

PLANS PREPARED FOR:
Premier Land Company II, LLC
11061 Mast Court
Fortville, IN 46040
317-339-0924
Contact: Todd Roberts



CABLE TELEVISION	SANITARY SEWER	WATER
COMCAST	TOWN OF MCCORDSVILLE	CITIZENS ENERGY GROUP
5330 E. 65th St.	6280 W. 800 N.	2150 Dr. Martin Luther King Jr. St.
Indianapolis, IN 46220	Mccordsville, IN 46055	Indianapolis, IN 46202
317-774-3384	317-967-0503	317-927-6038
Matthew Stringer	Mark Witsman	Rich Newell
ELECTRIC	STORM SEWER	GAS
NINE STAR CONNECT	TOWN OF MCCORDSVILLE	CENTERPOINT ENERGY
317-326-3131	6280 W. 800 N.	1800 W. 26th St.
Nine Star Engineering	Mccordsville, IN 46055	Muncie, IN 47302
	317-967-0503	317-287-2119
FIBER OPTIC	Mark Witsman	Kim Kelly
NINE STAR CONNECT	TELEPHONE	
317-326-3131	CENTURYLINK	
Nine Star Engineering	944 S. Central Ave.	
	Lima, OH 45804	
	419-226-6342	
	John Unverferth	

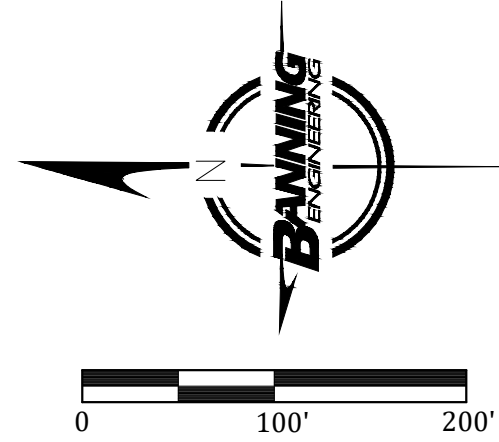
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CONTACT: LANCE G. FERRELL

CERTIFIED BY:

Date:	01-03-22
Project No:	21270
Sheet No:	

C100



T	UNDERGROUND TELEPHONE LINE
W	UNDERGROUND WATER LINE
OHU	UNDERGROUND GAS LINE
—	OVERHEAD UTILITY LINE
---	PROPERTY LINE
- - -	EASEMENT LINE
- - -	SECTION LINE
X	FENCE LINE
—	TREE/BUSH LINE
- - -	STORM SEWER PIPE
- - -	GUY WIRE
- - -	RIP RAP

●	GUY ANCHOR
■	UTILITY POLE
□	GAS METER
□	GAS VALVE
□	MAILBOX
4	SIGN
⊗	STORM SEWER STRUCTURE
⊗	SANITARY SEWER STRUCTURE
⊗	TELEPHONE STRUCTURE
⊗	DECIDUOUS TREE
⊗	AIR CONDITIONING UNIT
⊗	ELECTRIC METER
○	5/8" REBAR WITH BANNING-ENG FIRM #0060 CAP SET
●	MAG NAIL WITH BANNING-ENG FIRM #0060 WASHER SET
M	MEASURED
D	DEEDED

CONTROL POINTS				
PT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	219609.314	763674.308	857.301	5/8" REBAR BANNING FIRM #0060 CAP SET
2	219585.557	764592.33	860.46	5/8" REBAR BANNING FIRM #0060 CAP SET
3	218670.241	764637.659	862.49	5/8" REBAR BANNING FIRM #0060 CAP SET
4	217372.007	764618.669	860.26	5/8" REBAR BANNING FIRM #0060 CAP SET
5	219665.792	763074.217	857.33	5/8" REBAR BANNING FIRM #0060 CAP SET
6	219649.98	761773.638	858.7	5/8" REBAR BANNING FIRM #0060 CAP SET
7	219671.344	762465.542	858.753	5/8" REBAR BANNING FIRM #0060 CAP SET
8	217908.312	764663.828	861.326	5/8" REBAR BANNING FIRM #0060 CAP SET
9	216956.802	764632.058	862.019	5/8" REBAR BANNING FIRM #0060 CAP SET

MATCH SHEET 2

THE VERTICAL DATUM FOR THIS PROJECT IS BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WAS ESTABLISHED BY AN OPUS SOLUTION ON CONTROL POINT #1. DIFFERENTIAL LEVELING WAS PERFORMED ON THE SURVEY CONTROL POINTS BASED UPON THE OPUS SOLUTION.

TBM #1-ELEV:864.23'
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
1220' +/- S. OF THE CL/CL INTERSECTION OF CO. RD. 400 W AND 96TH STREET
15' +/- W. CENTERLINE CO. RD. 400 W

TBM#2-ELEV:863.56'
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
45' +/- S. OF THE CENTERLINE 96TH STREET
20' +/- W. OF THE CENTERLINE 400 W

TBM #3- ELEV:863.29'
BENCH TIE SET 1' ABOVE GRADE
155' N. OF GRAVEL DRIVE AT ADDRESS #9547 CO RD 400W

14' +/- W CENTERLINE CO RD 400 W
TBM #4
CUT X ON N. RIM OF STORM MANHOLE
145' E. OF GRAVE DRIVE OF ADDRESS 15562 E. 96TH STREET
20' S. CENTERLINE OF 96TH STREET
TBM #5-ELEV:860.10
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
35' E. GRAVEL DRIVE AT ADDRESS 4263 W CO RD 1000 N
20' S OF THE CENTERLINE 96TH STREET

TBM#6- ELEV:860.88'
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
750' +/- W OF CENTERLINE OF OUTRIPPERS DRIVE
16' N CENTERLINE 96TH STREET

TRACT I
DURACK FARMS, LLC
INSTR #100012943

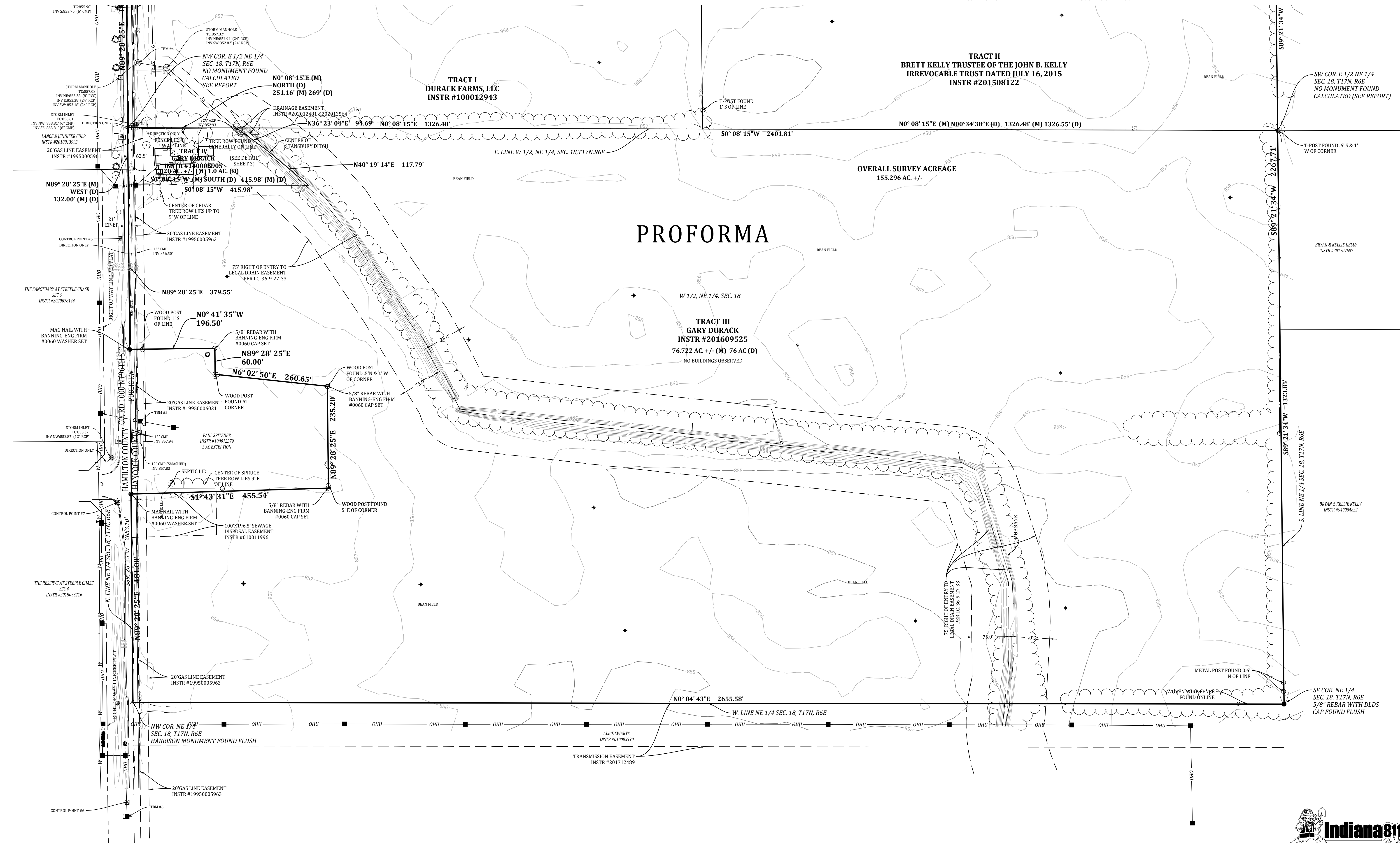
TRACT II
BRETT KELLY TRUSTEE OF THE JOHN B. KELLY
IRREVOCABLE TRUST DATED JULY 16, 2015
INSTR #201508122

PROFORMA

TRACT III
GARY DURACK
INSTR #201609525

76.722 AC. +/- (M) 76 AC (D)
NO BUILDINGS OBSERVED

OVERALL SURVEY ACREAGE
155.296 AC. +/-



EXISTING TOPOGRAPHY
RIVENDELL - 96TH STREET & CR N 900 W
PRIMARY PLAT
MCCORDSVILLE, INDIANA

W. CHAD ZIGLER
REGISTERED
No. PE11200667
STATE OF INDIANA
PROFESSIONAL ENGINEER
W. Chad Zigler

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

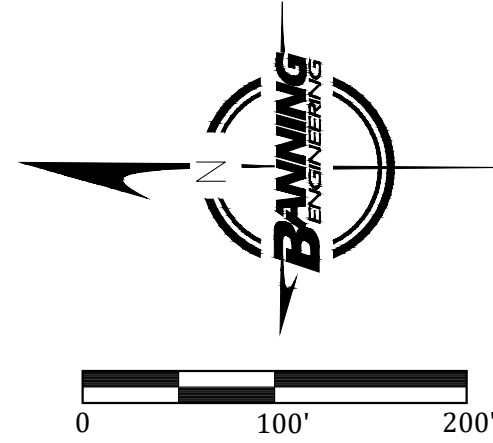
Project No: 21270
Sheet No: C101

Indianan811
Know what's below.
Call before you dig.

Date: 3-25-2022
Revisions: 1
Designed: LCF
Drawn: PEG
Checked: SCALE: 1"=100'
Date: 01-02-22

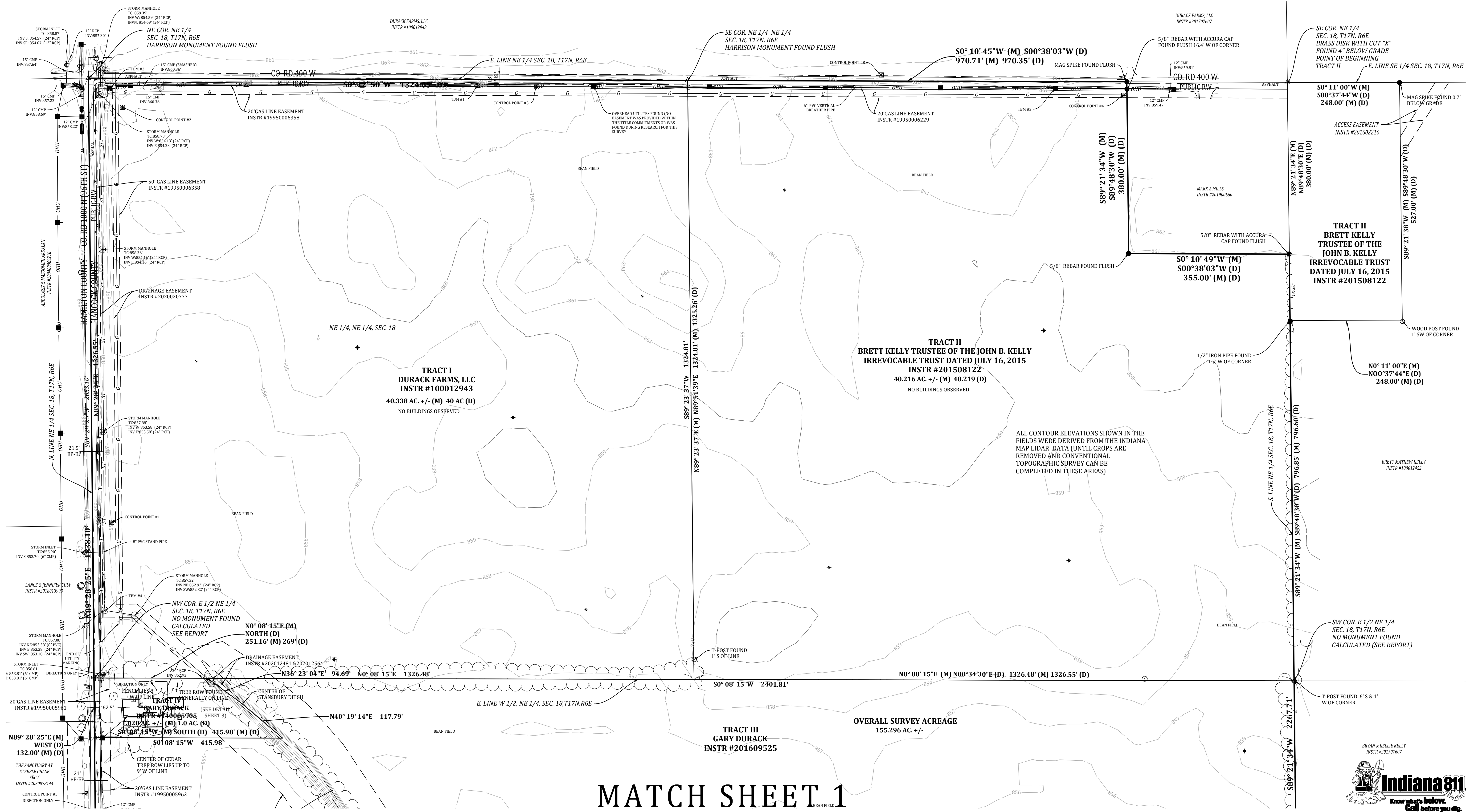
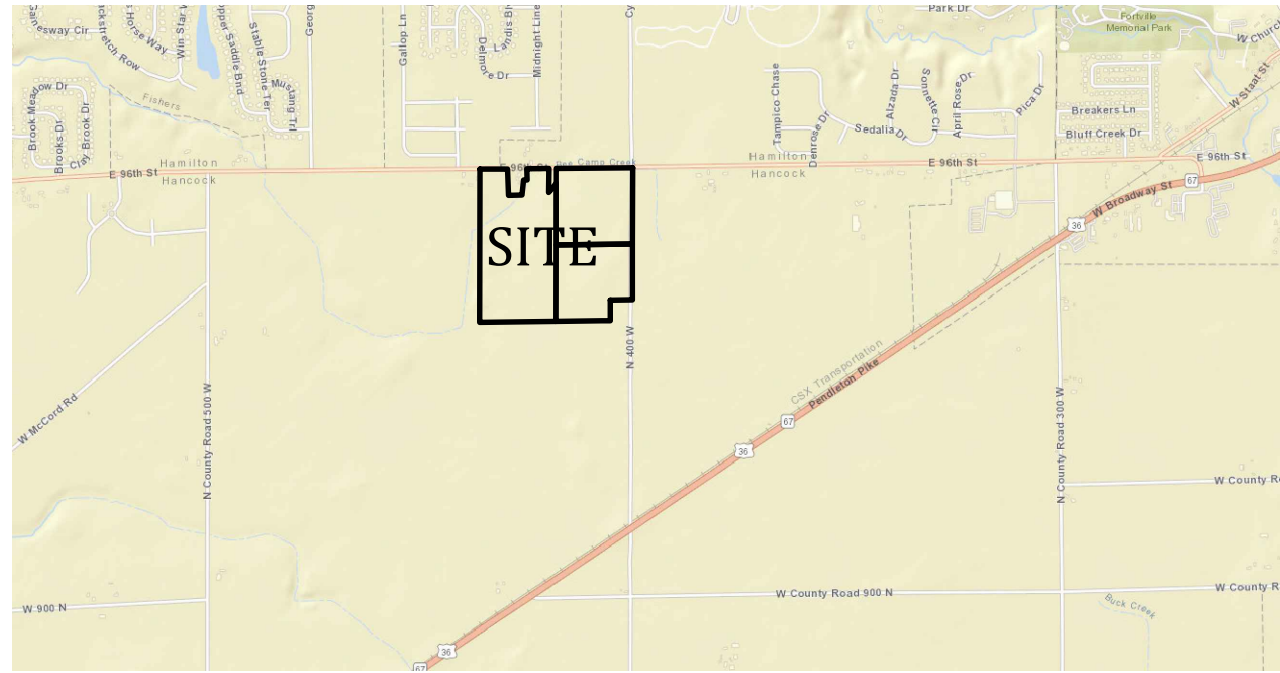
PER MARCH 3, 2022 TACK COMMENTS

edcompitt P:\2021\21270\Engineering\Cadd\Sheet Files\PP\21270_PP_160.dwg Mar 23, 2022 3:38pm



- LEGEND**
- | | |
|-----|---|
| T | UNDERGROUND TELEPHONE LINE |
| W | UNDERGROUND WATER LINE |
| G | UNDERGROUND GAS LINE |
| OHU | OVERHEAD UTILITY LINE |
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| — | TREE/BUSH LINE |
| ST | STORM SEWER PIPE |
| — | GUY WIRE |
| — | RIP RAP |
| ● | GUY ANCHOR |
| ■ | UTILITY POLE |
| □ | GAS METER |
| □ | GAS VALVE |
| □ | MAILBOX |
| □ | SIGN |
| ⊙ | STORM SEWER STRUCTURE |
| ⊙ | SANITARY SEWER STRUCTURE |
| ⊙ | TELEPHONE STRUCTURE |
| ⊙ | DECIDUOUS TREE |
| ⊙ | AIR CONDITIONING UNIT |
| ⊙ | ELECTRIC METER |
| ⊙ | 5/8" REBAR WITH BANNING-ENG FIRM #0060 CAP SET |
| ⊙ | MAG NAIL WITH BANNING-ENG FIRM #0060 WASHER SET |
| ⊙ | MEASURED |
| D | DEEDED |

VICINITY MAP



MATCH SHEET 1

Date	3-25-2022
Revisions	
1	PER MARCH 3, 2022 TASK COMMENTS
Designed:	LOF
Drawn:	Pes
Checked:	
Scale:	1"= 100'
Date:	01-02-22

EXISTING TOPOGRAPHY
RIVENDELL - 96TH STREET & CR N 900 W
PRIMARY PLAT
MCCORDSVILLE, INDIANA

W. CHAD ZIGLER
REGISTERED PROFESSIONAL ENGINEER
No. PE1200667
STATE OF INDIANA
W. Chad Zigler

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: 21270
Sheet No: C102

NOTES:

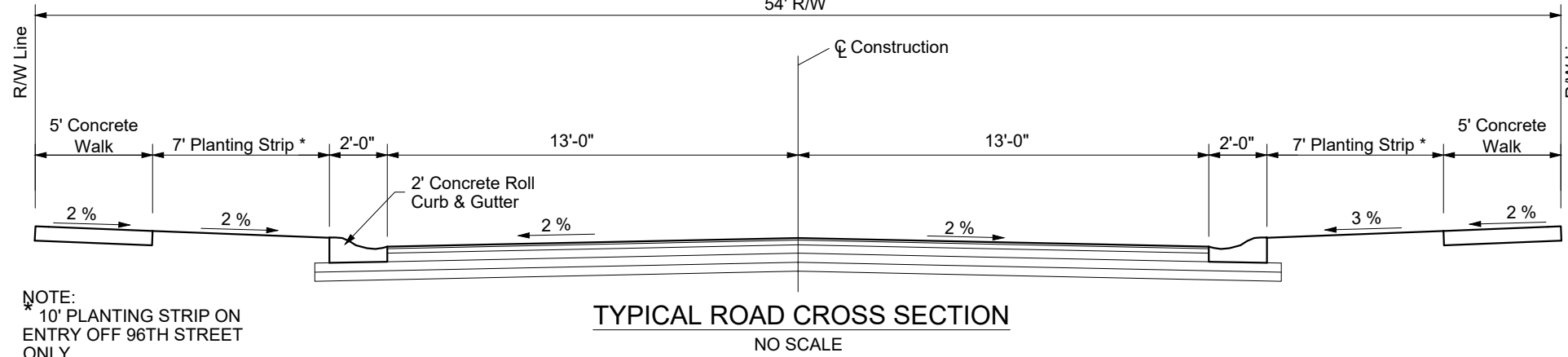
- SIDEWALKS WILL BE LOCATED ON BOTH SIDES OF ALL INTERIOR PUBLIC STREETS THROUGHOUT THIS SUBDIVISION
- STREET SIGNAGE WILL BE IN ACCORDANCE WITH TOWN OF MCCORDSVILLE STANDARDS FOR LOCATION AND TYPE
- THE EROSION CONTROL PLAN WILL MEET ALL NRCS, DNR, AND MS4 REQUIREMENTS AND WILL BE SUBMITTED TO IDEM TO COMPLY WITH RULE 5.
- THE DRAINAGE OUTLET FOR THIS PROJECT WILL BE VIA PONDS & CONCRETE PIPE INTO BEE CAMP CREEK.
- ALL INFRASTRUCTURE TO MEET TOWN OF MCCORDSVILLE STANDARDS AND REQUIREMENTS
- ALL SANITARY SEWER MAINS SHALL BE 8" PVC SANITARY, UNLESS OTHER WISE NOTED.

SITE PLAN SUMMARY

Southwest Corner of 96th/ Street and CR 400 W
Total Area: 155,296 ACRES
Total Number of lots - 272
Min Lot Sizes:

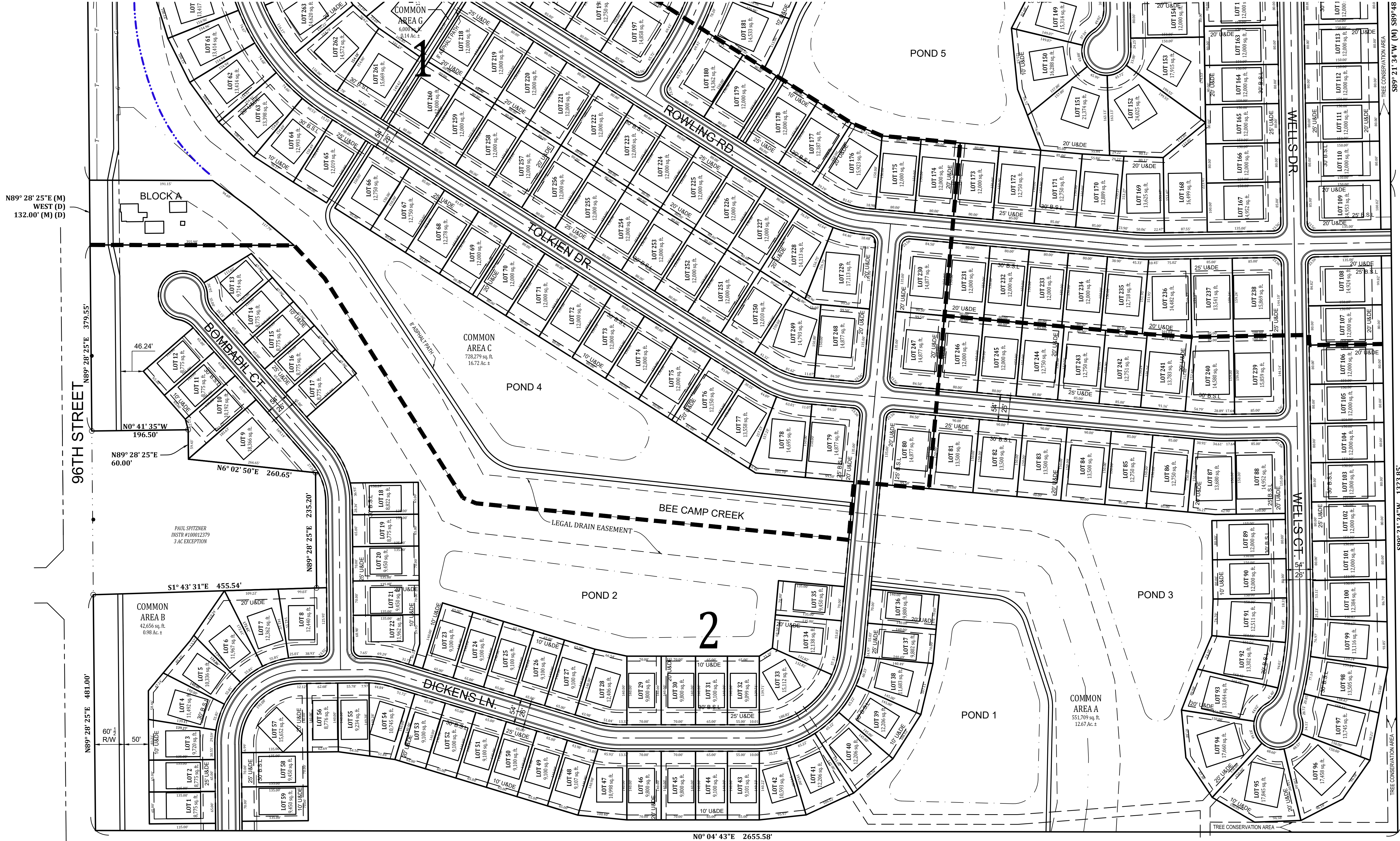
- 59 Lots - 65 x 135 East Side
- 213 Lots - 80/85 x 140/150 West Side

Front Yard Setback 30' (side of corner lots 25)
Total Common Space Area: 49.67 Ac. / 38.07% / Required 25%
Total Right of Way Area: 24.47 Ac. / 17.12%
Density: 1.75 Units Per Acre
Street Width: 30' B-B
Street R/W Width: 54'
96th/ Street - 60' r/w
CR 400 - 40' r/w
Ponds - 6 total at Normal Pool equal to 10.1 Acres.



TYPICAL ROAD CROSS SECTION
NO SCALE

MATCH SHEET 2



SURVEY DESCRIPTION

Part of the Northeast Quarter of Section 18, Township 17 North, Range 6 East of the Second Principal Meridian in Hancock County, Indiana, being that 155,296-acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011 as Banning Engineering project number 21270 (all references to monuments and course herein are as shown on said plat of survey) described as follows:

BEGINNING at the northwest corner of said northeast quarter, identified by a Harrison Monument; thence North 89 degrees 28 minutes 25 seconds East along the north line of said northeast quarter 481.00 feet to the northwest corner of the land of Paul Spitzner recorded as Instrument Number 100012379 in the Office of the Recorder of Hancock County (the following five (5) courses are along the west, south and east lines of said land of Paul Spitzner); 1) thence South 01 degree 43 minutes 31 seconds East 455.54 feet; 2) thence North 89 degrees 28 minutes 25 seconds East 235.20 feet; 3) thence North 06 degrees 02 minutes 50 seconds East 260.65 feet; 4) thence North 89 degrees 28 minutes 25 seconds East 60.00 feet; 5) thence North 00 degrees 41 minutes 35 seconds West 196.50 feet to the north line of said northeast quarter; thence North 89 degrees 28 minutes 25 seconds East along said north line 1,838.10 feet to the northeast corner of said northeast quarter, identified by a Harrison Monument; thence South 00 degrees 12 minutes 50 seconds West along the east line of said northeast quarter 1,324.65 feet to the southeast corner of the northeast quarter of said northeast quarter of Section 18; thence South 00 degrees 10 minutes 45 seconds West along the east line of said northeast quarter 970.71 feet to the northeast corner of the land of Mark Mills recorded as Instrument Number 201900660 in the Office of the Recorder of Hancock County (the following two (2) course are along the north and west lines of said land of Mark Mills); 1) thence South 89 degrees 21 minutes 34 seconds West 380.00 feet; 2) thence South 00 degrees 10 minutes 49 seconds West 355.00 feet to the south line of said northeast quarter; thence South 89 degrees 21 minutes 34 seconds West along said south line 2,267.71 feet to the southwest corner of said northeast quarter, identified by a 5/8" rebar with D/LDS cap; thence North 00 degrees 04 minutes 43 seconds East along the west line of said northeast quarter 2,655.58 feet to the POINT OF BEGINNING, containing 155,296 acres, more or less.

Revisions		Date
Designed:	Sym.	1
Drawn:	LOF	1
Checked:	Pes	
Scale:		1" = 100'
Date:		01-02-22

PRIMARY PLAT
RIVENDELL - 96TH STREET & CR N 900 W
PRIMARY PLAT
MCCORDSVILLE, INDIANA



W. Chad Ziegler

BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46169
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 21270
Sheet No:



NOTES:

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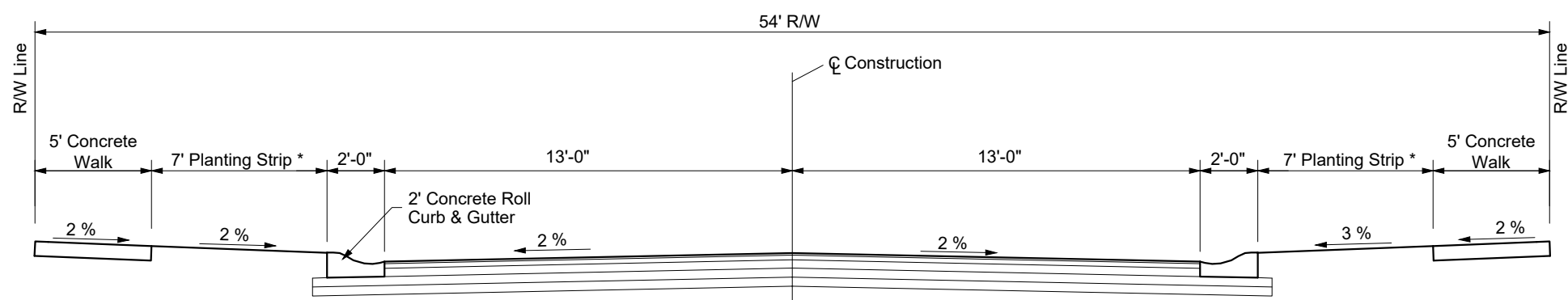
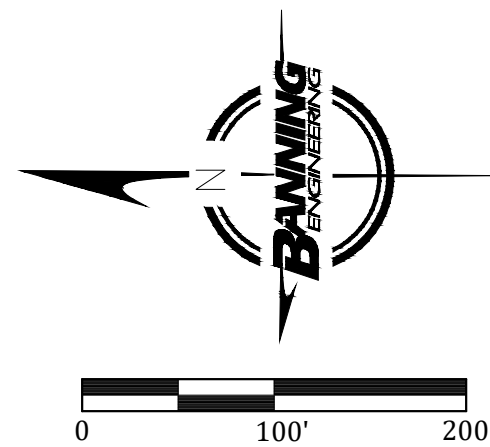
RIVENDELL

MCCORDSVILLE, INDIANA

SURVEY DESCRIPTION

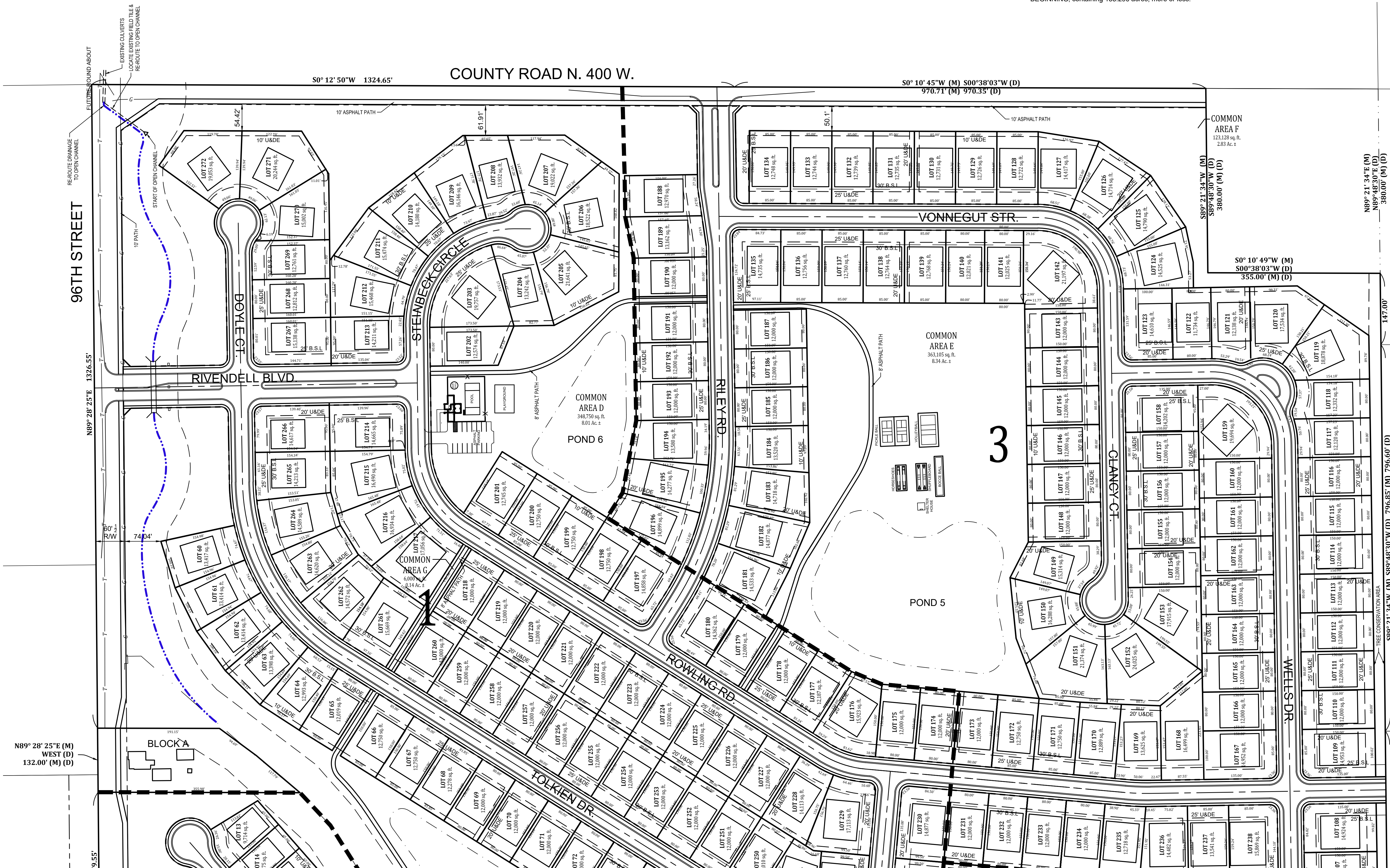
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NOTE: * 10' PLANTING STRIP ON ENTRY OFF 96TH STREET ONLY

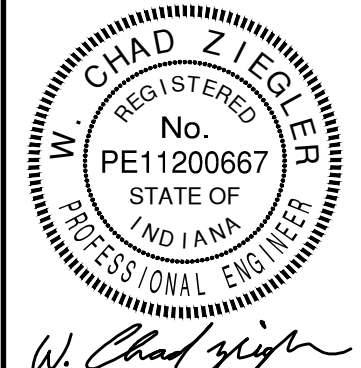
TYPICAL ROAD CROSS SECTION
NO SCALE



MATCH SHEET 1

Designated:	Sym.	Revisions	Date
LOF	1	PER MARCH 3, 2022 TACK COMMENTS	3-25-2022
Drawn:	Pes		
Checked:			
Scale:	1" = 100'		
Date:	01-02-22		

PRIMARY PLAT
RIVENDELL - 96TH STREET & CR N 900 W
PRIMARY PLAT
MCCORDSVILLE, INDIANA



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Project No: 21270
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NOTES:

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- ALL SANITARY SEWER MAINS SHALL BE 8" PVC SANITARY

Drainage Narrative

Rivendell is a 272 lot Residential Development located in the Town of McCordsville. Consisting of approximately 155 acres. The proposed overall project is divided naturally by way of Bee Camp Creek (Legal Drain of the Jonathan Stansbury Watershed) splitting the said development into an East and West area. The overall sites soils are mainly Crosby and Brookston and the Stormwater Drainage from Rivendell will be handled via 6 intra connecting detention ponds (4 on the said East & 2 on the West) that will discharge into said Bee Camp Creek & Legal Drain ditch via concrete pipe.

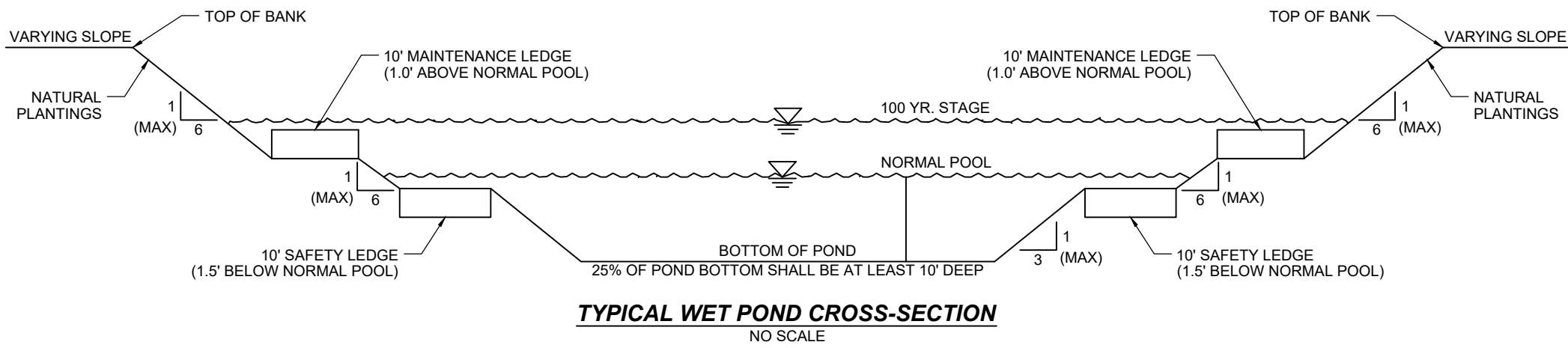
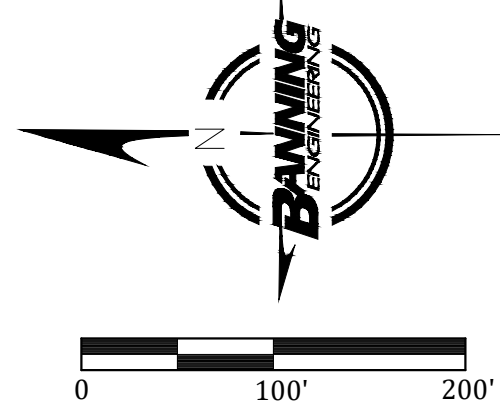
RIVENDELL

MCCORDSVILLE, INDIANA

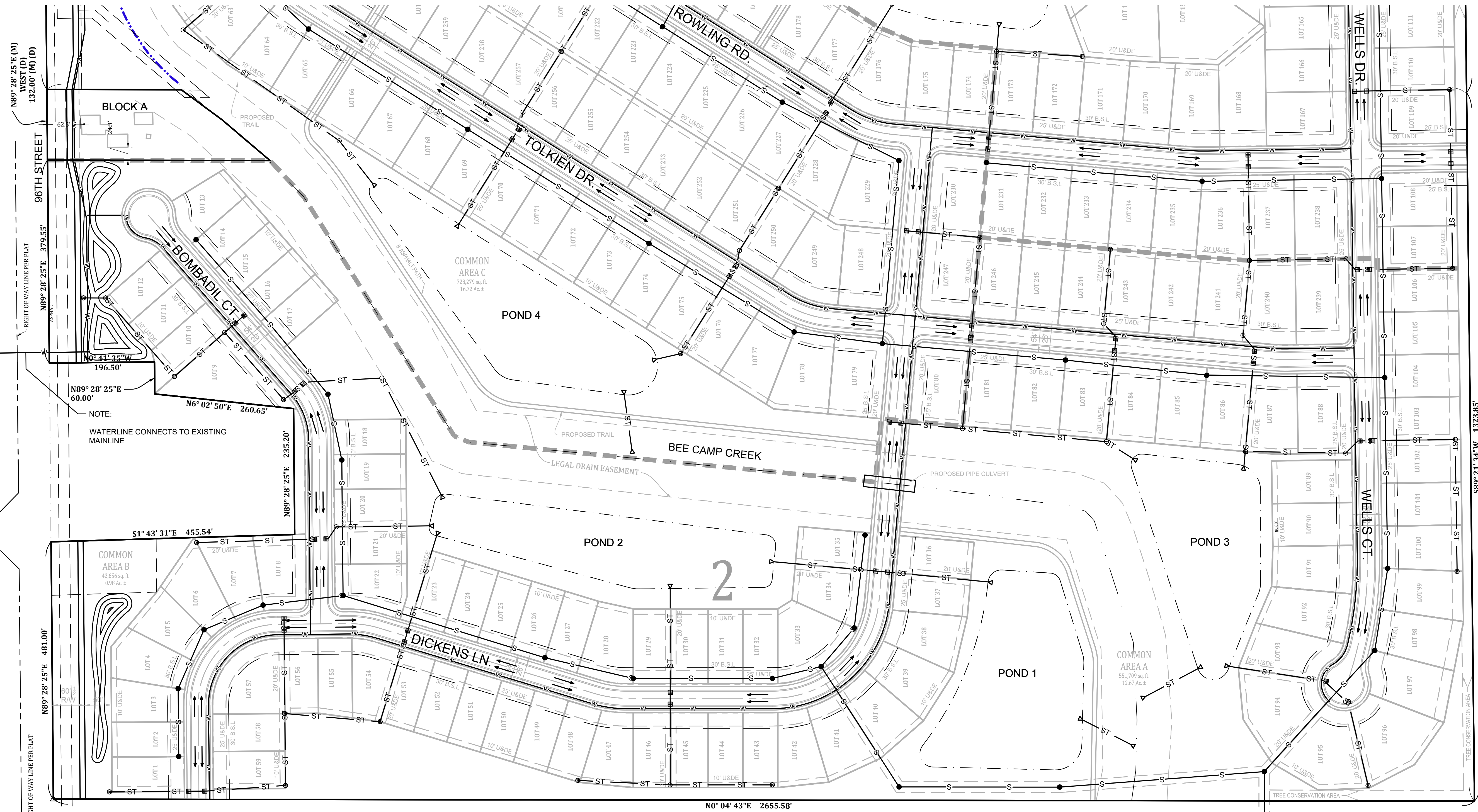
SURVEY DESCRIPTION

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MATCH SHEET 106



- LEGEND**
EXISTING
- X FENCE LINE
 - T COMMUNICATIONS
 - G GAS LINE
 - E ELECTRIC LINE
 - W WATER LINE
 - CATV CABLE TV
 - S SANITARY SEWER LINE
 - ST STORM SEWER LINE
 - HPC HIGH PRESSURE GAS PIPELINE
 - CURB INLET
 - ELECTRIC BREAKER BOX
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - FIRE HYDRANT
 - HANDHOLE
 - LIGHT POLE MASTARM
 - POST
 - POWER POLE
 - GUY ANCHOR
 - MANHOLE
 - STORM MANHOLE
 - STORM STRUCTURE
 - SIGN
 - TELEPHONE SPLICE BOX
 - WATER METER
 - WATER VALVE
- LEGEND**
PROPOSED
- STORM MANHOLE
 - STORM SEWER
 - STORM INLETS
 - SANITARY SEWER
 - W WATER MAIN
 - SANITARY MANHOLE
 - DRAINAGE ARROW
 - TRAIL
 - UTILITY & DRAINAGE EASEMENT
 - ACCESS UTILITY & DRAINAGE EASEMENT

PLAT IMPROVEMENTS & UTILITY PLAN
RIVENDELL - 96TH STREET & CR N 900 W
PRIMARY PLAT
MCCORDSVILLE, INDIANA



BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
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Project No: 21270
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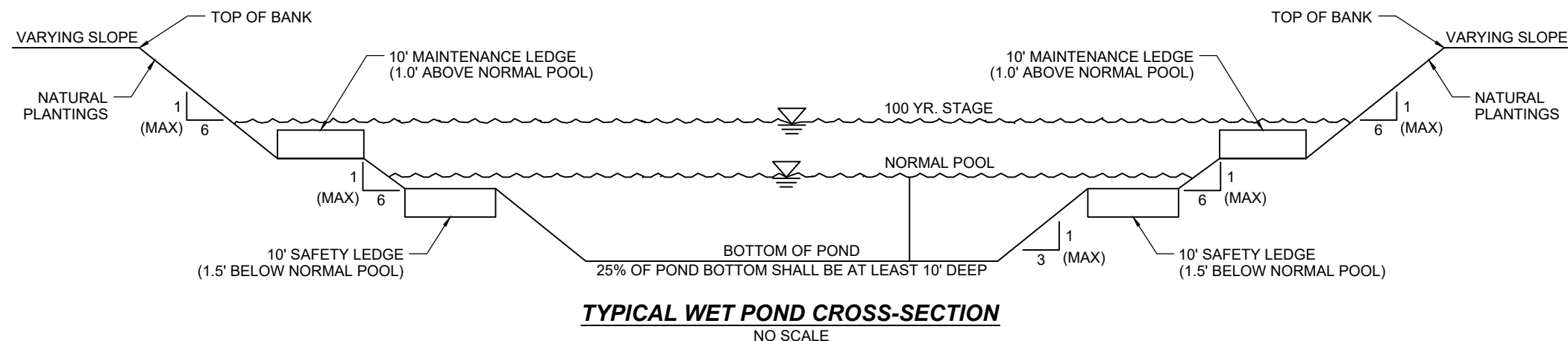
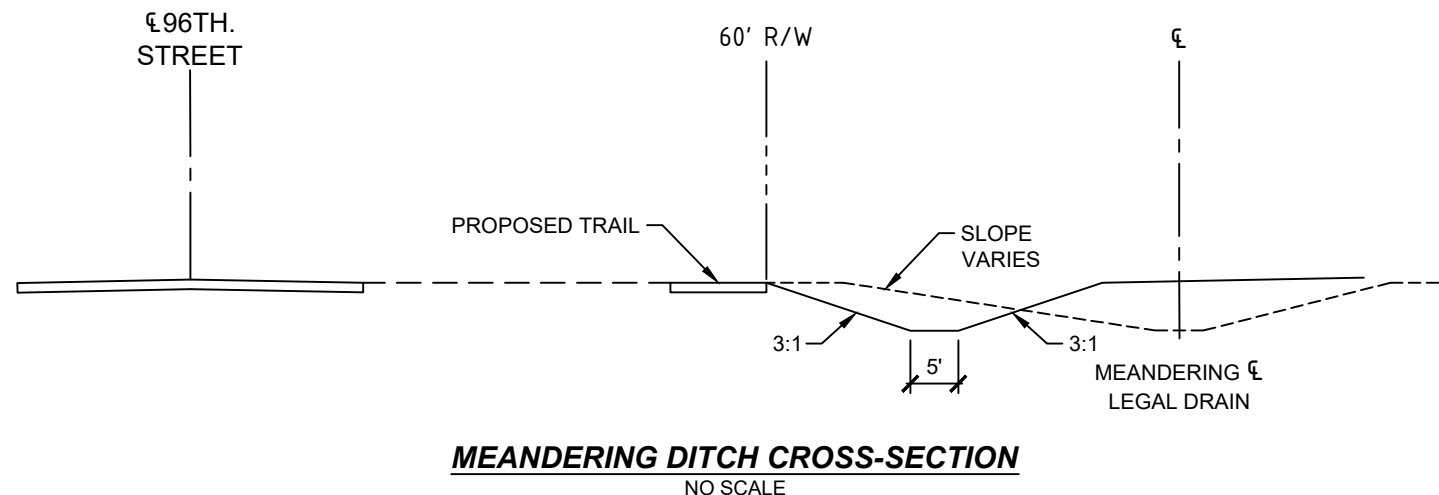
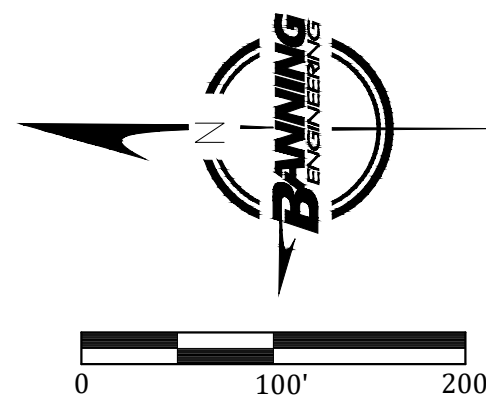
RIVENDELL

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SURVEY DESCRIPTION

Part of the Northeast Quarter of Section 18, Township 17 North, Range 6 East of the Second Principal Meridian in Hancock County, Indiana, being that 155.296-acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011 as Banning Engineering project number 21270 (all references to monuments and course herein are as shown on said plat of survey) described as follows:

BEGINNING at the northwest corner of said northeast quarter, identified by a Harrison Monument; thence North 89 degrees 28 minutes 25 seconds East along the north line of said northeast quarter 481.00 feet to the northwest corner of the land of Paul Spitzner recorded as Instrument Number 100012379 in the Office of the Recorder of Hancock County (the following five (5) courses are along the west, south and east lines of said land of Paul Spitzner); 1) thence South 01 degree 43 minutes 31 seconds East 455.54 feet; 2) thence North 89 degrees 28 minutes 25 seconds East 235.20 feet; 3) thence North 06 degrees 02 minutes 50 seconds East 260.65 feet; 4) thence North 89 degrees 28 minutes 25 seconds East 60.00 feet; 5) thence North 00 degrees 41 minutes 35 seconds West 196.50 feet to the north line of said northeast quarter; thence North 89 degrees 28 minutes 25 seconds East along said north line 1,838.10 feet to the northeast corner of said northeast quarter, identified by a Harrison Monument; thence South 00 degrees 12 minutes 50 seconds West along the east line of said northeast quarter 1,324.65 feet to the southeast corner of the northeast quarter of said northeast quarter of Section 18; thence South 00 degrees 10 minutes 45 seconds West along the east line of said northeast quarter 970.71 feet to the northeast corner of the land of Mark Mills recorded as Instrument Number 201900660 in the Office of the Recorder of Hancock County (the following two (2) course are along the north and west lines of said land of Mark Mills); 1) thence South 89 degrees 21 minutes 34 seconds West 380.00 feet; 2) thence South 00 degrees 10 minutes 49 seconds West 355.00 feet to the south line of said northeast quarter; thence South 89 degrees 21 minutes 34 seconds West along said south line 2,267.71 feet to the southwest corner of said northeast quarter, identified by a 5/8" rebar with DLDS cap; thence North 00 degrees 04 minutes 43 seconds East along the west line of said northeast quarter 2,655.58 feet to the POINT OF BEGINNING, containing 155.296 acres, more or less.



- LEGEND**
- EXISTING**
- X FENCE LINE
 - T COMMUNICATIONS
 - G GAS LINE
 - E ELECTRIC LINE
 - W WATER LINE
 - CATV CABLE TV
 - S SANITARY SEWER LINE
 - ST STORM SEWER LINE
 - HPC HIGH PRESSURE GAS PIPELINE
 - CURB INLET
 - ELECTRIC BREAKER BOX
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - FIRE HYDRANT
 - HANDHOLE
 - LIGHT POLE MASTARM
 - POST
 - POWER POLE
 - GUY ANCHOR
 - MANHOLE
 - STORM MANHOLE
 - STORM STRUCTURE
 - SIGN
 - TELEPHONE SPlice BOX
 - WATER METER
 - WATER VALVE
- LEGEND**
- PROPOSED**
- STORM MANHOLE
 - STORM SEWER
 - STORM INLETS
 - SANITARY SEWER
 - WATER MAIN
 - SANITARY MANHOLE
 - DRAINAGE ARROW
 - TRAIL
 - UTILITY & DRAINAGE EASEMENT
 - ACCESS UTILITY & DRAINAGE EASEMENT

Drainage Narrative

Rivendell is a 272 lot Residential Development located in the Town of McCordsville. Consisting of approximately 155 acres. The proposed overall project is divided naturally by way of Bee Camp Creek (Legal Drain of the Jonathan Stansbury Watershed) splitting the said development into an East and West area. The overall sites soils are mainly Crosby and Brookston and the Stormwater Drainage from Rivendell will be handled via 6 intra connecting detention ponds (4 on the said East & 2 on the West) that will discharge into said Bee Camp Creek & Legal Drain ditch via concrete pipe.

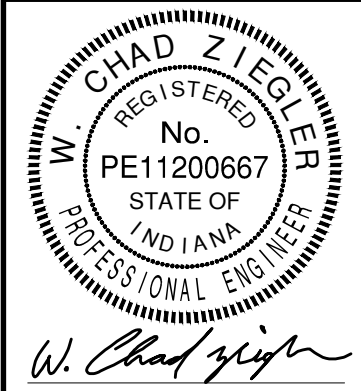
NOTES:

- SIDEWALKS WILL BE LOCATED ON BOTH SIDES OF ALL INTERIOR PUBLIC STREETS THROUGHOUT THIS SUBDIVISION
- STREET SIGNAGE WILL BE IN ACCORDANCE WITH TOWN OF MCCORDSVILLE STANDARDS FOR LOCATION AND TYPE
- THE EROSION CONTROL PLAN WILL MEET ALL NRCS, DNR, AND MS4 REQUIREMENTS AND WILL BE SUBMITTED TO IDEM TO COMPLY WITH RULE 5.
- THE DRAINAGE OUTLET FOR THIS PROJECT WILL BE VIA PONDS & CONCRETE PIPE INTO BEE CAMP CREEK.
- ALL INFRASTRUCTURE TO MEET TOWN OF MCCORDSVILLE STANDARDS AND REQUIREMENTS
- ALL SANITARY SEWER MAINS SHALL BE 8" PVC SANITARY



Revisions		Date
Sym.	1	PER MARCH 3, 2022 TACK COMMENTS
Desig.	LOF	1
Drawn:	Pes	
Checked:		
Scale:	1" = 100'	
Date:	01-02-22	

PLAT IMPROVEMENTS & UTILITY PLAN
RIVENDELL - 96TH STREET & CR N 900 W
PRIMARY PLAT
MCCORDSVILLE, INDIANA



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Project No: 21270

Sheet No:

C106

MATCH SHEET 105