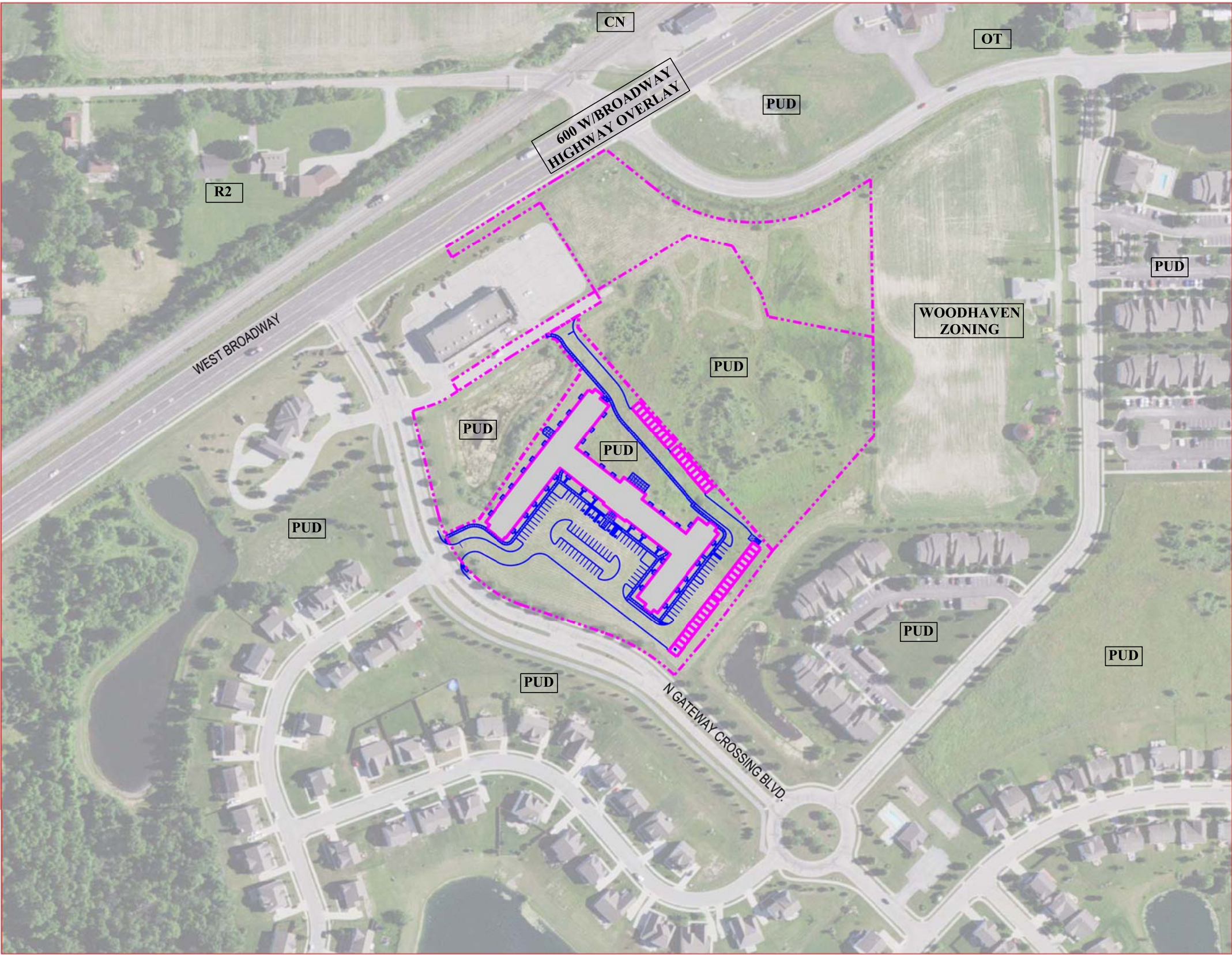
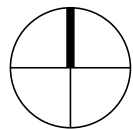




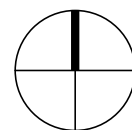
CONTRACT DRAWINGS
FOR THE CONSTRUCTION OF
CLOVER COMMUNITIES McCORDSVILLE
GATEWAY CROSSING
HANCOCK COUNTY
TOWN OF McCORDSVILLE, INDIANA
CLOVER GROUP



VICINITY MAP



LOCATION MAP



DRAWING LIST	
BOUNDARY SURVEY	
SITE PLAN	CS101
DEMOLITION PLAN	CD101
GRADING PLAN	CG101
EROSION & SEDIMENT CONTROL PLAN	CG102
STORMWATER DRAINAGE PLAN	CG103
CONSTRUCTION PLAN	CG104
UTILITY PLAN	CU101
LANDSCAPING PLAN & DETAILS	CL101
PHOTOMETRIC PLAN	CL102
SANITARY AND STORMWATER SEWER PROFILES	CU301
SITE DETAILS	CS501
SITE DETAILS	CS502
SITE & LANDSCAPING DETAILS	CS503
WATER DETAILS	CS504
WATER DETAILS	CS505
STORM SEWER DETAILS	CS506
SANITARY SEWER NOTES & DETAILS	CS507
STORMWATER POLLUTION PREVENTION PLAN	CS508
EROSION & SEDIMENT CONTROL DETAILS	CS509

LAND DESCRIPTION PER SURVEY (5.059 ACRE TRACT)

A part of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 26, Township 17 North, Range 5 East, in Vernon Township, Hancock County, Indiana, more particularly described as follows:

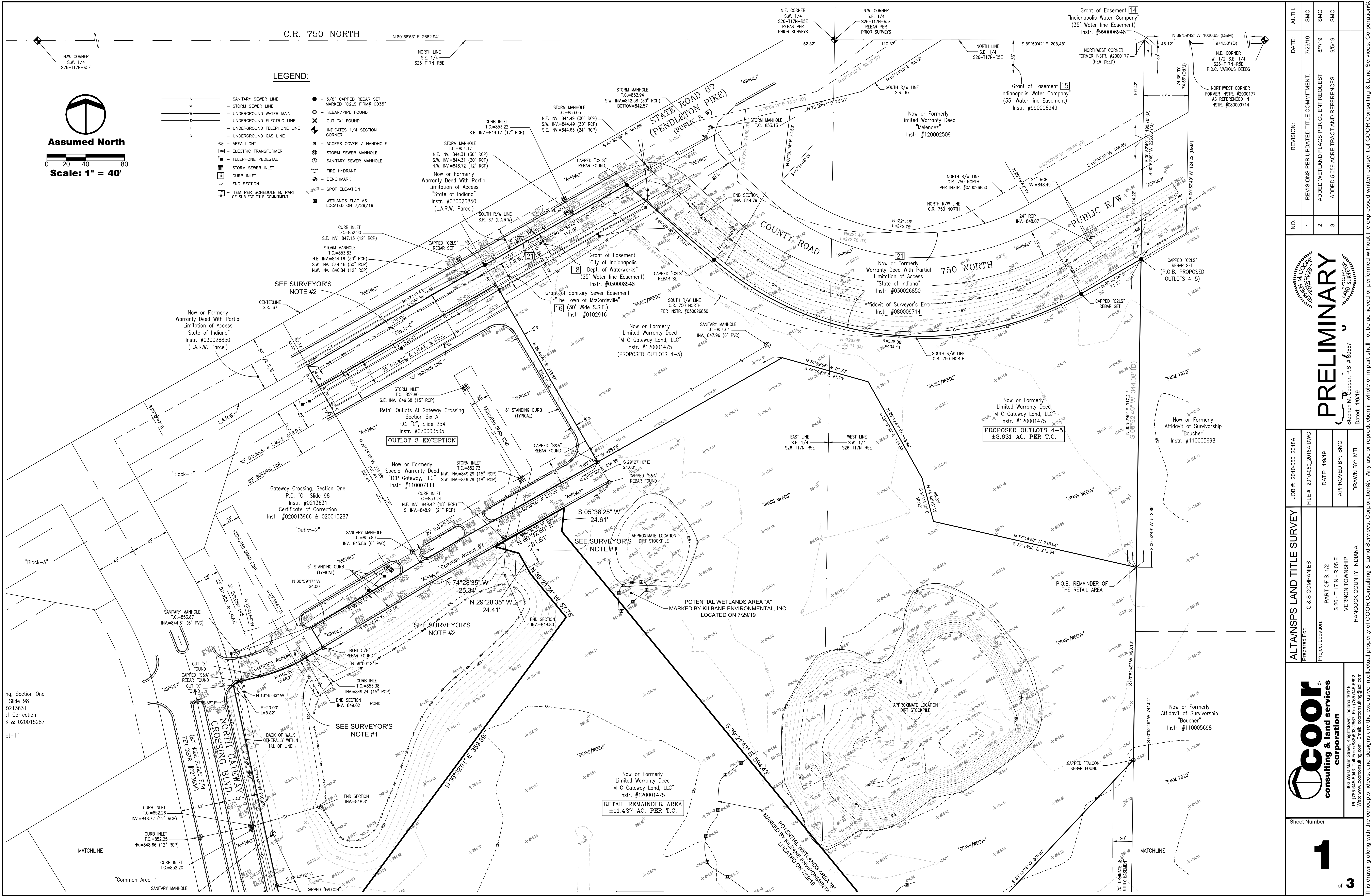
COMMENCING at the Northeast corner of the West Half of the Southeast Quarter of said Section; thence North 89 degrees 59 minutes 42 seconds West along the North line of said Half Quarter Section a distance of 1,020.63 feet; thence South 00 degrees 52 minutes 49 seconds West a distance of 741.04 feet to a northwesterly boundary line of Gateway Crossing Apartments, Section Three as recorded in Instrument 2003-10979 in Plat Cabinet "C", Slide 122 & 123 in the Office of the Recorder, Hancock County, Indiana; thence along the northwesterly boundary lines of said Gateway Crossing Apartments, Section Three by the next four (4) courses; 1) South 43 degrees 13 minutes 24 seconds West 308.07 feet to the POINT OF BEGINNING of this description; 2) South 38 degrees 38 minutes 57 seconds West 187.29 feet to the point of curvature of a curve concave northwesterly, the radius point of said curve being North 51 degrees 21 minutes 03 seconds West 715.00 feet from said point; 3) southwesterly along said curve 53.13 feet to the point of tangency of said curve, said point being South 47 degrees 05 minutes 37 seconds East 715.00 feet from the radius point of said curve; 4) South 42 degrees 54 minutes 24 seconds West 79.02 feet to a point on a curve concave southwesterly, the radius point of said curve being South 45 degrees 06 minutes 39 seconds West 390.00 feet from said point, said point also being on a northeasterly boundary line of Gateway Crossing, Section One as recorded in Instrument 2002-13631 in Plat Cabinet "C", Slide 98-100 in said Recorder's Office; thence along the northeasterly boundary lines of said Gateway Crossing, Section One by the next three (3) courses; 1) northwesterly along said curve 165.68 feet to the point of tangency of said curve, said point being North 20 degrees 46 minutes 14 seconds East 390.00 feet from the radius point of said curve; 2) North 69 degrees 13 minutes 47 seconds West 176.19 feet to the point of curvature of a curve concave northeasterly, the radius point of said curve being North 20 degrees 46 minutes 13 seconds East 260.00 feet from said point; 3) northwesterly along said curve 214.95 feet to the point of tangency of said curve, said point being South 68 degrees 08 minutes 18 seconds West 260.00 feet from the radius point of said curve; thence North 68 degrees 08 minutes 22 seconds East a distance of 75.92 feet; thence North 36 degrees 32 minutes 01 seconds East a distance of 359.89 feet; thence North 39 degrees 21 minutes 34 seconds West a distance of 57.75 feet; thence North 29 degrees 28 minutes 35 seconds West a distance of 24.41 feet; thence North 74 degrees 28 minutes 35 seconds West a distance of 25.34 feet; thence North 60 degrees 32 minutes 50 seconds East a distance of 81.61 feet; thence South 05 degrees 38 minutes 25 seconds West a distance of 24.61 feet; thence South 39 degrees 21 minutes 43 seconds East a distance of 594.43 feet to the POINT OF BEGINNING. Containing 5.059 acres, more or less.

DEVELOPER:
CLOVER COMMUNITIES MCCORDSVILLE, LLC
348 HARRIS HILL RD.
WILLIAMSVILLE, NY 14221
716-688-8640

ENGINEER:
C&S ENGINEERS, INC.
141 ELM STREET, SUITE 100
BUFFALO, NY 14203
PHONE: 716-847-1630

C&S PROJECT: F53.321.002

SEPTEMBER 2019



19. Section One
Slide 98
0213631
f Correction
3 & 020015287
ct-1"

ALTANSPS LAND TITLE SURVEY		PRELIMINARY	
Prepared For:	C & S COMPANIES	DATE:	1/9/19
Project Location:	PART OF S. 1/2 S 28 - T 17 N - R 06 E VERNON TOWNSHIP HANCOCK COUNTY, INDIANA	APPROVED BY:	S.M.C.
Drawn By:	WTL	Drawn By:	WTL
Job #:	2010-050, 2018A	File #:	2010-050, 2018A.DWG
Sheet Number	1 of 3		

coor
consulting & land services
corporation

303 West Main Street, Koshong, Indiana 46148
Ph: (765) 345-5843, Toll Free: (888) 593-8867, Fax: (765) 345-5892
Web: www.coorconsulting.com, Email: coorconsulting@aol.com

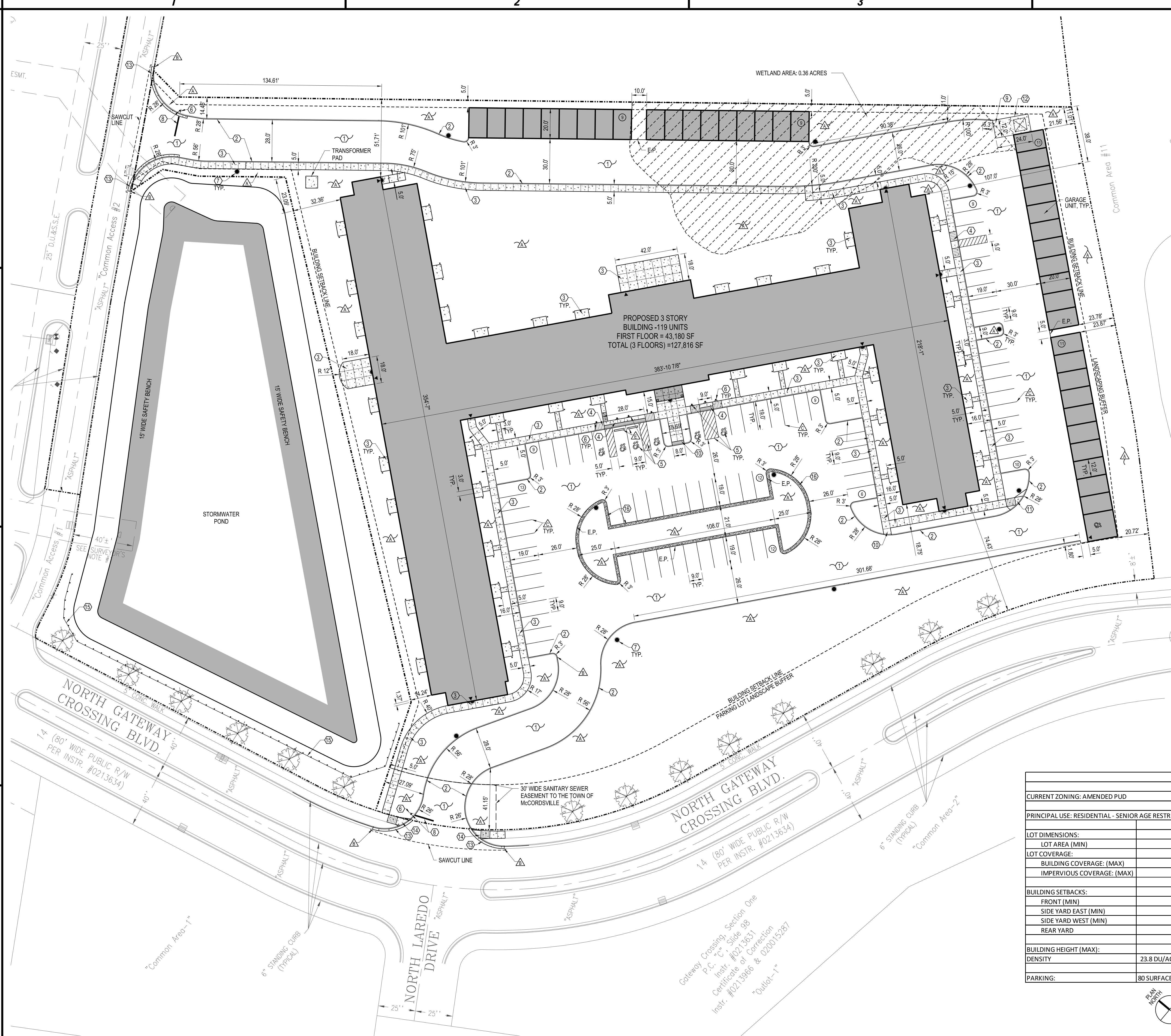
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D

C

B

A



GENERAL NOTES

1. SURVEY INFORMATION WAS PROVIDED BY COOR DATED 01-19-2019. C&S ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
2. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. CONTACT THE ENGINEER WITH ANY DISCREPANCIES FOUND IN THE FIELD.
3. ALL DIMENSIONS FROM PROPERTY LINES ARE 90° FROM PROPERTY LINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
5. COORDINATE EXACT LOCATION OF SIDEWALKS AT DOORWAYS WITH ARCHITECTURAL PLANS.

PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED SIGN
- PROPOSED CONCRETE PAVEMENT/SIDEWALK
- PROPOSED CURB
- NUMBER OF PARKING SPACES
- DOOR LOCATION
- E.P. EDGE OF PAVEMENT
- LIGHTING FIXTURES
- SAW CUT LINE
- DETECTABLE WARNING SURFACE
- TIMBER GUIDE RAIL

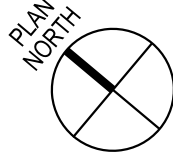
NOTE LEGEND

- 4" TOPSOIL & SEED IF NO PLANTINGS-SEE LANDSCAPING PLAN.
- MATCH EXISTING CURB OR RUN OUT IN 4'-0"
- 4" WIDE PAINTED YELLOW PAVEMENT STRIPES
- INSTALL 3" WIDE DROP CURB - SEE DETAIL ON CS502
- INSTALL 6" LONG RECYCLED RUBBER PARKING BUMPER, "PARK IT" BY GNR TECHNOLOGIES OR EQUAL

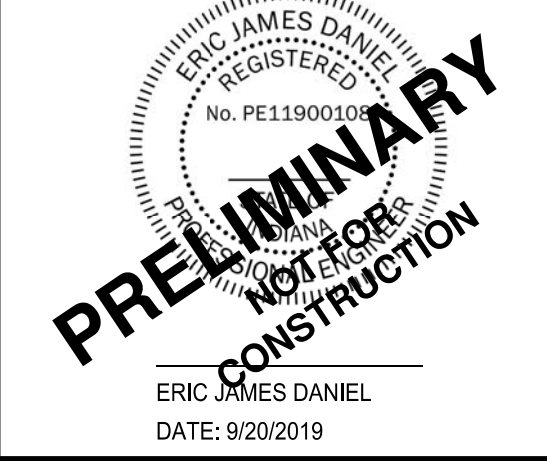
DETAIL LEGEND (SEE DWGS. CS501, CS502 & CS503)

- 1 STANDARD DUTY ASPHALT
- 2 CONCRETE CURB
- 3 CONCRETE SIDEWALK
- 4 ACCESSIBLE CURB RAMP "A"
- 5 ACCESSIBLE SIGNS & MARKINGS
- 6 SIGN POST
- 7 LIGHT POLE FOUNDATION
- 8 STOP BAR/STOP SIGN
- 9 EXTERIOR CONCRETE SLAB-ON-GRADE
- 10 ACCESSIBLE CURB RAMP "B"
- 11 ACCESSIBLE CURB RAMP "C"
- 12 DUMPSTER ENCLOSURE
- 13 TOWN OF MCCORDSVILLE CURB & GUTTER
- 14 TOWN OF MCCORDSVILLE HANDICAP RAMP
- 15 TIMBER GUIDE RAIL
- 16 STONE DIAPHRAGM

SITE DATA		
CURRENT ZONING: AMENDED PUD		
PRINCIPAL USE: RESIDENTIAL - SENIOR AGE RESTRICTED APARTMENTS		
LOT DIMENSIONS:	REQUIRED	PROVIDED
LOT AREA (MIN)	N/A	220,370 (5.059 +/- ACRES)
LOT COVERAGE:		
BUILDING COVERAGE: (MAX)		24.50%
IMPERVIOUS COVERAGE: (MAX)	60%	59.29%
BUILDING SETBACKS:		
FRONT (MIN)	30.0'	74.43'
SIDE YARD EAST (MIN)	20.0'	107.0'
SIDE YARD WEST (MIN)	5.0'	14.24'
REAR YARD	5.0'	51.71'
BUILDING HEIGHT (MAX):	42.0'	38'-10" +/-
DENSITY	23.8 DU/AC (SENIOR AGE RESTRICTED)	23.8 DU/ACRE
PARKING:	80 SURFACE SPACES /40 GARAGES MAX.	80 SURFACE SPACES /40 GARAGES



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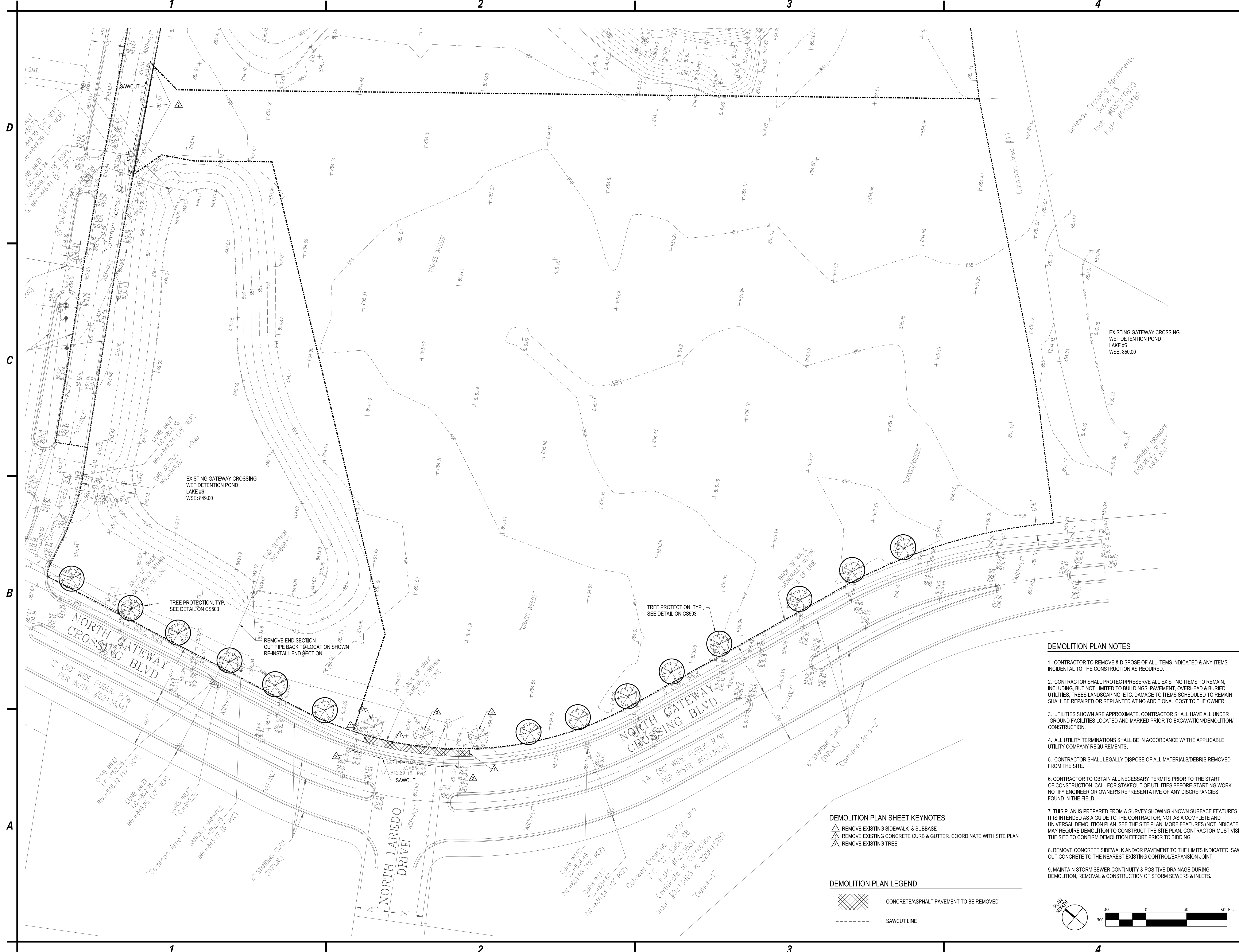


CLOVER COMMUNITIES MCCORDSVILLE
GATEWAY CROSSING
MCCORDSVILLE, IN

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: F53.321.001		
DATE: 09-20-2019		
SCALE: AS SHOWN		
DRAWN BY: J. HURLEY/S. SCHIENER		
DESIGNED BY: E. DANIEL		
CHECKED BY:		
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

SITE PLAN

CS101



DEMOLITION PLAN NOTES

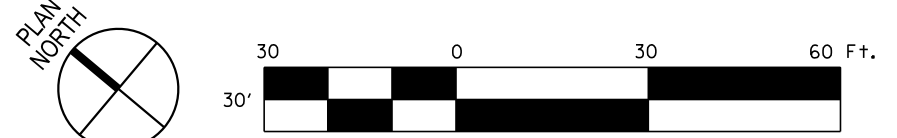
1. CONTRACTOR TO REMOVE & DISPOSE OF ALL ITEMS INDICATED & ANY ITEMS INCIDENTAL TO THE CONSTRUCTION AS REQUIRED.
2. CONTRACTOR SHALL PROTECT/PRESERVE ALL EXISTING ITEMS TO REMAIN, INCLUDING, BUT NOT LIMITED TO BUILDINGS, PAVEMENT, OVERHEAD & BURIED UTILITIES, TREES LANDSCAPING, ETC. DAMAGE TO ITEMS SCHEDULED TO REMAIN SHALL BE REPAIRED OR REPLANTED AT NO ADDITIONAL COST TO THE OWNER.
3. UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL HAVE ALL UNDER -GROUND FACILITIES LOCATED AND MARKED PRIOR TO EXCAVATION/DEMOLITION/ CONSTRUCTION.
4. ALL UTILITY TERMINATIONS SHALL BE IN ACCORDANCE W/ THE APPLICABLE UTILITY COMPANY REQUIREMENTS.
5. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL MATERIALS/DEBRIS REMOVED FROM THE SITE.
6. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION. CALL FOR STAKEOUT OF UTILITIES BEFORE STARTING WORK. NOTIFY ENGINEER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES FOUND IN THE FIELD.
7. THIS PLAN IS PREPARED FROM A SURVEY SHOWING KNOWN SURFACE FEATURES. IT IS INTENDED AS A GUIDE TO THE CONTRACTOR, NOT AS A COMPLETE AND UNIVERSAL DEMOLITION PLAN. SEE THE SITE PLAN. MORE FEATURES (NOT INDICATED) MAY REQUIRE DEMOLITION TO CONSTRUCT THE SITE PLAN. CONTRACTOR MUST VISIT THE SITE TO CONFIRM DEMOLITION EFFORT PRIOR TO BIDDING.
8. REMOVE CONCRETE SIDEWALK AND/OR PAVEMENT TO THE LIMITS INDICATED. SAW CUT CONCRETE TO THE NEAREST EXISTING CONTROL/EXPANSION JOINT.
9. MAINTAIN STORM SEWER CONTINUITY & POSITIVE DRAINAGE DURING DEMOLITION, REMOVAL & CONSTRUCTION OF STORM SEWERS & INLETS.

DEMOLITION PLAN SHEET KEYNOTES

- △ REMOVE EXISTING SIDEWALK & SUBBASE
- △ REMOVE EXISTING CONCRETE CURB & GUTTER, COORDINATE WITH SITE PLAN
- △ REMOVE EXISTING TREE

DEMOLITION PLAN LEGEND

- CONCRETE/ASPHALT PAVEMENT TO BE REMOVED
- SAWCUT LINE



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ERIC JAMES DANIEL
REGISTERED PROFESSIONAL ENGINEER
No. PE1190010
DATE: 9/20/2019

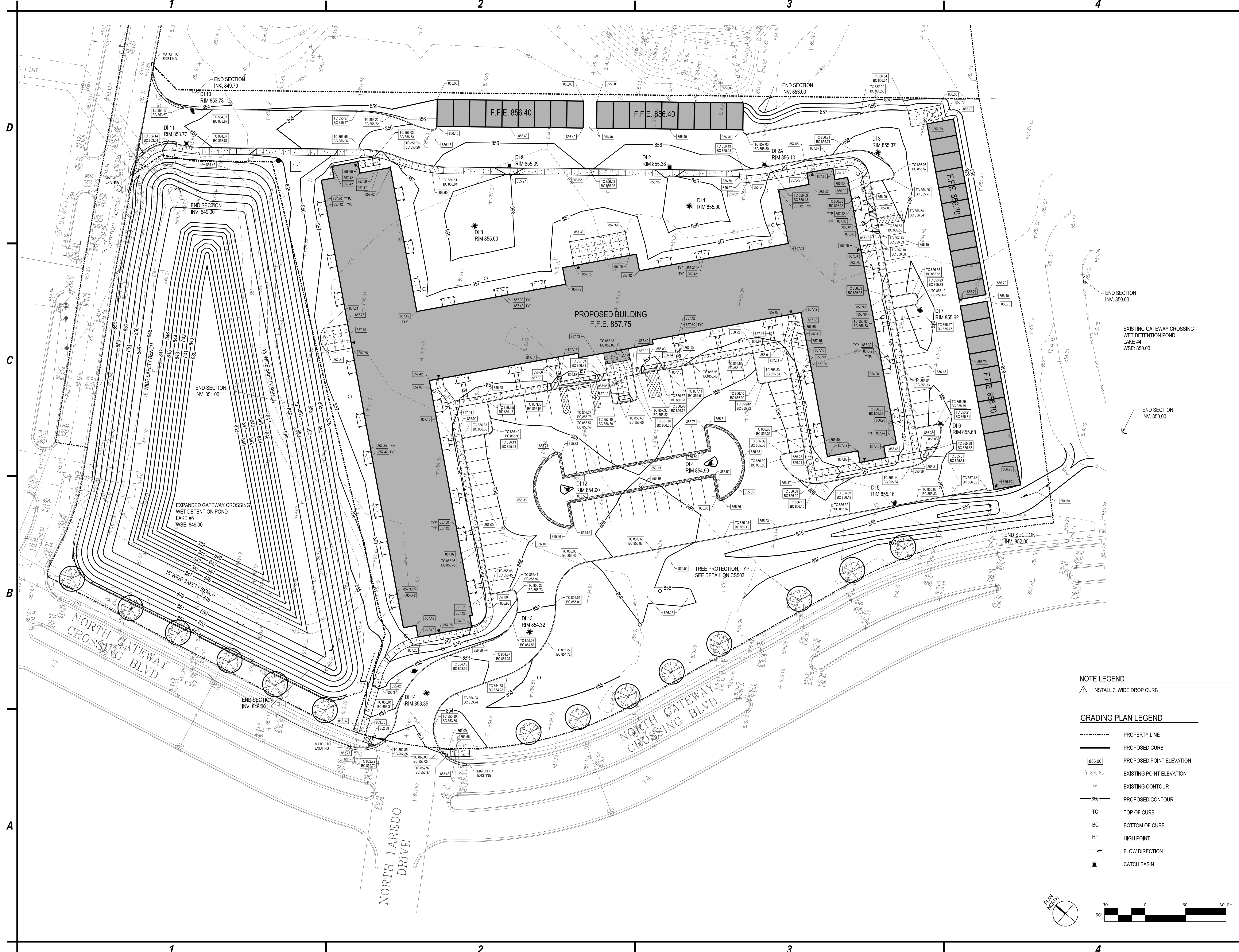
CLOVER COMMUNITIES MCCORDSVILLE
GATEWAY CROSSING
MCCORDSVILLE, IN

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: F53.321.001		
DATE: 09-20-2019		
SCALE: AS SHOWN		
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DESIGNED BY: E. DANIEL		
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DEMOLITION PLAN

CD101

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NOTE LEGEND

△ INSTALL 3' WIDE DROP CURB

GRADING PLAN LEGEND

- PROPERTY LINE
- PROPOSED CURB
- 856.00 PROPOSED POINT ELEVATION
- + 855.65 EXISTING POINT ELEVATION
- EXISTING CONTOUR
- 856 PROPOSED CONTOUR
- TC TOP OF CURB
- BC BOTTOM OF CURB
- HP HIGH POINT
- FLOW DIRECTION
- CATCH BASIN



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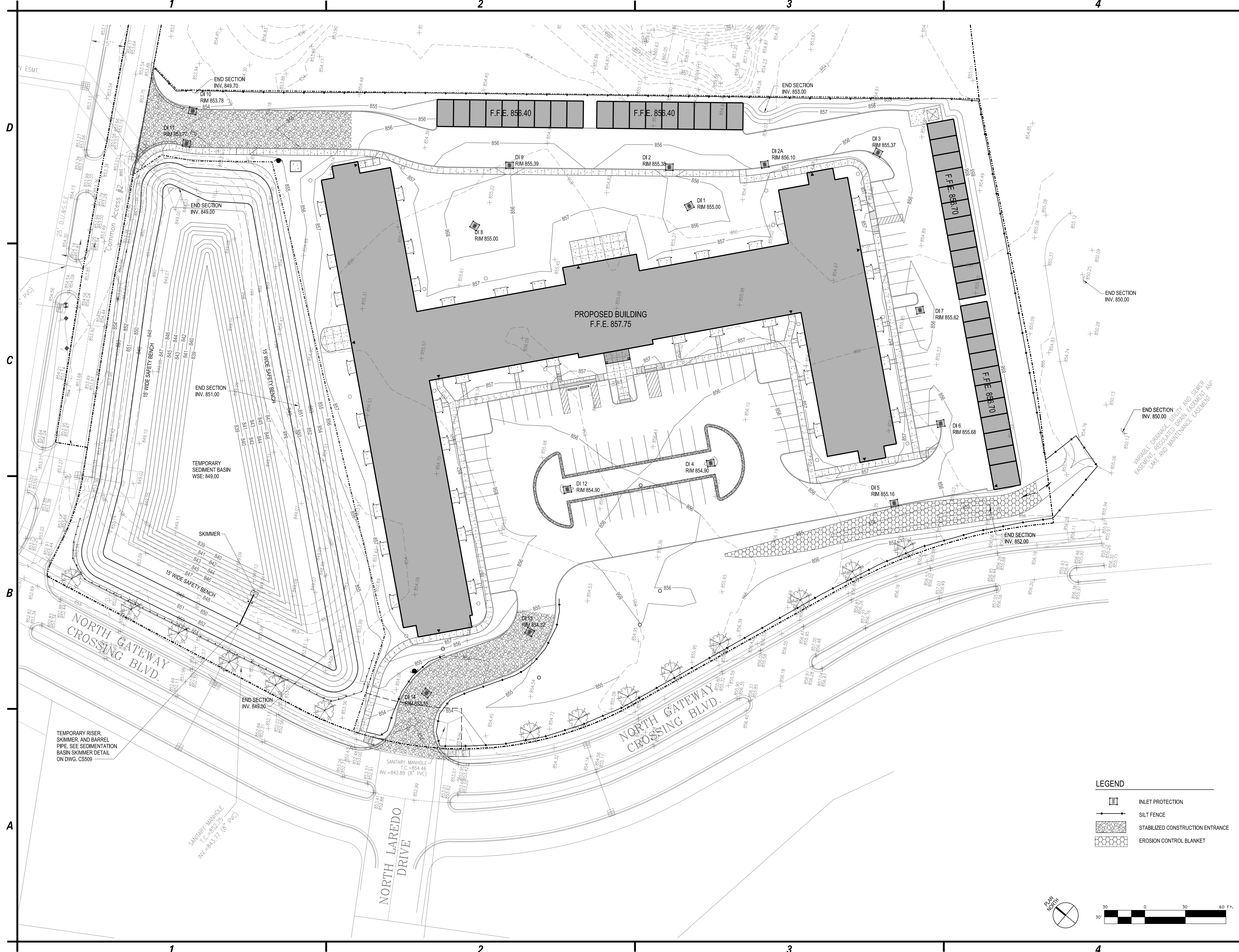
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CLOVER COMMUNITIES MCCORDSVILLE
GATEWAY CROSSING
MCCORDSVILLE, IN

MARK	DATE	DESCRIPTION
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GRADING PLAN

CG101



TEMPORARY RISER, SKIMMER, AND BARREL PIPE. SEE SEDIMENTATION BASIN SKIMMER DETAIL ON DWG. CS509

SANITARY MANHOLE
I.C. = 854.46
INV. = 841.77 (6" PVC)

NORTH LAREDO
DRIVE

NORTH GATEWAY
CROSSING BLVD.

- LEGEND
- [Symbol] INLET PROTECTION
 - [Symbol] SILT FENCE
 - [Symbol] STABILIZED CONSTRUCTION ENTRANCE
 - [Symbol] EROSION CONTROL BLANKET



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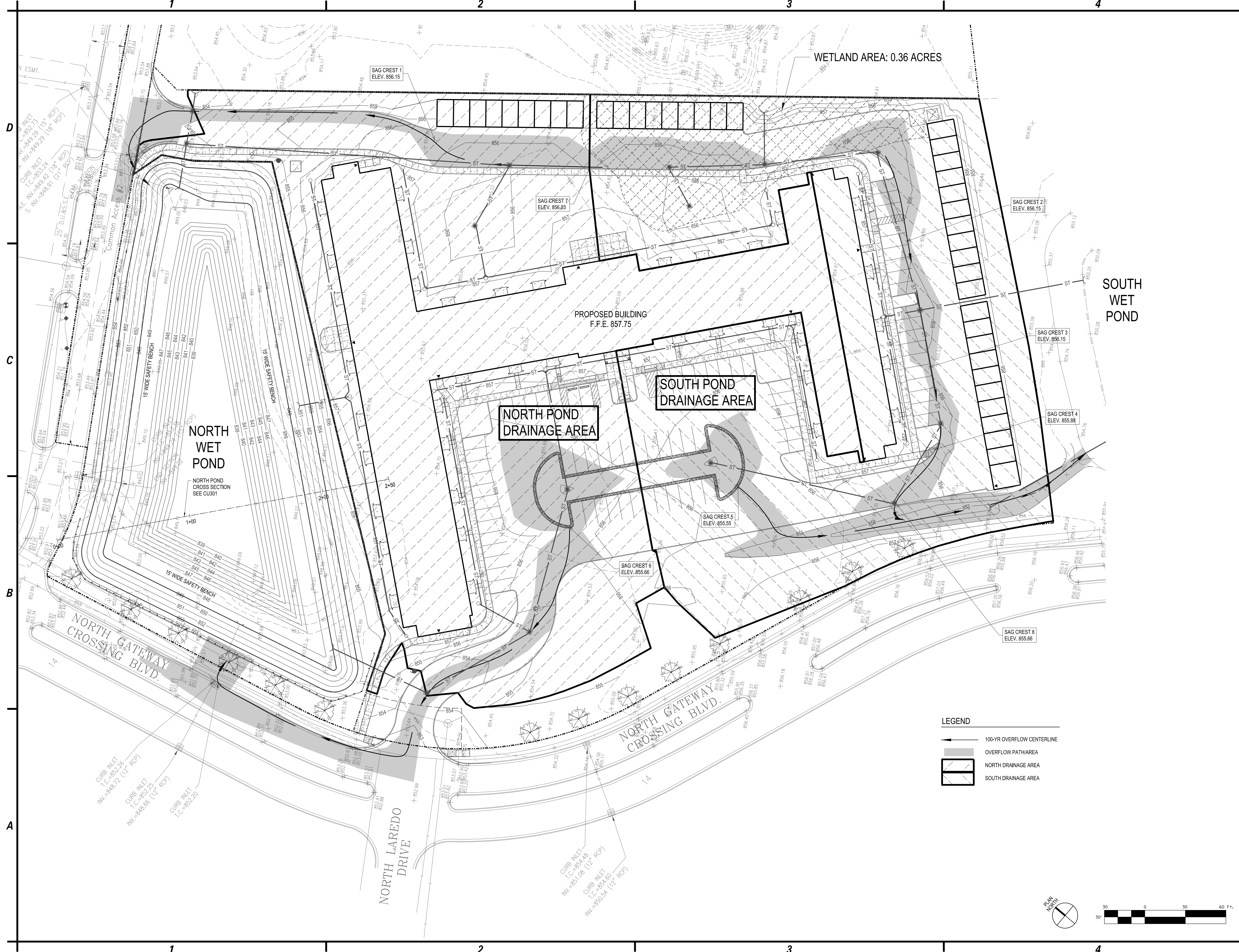
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REGISTERED PROFESSIONAL ENGINEER
No. PE1190010
DATE: 9/20/2019

CLOVER COMMUNITIES MCCORDSVILLE
GATEWAY CROSSING
MCCORDSVILLE, IN

MARK	DATE	DESCRIPTION
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EROSION & SEDIMENT CONTROL PLAN

CG102



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CLOVER GROUP

ERIC JAMES DANIEL
REGISTERED PROFESSIONAL ENGINEER
No. PE11990101
PRELIMINARY
NOT FOR CONSTRUCTION
ERIC JAMES DANIEL
DATE: 9/20/2019

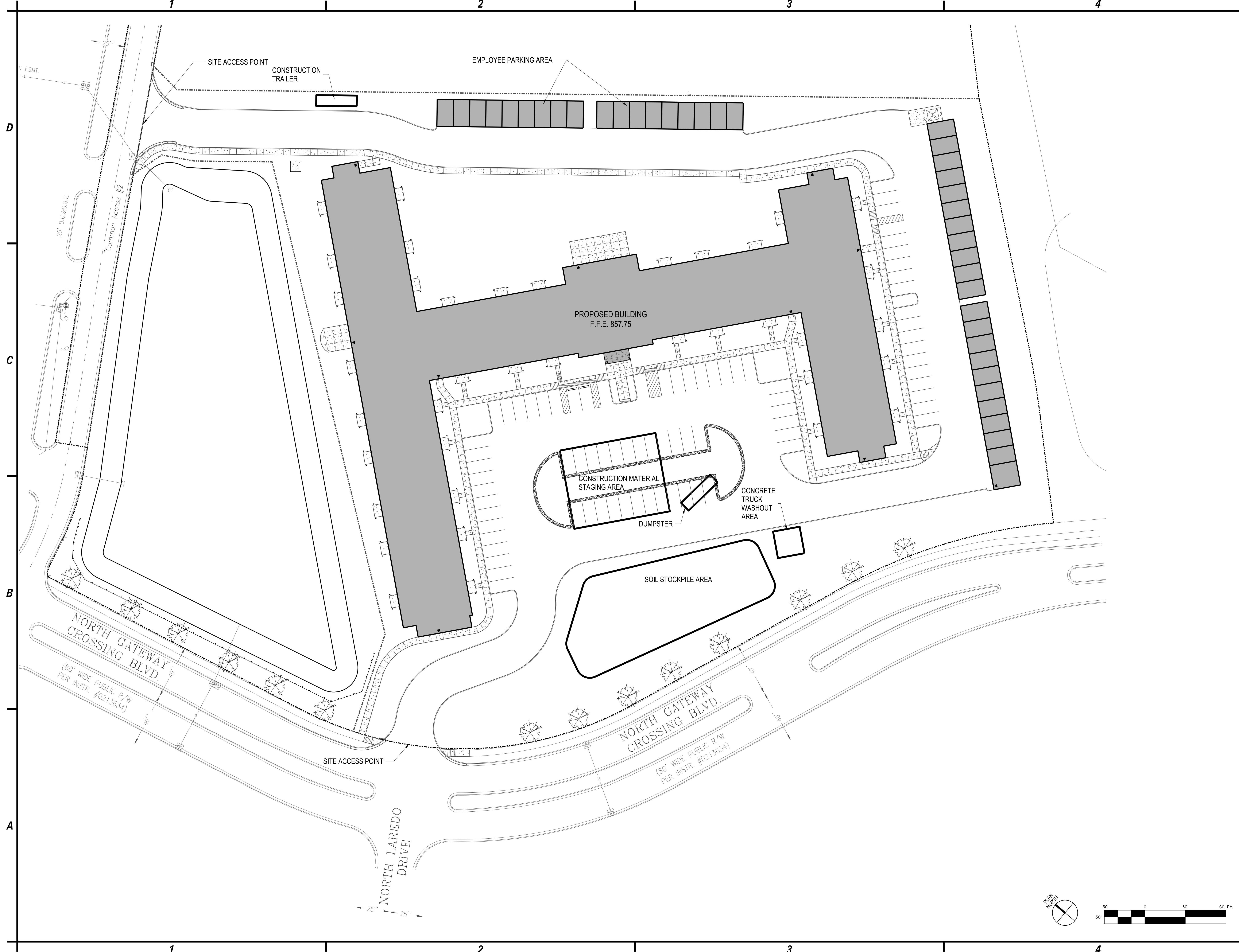
CLOVER COMMUNITIES MCCORDSVILLE
GATEWAY CROSSING
MCCORDSVILLE, IN

MARK	DATE	DESCRIPTION
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DESIGNED BY: E. DANIEL		
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STORMWATER DRAINAGE PLAN

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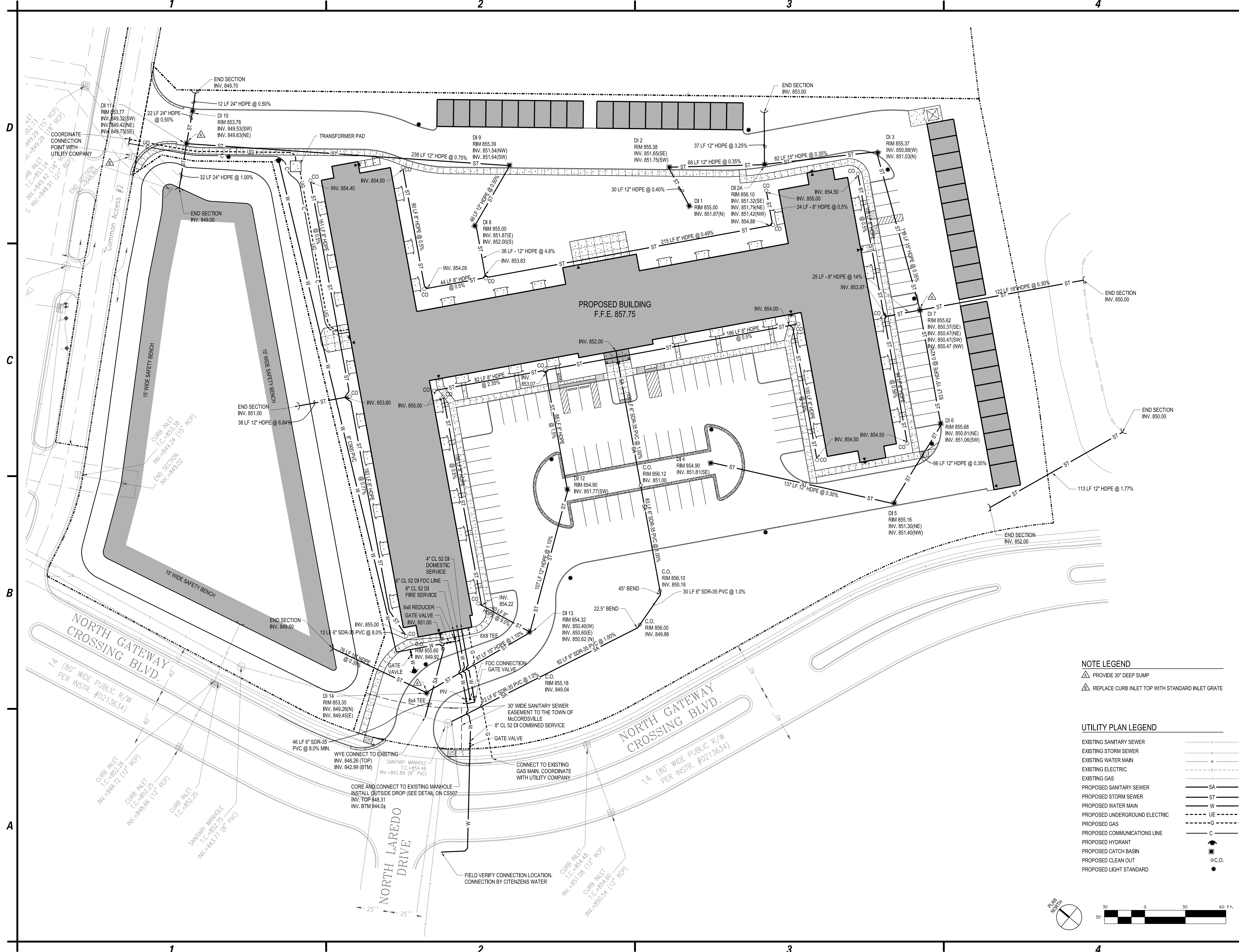
CLOVER COMMUNITIES McCORDSVILLE
GATEWAY CROSSING
McCORDSVILLE, IN

MARK	DATE	DESCRIPTION
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CONSTRUCTION PLAN

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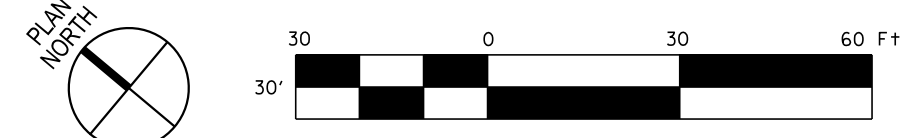


NOTE LEGEND

- △ PROVIDE 30" DEEP SUMP
- △ REPLACE CURB INLET TOP WITH STANDARD INLET GRATE

UTILITY PLAN LEGEND

EXISTING SANITARY SEWER	—S—
EXISTING STORM SEWER	—ST—
EXISTING WATER MAIN	—W—
EXISTING ELECTRIC	—E—
EXISTING GAS	—G—
PROPOSED SANITARY SEWER	—SA—
PROPOSED STORM SEWER	—ST—
PROPOSED WATER MAIN	—W—
PROPOSED UNDERGROUND ELECTRIC	—UE—
PROPOSED GAS	—G—
PROPOSED COMMUNICATIONS LINE	—C—
PROPOSED HYDRANT	●
PROPOSED CATCH BASIN	■
PROPOSED CLEAN OUT	○C.O.
PROPOSED LIGHT STANDARD	●



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No. PE1199015
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ERIC JAMES DANIEL
DATE: 9/20/2019

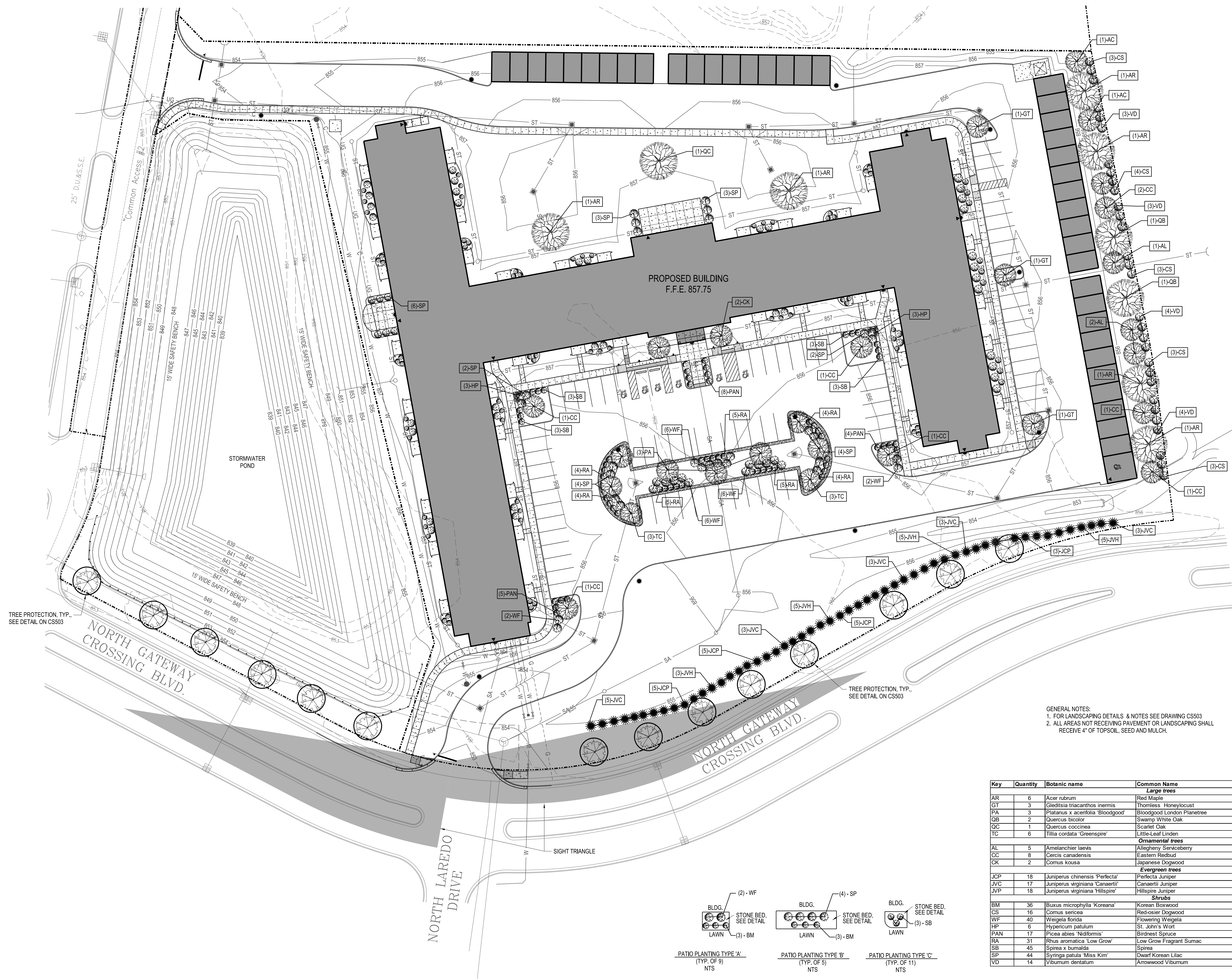
**CLOVER COMMUNITIES MCCORDSVILLE
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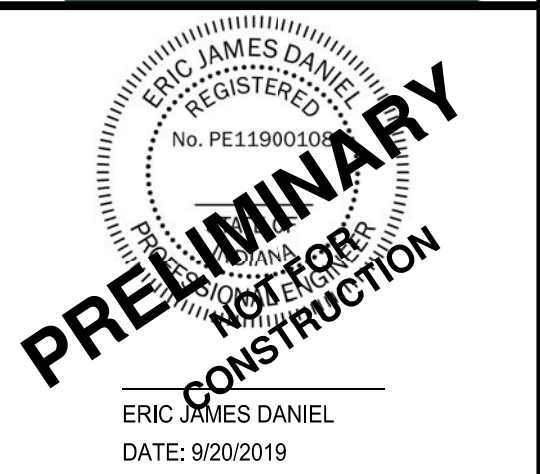
UTILITY PLAN

CU101

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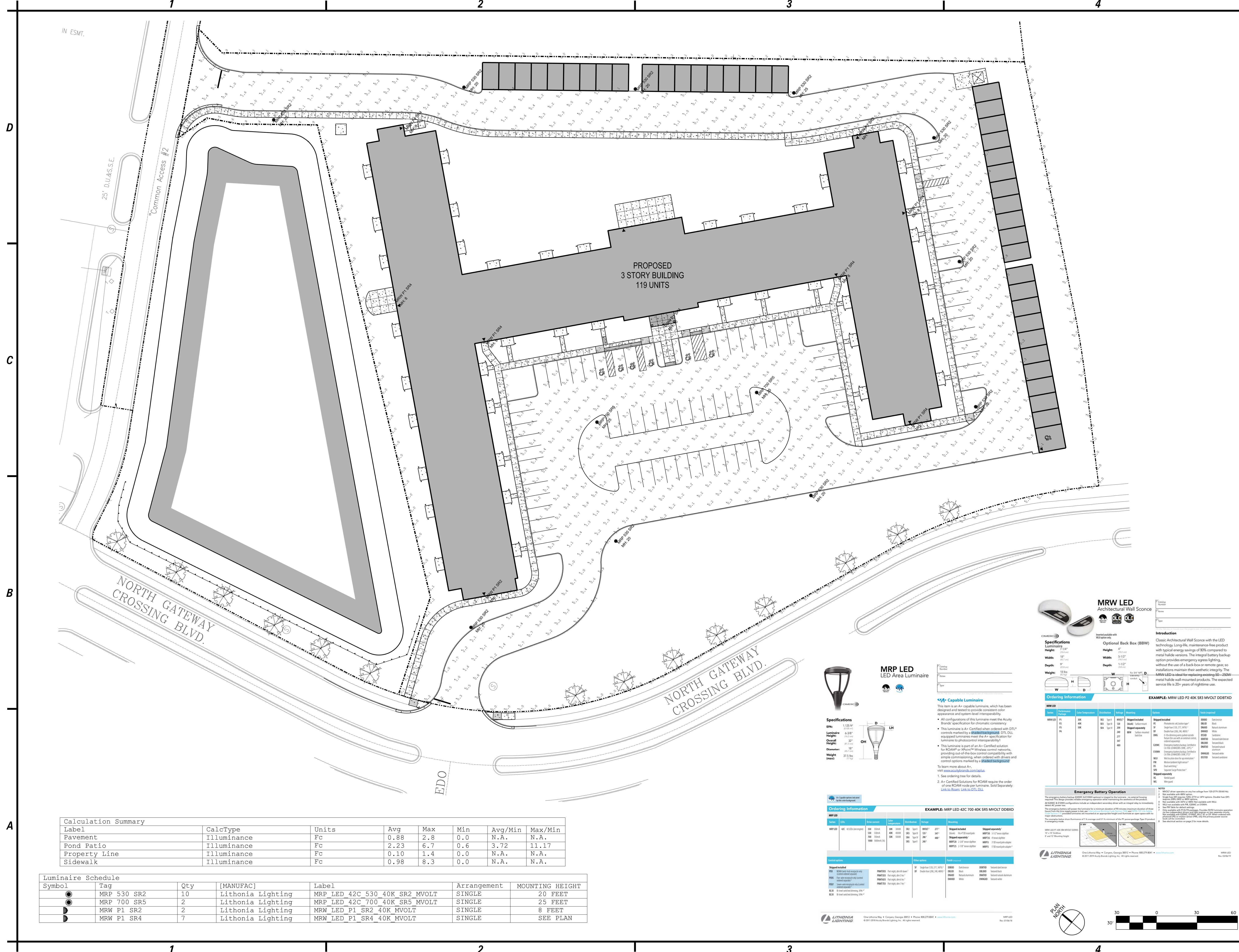
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LANDSCAPING PLAN

CL101



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Pavement	Illuminance	Fc	0.88	2.8	0.0	N.A.	N.A.
Pond Patio	Illuminance	Fc	2.23	6.7	0.6	3.72	11.17
Property Line	Illuminance	Fc	0.10	1.4	0.0	N.A.	N.A.
Sidewalk	Illuminance	Fc	0.98	8.3	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Tag	Qty	[MANUFAC]	Label	Arrangement	MOUNTING HEIGHT
●	MRP 530 SR2	10	Lithonia Lighting	MRP LED 42C 530 40K SR2 MVOLT	SINGLE	20 FEET
●	MRP 700 SR5	2	Lithonia Lighting	MRP LED 42C 700 40K SR5 MVOLT	SINGLE	25 FEET
●	MRW P1 SR2	2	Lithonia Lighting	MRW LED P1 SR2 40K MVOLT	SINGLE	8 FEET
●	MRW P1 SR4	7	Lithonia Lighting	MRW LED P1 SR4 40K MVOLT	SINGLE	SEE PLAN

MRP LED LED Area Luminaire

Capable Luminaire

This luminaire is an A+ Capable Luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL* controls marked by a **DTL** background. DTL* DTL equipped luminaires meet the A+ specification for luminaires to photocell control interoperability.
- This luminaire is part of an A+ Certified solution for RCMF or RCMF+ wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **DTL** background.

To learn more about A+, visit www.acuitybrands.com/a+.

1. See ordering tree for details.

2. A+ Certified Solutions for RCMF require the order of one RCMF node per luminaire. Sold Separately. [Link to RCMF](#) [Link to DTL](#)

Ordering Information

Label	Qty	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
MRP LED	42C 530 SR2	Illuminance	Fc	0.88	2.8	0.0	N.A.	N.A.

MRW LED Architectural Wall Sconce

Capable Luminaire

This luminaire is an A+ Capable Luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL* controls marked by a **DTL** background. DTL* DTL equipped luminaires meet the A+ specification for luminaires to photocell control interoperability.
- This luminaire is part of an A+ Certified solution for RCMF or RCMF+ wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **DTL** background.

To learn more about A+, visit www.acuitybrands.com/a+.

1. See ordering tree for details.

2. A+ Certified Solutions for RCMF require the order of one RCMF node per luminaire. Sold Separately. [Link to RCMF](#) [Link to DTL](#)

Ordering Information

Label	Qty	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
MRW LED	42C 530 SR2	Illuminance	Fc	0.88	2.8	0.0	N.A.	N.A.

C&S Companies

C&S Engineers, Inc.
141 Elm St. Suite 100
Buffalo, New York 14203
Phone: 716-847-1630
Fax: 716-847-1454
www.cscos.com

CLOVER GROUP

PRELIMINARY
NOT FOR CONSTRUCTION
ERIC JAMES DANIEL
DATE: 9/20/2019

CLOVER COMMUNITIES MCCORDSVILLE
GATEWAY CROSSING
MCCORDSVILLE, IN

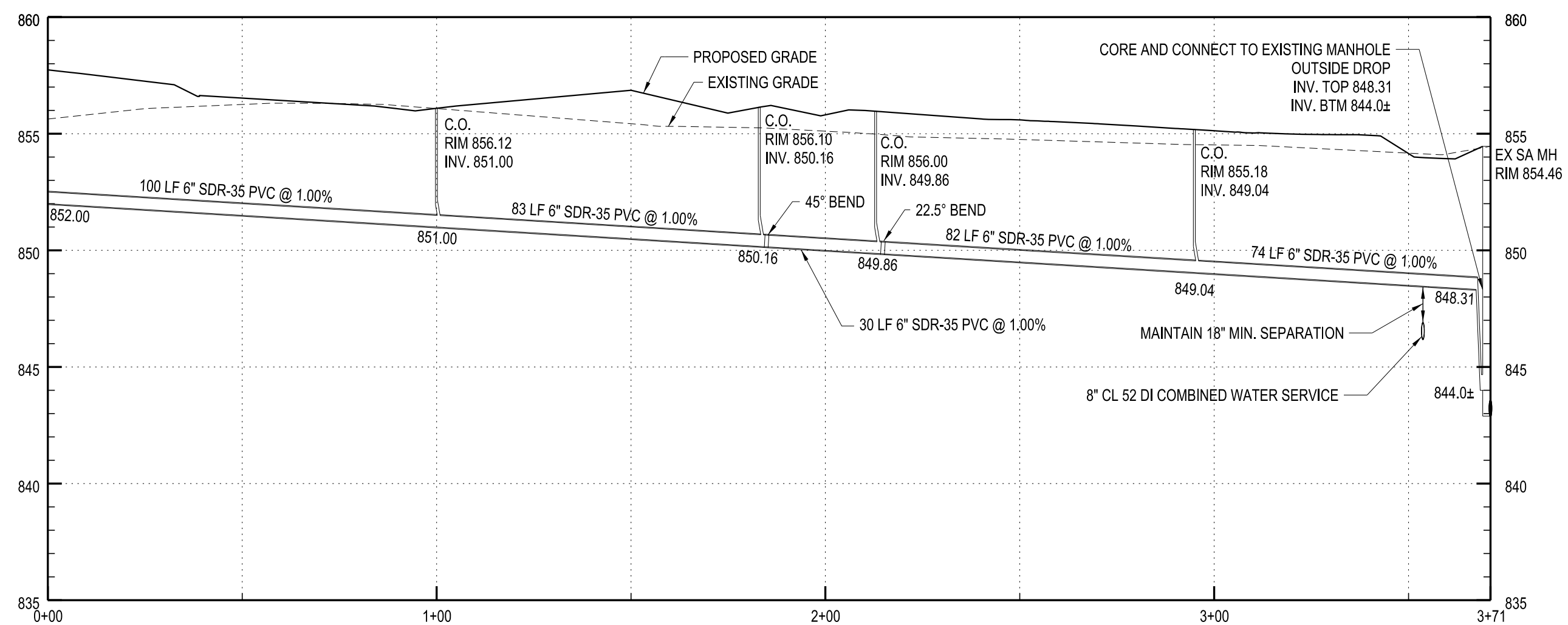
MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: F53.321.001		
DATE: 09-20-2019		
SCALE: AS SHOWN		
DRAWN BY: J. HURLEY/S. SCHIENER		
DESIGNED BY: E. DANIEL		
CHECKED BY:		
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

PHOTOMETRIC PLAN

CL102

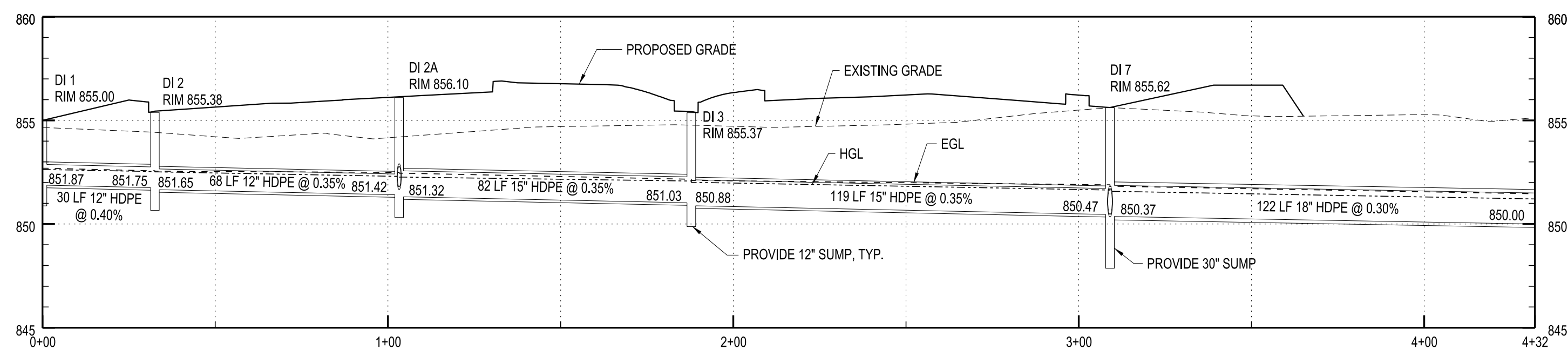
Copyright ©

D



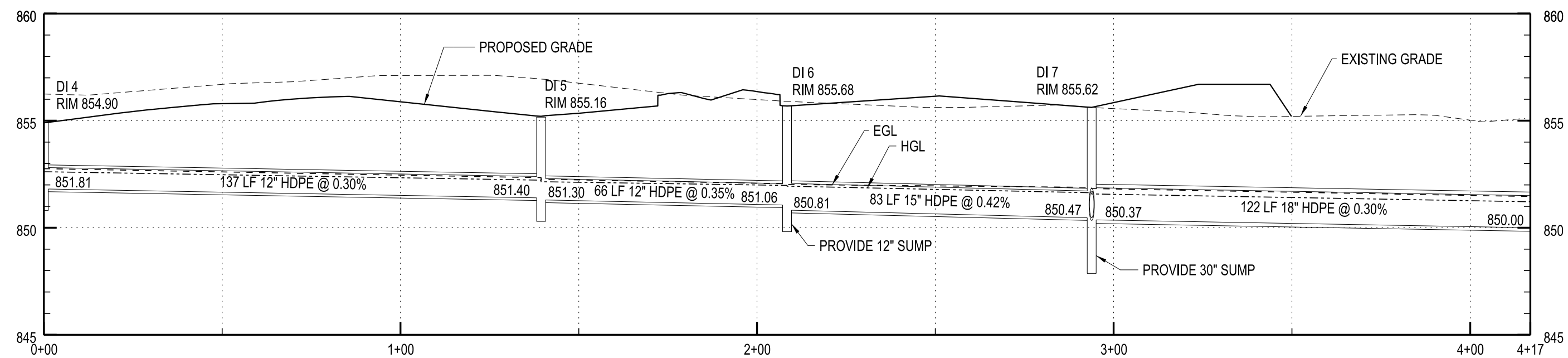
SOUTHERN SANITARY LATERAL PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'

C



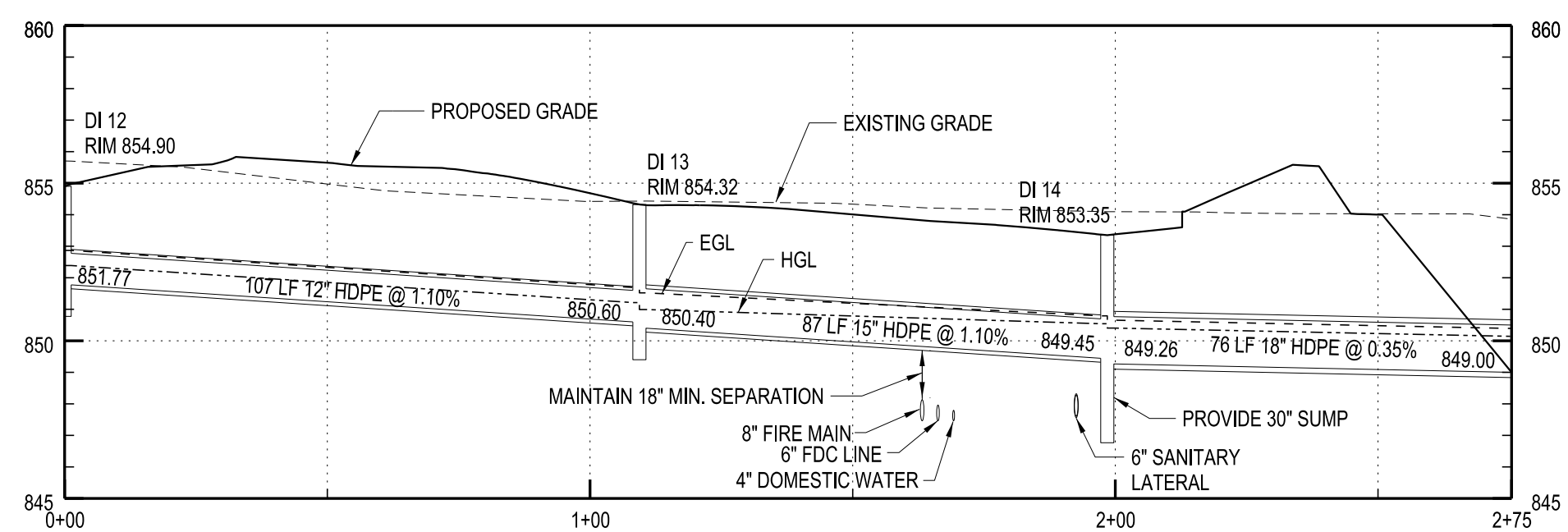
STORM SEWER PROFILE DI 1 TO SOUTH POND
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'

B



STORM SEWER PROFILE DI 4 TO SOUTH POND
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'

A



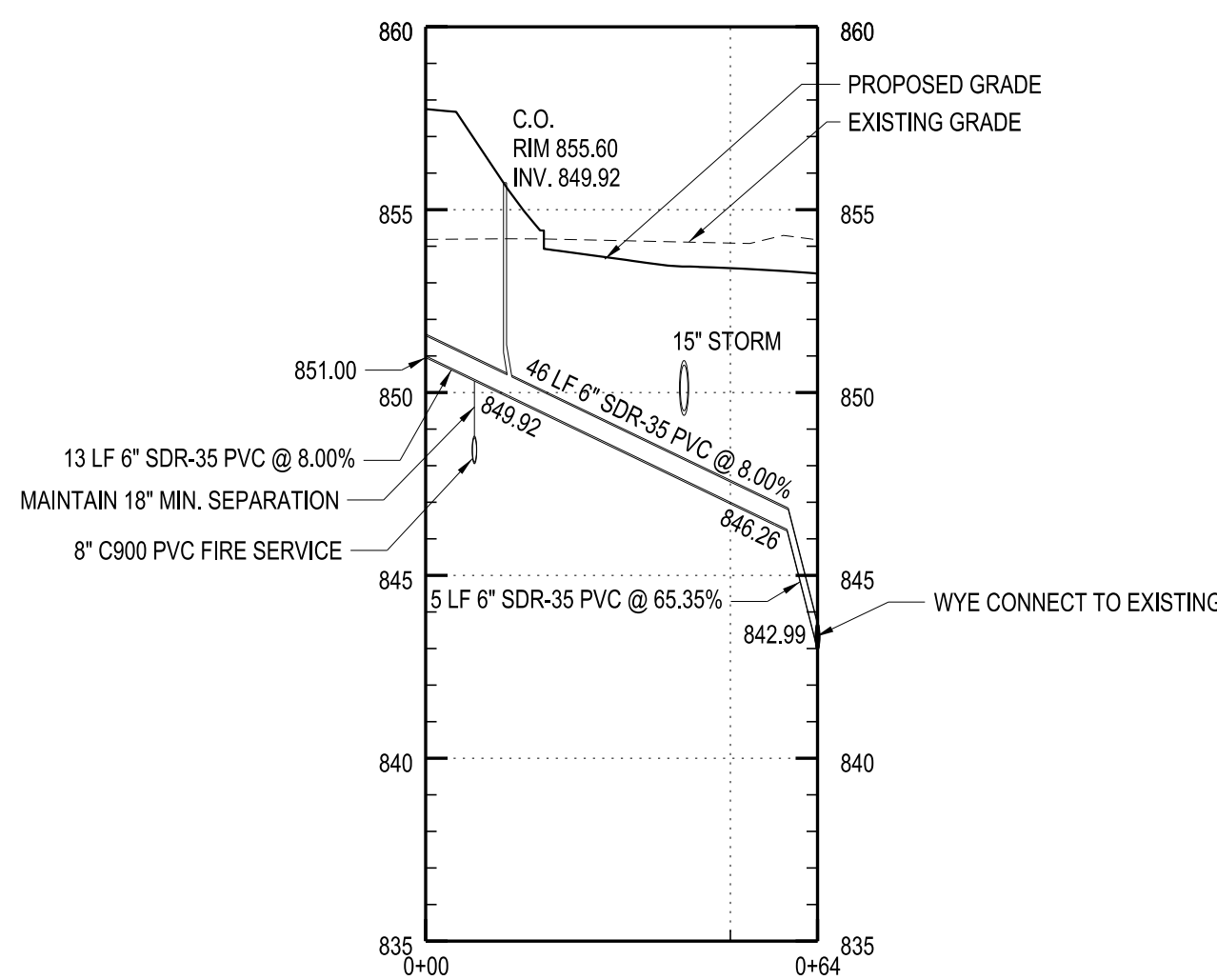
STORM SEWER PROFILE DI 12 TO NORTH POND
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'

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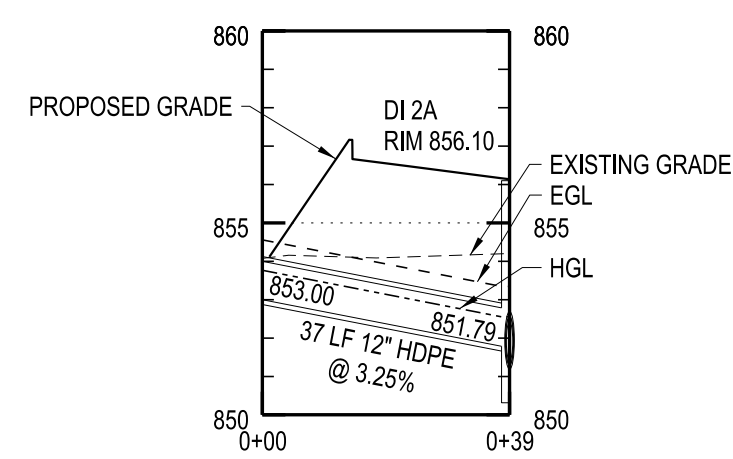
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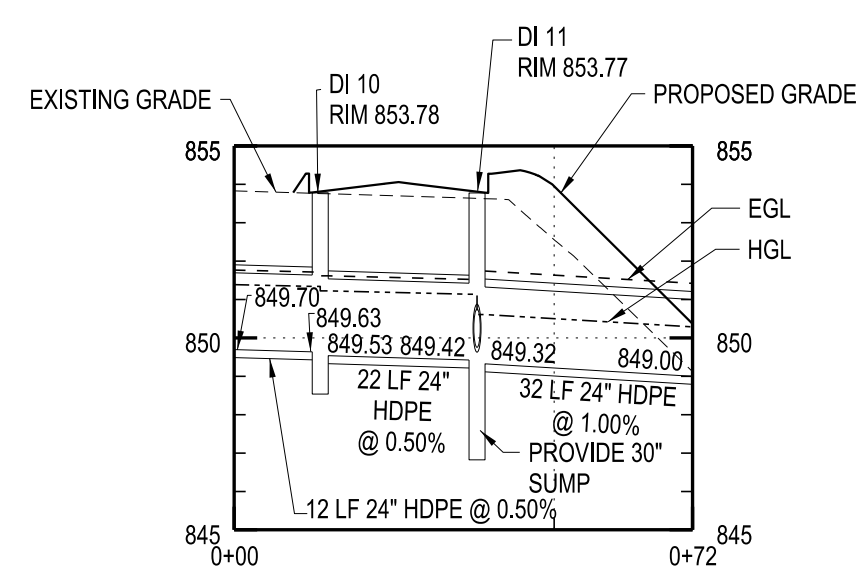
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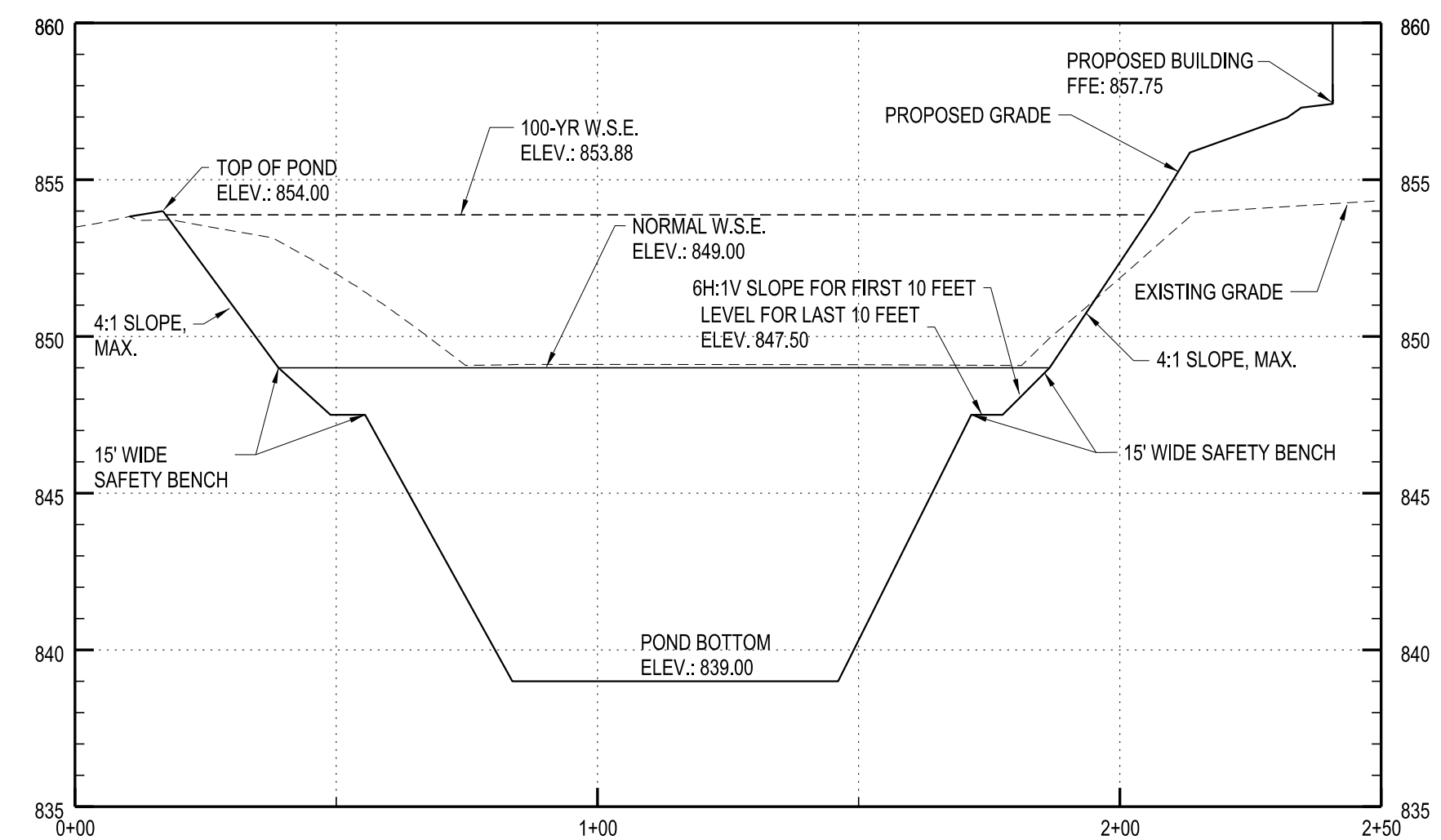
NORTHERN SANITARY LATERAL PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'



BAS 08 TO NORTH POND
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'



BAS 17 TO NORTH POND
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'



NORTH POND SECTION
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'

D

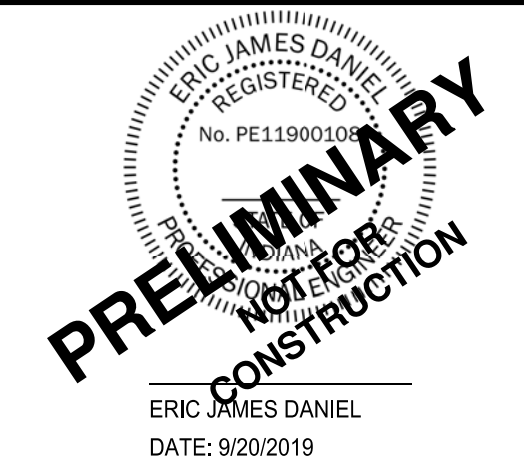
C

B

A



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CLOVER COMMUNITIES McCORDSVILLE
GATEWAY CROSSING
McCORDSVILLE, IN

MARK	DATE	DESCRIPTION

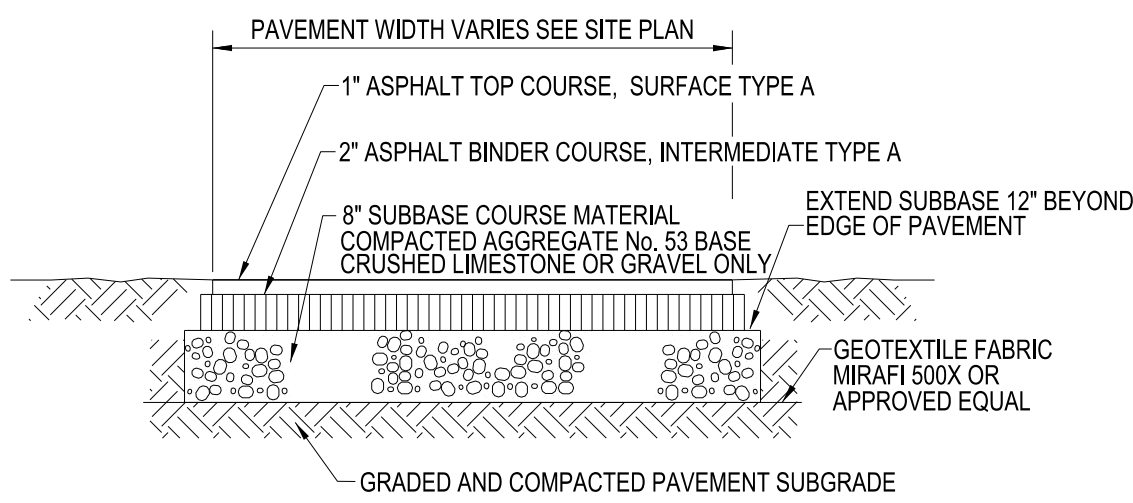
REVISIONS

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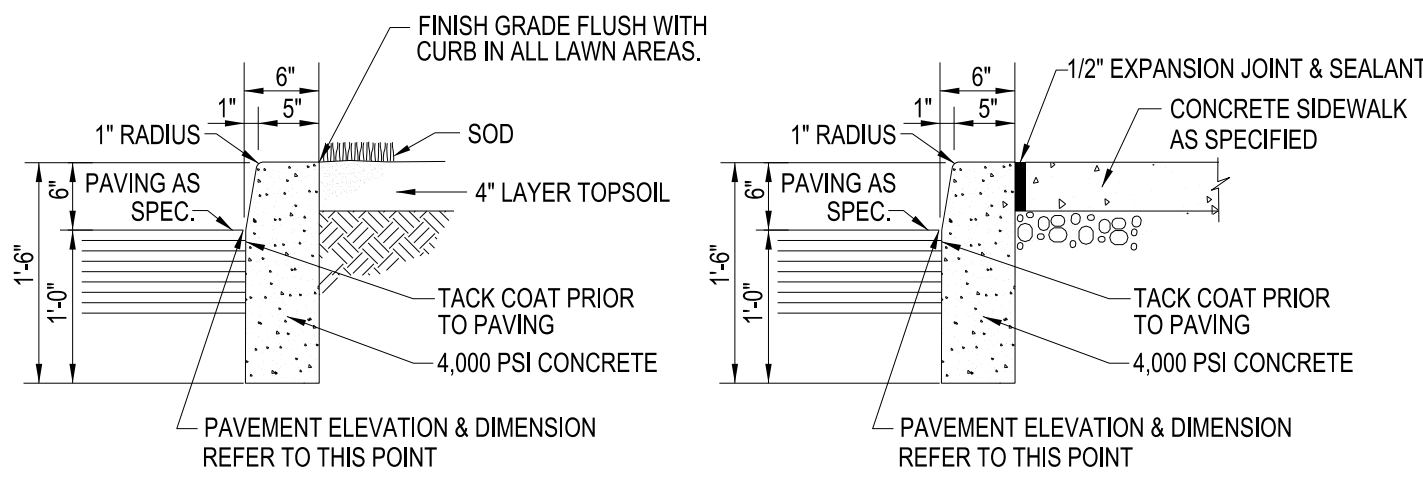
SANITARY/STORM
SEWER PROFILES

CU301

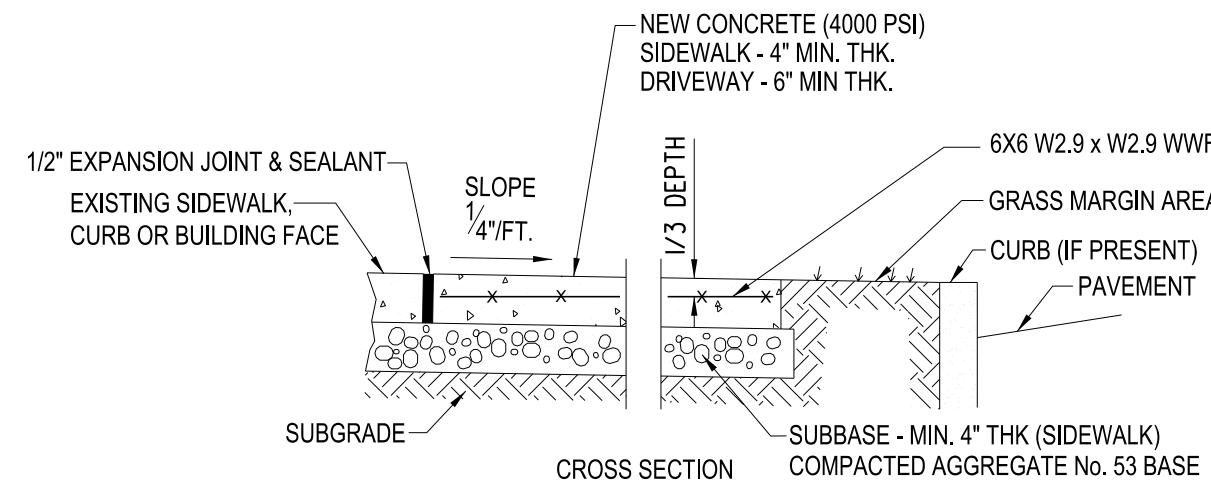
USER
DATE
TIME



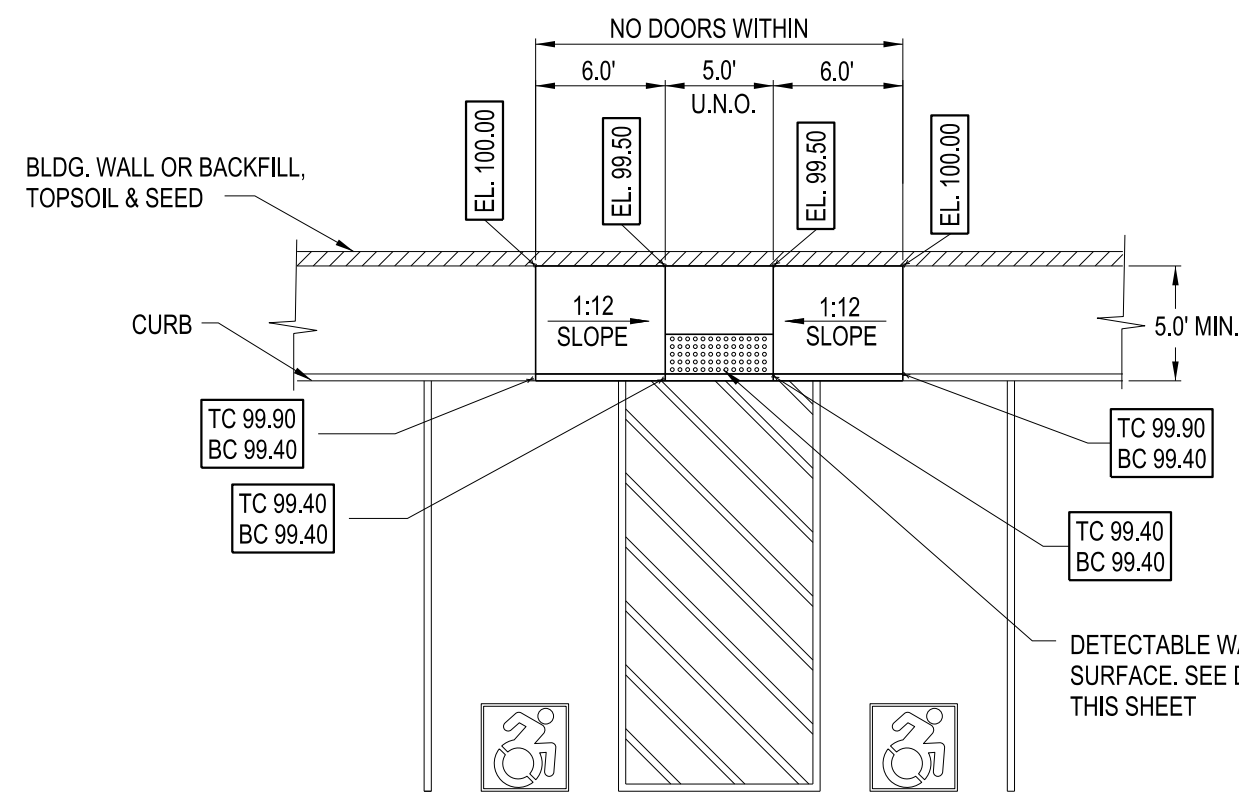
STANDARD DUTY ASPHALT SECTION 1
N.T.S.



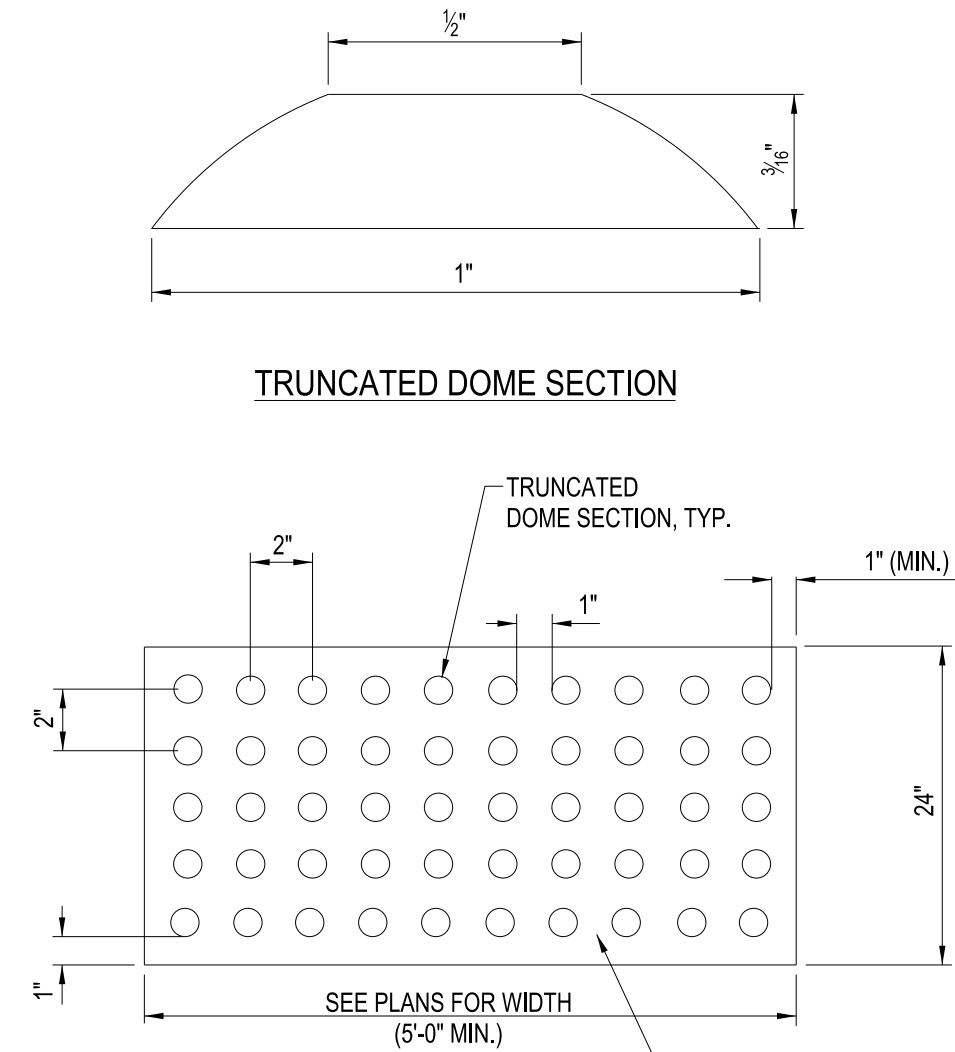
CONCRETE CURB 2
N.T.S.



CONCRETE SIDEWALK 3
N.T.S.

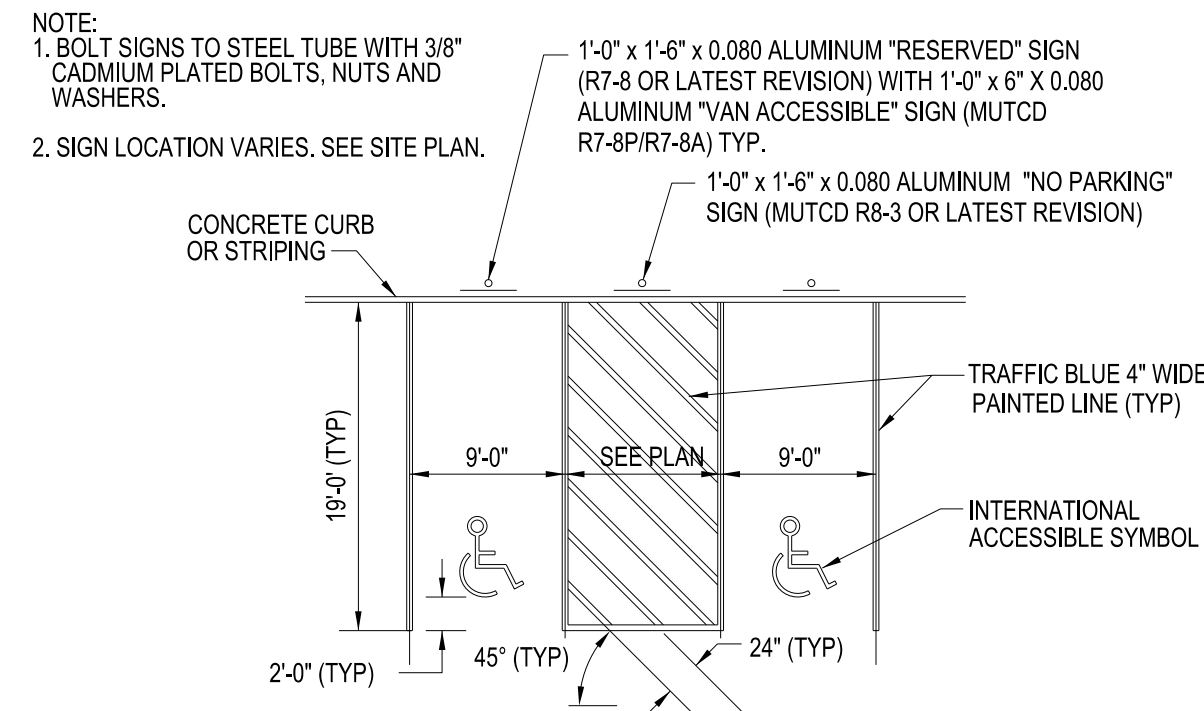


ACCESSIBLE CURB RAMP "A" 4
N.T.S.

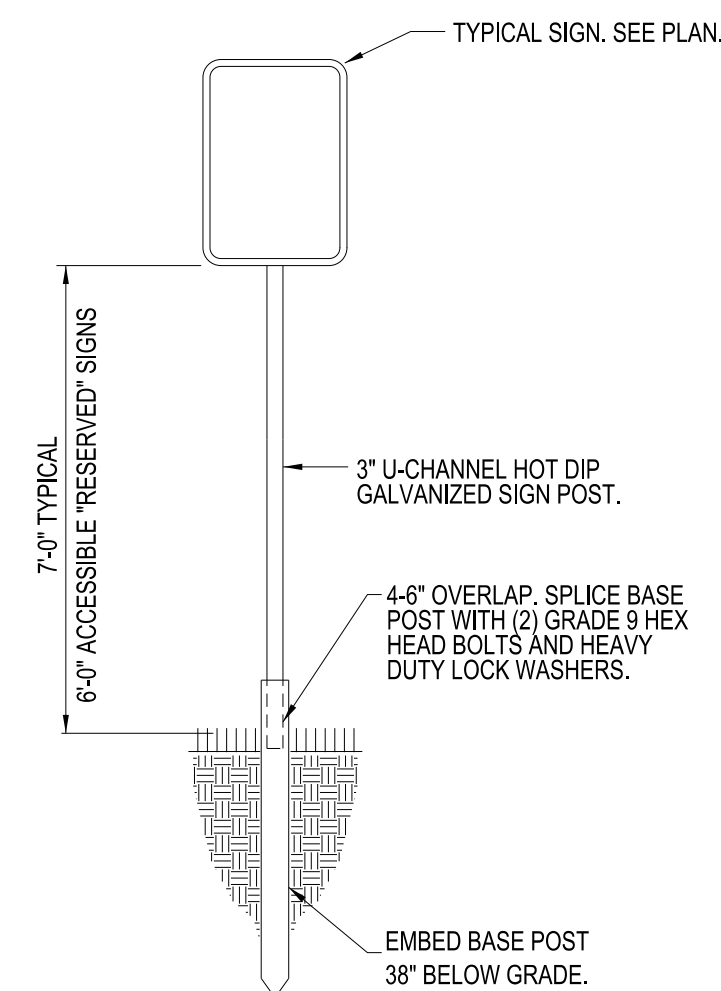


NOTE:
DETECTABLE WARNING DEVICES SHALL BE PER 2010 ADA
STANDARDS SECTION 705 OR THE MOST CURRENT UPDATE

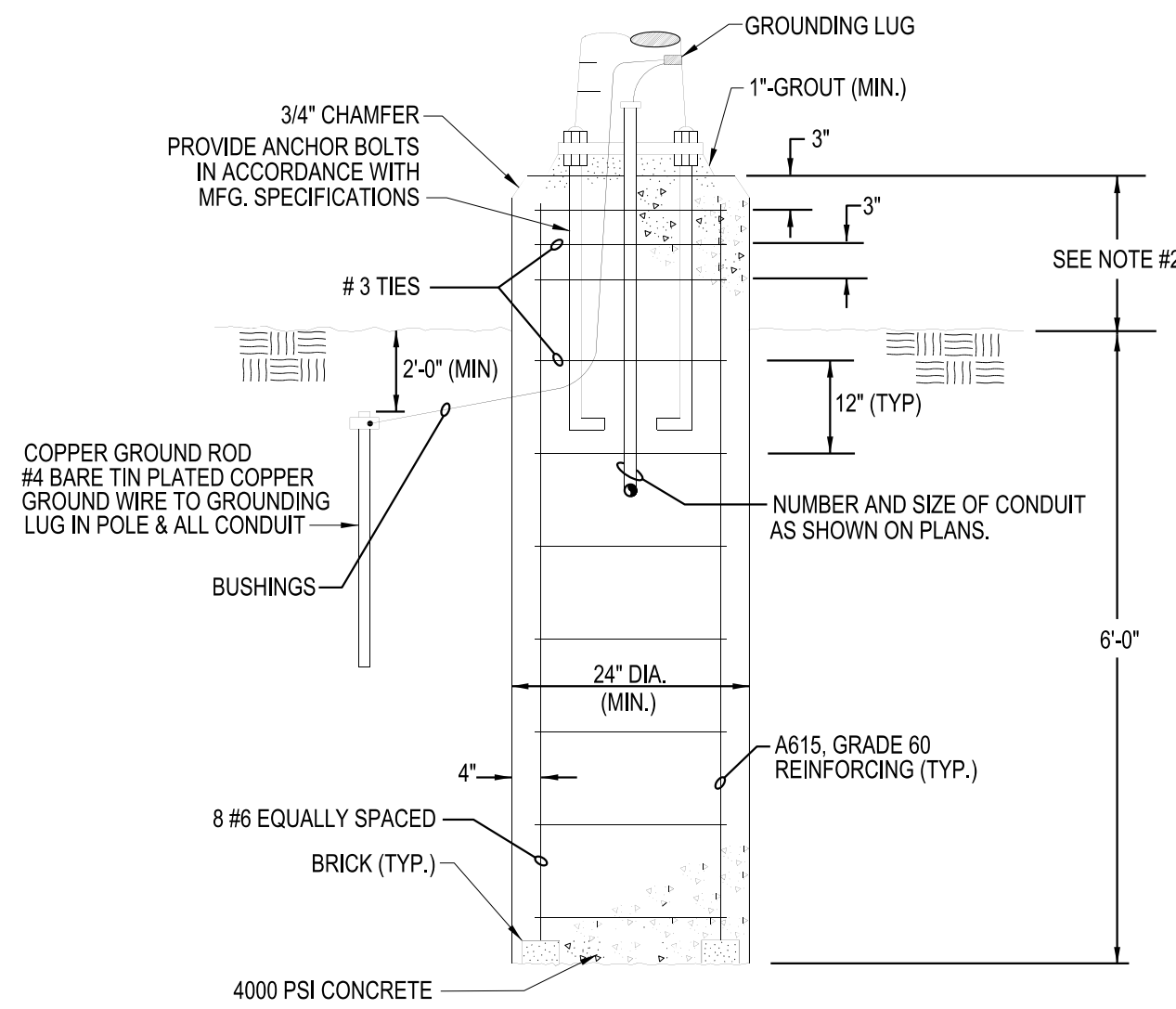
DETECTABLE WARNING SURFACE
N.T.S.



ACCESSIBLE SIGNS AND MARKINGS 5
N.T.S.

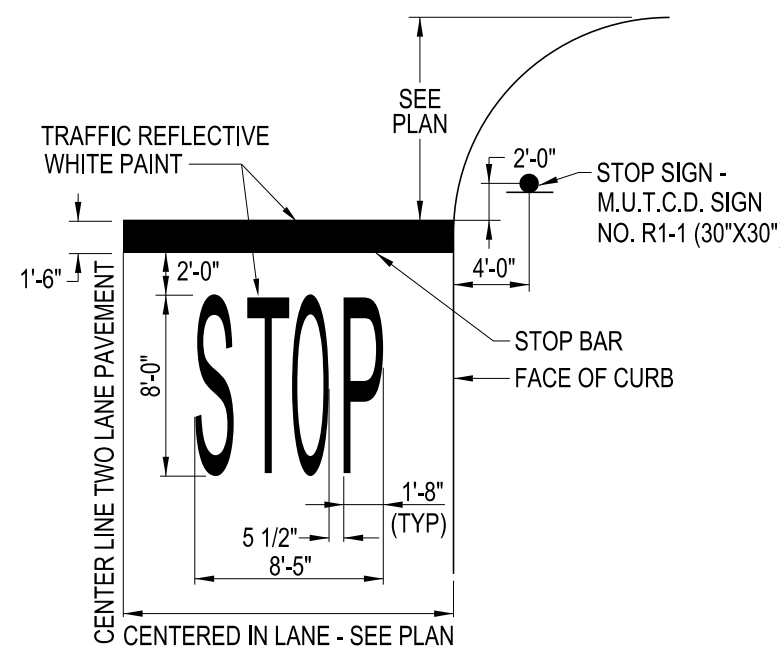


SIGN POST 6
N.T.S.

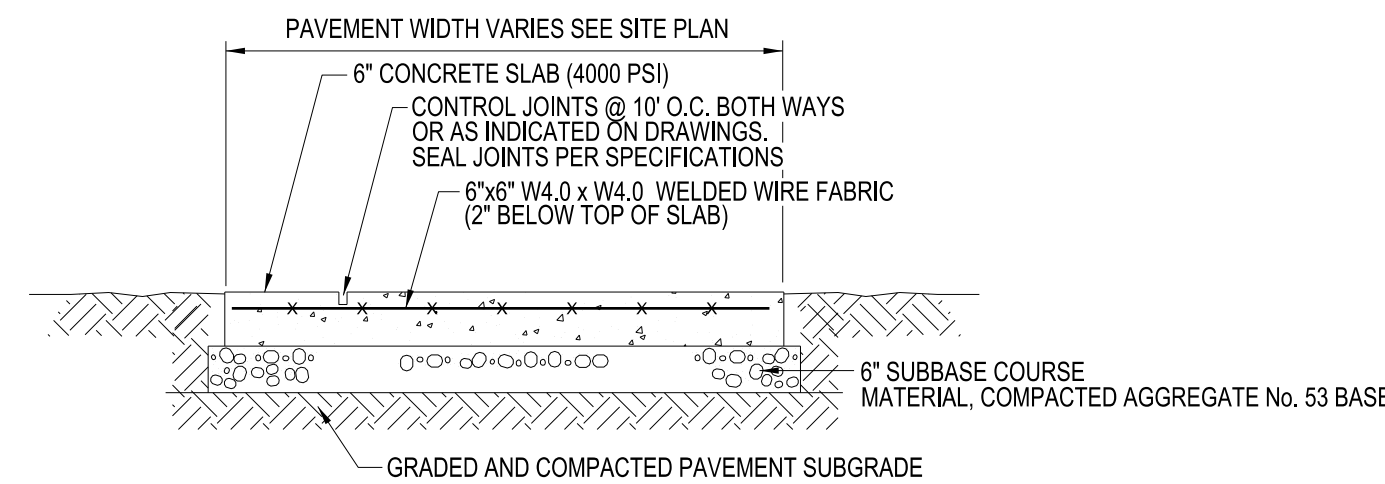


NOTES:
1. AUGER HOLES FOR FOOTING, INSPECT THE EXCAVATION AND NOTIFY THE
ENGINEER OF UNSUITABLE MATERIALS BEFORE PLACING THE STEEL & CONCRETE
2. LIGHT POLE BASE SHALL BE: 30\"/>

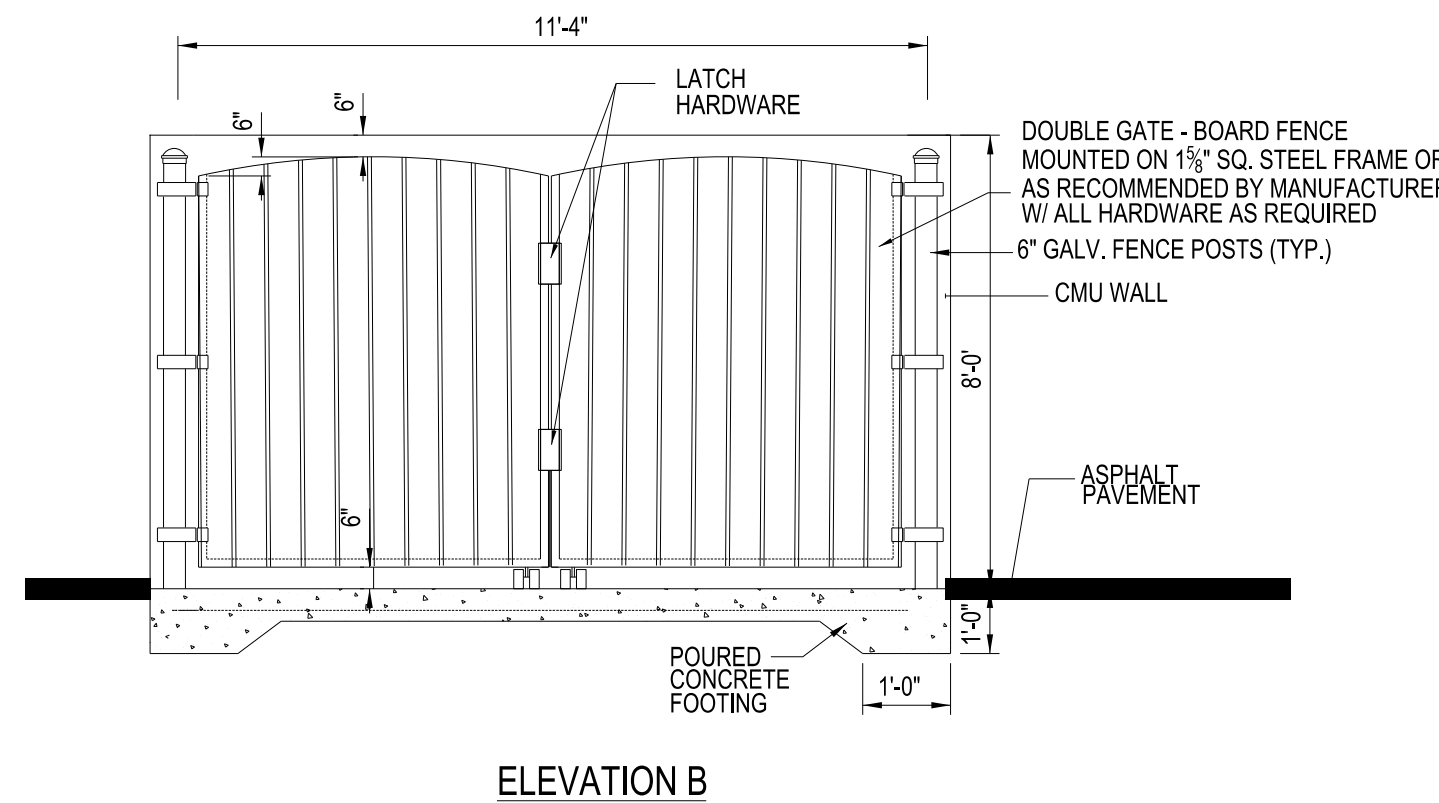
LIGHT POLE FOUNDATION 7
N.T.S.



STOP BAR/STOP SIGN DETAIL 8
N.T.S.

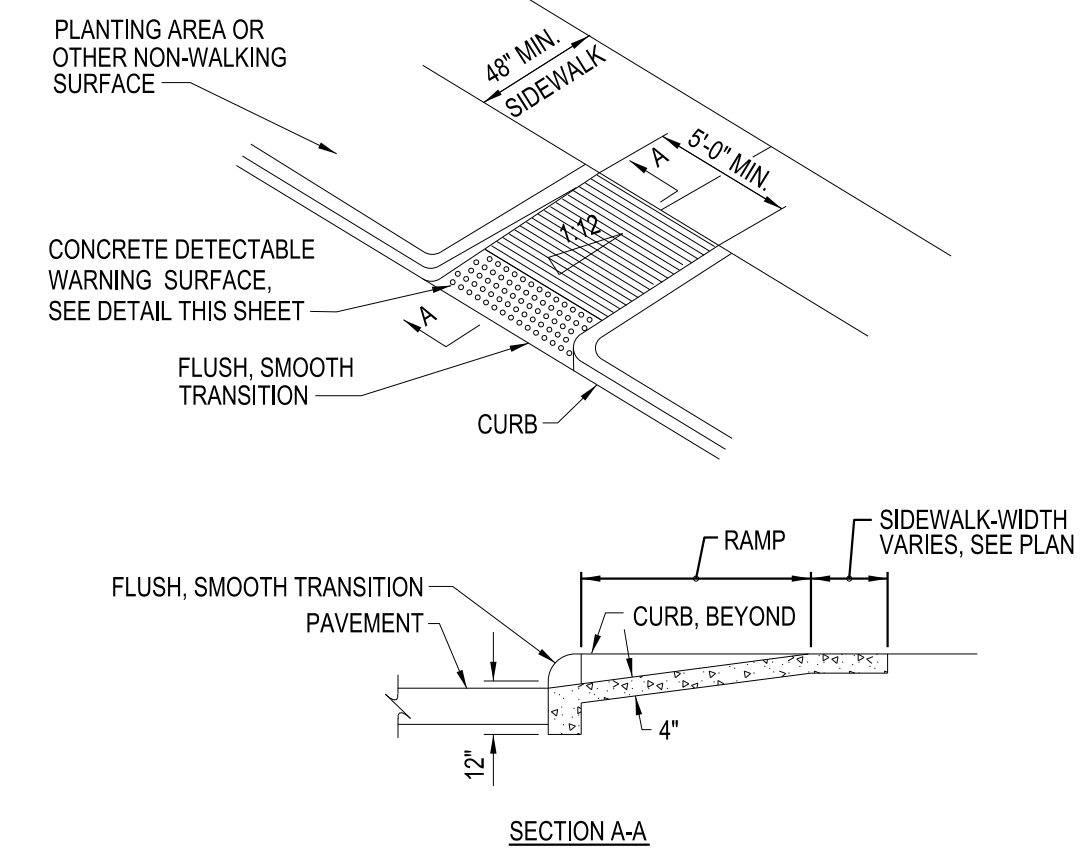


EXTERIOR CONCRETE
SLAB-ON-GRADE SECTION 9
N.T.S.

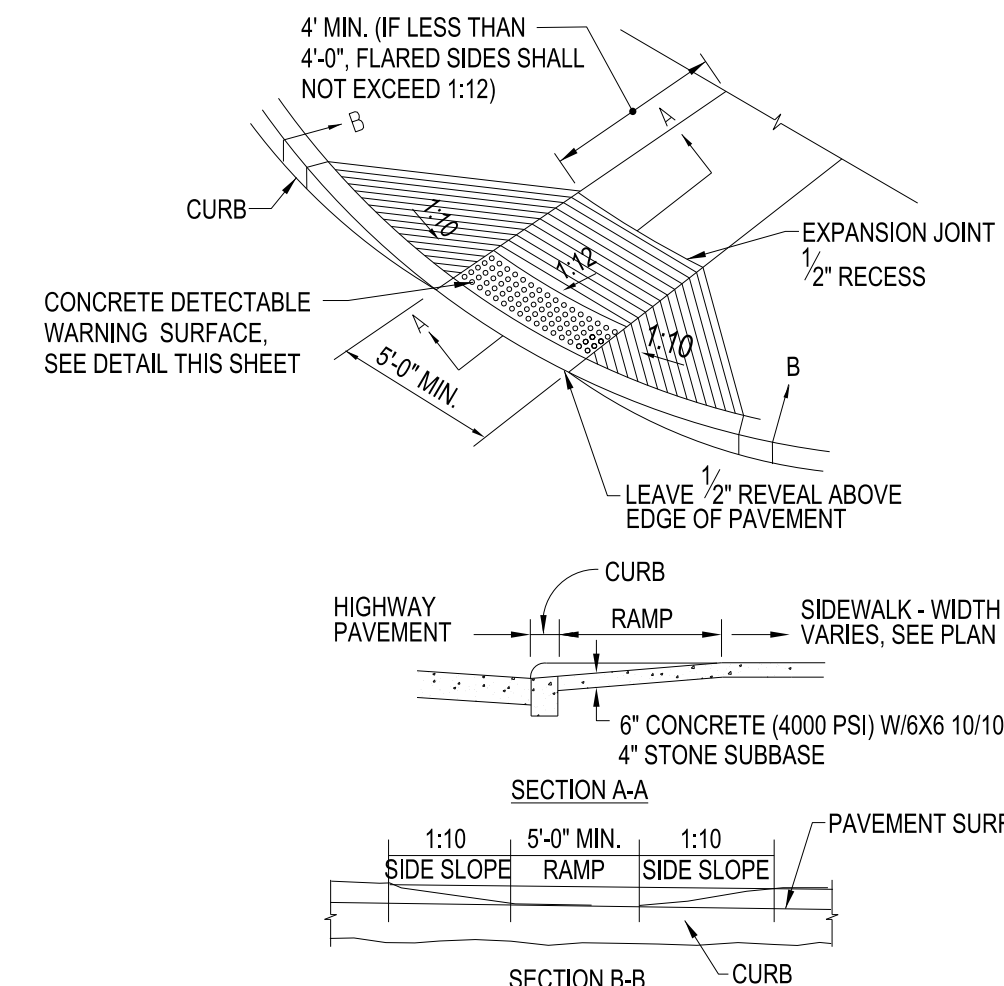


ELEVATION B

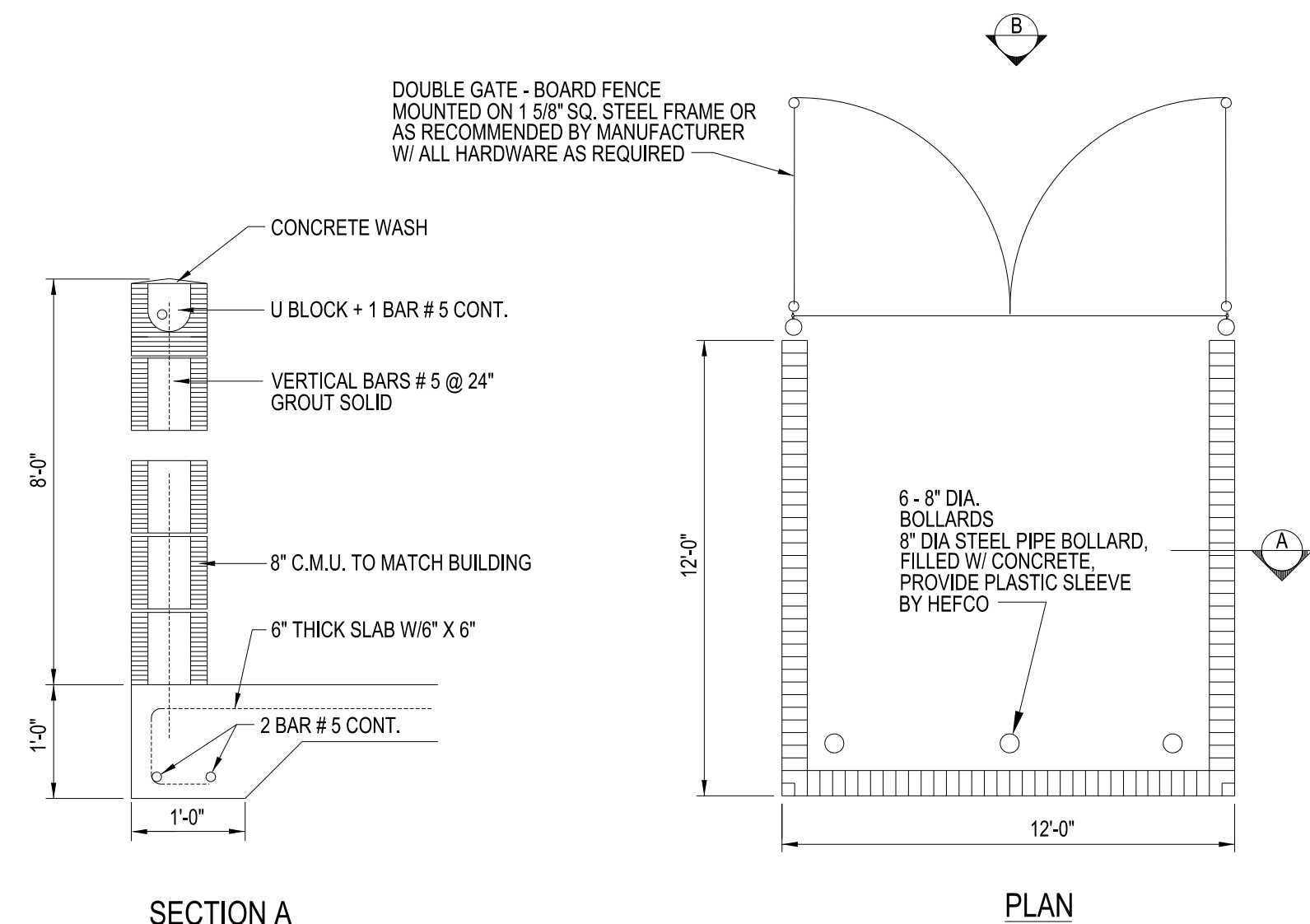
DUMPSTER ENCLOSURE 12
N.T.S.



ACCESSIBLE CURB RAMP "B" 10
N.T.S.



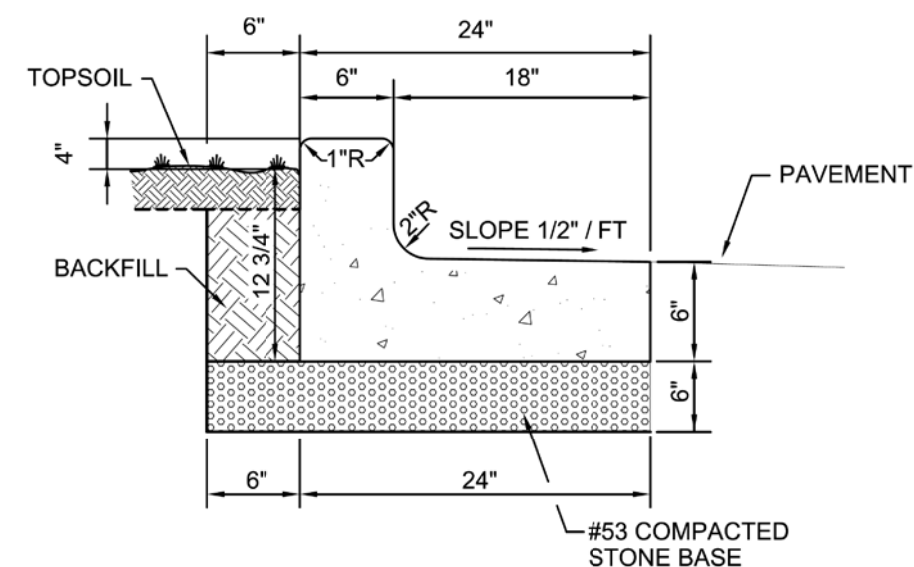
ACCESSIBLE CURB RAMP "C" 11
N.T.S.



SECTION A

PLAN

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: F53.321.001		
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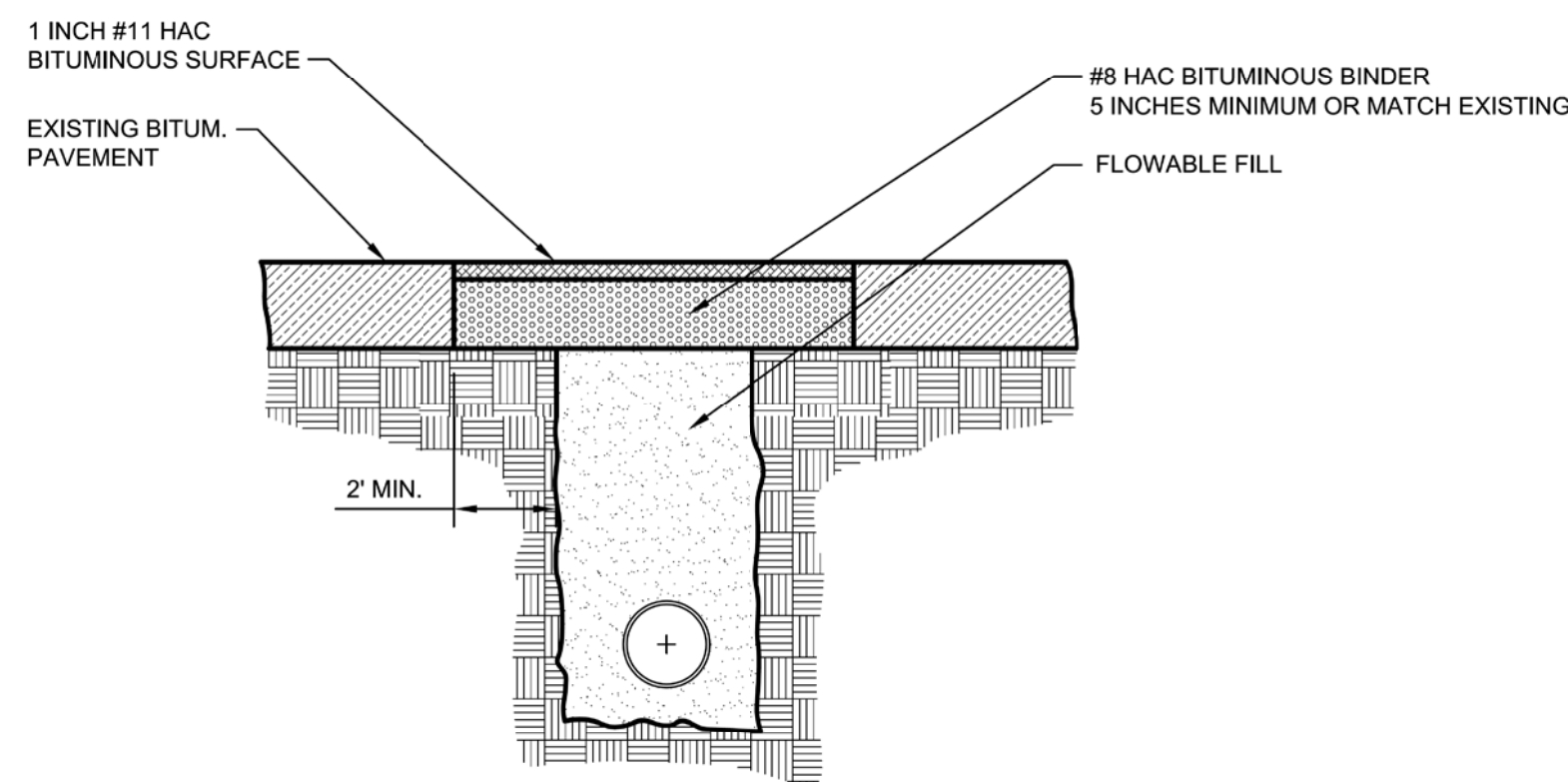


(TYPE II)

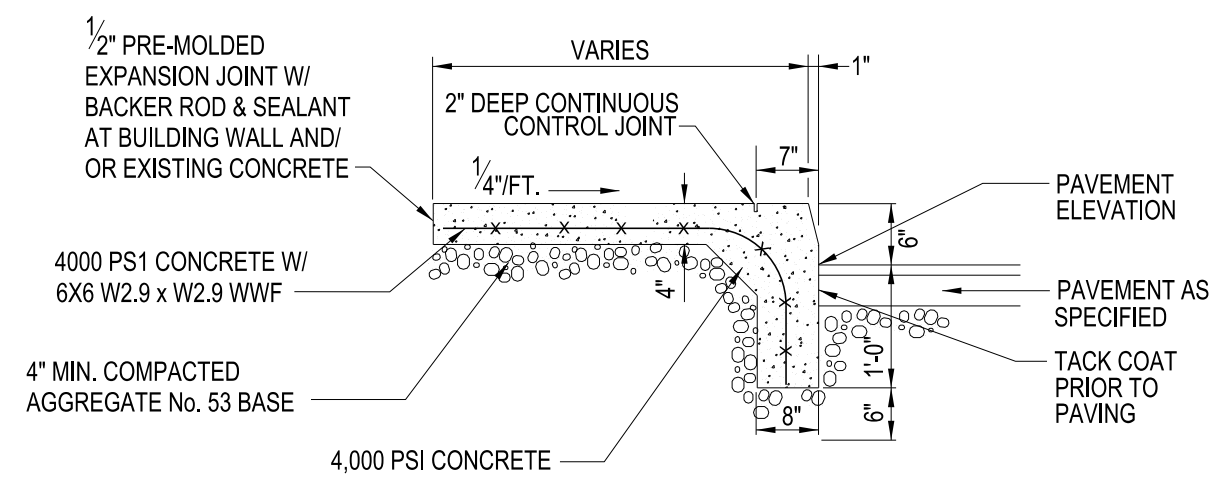
2' COMBINED CONCRETE CURB AND GUTTER 13

SCALE: NONE

1. THE EXISTING PAVEMENT IS TO BE SAW CUT TO PROVIDE A CLEAN JOINT.
2. TRENCH SPOIL IS TO BE REMOVED FROM THE WORK SITE AND DISPOSED OF OUT OF THE RIGHT-OF-WAY AT A PREDESIGNATED APPROVED AREA.
3. FLOWABLE FILL IS TO BE POURED INTO THE TRENCH TO SERVE AS BACKFILL, TO THE DIMENSIONS AND SPECIFICATIONS LISTED IN THIS DETAIL.
4. THE ASPHALT PATCH IS TO CONSIST OF A MINIMUM OF 5 (FIVE) INCHES OF #8 HAC BITUMINOUS BINDER AND 1 (ONE) INCH OF #11 HAC BITUMINOUS SURFACE. IF THE EXISTING PAVEMENT IS THICKER THAN 6 (SIX) INCHES, ADDITIONAL BINDER IS TO BE USED TO MATCH THE EXISTING PAVEMENT THICKNESS. IN NO CASE IS LESS THAN 6 (SIX) INCHES OF ASPHALT TO BE USED.
5. THE EXISTING PAVEMENT IS TO BE TACK COATED PRIOR TO THE LAYING OF NEW ASPHALT. TACK COAT IS TO BE APPLIED AS SPECIFIED IN THE LATEST INDOT SPECIFICATIONS, SECTIONS 409 AND 902.
6. THE NEW SURFACE IS TO BE SLOPED AT THE SAME RATE AS THE EXISTING SURFACE.
7. A 2 (TWO) INCH WIDE BAND OF CRACK SEALANT IS TO BE APPLIED ALONG THE JOINT BETWEEN THE EXISTING AND NEW ASPHALT SURFACE. SEALANT IS TO BE APPLIED IN ACCORDANCE WITH INDOT SPECIFICATIONS, SECTION 305.
8. THE FLOWABLE FILL MIX IS TO CONTAIN, FOR EVERY CUBIC YARD OF BATCH MATERIAL, NO MORE THAN 50 LBS OF PORTLAND CEMENT, NO MORE THAN 500 LBS OF WATER.
9. THE COMPRESSIVE STRENGTH OF THE FLOWABLE FILL IS NOT TO EXCEED 100 PSI AT 28 DAYS.

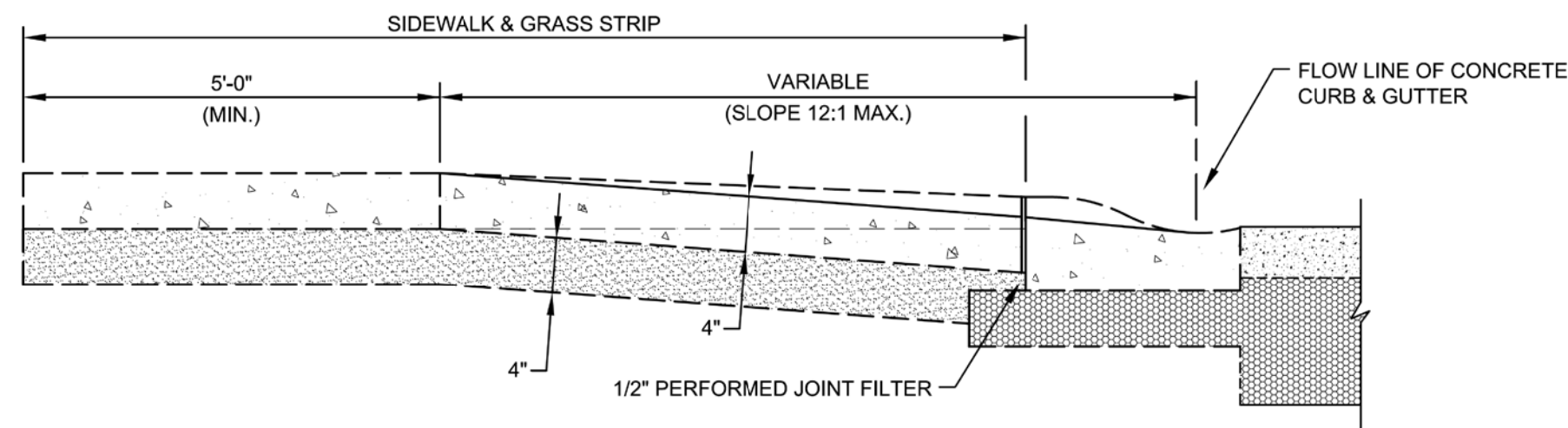


ROAD CUT PATCH DETAIL
NOT TO SCALE

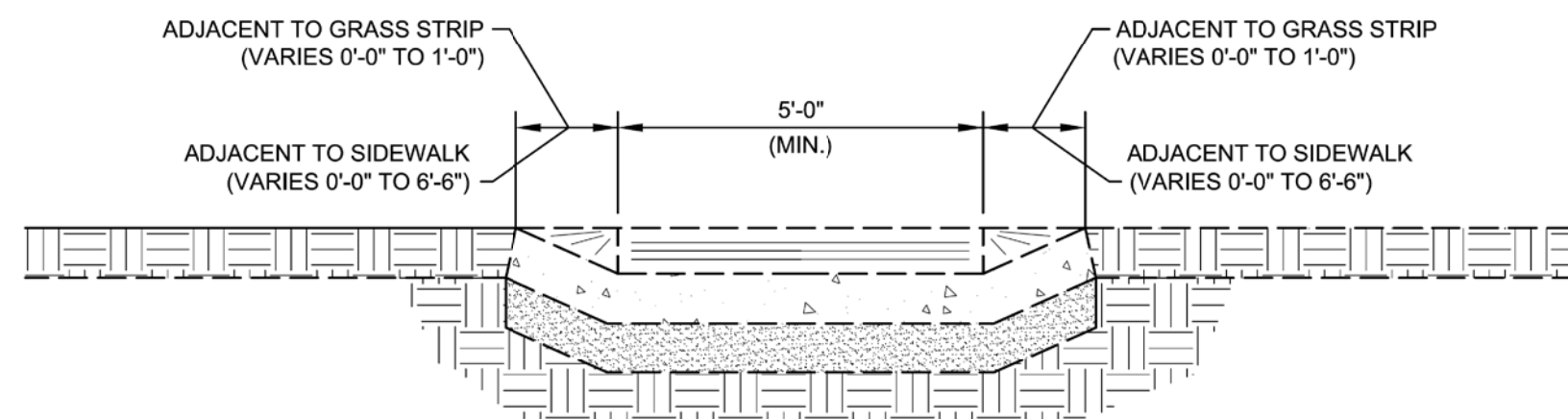


NOTE: PROVIDE CONTROL JOINTS @ 15'-0" O.C. THAT CONTINUE THROUGH SIDE WALL & CURB. PROVIDE JOINTS @ 5'-0" O.C. IN SIDEWALK SECTION TO CONTINUOUS LONGITUDINAL JOINT

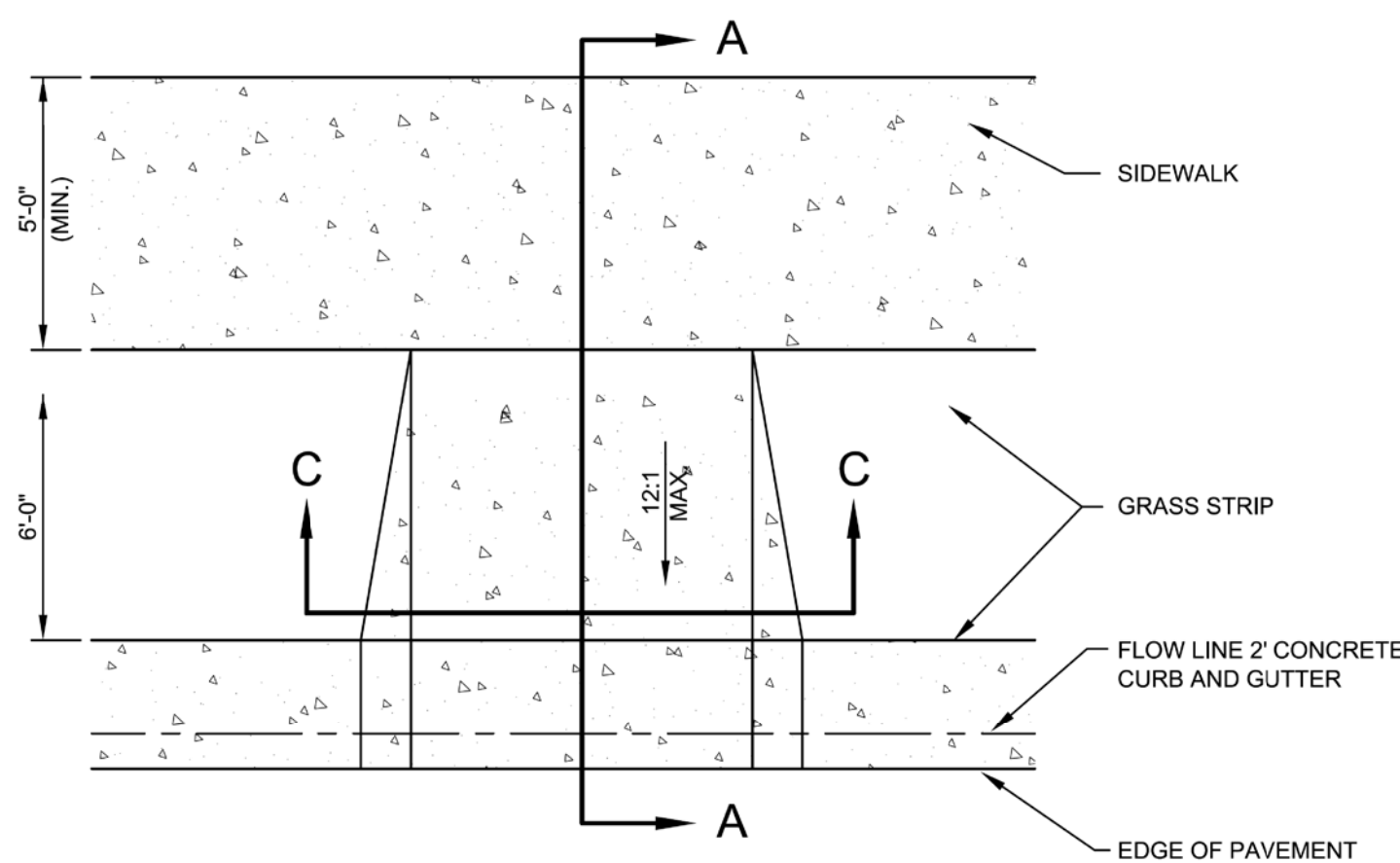
ALTERNATE CURB/SIDEWALK DETAIL
N.T.S.



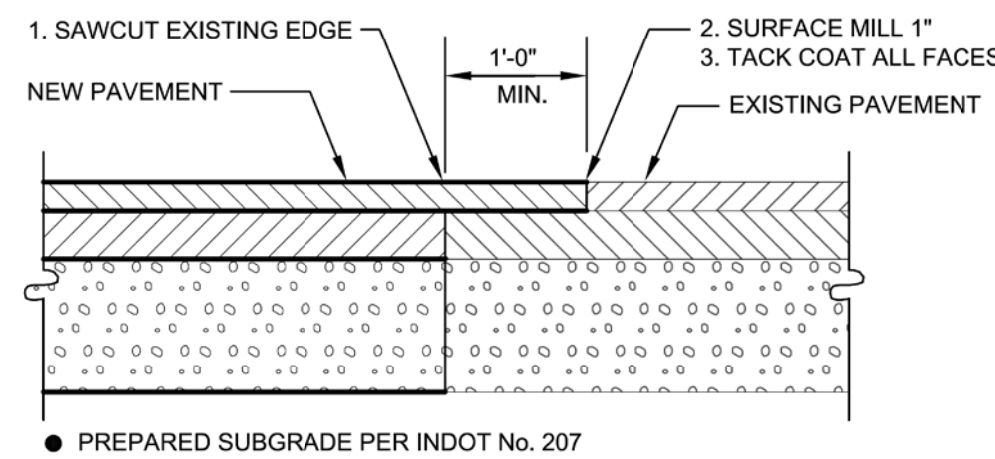
SECTION "A-A"



SECTION "C-C"



HANDICAP RAMP CONSTRUCTION 14
SCALE: NONE



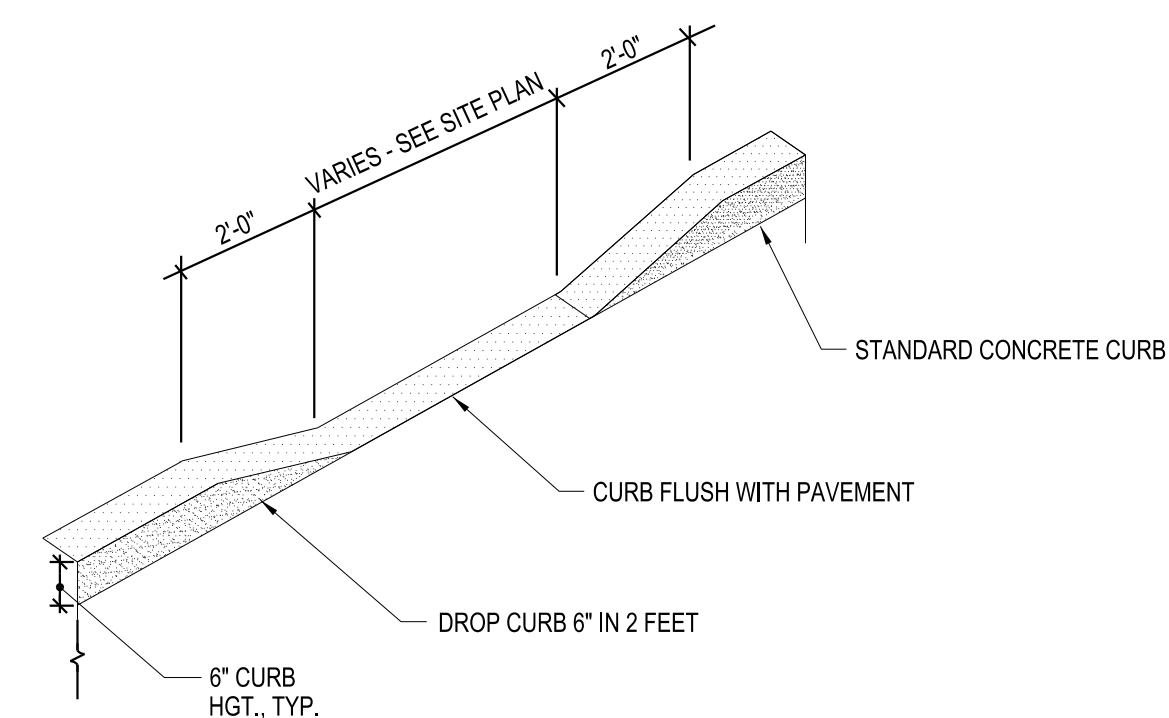
TYPICAL PAVEMENT TIE-IN
SCALE: NONE

HANDICAP RAMP CONSTRUCTION


- 1.) All handicap ramps shall meet the requirements of the American Disabilities Act, the most recent INDOT standard specifications, and the Town of McCordsville's most recent standards. Curb modifications required for handicap ramps shall be provided at time of initial construction.
- 2.) Minimum width of curb ramp shall be 5 feet not including flares. Maximum slope of ramps and flares shall be 12:1.
- 3.) Handicap ramps are to be located as shown on the plans or as directed by the Public Works Commissioner.
- 4.) Ramps shall be provided at the centerline of radius at all corners of every street intersection where there is an existing or proposed sidewalk and curb. Ramps shall also be provided at walk locations at mid-block in vicinity of hospitals, medical centers, or athletic stadiums. The use of details contrary to those shown hereon shall require the prior written approval of the Public Works Commissioner.
- 5.) Surface texture of the ramp shall be ramp grooves located 2" on center and 0.3" deep.
- 6.) Care shall be taken to assure a uniform grade on all ramps with no breaks in grade.
- 7.) Drainage structures shall not be placed in line with the ramps except where existing drainage structures are being utilized in the new construction. Location of the ramps shall take precedence over location of drainage structures.
- 8.) The normal gutter line profile shall not be maintained through the area of the ramp. Drainage inlets should be located uphill from the curb ramps to prevent puddles at the path of travel.
- 9.) Expansion joint for the ramp shall be a maximum 1/2" wide. The top of the joint filler for all ramp types shall be flush with adjacent concrete.
- 10.) Crosswalk and stop line marking, if used, shall be so located as to stop traffic short of ramp crossing.

SIDEWALK CONSTRUCTION


- 1.) Sidewalks shall be constructed of plain concrete four (4) inches thick except where crossing driveways where the sidewalk shall be a minimum of six (6) inches thick.
- 2.) Sidewalks shall be constructed on 2" of crushed stone or sand.
- 3.) Control joints shall be placed every 5 feet on center.
- 4.) Expansion joints shall be placed every 40 feet on center.
- 5.) Broom finish across the direction of travel and include a 1" steel trowel finish along both sides of the sidewalk and along either side of all expansion and control joints.




DROP CURB DETAIL
N.T.S.



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SITE DETAILS

CS502

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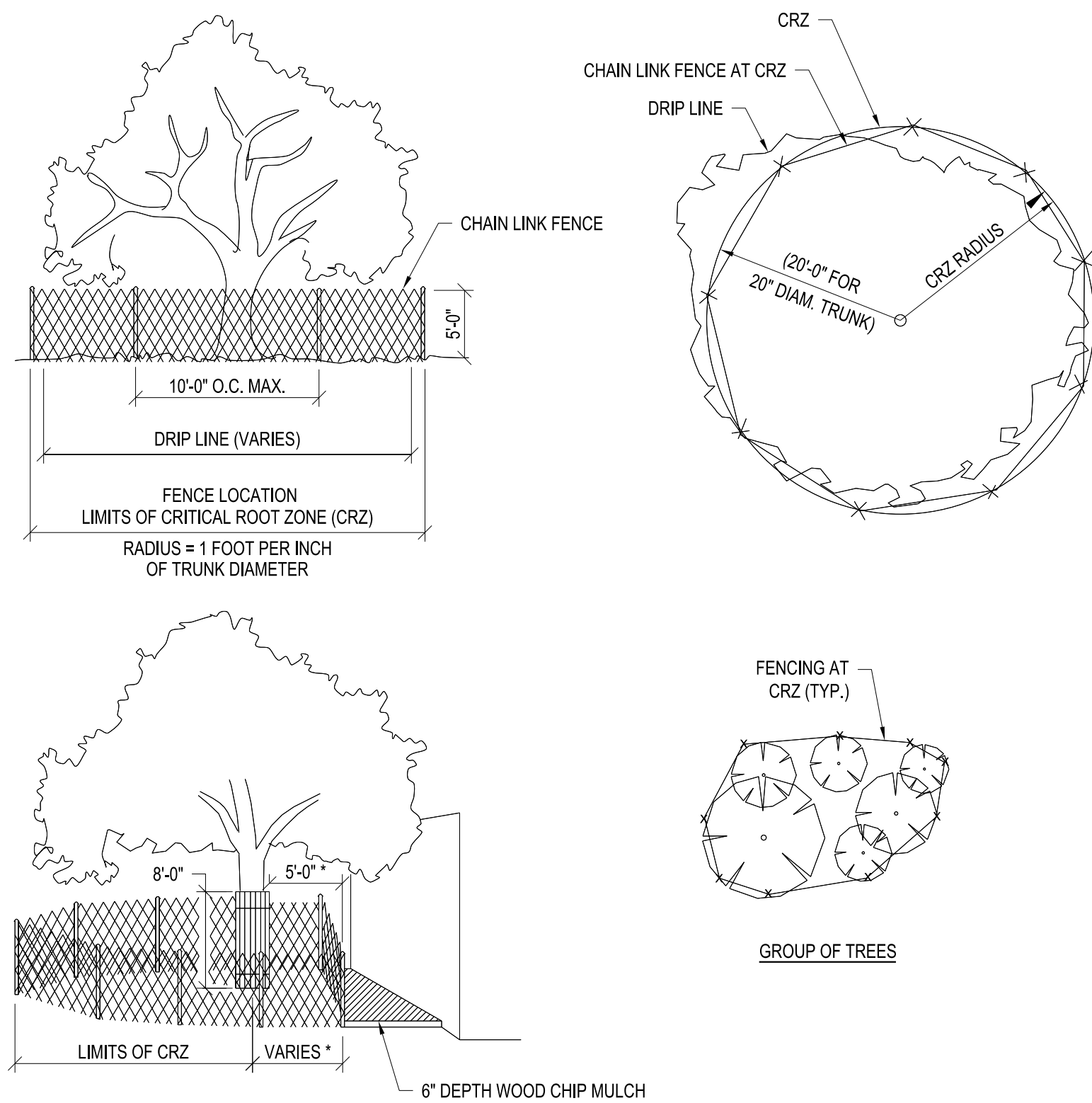
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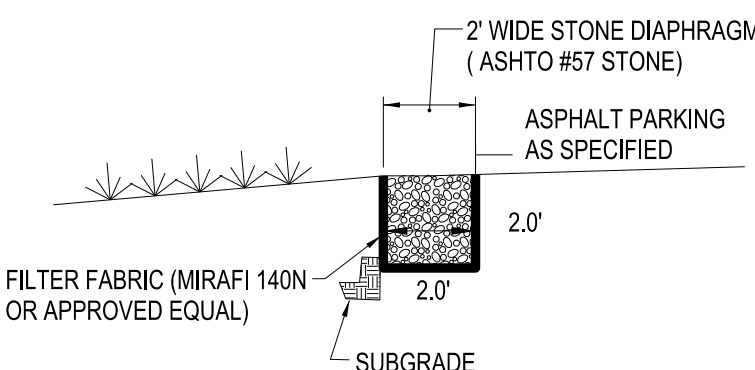
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TREE PROTECTION NOTES

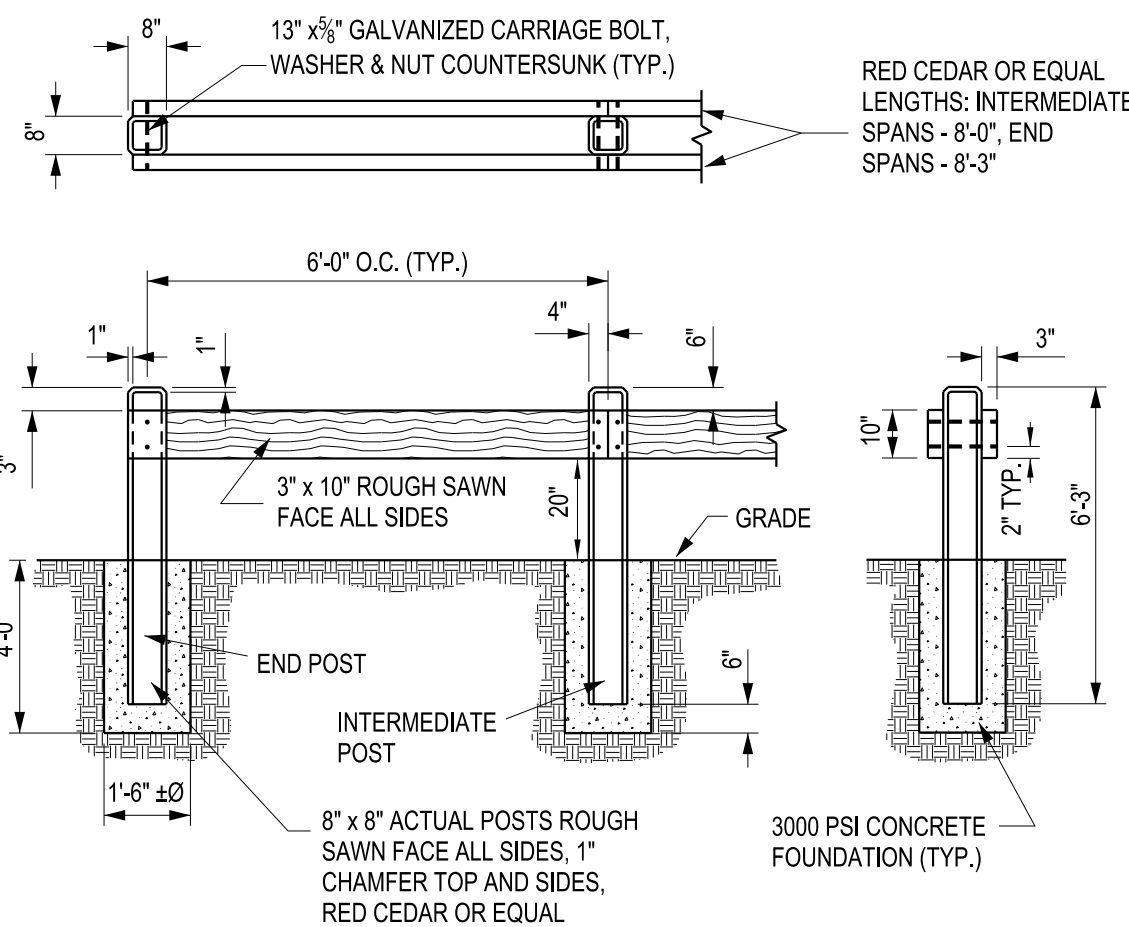
- ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES TO BE PRESERVED FROM HIS ACTIVITIES.
- ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL;
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, THE TRUNK SHALL BE PROTECTED BY STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
- ALL GRADING WITHIN CRZ AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BE BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT.
- TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, A PLASTIC VAPOR BARRIER SHALL BE PLACED BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE CRZ.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION.
- FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN CRZ AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
 - CRZ DISTURBANCES DUE TO GRADE CHANGES OR TRENCHING
 - WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT
 - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
- NO TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.



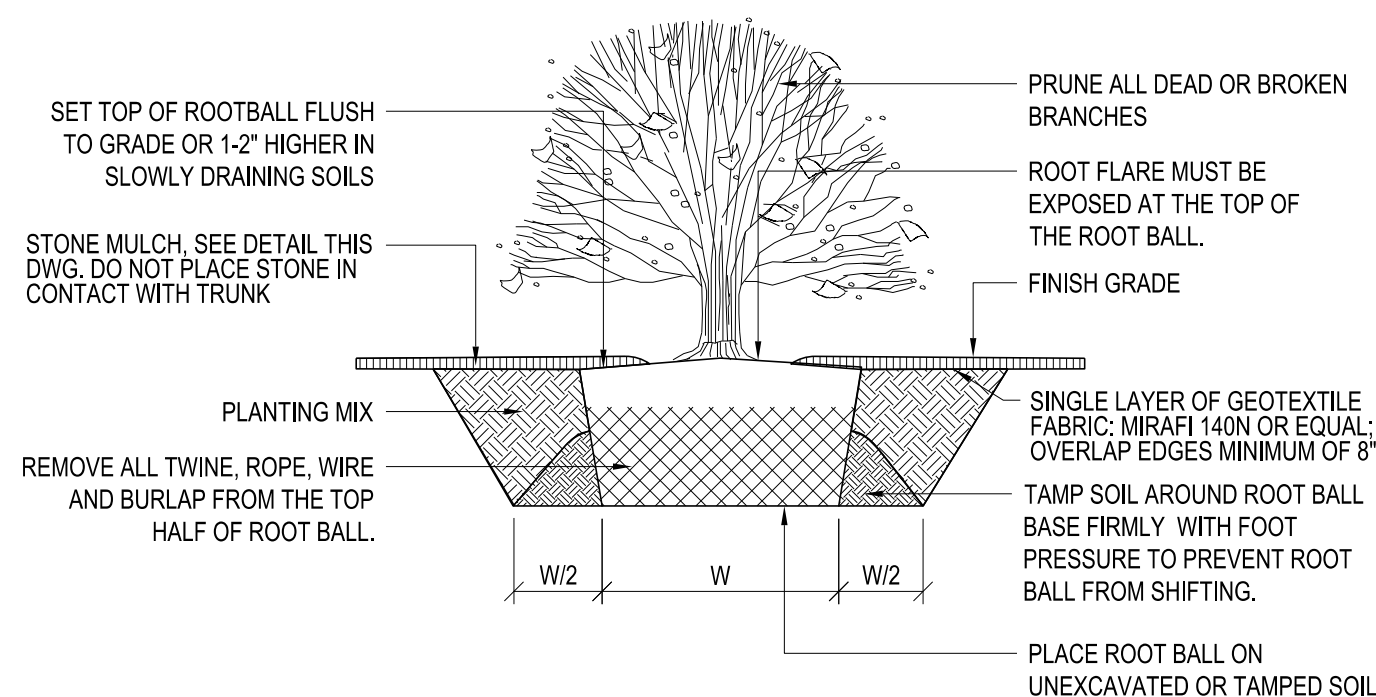
TREE PROTECTION DETAIL
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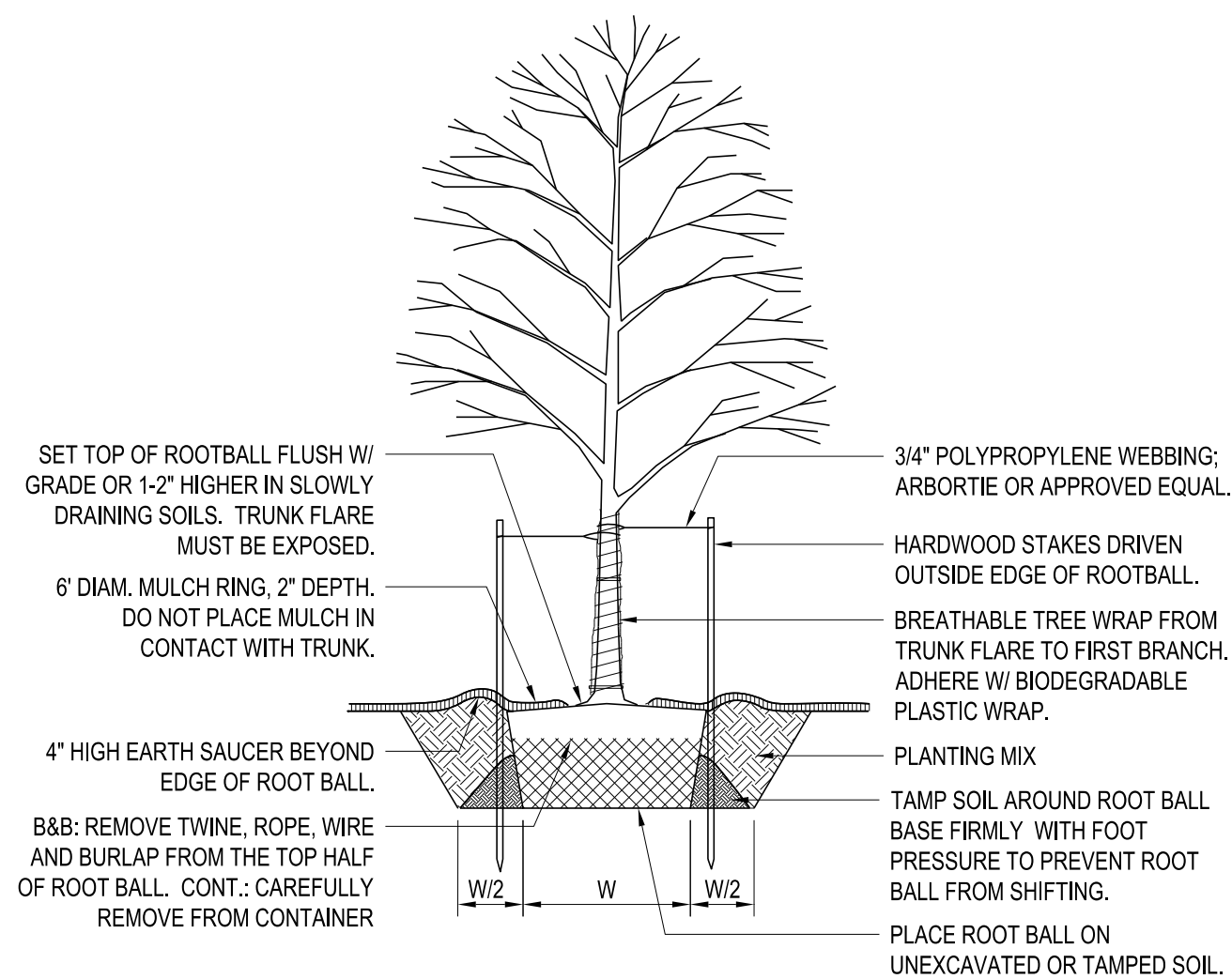
STONE DIAPHRAGM
NTS.



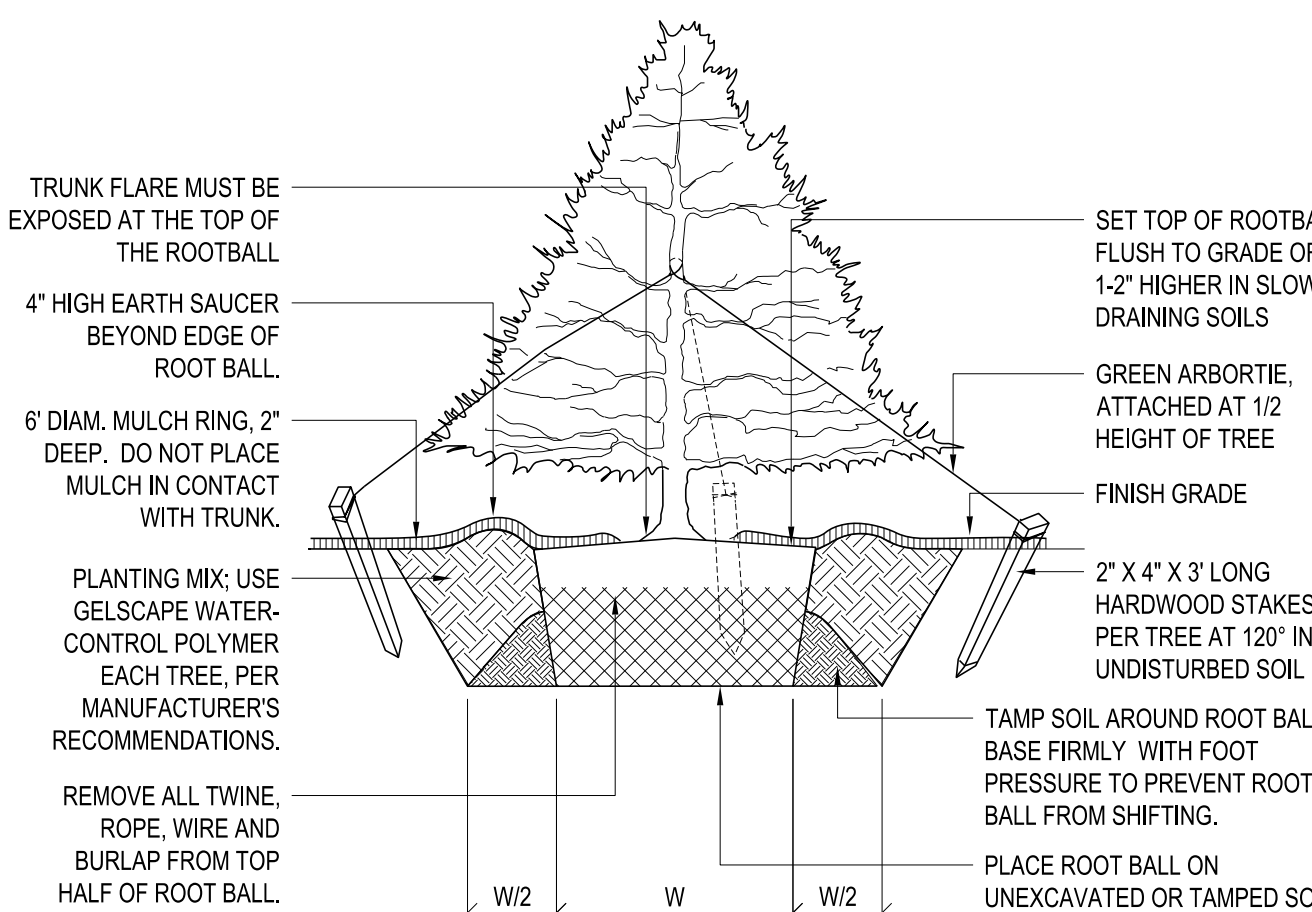
DECORATIVE TIMBER GUIDE RAIL
NTS.



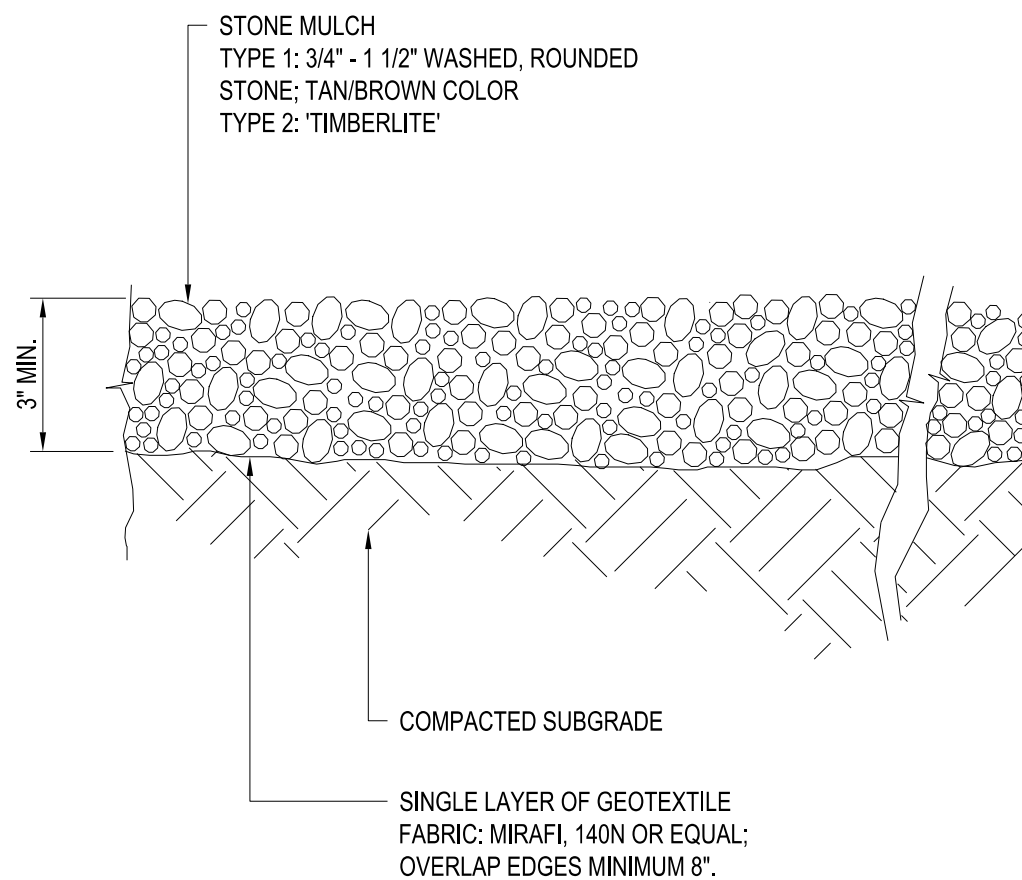
SHRUB PLANTING DETAIL
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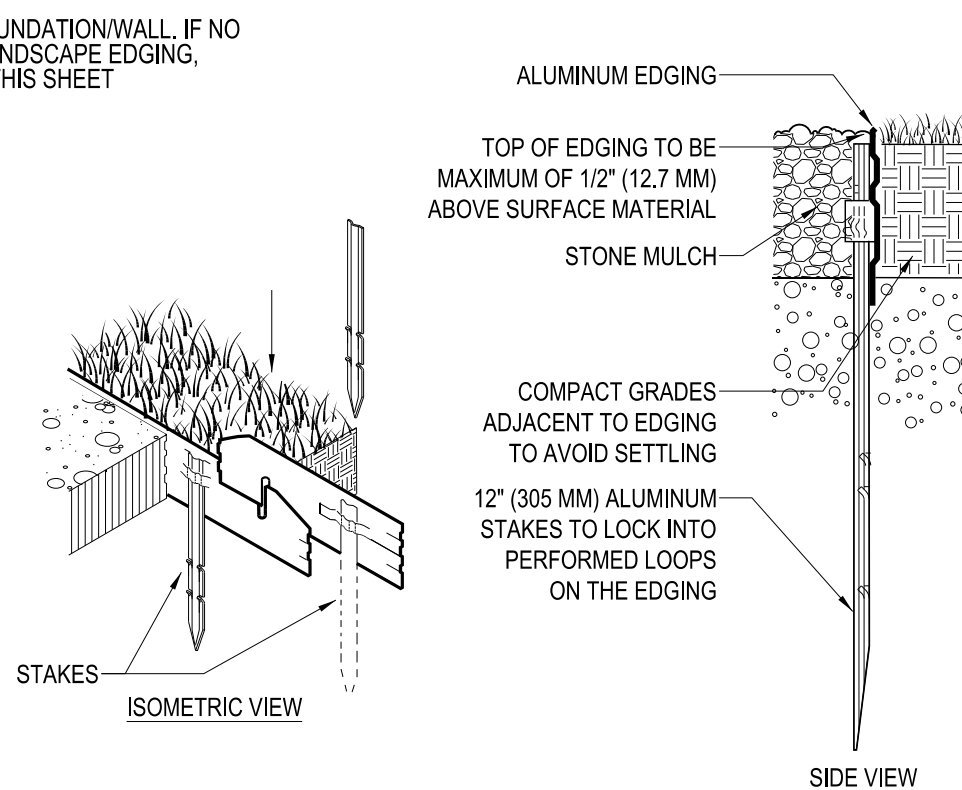
DECIDUOUS TREE PLANTING DETAIL
NTS



EVERGREEN TREE PLANTING DETAIL
NTS



STONE MULCH DETAIL
NTS



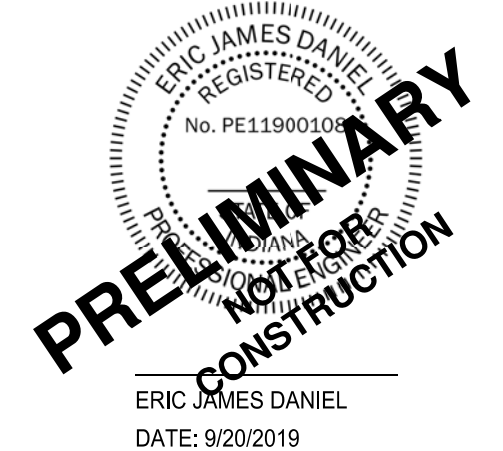
LANDSCAPE EDGING DETAIL
NTS

PLANTING SPECIFICATION

- SCOPE OF WORK
 - THIS WORK SHALL CONSIST OF PERFORMING, CLEARING, AND GRUBBING, SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE INCLUDING ALL LABOR MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
- MATERIALS
 - PLANTS - ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS. QUALITY AND PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK AND BE OF NUMBER ONE GRADE.
 - VARIETIES AND SIZES OF PLANTS SHALL BE AS SHOWN ON DRAWINGS.
- FERTILIZER
 - FERTILIZER SHALL BE MILORGANITE (6-2-0)
- GENERAL WORK PROCEDURES
 - LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTING.
- WEEDING
 - BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- SOIL CONDITIONING
 - CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- PLANTING
 - POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
 - PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, AS SHOWN ON THE PLANTING DETAILS.
 - 3 PARTS TOPSOIL
 - 1 PART PEAT MOSS OR COMPOST
 - 1/3 PART MILORGANITE FERTILIZER
 - PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND WATER. COMPLETE BACK-FILLING AND WATER THOROUGHLY.
 - ALL PLANTS SHALL BE SET SO THAT, WHEN SETTLED, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
 - IMMEDIATELY AFTER PLANTING, STAKE ALL TREES WITH 3 CEDAR STAKES PER TREE.
 - PREPARE RAISED EARTH SAUCER AS WIDE AS PLANTING HOLE OF EACH PLANT.
 - WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
 - AFTER SHRUB BEDS AND TREE SAUCERS ARE BACKFILLED AND FINE GRADED MULCH WITH 3" DEPTH OF DARK, SHREDDED HARDWOOD BARK MULCH.
- FINISH GRADING
 - PLUSMINUS .1 FOOT OF FINISH GRADE.
 - ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE. SOIL AREAS ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING.
 - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
- GUARANTEE
 - CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR.
- CLEAN-UP
 - UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL ACCEPTABLE CONDITIONS AS APPROVED BY THE OWNERS AUTHORIZED REPRESENTATIVE.
- MAINTENANCE
 - MAINTENANCE PERIOD TO COMMENCE AFTER FINAL INSPECTION.
 - MAINTENANCE PERIOD FOR THIS CONTRACT SHALL BE 90 CALENDAR DAYS COMMENCING AFTER FINAL INSPECTION OF CONSTRUCTION. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.



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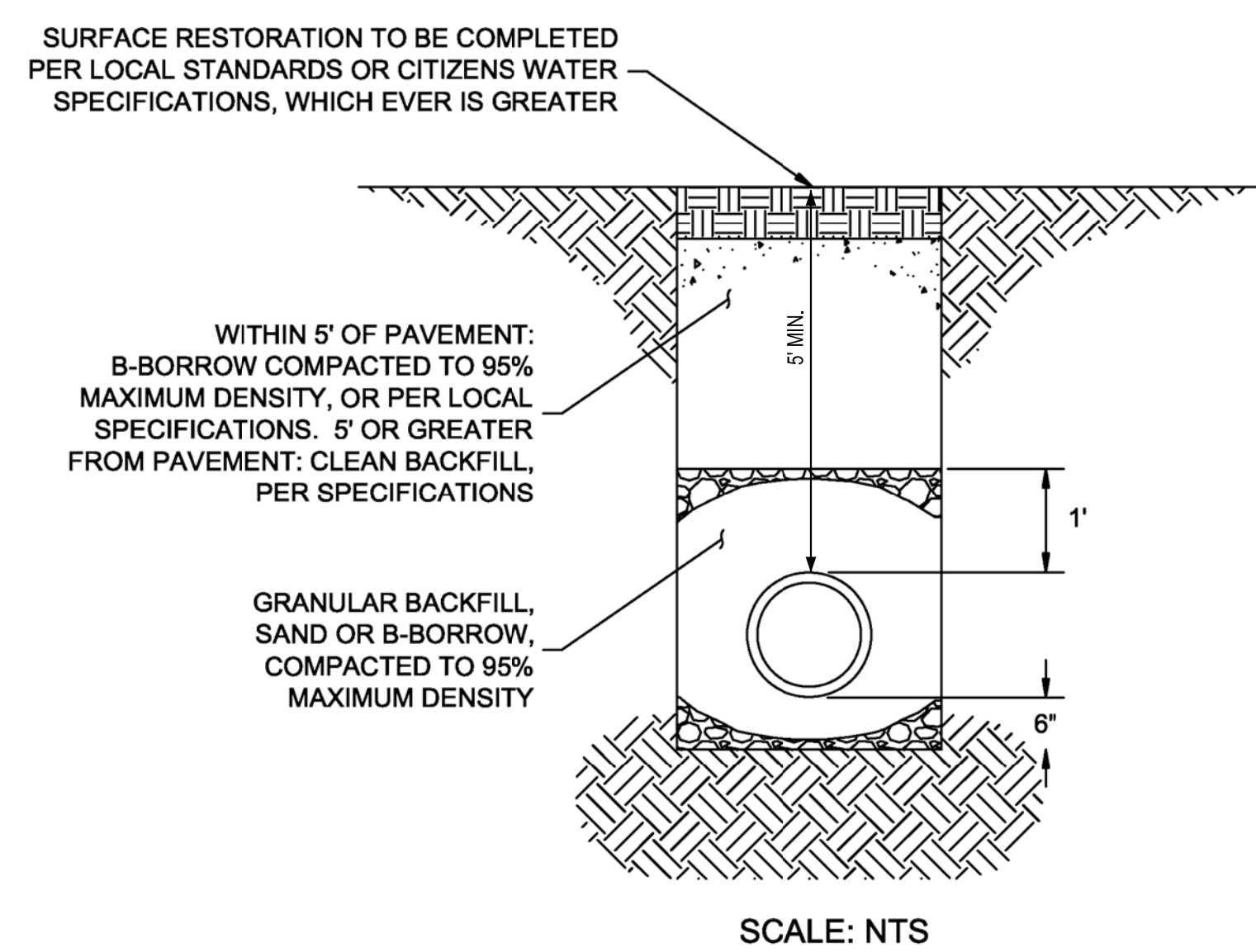


CLOVER COMMUNITIES MCCORDSVILLE
GATEWAY CROSSING
MCCORDSVILLE, IN

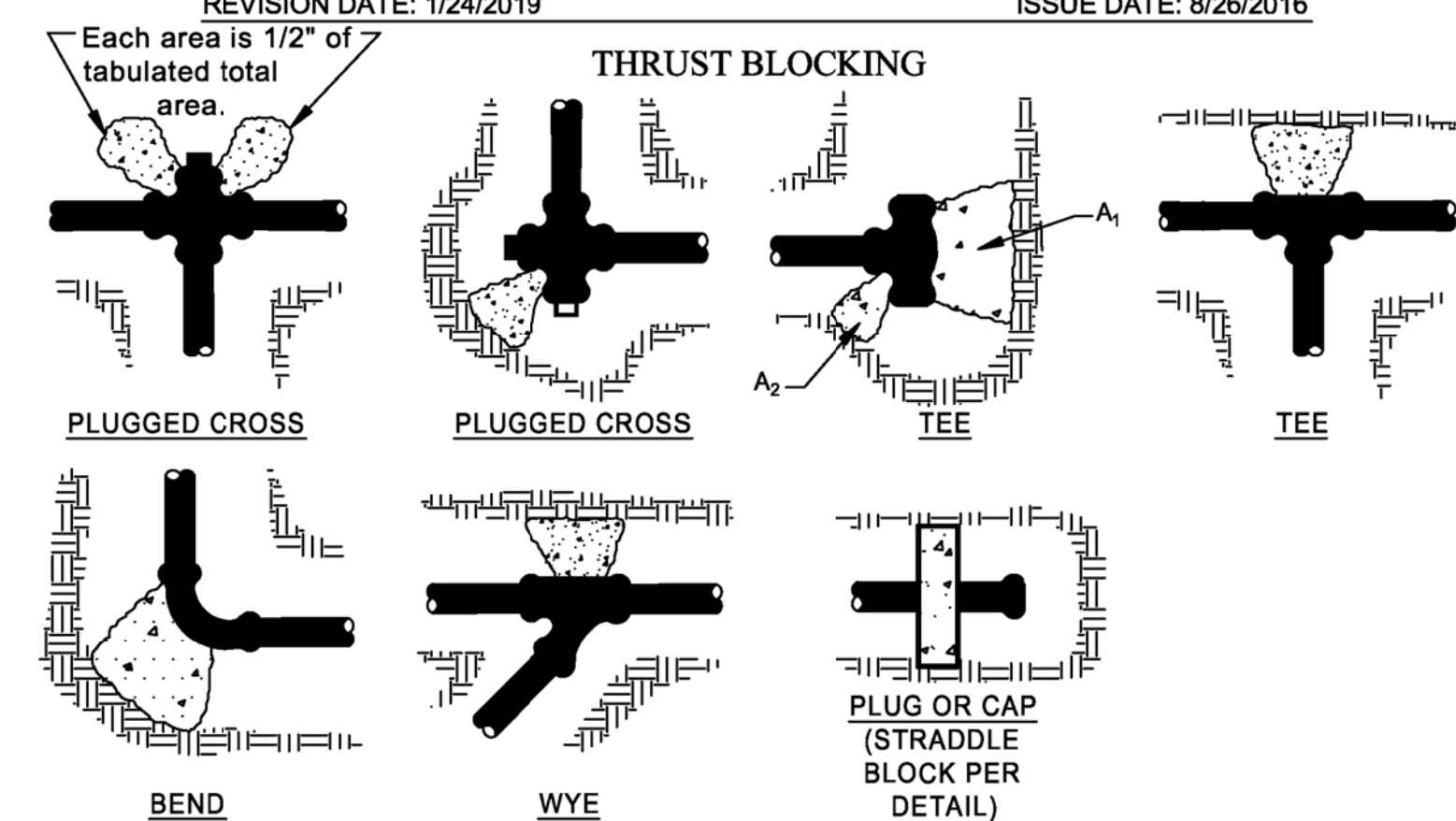
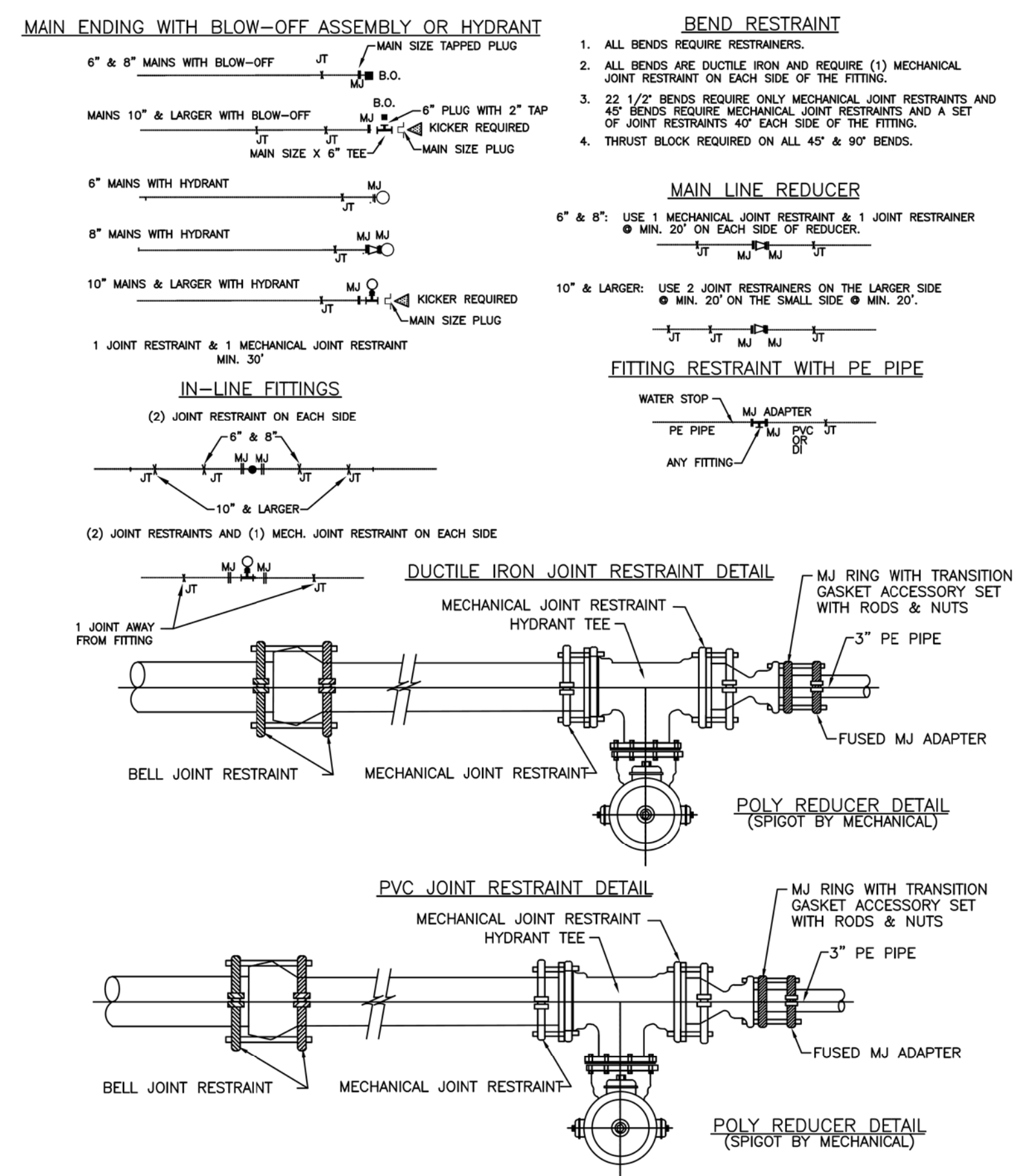
MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: F53.321.001		
DATE: 09-20-2019		
SCALE: AS SHOWN		
DRAWN BY: J. HURLEY/S. SCHIENER		
DESIGNED BY: E. DANIEL		
CHECKED BY:		
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

SITE &
LANDSCAPING
DETAILS

CS503



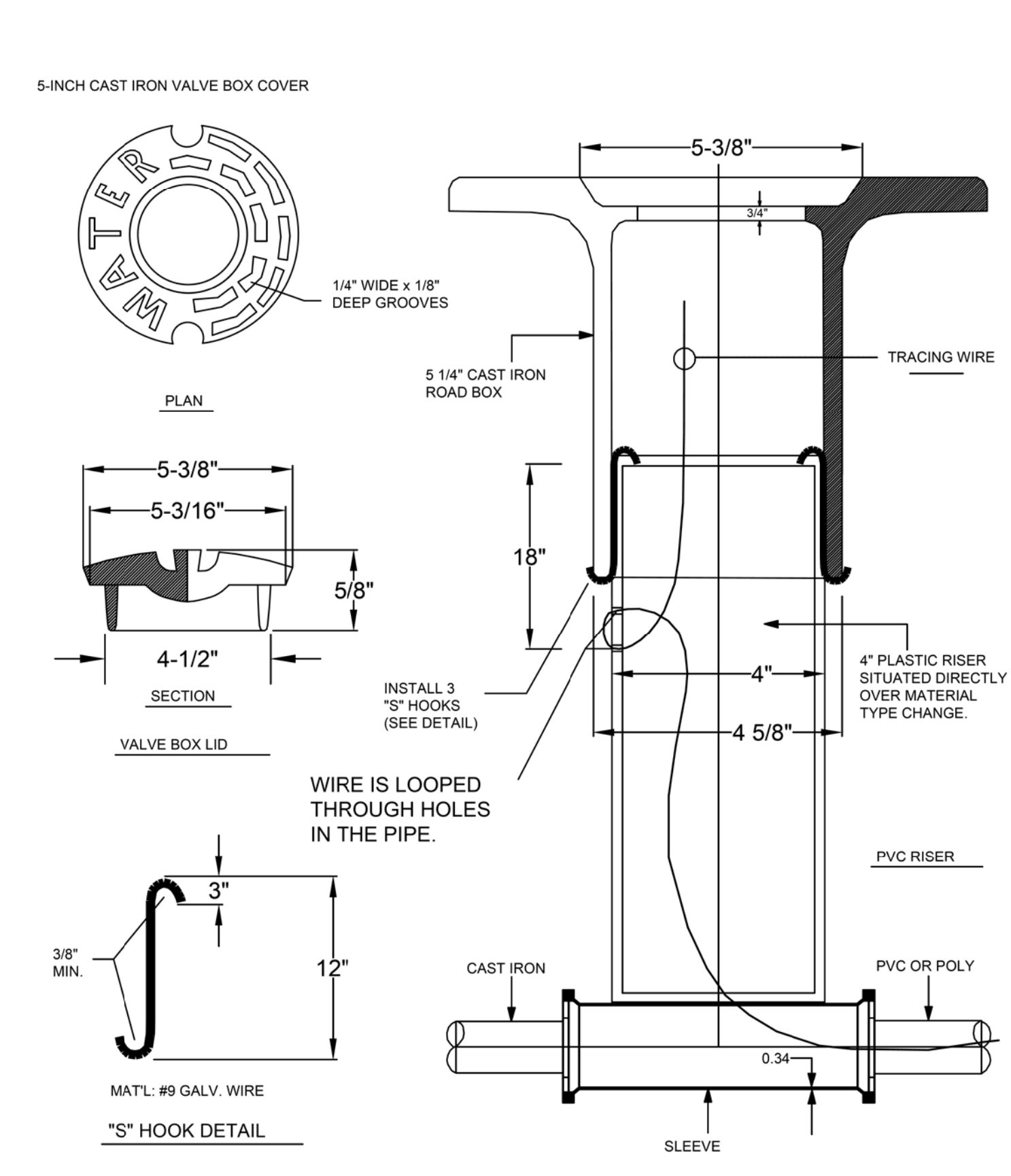
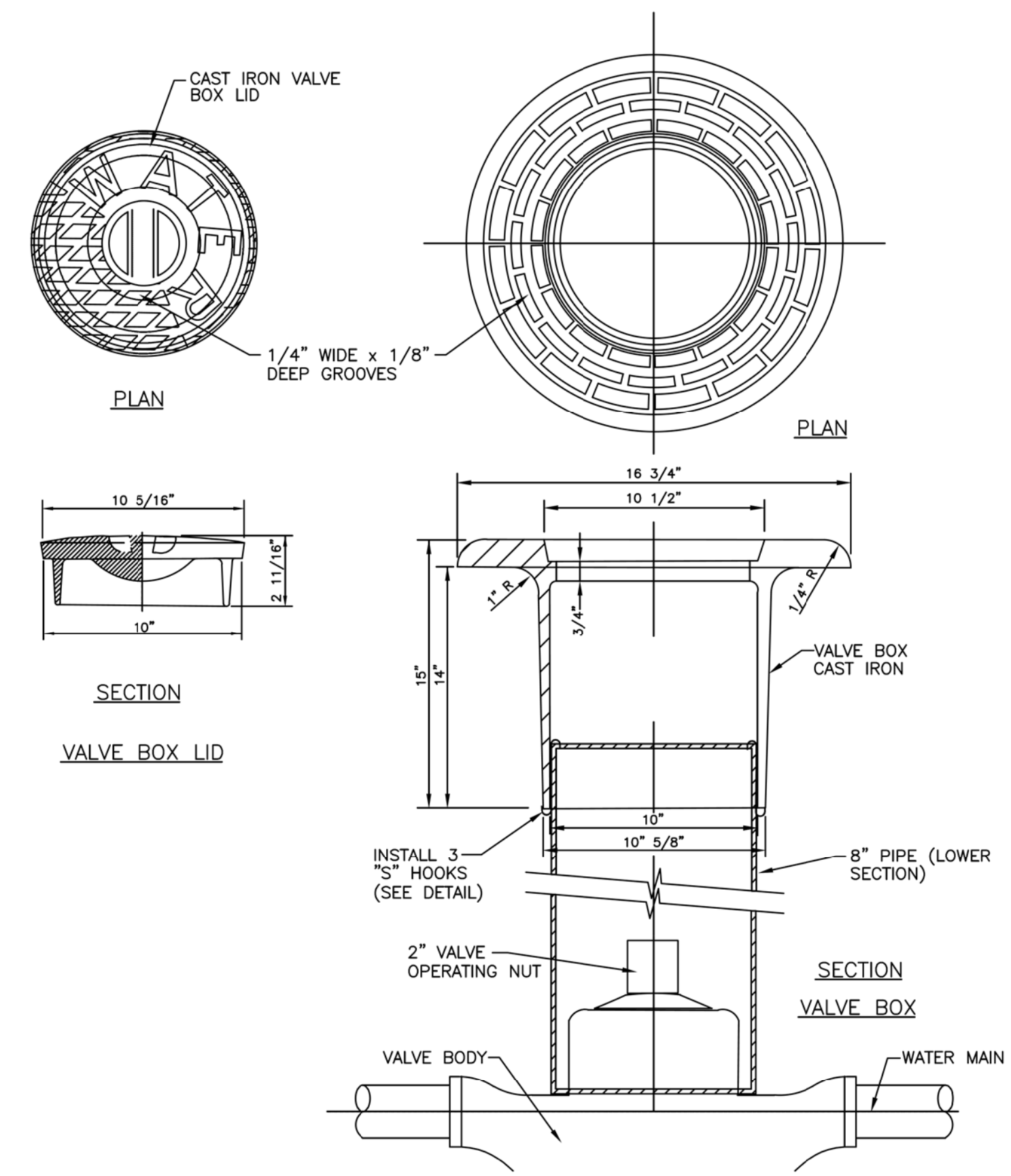
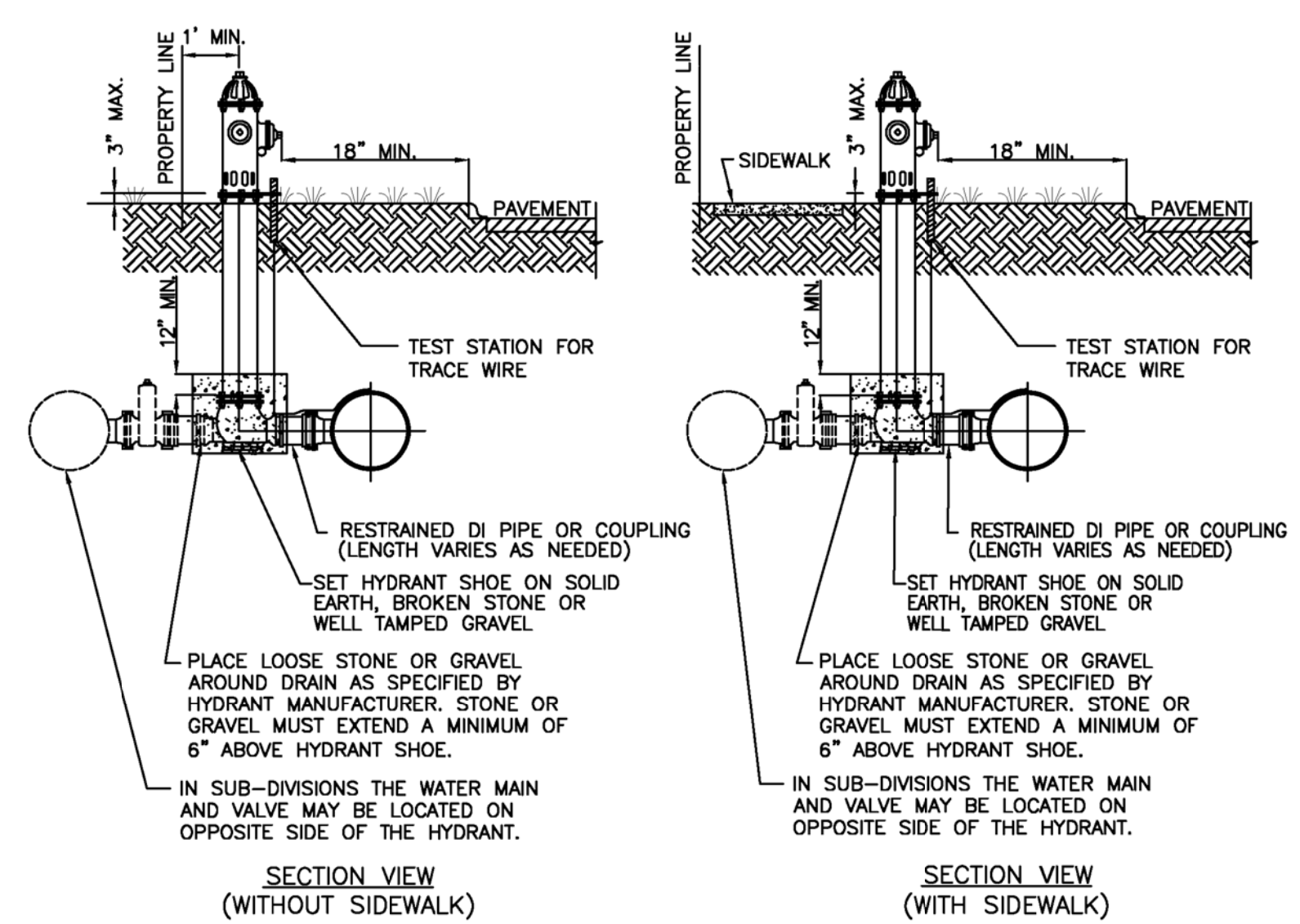
NOTE:
COMPACTED BACKFILL IN LIFTS OF
12" MAXIMUM. TRENCH EXCAVATION
SHALL CONFORM TO LOCAL
STANDARDS.



- Notes:
- 1) CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
 - 2) KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
 - 3) POLYETHYLENE ENCASEMENT SHALL BE PLACED BETWEEN CONCRETE AND FITTINGS.
 - 4) ALL POURED IN PLACE CONCRETE SHALL HAVE A (28) DAY STRENGTH OF 3,000 P.S.I. AND 2" TO 4" SLUMP.
 - 5) MINIMUM SOIL BEARING SURFACE AREA REQUIREMENTS ARE PROVIDED BELOW BASED ON 150 P.S.I. AND A WATER PRESSURE SOIL BEARING CAPACITY OF 3,000 POUNDS PER SQUARE FOOT.

Pipe Size	Horizontal Bends			Tee or Dead End
	22-1/2"	45"	90"	
6"		6	8	6
8"		6	8	6
12"	4	6	11	8
16"	6	11	22	15
20"	9	18	36	24
24"	13	27	50	36
30"	20	45	76	57
36"	31	59	115	80

- NOTES:
1. FOR INSTALLATION ON 6" AND 8" DISTRIBUTION MAIN IN CITIZENS WATER TERRITORY.
 2. HYDRANTS IN CITIZENS WESTFIELD TERRITORY SHALL HAVE A VALVE. SEE 'STANDARD PRACTICE B'
 3. ALL HYDRANTS SHALL BE RESTRAINED TO THE HYDRANT TEE WITH DUCTILE IRON BRANCH PIPING ENCASED IN POLYETHYLENE WRAP.
 4. SWIVEL 90° BEND MAY BE USED TO INSTALL HYDRANT IN GRASS STRIP BETWEEN CURB & SIDEWALK.
 5. HYDRANTS WILL BE MARKED OUT OF SERVICE UNTIL THE INSPECTOR HAS PLACED THE MAIN IN SERVICE. HYDRANTS CAN BE MARKED OUT OF SERVICE USING A MANUFACTURED "OUT OF SERVICE" SIGN OR BY RENDERING THE HYDRANT INACCESSIBLE.



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CLOVER GROUP

PRELIMINARY
NOT FOR CONSTRUCTION
ERIC JAMES DANIEL
DATE: 9/20/2019

CLOVER COMMUNITIES MCCORDSVILLE
GATEWAY CROSSING
MCCORDSVILLE, IN

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: F53.321.001		
DATE: 09-20-2019		
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DRAWN BY: J. HURLEY/S. SCHIENER		
DESIGNED BY: E. DANIEL		
CHECKED BY:		
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WATER DETAILS

CS504

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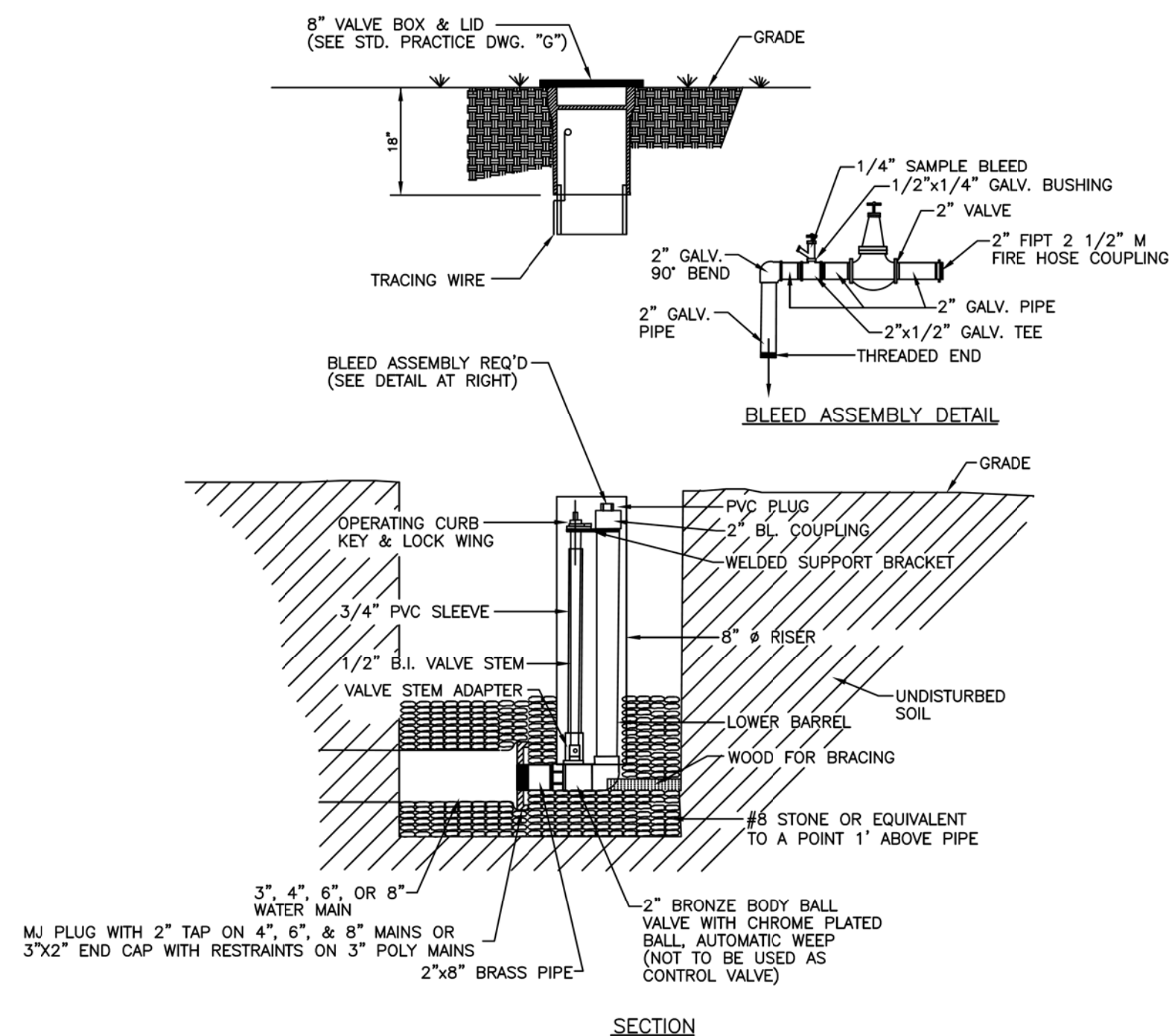
CITIZENS WATER
STANDARD PRACTICE

REVISION DATE: 4/24/2008

ISSUE DATE: 6/8/2009

2" BLOW-OFF ASSEMBLY FOR 3" THROUGH 8" MAIN

NOTE: DECHLORINATION BAG & TABLETS REQUIRED WHILE FLUSHING

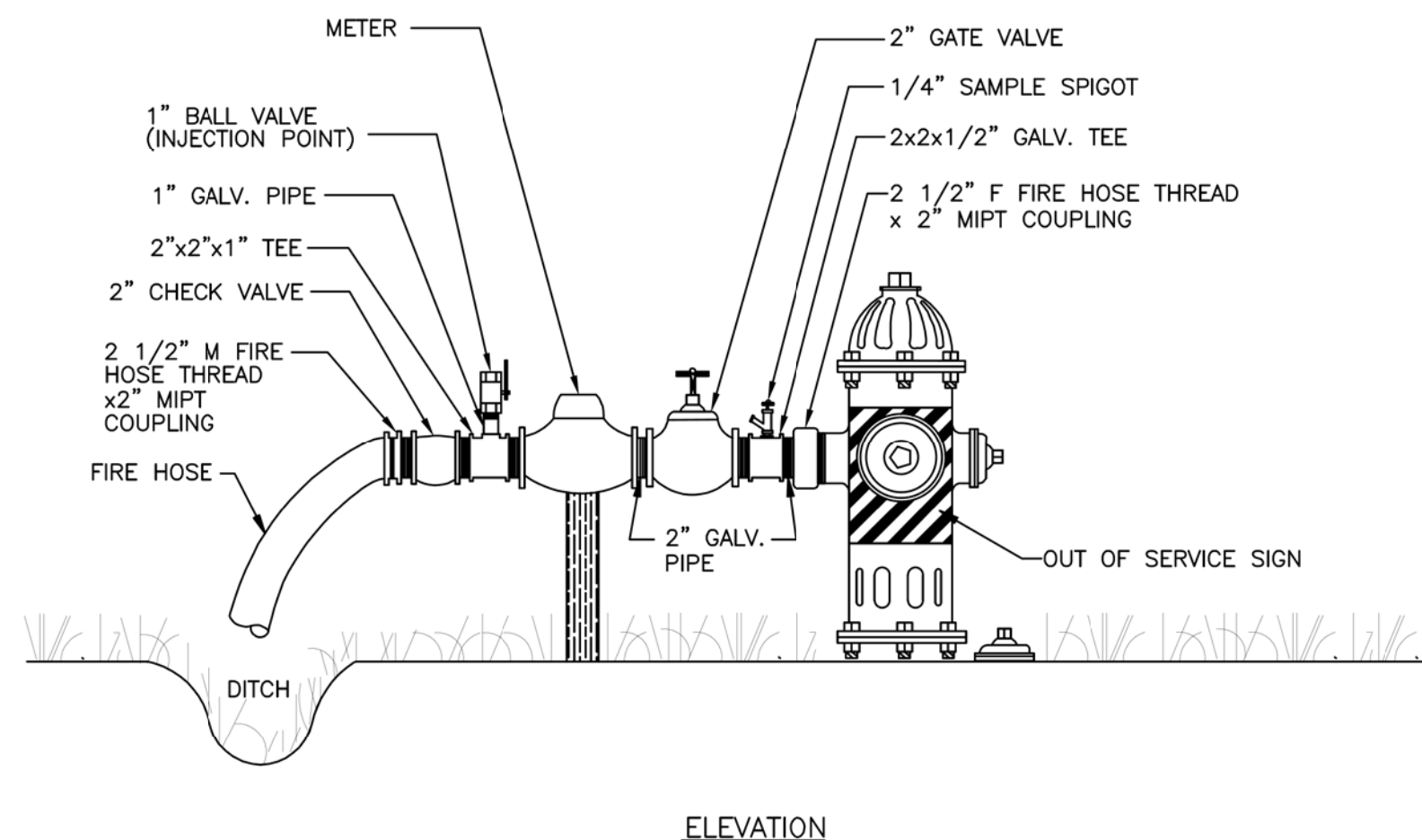
CITIZENS WATER
STANDARD PRACTICE

REVISION DATE: 3/2/2016

ISSUE DATE: 6/8/2009

STANDARD HYDRANT/BLOW OFF BLEED

NOTE: SECURE APPARATUS & FULLY OPEN HYDRANT, USE 2" VALVE AS THE CONTROL VALVE.
A MANUFACTURED "OUT OF SERVICE" SIGN WILL BE REQUIRED ON HYDRANTS UNTIL MAIN HAS BEEN PLACED "IN SERVICE" BY THE INSPECTOR.
DECHLORINATION BAG & TABLETS REQUIRED WHILE FLUSHING.



CITIZENS WATER
STANDARD PRACTICE

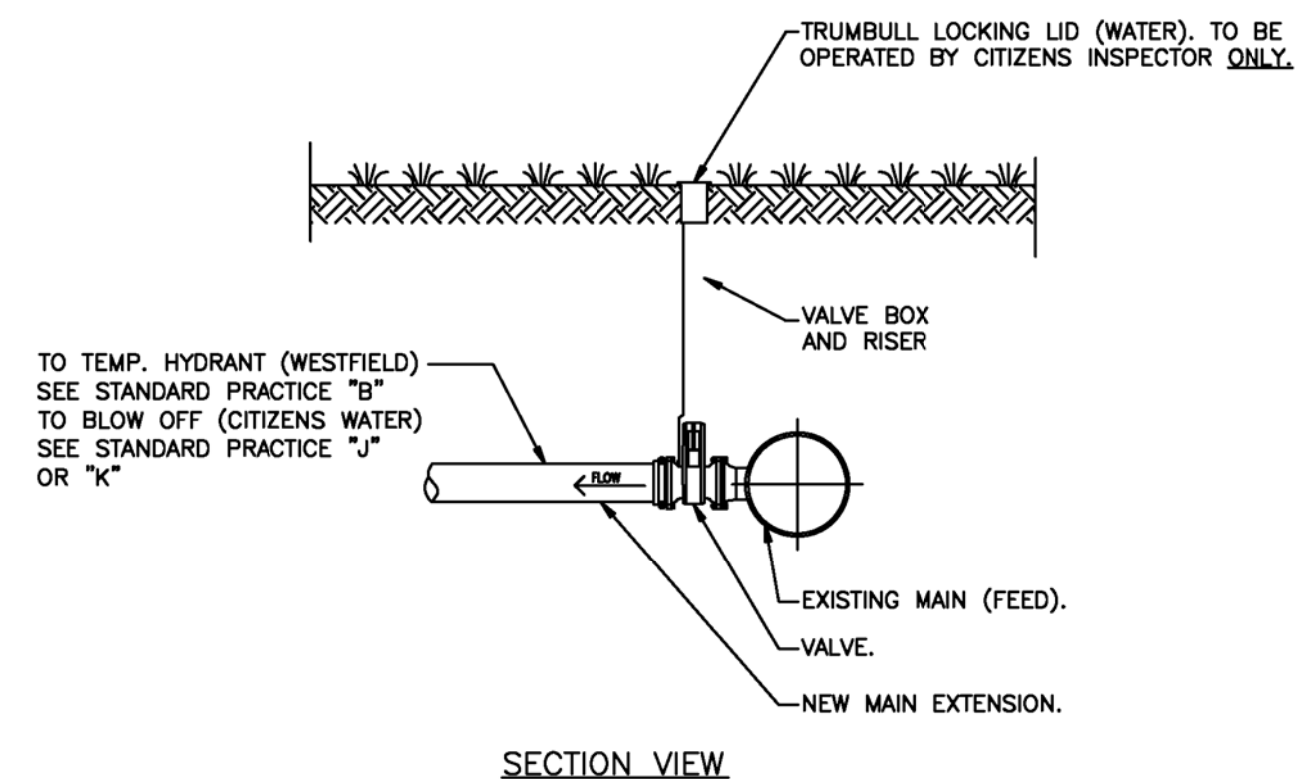
REVISION DATE: 11/6/2018

ISSUE DATE: 1/1/2015

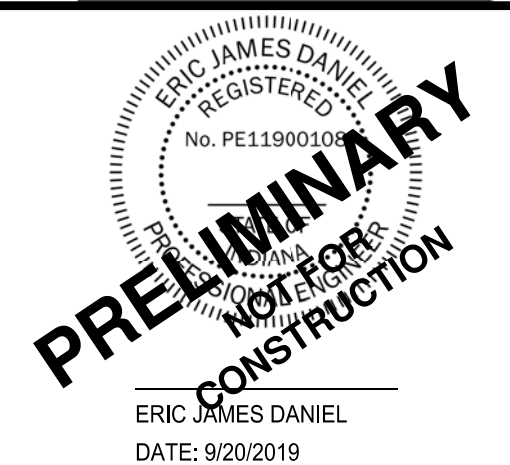
STANDARD FLUSHING

NOTES:

1. THIS STANDARD IS TO BE USED IN WESTFIELD SERVICE TERRITORY. IT MAY BE UTILIZED IN CITIZENS WATER TERRITORY WITH APPROVAL DURING PLAN REVIEW.
2. WATER MUST BE METERED DURING FLUSHING.



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CLOVER COMMUNITIES McCORDSVILLE
GATEWAY CROSSING
McCORDSVILLE, IN

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REVISIONS		
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DRAWN BY: J. HURLEY/S. SCHIENER		
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WATER DETAILS

CS505

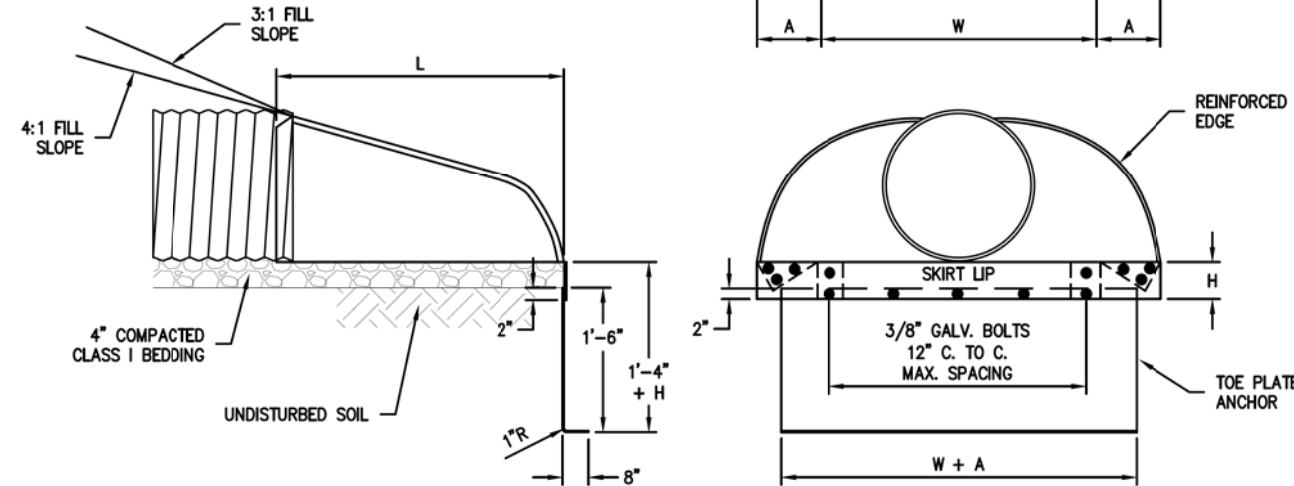
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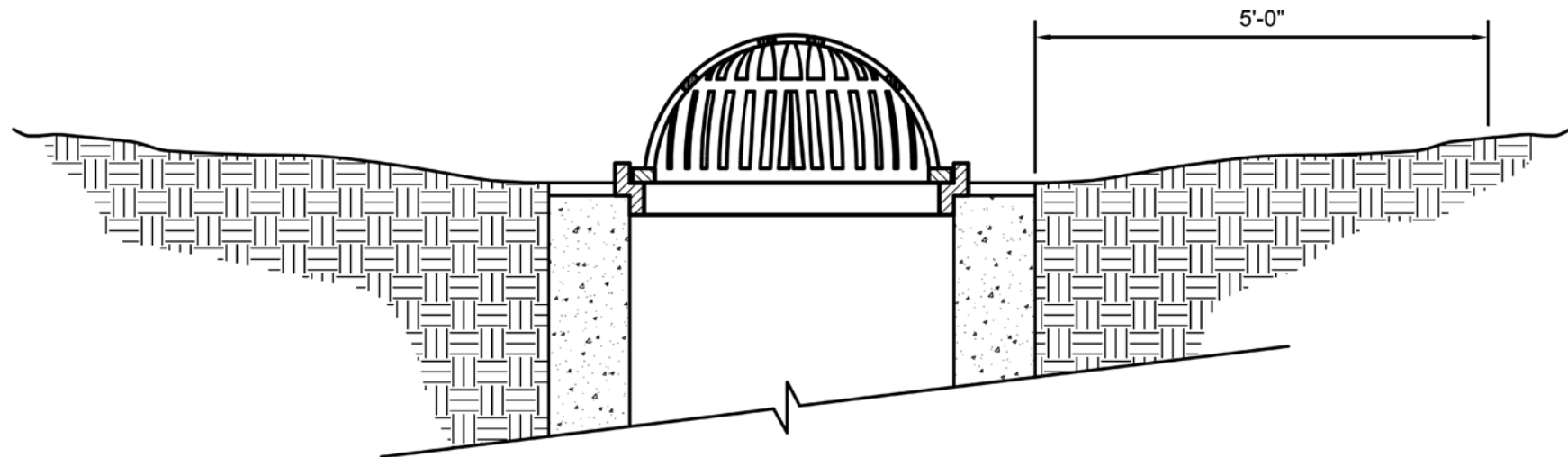
PIPE DIA.	END SECT. THICK.	DIMENSIONS					SLOPE APPX.	BODY
		A (1"±)	B (MAX)	H (1"±)	L (13"±)	W (2"±)		
12"	.064"	6"	6"	6"	21"	24"	2%:1	1 PC.
15"	.064"	7"	8"	6"	26"	30"	2%:1	1 PC.
18"	.064"	8"	10"	6"	31"	36"	2%:1	1 PC.
21"	.064"	9"	12"	6"	36"	42"	2%:1	1 PC.
24"	.064"	10"	13"	6"	41"	48"	2%:1	1 PC.
30"	.079"	12"	16"	8"	51"	60"	2%:1	1 PC.
36"	.079"	14"	19"	9"	60"	72"	2%:1	2 PC.



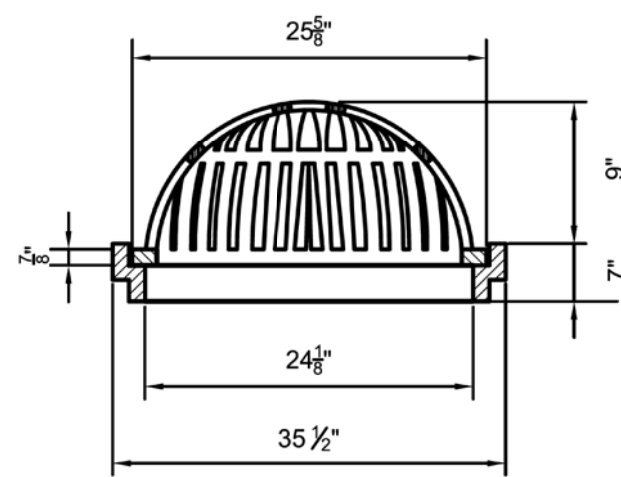
METAL PIPE END SECTION
NO SCALE

NOTE: USE:
15" END SECTION FOR 12" HDPE PIPE
18" END SECTION FOR 15" HDPE PIPE
24" END SECTION FOR 18" HDPE PIPE
30" END SECTION FOR 24" HDPE PIPE

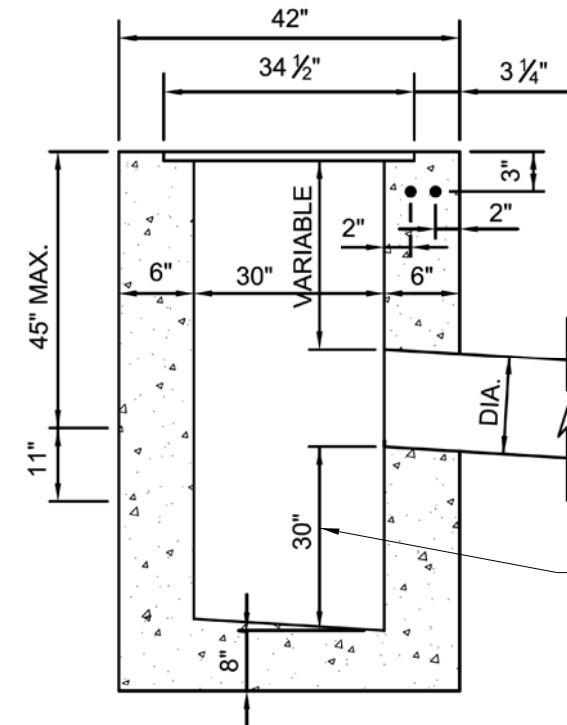
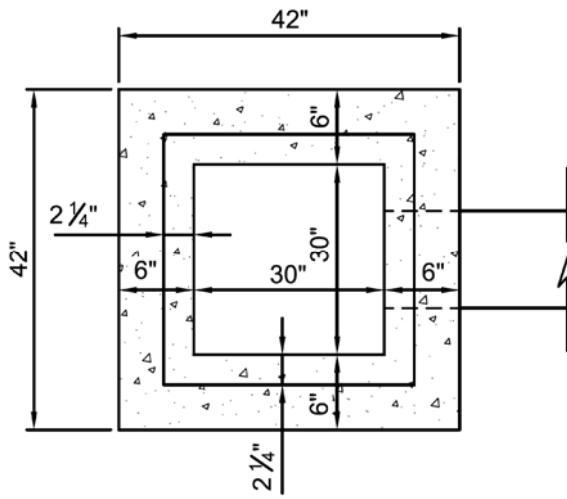
END SECTION DETAIL
N.T.S.



NOTE: ALL CASTINGS SHALL BE
STAMPED "DUMP NO WASTE"



BEEHIVE GRATE CASTING WITH FRAME - NEENAH R-2560-E2
NOT TO SCALE



NOTE:

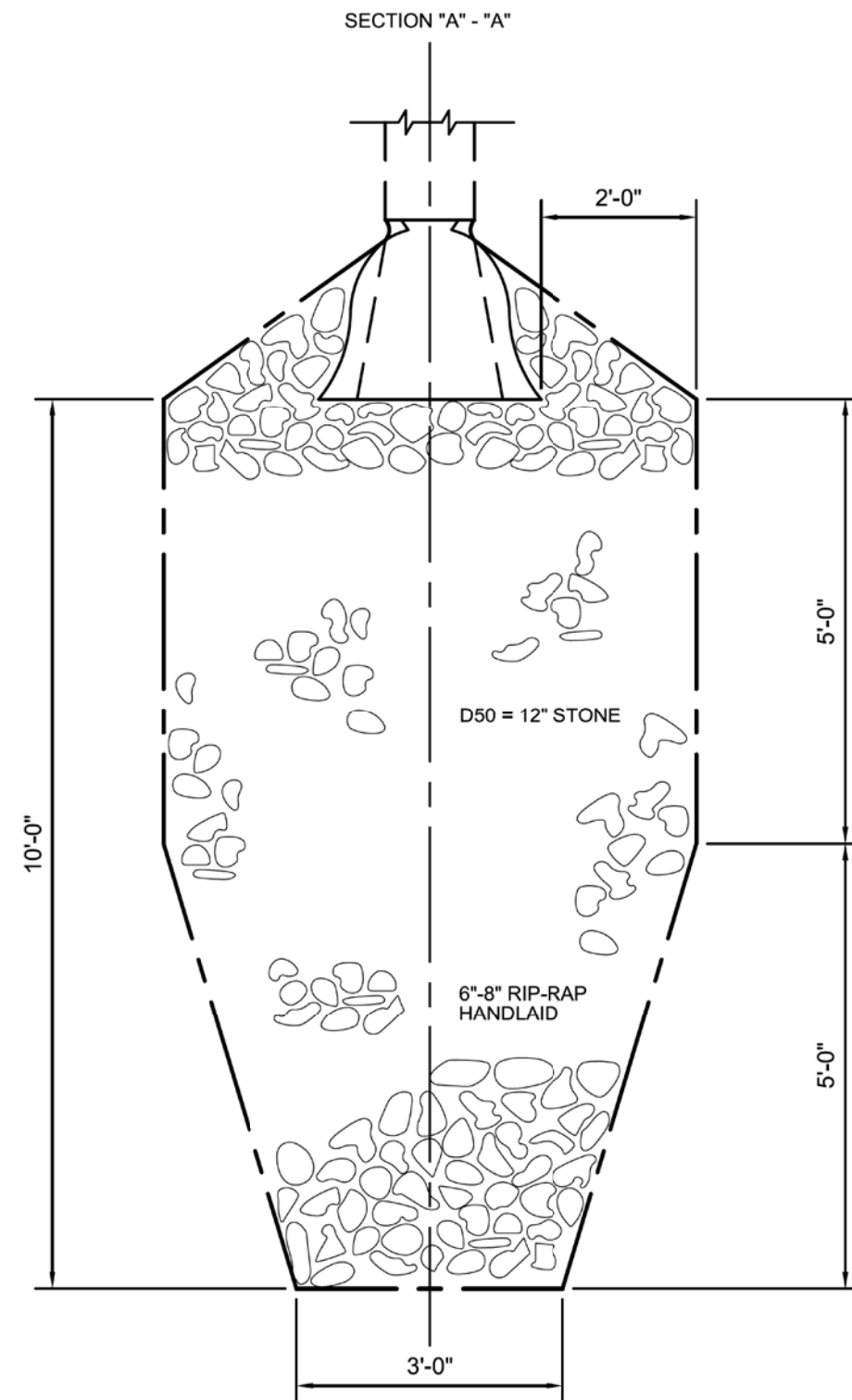
- 1.) STRUCTURE SHALL COMPLY WITH INDOT SPECIFICATIONS
- 2.) MINIMUM CONCRETE COMPRESSIVE STRENGTH 4000 PSI
- 3.) MAXIMUM OF FOUR 2" ADJUSTING SECTIONS, STRIKE CLEAN INSIDE

NOTE:
PROVIDE 12" SUMP EXCEPT WHERE
30" SUMP IS INDICATED ON CU101

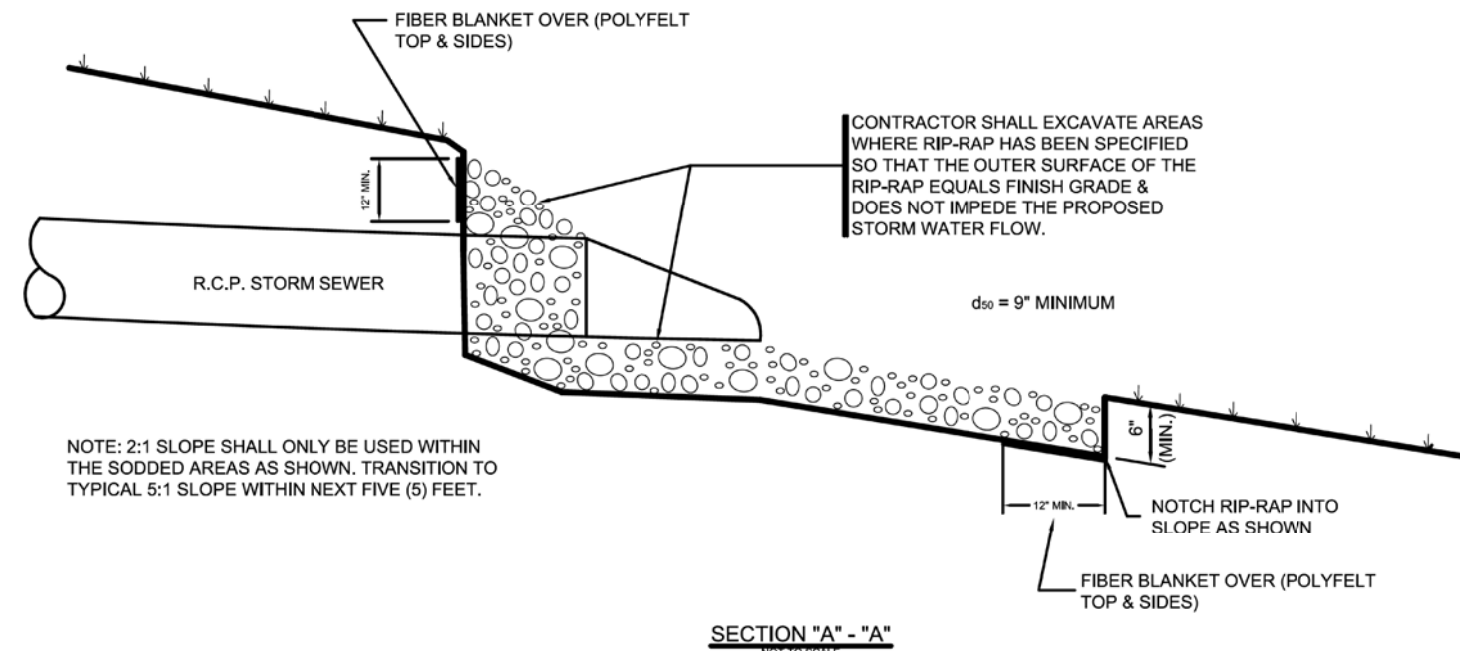
CATCH BASIN
NOT TO SCALE

CASTING NOTES

1. CASTINGS FOR INLETS WHICH DRAIN OPEN PAVEMENT AREAS WITHOUT CURBING SHALL BE NEENAH R-3402-E OR AS APPROVED BY THE TOWN ENGINEER.
2. CASTINGS FOR USE ON INLETS OR MANHOLES WHICH DRAIN SWALES OR DRY BOTTOM DETENTION BASINS SHALL BE NEENAH R-2560 OR AS APPROVED BY TOWN ENGINEER.
3. ALL CASTINGS SHALL BE STAMPED "DUMP NO WASTE"



RIP-RAP DETAIL
NOT TO SCALE



NOTE: 2:1 SLOPE SHALL ONLY BE USED WITHIN THE SODDED AREAS AS SHOWN. TRANSITION TO TYPICAL 5:1 SLOPE WITHIN NEXT FIVE (5) FEET.

CONTRACTOR SHALL EXCAVATE AREAS WHERE RIP-RAP HAS BEEN SPECIFIED SO THAT THE OUTER SURFACE OF THE RIP-RAP EQUALS FINISH GRADE & DOES NOT IMPEDE THE PROPOSED STORM WATER FLOW.

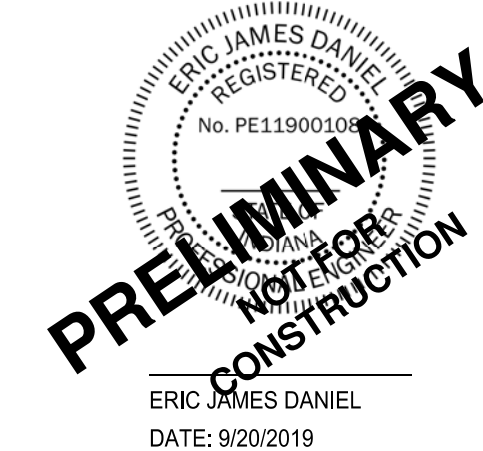
dia = 9" MINIMUM

NOTCH RIP-RAP INTO SLOPE AS SHOWN
FIBER BLANKET OVER (POLYFELT TOP & SIDES)

SECTION "A" - "A"



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CLOVER COMMUNITIES MCCORDSVILLE
GATEWAY CROSSING
MCCORDSVILLE, IN

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: F53.321.001		
DATE: 09-20-2019		
SCALE: AS SHOWN		
DRAWN BY: J. HURLEY/S. SCHIENER		
DESIGNED BY: E. DANIEL		
CHECKED BY:		
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

STORM SEWER
DETAILS

CS506

A

- 1**

2

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- 2

5" MI

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4



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EROSION CONTROL NOTES:

THE FOLLOWING EROSION CONTROL PROCEDURE SHALL BE ADHERED TO BY THE CONTRACTOR:

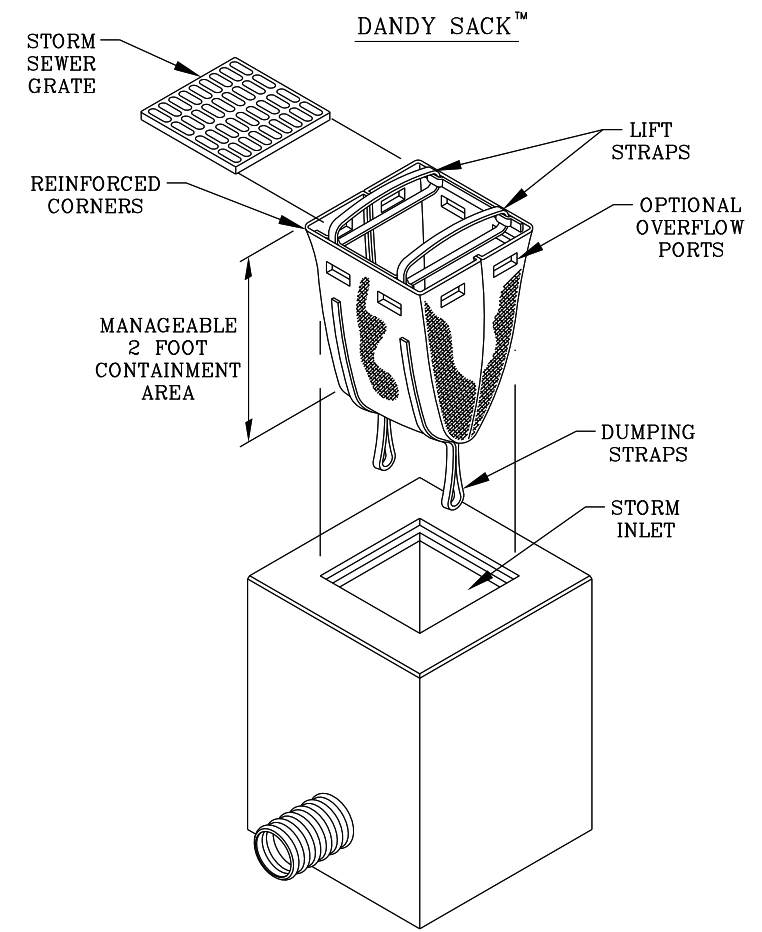
1. INSTALL TEMPORARY SILT FENCE BARRIERS AS SHOWN ON THE PLAN AND AT ALL EXISTING STORMWATER CATCH BASINS WITHIN THE WORK AREA TO PREVENT SEDIMENT MIGRATION. ALL SILT FENCE BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
2. THE TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR RE-USE AS DIRECTED BY THE OWNER. ALL LOCAL ORDINANCES REGARDING THE SALE AND/OR REMOVAL OF TOPSOIL FROM SITE MUST BE FOLLOWED.
3. ALL SILT FENCE BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
5. THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER-SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND WATER SPREAD AS NECESSARY AND AS DIRECTED BY THE OWNER IN ORDER TO CONTROL DUST.
6. DIRT OR DEBRIS LEFT ON LOCAL PUBLIC ROADS AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE REMOVED AND ROAD SURFACES CLEANED BY THE CONTRACTOR ON A DAILY BASIS.
7. ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED TO A MINIMUM 4" DEPTH AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.

8. THE CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT FROM LEAVING THE SITE AND IS RESPONSIBLE FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES, AND CULVERTS. SILT BUILDUP FOUND TO BE A RESULT OF THIS SITE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM CULVERTS BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE TOWN.

9. IN ADDITION TO STORM WATER DISCHARGES, THE FOLLOWING NON-STORM WATER DISCHARGES MAY CONTRIBUTE TO THE RUNOFF FROM THE SITE:

- * WATER FROM WATER SERVICE FLUSHINGS
- * WATER USED TO WASH DOWN CONSTRUCTION VEHICLES (NO DETERGENTS)
- * WATER USED FOR DUST CONTROL
- * UNCONTAMINATED GROUNDWATER

THE ABOVE NON-STORM WATER FLOWS SHALL BE TREATED IN THE SAME MANNER AS STORM WATER FLOWS INDICATED HEREIN.



DANDY SACK™ SPECIFICATIONS

NOTE: THE DANDY SACK™ WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

REGULAR FLOW DANDY SACK™ (BLACK)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4632	%	15 x 15
Puncture Strength	ASTM D 4833	kN (lbs)	0.67 (150)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	5506 (800)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.67 (150) x 0.73 (165)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	2852 (70)
Permittivity	ASTM D 4491	Sec⁻¹	0.90

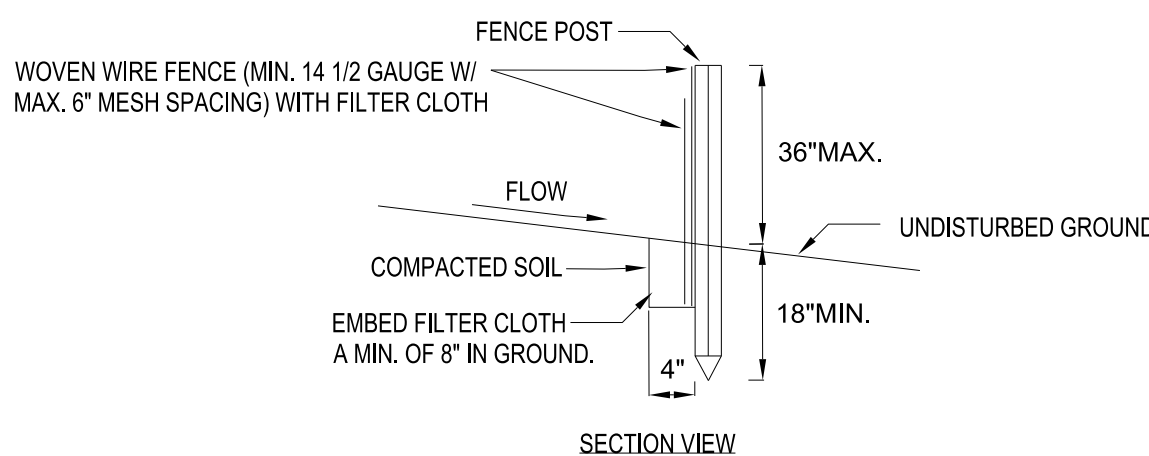
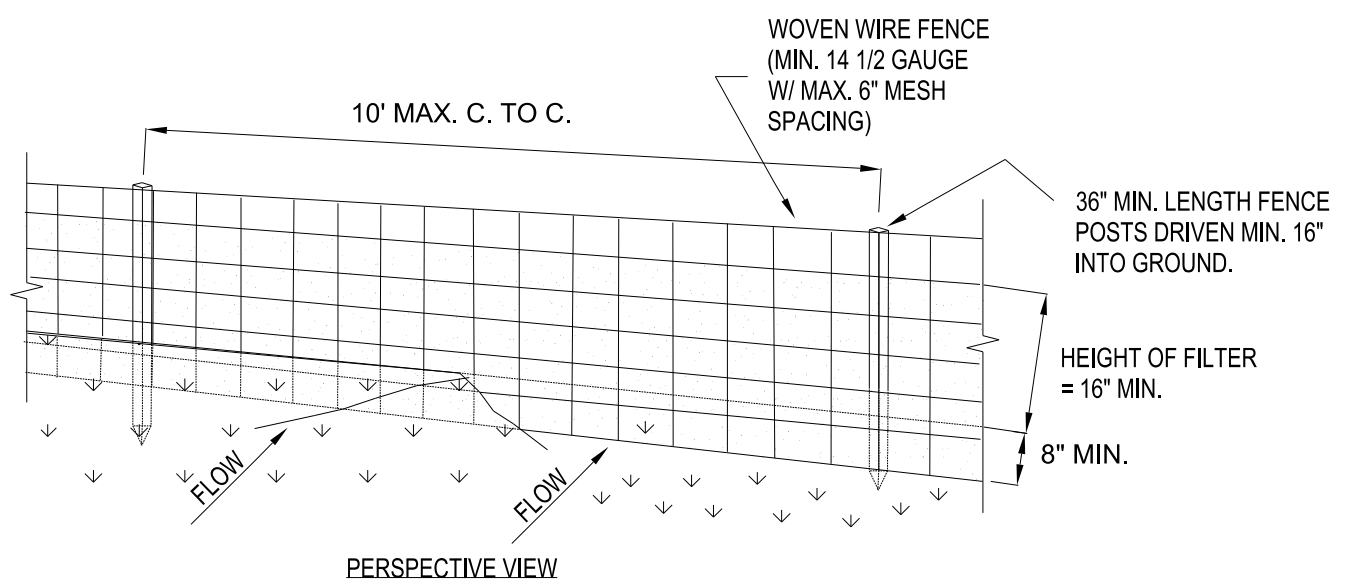
HI-FLOW DANDY SACK™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) x 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 x 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) x 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec⁻¹	2.1

*Note: All Dandy Sacks™ can be ordered with our optional oil absorbent pillows

FILTER SACK INLET PROTECTION

N.T.S.

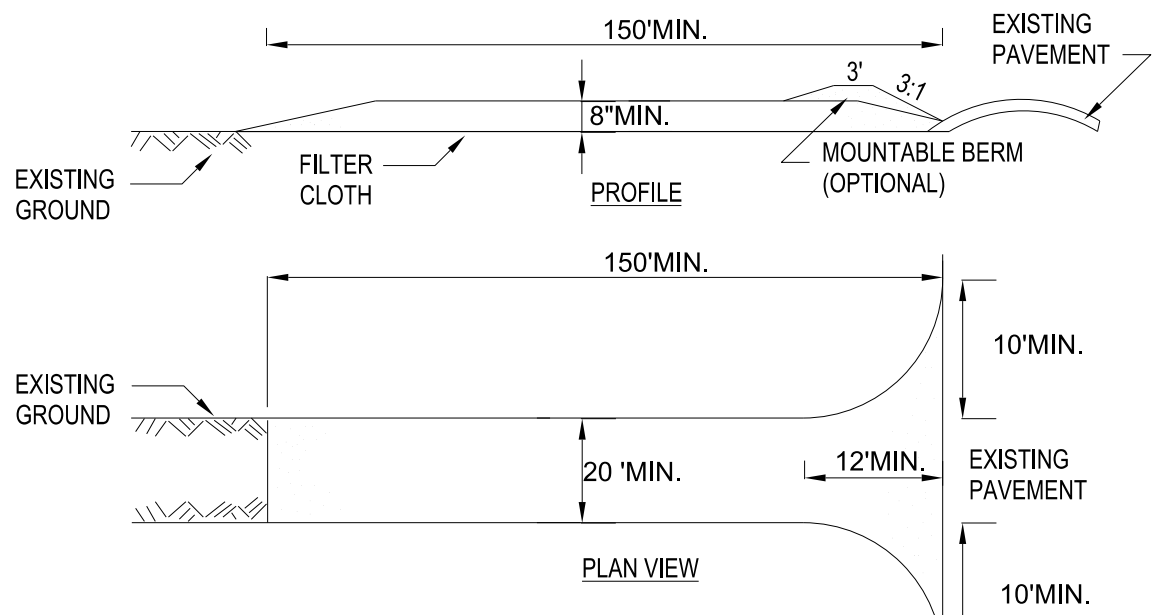


CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFIT 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

N.T.S.

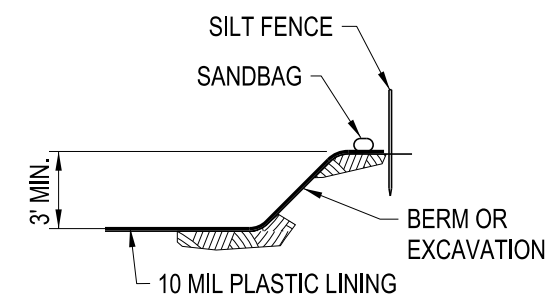


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - 1/2" TO 2" CA No. 2 AGGREGATE.
2. LENGTH - NOT LESS THAN 150 FEET
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES WITH GEOTEXTILE FABRIC UNDERLINER.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

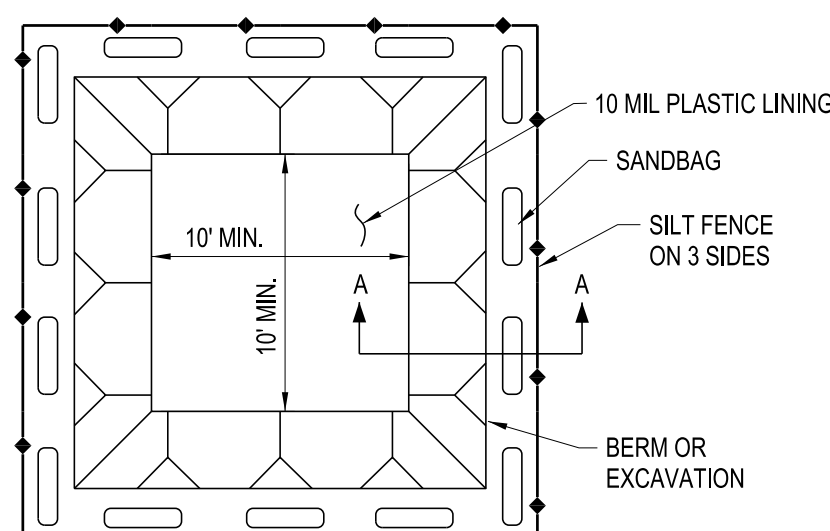
TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD DETAIL

N.T.S.



SECTION A-A

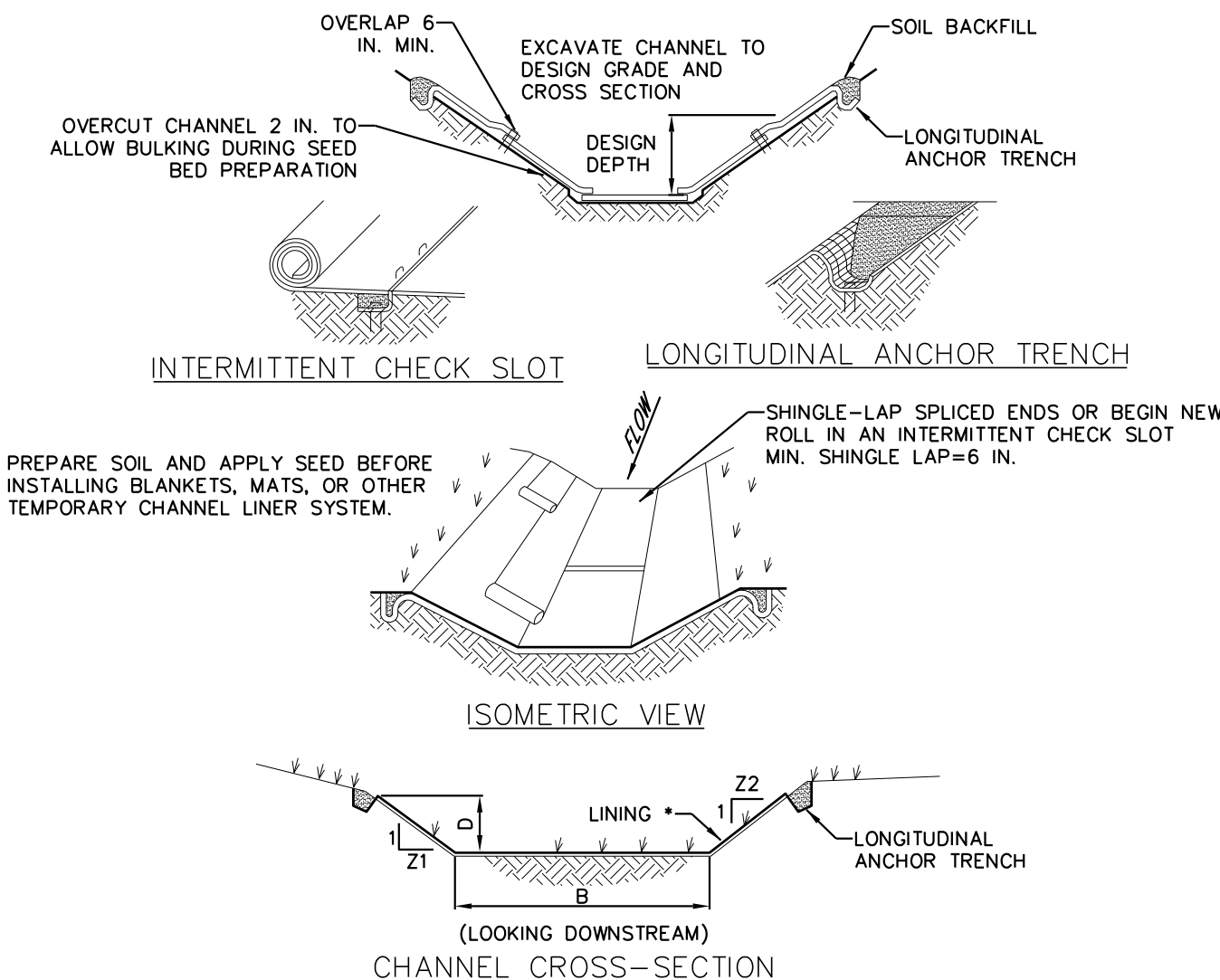
N.T.S.



CONCRETE TRUCK WASH OUT AREA

N.T.S.

- NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
 2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY WASHOUT FACILITY.



* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

CHANNEL NO.	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
1	10	1-2	20	4	3	JUTE

NOTES:

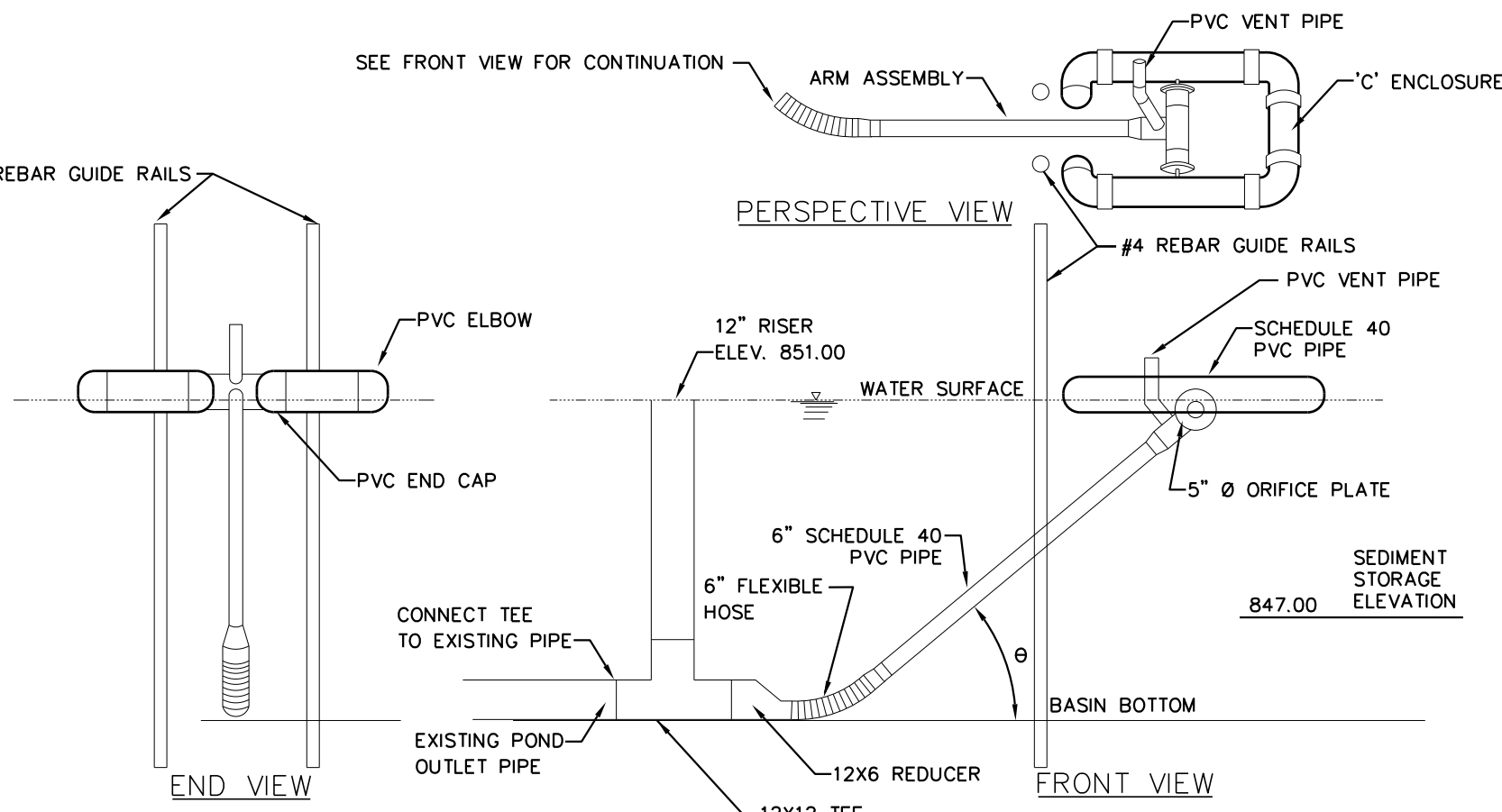
ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

EROSION CONTROL BLANKET DETAIL

N.T.S.



NOTES:

ORIFICE DIAMETER MUST BE EQUAL TO OR LESS THAN ARM DIAMETER

A ROPE SHALL BE ATTACHED TO THE SKIMMER ARM TO FACILITATE ACCESS TO THE SKIMMER ONCE INSTALLED.

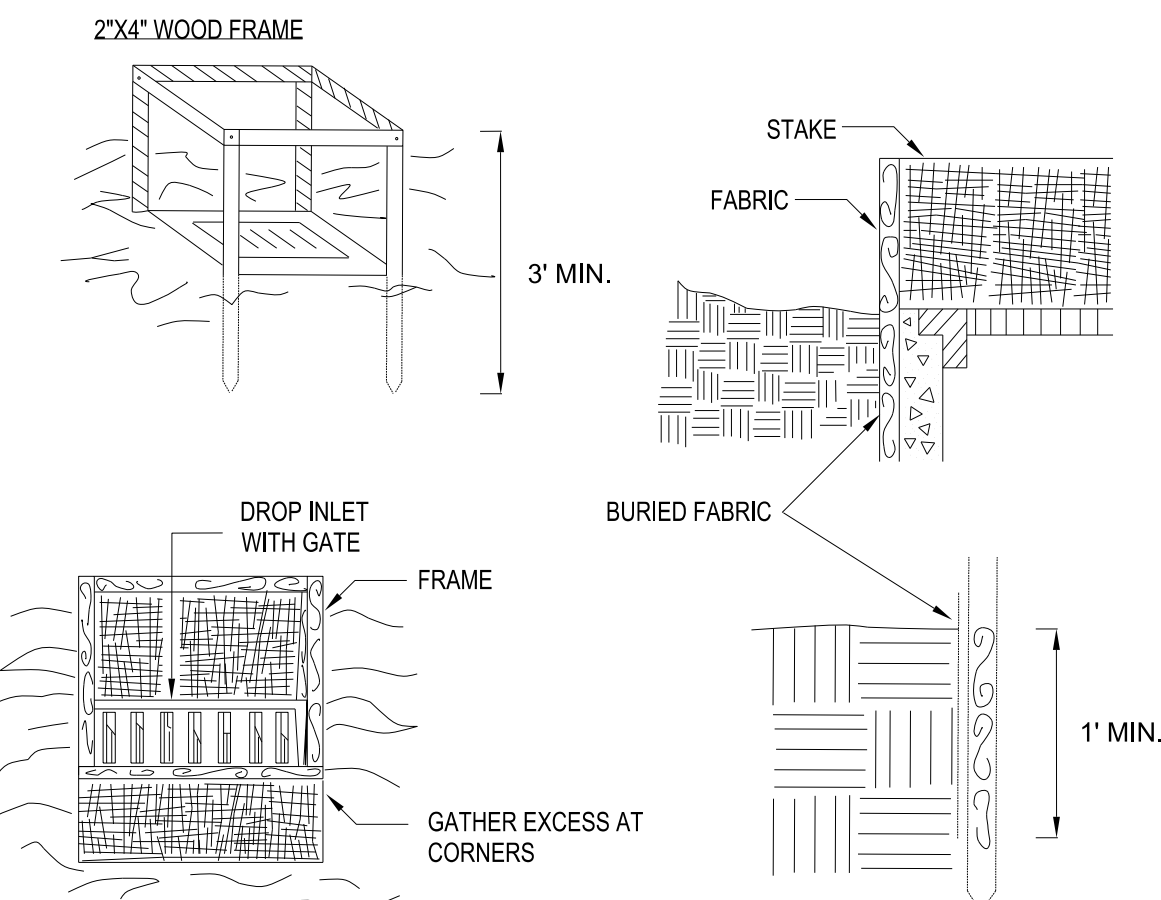
SKIMMER SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. ANY MALFUNCTIONING SKIMMER SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION.

ICE OR SEDIMENT BUILDUP AROUND THE PRINCIPAL SPILLWAY SHALL BE REMOVED SO AS TO ALLOW THE SKIMMER TO RESPOND TO FLUCTUATING WATER ELEVATIONS.

SEDIMENT SHALL BE REMOVED FROM THE BASIN WHEN IT REACHES AN ELEVATION OF 846.00.

SEDIMENT BASIN SKIMMER

N.T.S.



CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

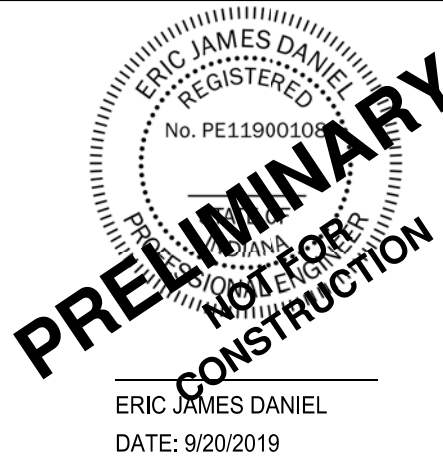
MAXIMUM DRAINAGE AREA 1 ACRE

FILTER FABRIC DROP INLET PROTECTION

N.T.S.



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CLOVER COMMUNITIES McCORDSVILLE
GATEWAY CROSSING
McCORDSVILLE, IN

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: F53.321.001		
DATE: 09-20-2019		
SCALE: AS SHOWN		
DRAWN BY: J. HURLEY/S. SCHIENER		
DESIGNED BY: E. DANIEL		
CHECKED BY:		
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

EROSION & SEDIMENT CONTROL DETAILS

CS509