SUMMERTON SECTION 2

CONSTRUCTION PLANS

Lennar Homes of Indiana, LLC

LOCATION MAP
SCALE 1"= 1 MILE

DEVELOPER:

LENNAR HOMES OF INDIANA, LLC
STUART HUCKELBERRY
11555 N. MERIDIAN ST., SUITE 400
CARMEL, IN 46032
317-659-3200

CIVIL ENGINEER and SURVEYOR:

HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
(317) 347-3663
keichhorn@hwcengineering.com

ZONED SUMMERTON AMENDED PUD ORDINANCE NO. _____, AN ORDINANCE AMENDING THE TOWN OF McCORDSVILLE ZONING ORDINANCE NO. 121410, AS AMENDED.

DEVELOPMENT STANDARDS

AREA "A"

MINIMUM LOT AREA	7,200 SQ. FT
MINIMUM LOT WIDTH AT BUILDING LINE	60
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	5 FEET
MINIMUM REAR YARD SETBACK	15 FEET
MINIMUM LIVABLE FLOOR AREA	1,500 SF (SINGLE STORY) 1,800 SF (MULTI STORY)
MIN. GROUND FLOOR LIVING AREA	900 SF (MULTI STORY)
MAXIMUM LOT COVERAGE	60%
MAXIMUM HEIGHT - PRINCIPAL	35 FEET

SITE DATA

LOTS:	57
DISTURBED AREA:	33 AC
START CONSTRUCTION:	SEPTEMBER 2022
END CONSTRUCTION:	SEPTEMBER 2027

SITE MAP
SCALE: 1" = 200'

SOILS MAP
NOT TO SCALE

SOILS LEGEND

BR	BROOKSTON SILTY CLAY LOAM
CRA	CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES
MrmB2	MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	EXISTING CONDITIONS PLAN
C1.2-C1.4	DEVELOPMENT PLAN
C1.5-C1.7	PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C1.8-C1.10	POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C1.11-C1.13	EMERGENCY FLOOD ROUTE PLAN
C1.14	MASTER UTILITY PLAN
C1.15-C1.16	SUBSURFACE DRAIN PLAN
C2.0-C2.2	STREET PLAN & PROFILE
C3.0	ENTRANCE PLAN
C3.1	MAINTENANCE OF TRAFFIC PLAN
C3.2	INTERSECTION DETAILS
C3.3	TRAFFIC CONTROL PLAN
C4.0-C4.4	SANITARY SEWER PLAN & PROFILE
C6.0-C6.6	STORM SEWER PLAN & PROFILE
C7.0-C7.1	WATER DISTRIBUTION PLAN
C8.0	STORMWATER POLLUTION PREVENTION NOTES
C8.1-C8.4	STORMWATER POLLUTION PREVENTION DETAILS
C8.5	CONSTRUCTION DETAILS
C8.6	CITIZENS WATER DETAILS
L1.0	LANDSCAPE PLAN
L1.1-L1.2	LANDSCAPE DETAILS

McCORDSVILLE TOWN STANDARDS SHEET LIST TABLE

Sheet Title	Sheet Description
1	DIRECTIONS FOR USE & GENERAL NOTES
2	RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS
3	RIGHT-OF-WAY DETAILS
4	UTILITY LOCATION GUIDELINES
5	DRIVE WAY & HANDICAP RAMP DETAILS
6	STORM SEWER STRUCTURE DETAILS
7	STORM SEWER BEDDING DETAILS AND GENERAL NOTES
8	SANITARY SEWER SPECIFICATIONS
9	SANITARY SEWER DETAILS
10	SANITARY SEWER LIFT STATION STANDARDS & GUIDELINES

PLAN COMMISSION APPROVAL _____
DRAINAGE APPROVAL _____
ADDRESS APPROVAL _____
EROSION CONTROL APPROVAL _____
COUNTY ENGINEER APPROVAL _____
COUNTY SANITARIAN APPROVAL _____
COUNTY COMMISSIONERS APPROVAL _____

CONTACT INFORMATION:

CITIZENS ENERGY GROUP/ CWA AUTHORITY, INC. (WATER)
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REVISIONS

DATE	DESCRIPTION	BY
1/2/23	TAC REVIEW	HWC

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

SUMMERTON SECTION 2
McCORDSVILLE, INDIANA
COVER

PRELIMINARY
NOT FOR CONSTRUCTION

KRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

Kristopher K. Eichhorn

DRAWN BY TS	JOB NUMBER 2020-235-B
CHECKED BY KE	
DATE JUNE 24, 2022	
SCALE AS SHOWN	
SHEET C1.0 COVER	

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Plot Date: Jan 02, 2023 Plot Time: 4:35pm File Name: W:\Lennar\2020-235-b lennar- summerton 2\Design\CAD\20235-B.Cover Sheet.dwg, Layout: C1.0 By: keichhorn

OVERALL GENERAL PROJECT NOTES

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BENCHMARK INFORMATION:

ORIGINATING BENCHMARK:
ELEVATION INFORMATION IS BASED UPON EXISTING McCORD POINTE CONSTRUCTION PLANS ESTABLISHED BY STOEPPELWERTH, WHICH IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1929 (NGVD 29). CONTROL FROM McCORD POINTE WAS RECOVERED AND USED TO ESTABLISH CONTROL FOR THIS PROJECT.

CUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST. SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)

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5/8-INCH REBAR WITH RED CAP STAMPED "HWC ENGINEERING RANDOM POINT" LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 900 NORTH, NEAR A FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT
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Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
N/A	FLOW ARROW	
N/A	FLOOD ROUTE	
x XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX
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1/2/23	TAC REVIEW	HWC

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INDIANAPOLIS - TERRE HAUTE
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SUMMERTON SECTION 2 MCCORDSVILLE, INDIANA DEVELOPMENT PLAN

PRELIMINARY NOT FOR CONSTRUCTION

KRISTOPHER K. EICHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2020-235-B
CHECKED BY KE	
DATE JUNE 24, 2022	
SCALE AS SHOWN	
SHEET C1.2 DEVELOPMENT PLAN	

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INDIANAPOLIS - TERRE HAUTE
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MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

CHRISTOPHER K. LICHTHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

Kristopher K. Lichthorn

DRAWN BY DC	JOB NUMBER 2020-235-B
CHECKED BY KE	
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SHEET C1.3 DEVELOPMENT PLAN	

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OVERALL GENERAL PROJECT NOTES

1. NOT ALL GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTORS BENEFIT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES IN HIS WORK AREA WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT FROM THAT SHOWN ON THE DRAWINGS. ALL EXISTING UTILITIES ENCOUNTERED IN THE WORK, WHETHER IN PUBLIC RIGHTS OF WAY OR ON PRIVATE PROPERTY, SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ANY UTILITIES WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION TO SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY. IF MINOR CONFLICTS ARISE, THE CONTRACTOR MAY SHIFT THE PROPOSED LOCATION OF THE INSTALLATION OF THE WORK. BEFORE WORKING WITH OR AROUND UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.

2. SAFETY PROVISIONS FOR THE WORK SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE INDIANA OSHA AND ANY OTHER LOCAL STATE OR FEDERAL AGENCY HAVING JURISDICTION. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR SHALL AT MINIMUM, PROVIDE TRAFFIC CONTROL AS REQUIRED TO SAFELY PROTECT THE GENERAL PUBLIC, THE CONTRACTOR'S WORK FORCES AND THE WORK. TRAFFIC CONTROL SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIAL PROVISIONS, STANDARD DETAILS AND GENERAL INSTRUCTIONS TO FIELD EMPLOYEES. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. THE OPTION OF THE OWNER AND/OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, FENCES, WARNING SIGNS, FLASHING LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, SAFETY MEETING REQUIREMENTS AND AGENCY REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY PRECAUTIONS, THERE WILL BE NO SEPARATE OR ADDITIONAL PAYMENT FOR THIS WORK.

3. WHERE PROPERTY MARKERS, SECTION CORNERS, SURVEY MARKS OR BENCHMARKS, SUCH AS STONES, PIPES, OR OTHER SUCH MONUMENTS ARE ENCOUNTERED AND CONFLICT WITH THE WORK, THE ENGINEER SHALL BE NOTIFIED BEFORE THEY ARE DISTURBED, THE MARKERS SHALL BE PROTECTED AFTER THE OWNER, ENGINEER, AND AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR REFERENCED THEIR LOCATIONS.

4. ALL MATERIALS DENOTED "SALVAGED" SHALL BE STORED AND PROTECTED AT THE SITE FOR THE OWNER TO COLLECT OR FOR THE CONTRACTOR TO RE-USE AS INDICATED.

5. THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER.

6. ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.

7. CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.

8. REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED HOUSE PADS. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO STORM SEWER SYSTEM OR LAKE. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.

9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS.

10. CONTRACTOR SHALL STAMP THE LETTER "S" IN THE CURB PERPENDICULAR TO THE LATERAL MARKER.

11. STRUCTURES RECEIVING SUB-SURFACE DRAIN (SSD) SHALL HAVE BOTH PORTS CORE DRILLED. "1" OR "Y" BLIND CONNECTIONS ARE NOT ALLOWED.

12. ALL STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE-DRAINS TO WATERWAY".

13. STRUCTURAL FILL: SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). SHALL BE FREE OF ORGANIC MATERIAL, DEBRIS, DELETERIOUS MATERIALS AND FROZEN SOLIDS.

14. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE SHOULDERS AND SIGNAGE. REPAIRS (i.e. STRIPING) SHALL COINCIDE WITH THE ADJOINING ROAD.

15. CLAY POND LINERS ARE REQUIRED IF SIGNIFICANT SAND OR GRAVEL STRATIFICATIONS ARE ENCOUNTERED DURING EXCAVATION OF POND.

16. ALL COMMON AREA SIDEWALKS OR PATHS ARE TO BE CONSTRUCTED AS PART OF THE SITE INFRASTRUCTURE. INDIVIDUAL LOT SIDEWALKS TO BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION.

17. FLOODPLAIN BOUNDARY LINES SHOWN ARE DELINEATED BASED ON APPLYING BASE FLOOD ELEVATIONS (BFES) TO SITE-SPECIFIC TOPOGRAPHY PER FEMA MAP #18059C0017D DATED DECEMBER 4, 2007.

BENCHMARK INFORMATION:

ORIGINATING BENCHMARK:
ELEVATION INFORMATION IS BASED UPON EXISTING McCORD POINTE CONSTRUCTION PLANS ESTABLISHED BY STOEPPELWERTH, WHICH IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1929 (NGVD 29). CONTROL FROM McCORD POINTE WAS RECOVERED AND USED TO ESTABLISH CONTROL FOR THIS PROJECT.

CUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST. SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)

TBM #1
HANCOCK COUNTY SURVEYOR DISK LOCATED IN THE CENTER OF COUNTY ROAD 500 WEST, APPROXIMATELY 490 FEET NORTH OF THE CULVERT FOR THE SCHULTZ & SCHULTZ LEGAL DRAIN
ELEVATION = 852.92 (NGVD 29)

TBM #2
5/8-INCH REBAR WITH RED CAP STAMPED "HWC ENGINEERING RANDOM POINT" LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 900 NORTH, NEAR A FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT
ELEVATION = 852.09 (NAVD88)

EMERGENCY OVERFLOW WEIR CROSS-SECTION "C"
NOT TO SCALE

ABBREVIATIONS:

BC	– BACK OF CURB	TB	– TOP OF BANK GRADE
CL	– CENTERLINE	TC	– TOP OF CASTING GRADE
FG	– FINISHED GRADE	PAD	– PAD GRADE
FL	– FLOW LINE	MFPG	– MINIMUM FLOOD PROTECTION GRADE
HP	– HIGH POINT	MFFE	– MINIMUM FINISH FLOOR ELEVATION
INV	– INVERT ELEVATION	TW	– TOP OF WALL
LP	– LOW POINT	IEE	– INGRESS / EGRESS EASEMENT
ME	– MATCH EXISTING GRADE	25	– LOT NUMBER
NP	– NORMAL POOL (ELEVATION)	C.A.	– COMMON AREA
PC	– POINT OF CURVATURE	D.E.	– DRAINAGE EASEMENT
PRC	– POINT OF REVERSE CURVATURE	S.S.D.&U.E.	– SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
PT	– POINT OF TANGENCY	D.&U.E.	– DRAINAGE AND UTILITY EASEMENT
PVC	– POLYVINYL CHLORIDE PIPE	ESMT.	– EASEMENT
PVI	– POINT OF VERTICAL INTERSECTION	B.S.L.	– BUILDING SETBACK LINE
RCP	– REINFORCED CONCRETE PIPE	R/W	– RIGHT-OF-WAY

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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

HWC ENGINEERING
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LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
N/A	FLOW ARROW	
N/A	FLOOD ROUTE	
+ XXXX	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX
	A.D.A. HANDICAP RAMP w/ BLACK TRUNCATED DOMES	A
	2' ROLL CURB	B
	EMERGENCY OVERFLOW WEIR CROSS-SECTION	C
	PRIMARY MONUMENT SIGN	D
	SSD CLEANOUT	CO
	SANITARY CLEANOUT	C.O.

REVISIONS

DATE	DESCRIPTION	BY
1/2/23	TAC REVIEW	HWC

SUMMERTON SECTION 2
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

CHRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

Kristopher K. Eichhorn

DRAWN BY DC	JOB NUMBER 2020-235-B
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DATE JUNE 24, 2022	
SCALE AS SHOWN	
SHEET C1.4 DEVELOPMENT PLAN	

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GRAPHIC SCALE

0' 60' 120' 180'

(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
N/A	FLOW ARROW	
N/A	FLOOD ROUTE	
+ XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX
	A.D.A. HANDICAP RAMP	A
	2' ROLL CURB	B
	SSD CLEANOUT	CO
	SANITARY CLEANOUT	C.O.
	EMERGENCY OVERFLOW WEIR CROSS-SECTION	C

REVISIONS

DATE	DESCRIPTION	BY
1/2/23	TAC REVIEW	HWC

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SUMMERTON SECTION 2
MCCORDSVILLE, INDIANA
MASTER UTILITY PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

KRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

Kristopher K. Eichhorn

DRAWN BY TS	JOB NUMBER 2020-235-B
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DATE JUNE 24, 2022	
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SHEET C1.14 MASTER UTILITY PLAN	

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TYPICAL STREET SECTION

NOT TO SCALE

TYPICAL PAVEMENT SECTION FOR PROPOSED ACCEL/ DECEL LANES & TAPERS, PASSING BLISTER, & STONE SHOULDER

NOT TO SCALE

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NOTES:
1. ALL EXISTING ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE SHOULDERS AND SIGNAGE. REPAIRS (i.e. STRIPING) SHALL COINCIDE WITH THE ADJOINING ROAD.
2. UTILITY CONFLICTS (INCLUDING UTILITY POLES) MUST BE COMPLETELY RESOLVED PRIOR TO CONSTRUCTION OF ACCEL/DECEL LANES, PASSING BLISTER LANES AND/OR LEFT TURN LANES. CONSTRUCTION OF THESE LANES INCLUDES BUT IS NOT LIMITED TO EXCAVATION, EMBANKMENT, PAVING AND SUBGRADE PREPARATION.

GENERAL NOTES

1. THE USE OF THERMOPLASTIC PAVEMENT MARKINGS IS REQUIRED ON ASPHALT PAVEMENT WITHIN THE RIGHT-OF-WAY. THE USE OF EPOXY STRIPING IS REQUIRED ON CONCRETE WITHIN THE RIGHT-OF-WAY.
2. LIGHTING, SIGNS, IRRIGATION LINES, ETC. MUST BE CONSTRUCTED TO MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET FROM THE CENTER OF THE SANITARY SEWER FACILITIES.
3. STREET LIGHTS ARE REQUIRED TO MATCH EXISTING STREET LIGHTS. TO INCLUDE POLE TYPE, FIXTURE TYPE, HEIGHT OF FIXTURE ETC.
4. ALL STREET LIGHTING SHALL BE INSTALLED WITH REFLECTORS OR OTHER SUCH DEVICES OR CONTROLS SO THAT LIGHT IS REFLECTED DOWNWARD TO MITIGATE LIGHT SPILLOVER.
5. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE SHOULDERS AND SIGNAGE.

ABBREVIATIONS:

BR	–	BEGIN RADIUS
CL	–	CENTERLINE
GUT	–	GUTTER GRADE
HP	–	HIGH POINT
LP	–	LOW POINT
ME	–	MATCH EXISTING GRADE
PC	–	POINT OF CURVATURE
PT	–	POINT OF TANGENCY
PVI	–	POINT OF VERTICAL INTERSECTION
R	–	RADIUS
TC	–	TOP OF CURB/TOP OF CASTING GRADE

GRAPHIC SCALE

0' 30' 60' 90'

(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
N/A	FLOW ARROW	
x XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX
	A.D.A HANDICAP RAMP	A
	2' ROLL CURB	B
	2' ROLL CURB & GUTTER (REVERSE SLOPE)	C
	PROPOSED 2' STONE SHOULDER, 8" DEEP COMPACTED #53 STONE	
	PROPOSED FULL-DEPTH PAVEMENT IN CR W 500 N. R/W	

NOTES:

1. HMA SHALL BE PRODUCED FROM AN INDOT CERTIFIED HMA PLANT, IN ACCORDANCE WITH INDIANA TEST METHOD (ITM) 583.

2. THE CONTRACTOR SHALL PROVIDE A COPY OF THE CERTIFICATION TO THE TOWN ENGINEER AT OR BEFORE THE INSTALLATION OF THE HMA.

3. PG BINDER MATERIAL (LIQUID) SHALL BE PG 64-22 FOR TYPE A AND TYPE B MIXES.

4. RECYCLED MATERIALS, UP TO 25%, MAY BE USED BASE. IF OVER 15% RECYCLED MATERIAL IS USED, PG BINDER 58-28 SHALL BE USED RATHER THAN PG 64-22

COLLECTOR ROAD

d = 18"

1. 1" HMA, TYPE B, 9.5 MM SURFACE
2. 3" HMA, TYPE B, 19.0 MM INTERMEDIATE
3. 6" HMA, TYPE B, 25.0 MM BASE
4. 4" COMPACTED AGGREGATE BASE #53
   4" COMPACTED AGGREGATE BASE #2

PAVEMENT CONSTRUCTION

SCALE: NONE

WINNSBORO DRIVE & CR N 500 W

SCALE: 1" = 30'

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SUMMERTON SECTION 2
MCCORDSVILLE, INDIANA

ENTRANCE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

CHRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY TS	JOB NUMBER 2020-235-B
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DATE JUNE 24, 2022	
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SHEET C3.0 ENTRANCE PLAN	

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GRAPHIC SCALE

0' 60' 120' 180'

(IN FEET)

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GENERAL NOTES

1. LIGHTING, SIGNS, IRRIGATION LINES, ETC. MUST BE CONSTRUCTED TO MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET FROM THE CENTER OF THE SANITARY SEWER FACILITIES.
2. STREET LIGHTS ARE REQUIRED TO MATCH EXISTING STREET LIGHTS. TO INCLUDE POLE TYPE, FIXTURE TYPE, HEIGHT OF FIXTURE ETC.
3. ALL STREET LIGHTING SHALL BE INSTALLED WITH REFLECTORS OR OTHER SUCH DEVICES OR CONTROLS SO THAT LIGHT IS REFLECTED DOWNWARD TO MITIGATE LIGHT SPILLOVER. ALL STREET LIGHTS ARE TO BE FULL CUT-OFF AND DARK SKY COMPLIANT.

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	STOP SIGN	STOP
	SPEED LIMIT SIGN	25
	STREET NAME SIGN	
	END OF ROAD MARKER: TYPE III CONSTRUCTION BARRICADE	
	LED STREET LIGHT STRESSCRETE GROUP MODEL K595 ARISTOCRAT	

NOTE: ALL STREET LIGHTS TO BE FULL CUT-OFF AND DARK SKY COMPLIANT

NOTES:

1. SIZE SHOULD BE A MINIMUM OF ONE SQUARE FEET, MAXIMUM FOUR SQUARE FEET.
2. SHOULD BE NO MORE THAN 500 FEET APART, WITH NO LESS THAN FOUR SIGNS PER POND.
3. A SIGN MUST BE PLACED AT ALL PUBLIC ACCESS AND ENTRANCE AREAS TO POND.
4. MUST HAVE THE WORDS "NO SWIMMING" AND A "NO SWIMMING" SYMBOL. CAN ALSO PROHIBIT TRESPASSING, SWIMMING, WADING OR OTHER RECREATIONAL ACTIVITIES THAT WOULD INVOLVE A PERSON ENTERING A POND.
5. COLORS TO BE DETERMINED BY THE HOMEOWNERS ASSOCIATION DEVELOPER.

POND SAFETY SIGN

NOT TO SCALE

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SUMMERTON SECTION 2
MCCORDSVILLE, INDIANA
TRAFFIC CONTROL PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

KRISTOPHER K. EICHHORN REGISTERED No. 11400758 STATE OF INDIANA PROFESSIONAL ENGINEER

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SHEET C3.3 TRAFFIC CONTROL PLAN	

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LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
	STREET LIGHT	

LANDSCAPE LEGEND:

- XXX — QUANTITY / KEY
- SPADE EDGE
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB

LANDSCAPE REQUIREMENTS

REFER TO SUMMERTON PUD FOR PERIMETER LANDSCAPING REQUIREMENTS.

PLANT SCHEDULE

SHADE TREES								
GIN-B	8	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2"	12'	B&B	SEE PLAN	CENTRAL LEADER - MALE ONLY
LIQ-S	12	LIQUIDAMBAR STYRACIFLUA 'ROTUNDALOBA'	FRUITLESS SWEETGUM	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
NYS-S	5	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM/WILDFIRE TUPELO	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
PLA-A	6	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2"	12	B&B	SEE PLAN	CENTRAL LEADER
EVERGREEN TREES								
PIC-A	12	PICEA ABIES	NORWAY SPRUCE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIN-N	6	PINUS NIGRA	BLACK PINE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIN-S	13	PINUS STROBUS	EASTERN WHITE PINE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
ORNAMENTAL TREES								
AME-G	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
CER-C	5	CERCIS CANADENSIS	REDBUD	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
SHRUBS								
HYD-Q	30	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	-	18"	#5 CONT	SEE PLAN	FULL IN POT
ILE-G	18	ILEX GLABRA 'DENSA'	DENSA COMPACT INKBERRY	-	18"	#5 CONT	SEE PLAN	FULL IN POT

GRAPHIC SCALE

0' 50' 100' 150'

(IN FEET)

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SUMMERTON SECTION 2
MCCORDSVILLE, INDIANA
LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

CHRISTOPHER K. EICHHORN
REGISTERED
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

Kristopher K. Eichhorn

DRAWN BY DC	JOB NUMBER 2020-235-B
CHECKED BY KE	
DATE JUNE 24, 2022	
SCALE AS SHOWN	
SHEET L1.0 LANDSCAPE PLAN	

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