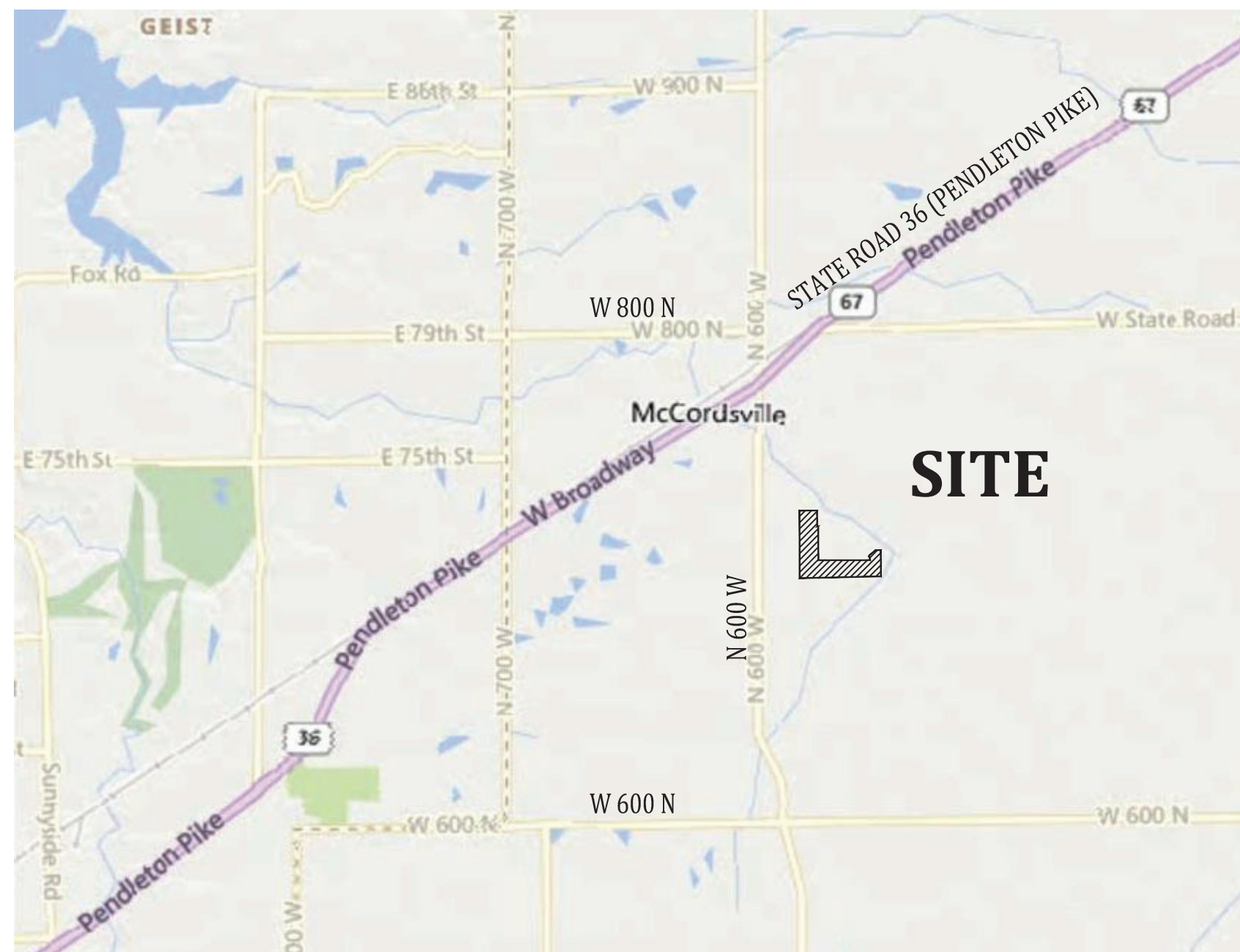


# COLONNADE - SECTION 3A

SECTION 25, TOWNSHIP 17N, RANGE 5E,  
VERNON TOWNSHIP, HANCOCK COUNTY, CR W 700 N & CR N 600 W  
ZONED: PUD

PLANS PREPARED FOR:  
COLONNADE DEVELOPER, LLC  
ATTN.: TIMOTHY J. WALTER, P.E.  
VICE PRESIDENT - DEVELOPMENT  
9757 WESTPOINT DRIVE, SUITE 600  
INDIANAPOLIS, IN 46256  
PH.: 317-863-2057  
EMAIL: TWALTER@PLATINUM-PROPERTIES.COM



VICINITY MAP  
NO SCALE



LOCATION MAP  
NO SCALE

### OPERATING AUTHORITIES & AREA UTILITIES

<p><b>GAS</b> CITIZENS ENERGY GROUP 2150 Dr. Martin Luther King Jr St Indianapolis, IN 46200 317-927-4684 Richard Miller, Jr.</p>	<p><b>SANITARY, STORM, &amp; WATER</b> MCCORDSVILLE PUBLIC WORKS 5759 W. Broadway McCordsville, IN 46055 317-335-3604 Mark Wilsman</p>	<p><b>CABLE TELEVISION</b> BRIGHT HOUSE NETWORKS 3030 Roosevelt Ave Indianapolis, IN 46218 317-632-9077 Jason Kirkman</p>
<p><b>GAS</b> CENTERPOINT ENERGY 16000 Allisonville Road Noblesville, Indiana 46061 317-776-5532 Sandra Casey</p>	<p><b>TELEPHONE</b> AT&amp;T - DISTRIBUTION 240 N. Meridian St., Room 1791 Indianapolis, IN 46204 317-295-3050 Matt Spindler</p>	<p><b>WATER</b> CITIZENS ENERGY GROUP - WATER CWA Authority, Inc. 2150 Dr. Martin Luther King, Jr. Street Indianapolis, IN 46202 317-927-4351 Attn.: Brad Hostetler</p>
<p><b>ELECTRIC</b> INDIANAPOLIS POWER &amp; LIGHT COMPANY 317-261-5203 Rhonda Williams</p>	<p><b>TELEPHONE</b> NINE STAR CONNECT 2243 E. Main St. Greenfield, IN 46140 317-323-2074 Eric Meyer</p>	<p><b>SCHOOL DISTRICT</b> MT. VERNON COMM. SCH. CORP. 1806 West State Road 234 Fortville, IN 46040 Dr. Shane Robbins</p>
<p><b>FIRE DEPARTMENT</b> MCCORDSVILLE FIRE STATION 7500 Form Street McCordsville, IN 46055 317-335-2288 Attn.: Tom Alexander</p>	<p><b>POLICE</b> MCCORDSVILLE POLICE DEPT. 6280 West CR 800 North McCordsville, IN 46055 317-335-2812</p>	<p><b>CABLE TELEVISION</b> COMCAST CABLEVISION 5330 East 65th Street Indianapolis, IN 46220 317-774-3384 Matt Stringer</p>



SITE MAP  
1"=200'

### SHEET INDEX

SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	OVERALL PLAN
C110-C113	EXISTING TOPOGRAPHY
C120-C121	SIDEWALK STREET LIGHT, AND SIGN PLAN
C130-C133	GRADING AND DRAINAGE PLAN
C140-C142	OVERFLOW PLAN
C150-C152	SSD PLAN
C200-C202	STREET PLAN & PROFILE
C210-C211	ENTRANCE DETAILS
C220-C221	INTERSECTION DETAILS
C300-C301	SANITARY SEWER PLAN
C302-C305	SANITARY SEWER PLAN & PROFILES
C310-C315	STORM SEWER PLAN & PROFILES
C320-C321	WATER MAIN PLAN (CITIZENS WATER)
C322	OFF-SITE WATER MAIN PLAN (CITIZENS WATER) C.R. 700 N.
C323	OFF-SITE WATER MAIN PLAN (CITIZENS WATER) FUTURE SECTION 3B
C400-C403	INITIAL EROSION CONTROL PLAN
C410-C413	FINAL EROSION CONTROL PLAN
C420-C421	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
C500	EROSION CONTROL DETAILS
C503	STORM DETAILS
C525	CITIZENS WATER DETAILS
	TOWN OF MCCORDSVILLE STANDARDS
	LANDSCAPING PLAN (By Others)
	PLAT

### REVISIONS

NUMBER	DESCRIPTION	DATE
1.	REVISIONS PER TRC COMMENTS	05-03-2022
2.	REVISIONS PER CITIZENS COMMENTS	05-06-2022
3.	REVISIONS PER PLAN COMMISSION COMMENTS	06-09-2022
4.	REVISIONS PER CITIZENS AND CBEL COMMENTS	06-13-2022
5.	REVISIONS PER CITIZENS OFF-SITE COMMENTS	06-27-2022
6.	REVISED CONSTRUCTION ENTRANCE	08-02-2022
7.	REVISED SANITARY SEWER TO CORRECT DROPS, STORM SEWER PER CLIENT REQUEST, AND ADDED OFFSITE WATER MAIN PLAN - FUTURE SECTION 3B; REVISED SWALES AND STORM OFF W 700 N.	08-24-2022

### SECTION 3A STREET NAME CHART

STREET	NAME	STREET LENGTH
G	PORTICO LANE	1258.5'
H	BELVEDERE LANE	1323.4'
I	CUPOLA LANE	669.5'

### PROJECT SUMMARY

TOTAL AREA OF SECTION 3A:	25.26 ACRES ±
NUMBER OF LOTS:	41
TOTAL AREA OF LOTS:	12.42 ACRES ±
NUMBER OF COMMON AREAS:	3
TOTAL AREA OF COMMON AREAS:	7.39 ACRES ±
TOTAL LENGTH OF STREETS:	3251.43 L.F. OR .62 MILES
TOTAL AREA OF DEDICATED RIGHT-OF-WAY:	5.44 ACRES ±

### CONSTRUCTION DOCUMENTS

PROJECT MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 THESE PLANS ARE NOT TO BE CONSIDERED FINAL OR TO BE UTILIZED FOR CONSTRUCTION UNLESS SIGNED AND DATED BY THE APPROPRIATE BANNING ENGINEERING PROJECT MANAGER.  
 THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

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

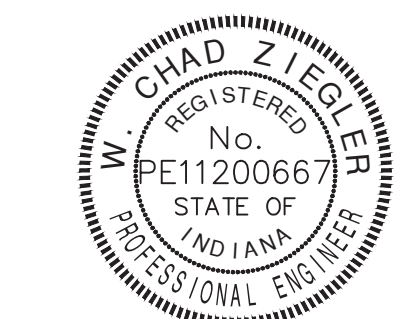
CONTACT: ROBERT "JASON" COYLE

MULTIPLE PROFESSIONALS ARE IN RESPONSIBLE CHARGE FOR THE PREPARATION AND DESIGN OF THIS PLAN SET. BELOW IS A LIST OF THE PROFESSIONALS INVOLVED WITH THIS PROJECT AND THE DISCIPLINES THEY ARE IN RESPONSIBLE CHARGE OF. EACH OF THE PLAN SHEETS BEARS THE SEAL AND SIGNATURE OF THE PROFESSIONAL IN RESPONSIBLE CHARGE FOR THAT SHEET.

- ROBERT JASON COYLE, PROFESSIONAL SURVEYOR, STATE OF INDIANA, PS # LS20900155  
SUBDIVISION LAYOUT, STREETS, GRADING AND EROSION CONTROL
- W. CHAD ZIEGLER, PROFESSIONAL ENGINEER, STATE OF INDIANA, PE # PE11200667  
SANITARY SEWER, STORM SEWER, DRAINAGE CALCULATIONS AND REPORTS, AND WATER MAIN

*Robert Jason Coyle*  
 CERTIFIED: 03-18-2022

*W. Chad Ziegler*  
 CERTIFIED: 03-18-2022



Date: 03-18-22  
 Project No: 21177P-S3A  
 Sheet No:

C100

COLONNADE - SECTION 3A

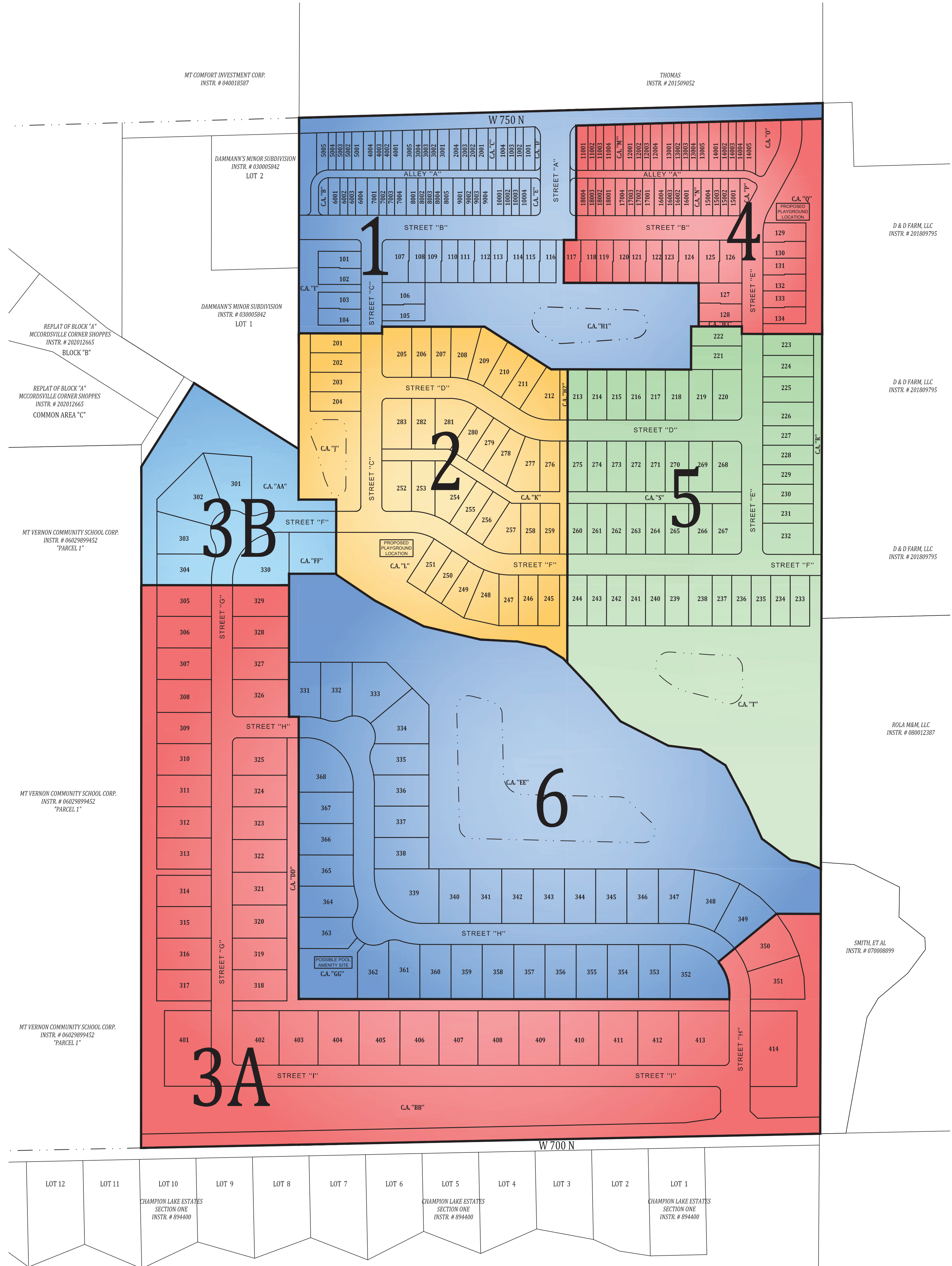
**Section 3A**

A part of the Southwest Quarter of Section 25, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, and being more particularly described as follows:

COMMENCING at a mag nail marking the Northeast corner of the Southwest Quarter of said Section 25; thence South 00 degree 08 minutes 14 seconds West along the east line of said Southwest Quarter 2080.22 feet to the POINT OF BEGINNING; thence continue South 00 degrees 08 minutes 14 seconds West along said east line 564.12 feet to a brass disk marking the Southeast corner of said Southwest Quarter; thence South 88 degrees 48 minutes 13 seconds West along the south line of said Southwest Quarter 1,742.55 feet, said point being the southeast corner of the land of Mt. Vernon Community School Corp. as described in Instrument Number 06029899452 in the Office of the Recorder of Hancock County; thence North 00 degrees 01 minutes 47 seconds East along the east line of said Mt. Vernon Community School Corp. land 1,443.89 feet; thence South 89 degrees 58 minutes 13 seconds East 379.00 feet; thence South 00 degrees 01 minutes 47 seconds West 337.50 feet; thence South 89 degrees 58 minutes 13 seconds East 25.00 feet; thence South 00 degrees 01 minutes 47 seconds West 724.00 feet; thence South 89 degrees 58 minutes 13 seconds East 1,104.80 feet; thence North 00 degrees 08 minutes 14 seconds East 16.77 feet to the beginning of a tangent curve to the left having a radius of 123.00 feet and a central angle of 39 degrees 44 minutes 46 seconds; thence northwesterly along the arc of said curve 85.32 feet to a point which bears North 50 degrees 23 minutes 29 seconds East from said radius point; thence North 50 degrees 23 minutes 29 seconds East 194.00 feet; thence South 89 degrees 51 minutes 46 seconds East 113.26 feet to the POINT OF BEGINNING, containing 25.264 acres, more or less

**STREET NAME CHART**

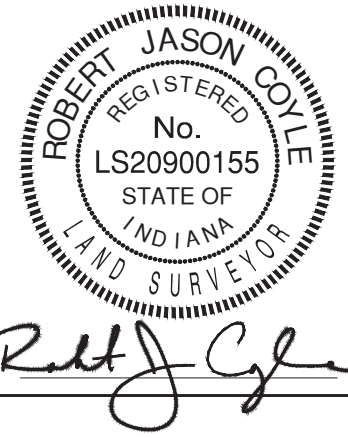
STREET	NAME
ALLEY A	
A	COLONNADE PARKWAY
B	ARCADE BLVD
C	CELLA LANE
D	PALAZZO LANE
E	PERISTYLE LANE
F	CLOISTER LANE
G	PORTICO LANE
H	BELVEDERE LANE
I	CUPOLA LANE



Date	Revisions
05-03-2022	1. REVISIONS PER TRC COMMENTS
05-06-2022	2. REVISIONS PER CITIZENS COMMENTS
06-09-2022	3. REVISIONS PER PLAN COMMISSION COMMENTS
06-13-2022	4. REVISIONS PER CITIZENS AND CBEL COMMENTS
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08/02/2022	6. REVISED CONSTRUCTION ENTRANCE
08/24/2022	7. REVISED SANITARY SEWER TO CORRECT DROPS, STORM SEWER PER CLIENT REQUEST, AND ADDED OFFSITE WATER MAIN PLAN - FUTURE SECTION 3B, REVISED SWALES AND STORM OFF W 700 N

Designated:	Sym.	1.
JOB	1.	REVISIONS PER TRC COMMENTS
JOB AGL	2.	REVISIONS PER CITIZENS COMMENTS
R/C	3.	REVISIONS PER PLAN COMMISSION COMMENTS
Scale:	4.	REVISIONS PER CITIZENS AND CBEL COMMENTS
Date:	5.	REVISIONS PER CITIZENS OFF-SITE COMMENTS
	6.	REVISED CONSTRUCTION ENTRANCE
	7.	REVISED SANITARY SEWER TO CORRECT DROPS, STORM SEWER PER CLIENT REQUEST, AND ADDED OFFSITE WATER MAIN PLAN - FUTURE SECTION 3B, REVISED SWALES AND STORM OFF W 700 N

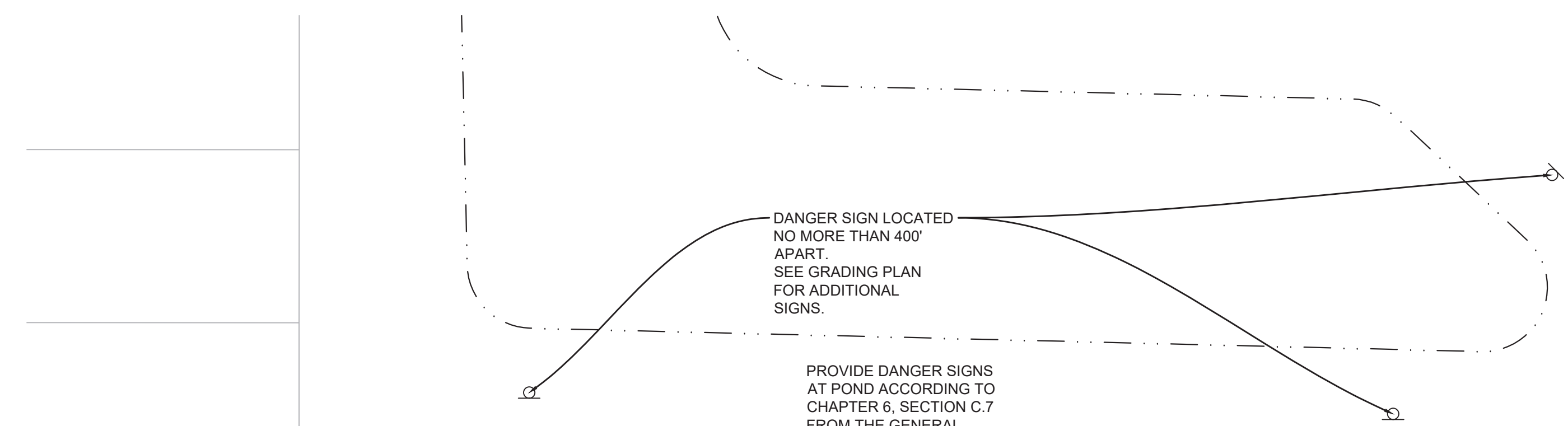
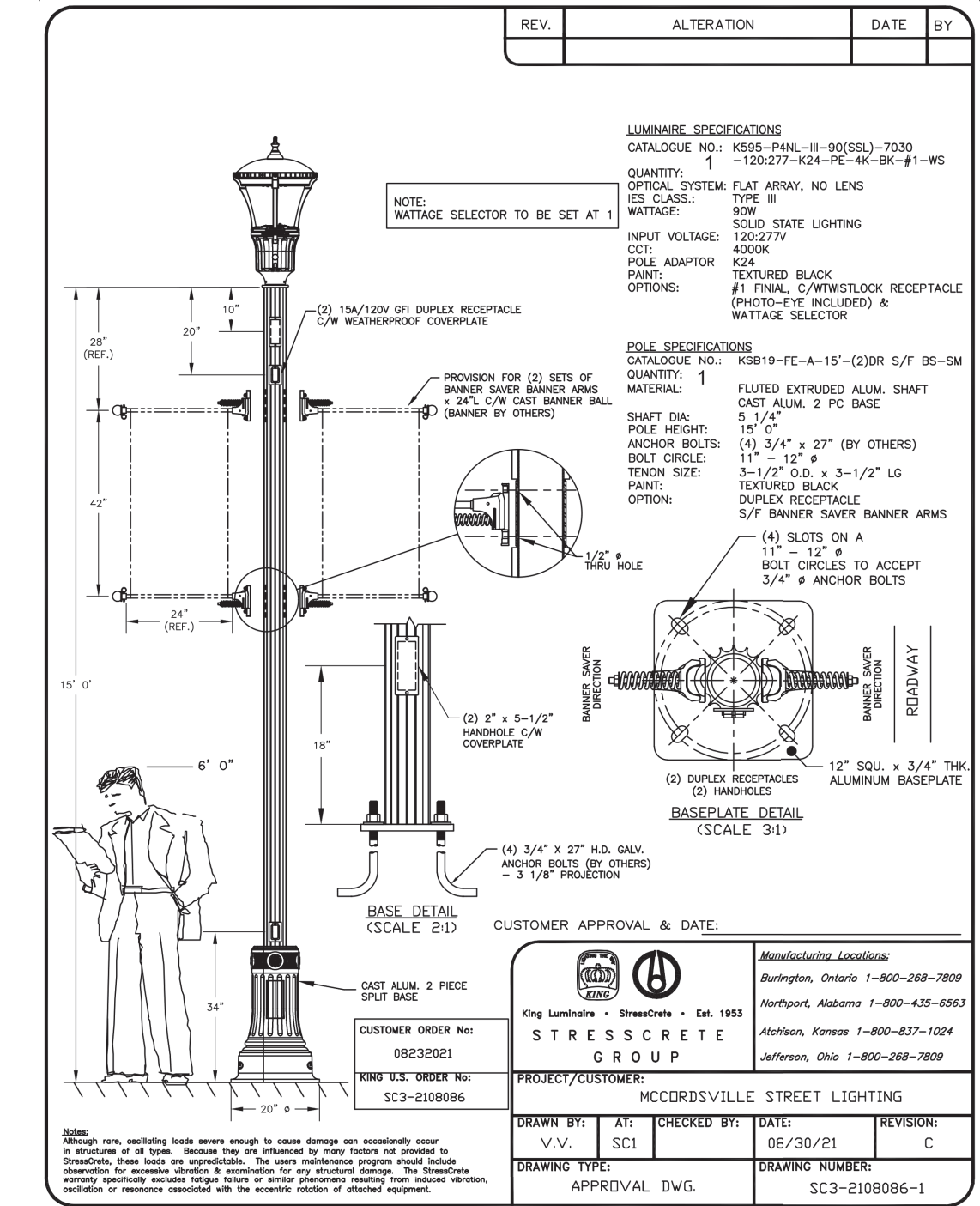
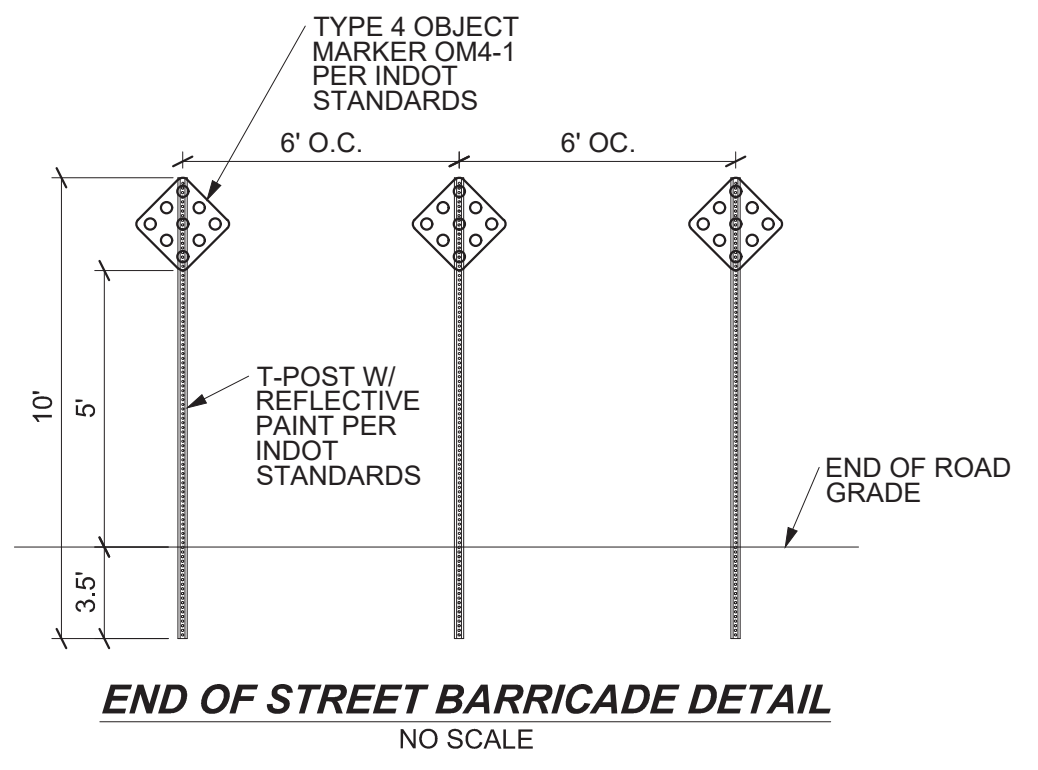
**OVERALL PLAN**  
**COLONNADE - SECTION 3A**  
**VERNON TOWNSHIP**  
**HANCOCK COUNTY, INDIANA**



**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

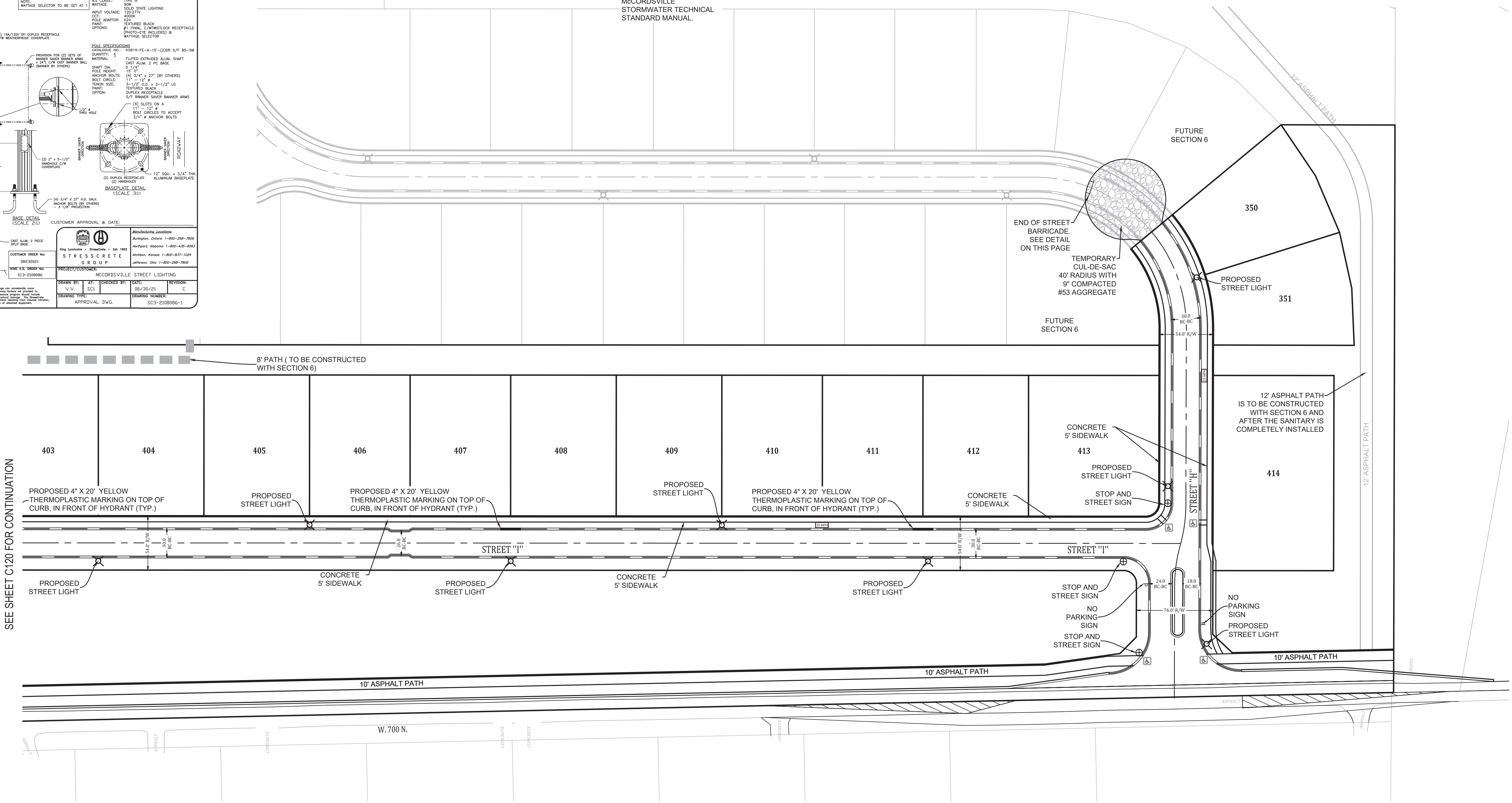
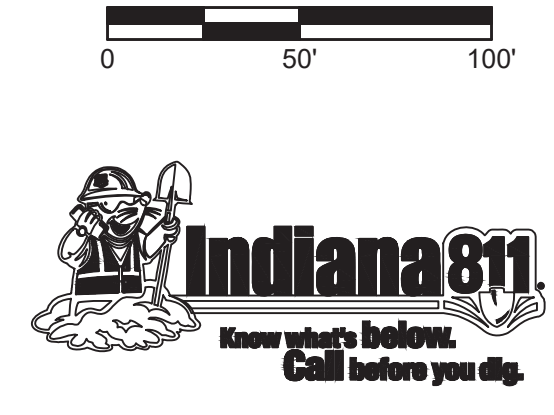
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 Sheet No:





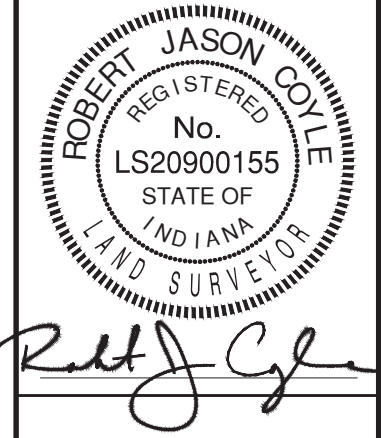
- NOTES:**
- SEE TOWN OF McCORDSVILLE STANDARDS FOR STANDARD INTERNAL SIDEWALK SPECIFICATIONS.
  - REGULATORY / WARNING SIGNS AND PAVEMENT SHALL BE PER TOWN OF McCORDSVILLE AND MUTCD.
  - ANY TREE REMOVAL SHALL BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
  - LANDSCAPING PLAN BY OTHERS
  - INSTALL EXTERIOR LIGHTING PER SECTION 6.12 FROM THE TOWN OF McCORDSVILLE ZONING ORDINANCE

- LEGEND**
- SPEED LIMIT SIGN (25 MPH)
  - STOP AND STREET NAME SIGN
  - STREET NAME SIGN
  - CURB RAMP LOCATION (SEE SHEET 5 OF 10 OF THE McCORDSVILLE TOWN STANDARDS TACTILE STRIPS SHALL BE BLACK.)
  - STREET LIGHT (PER TOWN OF McCORDSVILLE)
  - END OF STREET BARRICADE - SEE DETAIL THIS SHEET



Date	Revisions
05-03-2022	1. REVISIONS PER TRC COMMENTS
05-06-2022	2. REVISIONS PER CITIZENS COMMENTS
06-09-2022	3. REVISIONS PER PLAN COMMISSION COMMENTS
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SIDEWALK, SIGNAGE, AND LIGHT PLAN  
 COLONNADE - SECTION 3A  
 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-S3A  
 Sheet No: C121

**STREET NAME CHART**

STREET ALLEY A	NAME
B	COLONNADE PARKWAY
C	ARCADE BLVD
D	CELLA LANE
E	PALAZZO LANE
F	PERISTYLE LANE
G	CLOISTER LANE
H	PORTICO LANE
I	BELVEDERE LANE
J	CUPOLA LANE

**EXISTING LEGEND**

- 770 --- EXISTING CONTOUR: MAJOR
- 769 --- EXISTING CONTOUR: MINOR
- OHU OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- TELEPHONE SPlice BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

**PROPOSED LEGEND**

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- SUBSURFACE DRAIN
- SSD LATERAL
- SANITARY FORCEMAIN
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER LINE - PROPOSED
- BEND
- BLOWOFF ASSEMBLY
- CROSS, TEE
- FIRE HYDRANT W/ VALVE
- KICKER BLOCK
- REDUCER
- AIR RELEASE VALVE
- WATER METER
- WATER STOP
- WATER VALVE
- LOT NUMBER
- PAD ELEVATION
- GRADE BOX
- GRADE BOX - MATCH EXISTING
- GRADE BOX - MATCH EXISTING PAVI
- GRADE BOX - MATCH NEW PAVEMEN
- EMERGENCY FLOOD ROUTING
- PONDING AREAS
- EMERGENCY FLOOD ROUTE

SEE SHEET C130 FOR LEGEND FOR FLOODWAY AREA.

SEE SHEET C133 FOR THE FOLLOWING:

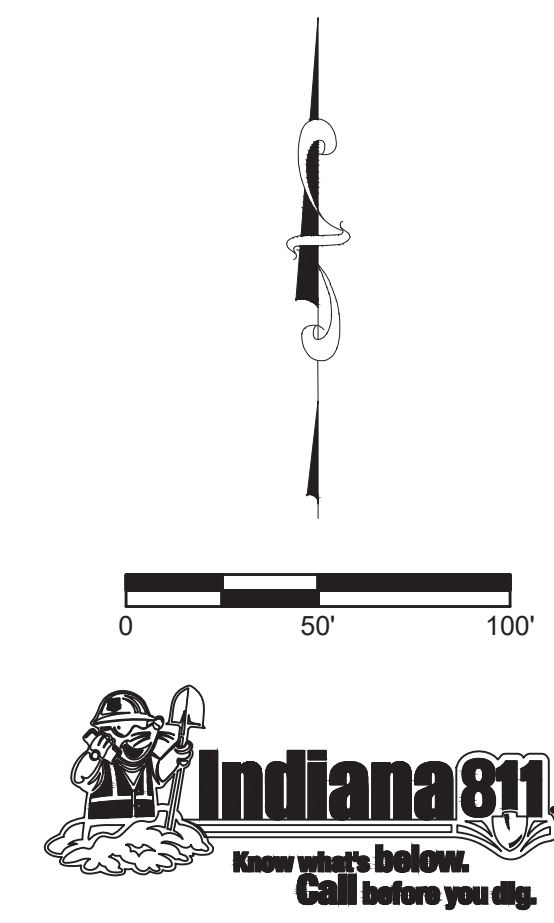
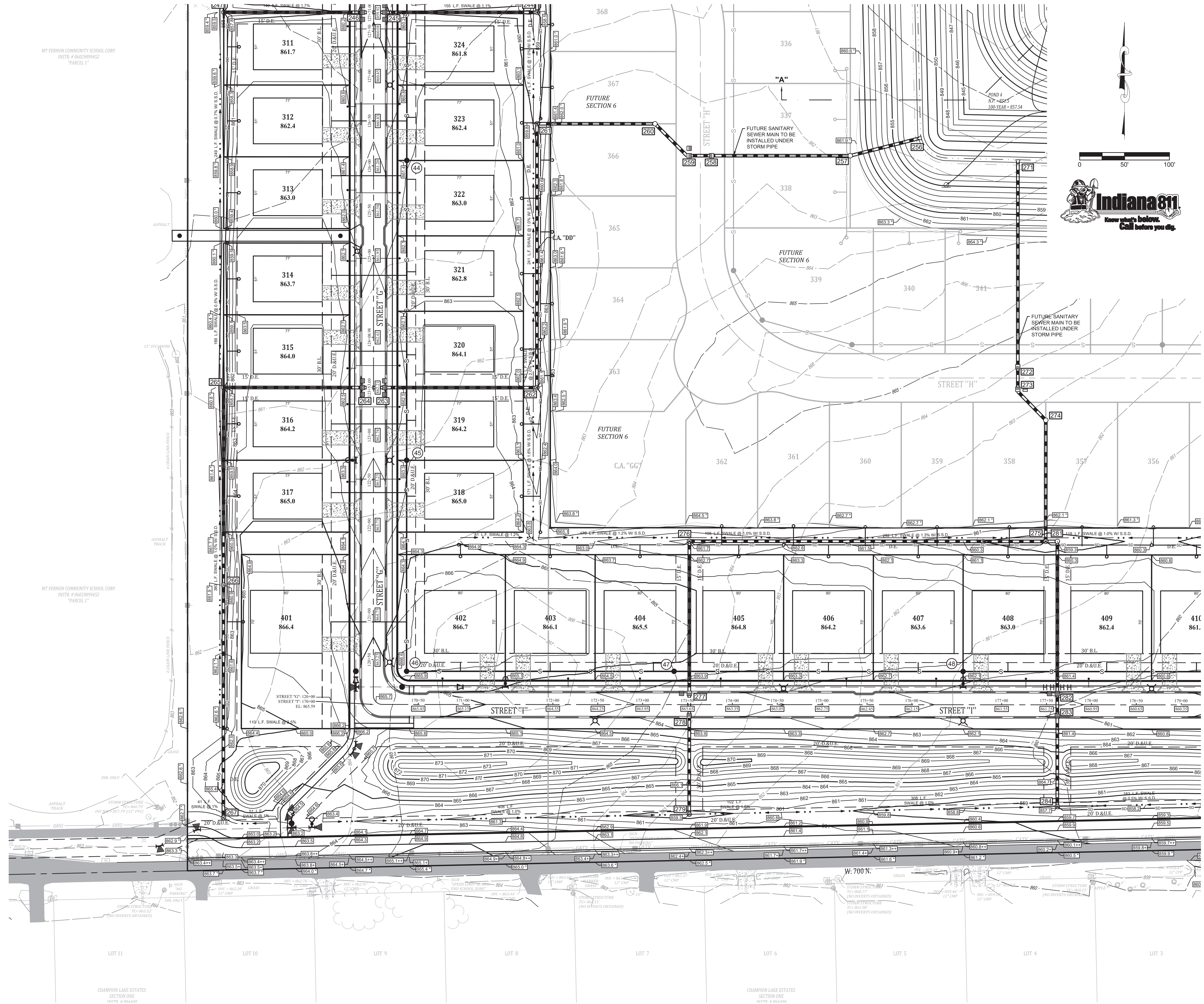
- GENERAL NOTES
- GRADING DESIGN CONCEPT NOTES
- NOTE REGARDING SIDE YARD LOT GRADES
- PROPOSED POND SECTION

SEE SHEET C140 FOR NOTE REGARDING LOWEST ADJACENT GRADE.

SEE SHEET C150 FOR NOTE FOR SUBSURFACE DRAIN AND TYPICAL SIDE YARD/OVERFLOW SECTION.

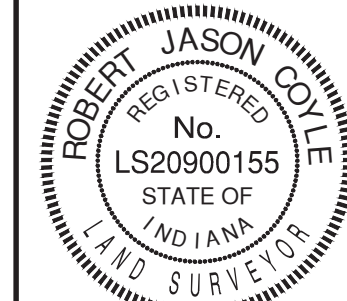
NOTE:  
ANY TREE REMOVAL SHALL BE APPROVED BY THE DEVELOPER PRIOR TO CONSTRUCTION

SEE SHEET C130 FOR CONTINUATION



SEE SHEET C132 FOR CONTINUATION

**GRADING & DRAINAGE PLAN**  
**COLONNADE - SECTION 3A**  
**VERNON TOWNSHIP**  
**HANCOCK COUNTY, INDIANA**



*Robert Jason Coyne*

**BANNING ENGINEERING**  
 853 COLUMBIA ROAD, SUITE #101  
 PLAINFIELD, IN 46166  
 BUS: (317) 707-3700 FAX: (317) 707-3800  
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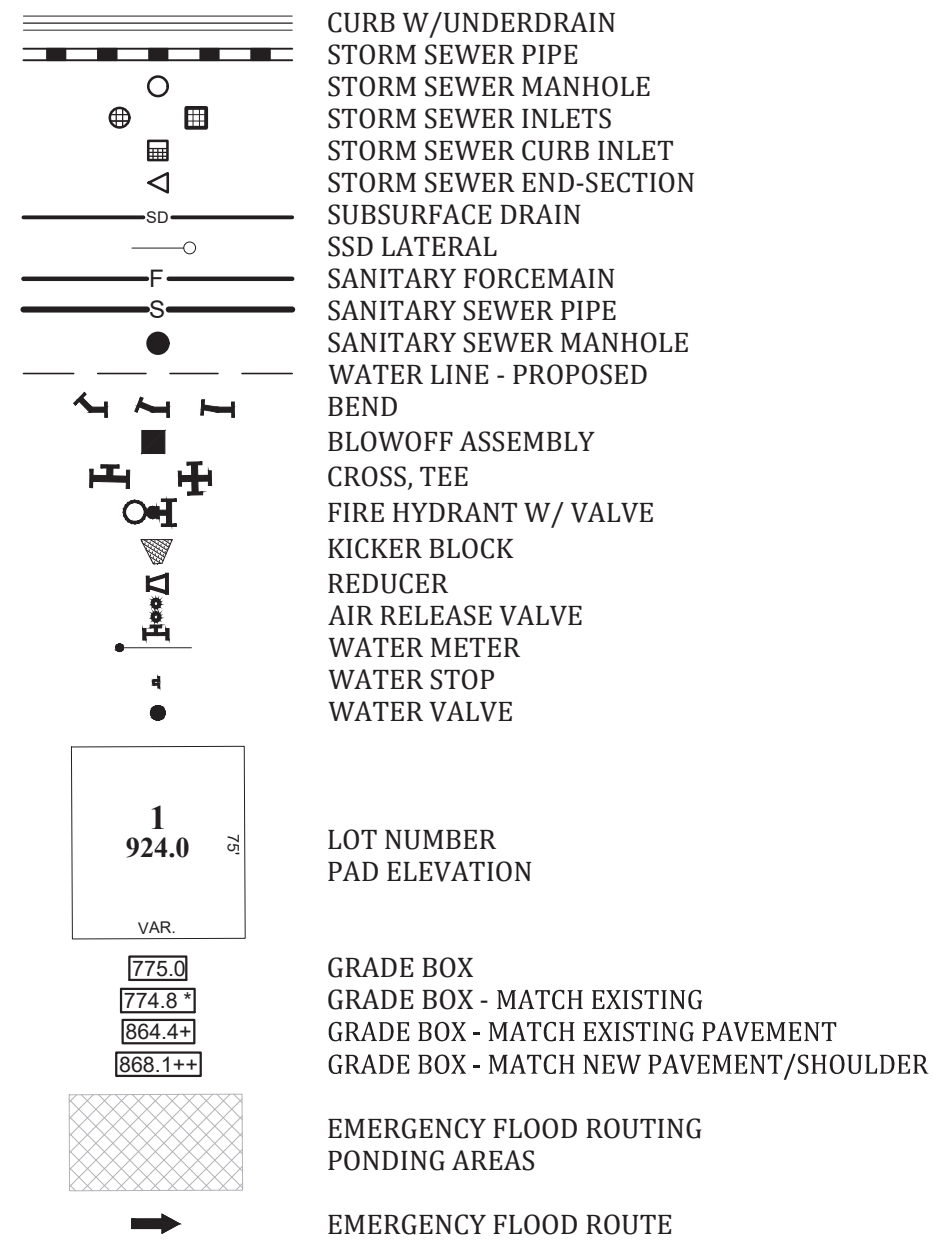
Project No: 21177-S3A  
 Sheet No:

**C131**

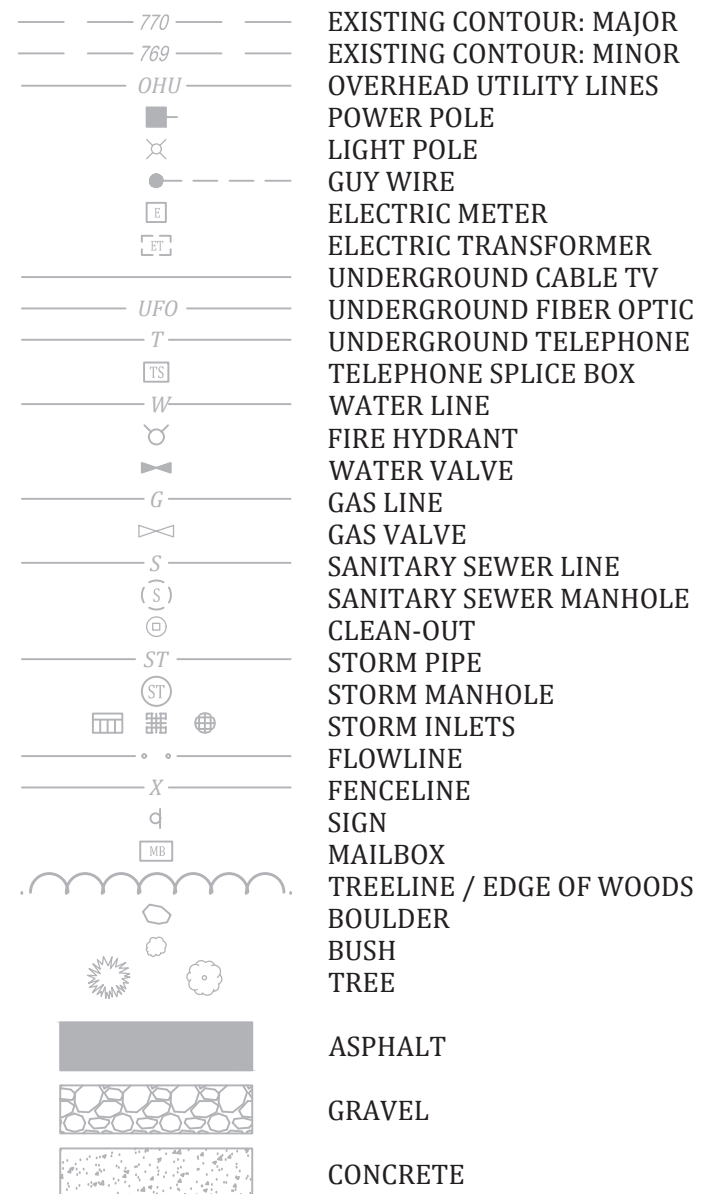
**STREET NAME CHART**

STREET	NAME
ALLEY A	
A	COLONNADE PARKWAY
B	ARCADE BLVD
C	CELLA LANE
D	PALAZZO LANE
E	PERISTYLE LANE
F	CLOISTER LANE
G	PORTICO LANE
H	BELVEDERE LANE
I	CUPOLA LANE

**PROPOSED LEGEND**



**EXISTING LEGEND**



SEE SHEET C130 FOR LEGEND FOR FLOODWAY AREA.

SEE SHEET C133 FOR THE FOLLOWING:

- GENERAL NOTES
- GRADING DESIGN CONCEPT NOTES
- NOTE REGARDING SIDE YARD LOT GRADES
- PROPOSED POND SECTION

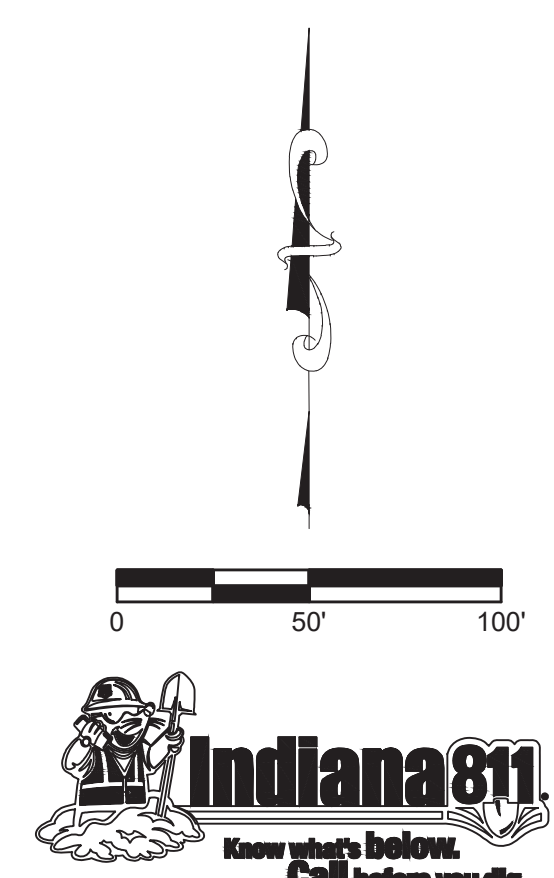
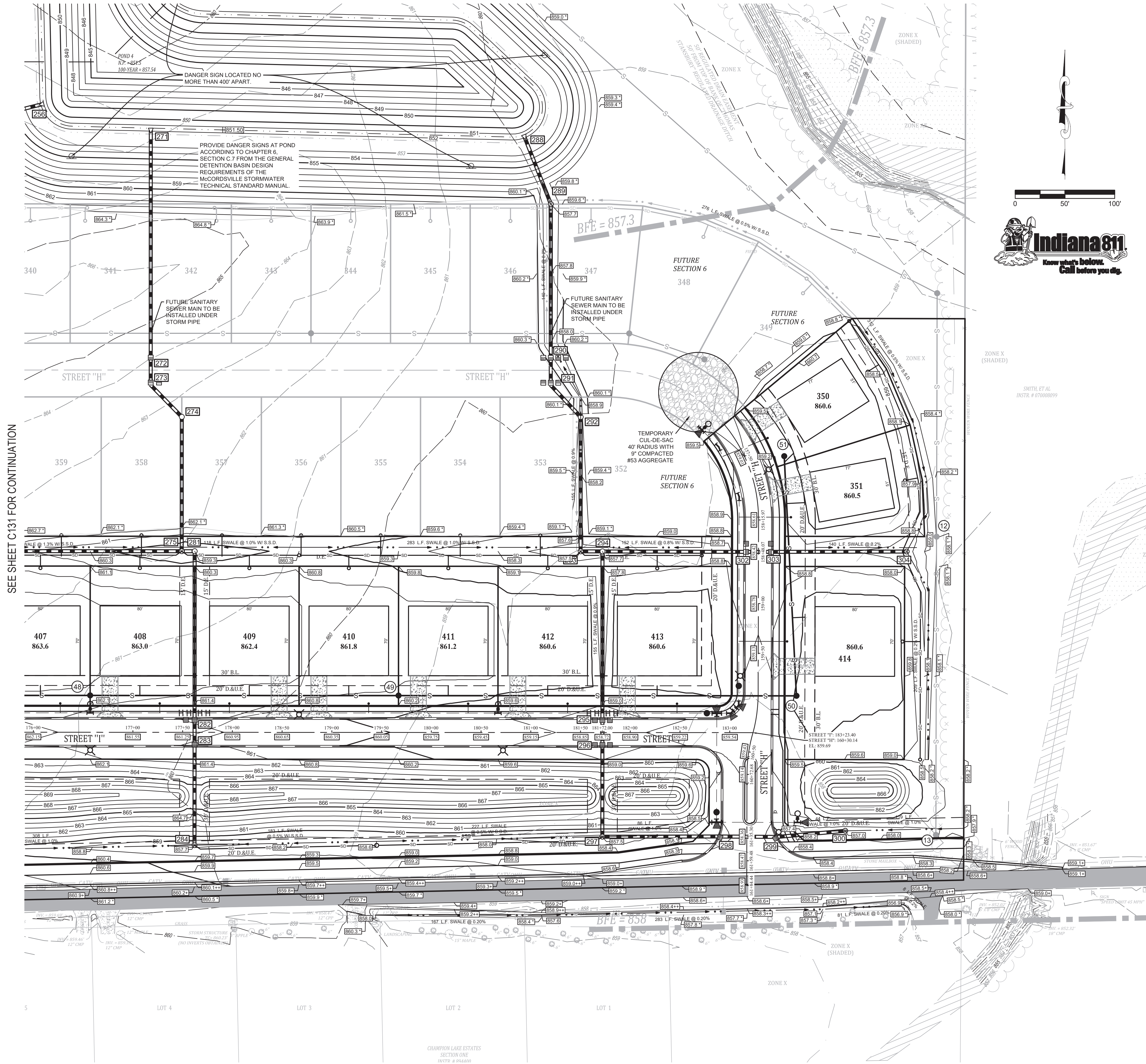
SEE SHEET C140 FOR NOTE REGARDING LOWEST ADJACENT GRADE.

SEE SHEET C150 FOR NOTE FOR SUBSURFACE DRAIN AND TYPICAL SIDE YARD/OVERFLOW SECTION.

NOTE:

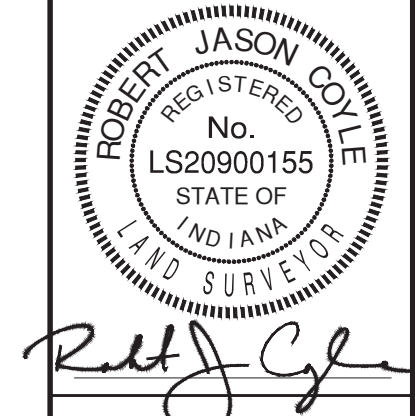
ANY TREE REMOVAL SHALL BE APPROVED BY THE DEVELOPER PRIOR TO CONSTRUCTION

SEE SHEET C133 FOR CONTINUATION



Date	Revisions
05-03-2022	1. REVISIONS PER TRC COMMENTS
05-06-2022	2. REVISIONS PER CITIZENS COMMENTS
06-09-2022	3. REVISIONS PER PLAN COMMISSION COMMENTS
06-13-2022	4. REVISIONS PER CITIZENS AND CBEL COMMENTS
06-27-2022	5. REVISIONS PER CITIZENS OFF-SITE COMMENTS
08/02/2022	6. REVISED SANITARY SEWER TO CORRECT DROPS, STORM SEWER PER CLIENT REQUEST, AND ADDED OFFSITE WATER MAIN PLAN - FUTURE SECTION 3B, REVISED SWALES AND STORM OFF W 700' N
08/24/2022	7.

**GRADING & DRAINAGE PLAN**  
**COLONNADE - SECTION 3A**  
 VERNON TOWNSHIP  
 HANCOCK COUNTY, INDIANA



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

Project No: 21177-S3A  
 Sheet No:

Baldwin, P., 2022\21177\21177P-S3A\_Engineering\Code\Sheet Files\21177\_S3A\_GRD.dwg Aug 24, 2022 - 12:56pm

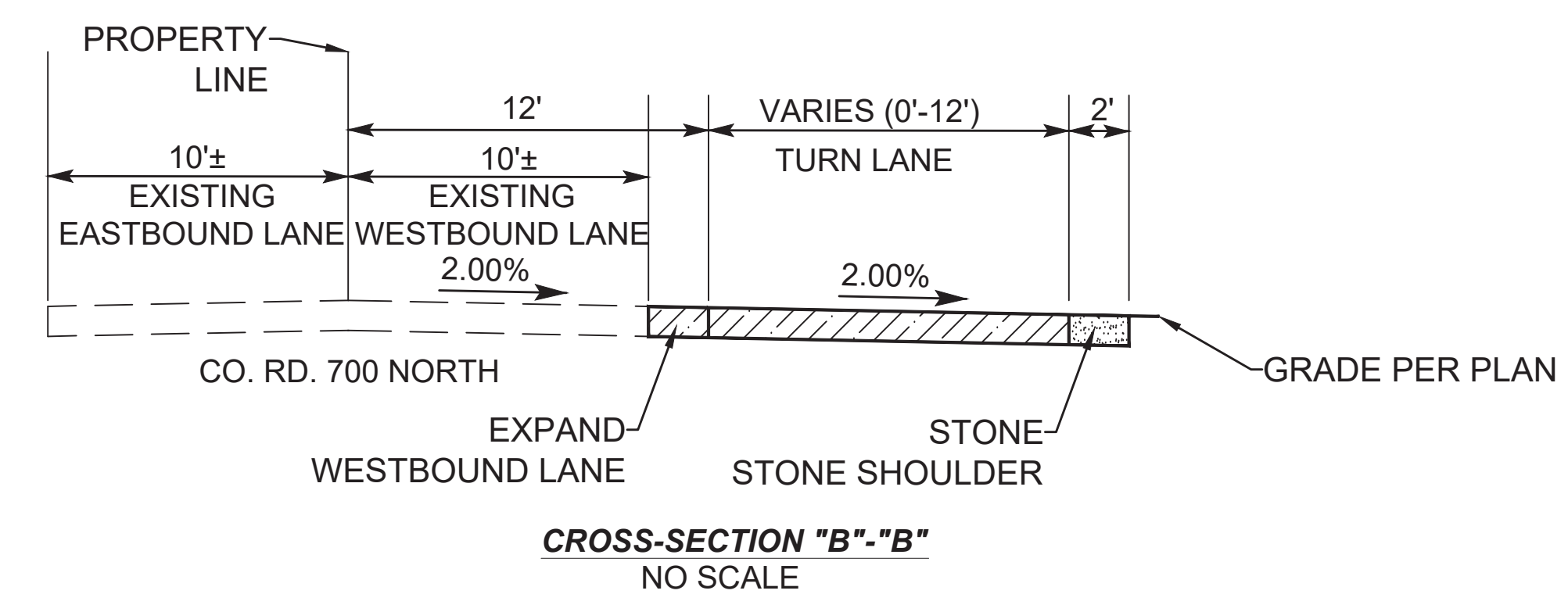
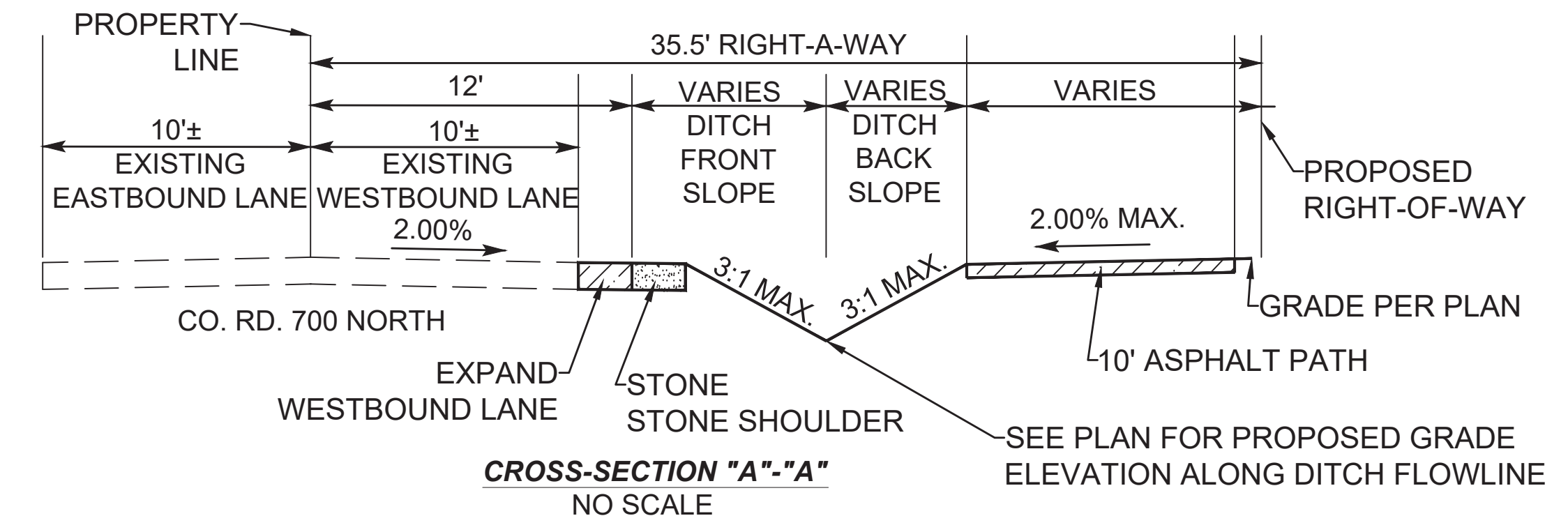
**EXISTING LEGEND**

---	EXISTING CONTOUR: MAJOR
---	EXISTING CONTOUR: MINOR
---	OVERHEAD UTILITY LINES
---	POWER POLE
---	LIGHT POLE
---	GUY WIRE
---	ELECTRIC METER
---	ELECTRIC TRANSFORMER
---	UNDERGROUND CABLE TV
---	UNDERGROUND FIBER OPTIC
---	UNDERGROUND TELEPHONE
---	TELEPHONE SPLICE BOX
---	WATER LINE
---	FIRE HYDRANT
---	WATER VALVE
---	GAS LINE
---	GAS VALVE
---	SANITARY SEWER LINE
---	SANITARY SEWER MANHOLE
---	CLEAN-OUT
---	STORM PIPE
---	STORM MANHOLE
---	STORM INLETS
---	FLOWLINE
---	FENCELINE
---	SIGN
---	MAILBOX
---	TREELINE / EDGE OF WOODS
---	BOULDER
---	BUSH
---	TREE
---	ASPHALT
---	GRAVEL
---	CONCRETE

**PROPOSED LEGEND**

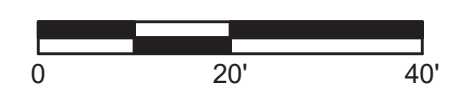
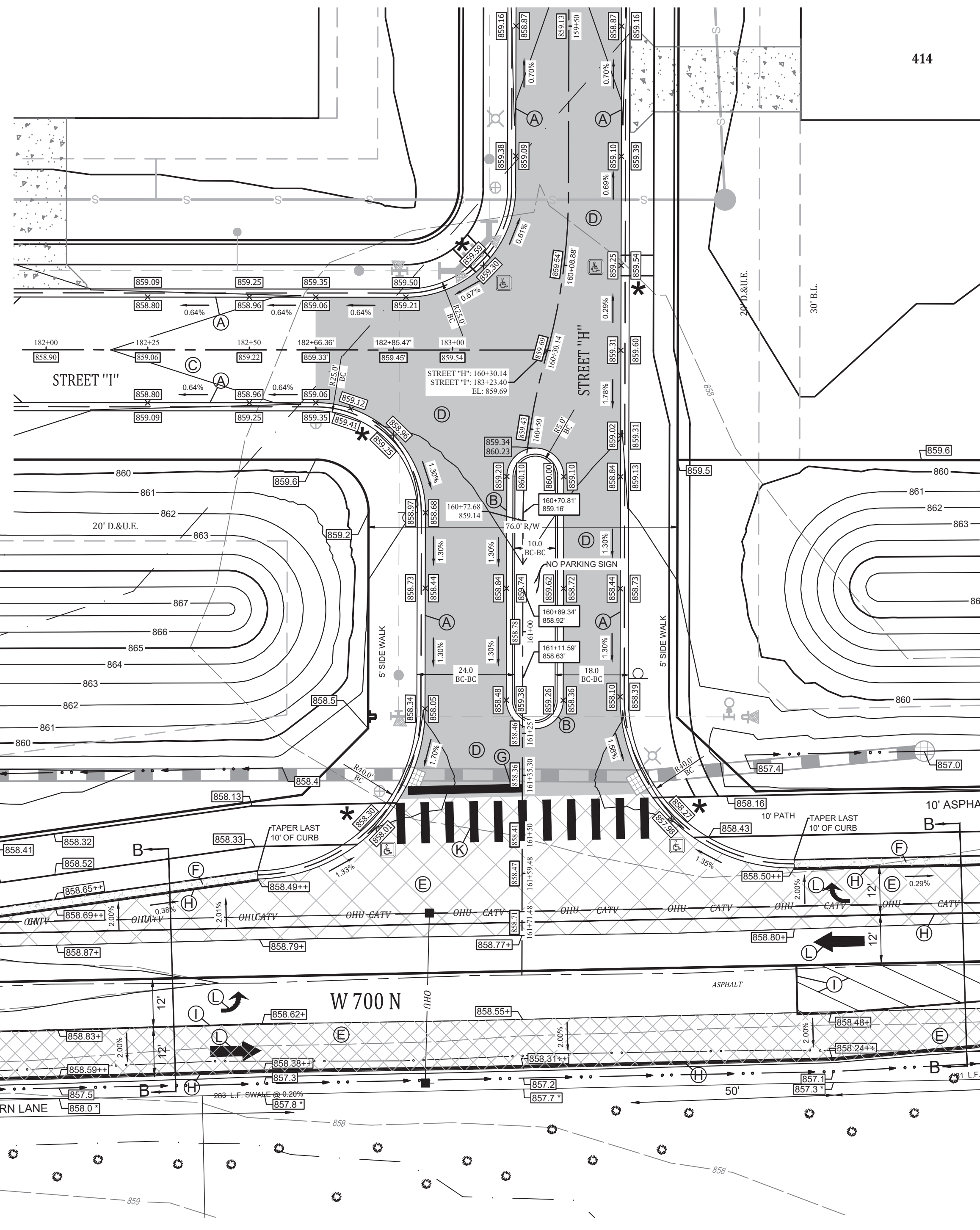
---	CURB W/UNDERDRAIN
---	STORM SEWER PIPE
---	STORM SEWER MANHOLE
---	STORM SEWER INLETS
---	STORM SEWER CURB INLET
---	STORM SEWER END-SECTION
---	SUBSURFACE DRAIN
---	SSD LATERAL
---	SANITARY FORCEMAIN
---	SANITARY SEWER PIPE
---	SANITARY SEWER MANHOLE
---	WATER LINE - PROPOSED
---	BEND
---	BLOWOFF ASSEMBLY
---	CROSS TEE
---	FIRE HYDRANT W/ VALVE
---	KICKER BLOCK
---	REDUCER
---	AIR RELEASE VALVE
---	WATER METER
---	WATER STOP
---	WATER VALVE
---	LOT NUMBER
---	PAD ELEVATION
---	GRADE BOX
---	GRADE BOX - MATCH EXISTING
---	GRADE BOX - MATCH EXISTING PAVEMENT
---	GRADE BOX - MATCH NEW PAVEMENT/SHOULDER
---	EMERGENCY FLOOD ROUTING
---	PONDING AREAS

- PLAN NOTES:**
- (A) 2' CONCRETE ROLL CURB & GUTTER SEE TOWN OF McCORDSVILLE STANDARDS ON SHEET 2 OF 10
  - (B) 7' COMBINED CONCRETE CURB & GUTTER SEE TOWN OF McCORDSVILLE STANDARDS ON SHEET 2 OF 10
  - (C) LOCAL ROAD PAVEMENT SECTION D=12" SEE TOWN OF McCORDSVILLE STANDARDS ON SHEET 2 OF 10
  - (D) LOCAL ARTERIAL PAVEMENT SECTION ROAD D=15" SEE TOWN OF McCORDSVILLE STANDARDS ON SHEET 2 OF 10
  - (E) COLLECTOR ROAD PAVEMENT SECTION D=18" SEE TOWN OF McCORDSVILLE STANDARDS ON SHEET 2 OF 10
  - (F) 2' WIDE STONE SHOULDER (6" #53 STONE) @ 1/4" PER FOOT SLOPE
  - (G) CURB RAMP LOCATION (SEE SHEET 5 OF 10 OF THE McCORDSVILLE TOWN STANDARDS TACTILE STRIPS SHALL BE BLACK.)
  - (H) TC ELEVATION SHOWN IN THIS LOCATION IS FOR A TYPICAL CURB. ACTUAL ELEVATION WILL BE LOWER FOR DEPRESSED HANDICAP RAMP AT THIS POINT. FLOW LINE ELEVATION SHALL BE CALCULATED FROM TC SHOWN.
  - (I) PAINTED 2' WIDE WHITE STOP BAR
  - (J) 4" WHITE THERMOPLASTIC LINE
  - (K) 4" YELLOW THERMOPLASTIC LINE
  - (L) 4" DOUBLE YELLOW THERMOPLASTIC LINE
  - (M) "CONTINENTAL" CROSSWALK IN THERMOPLASTIC 24" WIDE SPACED 4' APART
  - (N) WHITE THERMOPLASTIC TRAFFIC ARROW



**GENERAL NOTES**

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE SUBDIVISION CONTROL ORDINANCE OF TOWN OF McCORDSVILLE AND ALL OTHER ORDINANCES WHICH PERTAIN TO THIS TYPE OF WORK.
2. NO CHANGES IN OR DEPARTURE FROM THE PLANS OR SPECIFICATIONS SHALL BE MADE WITHOUT PRIOR APPROVAL, IN WRITING, BY THE ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL FEDERAL, STATE, AND COUNTY PERMITS, OR ANY OTHER PERMITS AS REQUIRED.
4. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS, AND CONTACT ALL UTILITY COMPANIES TO LOCATE ALL MAINS, CONDUITS, SERVICE LINES, ETC., IN THE CONSTRUCTION AREA, AND SHALL PROTECT ALL SUCH UTILITIES DURING CONSTRUCTION.
5. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL NOTIFY THE OWNERS, AND/OR THE OWNER'S ENGINEER, SO THAT AN INSPECTOR MAY BE PRESENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK.
6. THE ENGINEER SHALL BE NOTIFIED OF ALL FIELD TILE LOCATED ON THE SITE DURING CONSTRUCTION. ALL SUCH FIELD TILE SHALL BE INCORPORATED INTO THE STORM SEWER SYSTEM SO THAT IT REMAINS IN WORKING CONDITION.
7. ALL ACCESSIBLE HANDICAP PATHWAYS, SIDEWALKS AND DRIVE CROSSINGS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE OR THE LATEST REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). HANDICAP RAMPS SHALL NOT EXCEED 1/12 SLOPE AND 2% CROSS SLOPE OR THE LATEST REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
8. ALL PAVEMENT STRIPING SHALL BE IN FULL CONFORMANCE WITH THE INDIANA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (IDOH 1988). TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
9. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES BEFORE CONSTRUCTION BEGINS.
11. BACK OF CURB GRADES ARE NOT EQUAL TO THE PROFILE GRADE.
12. SLOPES ACROSS CURB RAMPS SHALL BE LESS THAN 2%.



**STREET NAME CHART**

STREET	NAME
ALLEY A	
A	COLONNADE PARKWAY
B	ARCADE BLVD
C	CELLA LANE
D	PALAZZO LANE
E	PERISTYLE LANE
F	CLOISTER LANE
G	PORTICO LANE
H	BELVEDERE LANE
I	CUPOLA LANE

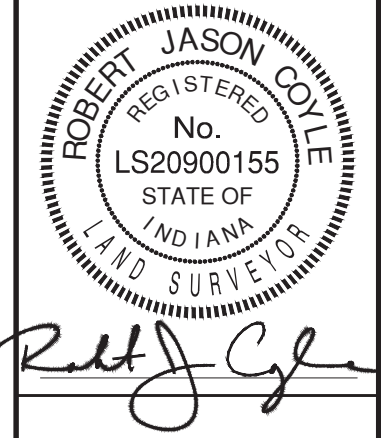
TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO ALL LOCAL, STATE, AND M.U.T.C.D. STANDARDS

NOTES:  
THE CONTRACTOR SHOULD REFER TO THE GRADING SHEET PROVIDED BY THESE PLANS FOR ADDITIONAL GRADING DETAILS ALONG COUNTY ROAD 700 NORTH AND ADJACENT AREAS.

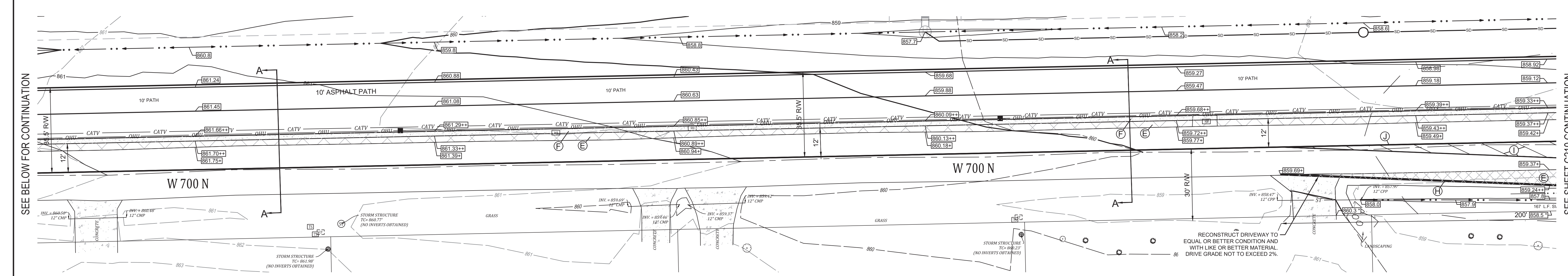
SEE SHEET C211 CONTINUATION

Date	05-03-2022
Revisions	1. REVISIONS PER TRC COMMENTS
	2. REVISIONS PER CIVILIAN COMMENTS
	3. REVISIONS PER PLAN COMMISSION COMMENTS
	4. REVISIONS PER CITIZENS AND CBEL COMMENTS
	5. REVISIONS PER CITIZENS OFF-SITE COMMENTS
	6. REVISED CONSTRUCTION ENTRANCE
	7. REVISED SANITARY SEWER TO CORRECT DROPS, STORM SEWER PER CLIENT REQUEST, AND ADDED OFFSITE WATER MAIN PLAN - FUTURE SECTION 3B, REVISED SWALES AND STORM OFF W 700 N
Drawn	JOB AGL
Checked	R/C
Scale	1" = 20'
Date	03-18-2022

ENTRANCE PLAN  
COLONNADE - SECTION 3A  
VERNON TOWNSHIP  
HANCOCK COUNTY, INDIANA



**BANNING ENGINEERING**  
653 COLUMBIA ROAD, SUITE #101  
PLAINFIELD, IN 46166  
BUS: (317) 707-3700 FAX: (317) 707-3800  
E-MAIL: Banning@BanningEngineering.com  
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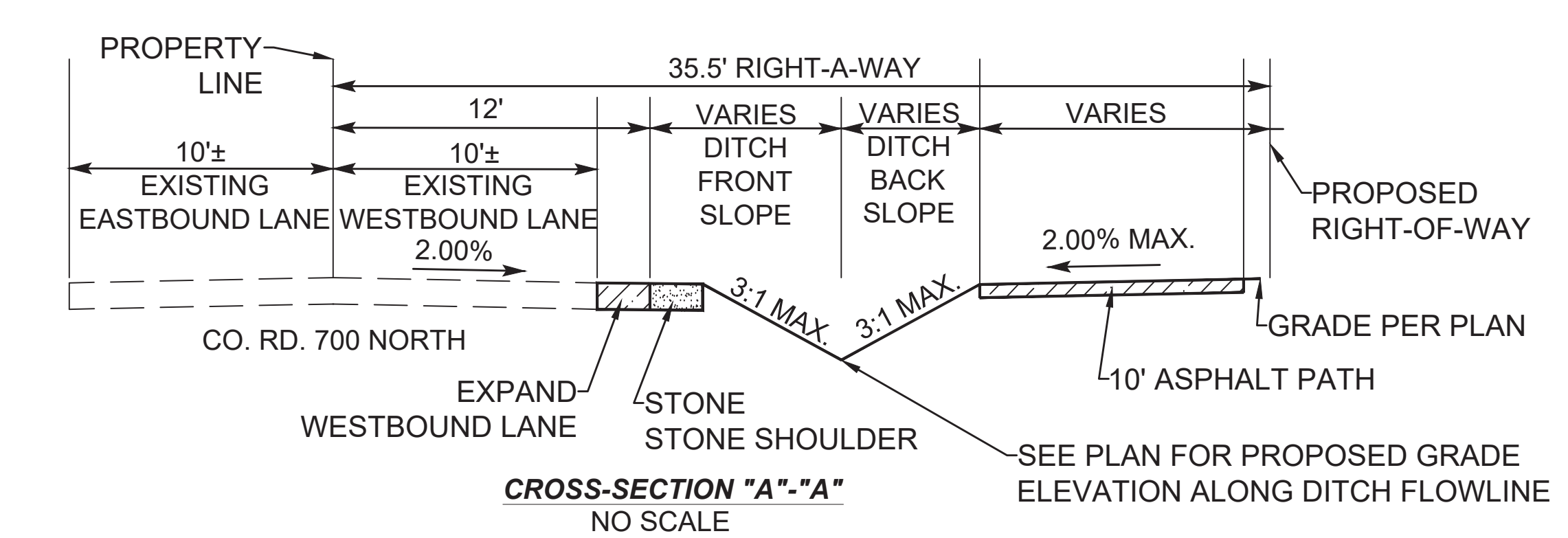
**EXISTING LEGEND**

- 770 --- EXISTING CONTOUR: MAJOR
- 769 --- EXISTING CONTOUR: MINOR
- OHU --- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- 7 --- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- W --- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- S --- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

**PROPOSED LEGEND**

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- SUBSURFACE DRAIN
- SSD LATERAL
- SANITARY FORCEMAIN
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER LINE - PROPOSED
- BLOWOFF ASSEMBLY
- CROSS, TEE
- FIRE HYDRANT W/ VALVE
- KICKER BLOCK
- REDUCER
- AIR RELEASE VALVE
- WATER METER
- WATER STOP
- WATER VALVE
- 1 924.0 --- LOT NUMBER
- VAR --- PAD ELEVATION
- 775.6 --- GRADE BOX
- 774.8 --- GRADE BOX - MATCH EXISTING
- 864.4 --- GRADE BOX - MATCH EXISTING PAVEMENT
- 868.1 --- GRADE BOX - MATCH NEW PAVEMENT/SHOULDER
- EMERGENCY FLOOD ROUTING
- PONDING AREAS

- PLAN NOTES:**
- (A) 2" CONCRETE ROLL CURB & GUTTER  
SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 2 OF 10
  - (B) 2" COMBINED CONCRETE CURB & GUTTER  
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  - \* "CONTINENTAL" CROSSWALK IN THERMOPLASTIC 24" WIDE SPACED 4' APART

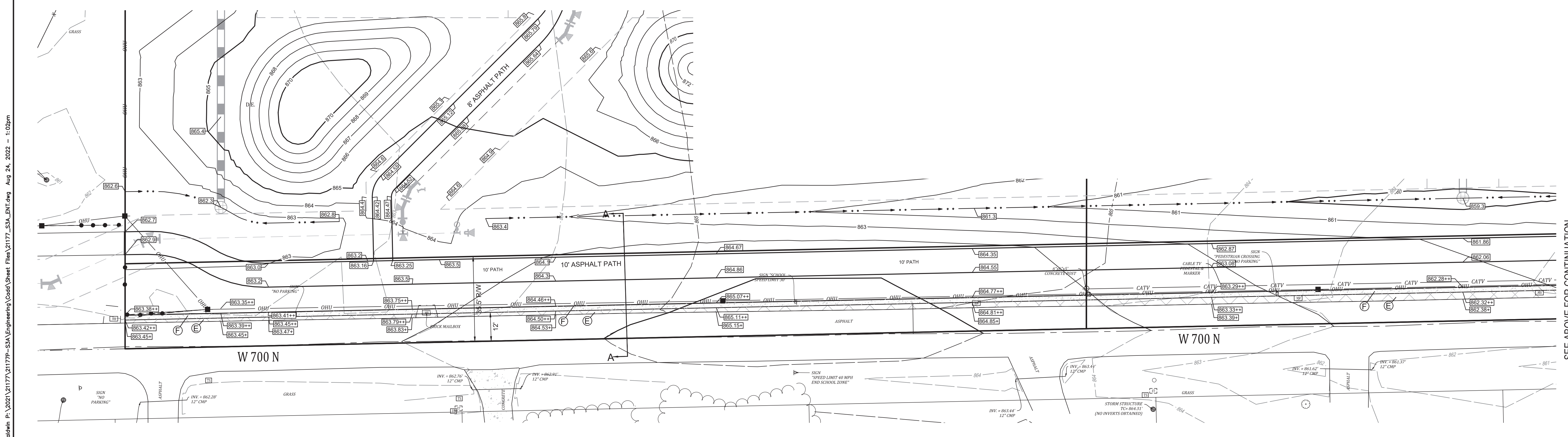


**STREET NAME CHART**

STREET ALLEY A	NAME
A	COLONNADE PARKWAY
B	ARCADE BLVD
C	CELLA LANE
D	PALAZZO LANE
E	PERISTYLE LANE
F	CLOISTER LANE
G	PORTICO LANE
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I	CUPOLA LANE

TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO ALL LOCAL, STATE, AND M.U.T.C.D. STANDARDS

NOTES:  
THE CONTRACTOR SHOULD REFER TO THE GRADING SHEET PROVIDED BY THESE PLANS FOR ADDITIONAL GRADING DETAILS ALONG COUNTY ROAD 700 NORTH AND ADJACENT AREAS.



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SEE BELOW FOR CONTINUATION  
 SEE SHEET C210 CONTINUATION

Date	Revisions
05-03-2022	1. REVISIONS PER TRC COMMENTS
05-06-2022	2. REVISIONS PER PLAN COMMISSION COMMENTS
06-09-2022	3. REVISIONS PER CITIZENS AND CBEL COMMENTS
06-13-2022	4. REVISIONS PER CITIZENS OFF-SITE COMMENTS
06-27-2022	5. REVISIONS PER CONSTRUCTION ENTRANCE
08/02/2022	6. REVISED SANITARY SEWER TO CORRECT DROPS, STORM SEWER PER CLIENT REQUEST, AND ADDED OFFSITE WATER MAIN PLAN - FUTURE
08/24/2022	7. SECTION 3B, REVISED SWALES AND STORM OFF W 700 N

Designed: JTB  
 Drawn: JTB  
 Checked: JTB  
 Scale: 1" = 20'  
 Date: 03-18-2022

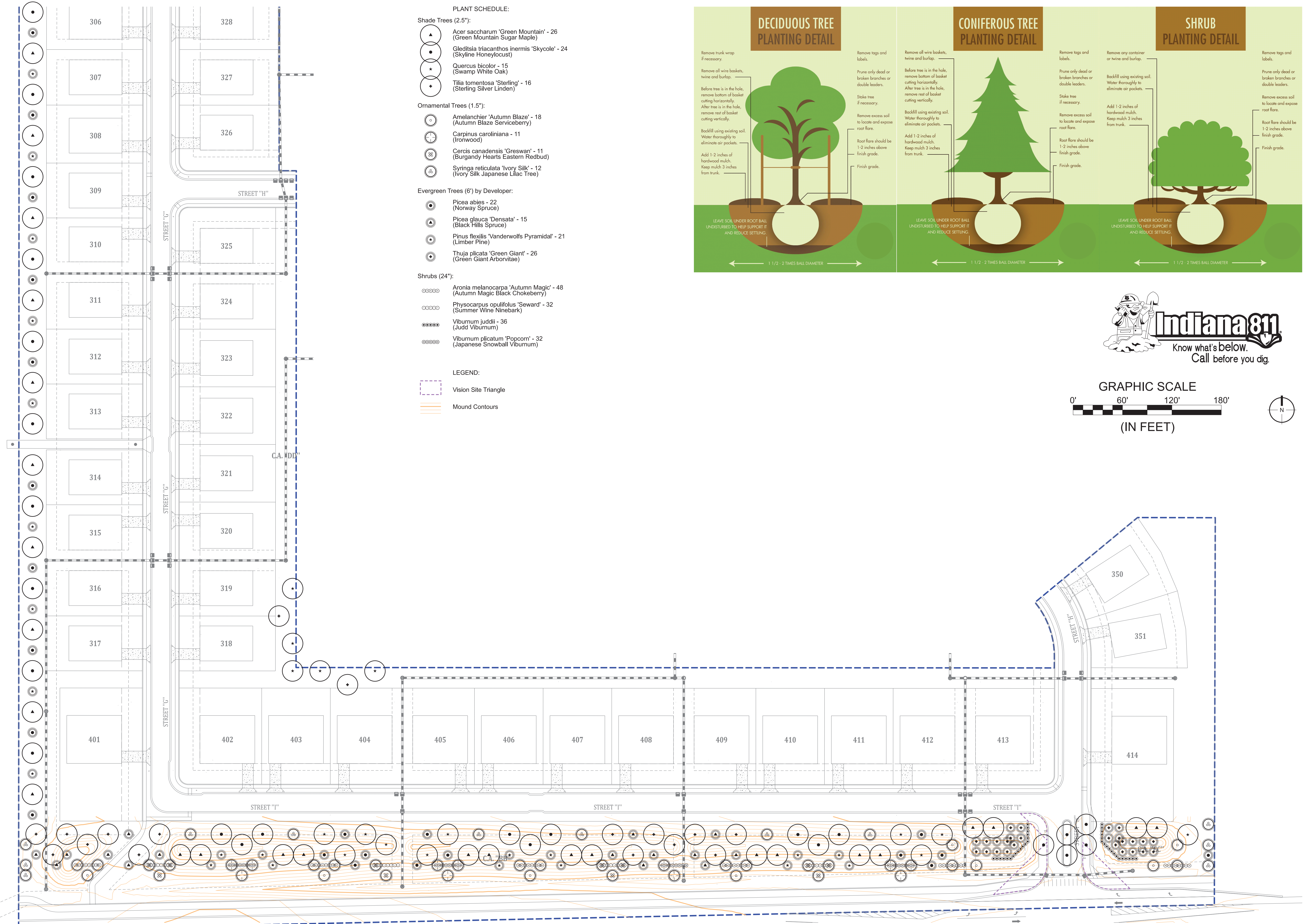
**ENTRANCE PLAN**  
**COLONNADE - SECTION 3A**  
**VERNON TOWNSHIP**  
**HANCOCK COUNTY, INDIANA**

PROJECT NO: 21177-SSA  
 SHEET NO: C211

**BANNING ENGINEERING**  
 853 COLUMBIA ROAD, SUITE #101  
 PLAINFIELD, IN 46166  
 BUS: (317) 707-3700 FAX: (317) 707-3800  
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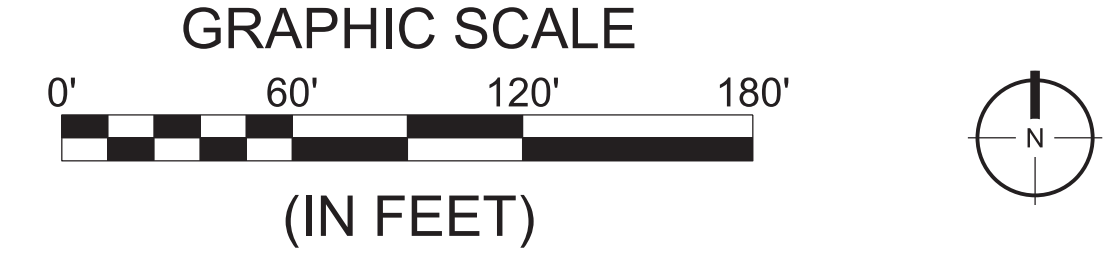
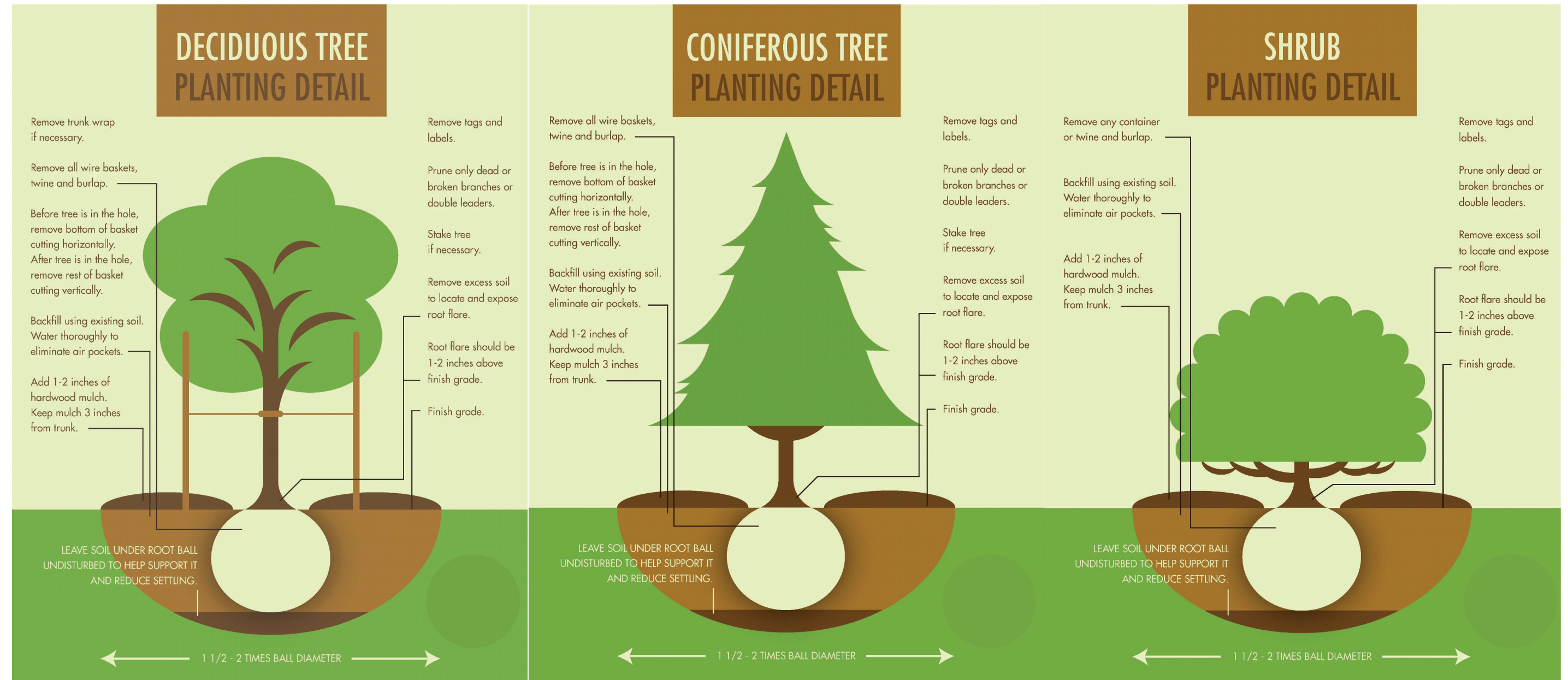
REGISTERED LAND SURVEYOR  
 No. LS20900155  
 STATE OF INDIANA  
 ROBERT JASON COVIE





- PLANT SCHEDULE:**
- Shade Trees (2.5"):**
- ▲ Acer saccharum 'Green Mountain' - 26 (Green Mountain Sugar Maple)
  - Gleditsia triacanthos inermis 'Skycole' - 24 (Skyline Honeylocust)
  - \* Quercus bicolor - 15 (Swamp White Oak)
  - + Tilia tomentosa 'Sterling' - 16 (Sterling Silver Linden)
- Ornamental Trees (1.5"):**
- Amelanchier 'Autumn Blaze' - 18 (Autumn Blaze Serviceberry)
  - ◌ Carpinus caroliniana - 11 (Ironwood)
  - ⊙ Cercis canadensis 'Greswan' - 11 (Burgandy Hearts Eastern Redbud)
  - ⊙ Syringa reticulata 'Ivory Silk' - 12 (Ivory Silk Japanese Lilac Tree)
- Evergreen Trees (6") by Developer:**
- ⊙ Picea abies - 22 (Norway Spruce)
  - ▲ Picea glauca 'Densata' - 15 (Black Hills Spruce)
  - ⊙ Pinus flexilis 'Vanderwolfs Pyramid' - 21 (Limber Pine)
  - ⊙ Thuja plicata 'Green Giant' - 26 (Green Giant Arborvitae)
- Shrubs (24"):**
- ⊙ Aronia melanocarpa 'Autumn Magic' - 48 (Autumn Magic Black Chokeberry)
  - ⊙ Physocarpus opulifolius 'Seward' - 32 (Summer Wine Ninebark)
  - ⊙ Viburnum juddii - 36 (Judd Viburnum)
  - ⊙ Viburnum plicatum 'Popcorn' - 32 (Japanese Snowball Viburnum)

- LEGEND:**
- Vision Site Triangle
  - Mound Contours



Designated:	EVS	Sym.	Revisions	Date
Drawn:	EVS		Modified plant locations per revised Site Plan and TAC Comments.	05-03-2022
Checked:	EVS		Add Street Trees at entrance.	05-16-2022
Scale:	1"=50'		Modified plant locations at entrance to accommodate revised storm sewer.	09-02-2022
Date:	03-25-22			

**LANDSCAPE PLAN**

**COLONNADE - SECTION 3A - DEVELOPMENT PLAN**  
TOWN OF MCCORDSVILLE VERNON TWP., HANCOCK CO., INDIANA

**BANNING ENGINEERING**  
853 COLUMBIA ROAD, SUITE #101  
PLAINFIELD, IN 46168  
BUS: (317) 707-3700 FAX: (317) 707-3800  
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Project No: 21177P-S1  
Sheet No: **L-1**