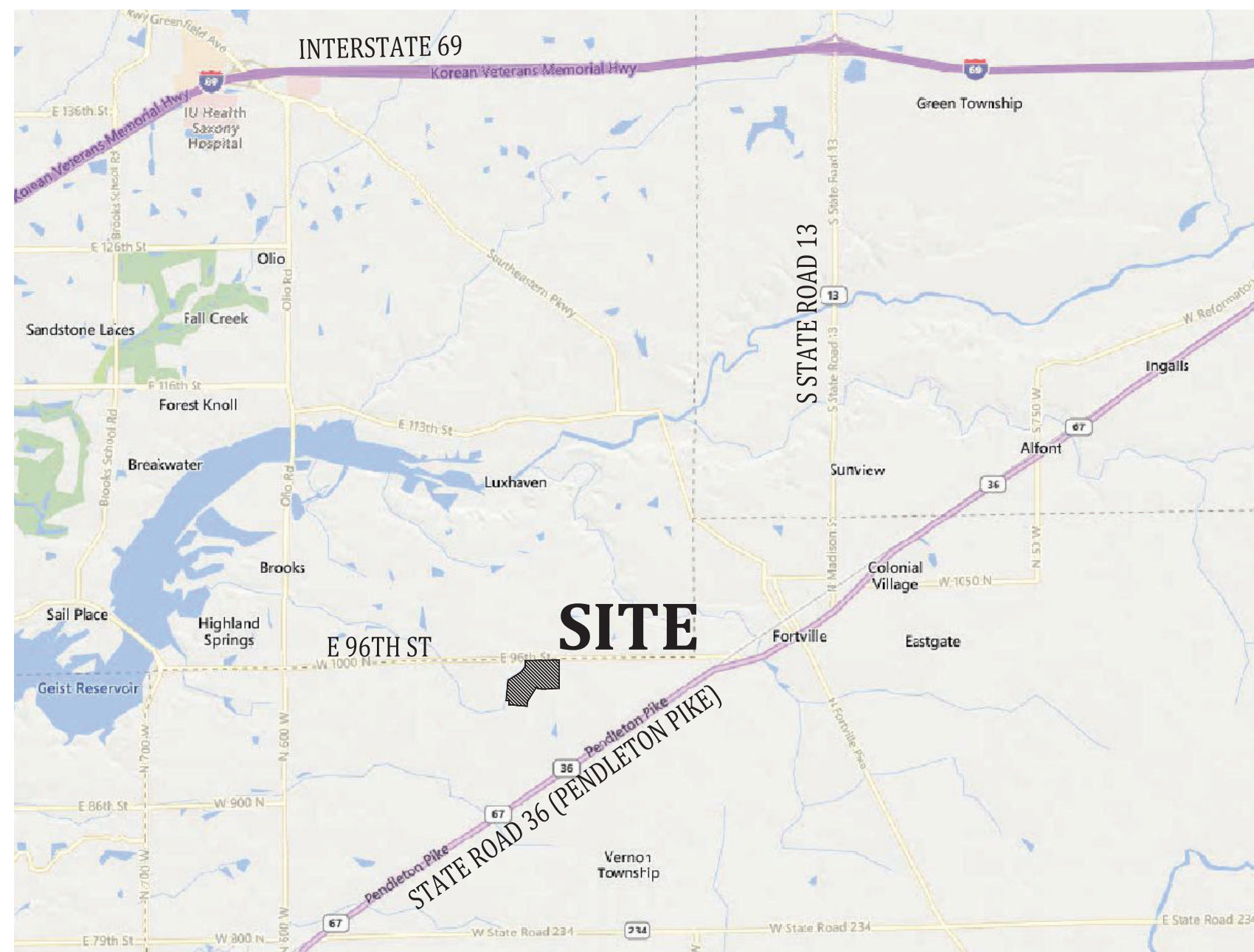


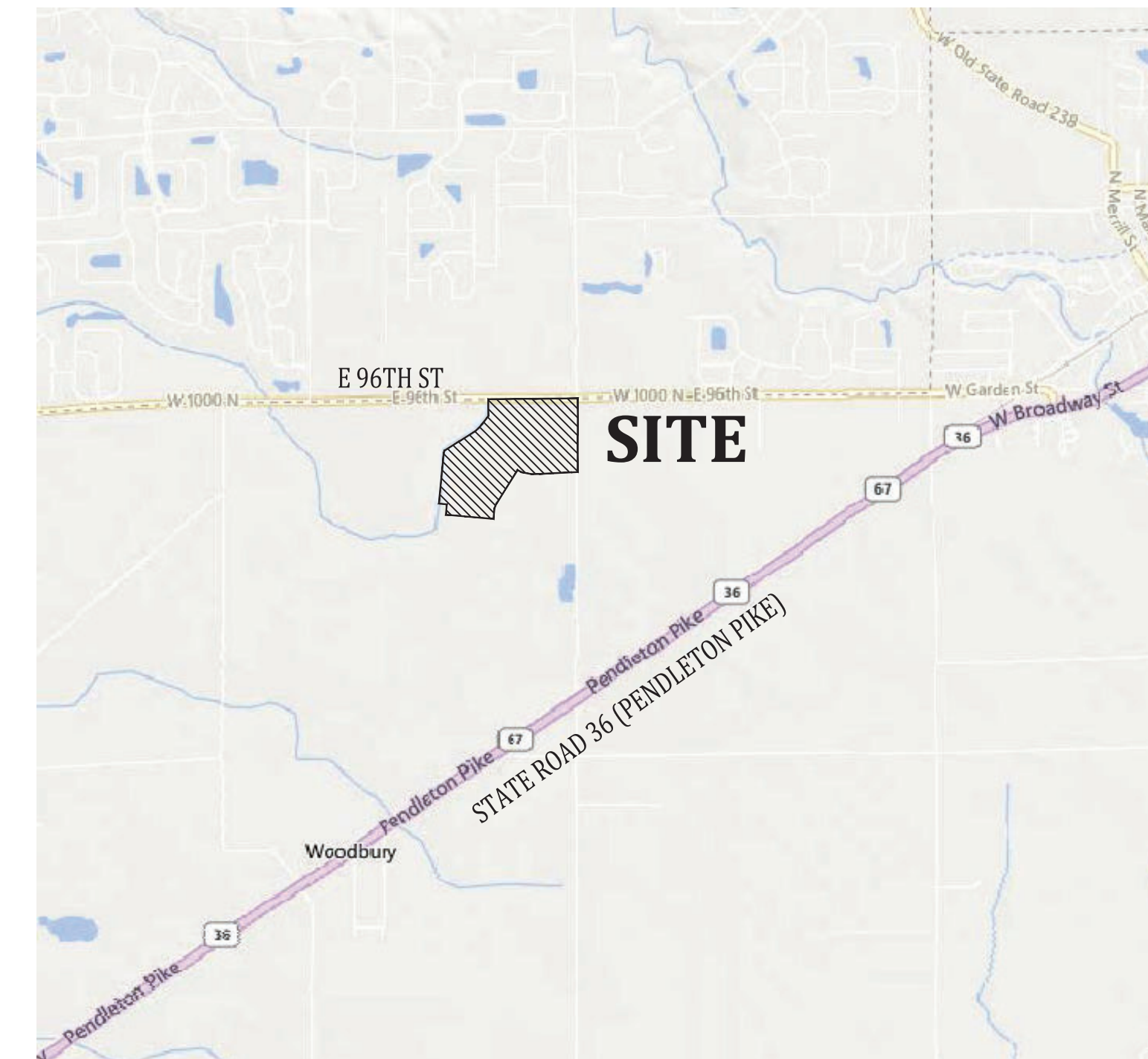
RIVENDELL - SECTION 1

SECTION 18, TOWNSHIP 18N, RANGE 6E, VERNON TOWNSHIP,
HANCOCK COUNTY, 96TH & CR N 400 WEST
ZONED: PUD

PLANS PREPARED FOR:
PREMIER LAND COMPANY II, LLC
11691 FALL CREEK ROAD, SUITE 210
FORTVILLE, INDIANA 46040
317-501-9172
CONTACT: RICHARD HENDERSON



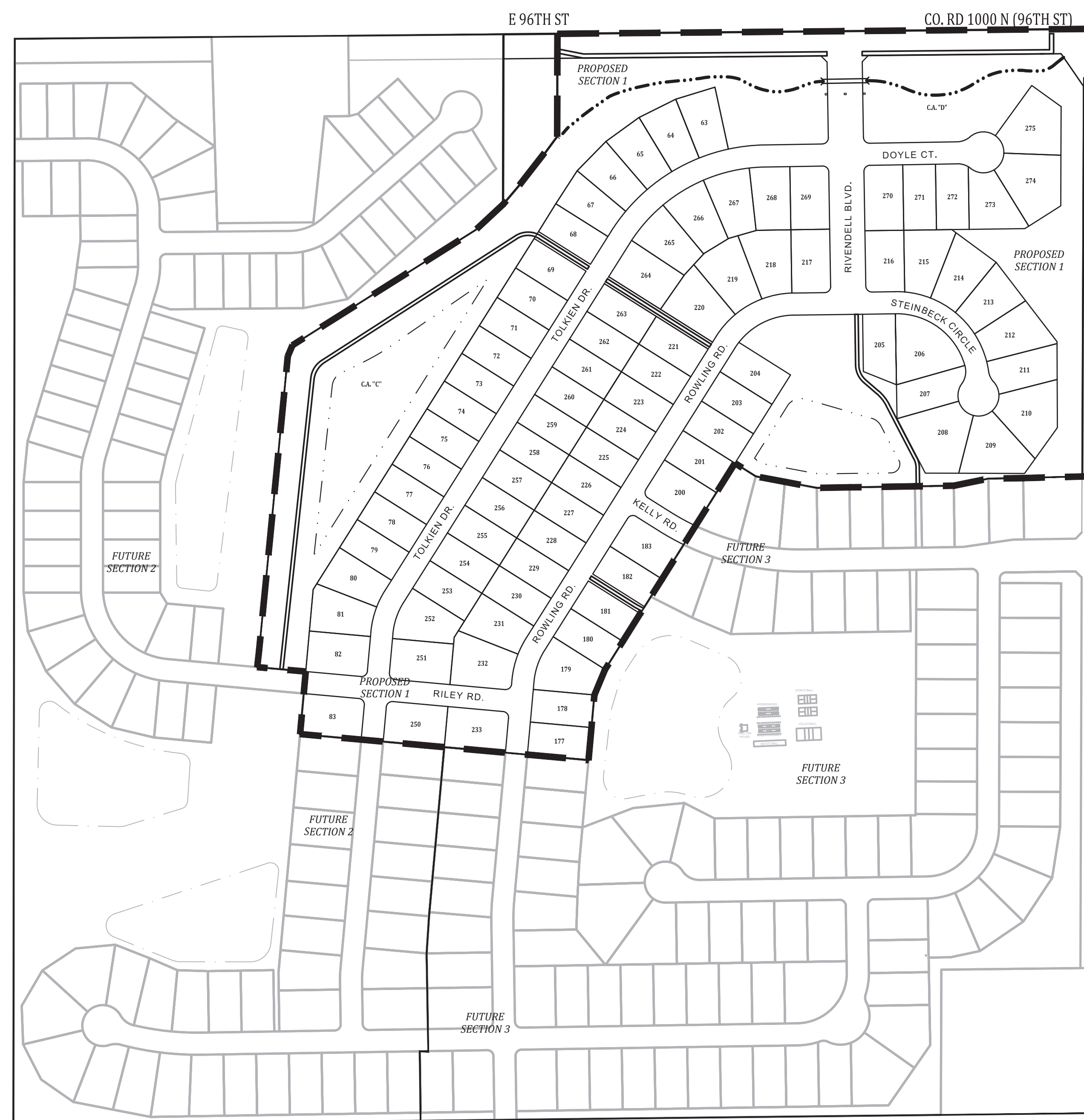
VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

OPERATING AUTHORITIES & AREA UTILITIES

GAS CITIZENS ENERGY GROUP 2150 Dr. Martin Luther King Jr St Indianapolis, IN 46200 317-927-4684 Richard Miller, Jr.	SANITARY, STORM, & WATER MCCORDSVILLE PUBLIC WORKS 5759 W. Broadway McCordsville, IN 46055 317-335-3604 Mark Wilsman	CABLE TELEVISION BRIGHT HOUSE NETWORKS 3030 Roosevelt Ave Indianapolis, IN 46218 317-632-9077 Jason Kirkman
GAS CENTERPOINT ENERGY 16000 Allisonville Road Noblesville, Indiana 46061 317-776-5532 Sandra Casey	TELEPHONE AT&T - DISTRIBUTION 240 N. Meridian St., Room 1791 Indianapolis, IN 46204 317-295-3050 Matt Spindler	WATER CITIZENS ENERGY GROUP - WATER CWA Authority, Inc. 2150 Dr. Martin Luther King, Jr. Street Indianapolis, IN 46202 317-927-4351 Attn.: Brad Hostetler
ELECTRIC INDIANAPOLIS POWER & LIGHT COMPANY 317-261-5203 Rhonda Williams	TELEPHONE NINE STAR CONNECT 2243 E. Main St. Greenfield, IN 46140 317-323-2074 Eric Meyer	SCHOOL DISTRICT MT. VERNON COMM. SCH. CORP. 1806 West State Road 234 Fortville, IN 46040 Dr. Shane Robbins
FIRE DEPARTMENT MCCORDSVILLE FIRE STATION 7580 Form Street McCordsville, IN 46055 317-335-2288 Attn.: Tom Alexander	POLICE MCCORDSVILLE POLICE DEPT. 6280 West CR 800 North McCordsville, IN 46055 317-335-2612	CABLE TELEVISION COMCAST CABLEVISION 5330 East 65th Street Indianapolis, IN 46220 317-774-3384 Matt Stringer



SITE MAP
1"=200'

PROJECT SUMMARY

TOTAL AREA OF SECTION 1:	56.21 ACRES ±
NUMBER OF LOTS:	88
TOTAL AREA OF LOTS:	27.82 ACRES ±
NUMBER OF COMMON AREAS:	4
TOTAL AREA OF COMMON AREAS:	17.17 ACRES ±
TOTAL LENGTH OF STREETS:	5664.82 L.F. OR 1.07 MILES
TOTAL AREA OF DEDICATED RIGHT-OF-WAY:	10.20 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
 WEB: www.BanningEngineering.com

CONTACT: LANCE FERRELL
 EMAIL: LFERRELL@BANNING-ENG.COM



CERTIFIED BY: *W. Chad Ziegler*

SHEET INDEX

SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	OVERALL PLAN
C102	EXISTING TOPOGRAPHY
C107-C109	SIDEWALK STREET LIGHT, AND SIGN PLAN
C110-C113	GRADING AND DRAINAGE PLAN
C114	AMENITY PLAN
C115-C117	OVERFLOW PLAN
C118-C120	SSD PLAN
C200-C203	STREET PLAN & PROFILE
C220-C223	ENTRANCE & INTERSECTION DETAILS
C300-C302	SANITARY SEWER PLAN
C303-C306	SANITARY SEWER PLAN & PROFILES
C310-C315	STORM SEWER PLAN & PROFILES
C320-C322	WATER MAIN PLAN (CITIZENS WATER)
C323-C324	OFF-SITE WATER MAIN PLAN (CITIZENS WATER)
C400-C404	INITIAL EROSION CONTROL PLAN
C410-C413	FINAL EROSION CONTROL PLAN
C420-C421	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
C500	EROSION CONTROL DETAILS
C503-C504	STORM WATER DETAILS
C525	CITIZENS WATER DETAILS
L1	LANDSCAPING PLAN (By Others)
1-3	PLAT
1-10	TOWN OF MCCORDSVILLE STANDARDS

REVISIONS

NUMBER	DESCRIPTION	DATE

SECTION 1 STREET NAME CHART

STREET	NAME	STREET LENGTH
A	RIVENDELL BLVD	665.4'
B	TOLKIEN ROAD	2353.0'
C	ROWLING ROAD	1946.2'
D	RILEY ROAD	177.1'
E	DICKENS LANE	531.0'
F	DOYLE COURT	335.4'
G	STEINBECK CIRCLE	467.0'



Date: 08-19-2022
 Project No: 21270P-S1
 Sheet No:

C100

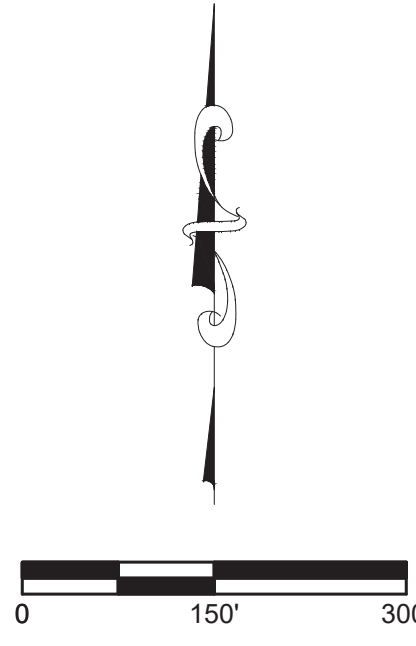
**LAND DESCRIPTION
RIVENDELL, SECTION 1**

Part of the Northeast Quarter of Section 18, Township 17 North, Range 6 East of the Second Principal Meridian in Hancock County, Indiana, being a part of that 155.296-acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011 as Banning Engineering project number 21270 (all references to monuments and course herein are as shown on said plat of survey) described as follows:

BEGINNING at a Harrison Monument marking the Northeast corner of said Northeast Quarter of Section 18; thence South 00 degrees 12 minutes 50 seconds West along the east line of said Northeast Quarter 1093.14 feet to a mag nail with washer stamped "Banning Eng Firm #0060"; thence South 88 degrees 26 minutes 48 seconds West 183.94 feet to a 5/8 inch rebar with cap stamped "Banning Eng Firm #0060" (hereinafter referred to as capped rebar); thence South 89 degrees 06 minutes 14 seconds West 85.00 feet to a capped rebar; thence South 78 degrees 26 minutes 37 seconds West 86.49 feet to a capped rebar; thence South 89 degrees 06 minutes 14 seconds West 335.00 feet to a capped rebar; thence North 79 degrees 17 minutes 42 seconds West 151.59 feet to a capped rebar; thence North 57 degrees 47 minutes 57 seconds West 60.23 feet to a capped rebar; thence South 32 degrees 12 minutes 03 seconds West 595.74 feet to a capped rebar; thence South 22 degrees 42 minutes 45 seconds West 67.57 feet to a capped rebar; thence South 05 degrees 10 minutes 04 seconds West 160.00 feet to a capped rebar; thence North 84 degrees 49 minutes 56 seconds West 708.00 feet to a capped rebar; thence North 05 degrees 10 minutes 04 seconds East 153.50 feet to a capped rebar; thence North 84 degrees 49 minutes 56 seconds West 118.99 feet to the center of Stansbury Ditch, (the following Seven (7) calls are along the centerline thereof); 1) thence North 06 degrees 20 minutes 38 seconds East 43.35 feet; 2) thence North 05 degrees 34 minutes 10 seconds East 720.11 feet; 3) thence North 22 degrees 58 minutes 22 seconds East 29.36 feet; 4) thence North 57 degrees 49 minutes 40 seconds East 528.60 feet; 5) thence North 47 degrees 06 minutes 03 seconds East 91.82 feet; 6) thence North 40 degrees 19 minutes 14 seconds East 117.79 feet; 7) thence North 36 degrees 23 minutes 04 seconds East 94.69 feet; thence North 00 degrees 08 minutes 15 seconds East 251.16 feet to a mag nail with washer stamped "Banning Eng Firm #0060" on the north line of said Northeast Quarter; thence North 89 degrees 28 minutes 25 seconds East 1,326.55 feet to the POINT OF BEGINNING, containing 55.191 acres, more or less.

STREET NAME CHART

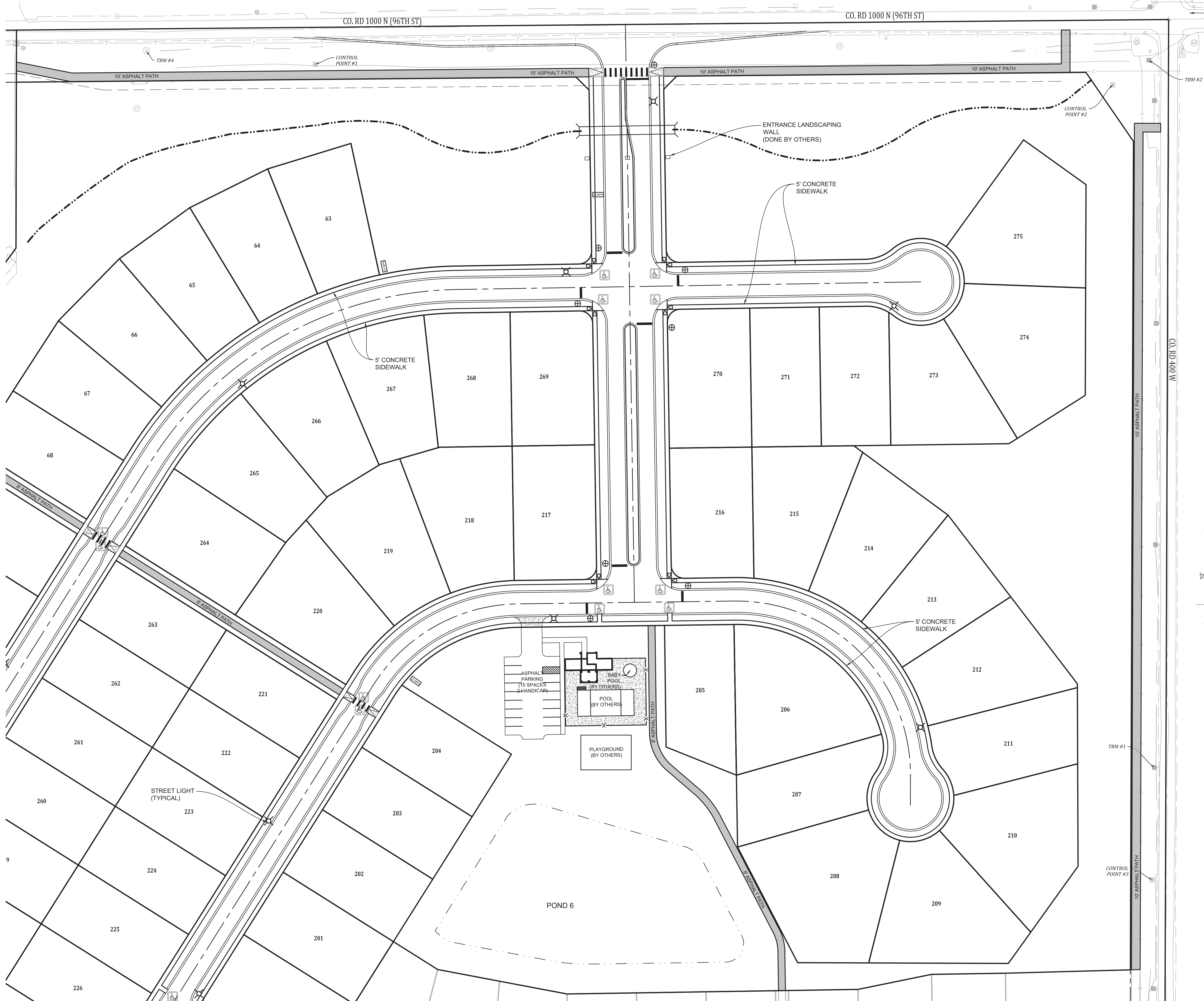
STREET	NAME
A	RIVENDELL BLVD
B	TOLKIEN ROAD
C	ROWLING ROAD
D	KELLY ROAD
E	RILEY ROAD
F	DOYLE COURT
G	STEINBECK CIRCLE



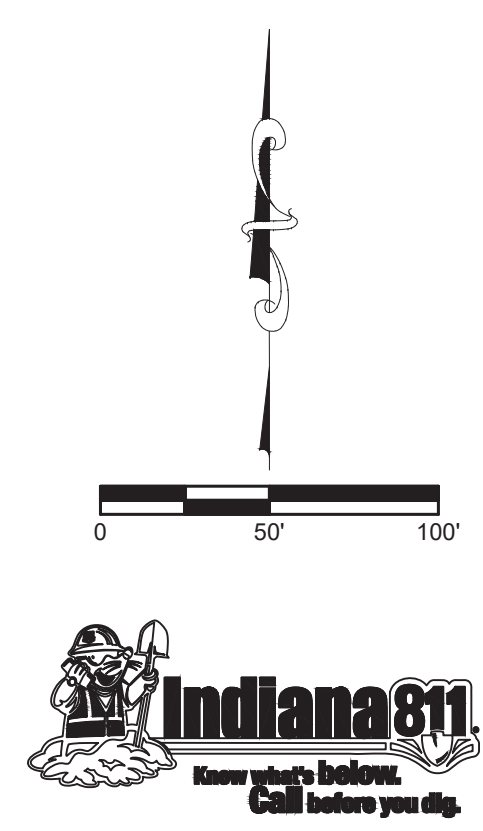
<p>OVERALL PLAN RIVENDELL - SECTION 1 TOWN OF MCCORDSVILLE VERNON TWP., HANCOCK CO., INDIANA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">Revisions</td> <td style="font-size: 8px;">Date</td> </tr> <tr> <td style="font-size: 8px;">Sym.</td> <td style="font-size: 8px;">Date</td> </tr> <tr> <td style="font-size: 8px;">Designed: LFWB</td> <td style="font-size: 8px;">Checked: LFWB</td> </tr> <tr> <td style="font-size: 8px;">Drawn: PGS/ELC</td> <td style="font-size: 8px;">Scale: 1" = 150'</td> </tr> <tr> <td style="font-size: 8px;">Date: 08-19-2022</td> <td></td> </tr> </table>	Revisions	Date	Sym.	Date	Designed: LFWB	Checked: LFWB	Drawn: PGS/ELC	Scale: 1" = 150'	Date: 08-19-2022	
Revisions	Date										
Sym.	Date										
Designed: LFWB	Checked: LFWB										
Drawn: PGS/ELC	Scale: 1" = 150'										
Date: 08-19-2022											
<p>BANNING ENGINEERING 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46166 BUS: (317) 707-3700 FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com</p>											
<p>Project No: 21270-S1 Sheet No:</p>											
C101											

E:\Complitt P.\2021\21270\Engineering\Cadd\Sheet Files\21270-S1_SDK.dwg Aug 19, 2022 - 1:00pm

SEE SHEET C108 FOR CONTINUATION

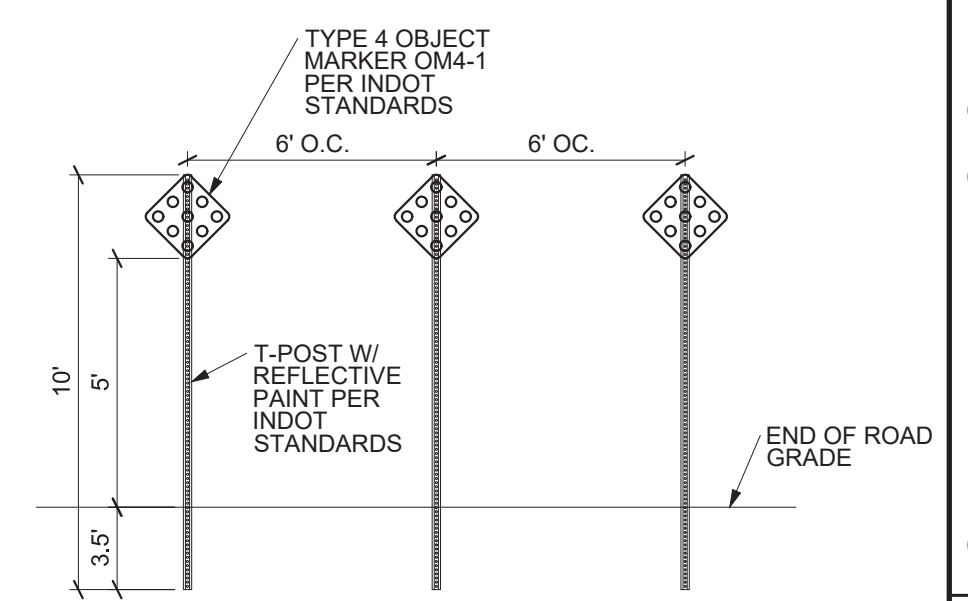


NOTE: FUTURE ROUNDABOUT BY THE TOWN OF FISHERS.



LEGEND

- (3) SPEED LIMIT SIGN (25 MPH)
- (16) STOP AND STREET NAME SIGN
- (24) CURB RAMP LOCATION (SEE SHEET 5 OF 10 OF THE MCCORDSVILLE TOWN STANDARDS TACTILE STRIPS SHALL BE BLACK.)
- (15) STREET LIGHT (PER TOWN OF MCCORDSVILLE)
- (4) END OF STREET BARRICADE (SEE DETAIL THIS SHEET)



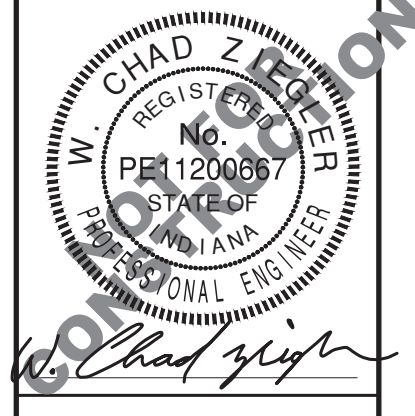
STREET NAME CHART

STREET	NAME
A	RIVENDELL BLVD
B	TOLKIEN ROAD
C	ROWLING ROAD
D	KELLY ROAD
E	RILEY ROAD

NOTES:

1. SEE TOWN OF MCCORDSVILLE STANDARDS FOR STANDARD INTERNAL SIDEWALK SPECIFICATIONS.
2. REGULATORY / WARNING SIGNS AND PAVEMENT SHALL BE PER TOWN OF MCCORDSVILLE AND MUTCD.
3. ANY TREE REMOVAL SHALL BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
4. LANDSCAPING PLAN BY OTHERS
5. INSTALL EXTERIOR LIGHTING PER SECTION 6.12 FROM THE TOWN OF MCCORDSVILLE ZONING ORDINANCE.
6. SEE STREET LIGHT ON C109 FOR DETAILS.

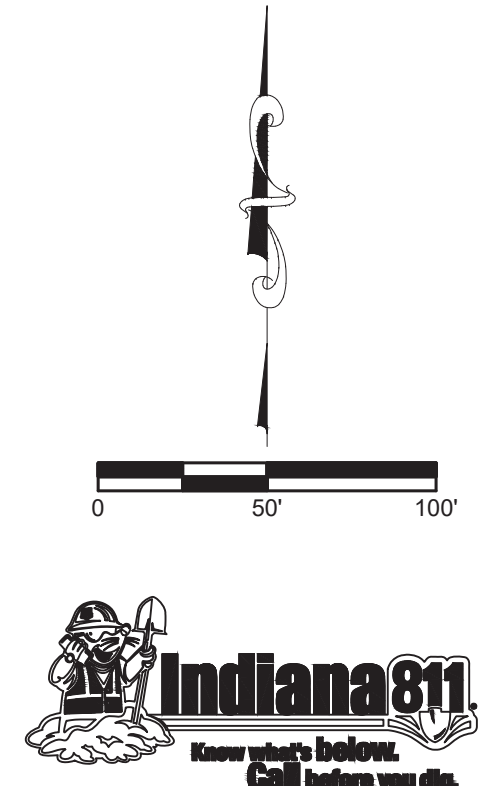
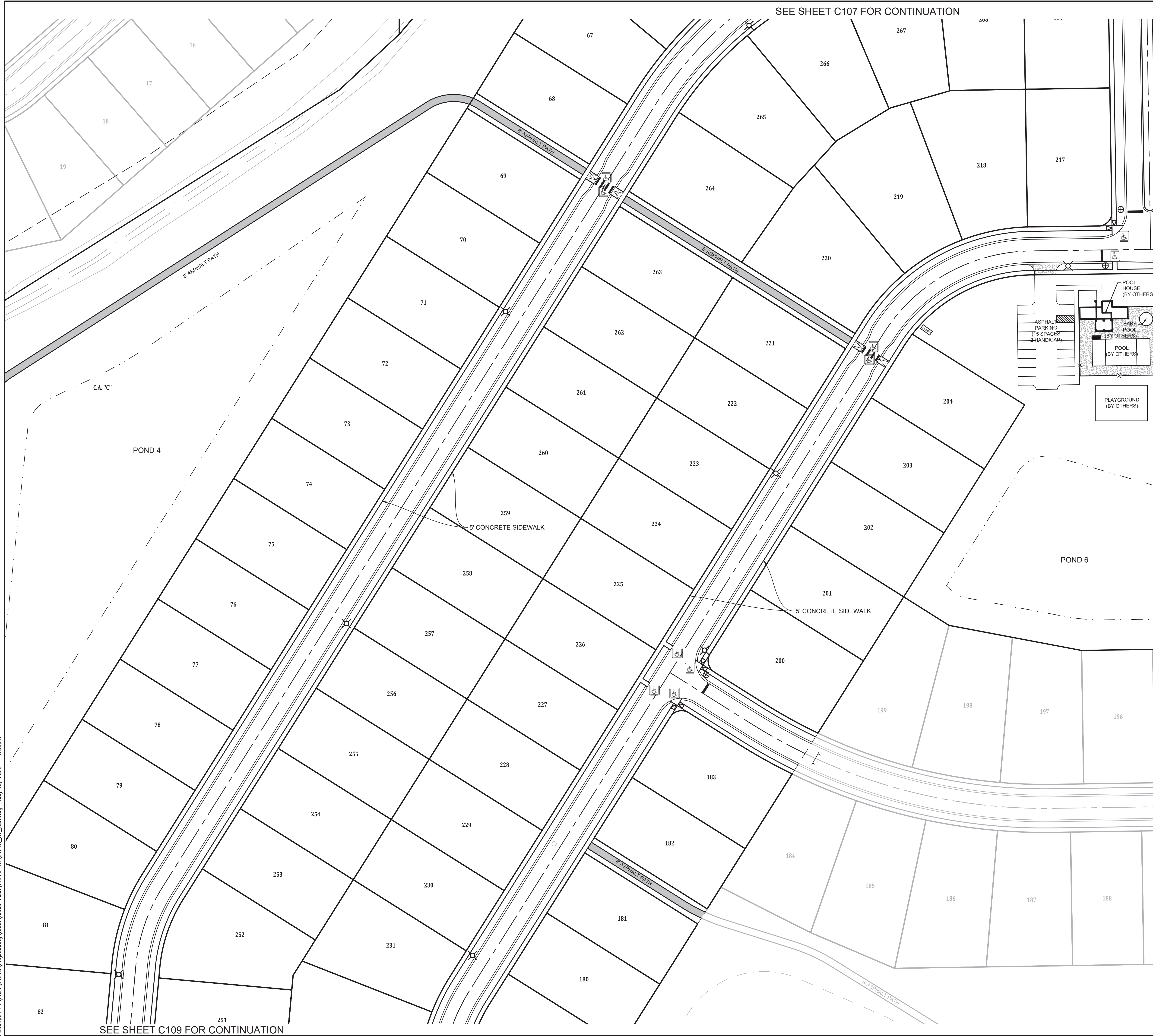
SIDEWALK, SIGNAGE, AND LIGHT PLAN
 RIVENDELL - SECTION 1
 TOWN OF MCCORDSVILLE
 VERNON TWP., HANCOCK CO., INDIANA



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

Project No: 21270-S1
 Sheet No:

SEE SHEET C107 FOR CONTINUATION

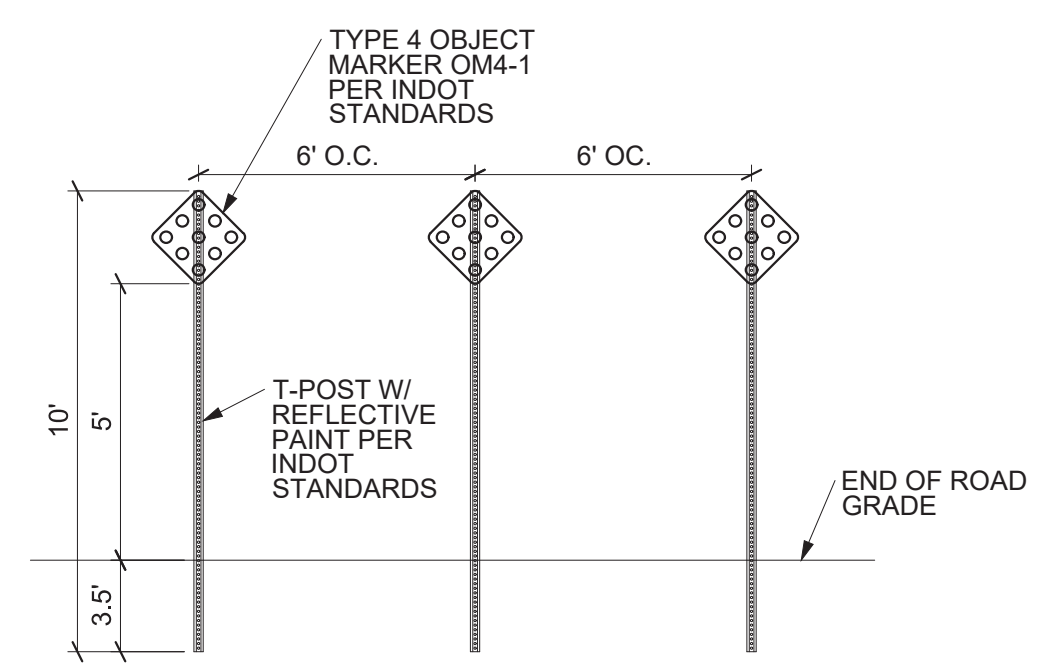


LEGEND

- (3) SPEED LIMIT SIGN (25 MPH)
- (16) STOP AND STREET NAME SIGN
- (24) CURB RAMP LOCATION (SEE SHEET 5 OF 10 OF THE MCCORDSVILLE TOWN STANDARDS TACTILE STRIPS SHALL BE BLACK.)
- (15) STREET LIGHT (PER TOWN OF MCCORDSVILLE)
- (4) END OF STREET BARRICADE (SEE DETAIL THIS SHEET)

NOTES:

1. SEE TOWN OF MCCORDSVILLE STANDARDS FOR STANDARD INTERNAL SIDEWALK SPECIFICATIONS.
2. REGULATORY / WARNING SIGNS AND PAVEMENT SHALL BE PER TOWN OF MCCORDSVILLE AND MUTCD.
3. ANY TREE REMOVAL SHALL BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
4. LANDSCAPING PLAN BY OTHERS
5. INSTALL EXTERIOR LIGHTING PER SECTION 6.12 FROM THE TOWN OF MCCORDSVILLE ZONING ORDINANCE.
6. SEE STREET LIGHT ON C109 FOR DETAILS.



STREET NAME CHART

STREET	NAME
A	RIVENDELL BLVD
B	TOLKIEN ROAD
C	ROWLING ROAD
D	KELLY ROAD
E	RILEY ROAD
F	DOYLE COURT
G	STEINBECK CIRCLE

E:\Chempitt P:\2021\21270\Engineering\Cadd\Sheet Files\21270-S1\21270-S1_SDK.dwg Aug 19, 2022 - 1:00pm

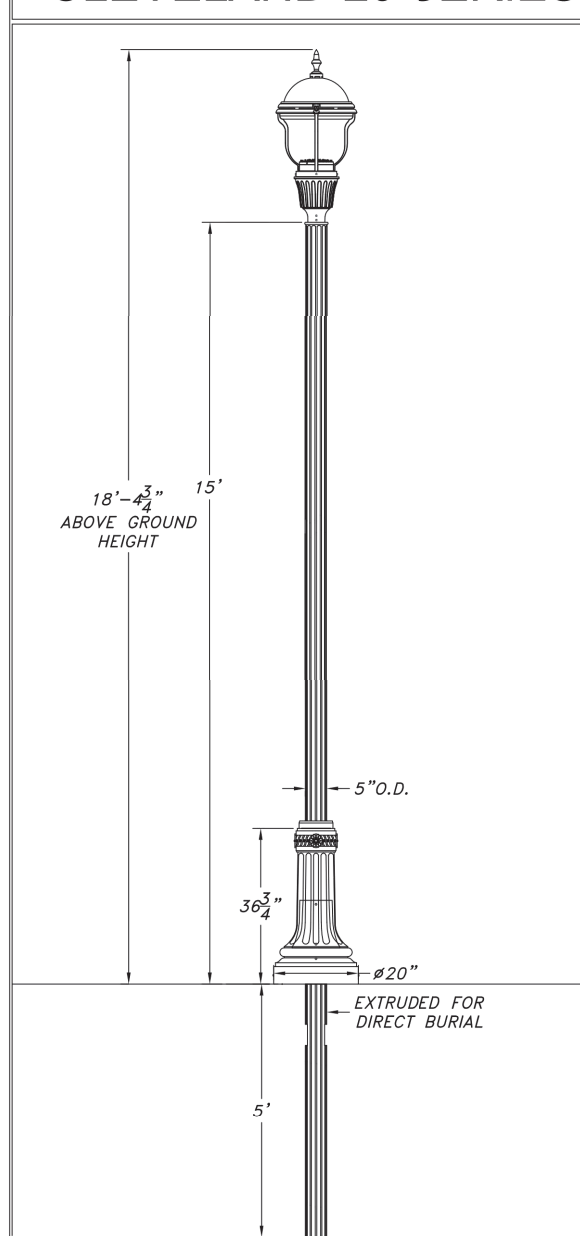
SEE SHEET C109 FOR CONTINUATION

Project No: 21270-S1
 Sheet No: C108
 Design: LF/WB
 Drawn: PGS/ELC
 Checked: LGF/WAB
 Scale: 1" = 50'
 Date: 08-19-2022
 Revisions:

SIDEWALK, SIGNAGE, AND LIGHT PLAN
RIVENDELL - SECTION 1
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

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

CLEVELAND-20 SERIES



CSI POLE SPECIFICATION

I. BASE
Base shall be cast aluminum. Aluminum shall be certified as pure 356 copper free of any corrosion, foreign materials or chemical films. Base casting shall be of uniform wall thickness with no warping or mold filling. Minimum wall thickness shall be .020\"/>

II. POLE
Pole shall be cast aluminum. Aluminum shall be certified as pure 356 copper free of any corrosion, foreign materials or chemical films. Pole casting shall be of uniform wall thickness with no warping or mold filling. Minimum wall thickness shall be .020\"/>

III. ANCHORAGE DETAIL
Standards 12 inch high or less shall use 1/2\"/>

IV. HOUSING
The pole shall be cast aluminum. Aluminum shall be certified as pure 356 copper free of any corrosion, foreign materials or chemical films. Housing shall be cast aluminum with no warping or mold filling. Minimum wall thickness shall be 3/16\"/>

V. ELECTRICAL
All electrical components and materials shall be UL-recognized and wired by a certified electrician. All listed electrical and high power factor rated for 300V/200A starting. Medium and high base sockets are 4 KV rated. The electrical assembly is protected with quick disconnect for servicing. Future shall be UL certified for wet locations.

FINISHES
Thin Layer Powder Coating Warranty
Miland Company factory-applied powder coating is warranted against peeling, excessive fading and cracking under normal climatic exposure for a period of five years from date of shipment. Damage to finish coating caused by abuse or mishandling during installation is not covered by warranty. This warranty is limited to the repair or replacement of the material treated and does not include transportation, off-site application or removal of equipment or transportation costs.

VI. STANDARD FINISH
Soda-bone cleaned by rotary sanding, blasting and phosphate conversion coating.

VII. THERMOSET POWDER PAINT FINISH
Pre-treatment shall consist of degreasing phosphate-etching with 140° and de-rusting water, rinsing and oven cure.

FINISH COAT
Thermoset TBC super polyester powder coat finish electrostatically applied, oven cured and baked at approximately 400° F to a minimum film thickness of 1.8 mils. All listed products shall pass a minimum 3000-hour salt-crystal test for corrosion resistance. The finished product shall be protected by a clear protective clear coat. The finished product shall be protected by a clear protective clear coat. The finished product shall be protected by a clear protective clear coat.

LIQUID FINISH
Optional liquid finish in first prime coated then finished with a two part liquid epoxy coat.

WARRANTY
Miland Company warrants to repair or replace, at our option, any equipment that fails due to defects in material or workmanship within one year from date of shipment. This warranty does not include failure as a result of improper installation, modification or misoperation. This guarantee is limited to repair or replacement only and does not include reimbursement for expenses of labor, removal of equipment, transportation or any other charges that may be incurred by the customer. Material shall be returned to Miland Company in (1) Piece, Texas before any material is returned.

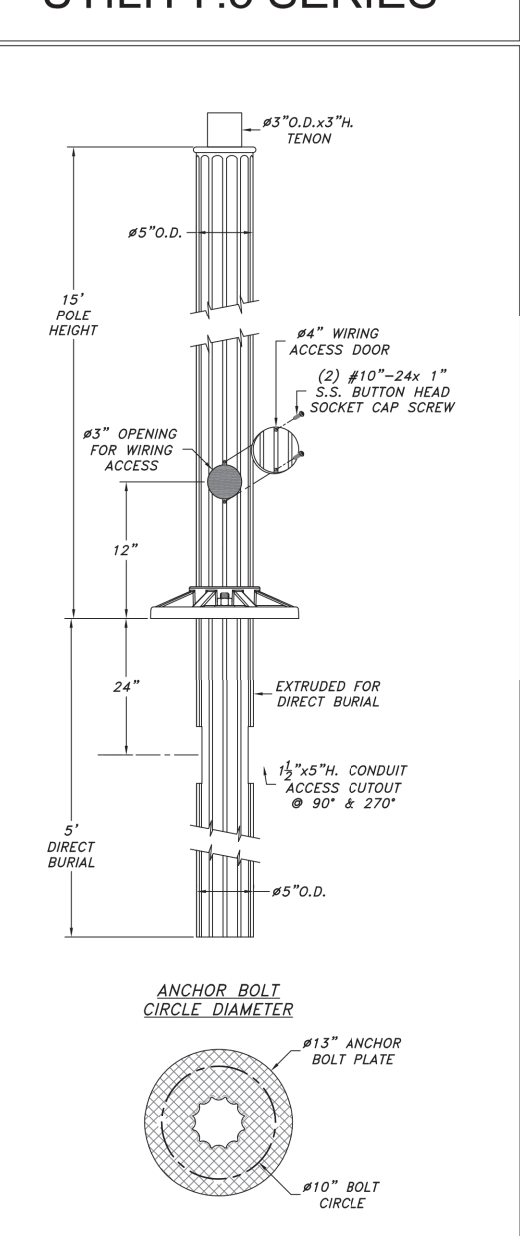
SCALE: 3/4\"/>

CL-20-CS-F5-15-DB-5-MOD-CR-LED

Revision # 001 Date: 10/28/20
Revision History: 002

Miland Company
1000 S. Main St., P.O. Box 1000, Vernon, TX 75684 • Fax: 800-776-3800 • 409-566-1000 • www.miland.com

UTILITY:5 SERIES



ORDERING GUIDE

Catalog Code Description: UT5-13-5-11-top-globe

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

Post Selection:
Specify pole height from bottom of base.

Catalog Code Shaft Type Height
UT5-13-55 5" dia. smooth 8'-16"
UT5-13-F5 5" dia. fluted 8'-16"
UT5-13-TF5 3"-5" tapered-fluted 8'-16"

Check Appropriate Boxes for Material
 Cast Aluminum

Shaft Options
 1/8" Extrusion 1/4" Extrusion
 5" Dia. Smooth 5" Dia. Fluted 3"-5" Dia./N.T.S.

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
 Black Hand Brushed Green
 Bronze Hand Brushed Gray
 Green Custom

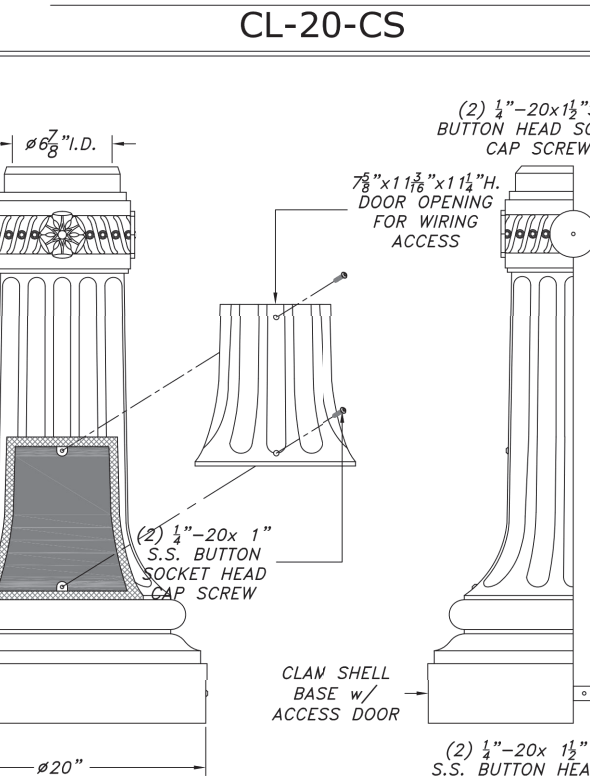
Ordering Instructions
To order, simply follow the format for the Catalog Code. Once the base has been selected, use the base initials to begin your catalog code. The next entry on the code is the diameter of the base. Next, you will choose the type of pole that the product will have whether it is smooth, fluted, tapered fluted etc. The height of the pole is 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-Serial-Diameter-Pole Shaft-Height-Top-Globe.

SCALE: 1"=1'-0"

Utility:5 Series-13" Bolt Plate-Fluted 5"-15" Height
UT5-13-F5-15-DB-5

Miland Company
1000 S. Main St., P.O. Box 1000, Vernon, TX 75684 • Fax: 800-776-3800 • 409-566-1000 • www.miland.com

CLEVELAND-20 SERIES
CL-20-CS



BASE SPECIFICATION

BASE
Base shall be cast aluminum. Aluminum shall be certified as pure 356 copper free of any corrosion, foreign materials or chemical films. Base casting shall be of uniform wall thickness with no warping or mold filling. Minimum wall thickness shall be .020\"/>

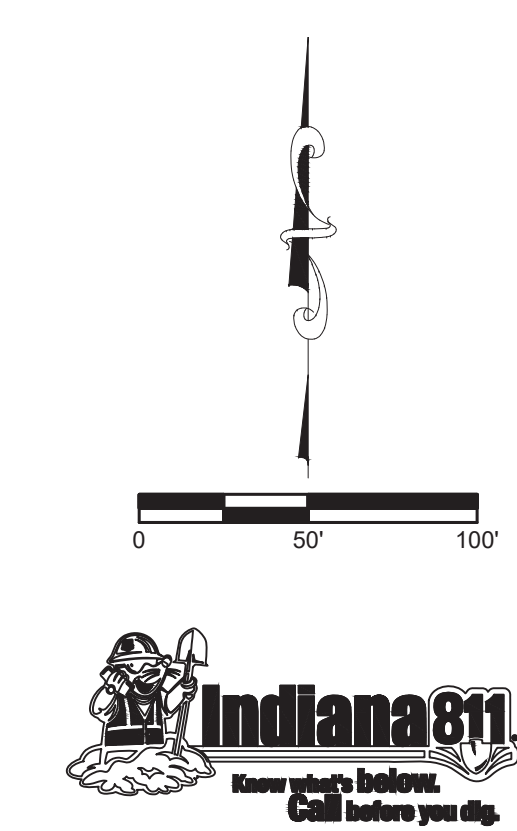
FINISH
Finish shall consist of degreasing, phosphate acid etching, with 140° de-rusting water, rinsing and oven cure. The finished product shall be protected by a clear protective clear coat. The finished product shall be protected by a clear protective clear coat. The finished product shall be protected by a clear protective clear coat.

WARRANTY
Miland Company warrants to repair or replace, at our option, any equipment that fails due to defects in material or workmanship within one year from date of shipment. This warranty does not include failure as a result of improper installation, modification or misoperation. This guarantee is limited to repair or replacement only and does not include reimbursement for expenses of labor, removal of equipment, transportation or any other charges that may be incurred by the customer. Material shall be returned to Miland Company in (1) Piece, Texas before any material is returned.

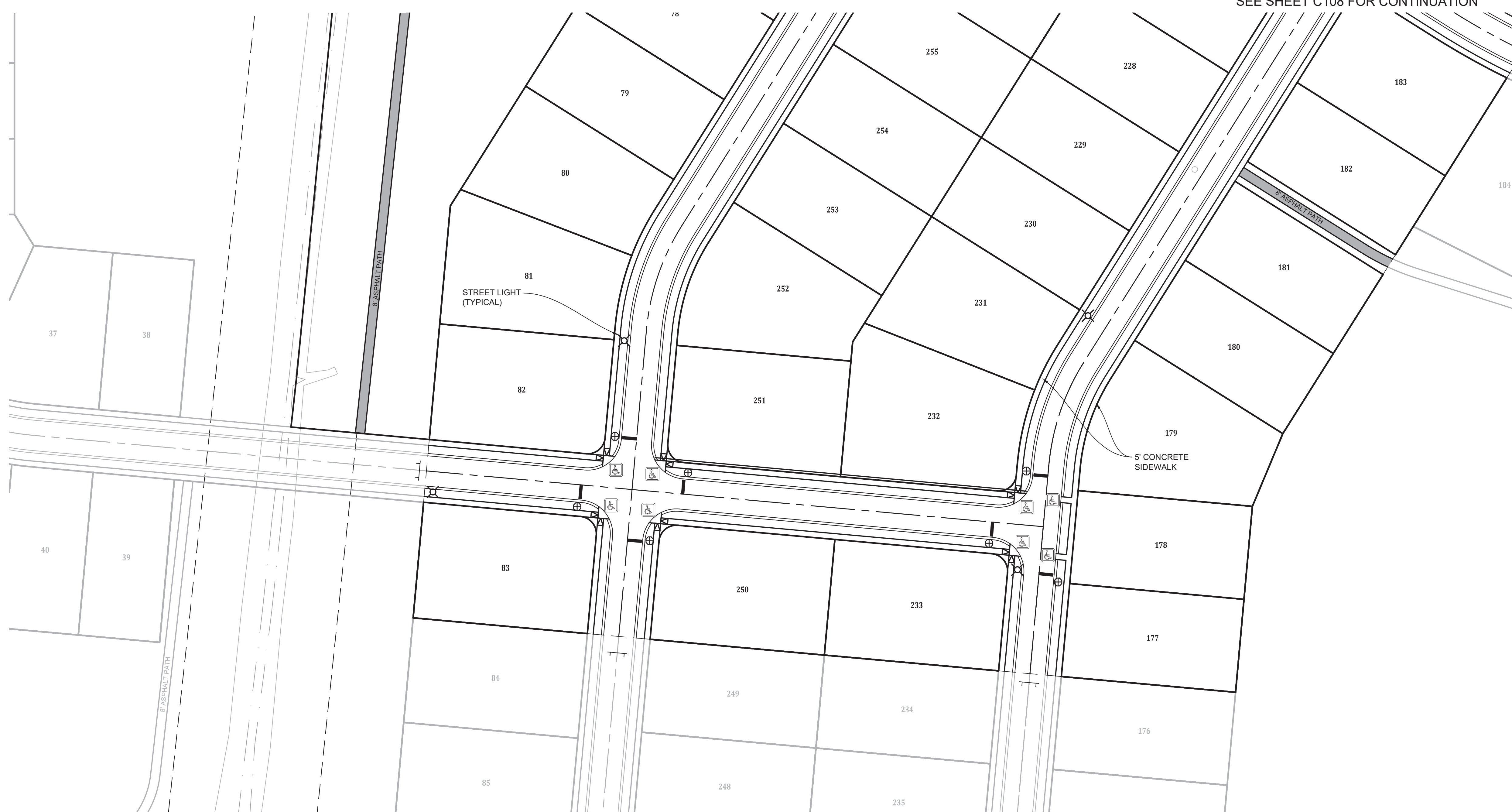
SCALE: 1"=1'-0"

CL-20-CS-Blk

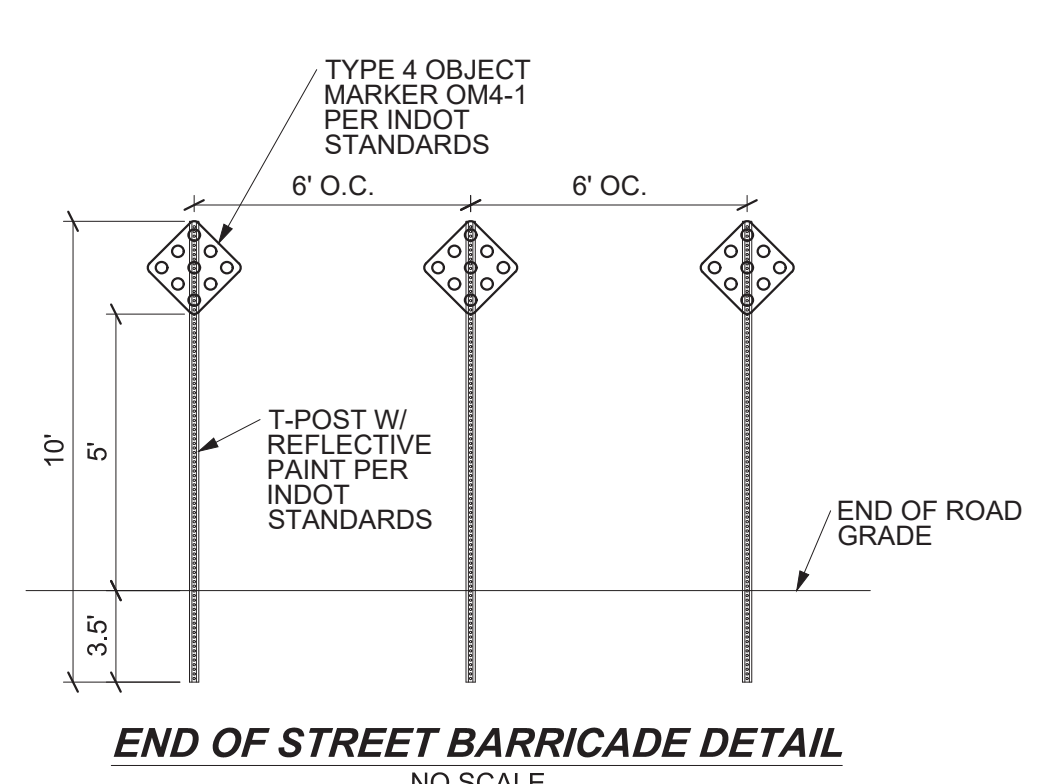
Miland Company
1000 S. Main St., P.O. Box 1000, Vernon, TX 75684 • Fax: 800-776-3800 • 409-566-1000 • www.miland.com



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



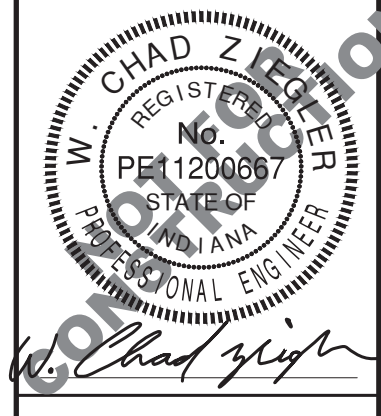
- NOTES:**
- SEE TOWN OF MCCORDSVILLE STANDARDS FOR STANDARD INTERNAL SIDEWALK SPECIFICATIONS.
 - REGULATORY / WARNING SIGNS AND PAVEMENT SHALL BE PER TOWN OF MCCORDSVILLE AND MUTCD.
 - ANY TREE REMOVAL SHALL BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
 - LANDSCAPING PLAN BY OTHERS
 - INSTALL EXTERIOR LIGHTING PER SECTION 6.12 FROM THE TOWN OF MCCORDSVILLE ZONING ORDINANCE.
 - SEE STREET LIGHT ON C109 FOR DETAILS.



STREET NAME CHART

STREET	NAME
A	RIVENDALL BLVD
B	TOLKIEN ROAD
C	ROWLING ROAD
D	KELLY ROAD
E	RILEY ROAD
F	DOYLE COURT
G	STEINBECK CIRCLE

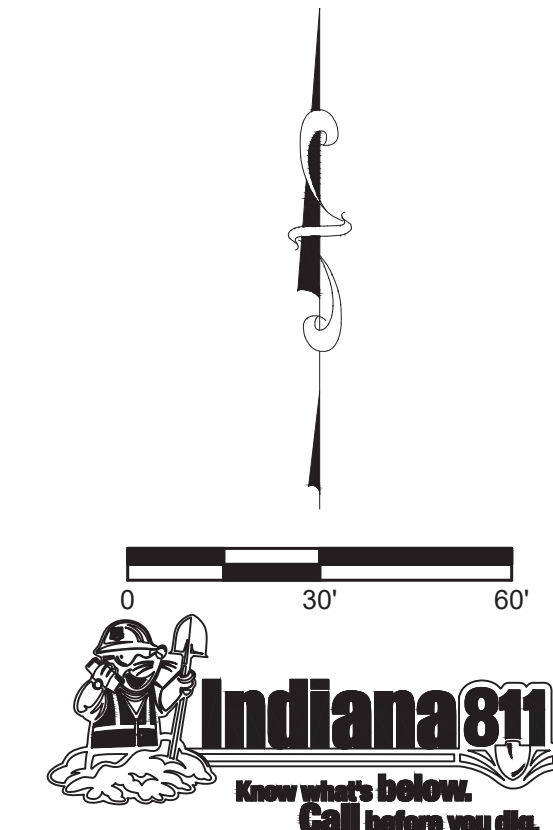
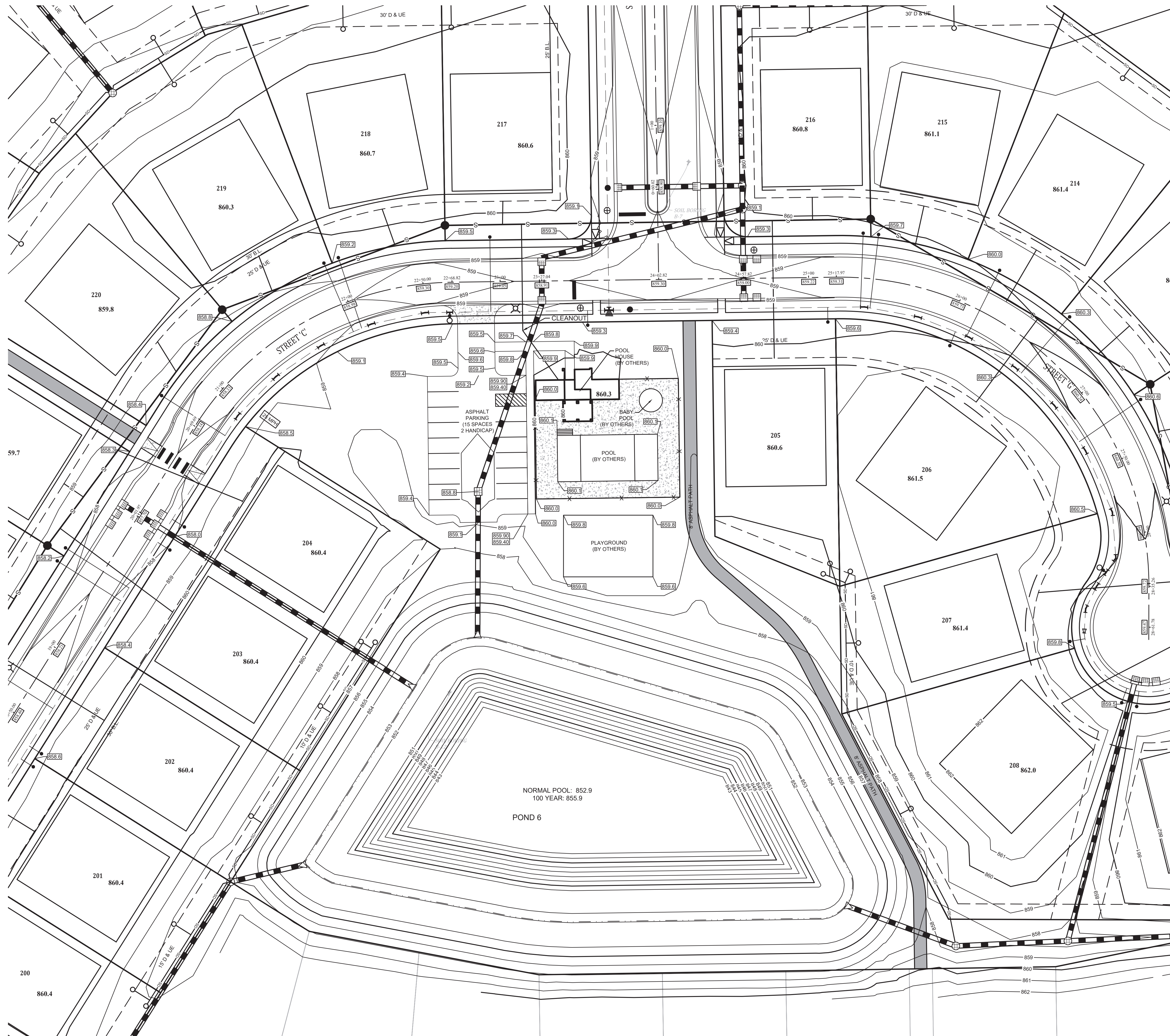
SIDEWALK, SIGNAGE, AND LIGHT PLAN
 RIVENDALL - SECTION 1
 TOWN OF MCCORDSVILLE
 VERNON TWP., HANCOCK CO., INDIANA



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

E:\Comp\11\21270\Engineering\Cadd\Sheet Files\21270-S1\21270_S1_SBK.dwg Aug 18, 2022 1:00pm

E:\Client\21270\Engineering\Cadd\Sheet\21270_S1_AMEN.dwg Aug 19, 2022 - 1:03pm



SEE SHEET C113 FOR PROPOSED POND SECTIONS AND GENERAL NOTES

SEE THE SSD PLANS FOR NOTES REGARDING SUBSURFACE DRAINS.

SEE SHEET C115 FOR NOTE REGARDING LOWEST ADJACENT GRADES.

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

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
	EMERGENCY FLOOD ROUTE

STREET NAME CHART

STREET	NAME
A	RIVENDELL BLVD
B	TOLKIEN ROAD
C	ROWLING ROAD
D	KELLY ROAD
E	RILEY ROAD
F	DOYLE COURT
G	STEINBECK CIRCLE

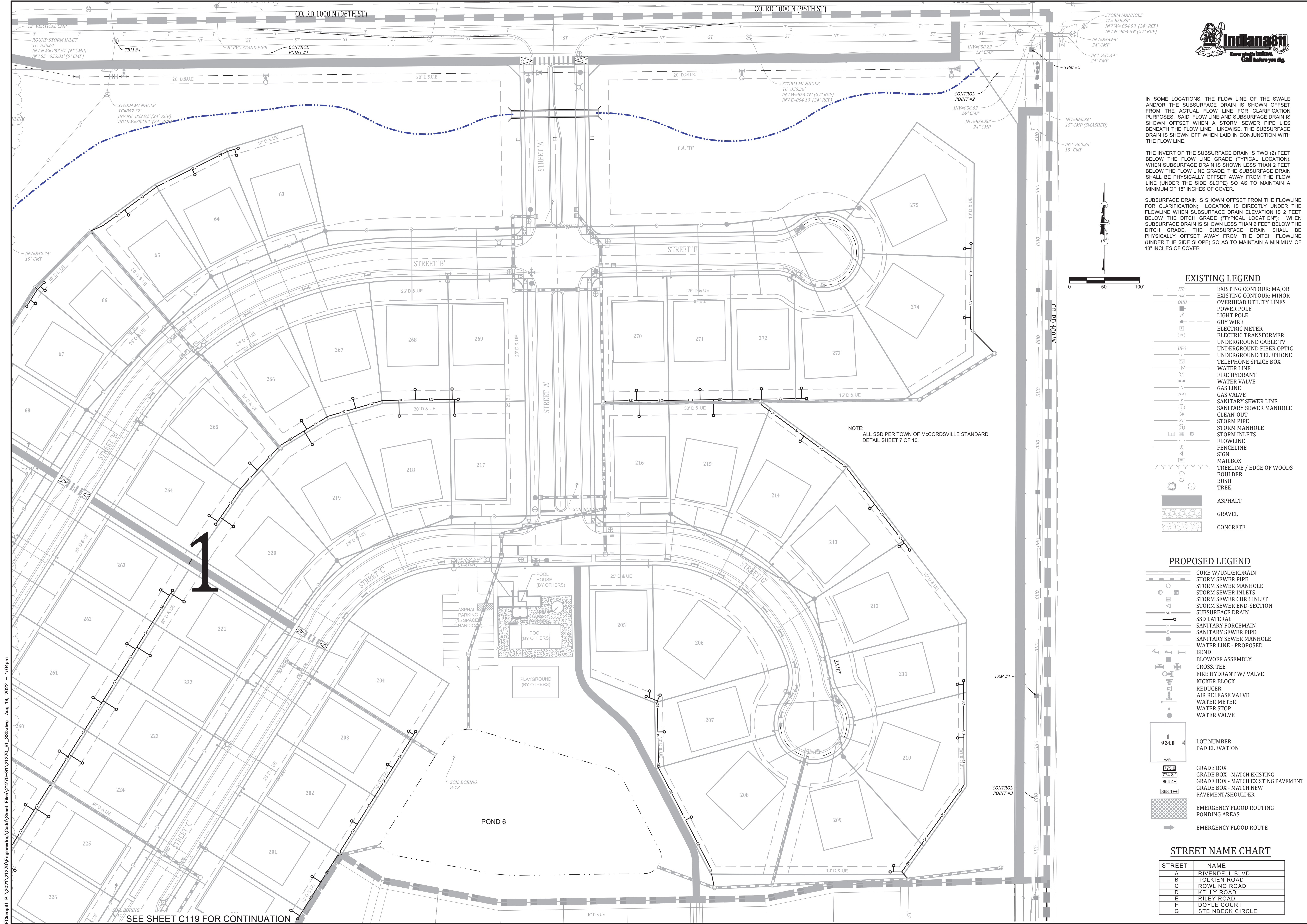
Date	
Revisions	
Sym.	
Designed: LF/WB	
Drawn: PGS/ELC	
Checked: LGFWAB	
Scale: 1" = 50'	
Date: 08-19-2022	

AMENITY PLAN
RIVENDELL - SECTION 1
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA



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

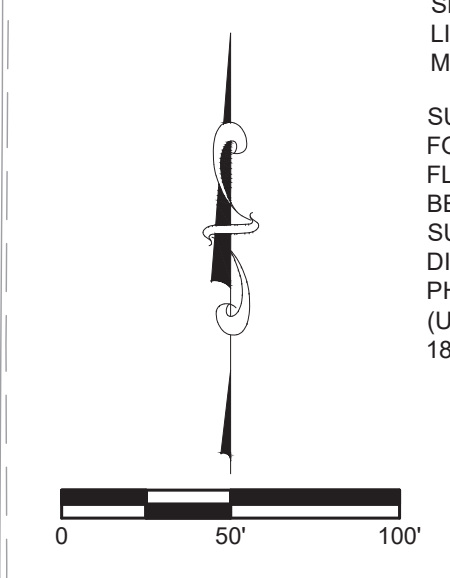
Project No: 21270-S1
Sheet No:



IN SOME LOCATIONS, THE FLOW LINE OF THE SWALE AND/OR THE SUBSURFACE DRAIN IS SHOWN OFFSET FROM THE ACTUAL FLOW LINE FOR CLARIFICATION PURPOSES. SAID FLOW LINE AND SUBSURFACE DRAIN IS SHOWN OFFSET WHEN A STORM SEWER PIPE LIES BENEATH THE FLOW LINE. LIKEWISE, THE SUBSURFACE DRAIN IS SHOWN OFF WHEN LAID IN CONJUNCTION WITH THE FLOW LINE.

THE INVERT OF THE SUBSURFACE DRAIN IS TWO (2) FEET BELOW THE FLOW LINE GRADE (TYPICAL LOCATION). WHEN SUBSURFACE DRAIN IS SHOWN LESS THAN 2 FEET BELOW THE FLOW LINE GRADE, THE SUBSURFACE DRAIN SHALL BE PHYSICALLY OFFSET AWAY FROM THE FLOW LINE (UNDER THE SIDE SLOPE) SO AS TO MAINTAIN A MINIMUM OF 18" INCHES OF COVER.

SUBSURFACE DRAIN IS SHOWN OFFSET FROM THE FLOWLINE FOR CLARIFICATION: LOCATION IS DIRECTLY UNDER THE FLOWLINE WHEN SUBSURFACE DRAIN ELEVATION IS 2 FEET BELOW THE DITCH GRADE (TYPICAL LOCATION); WHEN SUBSURFACE DRAIN IS SHOWN LESS THAN 2 FEET BELOW THE DITCH GRADE, THE SUBSURFACE DRAIN SHALL BE PHYSICALLY OFFSET AWAY FROM THE DITCH FLOWLINE (UNDER THE SIDE SLOPE) SO AS TO MAINTAIN A MINIMUM OF 18" INCHES OF COVER



- ### EXISTING LEGEND
- 770 EXISTING CONTOUR: MAJOR
 - 780 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 PAVEMENT
 - GRADE BOX - MATCH NEW PAVEMENT/SHOULDER
 - EMERGENCY FLOOD ROUTING PONDING AREAS
 - EMERGENCY FLOOD ROUTE

STREET NAME CHART

STREET	NAME
A	RIVENDELL BLVD
B	TOLKIEN ROAD
C	ROWLING ROAD
D	KELLY ROAD
E	RILEY ROAD
F	DOYLE COURT
G	STEINBECK CIRCLE

NOTE: ALL SSD PER TOWN OF MCCORDSVILLE STANDARD DETAIL SHEET 7 OF 10.

SEE SHEET C119 FOR CONTINUATION

C:\p1\21270\Engineering\Cadd\Sheet Files\21270-S1\21270_S1_SSD.dwg Aug 19, 2022 - 1:04pm

SDD PLAN
RIVENDELL - SECTION 1
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

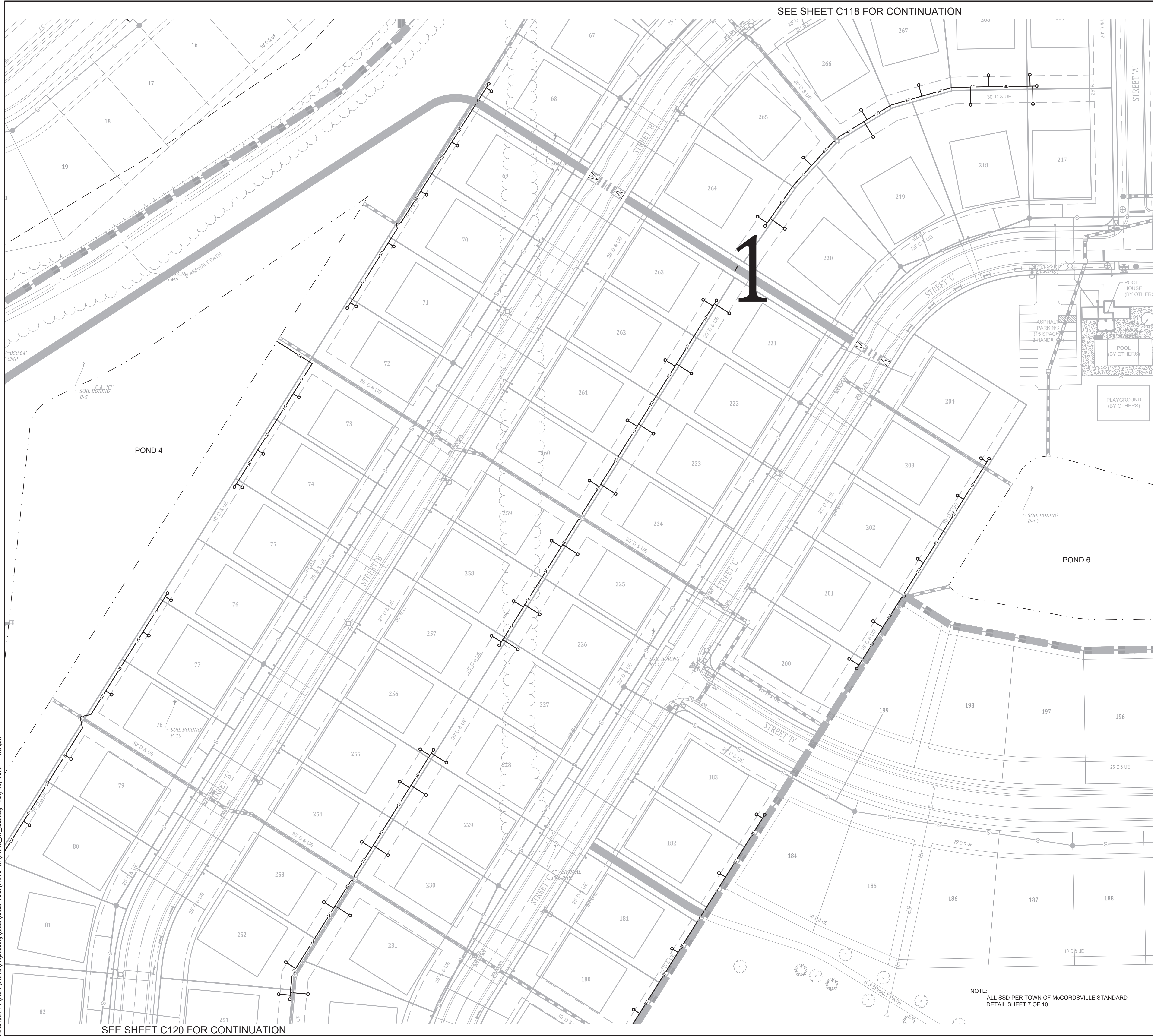
Project No: 21270-S1
Sheet No: C118

DESIGNED: LF/WB
DRAWN: PG/ELC
CHECKED: LGM/WAB
SCALE:
DATE: 08-19-2022



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

SEE SHEET C118 FOR CONTINUATION



SEE SHEET C120 FOR CONTINUATION

IN SOME LOCATIONS, THE FLOW LINE OF THE SWALE AND/OR THE SUBSURFACE DRAIN IS SHOWN OFFSET FROM THE ACTUAL FLOW LINE FOR CLARIFICATION PURPOSES. SAID FLOW LINE AND SUBSURFACE DRAIN IS SHOWN OFFSET WHEN A STORM SEWER PIPE LIES BENEATH THE FLOW LINE. LIKEWISE, THE SUBSURFACE DRAIN IS SHOWN OFF WHEN LAID IN CONJUNCTION WITH THE FLOW LINE.

THE INVERT OF THE SUBSURFACE DRAIN IS TWO (2) FEET BELOW THE FLOW LINE GRADE (TYPICAL LOCATION). WHEN SUBSURFACE DRAIN IS SHOWN LESS THAN 2 FEET BELOW THE FLOW LINE GRADE, THE SUBSURFACE DRAIN SHALL BE PHYSICALLY OFFSET AWAY FROM THE FLOW LINE (UNDER THE SIDE SLOPE) SO AS TO MAINTAIN A MINIMUM OF 18" INCHES OF COVER.



SUBSURFACE DRAIN IS SHOWN OFFSET FROM THE FLOWLINE FOR CLARIFICATION. LOCATION IS DIRECTLY UNDER THE FLOWLINE WHEN SUBSURFACE DRAIN ELEVATION IS 2 FEET BELOW THE DITCH GRADE ("TYPICAL LOCATION"). WHEN SUBSURFACE DRAIN IS SHOWN LESS THAN 2 FEET BELOW THE DITCH GRADE, THE SUBSURFACE DRAIN SHALL BE PHYSICALLY OFFSET AWAY FROM THE DITCH FLOWLINE (UNDER THE SIDE SLOPE) SO AS TO MAINTAIN A MINIMUM OF 18" INCHES OF COVER

- EXISTING LEGEND**
- 770 --- EXISTING CONTOUR: MAJOR
 - 780 --- EXISTING CONTOUR: MINOR
 - OHU --- OVERHEAD UTILITY LINES
 - PP --- POWER POLE
 - LP --- LIGHT POLE
 - GW --- GUY WIRE
 - EM --- ELECTRIC METER
 - ET --- ELECTRIC TRANSFORMER
 - UC --- UNDERGROUND CABLE TV
 - UF --- UNDERGROUND FIBER OPTIC
 - UT --- UNDERGROUND TELEPHONE
 - WS --- WATER LINE
 - WH --- FIRE HYDRANT
 - WV --- WATER VALVE
 - GL --- GAS LINE
 - GV --- GAS VALVE
 - SSL --- SANITARY SEWER LINE
 - SSM --- SANITARY SEWER MANHOLE
 - CO --- CLEAN-OUT
 - SP --- STORM PIPE
 - SM --- STORM MANHOLE
 - SI --- STORM INLETS
 - FL --- FLOWLINE
 - FC --- FENCELINE
 - SG --- SIGN
 - MB --- MAIL BOX
 - TE --- TREE LINE / EDGE OF WOODS
 - BO --- BOULDER
 - B --- BUSH
 - T --- TREE
 - AS --- ASPHALT
 - GR --- GRAVEL
 - CO --- CONCRETE

- PROPOSED LEGEND**
- CU --- CURB W/UNDERDRAIN
 - SS --- STORM SEWER PIPE
 - SM --- STORM SEWER MANHOLE
 - SI --- STORM SEWER INLETS
 - SC --- STORM SEWER CURB INLET
 - SE --- STORM SEWER END-SECTION
 - SD --- SUBSURFACE DRAIN
 - SL --- SSD LATERAL
 - SF --- SANITARY FORCEMAIN
 - SSP --- SANITARY SEWER PIPE
 - SSM --- SANITARY SEWER MANHOLE
 - WL --- WATER LINE - PROPOSED
 - B --- BEND
 - BA --- BLOWOFF ASSEMBLY
 - CT --- CROSS, TEE
 - WH --- FIRE HYDRANT W/ VALVE
 - KB --- KICKER BLOCK
 - R --- REDUCER
 - AR --- AIR RELEASE VALVE
 - WM --- WATER METER
 - WS --- WATER STOP
 - WV --- WATER VALVE
 - 1 --- LOT NUMBER
 - 924.0 --- PAD ELEVATION
 - 775.0 --- GRADE BOX
 - 774.8 --- GRADE BOX - MATCH EXISTING
 - 864.4 --- GRADE BOX - MATCH EXISTING PAVEMENT
 - 868.1 --- GRADE BOX - MATCH NEW PAVEMENT/SHOULDER
 - EF --- EMERGENCY FLOOD ROUTING PONDING AREAS
 - ER --- EMERGENCY FLOOD ROUTE

STREET NAME CHART

STREET	NAME
A	RIVENDELL BLVD
B	TOLKIEN ROAD
C	ROWLING ROAD
D	KELLY ROAD
E	RILEY ROAD
F	DOYLE COURT
G	STEINBECK CIRCLE

NOTE: ALL SSD PER TOWN OF MCCORDSVILLE STANDARD DETAIL SHEET 7 OF 10.

C:\p\m\p\2021\21270\Engineering\Cadd\Sheet Files\21270-S1\21270_S1_SSD.dwg Aug 18, 2022 1:04pm

SDD PLAN
 RIVENDELL - SECTION 1
 TOWN OF MCCORDSVILLE
 VERNON TWP., HANCOCK CO., INDIANA

Project No: 21270-S1
 Sheet No: C119

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

Design: LFMB
 Drawn: PGSEL
 Checked: LFWAB
 Scale:
 Date: 08-19-2022

Revisions
 Date

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



SEE SHEET C119 FOR CONTINUATION

NOTE: ALL SSD PER TOWN OF MCCORDSVILLE STANDARD DETAIL SHEET 7 OF 10.

IN SOME LOCATIONS, THE FLOW LINE OF THE SWALE AND/OR THE SUBSURFACE DRAIN IS SHOWN OFFSET FROM THE ACTUAL FLOW LINE FOR CLARIFICATION PURPOSES. SAID FLOW LINE AND SUBSURFACE DRAIN IS SHOWN OFFSET WHEN A STORM SEWER PIPE LIES BENEATH THE FLOW LINE. LIKEWISE, THE SUBSURFACE DRAIN IS SHOWN OFF WHEN LAID IN CONJUNCTION WITH THE FLOW LINE.

THE INVERT OF THE SUBSURFACE DRAIN IS TWO (2) FEET BELOW THE FLOW LINE GRADE (TYPICAL LOCATION). WHEN SUBSURFACE DRAIN IS SHOWN LESS THAN 2 FEET BELOW THE FLOW LINE GRADE, THE SUBSURFACE DRAIN SHALL BE PHYSICALLY OFFSET AWAY FROM THE FLOW LINE (UNDER THE SIDE SLOPE) SO AS TO MAINTAIN A MINIMUM OF 18" INCHES OF COVER.

SUBSURFACE DRAIN IS SHOWN OFFSET FROM THE FLOWLINE FOR CLARIFICATION. LOCATION IS DIRECTLY UNDER THE FLOWLINE WHEN SUBSURFACE DRAIN ELEVATION IS 2 FEET BELOW THE DITCH GRADE ("TYPICAL LOCATION"). WHEN SUBSURFACE DRAIN IS SHOWN LESS THAN 2 FEET BELOW THE DITCH GRADE, THE SUBSURFACE DRAIN SHALL BE PHYSICALLY OFFSET AWAY FROM THE DITCH FLOWLINE (UNDER THE SIDE SLOPE) SO AS TO MAINTAIN A MINIMUM OF 18" INCHES OF COVER



EXISTING LEGEND

- 770 EXISTING CONTOUR: MAJOR
- 780 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
- MAIL BOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

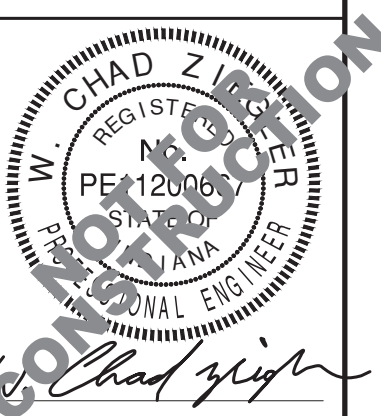
PROPOSED LEGEND

- 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
- EMERGENCY FLOOD ROUTE

STREET NAME CHART

STREET	NAME
A	RIVENDELL BLVD
B	TOLKIEN ROAD
C	ROWLING ROAD
D	KELLY ROAD
E	RILEY ROAD
F	DOYLE COURT
G	STEFANIEK CIRCI E

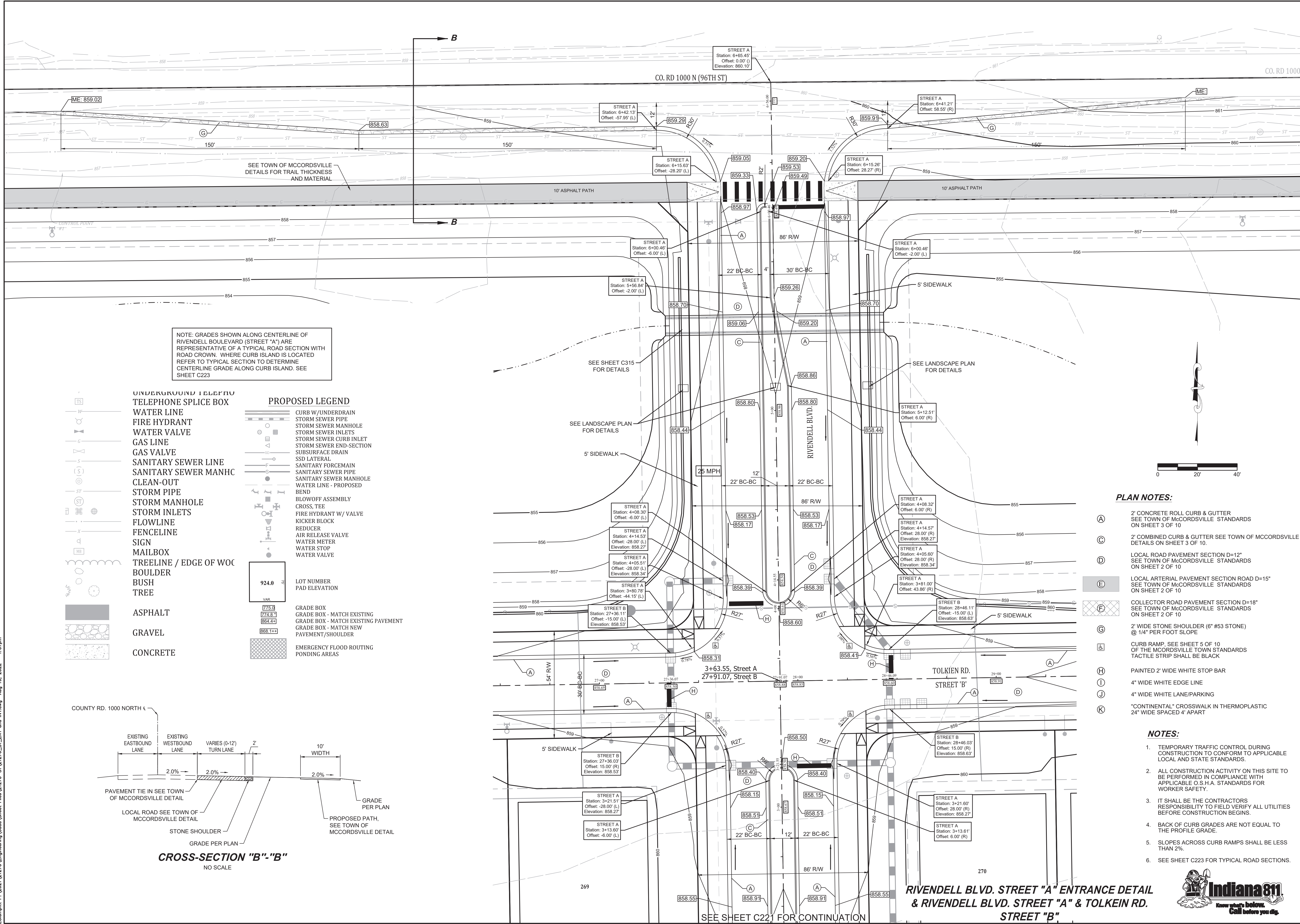
SDD PLAN
RIVENDELL - SECTION 1
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA



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

Project No: 21270-S1
Sheet No:

E:\Projects\21270\Engineering\Cadd\Sheet Files\21270-S1\21270_S1_ENT and INT.dwg Aug 19, 2022 - 1:07pm

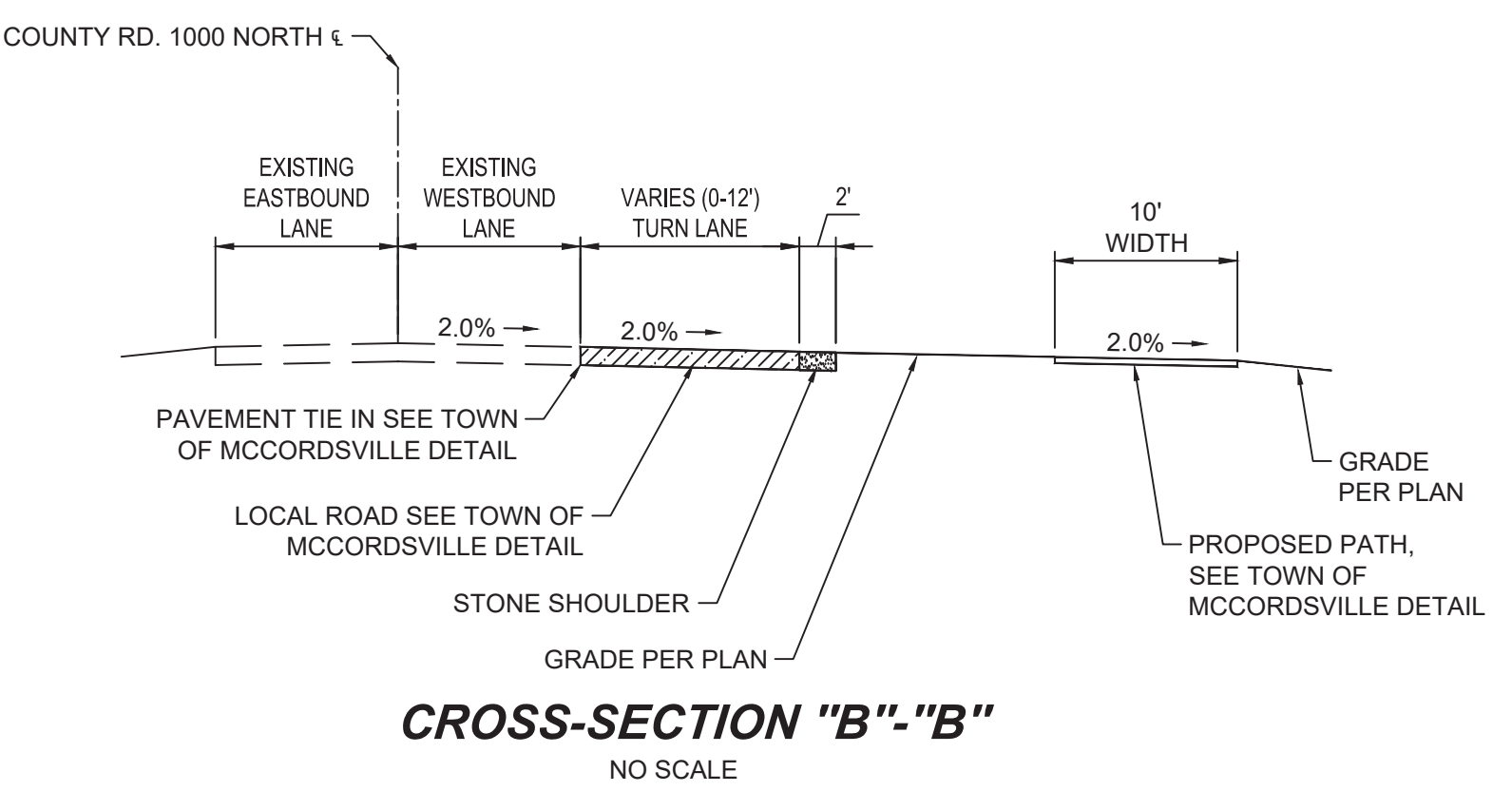


NOTE: GRADES SHOWN ALONG CENTERLINE OF RIVENDELL BOULEVARD (STREET "A") ARE REPRESENTATIVE OF A TYPICAL ROAD SECTION WITH ROAD CROWN. WHERE CURB ISLAND IS LOCATED REFER TO TYPICAL SECTION TO DETERMINE CENTERLINE GRADE ALONG CURB ISLAND. SEE SHEET C223

- 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 WOC
- 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 3 OF 10
- (C) 2' COMBINED CURB & GUTTER SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 3 OF 10.
- (D) LOCAL ROAD PAVEMENT SECTION D=12" SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 2 OF 10
- (E) LOCAL ARTERIAL PAVEMENT SECTION ROAD D=15" SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 2 OF 10
- (F) COLLECTOR ROAD PAVEMENT SECTION D=18" SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 2 OF 10
- (G) 2' WIDE STONE SHOULDER (6" #53 STONE) @ 1/4" PER FOOT SLOPE
- (A) CURB RAMP, SEE SHEET 5 OF 10 OF THE MCCORDSVILLE TOWN STANDARDS TACTILE STRIP SHALL BE BLACK
- (H) PAINTED 2' WIDE WHITE STOP BAR
- (I) 4" WIDE WHITE EDGE LINE
- (J) 4" WIDE WHITE LANE/PARKING
- (K) "CONTINENTAL" CROSSWALK IN THERMOPLASTIC 24" WIDE SPACED 4' APART

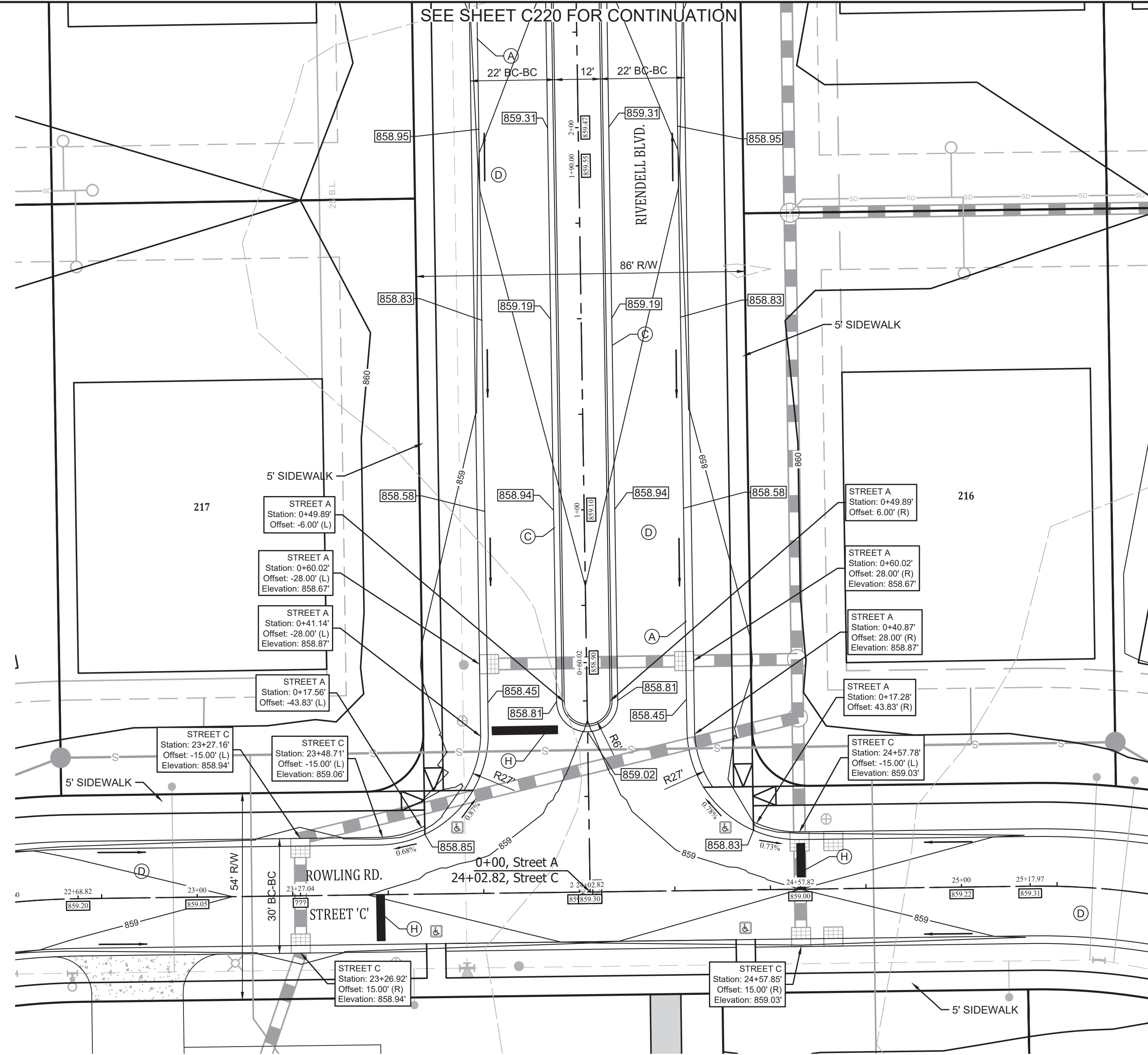
NOTES:

1. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
2. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES BEFORE CONSTRUCTION BEGINS.
4. BACK OF CURB GRADES ARE NOT EQUAL TO THE PROFILE GRADE.
5. SLOPES ACROSS CURB RAMPS SHALL BE LESS THAN 2%.
6. SEE SHEET C223 FOR TYPICAL ROAD SECTIONS.

<p>DESIGNED: LFWB</p> <p>DRAWN: PGS/ELC</p> <p>CHECKED: LFWAB</p> <p>SCALE: 1" = 20'</p> <p>DATE: 08-19-2022</p>	<p>DATE</p> <p>REVISIONS</p>
<p>ENTRANCE DETAIL PLAN</p> <p>RIVENDELL - SECTION 1</p> <p>TOWN OF MCCORDSVILLE</p> <p>VERNON TWP., HANCOCK CO., INDIANA</p>	
<p>BANNING ENGINEERING</p> <p>853 COLUMBIA ROAD, SUITE #101</p> <p>PLAINFIELD, IN 46166</p> <p>PH: (317) 707-3700 FAX: (317) 707-3800</p> <p>E-MAIL: Banning@BanningEngineering.com</p> <p>WEB: www.BanningEngineering.com</p>	
<p>Project No: 21270-S1</p> <p>Sheet No: C220</p>	

E:\Projects\21270\Engineering\Cadd\Sheet Files\21270-ST_ENT and INT.dwg Aug 19, 2022 - 1:06pm

SEE SHEET C220 FOR CONTINUATION



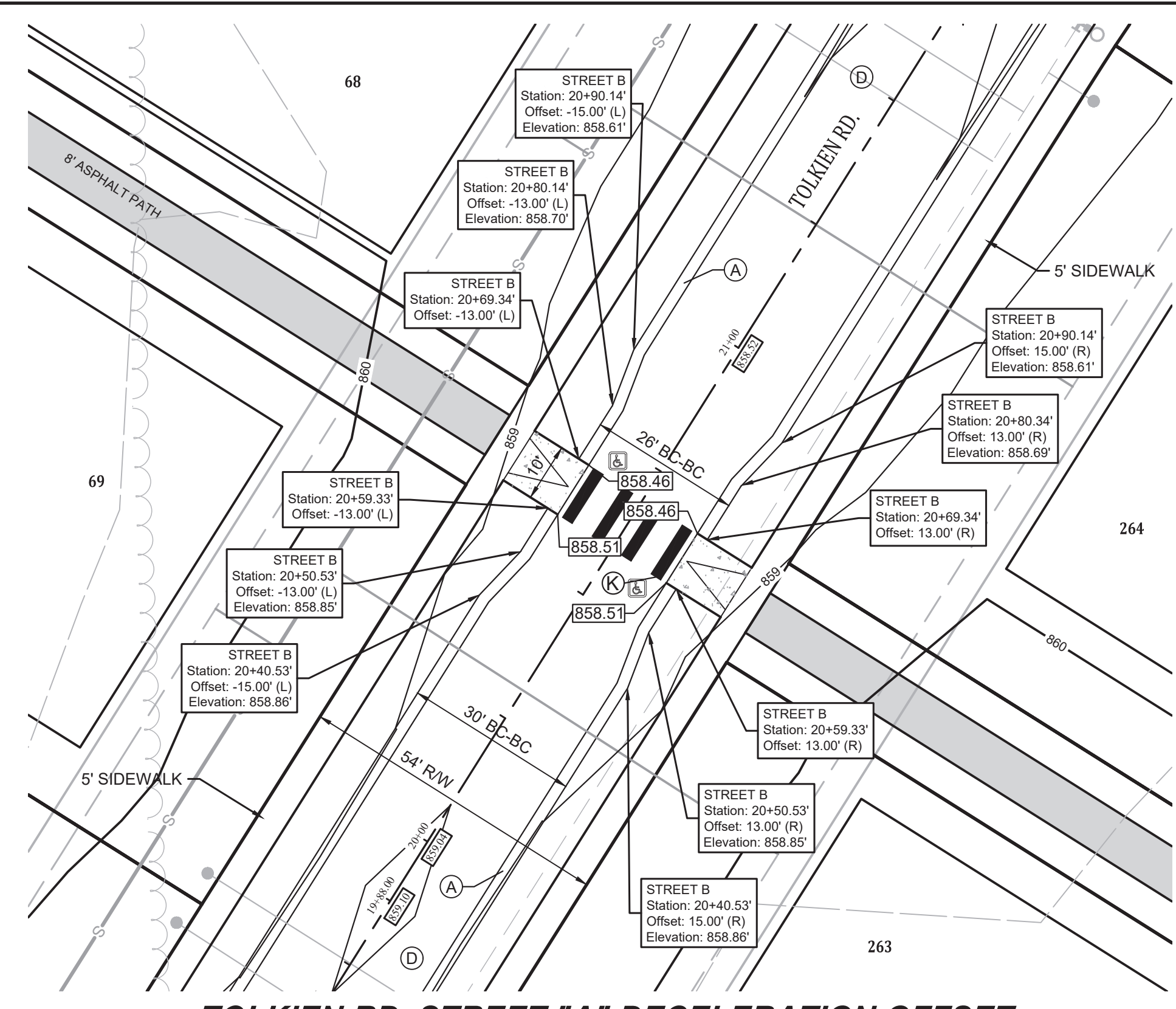
**RIVENDELL BLVD. STREET "A" ENTRANCE DETAIL
& RIVENDELL BLVD. STREET "A" & ROWLING RD.
STREET "C" INTERSECTION DETAIL**

NOTE: GRADES SHOWN ALONG CENTERLINE OF RIVENDELL BOULEVARD (STREET "A") ARE REPRESENTATIVE OF A TYPICAL ROAD SECTION WITH ROAD CROWN. WHERE CURB ISLAND IS LOCATED REFER TO TYPICAL SECTION TO DETERMINE CENTERLINE GRADE ALONG CURB ISLAND.

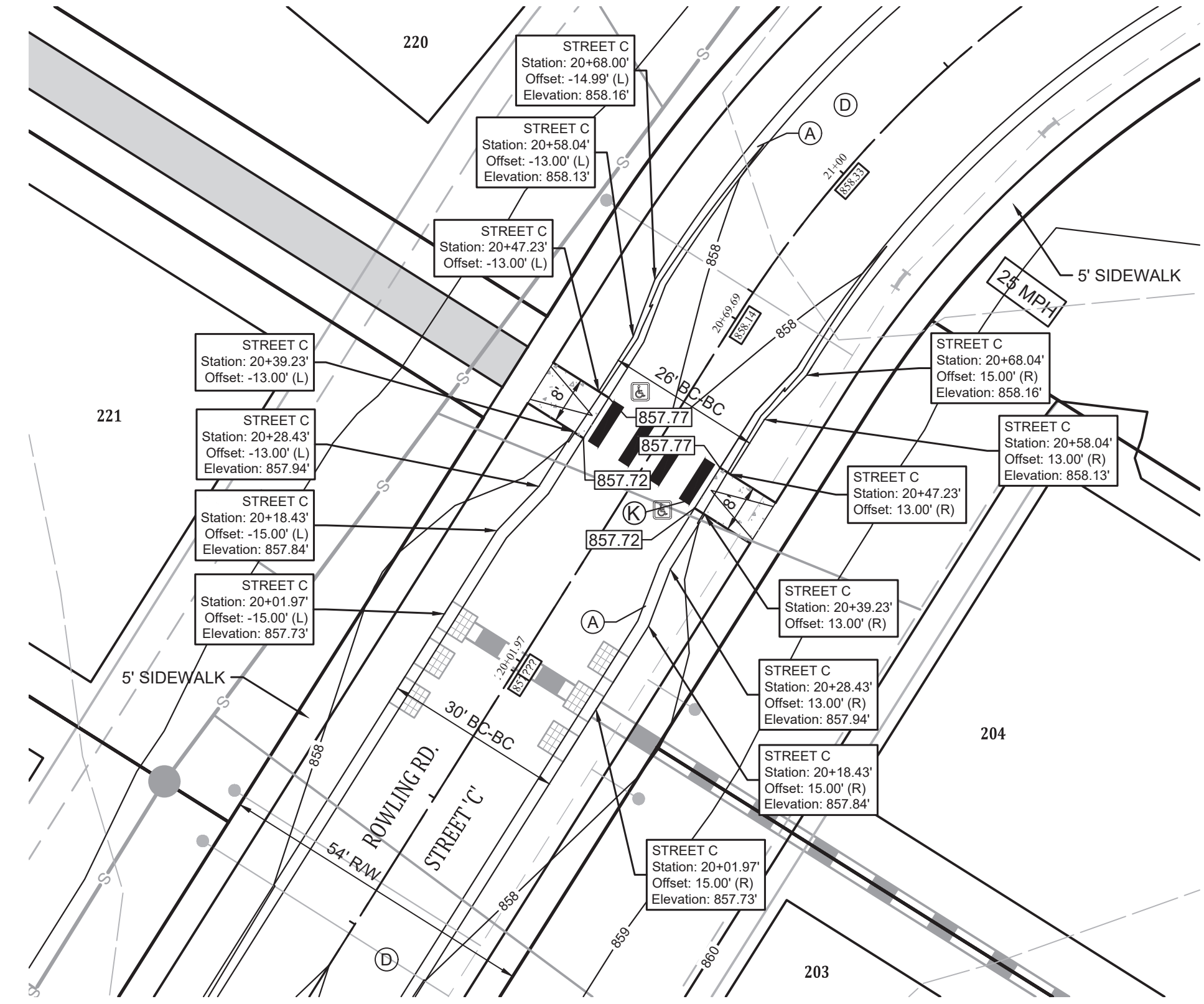
- PLAN NOTES:**
- (A) 2' CONCRETE ROLL CURB & GUTTER SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 3 OF 10
 - (C) 2' COMBINED CURB & GUTTER SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 3 OF 10
 - (D) LOCAL ROAD PAVEMENT SECTION D=12" SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 2 OF 10
 - (E) LOCAL ARTERIAL PAVEMENT SECTION ROAD D=15" SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 2 OF 10
 - (F) COLLECTOR ROAD PAVEMENT SECTION D=18" SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 2 OF 10
 - (G) 2' WIDE STONE SHOULDER (6" #53 STONE) @ 1/4" PER FOOT SLOPE
 - (K) CURB RAMP. SEE SHEET 5 OF 10 OF THE MCCORDSVILLE TOWN STANDARDS TACTILE STRIP SHALL BE BLACK
 - (H) PAINTED 2' WIDE WHITE STOP BAR
 - (I) 4" WIDE WHITE EDGE LINE
 - (J) 4" WIDE WHITE LANE/PARKING
 - (K) "CONTINENTAL" CROSSWALK IN THERMOPLASTIC 24" WIDE SPACED 4' APART

- NOTES:**
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
 - ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
 - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES BEFORE CONSTRUCTION BEGINS.
 - BACK OF CURB GRADES ARE NOT EQUAL TO THE PROFILE GRADE.
 - SLOPES ACROSS CURB RAMPS SHALL BE LESS THAN 2%.
 - SEE SHEET C223 FOR TYPICAL ROAD SECTIONS.

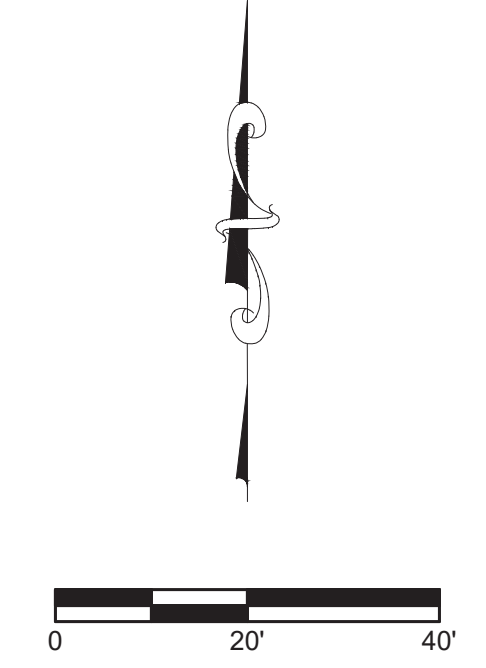
EXISTING LEGEND		PROPOSED LEGEND	
	EXISTING CONTOUR: MAJOR		CURB W/ UNDERDRAIN
	EXISTING CONTOUR: MINOR		STORM SEWER PIPE
	OVERHEAD UTILITY LINES		STORM SEWER MANHOLE
	POWER POLE		STORM SEWER INLETS
	LIGHT POLE		STORM SEWER CURB INLET
	GUY WIRE		STORM SEWER END-SECTION
	ELECTRIC METER		SUBSURFACE DRAIN
	ELECTRIC TRANSFORMER		SSD LATERAL
	UNDERGROUND CABLE TV		SANITARY SEWER PIPE
	UNDERGROUND FIBER OPTIC		SANITARY SEWER MANHOLE
	UNDERGROUND TELEPHONE		WATER LINE - PROPOSED
	TELEPHONE SPLICE BOX		BEND
	WATER LINE		BLOWOFF ASSEMBLY
	FIRE HYDRANT		CROSS, TEE
	WATER VALVE		FIRE HYDRANT W/ VALVE
	GAS LINE		KICKER BLOCK
	GAS VALVE		REDUCER
	SANITARY SEWER LINE		AIR RELEASE VALVE
	SANITARY SEWER MANHOLE		WATER METER
	CLEAN-OUT		WATER STOP
	STORM PIPE		WATER VALVE
	STORM MANHOLE		
	STORM INLETS		
	FLOWLINE		
	FENCELINE		LOT NUMBER
	SIGN		PAD ELEVATION
	MAILBOX		GRADE BOX - MATCH EXISTING
	TREELINE / EDGE OF WOODS		GRADE BOX - MATCH EXISTING PAVEMENT
	BOULDER		GRADE BOX - MATCH NEW PAVEMENT/SHOULDER
	BUSH		EMERGENCY FLOOD ROUTING
	TREE		PONDING AREAS
	ASPHALT		EMERGENCY FLOOD ROUTE
	GRAVEL		
	CONCRETE		



TOLKIEN RD. STREET "A" DECELERATION OFFSET

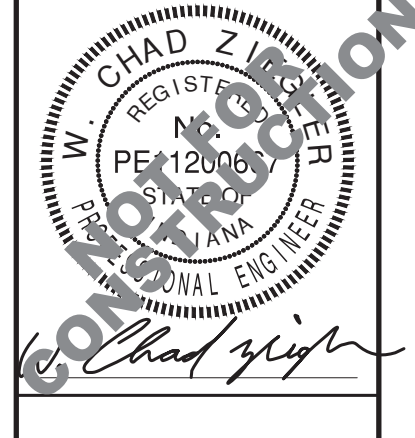


ROWLING RD. STREET "C" DECELERATION OFFSET



Designated:	LF/WB
Drawn:	PGS/ELC
Checked:	LF/WAB
Scale:	1" = 20'
Date:	08-19-2022

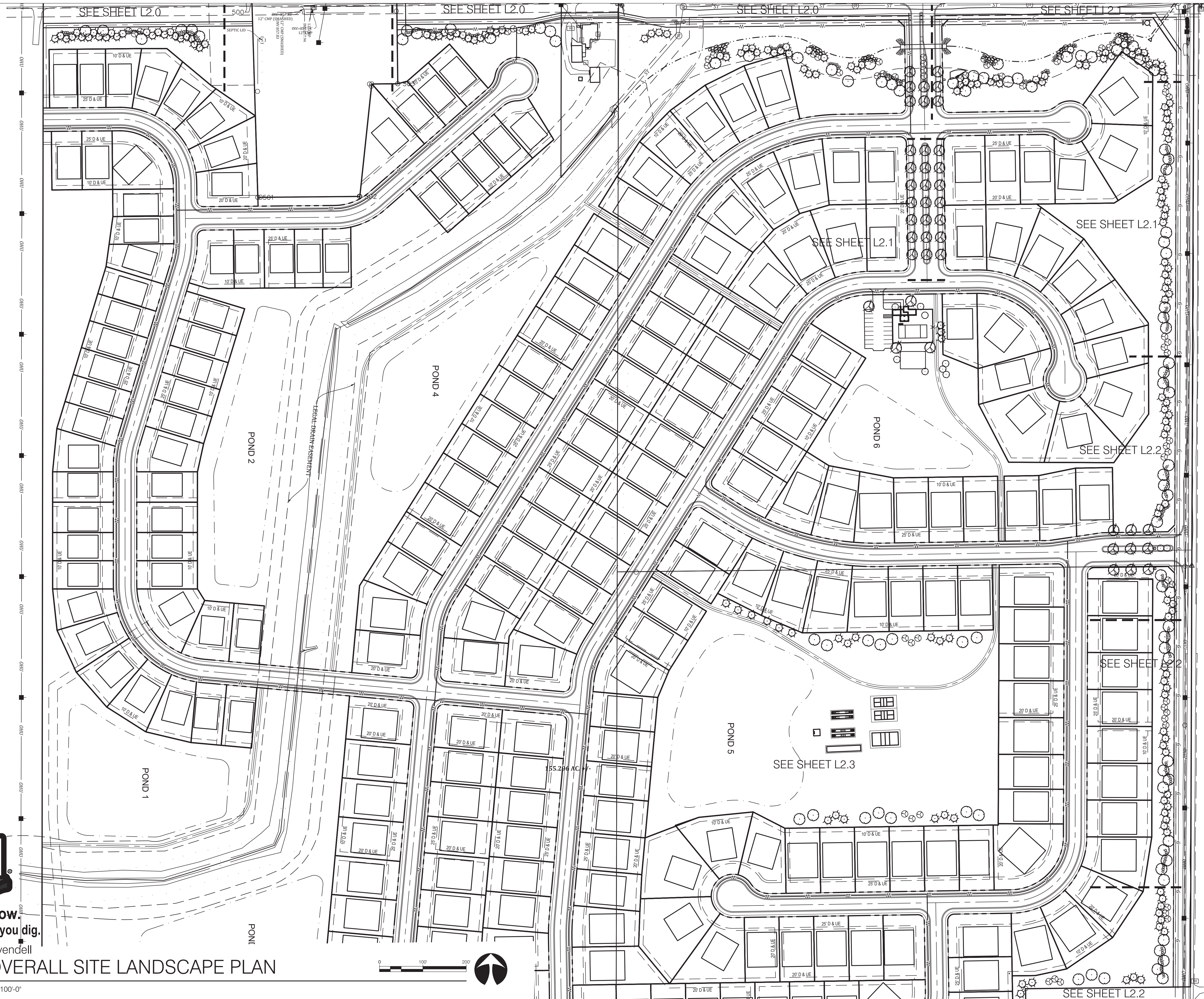
ENTRANCE & INTERSECTION DETAILS
RIVENDELL - SECTION 1
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA



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



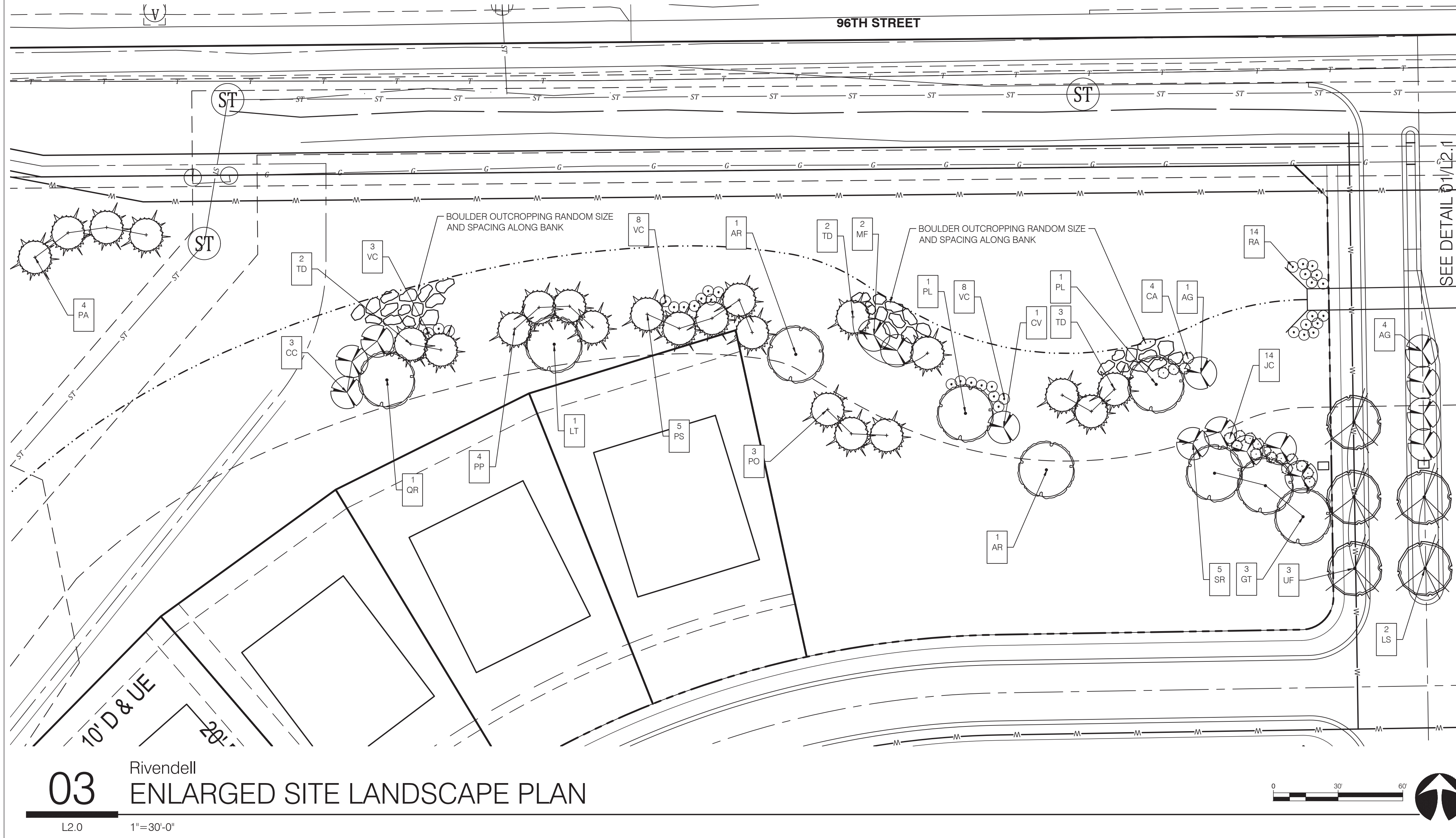
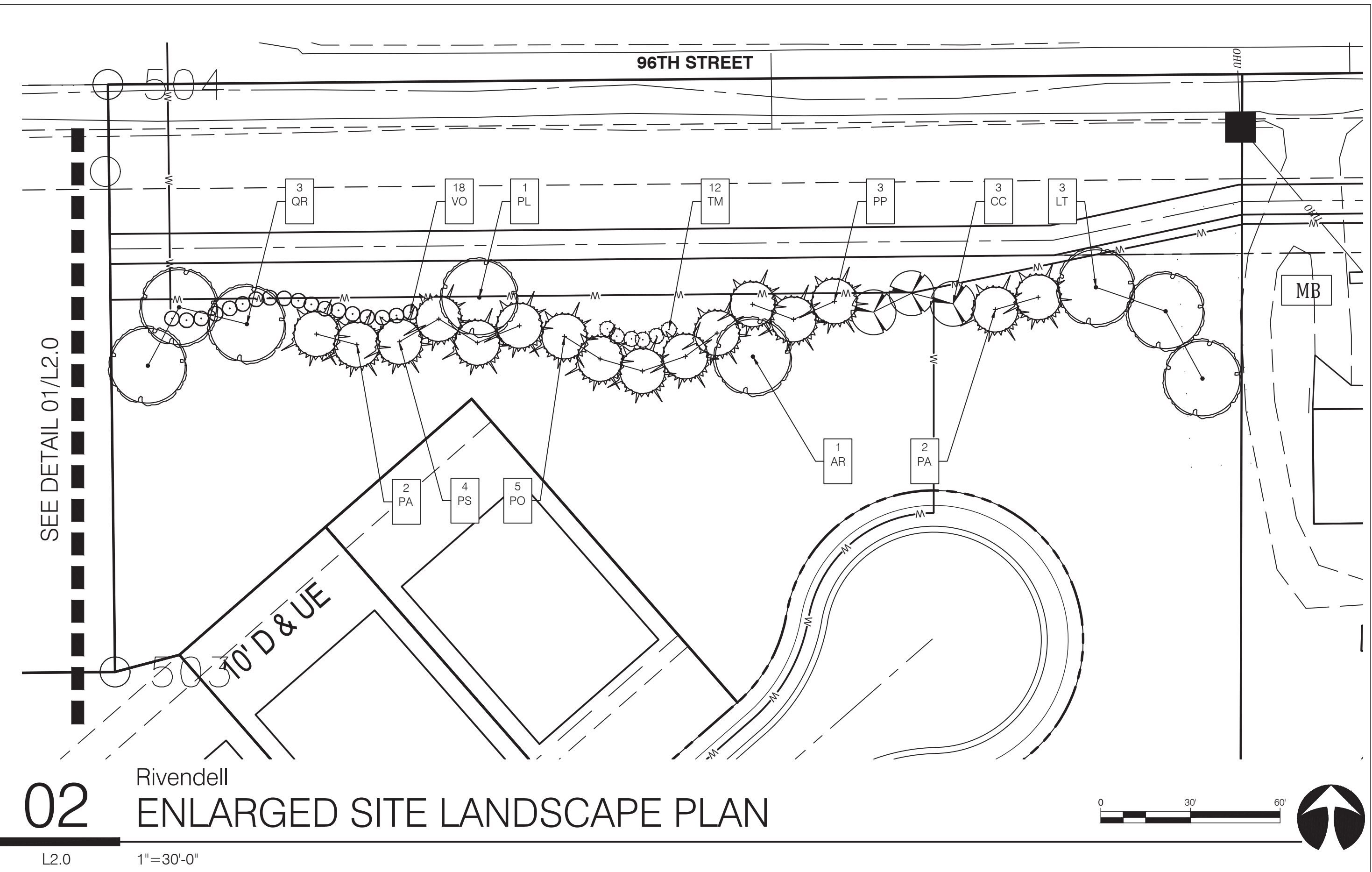
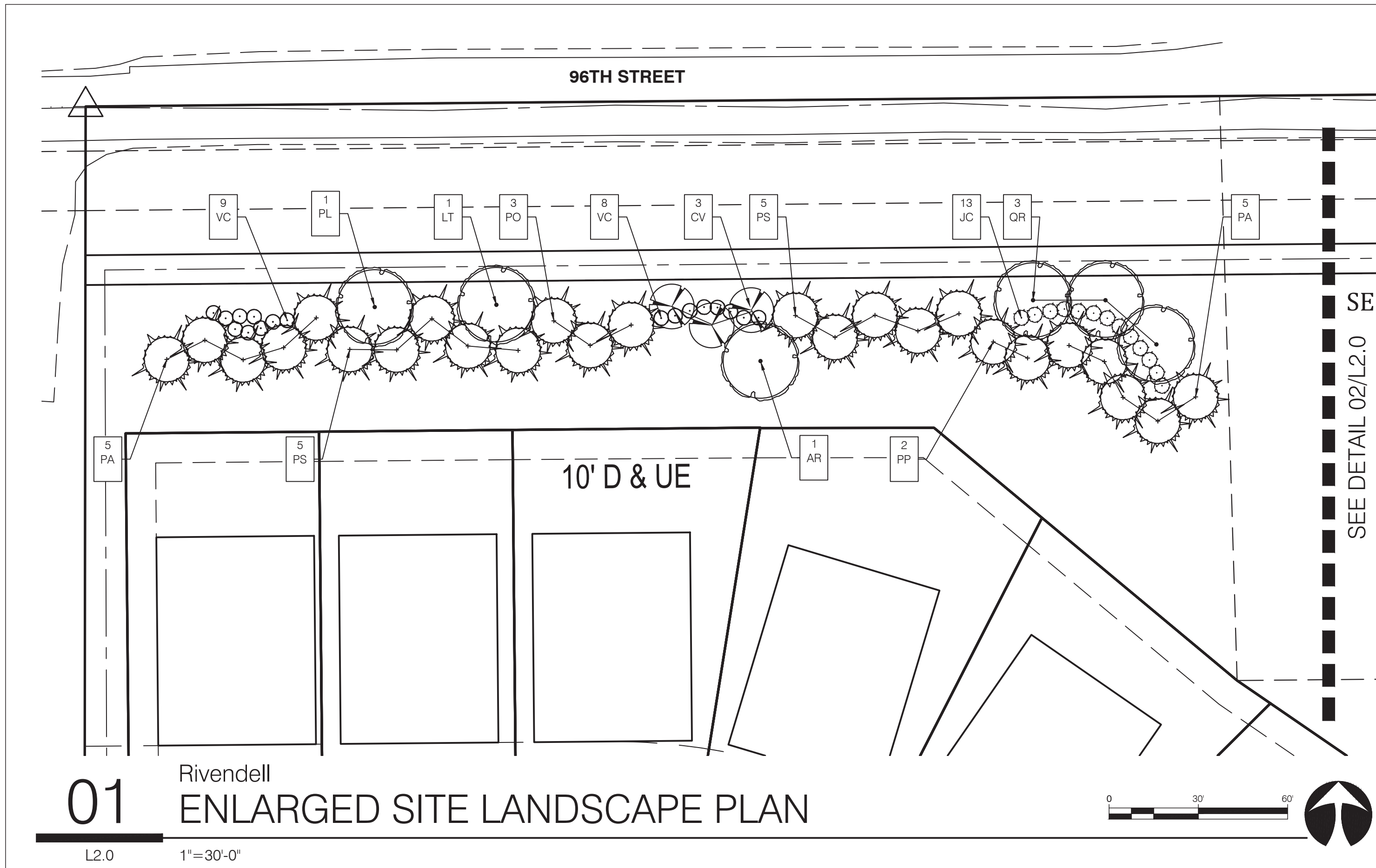
Project No: 21270-S1
 Sheet No:



Know what's below.
Call before you dig.

01 Rivendell
OVERALL SITE LANDSCAPE PLAN

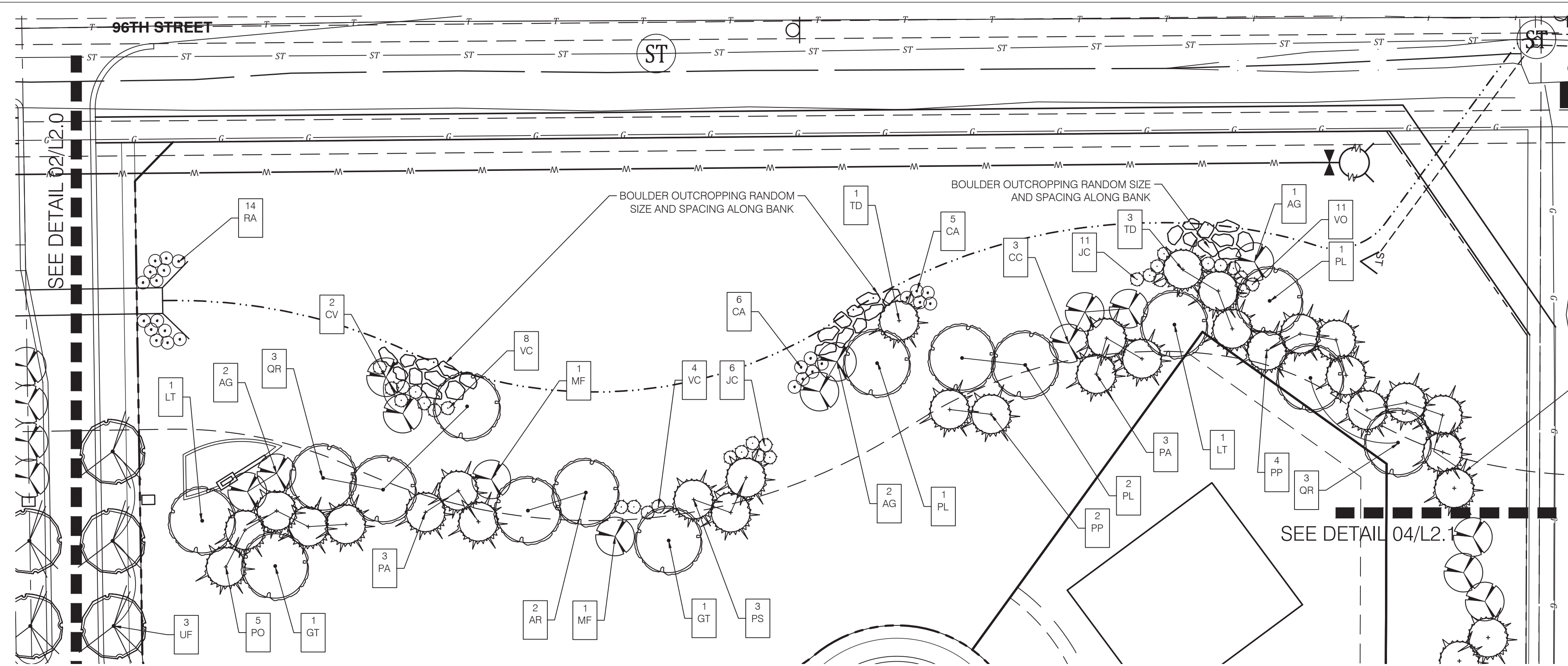
L1.0 1"=100'-0"



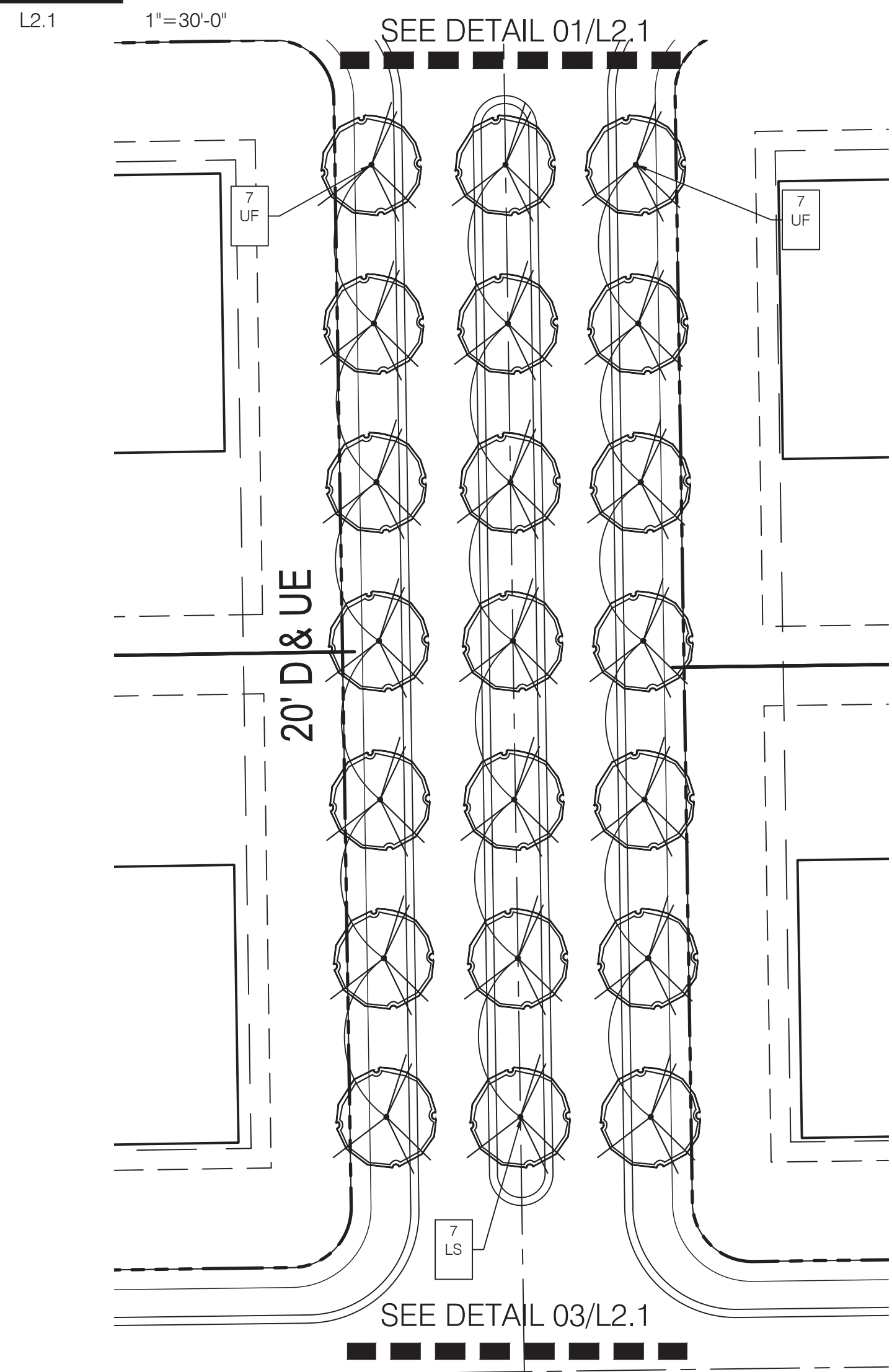
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
AG	5	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5' CAL.	AS SHOWN	Specimen
AR	4	Acer rubrum 'October Glory'	October Glory Maple	2.5' CAL.	AS SHOWN	5' Clear Trunk
CA	4	Cornus alba 'Ivory Halo'	Ivory Halo Red Twig Dogwood	24" HT.	4' O.C.	F.T.B.
CC	6	Cercis canadensis	Eastern Redbud	1.5' CAL.	AS SHOWN	4' Clear Trunk
CV	4	Crataegus viridis 'Winter King'	Winter King Hawthorn	1.5' CAL.	AS SHOWN	4' Clear Trunk
GT	3	Gleditsia inaequalis 'Skyline'	Skyline Honey Locust	2.5' CAL.	AS SHOWN	5' Clear Trunk
JC	27	Juniperus chinensis 'Pfitzeriana Compacta'	Pfitzer Juniper	24" HT.	4' O.C.	F.T.B.
LT	5	Liriodendron tulipifera	Tulip Poplar	2.5' CAL.	AS SHOWN	5' Clear Trunk
LS	2	Liquidambar 'Slender Silhouette'	Slender Silhouette Sweet Gum	2.5' CAL.	AS SHOWN	5' Clear Trunk
MF	2	Malus floribunda	Pink Flowering Crabapple	1.5' CAL.	AS SHOWN	4' Clear Trunk
PA	18	Picea abies	Norway Spruce	6' HT.	AS SHOWN	F.T.B.
PL	4	Platanus x acerifolia 'Bloodgood'	London Planetree	2.5' CAL.	AS SHOWN	5' Clear Trunk
PO	11	Picea omorika	Serbian Spruce	6' HT.	AS SHOWN	F.T.B.
PP	9	Picea pungens	Colorado Spruce	6' HT.	AS SHOWN	F.T.B.
PS	19	Pinus strobus	White Pine	6' HT.	AS SHOWN	F.T.B.
QR	7	Quercus rubra	Northern Red Oak	2.5' CAL.	AS SHOWN	5' Clear Trunk
RA	14	Rhus aromatica	Gro-low Fragrant Sumac	24" HT.	4' O.C.	F.T.B.
SR	5	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	1.5' CAL.	AS SHOWN	4' Clear Trunk
TD	7	Taxodium distichum	Bald Cypress	2.5' CAL.	AS SHOWN	F.T.B.
UF	3	Ulmus 'Frontier'	Frontier Elm	2.5' CAL.	AS SHOWN	5' Clear Trunk
TM	12	Taxus x media 'Densiflora'	Dense Yew	24" HT.	4' O.C.	F.T.B.
VC	36	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	24" HT.	4' O.C.	F.T.B.
VO	18	Viburnum opulus 'Compactum'	European Cranberry Viburnum	24" HT.	4' O.C.	F.T.B.



Know what's below.
Call before you dig.



01 Rivendell
ENLARGED SITE LANDSCAPE PLAN

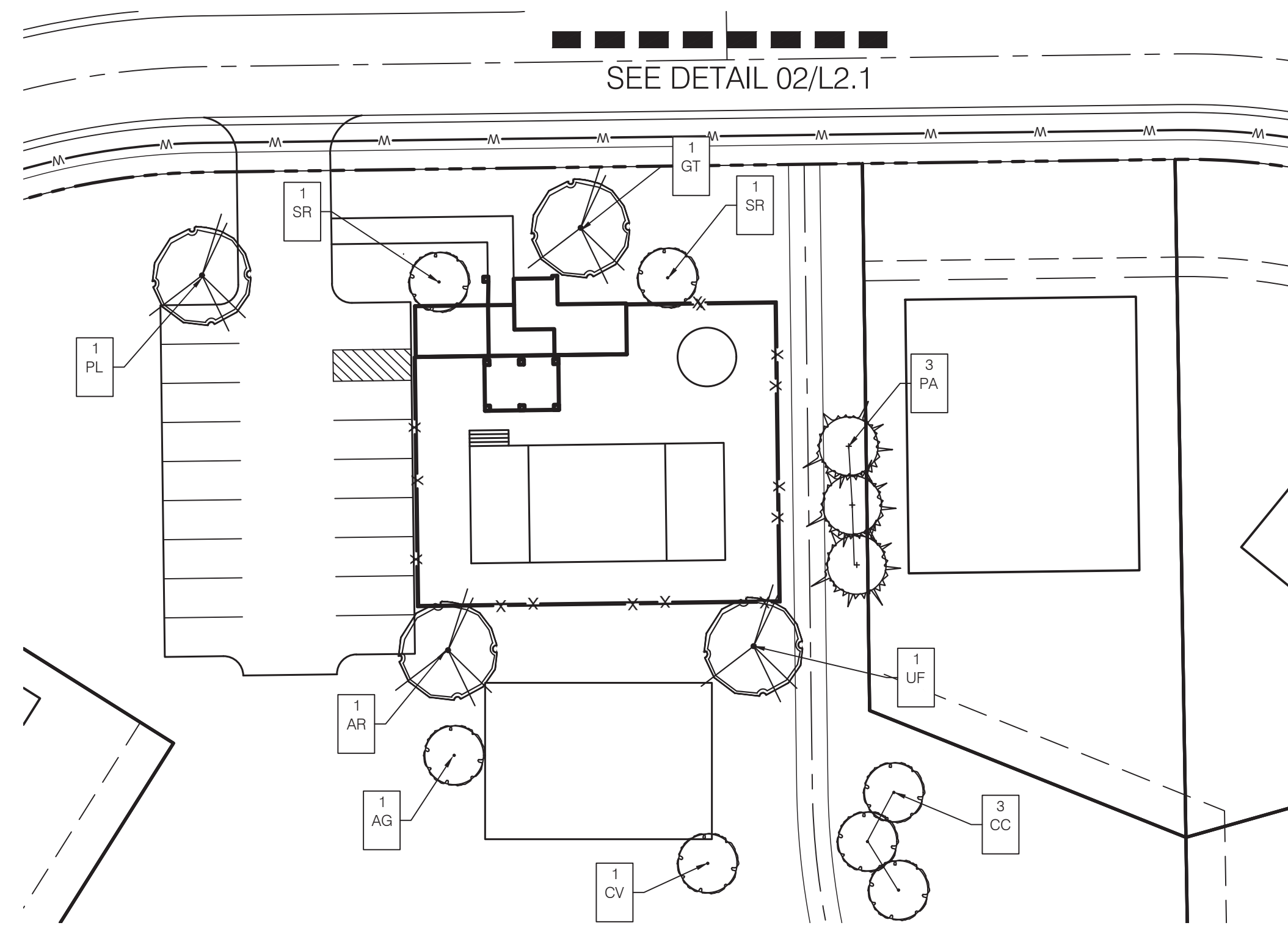


02 Rivendell
ENLARGED SITE LANDSCAPE PLAN

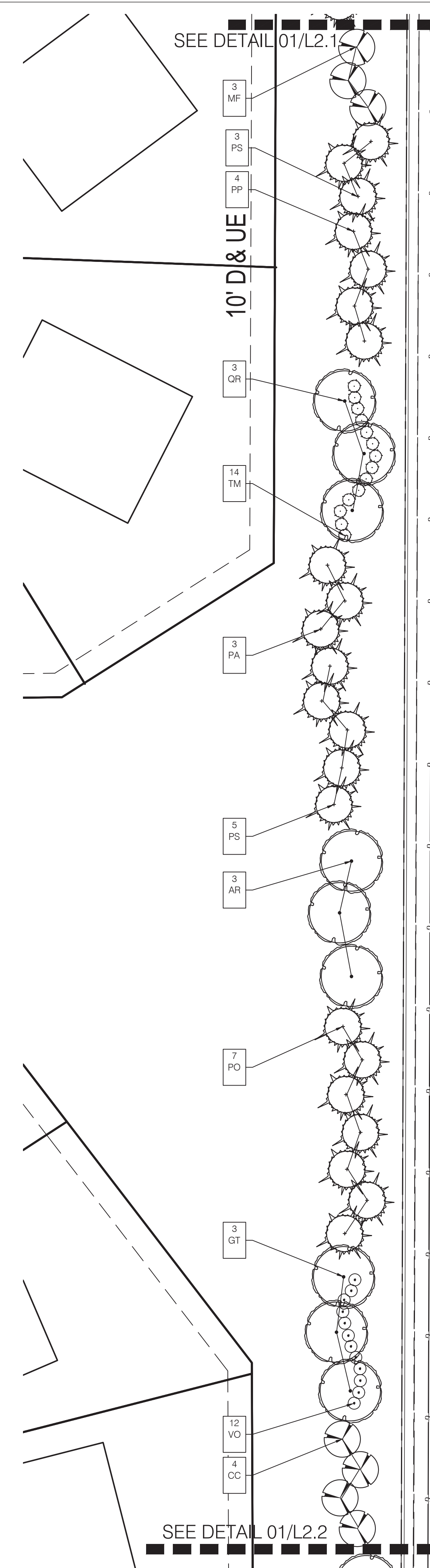


Know what's below.
Call before you dig.

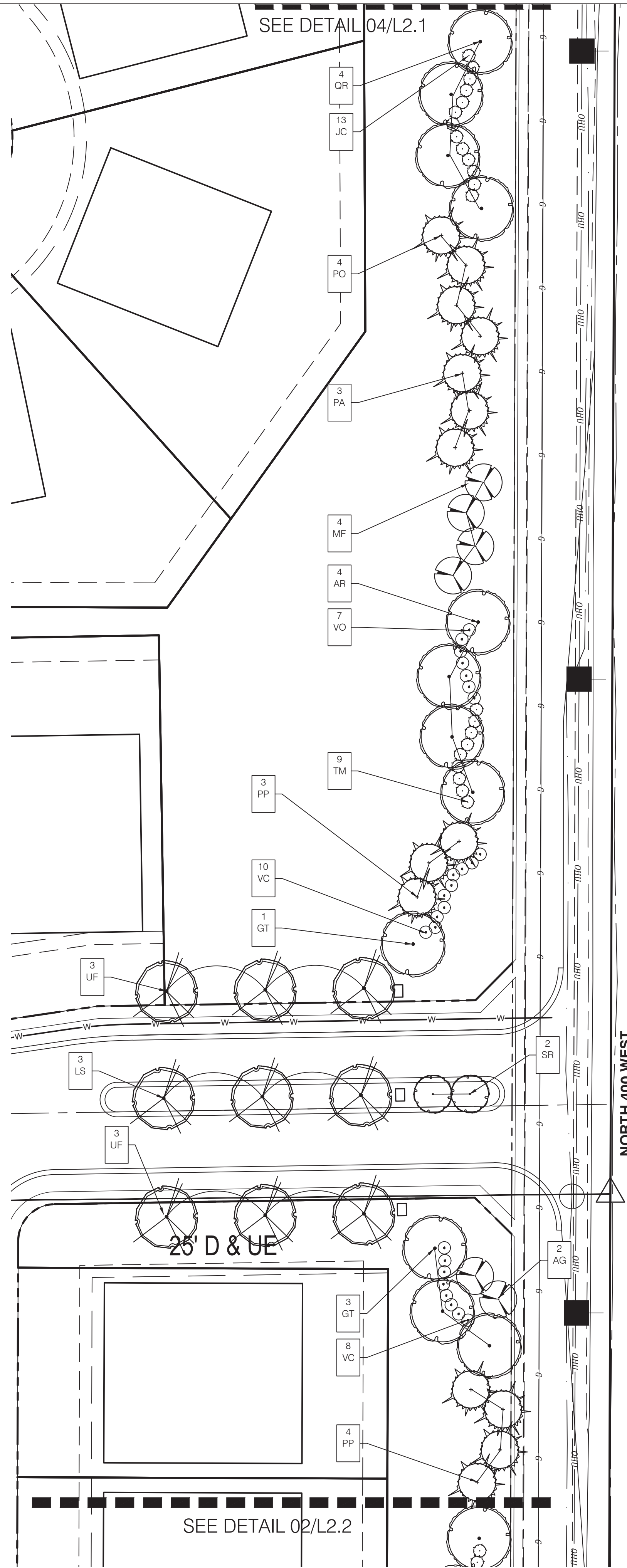
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
AG	6	Amelanchier x grandiflora 'Autumn Brilliance	Autumn Brilliance Serviceberry	1.5" CAL.	AS SHOWN	Specimen
AR	6	Acer rubrum 'October Glory'	October Glory Maple	2.5" CAL.	AS SHOWN	5' Clear Trunk
CA	11	Cornus alba 'Ivory Halo'	Ivory Halo Red Twig Dogwood	24" H.T.	4' O.C.	F.T.B.
CC	10	Cercis canadensis	Eastern Redbud	1.5" CAL.	AS SHOWN	4' Clear Trunk
CV	3	Crataegus viridis 'Winter King'	Winter King Hawthorn	1.5" CAL.	AS SHOWN	4' Clear Trunk
GT	6	Gleditsia tracanthos 'Skyline'	Skyline Honey Locust	2.5" CAL.	AS SHOWN	5' Clear Trunk
JC	17	Juniperus chinensis 'Pfitzeriana Compacta'	Pfitzer Juniper	24" H.T.	4' O.C.	F.T.B.
LT	2	Liriodendron tulipifera	Tulip Poplar	2.5" CAL.	AS SHOWN	5' Clear Trunk
LS	7	Liquidambar 'Slender Silhouette'	Slender Silhouette Sweet Gum	2.5" CAL.	AS SHOWN	5' Clear Trunk
MF	5	Malus floribunda	Pink Flowering Crabapple	1.5" CAL.	AS SHOWN	4' Clear Trunk
PA	17	Picea abies	Norway Spruce	6' H.T.	AS SHOWN	F.T.B.
PL	5	Platanus x acerifolia 'Bloodgood'	London Planetree	2.5" CAL.	AS SHOWN	5' Clear Trunk
PO	12	Picea omorika	Serbian Spruce	6' H.T.	AS SHOWN	F.T.B.
PP	10	Picea pungens	Colorado Spruce	6' H.T.	AS SHOWN	F.T.B.
PS	11	Pinus strobus	White Pine	6' H.T.	AS SHOWN	F.T.B.
QR	9	Quercus rubra	Northern Red Oak	2.5" CAL.	AS SHOWN	5' Clear Trunk
RA	14	Rhus aromatica	Gro-low Fragrant Sumac	24" H.T.	4' O.C.	F.T.B.
SR	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	1.5" CAL.	AS SHOWN	4' Clear Trunk
UF	18	Ulmus 'Frontier'	Frontier Elm	2.5" CAL.	AS SHOWN	5' Clear Trunk
TM	14	Taxus x media 'Densiformis'	Dense Yew	24" H.T.	4' O.C.	F.T.B.
VC	12	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	24" H.T.	4' O.C.	F.T.B.
VO	23	Viburnum opulus 'Compactum'	European Cranberry Viburnum	24" H.T.	4' O.C.	F.T.B.



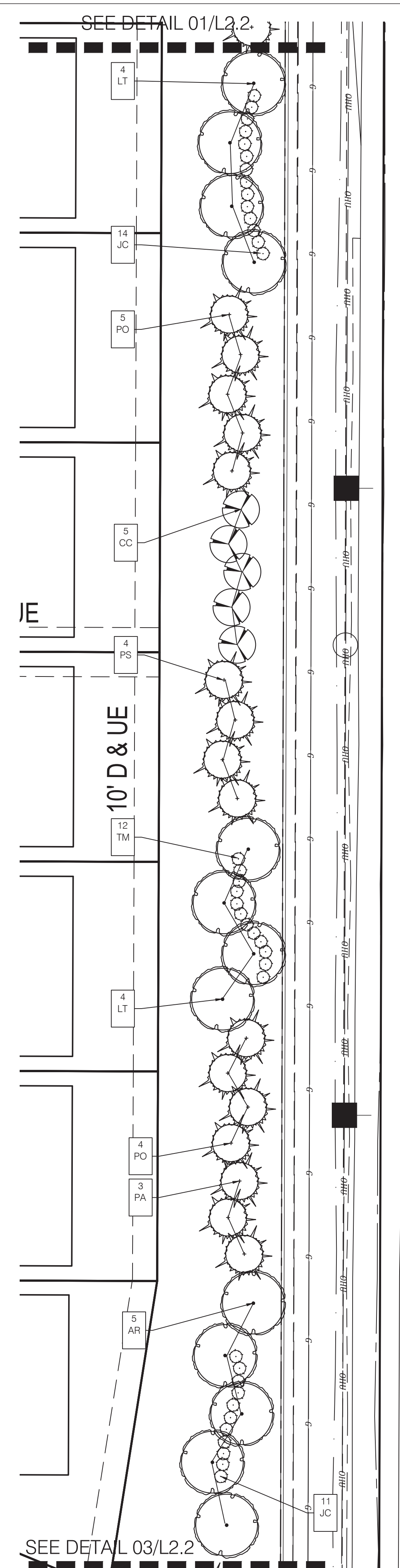
03 Rivendell
ENLARGED SITE LANDSCAPE PLAN



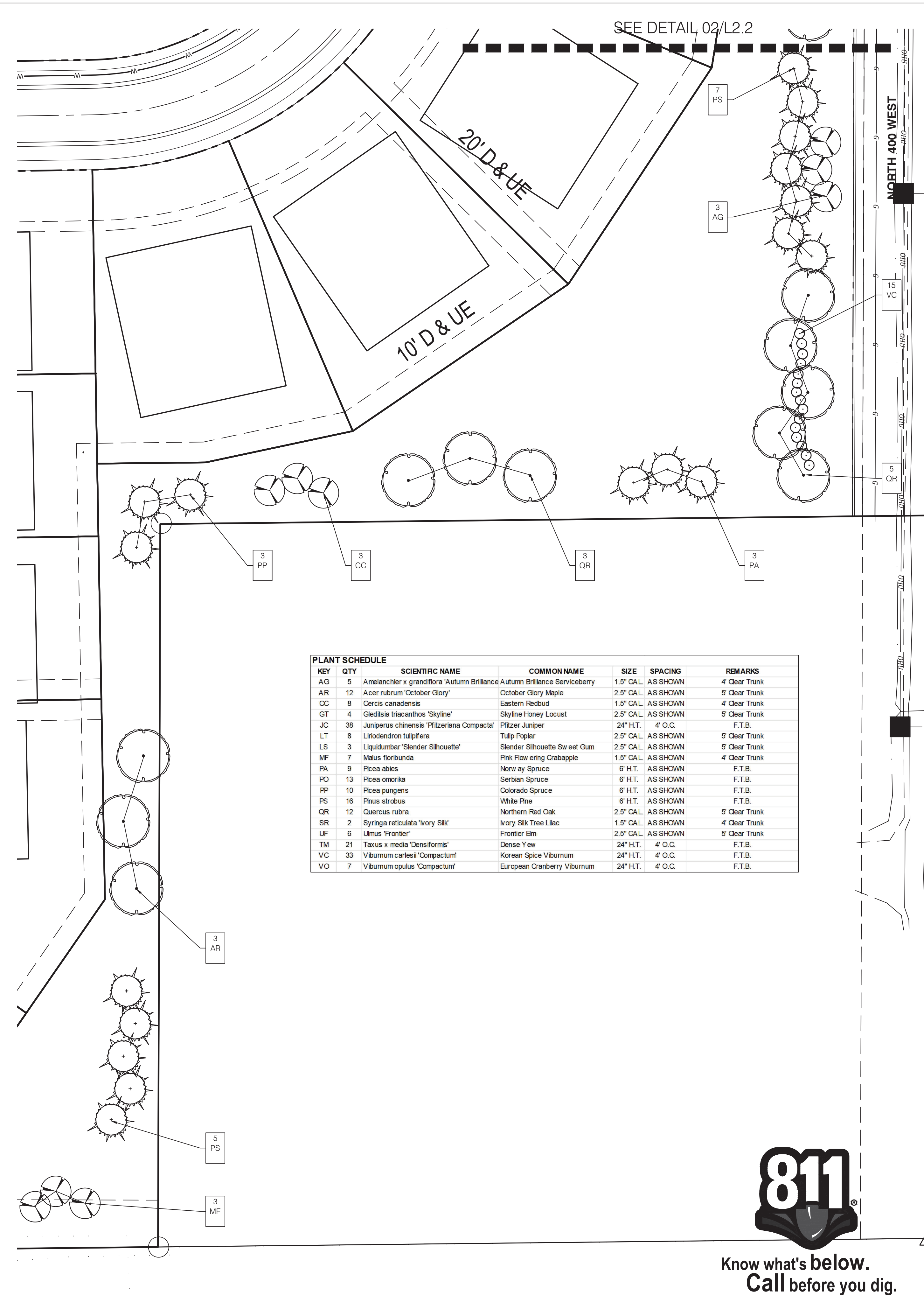
04 Rivendell
ENLARGED SITE LANDSCAPE PLAN



01 Rivendell
ENLARGED SITE LANDSCAPE PLAN
L2.2 1"=30'-0"



02 Rivendell
SITE LANDSCAPE PLAN
L2.2 1"=30'-0"

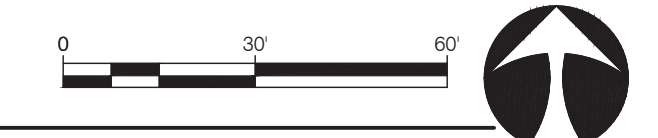


03 Rivendell
ENLARGED SITE LANDSCAPE PLAN
L2.2 1"=30'-0"

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
AG	5	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5' CAL.	AS SHOWN	4' Clear Trunk
AR	12	Acer rubrum 'October Glory'	October Glory Maple	2.5' CAL.	AS SHOWN	5' Clear Trunk
CC	8	Cercis canadensis	Eastern Redbud	1.5' CAL.	AS SHOWN	4' Clear Trunk
GT	4	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2.5' CAL.	AS SHOWN	5' Clear Trunk
JC	38	Juniperus chinensis 'Pfitzeriana Compacta'	Pfitzer Juniper	24" H.T.	4' O.C.	F.T.B.
LT	8	Liriodendron tulipifera	Tulip Poplar	2.5' CAL.	AS SHOWN	5' Clear Trunk
LS	3	Liquidambar 'Slender Silhouette'	Slender Silhouette Sweet Gum	2.5' CAL.	AS SHOWN	5' Clear Trunk
MF	7	Melus floribunda	Pink Flowering Crabapple	1.5' CAL.	AS SHOWN	4' Clear Trunk
PA	9	Picea abies	Norway Spruce	6' H.T.	AS SHOWN	F.T.B.
PO	13	Picea omorika	Serbian Spruce	6' H.T.	AS SHOWN	F.T.B.
PP	10	Picea pungens	Colorado Spruce	6' H.T.	AS SHOWN	F.T.B.
PS	16	Pinus strobus	White Pine	6' H.T.	AS SHOWN	F.T.B.
QR	12	Quercus rubra	Northern Red Oak	2.5' CAL.	AS SHOWN	5' Clear Trunk
SR	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	1.5' CAL.	AS SHOWN	4' Clear Trunk
UF	6	Ulmus 'Frontier'	Frontier Elm	2.5' CAL.	AS SHOWN	5' Clear Trunk
TM	21	Taxus x media 'Densiformis'	Dense Yew	24" H.T.	4' O.C.	F.T.B.
VC	33	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	24" H.T.	4' O.C.	F.T.B.
VO	7	Viburnum opulus 'Compactum'	European Cranberry Viburnum	24" H.T.	4' O.C.	F.T.B.



Know what's below.
Call before you dig.





POND 5



Know what's below.
Call before you dig.

