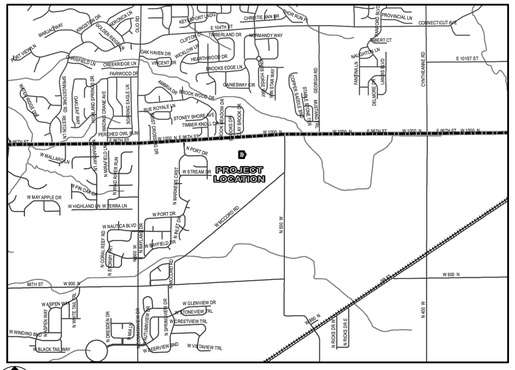
McCORD POINTE AMENITY AREA

Lennar Homes of Indiana, Inc.



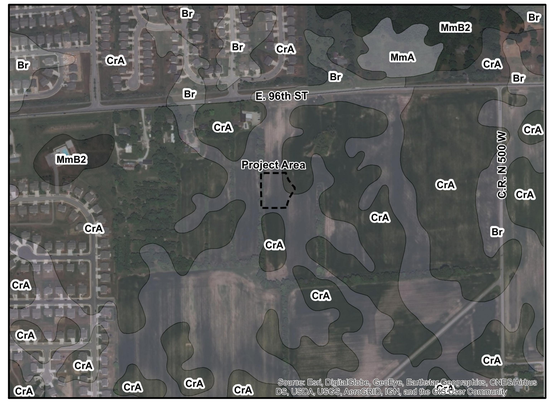
LOCATION MAP
SCALE 1"= 1,000 FEET

DEVELOPER:

LENNAR HOMES OF INDIANA, INC.
BILL BRYANT
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
(317) 450-4634

CIVIL ENGINEER and SURVEYOR:

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

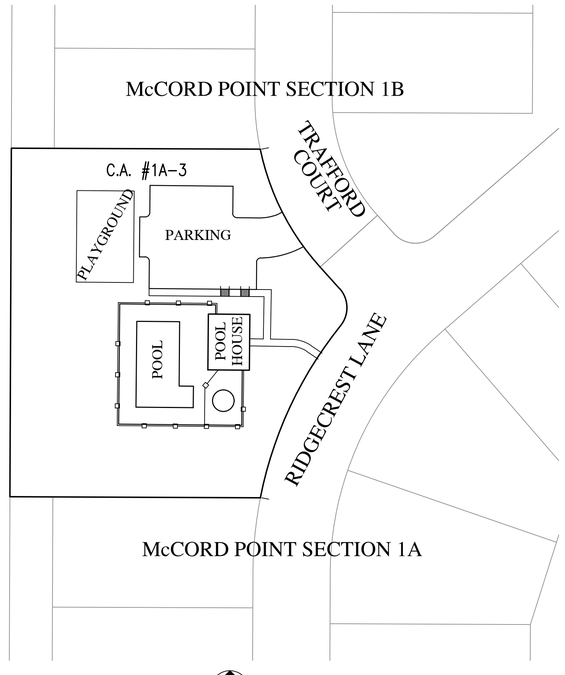


SOILS MAP
NOT TO SCALE

SOIL DESCRIPTIONS/LIMITATIONS

1. Br – Brookston silty clay loam, 0 to 2 percent slopes
   For the construction of local roads and streets, this soil is rated very limited due to a high potential for ponding, limited depth to a saturated zone (water table), high potential for frost action, moderate potential for shrink/swell action, and low strength. For the construction of homes, this soil is rated very limited due to a limited depth to a saturated zone (water table) and high potential for ponding. The potential for shrink/swell action is low however.
2. CrA – Crosby silty loam, fine-loamy subsoil, 0 to 2 percent slopes
   For the construction of local roads and streets, this soil is rated very limited due to a high potential for frost action, limited depth to a saturated zone (water table), and low strength. For the construction of homes, this soil is rated very limited due to a limited depth to a saturated zone (water table).

SHEET LIST TABLE



SITE MAP
SCALE: 1" = 50'

BENCHMARK INFORMATION:

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)

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

CONTACT INFORMATION:

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NINESTAR CONNECT (Electric & Telecom)
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rcrider@mccordsville.org

SITE DATA

LOTS: 0
DISTURBED AREA: 1.0 AC
START CONSTRUCTION: SEPTEMBER 2020
END CONSTRUCTION: APRIL 2021

ZONED McCORD POINTE AMENDED PUD ORDINANCE NO. 101017B, AN ORDINANCE AMENDING THE TOWN OF McCORDSVILLE ZONING ORDINANCE NO. 121410, AS AMENDED.

McCORDSVILLE TOWN STANDARDS SHEET LIST TABLE

Sheet Title	Sheet Description
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

REVISIONS

DATE	DESCRIPTION	BY

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

MCCORD POINTE
MCCORDSVILLE, INDIANA

COVER

PRELIMINARY
NOT FOR CONSTRUCTION
CHRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	JOB NUMBER
DC	2019-003-A
CHECKED BY	
KE	
DATE	
JANUARY 17, 2020	
SCALE	
AS SHOWN	

SHEET

C1.0

COVER

Plot Date: Mar 17, 2020 Plot Time: 11:59am File Name: W:\colatlantic homes\2019-263-a lennar- mccord pointe amenity\Design\CAD\19263-A Cover Sheet.dwg, Layout: C1.0 By: tsmith

SITE IMPROVEMENT GENERAL NOTES:

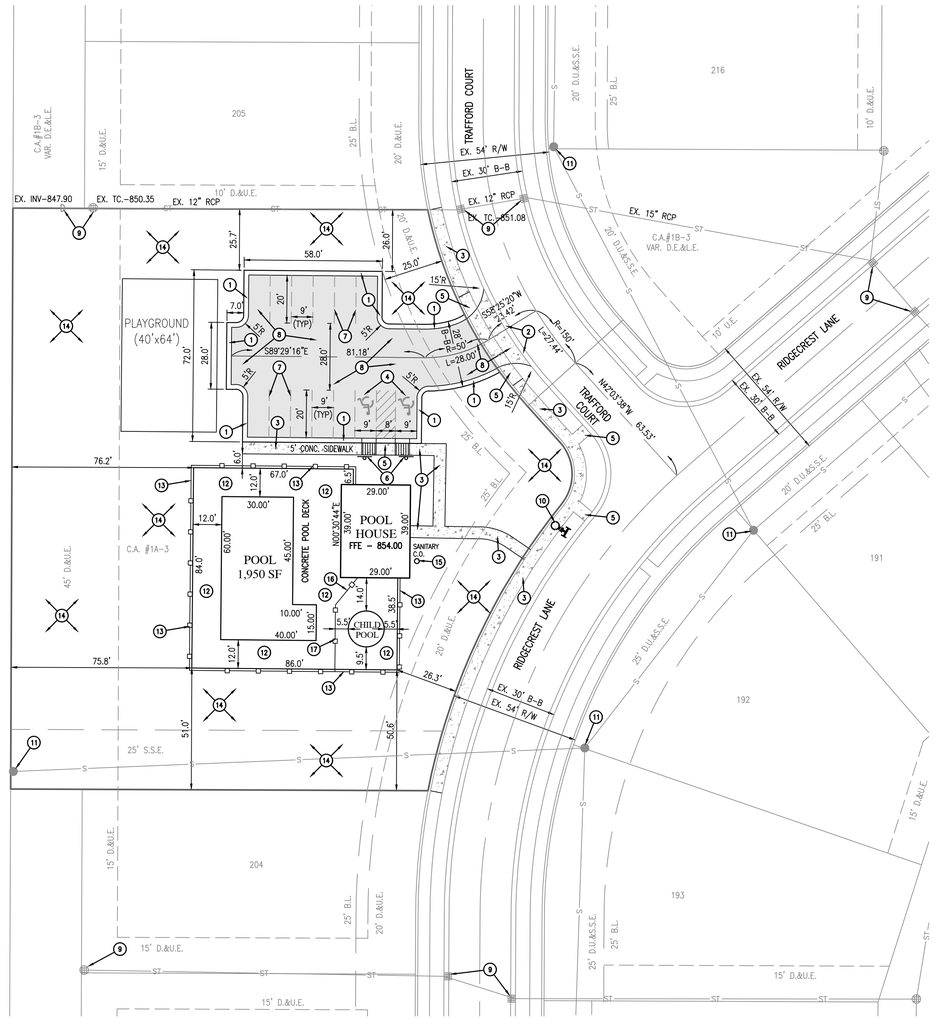
1. ALL EXCAVATED TRENCHES UNDER PROPOSED PAVED AREAS INCLUDING SIDEWALKS SHALL BE BACKFILLED WITH GRANULAR MATERIAL PER INDOT STANDARD SPECIFICATIONS, SECTION 211, AND COMPACTED IN LIFTS. GRANULAR MATERIAL SHALL EXTEND 5 FEET BEYOND THE LIMITS OF THE PAVEMENT AT THE SURFACE WITH A 1:1 SLOPE OUTWARD TO THE BOTTOM OF THE TRENCH.
2. WHERE NECESSARY, UTILITY SERVICE CONDUITS SHALL BE INSTALLED UNDER PAVED AREAS AND BACKFILLED AS SPECIFIED ABOVE BEFORE PAVEMENT IS CONSTRUCTED. COORDINATE CONDUIT REQUIREMENTS WITH UTILITY COMPANIES AND MECHANICAL CONTRACTORS.
3. FOLLOWING THE COMPLETION OF ALL UNDERGROUND WORK IN PAVED AREAS, AGGREGATE BASE SHALL BE APPLIED AND COMPACTED TO THE THICKNESS INDICATED ON THE APPROPRIATE PAVEMENT DESIGN DETAIL. COMPACT BASE COURSE AT OPTIMUM MOISTURE CONTENT TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D-1557. WHEN THICKNESS OF COMPACTED BASE EXCEEDS 6 INCHES, PLACE MATERIALS IN EQUAL LAYERS, WITH NO LAYER MORE THAN 6 INCHES OR LESS THAN 3 INCHES THICK WHEN COMPACTED. COMPACT WITH A MEDIUM WEIGHT SMOOTH WHEELED ROLLER OR EQUIVALENT. ALONG CURBS, WALLS AND ALL LOCATIONS NOT ACCESSIBLE TO THE ROLLER, COMPACT AGGREGATE BASE WITH HAND OPERATED TAMPERS.
4. BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH INDOT STANDARD SPECIFICATIONS, SECTION 400. PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH INDOT STANDARD SPECIFICATIONS, SECTION 500. SEE CONSTRUCTION DETAILS FOR PAVEMENT DESIGN INFORMATION.
5. THE CONNECTION OF NEW PAVEMENT TO EXISTING PAVEMENT IN THE PARKING LOTS AND DRIVEWAYS SHALL MATCH EXISTING GRADES AND PROFILES. A LAP JOINT IS REQUIRED FOR CONNECTIONS BETWEEN EXISTING AND PROPOSED BITUMINOUS PAVEMENTS.
6. UNLESS NOTED OTHERWISE, ALL PAVEMENT STRIPING WITHIN THE PROJECT SITE SHALL BE PAINTED WITH WHITE LATEX, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-1952. APPLY PAINT WITH MECHANICAL EQUIPMENT AND/OR STENCILS TO PRODUCE CLEAN, STRAIGHT AND UNIFORM EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES TO PRODUCE A MINIMUM 12 TO 15 MILS DRY THICKNESS.
7. PORTLAND CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-150. ONLY ONE BRAND AND MANUFACTURER OF APPROVED CEMENT SHALL BE USED FOR ANY ONE STRUCTURE. REGULAR FINE AND COARSE AGGREGATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-33. ALL WATER USED SHALL BE POTABLE, CLEAN AND FREE FROM OILS, ACIDS, ALKALIS, ORGANIC MATERIAL OR OTHER SUBSTANCES THAT MAY BE DELETERIOUS TO CONCRETE OR STEEL.
8. REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60. WELDED WIRE FABRIC OR WIRE MESH SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-185. REINFORCEMENT SHALL BE CUT AND BENT IN ACCORDANCE WITH ACI 315. COMPLY WITH ARSI RECOMMENDED PRACTICE "PLACING REINFORCING BARS" FOR PLACING AND SUPPORTING REINFORCEMENT.
9. ALL CONCRETE USED ON THIS PROJECT SHALL BE CLASS A STRUCTURAL CONCRETE WITH A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, 6-1/2 BAGS, 2 TO 4 INCH SLUMP RANGE, 5% TO 8% AIR CONTENT. CLASS A CONCRETE SHALL BE PROPORTIONED IN ACCORDANCE WITH ACI 211.1. ALL READY MIXED CONCRETE SHALL BE MIXED, DELIVERED, AND PLACED IN ACCORDANCE WITH ASTM C-94.
10. FORMS SHALL BE CONSTRUCTED OF WOOD, PLYWOOD, STEEL, OR OTHER APPROVED MATERIALS AND SHALL BE MORTAR TIGHT. THE FORMS AND ASSOCIATED FALSEWORK SHALL BE SUBSTANTIAL AND UNYIELDING AND SHALL BE CONSTRUCTED SO THAT THE FINISHED CONCRETE WILL CONFORM TO THE DIMENSIONS AND CONTOURS SHOWN ON THE DRAWINGS. FORM SURFACES SHALL BE SMOOTH AND FREE FROM HOLES, DENTS, SAGS, AND OTHER IRREGULARITIES. THE FORMS SHALL BE COATED WITH A NON-STAINING OIL BEFORE CONCRETE IS POURED. REMOVE FORMS A MINIMUM OF 24 HOURS AFTER PLACING CONCRETE.
11. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 304. FORMED CONCRETE SHALL BE UNIFORMLY CONSOLIDATED USING A MECHANICAL VIBRATOR. COMPLY WITH THE RECOMMENDATIONS OF ACI 306R FOR COLD WEATHER PLACEMENT AND ACI 305R FOR HOT WEATHER PLACEMENT. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND TO ENSURE PROPER MOISTURE CONTROL DURING CURING.

GEOMETRIC LAYOUT NOTES:

1. ALL DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, EDGE OF SIDEWALK, FRONT OF CURB, OR OUTSIDE SURFACE OF BUILDING WALL UNLESS OTHERWISE NOTED.
2. REFER TO BUILDING PLANS FOR ALL BUILDING DIMENSIONS AND LAYOUT DETAILS
3. THE TYPICAL PARKING SPACE IS 9' WIDE BY 18' DEEP FOR PARKING SPACES.
4. THE HANDICAP ACCESSIBLE PARKING SPACES (9'X18' MIN.) ARE TO BE IN ACCORDANCE WITH ADA SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED CONSTRUCTION LINE AND GRADE TO ENSURE ACCURATE LAYOUT OF SITE IMPROVEMENTS. DIGITAL FILES OF CONSTRUCTION PLANS ARE AVAILABLE UPON REQUEST.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTS. ANY PROPERTY CORNER MONUMENT DISTURBED OR DESTROYED DURING CONSTRUCTION ACTIVITY SHALL BE REPLACED BY AN INDIANA LICENSED SURVEYOR AT CONTRACTOR'S EXPENSE.
7. CONTRACTOR IS RESPONSIBLE FOR PROTECTING BENCHMARKS. IF BENCHMARKS ARE TO BE DISTURBED OR REMOVED AS PART OF THE DEMOLITION PLAN ACTIVITY, CONTRACTOR SHALL HAVE A INDIANA LICENSED SURVEYOR ESTABLISH ANOTHER BENCHMARK AT A LOCATION OUT OF HARM'S WAY.
8. ANY DISCREPANCIES IN LAYOUT DIMENSIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH WORK AT THAT LOCATION.

SITE IMPROVEMENT KEYNOTES: (#)

1. INSTALL 2' CONCRETE ROLL CURB PER SHEET C8.5, DETAIL# 4.
2. EXISTING 2' CONCRETE ROLL CURB.
3. INSTALL CONCRETE WALK SHEET C8.5, DETAILS #1, 2 & 3. CONTRACTOR TO ENSURE ALL WALKS INSTALLED MEET A.D.A. GUIDELINES.
4. ADA PARKING STALLS PER SHEET C8.5, DETAIL #9.
5. ADA RAMP PER SHEET C8.5, DETAILS #6, 7 & 8
6. INSTALL ACCESSIBLE PARKING SIGN PER SHEET C8.5 DETAIL #10.
7. INSTALL PAVEMENT STRIPING PER SHEET C8.5 DETAIL #9.
8. INSTALL ASPHALT PAVEMENT PER SHEET C8.5 DETAIL #5
9. EXISTING STORM SEWER STRUCTURE, SEE GRADING & UTILITY PLAN SHEET C1.2.
10. EXISTING FIRE HYDRANT, SEE GRADING & UTILITY PLAN SHEET C1.2.
11. EXISTING SANITARY SEWER STRUCTURE, SEE GRADING & UTILITY PLAN SHEET C1.2
12. POOL DECK: 4" CONCRETE FURNISHED BY THE POOL CONTRACTOR.
13. 6' BLACK ORNAMENTAL FENCE AT POOL DECK EDGE. FENCE TO BE ALONG PERIMETER EDGE OF POOL DECK, CORNERS OR COVERED PATIO TO CONNECT TO BUILDING PROVIDING FULL ENCLOSURE. – BY OTHERS
14. LANDSCAPING/GRASS.
15. SANITARY CLEAN OUT.
16. 4' BACK ORNAMENTAL FENCE SEPARATING CHILD POOL AND POOL. – BY OTHERS



LAND DESCRIPTION

Common Area 1A-3 in McCord Pointe Section 1A, an addition in Hancock County, Indiana as set forth in the plat recorded JANUARY 9, 2019 in Plat Cabinet D, Slide 45, as Instrument No. 201900250, in the Office of the Recorder of Hancock County, Indiana.

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

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

LEGEND:

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	FENCE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	EXISTING WATER VALVE	
	FIRE HYDRANT	
	LIGHT POLE	
	SIGN	
	CLEAN OUT STRUCTURE	
25	LOT NUMBER	
S.F.	SQUARE FEET	
D.&U.E.	DRAINAGE & UTILITY EASEMENT	
D.E.	DRAINAGE EASEMENT	
D.U.&S.S.E.	DRAINAGE UTILTIY & SANITARY SEWER EASEMENT	
C.A.	COMMON AREA	
R/W	PUBLIC RIGHT OF WAY	
D.&L.M.A.E.	DRAINAGE & LANDSCAPE, MAINTENANCE ACCESS EASEMENT	
	PROPOSED ASPHALT PAVEMENT	
	PROPOSED CONCRETE PAVEMENT	

PARKING TABLE

PROVIDED IN PLAN
11 – 9'x20' PARKING SPACES
2 – 9'x20' ACCESSIBLE SPACES

PREPARED BY:

HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
P: 317-347-3663

REVISIONS

DATE	DESCRIPTION	BY

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

MCCORD POINTE AMENITY AREA
MCCORDSVILLE, INDIANA
SITE IMPROVEMENTS PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
KRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	JOB NUMBER 2019-003-A
TS	
CHECKED BY	
KE	
DATE	
JANUARY 17, 2020	
SCALE	
AS SHOWN	

SHEET
C1.1
SITE IMPROVEMENTS PLAN

Plot Date: Mar 17, 2020 Plot Time: 12:00pm File Name: W:\calatlantic homes\2019-263-q lennar- mccord pointe amenity\Design\CAD\19263-A-Site Plan.dwg, Layout: C1.1 By: tsmith

EARTHWORK NOTES:

1. EARTHWORK SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 200 OF THE INDOT STANDARD SPECIFICATIONS AND SUPPLEMENTAL SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER'S OFFICE AND THE OWNER AT LEAST 48 HOURS BEFORE BEGINNING EXCAVATION.

2. THE CONTRACTOR SHALL EMPLOY A QUALIFIED GEOTECHNICAL ENGINEER FOR THIS PROJECT PER PROJECT SPECIFICATIONS. THE GEOTECHNICAL ENGINEER WILL INSPECT SOIL CONDITIONS, PROOF-ROLLING, AND FIELD DENSITY OF COMPACTED FILLS. ALL SUBGRADES AND FILLS SHALL MEET OR EXCEED THE SPECIFIED DENSITIES, AS DISCUSSED BELOW. BASED UPON REPORTS FROM THE GEOTECHNICAL ENGINEER, SUBGRADES OR FILLS WHICH ARE BELOW SPECIFIED DENSITIES WILL REQUIRE ADDITIONAL COMPACTION WORK AND TESTING AT NO ADDITIONAL EXPENSE TO THE OWNER. COMPACTION TESTS SHALL BE TAKEN AT RANDOM INTERVALS AND ELEVATIONS THROUGHOUT THE FILL EMBANKMENTS.

3. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE DURING FINISH GRADING AND LANDSCAPE WORK. STRIPPED TOPSOILS SHALL BE STOCKPILED AS SHOWN IN STORMWATER POLLUTION PREVENTION PLAN. TOPSOIL IS DEFINED AS FERTILE, FRIABLE NATURAL LOAM SURFACE SOILS, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, AND OTHER LITTER OR STONES LARGER THAN 1/2 INCH. LOOSE DEBRIS, TOPSOILS AND UNSUITABLE SUBSOILS SHALL BE STRIPPED FROM AREAS OF THE SITE THAT ARE TO BE DEVELOPED. THE CONTRACTOR SHOULD REVIEW THE GEOTECHNICAL REPORT, AS THE DEPTH OF STRIPPING OF SURFACE SOILS MAY VARY BY LOCATION WITHIN THE SITE. THE ENGINEER SHALL DESIGNATE ON-SITE LOCATIONS TO STORE OR DEPOSIT STRIPPED SOILS. CONTRACTOR SHALL REMOVE TOPSOILS AND UNSUITABLE SUBSOILS FROM ALL AREAS TO OCCUPIED BY BUILDINGS AND PAVEMENTS. IN ADDITION, ANY AREAS TO BE UTILIZED AS BORROW AREAS FOR FILL MATERIAL MUST ALSO BE STRIPPED OF TOPSOILS. A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE REPLACED IN LAWN AND LANDSCAPED AREAS. IF THE AMOUNT OF STOCKPILED TOPSOIL EXCEEDS QUANTITY REQUIRED, THE EXCESS SHALL BE SPREAD ON THE SITE WHERE DIRECTED BY THE ENGINEER OR DISPOSED OF OFFSITE.

4. ALL COMPACTED FILL MATERIAL SHALL BE SATISFACTORY BORROW SOILS APPROVED BY THE GEOTECHNICAL ENGINEER. ALL FILL MATERIAL SHALL BE FREE OF ORGANIC MATTER, LARGE ROCK GREATER THAN 3 INCHES, RUBBISH, OR OTHER UNSUITABLE MATERIAL. SAMPLES OF THE FILL MATERIALS SHALL BE SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR APPROVAL PRIOR TO PLACEMENT. ALL FILL EMBANKMENTS UNDER PAVED AREAS, SIDEWALKS, AND PADS SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM DENSITY TEST D698. THE TOP 12 INCHES OF BUILDING SUBGRADE AND EACH 8 INCH LAYER OF BUILDING FILL EMBANKMENTS SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY. THE AREA OF COMPACTED FILL FOR THE BUILDING SHALL EXTEND AT LEAST 5 FEET BEYOND THE EXTERIOR WALLS. ALL OTHER FILLS SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY. FILL MATERIALS SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS AND SHOULD BE SPRINKLED WITH WATER AS REQUIRED TO ENSURE COMPACTION SPECIFICATIONS ARE MET. EXCESSIVELY WET MATERIAL SHALL BE SPREAD AND DRIED SUFFICIENTLY SO THAT THE MOISTURE CONTENT WILL PERMIT PROPER COMPACTION. EACH LAYER SHALL BE UNIFORMLY COMPACTED USING A VIBRATORY COMPACTOR OR OTHER APPROVED EQUIPMENT SUITED TO THE LOCATION AND MATERIAL BEING PLACED. LIFTS SHALL NOT EXCEED 4 INCHES IN LOOSE THICKNESS FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS.

5. IN-PLACE DENSITY TESTS SHALL BE PERFORMED THROUGHOUT THE BUILDING FILL EMBANKMENTS. AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 2000 SQ. FT OF BUILDING FILL OR SUBGRADE, BUT IN NO CASE FEWER THAN 3 TESTS. WHERE THE RESULTS OF THE IN-PLACE DENSITY TESTS INDICATE COMPACTION SPECIFICATIONS ARE NOT OBTAINED, OR WHERE APPROVED COMPACTED FILLS ARE DISTURBED BY THE CONTRACTOR'S SUBSEQUENT ACTIVITY OR ADVERSE WEATHER, THOSE AREAS SHALL BE REWORKED UNTIL COMPACTION CRITERIA ARE ACHIEVED. THE GEOTECHNICAL ENGINEER SHALL ISSUE A REPORT DOCUMENTING THE SUFFICIENCY OF THE FINAL COMPACTED FILL TO THE OWNER AND THE PROJECT ENGINEER.

6. AFTER THE PAVEMENT SUBGRADE SOILS HAVE BEEN FILLED AND COMPACTED, AND IN AREAS WHERE THE PAVEMENT SUBGRADE ELEVATIONS ARE ACHIEVED WITHOUT FILL OPERATIONS, THESE AREAS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TRI-AXLE DUMP TRUCK, MEDIUM WEIGHT ROLLER OR OTHER APPROVED EQUIPMENT TO DETERMINE IF ANY POCKETS OF SOFT, UNSUITABLE MATERIALS ARE PRESENT. IF POCKETS OF UNSUITABLE MATERIALS ARE ENCOUNTERED, THEY SHALL BE REMOVED AND REPLACED WITH SPOT SUBGRADE REINFORCEMENT OR COMPACTED GRANULAR FILL. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING PROOF-ROLLING OPERATIONS AND SHALL SUBMIT A REPORT OF ACCEPTANCE TO THE ENGINEER AND OWNER.

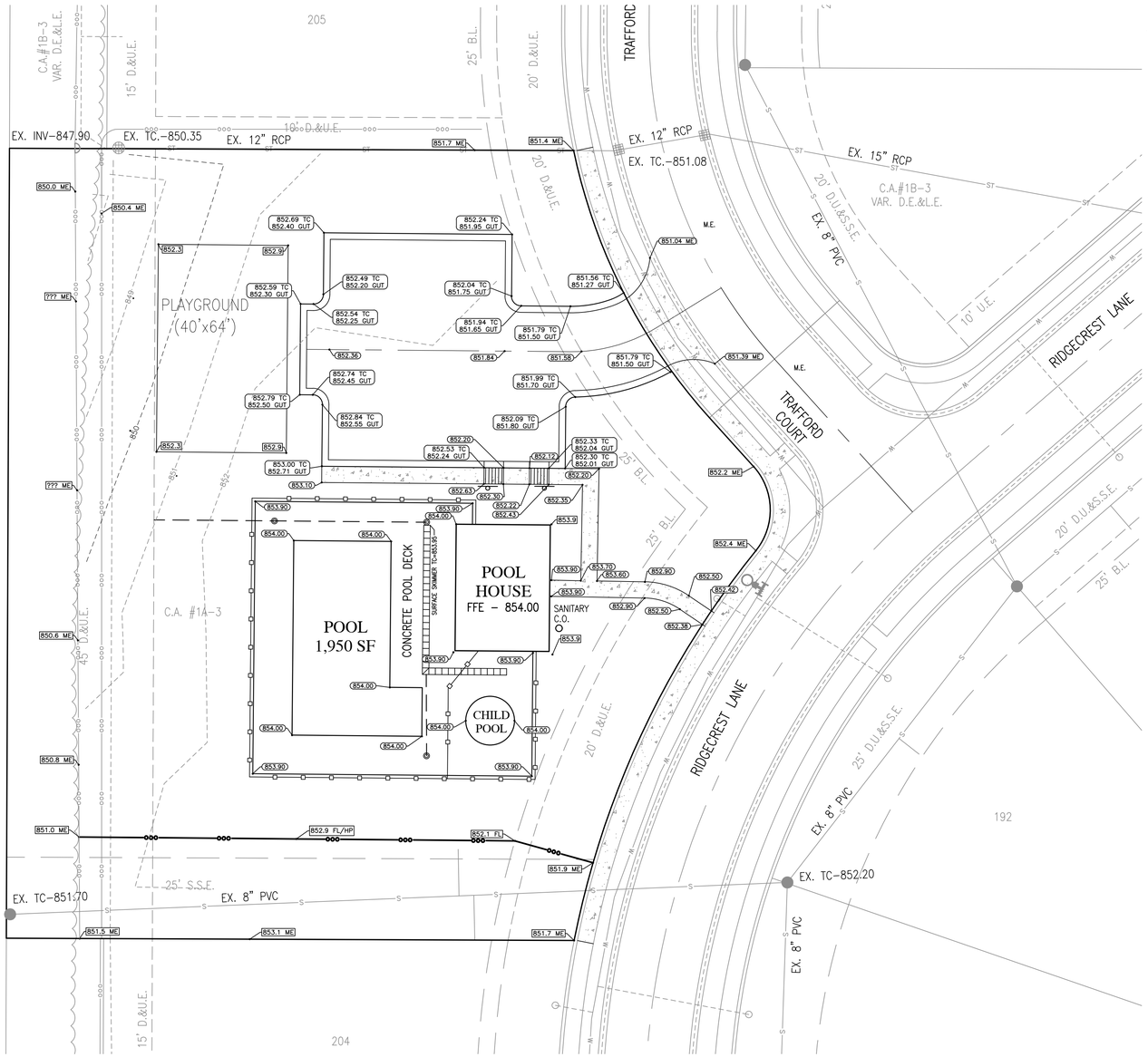
7. WHERE THE APPROVED COMPACTED SUBGRADES ARE DISTURBED BY CONTRACTOR'S SUBSEQUENT ACTIVITY OR ADVERSE WEATHER, THE SUBGRADES SHALL BE SCARIFIED AND RECOMPACTED AS SPECIFIED ABOVE PRIOR TO THE CONTINUATION OF CONSTRUCTION.

8. FOLLOWING THE COMPLETION OF SITE GRADING AND SUBSURFACE UTILITY INSTALLATION, TOPSOIL SHALL BE REPLACED IN AREAS DESIGNATED FOR SEEDING, SODDING, OR LANDSCAPING TO A MINIMUM DEPTH OF 6 INCHES. THE FINISHED SURFACE SHALL BE UNIFORMLY AND SMOOTHLY GRADED AND SHALL BE FREE OF DEPRESSED AREAS WHERE WATER WILL POND. LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT. THE FINISHED SURFACE GRADES SHALL NOT BE MORE THAN 0.1 FOOT ABOVE OR BELOW THE GRADES INDICATED ON THE PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND ADJACENT FILL EMBANKMENTS.

9. EXCAVATE FOR STRUCTURES TO WITHIN 0.1 FOOT OF THE DESIGN ELEVATIONS AND DIMENSIONS. EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK. DO NOT DISTURB THE BOTTOM OF THE EXCAVATION INTENDED FOR BEARING SURFACE. EXCAVATE BY HAND TO FINAL GRADE BEFORE PLACING CONCRETE FORMWORK AND REINFORCEMENT SO FOOTINGS AND FOUNDATIONS BEAR ON UNDISTURBED COMPACTED SOILS.

10. BACKFILL MATERIAL SHALL BE FREE OF ROCKS, SLAG, RUBBLE AND DEBRIS. BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6 INCHES LOOSE THICKNESS AND THOROUGHLY COMPACTED BY TAMPING OR ROLLING. WHERE BACKFILLING IS REQUIRED ON BOTH SIDES OF A FOUNDATION WALL, THE BACKFILL MATERIAL SHALL BE PLACED EQUALLY ON BOTH SIDES TO AVOID UNBALANCED SOIL PRESSURE ON ONE SIDE OF THE WALL.

11. TRENCHES UNDER PAVED AREAS SHALL BE BACKFILLED AND COMPACTED WITH "B" BORROW OR APPROVED GRANULAR MATERIAL PER INDOT STANDARD SPECIFICATIONS. GRANULAR MATERIAL SHALL EXTEND 5 FEET BEYOND THE PAVEMENT WITH A 1:1 SLOPE OUTWARD TO THE BOTTOM OF THE TRENCH.



GRAPHIC SCALE

0' 20' 40' 60'

(IN FEET)

Indiana 811
KNOW WHAT'S BELOW.
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Call 811 or 800-382-5544 Before you Dig!

LEGEND:

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	FENCE	
S	EXISTING SANITARY SEWER	
ST	EXISTING STORM SEWER	
W	EXISTING WATER MAIN	
G	EXISTING GAS LINE	
T	EXISTING TELPHONE LINE	
E	EXISTING ELECTRIC LINE	
	SANITARY MANHOLE	(XXX)
	STORM MANHOLE	(XXX)
	STORM INLET	(XXX)
	STORM END SECTION	(XXX)
	FIRE HYDRANT	
N/A	FLOW ARROW	
	LIGHT POLE	
	SIGN	
	CLEAN OUT STRUCTURE	
25	LOT NUMBER	
S.F.	SQUARE FEET	
D.&U.E.	DRAINAGE & UTILITY EASEMENT	
D.E.	DRAINAGE EASEMENT	
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT	
C.A.	COMMON AREA	
R/W	PUBLIC RIGHT OF WAY	
D.&L.M.A.E.	DRAINAGE & LANDSCAPE, MAINTENANCE ACCESS EASEMENT	
TB	TOP OF BANK GRADE	
TC	TOP OF CASTING GRADE	
ME	MATCH EXISTING GRADE	
FFE	FINISHED FLOOR ELEVATION	
MFPG	MINIMUM FLOOD PROTECTION GRADE	
MLAG	MINIMUM LOWEST ADJACENT GRADE	
	EMERGENCY OVERFLOW ROUTE	
XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX
	TOP OF CURB GUTTER	XXX.XX TC XXX.XX GUT
	TOP OF WALL ELEVATION	XXX.X TW
	BOTTOM OF WALL ELEVATION	XXX.X BW

STORM SEWER NOTES:

1. CONSTRUCTION OF STORM DRAINS SHALL BE IN ACCORDANCE WITH TOWN OF MCCORDSVILLE AND SECTION 715 OF THE INDOT STANDARD SPECIFICATIONS AND SUPPLEMENTAL SPECIFICATIONS. ALL MAIN LINE STORM SEWER PIPE SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE (RCP). UNLESS SPECIFICALLY NOTED OTHERWISE STORM DRAIN PIPE FOR ROOF DOWNSPOUT AND OTHER MISCELLANEOUS CONNECTIONS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE (PVC SDR-35), IF APPLICABLE.

2. TRENCHES UNDER PAVED STREET AREAS SHALL BE BACKFILLED AND COMPACTED WITH "B" BORROW OR APPROVED GRANULAR MATERIAL PER INDOT STANDARD SPECIFICATIONS. GRANULAR MATERIAL SHALL EXTEND 5 FEET BEYOND THE PAVEMENT WITH A 1:1 SLOPE OUTWARD TO THE BOTTOM OF THE TRENCH.

3. THE CONTRACTOR SHALL NOTIFY THE TOWN OF MCCORDSVILLE AT LEAST 48 HOURS PRIOR TO ANY STORM SEWER EXCAVATION OR CONSTRUCTION. TOWN OF AVON PUBLIC WORKS DEPARTMENT APPROVAL IS REQUIRED BEFORE ANY MODIFICATIONS OR IMPROVEMENTS TO THE SITE DRAINAGE

4. ALL STORM DRAINS CROSSING WITHIN 18" VERTICALLY OF A SANITARY SEWER OR WATER MAIN SHALL HAVE A CONCRETE SPACER BLOCK POURED BETWEEN THE PIPES. WHERE WATER LINES AND SEWER LINES RUN PARALLEL WITH EACH OTHER, A MINIMUM OF 10 FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED.

5. PRIMARY DRAINAGE SYSTEM SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE (ASTM A-76) UNLESS SPECIFICALLY NOTED OTHERWISE. PIPE FOR ROOF DRAINAGE CONNECTIONS AND SECONDARY SURFACE INLETS SHALL BE CONSTRUCTED OF PVC SDR-35 OR APPROVED EQUAL. JOINTS SHALL BE GASKETED BELL AND SPIGOT TYPE WITH THE BELL END MADE INTEGRAL WITH THE PIPE. ROOF DRAIN PIPES BETWEEN THE BUILDING AND THE STORM STRUCTURES MAY HAVE VARIABLE SLOPES BASED ON UPSTREAM AND DOWNSTREAM INVERTS SHOWN ON THE PLANS AND POINT OF CONNECTION TO THE ROOF DOWNSPOUTS. SEE ARCHITECTURAL PLANS FOR INFORMATION REGARDING THE BUILDING ROOF DRAINS AND DOWNSPOUTS. PIPE MATERIAL SUBSTITUTIONS SHALL BE REQUESTED IN WRITING TO THE ENGINEER. INLETS, JUNCTION BOXES, AND MANHOLES MUST BE SIZED PROPERLY TO ACCOMMODATE THE PIPES CALLED FOR.

6. PIPE LENGTHS SHOWN ON THE DRAWINGS ARE FOR HYDRAULIC CALCULATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING EXACT PIPE LENGTHS REQUIRED FOR INSTALLATION.

OVERALL GENERAL PROJECT NOTES

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 CONTRACTORS 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 CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION TO 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 INSTALLATION OF THE WORK. BEFORE WORKING WITH OR AROUND UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.

2. 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 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.

3. 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 AFTER THE OWNER, ENGINEER, AND AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR REFERENCED THEIR LOCATIONS.

4. 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.

5. THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER.

6. ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.

7. CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS.

9. 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.

10. SEE ARCHITECTURAL PLANS FOR BUILDING SPECIFICS.

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REVISIONS

DATE	DESCRIPTION	BY

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MCCORD POINTE
AMENITY AREA

GRADING PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

CHRISTOPHER K. EVANHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	JOB NUMBER 2019-003-A
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GRADING PLAN

Plot Date: Mar 17, 2020 Plot Time: 12:01pm File Name: W:\calatlantic homes\2019-263-a lennar- mccord pointe amenity\Design\CAD\19263-A Grading & Utility Plan.dwg, Layout: C1.2 By: tsmith

WATER SYSTEM NOTES:

1. ALL WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITIZENS ENERGY GROUP TYPICAL CONSTRUCTION SPECIFICATIONS AND DETAILS, AND SHALL MEET THE MINIMUM REQUIREMENTS OF THE INDIANA STATE BOARD OF HEALTH.

2. WATER MAINS AND SERVICE LINES SHALL HAVE A MINIMUM OF 4'-5" OF COVER OVER THE TOP OF THE PIPE. A MINIMUM OF 18-INCHES VERTICAL SEPARATION AND 10'-0" HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER MAINS AND SEWERS (SANITARY AND STORM). PIPE DEPTHS SHOWN ON THESE PLANS ARE REFERENCED TO THE INVERT OF PIPE.

3. THE PROPOSED WATER SERVICE LINE WILL BE CONNECTED TO AN EXISTING WATER METER PIT. THE CONTRACTOR SHALL PERFORM ALL THE WORK ASSOCIATED WITH CONNECTIONS TO THE EXISTING FACILITIES. THE CONTRACTOR SHALL COORDINATE THE CLOSURE OF VALVES, INSPECTION, AND ALL SERVICE SHUT-OFFS WITH CITIZENS ENERGY GROUP.

4. TRENCHES UNDER PAVED AREAS SHALL BE BACKFILLED AND COMPACTED IN LIFTS WITH "B-BORROW" OR APPROVED GRANULAR MATERIAL PER INDOT STANDARD SPECIFICATION SECTION 211. GRANULAR MATERIAL SHALL EXTEND 5 FEET BEYOND THE LIMITS OF THE PAVED AREA WITH A 1:1 SLOPE OUTWARD TO THE BOTTOM OF THE TRENCH.

5. THE COMPLETED WATER SERVICE LINE SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH CITIZENS ENERGY GROUP REQUIREMENTS.

UTILITY NOTES:

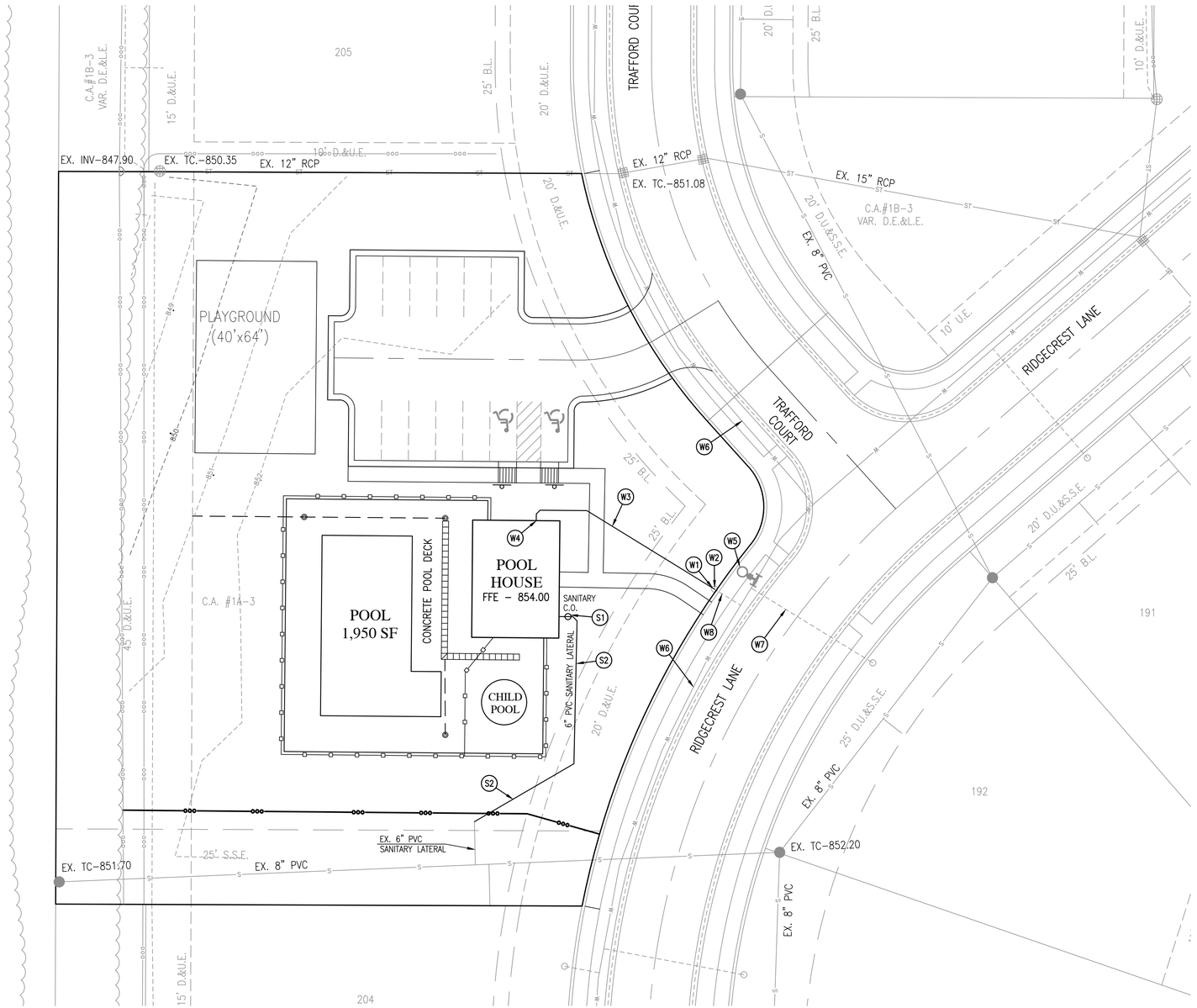
1. THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED ACCORDING TO ARCHITECTURAL CONSTRUCTION PLANS.

REFER TO ARCHITECTURAL PLANS FOR ALL INFORMATION REGARDING UTILITY LAYOUT AND DETAILS WITHIN THE BUILDING AND EXTENDING OUT 5' FROM EXTERIOR FACE OF BUILDING. ALL MEP DESIGN AND COORDINATION IS THE RESPONSIBILITY OF ARCHITECT/CONTRACTOR. SITE WORK CONTRACTOR TO COORDINATE WITH ALL TRADES PRIOR TO START OF WORK.

2. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR INFORMATION..

3. ALL EXCAVATED TRENCHES UNDER PROPOSED PAVED AREAS INCLUDING SIDEWALKS SHALL BE BACKFILLED WITH GRANULAR MATERIAL PER INDOT STANDARD SPECIFICATIONS, SECTION 211, AND COMPACTED IN LIFTS. GRANULAR MATERIAL SHALL EXTEND 5 FEET BEYOND THE LIMITS OF THE PAVED AREAS AT THE SURFACE WITH A 1:1 SLOPE OUTWARD TO THE BOTTOM OF THE TRENCH.

4. ALL WATER SERVICE AND SANITARY LINES SHALL BE IN CONFORMANCE WITH APPLICABLE INDIANA STATE DEPARTMENT OF HEALTH REGULATIONS AND GUIDELINES.



LEGEND:

EXISTING	PROPOSED	
		PROPERTY LINE
		RIGHT-OF-WAY LINE
		EASEMENT LINE
		SETBACK LINE
		CENTERLINE
		SWALE / FLOWLINE
		FENCE
S		EXISTING SANITARY SEWER
ST		EXISTING STORM SEWER
W		EXISTING WATER MAIN
G		EXISTING GAS LINE
T		EXISTING TELPHONE LINE
E		EXISTING ELECTRIC LINE
		SANITARY MANHOLE
		STORM MANHOLE
		STORM INLET
		STORM END SECTION
		FIRE HYDRANT
N/A		FLOW ARROW
		LIGHT POLE
		SIGN
		CLEAN OUT STRUCTURE

25	LOT NUMBER
S.F.	SQUARE FEET
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	PUBLIC RIGHT OF WAY
D.&L.M.A.E.	DRAINAGE & LANDSCAPE, MAINTENANCE ACCESS EASEMENT

SITE UTILITY PLAN KEYNOTES:

(#) (NOT ALL KEY NOTES APPLY TO THIS SHEET)

SANITARY SEWER
S1. 6" SDR35 SANITARY LATERAL AT 1.0% MIN SLOPE (2% PREFERRED). LATERAL SEWER CLEANOUT WITHIN 3' OF BUILDING. CONTRACTOR TO NOTIFY ENGINEER IF FIELD CONDITIONS DIFFER PRIOR TO CONSTRUCTION. COORDINATE LOCATION WITH ARCHITECTURAL PLANS

S2. SANITARY LATERAL CLEANOUT.

WATER SERVICE
W1. CONNECT TO EXISTING 1" WATER METER PIT.
W2. 1" SERVICE WATER METER PIT.
W3. 1" DOMESTIC WATER SERVICE LINE. 70 LF
W4. COORDINATE CONNECTION TO POOL HOUSE PER ARCHITECTURAL PLANS.
W5. EXISTING FIRE HYDRANT.
W6. EXISTING 8" WATERMAIN.
W7. EXISTING 3/4" WATER LATERAL.
W8. EXISTING 1" WATER LATERAL.

ELECTRIC SERVICE (TO BE DETERMINED, ITEMS NOT SHOWN)

TELECOMMUNICATIONS (TO BE DETERMINED, IF REQUIRED: ITEMS NOT SHOWN)

GAS SERVICE (TO BE DETERMINED, IF REQUIRED: ITEMS NOT SHOWN)

SANITARY SEWER NOTES:

1. THE SANITARY SEWER SHALL MEET THE REQUIREMENTS OF HCRSD AND INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (IDEM) AND INDIANA STATE DEPARTMENT OF HEALTH FOR SANITARY SEWER COLLECTION SYSTEMS. SANITARY SEWER LATERAL TO BE CONSTRUCTED OF POLYVINYL CHLORIDE (PVC) SDR-35 PIPE. JOINTS SHALL BE GASKETED BELL AND SPIGOT TYPE WITH THE BELL MADE INTEGRAL WITH THE PIPE. SANITARY SEWERS SHALL BE SDR-26 PIPE FOR DEPTHS OF 15 FT OR GREATER.

2. SANITARY SEWER LATERALS FOR BUILDING CONNECTIONS SHALL BE 6" DIAMETER PVC SDR-35, LAID AT A MINIMUM SLOPE OF 1.00%.

3. THE COMPLETED SANITARY SEWER SHALL BE HIGH PRESSURE WATER JET CLEANED AND TESTED IN ACCORDANCE WITH HCRSD REQUIREMENTS. ALL COSTS OF CLEANING AND TESTING ARE TO BE BORNE BY THE CONTRACTOR.

4. A MINIMUM OF 18" VERTICAL SEPARATION AND 10'-0" HORIZONTAL SEPARATION TO BE MAINTAINED BETWEEN THE WATER MAINS, HYDRANTS AND SEWERS (SANITARY AND STORM).

5. TRENCHES UNDER PAVED AREAS (EXCLUDING SIDEWALKS) SHALL BE BACKFILLED WITH GRANULAR MATERIAL PER INDIANA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", CURRENT EDITION, SECTION 211, AND COMPACTED IN LIFTS. GRANULAR MATERIAL SHALL EXTEND 5 FT BEYOND THE LIMITS OF THE PAVED AREA WITH A 1:1 OUTWARD SLOPE TO THE BOTTOM OF THE TRENCH.

6. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND THE PIPE INVERT DEPTH WHERE THE PROPOSED CONNECTION IS MADE TO THE EXISTING SANITARY SEWER. VERTICAL DEVIATIONS GREATER THAN 0.1 FT. AND HORIZONTAL DEVIATIONS GREATER THAN 1.0 FT. SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION AT THAT LOCATION.

7. MANHOLE OR CLEAN-OUT CASTINGS MAY NEED TO BE ELEVATED AFTER FINAL GRADING TO INSURE DRAINAGE AWAY FROM STRUCTURES.

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MCCORD POINTE
AMENITY AREA

UTILITY PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
KRISTOPHER K. EICHHORN
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	
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UTILITY PLAN

Plot Date: Mar 17, 2020 Plot Time: 12:05pm File Name: W:\calatlantic homes\2019-263-a lennar- mccord pointe amenity\Design\CAD\19263-A Grading & Utility Plan.dwg, Layout: C1.6 By: tsmith

PLANT SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HGT	ROOT	SPACING	REMARKS
	SHADE TREES							
ACE-S	ACER SACCHARUM	SUGAR MAPLE	2	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
TIL-T	TILIA TOMENTOSA	SILVER LINDEN	2	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
	ORNAMENTAL TREES							
CER-C	CERCIS CANADENSIS	REDBUD	1	1.5"	8'	B&B	SEE PLAN	CENTRAL LEADER
	DECIDUOUS SHRUBS							
HYD-Q	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN HYDRANGEA	10	-	24"	#5 CONT	36" O.C.	FULL IN POT
FOT-G	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	14	-	24"	#5 CONT	36" O.C.	FULL IN POT
	EVERGREEN SHRUBS							
BUX-G	BUXUS X 'GREEN MOUNTIAN'	GREEN GREEN MOUNTAIN BOXWOOD	17	-	24"	#5 CONT	36" O.C.	FULL IN POT
ILE-G	ILEX GLABRA 'DENSA'	DENSA COMPACT INKBERRY	6	-	24"	#5 CONT	48" O.C.	FULL IN POT
PIC-O	PICEA OMORIKA 'NANA'	DWARF SERBIAN SPRUCE	15	-	24"	#10 CONT	48" O.C.	FULL IN POT
	GROUNDCOVERS							
CAR-P	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	115	-	-	CLUMP #2 CONT	24" O.C.	FULL IN POT

PARKING REQ. (5309 SFT):

1. ONE SHADE TREE PER 2,400 SQUARE FEET OF SURFACE AREA
2. ONE SHRUB PER 500 SQUARE FEET OF SURFACE AREA

	TREES	SHRUBS
REQUIRED:	2	10
PROVIDED:	4	33

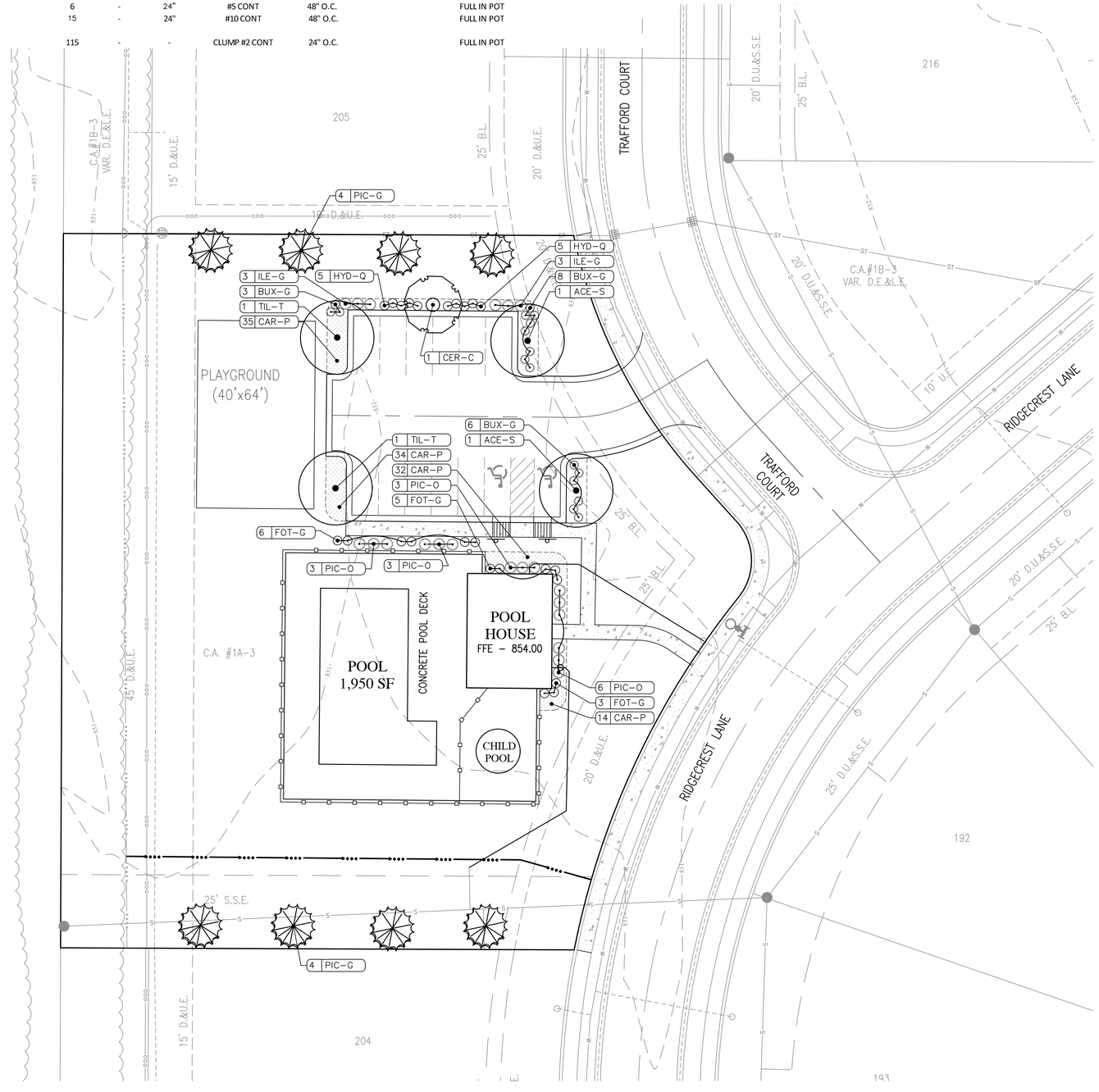
PARKING PERIMETER REQ. (65 LFT):

1. A PERIPHERAL LANDSCAPING STRIP FOUR FEET WIDE SHALL BE INSTALLED ALONG THE SIDE OF ANY PARKING AREA THAT ABUTS ANY SIDE OR REAR PROPERTY LINE. AT LEAST ONE TREE FOR EACH 50 LINEAL FEET

REQUIRED:	1
PROVIDED:	1

BUILDING PERIMETER REQ.:

1. A PLANTING AREA FIVE FEET WIDE SHALL BE INSTALLED ALONG ALL SIDES OF BUILDINGS



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GRAPHIC SCALE
0' 20' 40' 60'
(IN FEET)

LEGEND:

- (# XXX) QUANTITY / KEY
- SHADE TREE – 2 1/2" CALIPER
- SHADE TREE – MULTI TRUNK
- EVERGREEN TREE
- ORNAMENTAL TREE – 1 1/2" CALIPER
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- GROUNDCOVER
- SPADE EDGE BED LINE SEE PLANTING BED PERIMETER DETAIL FOR INFORMATION

NOTES:

1. LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
2. ALL LANDSCAPING WITHIN THE ENTRANCE MEDIAN WILL BE MAINTAINED BY THE HOA.
3. STREET TREES SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE PLANS.
4. ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADE, UNLESS NOTED OTHERWISE.
5. MULCH: FINELY SHREDDED HARDWOOD BARK, AGED TO BE APPLIED AT A THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS.

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REVISIONS		
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MCCORD POINTE AMENITY AREA

LANDSCAPE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

CHRISTOPHER K. EICHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

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LANDSCAPE PLAN	

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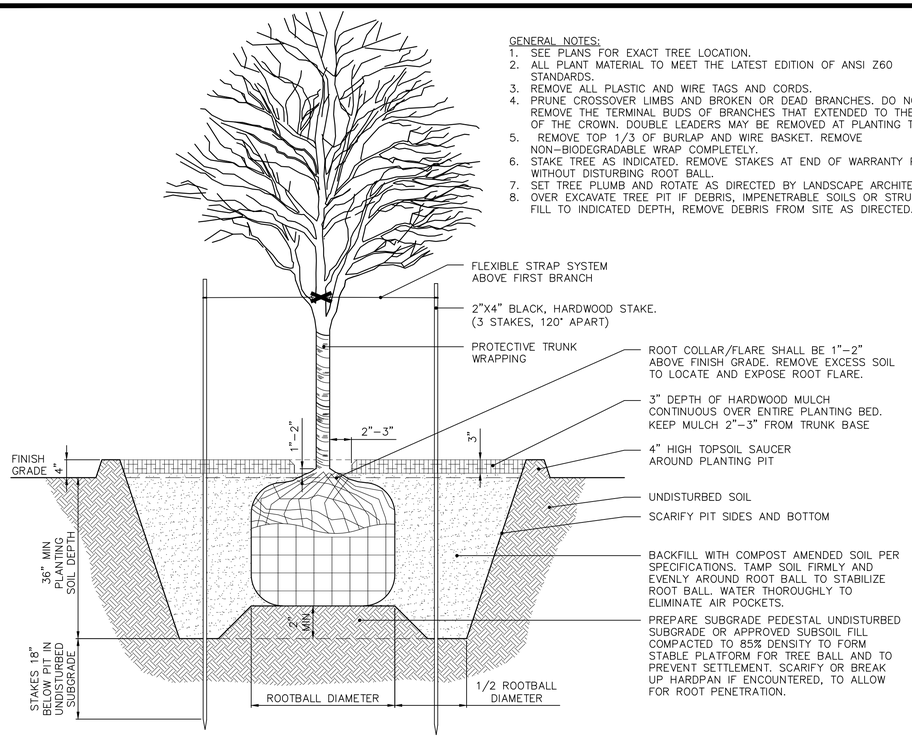
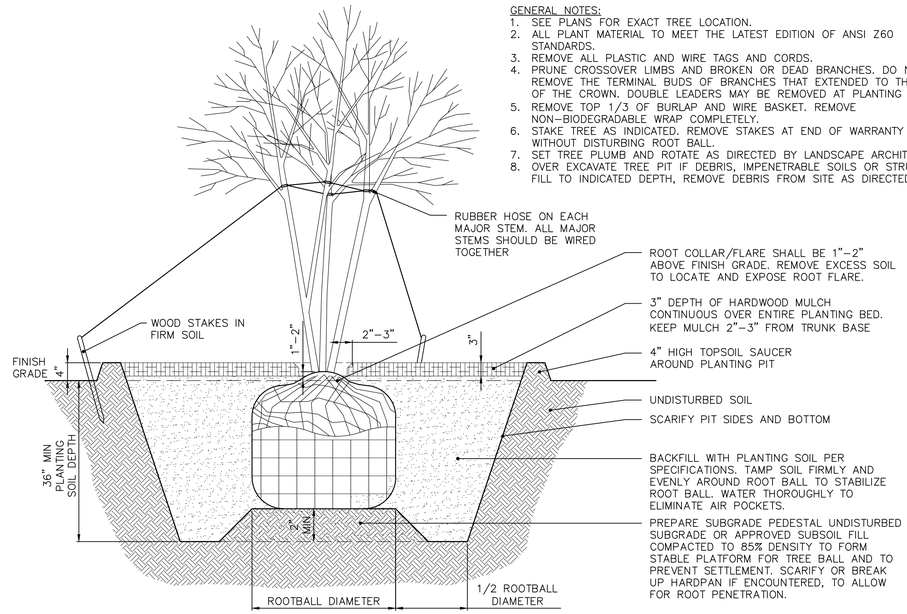


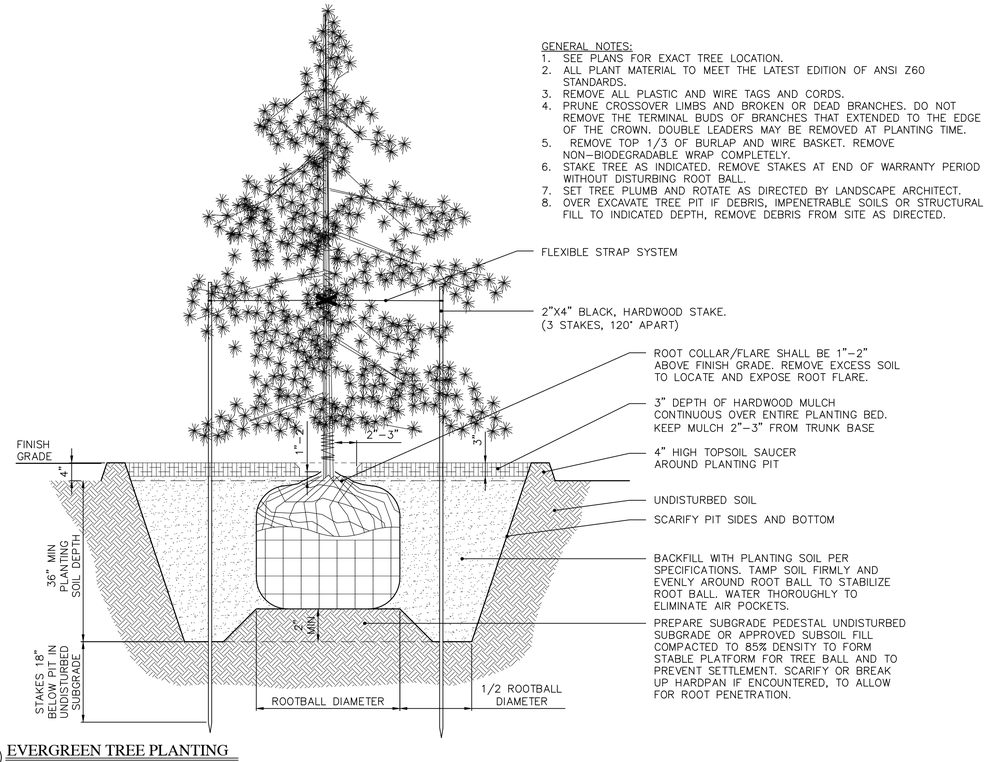
GENERAL NOTES:
1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE CROWN. DOUBLE LEADERS MAY BE REMOVED AT PLANTING TIME.
5. REMOVE TOP 1/3 OF BURLAP AND WIRE BASKET. REMOVE NON–BIODEGRADABLE WRAP COMPLETELY.
6. STAKE TREE AS INDICATED. REMOVE STAKES AT END OF WARRANTY PERIOD WITHOUT DISTURBING ROOT BALL.
7. SET TREE PLUMB AND ROTATE AS DIRECTED BY LANDSCAPE ARCHITECT.
8. OVER EXCAVATE TREE PIT IF DEBRIS, IMPENETRABLE SOILS OR STRUCTURAL FILL TO INDICATED DEPTH, REMOVE DEBRIS FROM SITE AS DIRECTED.

1 SINGLE STEM TREE PLANTING
NOT TO SCALE



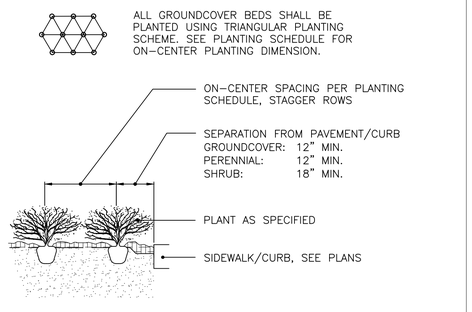
GENERAL NOTES:
1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE CROWN. DOUBLE LEADERS MAY BE REMOVED AT PLANTING TIME.
5. REMOVE TOP 1/3 OF BURLAP AND WIRE BASKET. REMOVE NON–BIODEGRADABLE WRAP COMPLETELY.
6. STAKE TREE AS INDICATED. REMOVE STAKES AT END OF WARRANTY PERIOD WITHOUT DISTURBING ROOT BALL.
7. SET TREE PLUMB AND ROTATE AS DIRECTED BY LANDSCAPE ARCHITECT.
8. OVER EXCAVATE TREE PIT IF DEBRIS, IMPENETRABLE SOILS OR STRUCTURAL FILL TO INDICATED DEPTH, REMOVE DEBRIS FROM SITE AS DIRECTED.

3 MULTI-STEM TREE PLANTING
NOT TO SCALE

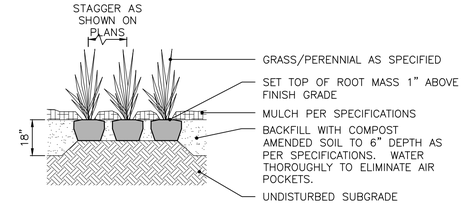


GENERAL NOTES:
1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE CROWN. DOUBLE LEADERS MAY BE REMOVED AT PLANTING TIME.
5. REMOVE TOP 1/3 OF BURLAP AND WIRE BASKET. REMOVE NON–BIODEGRADABLE WRAP COMPLETELY.
6. STAKE TREE AS INDICATED. REMOVE STAKES AT END OF WARRANTY PERIOD WITHOUT DISTURBING ROOT BALL.
7. SET TREE PLUMB AND ROTATE AS DIRECTED BY LANDSCAPE ARCHITECT.
8. OVER EXCAVATE TREE PIT IF DEBRIS, IMPENETRABLE SOILS OR STRUCTURAL FILL TO INDICATED DEPTH, REMOVE DEBRIS FROM SITE AS DIRECTED.

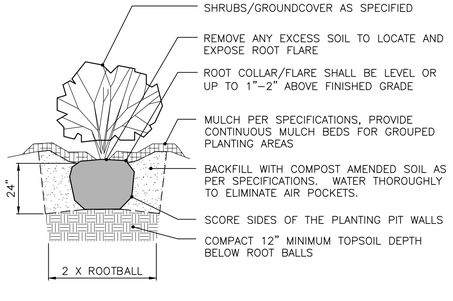
2 EVERGREEN TREE PLANTING
NOT TO SCALE



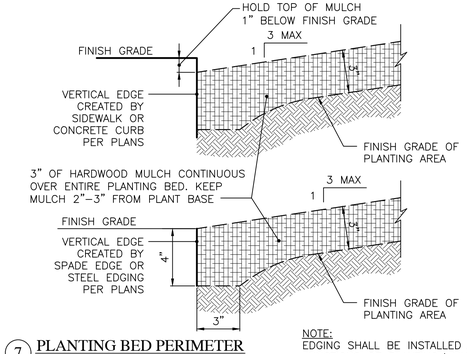
4 PLANT SPACING
NOT TO SCALE



6 PERENNIALS AND GRASSES
NOT TO SCALE



5 SHRUBS AND GROUNDCOVER
NOT TO SCALE



NOTE:
EDGING SHALL BE INSTALLED AT ALL JUNCTIONS OF PLANTING/ MULCH AREAS FOR CONTAINMENT OF MULCH.

7 PLANTING BED PERIMETER
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

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

MCCORD POINTE AMENITY AREA

LANDSCAPE DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

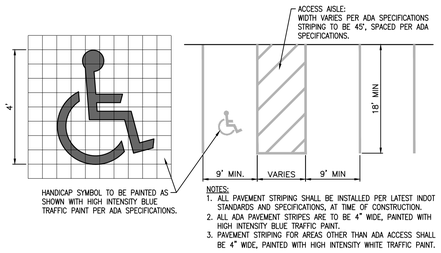
KRISTOPHER K. EICHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY	JOB NUMBER 2019-003-A
CHECKED BY KE	
DATE JANUARY 17, 2020	
SCALE AS SHOWN	
SHEET	

L1.1

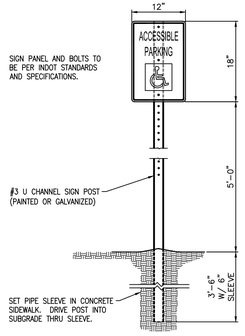
LANDSCAPE DETAILS

Plot Date: Mar 17, 2020 Plot Time: 12:07pm File Name: W:\calatlantic homes\2019-263-a lennar- mccord pointe amenity\Design\CAD\19263-ALandscape Plan.dwg, Layout: L1.1 By: tsmith

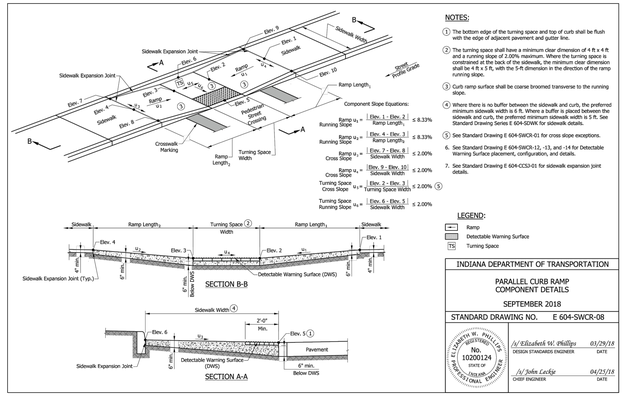


NOTES:
1. ALL PAVEMENT STRIPING SHALL BE INSTALLED PER LATEST INDOT STANDARDS AND SPECIFICATIONS, AT TIME OF CONSTRUCTION.
2. ALL ADA PAVEMENT STRIPES ARE TO BE 4" WIDE, PAINTED WITH HIGH INTENSITY BLUE TRAFFIC PAINT.
3. PAVEMENT STRIPING FOR AREAS OTHER THAN ADA ACCESS SHALL BE 4" WIDE, PAINTED WITH HIGH INTENSITY WHITE TRAFFIC PAINT.

9 PAVEMENT MARKING DETAILS
NOT TO SCALE



10 HANDICAP PARKING SIGN
NOT TO SCALE

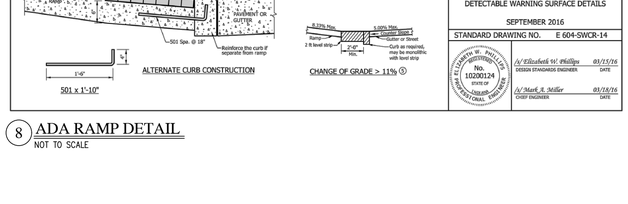


NOTES:
① The bottom edge of the turning space and top of curb shall be flush with the edge of adjacent pavement and gutter line.
② The turning space shall have a minimum clear dimension of 4 ft x 4 ft and a running slope of 2.00% maximum. Where the turning space is constrained at the back of the sidewalk, the minimum clear dimension shall be 5 ft x 5 ft, with the 5-ft dimension in the direction of the ramp running slope.
③ Curb ramp surface shall be coarse broomed transverse to the running slope.
④ Where there is no buffer between the sidewalk and curb, the preferred minimum sidewalk width is 6 ft. Where a buffer is placed between the sidewalk and curb, the preferred minimum sidewalk width is 5 ft. See Standard Drawing Series E 604-SIWK for sidewalk details.
⑤ See Standard Drawing E 604-SWCR-01 for cross slope exceptions.
6. See Standard Drawing E 604-SWCR-12, -13, and -14 for Detectable Warning Surface placement, configuration, and details.
7. See Standard Drawing E 604-CCSD-01 for sidewalk expansion joint details.

LEGEND:
Ramp
Detectable Warning Surface
TS Turning Space

INDIANA DEPARTMENT OF TRANSPORTATION
PARALLEL CURB RAMP COMPONENT DETAILS
SEPTEMBER 2018
STANDARD DRAWING NO. E 604-SWCR-08
ELIZABETH W. PHILLIPS, No. 10200124, STATE OF INDIANA, REGISTERED PROFESSIONAL ENGINEER
/s/ Elizabeth W. Phillips 03/29/18 DESIGN STANDARDS ENGINEER DATE
/s/ John Lecky 04/25/18 CHIEF ENGINEER DATE

6 ADA RAMP DETAIL
NOT TO SCALE



NOTES:
① A turning space is not required at the top of the ramp for a one-way directional perpendicular curb ramp.
② Where there is no buffer between the sidewalk and curb the preferred minimum sidewalk width is 6 ft. Where a buffer is placed between the sidewalk and curb, the preferred minimum sidewalk width is 5 ft. See Standard Drawing Series E 604-SDWK for sidewalk details.

LEGEND:
Buffer or Other Non-Walkable Surface
Ramp
Detectable Warning Surface

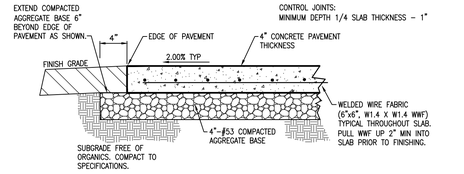
INDIANA DEPARTMENT OF TRANSPORTATION
ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP TYPICAL PLACEMENT
SEPTEMBER 2016
STANDARD DRAWING NO. E 604-SWCR-05
ELIZABETH W. PHILLIPS, No. 10200124, STATE OF INDIANA, REGISTERED PROFESSIONAL ENGINEER
/s/ Elizabeth W. Phillips 03/15/16 DESIGN STANDARDS ENGINEER DATE
/s/ Mark R. Miller 03/18/16 CHIEF ENGINEER DATE

7 ADA RAMP DETAIL
NOT TO SCALE

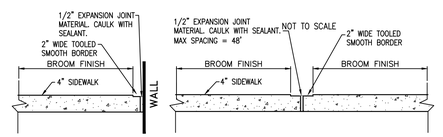
NOTES:
1. Detectable warning surface shall consist of truncated domes and shall be aligned in a square or radial grid pattern. Where truncated domes are arranged in a radial grid, they may differ in diameter and center-to-center spacing within the ranges specified.
2. The detectable warning surface shall be manufactured to fit the radii. Field cutting shall not alter the truncated dome spacing between the adjacent panels outside of the allowable range.
3. The detectable warning surface shall contrast visually with adjacent surfaces, either light-on-dark or dark-on-light.
4. The detectable warning surface shall extend a minimum of 2 ft in the direction of pedestrian travel and extend the full width as shown. The detectable warning surface shall not be placed across a grade break.
⑤ The maximum counter slope of the gutter or street at the bottom of the ramp shall be 5.00%. Where the algebraic difference between the running slope and the counter slope exceeds 11%, a 2 ft minimum level strip should be provided at the bottom of the ramp.
⑥ Where concrete border is used for forming, the border shall be cast monolithically with the curb ramp concrete. The concrete border shall not exceed 2 in. within the ramp width.
⑦ Where forming other than a concrete border is used, the edge restraint shall not encroach upon the ramp width.

INDIANA DEPARTMENT OF TRANSPORTATION
DETECTABLE WARNING SURFACE DETAILS
SEPTEMBER 2016
STANDARD DRAWING NO. E 604-SWCR-14
ELIZABETH W. PHILLIPS, No. 10200124, STATE OF INDIANA, REGISTERED PROFESSIONAL ENGINEER
/s/ Elizabeth W. Phillips 03/15/16 DESIGN STANDARDS ENGINEER DATE
/s/ Mark R. Miller 03/18/16 CHIEF ENGINEER DATE

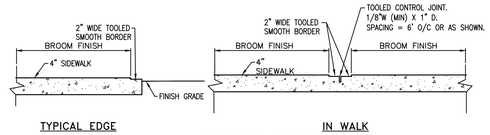
8 ADA RAMP DETAIL
NOT TO SCALE



1 CONCRETE SIDEWALK
NOT TO SCALE

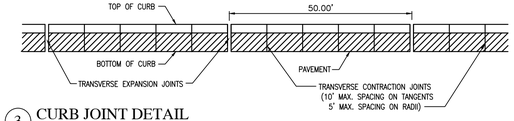


EXPANSION JOINTS

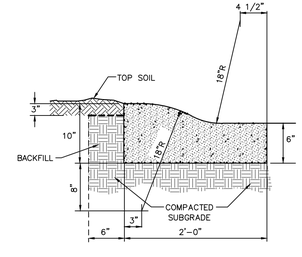


CONTROL JOINTS

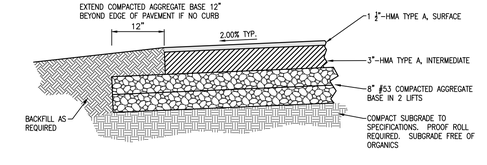
2 CONCRETE SIDEWALK JOINT & FINISHING DETAILS
NOT TO SCALE



3 CURB JOINT DETAIL
NOT TO SCALE



4 2' CONCRETE ROLL CURB (REVERSE SLOPE)
NOT TO SCALE



5 ASPHALT PAVEMENT SECTION
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

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

MCCORD POINTE
MCCORDSVILLE, INDIANA

CONSTRUCTION DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION
KRISTOPHER K. EICHHORN, REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER
Kristopher K. Eichhorn

DRAWN BY	JOB NUMBER 2019-003-A
TD/GM	
CHECKED BY	
KE	
DATE	
JANUARY 17, 2020	
SCALE	
AS SHOWN	

SHEET

C8.5

CONSTRUCTION DETAILS

Plot Date: Mar 17, 2020 Plot Time: 12:09pm File Name: W:\calatlantic homes\2019-263-a lennar- mccord pointe amenity\Design\CAD\19263-A Const Details.dwg, Layout: C8.4 By: tsmith