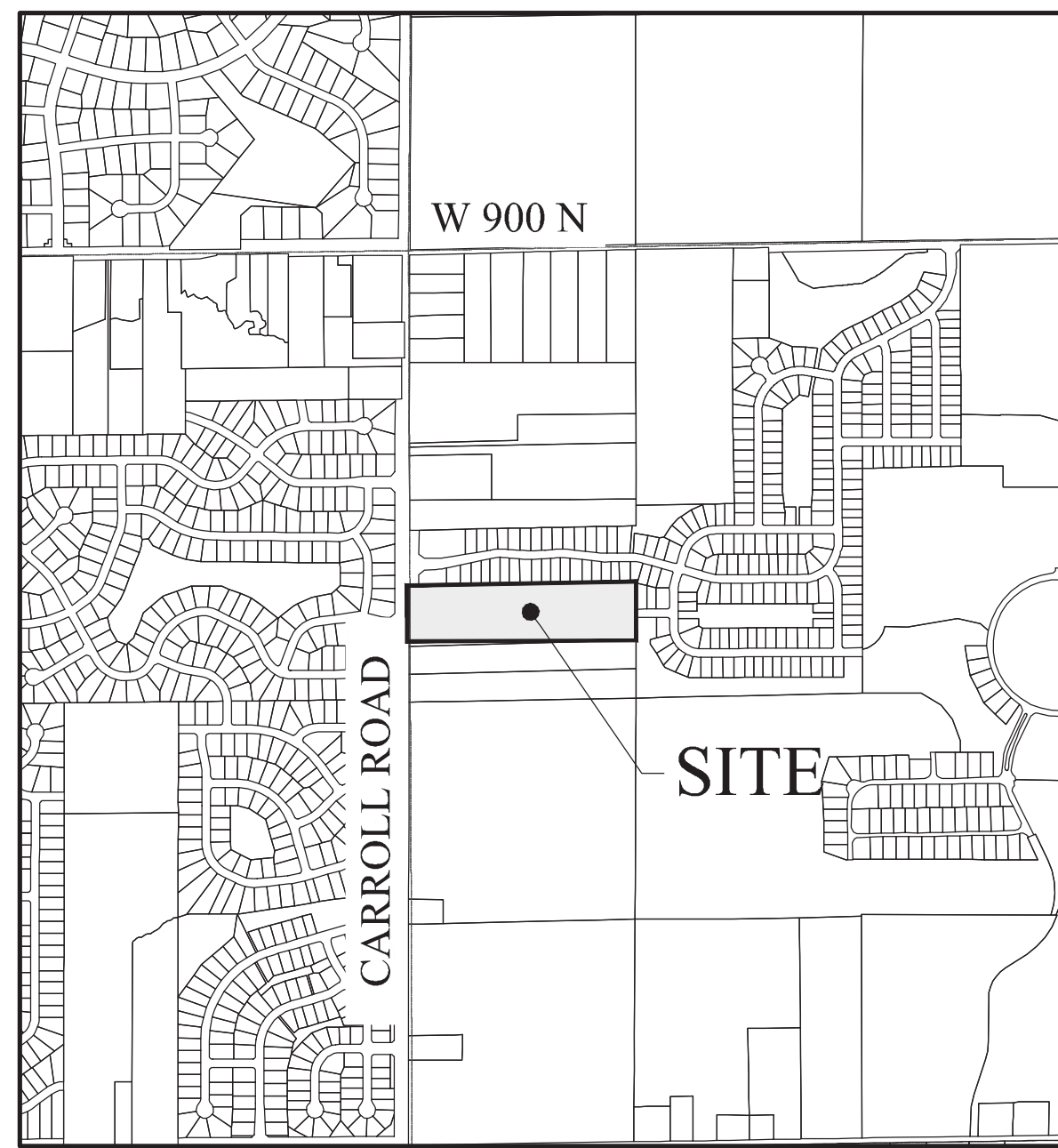
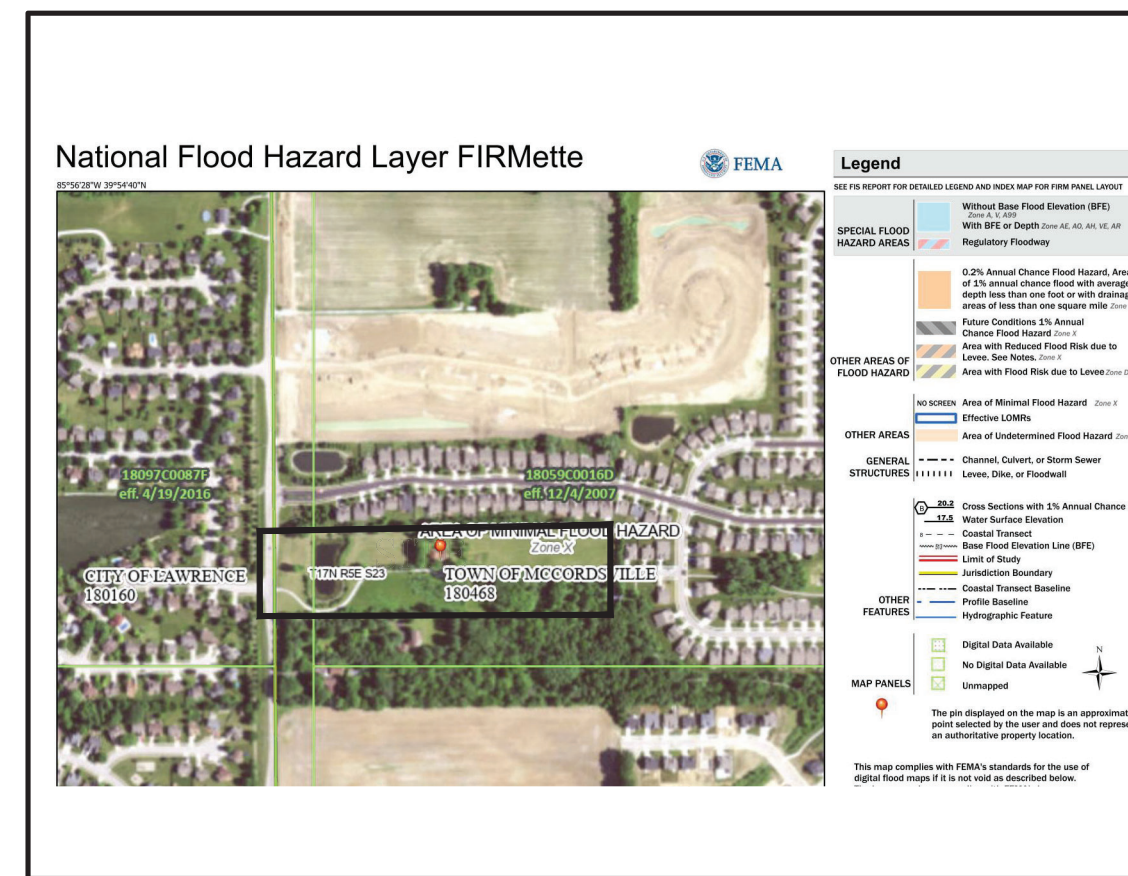


APPROVAL PENDING - NOT FOR CONSTRUCTION

# THE ENCLAVE AT DEER CROSSING



LOCATION MAP (N.T.S.)



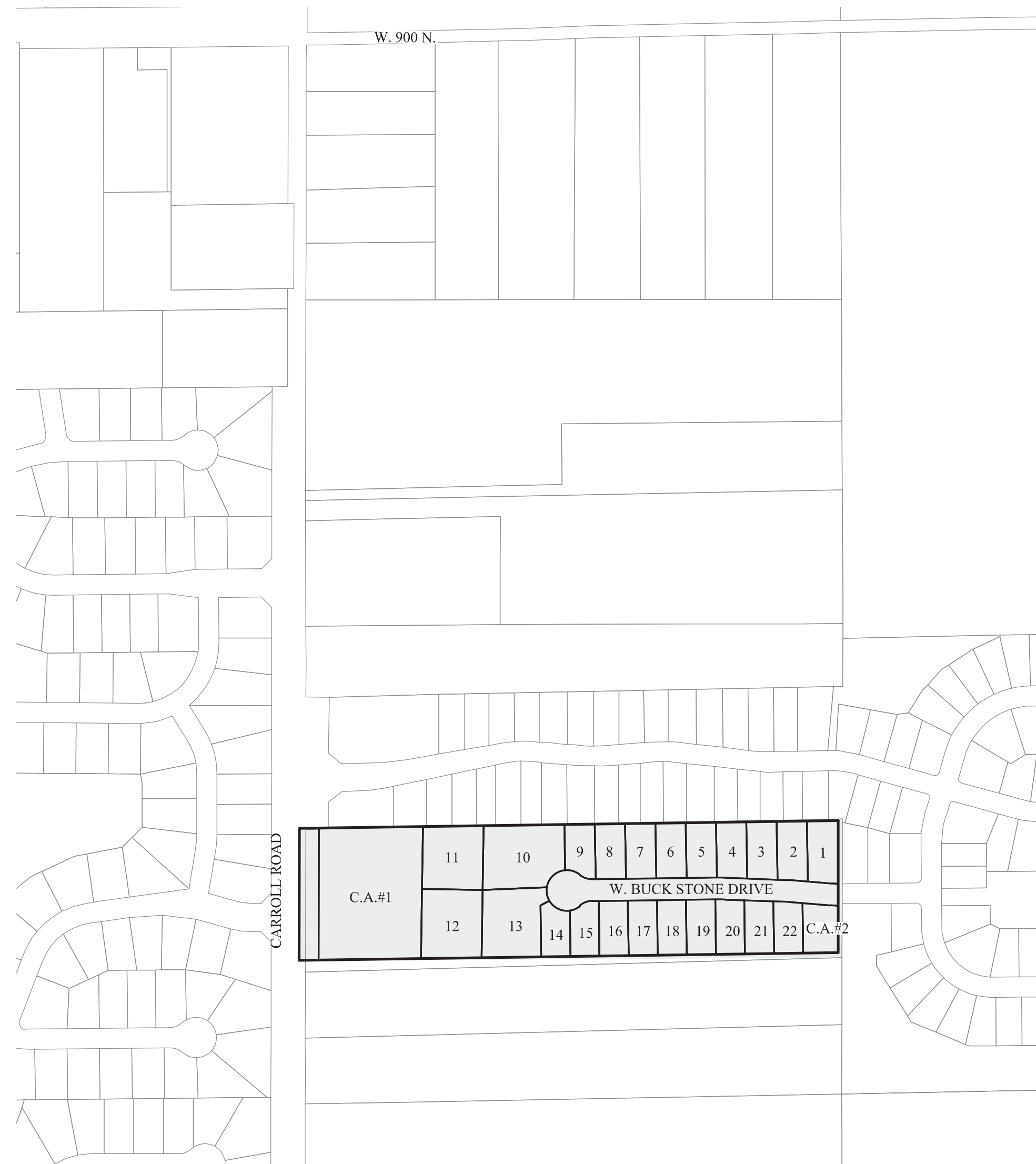
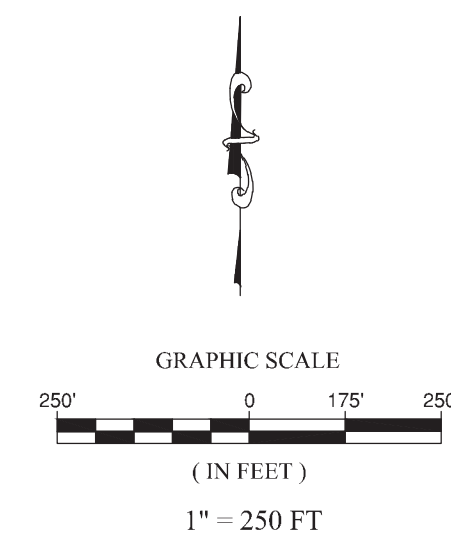
FLOOD MAP (N.T.S.) INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C100	TOPOGRAPHICAL SURVEY/DEMOLITION PLAN
C200-C202	SITE DEVELOPMENT PLAN EMERGENCY FLOOD ROUTING PLAN
C300-C306	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-C402	STREET PLAN & PROFILES INTERSECTION DETAILS TRAFFIC CONTROL PLANS
C500	SANITARY SEWER PLAN & PROFILE
C600-C602	STORM SEWER PLAN & PROFILES SUB-SURFACE DRAINAGE PLAN
C700-C701	WATER PLAN WATER DETAILS
L1.0-L2.0	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

**Developed by:**  
**HENDERSON INVESTMENTS, LLC**  
**11691 FALL CREEK ROAD, SUITE 210**  
**Indianapolis, Indiana 46256**  
**Phone: (317) 501-9172**  
**Contact Person: Richard Henderson**



THE ENCLAVE AT DEER CROSSING LAND DESCRIPTION

A part of the West Half of the Northwest Quarter of Section 23, 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 Stoepfelwerth and Associates, Inc. as part of Project 102300 certified on April 21, 2022, being more particularly described as follows:

Commencing at the Northwest corner of said Half-Quarter Section; thence South 00 degrees 05 minutes 50 seconds West, along the West line thereof, a distance of 1,966.14 feet to the Southwest corner of Deer Crossing, Section Four, per plat thereof recorded as Instrument Number 050008002 in Plat Cabinet C, Slide 190 in the Office of the Hancock County Recorder, and the POINT OF BEGINNING of this description; thence North 89 degrees 12 minutes 15 seconds East, along the South line of said Subdivision, a distance of 1,333.86 feet to the East line of said Half-Quarter Section; thence South 00 degrees 05 minutes 52 seconds West, along said line, a distance of 326.47 feet to the Southeast corner of the land described in Instrument Number 202017693 in said Recorder's Office; thence South 89 degrees 12 minutes 15 seconds West, along the South line of said land, a distance of 1,333.86 feet to the West line of said Half-Quarter Section; thence North 00 degrees 05 minutes 50 seconds East, along said line, a distance of 326.47 feet to the Point of Beginning, Containing 9.996 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-limed 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: Crosby silt loam-Urban land complex, 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-limed 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

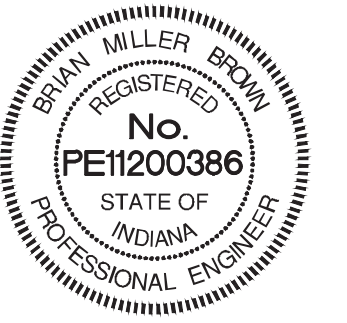
**MmB2--Miami silt loam, 2 to 6 percent slopes, eroded**  
 This moderately well drained soil has a seasonal high water table at 2.0 to 3.5 ft. and is on sideslopes and rises on uplands. Slopes are 2 to 6 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low 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-limed areas is 5.1 to 6.0. Droughtiness and water erosion are management concerns for crop production.

DESIGN DATA	
22 LOTS	
9.996 AC.	= 2.20 LOTS/ACRE
W. BUCK STONE DRIVE	672.24 L.F.
TOTAL	672.24 L.F.

THE ENCLAVE AT DEER CROSSING LOT INDEX		COMMON AREA INDEX	
TOTAL	22	C.A.#1	83,464 sq. ft.
		C.A.#2	10,439 sq. ft.
		TOTALS	93,903 sq. ft.
			2.156 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@stoepfelwerth.com**

**PLANS CERTIFIED BY:**  
  
 BRIAN M. BROWN  
 PROFESSIONAL ENGINEER  
 08/19/22



**BENCHMARK NOTE:**  
 ORIGINATING BENCHMARK:  
 Hancock County Benchmark N-17: A disk set in the top of the Northeast wing wall of a single span bridge approximately 50 feet North of County Road 900 North along County Road 700 West, approximately 0.8 feet South of the North end of the headwall.  
 ELEV=822.30 (NAVD 88)

**SITE TBMS:**  
 TBM #1: A cut square on top of the West end of the median curb at the intersection West Winding Bend and County Road 700 West.  
 ELEV=832.48 (NAVD 88)

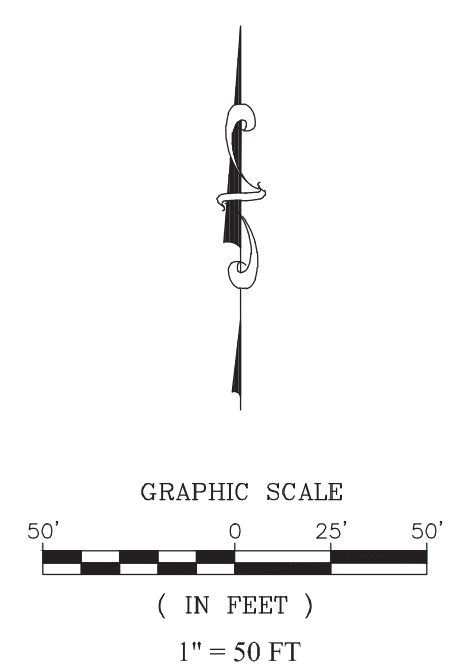
TBM #2: A railroad spike in the first utility pole North of Briarhill Drive, on the West side of County Road 700 West, approximately 63 feet North of the centerline of Briarhill Drive.  
 ELEV=834.89 (NAVD 88)

TBM #3: The top of the North bonnet bolt of the fire hydrant approximately 200 feet South of the centerline of Briarhill Drive, on the West side of County Road 700 West.  
 ELEV=837.05 (NAVD 88)

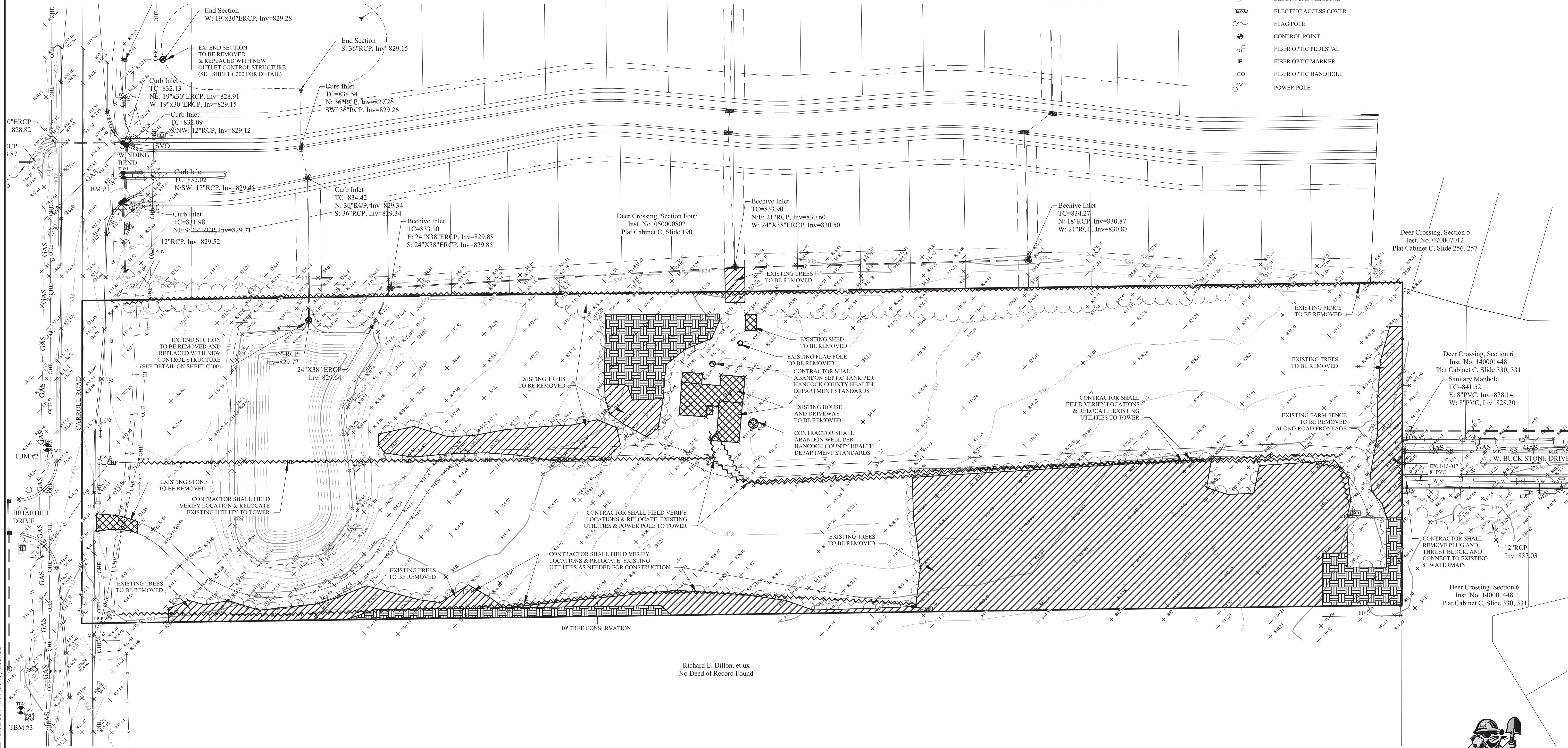
**UTILITY CROSSINGS**  
 CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ONSITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NOT ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

**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.

- LEGEND**
- 870 --- CONTOUR
  - SWALE
  - LAKE NORMAL POOL ELEVATION
  - SANITARY SEWER (w/ LATERAL)
  - STORM SEWER
  - FORCE MAIN
  - WATER LINE
  - GAS LINE
  - FENCE LINE
  - TREE LINE
  - LIGHT POLE
  - FIRE HYDRANT
  - WATER VALVE
  - WATER METER
  - MAILBOX
  - CLEANOUT
  - TELEPHONE PEDESTAL
  - CABLE TV PEDESTAL
  - ELECTRIC TRANSFORMER
  - ELECTRICAL PEDESTAL
  - ELECTRIC ACCESS COVER
  - FLAG POLE
  - CONTROL POINT
  - FIBER OPTIC PEDESTAL
  - FIBER OPTIC MARKER
  - FIBER OPTIC HANDHOLE
  - POWER POLE



- DENOTES STRUCTURAL REMOVAL AREA
- DENOTES TREE REMOVAL AREA
- DENOTES TREE PROTECTION AREA
- DENOTES EXISTING UTILITY TO BE REMOVED/RELOCATED



APPROVAL PENDING/NOT FOR CONSTRUCTION

**STOEPPELWERTH**  
 ALWAYS ON

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

REGISTERED PROFESSIONAL ENGINEER  
 No. PE11200386  
 STATE OF INDIANA

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

TOPOGRAPHICAL SURVEY/DEMOLITION PLAN  
 THE ENCLAVE AT DEER CROSSING

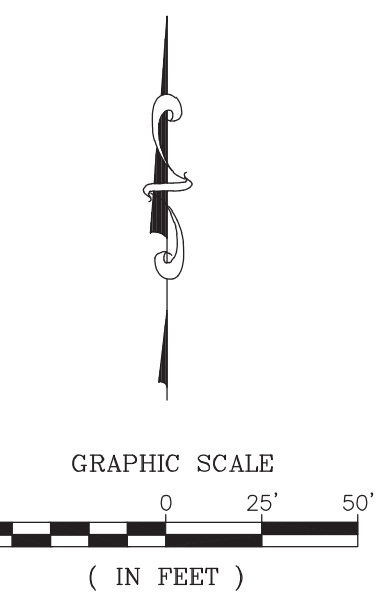
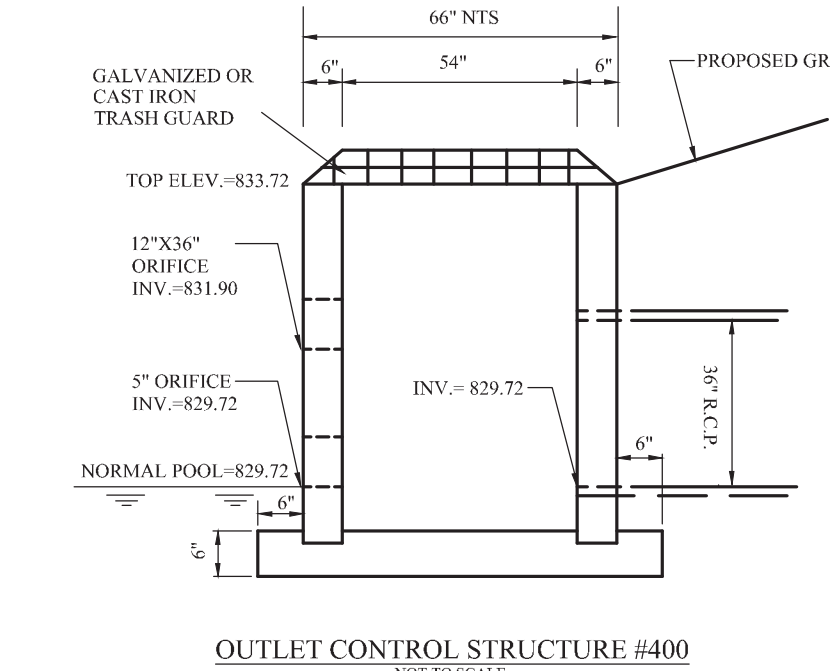
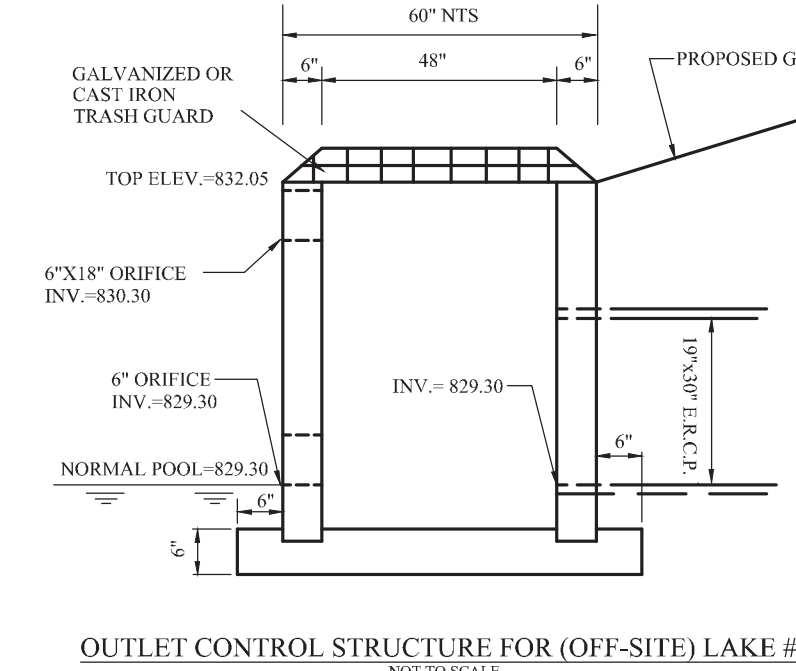
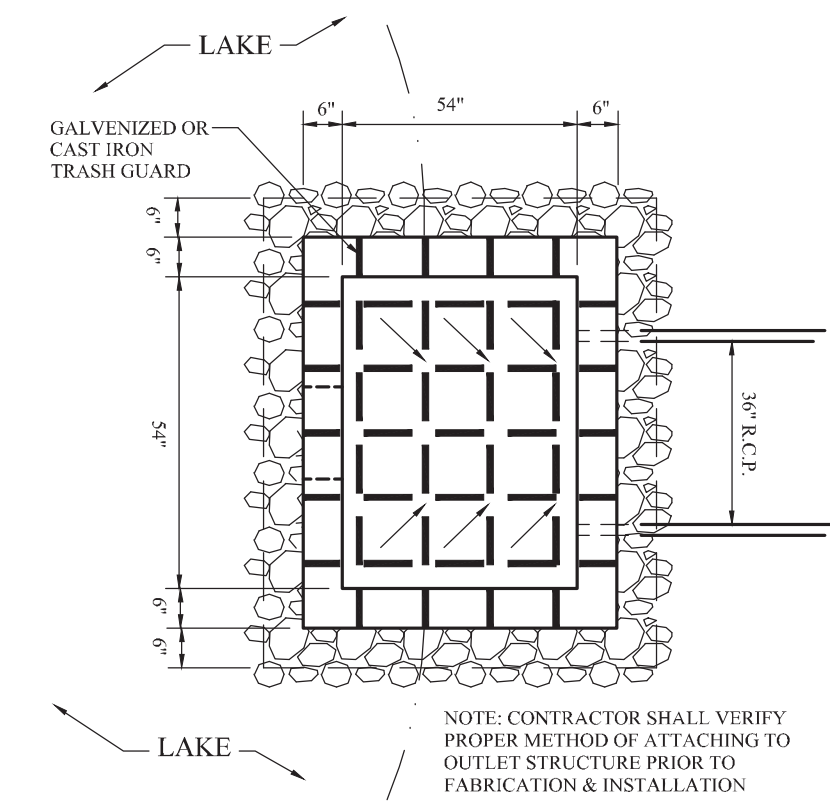
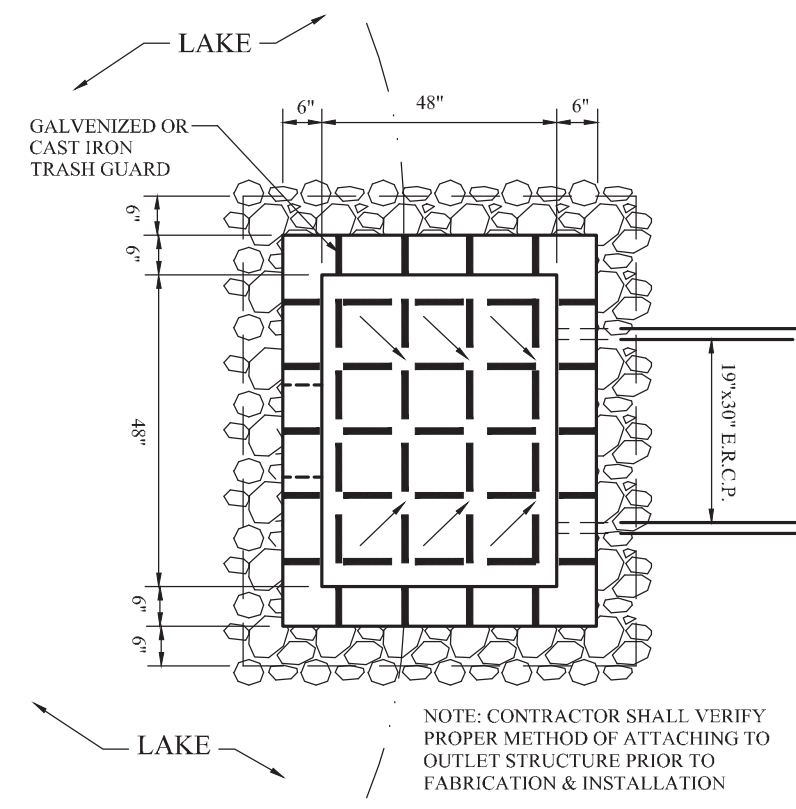
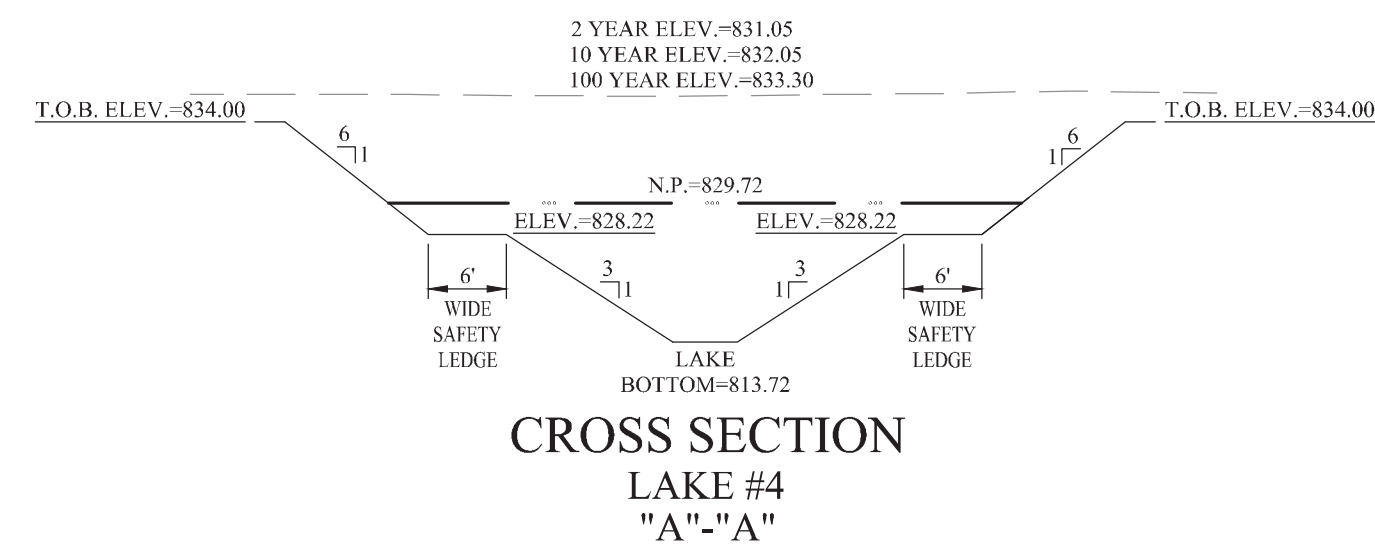
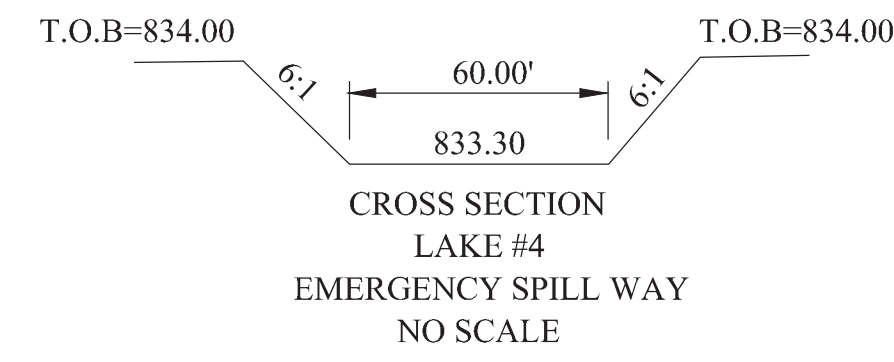
HANCOCK COUNTY, INDIANA

McCORDSVILLE

DRAWN BY: RPL CHECKED BY: KRG  
 SHEET NO. C100  
 S & A 1000.00  
 102300-S1



Richard E. Dillon, et ux  
 No Deed of Record Found



**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 NOT 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.

**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 BUILDER)
	PROPOSED CURB w/ 6' UNDERDRAIN
	PROPOSED 6' SUB-SURFACE DRAIN
<b>10</b>	LOT NUMBER
<b>750.2</b>	PAD GRADE
<b>MFF=750.0</b>	MINIMUM FINISH FLOOR ELEVATION
<b>M.LAG=784</b>	MINIMUM LOWEST ADJACENT GRADE
<b>MFF=750.0</b>	MINIMUM FINISH FLOOR ELEVATION IS 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.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

APPROVAL PENDING/NOT FOR CONSTRUCTION

**STOEPPELWERTH**

ALWAYS ON

795 East 10th Street, Fishers, IN 46038-2505  
phone: 317.849.5935 fax: 317.849.5942

HANCOCK COUNTY, INDIANA

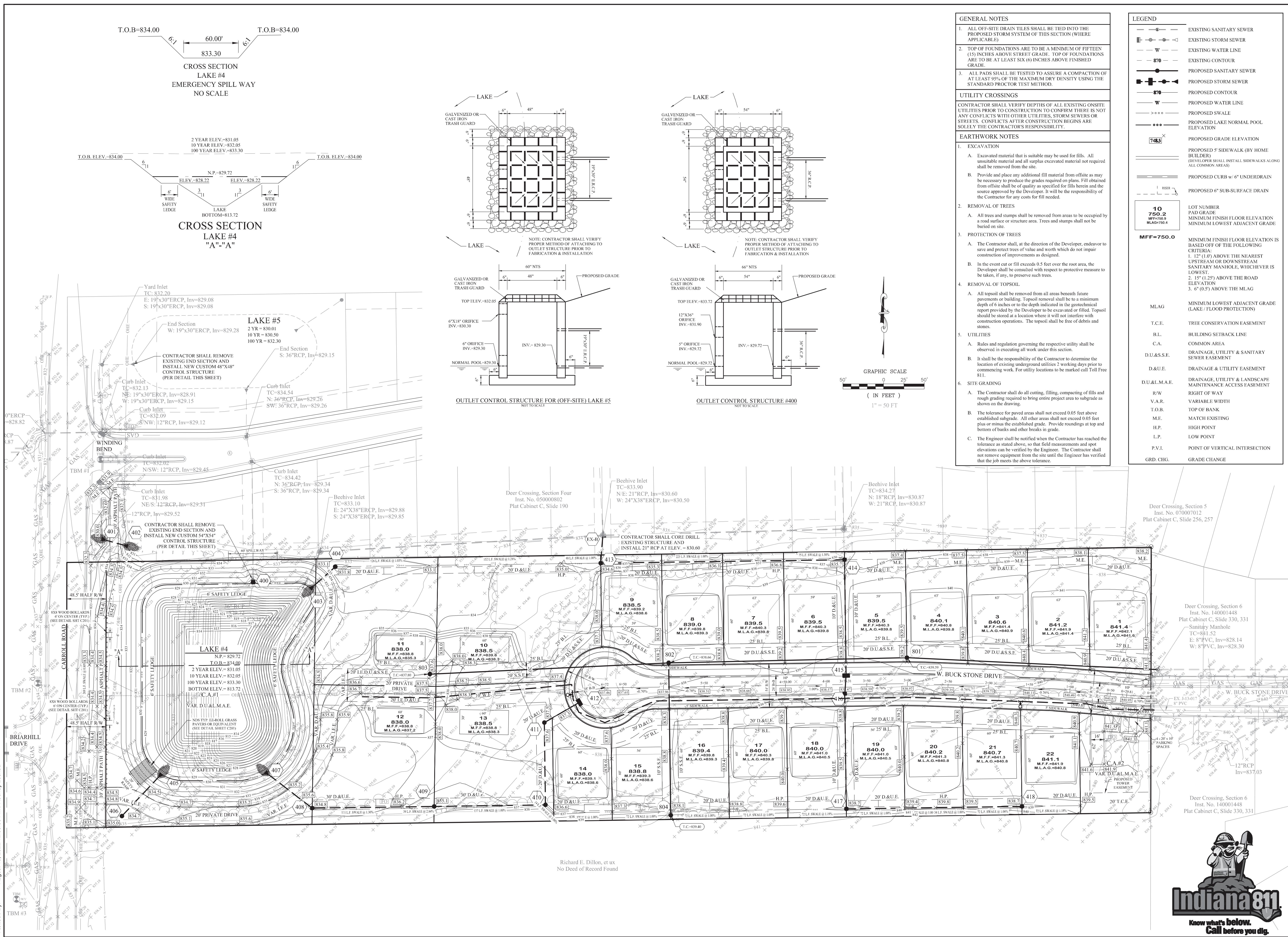
McCORDSVILLE

Richard E. Dillon, et ux  
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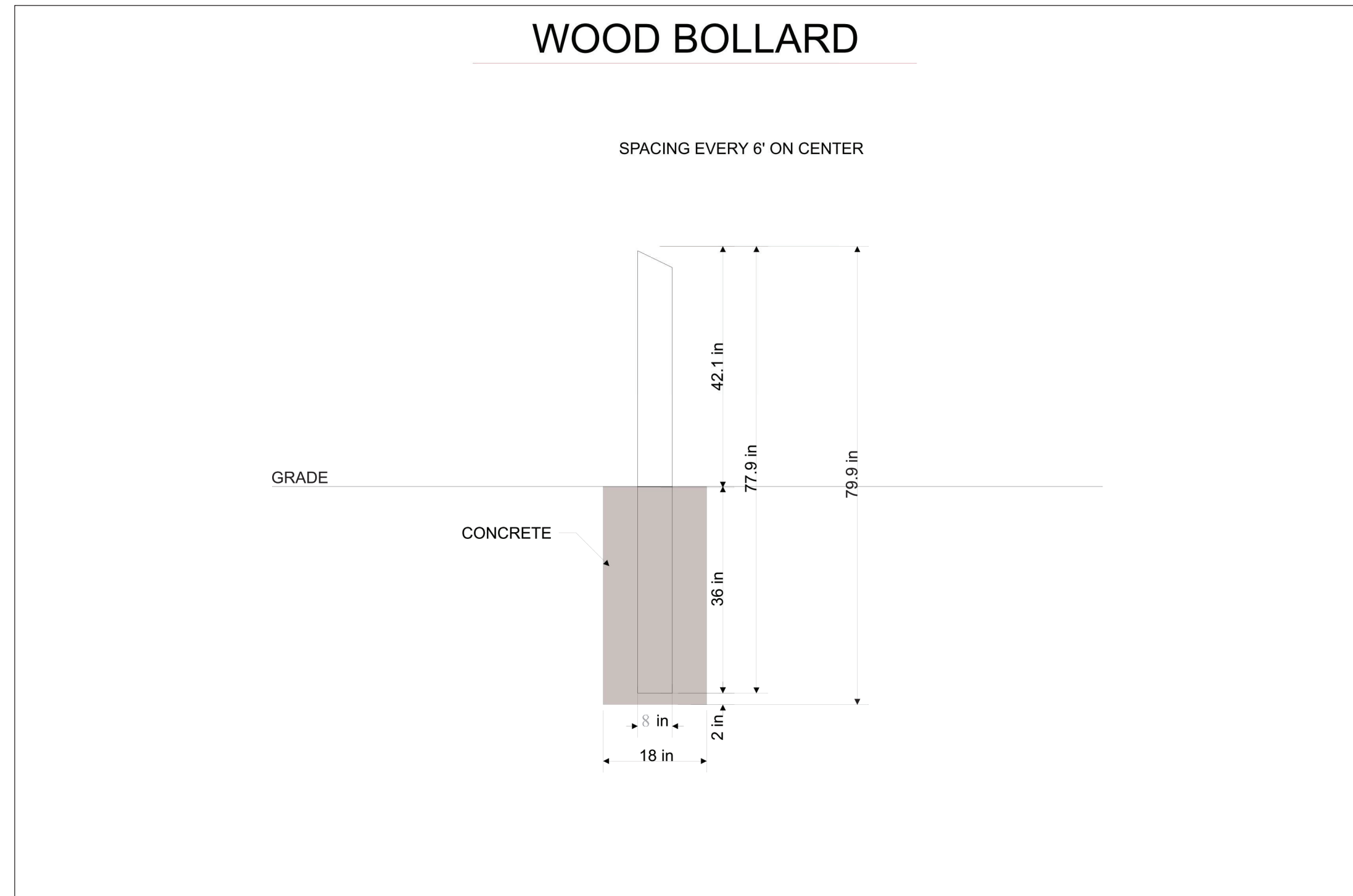
INDIANA 811  
Know what's below.  
Call before you dig.

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Modified / By:  
Plotted / By:

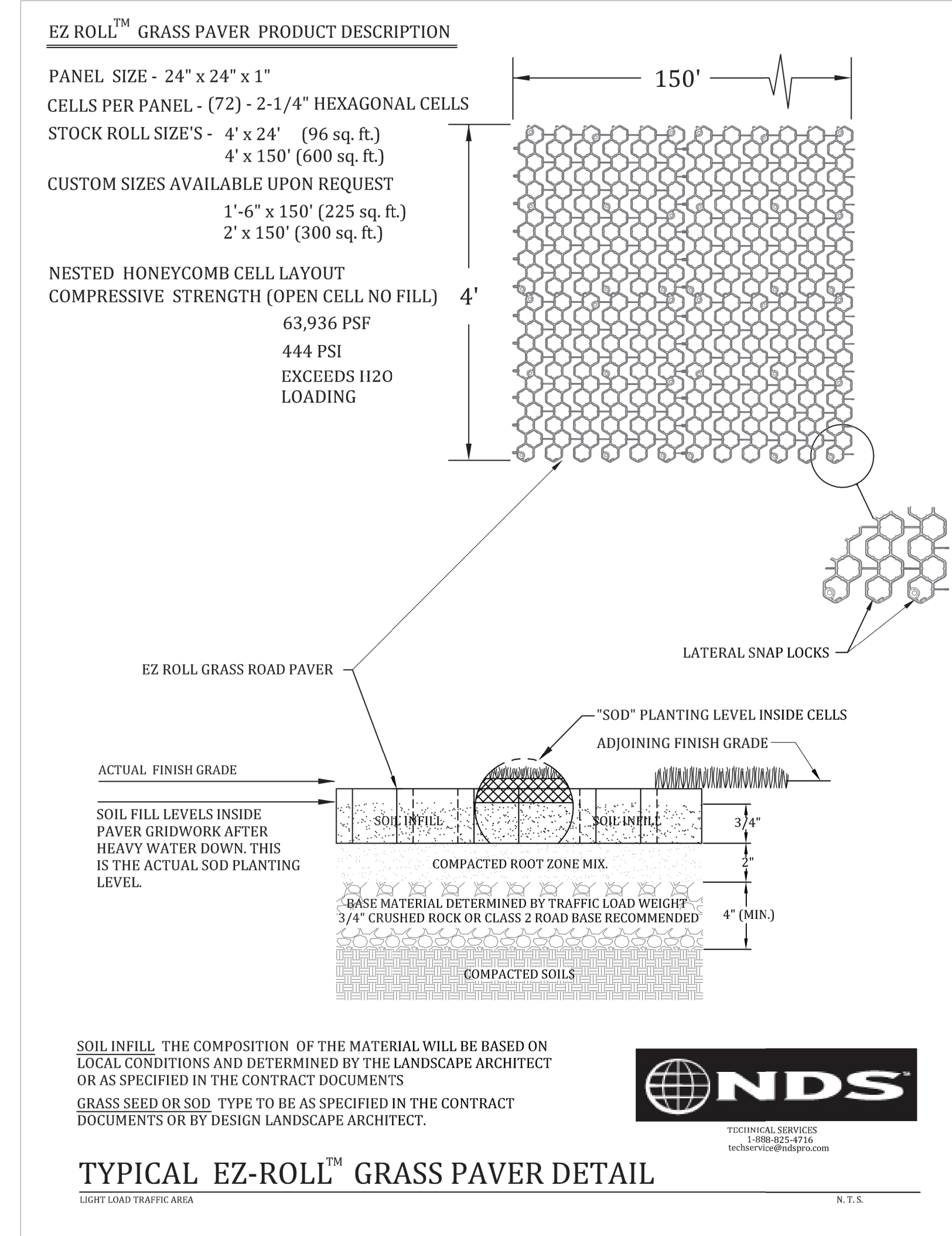
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 Plotted / By: August 18, 2022 12:03:04 PM / Rodney Lesnau



THE ENCLAVE AT DEER CROSSING STRUCTURE TABLE										
STR.#	CALLOUT	T.C.	CASTING TYPE	DIAMETER IN	DIR. IN	INV. IN	DIAMETER OUT	DIR. OUT	INV. OUT	SLOPE
EX-B	EX. YARD INLET	833.90	R-4342	18 21 21	S E N	830.60 830.60 830.60	24	W	830.50	0.00%
400	OUTLET CONTROL	829.72	CUSTOM							
401	END SECTION			12	E	830.00				
402	END SECTION						12	W	830.32	1.00%
403	END SECTION			12	NE	829.72				
404	YARD INLET						12	SW	829.84	0.30%
405	END SECTION			12	SW	829.72				
406	YARD INLET	834.50	R-4342				12	NE	831.50	2.50%
407	END SECTION			15	SE	829.72				
408	YARD INLET	834.75	R-4342	15	E	830.58	15	NW	830.48	1.05%
409	YARD INLET	835.10	R-4342	15	E	831.70	15	W	831.60	0.68%
410	YARD INLET	836.47	R-4342	12	N	832.53	15	W	832.43	0.53%
411	YARD INLET	837.73	R-1772	12	NE	833.35	12	S	833.25	0.71%
412	CURB INLET	837.03	R-3501-TL/R				12	SW	833.69	0.71%
413	YARD INLET	834.56	R-4342	18	E	830.87	18	N	830.77	0.50%
414	YARD INLET	835.69	R-4342	15	S	832.65	18	W	832.01	0.38%
415	CURB INLET	838.46	R-3501-TL/R	12	S	834.38	15	N	834.10	1.03%
416	CURB INLET	838.46	R-3501-TL/R	12	S	834.76	12	N	834.66	1.07%
417	YARD INLET	838.70	R-4342	12	E	835.44	12	N	835.34	0.41%
418	YARD INLET	838.69	R-4342				12	W	836.15	0.33%



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY. A ROUTE REPORT OR A SURVEYOR LOCATION REPORT IS REQUIRED.

APPROVAL: *[Signature]*  
 CERTIFIED: 08/19/22

APPROVAL: PENDING/NOT FOR CONSTRUCTION

**STOEPPELWERTH**  
 ALWAYS ON

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

SITE DEVELOPMENT PLAN  
 THE ENCLAVE AT DEER CROSSING

McCordsville  
 HANCOCK COUNTY, INDIANA

DRAWN BY: RPL  
 CHECKED BY: KRG

SHEET NO.  
**C201**

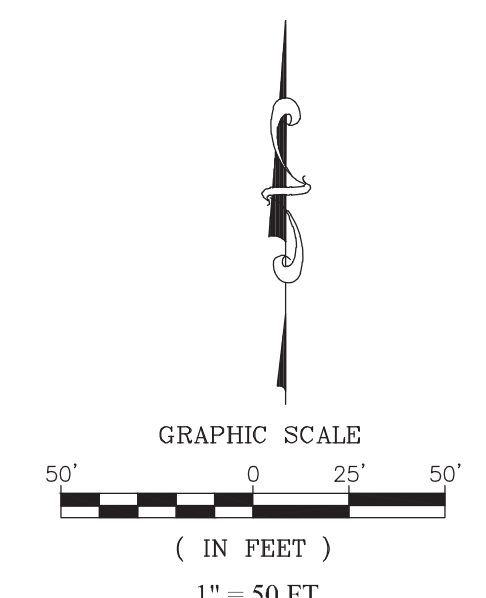
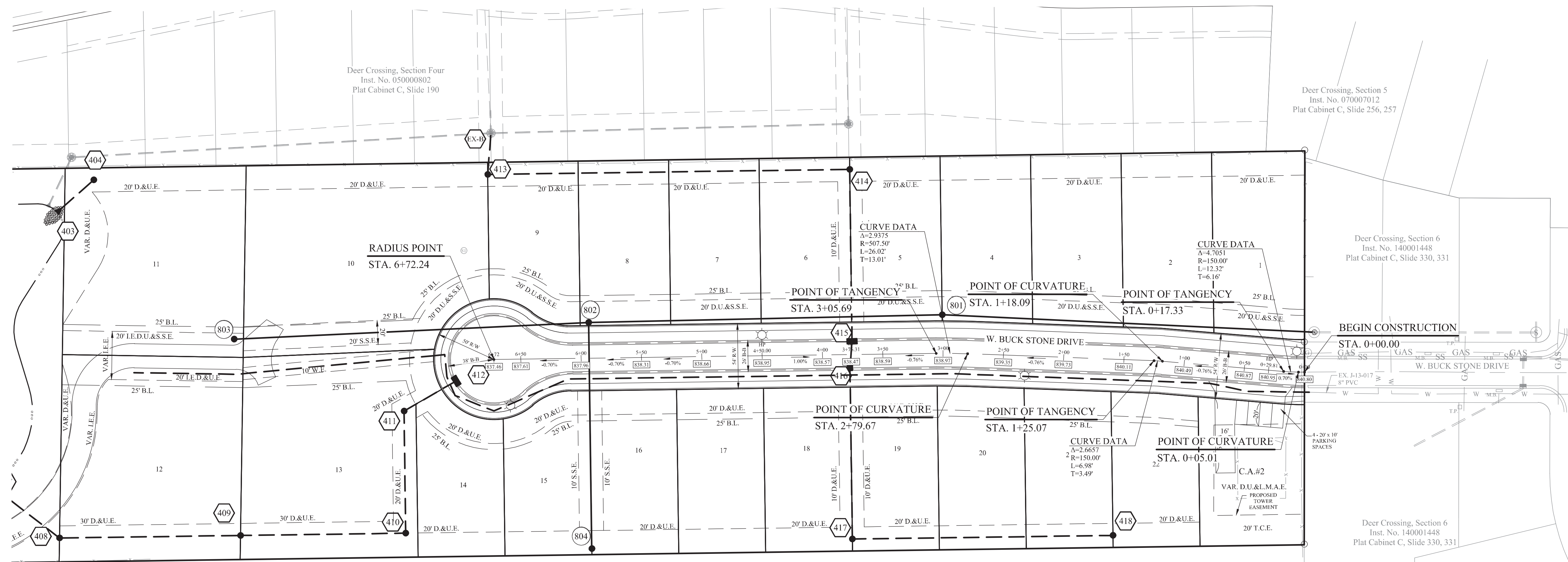
S.S. & B.B. NO.  
 102300-S1



NO.	DATE	MARK	REVISIONS	BY

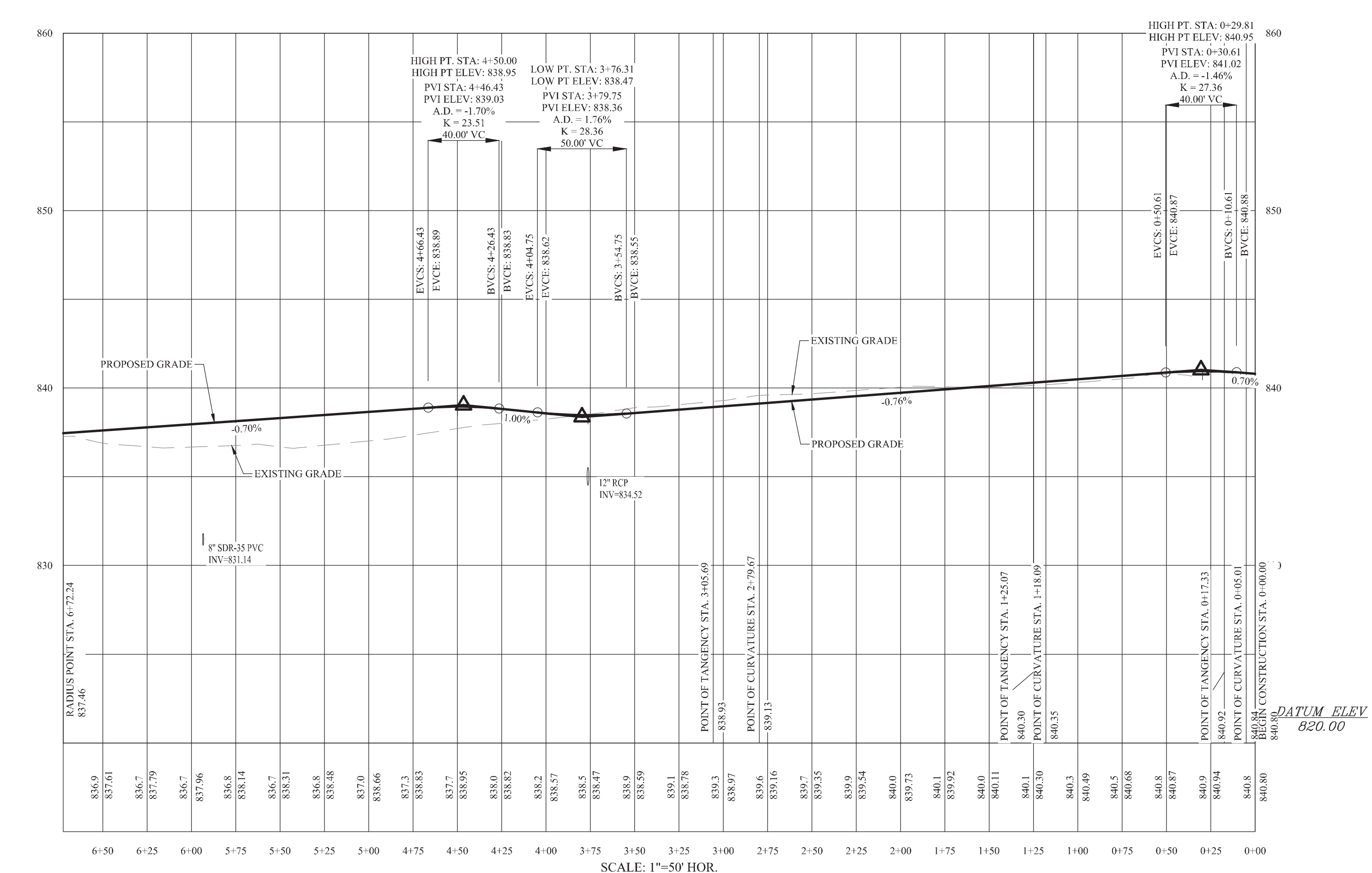
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 August 15, 2022 7:54:59 AM /  
 August 18, 2022 12:03:40 PM / Rodney Leanan

Drawn By:  
 Modified By:  
 Plotted By:



- LEGEND**
- EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - TYPE II CLEANOUT
  - W — PROPOSED WATER LINE

Richard E. Dillon, et ux  
 No Deed of Record Found



# W. BUCK STONE DRIVE

REVISIONS  
DATE MARK BY

APPROVAL PENDING/NOT FOR CONSTRUCTION

## STOEPPELWERTH

ALWAYS ON

705 East 10th Street, Fishers, IN 46038-2505  
 phone: 317.895.9395 fax: 317.895.9342

STREET PLAN & PROFILE  
 THE ENCLAVE AT DEER CROSSING

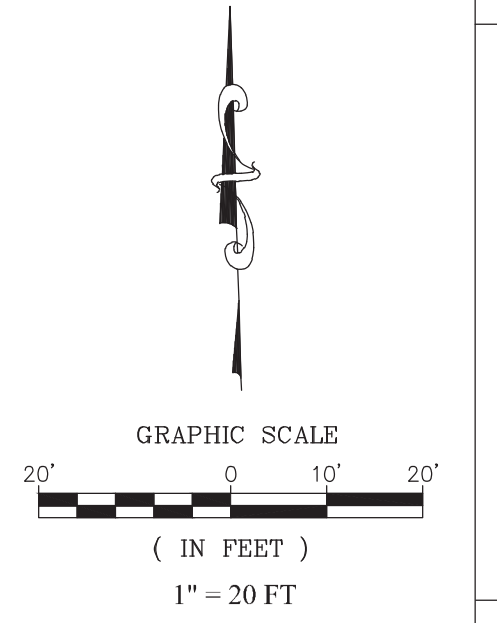
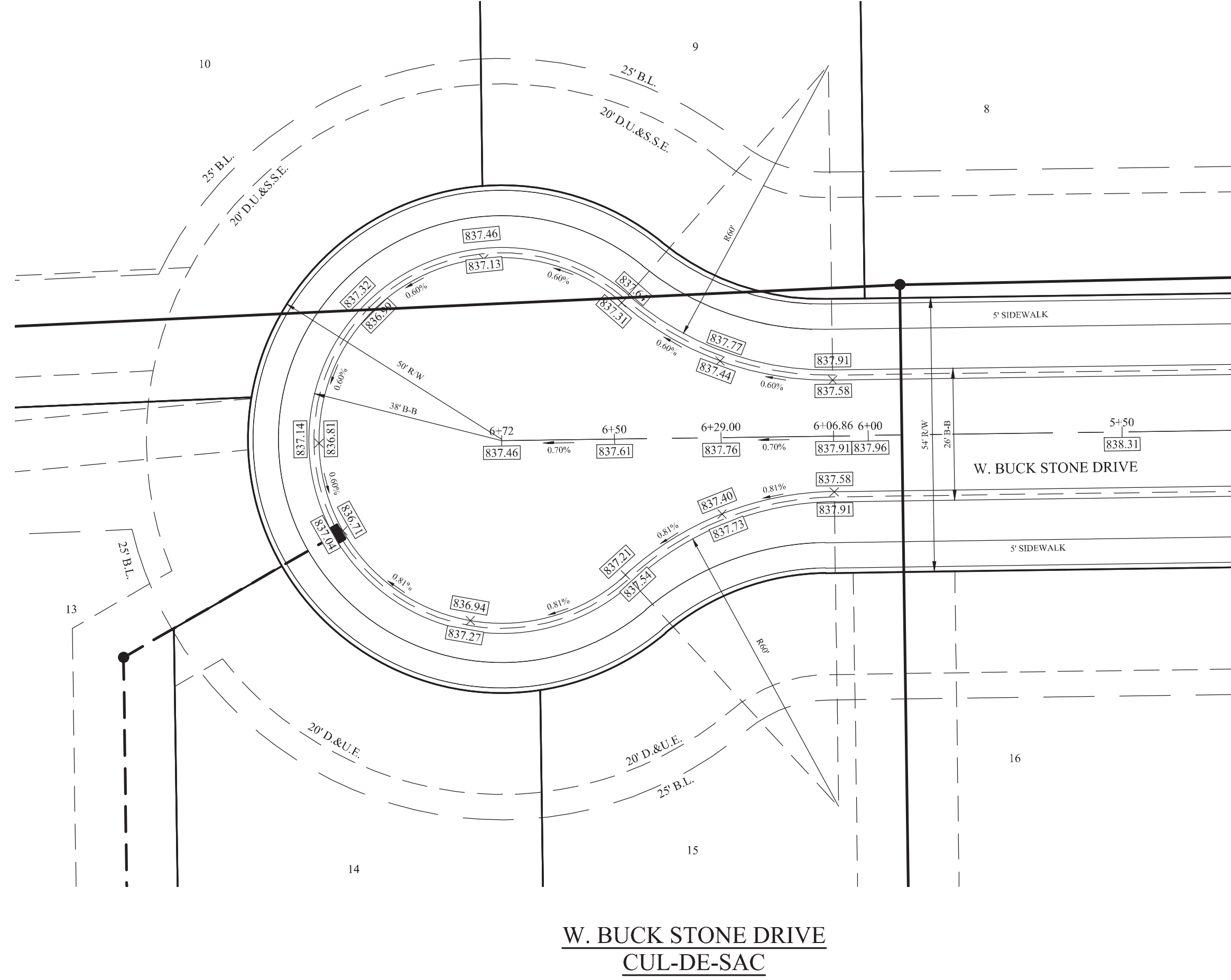
McCordsville HANCOCK COUNTY, INDIANA

DRAWN BY: RPL  
 CHECKED BY: KRG

SHEET NO.  
C400

S.A. JOB NO.  
 102300-S1

File Name: S:\102300\S1\DWG\C401 - Intersection Details.dwg - C401  
 Modified By: August 15, 2022 11:41:42 AM / rleason  
 Plotted By: August 18, 2022 12:03:54 PM / Rodney Leanan



NO.	DATE	MARK	REVISIONS	BY

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES THAN THE ORIGINAL BOUNDARY SURVEY, ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 08/19/22

APPROVAL PENDING/NOT FOR CONSTRUCTION

**STOEPPELWERTH**

ALWAYS ON

705 East 10th Street, Elkhart, IN 46032-2505  
 phone: 317.849.5935 fax: 317.849.5942

INTERSECTION DETAILS

THE ENCLAVE AT DEER CROSSING

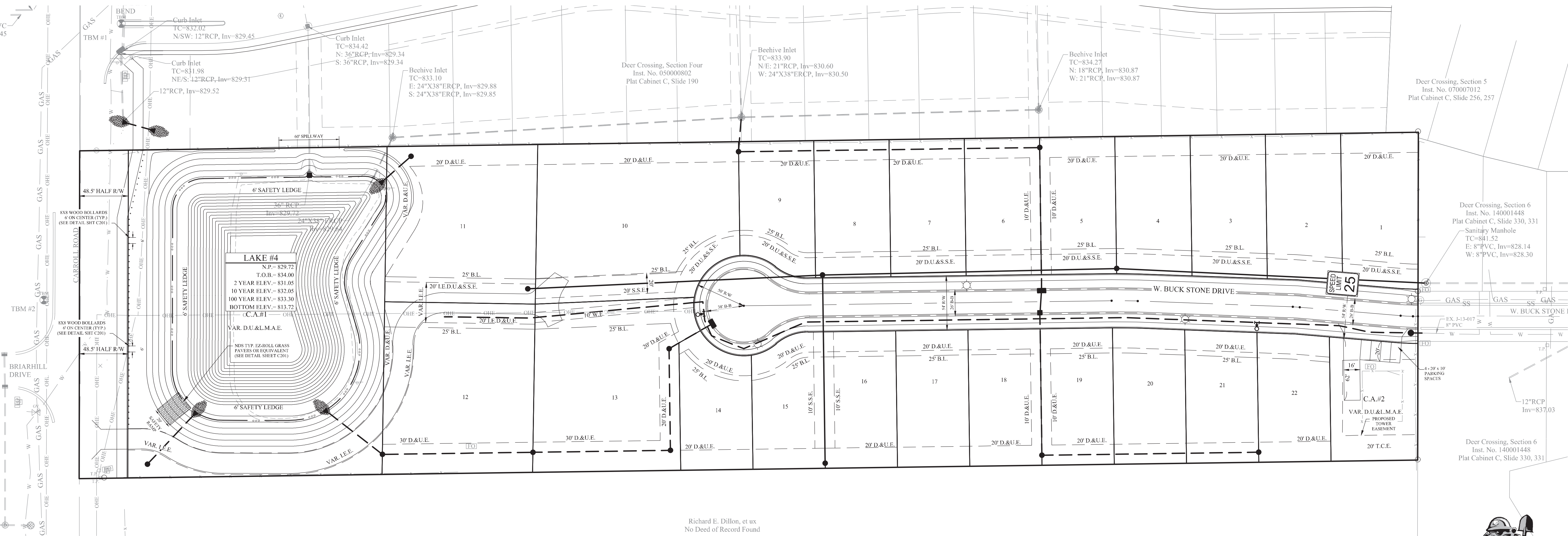
McCORDSVILLE HANCOCK COUNTY, INDIANA

DRAWN BY: RPL CHECKED BY: KRG

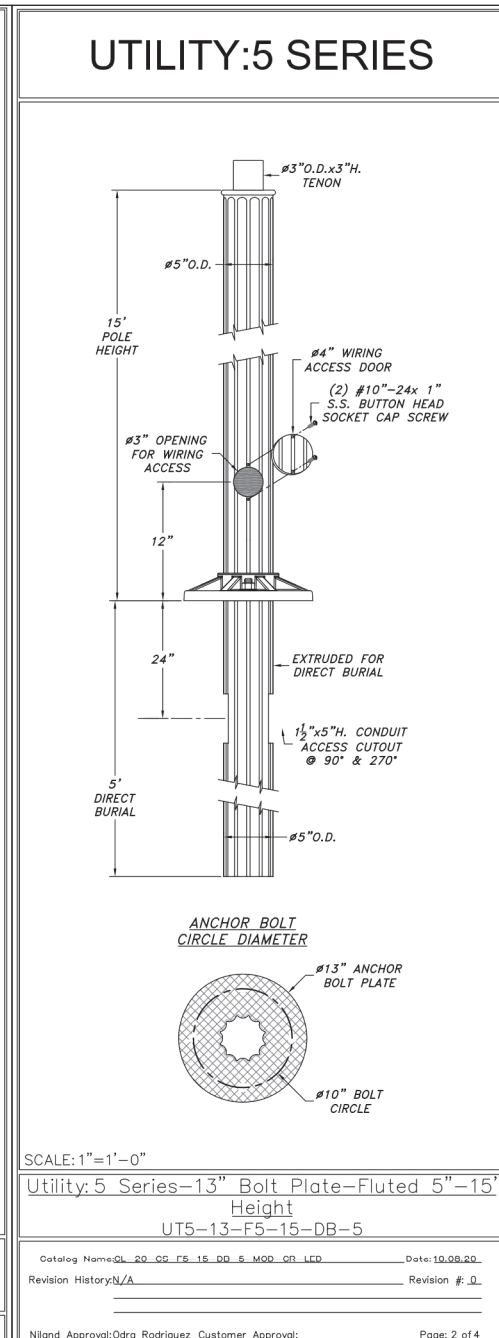
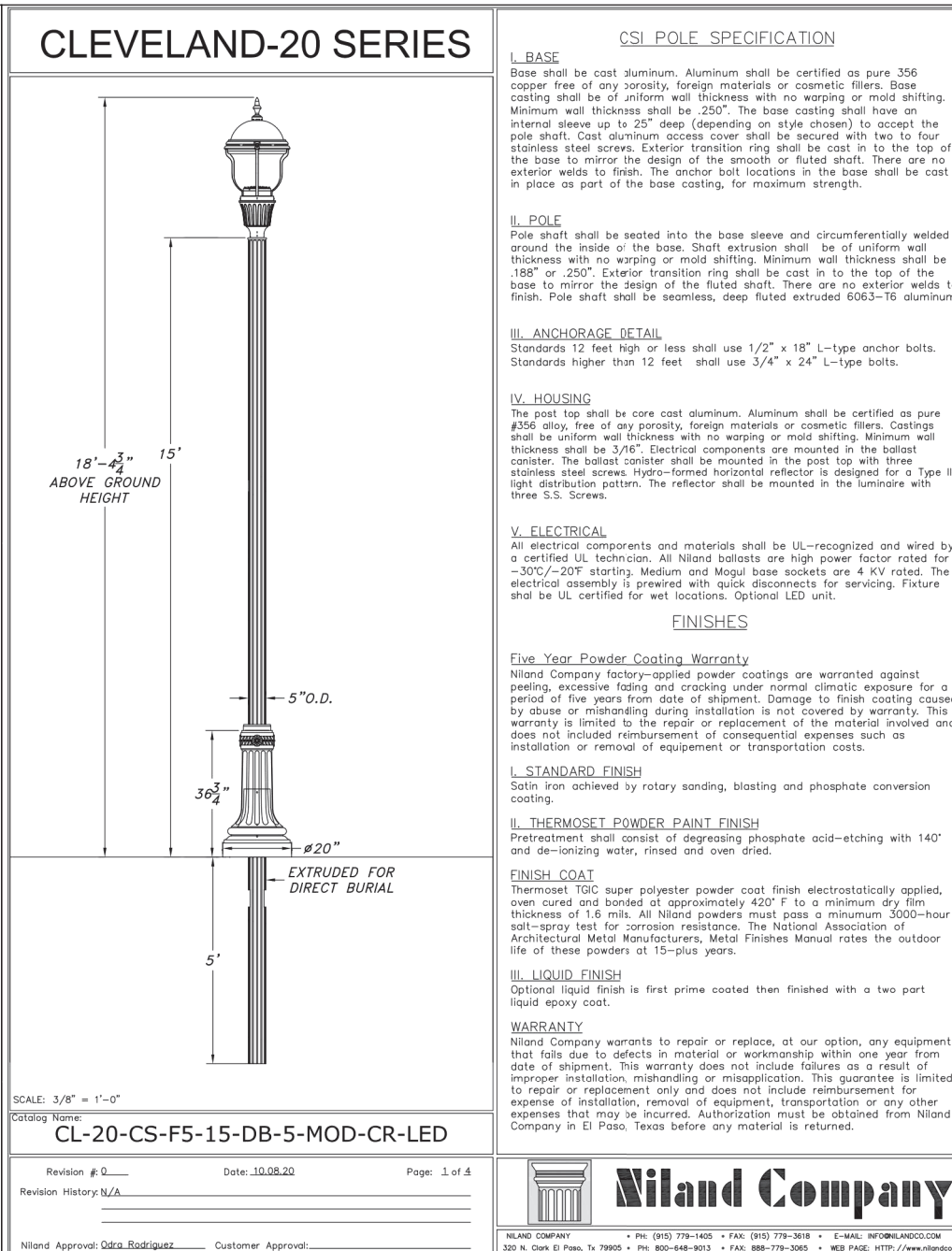
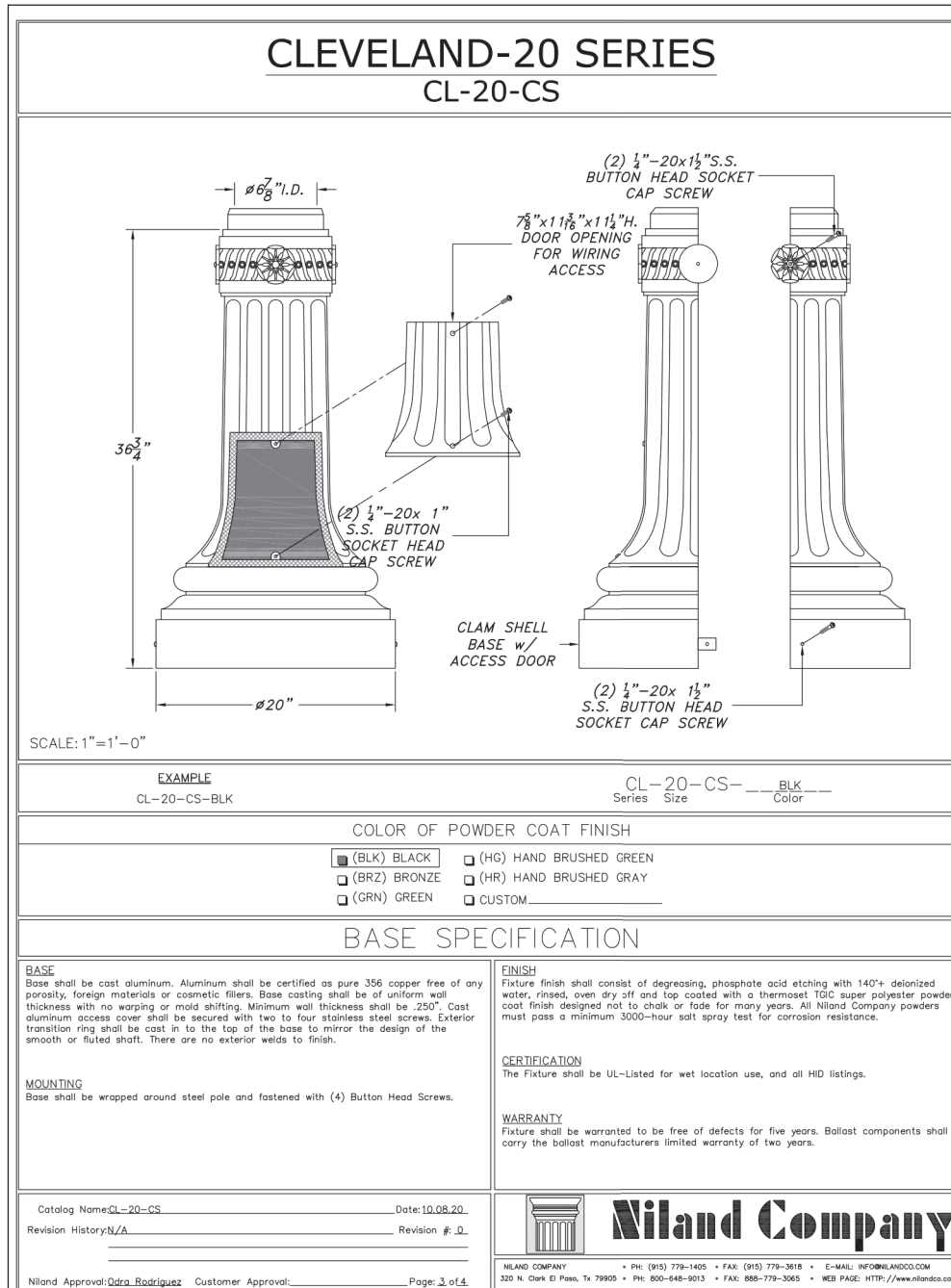
SHEET NO. **C401**

S.A. JOB NO. 102300-S1





Richard E. Dillon, et ux  
 No Deed of Record Found



### ORDERING GUIDE

Catalog Code Description: UTS-13--S-11-tap-globe

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

Post Selection:  
 Specify post height from bottom of base.

Catalog Code	Post Type	Height
UTS-13-S5---	5" dia. smooth	8'-16"
UTS-13-F5---	5" dia. fluted	8'-16"
UTS-13-TF5---	5"-5" tapered-fluted	8'-16"

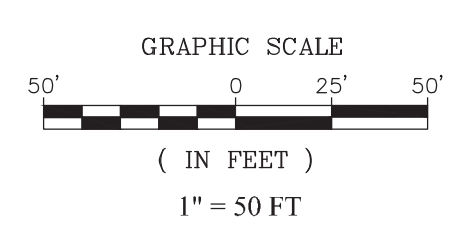
Check Appropriate Boxes for Material:  
 Cast Aluminum

Shaft Options:  
 1/8" Extrusion  
 1/4" Extrusion

Optional Pole Accessories:  
 GFI Receptacles (See Accessories Section)  
 Banner Arms (See Accessories Section)  
 Flag Pole Holders (See Accessories Section)  
 Signage (See Accessories Section)

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

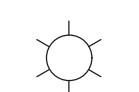
Ordering Instructions:  
 To order, simply follow the format for the Catalog Code. Once the base has been selected, use the same initials to begin your catalog code. The next entry on the code is the diameter of the base. Next, you will choose the type of pole that the product will have whether it is smooth, fluted, tapered fluted, etc. The height of the pole to next and it is measured from the bottom of the base. The post top style is next and followed by the globe type. Codes can be found under each item.  
 The code description is: Base-Post-Height-Top-Globe



### LEGEND



SPEED LIMIT SIGN -1 (R2-1)



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.

APPROVAL PENDING/NOT FOR CONSTRUCTION

# STOEPPELWERTH



## TRAFFIC CONTROL PLAN

### THE ENCLAVE AT DEER CROSSING

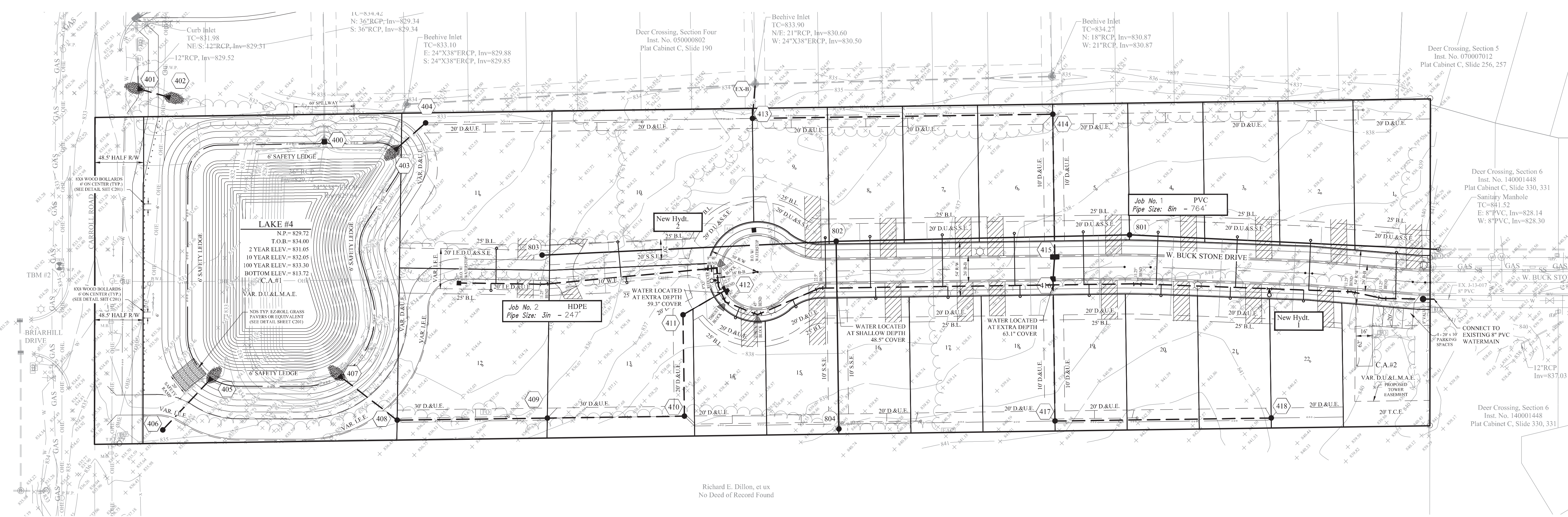
HANCOCK COUNTY, INDIANA



DRAWN BY: RPL  
 CHECKED BY: KRK  
 SHEET NO: **C402**  
 S.A. JOB NO: 102300-S1

THIS DRAWING IS NOT INTENDED TO BE ORIGINAL BOUNDARY SURVEY OR A SURVEY OR LOCATION REPORT.  
 CERTIFIED: 08/19/22

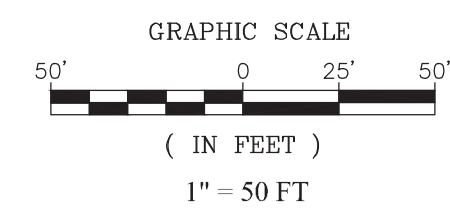
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 MARK: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 BY: \_\_\_\_\_



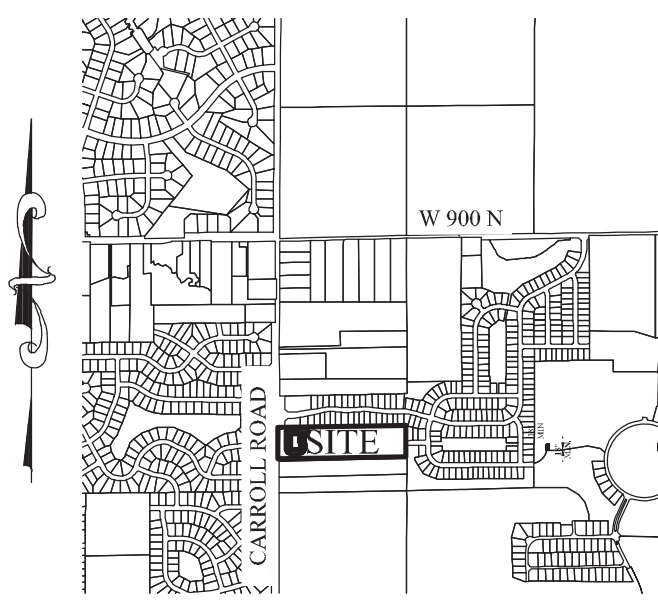
Richard E. Dillon, et ux  
 No Deed of Record Found

**LEGEND**

W	EXISTING WATER MAIN
- - -	PROPOSED WATER MAIN
○	TELEPHONE POLE
□	GAS POLE
○	INLET
○	TREE
○	GAS VALVE
□	PARCEL ID
○	ADAPTER
○	BEND
○	KICKER BLOCK
○	HYDRANT
○	HYDRANT WITH HYDRANT VALVE
○	BUTTERFLY VALVE
○	VALVE
○	BLOWOFF ASSEMBLY
○	AIR RELIEF VALVE
○	PLUG
○	REDUCER
○	T.J. TEE
○	SLEEVE
○	CROSS
○	CASING PIPE
○	GAS LINES
○	TELEPHONE LINES
○	ELECTRIC LINES
○	SINGLE METER PIT & WATER SERVICE LATERAL



**Project Location**  
 Scale: 1" = 2000'

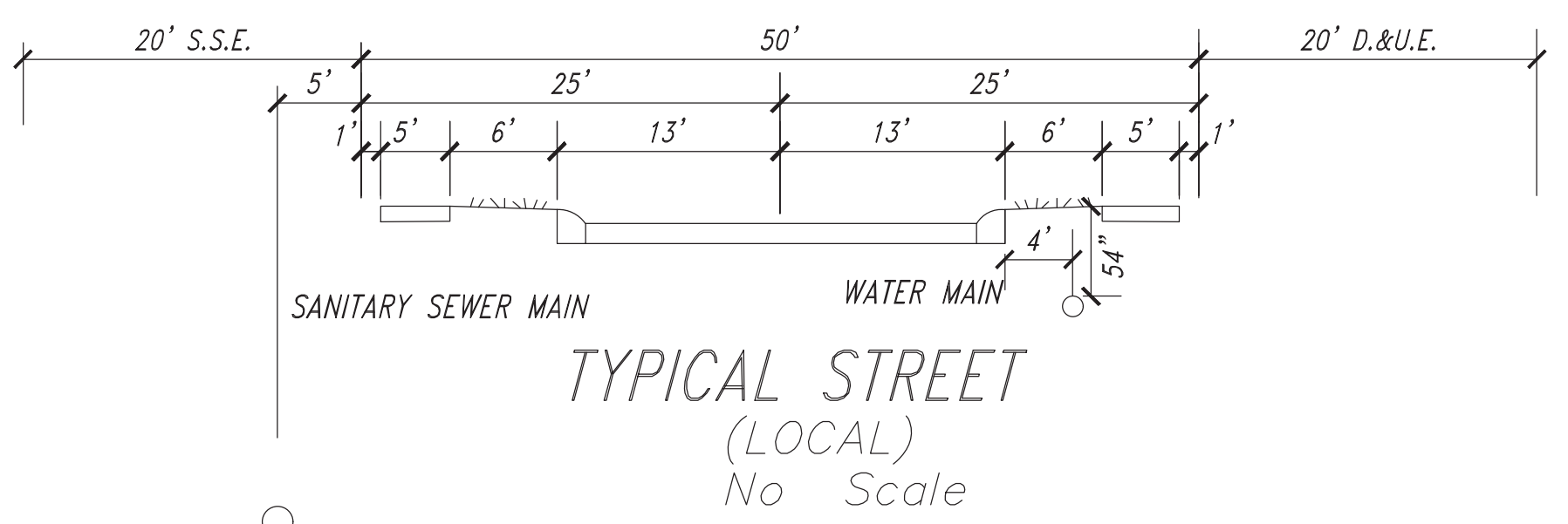


**CITIZENS WATER PROJECT LEGEND**

Project Name: THE ENCLAVE AT DEER CROSSING				
Project Number: J-22-				
JOB #	Street Name	Pipe Size	Pipe Type	Total Pipe
1	WEST BUCK STONE DRIVE	8"	P.V.C.	764'
2	PRIVATE DRIVE	3"	H.D.P.E.	247'
# of Service Lines		TOTAL		1,011'
22	SINGLE SERVICE LINE PIPE	1"	HDPE	614'

- NOTES:**
- CONTRACTOR MUST HAVE AND FOLLOW CITIZENS WATER STANDARDS AND SPECIFICATIONS (LATEST VERSION)
  - FOR WATER SPECIFICATIONS, SEE THE MOST RECENT CITIZENS WATER SPECIFICATIONS AND STANDARDS.
  - MINIMUM COVER OVER TOP OF ALL WATER MAINS TO BE 54" FROM FINISH GRADE.
  - FIRE HYDRANTS SHALL HAVE A 5-INCH STORZ'S CONNECTION INSTALL.
  - VALVES TO BE PLACED IN GRASS AREAS.
  - ALL MAIN AND LATERAL ROAD CROSSINGS TO BE FULL DEPTH GRANULAR BACKFILL.
  - STANDARD PRACTICE "O" INSTALLATION OF RESTRAINTS MUST BE FOLLOWED DURING CONSTRUCTION OF WATER MAIN. ANY QUESTIONS, ASK CEG INSPECTOR.
  - ALL WATER MAINS MUST MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND A MINIMUM OF 18" VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWERS.
  - METER PIT LID MATERIAL WILL MEET THE REQUIREMENTS IN SECTION 8.23 OF THE WATER STANDARDS MANUAL.

Project Name THE ENCLAVE AT DEER CROSSING  
 Project Number J-22-  
 Dist. Map No. 825,826  
 Map Grid No. IN30\_0202  
 Lots 22  
 Tax Code 30016  
 Pressure Dist GEIST  
 Drafter STOEPPELWERTH/RPL/KRG  
 Date 08/19/22



APPROVAL: PENDING/NOT FOR CONSTRUCTION

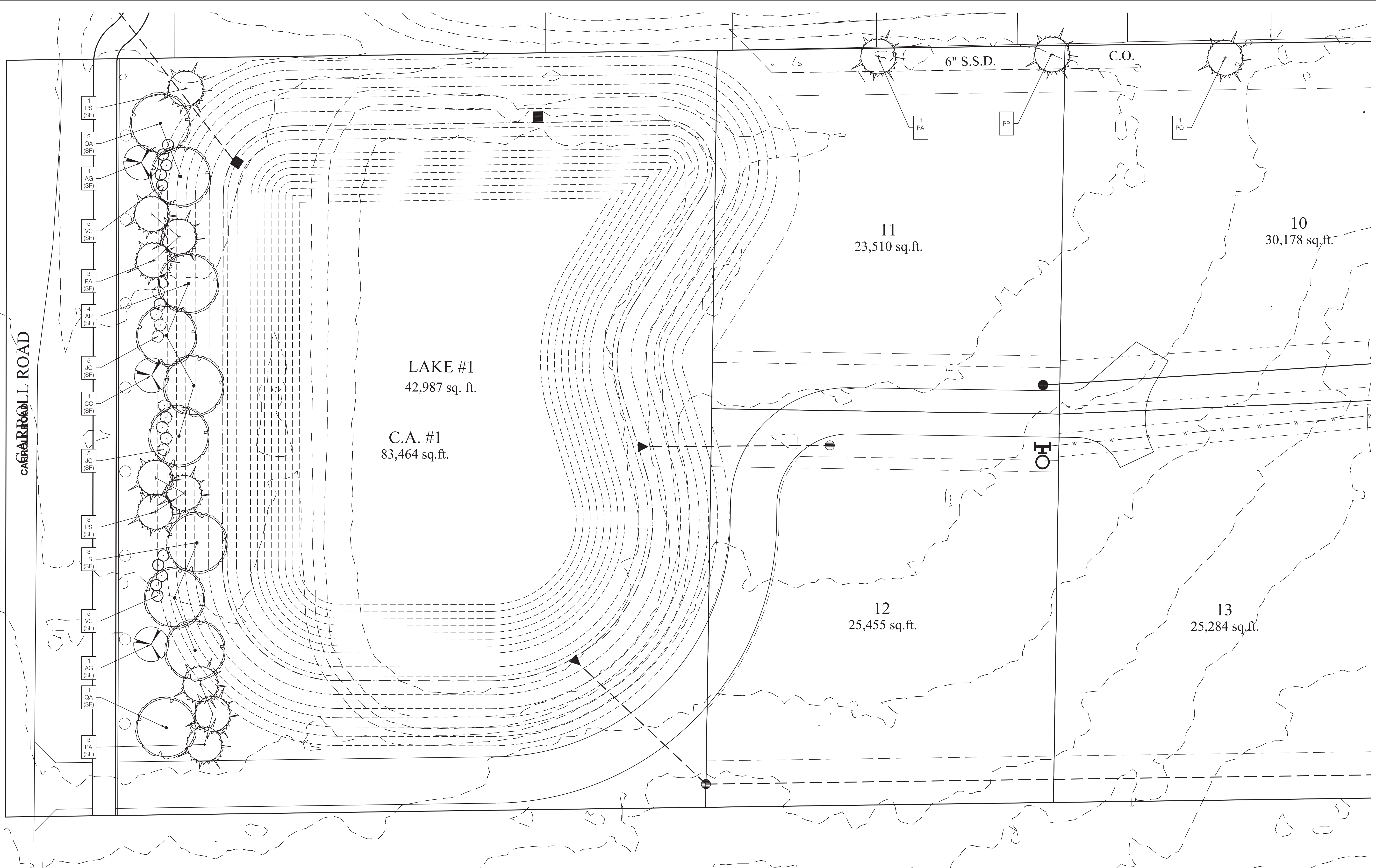
**STOEPPELWERTH**  
 ALWAYS ON  
 7945 East 10th Street, Fishers, IN 46038-2505  
 phone: 317.849.5985 fax: 317.849.5942

REGISTERED PROFESSIONAL ENGINEER  
 No. PE1200386  
 STATE OF INDIANA  
 EXPIRES: 08/19/22

WATER PLAN  
 THE ENCLAVE AT DEER CROSSING  
 HANCOCK COUNTY, INDIANA  
 McCordsville

DRAWN BY: RPL CHECKED BY: KRG  
 SHEET NO. C700  
 S & A 300 NO. 102300-S1





**01** The Enclave at Deer Crossing  
**SITE LANDSCAPE PLAN**

L1.0 1"=20'-0"

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
AG	2	Amelanchier x grandiflora 'Autumn Brilliance	Autumn Brilliance Serviceberry	2" CAL.	AS SHOWN	Specimen
AR	4	Acer rubrum 'October Glory'	October Glory Maple	2" CAL.	AS SHOWN	5' Clear Trunk
CC	1	Cercis canadensis	Eastern Redbud	1.5" CAL.	AS SHOWN	4' Clear Trunk
JC	10	Juniperus chinensis 'Sea Green'	Sea Green Juniper	36" H.T.	4' O.C.	F.T.B.
LS	3	Liquidambar styraciflua	American Sweetgum	2" CAL.	AS SHOWN	5' Clear Trunk
PA	7	Picea abies	Norway Spruce	6' H.T.	AS SHOWN	F.T.B.
PO	1	Picea omorika	Serbian Spruce	6' H.T.	AS SHOWN	F.T.B.
PS	4	Pinus strobus	White Pine	6' H.T.	AS SHOWN	F.T.B.
PP	1	Picea pungens	Colorado Spruce	6' H.T.	AS SHOWN	F.T.B.
QA	3	Quercus alba	White Oak	2" CAL.	AS SHOWN	4' Clear Trunk
VC	10	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	36" H.T.	4' O.C.	F.T.B.

**LEGEND**

SYMBOL	DESCRIPTION	PLANT QUANTITY PLANT TYPE REQ. LOCATION
(AD)	ADDITIONAL PLANTING - NOT REQUIRED	
(SF)	STREET FRONTAGE	

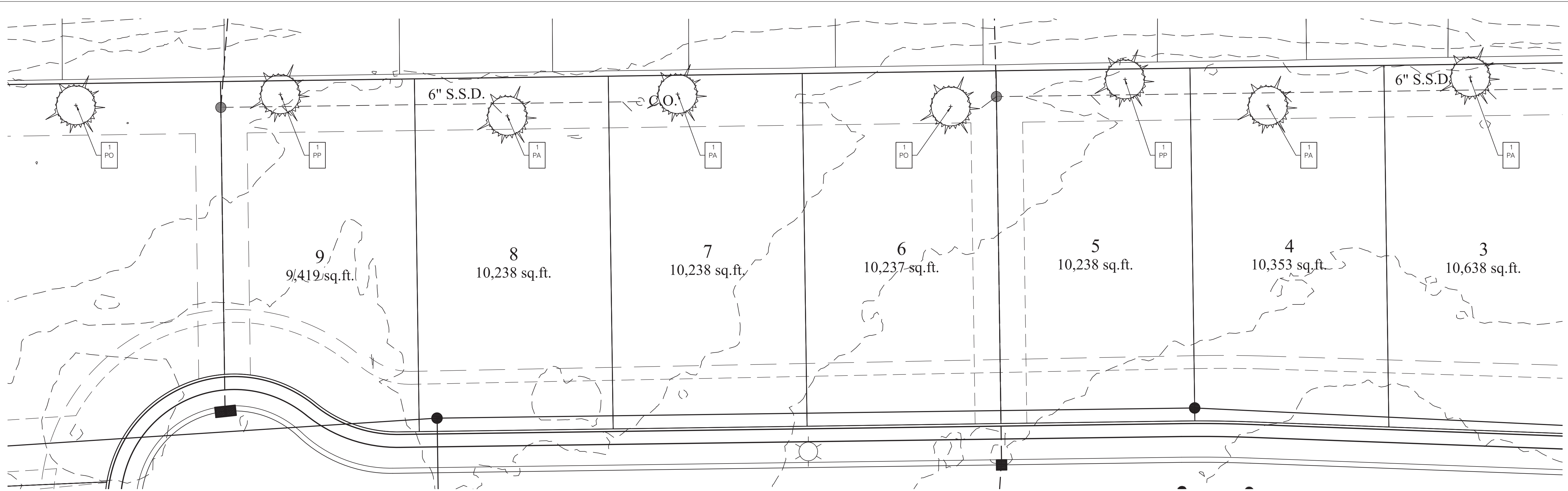
**REQUIREMENTS**

(SF)	STREET FRONTAGE - PER 100LF
340 LF OF STREET FRONTAGE = 3.4 TIMES	
3 SHADE TREES PER 100 - 10 SHADE TREES PROVIDED	
3 EVERGREEN TREES PER 100 - 10 EVERGREENS PROVIDED	
1 ORNAMENTAL TREE PER 100 - 3 ORNAMENTALS PROVIDED	
6 SHRUBS TREE PER 100 - 20 SHRUBS PROVIDED	



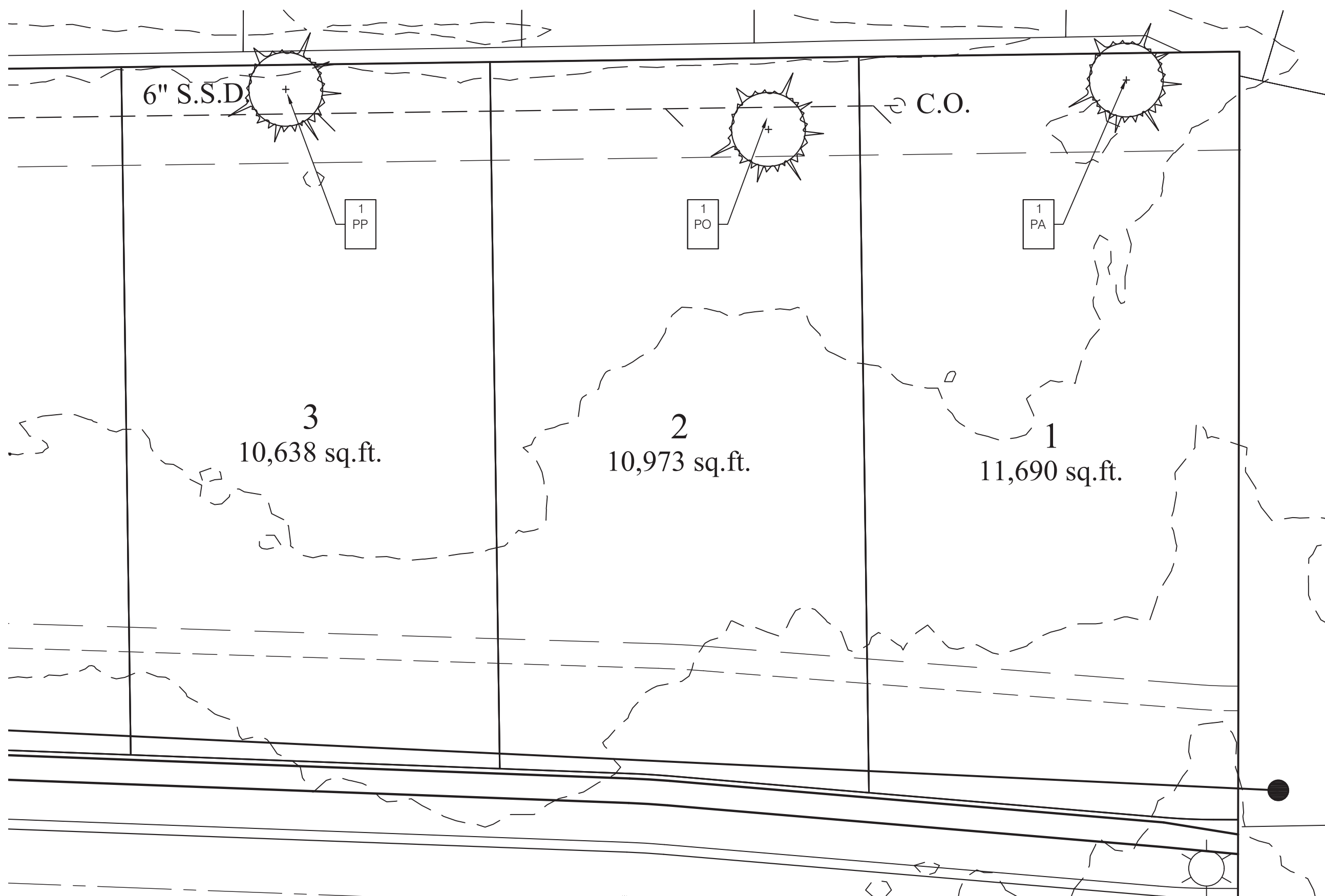
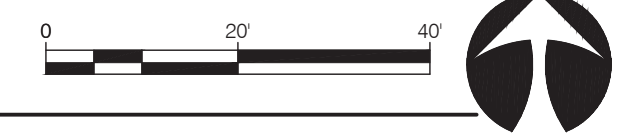
Know what's below.  
Call before you dig.





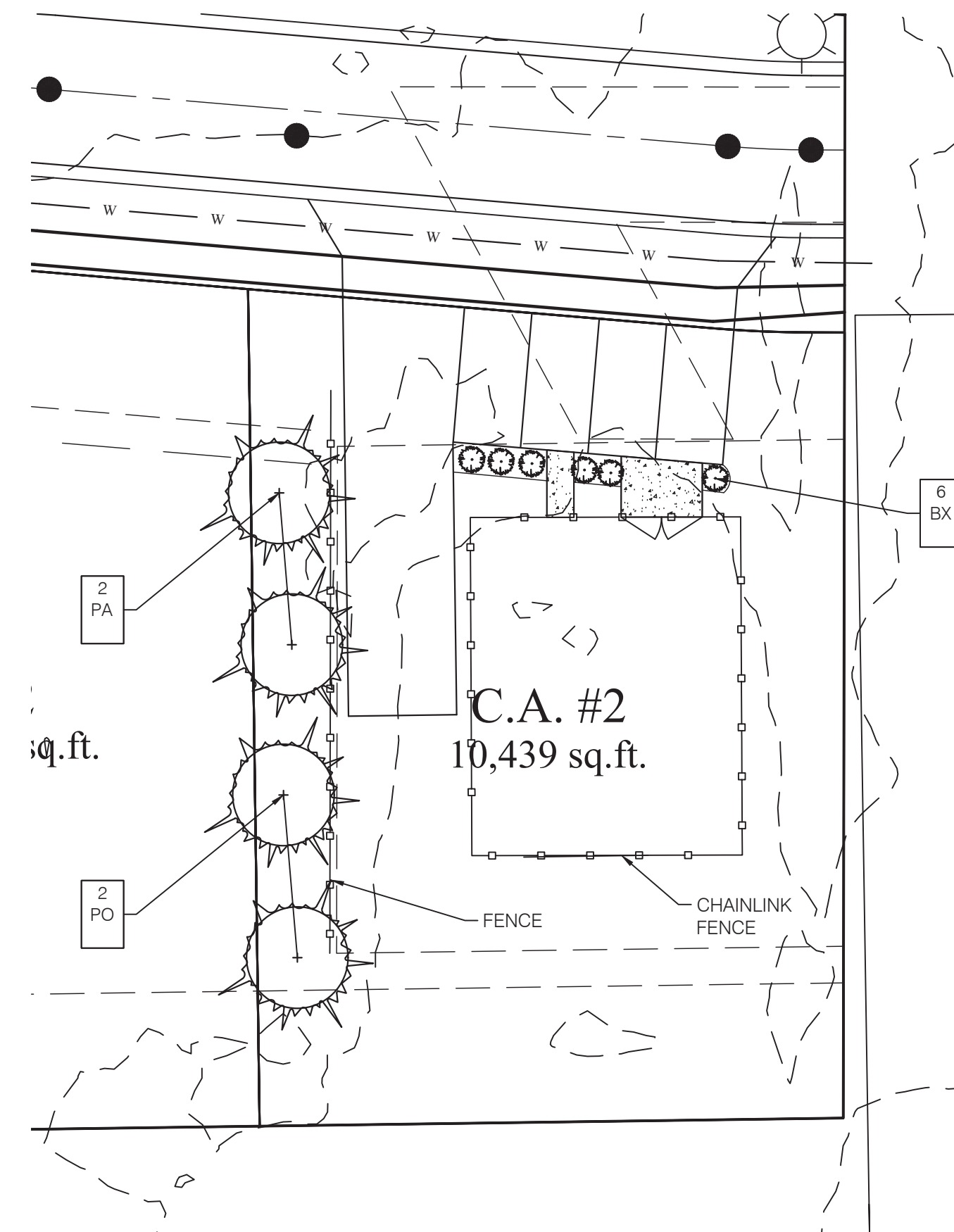
**01** The Enclave at Deer Crossing  
SITE LANDSCAPE PLAN

L1.1 1"=20'-0"



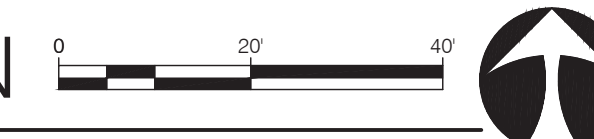
**02** The Enclave at Deer Crossing  
SITE LANDSCAPE PLAN

L1.1 1"=20'-0"



**03** The Enclave at Deer Crossing  
SITE LANDSCAPE PLAN

L1.1 1"=20'-0"



KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
BX	6	Buxus microphylla 'Green Mountain'	Littleleaf Boxwood	24" H.T.	AS SHOWN	F.T.B.
PA	5	Picea abies	Norway Spruce	6' H.T.	AS SHOWN	F.T.B.
PO	3	Picea omorika	Serbian Spruce	6' H.T.	AS SHOWN	F.T.B.
PP	3	Picea pungens	Colorado Spruce	6' H.T.	AS SHOWN	F.T.B.



Know what's below.  
Call before you dig.

**REQUIREMENTS**

(SF)	STREET FRONTAGE - PER 100LF
	340 LF OF STREET FRONTAGE = 3.4 TIMES
	3 SHADE TREES PER 100 - 10 SHADE TREES PROVIDED
	3 EVERGREEN TREES PER 100 - 10 EVERGREENS PROVIDED
	1 ORNAMENTAL TREE PER 100 - 3 ORNAMENTAL PROVIDED
	6 SHRUBS TREE PER 100 - 20 SHRUBS PROVIDED

**LEGEND**

SYMBOL	DESCRIPTION	PLANT QUANTITY PLANT TYPE REQ. LOCATION
(AD)	ADDITIONAL PLANTING - NOT REQUIRED	
(SF)	STREET FRONTAGE	

PRELIMINARY  
NOT FOR CONSTRUCTION

Seal

Drawing Scope

**PERIMETER SITE  
LANDSCAPE PLAN**  
Drawing Info

Drawn: JML  
Checked: JML  
Date: 04/20/2022  
Project No: 22510  
Revision:

Sheet No.