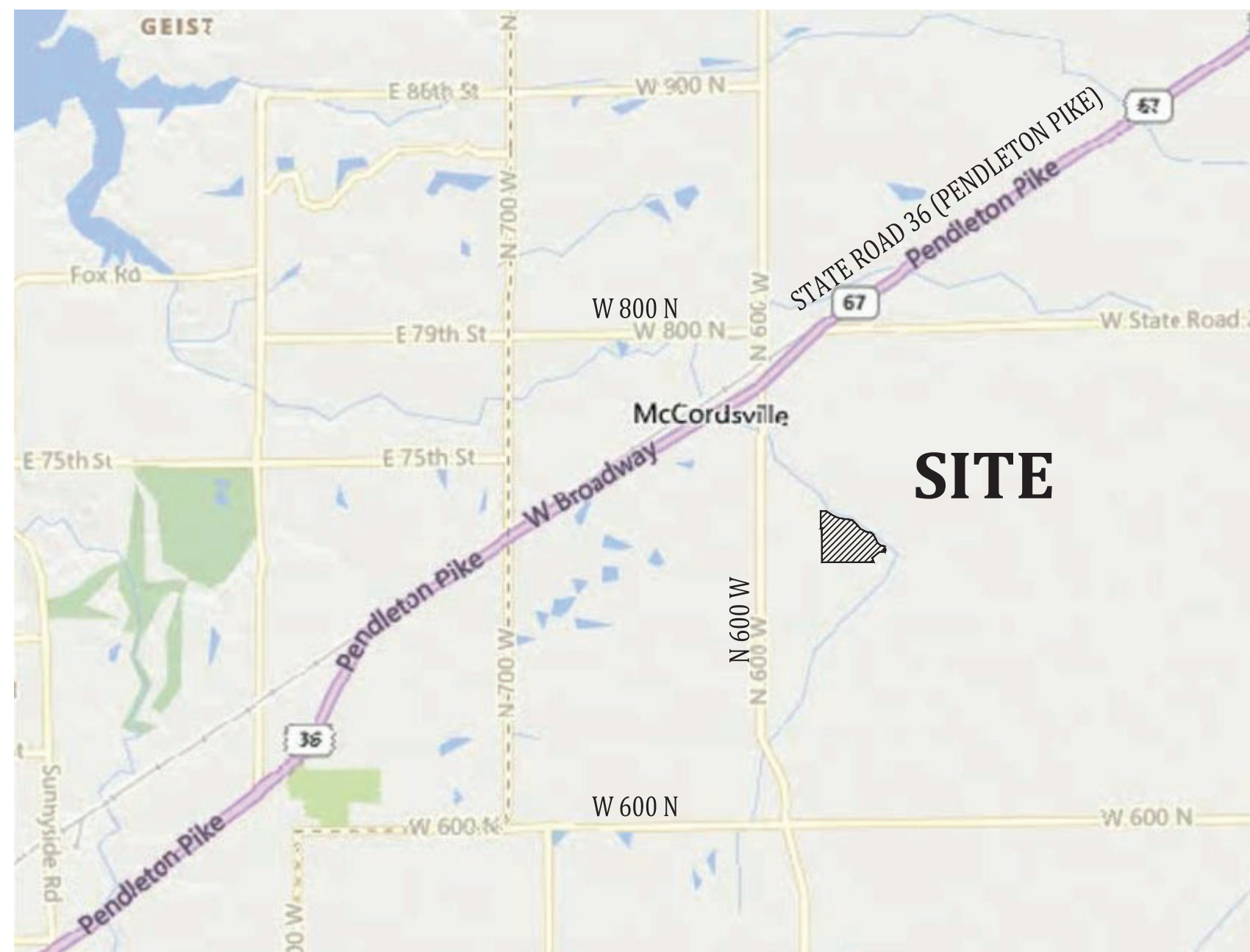


# COLONNADE - SECTION 6

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



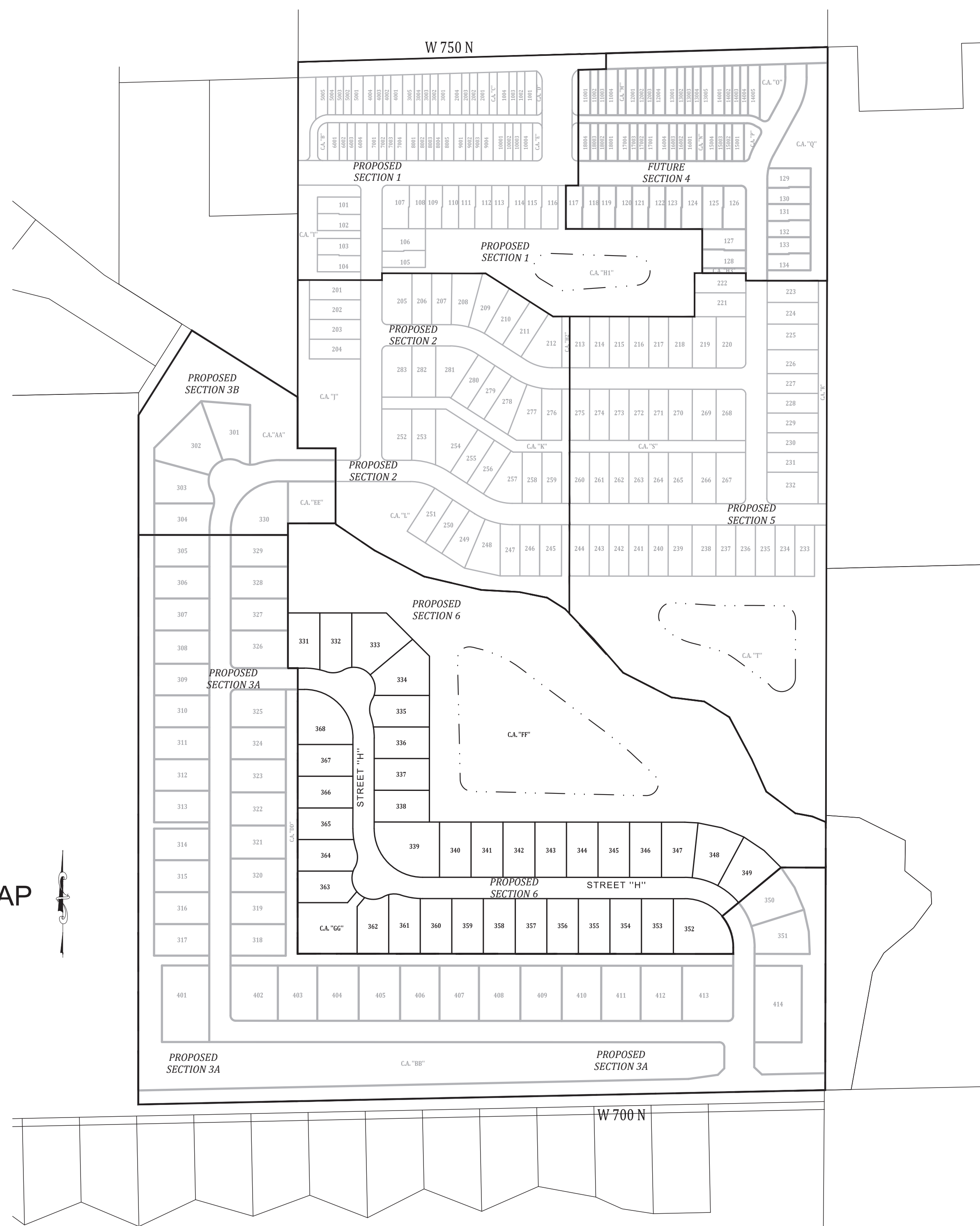
VICINITY MAP  
NO SCALE



LOCATION MAP  
NO SCALE

### OPERATING AUTHORITIES & AREA UTILITIES

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



SITE MAP  
1"=200'

### PROJECT SUMMARY

TOTAL AREA OF SECTION 6:	23.47 ACRES ±
NUMBER OF LOTS:	36
TOTAL AREA OF LOTS:	10.13 ACRES ±
NUMBER OF COMMON AREAS:	2
TOTAL AREA OF COMMON AREAS:	11.23 ACRES ±
TOTAL LENGTH OF STREETS:	1514 L.F. OR .28 MILES
TOTAL AREA OF DEDICATED RIGHT-OF-WAY:	2.11 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)

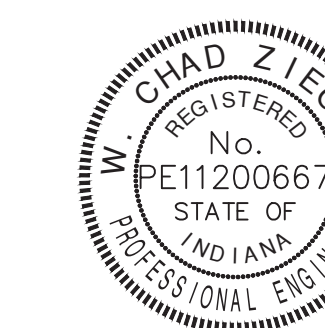
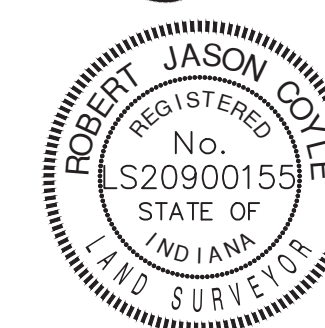
CONTACT: ROBERT "JASON" COYLE

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: 12-16-2022

*W. Chad Ziegler*  
CERTIFIED: 12-16-2022



SHEET INDEX	
SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	OVERALL PLAN
C110-C111	EXISTING TOPOGRAPHY
C120-C121	SIDEWALK STREET LIGHT, AND SIGN PLAN
C130-C133	GRADING AND DRAINAGE PLAN
C140-C141	OVERFLOW PLAN
C150-C151	SSD PLAN
C200	STREET PLAN & PROFILE
C220	INTERSECTION DETAILS
C300	SANITARY SEWER PLAN
C301-C303	SANITARY SEWER PLAN & PROFILES
C320	WATER MAIN PLAN (CITIZENS WATER)
C400-C401	INITIAL EROSION CONTROL PLAN
C410-C411	FINAL EROSION CONTROL PLAN
C420	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
C500	EROSION CONTROL DETAILS
C525	CITIZENS WATER DETAILS
L1	LANDSCAPING PLAN (By Others)
1-10	TOWN OF MCCORDSVILLE STANDARDS

REVISIONS		
NUMBER	DESCRIPTION	DATE

### SECTION 6 STREET NAME CHART

STREET	NAME	STREET LENGTH
H	BELVEDERE LANE	1514'

Date: 12-16-22  
Project No: 21177P-36  
Sheet No:

C100

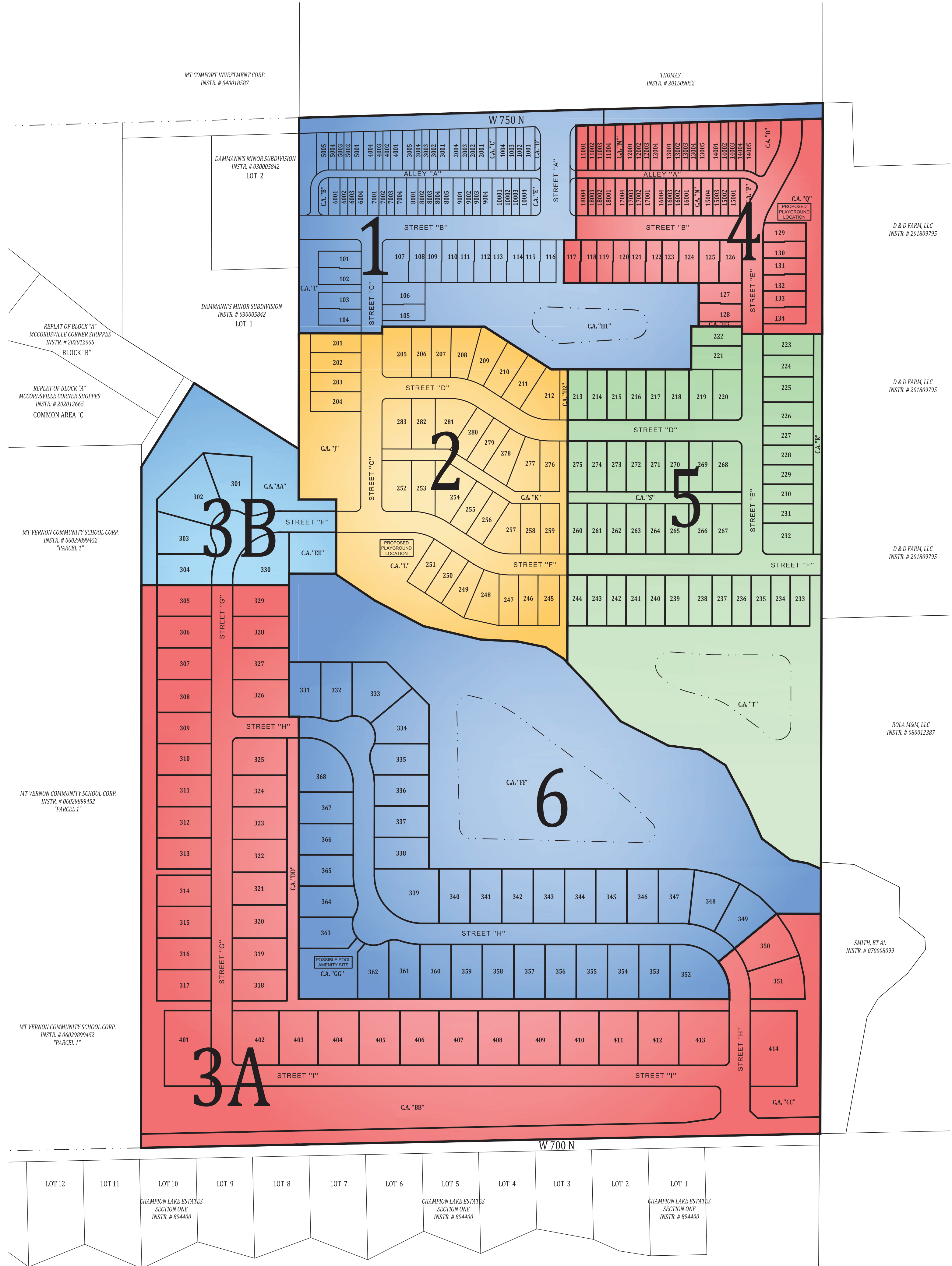
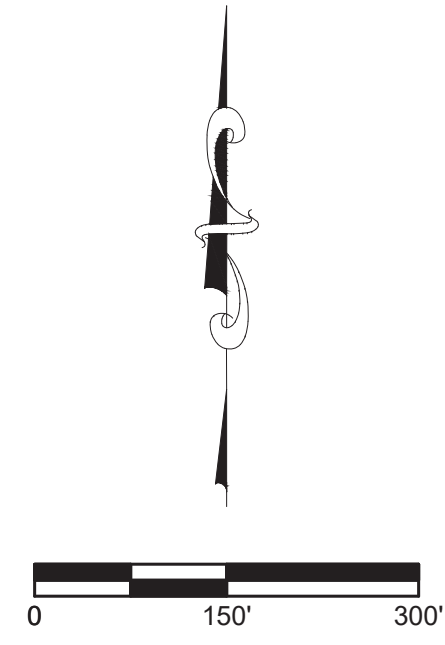
**SECTION 6**

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 1964.76 feet to the POINT OF BEGINNING; thence continue South 00 degrees 08 minutes 14 seconds West along said east line 115.46 feet; thence North 89 degrees 51 minutes 46 seconds West 113.26 feet; thence South 50 degrees 23 minutes 29 seconds West 194.00 feet to the beginning of a non-tangent curve to the right having a radius of 123.00 feet and a central angle of 39 degrees 44 minutes 46 seconds; the radius point of which bears South 50 degrees 23 minutes 29 seconds West; thence southeasterly along the arc of said curve 85.32 feet; thence South 00 degrees 08 minutes 14 seconds West 16.77 feet; thence North 89 degrees 58 minutes 13 seconds West 1,104.80 feet; thence North 00 degrees 01 minute 47 seconds East 724.00 feet; thence North 89 degrees 58 minutes 13 seconds West 25.00 feet; thence North 00 degrees 01 minutes 47 seconds East 367.10 feet; thence South 89 degrees 58 minutes 13 seconds East 120.62 feet to the center of Thomas Stansbury Regulated Drainage Ditch; (the following Seventeen (17) calls are along the centerline of said ditch); 1) thence South 28 degrees 45 minutes 52 seconds East 3.04 feet; 2) thence South 55 degrees 55 minutes 12 seconds East 116.88 feet; 3) thence South 62 degrees 08 minutes 30 seconds East 142.07 feet; 4) thence South 76 degrees 47 minutes 16 seconds East 149.60 feet; 5) thence South 86 degrees 49 minutes 05 seconds East 97.41 feet; 6) thence South 78 degrees 24 minutes 04 seconds East 71.68 feet; 7) thence South 57 degrees 40 minutes 30 seconds East 53.78 feet; 8) thence South 43 degrees 29 minutes 24 seconds East 106.42 feet; 9) thence South 41 degrees 11 minutes 18 seconds East 111.44 feet; 10) thence South 62 degrees 54 minutes 45 seconds East 137.69 feet; 11) thence South 82 degrees 51 minutes 08 seconds East 83.97 feet; 12) thence South 57 degrees 56 minutes 35 seconds East 75.31 feet; 13) thence South 27 degrees 59 minutes 33 seconds East 123.03 feet; 14) thence South 24 degrees 06 minutes 45 seconds East 87.31 feet; 15) thence South 53 degrees 13 minutes 40 seconds East 92.04 feet; 16) thence South 79 degrees 24 minutes 59 seconds East 44.18 feet; 17) thence South 67 degrees 20 minutes 34 seconds East 36.89 feet to the POINT OF BEGINNING, containing 23.469 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



OVERALL PLAN  
 COLONNADE - SECTION 6  
 VERNON TOWNSHIP  
 HANCOCK COUNTY, INDIANA

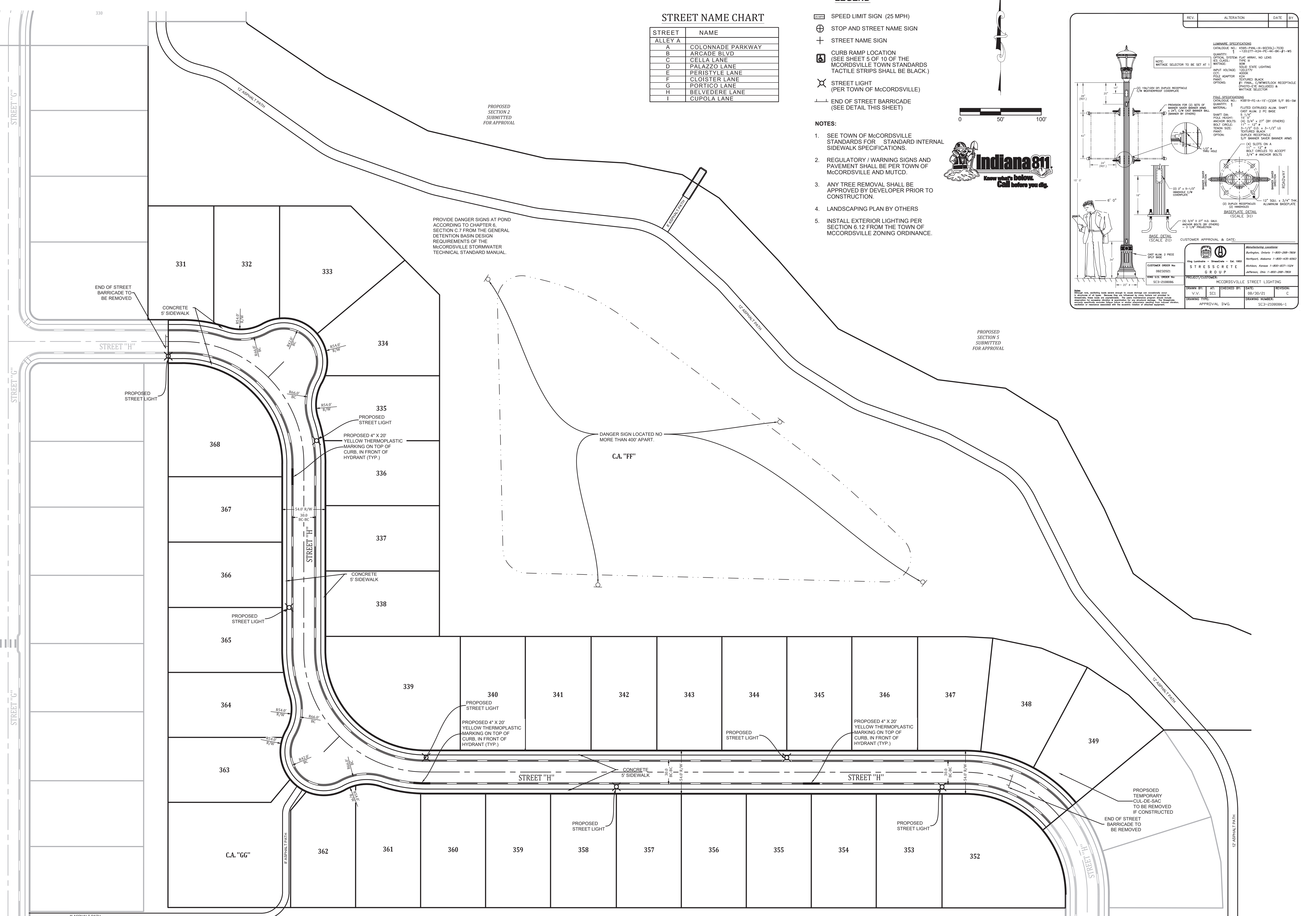


*Robert J. Coville*

**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-S6  
 Sheet No:

C101

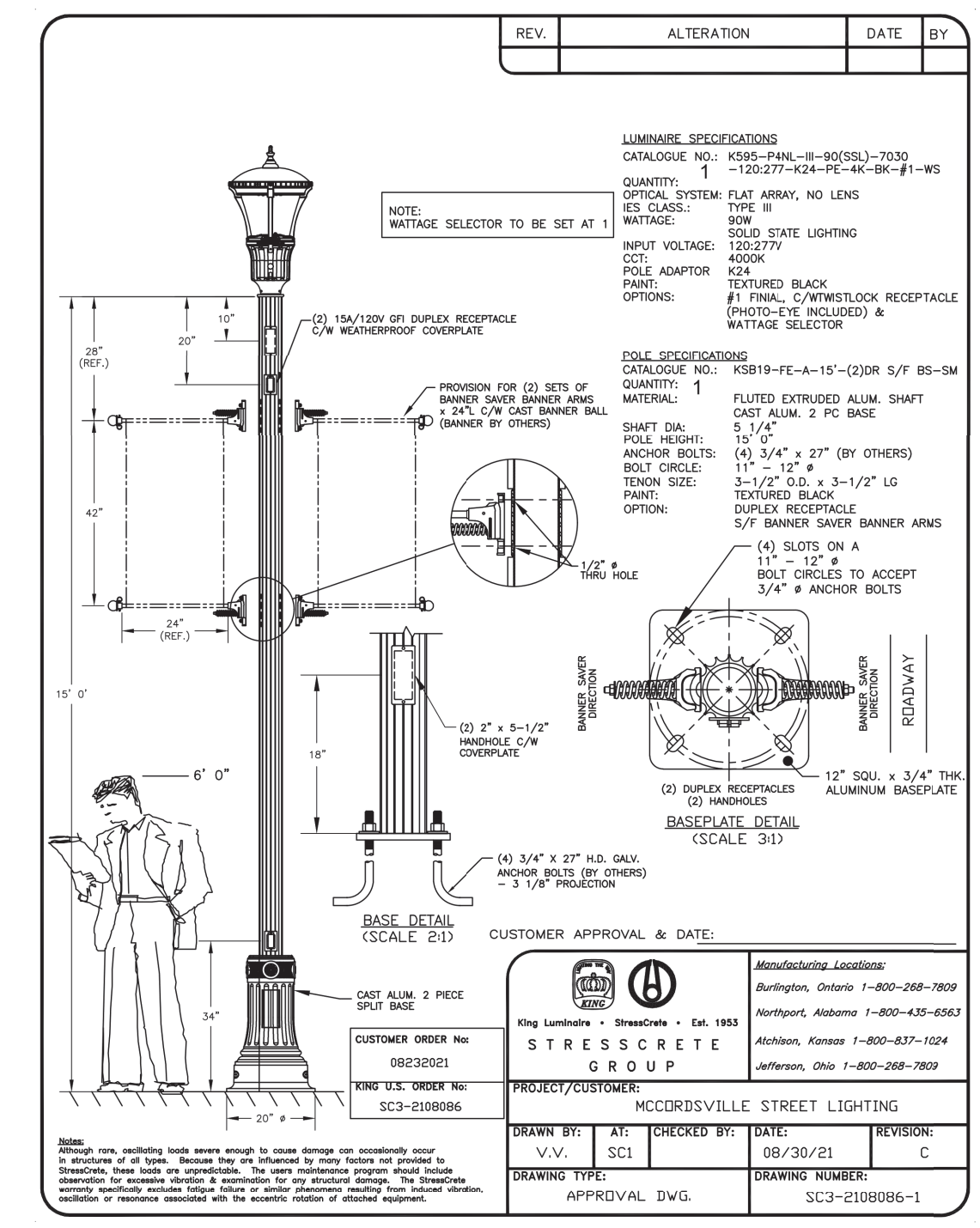
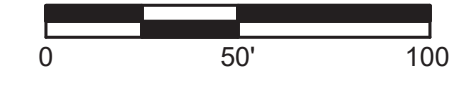


### STREET NAME CHART

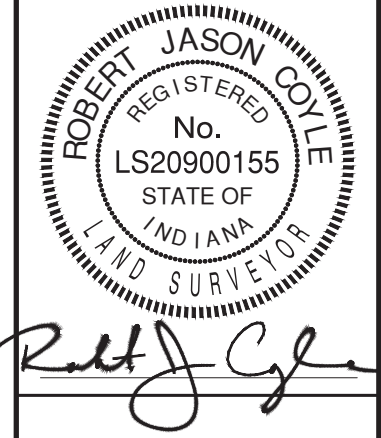
STREET	NAME
ALLEY A	
A	COLONNADE PARKWAY
B	ARCADE BLVD
C	CELLA LANE
D	PALAZZO LANE
E	PERISTYLE LANE
F	CLOISTER LANE
G	PORFICO LANE
H	BELVEDERE LANE
I	CUPOLA LANE

- ### 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 (SEE DETAIL THIS SHEET))
  - 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.

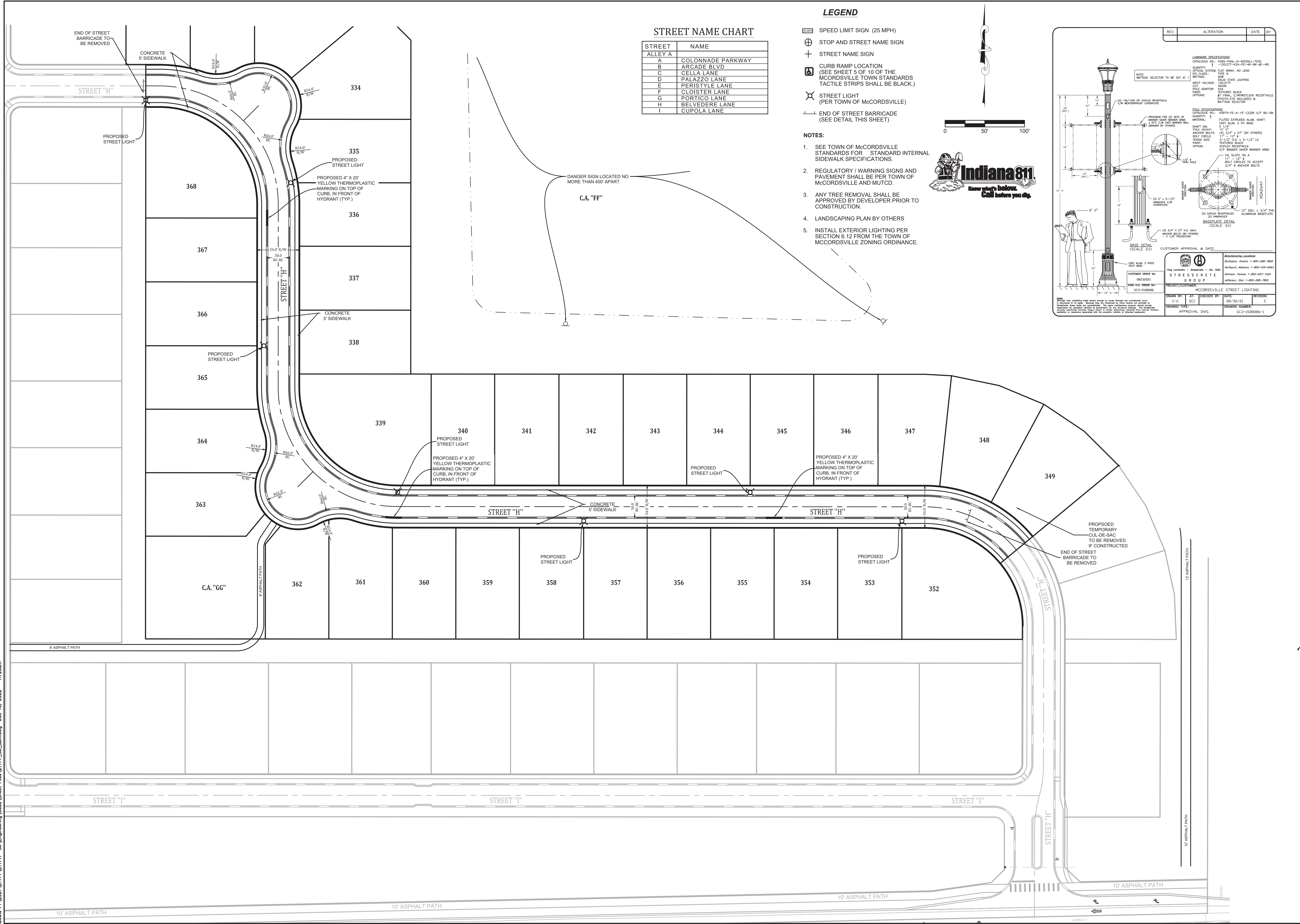


SIDEWALK, SIGNAGE, AND LIGHT PLAN  
 COLONNADE - SECTION 6  
 VERNON TOWNSHIP  
 HANCOCK COUNTY, INDIANA



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

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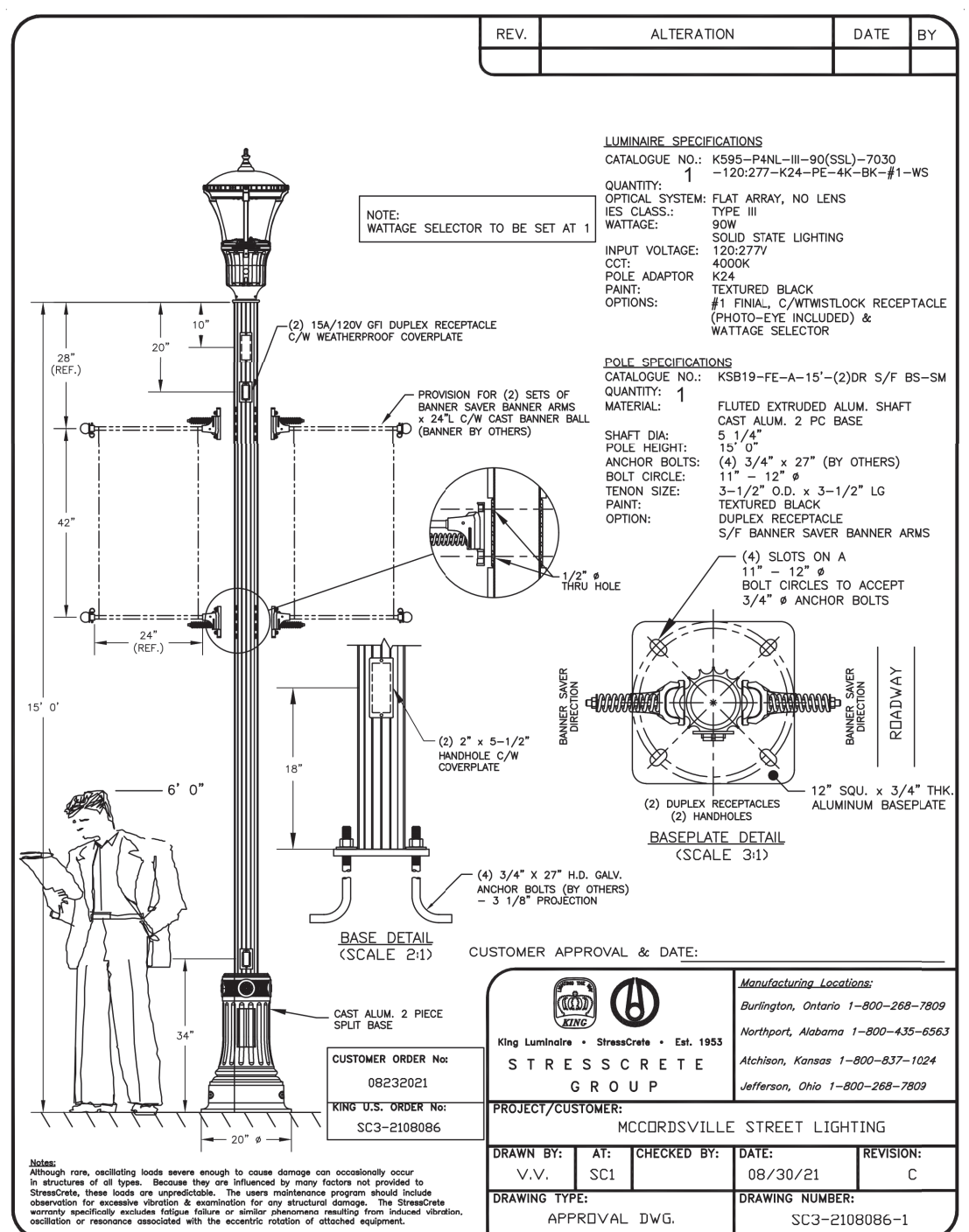


### STREET NAME CHART

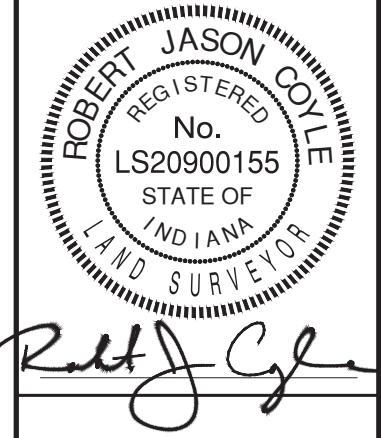
STREET	NAME
ALLEY A	
A	COLONNADE PARKWAY
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- ### LEGEND
- SPEED LIMIT SIGN (25 MPH)
  - STOP AND STREET NAME SIGN
  - STREET NAME SIGN
  - CURB RAMP LOCATION (SEE SHEET 5 OF 10 OF THE MCCORDSVILLE TOWN STANDARDS TACTILE STRIPS SHALL BE BLACK.)
  - STREET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

- ### 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.



**SIDEWALK, SIGNAGE, AND LIGHT PLAN**  
**COLONNADE - SECTION 6**  
**VERNON TOWNSHIP**  
**HANCOCK COUNTY, INDIANA**



**BANNING ENGINEERING**  
 853 COLUMBIA ROAD, SUITE #101  
 PLAINFIELD, IN 46166  
 BUS: (317) 707-3700 FAX: (317) 707-3800  
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**EXISTING LEGEND**

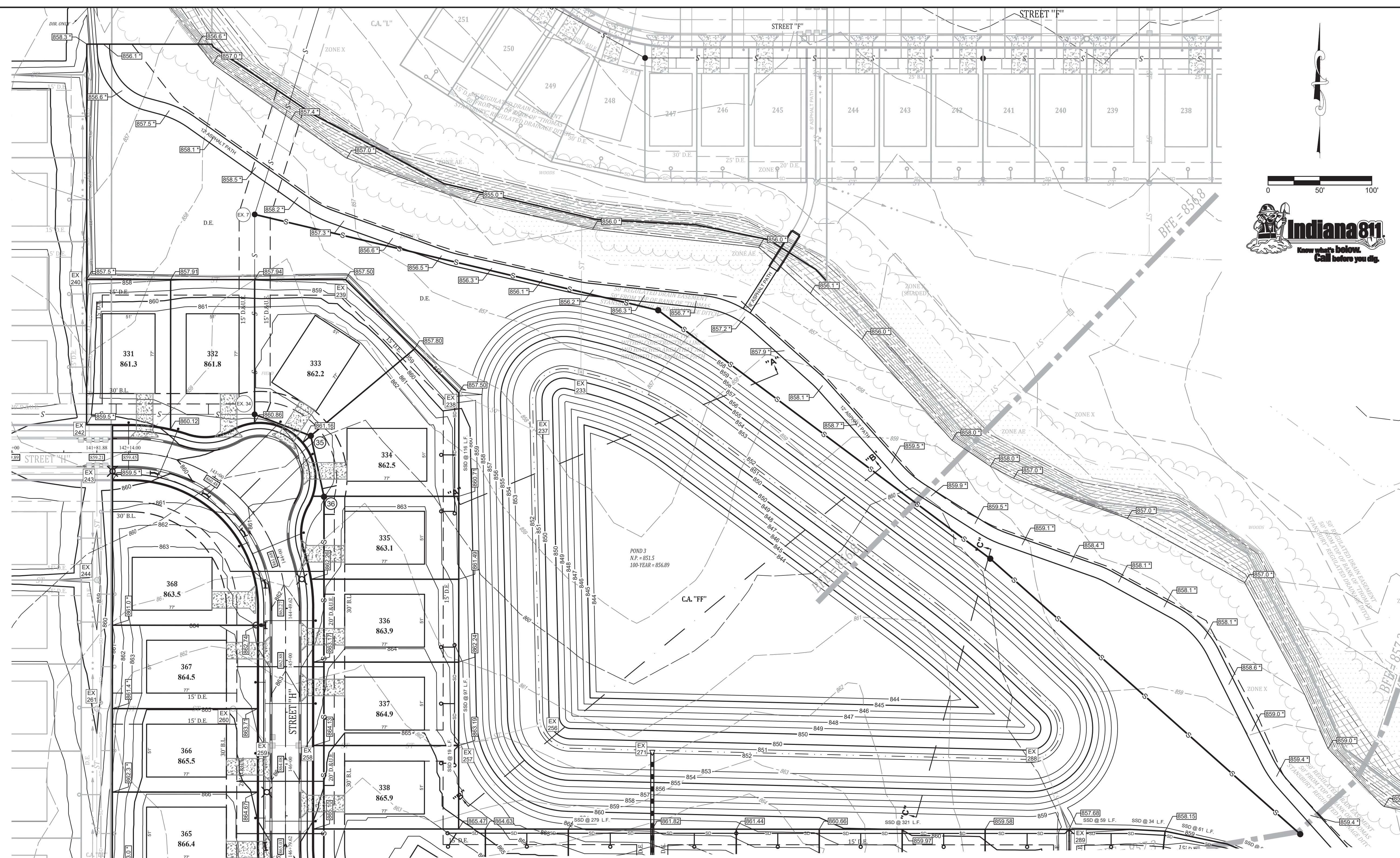
- 770 --- EXISTING CONTOUR: MAJOR
- 769 --- EXISTING CONTOUR: MINOR
- OHU --- OVERHEAD UTILITY LINES
- POWER POLE
- X --- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UFO --- UNDERGROUND CABLE TV
- T --- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- TELEPHONE SPlice BOX
- WATER 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
- 1/924.0 --- LOT NUMBER
- VAR --- PAD ELEVATION
- 775.0 --- GRADE BOX
- 774.8 --- GRADE BOX - MATCH EXISTING
- EMERGENCY FLOOD ROUTING
- PONDING AREAS
- EMERGENCY FLOOD ROUTE

**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



SEE SHEET C131 FOR CONTINUATION

**GENERAL NOTES**

1. STANDARD SPECIFICATIONS
  - a. THE TOWN OF McCORDSVILLE SPECIFICATIONS SHALL APPLY FOR STREETS & STORM SEWERS.
  - b. CITIZENS ENERGY GROUP SPECIFICATIONS SHALL APPLY FOR WATER MAINS.
  - c. THE TOWN OF McCORDSVILLE SPECIFICATIONS SHALL APPLY FOR SANITARY SEWERS.
  - d. GAS, ELECTRIC, PHONE AND CABLE TV UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION.
2. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND CONDITIONS. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITIES FOR PROPER STAKING AND LOCATIONS FOR EACH PRIOR TO CONSTRUCTION.
3. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH NOTICE, THEY SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
4. ANY PARTS OF THE SANITARY OR STORM SEWER TRENCH WHICH LIES UNDER PAVED AREAS OR WITHIN 5 FEET THEREOF SHALL BE BACK FILLED WITH GRANULAR MATERIAL AS SHOWN IN THE DETAILS.
5. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH OSHA STANDARDS.
6. RIP-RAP IS REQUIRED ON ALL END SECTIONS OUTFALL PIPES. SEE EROSION AND SEDIMENT CONTROL PLAN FOR EXACT SIZE AND LOCATION.
7. CONTRACTOR TO STOCKPILE TOPSOIL AT THE LOCATION SHOWN ON THE PLANS.
8. IN ANY AREA OF CONSTRUCTION WHERE FIELD TILES CROSS THE PROPOSED HOUSE PAD, TILES SHALL BE REMOVED AND BACK FILLED. ALL FIELD TILES INTERCEPTED SHALL BE PERPETUATED INTO THE STORM SEWER SYSTEM OR LAKES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ANY CIRCUMSTANCE WHERE THIS CANNOT BE ACCOMPLISHED.
9. ALL FILL AREAS SHALL BE COMPACTED TO MEET THE DENSITY OF THE SPECIFICATION SHEET OR DETAIL.
10. DECORATIVE SIGNS, SPRINKLER SYSTEMS, TREES, LANDSCAPING MOUNDS, OR OTHER SUCH AMENITIES ARE NOT PERMITTED IN THE STREET RIGHT-OF-WAY UNLESS APPROVED BY THE TOWN OF McCORDSVILLE.
11. ALL STREETS SHALL HAVE A PIPE UNDERDRAIN INSTALLED PER THE TOWN OF McCORDSVILLE DETAILS.
12. ALL SWALES SHALL INCLUDE UNDERDRAIN PIPE PER THE TOWN OF McCORDSVILLE STANDARDS.
13. 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).
14. THE CONTRACTOR SHALL NOTIFY THE TOWN OF McCORDSVILLE AT LEAST 72 HOURS PRIOR TO ANY BONDED OR BANK CREDIT LETTER SITE IMPROVEMENTS ARE INSTALLED. A PRE-CONSTRUCTION MEETING SHALL BE SET UP WITH THE TOWN, CONTRACTOR, ENGINEER & DEVELOPER PRIOR TO ANY CONSTRUCTION.

**GRADING DESIGN CONCEPT NOTES**

1. THE INTENT OF THE DIRTWORK FOR THIS PROJECT IS TO BALANCE WITHIN ACCEPTABLE TOLERANCES. STRIP 6" OF TOPSOIL BETWEEN THE BACK OF PADS AND THE BACK OF PADS (ENCOMPASSING THE STREETS AS WELL) AND THE POND AREAS. ALL AREAS STRIPPED ARE WITHIN THE CONSTRUCTION LIMITS.
2. REFER TO THE CONSTRUCTION SEQUENCING ON THE EROSION CONTROL SHEETS FOR SUGGESTED ORDER OF WORK.
3. THE EXCAVATED MATERIAL IS ASSUMED TO BE ACCEPTABLE FOR STRUCTURAL FILL AND WAS CONSIDERED IN THE OVERALL BALANCE OF THE SITE. CONTRACTOR TO VERIFY IF EXCAVATED MATERIAL IS ACCEPTABLE STRUCTURAL FILL.
4. MASS GRADE THE SITE AS SHOWN ON PLAN ALLOWING FOR BUILDING AND PAVEMENT MATERIAL QUANTITY DEPTHS. ALL OPEN GRASS AREAS (EXCLUDING PADS) ARE TO RECEIVE 6" OF TOPSOIL REPLACEMENT.
5. REFER TO EROSION CONTROL PLAN SHEETS C400-C401, AND C400 FOR CONSTRUCTION LIMITS.

NOTE: SIDEYARD LOT GRADES SHALL BE ESTABLISHED AT TIME OF PLOT PLAN AND BUILDING CONSTRUCTION TO MAINTAIN POSITIVE FLOW AWAY FROM THE STRUCTURE PER PAD GRADE. SIDEYARD GRADES ON LOT LINES WITH FLOOD ROUTING SHOWN SHALL BE ESTABLISHED AT TIME OF SITE DEVELOPMENT.

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

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

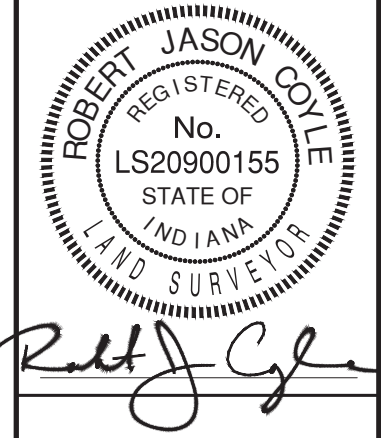
**ZONE X - OTHER FLOOD AREAS** SUBJECT TO INUNDATION BY THE 0.2% ANNUAL CHANCE FLOOD AS SCALE PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 180468 0018 D, EFFECTIVE DATE DECEMBER 4, 2007.

SEE SHEET C150 FOR NOTES REGARDING SUBSURFACE DRAINS.

SEE SHEET C140 FOR NOTE REGARDING LOWEST ADJACENT GRADES.

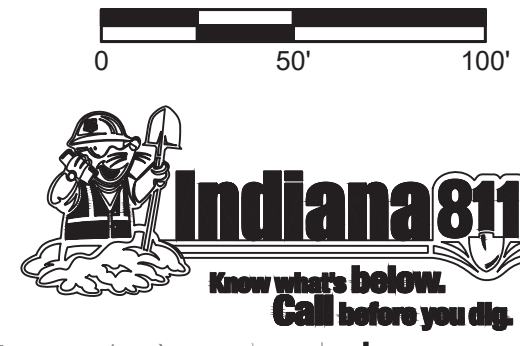
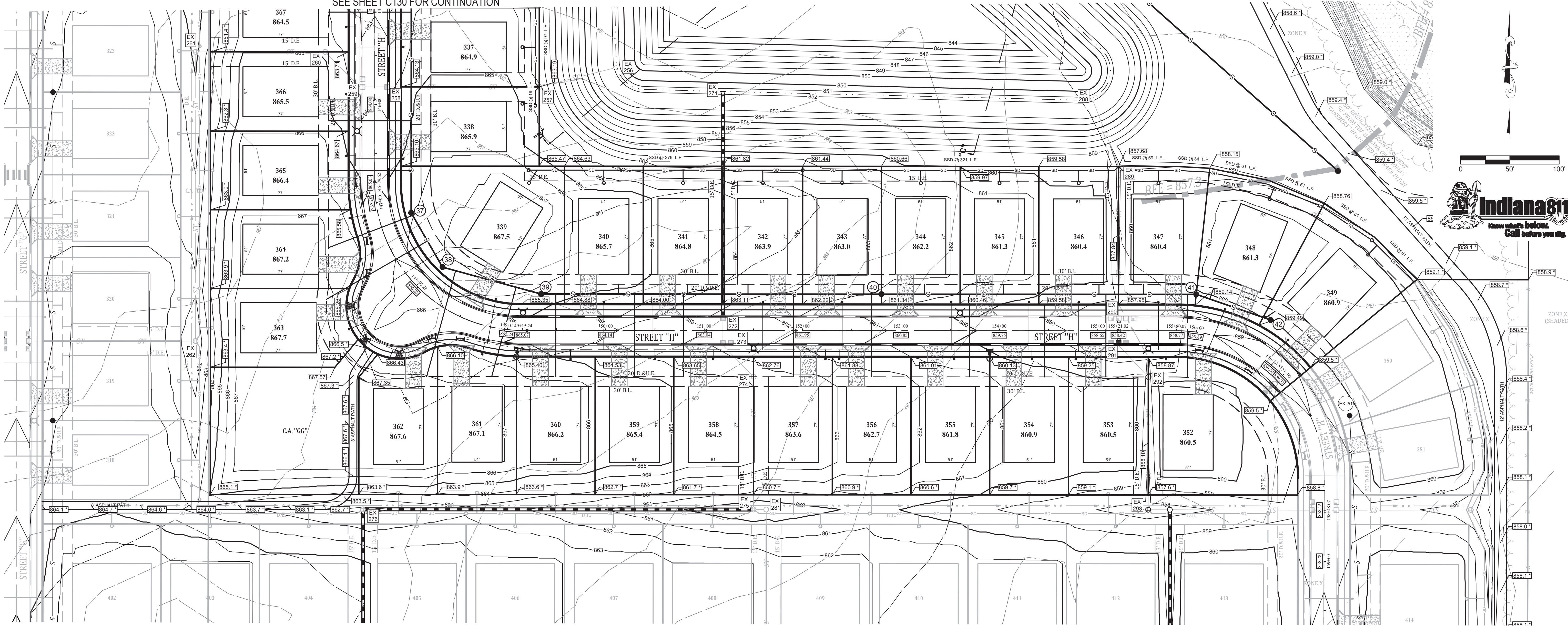
NOTE: ANY TREE REMOVAL SHALL BE APPROVED BY THE DEVELOPER PRIOR TO CONSTRUCTION

**GRADING & DRAINAGE PLAN**  
**COLONNADE - SECTION 6**  
**VERNON TOWNSHIP**  
**HANCOCK COUNTY, INDIANA**



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

SEE SHEET C130 FOR CONTINUATION



SEE SHEET C132 FOR CONTINUATION

**STREET NAME CHART**

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

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

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

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

**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 SPICE 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
- TREE LINE / 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
- EMERGENCY FLOOD ROUTING PONDING AREAS
- EMERGENCY FLOOD ROUTE

**GRADING DESIGN CONCEPT NOTES**

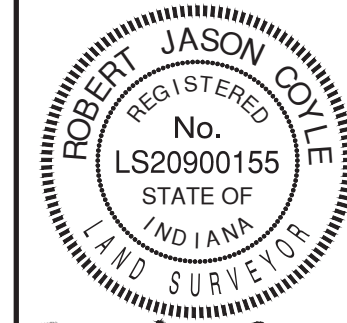
- THE INTENT OF THE DIRTWORK FOR THIS PROJECT IS TO BALANCE WITHIN ACCEPTABLE TOLERANCES. STRIP 6" OF TOPSOIL BETWEEN THE BACK OF PADS AND THE BACK OF PADS (ENCOMPASSING THE STREETS AS WELL) AND THE POND AREAS. ALL AREAS STRIPPED ARE WITHIN THE CONSTRUCTION LIMITS.
  - REFER TO THE CONSTRUCTION SEQUENCING ON THE EROSION CONTROL SHEETS FOR SUGGESTED ORDER OF WORK.
  - THE EXCAVATED MATERIAL IS ASSUMED TO BE ACCEPTABLE FOR STRUCTURAL FILL AND WAS CONSIDERED IN THE OVERALL BALANCE OF THE SITE. CONTRACTOR TO VERIFY IF EXCAVATED MATERIAL IS ACCEPTABLE STRUCTURAL FILL.
  - MASS GRADE THE SITE AS SHOWN ON PLAN ALLOWING FOR BUILDING AND PAVEMENT MATERIAL QUANTITY DEPTHS. ALL OPEN GRASS AREAS (EXCLUDING PADS) ARE TO RECEIVE 6" OF TOPSOIL REPLACEMENT.
  - REFER TO EROSION CONTROL PLAN SHEETS C400-C401, AND C400 FOR CONSTRUCTION LIMITS.
- NOTE: SIDEYARD LOT GRADES SHALL BE ESTABLISHED AT TIME OF PLOT PLAN AND BUILDING CONSTRUCTION TO MAINTAIN POSITIVE FLOW AWAY FROM THE STRUCTURE PER PAD GRADE. SIDEYARD GRADES ON LOT LINES WITH FLOOD ROUTING SHOWN SHALL BE ESTABLISHED AT TIME OF SITE DEVELOPMENT.

SEE SHEET C150 FOR NOTES REGARDING SUBSURFACE DRAINS.  
SEE SHEET C140 FOR NOTE REGARDING LOWEST ADJACENT GRADES.  
NOTE: ANY TREE REMOVAL SHALL BE APPROVED BY THE DEVELOPER PRIOR TO CONSTRUCTION

**GENERAL NOTES**

- STANDARD SPECIFICATIONS
  - THE TOWN OF MCCORDSVILLE SPECIFICATIONS SHALL APPLY FOR STREETS & STORM SEWERS.
  - CITIZENS ENERGY GROUP SPECIFICATIONS SHALL APPLY FOR WATER MAINS.
  - THE TOWN OF MCCORDSVILLE SPECIFICATIONS SHALL APPLY FOR SANITARY SEWERS.
  - GAS, ELECTRIC, PHONE AND CABLE TV UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND CONDITIONS. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITIES FOR PROPER STAKING AND LOCATIONS FOR EACH PRIOR TO CONSTRUCTION.
- ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH NOTICE, THEY SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
- ANY PARTS OF THE SANITARY OR STORM SEWER TRENCH WHICH LIES UNDER PAVED AREAS OR WITHIN 5 FEET THEREOF SHALL BE BACK FILLED WITH GRANULAR MATERIAL AS SHOWN IN THE DETAILS.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH OSHA STANDARDS.
- RIP-RAP IS REQUIRED ON ALL END SECTIONS OUTFALL PIPES. SEE EROSION AND SEDIMENT CONTROL PLAN FOR EXACT SIZE AND LOCATION.
- CONTRACTOR TO STOCKPILE TOPSOIL AT THE LOCATION SHOWN ON THE PLANS.
- IN ANY AREA OF CONSTRUCTION WHERE FIELD TILES CROSS THE PROPOSED HOUSE PAD, TILES SHALL BE REMOVED AND BACK FILLED. ALL FIELD TILES INTERCEPTED SHALL BE PERPETUATED INTO THE STORM SEWER SYSTEM OR LAKES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ANY CIRCUMSTANCE WHERE THIS CANNOT BE ACCOMPLISHED.
- ALL FILL AREAS SHALL BE COMPACTED TO MEET THE DENSITY OF THE SPECIFICATION SHEET OR DETAIL.
- DECORATIVE SIGNS, SPRINKLER SYSTEMS, TREES, LANDSCAPING MOUNDS, OR OTHER SUCH AMENITIES ARE NOT PERMITTED IN THE STREET RIGHT-OF-WAY UNLESS APPROVED BY THE TOWN OF MCCORDSVILLE.
- ALL STREETS SHALL HAVE A PIPE UNDERDRAIN INSTALLED PER THE TOWN OF MCCORDSVILLE DETAILS.
- ALL SWALES SHALL INCLUDE UNDERDRAIN PIPE PER THE TOWN OF MCCORDSVILLE STANDARDS.
- 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).
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF MCCORDSVILLE AT LEAST 72 HOURS PRIOR TO ANY BONDED OR BANK CREDIT LETTER SITE IMPROVEMENTS ARE INSTALLED. A PRE-CONSTRUCTION MEETING SHALL BE SET UP WITH THE TOWN, CONTRACTOR, ENGINEER & DEVELOPER PRIOR TO ANY CONSTRUCTION.

GRADING & DRAINAGE PLAN  
COLONNADE - SECTION 6  
VERNON TOWNSHIP  
HANCOCK COUNTY, INDIANA



*Robert Jason Cowie*

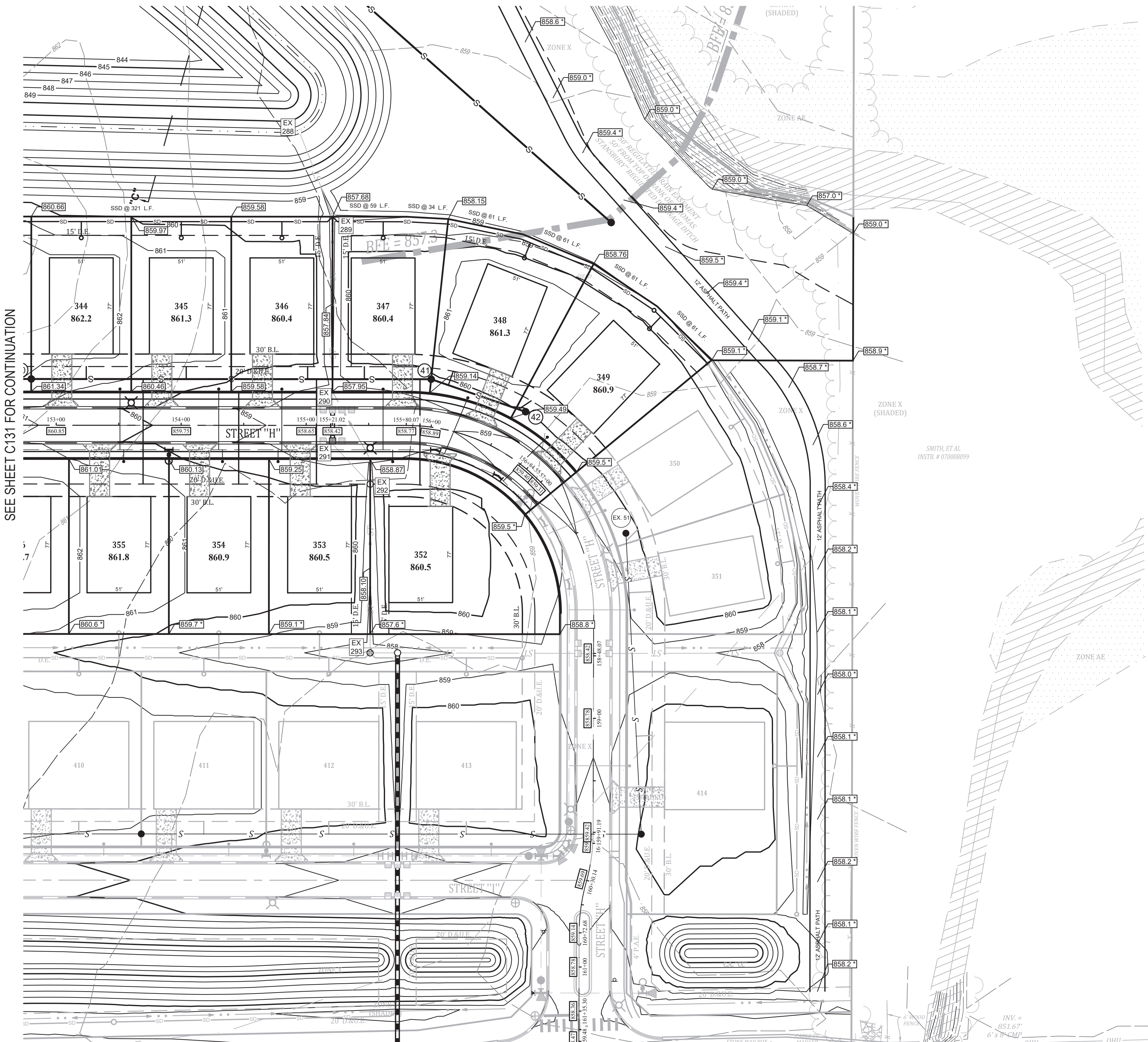
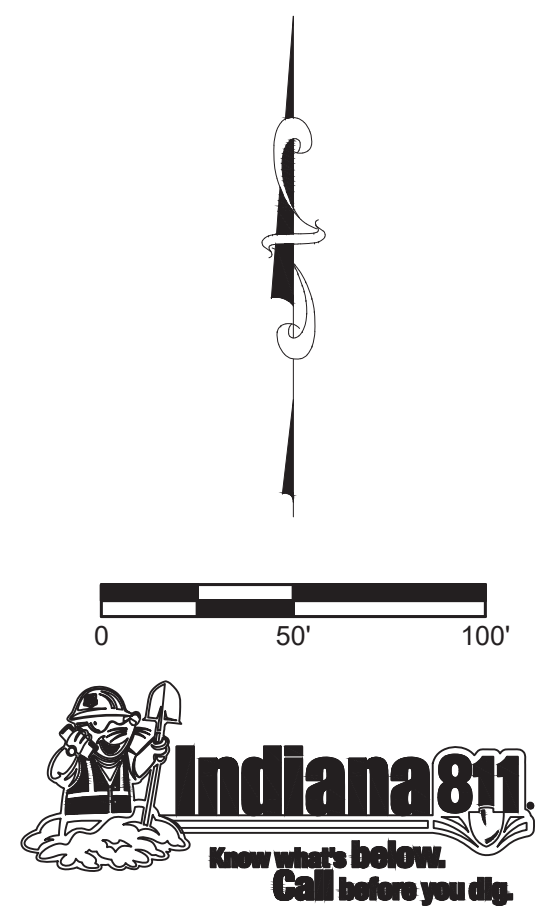
**BANNING ENGINEERING**  
853 COLUMBIA ROAD, SUITE #101  
PLAINFIELD, IN 46166  
BUS: (317) 707-3700 FAX: (317) 707-3800  
E-MAIL: Banning@BanningEngineering.com  
WEB: www.BanningEngineering.com

Project No: 21177-56  
Sheet No:

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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
- UNDERGROUND TELEPHONE
- TELEPHONE SPlice BOX
- Water Line
- FIRE HYDRANT
- Water Valve
- 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

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- CURB W/UNDERDRAIN
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- STORM SEWER MANHOLE
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- STORM SEWER END-SECTION
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- SSD LATERAL
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- SANITARY SEWER MANHOLE
- Water Line - PROPOSED
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- BLOWOFF ASSEMBLY
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- 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
- EMERGENCY FLOOD ROUTING
- PONDING AREAS
- EMERGENCY FLOOD ROUTE

**STREET NAME CHART**

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

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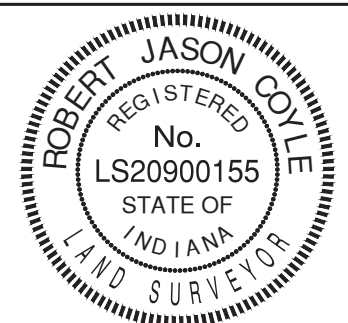
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**BANNING ENGINEERING**  
 853 COLUMBIA ROAD, SUITE #101  
 PLAINFIELD, IN 46166  
 BUS: (317) 707-3700 FAX: (317) 707-3800  
 E-MAIL: Banning@BanningEngineering.com  
 WEB: www.BanningEngineering.com

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