

COLONNADE - PRELIMINARY PLAN

PLANS PREPARED FOR:
PLATINUM PROPERTIES MGNT. CO., LLC
ATTN.: TIMOTHY J. WALTER, P.E.
VICE PRESIDENT - DEVELOPMENT
9757 WESTPOINT DRIVE, SUITE 600
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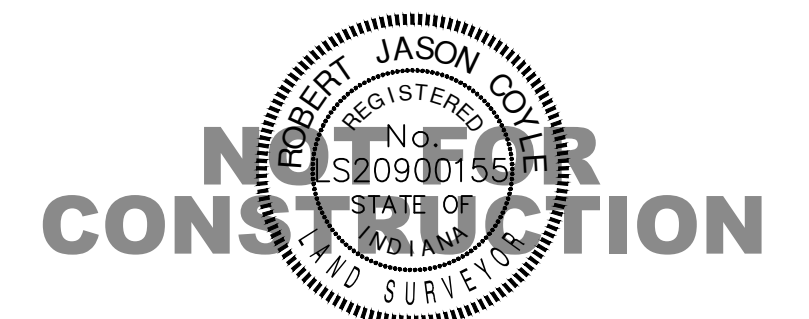
GAS CITIZENS ENERGY GROUP 2150 Dr. Martin Luther King Jr St Indianapolis, IN 46200 317-927-4684 Richard Miller, Jr.	SANITARY, STORM, & WATER MCCORDSVILLE PUBLIC WORKS 5759 W. Broadway McCordsville, IN 46055 317-335-3604 Mark Wilsman	CABLE TELEVISION BRIGHT HOUSE NETWORKS 3030 Roosevelt ave Indianapolis, IN 46218 317-632-9077 Jason Kirkman
GAS CENTERPOINT ENERGY 16000 Allisonville Road Noblesville, Indiana 46061 317-776-5532 Sandra Casey	TELEPHONE AT&T - DISTRIBUTION 240 N. Meridian St., Room 1791 Indianapolis, IN 46204 317-265-3050 Matt Spindler	WATER CITIZENS ENERGY GROUP - WATER CWA Authority, Inc. 2150 Dr. Martin Luther King, Jr. Street Indianapolis, IN 46202 317-927-4351 Attn.: Brad Hostetter
ELECTRIC INDIANAPOLIS POWER & LIGHT COMPANY 317-261-5203 Rhonda Williams	TELEPHONE NINE STAR CONNECT 2243 E. Main St. Greenfield, IN 46140 317-323-2074 Eric Meyer	SCHOOL DISTRICT Met. Vernon Community School Corp. 1806 West State Road 234 Fortville, IN 46040 Dr. Shane Robbins
FIRE DEPARTMENT McCordsville Fire Station 7590 Farm Street McCordsville, IN 46055 317-335-2268 Attn.: Tom Alexander	POLICE MCCORDSVILLE POLICE DEPT. 6280 West Cr 800 North McCordsville, IN 46055 317-335-2812	CABLE TELEVISION COMCAST CABLEVISION 5330 East 66th Street Indianapolis, IN 46220 317-774-3384 Matt Stringer



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ENGINEERING

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CONTACT: ROBERT "JASON" COYLE



CERTIFIED BY: Ruth J. Gier



SHEET INDEX	
SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101-C106	EXITING TOPOGRAPGY
C107-C112	PRELIMINARY PLAN
C113	DETAILS, SOIL MAP, FLOOD MAP
C114	PHASING PLAN
C115	STREET LIGHTING PLAN

Date:	07-13-21
Project No:	21177
Sheet No:	

C100



OAKLANDON ASSOCIATES

BEGINNING AT A BRONZE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE SOUTH 88 DEGREES 47 MINUTES 28 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID HALF QUARTER SECTION 1340.89 FEET TO THE SOUTHWEST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 00 DEGREES 04 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF SAID HALF QUARTER SECTION 2635.08 FEET TO THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION, THENCE NORTH 88 DEGREES 22 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION 1343.69 FEET TO THE NORTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE SOUTH 00 DEGREES 07 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID HALF QUARTER SECTION 2644.76 FEET TO THE POINT OF BEGINNING, CONTAINING 81.319 ACRES, MORE OR LESS.

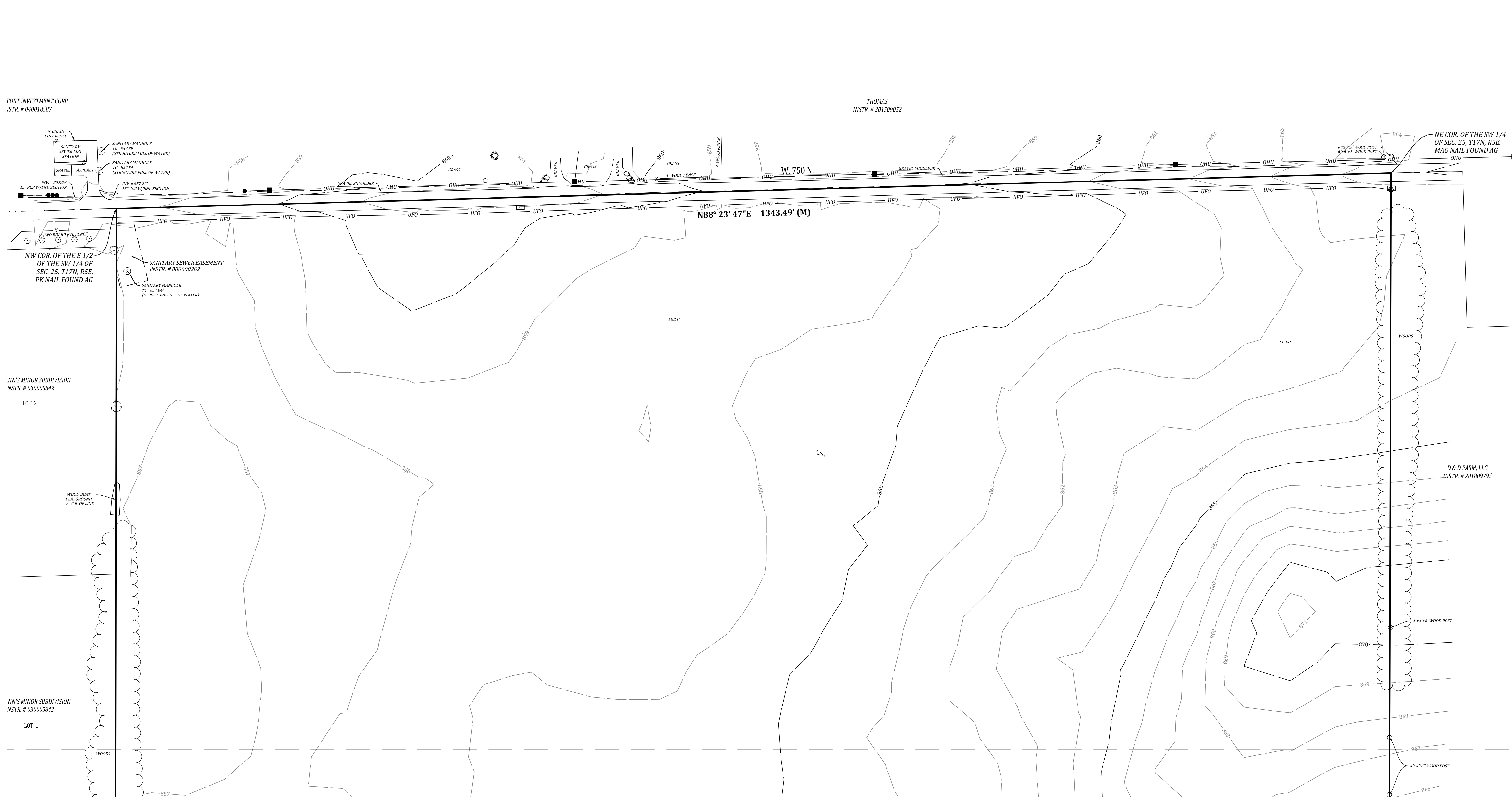
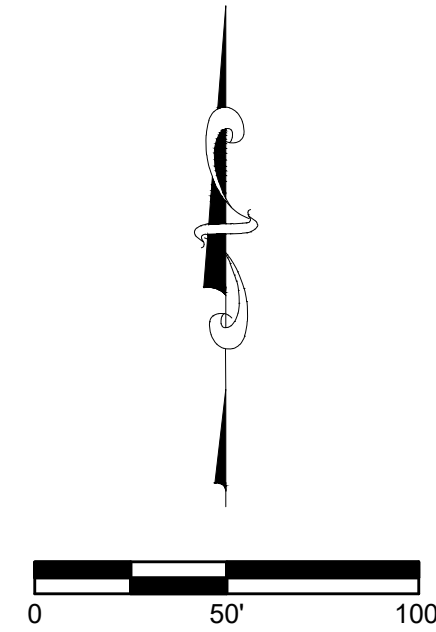
A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 21 MINUTES 44 SECONDS EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 939.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE SOUTHEAST CORNER OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2001-17190 (PARCEL I) IN THE OFFICE OF THE RECORDER, HANCOCK COUNTY, INDIANA; THENCE NORTH 00 DEGREES 24 MINUTES 34 SECONDS WEST ALONG THE EAST LINE OF SAID REAL ESTATE A DISTANCE OF 1748.07 FEET TO THE SOUTHEAST CORNER OF PARCEL II IN SAID INSTRUMENT NUMBER 2001-17190; THENCE NORTH 31 DEGREES 50 MINUTES 21 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL II, A DISTANCE OF 253.68 FEET TO THE APPROXIMATE CENTERLINE OF THE STANSBURY DITCH AND THE SOUTHWESTERLY LINE OF DAMMANN'S MINOR SUBDIVISION AS RECORDED IN SAID RECORDER'S OFFICE AS SLIDE 119 IN PLAT CABINET C; THENCE SOUTH 58 DEGREES 09 MINUTES 29 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 317.01 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE SOUTH 00 DEGREES 21 MINUTES 14 SECONDS EAST ALONG THE EAST LINE, A DISTANCE OF 1784.83 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE SOUTH 88 DEGREES 21 MINUTES 44 SECONDS WEST ALONG THE SOUTH LINE OF SAID WEST HALF 401.83 FEET TO THE POINT OF BEGINNING, SAID TO CONTAIN 17.249 ACRES MORE OR LESS, IN HANCOCK COUNTY, INDIANA.

THIS EXISTING TOPOGRAPHY PLAN REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE ENGINEER/SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER/SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE / SHE DOES CONFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE ENGINEER/SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



770	EXISTING CONTOUR: MAJOR
769	EXISTING CONTOUR: MINOR
G	GAZ LINES
OHU	OVERHEAD UTILITY LINES
E	BURIED ELECTRIC LINE
■	POWER POLE
⚡	LIGHT POLE
—●—	GLW WIRE
⚡	ELECTRIC METER
⚡	ELECTRIC TRANSFORMER
T	UNDERGROUND TELEPHONE
UFO	UNDERGROUND FIBER OPTIC
TS	TELEPHONE SPLICER BOX
TH	UTILITY HANDHOLE
W	WATER LINE
⚡	FIRE HYDRANT
⚡	WATER VALVE
Ⓢ	WATER METER
Ⓢ	SANITARY SEWER MANHOLE
S	SANITARY SEWER LINE
F/M	SANITARY FORCE MAIN
Ⓢ	STORM SEWER MANHOLE
Ⓢ	STORM SEWER INLET
ST	STORM SEWER PIPE
..	FLOWLINE / SWALE
X	FENCELINE
MB	MAILBOX
~~~~~	TREELINE / EDGE OF WOODS



MATCHLINE SEE SHEET C102 FOR CONTINUATION

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MATCHLINE SEE SHEET C105 "RIGHT" FOR CONTINUATION

Designed:		Sym.		Revisions	Date
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Drawn:	2.			REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF	8/10/2021
Checked:					
Scale:					
Date:					

EXISTING TOPOGRAPHY  
COLONNADE  
VERNON TOWNSHIP  
HANCOCK COUNTY, INDIANA

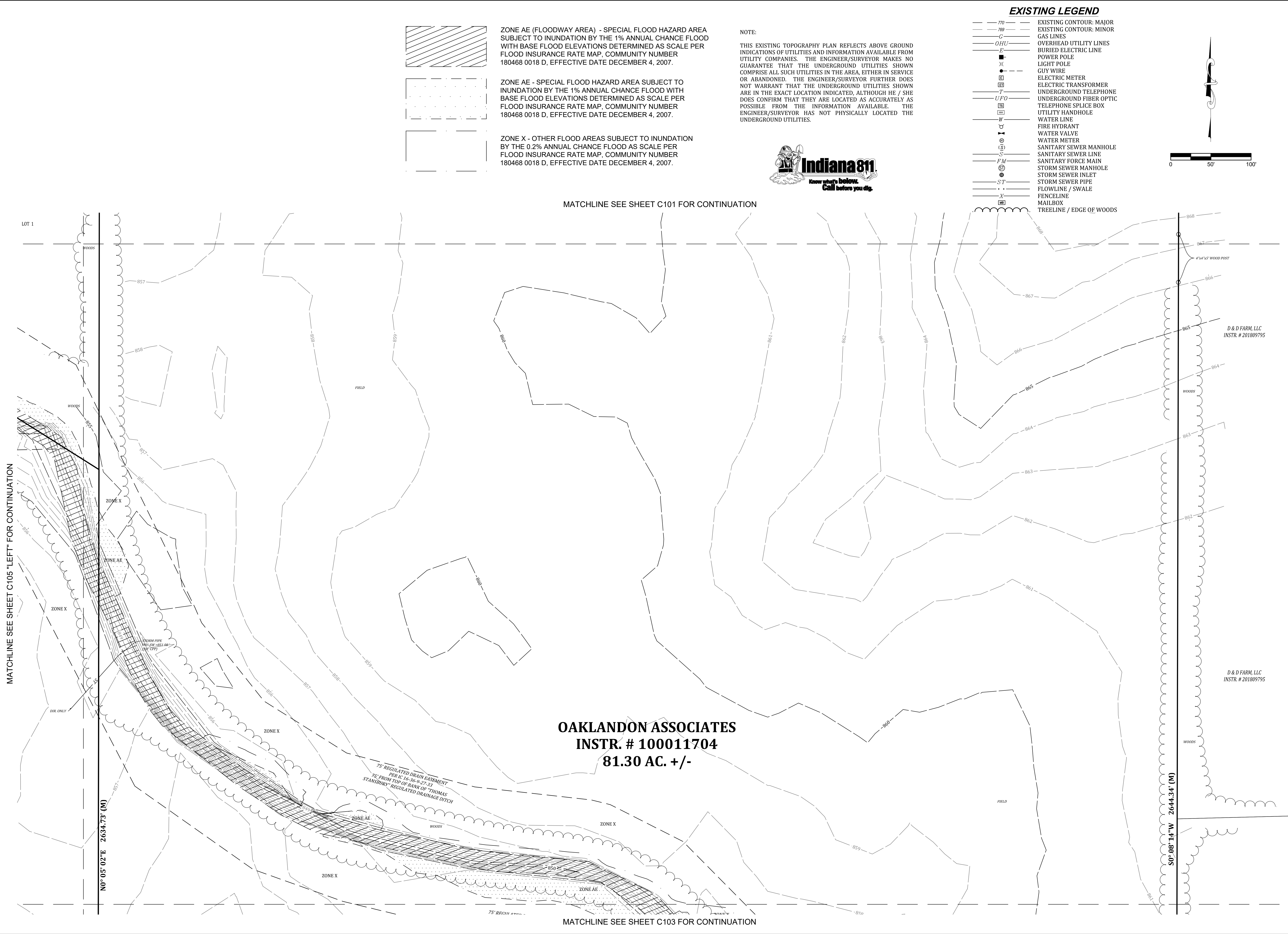
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WEB: [www.BanningEngineering.com](http://www.BanningEngineering.com)

Project No:	21177
Sheet No:	

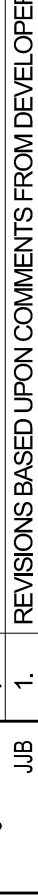
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**OAKLANDON ASSOCIATES**  
**INSTR. # 100011704**  
**81.30 AC. +/-**

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Project No: 21177

Sheet No: C102

EXISTING TOPOGRAPHY

COLONNADE

VERNON TOWNSHIP

HANCOCK COUNTY, INDIANA

Revisions		Date
Sym.	1.	7/20/2021
Revisions BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF		
Sym.	2.	8/10/2021
Revisions BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF		

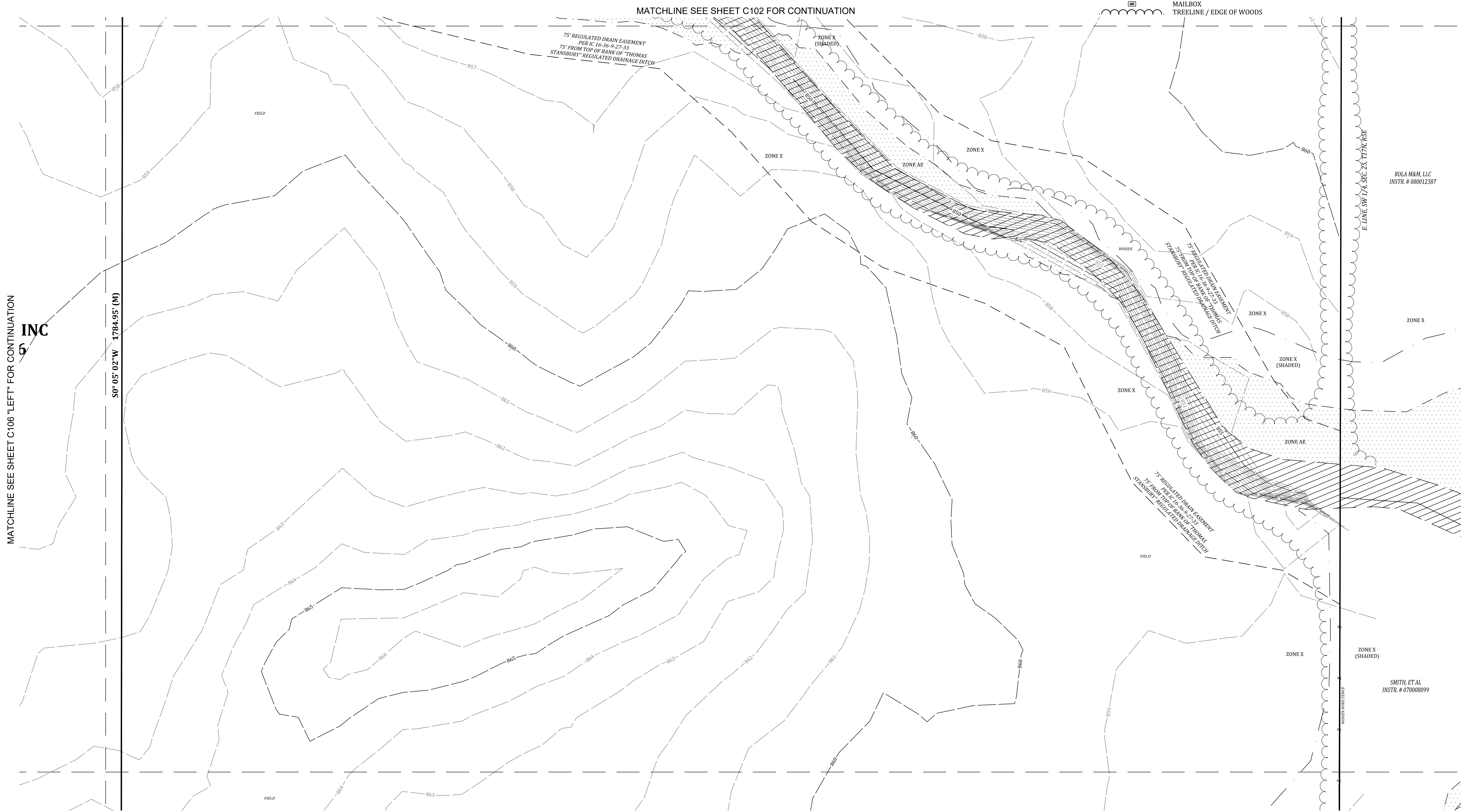
  

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Checked:	RJC
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Date:	07-20-2021

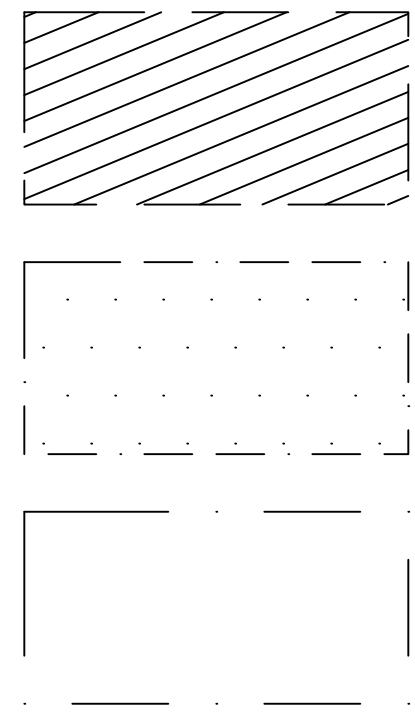
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ZONE AE (FLOODWAY AREA) - SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED AS SCALE PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 180468 0018 D, EFFECTIVE DATE DECEMBER 4, 2007.

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

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

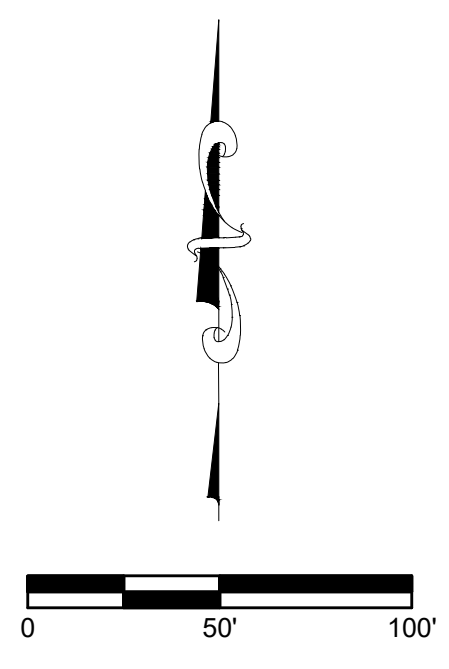
NOTE:

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EXISTING LEGEND

- 770 EXISTING CONTOUR: MAJOR
- 769 EXISTING CONTOUR: MINOR
- G GAS LINES
- OHU OVERHEAD UTILITY LINES
- E BURIED ELECTRIC LINE
- POWER POLE
- X LIGHT POLE
- CUV CUV WIRE
- E ELECTRIC METER
- ET ELECTRIC TRANSFORMER
- T UNDERGROUND TELEPHONE
- UFO UNDERGROUND FIBER OPTIC
- TS TELEPHONE SPLICE BOX
- UH UTILITY HANDHOLE
- W WATER LINE
- FH FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- SS SANITARY SEWER MANHOLE
- SL SANITARY SEWER LINE
- SFM SANITARY FORCE MAIN
- SM STORM SEWER MANHOLE
- SI STORM SEWER INLET
- SP STORM SEWER PIPE
- ST STORM SEWER PIPE
- FS FLOWLINE / SWALE
- X FENCELINE
- MB MAILBOX
- TL TREELINE / EDGE OF WOODS



Revisions		Date
1.	REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF	7/20/2021
2.	REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF	8/10/2021

Sym.	Designated	Drawn	Checked	Scale	Date
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JTB	2.	JTB	JTB	R/C	07-20-2021

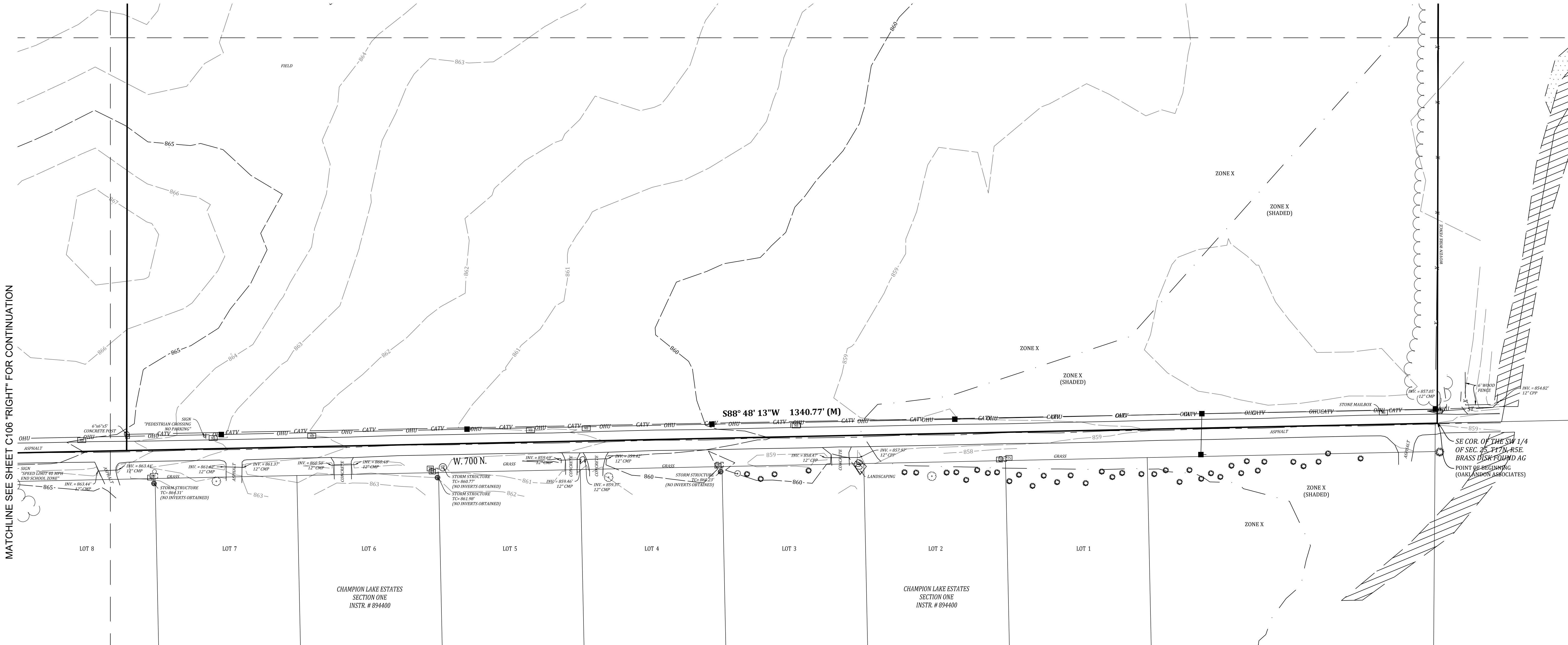
EXISTING TOPOGRAPHY  
COLONNADE  
VERNON TOWNSHIP  
HANCOCK COUNTY, INDIANA

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Project No:	21177
Sheet No:	C103

MATCHLINE SEE SHEET C106 "RIGHT" FOR CONTINUATION



MATCHLINE SEE SHEET C103 FOR CONTINUATION

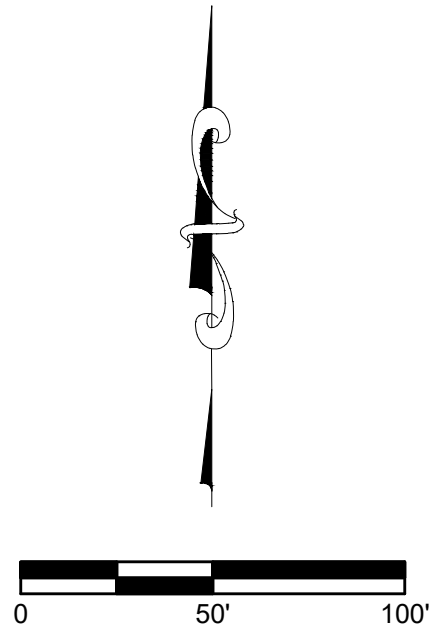
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EXISTING LEGEND

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- 769 EXISTING CONTOUR: MINOR
- G GAS LINES
- OHU OVERHEAD UTILITY LINES
- E BURIED ELECTRIC LINE
- POWER POLE
- X LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- TELEPHONE SPLICE BOX
- UTILITY HANDHOLE
- W WATER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- SANITARY FORCE MAIN
- STORM SEWER MANHOLE
- STORM SEWER INLET
- STORM SEWER PIPE
- FLOWLINE / SWALE
- FENCELINE
- MAILBOX
- TREELINE / EDGE OF WOODS



EXISTING TOPOGRAPHY  
COLONNADE  
VERNON TOWNSHIP  
HANCOCK COUNTY, INDIANA

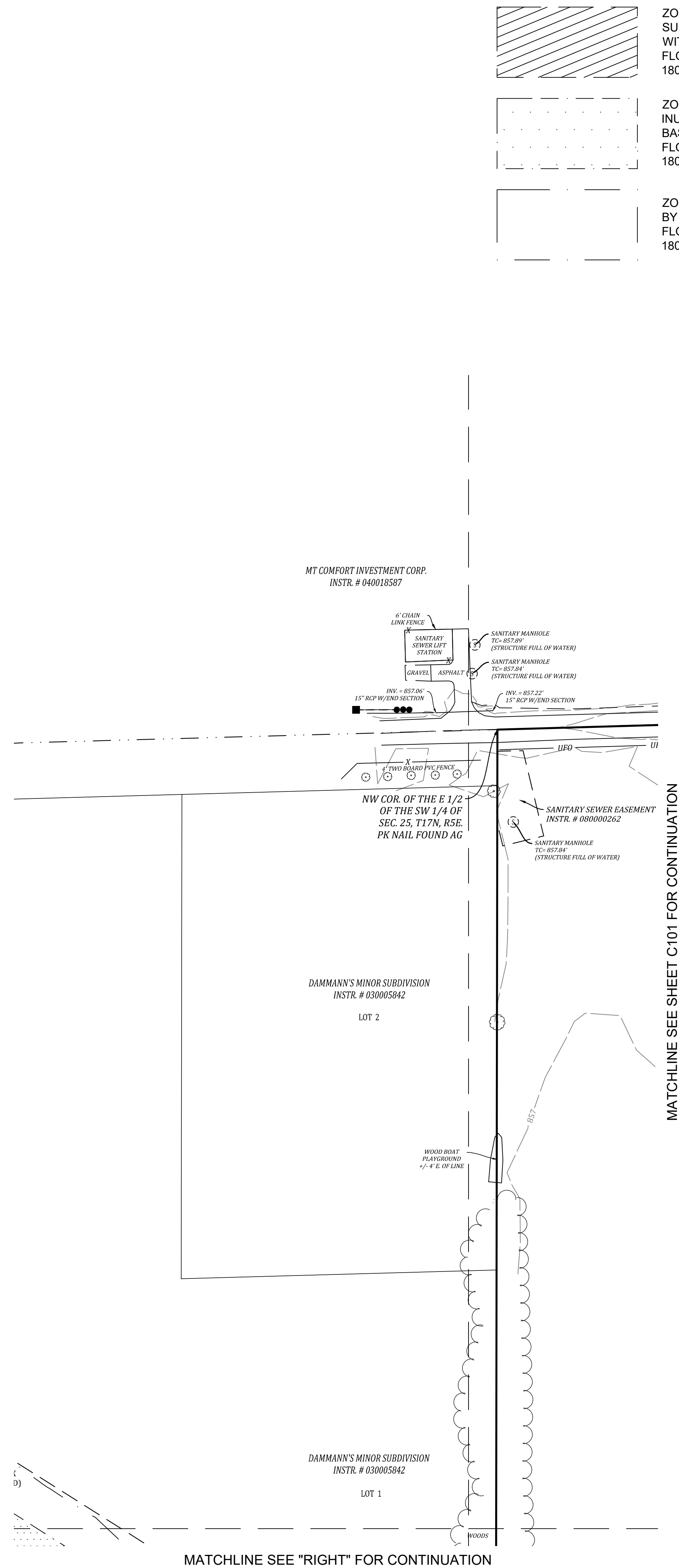
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Project No: 21177  
Sheet No:

C104

Revisions	Date
1. REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF	7/20/2021
2. REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF	8/10/2021
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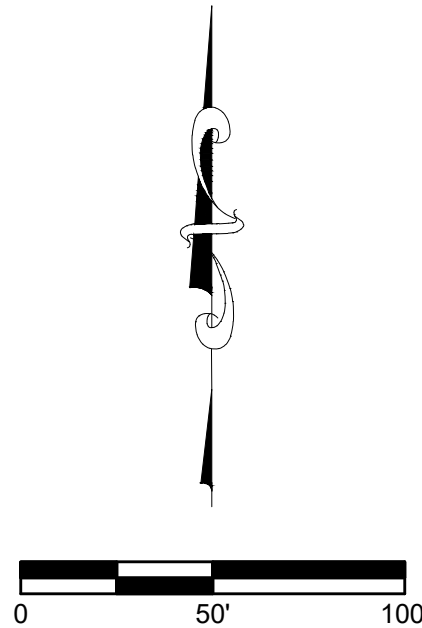
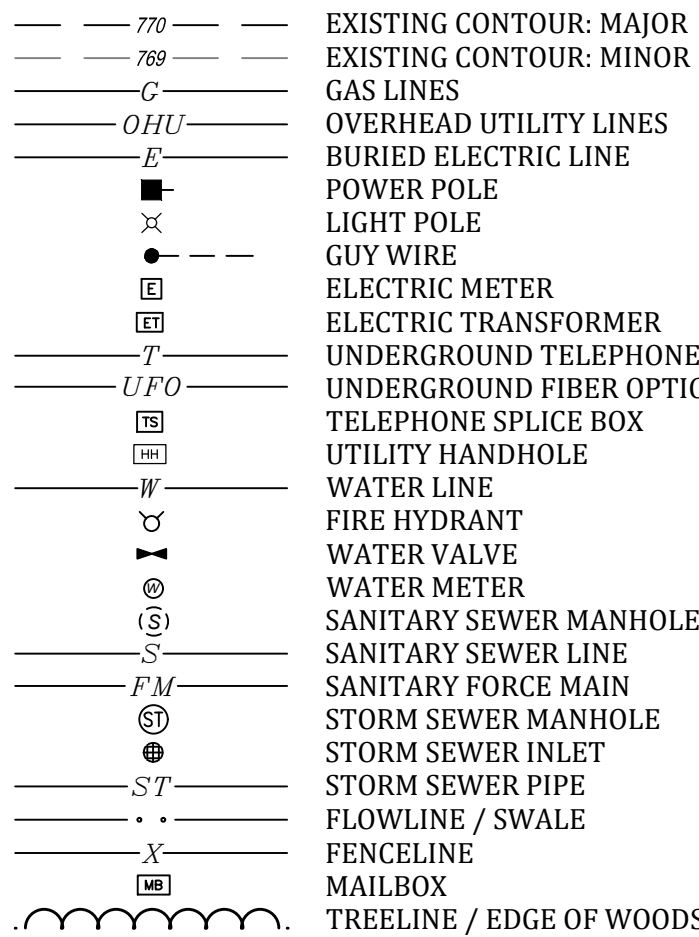
MATCHLINE SEE SHEET C101 FOR CONTINUATION

NOTE:

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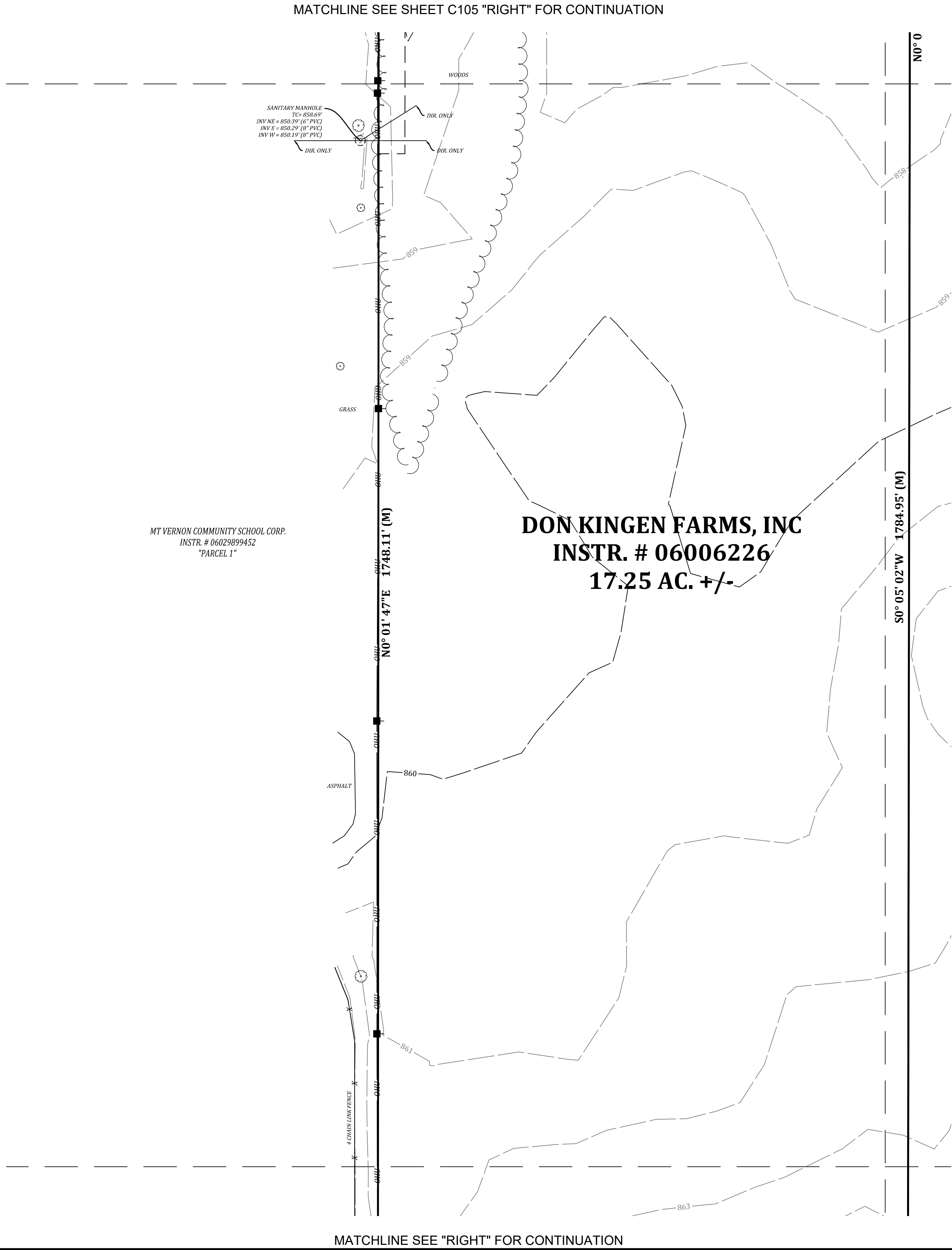
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  <b>BANNING</b> ENGINEERING 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, NJ 07068 BUS: (317) 707-3700, FAX: (317) 707-3800 E-MAIL: <a href="mailto:Banning@BanningEngineering.com">Banning@BanningEngineering.com</a> WEB: <a href="http://www.BanningEngineering.com">www.BanningEngineering.com</a>	Project No: 21177		Sheet No:		C105	
	EXISTING TOPOGRAPHY					
	COLONNADE					
	VERNON TOWNSHIP					
	HANCOCK COUNTY, INDIANA					
Designed: JJB		Sym.		Revisions		Date
Drawn: JJB		1.		REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF		7/20/2021
Checked: RJC		2.		REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF		8/10/2021
Scale:						
Date: 07-20-2021						

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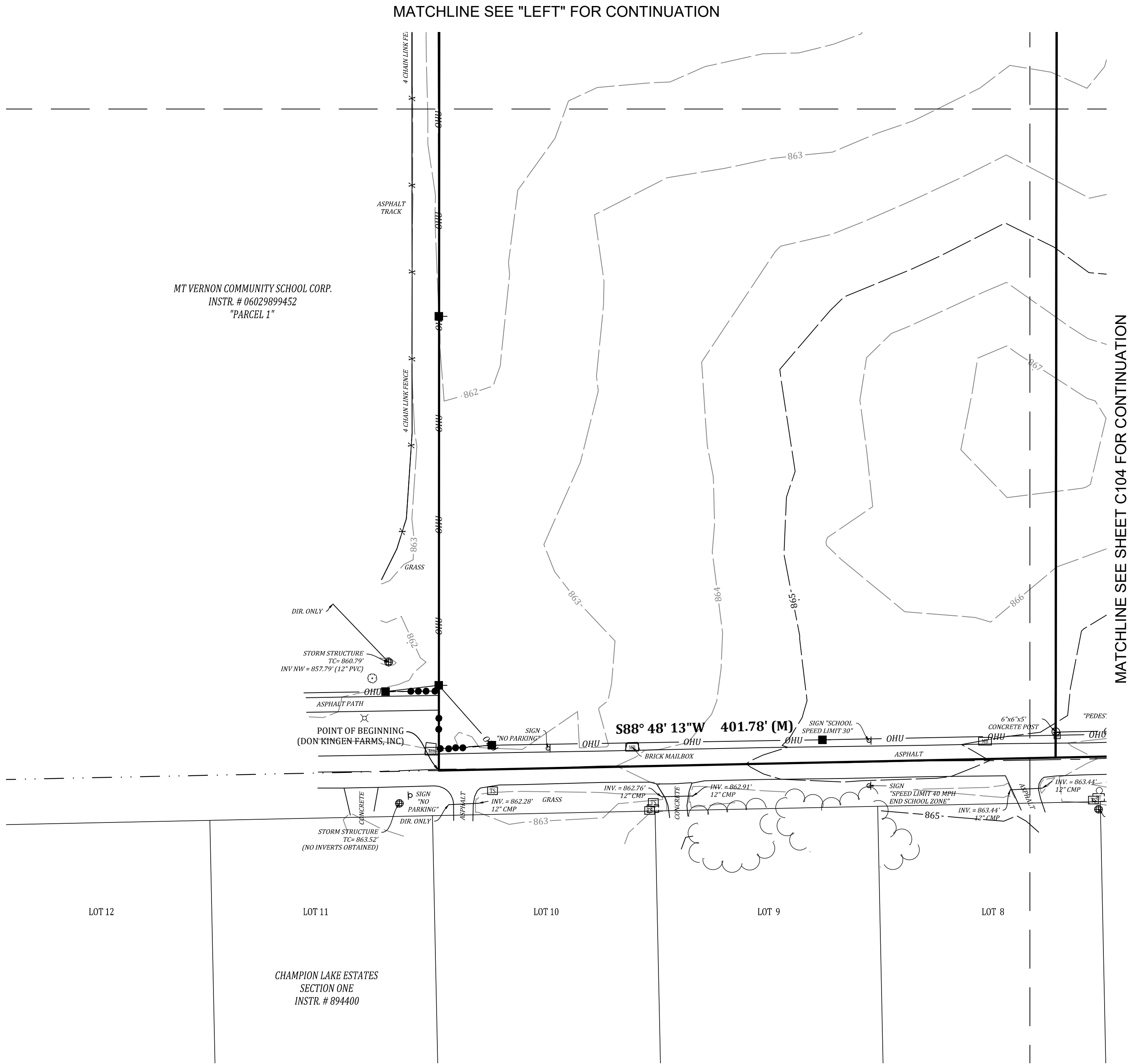
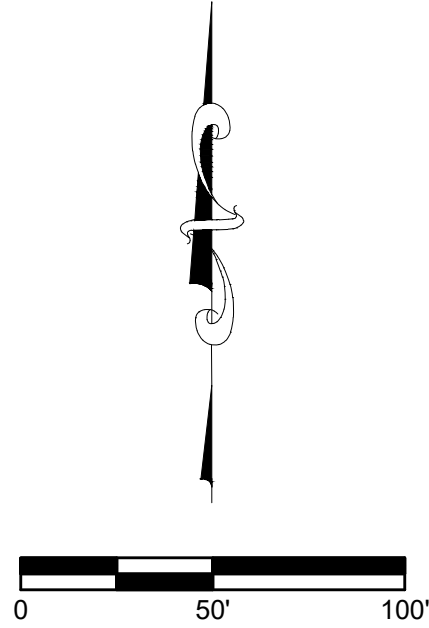
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- E BURIED ELECTRIC LINE
- POWER POLE
- X LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- TELEPHONE SPICE BOX
- UTILITY HANDHOLE
- W WATER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- Sanitary Sewer Manhole
- S Sanitary Sewer Line
- F M Sanitary Force Main
- Storm Sewer Manhole
- Storm Sewer Inlet
- ST Storm Sewer Pipe
- Flowline / Swale
- X Fence Line
- Mailbox
- TREELINE / EDGE OF WOODS



Project No: 21177		Sheet No: C106	
Project Name: EXISTING TOPOGRAPHY COLONNADE VERNON TOWNSHIP HANCOCK COUNTY, INDIANA		Project Date: 07-20-2021	
Project Description: EXISTING TOPOGRAPHY COLONNADE VERNON TOWNSHIP HANCOCK COUNTY, INDIANA		Project Location: 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168	
Project Contact: BANNING ENGINEERING		Project Phone: (317) 707-3700 FAX: (317) 707-3800	
Project Email: Banning@BanningEngineering.com		Project Website: www.BanningEngineering.com	
Project Revisions: 1. REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF 7/20/2021		Project Revisions: 2. REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF 8/10/2021	
Project Designer: JJB		Project Checker: JJB	
Project Drawn: JJB		Project Scale: R/C	
Project Date: 07-20-2021		Project Date: 07-20-2021	

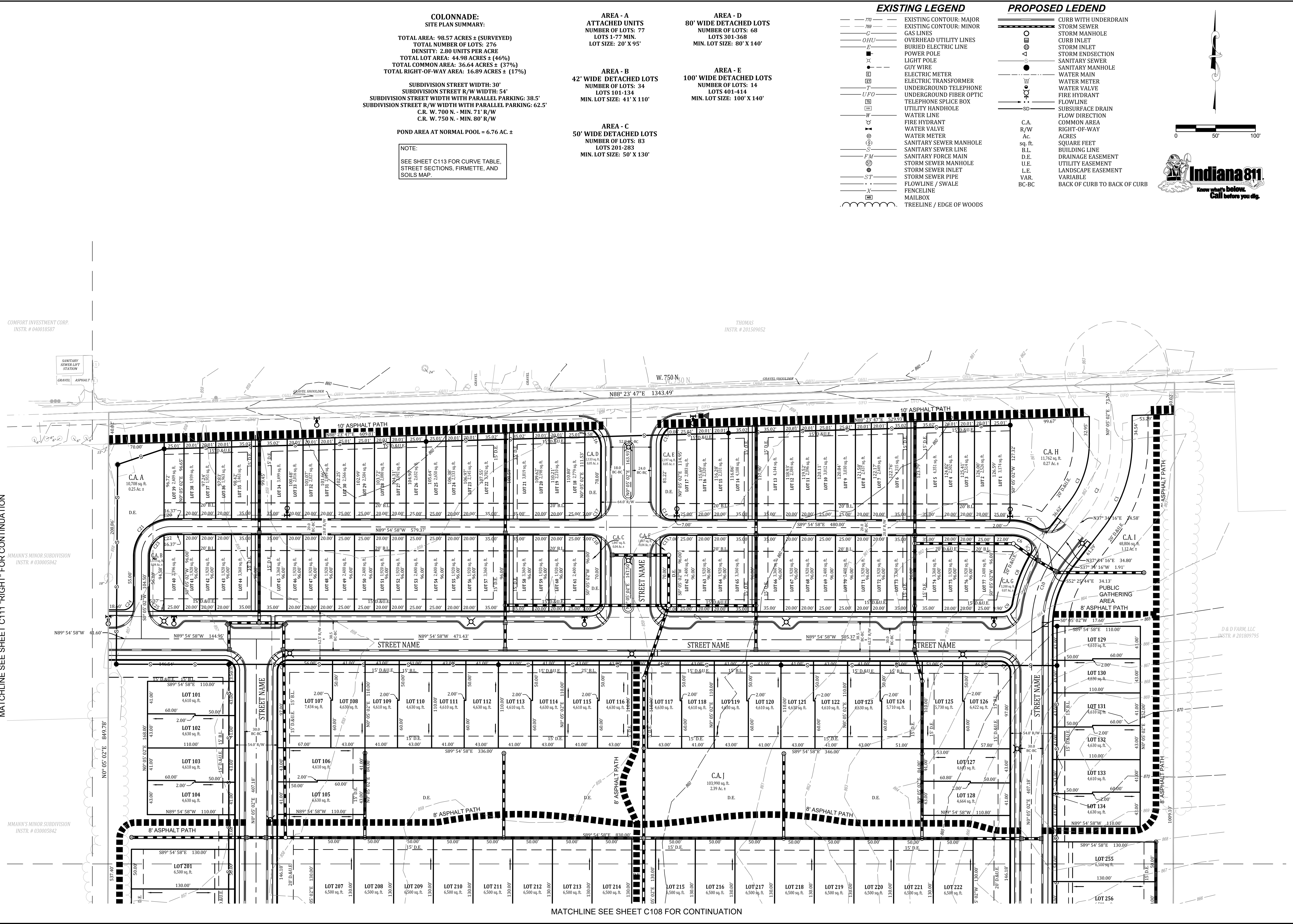
Baldwin, P., 2021\2117\Engineering\Cadda\Primary Plot\21177-Prelim_Plot.dwg Aug 10, 2021 - 12:35pm

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COMFORT INVESTMENT CORP.  
INSTR. # 040018587

MMANN'S MINOR SUBDIVISION  
INSTR. # 030005942

MMANN'S MINOR SUBDIVISION  
INSTR. # 030005942



**COLONNADE:**  
SITE PLAN SUMMARY:  
TOTAL AREA: 98.57 ACRES ± (SURVEYED)  
TOTAL NUMBER OF LOTS: 276  
DENSITY: 2.80 UNITS PER ACRE  
TOTAL LOT AREA: 44.98 ACRES ± (46%)  
TOTAL COMMON AREA: 36.64 ACRES ± (37%)  
TOTAL RIGHT-OF-WAY AREA: 16.89 ACRES ± (17%)  
SUBDIVISION STREET WIDTH: 30'  
SUBDIVISION STREET R/W WIDTH: 54'  
SUBDIVISION STREET WIDTH WITH PARALLEL PARKING: 38.5'  
SUBDIVISION STREET R/W WIDTH WITH PARALLEL PARKING: 62.5'  
C.R. W. 700 N. - MIN. 71' R/W  
C.R. W. 750 N. - MIN. 80' R/W  
POND AREA AT NORMAL POOL = 6.76 AC. ±  
NOTE:  
SEE SHEET C113 FOR CURVE TABLE,  
STREET SECTIONS, FIRMETTE, AND  
SOILS MAP.

**AREA - A**  
ATTACHED UNITS  
NUMBER OF LOTS: 77  
LOTS 1-77 MIN.  
LOT SIZE: 20' X 95'  
**AREA - B**  
42' WIDE DETACHED LOTS  
NUMBER OF LOTS: 34  
LOTS 101-134  
MIN. LOT SIZE: 41' X 110'  
**AREA - C**  
50' WIDE DETACHED LOTS  
NUMBER OF LOTS: 83  
LOTS 201-283  
MIN. LOT SIZE: 50' X 130'

**AREA - D**  
80' WIDE DETACHED LOTS  
NUMBER OF LOTS: 68  
LOTS 301-368  
MIN. LOT SIZE: 80' X 140'  
**AREA - E**  
100' WIDE DETACHED LOTS  
NUMBER OF LOTS: 14  
LOTS 401-414  
MIN. LOT SIZE: 100' X 140'

**EXISTING LEGEND**  
— 770 — EXISTING CONTOUR: MAJOR  
— 788 — EXISTING CONTOUR: MINOR  
— G — GAS LINES  
— OHU — OVERHEAD UTILITY LINES  
— B — BURIED ELECTRIC LINE  
— P — POWER POLE  
— X — GUY WIRE  
— E — ELECTRIC METER  
— T — ELECTRIC TRANSFORMER  
— T — UNDERGROUND TELEPHONE  
— UFO — UNDERGROUND FIBER OPTIC  
— H — UTILITY HANDHOLE  
— W — WATER LINE  
— F — FIRE HYDRANT  
— V — WATER VALVE  
— M — WATER METER  
— S — SANITARY SEWER MANHOLE  
— S — SANITARY SEWER LINE  
— F — SANITARY FORCE MAIN  
— S — STORM SEWER MANHOLE  
— S — STORM SEWER INLET  
— S — STORM SEWER PIPE  
— F — FLOWLINE / SWALE  
— X — FENCELINE  
— M — MAILBOX  
— W — TREELINE / EDGE OF WOODS

**PROPOSED LEDEND**  
— C — CURB WITH UNDERDRAIN  
— S — STORM SEWER  
— S — STORM MANHOLE  
— S — CURB INLET  
— S — STORM INLET  
— S — STORM ENDSECTION  
— S — SANITARY SEWER  
— S — SANITARY MANHOLE  
— S — WATER MAIN  
— S — WATER METER  
— S — WATER VALVE  
— S — FIRE HYDRANT  
— S — FLOWLINE  
— S — SUBSURFACE DRAIN  
— S — FLOW DIRECTION  
— S — COMMON AREA  
— S — RIGHT-OF-WAY  
— S — ACRES  
— S — SQUARE FEET  
— S — BUILDING LINE  
— S — DRAINAGE EASEMENT  
— S — UTILITY EASEMENT  
— S — LANDSCAPE EASEMENT  
— S — VARIABLE  
— S — BACK OF CURB TO BACK OF CURB  
C.A. R/W  
Ac.  
sq. ft.  
B.L.  
D.E.  
U.E.  
L.E.  
VAR.  
BC-BC



**PRELIMINARY PLAN**  
**COLONNADE**  
**VERNON TOWNSHIP**  
**HANCOCK COUNTY, INDIANA**

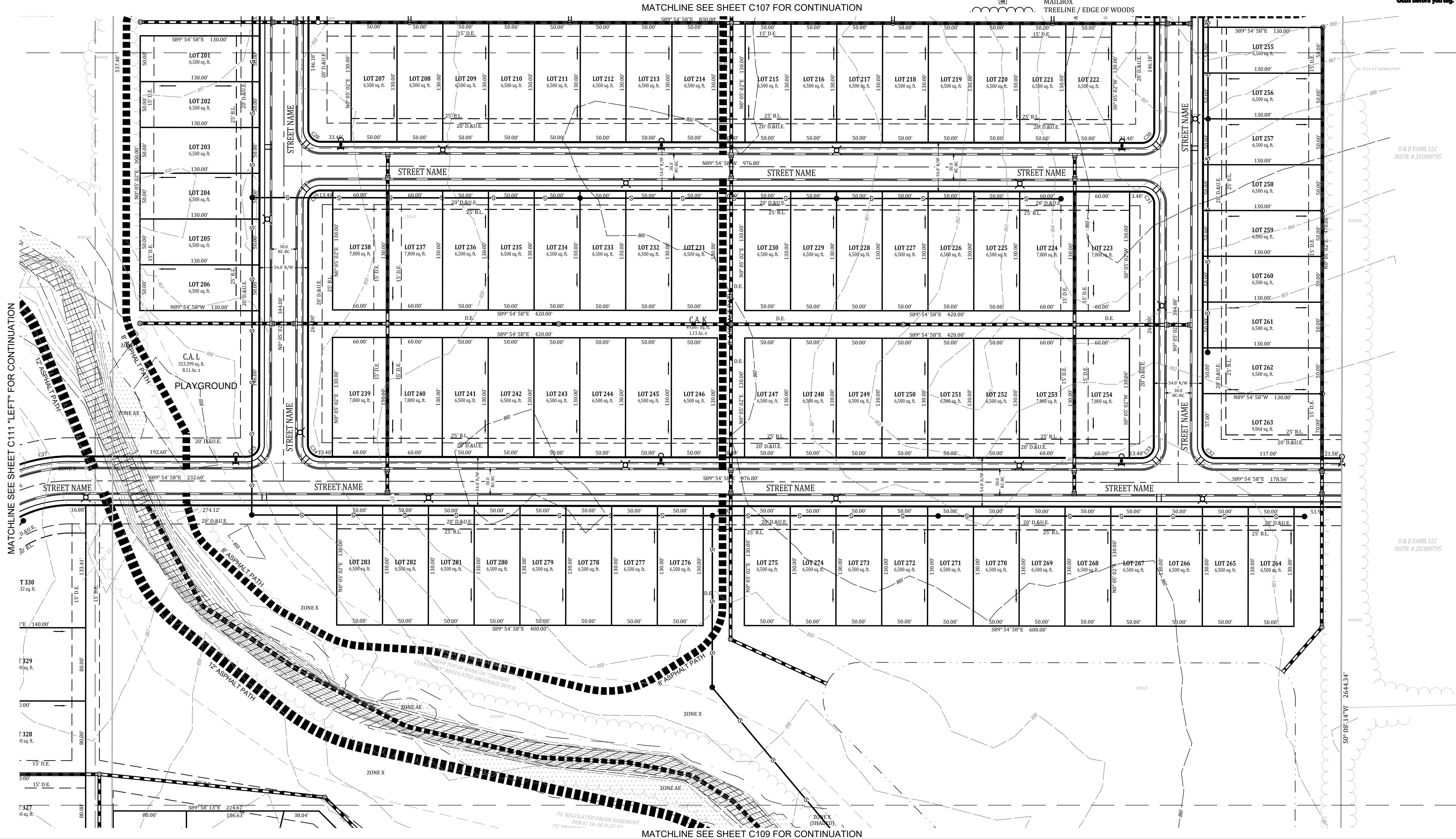
**BANNING ENGINEERING**  
853 COLUMBIA ROAD, SUITE #101  
PLAINFIELD, IN 46168  
BUS: (317) 707-3700 FAX: (317) 707-3800  
E-MAIL: Banning@BanningEngineering.com  
WEB: www.BanningEngineering.com

Project No: 21177  
Sheet No: C107

Revisions	Date	By	Check	Scale	Date
1.	7/20/2021	JTB	JTB		
2.	8/10/2021	JTB	JTB		

DESIGNED: JTB  
DRAWN: JTB  
CHECKED: JTB  
SCALE: JTB  
DATE: 07-20-2021

MATCHLINE SEE SHEET C111 "LEFT" FOR CONTINUATION



- EXISTING LEGEND**
- 770 EXISTING CONTOUR: MAJOR
  - 788 EXISTING CONTOUR: MINOR
  - G GAS LINES
  - OHU OVERHEAD UTILITY LINES
  - BURIED ELECTRIC LINE
  - POWER POLE
  - LIGHT POLE
  - GUY WIRE
  - ELECTRIC METER
  - ELECTRIC TRANSFORMER
  - UNDERGROUND TELEPHONE
  - UNDERGROUND FIBER OPTIC
  - TELEPHONE SPICE BOX
  - UTILITY HANDHOLE
  - WATER LINE
  - FIRE HYDRANT
  - WATER VALVE
  - WATER METER
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER LINE
  - SANITARY FORCE MAIN
  - STORM SEWER MANHOLE
  - STORM SEWER INLET
  - STORM SEWER PIPE
  - FLOWLINE / SWALE
  - FENCELINE
  - MAILBOX
  - TREELINE / EDGE OF WOODS

- PROPOSED LEDEND**
- CURB WITH UNDERDRAIN
  - STORM SEWER
  - STORM MANHOLE
  - CURB INLET
  - STORM INLET
  - STORM ENDSECTION
  - SANITARY SEWER
  - SANITARY MANHOLE
  - WATER MAIN
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - FLOWLINE
  - SUBSURFACE DRAIN
  - FLOW DIRECTION
  - COMMON AREA
  - RIGHT-OF-WAY
  - ACRES
  - SQUARE FEET
  - BUILDING LINE
  - DRAINAGE EASEMENT
  - UTILITY EASEMENT
  - LANDSCAPE EASEMENT
  - VARIABLE
  - BACK OF CURB TO BACK OF CURB



Revisions		Date
1.	REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF	7/20/2021
2.	REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF	8/10/2021

Design:		Date:
JOB	1.	07-20-2021
Drawn:	JOB	
Checked:	JOB	
Scale:	JOB	

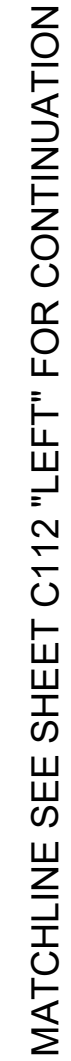
  

**PRIMARY PLAT**  
**COLONNADE**  
**VERNON TOWNSHIP**  
**HANCOCK COUNTY, INDIANA**

**BANNING ENGINEERING**  
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Project No: 21177  
Sheet No: C108

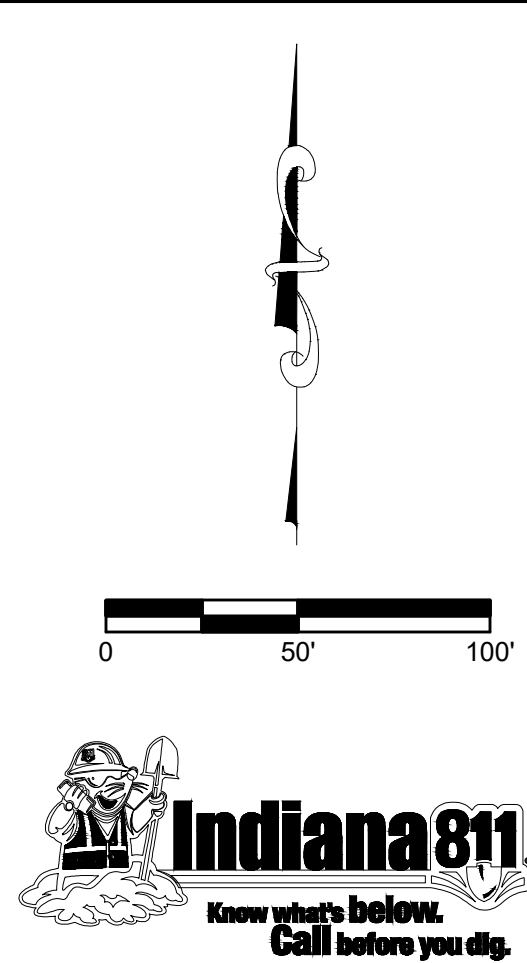


   <b>BANNING</b>          ENGINEERING          853 COLUMBIA ROAD, SUITE #101          CLAIN, IN 46168          BUS: (317) 707-3700 FAX: (317) 707-3800          E-MAIL: <a href="mailto:Banning@BanningEngineering.com">Banning@BanningEngineering.com</a>          WEB: <a href="http://www.BanningEngineering.com">www.BanningEngineering.com</a>		Project No: 21177 Sheet No: C109	
PRIMARY PLAT COLONNADE VERNON TOWNSHIP HANCOCK COUNTY, INDIANA		Designed: JJB Drawn: JJB Checked: RJC Scale: Date: 07-20-2021	Sym: 1JB 2 Revisions Based Upon Comments From Developer & Planning Staff Revisions Based Upon Comments From Developer & Planning Staff Date: 7/20/2021 8/10/2021

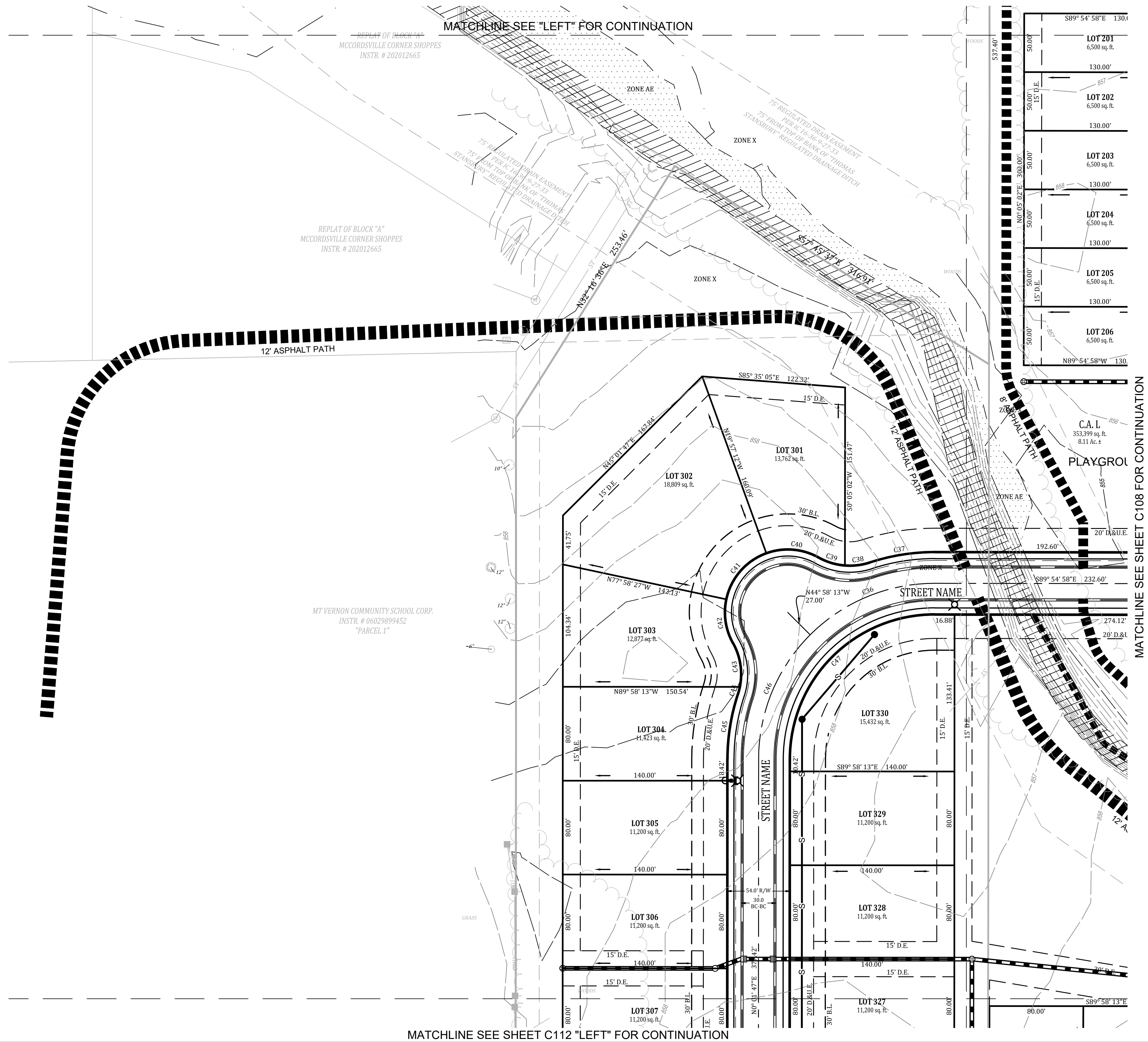
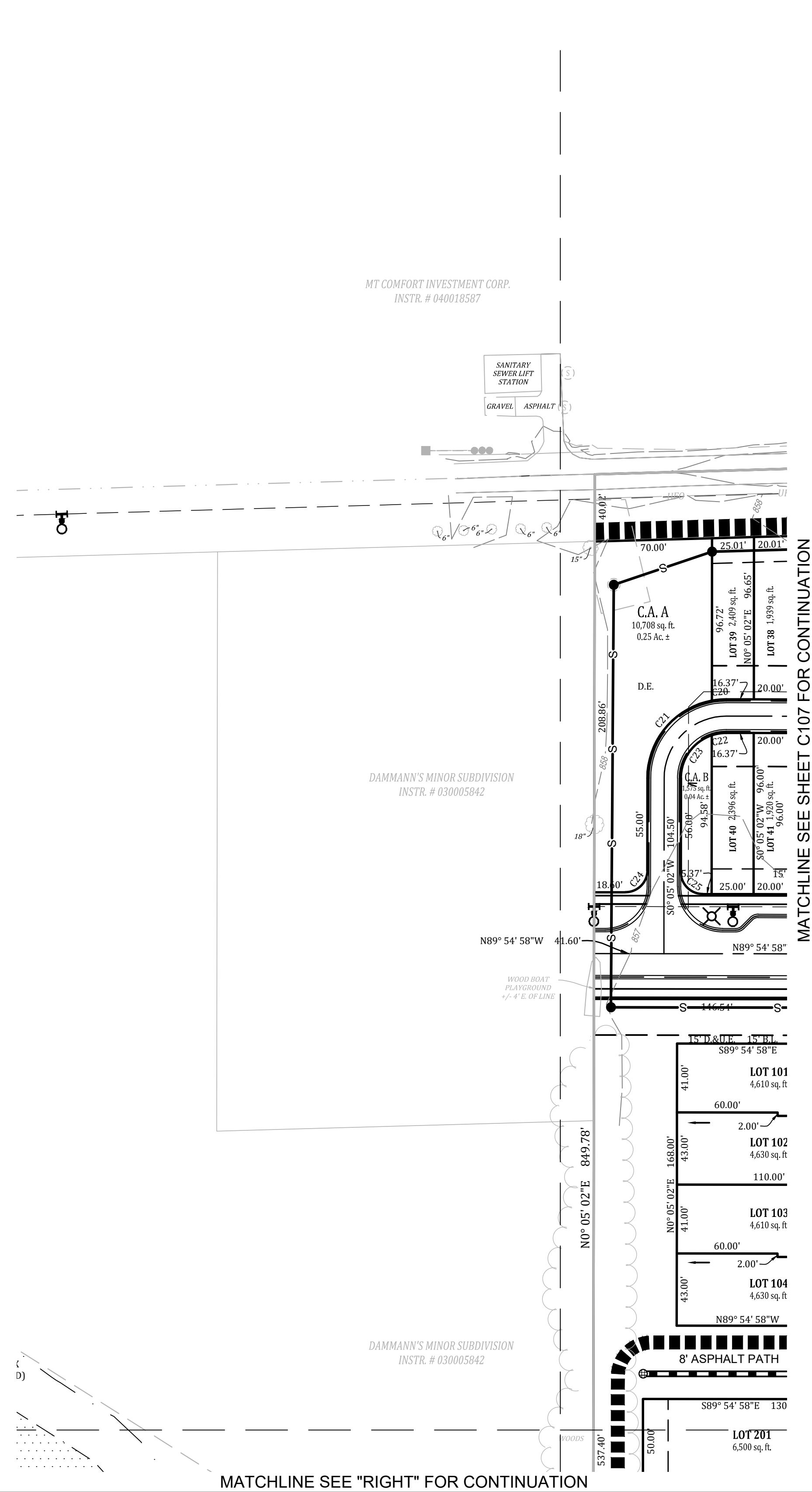
MATCHLINE SEE SHEET C112 "RIGHT" FOR CONTINUATION



EXISTING LEGEND		PROPOSED LEGEND	
---	770	=====	CURB WITH UNDERDRAIN
---	769	-----	STORM SEWER
-	G	⊙	STORM MANHOLE
-	GHU	⊙	CURB INLET
-E-		⊙	STORM INLET
■	BURIED ELECTRIC LINE	△	STORM ENDSECTION
✕	POWER POLE	●	SANITARY SEWER
✕	LIGHT POLE	●	SANITARY MANHOLE
---	GUY WIRE	---	WATER MAIN
E	ELECTRIC METER	W	WATER METER
TF	ELECTRIC TRANSFORMER	W	WATER VALVE
T	UNDERGROUND TELEPHONE	W	FIRE HYDRANT
UFO	UNDERGROUND FIBER OPTIC	→	FLOWLINE
TS	TELEPHONE SPICE BOX	SD	SUBSURFACE DRAIN
TH	UTILITY HANDHOLE		FLOW DIRECTION
W	WATER LINE	C.A.	COMMON AREA
W	FIRE HYDRANT	R/W	RIGHT-OF-WAY
W	WATER VALVE	Ac.	ACRES
W	WATER METER	sq. ft.	SQUARE FEET
W	SANITARY SEWER MANHOLE	B.L.	BUILDING LINE
W	SANITARY SEWER LINE	D.E.	DRAINAGE EASEMENT
W	SANITARY FORCE MAIN	U.E.	UTILITY EASEMENT
W	STORM SEWER MANHOLE	L.E.	LANDSCAPE EASEMENT
W	STORM SEWER INLET	VAR.	VARIABLE
W	STORM SEWER PIPE	BC-BC	BACK OF CURB TO BACK OF CURB
W	FLOWLINE / SWALE		
W	FENCELINE		
W	MAILBOX		
W	TREELINE / EDGE OF WOODS		



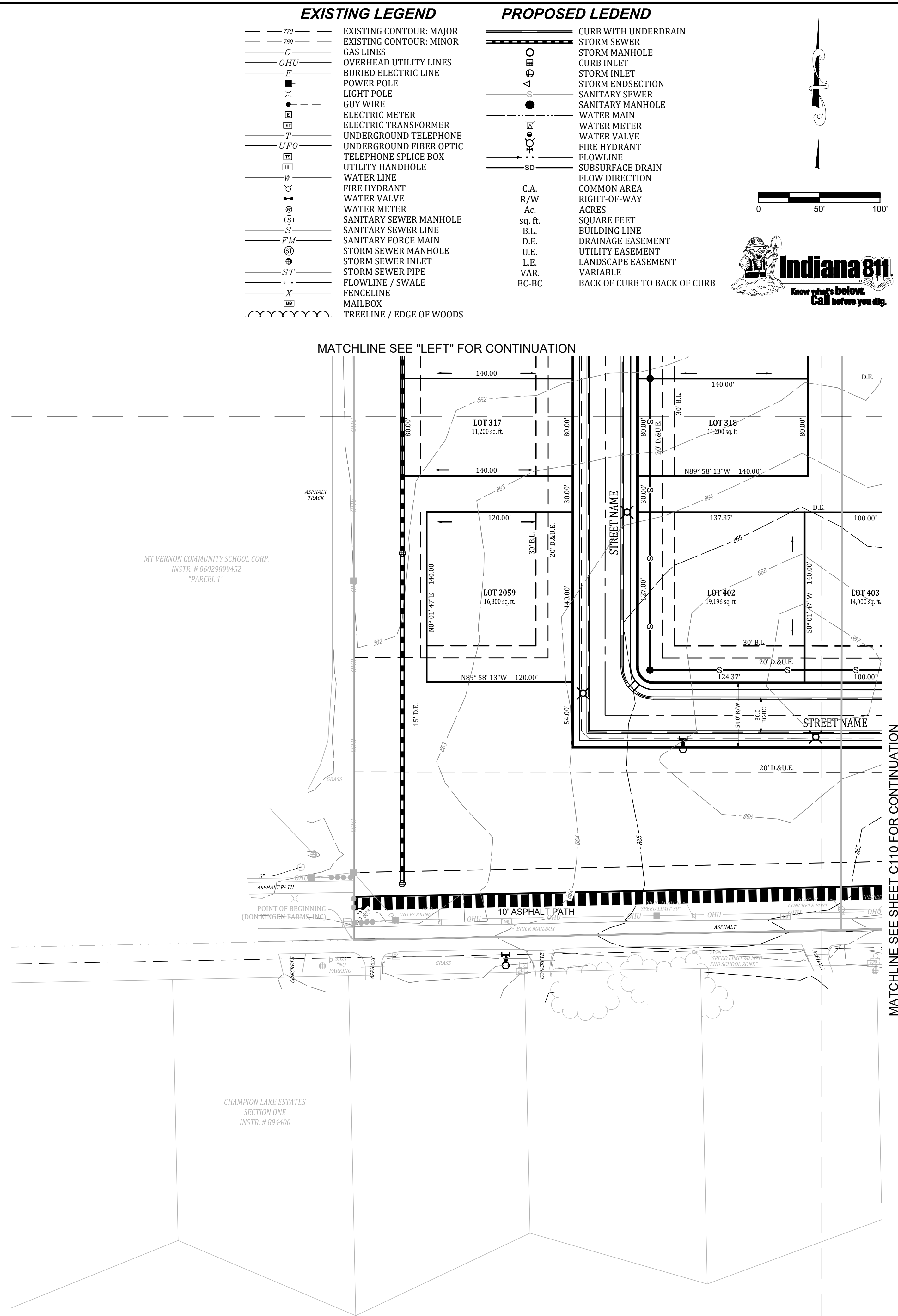
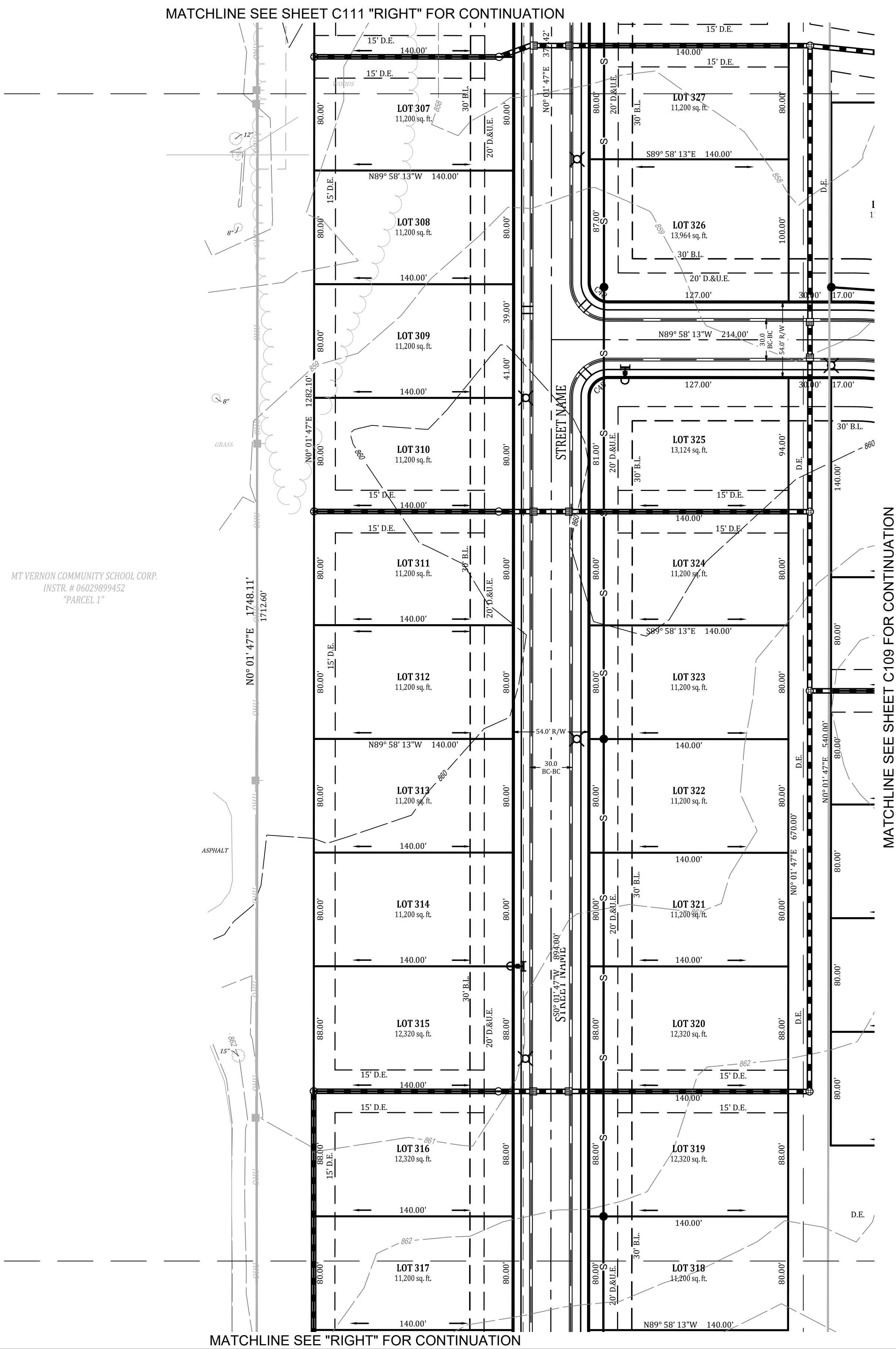
<b>BANNING</b> ENGINEERING <i>853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168 BUS: (317) 707-3700; FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com</i>				PRIMARY PLAT COLONNADE VERNON TOWNSHIP HANCOCK COUNTY, INDIANA	
Project No:	21177	Sym.	JIB	Revisions	Date
Sheet No:	C110	Drawn:	JIB	1. REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF	7/20/2021
		Checked:	R/C	2. REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF	8/10/2021
		Scale:			
		Date:			



EXISTING LEGEND		PROPOSED LEGEND	
	770		CURB WITH UNDERDRAIN
	EXISTING CONTOUR: MAJOR		STORM SEWER
	769		STORM MANHOLE
	G		CURB INLET
	OHU		STORM INLET
	E		STORM ENDSECTION
	POWER POLE		SANITARY SEWER
	LIGHT POLE		SANITARY MANHOLE
	GUY WIRE		WATER MAIN
	ELECTRIC METER		WATER METER
	ELECTRIC TRANSFORMER		WATER VALVE
	UNDERGROUND TELEPHONE		FIRE HYDRANT
	UNDERGROUND FIBER OPTIC		FLOWLINE
	TELEPHONE SPICE BOX		SUBSURFACE DRAIN
	UTILITY HANDHOLE		FLOW DIRECTION
	WATER LINE		COMMON AREA
	FIRE HYDRANT		RIGHT-OF-WAY
	WATER VALVE		ACRES
	WATER METER		SQUARE FEET
	SANITARY SEWER MANHOLE		B.L.L.
	SANITARY SEWER LINE		D.E.
	SANITARY FORCE MAIN		UTILITY EASEMENT
	STORM SEWER MANHOLE		L.E.
	STORM SEWER INLET		LANDSCAPE EASEMENT
	STORM SEWER PIPE		VARIABLE
	FLOWLINE / SWALE		BC-BC
	FENCELINE		
	MAILBOX		
	TREELINE / EDGE OF WOODS		



 <b>BANNING</b> ENGINEERING 8553 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46169 BUS: (317) 707-3700 FAX: (317) 707-3800 E-MAIL: <a href="mailto:Banning@BanningEngineering.com">Banning@BanningEngineering.com</a> WEB: <a href="http://www.BanningEngineering.com">www.BanningEngineering.com</a>	Project No: 21177		Sheet No:		C111	
	PRIMARY PLAT COLONNADE VERNON TOWNSHIP HANCOCK COUNTY, INDIANA					
	Designed:	J.B	Sym.	1.	Revisions	Date
	Drawn:	J.B		2.	REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF	7/20/2021
	Checked:	R.C			REVISIONS BASED UPON COMMENTS FROM DEVELOPER & PLANNING STAFF	8/10/2021
	Scale:					
Date:	07-20-2021					

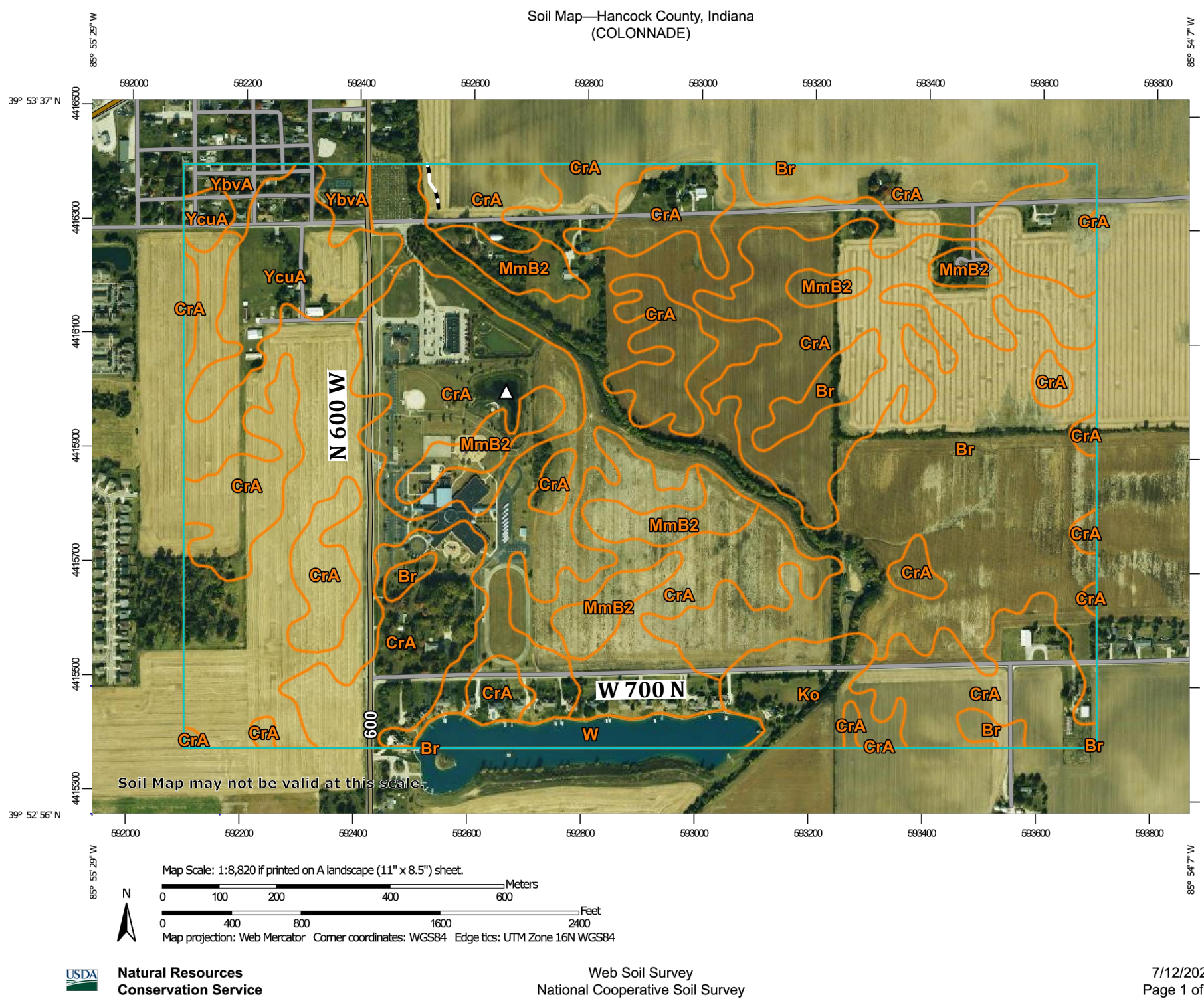
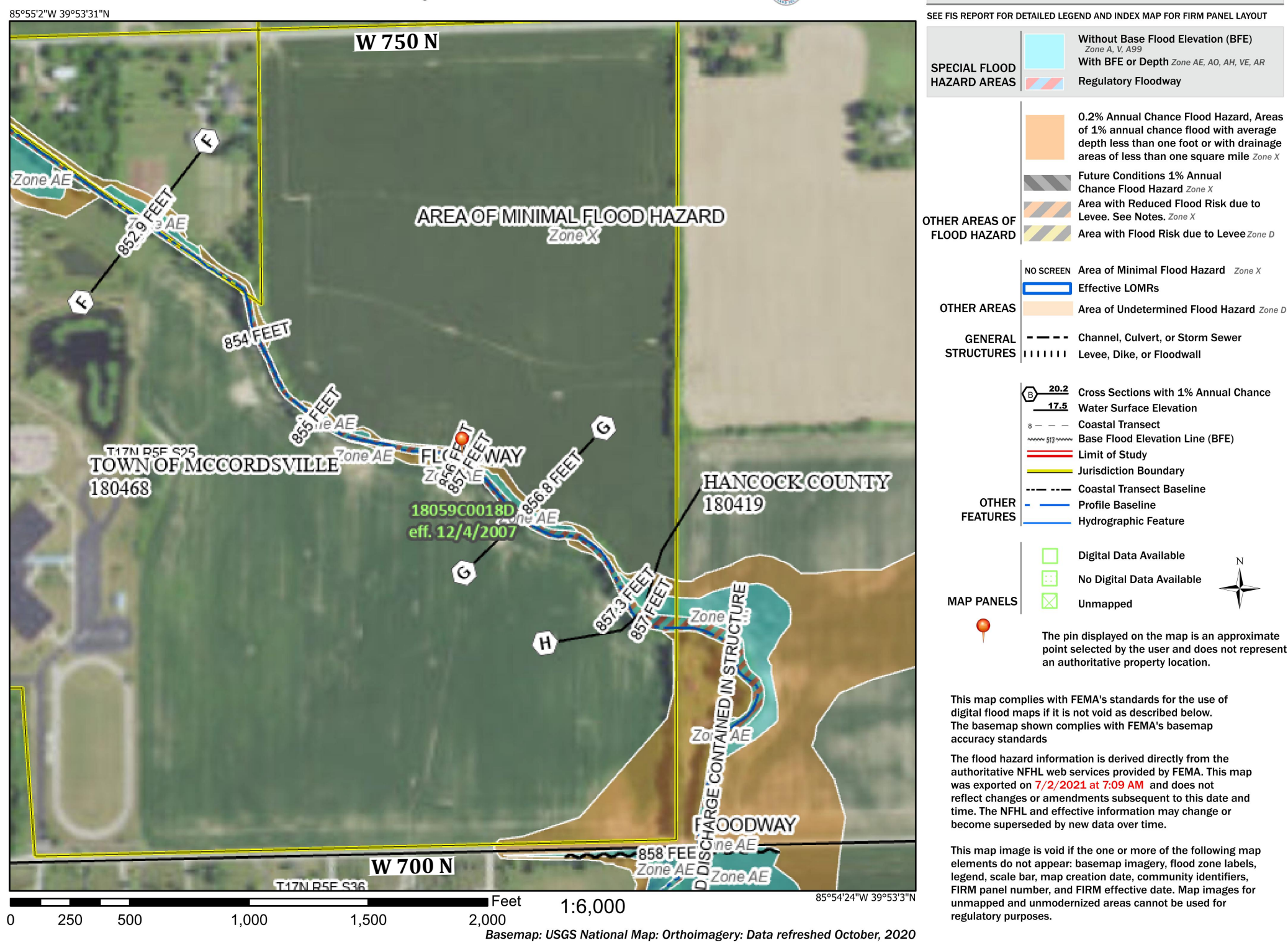


   <b>BANNING</b>          ENGINEERING          853 COLUMBIA ROAD, SUITE #101          PLAINFIELD, IN 46168          BUS: (317) 707-3700, FAX: (317) 707-3800          E-MAIL: <a href="mailto:Banning@BanningEngineering.com">Banning@BanningEngineering.com</a>          WEB: <a href="http://www.BanningEngineering.com">www.BanningEngineering.com</a>		PRIMARY PLAT            COLONNADE            VERNON TOWNSHIP            HANCOCK COUNTY, INDIANA		Sym.      Revisions            1.      REVISIONS BASED UPON COMMENTS FROM DEVELOPER &amp; PLANNING STAFF            2.      REVISIONS BASED UPON COMMENTS FROM DEVELOPER &amp; PLANNING STAFF	Date            7/20/2021
Project No: 21177		Designed: JIB            Drawn: JIB            Checked: RJC            Scale:            Date: 07-20-2021		Date            8/10/2021	
Sheet No:		C112			

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	115.81'	177.00'	037°29'14"	60.06'	N18°49'39"E	113.75'
C2	98.14'	150.00'	037°29'14"	50.90'	N18°49'39"E	96.40'
C3	80.48'	123.00'	037°29'14"	41.74'	N18°49'39"E	79.05'
C4	19.37'	13.00'	085°23'16"	11.99'	S80°15'54"W	17.63'
C5	34.43'	60.00'	032°52'29"	17.70'	N73°28'43"W	33.96'
C6	19.25'	40.00'	027°34'08"	9.81'	N76°07'54"W	19.06'
C7	21.20'	13.00'	093°25'22"	13.80'	N15°38'09"W	18.93'
C8	66.83'	177.00'	021°37'56"	33.82'	S20°15'34"W	66.43'
C9	18.30'	13.00'	080°38'26"	11.03'	N49°45'49"E	16.82'
C10	98.14'	150.00'	037°29'14"	50.90'	S18°49'39"W	96.40'
C11	20.42'	13.00'	090°00'00"	13.00'	N44°54'58"W	18.38'
C12	20.42'	13.00'	090°00'00"	13.00'	S44°54'58"E	18.38'
C13	20.42'	13.00'	090°00'00"	13.00'	S45°05'02"W	18.38'
C14	20.42'	13.00'	090°00'00"	13.00'	N44°54'58"W	18.38'
C15	23.51'	26.00'	051°48'55"	12.63'	N25°59'29"E	22.72'
C16	24.14'	26.00'	053°11'15"	13.02'	N26°30'35"W	23.28'
C17	20.42'	13.00'	090°00'00"	13.00'	N45°05'02"E	18.38'
C18	20.42'	13.00'	090°00'00"	13.00'	N44°54'58"W	18.38'
C19	20.42'	13.00'	090°00'00"	13.00'	N45°05'02"E	18.38'
C20	8.68'	47.00'	010°34'34"	4.35'	S84°47'45"W	8.66'
C21	65.15'	47.00'	079°25'26"	39.04'	S39°47'45"W	60.06'
C22	8.78'	27.00'	018°37'57"	4.43'	S80°46'04"W	8.74'
C23	33.63'	27.00'	071°22'03"	19.39'	S35°46'04"W	31.50'
C24	20.42'	13.00'	090°00'00"	13.00'	N45°05'02"E	18.38'
C25	20.42'	13.00'	090°00'00"	13.00'	S44°54'58"E	18.38'
C26	20.42'	13.00'	090°00'00"	13.00'	N44°54'58"W	18.38'
C27	20.42'	13.00'	090°00'00"	13.00'	S45°05'02"W	18.38'
C28	20.42'	13.00'	090°00'00"	13.00'	S44°54'58"E	18.38'
C29	20.42'	13.00'	090°00'00"	13.00'	S45°05'02"W	18.38'
C30	20.42'	13.00'	090°00'00"	13.00'	N45°05'02"E	18.38'
C31	20.42'	13.00'	090°00'00"	13.00'	N44°54'58"W	18.38'
C32	20.42'	13.00'	090°00'00"	13.00'	N44°54'58"W	18.38'
C33	20.42'	13.00'	090°00'00"	13.00'	N45°05'02"E	18.38'
C34	20.42'	13.00'	090°00'00"	13.00'	S44°54'58"E	18.38'
C35	20.42'	13.00'	090°00'00"	13.00'	N45°05'02"E	18.38'
C36	117.95'	150.00'	045°03'15"	62.22'	N67°33'24"E	114.94'
C37	56.56'	177.00'	018°18'35"	28.52'	S80°55'44"W	56.32'
C38	21.35'	54.00'	022°39'01"	10.81'	N83°05'58"E	21.21'
C39	23.44'	54.00'	024°52'13"	11.91'	S73°08'25"E	23.26'
C40	46.42'	54.00'	049°14'53"	24.75'	N85°19'45"W	45.00'
C41	54.68'	54.00'	058°01'16"	29.95'	S41°02'10"W	52.38'
C42	38.89'	54.00'	041°15'40"	20.33'	S08°36'18"E	38.05'
C43	38.44'	54.00'	040°47'06"	20.07'	N08°50'34"W	37.63'
C44	6.35'	54.00'	006°44'08"	3.18'	N14°55'03"E	6.34'
C45	56.40'	177.00'	018°15'20"	28.44'	S09°09'27"W	56.16'

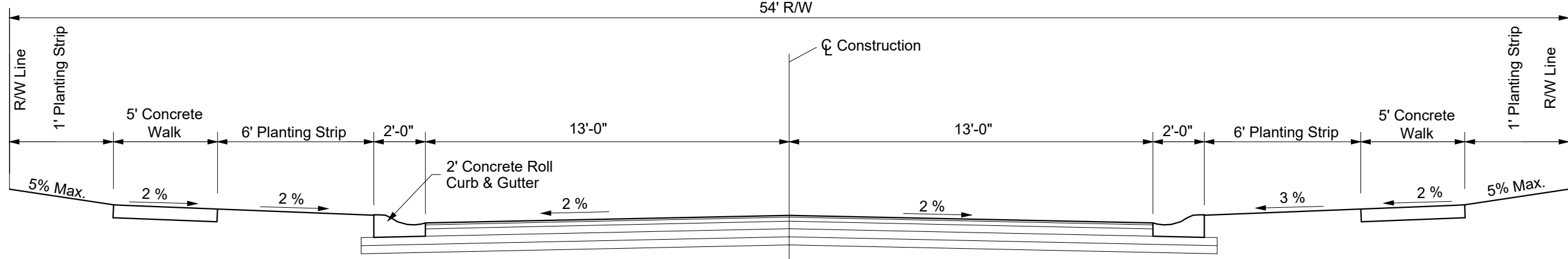
Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C46	117.81'	150.00'	045°00'00"	62.13'	N22°31'47"E	114.81'
C47	193.32'	123.00'	090°03'15"	123.12'	S45°03'24"W	174.03'
C48	20.42'	13.00'	090°00'00"	13.00'	N44°58'13"W	18.38'
C49	20.42'	13.00'	090°00'00"	13.00'	S45°01'47"W	18.38'
C50	56.40'	177.00'	018°15'20"	28.44'	N80°50'33"W	56.16'
C51	7.80'	54.00'	008°16'18"	3.90'	S75°51'03"E	7.79'
C52	36.99'	54.00'	039°14'56"	19.25'	N80°23'20"E	36.27'
C53	39.88'	54.00'	042°19'05"	20.90'	S81°55'25"W	38.98'
C54	60.22'	54.00'	063°53'40"	33.67'	N44°58'13"W	57.15'
C55	39.88'	54.00'	042°19'05"	20.90'	N08°08'09"E	38.98'
C56	36.99'	54.00'	039°14'56"	19.25'	S09°40'13"W	36.27'
C57	7.80'	54.00'	008°16'18"	3.90'	S14°05'24"E	7.79'
C58	56.40'	177.00'	018°15'20"	28.44'	N09°05'53"W	56.16'
C59	117.81'	150.00'	045°00'00"	62.13'	N67°28'13"W	114.81'
C60	117.81'	150.00'	045°00'00"	62.13'	N22°28'13"W	114.81'
C61	193.21'	123.00'	090°00'00"	123.00'	N44°58'13"W	173.95'
C62	27.11'	177.00'	008°46'27"	13.58'	S04°21'27"E	27.08'
C63	29.29'	177.00'	009°28'52"	14.68'	S13°29'07"E	29.26'
C64	44.79'	54.00'	047°31'14"	23.77'	N05°32'04"E	43.51'
C65	9.06'	54.00'	009°36'58"	4.54'	S24°29'12"W	9.05'
C66	60.93'	54.00'	064°38'56"	34.17'	S12°38'45"E	57.75'
C67	60.93'	54.00'	064°38'56"	34.17'	S77°17'41"E	57.75'
C68	9.06'	54.00'	009°36'58"	4.54'	N65°34'21"E	9.05'
C69	44.79'	54.00'	047°31'14"	23.77'	S84°31'29"W	43.51'
C70	29.29'	177.00'	009°28'52"	14.68'	S76°27'20"E	29.26'
C71	27.11'	177.00'	008°46'27"	13.58'	S85°35'00"E	27.08'
C72	117.81'	150.00'	045°00'00"	62.13'	S67°28'13"E	114.81'
C73	117.81'	150.00'	045°00'00"	62.13'	N22°28'13"W	114.81'
C74	96.60'	123.00'	045°00'00"	50.95'	S22°28'13"E	94.14'
C75	96.60'	123.00'	045°00'00"	50.95'	S67°28'13"E	94.14'
C76	28.29'	177.00'	009°09'23"	14.17'	S85°23'32"E	28.26'
C77	28.28'	177.00'	009°09'11"	14.17'	S76°14'15"E	28.25'
C78	44.79'	54.00'	047°31'14"	23.77'	N84°34'43"E	43.51'
C79	10.12'	54.00'	010°44'22"	5.08'	N66°11'17"E	10.11'
C80	60.30'	54.00'	063°59'06"	33.73'	S76°26'59"E	57.22'
C81	69.56'	54.00'	073°48'21"	40.55'	S07°33'15"E	64.85'
C82	17.90'	54.00'	018°59'45"	9.03'	S19°51'02"W	17.82'
C83	26.88'	54.00'	028°31'29"	13.73'	S03°54'35"E	26.61'
C84	56.56'	177.00'	018°18'34"	28.52'	S09°01'03"E	56.32'
C85	117.95'	150.00'	045°03'14"	62.21'	S22°23'23"E	114.94'
C86	117.95'	150.00'	045°03'14"	62.21'	S67°26'36"E	114.94'
C87	193.44'	123.00'	090°06'28"	123.23'	N44°54'59"W	174.11'
C88	20.40'	13.00'	089°53'32"	12.98'	N45°05'01"E	18.37'
C89	20.44'	13.00'	090°06'28"	13.02'	N44°54'59"W	18.40'

## National Flood Hazard Layer FIRMette

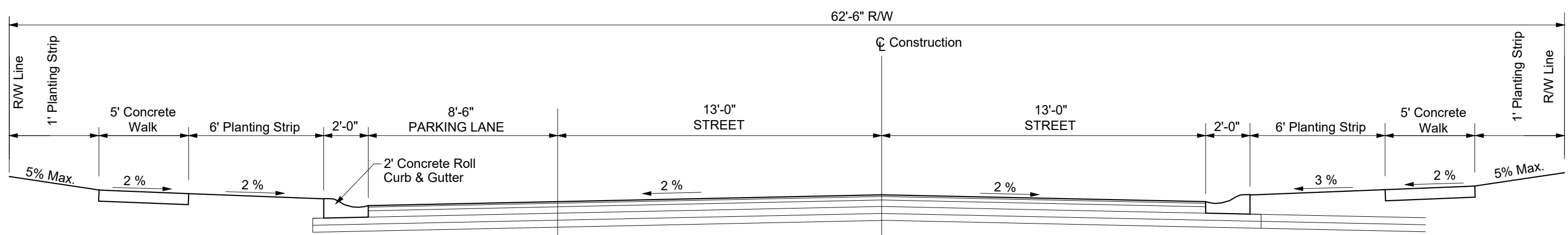


## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	172.4	42.3%
CrA	Crosby silt loam, New Castle Ttl Plain, 0 to 2 percent slopes	173.1	42.5%
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	11.0	2.7%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	20.5	5.0%
W	Water	7.9	1.9%
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	5.2	1.3%
YcuA	Crosby silt loam-Urban land complex, 0 to 2 percent slopes	17.6	4.3%
Totals for Area of Interest		407.6	100.0%



**TYPICAL ROAD CROSS SECTION**  
NO SCALE



**TYPICAL ROAD CROSS SECTION WITH PARKING LANES ON ONE SIDE**  
**EAST-WEST ROAD SOUTH OF AREA A**

DETAILS, SOILS & FIRM MAP  
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VERNON TOWNSHIP  
HANCOCK COUNTY, INDIANA

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Sheet No:

C113

