



LENNAR HOMES OF INDIANA, LLC
STUART HUCKELBERRY
11555 N. MERIDIAN ST., SUITE 400
CARMEL, IN 46032
317-659-3200

HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
(317) 347-3663
keichhorn@hwcengineering.com

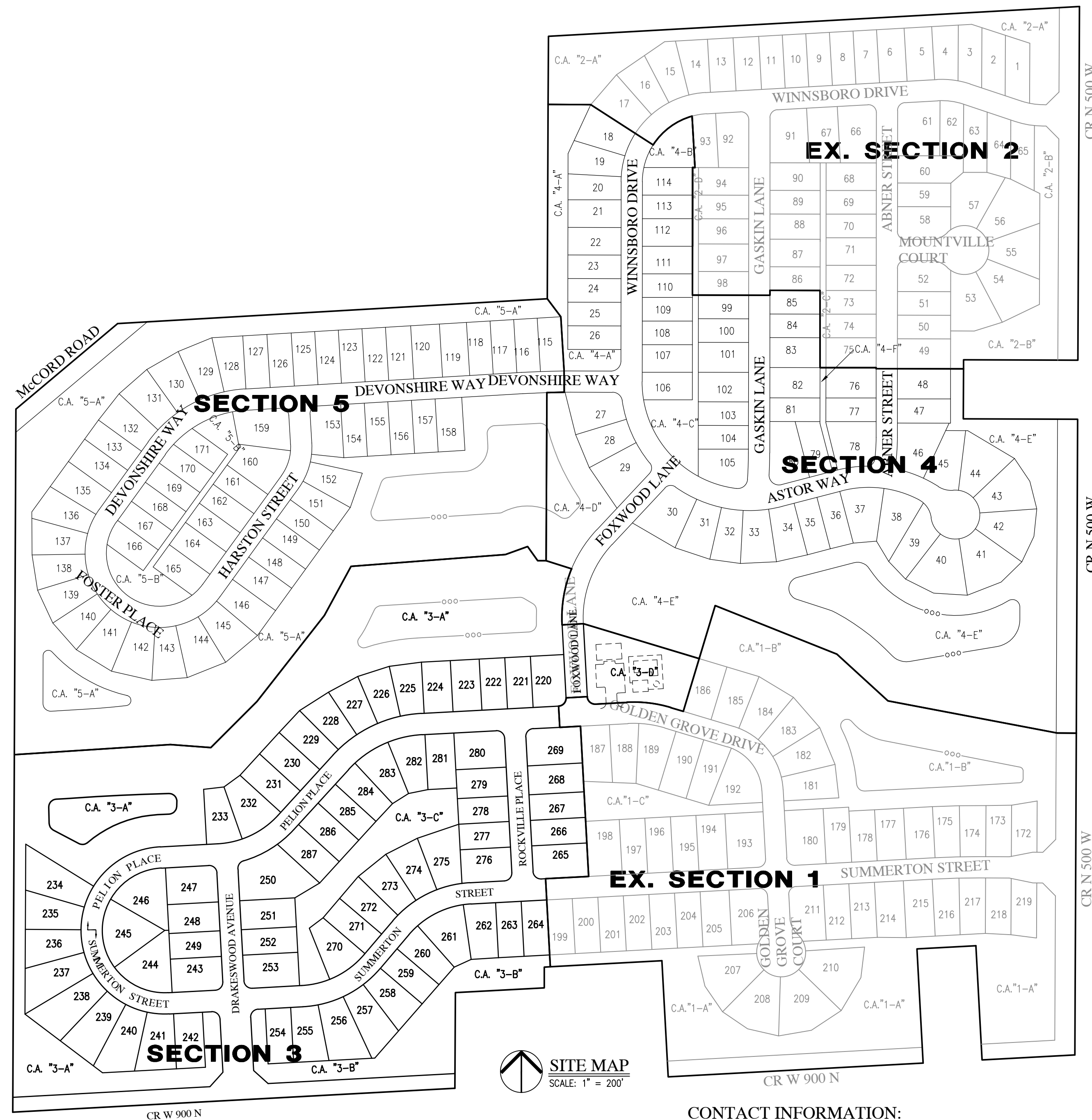
LINEAR FOOTAGE OF STREET	
DRAKESWOOD AVENUE	626 LF
SUMMERTON STREET	1,353 LF
PELION PLACE	1,410 LF
ROCKVILLE PLACE	436 LF
FOXWOOD LANE	185 LF
TOTAL:	4,010 LF

AREA "B"

MAXIMUM NUMBER OF LOTS	116
MINIMUM LOT AREA	8,540 SQ. FT
MINIMUM LOT WIDTH	
AT BUILDING LINE	65
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	7.5 FEET
MINIMUM REAR YARD SETBACK	15 FEET
MINIMUM LIVABLE FLOOR AREA	1,500 SF (SINGLE STORY) 1,800 SF (MULTI STORY)
MIN. GROUND FLOOR LIVING AREA	900 SF (MULTI STORY)
MAXIMUM LOT COVERAGE	50%
MAXIMUM HEIGHT - PRINCIPAL	35 FEET

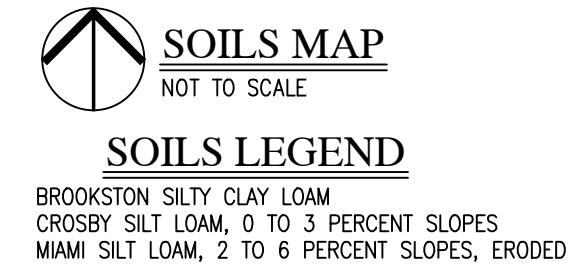
LOTS: 68
DISTURBED AREA: 00.0 AC
START CONSTRUCTION: SEPTEMBER 2023
END CONSTRUCTION: SEPTEMBER 2028

PLAN COMMISSION APPROVAL	_____
DRAINAGE APPROVAL	_____
ADDRESS APPROVAL	_____
EROSION CONTROL APPROVAL	_____
COUNTY ENGINEER APPROVAL	_____
COUNTY SANITARIAN APPROVAL	_____
CITY COMMISSIONERS APPROVAL	_____



CONTACT INFORMATION:

<p><u>CITIZENS ENERGY GROUP/ CWA AUTHORITY INC. (WATER)</u> BRAD HOSTETLER 2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, INDIANA 46202 P: (317) 927-4351 F: BHOSTETLER@CITIZENSENERGYGROUP.COM</p>	<p><u>MCCORDSVILLE FIRE DEPARTMENT</u> 7580 N Form Street McCordsville, Indiana 46055 P: (317) 335-9236</p>	<p><u>COMCAST</u> MATT STRINGER 5330 E. 65th Street Indianapolis, IN 46220 P: (317) 774-3384 F: (317) 219-7000 mathew_stringer@cable.comcast.com</p>	<p><u>VECTREN</u> SANDRA CASEY 16000 Allisonville Road Noblesville, Indiana 46061 P: (317) 776-5532, F: (317) 776-5553 Mailing Address: P.O. Box 1700 Noblesville, Indiana 46061 sandra.casey@centerpointenergy.com</p>
<p><u>WINSTAR CONNECT (Electric & Telecom)</u> ERIC MEYER (317) 323-2074 2243 East Main Street Greentfield, Indiana 46140 EMEYER@WINSTARCONNECT.COM</p>	<p><u>TOWN OF MCCORDSVILLE PLANNING AND BUILDING DEPT</u> RYAN CURR 6280 W 800 N McCordsville, Indiana 46055 P: (317) 335-3604 rcurr@mccordsville.org</p>	<p><u>TOWN OF MCCORDSVILLE ENGINEERING DEPARTMENT</u> MARK WITSMAN 6280 W 800 N McCordsville, IN 46055 P: (317) 335-3604 mwitsman@mccordsville.org</p>	<p><u>TOWN OF MCCORDSVILLE PUBLIC WORKS</u> RON CRIDER 6280 W 800 N McCordsville, IN 46055 P: (317) 335-3493 rcriderr@mccordsville.org</p>

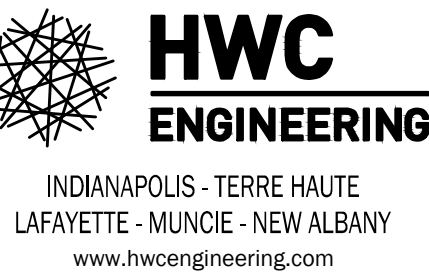


Sheet Title	Sheet Description
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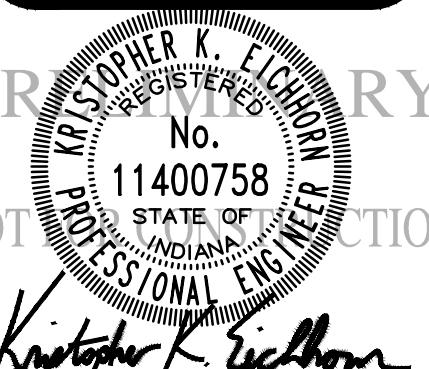
C1.0	COVER
C1.1-C1.2	EXISTING CONDITIONS PLAN
C1.3-C1.6	DEVELOPMENT PLAN
C1.7-C1.10	PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION & DEMOLITION PLAN
C1.11-C1.14	ACTIVE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C1.15-C1.18	POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C1.19-C1.22	EMERGENCY FLOOD ROUTE PLAN
C1.23	MASTER UTILITY PLAN
C1.24-C1.25	SUBSURFACE DRAIN PLAN
C2.0-C2.3	STREET PLAN & PROFILE
C3.0	ENTRANCE PLAN
C3.1	MAINTENANCE OF TRAFFIC PLAN
C3.2	INTERSECTION DETAILS
C3.3	TRAFFIC CONTROL AND LIGHTING PLAN
C4.0-C4.4	SANITARY SEWER PLAN & PROFILE
C6.0-C6.3	STORM SEWER PLAN & PROFILE
C7.0-C7.2	WATER DISTRIBUTION PLAN
C8.0	STORMWATER POLLUTION PREVENTION NOTES
C8.1-C8.4	STORMWATER POLLUTION PREVENTION DETAILS
C8.5	CONSTRUCTION DETAILS
C8.6	CITIZENS WATER DETAILS
L1.0-L1.1	LANDSCAPE PLAN
L2.0-L2.1	LANDSCAPE DETAILS

Sheet Title	Sheet Description
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1	DIRECTIONS FOR USE & GENERAL NOTES
2	RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS
3	RIGHT-OF-WAY DETAILS
4	UTILITY LOCATION GUIDELINES
5	DRIVE WAY & HANDICAP RAMP DETAILS
6	STORM SEWER STRUCTURE DETAILS
7	STORM SEWER BEDDING DETAILS AND GENERAL NOTES
8	SANITARY SEWER SPECIFICATIONS
9	SANITARY SEWER DETAILS
10	SANITARY SEWER LIFT STATION STANDARDS & GUIDELINES

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SUMMERTON SECTION 3
MCCORDSVILLE, INDIANA
COVER



DRAWN BY DC/TS	JOB NUMBER 2020-235-C
CHECKED BY KE	
DATE AUGUST 25, 2023	
SCALE AS SHOWN	
SHEET	

C1.0

COVER

1. NOT ALL GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE INFORMATION OF THE CONTRACTOR. THE CONTRACTOR SHALL HAVE ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES IN HIS WORK AREA WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT FROM THAT SHOWN ON THE DRAWINGS. ALL EXISTING UTILITIES ENCOUNTERED IN HIS WORK WHETHER IN PUBLIC RIGHTS OF WAY OR ON PRIVATE PROPERTY, SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ANY UTILITIES WHICH CANNOT BE REMOVED DURING CONSTRUCTION. ANY UNIQUE OR UNUSUAL UTILITY SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY, IF MINOR CONFLICTS ARISE. THE CONTRACTOR MAY SHIFT THE PROPOSED LOCATION OF THE UTILITY TO A MORE APPROPRIATE LOCATION BEFORE WORKING WITH OR AROUND UTILITIES. THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.

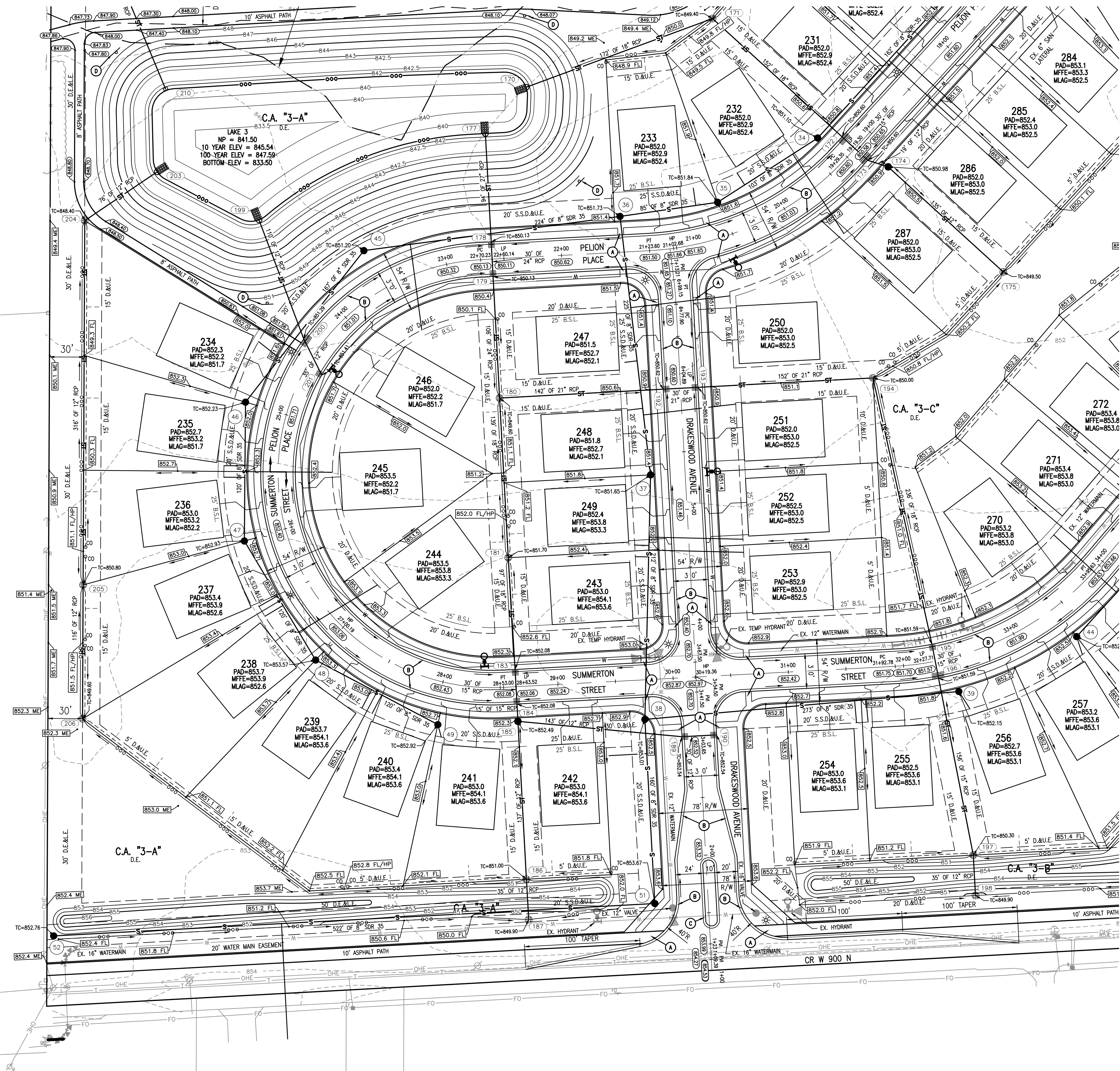
- SAFETY PROVISIONS FOR THE WORK SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE INDIANA OSHA AND ANY OTHER LOCAL STATE OR FEDERAL AGENCY HAVING JURISDICTION. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL, AT MINIMUM, PROVIDE TRAFFIC CONTROL AS REQUIRED TO SAFELY PROTECT THE GENERAL PUBLIC, THE CONTRACTOR'S WORK FORCES AND THE WORK. TRAFFIC CONTROL SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIAL PROVISIONS, STANDARD DETAILS AND GENERAL INSTRUCTIONS TO FIELD ENGINEERS. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. THE OPTION OF THE OWNER AND/OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, TRAFFIC WARNING SIGNS, FLASHING LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, SAFETY MEETING REQUIREMENTS AND AGENCY REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY. THERE WILL BE NO SEPARATE OR ADDITIONAL PAYMENT FOR THIS WORK.
- WHERE PROPERTY MARKERS, SECTION CORNERS, SURVEY MARKS OR BENCHMARKS, SUCH AS STONTS, PIPES, OR OTHER SUCH MONUMENTS ARE ENCOUNTERED AND CONFLICT WITH THE WORK, THE ENGINEER SHALL BE NOTIFIED BEFORE THEY ARE DISTURBED, THE MARKERS SHALL BE PROTECTED AFTER THE OWNER, ENGINEER, AND AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR REFERENCED THEIR LOCATIONS.
- ALL MATERIALS DENOTED "SALVAGED" SHALL BE STORED AND PROTECTED AT THE SITE FOR THE OWNER TO COLLECT OR FOR THE CONTRACTOR TO RE-USE AS INDICATED.
- THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER.
- ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.
- CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.
- REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED WALKWAYS. ALL FIELD TILE NOT INTERCEPTED TO BE PERPETUATED INTO STORM SEWER SYSTEM OR LAKE. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS.
- CONTRACTOR SHALL STAMP THE LETTER "S" IN THE CURB PERPENDICULAR TO THE LATERAL MARKER.
- STRUCTURES RECEIVING SUB-SURFACE DRAIN (SSD) SHALL HAVE BOTH PORTS CORE DRILLED, "T" OR "Y" BLIND CONNECTIONS ARE NOT ALLOWED.
- ALL STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE--DRAINS TO WATERWAY".
- STRUCTURAL FILL: SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). SHALL BE FREE OF ORGANIC MATERIAL, DEBRIS, DELETERIOUS MATERIALS AND FROZEN SOLIDS.
- ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE AND SHOULDER AND CURB AND SIDEWALKS. STRIPING SHALL CONCLUDE WITH THE ADJOINING ROAD.
- CLAY POND LINERS ARE REQUIRED IF SIGNIFICANT SAND OR GRAVEL STRATIFICATIONS ARE ENCOUNTERED DURING EXCAVATION OF POND.
- ALL COMMON AREA SIDEWALKS OR PATHS ARE TO BE CONSTRUCTED AS PART OF THE SITE INFRASTRUCTURE. INDIVIDUAL LOT SIDEWALKS TO BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION.
- FLOODPLAIN BOUNDARY LINES SHOWN ARE DELINEATED BASED ON APPLYING BASE FLOOD ELEVATIONS (BFES) TO SITE-SPECIFIC TOPOGRAPHY PER FEMA MAP #18050SC0017D DATED DECEMBER 4, 2007.

ORIGINATING BENCHMARK:
ELEVATION INFORMATION IS BASED UPON EXISTING McCORD
POINT CONSTRUCTION PLANS ESTABLISHED BY
STOEPPELWERTH, WHICH IS REFERENCED TO THE NORTH
AMERICAN VERTICAL DATUM OF 1929 (NGVD 29). CONTROL
FROM McCORD POINT WAS RECOVERED AND USED TO
ESTABLISH CONTROL FOR THIS PROJECT.

CUT SQUARE ON BACK OF CURB AT INTERSECTION OF
NORTH ANCHOR BEND AND NORTH MARINERS CREST.
SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION
3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)


TBM #1
HANCOCK COUNTY SURVEYOR DISK LOCATED IN THE CENTER
OF COUNTY ROAD 500 WEST, APPROXIMATELY 490 FEET
NORTH OF THE CULVERT FOR THE SCHULTZ & SCHULTZ
LEGAL DRAIN
ELEVATION = 852.92 (NGVD 29)

TBM #2
5/8-INCH REBAR WITH RED CAP STAMPED "HWC
ENGINEERING RANDOM POINT" LOCATED ON THE SOUTH SIDE
OF COUNTY ROAD 900 NORTH, NEAR A FIRE HYDRANT AT
THE SOUTHWEST CORNER OF THE SUBJECT TRACT
ELEVATION = 852.09 (NAVD88)



GRAPHIC SCALE

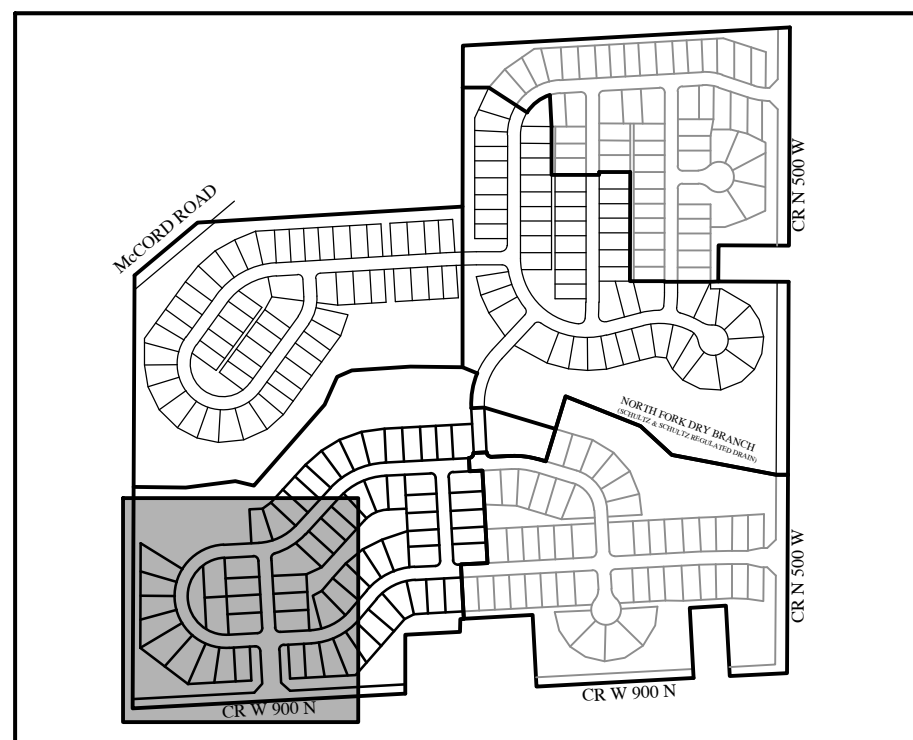
0' 50' 100' 150'



SCALE: 1" = 50'

EXISTING		RIGHT-OF-WAY LINE		PROPOSED
		EASEMENT LINE		
		SETBACK LINE		
		CENTERLINE		
		SWALE / FLOWLINE		
		SUBSURFACE DRAIN		
		SANITARY SEWER		
		STORM SEWER		
		STORM CULVERT		
		WATER MAIN		
		CONTOUR, MAJOR		
		CONTOUR, MINOR		
		FENCE		
		TREE LINE		
	①	SANITARY MANHOLE		
	②	STORM MANHOLE		
	③	STORM INLET		
	d	STORM END SECTION		
	h	FIRE HYDRANT		
	N/A	FLOW ARROW		
	N/A	FLOOD ROUTE		
	N/A	SPOT ELEVATION		
	N/A	PAVEMENT ELEVATION		
		A.D.A. HANDICAP RAMP		
		2' ROLL CURB		
		2' ROLL CURB WITH REVERSE SLOPE		
		POND SAFETY SIGN		
		SSD CLEANOUT		

BC	- BACK OF CURB	TB	- TOP OF BANK GRADE
CL	- CENTERLINE	TC	- TOP OF CASTING GRADE
CG	- FINISHED GRADE	PAD	- PAD GRADE
FL	- FLOW LINE	MFFG	- MINIMUM FLOOD PROTECTION GRADE
HP	- HIGH POINT	MFFE	- MINIMUM FINISH FLOOR ELEVATION
INV	- INVERT ELEVATION	TW	- TOP OF WALL
LP	- LOW POINT	IE	- INGRESS / EGRESS EASEMENT
ME	- MATCH EXISTING GRADE	25	- LOT NUMBER
NP	- NORMAL POOL (ELEVATION)	C.A.	- COMMON AREA
PC	- POINT OF CURVATURE	D.E.	- DRAINAGE EASEMENT
PRC	- POINT OF REVERSE CURVATURE	S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
PT	- POINT OF TANGENCY		
PVC	- POLYVINYL CHLORIDE PIPE	D.&U.E.	- DRAINAGE AND UTILITY EASEMENT
PWI	- POINT OF VERTICAL INTERSECTION	ESMT.	- EASEMENT
RCF	- REINFORCED CONCRETE PIPE	B.S.L.	- BUILDING SETBACK LINE
		R/W	- RIGHT-OF-WAY

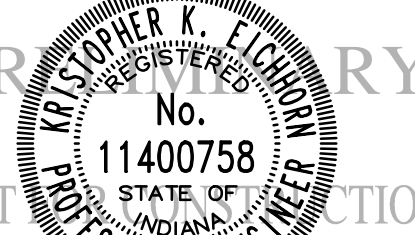


KEYMAP
NOT TO SCALE

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SUMMERTON SECTION 3 MCCORDSVILLE, INDIANA DEVELOPMENT PLAN

DEVELOPMENT PLAN



DRAWN BY DC/TS		JOB NUMBER 2020-235-C
CHECKED BY KE		
DATE AUGUST 25, 2023		
SCALE		
AS SHOWN		
SHEET		

C1.3

DEVELOPMENT PLAN

1. NOT GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTOR'S BENEFIT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES IN HIS WORK AREA WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT FROM THAT SHOWN ON THE DRAWINGS. ALL EXISTING UTILITIES ENCOUNTERED IN THE WORK, WHETHER IN PUBLIC RIGHTS OF WAY OR ON PRIVATE PROPERTY, SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ANY UTILITIES WHICH COULD BE DAMAGED BY THE WORK. IF A UNIQUE OR UNUSUAL UTILITY SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY, IF MINOR CONFLICTS ARISE, THE CONTRACTOR MAY SHIFT THE PROPOSED LOCATION OF THE UTILITY TO A MORE CONVENIENT LOCATION BEFORE WORKING WITH OR AROUND UTILITIES. THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.

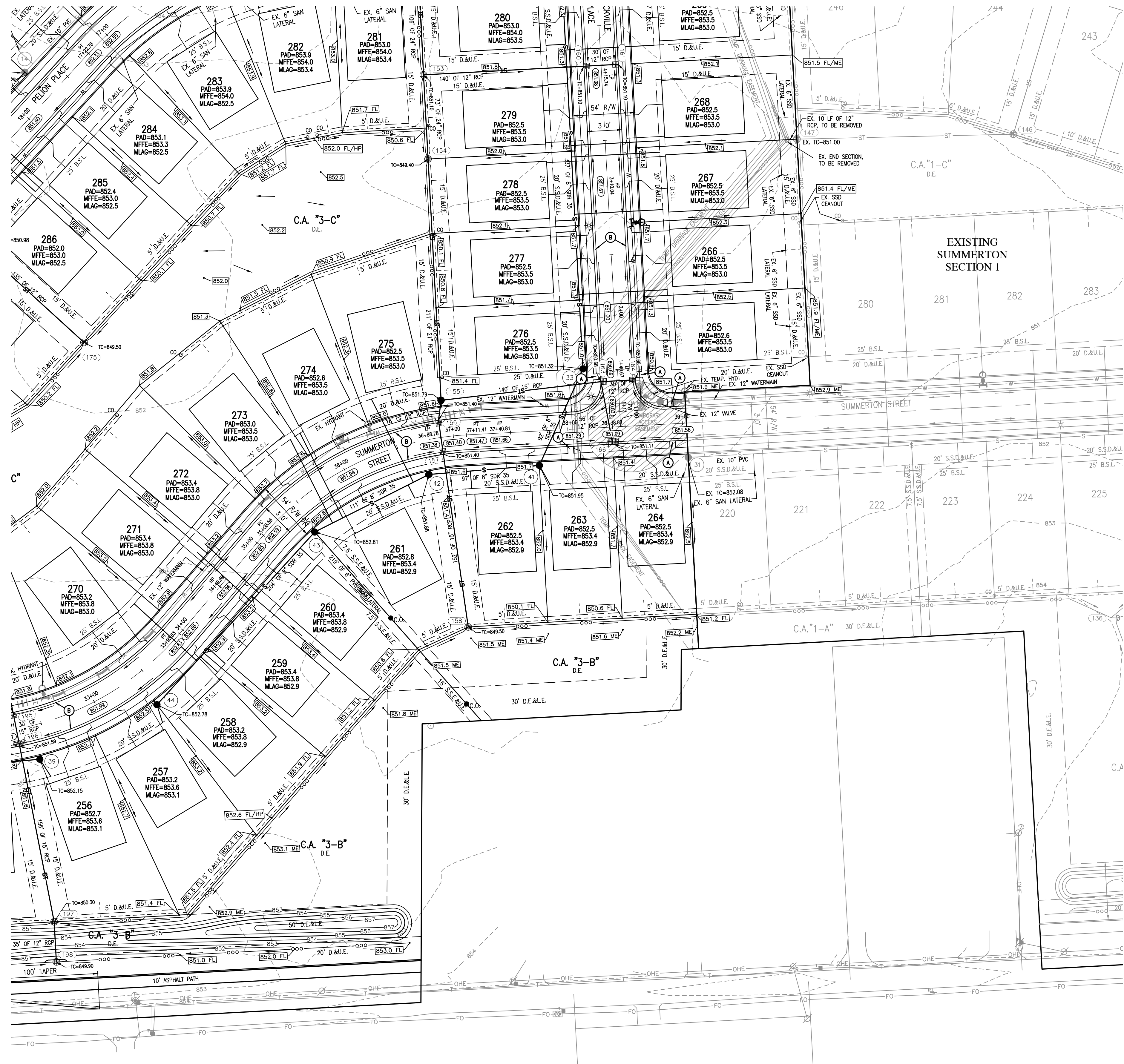
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17. FLOODPLAIN BOUNDARY LINES SHOWN ARE DELINEATED BASED ON APPLYING BASE FLOOD ELEVATIONS (BFES) TO SITE-SPECIFIC ZONING. PER FEMA MAP #18059SC0017D DATED DECEMBER 4, 2007.

ORIGINATING BENCHMARK:
ELEVATION INFORMATION IS BASED UPON EXISTING McCORD
POINTE CONSTRUCTION PLANS ESTABLISHED BY
STOEPPELWERTH, WHICH IS REFERENCED TO THE NORTH
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CUT SQUARE ON BACK OF CURB AT INTERSECTION OF
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GRAPHIC SCALE

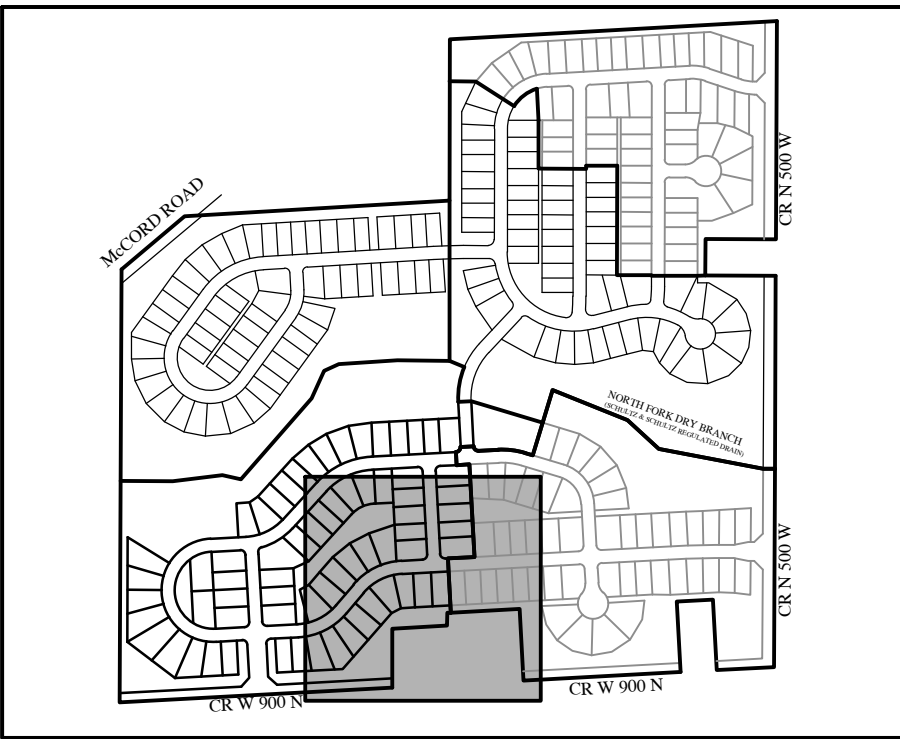
0' 50' 100' 150'



SCALE: 1" = 50'

EXISTING	RIGHT-OF-WAY LINE	PROPOSED
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
N/A	FLOOD ROUTE	
x XXXX x	SPOT ELEVATION	
N/A	PAVEMENT ELEVATION	
	A.D.A. HANDICAP RAMP	
	2' ROLL CURB	
	2' ROLL CURB WITH REVERSE SLOPE	
	POND SAFETY SIGN	
	SDD C/F ANCHUT	

BC	= BACK OF CURB	TB	= TOP OF BANK GRADE
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ME	= MATCH EXISTING GRADE	25	= LOT NUMBER
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PRC	= POINT OF REVERSE CURVATURE	S.S.D.&U.E.	= SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
PT	= POINT OF TANGENCY	D.&U.E.	= DRAINAGE AND UTILITY EASEMENT
PVC	= POLYVINYL CHLORIDE PIPE	ESMT.	= EASEMENT
PVI	= POINT OF VERTICAL INTERSECTION	B.S.L.	= BUILDING SETBACK LINE
RCP	= REINFORCED CONCRETE PIPE	R/W	= RIGHT-OF-WAY



KEYMAP
NOT TO SCALE

[illegible]

**SUMMERTON SECTION 3
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN**

DEVELOPMENT PLAN



DRAWN BY DC/TS	JOB NUMBER 2020-235-C
CHECKED BY KE	
DATE AUGUST 25, 2023	
SCALE AS SHOWN	
SHEET	

C1.4

DEVELOPMENT PLAN

1. NOT GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTOR'S BENEFIT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES IN HIS WORK AREA WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT FROM THAT SHOWN ON THE DRAWINGS. ALL EXISTING UTILITIES ENCOUNTERED IN THE WORK, WHETHER IN PUBLIC RIGHTS OF WAY OR ON PRIVATE PROPERTY, SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ANY UTILITIES WHICH COULD BE DAMAGED BY THE WORK. IF A UNIQUE OR UNUSUAL UTILITY SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY, IF MINOR CONFLICTS ARISE, THE CONTRACTOR MAY SHIFT THE PROPOSED LOCATION OF THE UTILITY TO A MORE CONVENIENT LOCATION BEFORE WORKING WITH OR AROUND UTILITIES. THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.

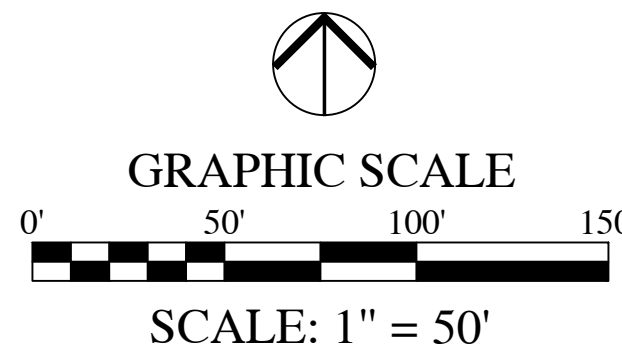
- SAFETY PROVISIONS FOR THE WORK SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE INDIANA OSHA AND ANY OTHER LOCAL STATE OR FEDERAL AGENCY HAVING JURISDICTION. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY AND PERSONNEL PROTECTION DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL AT MINIMUM, PROVIDE TRAFFIC CONTROL AS REQUIRED TO SAFELY PROTECT THE GENERAL PUBLIC, THE CONTRACTOR'S WORK FORCES AND THE WORKER. TRAFFIC CONTROL SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIAL STANDARD AND STANDARD DETAILS AND GENERAL INSTRUCTIONS TO FIELD EMPLOYEES. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. THE OPTION OF THE OWNER AND/OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, FENCES, WARNING SIGNS, FLASHING LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, SAFETY MEETING REQUIREMENTS AND AGENCY REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY PRECAUTIONS. THERE WILL BE NO SEPARATE OR ADDITIONAL PAYMENT FOR THIS WORK.
- WHERE PROPERTY MARKERS, SECTION CORNERS, SURVEY MARKS OR BENCHMARKS, SUCH AS STONES, PIPES, OR OTHER SUCH MONUMENTS ARE ENCOUNTERED AND CONFLICT WITH THE WORK, THE ENGINEER SHALL BE NOTIFIED BEFORE THEY ARE DISTURBED. THE MARKERS SHALL BE PROTECTED BY THE CONTRACTOR. THE OWNER AND AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR REFERENCED THEIR LOCATIONS.
- ALL MATERIALS DENOTED "SALVAGED" SHALL BE STORED AND PROTECTED AT THE SITE FOR THE OWNER TO COLLECT OR FOR THE CONTRACTOR TO RE-USE AS INDICATED.
- THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER.
- ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.
- CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.
- REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED HOUSE PADS. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO STORM SEWER SYSTEM OR LAKE. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS.
- CONTRACTOR SHALL STAMP THE LETTER "S" IN THE CURB PERPENDICULAR TO THE LATERAL MARKER.
- STRUCTURES RECEIVING SUB-SURFACE DRAIN (SSD) SHALL HAVE BOTH PORTS CORE DRILLED. "T" OR "Y" BLIND CONNECTIONS ARE NOT ALLOWED.
- ALL STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE--DRAINS TO WATERWAY".
- STRUCTURAL FILL: SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). SHALL BE FREE OF ORGANIC MATERIAL, DEBRIS, DELETERIOUS MATERIALS AND FROZEN SOLIDS.
- ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE AND SHOULDER AND GRADE REPAIRS (I.E. STRIPING SHALL COINCIDE WITH THE ADJOINING ROAD.
- CLAY POND LINERS ARE REQUIRED IF SIGNIFICANT SAND OR GRAVEL STRATIFICATIONS ARE ENCOUNTERED DURING EXCAVATION OF POND.
- ALL COMMON AREA SIDEWALKS OR PATHS ARE TO BE CONSTRUCTED AS PART OF THE SITE INFRASTRUCTURE. INDIVIDUAL LOT SIDEWALKS TO BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION.
- FLOODPLAIN BOUNDARY LINES SHOWN ARE DELINEATED BASED ON APPLYING BASE FLOOD ELEVATIONS (BFES) TO SITE-SPECIFIC TOPOGRAPHY PER FEMA MAP #18059SC0017D DATED DECEMBER 4, 2007.

ORIGINATING BENCHMARK:
ELEVATION INFORMATION IS BASED UPON EXISTING McCORD
POINTE CONSTRUCTION PLANS ESTABLISHED BY
STOEPPELWERTH, WHICH IS REFERENCED TO THE NORTH
AMERICAN VERTICAL DATUM OF 1929 (NGVD 29). CONTROL
FROM McCORD POINTE WAS RECOVERED AND USED TO
ESTABLISH CONTROL FOR THIS PROJECT.

CUT SQUARE ON BACK OF CURB AT INTERSECTION OF
NORTH ANCHOR BEND AND NORTH MARINERS CREST.
SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION
3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)

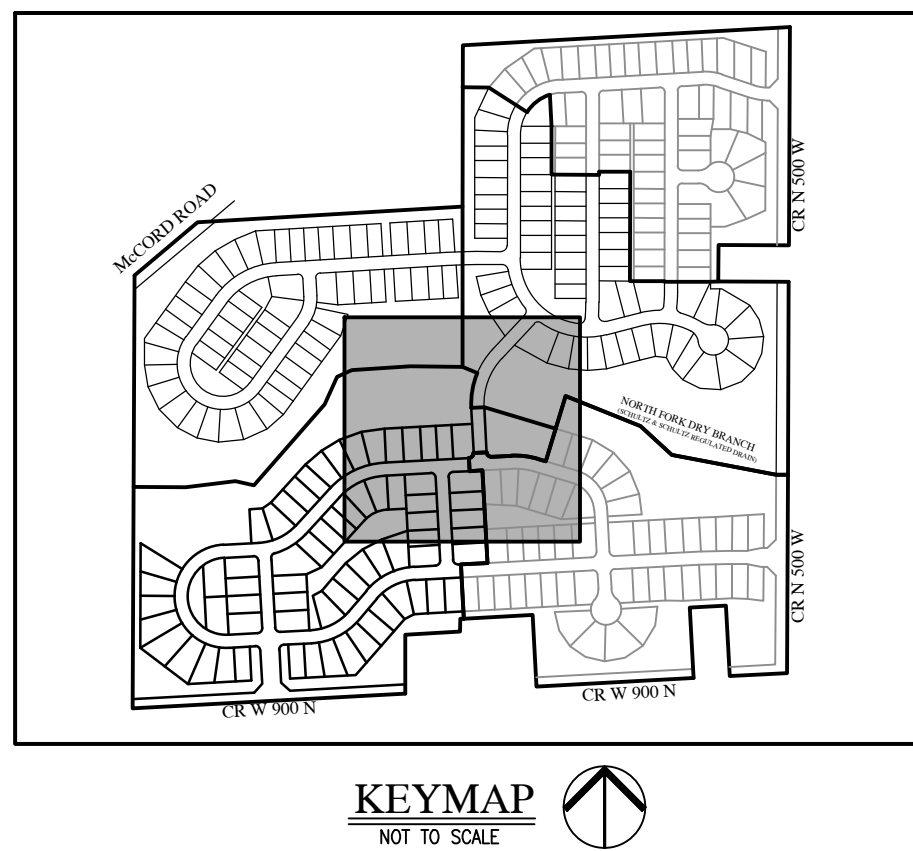
TBM #1
HANCOCK COUNTY SURVEYOR DISK LOCATED IN THE CENTER
OF COUNTY ROAD 500 WEST, APPROXIMATELY 490 FEET
NORTH OF THE CULVERT FOR THE SCHULTZ & SCHULTZ
LEGAL DRAIN
ELEVATION = 852.92 (NGVD 29)

TBM #2
5/8-INCH REBAR WITH RED CAP STAMPED "HWC
ENGINEERING RANDOM POINT" LOCATED ON THE SOUTH SIDE
OF COUNTY ROAD 900 NORTH, NEAR A FIRE HYDRANT AT
THE SOUTHWEST CORNER OF THE SUBJECT TRACT
ELEVATION = 852.09 (NAVD88)



EXISTING	RIGHT-OF-WAY LINE	PROPOSED
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
N/A	FLOOD ROUTE	
x XXXX x	SPOT ELEVATION	
N/A	PAVEMENT ELEVATION	
	A.D.A. HANDICAP RAMP	
	2' ROLL CURB	
	2' ROLL CURB WITH REVERSE SLOPE	
	POND SAFETY SIGN	
	SSD C/F ANCHUT	

BC	= BACK OF CURB	TB	= TOP OF BANK GRADE
CL	= CENTERLINE	TC	= TOP OF CASTING GRADE
CG	= FINISHED GRADE	PAD	= PAD GRADE
FL	= FLOW LINE	MPFG	= MINIMUM FLOOD PROTECTION GRD
HP	= HIGH POINT	MFFE	= MINIMUM FINISH FLOOR ELEVATION
INV	= INVERT ELEVATION	TW	= TOP OF WALL
LP	= LOW POINT	IEE	= INGRESS / EGRESS EASEMENT
ME	= MATCH EXISTING GRADE	25	= LOT NUMBER
NP	= NORMAL POOL (ELEVATION)	C.A.	= COMMON AREA
PC	= POINT OF CURVATURE	D.E.	= DRAINAGE EASEMENT
PRC	= POINT OF REVERSE CURVATURE	S.S.D.&U.E.	= SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
PT	= POINT OF TANGENCY	D.&U.E.	= DRAINAGE AND UTILITY EASEMENT
PVC	= POLYVINYL CHLORIDE PIPE	ESMT.	= EASEMENT
PVI	= POINT OF VERTICAL INTERSECTION	B.S.L.	= BUILDING SETBACK LINE
RCP	= REINFORCED CONCRETE PIPE	R/W	= RIGHT-OF-WAY

[illegible]

**SUMMERTON SECTION 3
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN**

DEVELOPMENT PLAN



DRAWN BY DC/TS	JOB NUMBER 2020-235-C
CHECKED BY KE	
DATE AUGUST 25, 2023	
SCALE	
AS SHOWN	
SHEET	

C1.5

1. NOT GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTOR'S BENEFIT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES IN HIS WORK AREA WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT FROM THAT SHOWN ON THE DRAWINGS. ALL EXISTING UTILITIES ENCOUNTERED IN THE WORK, WHETHER IN PUBLIC RIGHTS OF WAY OR ON PRIVATE PROPERTY, SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ANY UTILITIES WHICH COULD BE DAMAGED BY THE WORK. IF A UNIQUE OR UNUSUAL UTILITY SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY, IF MINOR CONFLICTS ARISE, THE CONTRACTOR MAY SHIFT THE PROPOSED LOCATION OF THE UTILITY TO A MORE CONVENIENT LOCATION BEFORE WORKING WITH OR AROUND UTILITIES. THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.

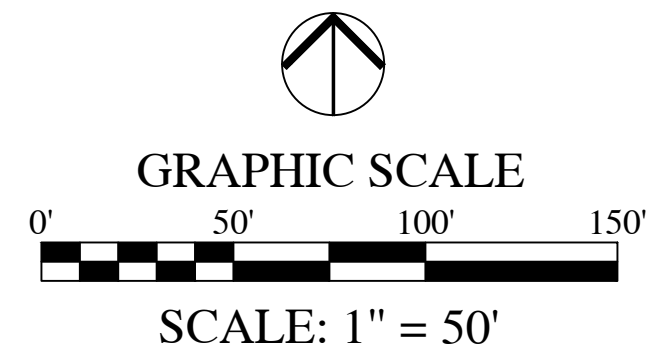
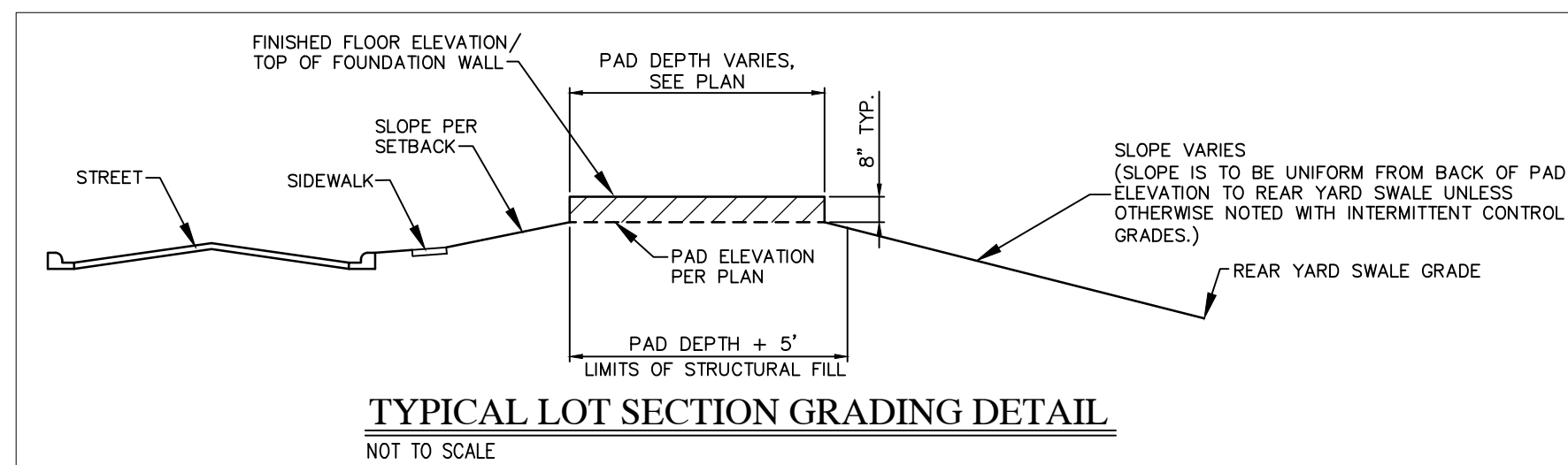
1. SAFETY PROVISIONS FOR THE WORK SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE INDIANA OSHA AND ANY OTHER LOCAL STATE OR FEDERAL AGENCY HAVING JURISDICTION. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR SHALL, AT MINIMUM, PROVIDE TRAFFIC CONTROL AS REQUIRED TO SAFELY PROTECT THE GENERAL PUBLIC, THE CONTRACTOR'S WORK FORCES AND THE WORK. TRAFFIC CONTROL SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIAL PROVISIONS, STANDARD DETAILS AND GENERAL INSTRUCTIONS TO FIELD SUPERVISORS. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. THE OPTION OF THE OWNER AND/OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, TRAFFIC WARNING SIGNS, FLASHING LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, SAFETY MEETING REQUIREMENTS AND AGENCY REQUIREMENTS FOR TRAFFIC CONTROL. THE REQUIREMENT FOR TRAFFIC CONTROL WILL BE SEPARATE OR ADDITIONAL PAYMENT FOR THIS WORK.
3. WHERE PROPERTY MARKERS, SECTION CORNERS, SURVEY MARKS OR BENCHMARKS, SUCH AS CONDUIT PIPES, OTHER SUCH MONUMENTS ARE ENCOUNTERED AND STONED WITH THE WORK, THE ENGINEER SHALL BE NOTIFIED BEFORE THEY ARE DISTURBED, THE MARKERS SHALL BE PROTECTED AFTER THE OWNER, ENGINEER, AND AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR REFERENCED THEIR LOCATIONS.
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7. CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.
8. REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED HOUSE FLOORS. ALL FIELD TILE INTERCEPTED TO BE PERPETUATED INTO STORM SEWER SYSTEM OR LAKE. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS.
10. CONTRACTOR SHALL STAMP THE LETTER "S" IN THE CURB PERPENDICULAR TO THE LATERAL MARKER.
11. STRUCTURES RECEIVING SUB-SURFACE DRAIN (SSD) SHALL HAVE BOTH PORTS CORE DRILLED, "T" OR "Y" BLIND CONNECTIONS ARE NOT ALLOWED.
12. ALL STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE--DRAINS TO WATERWAY".
13. STRUCTURAL FILL: SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). SHALL BE FREE OF ORGANIC MATERIAL, DEBRIS, DELETERIOUS MATERIALS AND FROZEN SOLIDS.
14. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE AND SHOULDER AND CURB AND REPAIRS (I.E. STRIPING SHALL CONCOIDE WITH THE ADJOINING ROAD.
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17. FLOODPLAIN BOUNDARY LINES SHOWN ARE DELINEATED BASED ON APPLYING BASE FLOOD ELEVATIONS (BFES) TO SITE-SPECIFIC ZONING CATEGORY PER FEMA MAP #18050SC0017D DATED DECEMBER 4, 2007.

ORIGINATING BENCHMARK:
ELEVATION INFORMATION IS BASED UPON EXISTING McCORD
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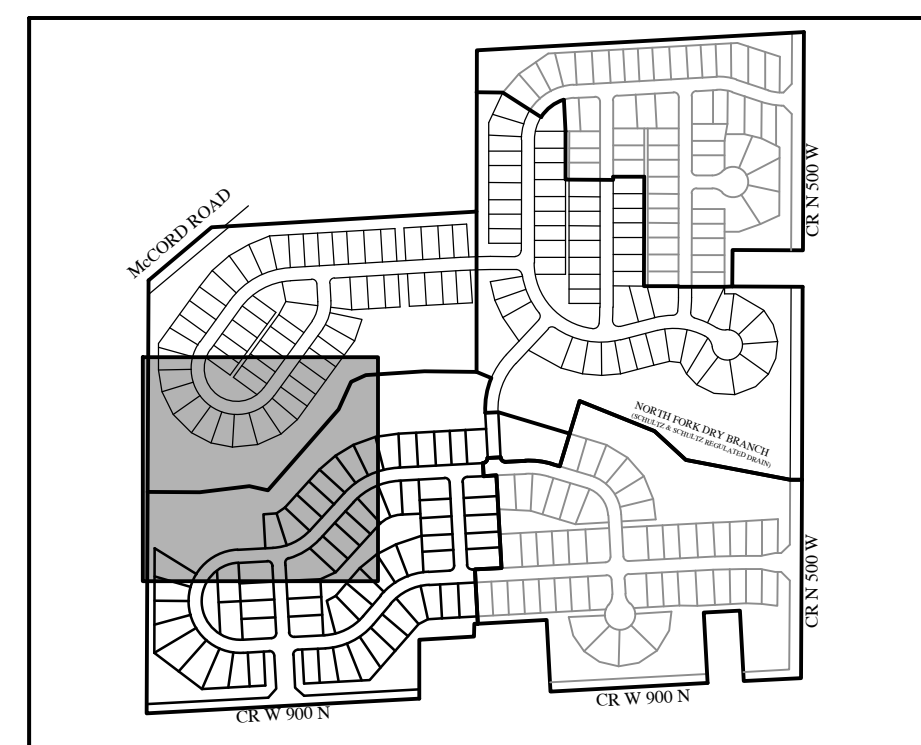
TBM #1
HANCOCK COUNTY SURVEYOR DISK LOCATED IN THE CENTER
OF COUNTY ROAD 500 WEST, APPROXIMATELY 490 FEET
NORTH OF THE CULVERT FOR THE SCHULTZ & SCHULTZ
LEGAL DRAIN
ELEVATION = 852.92 (NGVD 29)

TBM #2
5/8-INCH REBAR WITH RED CAP STAMPED "HWC
ENGINEERING RANDOM POINT" LOCATED ON THE SOUTH SIDE
OF COUNTY ROAD 900 NORTH, NEAR A FIRE HYDRANT AT
THE SOUTHWEST CORNER OF THE SUBJECT TRACT
ELEVATION = 852.09 (NAVD88)

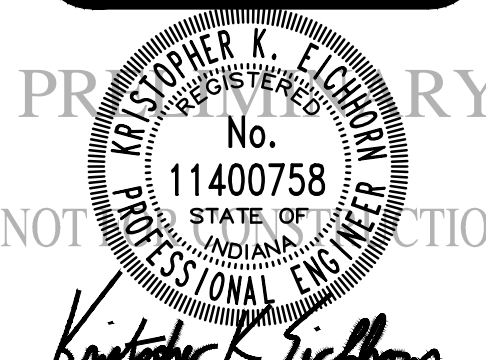


EXISTING		RIGHT-OF-WAY LINE		PROPOSED
		EASEMENT LINE		
		SEBACK LINE		
		CENTERLINE		
		SWALE / FLOWLINE		
		SUBSURFACE DRAIN		
		SANITARY SEWER		
		STORM SEWER		
		STORM CULVERT		
		WATER MAIN		
		CONTOUR, MAJOR		
		CONTOUR, MINOR		
		FENCE		
		TREE LINE		
		SANITARY MANHOLE		
		STORM MANHOLE		
		STORM INLET		
		STORM END SECTION		
		FIRE HYDRANT		
		FLOW ARROW		
		FLOOD ROUTE		
		SPOT ELEVATION		
		PAVEMENT ELEVATION		
		A.D.A. HANDICAP RAMP		
		2' ROLL CURB		
		2' ROLL CURB WITH REVERSE SLOPE		
		POND SAFETY SIGN		
		SSD (FANOUT)		

CL	- BACK OF CURB	TB	- TOP OF BANK GRADE
CL	- CENTERLINE	TC	- TOP OF CASTING GRADE
FG	- FINISHED GRADE	PAD	- PAD GRADE
FL	- FLOW LINE	MFPF	- MINIMUM FLOOD PROTECTION GROUND
HP	- HIGH POINT	MFFE	- MINIMUM FINISH FLOOR ELEVATION
INV	- INVERT ELEVATION	TW	- TOP OF WALL
LP	- LOW POINT	IEE	- INGRESS / EGRESS EASEMENT
ME	- MATCH EXISTING GRADE	25	- LOT NUMBER
NP	- NORMAL POOL (ELEVATION)	C.A.	- COMMON AREA
PC	- POINT OF CURVATURE	D.E.	- DRAINAGE EASEMENT
PRC	- POINT OF REVERSE CURVATURE	S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
PT	- POINT OF TANGENCY	D.&U.E.	- DRAINAGE AND UTILITY EASEMENT
PVC	- POLYVINYL CHLORIDE PIPE	ESMT.	- EASEMENT
PM	- POINT OF VERTICAL INTERSECTION	B.S.L.	- BUILDING SETBACK LINE
RCP	- REINFORCED CONCRETE PIPE	R/W	- RIGHT-OF-WAY

[illegible]

SUMMERTON SECTION 3 MCCORDSVILLE, INDIANA DEVELOPMENT PLAN



DRAWN BY DC/TS	JOB NUMBER 2020-235-C
CHECKED BY KE	
DATE AUGUST 25, 2023	
SCALE AS SHOWN	
SHEET	

C1.6

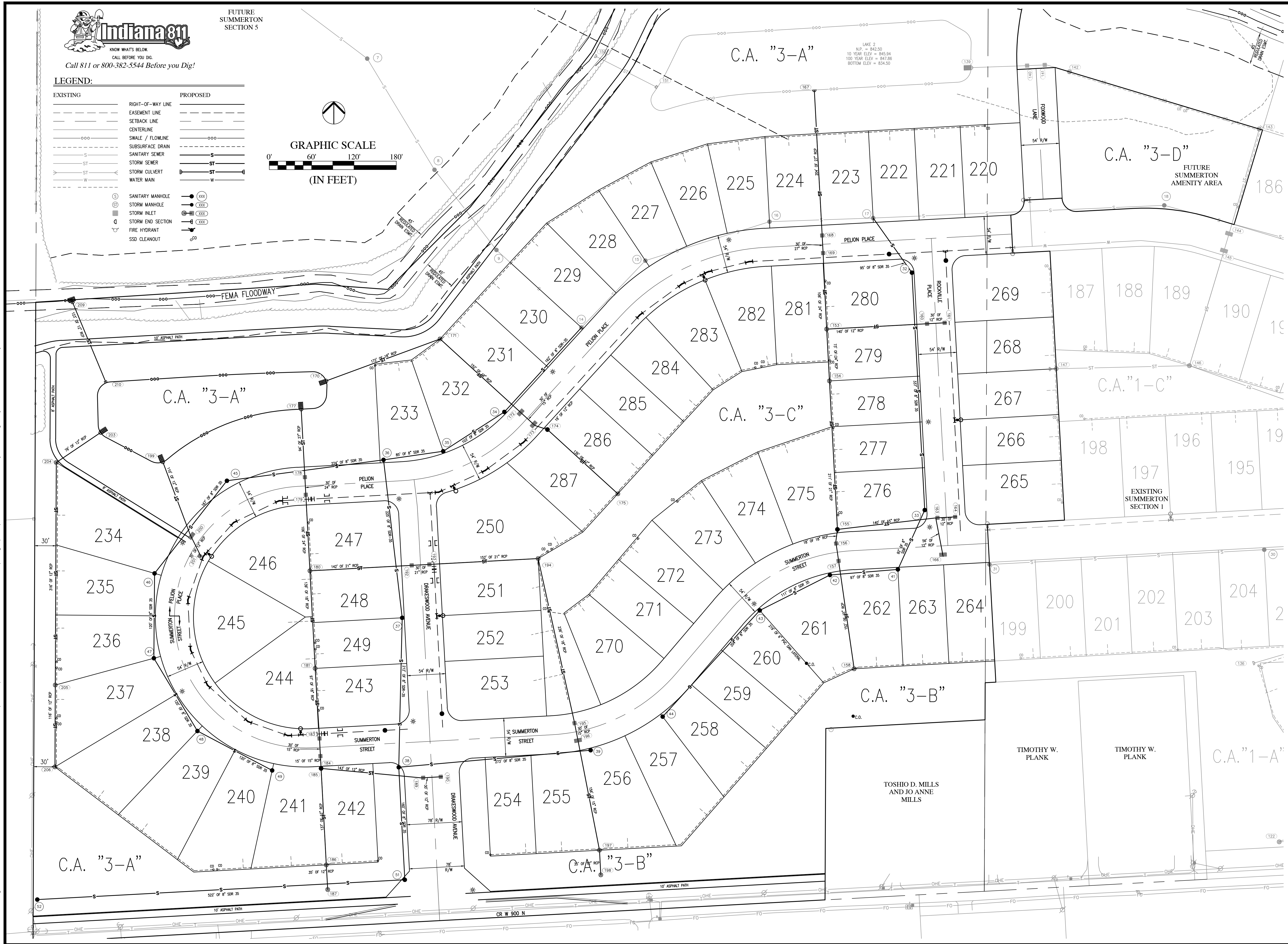
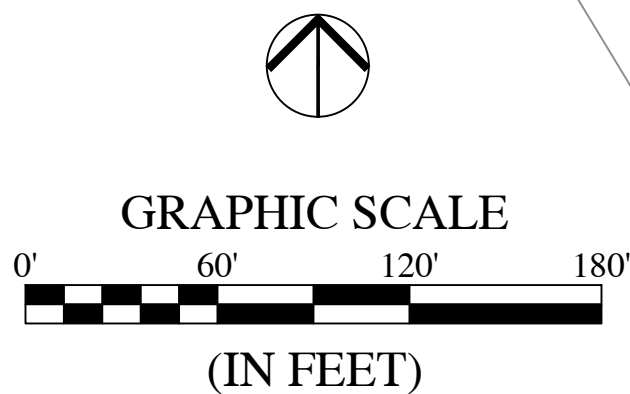
DEVELOPMENT PLAN



Call 811 or 800-382-5544 Before you Dig!

LEGEND:

EXISTING	PROPOSED



REVISIONS		
DATE	DESCRIPTION	BY

HWC
ENGINEERING

INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

SUMMERTON SECTION 3
MCCORDSVILLE, INDIANA
MASTER UTILITY PLAN

PROFESSIONAL ENGINEER
No. 11400758
STATE OF INDIANA
NOTARY PUBLIC

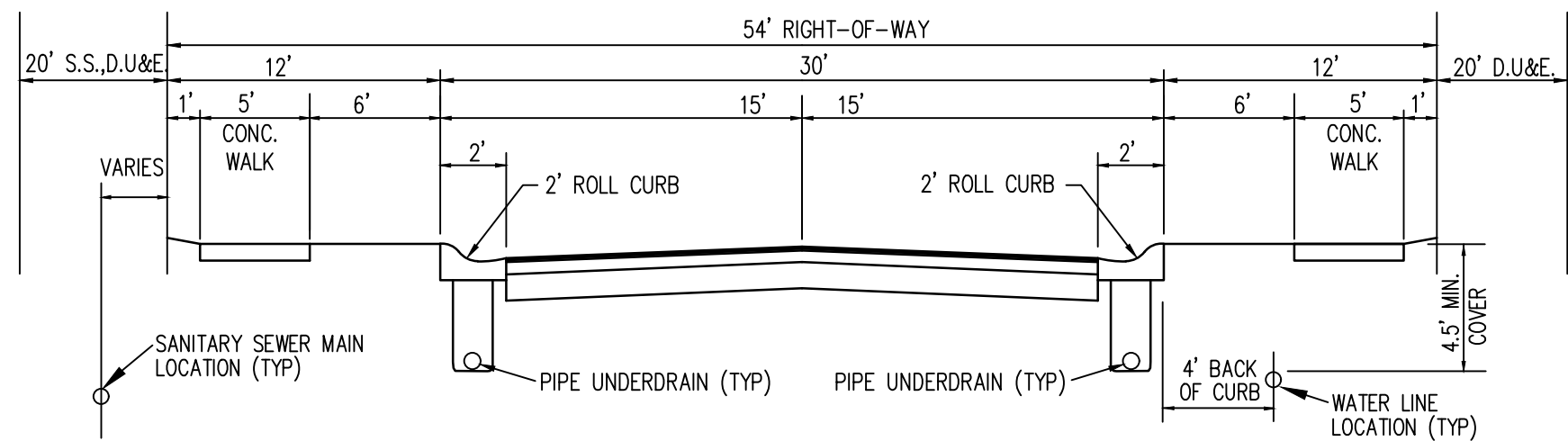
Christopher K. Eickhorst

DC/TS	JOB NUMBER 2020-235-C
KE	DATE AUGUST 25, 2023
SCALE AS SHOWN	SHEET

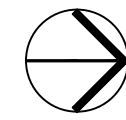
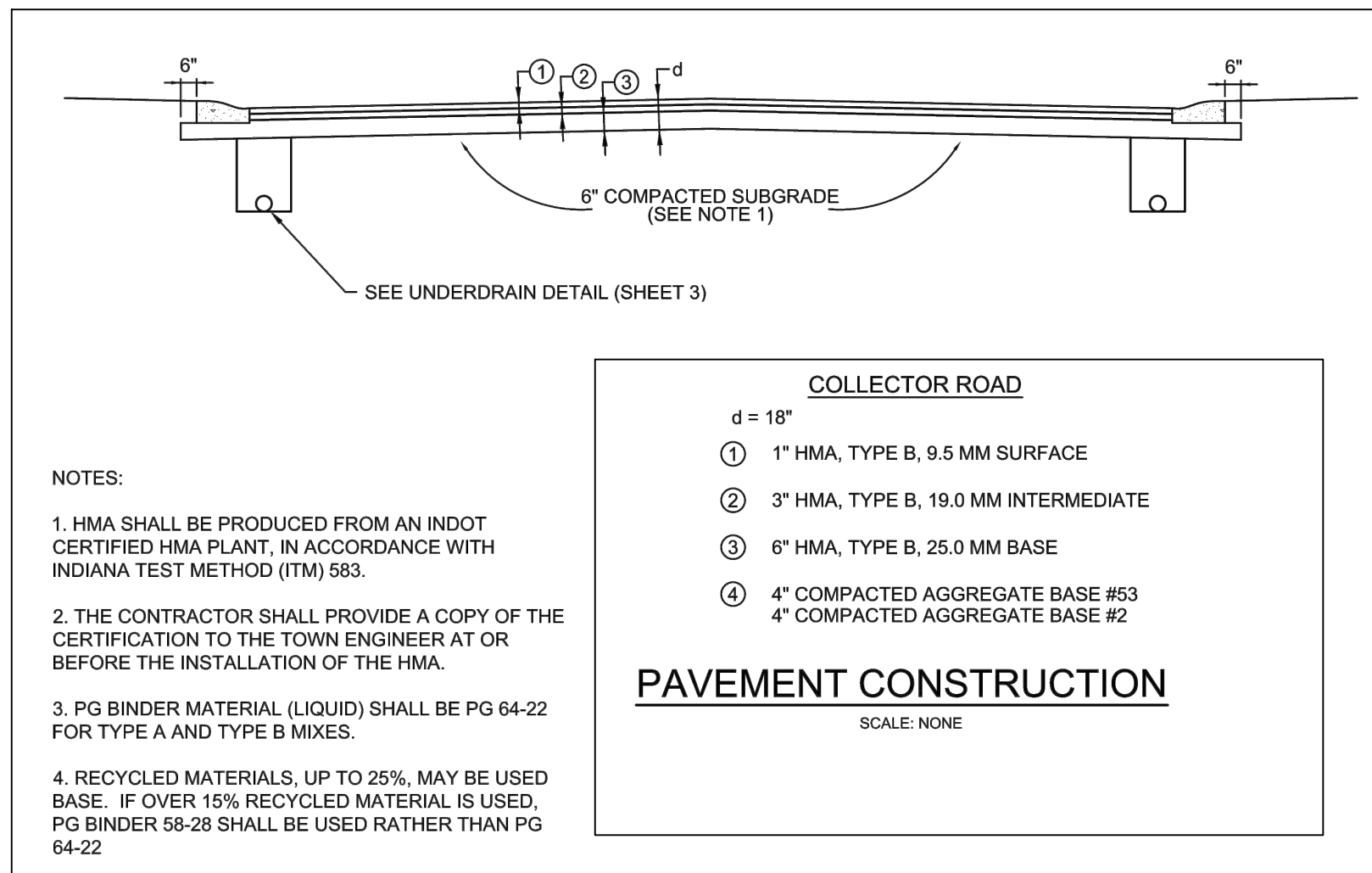
C1.23
MASTER UTILITY PLAN

Plot Date: Aug 25, 2023 Plot Time: 1:53pm File Name: W:\Lennar\2020-235-C Lennar- Summerton 3\Design\CAD\20235-C Entrance Plan.dwg, Layout: C3.0 By: keichhorn

- NOTES:
1. ALL EXISTING ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE SHOULDERS AND SIGNAGE. REPAIRS (i.e. STRIPING) SHALL COINCIDE WITH THE ADJOINING ROAD.
 2. UTILITY CONFLICTS (INCLUDING UTILITY POLES) MUST BE COMPLETELY RESOLVED PRIOR TO CONSTRUCTION OF ACCEL/DECEL LANES, PASSING BLISTER LANES AND/OR LEFT TURN LANES. CONSTRUCTION OF THESE LANES INCLUDES BUT IS NOT LIMITED TO EXCAVATION, EMBANKMENT, PAVING AND SUBGRADE PREPARATION.



TYPICAL STREET SECTION
NOT TO SCALE



GRAPHIC SCALE
0' 30' 60' 90'
(IN FEET)

LEGEND:

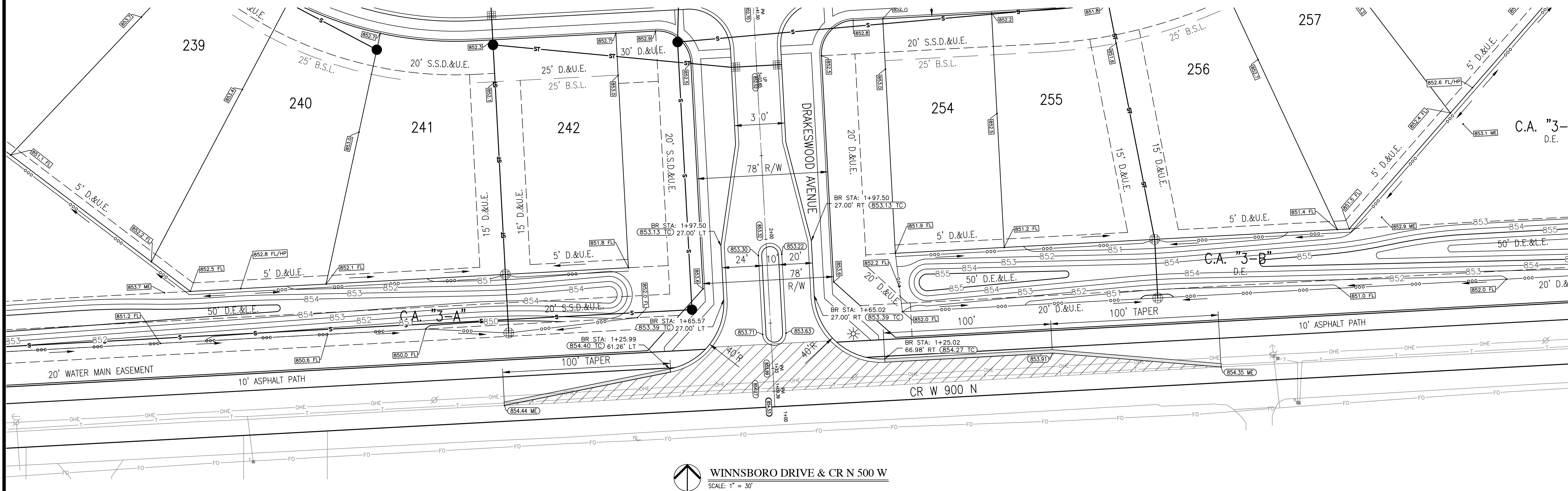
EXISTING		PROPOSED
---	RIGHT-OF-WAY LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CENTERLINE	---
---	SWALE / FLOWLINE	---
---	SUBSURFACE DRAIN	---
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
⊙	SANITARY MANHOLE	⊙
⊙	STORM MANHOLE	⊙
⊙	STORM INLET	⊙
⊙	STORM END SECTION	⊙
⊙	FIRE HYDRANT	⊙
N/A	FLOW ARROW	→
N/A	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX
	A.D.A HANDICAP RAMP	A
	2" ROLL CURB	B
	2" ROLL CURB & GUTTER (REVERSE SLOPE)	C
	PROPOSED 2" STONE SHOULDER, 8" DEEP COMPACTED #53 STONE	
	COLLECTOR ROAD, d=18", WITHIN CR 900 N R/W	

GENERAL NOTES

1. THE USE OF THERMOPLASTIC PAVEMENT MARKINGS IS REQUIRED ON ASPHALT PAVEMENT WITHIN THE RIGHT-OF-WAY. THE USE OF EPOXY STRIPING IS REQUIRED ON CONCRETE WITHIN THE RIGHT-OF-WAY.
2. LIGHTING, SIGNS, IRRIGATION LINES, ETC. MUST BE CONSTRUCTED TO MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET FROM THE CENTER OF THE SANITARY SEWER FACILITIES.
3. STREET LIGHTS ARE REQUIRED TO MATCH EXISTING STREET LIGHTS. TO INCLUDE POLE TYPE, FIXTURE TYPE, HEIGHT OF FIXTURE ETC.
4. ALL STREET LIGHTING SHALL BE INSTALLED WITH REFLECTORS OR OTHER SUCH DEVICES OR CONTROLS SO THAT LIGHT IS REFLECTED DOWNWARD TO MITIGATE LIGHT SPILLOVER.
5. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE SHOULDERS AND SIGNAGE.

ABBREVIATIONS:

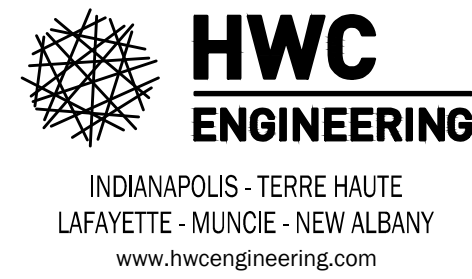
BR	- BEGIN RADIUS
CL	- CENTERLINE
GUT	- GUTTER GRADE
HP	- HIGH POINT
LP	- LOW POINT
ME	- MATCH EXISTING GRADE
PC	- POINT OF CURVATURE
PT	- POINT OF TANGENCY
PVI	- POINT OF VERTICAL INTERSECTION
R	- RADIUS
TC	- TOP OF CURB/TOP OF CASTING GRADE



WINNSBORO DRIVE & CR N 500 W
SCALE: 1" = 30'

REVISIONS

DATE	DESCRIPTION	BY



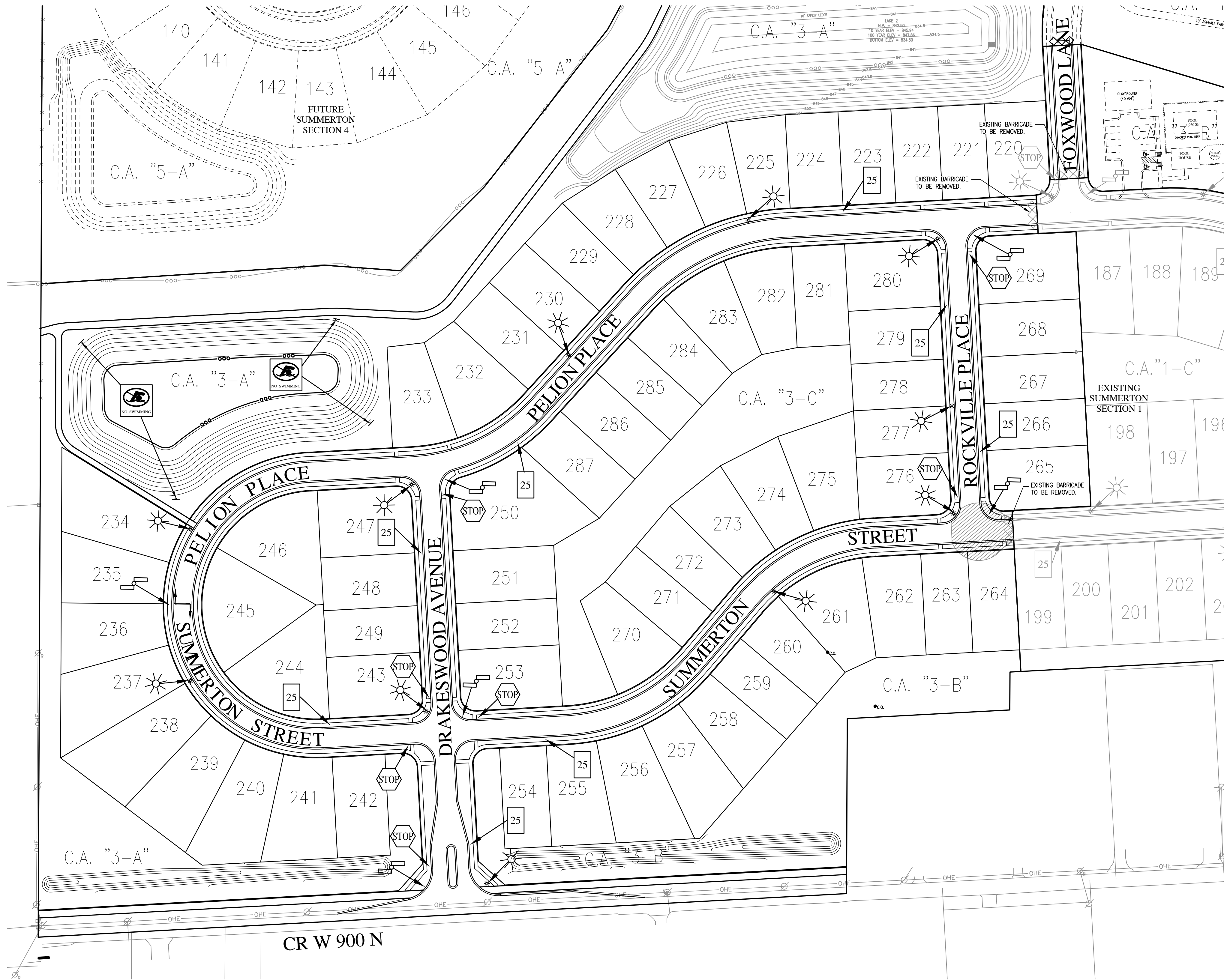
SUMMERTON SECTION 3
MCCORDSVILLE, INDIANA

ENTRANCE PLAN



DRAWN BY DC/TS	JOB NUMBER 2020-235-C
CHECKED BY KE	
DATE AUGUST 25, 2023	
SCALE AS SHOWN	
SHEET	

C3.0
ENTRANCE PLAN



GENERAL NOTES

1. LIGHTING, SIGNS, IRRIGATION LINES, ETC. MUST BE CONSTRUCTED TO MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET FROM THE CENTER OF THE SANITARY SEWER FACILITIES.
2. STREET LIGHTS ARE REQUIRED TO MATCH EXISTING STREET LIGHTS. TO INCLUDE POLE TYPE, FIXTURE TYPE, HEIGHT OF FIXTURE ETC.
3. ALL STREET LIGHTING SHALL BE INSTALLED WITH REFLECTORS OR OTHER SUCH DEVICES OR CONTROLS SO THAT LIGHT IS REFLECTED DOWNWARD TO MITIGATE LIGHT SPILLOVER. ALL STREET LIGHTS ARE TO BE FULL CUT-OFF AND DARK SKY COMPLIANT.



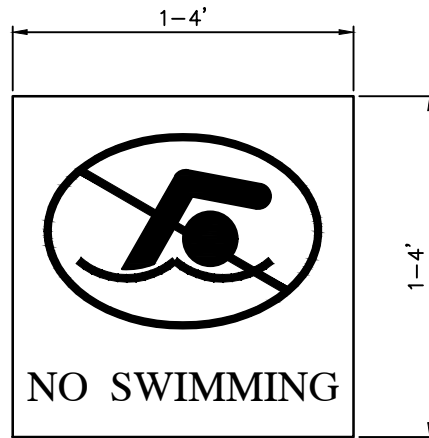
GRAPHIC SCALE



SCALE: 1" = 80'

LEGEND:

EXISTING	RIGHT-OF-WAY LINE	PROPOSED
		STOP SIGN
		SPEED LIMIT SIGN
		STREET NAME SIGN
		END OF ROAD MARKER: TYPE III CONSTRUCTION BARRICADE
		HIGH POWERED LED STREET LIGHT (SEE TOWN OF MCCORDSVILLE ZONING ORDINANCE, EXHIBIT C).
		NOTE: ALL STREET LIGHTS TO BE FULL CUT-OFF AND DARK SKY COMPLIANT
		POND SAFETY SIGN

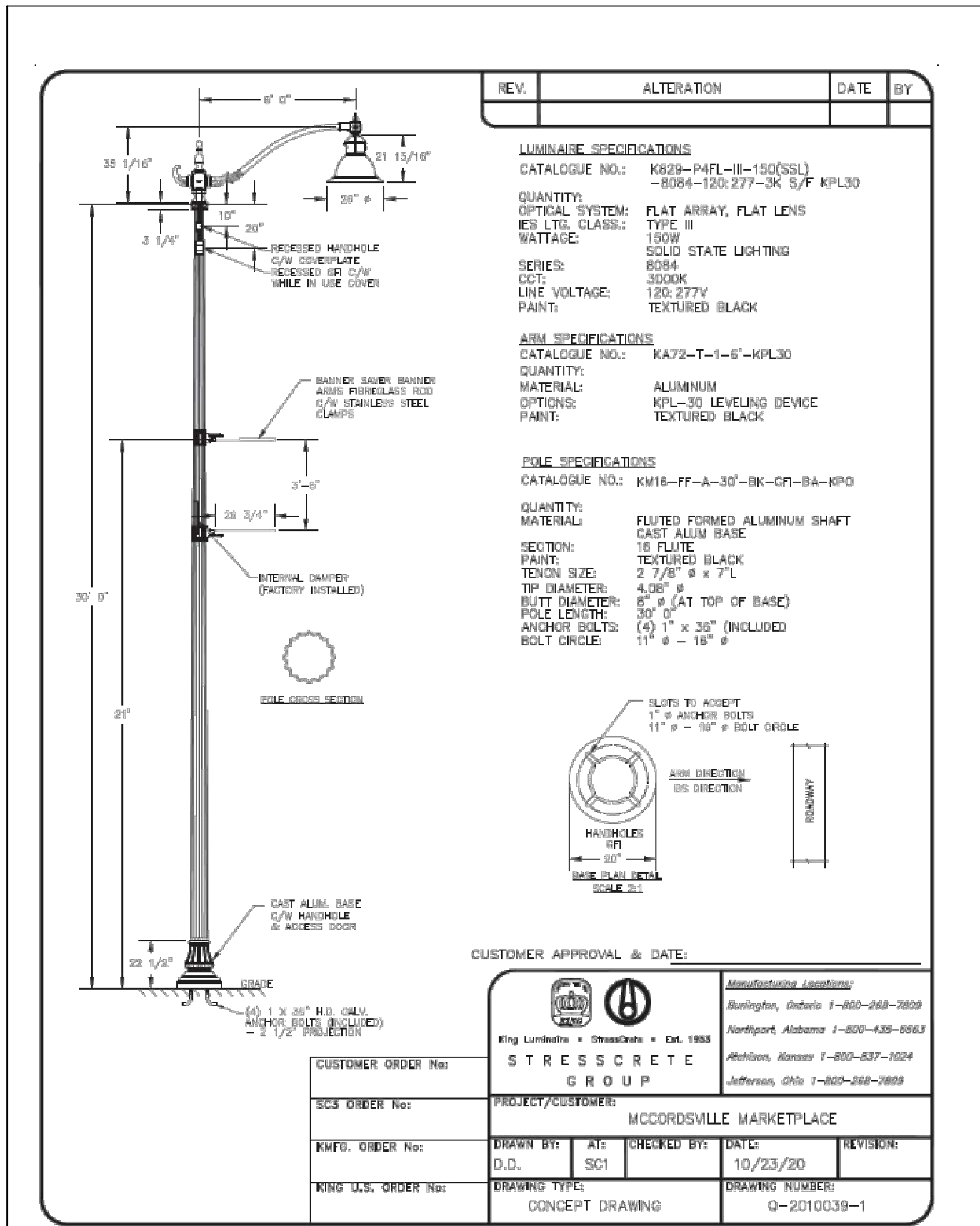


NOTES:

1. SIZE SHOULD BE A MINIMUM OF ONE SQUARE FEET MAXIMUM FOUR SQUARE FEET.
2. SHOULD BE NO MORE THAN 500 FEET APART, WITH NO LESS THAN FOUR FEET APART.
3. A SIGN MUST BE PLACED AT ALL PUBLIC ACCESS AND ENTRANCE AREAS TO POND.
4. MUST HAVE THE WORDS "NO SWIMMING" AND A "NO SWIMMING" SYMBOL. CAN ALSO PROHIBIT TRESPASSING, SWIMMING, WADING OR OTHER RECREATIONAL ACTIVITIES THAT WOULD INVOLVE A PERSON ENTERING A POND.
5. COLORS TO BE DETERMINED BY THE HOMEOWNERS ASSOCIATION DEVELOPER.

POND SAFETY SIGN

NOT TO SCALE



REVISIONS

DATE	DESCRIPTION	BY

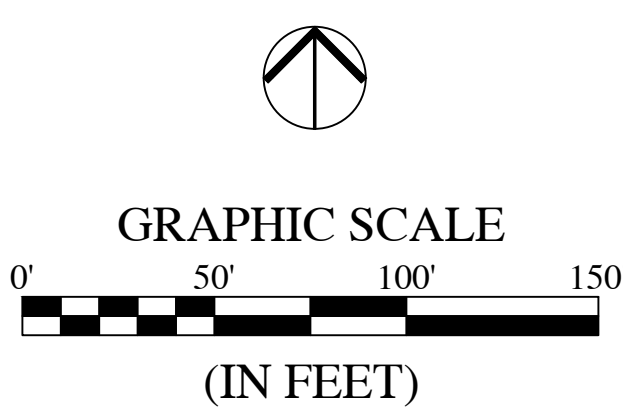


SUMMERTON SECTION 3
MCCORDSVILLE, INDIANA
TRAFFIC CONTROL & LIGHTING PLAN

PROFESSIONAL ENGINEER
No. 11400758
STATE OF INDIANA
NOT A PUBLIC RECORD
Krisopher K. Eickhorst
DRAWN BY DC/TS
CHECKED BY KE
DATE AUGUST 25, 2023
SCALE AS SHOWN
JOB NUMBER 2020-235-C
SHEET

C3.3

TRAFFIC CONTROL & LIGHTING PLAN



LEGEND:

EXISTING		PROPOSED
---	RIGHT-OF-WAY LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CENTERLINE	---
---	SWALE / FLOWLINE	---
---	SUBSURFACE DRAIN	---
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
---	CONTOUR, MAJOR	---
---	CONTOUR, MINOR	---
---	FENCE	---
---	TREE LINE	---
⊙	SANITARY MANHOLE	⊙
⊙	STORM MANHOLE	⊙
⊙	STORM INLET	⊙
⊙	STORM END SECTION	⊙
⊙	FIRE HYDRANT	⊙
⊙	STREET LIGHT	⊙

LANDSCAPE LEGEND:

SYMBOL	QUANTITY / KEY
---	SPADE EDGE
⊙	SHADE TREE
⊙	EVERGREEN TREE
⊙	ORNAMENTAL TREE
⊙	SHRUB

LANDSCAPE REQUIREMENTS

PER SUMMERTON PUD FOR PERIMETER LANDSCAPING REQUIREMENTS

PERIMETER LANDSCAPE

BUFFER 1 ALONG CR 900 NORTH

REQUIRED: 3 EVERGREEN TREES, 1 ORNAMENTAL TREE, 3 DECIDUOUS SHADE TREES, 6 SHRUBS PER 100 LF OF FRONTAGE

CR 900 NORTH FRONTAGE: 1,124 LF

REQUIRED:	
EVERGREEN TREES	34
ORNAMENTAL TREES	11
DECIDUOUS SHADE TREES	34
SHRUBS	67

PROVIDED:	
EVERGREEN TREES	34
ORNAMENTAL TREES	11
DECIDUOUS SHADE TREES	34
SHRUBS	67

CONTINUOUS MOUNDING 3-5 FEET HIGH PROVIDED: YES

BUFFER 2 ALONG ADJACENT PARCELS:

EVERGREEN TREES SPACED FORTY (40) FEET ON CENTER.

WEST PROPERTY LINE: 896 LF

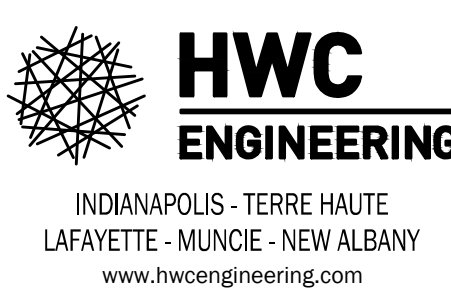
REQUIRED EVERGREEN TREES:	22
PROVIDED EVERGREEN TREES:	22

SOUTH PROPERTY LINE: 538 FT

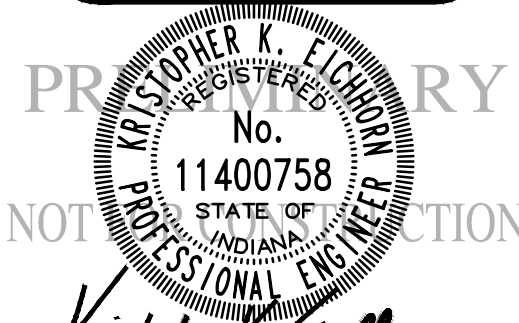
REQUIRED EVERGREEN TREES:	13
PROVIDED EVERGREEN TREES:	13

BUFFER EVERGREEN TREES TO BE SPACED FORTH (40) FEET ON CENTER UNLESS SHOWN OTHERWISE.

REVISIONS		
DATE	DESCRIPTION	BY



**SUMMERTON SECTION 3
MCCORDSVILLE, INDIANA
LANDSCAPE PLAN**



DRAWN BY DA/TS	JOB NUMBER 2020-235-C
CHECKED BY CP	
DATE JULY 10, 2023	SHEET
SCALE AS SHOWN	

L1.0
LANDSCAPE PLAN



Call 811 or 800-382-5544 Before you Dig









GRAPHIC SCALE

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
	STREET LIGHT	

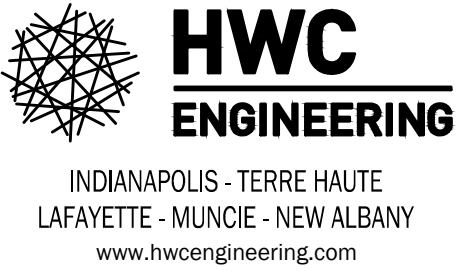
LANDSCAPE LEGEND:

	QUANTITY / KEY
	SPADE EDGE
	SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	SHRUB

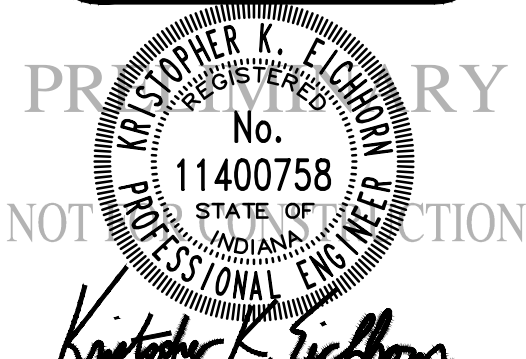
PLANT SCHEDULE

	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HGT	ROOT	SPACING	REMARKS
SHADE TREES								
GIN-B	7	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2"	12'	B&B	SEE PLAN	CENTRAL LEADER - MALE ONLY
LIQ-S	9	LIQUIDAMBAR STYRACIFLUA 'ROTUNDALOBA'	FRUITLESS SWEETGUM	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
NYS-S	8	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM/WILDFIRE TUPELO	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
PLA-A	10	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
EVERGREEN TREES								
PIC-A	21	PICEA ABIES	NORWAY SPRUCE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIN-N	35	PINUS NIGRA	BLACK PINE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIN-S	13	PINUS STROBUS	EASTERN WHITE PINE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
ORNAMENTAL TREES								
AME-G	5	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
CER-C	6	CERCIS CANADENSIS	REDBUD	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
SHRUBS								
HYD-Q	37	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	-	18"	#5 CONT	SEE PLAN	FULL IN POT
ILE-G	30	ILEX GLABRA 'DENSEA'	DENSEA COMPACT INKBERRY	-	18"	#5 CONT	SEE PLAN	FULL IN POT

REVISIONS

[illegible]

SUMMERTON SECTION 3 MCCORDSVILLE, INDIANA LANDSCAPE PLAN



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LANDSCAPE PLAN