER STOP
- WATER VALVE

924.0 FH VAR.
- LOT NUMBER
- PAD ELEVATION

775.0 GRADE BOX
774.8 + GRADE BOX - MATCH EXISTING
864.4+ GRADE BOX - MATCH EXISTING PAVEMENT
868.1++ GRADE BOX - MATCH NEW
PAVEMENT/SHOULDER

- EMERGENCY FLOOD ROUTING PONDING AREAS
- EMERGENCY FLOOD ROUTE

Indiana 811 Know what's below. Call before you dig.

NOTES:

1. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
2. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES BEFORE CONSTRUCTION BEGINS.
4. BACK OF CURB GRADES ARE NOT EQUAL TO THE PROFILE GRADE.
5. SLOPES ACROSS CURB RAMPS SHALL BE LESS THAN 2%.
6. SEE SHEET C222 FOR TYPICAL ROAD SECTIONS.

Revisions

Sym.	Date

Designed: RJC / JJB
Drawn: RJC / JJB / AGL
Checked: RJC
Scale: 1" = 20'
Date: 02-18-2022

ENTRANCE & INTERSECTION DETAILS
COLONNADE - SECTION 1
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

ROBERT JASON COLE — REGISTERED — No. LS20900155 — STATE OF INDIANA — LAND SURVEYOR

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Project No: 21177P-S1
Sheet No: C220

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PLAN NOTES:

- Ⓐ 2' CONCRETE ROLL CURB & GUTTER
  SEE TOWN OF McCORDSVILLE STANDARDS
  ON SHEET 2 OF 10
- Ⓑ 2' COMBINED CONCRETE CURB & GUTTER
  SEE TOWN OF McCORDSVILLE STANDARDS
  ON SHEET 2 OF 10
- Ⓒ 2' ALLEY CURB-COMBINED DEPRESSED CURB & GUTTER
  SEE DETAIL ON SHEET C222
- Ⓓ LOCAL ROAD PAVEMENT SECTION D=12"
  SEE TOWN OF McCORDSVILLE STANDARDS
  ON SHEET 2 OF 10
- Ⓔ LOCAL ARTERIAL PAVEMENT SECTION ROAD D=15"
  SEE TOWN OF McCORDSVILLE STANDARDS
  ON SHEET 2 OF 10
- Ⓕ COLLECTOR ROAD PAVEMENT SECTION D=18"
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  ON SHEET 2 OF 10
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- * TC ELEVATION SHOWN IN THIS LOCATION IS FOR A TYPICAL CURB. ACTUAL ELEVATION WILL BE LOWER FOR DEPRESSED HANDICAP RAMP AT THIS POINT. FLOW LINE ELEVATION SHALL BE CALCULATED FROM TC SHOWN.
- Ⓗ PAINTED 2' WIDE WHITE STOP BAR
- Ⓘ 4" WIDE WHITE EDGE LINE
- Ⓙ 4" WIDE WHITE LANE/PARKING
- Ⓚ "CONTINENTAL" CROSSWALK IN THERMOPLASTIC
  24" WIDE SPACED 4' APART

NOTES:

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5. SLOPES ACROSS CURB RAMPS SHALL BE LESS THAN 2%.
6. SEE SHEET C222 FOR TYPICAL ROAD SECTIONS.

0 50' 100'

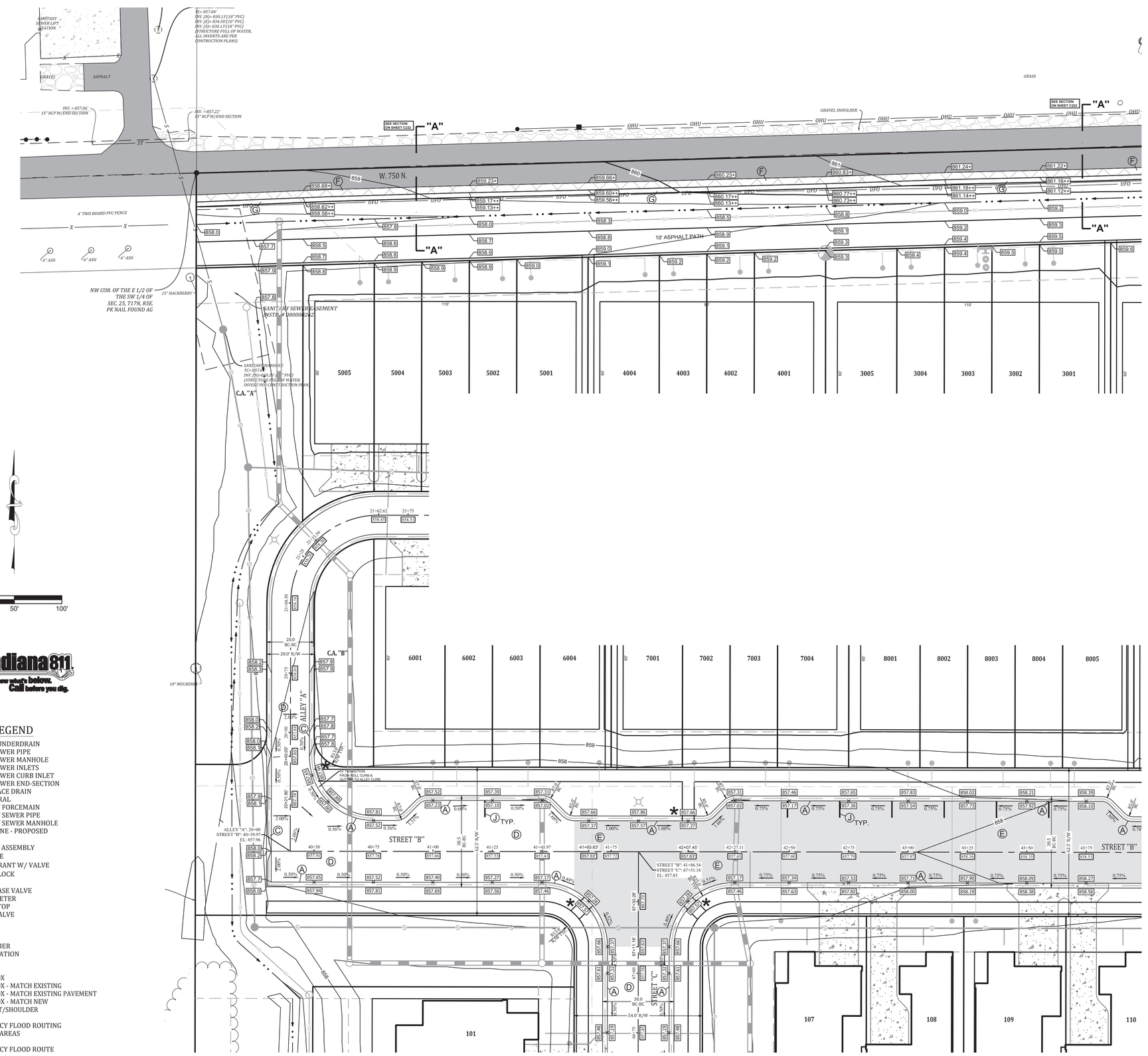
Indiana 811 Know what's below. Call before you dig.

EXISTING LEGEND

- 770 — EXISTING CONTOUR: MAJOR
- 769 — EXISTING CONTOUR: MINOR
- OHU — OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- E — ELECTRIC METER
- ELECTRIC TRANSFORMER
- UFO — UNDERGROUND CABLE TV
- T — UNDERGROUND FIBER OPTIC
- TE — UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- W — WATER LINE
- FIRE HYDRANT
- WATER VALVE
- G — GAS LINE
- GAS VALVE
- S — SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- ST — STORM PIPE
- STORM MANHOLE
- STORM INLETS
- X — FLOWLINE
- FENCELINE
- SIGN
- MB — MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- SUBSURFACE DRAIN
- SSD LATERAL
- SANITARY FORCEMAIN
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER LINE - PROPOSED
- BEND
- BLOWOFF ASSEMBLY
- CROSS, TEE
- FIRE HYDRANT W/ VALVE
- KICKER BLOCK
- REDUCER
- AIR RELEASE VALVE
- WATER METER
- WATER STOP
- WATER VALVE
- 924.0 / VAR. — LOT NUMBER / PAD ELEVATION
- 775.0 — GRADE BOX
- 774.8+ — GRADE BOX - MATCH EXISTING
- 864.4+ — GRADE BOX - MATCH EXISTING PAVEMENT
- 868.1++ — GRADE BOX - MATCH NEW PAVEMENT/SHOULDER
- EMERGENCY FLOOD ROUTING PONDING AREAS
- EMERGENCY FLOOD ROUTE



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WEB: www.BanningEngineering.com

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

Sym.	Revisions	Date

Designed: RJC / JJB
Drawn: RJC / JJB / AGL
Checked: RJC
Scale: 1" = 20'
Date: 02-18-2022

ENTRANCE & INTERSECTION DETAILS
COLONNADE - SECTION 1
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

Project No: 21177P-S1
Sheet No: C221

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EXISTING LEGEND

- EXISTING CONTOUR: MAJOR (770)
- EXISTING CONTOUR: MINOR (769)
- OVERHEAD UTILITY LINES (OHU)
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV (CATV)
- UNDERGROUND FIBER OPTIC (UFO)
- UNDERGROUND TELEPHONE (T)
- TELEPHONE SPLICE BOX (TS)
- WATER LINE (W)
- FIRE HYDRANT
- WATER VALVE
- GAS LINE (G)
- GAS VALVE
- SANITARY SEWER LINE (S)
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE (ST)
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE (X)
- SIGN
- MAILBOX (MB)
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
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- FIRE HYDRANT W/ VALVE
- KICKER BLOCK
- REDUCER
- AIR RELEASE VALVE
- WATER METER
- WATER STOP
- WATER VALVE
- LOT NUMBER (1)
- PAD ELEVATION (924.0)
- GRADE BOX (775.0)
- GRADE BOX - MATCH EXISTING (774.8*)
- GRADE BOX - MATCH EXISTING PAVEMENT (864.4+)
- GRADE BOX - MATCH NEW PAVEMENT/SHOULDER (868.1++)
- EMERGENCY FLOOD ROUTING PONDING AREAS
- EMERGENCY FLOOD ROUTE

Legend

- Existing Water Main (W)
- Proposed Water Main
- Utility Pole
- Gas Pole
- Inlet
- Tree
- GAS VALVE
- Parcel Id
- Adapter
- Bend
- Kicker Block
- Cross
- Hydrant
- Hydrant with Hydrant Valve FLH
- Flush Hydrant
- Butterfly Valve
- Valve
- Blowoff Assembly
- Water Service & Meter
- Plug
- Reducer
- T.J. Tee
- M.J. Sleeve
- Vertical Bend
- Casing Pipe
- Gas Lines (UPL)
- Telephone Lines (T)
- Electric Lines (OHU)
- GRANULAR BACKFILL PER TOWN STANDARDS

GENERAL NOTES:

1. CONTRACTOR MUST HAVE & FOLLOW CITIZENS ENERGY GROUP WATER STANDARDS LATEST VERSION.
2. MINIMUM COVER OVER TOP OF ALL WATER MAINS TO BE 54" FROM FINISH 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. SYMBOLS ARE LARGER THAN ACTUAL SIZE.
5. CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER MAIN PRIOR TO INSTALLATION.
6. CONTRACTOR TO VERIFY ALL LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
7. IF WATER MAIN IS CONSTRUCTED, WITH OUT OFFICIAL CONSTRUCTION PLAN SET, THE ENGINEER IS NOT HELD LIABLE FOR ANY ERRORS OF CONSTRUCTION. (THE ENGINEER SHOULD NOT BE RESPONSIBLE FOR ANY ERRORS OF CONSTRUCTION ANYWAY.)
8. WATER LINE EXTENSION SHALL BE CONSTRUCTED ACCORDING TO THE MOST CURRENT STANDARDS OF CITIZENS WATER HAS ADOPTED AT TIME OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE ALL WORK WITH THE CITIZENS COMPANY INSPECTOR.
9. CONTRACTOR TO VERIFY LOCATION OF EXISTING SANITARY SEWER AND LATERALS PRIOR TO CONSTRUCTION.
10. STANDARD PRACTICE "O" INSTALLATION OF RESTRAINTS MUST BE FOLLOWED DURING CONSTRUCTION OF WATER MAIN. CONSULT WITH CEG INSPECTOR WITH ANY QUESTIONS.
11. CONTRACTOR TO PAY CLOSE ATTENTION TO METER PIT AND SANITARY SEWER MINIMUM HORIZONTAL AND VERTICAL SPACING.
12. ALL FIRE HYDRANTS ARE REQUIRED TO HAVE STORZ CONNECTIONS.
13. FULL DEPTH GRANULAR BACKFILL IS REQUIRED ON ALL ROAD CROSSINGS.
14. CITIZENS NOW ALLOWS THE RE-USE OF TEMPORARY HYDRANTS FROM PREVIOUS SECTIONS FOR PROPOSED HYDRANTS (PENDING INSPECTOR APPROVAL). TEMPORARY HYDRANTS CAN BE RE-USED AS NEW HYDRANTS IF APPROVED BY THE INSPECTOR DURING CONSTRUCTION. IF THE HYDRANT WILL NOT BE RE-USED, RETURN TO CITIZENS.
15. WATER VALVES ARE TO BE PLACED IN GRASS AREAS.
16. METER PIT LID MATERIAL SHALL MEET THE REQUIREMENTS IN SECTION 8.23 OF THE WATER STANDARDS MANUAL.

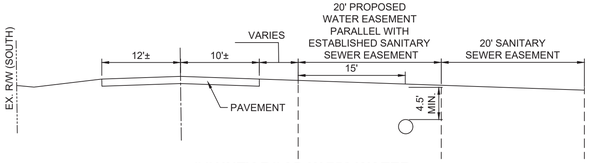
NOTE: UNTIL THESE WATER MAIN PLANS CONTAIN THE CITIZENS ENERGY GROUP - WATER DIVISION. APPROVAL STAMP WITH SIGNATURE AND DATE AND THE BANNING ENGINEERING PROJECT MANAGER'S APPROVAL SIGNATURE AND DATE.

THEY ARE FOR REVIEW ONLY.

THIS SHEET DESIGNED FOR CEG PURPOSES ONLY. ALL OTHER INFORMATION SHOWN IS FOR REFERENCE ONLY AND NOT TO BE UTILIZED FOR ANY CONSTRUCTION OTHER THAN THAT OF THE WATER MAIN.

NOTE: NO STREET ADDRESS PROVIDED BY THE TOWN AT TIME OF CONSTRUCTION PLANS.

Project Name	*COLONNADE SEC. 1*
Project Number	*J-22-0##*
Dist. Map No.	*856*
Map Grid No.	*IN30_0502*
Lots	*69*
Tax Code	*30016*
Pressure Dist	*McCORDSVILLE*
Drafter	*JJB*
Date	*02-18-22*



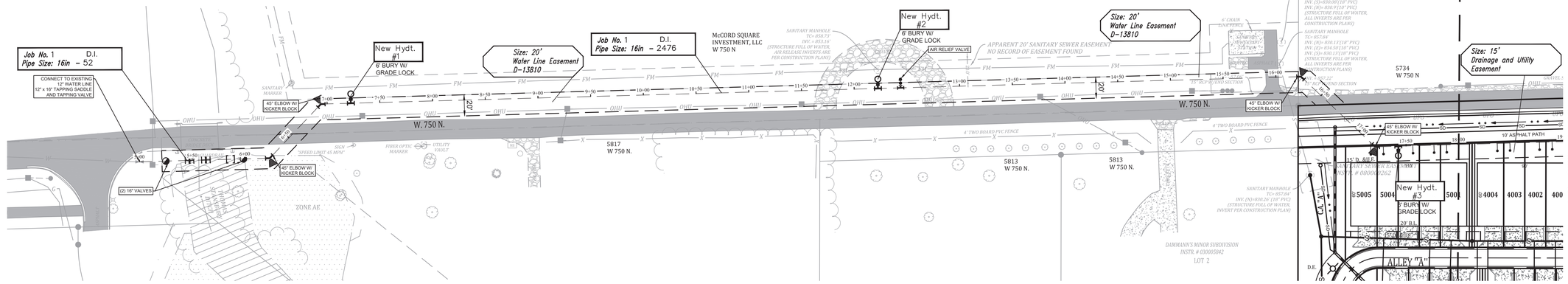
COUNTY ROAD W 750 WATER MAIN AT NORTH OF ROAD

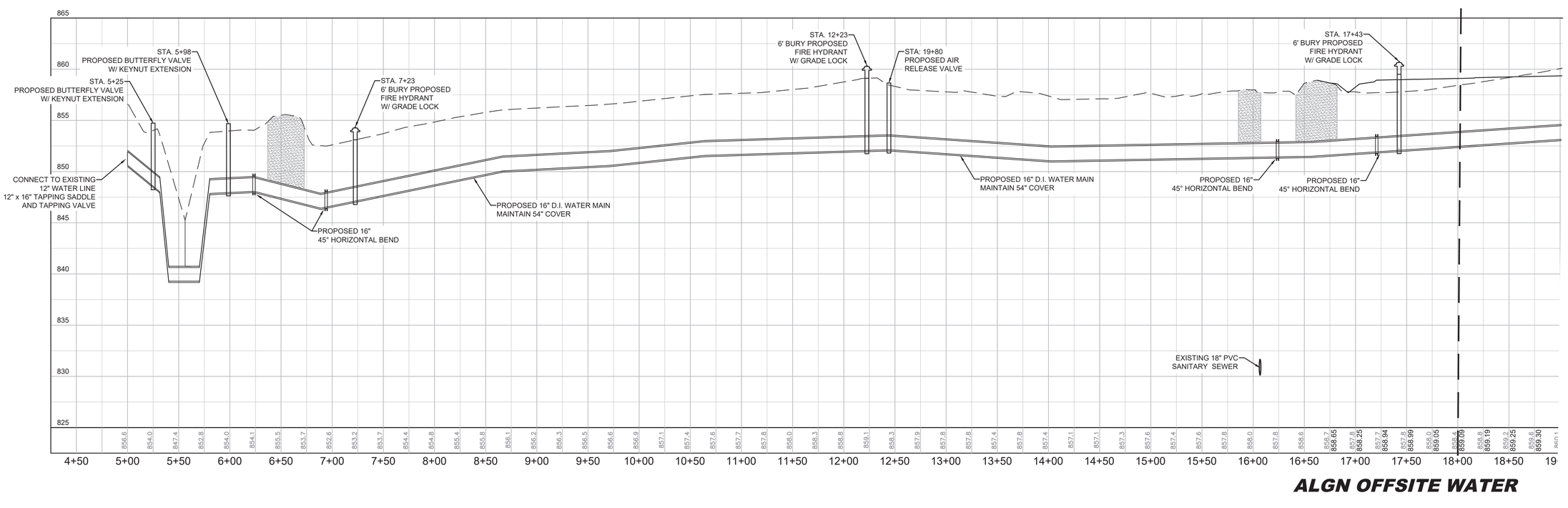
NO SCALE

0 50' 100'

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

Indiana 811 Know what's below. Call before you dig.





ALGN OFFSITE WATER

C.R. 750 WATER MAIN PLAN & PROFILE
COLONNADE - SECTION 1
TOWN OF McCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

Revisions	Sym.	Date

Designed: RJC / JJB
Drawn: RJC / JJB / AGL
Checked: RJC
Scale: 1" = 30'
Date: 02-18-2022

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W. CHAD ZIEGLER — REGISTERED No. PE11200667 STATE OF INDIANA — PROFESSIONAL ENGINEER

Project No: 21177P-S1

Sheet No: C321

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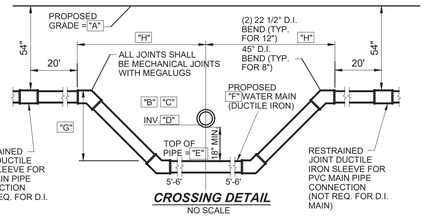
Legend

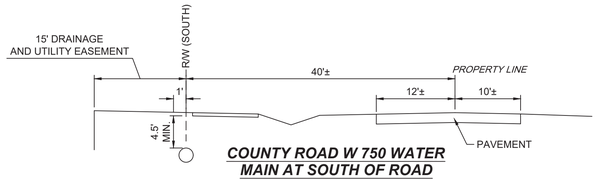
- W — Existing Water Main
- Proposed Water Main
- Utility Pole
- Gas Pole
- Inlet
- Tree
- GAS VALVE
- Parcel Id
- Adapter
- Bend
- Kicker Block
- Cross
- Hydrant
- Hydrant with Hydrant Valve FLH
- Flush Hydrant
- Butterfly Valve
- Valve
- B.O. Blowoff Assembly
- Water Service & Meter
- Plug
- Reducer
- T.J. Tee
- M.J. Sleeve
- Vertical Bend
- Casing Pipe
- UPL — Gas Lines
- T — Telephone Lines
- OHU — Electric Lines
- GRANULAR BACKFILL PER TOWN STANDARDS



CROSSING DETAIL
NO SCALE

CROSSING DETAIL TABLE

Crossing Number	A (Feet)	B	C	D (Feet)	E (Feet)	F	G (Feet)	H (Feet)	Cover (Inches)
	Proposed Grade	Crossing Pipe Size	Crossing Pipe Type	Crossing Pipe Bottom	Top of Water Main at Crossing	Size of Water Main	Depth of Crossing	Half Length of Crossing	
1	860.27	15"	RCP	854.54	853.04	16"	2.73	9.86	87



COUNTY ROAD W 750 WATER MAIN AT SOUTH OF ROAD
NO SCALE

Project Name	COLONNADE SEC. 1
Project Number	J-22-0##
Dist. Map No.	856
Map Grid No.	IN30_0502
Lots	69
Tax Code	30016
Pressure Dist	McCORDSVILLE
Drafter	JJB
Date	02-18-22

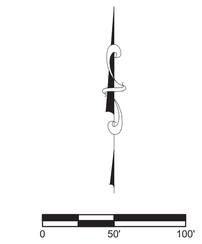
NOTE: UNTIL THESE WATER MAIN PLANS CONTAIN THE CITIZENS ENERGY GROUP - WATER DIVISION. APPROVAL STAMP WITH SIGNATURE AND DATE AND THE BANNING ENGINEERING PROJECT MANAGER'S APPROVAL SIGNATURE AND DATE.

THEY ARE FOR REVIEW ONLY.

THIS SHEET DESIGNED FOR CEG PURPOSES ONLY. ALL OTHER INFORMATION SHOWN IS FOR REFERENCE ONLY AND NOT TO BE UTILIZED FOR ANY CONSTRUCTION OTHER THAN THAT OF THE WATER MAIN.

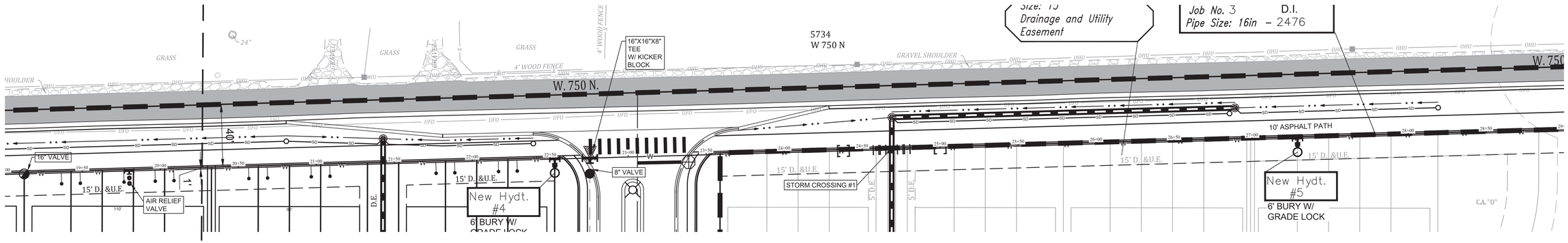
NOTE: NO STREET ADDRESS PROVIDED BY THE TOWN AT TIME OF CONSTRUCTION PLANS.

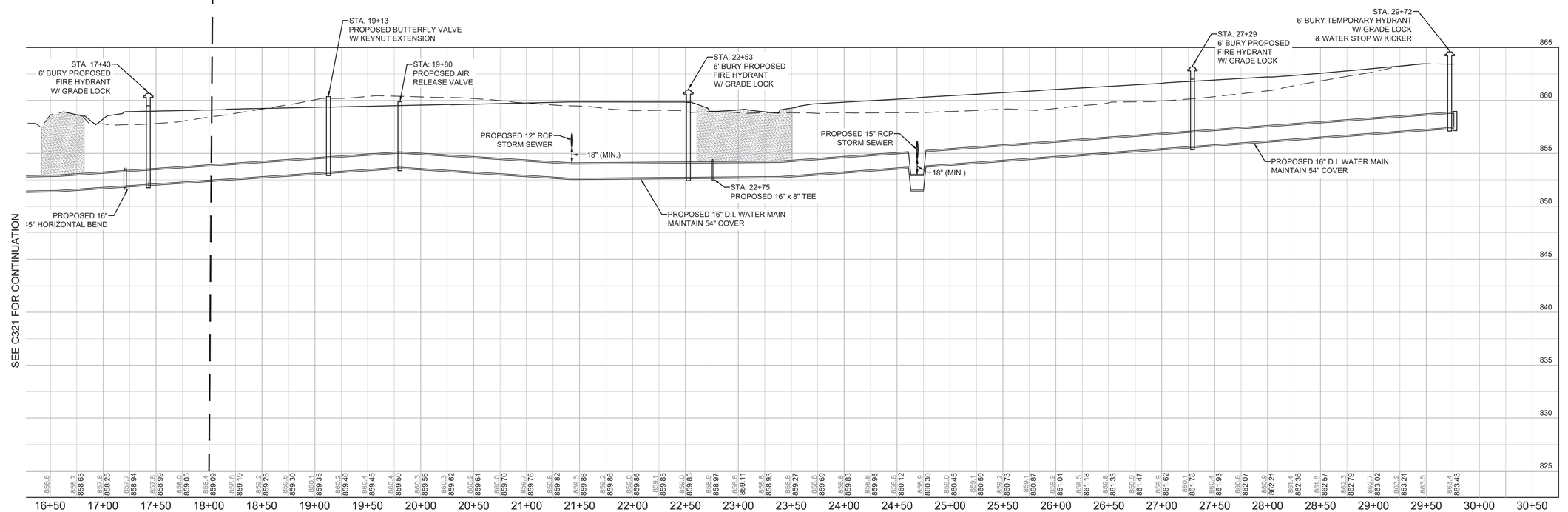
SEE SHEET C321 FOR GENERAL NOTES AND FOR EXISTING AND PROPOSED PROJECT LEGNED



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

Indiana 811
Know what's below. Call before you dig.





ALGN OFFSITE WATER

C.R. 750 WATER MAIN PLAN & PROFILE
COLONNADE - SECTION 1
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

Sym.	Revisions	Date

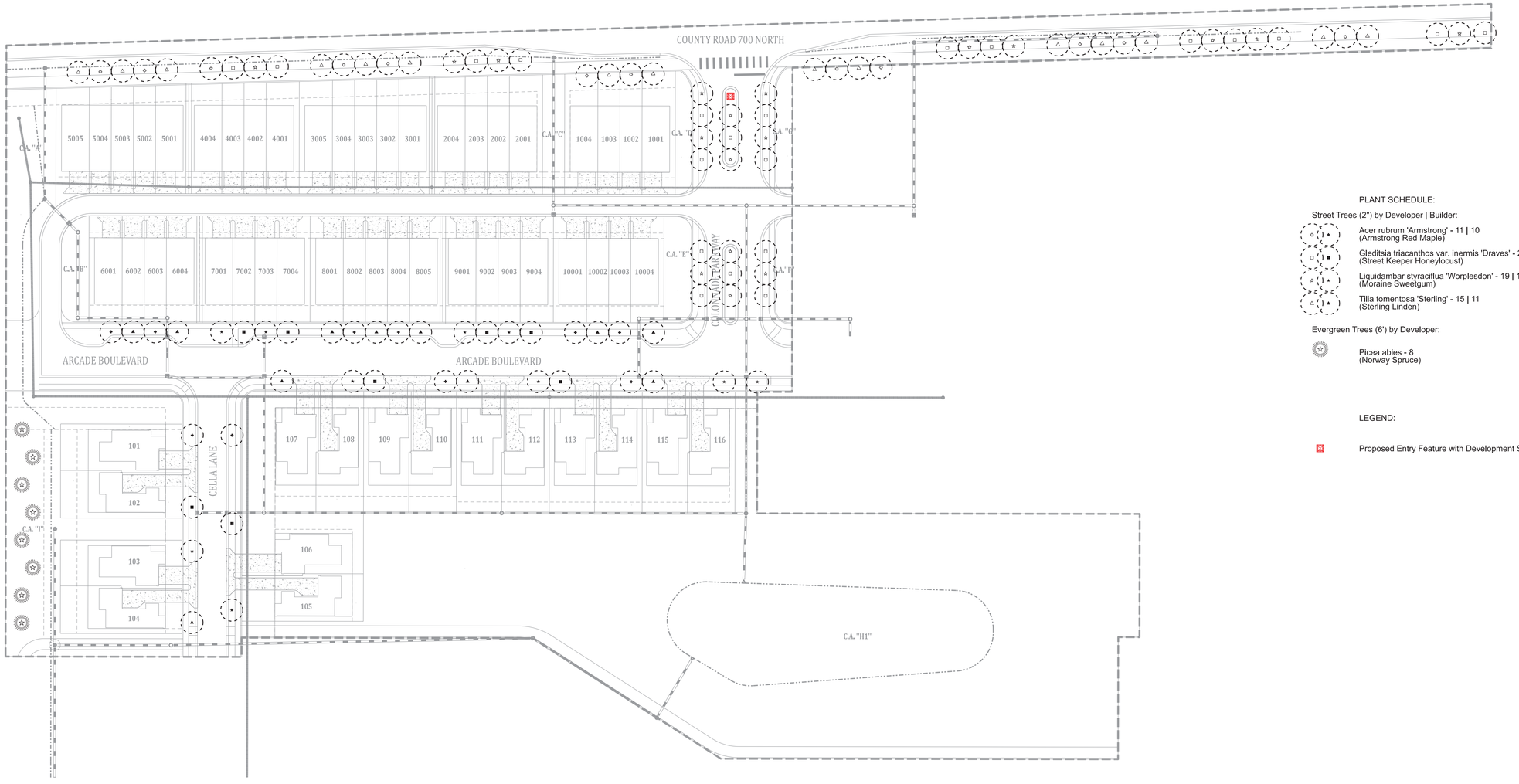
Designed: RJC / JJB
Drawn: RJC / JJB AGL
Checked: RJC
Scale: 1" = 30'
Date: 02-18-2022

CHAD ZIEGLER — REGISTERED — No. PE11200667 — STATE OF INDIANA — PROFESSIONAL ENGINEER
W. Chad Ziegler

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 21177P-S1
Sheet No: C322

dlewis P:\2021\21177\21177P-S1\Engineering\Cadd\Sheet Files\21177_S1_OFF SITE WTR.dwg Feb 18, 2022 - 2:25pm



PLANT SCHEDULE:

Street Trees (2") by Developer | Builder:

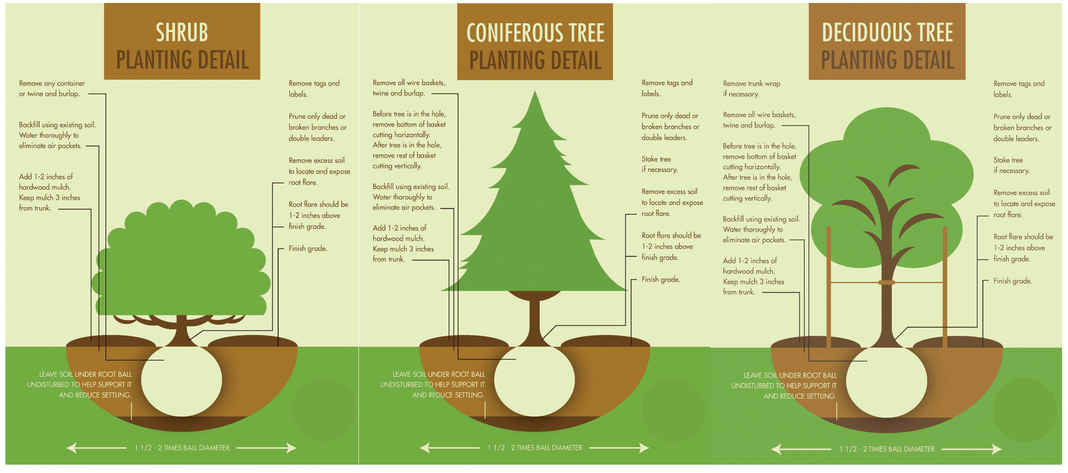
- Acer rubrum 'Armstrong' - 11 | 10 (Armstrong Red Maple)
- Gleditsia triacanthos var. inermis 'Draves' - 21 | 8 (Street Keeper Honeylocust)
- Liquidambar styraciflua 'Worplesdon' - 19 | 10 (Moraine Sweetgum)
- Tilia tomentosa 'Sterling' - 15 | 11 (Sterling Linden)

Evergreen Trees (6') by Developer:

- Picea abies - 8 (Norway Spruce)

LEGEND:

- Proposed Entry Feature with Development Sign



Indiana 811 Know what's below. Call before you dig.

GRAPHIC SCALE

0' 50' 100' 150'

(IN FEET)

N

Revisions	Sym.	Date

Designed: EWS
Drawn: EWS
Checked: EWS
Scale: 1"=50'
Date: 02-18-22

LANDSCAPE PLAN

COLONNADE - SECTION 1 - DEVELOPMENT PLAN
TOWN OF MCCORDSVILLE VERNON TWP., HANCOCK CO., INDIANA

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
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Project No: 21177P-S1

Sheet No: L-1