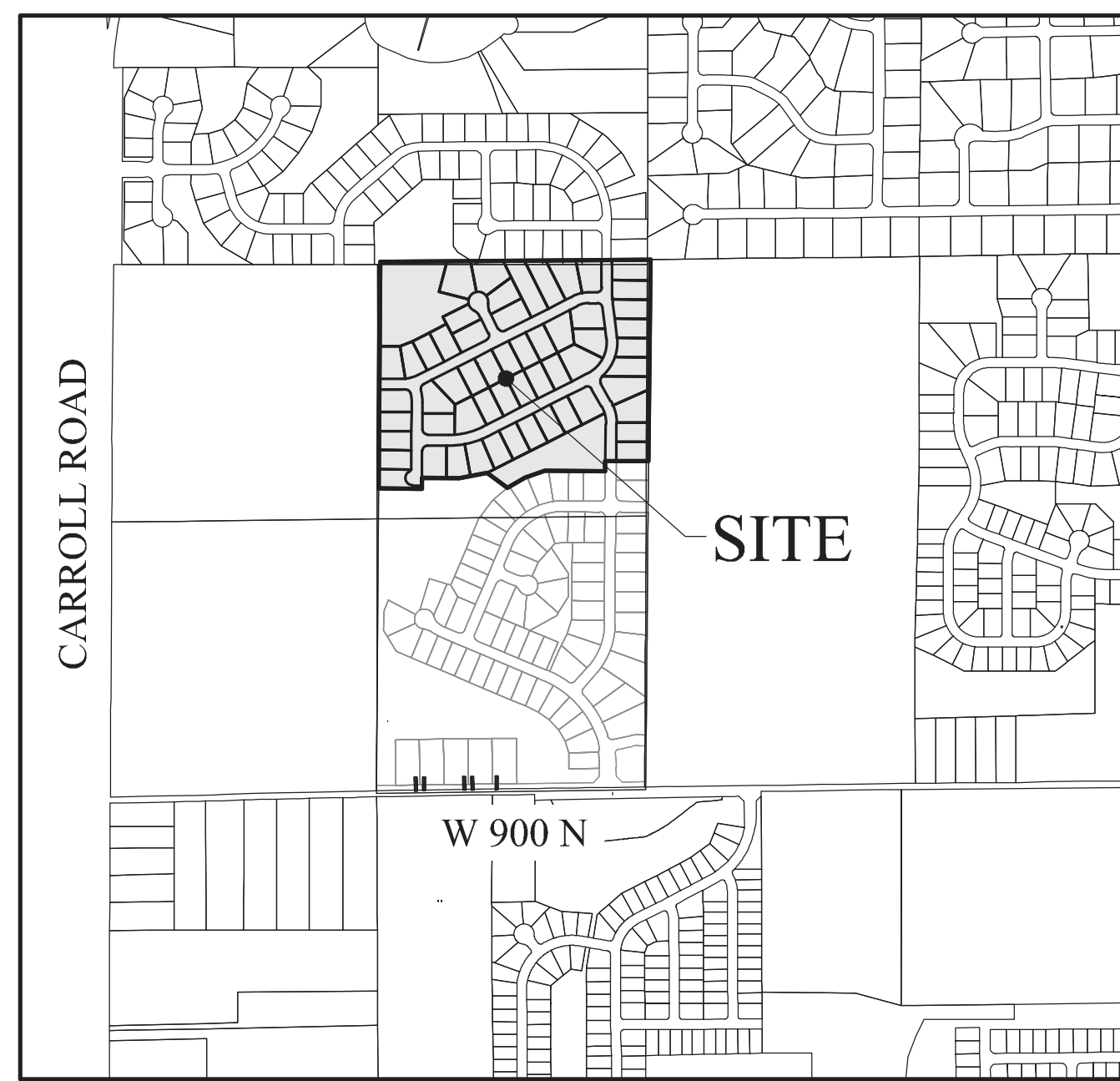


APPROVAL PENDING - NOT FOR CONSTRUCTION

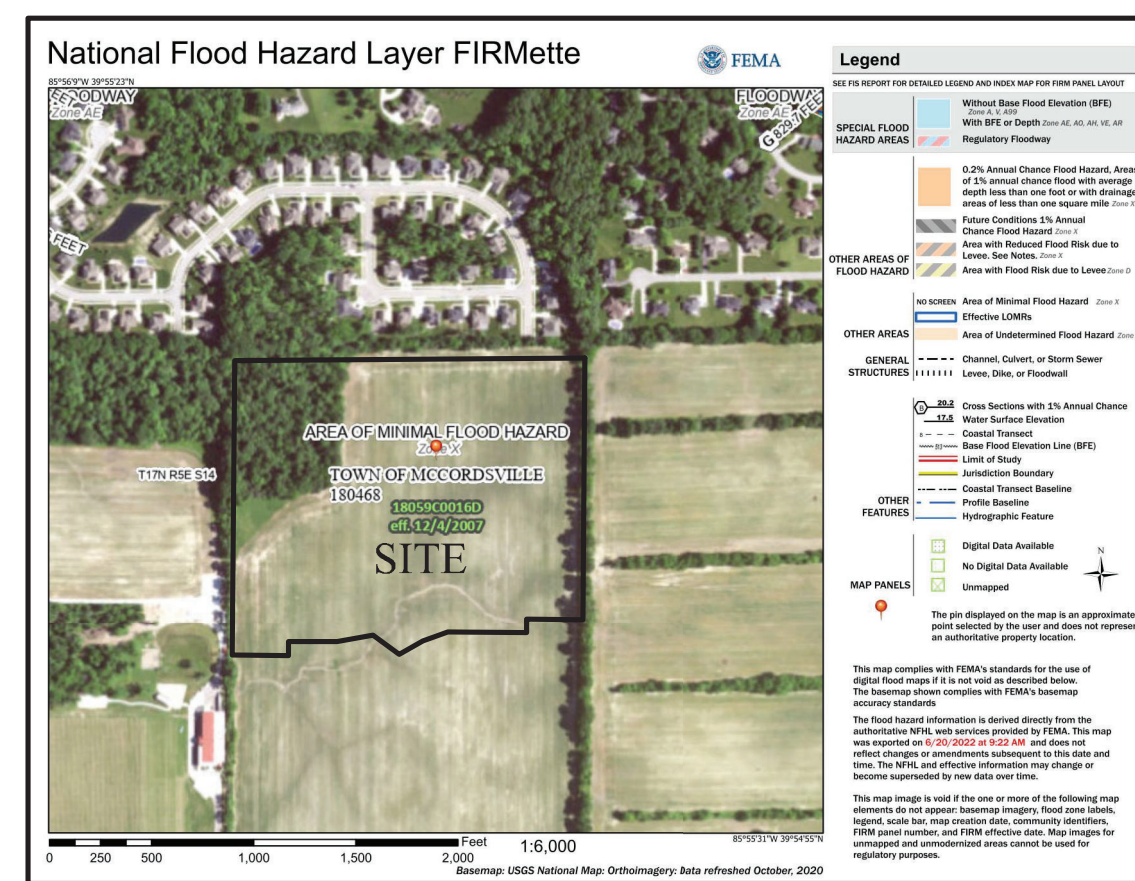
# VINTNERS PARK

## SECTION 2

Developed by:  
**DREES HOMES**  
**900 E. 96TH STREET, SUITE 100**  
**Indianapolis, Indiana 46240**  
**Phone: (317) 501-9172**  
**Contact Person: Richard Henderson**



LOCATION MAP (N.T.S.)

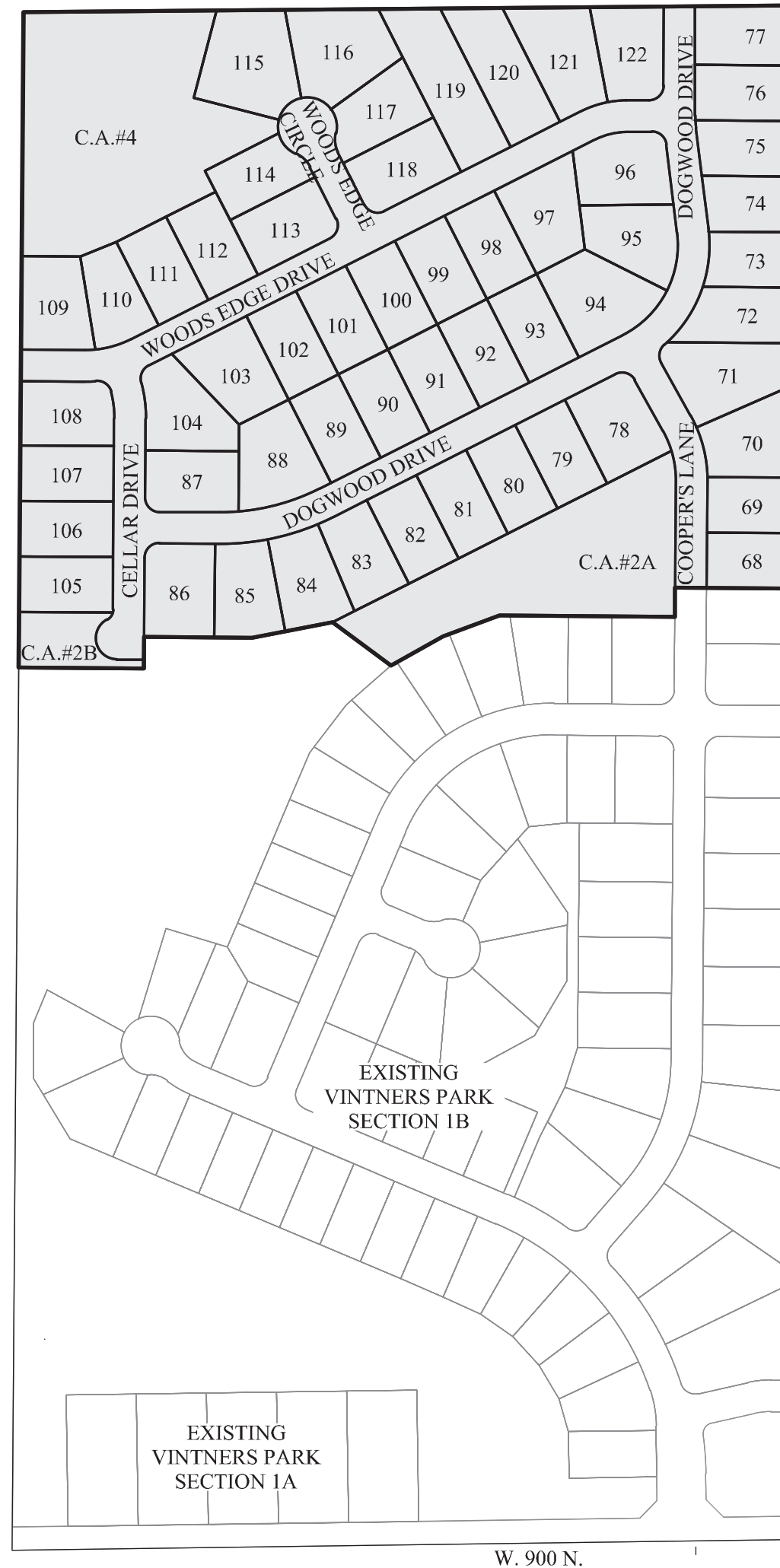
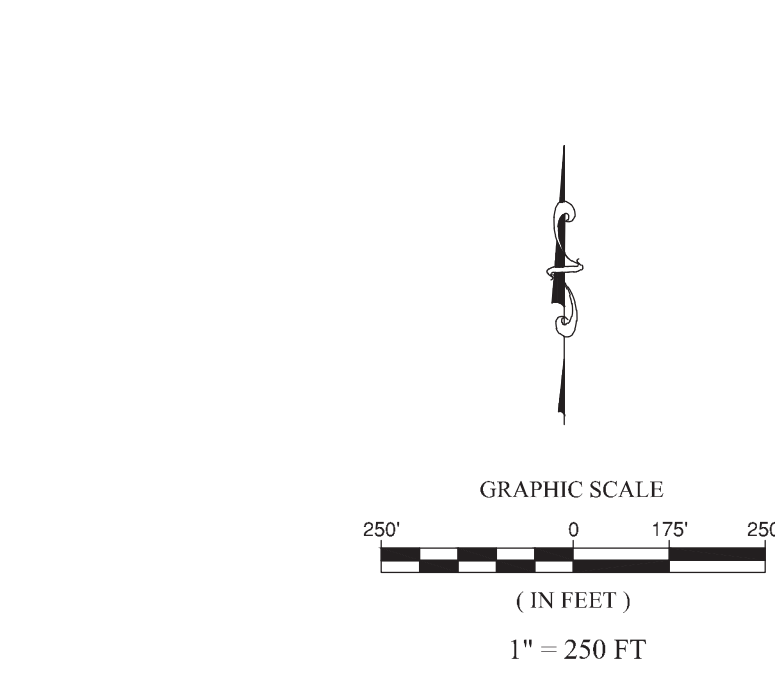


FLOOD MAP (N.T.S.) INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C100-C101	TOPOGRAPHICAL SURVEY/DEMOLITION PLAN
C200-C203	SITE DEVELOPMENT PLAN EMERGENCY FLOOD ROUTING PLAN
C300-C308	INITIAL STORM WATER POLLUTION & PREVENTION PLAN TEMPORARY STORM WATER POLLUTION & PREVENTION PLAN PERMANENT SEDIMENT & EROSION CONTROL PLAN STORM WATER POLLUTION & PREVENTION SPECIFICATIONS STORM WATER POLLUTION & PREVENTION DETAILS
C400-C407	STREET PLAN & PROFILES INTERSECTION DETAILS TRAFFIC CONTROL PLANS
C500-C502	SANITARY SEWER PLAN & PROFILE
C600-C604	STORM SEWER PLAN & PROFILES SUB-SURFACE DRAINAGE PLAN
C700-C702	WATER PLAN WATER DETAILS
1-4	LANDSCAPE PLANS

McCordsville STANDARD SPECIFICATIONS	
SHT.	DESCRIPTION
1	DIRECTIONS FOR USE, & GENERAL NOTES
2	RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS
3	RIGHT-OF-WAY DETAILS
4	STANDARDS & UTILITY LOCATION GUIDELINES
5	DRIVEWAY & HANDICAP RAMP DETAILS
6	STORM SEWER STRUCTURE DETAILS
7	STORM SEWER BEDDING DETAILS AND GENERAL NOTES
8	SANITARY SEWER SPECS.
9	SANITARY SEWER DETAILS
10	SANITARY SEWER LIFT STATION STANDARDS & GUIDELINES

REVISIONS	
SHT.	DESCRIPTION



Vintners Park Section 2

A part of the East Half of the Southwest Quarter of Section 14, Township 17 North, Range 05 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana. This description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoeppelwerth and Associates, Inc. as part of Project 84800HEN certified on November 20, 2020, and is more particularly described as follows:

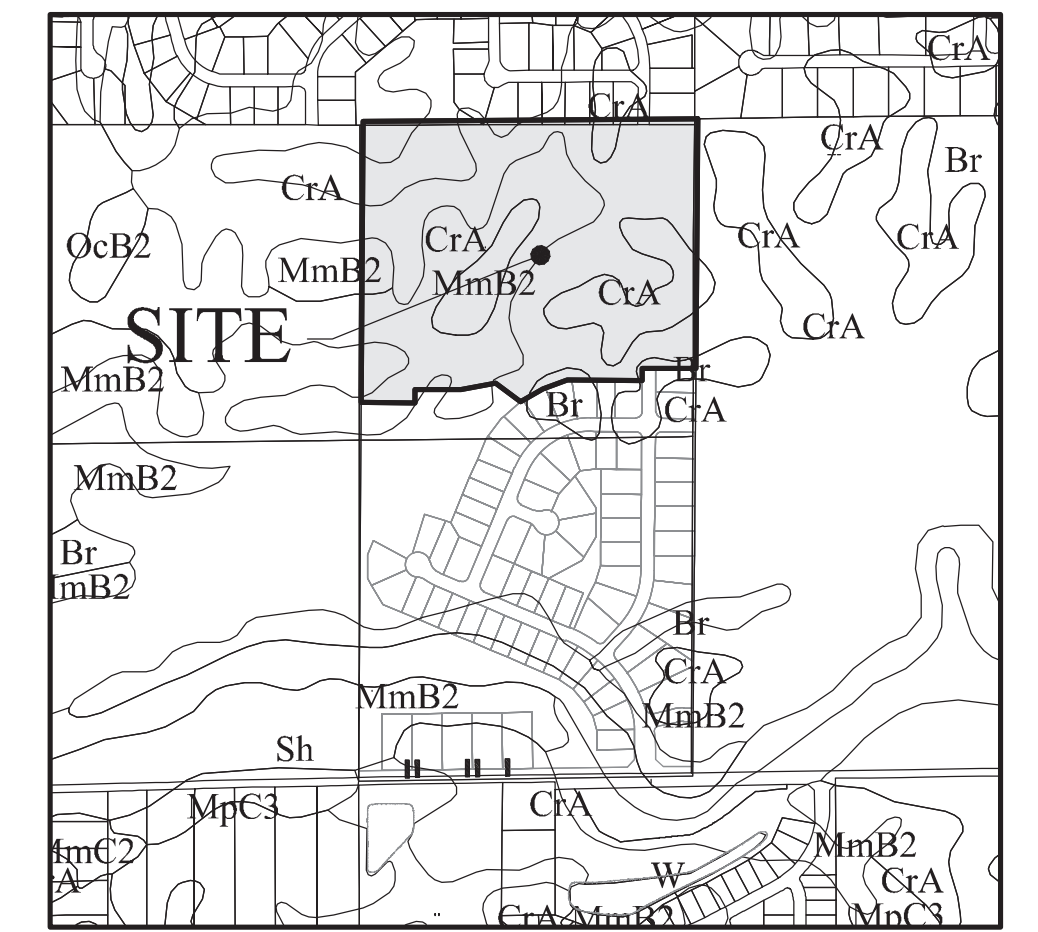
Commencing at the Southwest corner of said Half-Quarter Section; thence North 00 degrees 25 minutes 10 seconds East, along the West line of said Half-Quarter Section, a distance of 1,510.65 feet to the POINT OF BEGINNING of this description; thence continuing along said line North 00 degrees 25 minutes 10 seconds East a distance of 1,122.06 feet to the Northwest corner of said Half-Quarter Section; thence North 89 degrees 31 minutes 55 seconds East, along the North line of said Half-Quarter Section, a distance of 1,336.68 feet to the Northeast corner thereof; thence South 00 degrees 29 minutes 05 seconds West, along the East line of said Half-Quarter Section, a distance of 998.14 feet; thence North 89 degrees 30 minutes 55 seconds West a distance of 214.00 feet; thence South 00 degrees 29 minutes 05 seconds West a distance of 50.00 feet; thence North 89 degrees 30 minutes 55 seconds West a distance of 299.62 feet; thence South 69 degrees 34 minutes 05 seconds West a distance of 103.11 feet; thence South 60 degrees 56 minutes 35 seconds West a distance of 102.22 feet; thence North 53 degrees 23 minutes 13 seconds West a distance of 123.92 feet; thence South 79 degrees 11 minutes 06 seconds West a distance of 140.55 feet; thence North 89 degrees 34 minutes 50 seconds West a distance of 184.51 feet; thence South 00 degrees 25 minutes 10 seconds West a distance of 54.00 feet; thence North 89 degrees 34 minutes 50 seconds West a distance of 214.00 feet to the Point of Beginning, Containing 32.579 acres, more or less.

**UTILITY CONTACTS**  
 Citizens Energy Group (Water & Sanitary)  
 2150 Dr. Martin Luther King Jr. Street  
 Indianapolis, Indiana 46202  
 Contact: Brad Hostetler  
 Ph: (317) 927-4351

NineStar Connect  
 2243 East Main Street  
 Greenfield, Indiana 46140  
 Contact: Eric Meyer  
 Ph: (317) 323-2074

Comcast  
 5330 East 65th Street  
 Indianapolis, Indiana 46220  
 Contact: Matt Stringer  
 Ph: (317) 774-3384

Vectren Energy  
 201 West South Street  
 Greenfield, Indiana 46140  
 Contact: Nick Dearing  
 Ph: (765) 648-3246



SOILS MAP (N.T.S.)  
 Map Unit: Br - Brookston silty clay loam

**Br--Brookston silty clay loam**  
 This poorly drained soil has a seasonal high water table above the surface or within 1.0 ft. and is in depressions. Slopes are 0 to 2 percent. The native vegetation is water tolerant grasses and hardwoods. The surface layer is silty clay loam and has moderate or high organic matter content (2.0 to 5.0 percent). Permeability is moderately slow (0.2 to 0.6 in/hr) in the most restrictive layer above 60 inches. Available water capacity is high (10.0 inches in the upper 60 inches). The pH of the surface layer in non-limited areas is 6.1 to 7.3. This soil is hydric. Wetness is a management concern for crop production. This soil responds well to tile drainage.

Map Unit: CrA - Crosby silt loam, 0 to 2 percent slopes

**CrA--Crosby silt loam, 0 to 2 percent slopes**  
 This is a somewhat poorly drained soil and has a seasonal high water table at 0.5 to 2.0 ft. and is on rises on uplands. Slopes are 0 to 2 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low or moderate organic matter content (1.0 to 3.0 percent). Permeability is very slow (< 0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is moderate (6.2 inches in the upper 60 inches). The pH of the surface layer in non-limited areas is 5.1 to 6.0. Droughtiness and wetness are management concerns for crop production. This soil responds well to tile drainage.

Map Unit: MmB2- Miami silt loam, 2 to 6 percent slopes, eroded

**MmB2- Miami silt loam, 2 to 6 percent slopes, eroded**  
 This moderately well drained soil has a seasonal high water table at 2.0 to 3.5 ft. and is on sideslopes and rises on uplands. Slopes are 2 to 6 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low organic matter content (1.0 to 2.0 percent). Permeability is very slow (< 0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is low (5.9 inches in the upper 60 inches). The pH of the surface layer in non-limited areas is 5.1 to 6.0. Droughtiness and water erosion are management concerns for crop production.

DESIGN DATA	
55 LOTS	
32,579 AC.	= 1.69 LOTS/ACRE
CELLAR DRIVE	497.15 L.F.
COOPERS LANE	435.65 L.F.
DOGWOOD DRIVE	1,555.67 L.F.
WOODS EDGE CIRCLE	215.00 L.F.
WOODS EDGE DRIVE	1,225.00 L.F.
<b>TOTAL</b>	<b>3,928.47 L.F.</b>

VINTNERS PARK LOT INDEX		COMMON AREA INDEX	
TOTAL	55	C.A.#2A	92,491 sq. ft.
		C.A.#2B	14,483 sq. ft.
		C.A.#4	129,984 sq. ft.
		<b>TOTALS</b>	<b>236,958 sq. ft.</b>
			5,440 Ac.

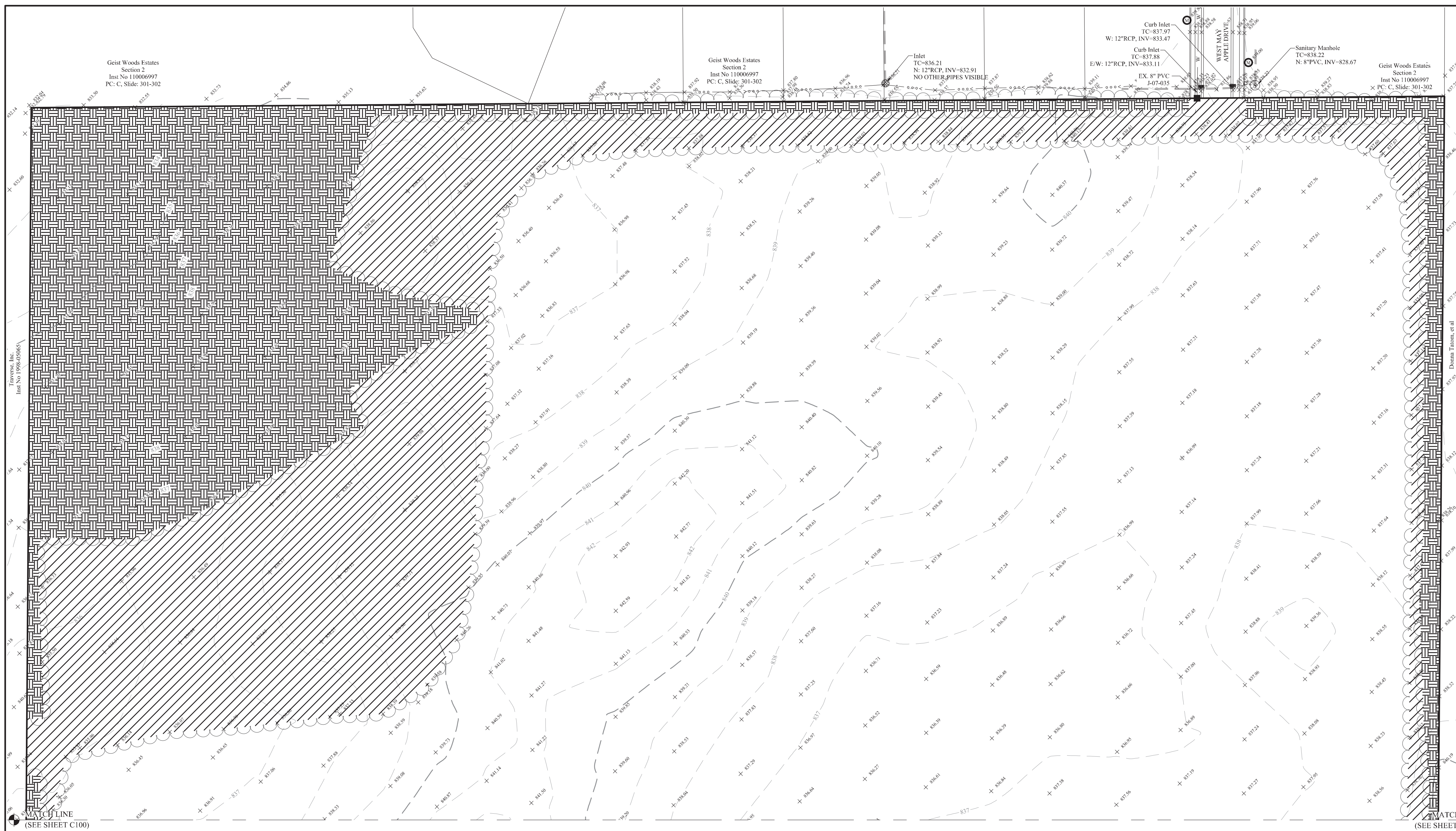
PLANS PREPARED BY:  
**STOEPPELWERTH & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 7965 E. 106TH STREET, FISHERS, INDIANA 46038  
 PHONE: (317)-849-5935  
 FAX: (317)-849-5942  
 CONTACT PERSON: KEITH R. GILSON  
 EMAIL: kgilson@stoeppelwerth.com

PLANS CERTIFIED BY:

*David J. Stoeppelwerth* 07/22/22  
 DAVID J. STOEPPELWERTH, P.E. DATE  
 PROFESSIONAL ENGINEER  
 NO. 19358



File Name: S:\84800HEN-S2\DWG\C100 Topographical Survey.dwg - C101  
 Modified / By: July 14, 2022 10:06:40 AM / rlesnau  
 Plotted / By: July 21, 2022 2:29:51 PM / Rodney Lesnau



**LEGEND**

- 870 --- CONTOUR
- >--- SWALE
- o--- LAKE NORMAL POOL ELEVATION
- o--- SANITARY SEWER (w/ LATERAL)
- STORM SEWER
- FM --- FORCE MAIN
- W --- WATER LINE
- G --- GAS LINE
- X --- FENCE LINE
- TREELINE
- ☆ LIGHT POLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- MB MAILBOX
- CA CLEANOUT
- TP TELEPHONE PEDESTAL
- TV CABLE TV PEDESTAL
- ET ELECTRIC TRANSFORMER
- ⊕ CONTROL POINT
- 831.9 FLOODWAY PER FIRM MAP
- FW FLOODWAY FRINGE
- FW(S&A) FLOODWAY PER ELEVATION

**UTILITY CROSSINGS**  
 CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ONSITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NOT ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

**NOTES**  
 1. THIS SURVEY REFLECTS ABOVE-GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

APPROVAL PENDING/NOT FOR CONSTRUCTION

**STOEPPELWERTH**  
 ALWAYS ON  
 7945 East 10th Street, Fishers, IN 46038-2505  
 phone: 317.849.5985 fax: 317.849.5942

**TOPOGRAPHICAL SURVEY/DEMOLITION PLAN**  
**VINTNERS PARK**  
**SECTION 2**

**BENCHMARK DATA**  
 ORIGINATING BENCHMARK:  
 Marion County Benchmark Lawrence 80B, The Northeast corner of the garage apron 3' North of the North face of the garage and 3' West of the East face of the garage at 12721 E 79th St.  
 ELEV.=839.94 (NAVD 88)

**SITE TBMS:**  
 TBM #1: The North rim of a sanitary manhole immediately South and East of the Intersection of North Dogwood Drive and West Silverthorne Drive.  
 ELEV.=840.24 (NAVD 88)

TBM #2: The North rim of a sanitary manhole South of the lift station which is approximately 105' East and 45' South of the Southeast corner of the site.  
 ELEV.=835.03 (NAVD 88)

TBM #3: The North rim of a sanitary manhole which is approximately 61' West and 45' North of the Southwest corner of the site.  
 ELEV.=837.16 (NAVD 88)

GRAPHIC SCALE  
 50' 0' 25' 50'  
 ( IN FEET )  
 1" = 50 FT

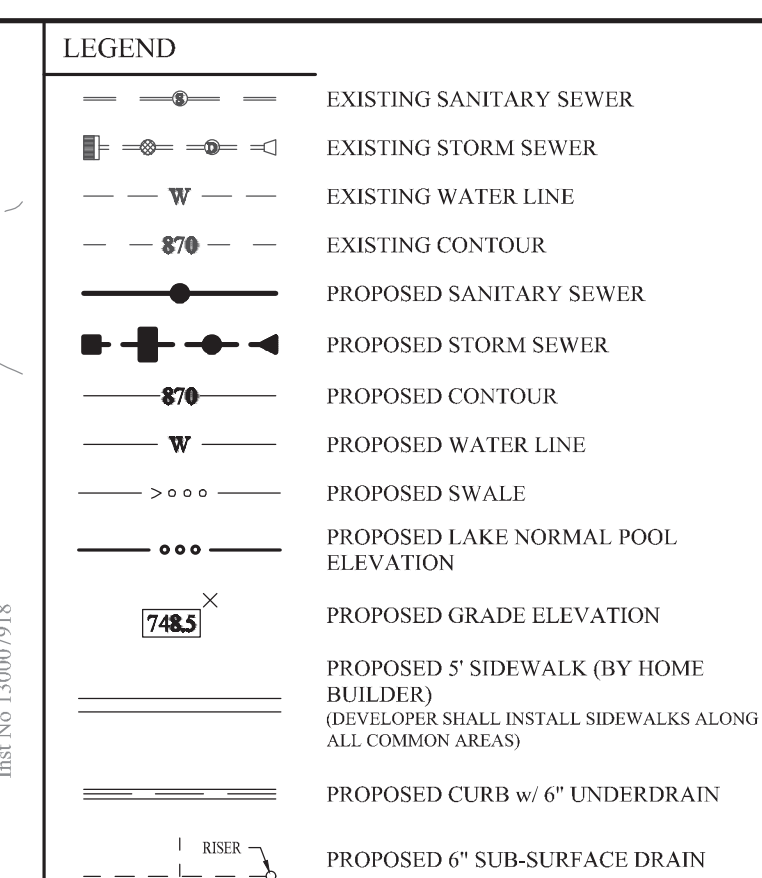
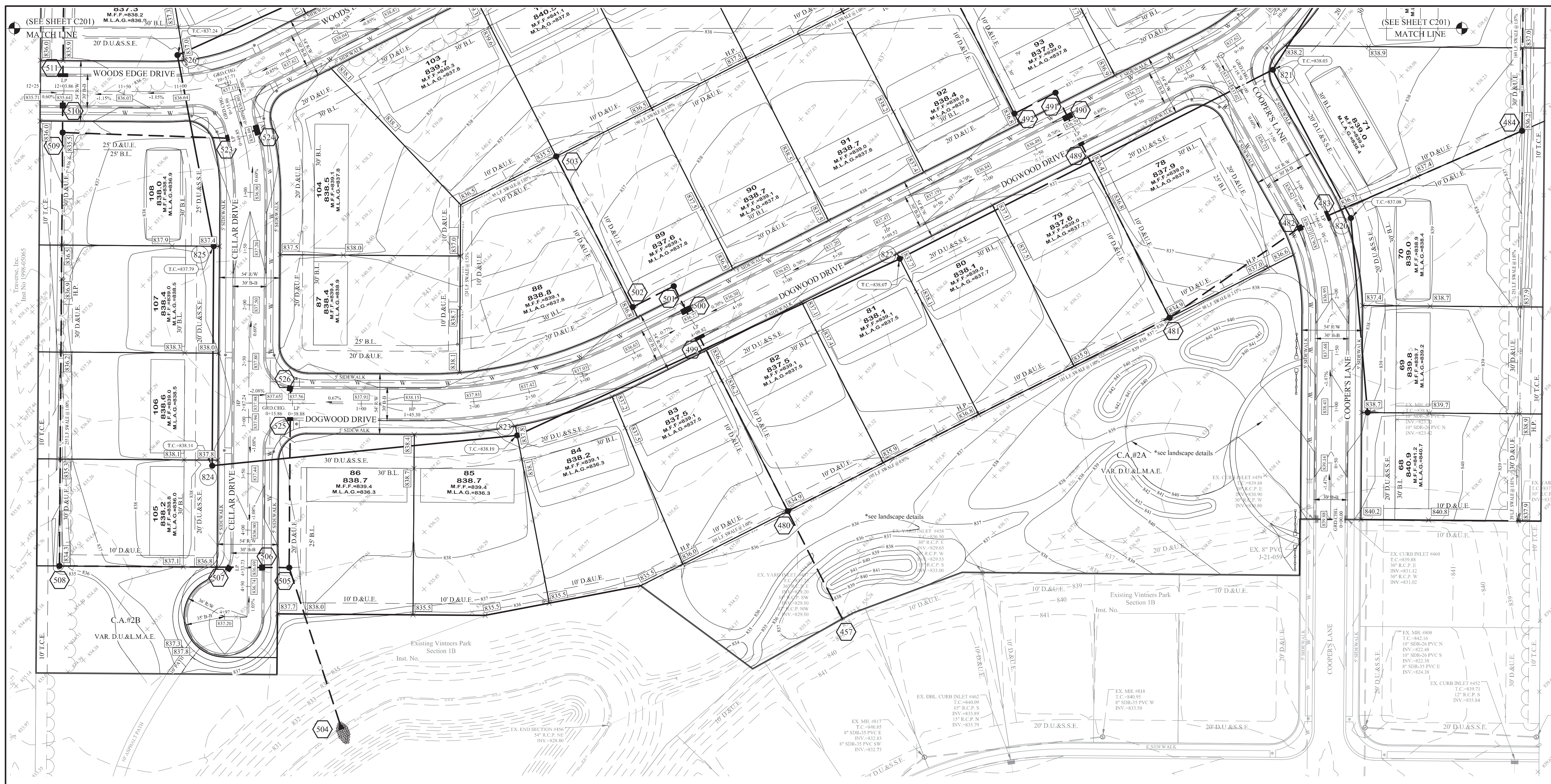
INDIANA REGISTERED PROFESSIONAL ENGINEER  
 No. 19358  
 STATE OF INDIANA  
 David J. Stoeppele  
 CERTIFIED: 07/22/22

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

McCORDSVILLE, INDIANA

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

DRAWN BY: RPL CHECKED BY: KRG  
 SHEET NO. C101  
 84800HEN-S2



**10**  
750.2  
M.F.F.±0.0  
M.L.A.G.±96.4

**MFF=750.0**

LOT NUMBER  
PAD GRADE  
MINIMUM FINISH FLOOR ELEVATION  
MINIMUM LOWEST ADJACENT GRADE

CRITERIA:  
1. 12" (1.0') ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.  
2. 15" (1.25') ABOVE THE ROAD ELEVATION.  
3. 6" (0.5') ABOVE THE MLAG.

MLAG MINIMUM LOWEST ADJACENT GRADE (LAKE / FLOOD PROTECTION)

T.C.E. TREE CONSERVATION EASEMENT

B.L. BUILDING SETBACK LINE

C.A. COMMON AREA

D.U.&S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT

D.&U.E. DRAINAGE & UTILITY EASEMENT

D.U.&L.M.A.E. DRAINAGE, UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT

R.W. RIGHT OF WAY

V.A.R. VARIABLE WIDTH

T.O.B. TOP OF BANK

M.E. MATCH EXISTING

H.P. HIGH POINT

L.P. LOW POINT

P.V.I. POINT OF VERTICAL INTERSECTION

GRD. CHG. GRADE CHANGE

**GENERAL NOTES**

- ALL OFF-SITE DRAIN TILES SHALL BE TIED INTO THE PROPOSED STORM SYSTEM OF THIS SECTION (WHERE APPLICABLE).
- TOP OF FOUNDATIONS ARE TO BE A MINIMUM OF FIFTEEN (15) INCHES ABOVE STREET GRADE. TOP OF FOUNDATIONS ARE TO BE AT LEAST SIX (6) INCHES ABOVE FINISHED GRADE.
- ALL PADS SHALL BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.

**UTILITY CROSSINGS**

CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ON-SITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NO ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

**EARTHWORK NOTES**

- EXCAVATION**
  - Excavated material that is suitable may be used for fills. All unsuitable material and all surplus excavated material not required shall be removed from the site.
  - Provide and place any additional fill material from offsite as may be necessary to produce the grades required on plans. Fill obtained from offsite shall be of quality as specified for fills herein and the source approved by the Developer. It will be the responsibility of the Contractor for any costs for fill needed.
- REMOVAL OF TREES**
  - All trees and stumps shall be removed from areas to be occupied by a road surface or structure area. Trees and stumps shall not be buried on site.
- PROTECTION OF TREES**
  - The Contractor shall, at the direction of the Developer, endeavor to save and protect trees of value and worth which do not impair construction of improvements as designed.
  - In the event cut or fill exceeds 0.5 feet over the root area, the Developer shall be consulted with respect to protective measure to be taken, if any, to preserve such trees.
- REMOVAL OF TOPSOIL**
  - All topsoil shall be removed from all areas beneath future pavements or building. Topsoil removal shall be to a minimum depth of 6 inches or to the depth indicated in the geotechnical report provided by the Developer to be excavated or filled. Topsoil should be stored at a location where it will not interfere with construction operations. The topsoil shall be free of debris and stones.
- UTILITIES**
  - Rules and regulation governing the respective utility shall be observed in executing all work under this section.
  - It shall be the responsibility of the Contractor to determine the location of existing underground utilities 2 working days prior to commencing work. For utility locations to be marked call Toll Free 811.
- SITE GRADING**
  - The Contractor shall do all cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawing.
  - The tolerance for paved areas shall not exceed 0.05 feet above established subgrade. All other areas shall not exceed 0.05 feet plus or minus the established grade. Provide roundings at top and bottom of banks and other breaks in grade.
  - The Engineer shall be notified when the Contractor has reached the tolerance as stated above, so that field measurements and spot elevations can be verified by the Engineer. The Contractor shall not remove equipment from the site until the Engineer has verified that the job meets the above tolerance.

APPROVAL PENDING/NOT FOR CONSTRUCTION

**STOEPPELWERTH**

ALWAYS ON

7945 East 10th Street, Fishers, IN 46038-2505  
phone: 317.849.5985 fax: 317.849.5942

CERTIFIED: 07/22/22  
*Daniel J. Stoepelwerth*

REGISTERED PROFESSIONAL ENGINEER  
No. 19358  
STATE OF INDIANA

DATE: \_\_\_\_\_ MARK: \_\_\_\_\_ BY: \_\_\_\_\_

STRUCTURE TABLE										
STR.#	CALLOUT	T.C.	CASTING TYPE	DIAMETER IN	DIR. IN	INV. IN	DIAMETER OUT	DIR. OUT	INV. OUT	SLOPE
457	YARD INLET	837.23	R-2560-E2	42	NW	829.10				
480	YARD INLET	834.94	R-2560-E2	36	NE	829.29	42	SE	829.19	0.08%
481	YARD INLET	834.94	R-2560-E2	30	NE	829.81	36	SW	829.71	0.11%
482	CURB INLET	836.27	R-3501-TL/R	24	NE	830.05	30	SW	829.95	0.10%
483	DOUBLE CURB INLET	836.27	R-3501-TL/R	24	NE	830.26	24	SW	830.16	0.37%
484	YARD INLET	836.20	R-2560-E2	24	N	830.79	24	SW	830.69	0.23%
485	YARD INLET	836.50	R-2560-E2	12	W	832.85	24	S	831.39	0.23%
486	YARD INLET	836.12	R-2560-E2	24	S	831.92	24	S	831.92	0.23%
487	CURB INLET	837.74	R-3501-TL/R	12	W	833.63	12	E	833.53	0.44%
488	DOUBLE CURB INLET	837.74	R-3501-TL/R	12	E	833.72	12	E	833.72	0.30%
489	CURB INLET	836.29	R-3501-TL/R	18	NW	830.84	21	SE	830.74	0.29%
490	DOUBLE CURB INLET	836.29	R-3501-TL/R	18	NW	831.10	18	SE	831.00	0.53%
491	MANHOLE	836.94	R-1772-A	18	SW	831.26	18	SE	831.16	0.27%
492	MANHOLE	836.69	R-1772-A	18	NW	831.45	18	NE	831.35	0.22%
493	YARD INLET	835.60	R-2560-E2	15	NE	831.90	18	SE	831.80	0.23%
494	YARD INLET	836.15	R-2560-E2	15	N	832.70	15	SW	832.60	0.37%
495	DOUBLE CURB INLET	837.60	R-3501-TL/R	12	NW	833.56	15	S	833.46	0.42%
496	DOUBLE CURB INLET	837.60	R-3501-TL/R	12	SE	833.78	12	SE	833.78	0.73%
497	CURB INLET	839.79	R-3501-TL/R	12	NW	835.56	12	SE	835.46	1.86%
498	CURB INLET	839.79	R-3501-TL/R	12	SE	835.65	12	SE	835.65	0.30%
499	DOUBLE CURB INLET	836.28	R-3501-TL/R	15	NW	830.15	18	SE	830.05	0.42%
500	DOUBLE CURB INLET	836.28	R-3501-TL/R	15	NW	830.43	15	SE	830.33	0.60%
501	MANHOLE	836.87	R-1772-A	15	SW	830.61	15	SE	830.51	0.36%

STRUCTURE TABLE										
STR.#	CALLOUT	T.C.	CASTING TYPE	DIAMETER IN	DIR. IN	INV. IN	DIAMETER OUT	DIR. OUT	INV. OUT	SLOPE
502	MANHOLE	836.69	R-1772-A	15	NW	830.84	15	NE	830.74	0.32%
503	YARD INLET	835.50	R-2560-E2				15	SE	831.21	0.25%
504	END SECTION			30	N	828.80				
505	MANHOLE	837.44	R-1772-A	30	W	829.03	30	S	828.93	0.09%
506	CURB INLET	836.69	R-3501-TL/R	30	W	829.15	30	E	829.05	0.09%
507	CURB INLET	836.57	R-3501-TL/R	30	W	829.28	30	E	829.18	0.09%
508	YARD INLET	834.30	R-2560-E2	30	N	829.51	30	E	829.41	0.09%
509	MANHOLE	835.55	R-2560-E2	24	N	829.96	30	S	829.86	0.09%
510	CURB INLET	835.64	R-3501-TL/R	24	N	830.09	24	S	829.99	0.14%
511	DOUBLE CURB INLET	835.64	R-3501-TL/R	24	N	830.23	24	S	830.13	0.13%
512	YARD INLET	835.20	R-2560-E2	21	E	830.54	24	S	830.44	0.12%
513	YARD INLET	835.20	R-2560-E2	21	NE	830.76	21	W	830.66	0.15%
514	YARD INLET	835.58	R-2560-E2	18	NW	831.24	21	SW	831.14	0.15%
515	YARD INLET	835.57	R-2560-E2	15	NE	831.44	18	SE	831.34	0.25%
516	DOUBLE CURB INLET	839.28	R-3501-TL/R	12	E	832.25	15	SW	832.15	0.46%
517	CURB INLET	839.28	R-3501-TL/R	12	NE	832.72	12	W	832.62	0.50%
518	YARD INLET	836.40	R-2560-E2	12	SW	833.22	12	SW	833.22	0.30%
521	CURB INLET	839.50	R-3501-TL/R	12	SE	835.17	12	NW	835.07	2.08%
522	CURB INLET	839.50	R-3501-TL/R	12	NE	835.26	12	NW	835.26	0.30%
523	CURB INLET	836.67	R-3501-TL/R	12	E	832.45	12	W	832.35	1.35%
524	DOUBLE CURB INLET	836.67	R-3501-TL/R	12	W	832.64	12	W	832.64	0.63%
525	CURB INLET	837.54	R-3501-TL/R	12	N	833.39	12	S	833.29	2.69%
526	CURB INLET	837.54	R-3501-TL/R	12	S	833.48	12	S	833.48	0.30%

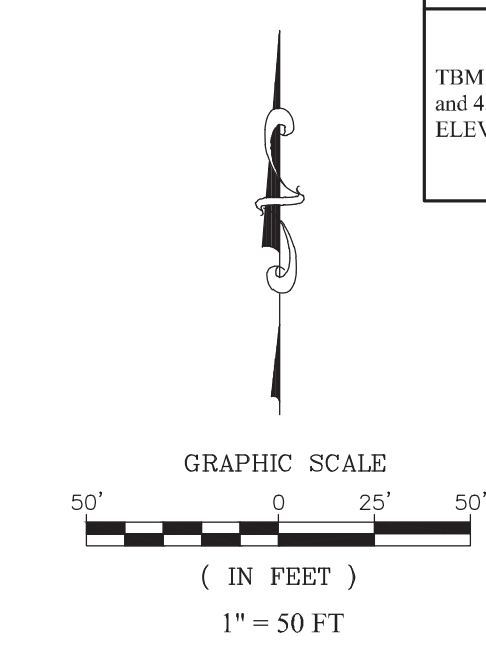
**BENCHMARK DATA**

**ORIGINATING BENCHMARK:**  
Marion County Benchmark Lawrence 80B, The Northeast corner of the garage apron 3' North of the North face of the garage and 3' West of the East face of the garage at 12721 E 79th St.  
ELEV.=839.94 (NAVD 88)

**SITE TBMS:**  
TBM #1: The North rim of a sanitary manhole immediately South and East of the Intersection of North Dogwood Drive and West Silverthorne Drive.  
ELEV.=840.24 (NAVD 88)

TBM #2: The North rim of a sanitary manhole South of the lift station which is approximately 105' East and 45' South of the Southeast corner of the site.  
ELEV.=835.03 (NAVD 88)

TBM #3: The North rim of a sanitary manhole which is approximately 61' West and 44' North of the Southwest corner of the site.  
ELEV.=837.16 (NAVD 88)



File Name: S:\8480HEN-S2\DWG\C200 Site Development Plan.dwg - C200  
Modified / By: July 15, 2022 7:54:15 AM / rhesrau  
Plotted / By: July 21, 2022 2:30:29 PM / Rodney Lesnau

**SITE DEVELOPMENT PLAN**

**VINTNERS PARK**

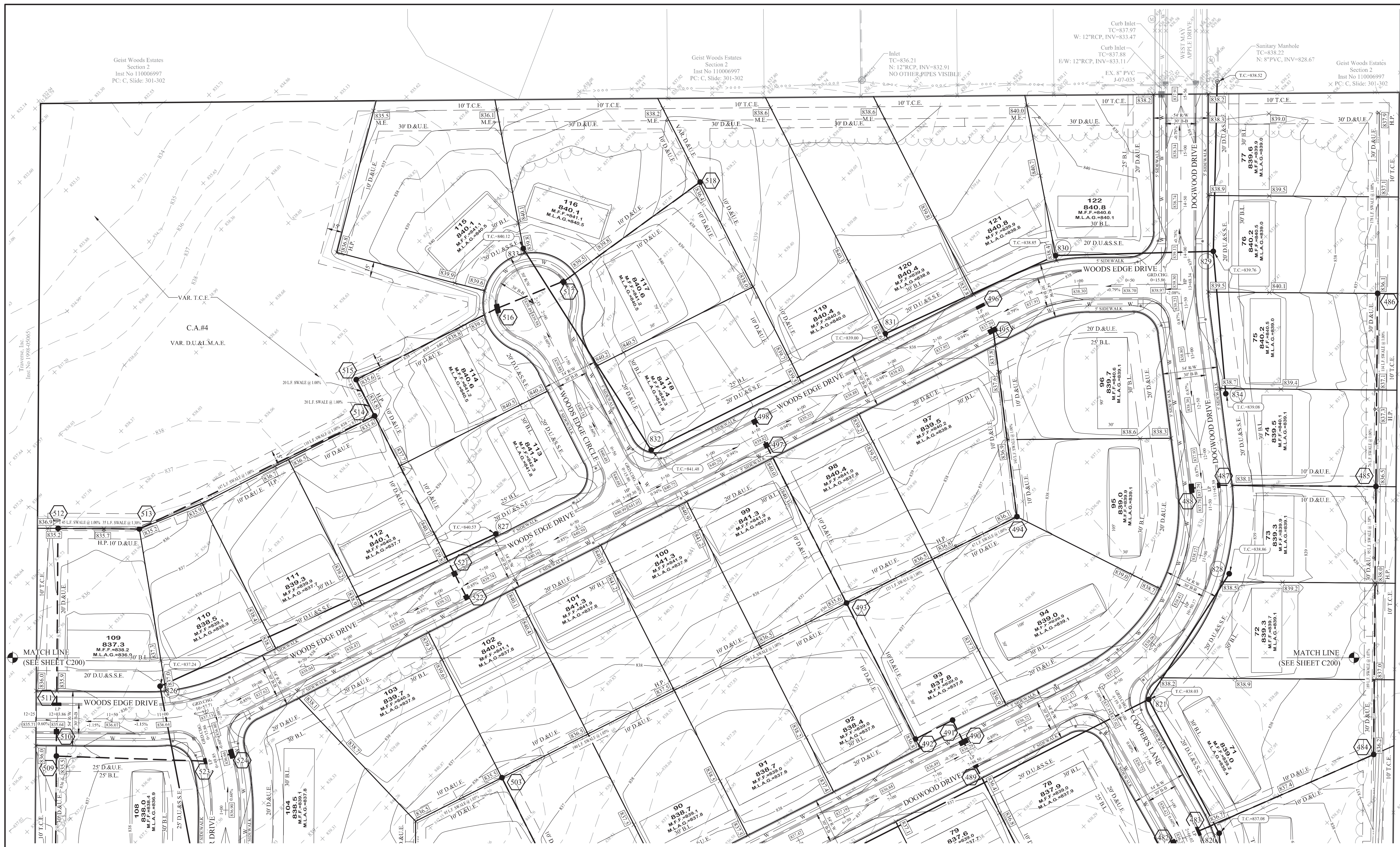
**SECTION 2**

McCordsville, INDIANA

DRAWN BY: RPL CHECKED BY: KRK

SHEET NO. **C200**

84800HEN-S2



**LEGEND**

	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING CONTOUR
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED CONTOUR
	PROPOSED WATER LINE
	PROPOSED SWALE
	PROPOSED LAKE NORMAL POOL ELEVATION
	PROPOSED GRADE ELEVATION
	PROPOSED 5' SIDEWALK (BY HOME BUILDERS) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
	PROPOSED CURB w/ 6" UNDERDRAIN
	PROPOSED 6" SUB-SURFACE DRAIN

**10**  
**750.2**  
 M.F.F.=750.2  
 M.L.A.G.=750.4

**MFF=750.0**

LOT NUMBER  
 MINIMUM FINISH FLOOR ELEVATION  
 MINIMUM LOWEST ADJACENT GRADE

MINIMUM FINISH FLOOR ELEVATION BASED OFF OF THE FOLLOWING CRITERIA:  
 1. 12" (1.0') ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE,  
 WHICHEVER IS LOWEST,  
 2. 15" (1.25') ABOVE THE ROAD ELEVATION,  
 3. 6" (0.5') ABOVE THE MLAG

MLAG MINIMUM LOWEST ADJACENT GRADE (LAKE / FLOOD PROTECTION)

T.C.E. TREE CONSERVATION EASEMENT  
 B.L. BUILDING SETBACK LINE  
 C.A. COMMON AREA  
 D.U.&S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT  
 D.U.E. DRAINAGE & UTILITY EASEMENT  
 D.U.&L.M.A.E. DRAINAGE, UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT  
 R.W. RIGHT OF WAY  
 V.A.R. VARIABLE WIDTH  
 T.O.B. TOP OF BANK  
 M.E. MATCH EXISTING  
 H.P. HIGH POINT  
 L.P. LOW POINT  
 P.V.I. POINT OF VERTICAL INTERSECTION  
 GRD. CHG. GRADE CHANGE

- GENERAL NOTES**
- ALL OFF-SITE DRAIN TILES SHALL BE TIED INTO THE PROPOSED STORM SYSTEM OF THIS SECTION (WHERE APPLICABLE)
  - TOP OF FOUNDATIONS ARE TO BE A MINIMUM OF FIFTEEN (15) INCHES ABOVE STREET GRADE. TOP OF FOUNDATIONS ARE TO BE AT LEAST SIX (6) INCHES ABOVE FINISHED GRADE.
  - ALL PADS SHALL BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.

**UTILITY CROSSINGS**

CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ON-SITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NO ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTORS RESPONSIBILITY.

- EARTHWORK NOTES**
- EXCAVATION**
    - Excavated material that is suitable may be used for fills. All unsuitable material and all surplus excavated material not required shall be removed from the site.
    - Provide and place any additional fill material from offsite as may be necessary to produce the grades required on plans. Fill obtained from offsite shall be of quality as specified for fills herein and the source approved by the Developer. It will be the responsibility of the Contractor for any costs for fill needed.
  - REMOVAL OF TREES**
    - All trees and stumps shall be removed from areas to be occupied by a road surface or structure area. Trees and stumps shall not be buried on site.
  - PROTECTION OF TREES**
    - The Contractor shall, at the direction of the Developer, endeavor to save and protect trees of value and worth which do not impair construction of improvements as designed.
    - In the event cut or fill exceeds 0.5 feet over the root area, the Developer shall be consulted with respect to protective measure to be taken, if any, to preserve such trees.

- REMOVAL OF TOPSOIL**
  - All topsoil shall be removed from all areas beneath future pavements or building. Topsoil removal shall be to a minimum depth of 6 inches or to the depth indicated in the geotechnical report provided by the Developer to be excavated or filled. Topsoil should be stored at a location where it will not interfere with construction operations. The topsoil shall be free of debris and stones.
- UTILITIES**
  - Rules and regulation governing the respective utility shall be observed in executing all work under this section.
  - It shall be the responsibility of the Contractor to determine the location of existing underground utilities 2 working days prior to commencing work. For utility locations to be marked call Toll Free 811.

- SITE GRADING**
  - The Contractor shall do all cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawing.
  - The tolerance for paved areas shall not exceed 0.05 feet above established subgrade. All other areas shall not exceed 0.05 feet plus or minus the established grade. Provide roundings at top and bottom of banks and other breaks in grade.
  - The Engineer shall be notified when the Contractor has reached the tolerance as stated above, so that field measurements and spot elevations can be verified by the Engineer. The Contractor shall not remove equipment from the site until the Engineer has verified that the job meets the above tolerance.

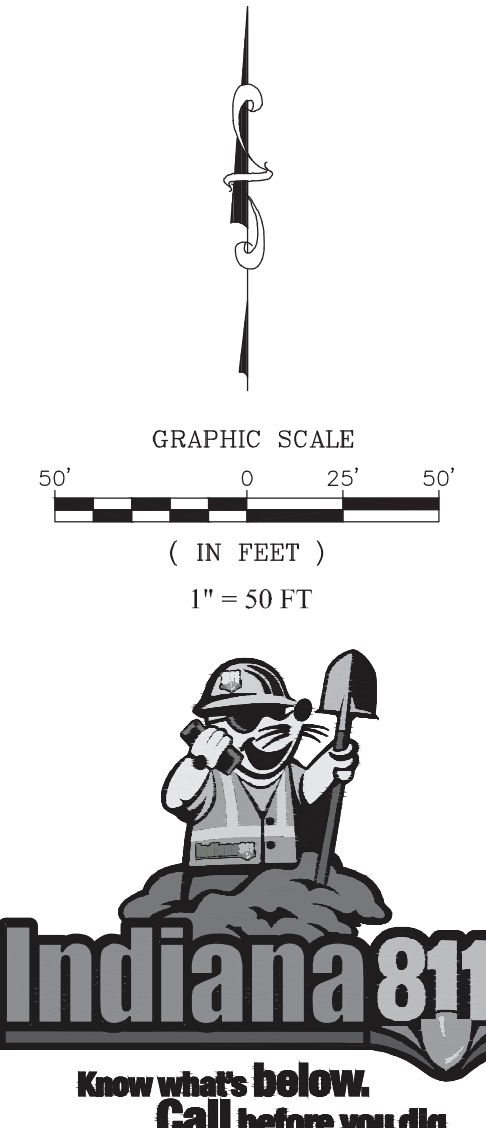
**BENCHMARK DATA**

**ORIGINATING BENCHMARK:**  
 Marion County Benchmark Lawrence 80B, The Northeast corner of the garage apron 3' North of the North face of the garage and 3' West of the East face of the garage at 12721 E 79th St. ELEV.=840.24 (NAVD 88)

**SITE TBMS:**  
 TBM #1: The North rim of a sanitary manhole immediately South and East of the Intersection of North Dogwood Drive and West Silverhorse Drive. ELEV.=840.24 (NAVD 88)

TBM #2: The North rim of a sanitary manhole South of the lift station which is approximately 105' East and 45' South of the Southeast corner of the site. ELEV.=835.03 (NAVD 88)

TBM #3: The North rim of a sanitary manhole which is approximately 61' West and 45' North of the Southwest corner of the site. ELEV.=837.16 (NAVD 88)



APPROVAL: PENDING/NOT FOR CONSTRUCTION

**STOEPPELWERTH**  
 ALWAYS ON

7945 East 10th Street, Fishers, IN 46038-2505  
 phone: 317.849.5985 fax: 317.849.5942

**INDIANA 811**  
 Know what's below. Call before you dig.

**SITE DEVELOPMENT PLAN**  
**VINTNERS PARK**  
**SECTION 2**

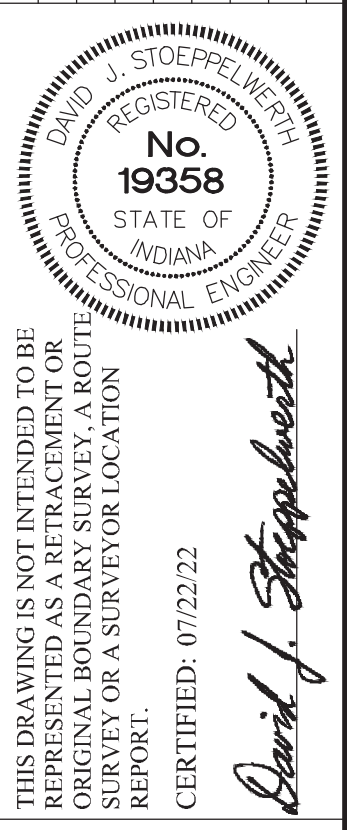
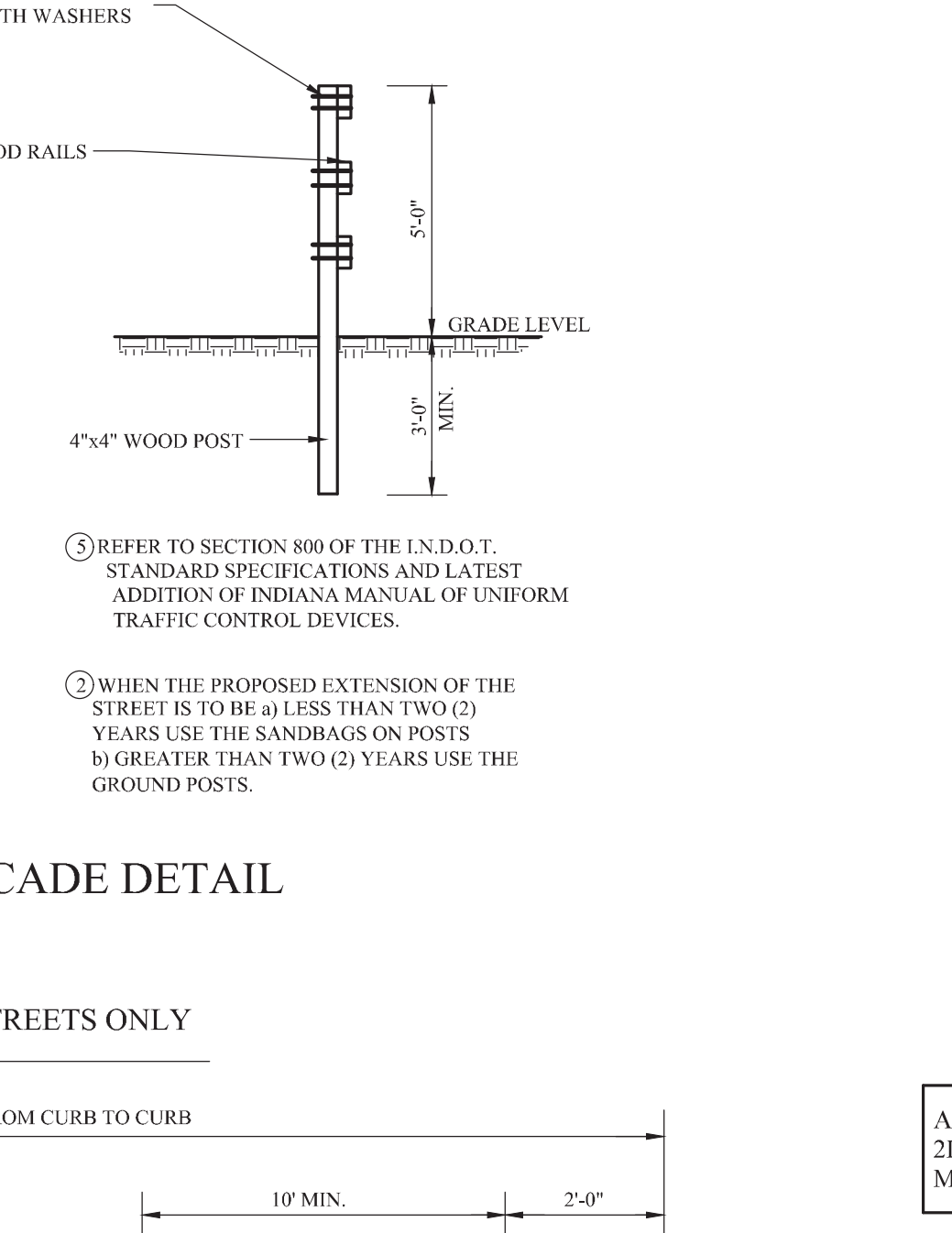
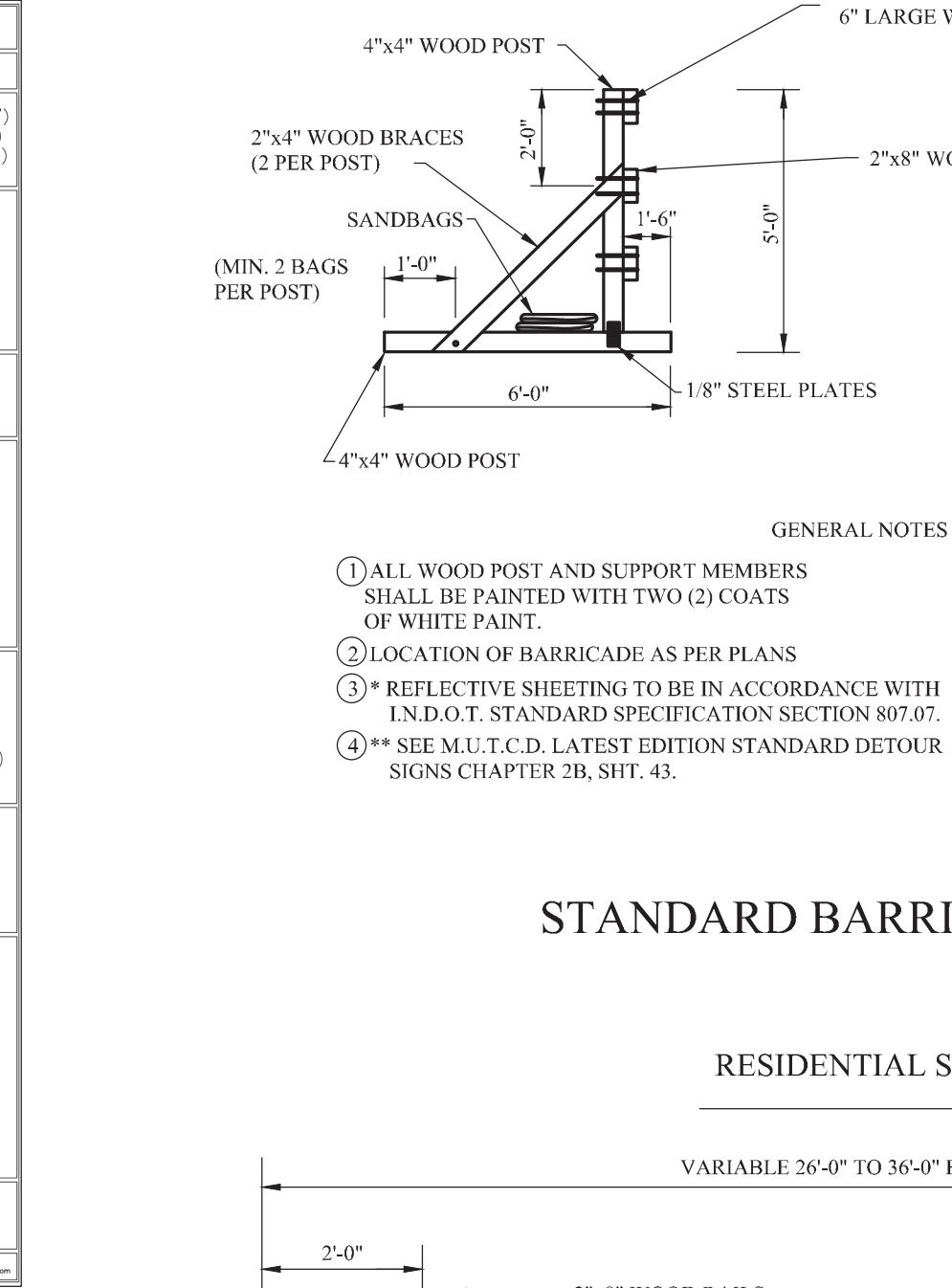
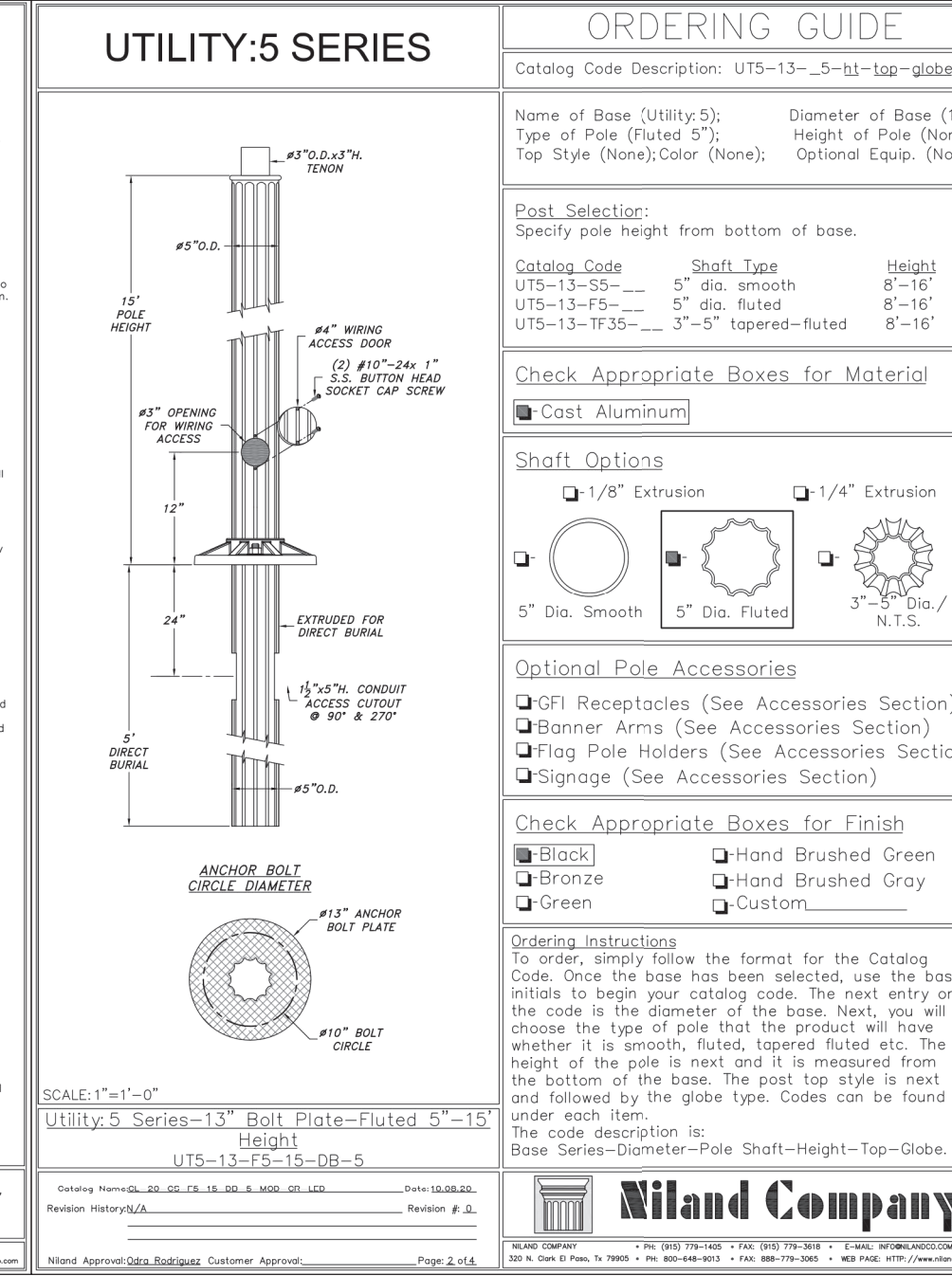
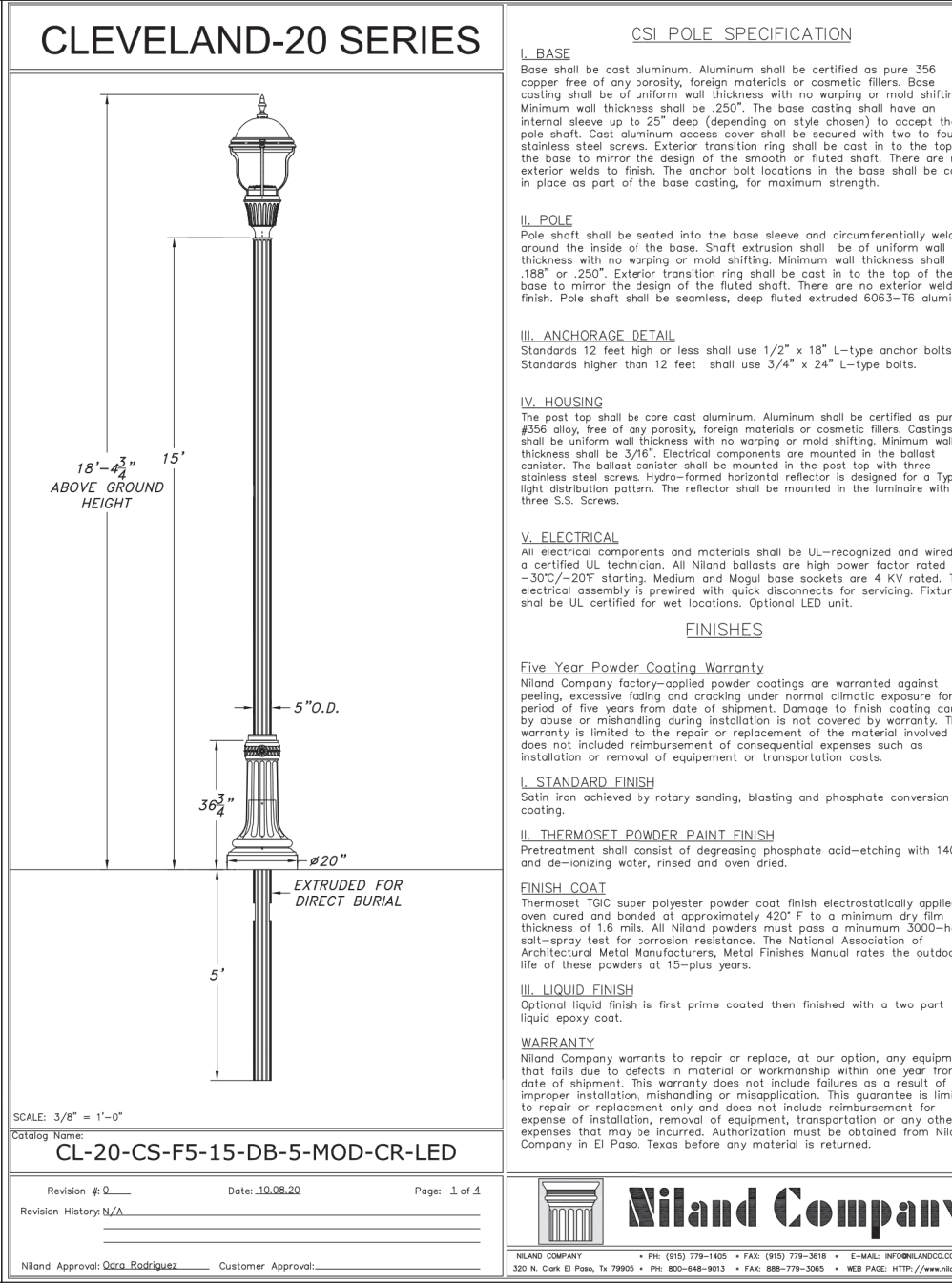
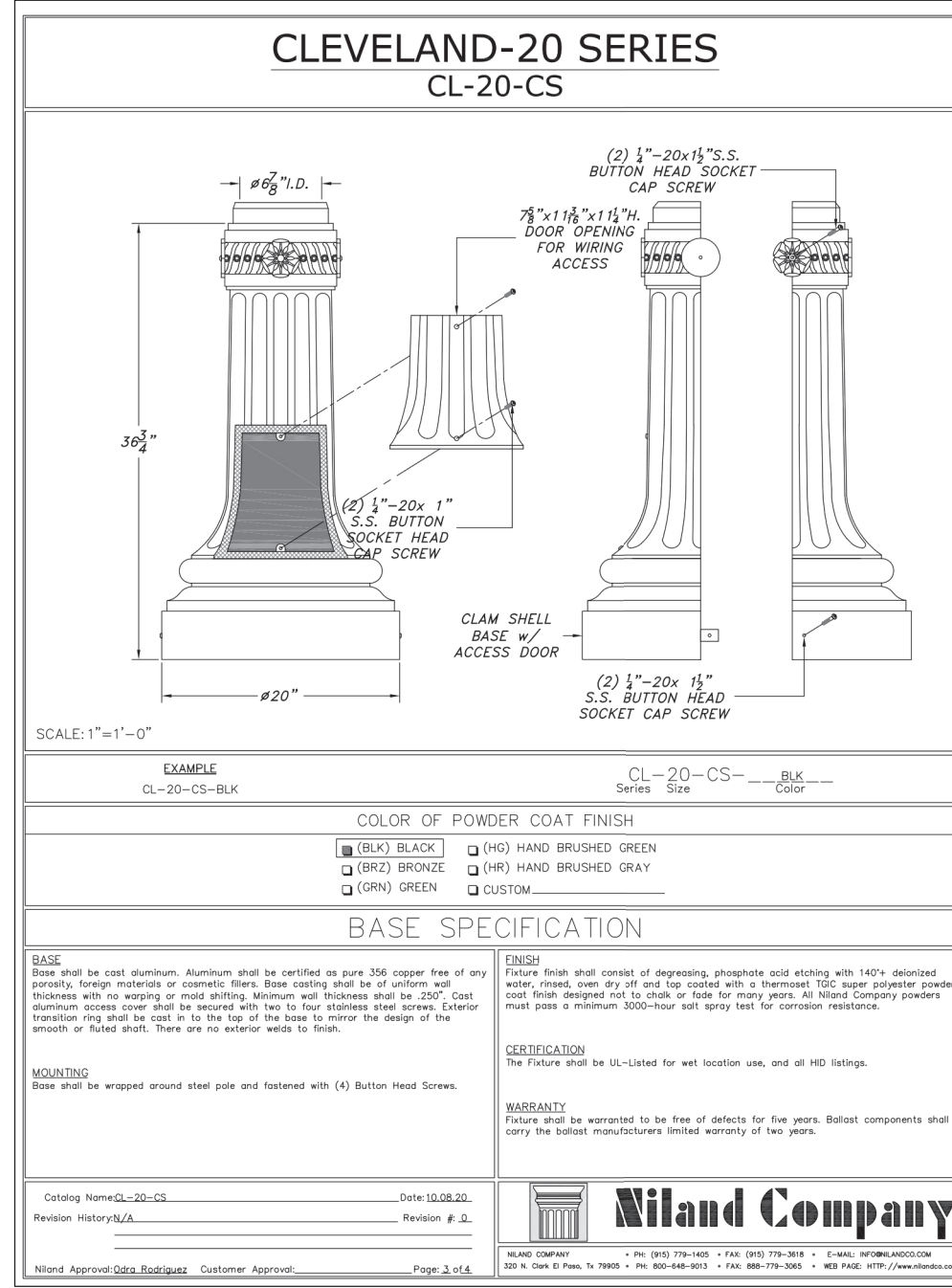
HANCOCK COUNTY, INDIANA

McCordsville

DRAWN BY: RPL CHECKED BY: KRG  
 SHEET NO: **C201**  
 84800HEN-S2

REVISIONS: BY: DATE: MARK:

REGISTERED PROFESSIONAL ENGINEER  
 No. 19358  
 STATE OF INDIANA  
 Certified: 07/22/22  
 David J. Steppelwerth



**STOEPPELWERTH**

APPROVAL PENDING/NOT FOR CONSTRUCTION

TRAFFIC CONTROL PLAN

VINTNERS PARK SECTION 2

McCordsville, Indiana

7065 East 104th Street, Fishers, IN 46038-2505  
Phone: 317.849.9595 Fax: 317.849.9592

ALWAYS ON

**TRAFFIC CONTROL PLAN**

**VINTNERS PARK SECTION 2**

McCordsville, Indiana

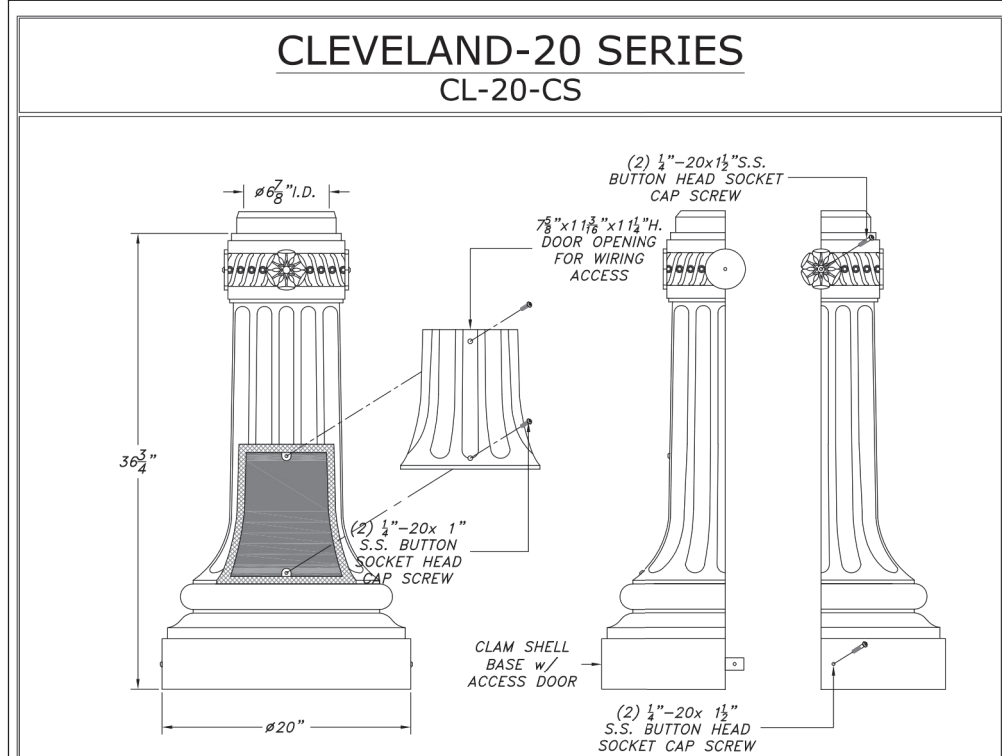
INDIANA 811  
Know what's below. Call before you dig.

DRAWN BY: RPL CHECKED BY: KRK

SHEET NO. **C406**

S.A. JOB NO. 84800HEN-S2

File Name: S:\84800HEN\S2\DMC\C406 - Traffic Control Plan.dwg - C406  
Date: 2022-11-08 09:41 AM / Assn: /  
Plotted: / By: /  
July 21, 2022 2:37:08 PM / Rodney Lesnau



SCALE: 1"=1'-0"

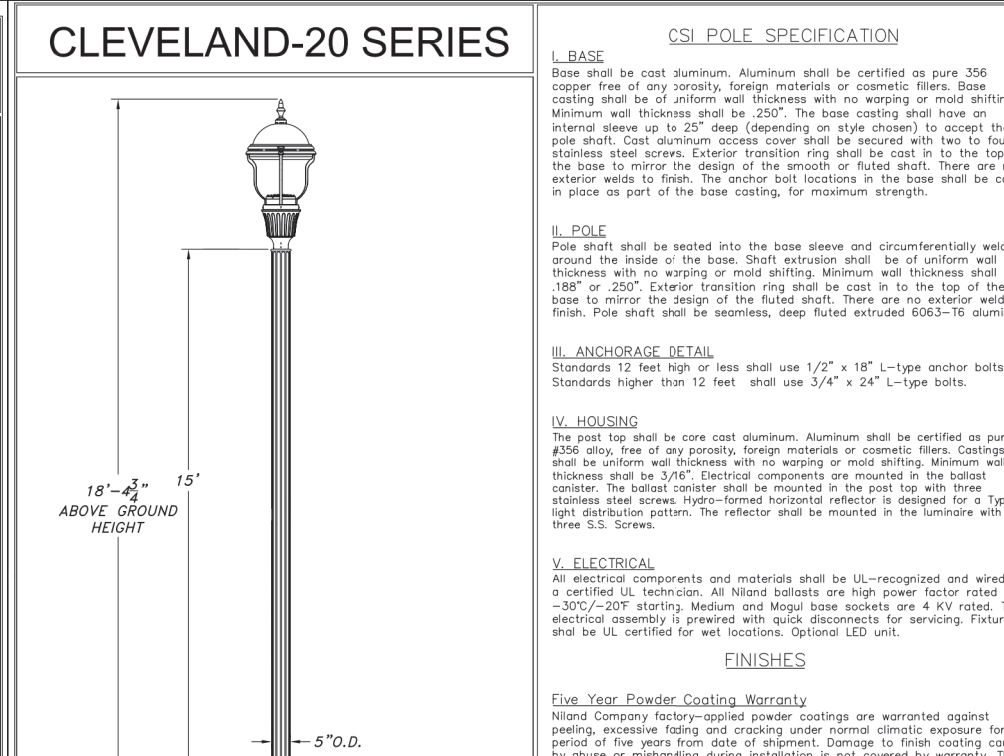
EXAMPLE: CL-20-CS-824

COLOR OF POWDER COAT FINISH:  
 (S) BLACK (S) HAND BRUSHED GREEN  
 (B) BRONZE (H) HAND BRUSHED GRAY  
 (G) GREEN (C) CUSTOM

#### BASE SPECIFICATION

BASE: Pole shall be steel rod, aluminum shall be certified to per 300 series. Aluminum shall be certified to per 300 series. Minimum wall thickness shall be .106\"/>

MATERIALS: Pole shall be galvanized steel pipe and fasteners with (3) Nylon Head Screws. Pole shall be galvanized steel pipe and fasteners with (3) Nylon Head Screws.



SCALE: 1"=1'-0"

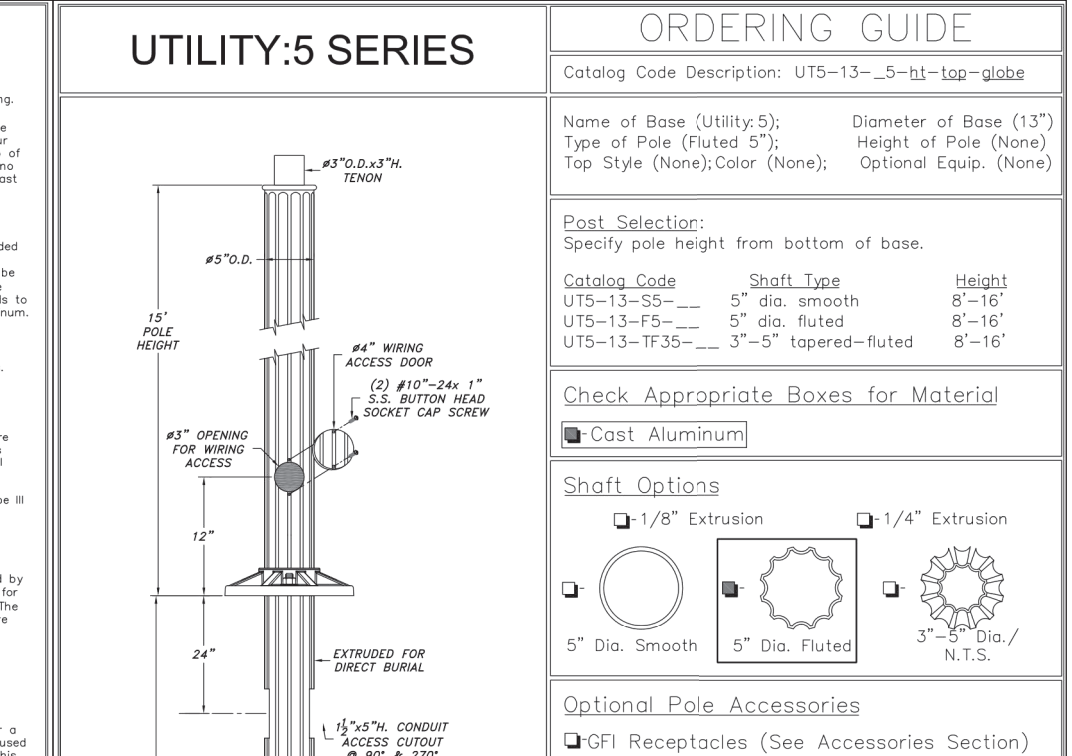
EXAMPLE: CL-20-CS-FS-15-DB-5-MOD-CR-LED

#### CS POLE SPECIFICATION

CS POLE: Pole shall be galvanized steel pipe and fasteners with (3) Nylon Head Screws. Pole shall be galvanized steel pipe and fasteners with (3) Nylon Head Screws.

#### FINISHES

BASE: Pole shall be galvanized steel pipe and fasteners with (3) Nylon Head Screws. Pole shall be galvanized steel pipe and fasteners with (3) Nylon Head Screws.



#### ORDERING GUIDE

Catalog Code Description: UFS-13-5-11-12g-12g-12g-12g

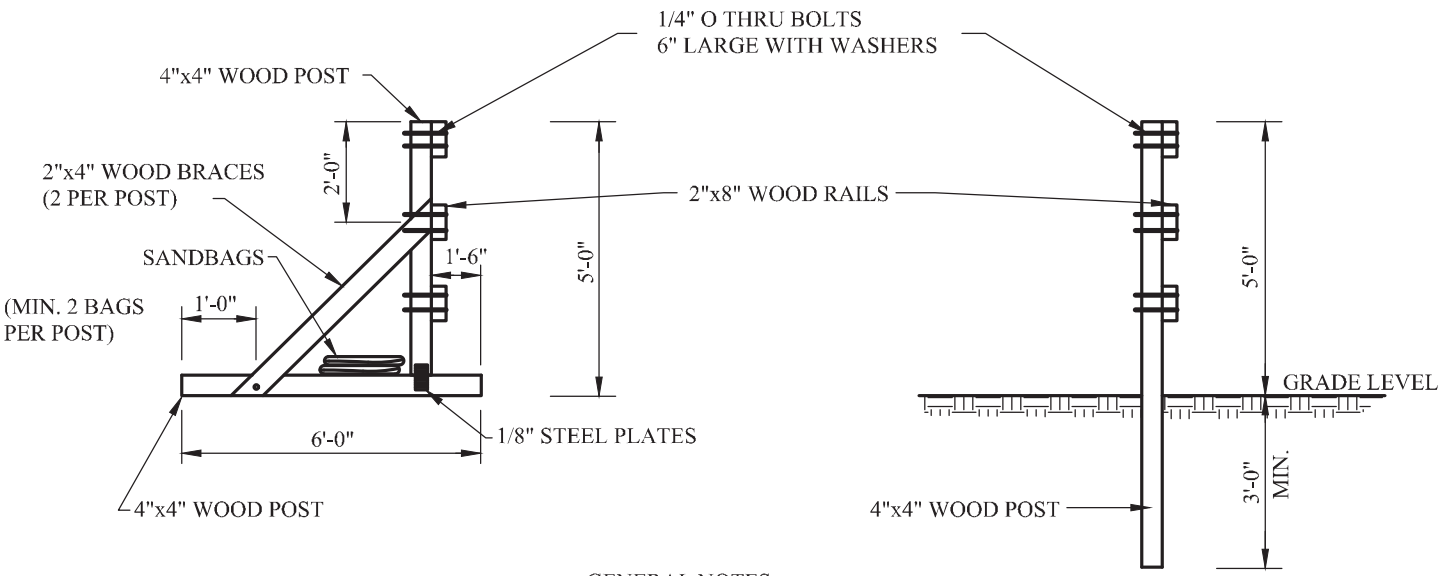
Name of Base (Utility:5): Diameter of Base (13") Type of Pole (Fluted 5") Height of Pole (11') Top Style (None/None): Options (Equip. None)

Post Selection: Specify post height from bottom of base.

Catalog Code	Post Type	Height
UFS-13-5-11	5" dia smooth	8'-16"
UFS-13-5-11	5" dia fluted	8'-16"
UFS-13-5-11	5" dia tapered-fluted	8'-16"

Check Appropriate Boxes for Material:  
 Cast Aluminum

Check Appropriate Boxes for Finish:  
 Bronze  
 Hand Brushed Green  
 Green  
 Custom



- #### GENERAL NOTES
- 1) ALL WOOD POST AND SUPPORT MEMBERS SHALL BE PAINTED WITH TWO (2) COATS OF WHITE PAINT.
  - 2) LOCATION OF BARRICADE AS PER PLANS.
  - 3) REFLECTIVE SHEETING TO BE IN ACCORDANCE WITH I.N.D.O.T. STANDARD SPECIFICATION SECTION 907.07.
  - 4) \*\* SEE M.U.T.C.D. LATEST EDITION STANDARD DETOUR SIGNS CHAPTER 2B, SHIT. 43.
  - 5) REFER TO SECTION 800 OF THE I.N.D.O.T. STANDARD SPECIFICATIONS AND LATEST ADDITION OF INDIANA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
  - 6) WHEN THE PROPOSED EXTENSION OF THE STREET IS TO BE A) LESS THAN TWO (2) YEARS USE THE SANDBAGS OR POSTS B) GREATER THAN TWO (2) YEARS USE THE GROUND POSTS.

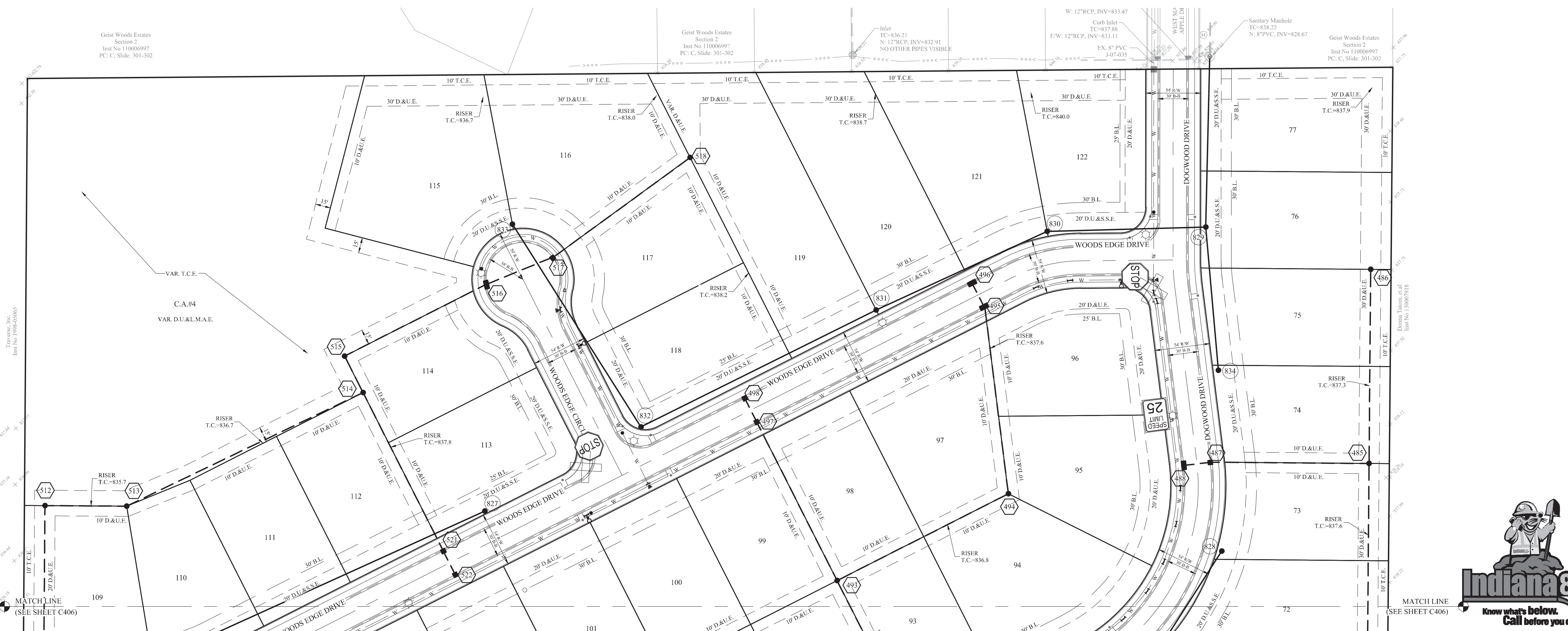
#### LEGEND

- ROAD NAME SIGN - 5 (D3-1)
- STOP SIGN - 5 (R1-1)
- SPEED LIMIT SIGN - 4 (R2-1)
- STREET LIGHT - 12
- STANDARD BARRICADE - 1
- INDOT, TYPE III

ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 2D; GUIDE SIGNS-CONVENTIONAL ROADS OF THE MUTCD MANUAL LATEST EDITION.

ALL STREET AND TRAFFIC SIGNS SHALL UTILIZE THE TOWN'S STANDARD POLE. SEE TOWN'S SPECIFICATIONS

ALL STREET LIGHTS SHALL MEET THE TOWN OF MCCORDSVILLE ZONING AND SUBDIVISION CONTROL ORDINANCE.



Know what's below.  
 Call before you dig.

APPROVAL PENDING/NOT FOR CONSTRUCTION

# STOEPPELWERTH

REGISTERED PROFESSIONAL ENGINEER

DAVID STOEPPELWERTH  
 No. 19358  
 STATE OF INDIANA

CERTIFIED: 07/22/22  
 David J. Stoepfelwerth

### TRAFFIC CONTROL PLAN

#### VINTNERS PARK SECTION 2

HANCOCK COUNTY, INDIANA

DRAWN BY: RPL CHECKED BY: KRK

SHEET NO. **C407**

S.A. JOB NO. 84800HEN-S2

File Name: S:\84800HEN-S2\DWG\C407 - Traffic Control Plan.dwg - C407  
 Date: 2022 11 18 09:59 AM / Assessor: Rodney Lesrau  
 July 21, 2022 2:37:18 PM / Printed: BY: [ ]



Lake

# Vintner's Park

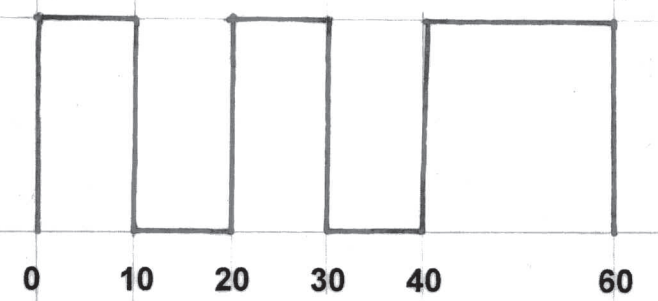
McCordsville, Indiana

# Landscape Plan

Dry Creek Common Area

Prepared for:  
**premier**  
 LAND COMPANY  
 Prepared by:  
 HempDesign

Scale in Feet:



January 12, 2021



North