

Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

June 12, 2019

To: Hamilton County Drainage Board

Re: Springs of Cambridge Drain – Bee Camp Creek, Sears / McCord Pointe Arm

Attached is a petition filed by Ralph E. Sears, Charlotte D. Sears along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Springs of Cambridge – Bee Camp Creek Drain, Sears / McCord Pointe Arm to be located near the northwest corner of 96th Street and Georgia Road in Fall Creek Township. I have reviewed the submittals and petition and have found each to be in proper form.

I have made a personal inspection of the land described in the petition. Upon doing so, I believe that the drain is practicable, will improve the public health, benefit a public highway, and be of public utility and that the costs, damages and expenses of the proposed drain will probably be less than the benefits accruing to the owners of land likely to be benefited. As per the plans by Stoepelwerth & Associates, S&A Job No. 77822CAL-S1A for McCord Pointe, Section 1A, the drain will consist of the following:

242 ft. of 15" RCP 624 ft. of open drain

The total length of the new drain will be 866 feet.

McCord Pointe subdivision is located south of 96th Street and west of Georgia Road in the Town of McCordsville, Hancock County, Indiana. Under pre-developed conditions, storm water from the site drained north to Bee Camp Creek via an existing culvert under 96th Street and an existing swale on the Sears property. Per the plans, the developer, CalAtlantic Homes of Indiana, Inc., installed a storm pipe from the subdivision's detention area to the north side of 96th street. Per requirements by this office, improvements have been made by the developer to the swale from 96th street to where the swale outlets into Bee Camp Creek at the south edge of Brooks Park, Sec. 5 Common Area 13. In addition, the developer also installed a new surface

water culvert under 96th Street as an emergency overflow per the Hamilton County Highway Department requirements. The improvements received both Highway Dept. approval for work in the right-of-way and Outlet Permit from this office for stormwater discharge to the regulated drain. These two pipe systems and offsite swale in Hamilton County are being petitioned as a new arm to the regulated drain. The rest of the storm system in McCord Point subdivision, including the pond, is under the jurisdiction of the City of McCordsville and will not be maintained by Hamilton County.

The new arm involves the following structures as shown on the plans for McCord Pointe Section 1A: 800, 801, 801A, 801B and 801C.

One hundred sixty-six (166) feet (+/-) of this proposed drain is located within Hancock County. Because of this, a request for a waiver to a Joint Board was sent to the Hancock County Drainage Board as per IC 36-9-27-14. Hancock County has waived the rights for a joint Board, per the attached Hancock County Drainage Board Minutes, page 4, November 1, 2018.

The Sears parcels are currently assessed to the Springs of Cambridge / Bee Camp Creek Drain by Hamilton County. For the parcels in the contributing watershed in McCord Pointe subdivision in McCordsville, Hancock County, I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment consistent with other non-regulated drain subdivisions within the Springs of Cambridge / Bee Camp Creek watershed at a rate of \$35.00 per platted lot, \$5.00 per acre for common areas, with a \$35.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment to be collected by Hancock County for this arm will be \$2,710.60.

Hancock County parcels 30-01-13-100-021.000-025 & 30-01-13-100-023.000-025 owned by CalAtlantic Homes and 30-01-13-100-022.000-025 owned by Cindy Callaway are currently being assessed to the Johnathon Stansbury/Bee Camp and John Kelly Drain in Hancock County. Hancock County will notify Hamilton County when future sections are proposed on these parcels. At that time a hearing will be held to change the watershed and assessment to the Springs of Cambridge-Bee Camp Creek Drain in Hamilton County.

The developer of McCord Pointe subdivision, CalAtlantic Homes of Indiana submitted surety for the proposed offsite swale improvements to Hamilton County. The surety which is in the form of Subdivision Bond from the developer is as follows:

Agent: Arch Insurance Company
Date: November 16, 2018
Number: SU1153392
For: McCord Pointe, Sec. 1A Offsite Ditch Improvements
Amount: \$26,056.26
HCDB-2018-00039

The surety submitted to McCordsville covers the entire storm drain system improvements, including the pipes located within the 96th street right-of-way. This surety is in the form of Performance Bond from the developer as follows:

Agent: Hartford Fire Insurance Company
Date: May 3, 2018
Number: 72BSBHX1005
For: Storm Sewer System Improvements
Amount: \$329,716.25

I believe this proposed drain meets the requirements for Urban Drain Classification as set out in IC 36-9-27-66. Therefore, this drain shall be designated as an Urban Drain.

The easement for this arm will be as follows: For the drain within the McCord Pointe subdivision the easement will be as per the drain easement as shown on the secondary plat for McCord Pointe, Sec. 1, as recorded in the Hancock County Recorder's Office. For the drain located within the 96th Street right-of-way, the easement will be the statutory 75' per half as measured from the centerline of the storm pipes. For the drain located north of 96th street, the easement will be 25' from the top of bank as per the attached Non-enforcement Request and legal description (Exhibit A) submitted by Ralph E. & Charlotte D. Sears, landowners of affected parcels 13-15-12-00-00-013.006, 13-15-12-00-00-013.001, and 13-15-12-00-00-014.000. Pursuant to the easement on the Sears property, the Non-enforcement requests to allow a pedestrian bridge and tile drain outlet. I recommend that upon approval of the proposed drain arm that the Board also approve the attached non-enforcement request. The easement for the area where the swale outlets into Bee Camp Creek at the south edge of Brooks Park, Sec. 5 Common Area 13 is currently within Regulated Drain Easement and is designated as drainage easement per the secondary plat for Brooks Park, Sec. 5.

I recommend the Board set a hearing for this proposed drain for August 26, 2019.


Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/stc

To: Hamilton County Drainage Board

Date: 1-23-2018

Re: Springs of Cambridge / Bee Camp Creek Drain

Ralph E. and Charlotte D. Sears (Here-in-after "Petitioner"),

hereby petitions the Hamilton County Drainage Board under IC 36-9-27-66 for an arm to be installed to the Springs of Cambridge / Bee Camp Creek Drain in order to serve the property of the petitioner. The petitioner, in support of said petition, advises the Board that:

1. The Springs of Cambridge / Bee Camp Creek Drain is presently on a maintenance program and that land of the petitioner is assessed as benefited by the maintenance of the regulated drain
2. There is no known adequate open or tiled drain connecting the land of the petitioner with the regulated drain;
3. The waters from the petitioners land flow over or through land owned by others to reach the regulated drain;
4. The legal description of lands through which the new regulated drain will run along with the parcel numbers, name and address of each owner of that land is shown on Exhibit "A" which is attached;
5. The general route of the proposed new regulated drain and method of construction is shown on Exhibit "B" which is attached.
6. Petitioner agrees to pay all legal and construction costs involved with the construction of the proposed new regulated drain.

Signed

Printed

Ralph E. Sears
Charlotte D. Sears

RALPH E SEARS
CHARLOTTE D. SEARS

FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE
Springs of Cambridge/Bee Camp Creek
Sears/McCord Pointe Arm

On this 26th day of August, 2019, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Springs of Cambridge/Bee Camp Creek, Sears/McCord Pointe Arm*.

Evidence has been heard. Objections were presented and considered. The Board then adopted the original/amended Schedule of Assessments. The Board now finds that the annual maintenance assessment will be less than the benefits to the landowners and issues this order declaring that this Maintenance Fund be established.

HAMILTON COUNTY DRAINAGE BOARD



President



Member



Member

Attest: 
Executive Secretary

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

***Springs of Cambridge/Bee Camp Cree Drain
Sears/McCord Pointe Arm***

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Spring of Cambridge/Bee Camp Creek Drain, Sears/McCord Pointe Arm** on **August 26, 2019** at **9:00 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana, and which construction and maintenance reports of the Surveyor and the Schedule of Assessments made by the Drainage Board have been filed and are available for public inspection in the office of the Hamilton County Surveyor.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF THE

**Springs of Cambridge/Bee Camp Creek Drain,
Sears/McCord Pointe Arm**

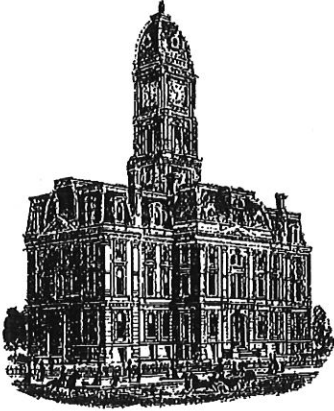
NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **August 26, 2019** has issued an order adopting the Schedule of Assessments, filed the same and made public announcement thereof at the hearing and ordered publication. If judicial review of the findings and order of the Board is not requested pursuant to Article Eight of this code within twenty (20) days from the date of this publication, the order shall be conclusive.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY



Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

To: Hamilton County Drainage Board

January 15, 2020

Re: Springs of Cambridge-Bee Camp Creek: Sears-McCord Pointe Arm

Attached are as-built, certificate of completion & compliance, and other information for Sears-McCord Pointe Arm. An inspection of the drainage facilities for this section has been made and the facilities were found to be complete and acceptable.


During construction, changes were made to the drain, which will alter the plans submitted with my report for this drain-dated June 12, 2019. The report was approved by the Board at the hearing held August 26, 2019. (See Drainage Board Minutes Book 18, Pages 562-564) The changes are as follows: the 15" RCP was lengthened from 242 feet to 249 feet. The open drain was shortened from 624 feet to 594 feet. The length of the drain due to the changes described above is now **843 feet**.

The non-enforcement was approved by the Board at its meeting on August 26, 2019 and recorded under instrument #2019039810. The following sureties were guaranteed by Arch Insurance and released by the Board on its January 13, 2020 meeting.

Bond-LC No: SU1153392
Amount: \$26,056.26
For: Offsite Ditch Improvements
Issue Date: November 16, 2018

I recommend the Board approve the drain's construction as complete and acceptable.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

FILED

OCT 04 2019

OFFICE OF HAMILTON COUNTY SURVEYOR

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: McCord Pointe, Section 1A

I hereby certify that:

- 1. I am a Registered Land Surveyor or Engineer in the State of Indiana.
- 2. I am familiar with the plans and specifications for the above referenced subdivision.
- 3. I have personally observed and supervised the completion of the drainage facilities for the above referenced subdivision.
- 4. The drainage facilities within the above referenced subdivision to the best of my knowledge, information and belief have been installed and completed in conformity with all plans and specifications.
- 5. The drainage facilities within the above referenced subdivision to the best of my knowledge, information and belief have been correctly represented on the Record Drawings, Digital Record Drawings and the Structure Data Spreadsheet.

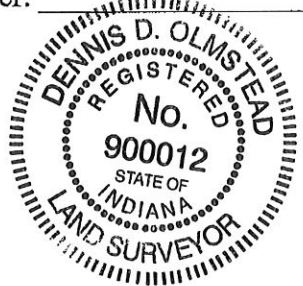
Signature: [Handwritten Signature] Date: October 4, 2019

Type or Print Name: Dennis D. Olmstead - Stoeppelwerth & Associates, Inc.

Business Address: 7965 East 106th Street
Fishers, Indiana

Telephone Number: (317) 570-4700

SEAL



INDIANA REGISTRATION NUMBER

900012

MCCORD POINTE

SECTION 1A

Developed by:

CalAtlantic Homes of Indiana, Inc.

9025 North River Road

Suite 100

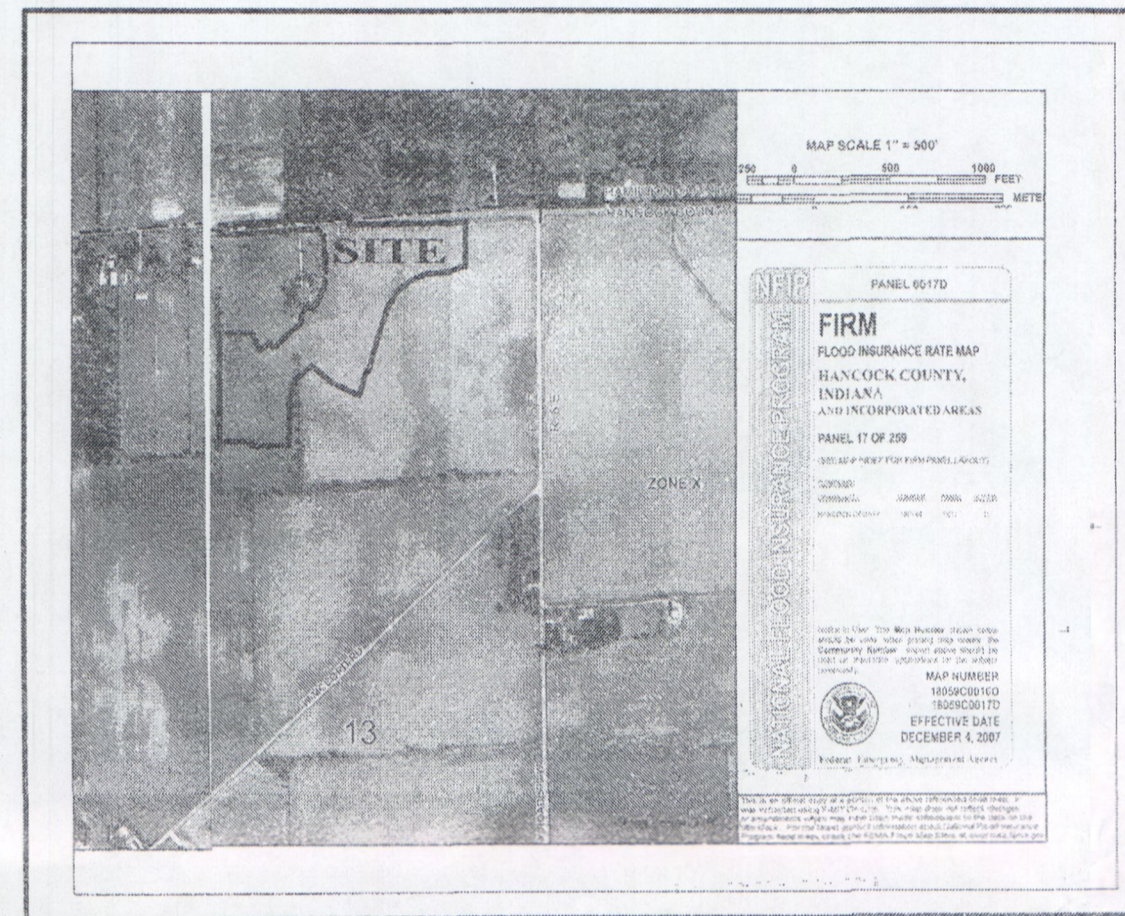
Indianapolis, Indiana 46240

Phone: (317) 659-3200

Contact Person: Keith Lash



LOCATION MAP
(N.T.S.)



FLOOD MAP
(N.T.S.)

INDEX

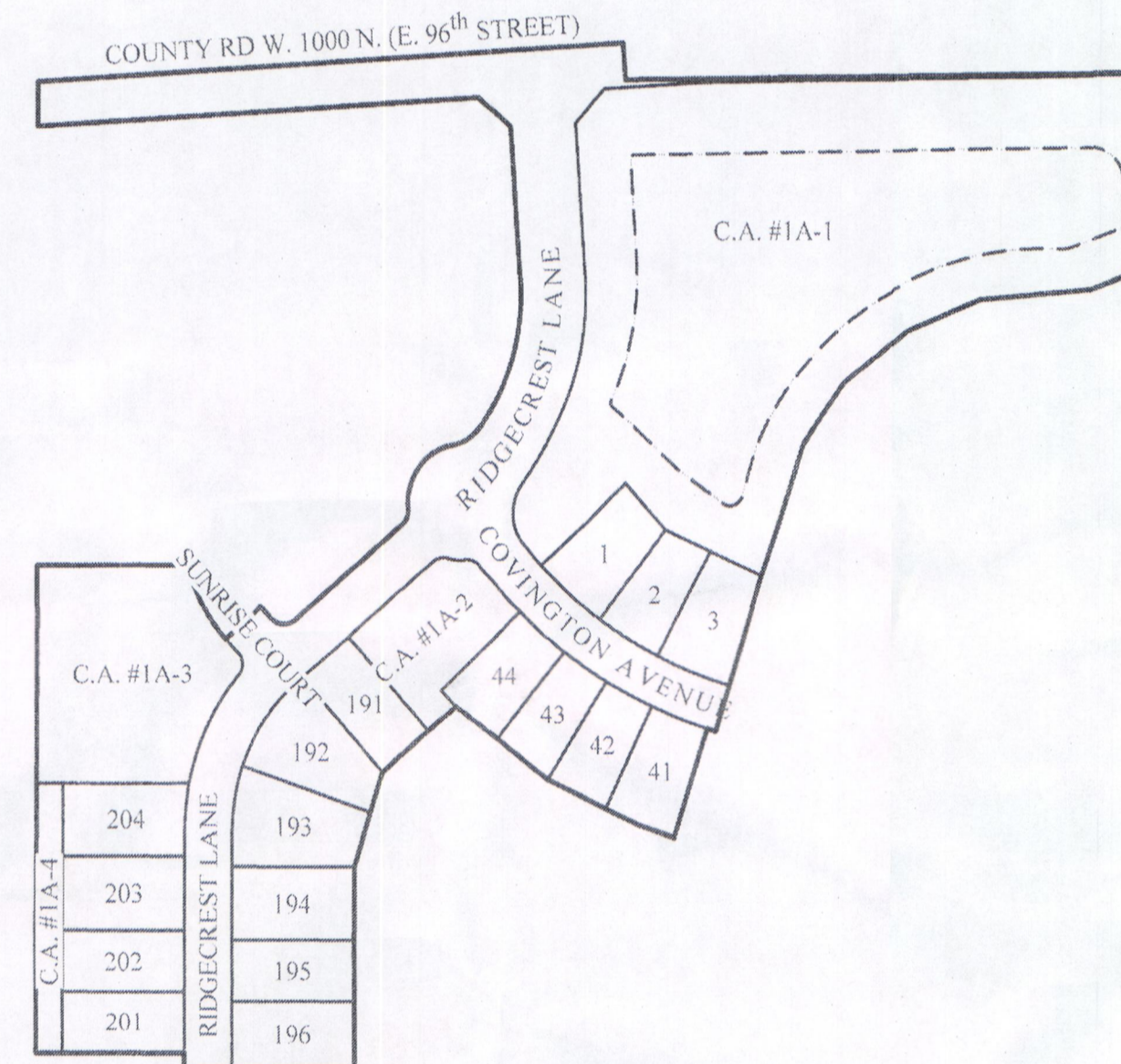
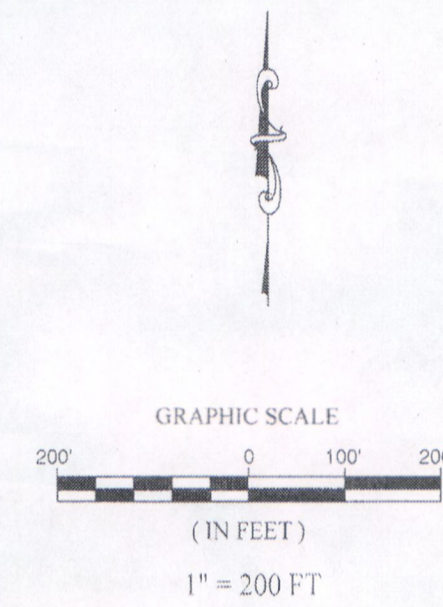
SHT.	DESCRIPTION
C001	COVER SHEET
C100	TOPOGRAPHICAL SURVEY/DEMOLITION PLAN
C200-C202	SITE DEVELOPMENT PLAN EMERGENCY FLOOD ROUTING PLAN
C300-C306	INITIAL STORM WATER POLLUTION & PREVENTION PLAN TEMPORARY STORM WATER POLLUTION & PREVENTION PLAN PERMANENT SEDIMENT & EROSION CONTROL PLAN STORM WATER POLLUTION & PREVENTION SPECIFICATIONS STORM WATER POLLUTION & PREVENTION DETAILS
C400-C405	STREET PLAN & PROFILES ENTRANCE & INTERSECTION DETAILS TRAFFIC PLANS
C500-C503	SANITARY SEWER PLAN & PROFILE
C600-C603	STORM SEWER PLAN & PROFILES SUB-SURFACE DRAINAGE PLAN
C700-C703	WATER PLAN WATER DETAILS
C900	LANDSCAPE PLAN

MCCORDSVILLE STANDARD SPECIFICATIONS

SHT.	DESCRIPTION
1	DIRECTIONS FOR USE, & GENERAL NOTES
2	RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS
3	RIGHT-OF-WAY DETAILS
4	STANDARDS & UTILITY LOCATION GUIDELINES
5	DRIVEWAY & HANDICAP RAMP DETAILS
6	STORM SEWER STRUCTURE DETAILS
7	STORM SEWER BEDDING DETAILS AND GENERAL NOTES
8	SANITARY SEWER SPECS.
9	SANITARY SEWER DETAILS
10	SANITARY SEWER LIFT STATION STANDARDS & GUIDELINES

REVISIONS

SHT.	DESCRIPTION
C001, C502, C600-C603	REVISED PER ENGINEER COMMENTS
C700	REVISED PER FINAL CEG COMMENTS
ALL	REVISED PER TAC AND DRAINAGE COMMENTS
ALL	REVISED SURFACE TO INCLUDE SPILLWAY
C500-C503	AS-BUILTS



MCCORD POINTE
SECTION 1A

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision of part of the Northeast Quarter of Section 13, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana being more particularly described as follows:

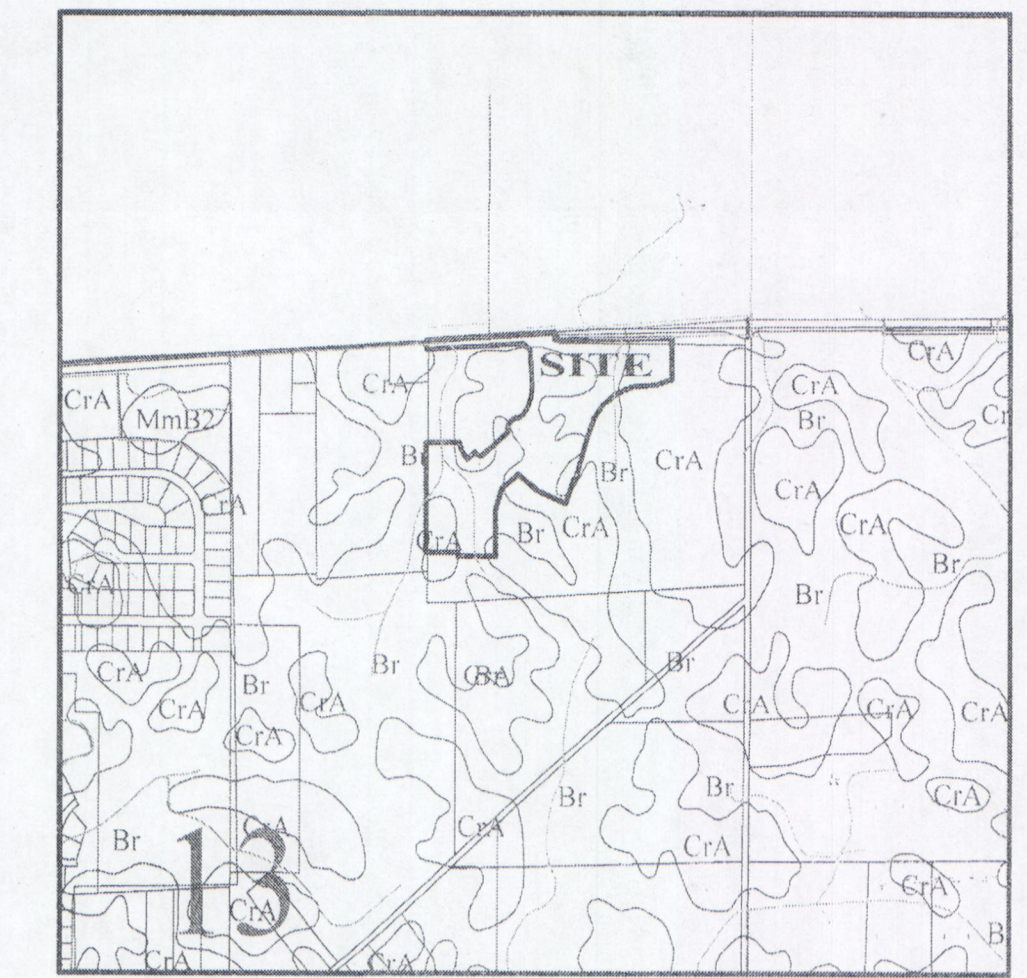
Commencing at the northeast corner of the Northeast Quarter of said Section 13; thence South 01 degrees 17 minutes 20 seconds West along the East line of said Northeast Quarter 44.35 feet to the southwest corner of the Southwest Quarter of Section 7, Township 17 North, Range 5 East; thence South 00 degrees 08 minutes 28 seconds West along said East line 47.11 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 08 minutes 28 seconds West along said line, a distance of 216.33 feet; thence South 84 degrees 59 minutes 13 seconds West 18.40 feet; thence South 70 degrees 18 minutes 19 seconds West 62.03 feet; thence South 84 degrees 59 minutes 13 seconds West 127.02 feet; thence South 68 degrees 09 minutes 57 seconds West 90.45 feet; thence South 59 degrees 55 minutes 07 seconds West 91.60 feet; thence South 33 degrees 40 minutes 18 seconds West 84.71 feet; thence South 18 degrees 59 minutes 17 seconds West 144.41 feet; thence South 16 degrees 36 minutes 54 seconds West 183.26 feet to a point on a curve concave Northerly, the radius point of said curve being North 16 degrees 36 minutes 54 seconds East 527.00 feet from said point; thence West along said curve 9.93 feet to the point of tangency of said curve, said point being South 17 degrees 41 minutes 40 seconds West 527.00 feet from the radius point of said curve; thence South 17 degrees 41 minutes 40 seconds West 125.00 feet; thence North 72 degrees 18 minutes 20 seconds West 42.25 feet; thence North 64 degrees 53 minutes 23 seconds West 115.32 feet; thence North 52 degrees 06 minutes 02 seconds West 133.13 feet; thence South 49 degrees 06 minutes 56 seconds West 111.77 feet; thence South 17 degrees 38 minutes 29 seconds West 105.58 feet; thence South 00 degrees 13 minutes 42 seconds West 224.00 feet; thence North 89 degrees 46 minutes 18 seconds West 194.00 feet; thence North 00 degrees 13 minutes 42 seconds East 17.85 feet; thence North 89 degrees 46 minutes 18 seconds West 170.00 feet; thence North 00 degrees 13 minutes 42 seconds East 537.58 feet; thence South 89 degrees 46 minutes 18 seconds East 173.88 feet to a point on a curve concave Northeasterly, the radius point of said curve being North 78 degrees 12 minutes 13 seconds East 177.00 feet from said point; thence Southeast along said curve 93.49 feet to the point of tangency of said curve, said point being South 47 degrees 56 minutes 22 seconds West 177.00 feet from the radius point of said curve; thence North 47 degrees 56 minutes 22 seconds East 54.00 feet; thence South 42 degrees 03 minutes 38 seconds East 17.43 feet to the point of curvature of a curve concave Northerly, the radius point of said curve being North 47 degrees 56 minutes 22 seconds East 20.00 feet from said point; thence East along said curve 31.01 feet to the point of tangency of said curve; said point being South 40 degrees 53 minutes 04 seconds East 20.00 feet from the radius point of said curve; thence North 49 degrees 06 minutes 56 seconds East 161.56 feet to the point of curvature of a curve concave Westerly, the radius point of said curve being North 40 degrees 53 minutes 04 seconds West 20.00 feet from said point; thence North along said curve 18.86 feet to the point of tangency of said curve, said point being North 85 degrees 05 minutes 43 seconds East 20.00 feet from the radius point of said curve, said point also being the point of curvature of a curve concave Southeasterly, the radius point of said curve being North 85 degrees 05 minutes 43 seconds East 60.00 feet from said point; thence Northeast along said curve 89.32 feet to the point of tangency of said curve, said point being North 09 degrees 36 minutes 22 seconds West 60.00 feet from the radius point of said curve, said point also being the point of curvature of a curve concave Northwesterly, the radius point of said curve being North 09 degrees 36 minutes 22 seconds West 50.00 feet from said point; thence Northeast along said curve 40.16 feet to the point of tangency of said curve, said point being South 55 degrees 37 minutes 37 seconds East 50.00 feet from the radius point of said curve, said point also being the point of curvature of a curve concave Westerly, the radius point of said curve being North 55 degrees 37 minutes 37 seconds West 263.00 feet from said point; thence North along said curve 174.61 feet to the point of tangency of said curve; said point being North 86 degrees 19 minutes 58 seconds East 263.00 feet from the radius point of said curve; thence North 03 degrees 40 minutes 02 seconds West 167.31 feet; thence North 19 degrees 28 minutes 27 seconds West 48.81 feet; thence South 86 degrees 19 minutes 58 seconds West 503.82 feet; thence North 00 degrees 13 minutes 42 seconds East 48.61 feet; thence North 80 degrees 19 minutes 58 seconds East 669.45 feet; thence South 03 degrees 40 minutes 02 seconds East 40.00 feet; thence North 89 degrees 46 minutes 18 seconds East 608.91 feet to the place of beginning, containing 14,314 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

MCCORD POINTE LOT INDEX

SEC 1A	LOT
TOTAL	17

COMMON AREA INDEX

C.A.#1A-1	239,426 sq. ft.
C.A.#1A-2	19,195 sq. ft.
C.A.#1A-3	48,753 sq. ft.
C.A.#1A-4	8,820 sq. ft.
TOTAL	316,194 sq. ft.
	7.259 Ac.



SOILS MAP
(N.T.S.)

Map Unit: Br - Brookston silty clay loam

Br-Brookston silty clay loam
This poorly drained soil has a seasonal high watertable above the surface or within 1.0 ft. and is in depressions. Slopes are 0 to 2 percent. The native vegetation is water tolerant grasses and hardwoods. The surface layer is silty clay loam and has moderate to high organic matter content (2.0 to 5.0 percent). Permeability is moderately slow (0.2 to 0.6 in/hr) in the most restrictive layer above 60 inches. Available water capacity is high (10.0 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 6.1 to 7.3. This soil is hydric. Wetness is a management concern for crop production. This soil responds well to tile drainage.

Map Unit: CrA - Crosby silt loam, 0 to 2 percent slopes

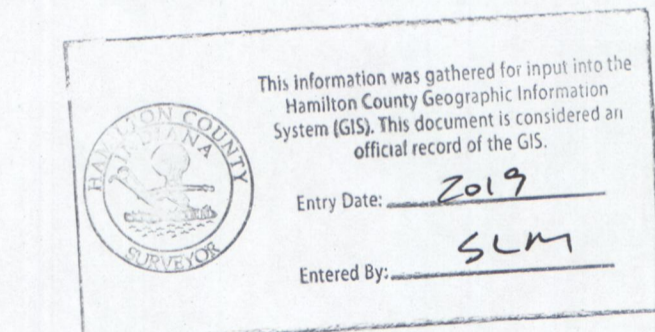
CrA-Crosby silt loam, 0 to 2 percent slopes
This is a somewhat poorly drained soil and has a seasonal high watertable at 0.5 to 2.0 ft. and is on rises on uplands. Slopes are 0 to 2 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low to moderate organic matter content (1.0 to 3.0 percent). Permeability is very slow (< 0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is moderate (6.2 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 5.1 to 6.0. Droughtiness and wetness are management concerns for crop production. This soil responds well to tile drainage.

DESIGN DATA

17 LOTS

14,314 AC. = 1.19 LOTS/ACRE

RIDGECREST LANE	1,267.28 L.F.
COVINGTON AVENUE	382.71 L.F.
SUNRISE COURT	63.53 L.F.
TOTAL	1,713.52 L.F.

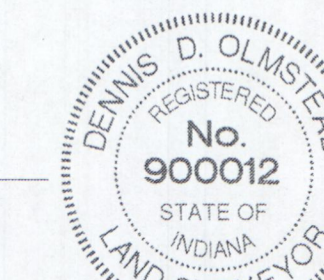


PLANS PREPARED BY:
STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: BRETT HUFF
EMAIL: Bhuff@stoepfelwerth.com
PLANS CERTIFIED BY:

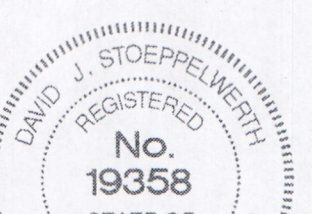
RECORD DRAWING

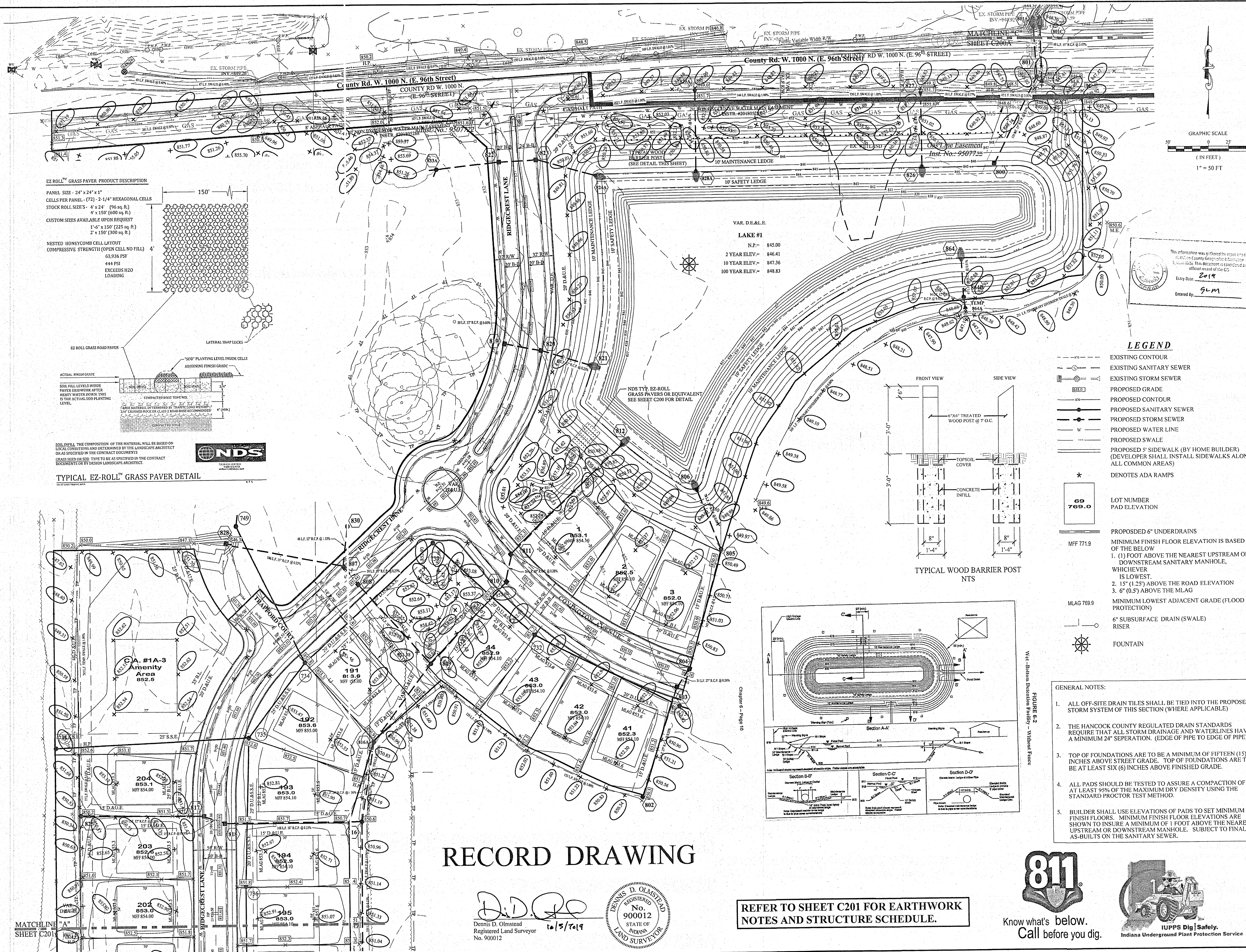
Dennis D. Olmshead
Dennis D. Olmshead
Registered Land Surveyor
No. 900012

10/3/2019



David J. Stoepfelwerth 11/30/17
DAVID J. STOEPPELWERTH
PROFESSIONAL LAND SURVEYOR
NO. 900012





EZ ROLL™ GRASS PAVER PRODUCT DESCRIPTION

PANEL SIZE - 24" x 24" x 1"

CELLS PER PANEL - (72) 2-1/4" HEXAGONAL CELLS

STOCK ROLL SIZE - 4' x 24' (96 sq. ft.)

4' x 150' (600 sq. ft.)

CUSTOM SIZES AVAILABLE UPON REQUEST

1'-6" x 150' (225 sq. ft.)

2' x 150' (300 sq. ft.)

NESTED HONEYCOMB CELL LAYOUT

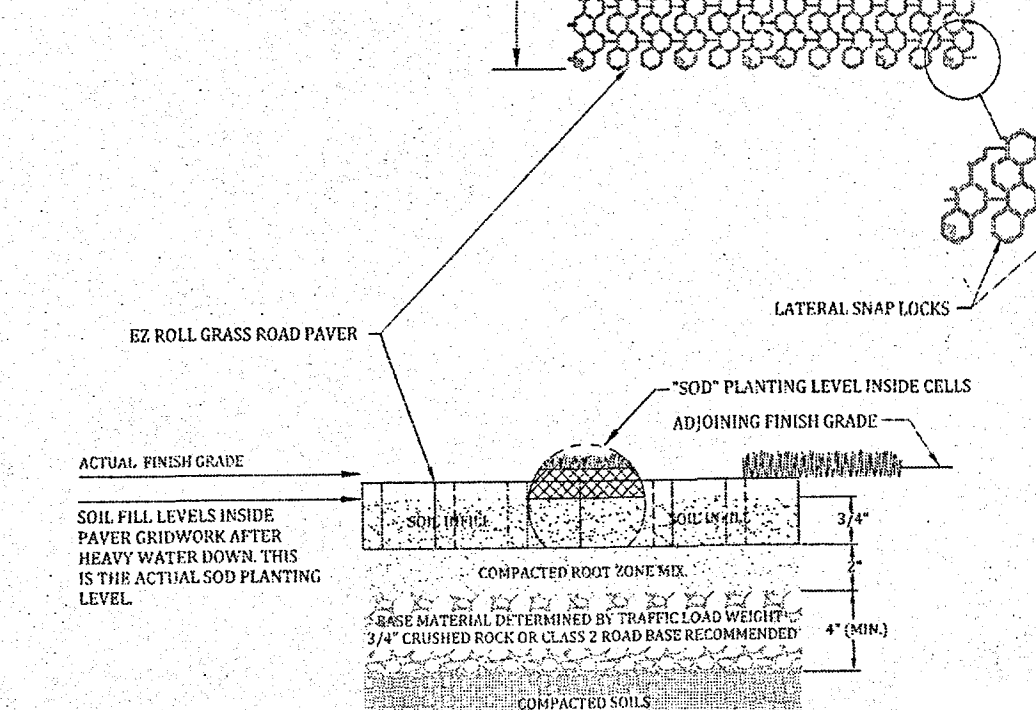
COMPRESSIVE STRENGTH (OPEN CELL NO FILL) 4"

63,996 PSF

444 PSI

EXCESSIVE LOAD

LOADING



SOIL INFILL: THE COMPOSITION OF THE MATERIAL WILL BE BASED ON LOCAL CONDITIONS AND DETERMINED BY THE LANDSCAPE ARCHITECT OR AS SPECIFIED IN THE CONTRACT DOCUMENTS.

GRASS SEED OR SOY TYPE TO BE AS SPECIFIED IN THE CONTRACT DOCUMENTS OR BY DESIGN LANDSCAPE ARCHITECT.

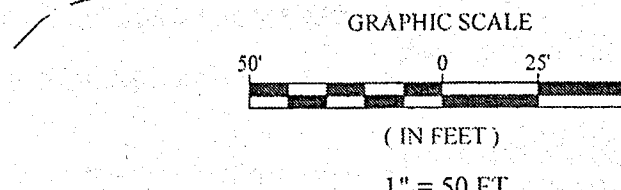
NDS

TRADE & SERVICE

TYPICAL EZ-ROLL™ GRASS PAVER DETAIL

VAR. D.E.&L.E.

LAKE #1	N.P. =	ELEV.
	2 YEAR ELEV.	845.00
	10 YEAR ELEV.	846.41
	100 YEAR ELEV.	847.36
		848.83

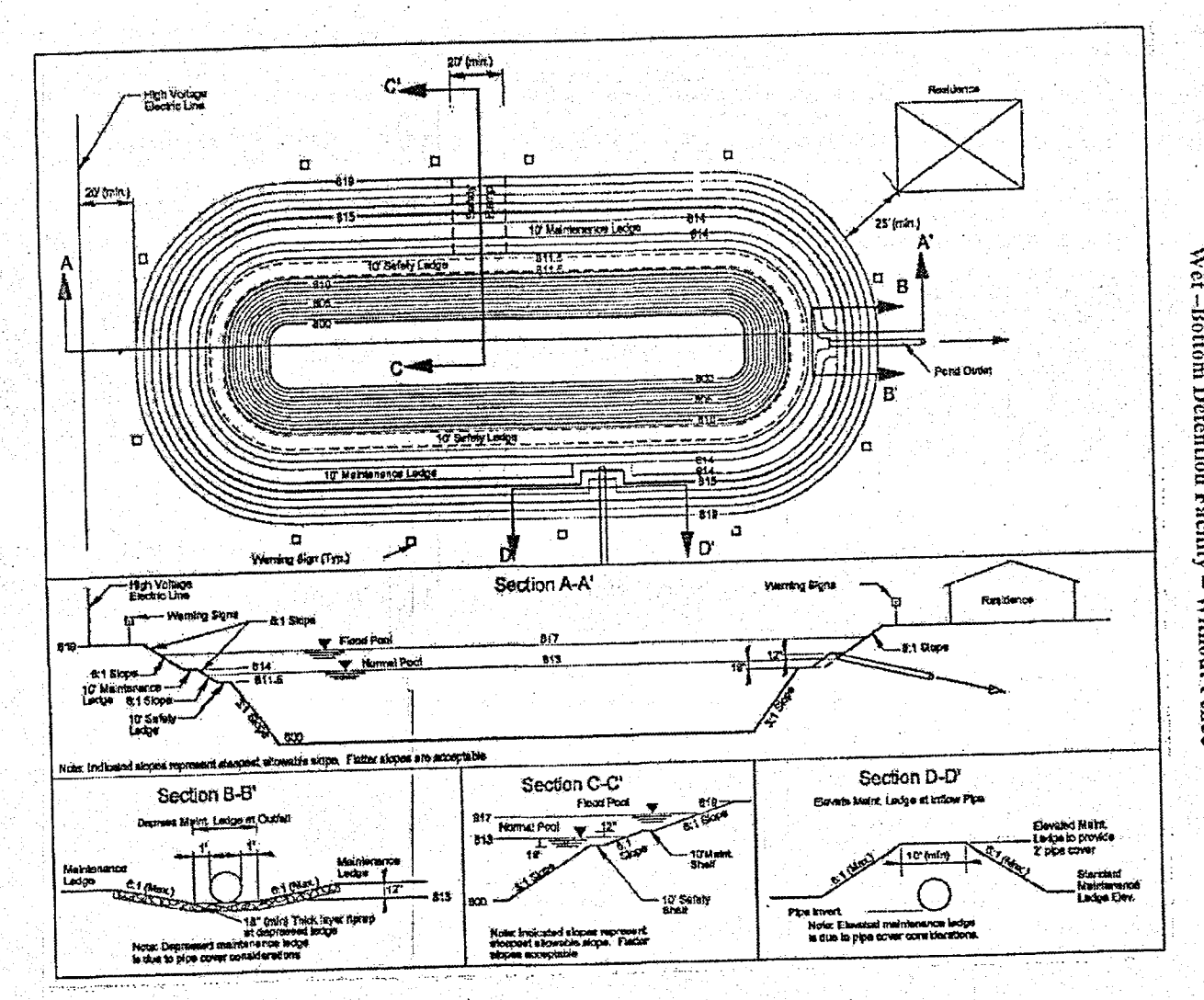
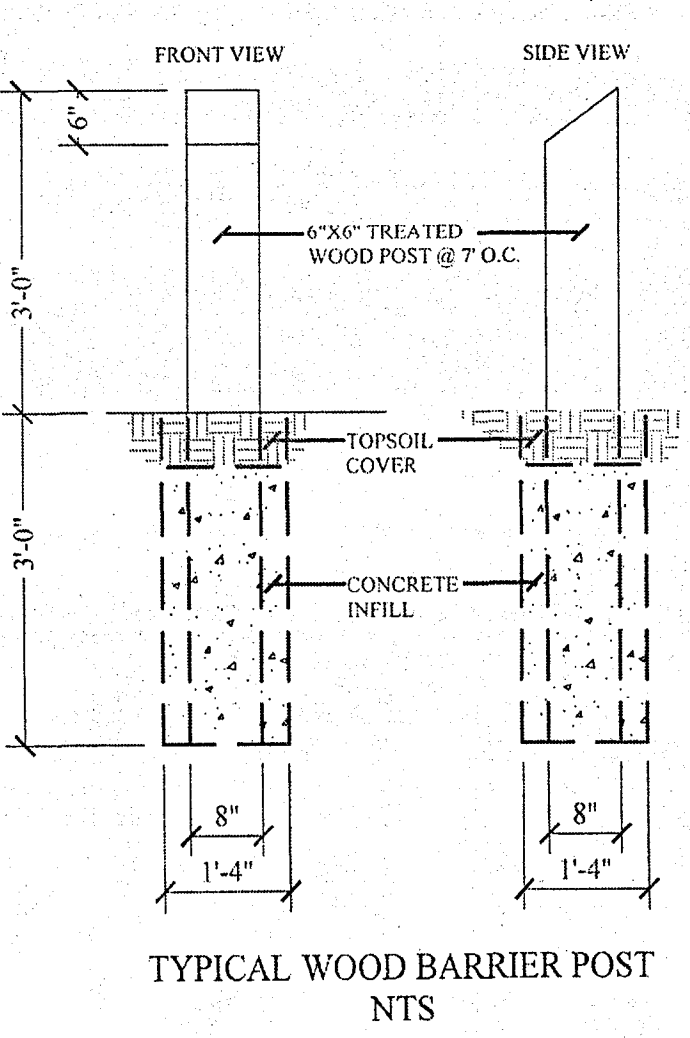


This information was gathered from the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.

Entry Date: 2019

Entered By: JLM

- LEGEND**
- - - - - EXISTING CONTOUR
 - - - - - EXISTING SANITARY SEWER
 - - - - - EXISTING STORM SEWER
 - - - - - PROPOSED GRADE
 - - - - - PROPOSED CONTOUR
 - - - - - PROPOSED SANITARY SEWER
 - - - - - PROPOSED STORM SEWER
 - - - - - PROPOSED WATER LINE
 - - - - - PROPOSED SWALE
 - - - - - PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
 - * DENOTES ADA RAMP
 - 69 769.0 LOT NUMBER PAD ELEVATION
 - MFF 771.9 PROPOSED 6" UNDERDRAINS MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW
 - 1. (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.
 - 2. 15" (1.25') ABOVE THE ROAD ELEVATION
 - 3. 6" (0.5') ABOVE THE MLAG
 - MLAG 769.9 MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)
 - 6" SUBSURFACE DRAIN (SWALE) RISER
 - FOUNTAIN



- GENERAL NOTES:**
- ALL OFF-SITE DRAIN TILES SHALL BE TIED INTO THE PROPOSED STORM SYSTEM OF THIS SECTION (WHERE APPLICABLE)
 - THE HANCOCK COUNTY REGULATED DRAIN STANDARDS REQUIRE THAT ALL STORM DRAINAGE AND WATERLINES HAVE A MINIMUM 24" SEPARATION. (EDGE OF PIPE TO EDGE OF PIPE).
 - TOP OF FOUNDATIONS ARE TO BE A MINIMUM OF FIFTEEN (15) INCHES ABOVE STREET GRADE. TOP OF FOUNDATIONS ARE TO BE AT LEAST SIX (6) INCHES ABOVE FINISHED GRADE.
 - ALL PADS SHOULD BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.
 - BUILDER SHALL USE ELEVATIONS OF PADS TO SET MINIMUM FINISH FLOORS. MINIMUM FINISH FLOOR ELEVATIONS ARE SHOWN TO INSURE A MINIMUM OF 1 FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM MANHOLE. SUBJECT TO FINAL AS-BUILTS ON THE SANITARY SEWER.

RECORD DRAWING

D.D.O.

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

10/5/2019

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

REFER TO SHEET C201 FOR EARTHWORK NOTES AND STRUCTURE SCHEDULE.

811

Know what's below.
Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

CERTIFIED: 11/20/17

David J. Stoepelwerth
REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA

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

CERTIFIED: 11/20/17

David J. Stoepelwerth
REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA

STOEPPELWERTH

ALWAYS ON

7055 East 10th Street, Fishers, IN 46038-2505
Phone: 317.849.5953 Fax: 317.849.2492

SITE DEVELOPMENT PLAN

MCCORD POINTE

SECTION 1A

MCCORDSVILLE

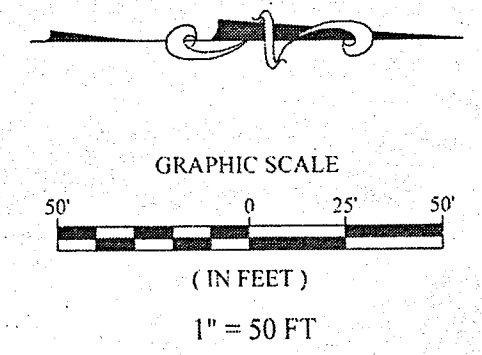
INDIANA HANCOCK COUNTY, INDIANA

DRAWN BY: JSM/ADG CHECKED BY: BAH

SHEET NO. **C200**

77822CAL-S1A

PCW	AS-BUILTS	REVISOR	DATE	MARK
		REVISED SURFACE TO INCLUDE SPILLWAY	07/31/18	
		REVISED PER TAC AND DRAINAGE COMMENTS	02/21/18	
		ADG		
		REVISIONS		



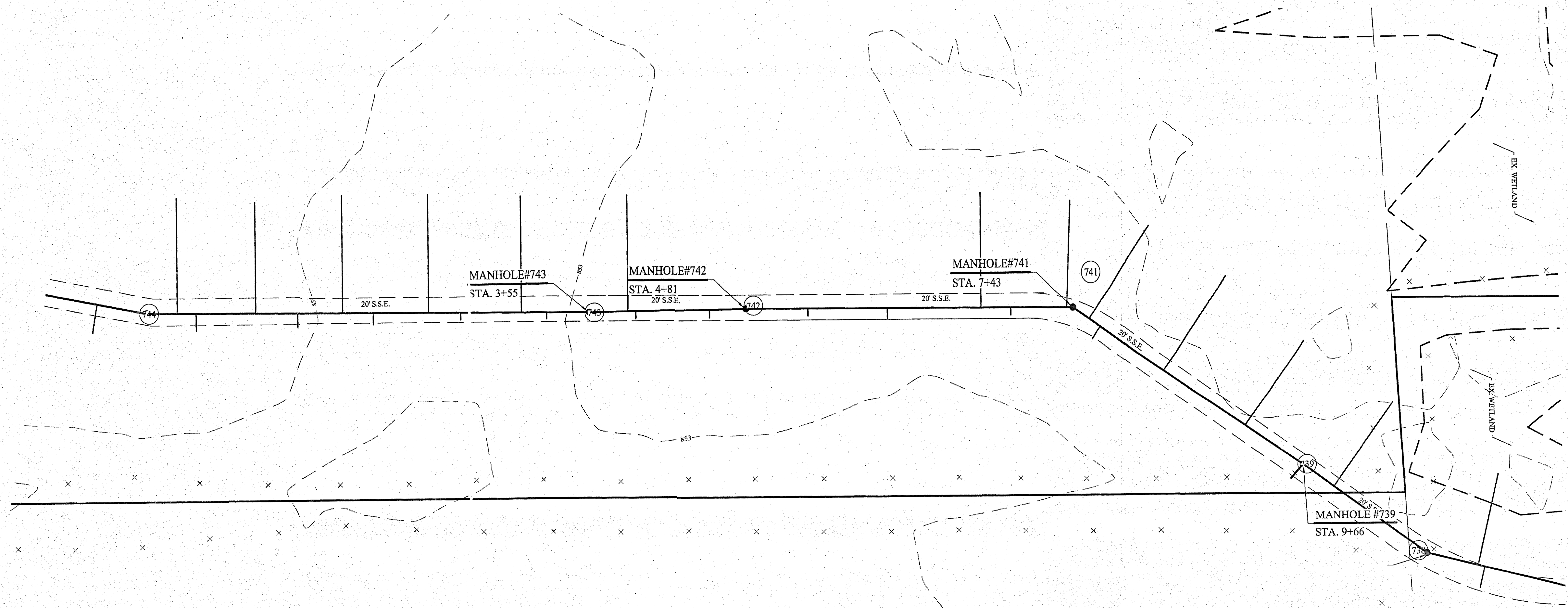
- LEGEND**
- EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - TYPE II CLEANOUT
 - PROPOSED WATER LINE
- DENOTES FULL DEPTH COMPACTED GRANULAR BACKFILL
- GRANULAR BACKFILL SHALL BE "B" BORROW (1/2" NOMINAL SIZE) AS DEFINED BY INDOT

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

CERTIFIED: 11/30/17

David J. Stoepelwerth

REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA

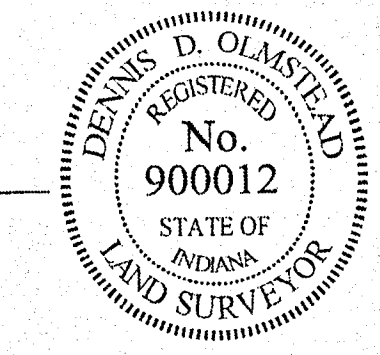


RECORD DRAWING

Dennis D. Olmstead

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

6/3/2019

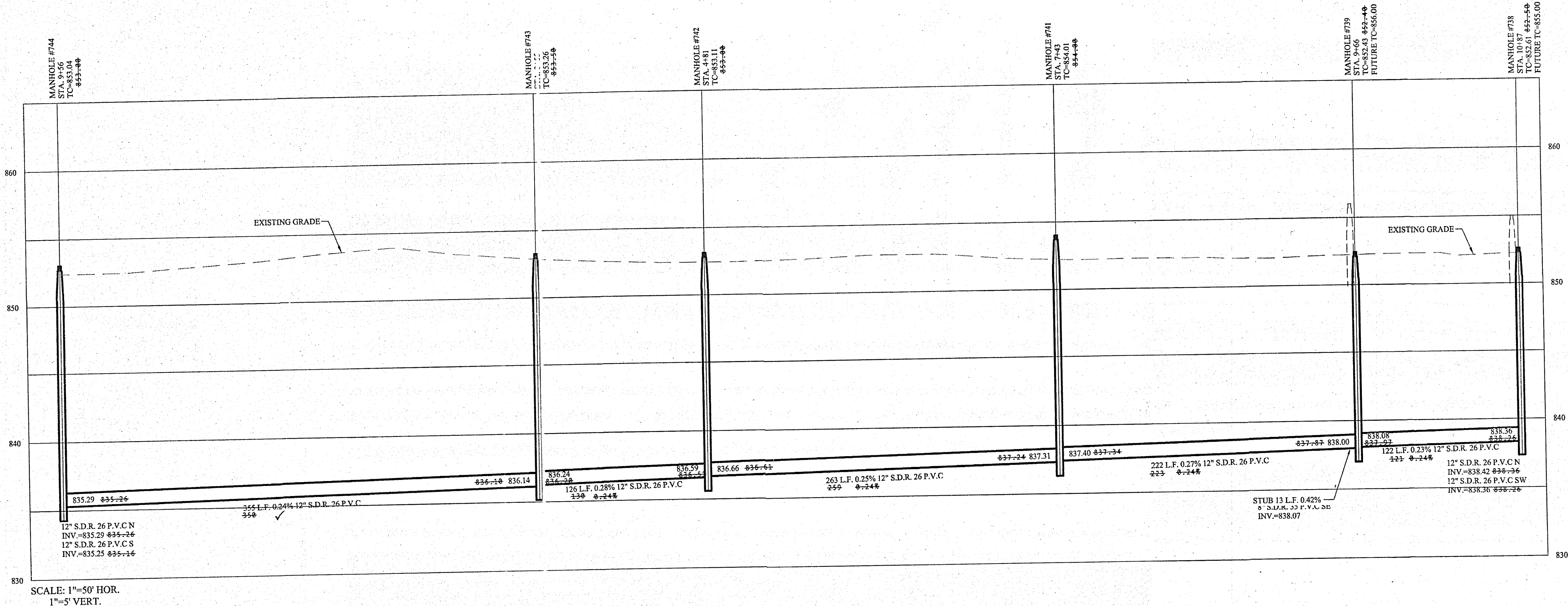
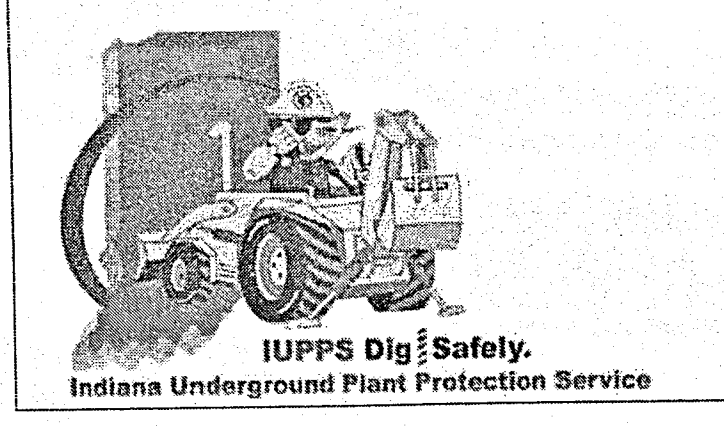
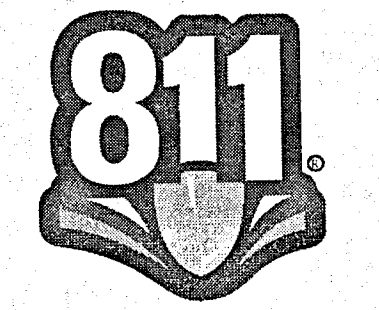


- NOTES:**
- THERE ARE NO DRINKING WATER WELLS WITHIN 100 FEET OF THE PROPOSED SEWERS.
 - THE CONTRACTOR SHALL TELEVIEW THE SANITARY SEWER PRIOR TO ACCEPTANCE AND AGAIN WITHIN SIX MONTHS OF THE EXPIRATION OF THE MAINTENANCE BOND. THE TAPES (OR CD) AND LOG SHALL BE FORWARDED TO MCCORDSVILLE DESIGNATED AGENT FOR REVIEW.
 - THE SANITARY SEWER AND LATERALS SHALL HAVE A MINIMUM COVER OF FOUR FEET; INCLUDING AT THE TIME OF INSTALLATION.
 - FULL DEPTH GRANULAR BACKFILL SHALL BE INSTALLED ON ALL SEWER LATERAL STREET CROSSINGS & COMPACTED PER INDOT STANDARDS.
 - MIN. SLOPES PER THE TEN STATE STANDARDS SHALL PREVAIL IN ALL CASES.
 - CONTRACTOR SHALL EXTEND SEWER LATERALS THRU EASEMENTS AS SHOWN.
 - CONTRACTOR SHALL INSTALL LATERAL NO CLOSER THAN 5' FROM BUILDING LINE AND NO GREATER THAN 6' DEEP AT LATERAL END.

This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.

Entry Date: 2019

Entered By: SLM

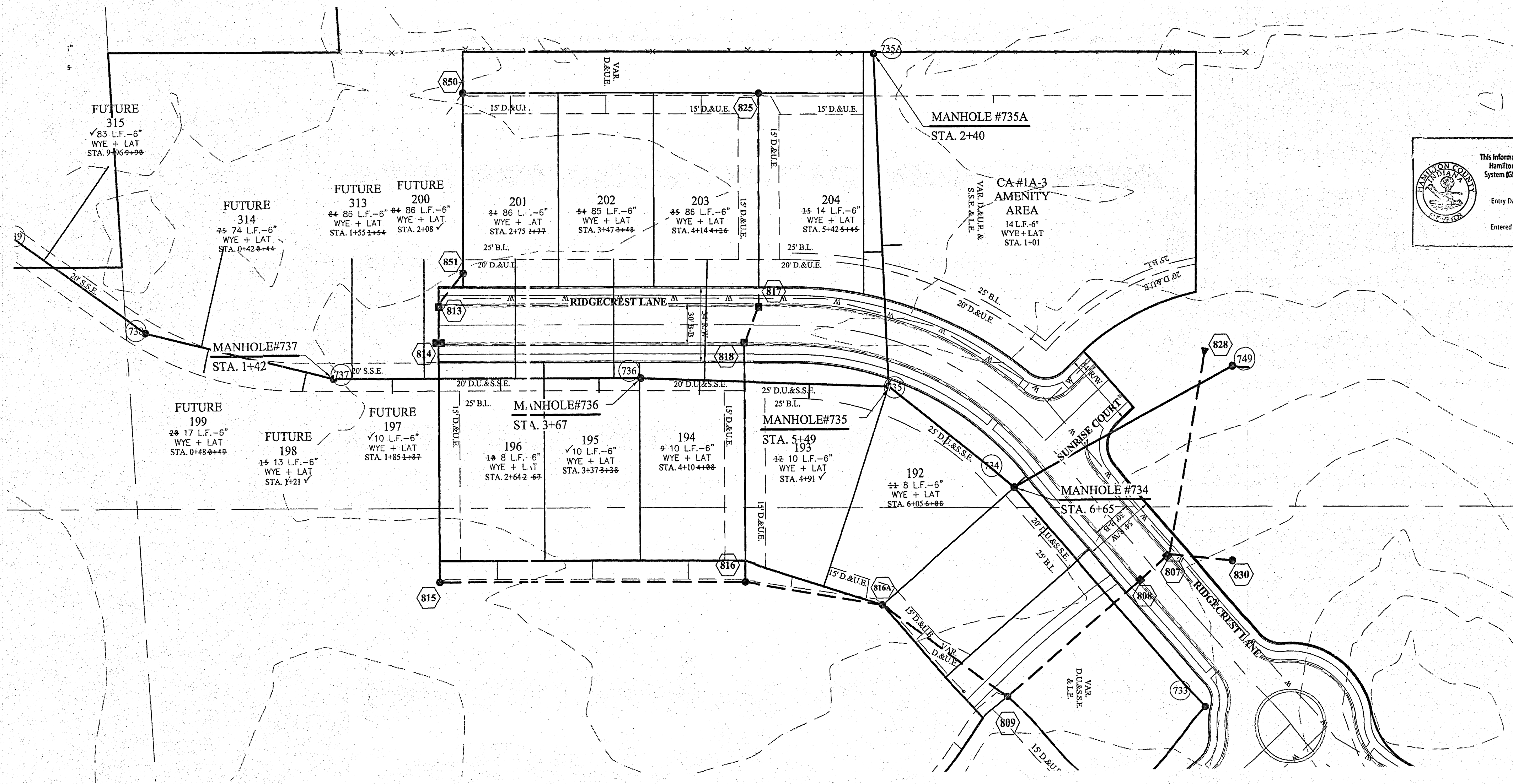


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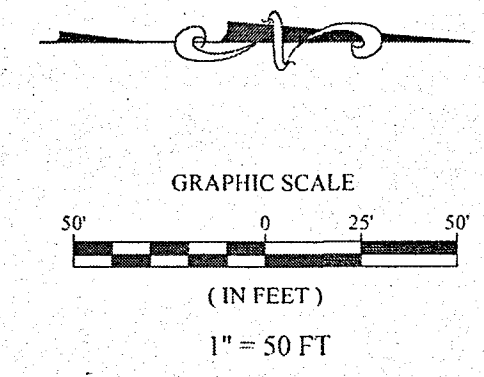
STOEPPELWERTH
 ALWAYS ON
 7905 East 108th Street, Fishers, IN 46038-2505
 phone: 317.899.9942 fax: 317.899.9942

SANITARY SEWER PLAN & PROFILE
 McCORD POINTE
 SECTION 1A
 HANCOCK COUNTY, INDIANA

DRAWN BY: JSM/ADG CHECKED BY: BAH
 SHEET NO. **C501**
 S.A. JOB NO. 77822CAL-SIA

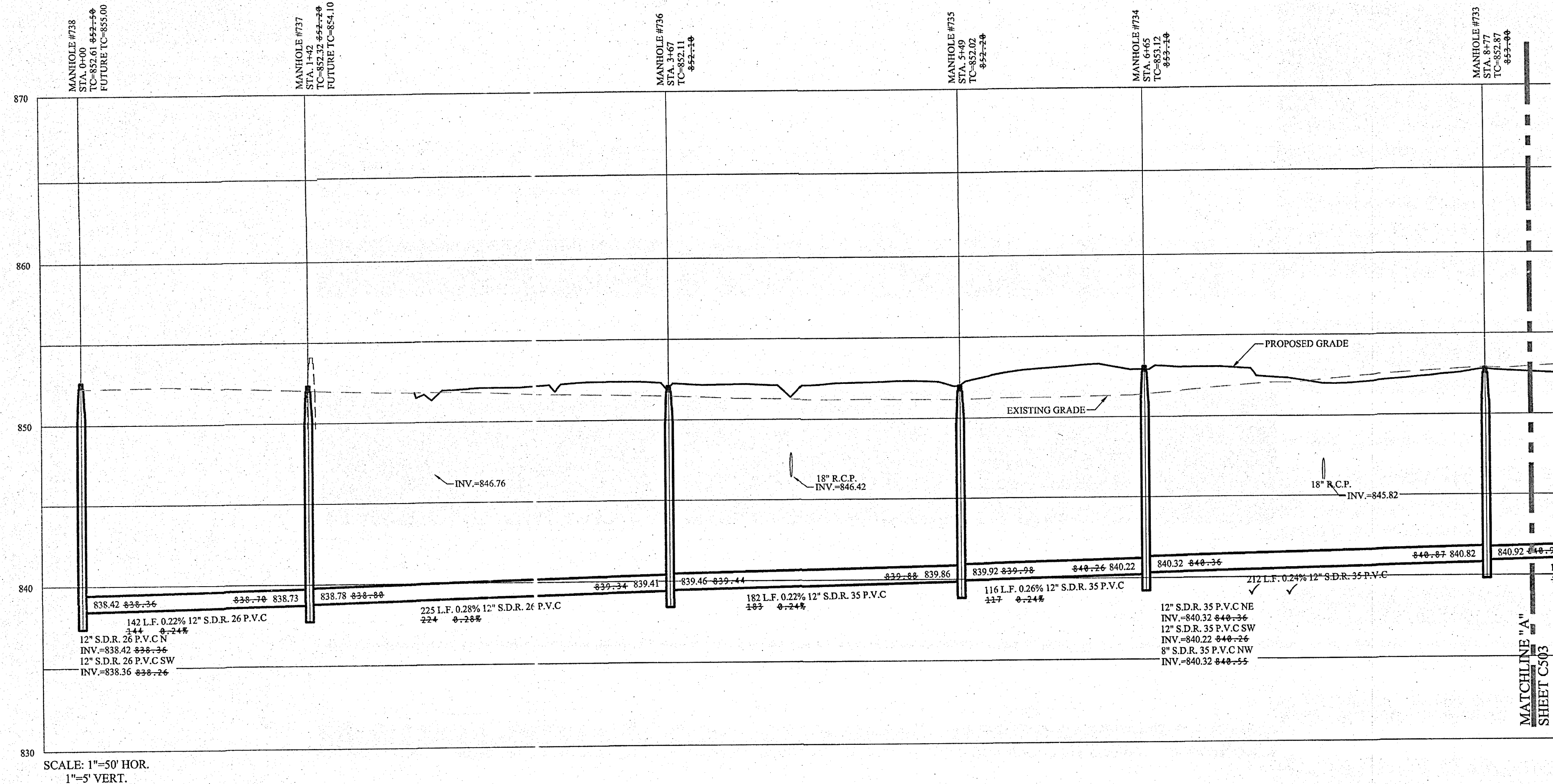
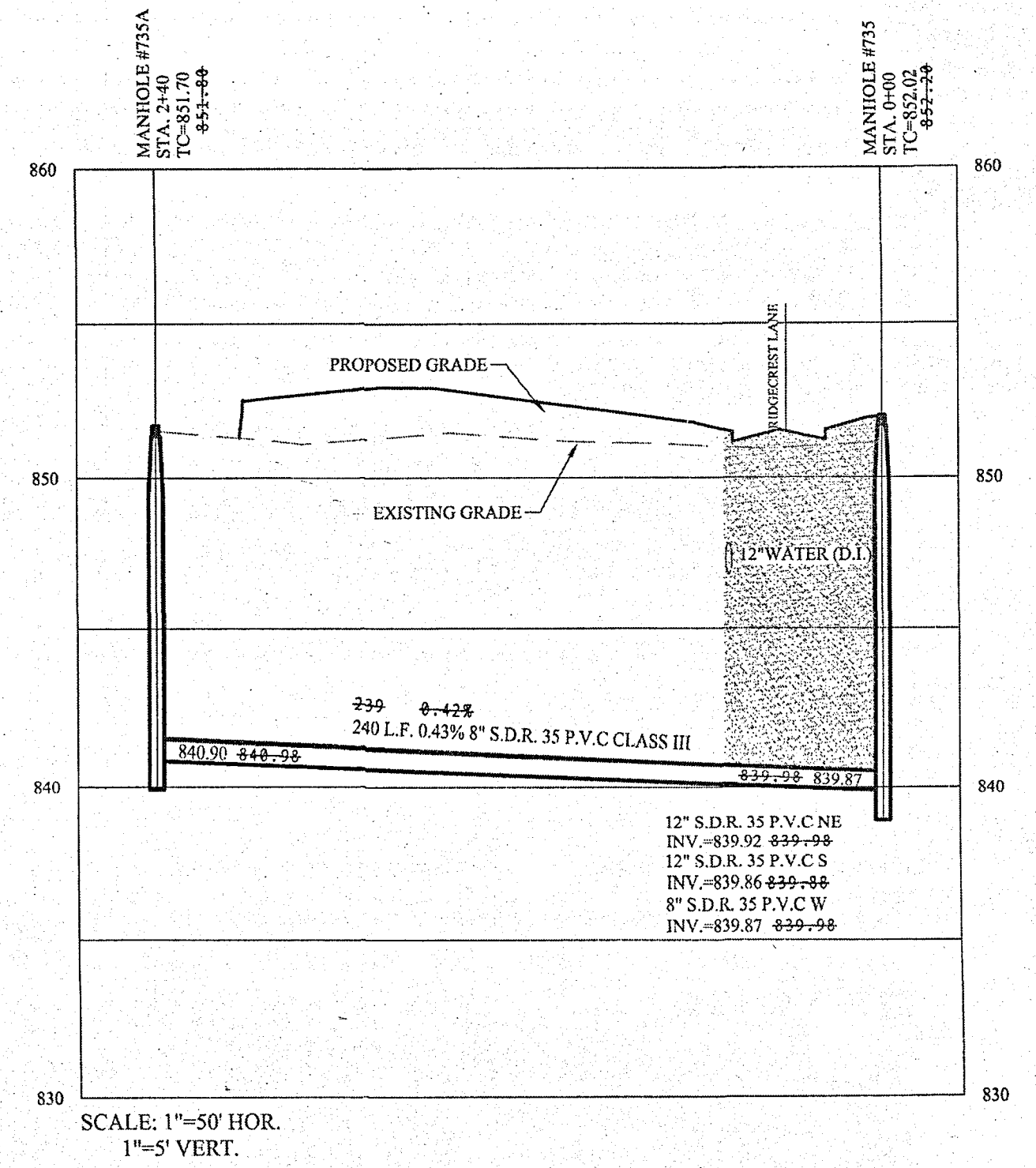


This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.
 Entry Date: 2019
 Entered By: GJM



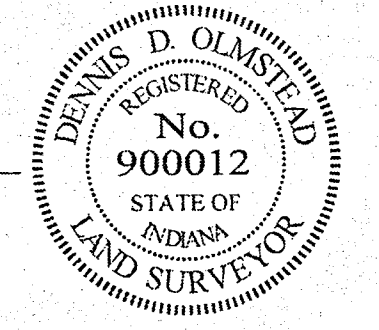
- LEGEND**
- EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - c^o— TYPE II CLEANOUT
 - w— PROPOSED WATER LINE

DENOTES FULL DEPTH COMPACTED GRANULAR BACKFILL.
 GRANULAR BACKFILL SHALL BE "B" BORROW (1/2" NOMINAL SIZE) AS DEFINED BY INDOT



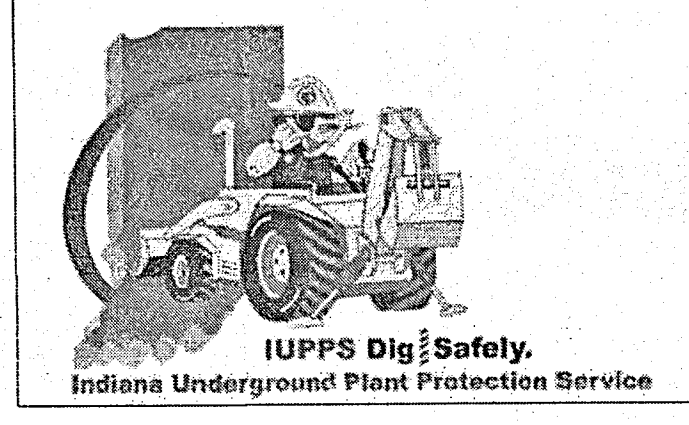
RECORD DRAWING

D.D.O.
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 1/31/2019



NOTES:

- THERE ARE NO DRINKING WATER WELLS WITHIN 100 FEET OF THE PROPOSED SEWERS.
- THE CONTRACTOR SHALL TELEVISION THE SANITARY SEWER PRIOR TO ACCEPTANCE AND AGAIN WITHIN SIX MONTHS OF THE EXPIRATION OF THE MAINTENANCE BOND. THE TAPES (OR CD) AND LOG SHALL BE FORWARDED TO MCCORDSVILLE DESIGNATED AGENT FOR REVIEW.
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- CONTRACTOR SHALL INSTALL LATERAL NO CLOSER THAN 5' FROM BUILDING LINE AND NO GREATER THAN 6' DEEP AT LATERAL END.



AS-BUILT'S
 07/31/2019
 06/19/18
 02/16/18
 04/25/18
 02/21/18
 DATE
 REVISIONS
 BY

ADDITIONAL LOTS ON PLOT 13-15
 REVISOR FOR ENGINEER COMMENTS
 REVISOR FOR TAC AND DRAINAGE COMMENTS
 ADD
 COMMENTS

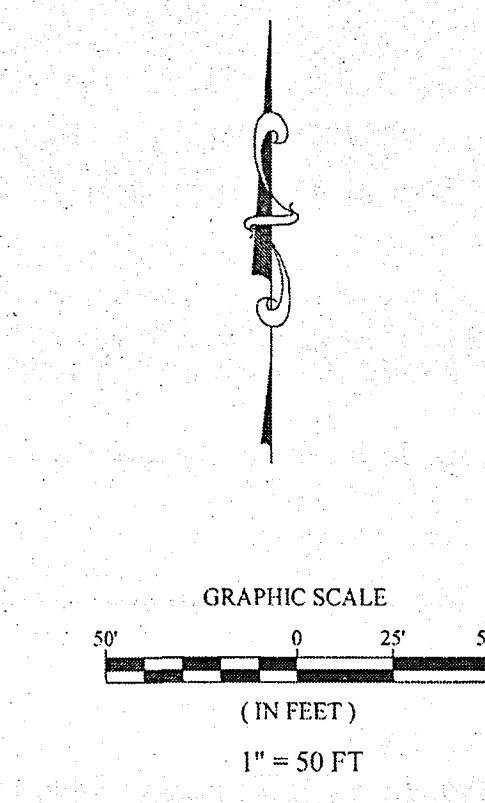
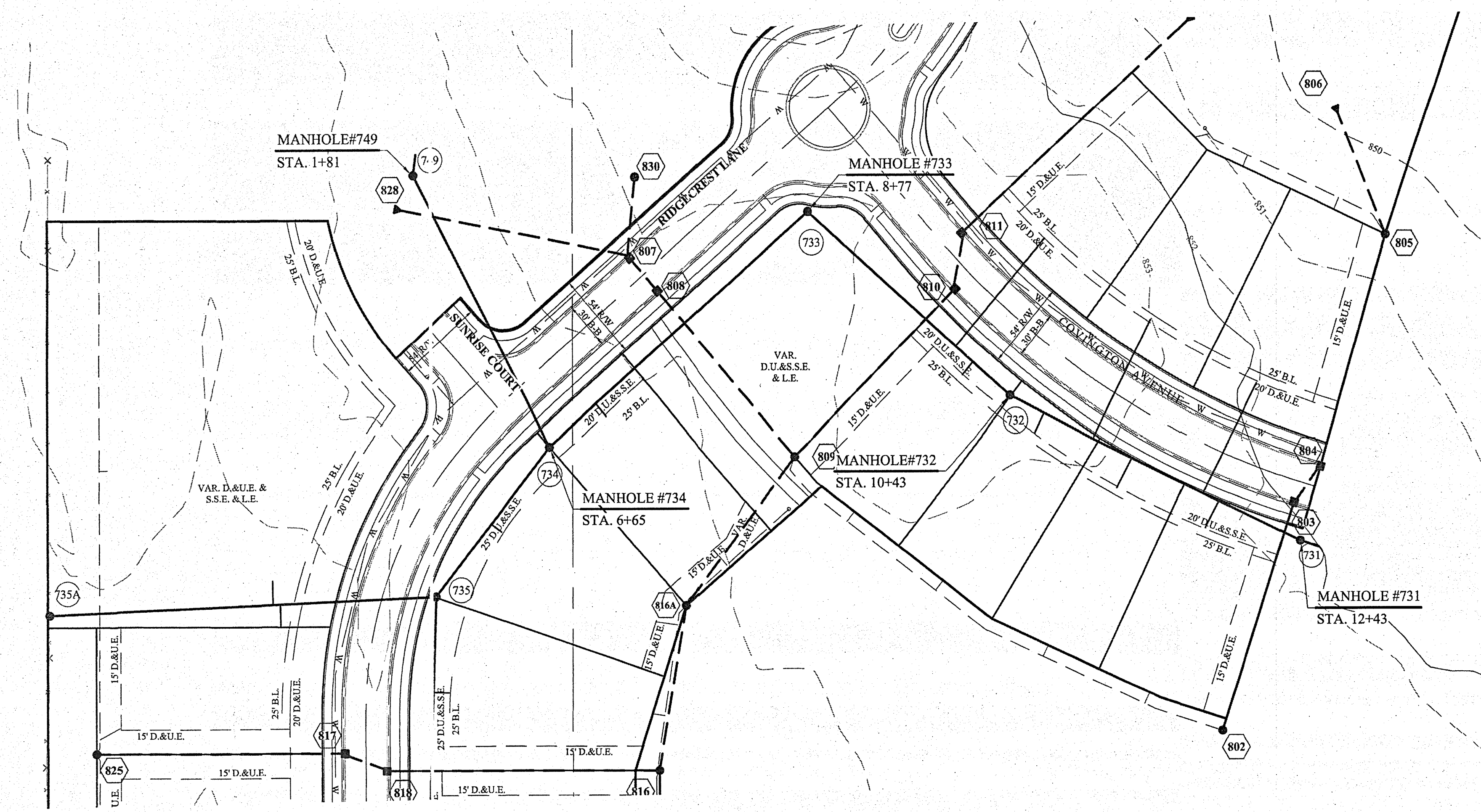
REGISTERED
No. 19358
 STATE OF INDIANA
 PROFESSIONAL ENGINEER
 David J. Stoepelwerth
 CERTIFIED: 11/30/17

STOEPPELWERTH
 ALWAYS ON
 7965 East 110th Street, Fishers, IN 46038-2505
 phone: 317.849.9595 fax: 317.849.5942

HANCOCK COUNTY, INDIANA
SANITARY SEWER PLAN & PROFILE
 McCORD POINTE
 SECTION 1A
 MCCORDSVILLE

DRAWN BY: JSM/ADG
 CHECKED BY: BAH
 SHEET NO.
C502
 S.E.A. JOB NO.
 77822CAL-SIA

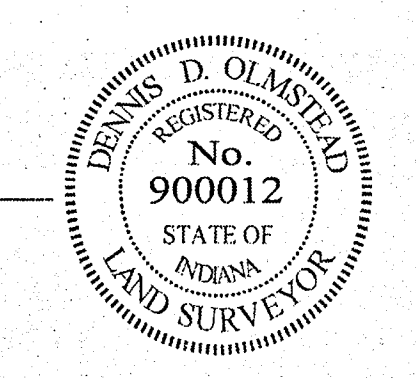
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 Plotted / By: July 31, 2018 6:43:16 PM / Pete White



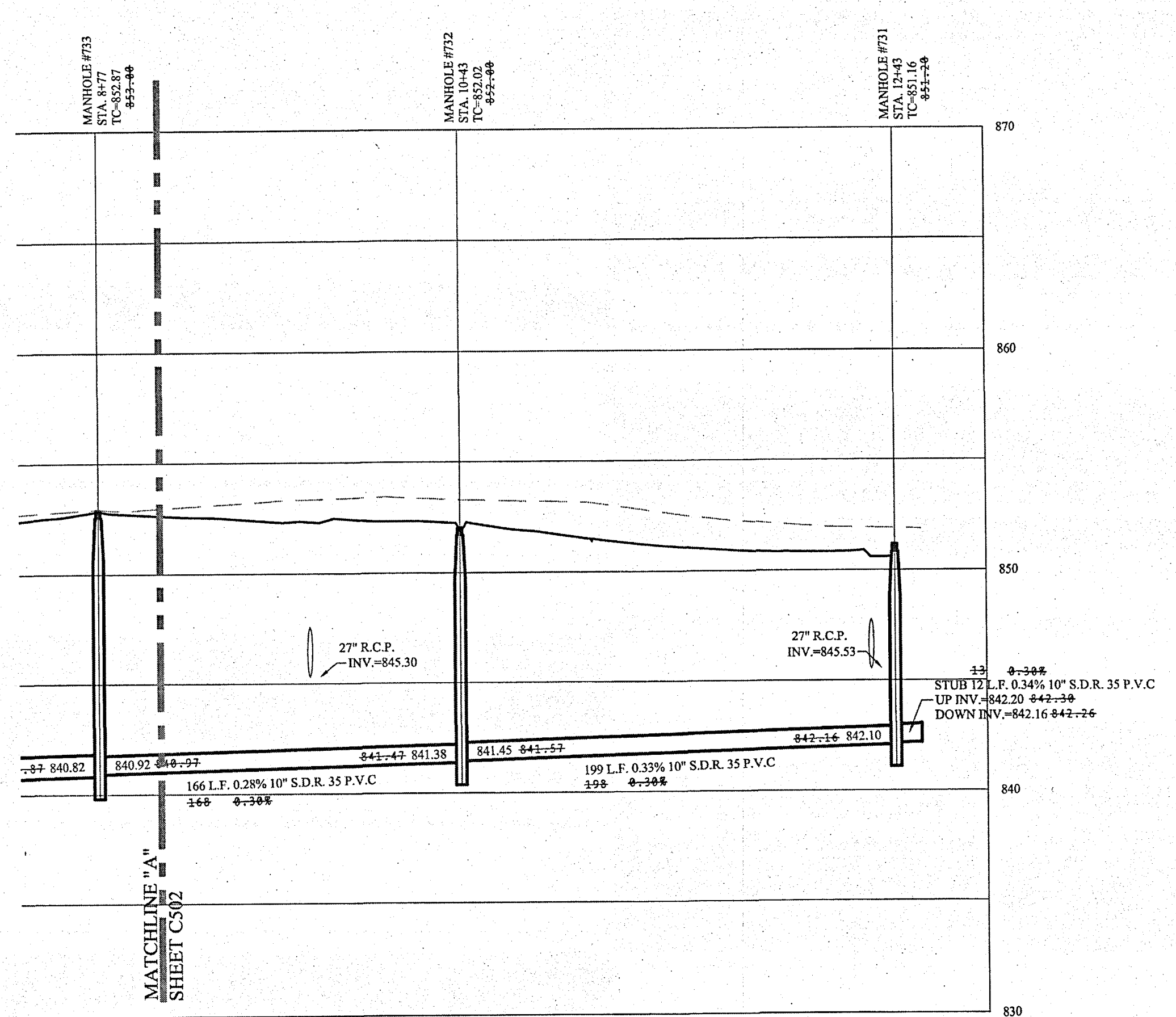
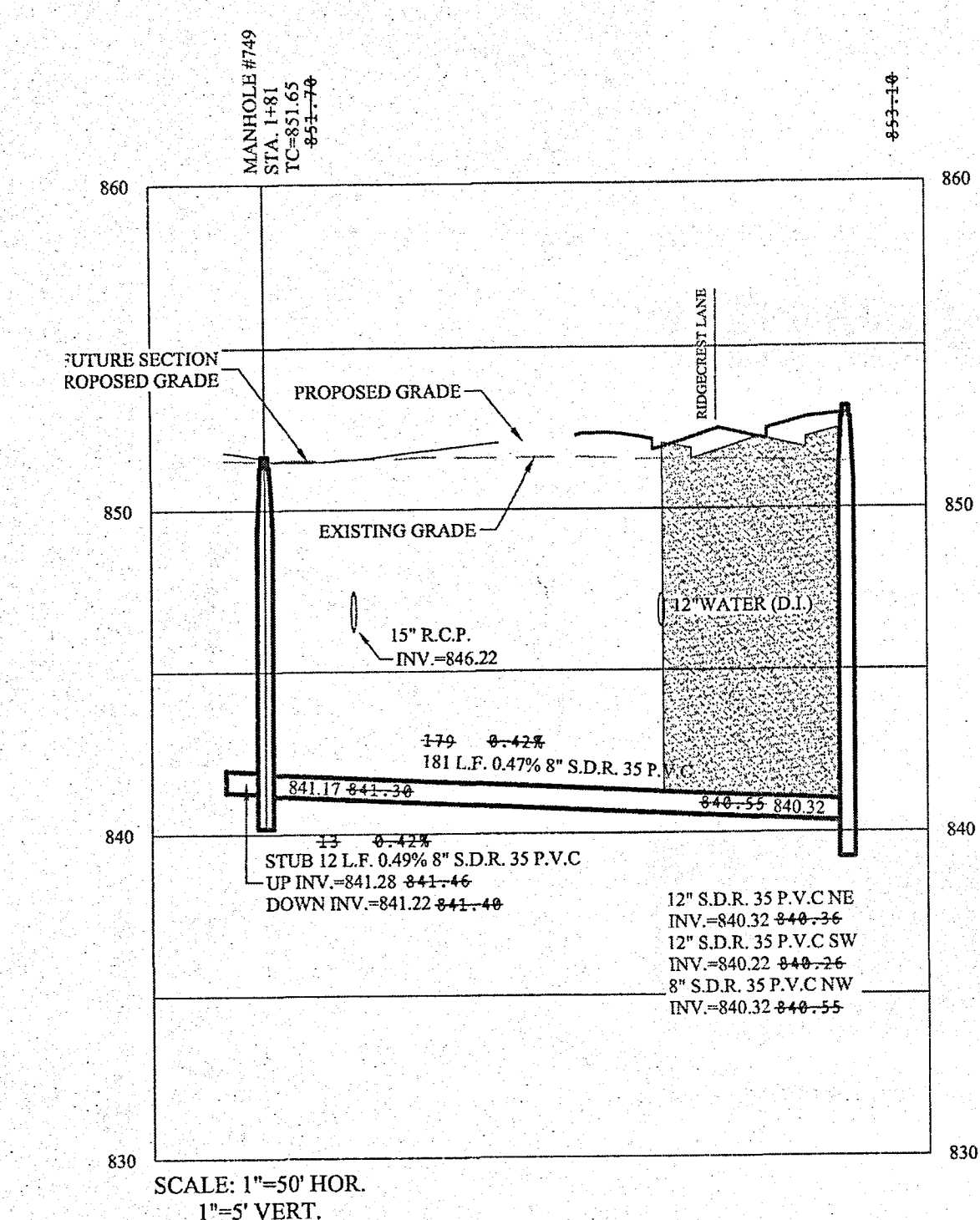
- LEGEND**
- EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - TYPE II CLEANOUT
 - PROPOSED WATER LINE
- DENOTES FULL DEPTH COMPACTED GRANULAR BACKFILL
- GRANULAR BACKFILL SHALL BE "B" BORROW (1/2" NOMINAL SIZE) AS DEFINED BY INDOT

RECORD DRAWING

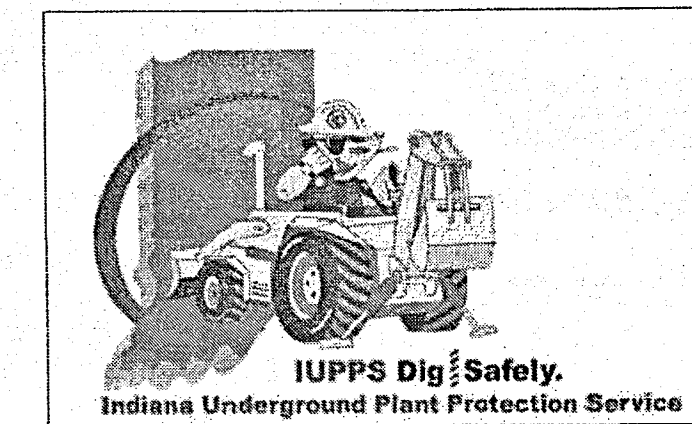
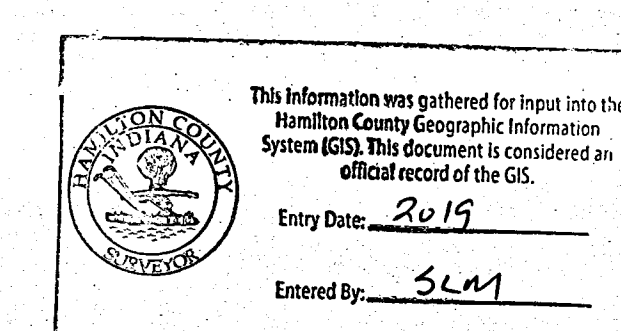
D.D.O.
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A SURVEYOR'S LOCATION SURVEY OR A SURVEYOR LOCATION REPORT.
 CERTIFIED: 11/20/17
David J. Stoppelwerth
 David J. Stoppelwerth
 Registered Professional Engineer
 No. 19358
 STATE OF INDIANA



- NOTES:**
- THERE ARE NO DRINKING WATER WELLS WITHIN 100 FEET OF THE PROPOSED SEWERS.
 - THE CONTRACTOR SHALL TELEVISION THE SANITARY SEWER PRIOR TO ACCEPTANCE AND AGAIN WITHIN SIX MONTHS OF THE EXPIRATION OF THE MAINTENANCE BOND. THE TAPES (OR CD) AND LOG SHALL BE FORWARDED TO MCCORDSVILLE DESIGNATED AGENT FOR REVIEW.
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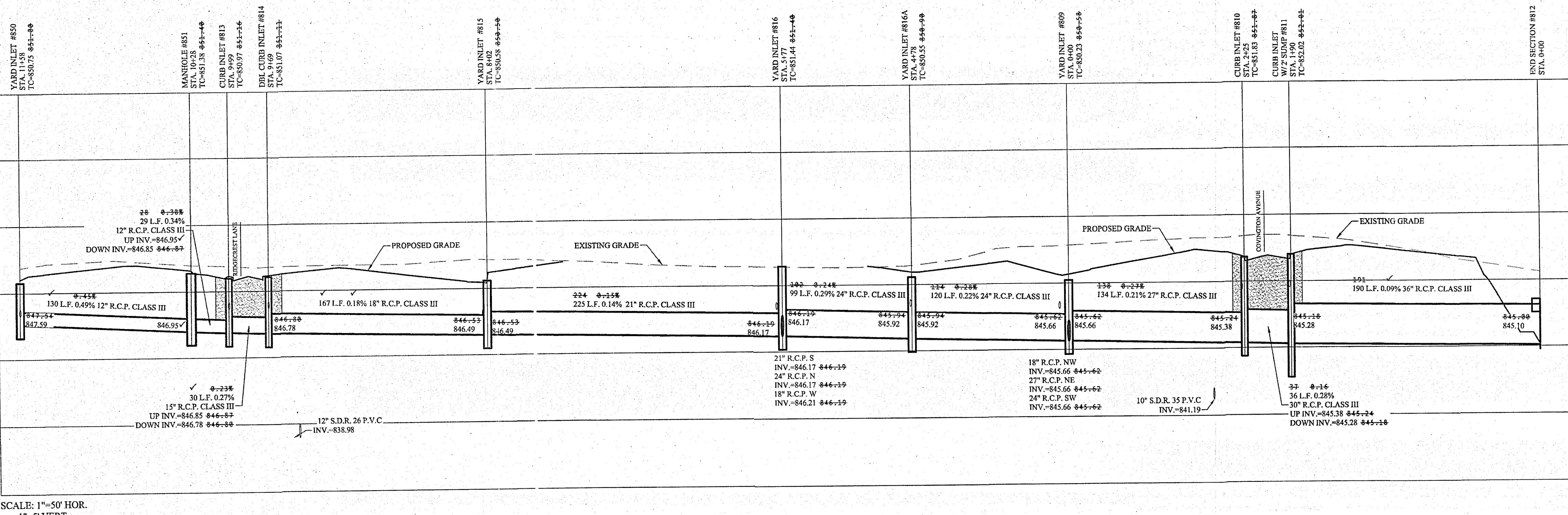
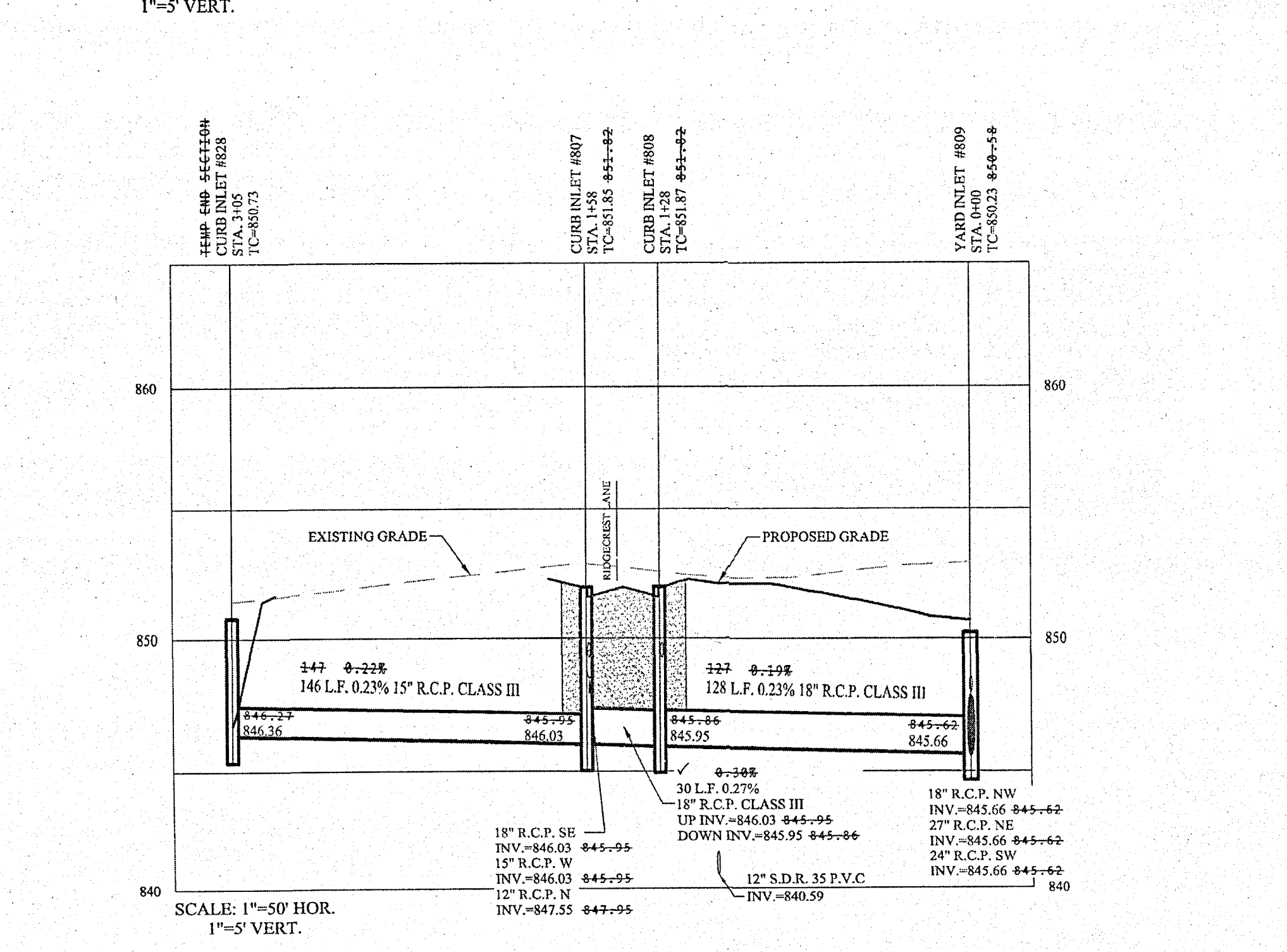
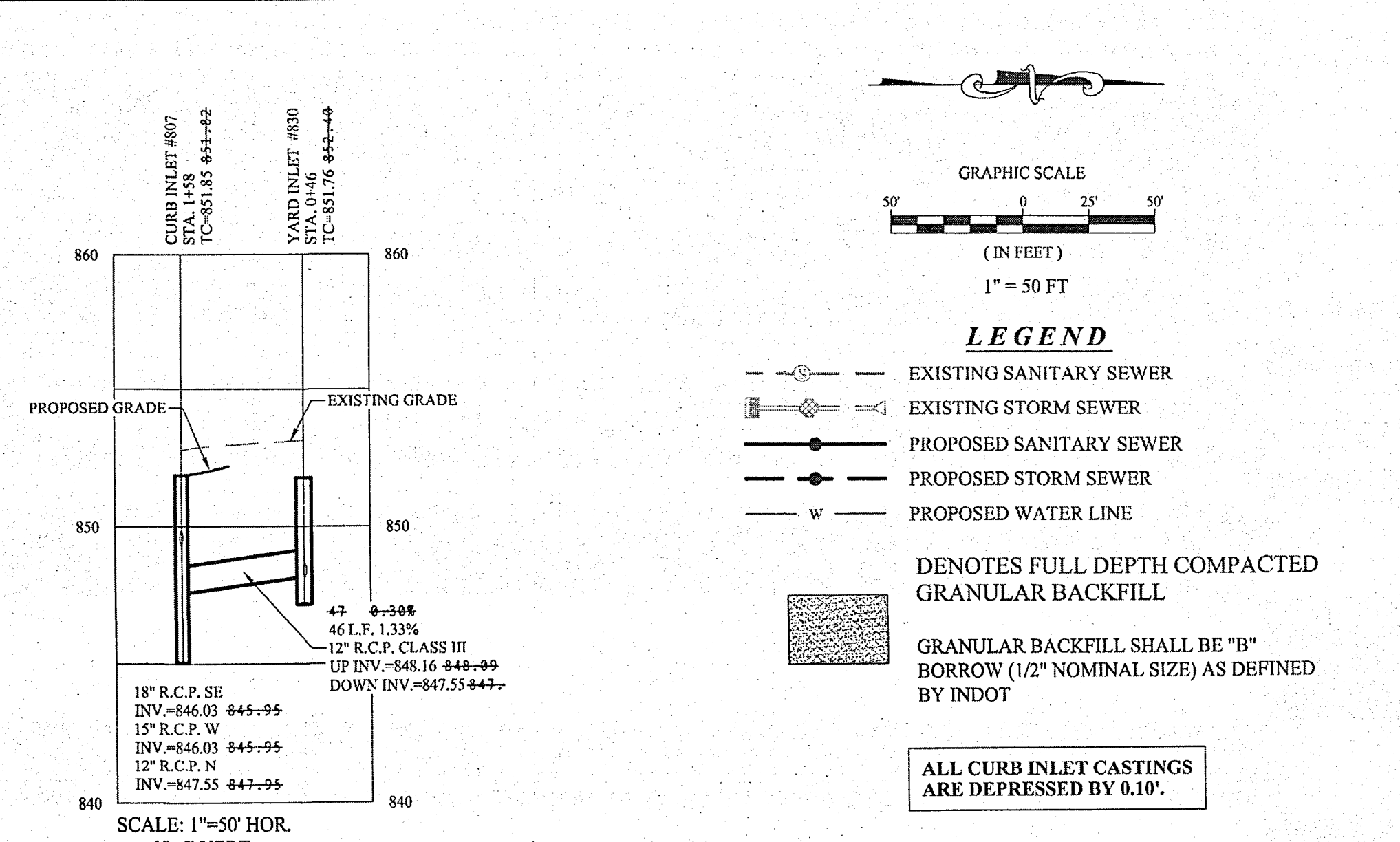
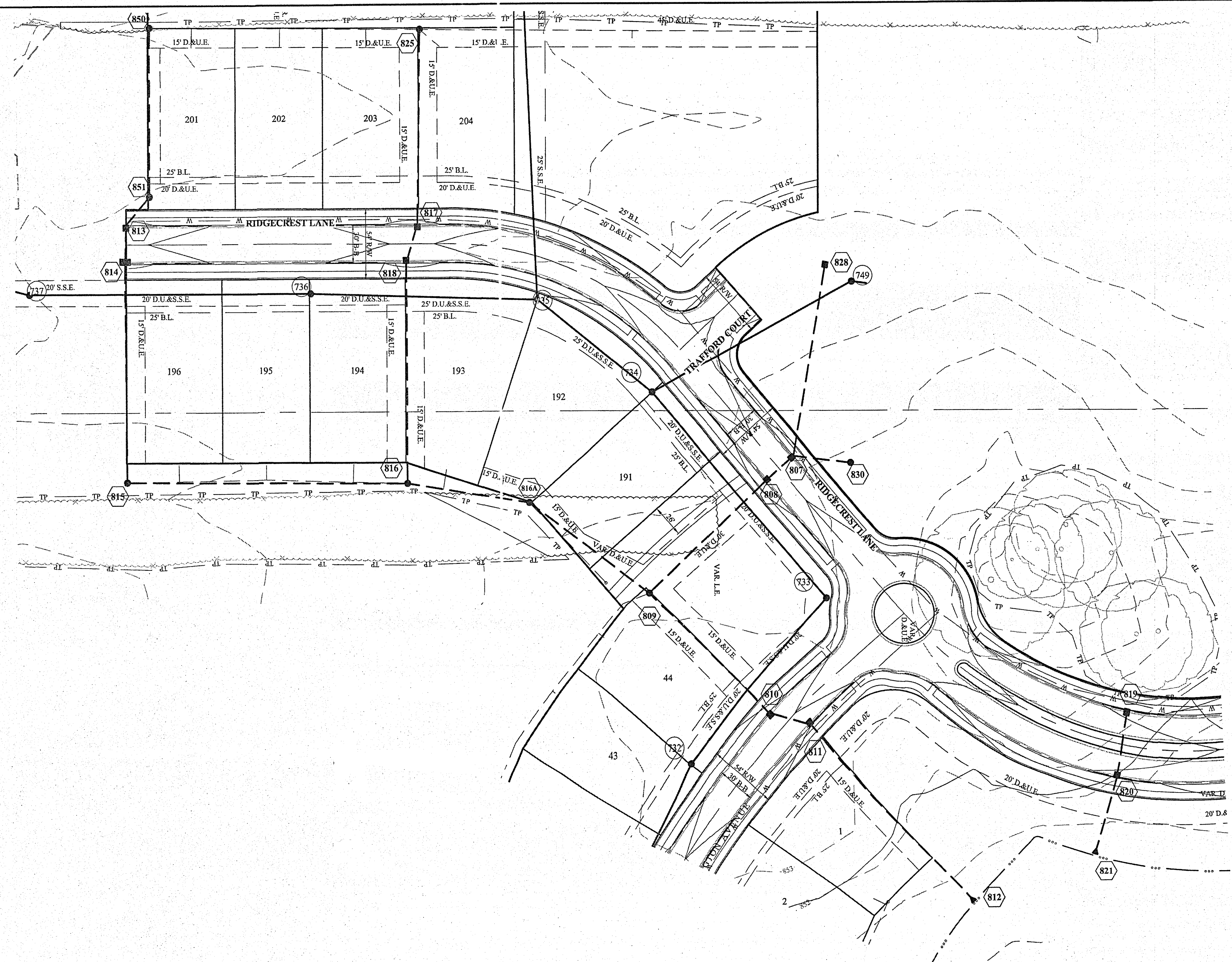
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 Plotted / By: July 31, 2018 6:44:11 PM / Pete White

STOEPPELWERTH
 ALWAYS ON
 795 East 106th Street, Fishers, IN 46038-2505
 phone: 317.849.5935 fax: 317.849.5942

SANITARY SEWER PLAN & PROFILE
 McCORD POINTE
 SECTION 1A
 MCCORDSVILLE, INDIANA

DRAWN BY: JSM/ADG CHECKED BY: BAH
 SHEET NO. C503
 S.A. R.B.N.G. 77822CAL-S1A

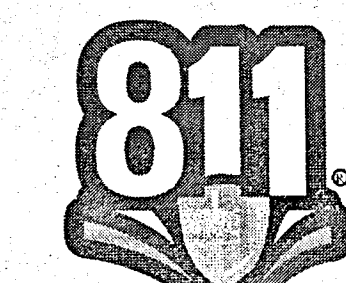
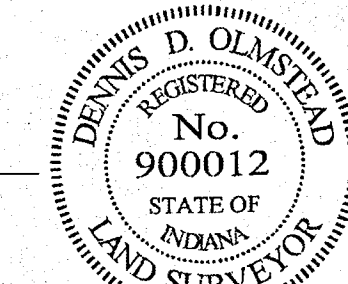
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 October 3, 2019 2:46:16 PM /Leroy Alexander
 Modified / By:
 Plotted / By:



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 Entry Date: 2019
 Entered By: SLM

RECORD DRAWING

D.O.C.
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 10/8/2019



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 Call before you dig.



STORM SEWER PLAN & PROFILE

McCord Pointe
 SECTION 1A

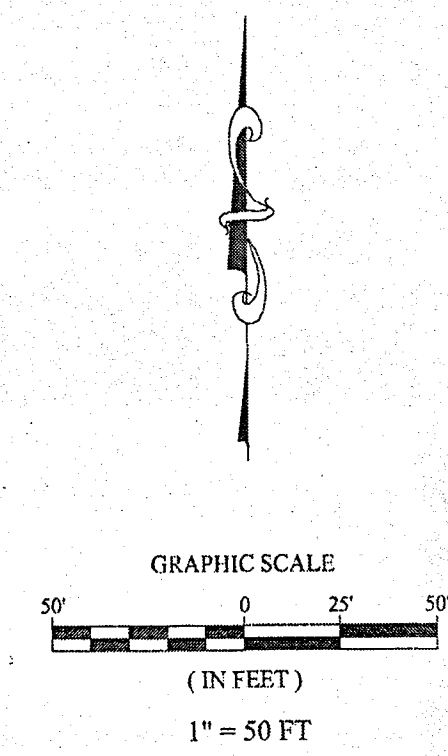
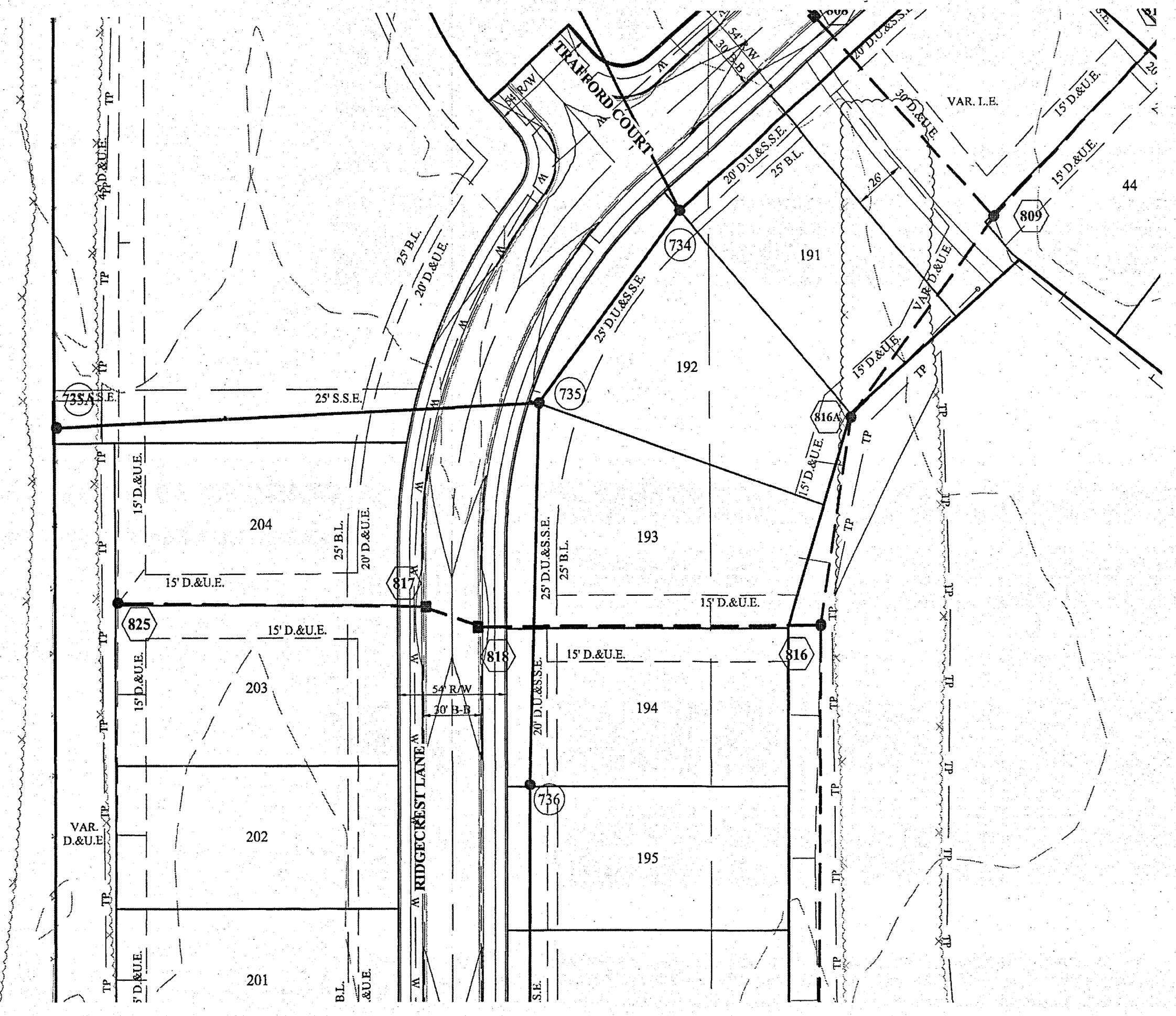
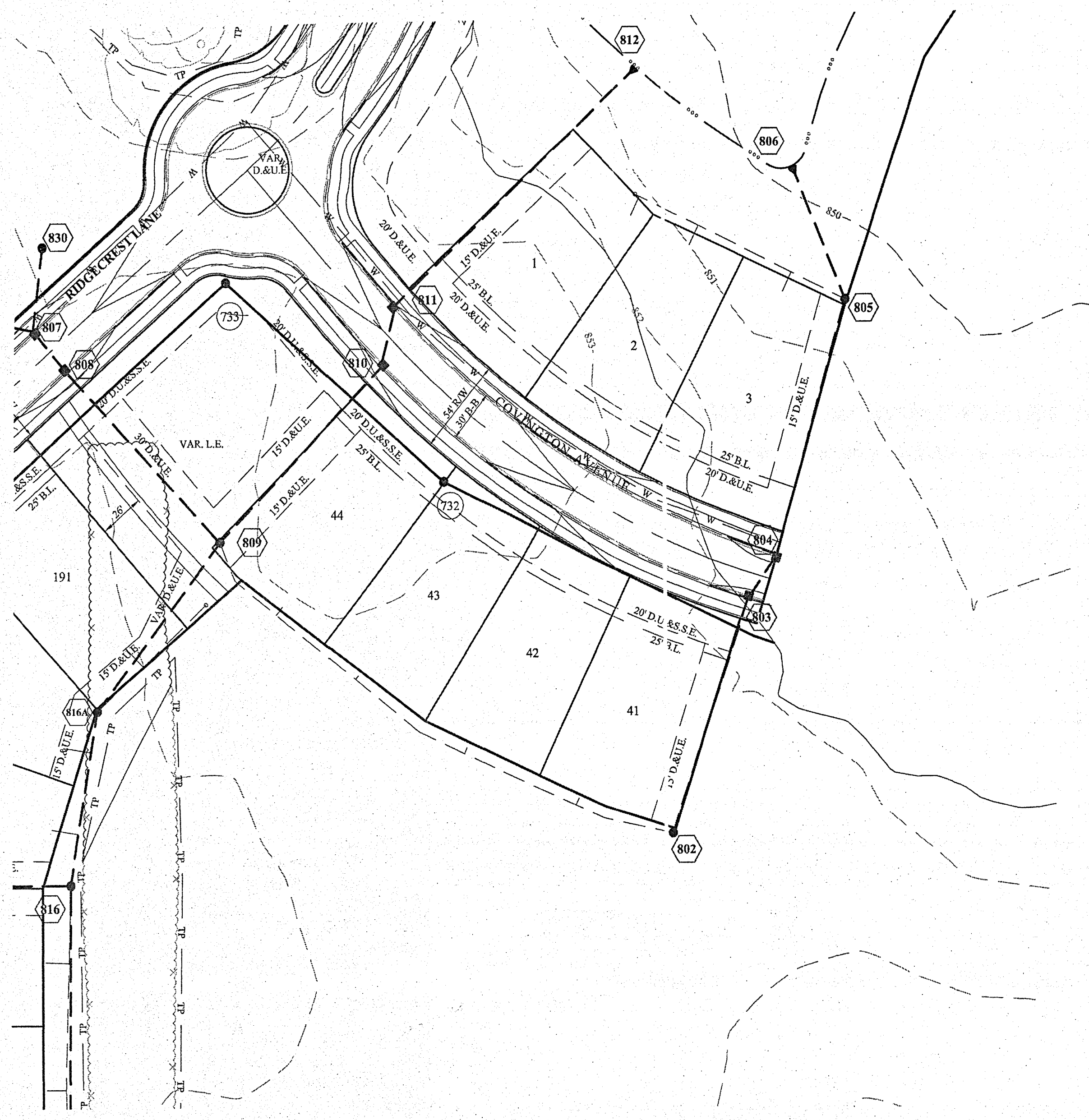
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 CHECKED BY: BAH
 SHEET NO. C601
 S & A JOB NO. 77822CAL-S1A

ADD	DATE	BY	REVISIONS
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JSM	02/16/18		REVISED SURFACE TO INCLUDE SPILLWAY
KJM	04/23/18		REVISED PER TAC AND DRAINAGE COMMENTS
ADG	03/21/18		REVISED PER TAC AND DRAINAGE COMMENTS
ADG			

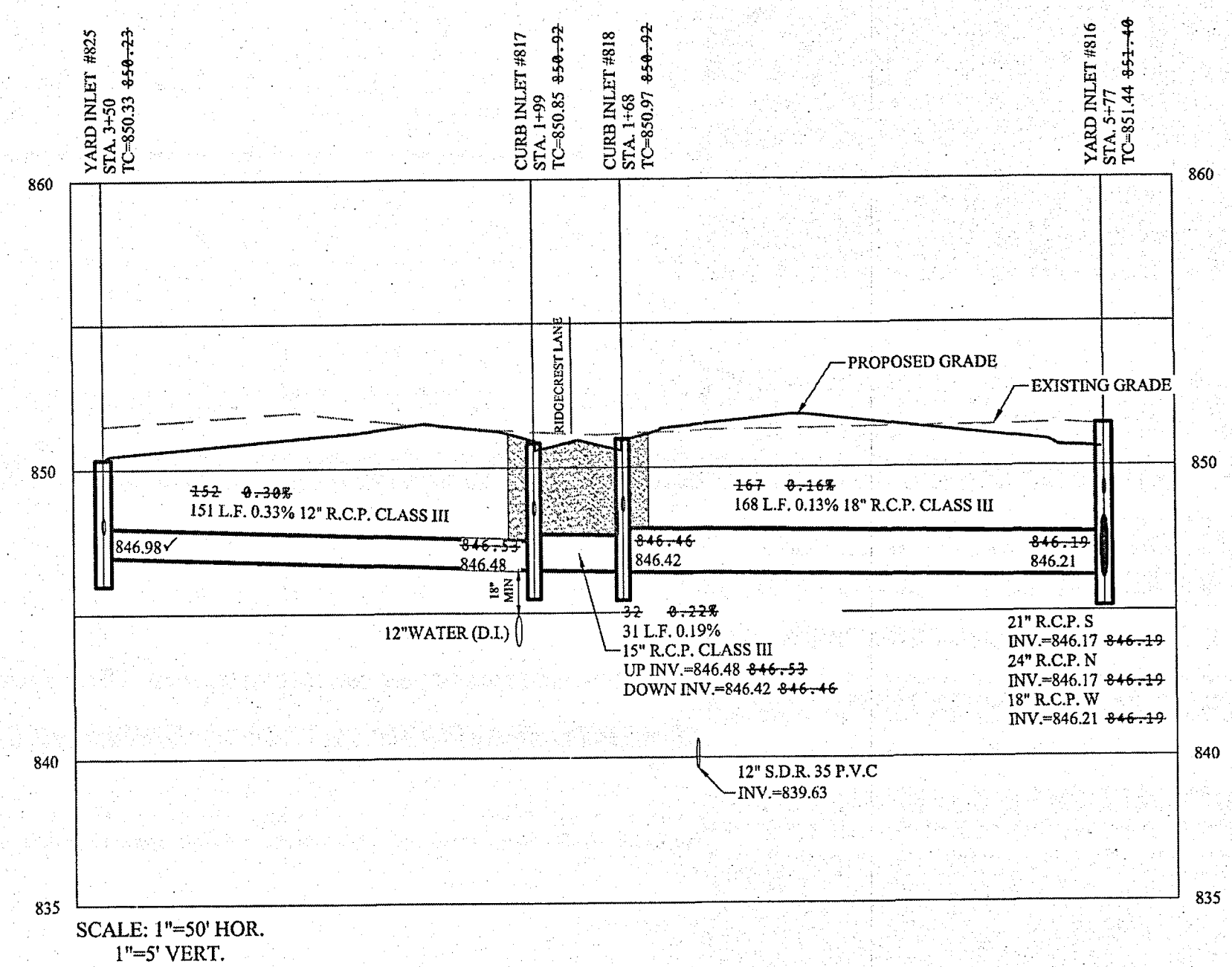
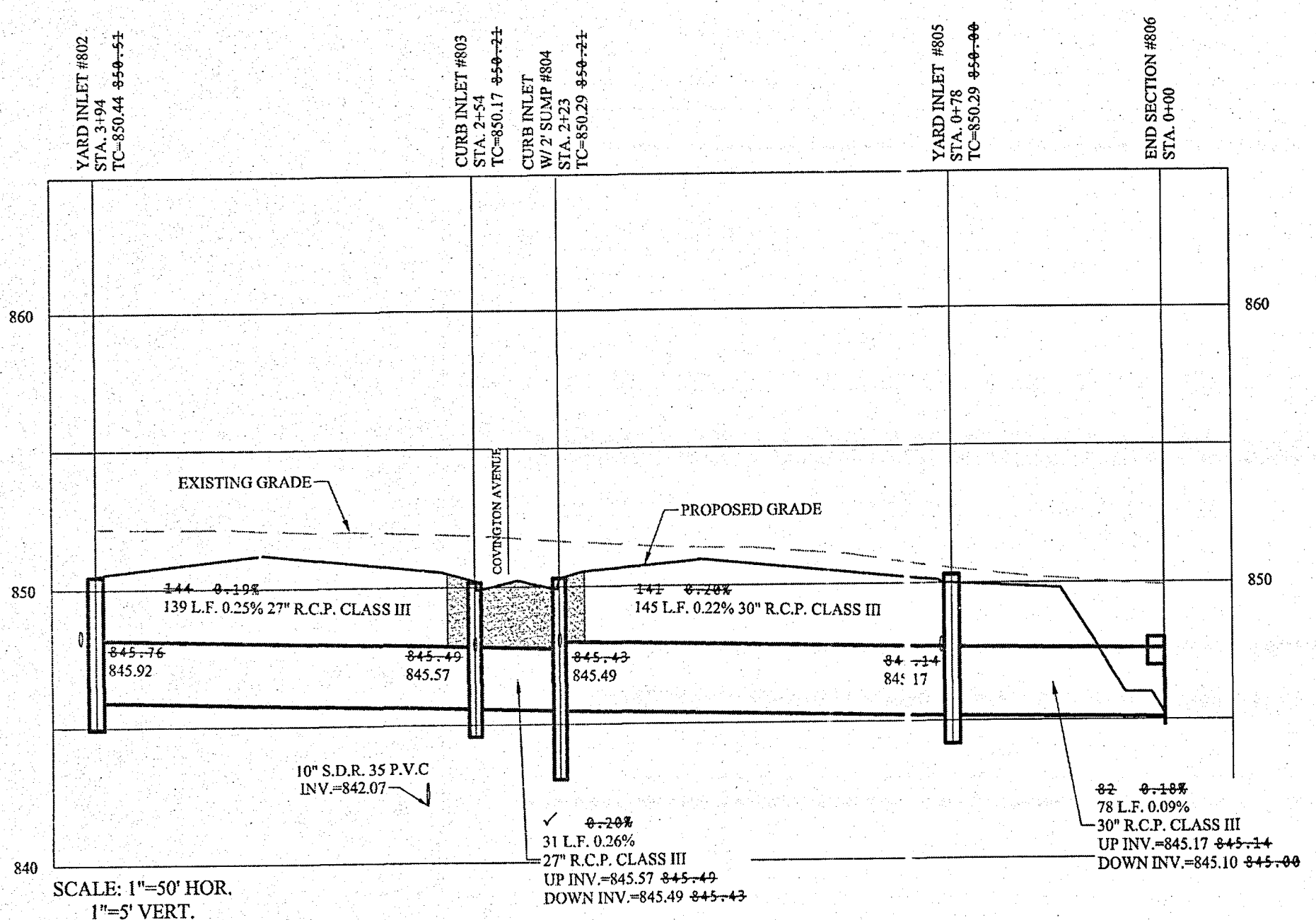
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR SURVEY OR A SURVEYOR LOCATION REPORT.
 CERTIFIED: 11/30/17
Dennis D. Olmstead
 REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA

STOEPPELWERTH
 ALWAYS ON
 7965 East 11th Street, Fishers, IN 46038-2505
 phone: 317.849.5935 fax: 317.849.5942

HANCOCK COUNTY, INDIANA
 McCORDSVILLE



- LEGEND**
- EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
- DENOTES FULL DEPTH COMPACTED GRANULAR BACKFILL
- GRANULAR BACKFILL SHALL BE "B" BORROW (1/2" NOMINAL SIZE) AS DEFINED BY INDOT
- ALL CURB INLET CASTINGS ARE DEPRESSED BY 0.10'.

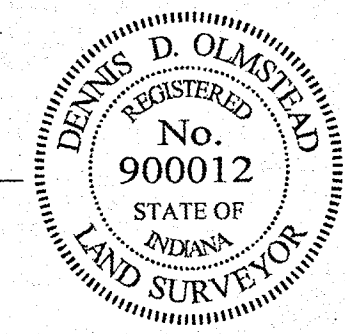


This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.

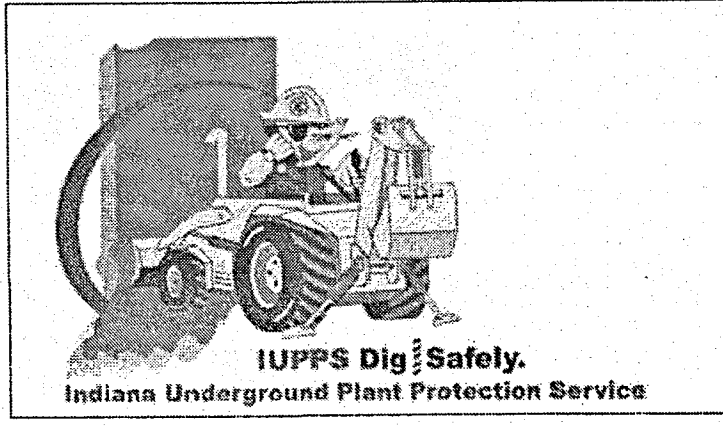
Entry Date: 10/3/2019
Entered By: SLM

RECORD DRAWING

D.D.O.
Dennis D. Olmstead
Registered Land Surveyor
No. 900012
10/3/2019



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STORM SEWER PLAN & PROFILE
McCord Pointe
SECTION 1A

HANCOCK COUNTY, INDIANA

McCordsville

DRAWN BY: JSM/ADG
CHECKED BY: BAH

C602
S.A. JOB NO. 77822CAL-S1A

STOEPPELWERTH
ALWAYS ON
795 East 108th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

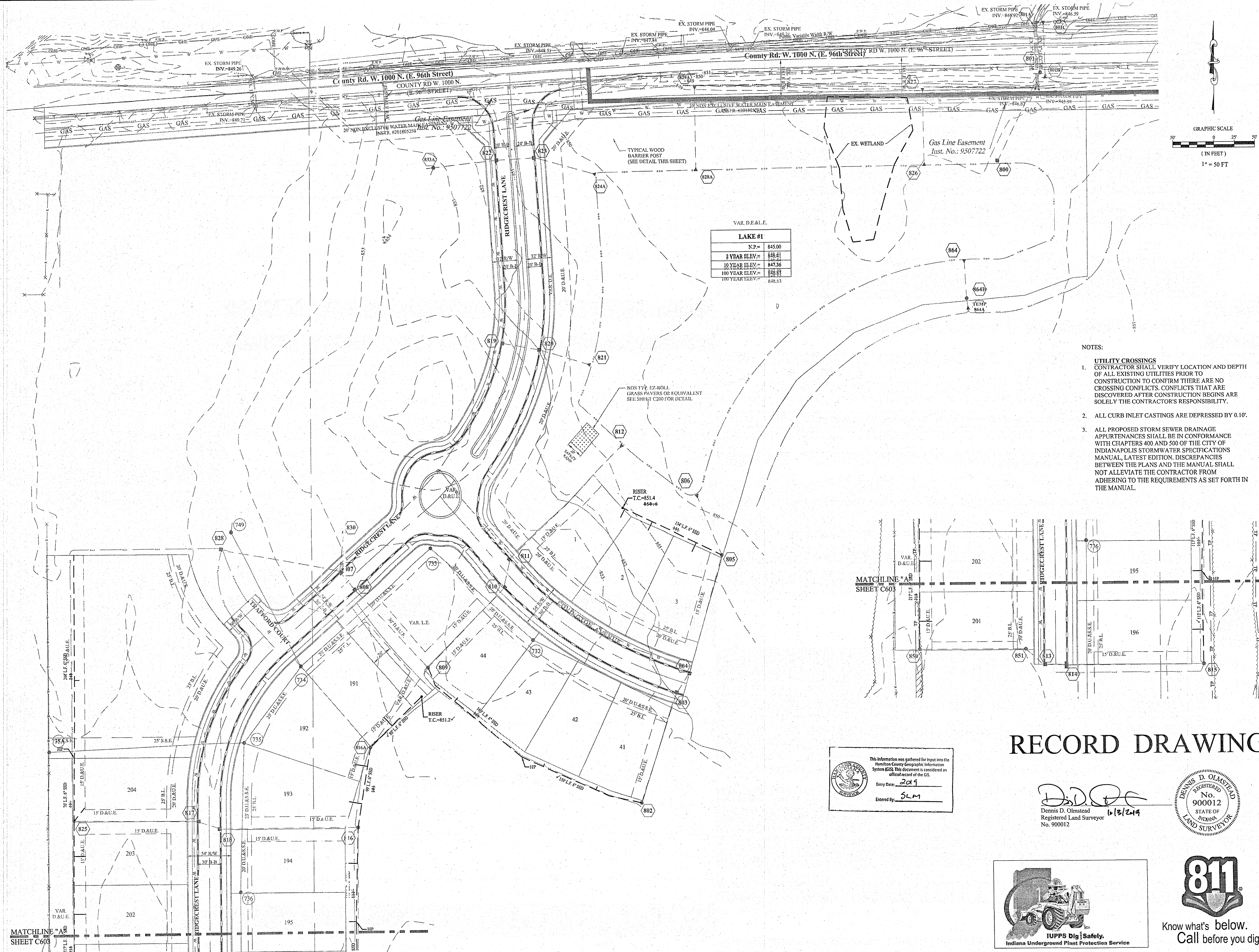
REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA
CERTIFIED: 11/03/17
David J. Stoepelwerth

THIS DRAWING IS NOT INTENDED TO BE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

NO.	DATE	BY	REVISIONS
1	11/08/18	ASB/ULT	REVISED PER ENGINEER COMMENTS
2	02/16/18	RSN	REVISED SURFACE TO INCLUDE SPILLWAY
3	04/25/18	KDN	REVISED PER TAC AND DRAINAGE COMMENTS
4	03/21/18	ADD	DATE
			MARK
			BY

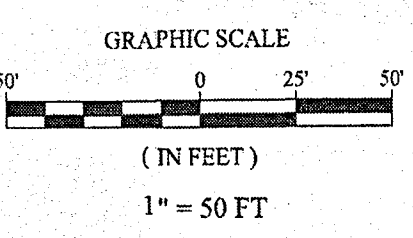
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October 3, 2019 2:43:12 PM / alexander
October 3, 2019 2:46:46 PM / Lenny Alexander
Plotted / By:

File Name: S:\77822CAL-S\ADWG\C603 Sub Surface Drain Plan.dwg - C603
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 Modified / By:
 October 3, 2019 2:47:17 PM / Leroy Alexander
 Plotted / By:

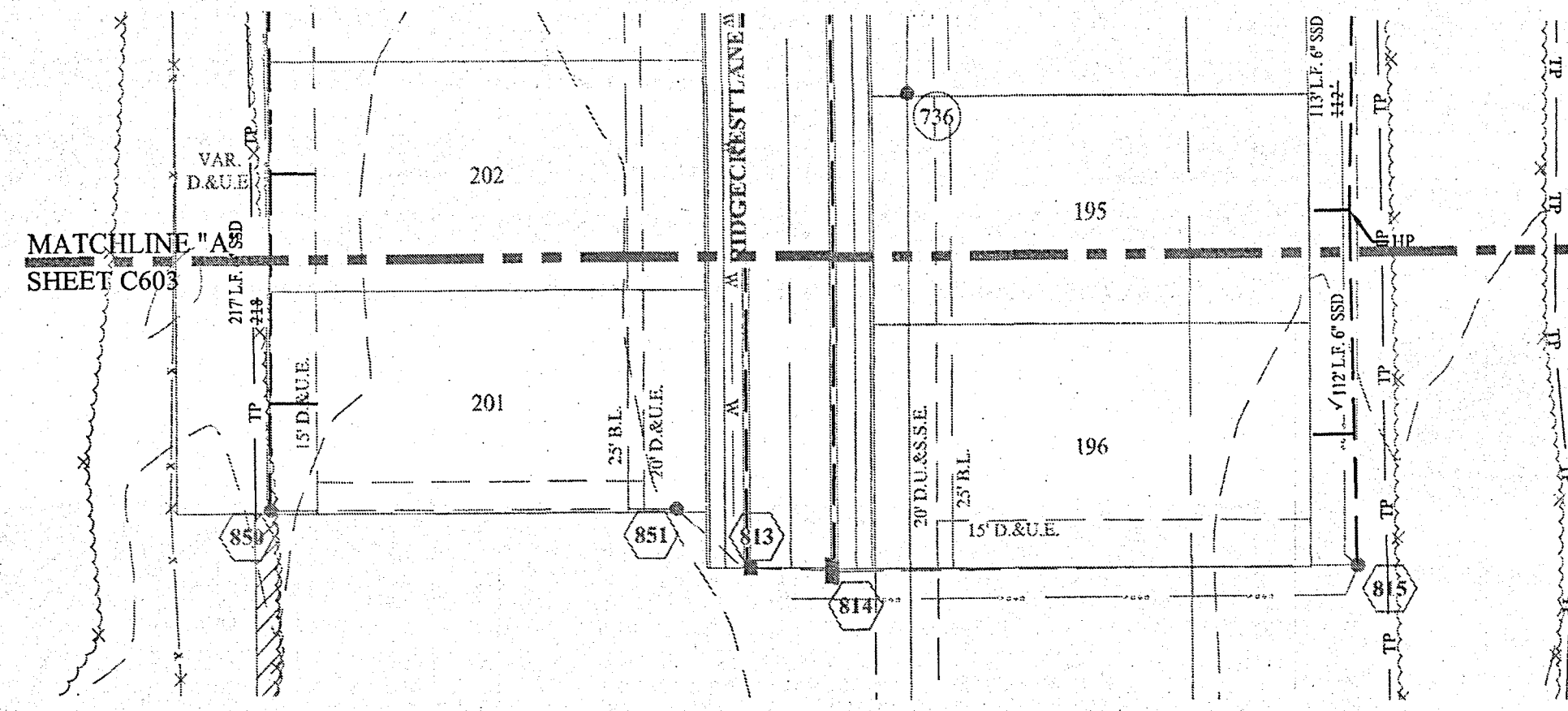


VAR. D.E.&L.E.

LAKE #1	
N.P.#	845.00
2 YEAR ELEV.#	846.41
10 YEAR ELEV.#	847.36
100 YEAR ELEV.#	848.83



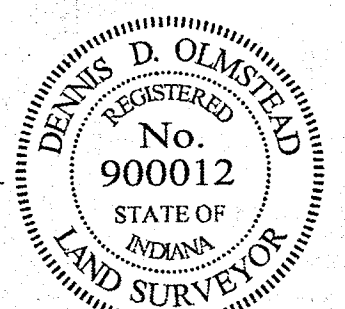
- NOTES:
- UTILITY CROSSINGS
 CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE ARE NO CROSSING CONFLICTS. CONFLICTS THAT ARE DISCOVERED AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
 - ALL CURB INLET CASTINGS ARE DEPRESSED BY 0.10'.
 - ALL PROPOSED STORM SEWER DRAINAGE APPURTENANCES SHALL BE IN CONFORMANCE WITH CHAPTERS 400 AND 500 OF THE CITY OF INDIANAPOLIS STORMWATER SPECIFICATIONS MANUAL, LATEST EDITION. DISCREPANCIES BETWEEN THE PLANS AND THE MANUAL SHALL NOT ALLEVIATE THE CONTRACTOR FROM ADHERING TO THE REQUIREMENTS AS SET FORTH IN THE MANUAL.



This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.
 Entry Date: 2019
 Entered By: SLM

RECORD DRAWING

D.D.O.
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 10/3/2019



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STOEPPELWERTH
 ALWAYS ON
 7965 East 106th Street, Fishers, IN 46038-2505
 phone: 317.649.2505 fax: 317.649.2492

REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA
 CERTIFIED: 11/30/17
David J. Stoeppelwerth

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRADEMENT OR ORIGINAL BOUNDARY SURVEY. IT IS BASED ON A SURVEY FOR LOCATION REPORT.

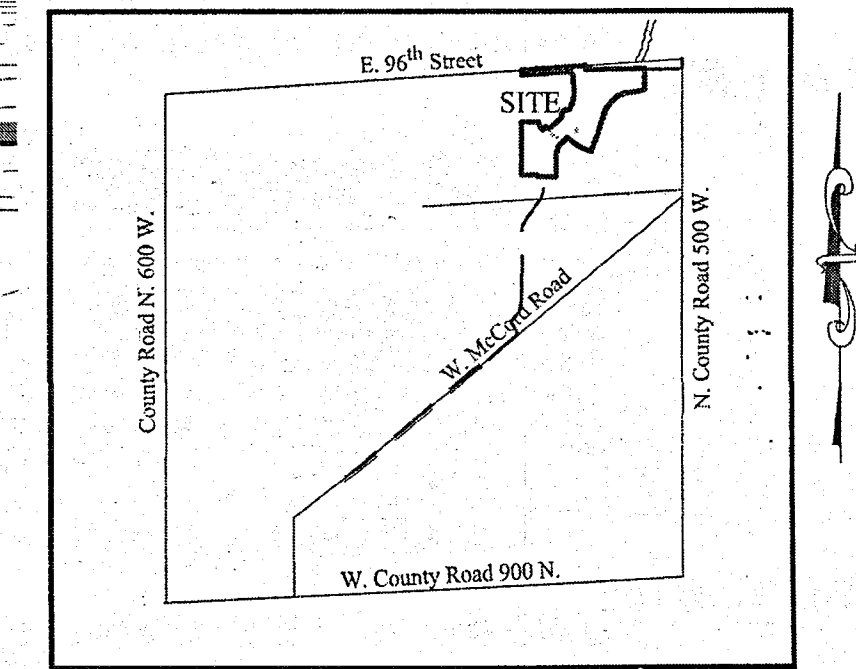
ADD	DATE	REVISIONS
ASB/UTS <td>11/08/18 <td>REVISED PER ENGINEER COMMENTS</td> </td>	11/08/18 <td>REVISED PER ENGINEER COMMENTS</td>	REVISED PER ENGINEER COMMENTS
JSM <td>02/16/18 <td>REVISED SURFACE TO INCLUDE SHELLOWAY</td> </td>	02/16/18 <td>REVISED SURFACE TO INCLUDE SHELLOWAY</td>	REVISED SURFACE TO INCLUDE SHELLOWAY
KJM <td>04/25/18 <td>REVISED PER TAC AND DRAINAGE COMMENTS</td> </td>	04/25/18 <td>REVISED PER TAC AND DRAINAGE COMMENTS</td>	REVISED PER TAC AND DRAINAGE COMMENTS
ADG <td>03/21/18 <td>REVISED PER TAC AND DRAINAGE COMMENTS</td> </td>	03/21/18 <td>REVISED PER TAC AND DRAINAGE COMMENTS</td>	REVISED PER TAC AND DRAINAGE COMMENTS
BY <td></td> <td></td>		

McCord Pointe
 SECTION 1A
 HANCOCK COUNTY, INDIANA
 MCCORDSVILLE

DRAWN BY: JSM/ADG CHECKED BY: BAH
 SHEET NO. C603
 S.A. & P.O. NO. 77822CAL-S1A

Project Location

Scale: 1" = 2000'



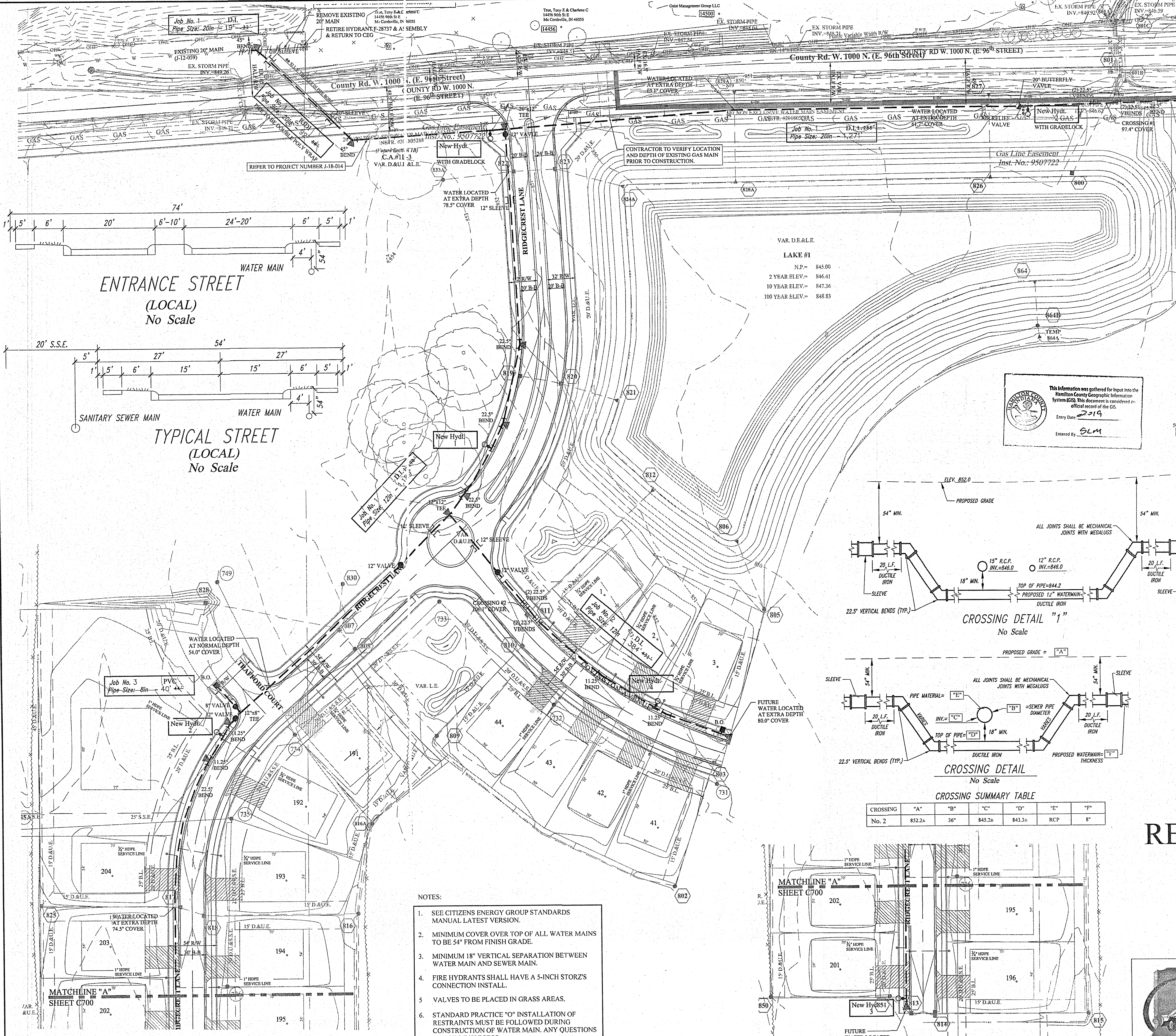
NO.	DATE	BY	REVISIONS
1	11/09/18	ASBULL'S	REVISED PER FINAL CEG COMMENTS
2	02/22/19	ASBULL'S	REVISED SURFACE TO INCLUDE SPLITWAY
3	02/22/19	ASBULL'S	REVISED PER TAC AND DRAINAGE COMMENTS
4	02/22/19	ASBULL'S	REVISED PER TAC AND DRAINAGE COMMENTS

THIS DRAWING IS NOT INTENDED TO BE THE ORIGINAL BOUNDARY SURVEY OR A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 11/30/17

Daniel J. Stoeppelwerth

REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA



VAR. D.E.&L.E.

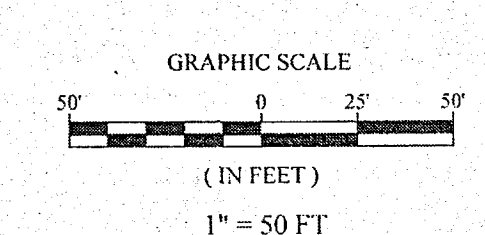
LAKE #1

N.P. =	845.00
2 YEAR ELEV. =	846.41
10 YEAR ELEV. =	847.36
100 YEAR ELEV. =	848.83

This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.

Entry Date: 2/19/19

Entered By: SLM



LEGEND

—	Existing Water Main	○	Hydrant
- - -	Proposed Water Main	○	Hydrant with Hydrant Valve
⊗	Telephone Pole	○	Butterfly Valve
⊙	Gas Pole	○	Valve
□	Inlet	○	Blowoff Assembly
⊗	Tree	○	Air Relief Valve
⊙	Gas Valve	○	Plug
⊙	Parcel Id	○	Reducer
⊙	Adapter	○	T.J. Tee
⊙	Bend	○	M.J. Sleeve
⊙	Kicker Block	○	Cross
—	Casing Pipe	—	Gas Lines
—	Gas Lines	—	Telephone Lines
—	Telephone Lines	—	Electric Lines
—	Electric Lines	—	METER PIT
—	METER PIT	—	WATER SERVICE LATERAL

CITIZENS WATER PROJECT LEGEND

Project Name: McCORD POINTE, SECTION 1A

Project Number: J-18-013

JOB #	Street Name	Pipe Size	Pipe Type	Total Pipe
1	RIDGECREST LANE	12"	D.I.	1,189' ± 294'
2	COVINGTON AVENUE	12"	D.I.	384' ± 43±
3	SUNRISE COURT	8"	PVC	40' ± 44±
# of Service Lines				TOTAL
9 ✓	SINGLE SERVICE LINE	¾"	HDPE	242' ± 294±
1 ✓	SINGLE SERVICE LINE	1"	HDPE	10' ± 10±
4 ✓	DUAL SERVICE LINE	1"	HDPE	153' ± 140±

Project Name: McCORD POINTE, SECTION 1A
 Project Number: J-18-013
 Dist. Map No.: 817
 Meter Map No.: 17
 Tax Code: 30016
 Pressure Dist.:
 Drafter: STOEPPELWERTH/BAHADG
 Date: 12/01/2017

CROSSING SUMMARY TABLE

CROSSING	"A"	"B"	"C"	"D"	"E"	"F"
No. 2	852.2±	36"	845.2±	843.3±	RCP	8"

- NOTES:
- SEE CITIZENS ENERGY GROUP STANDARDS MANUAL LATEST VERSION.
 - MINIMUM COVER OVER TOP OF ALL WATER MAINS TO BE 54" FROM FINISH GRADE.
 - MINIMUM 18" VERTICAL SEPARATION BETWEEN WATER MAIN AND SEWER MAIN.
 - FIRE HYDRANTS SHALL HAVE A 5-INCH STORZ'S CONNECTION INSTALL.
 - VALVES TO BE PLACED IN GRASS AREAS.
 - STANDARD PRACTICE "O" INSTALLATION OF RESTRAINTS MUST BE FOLLOWED DURING CONSTRUCTION OF WATER MAIN. ANY QUESTIONS ASK CEG INSPECTOR.

RECORD DRAWING

D.O.
Dennis D. Olmstead
Registered Land Surveyor
No. 900012
6/13/2019

REGISTERED LAND SURVEYOR
No. 900012
STATE OF INDIANA

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IUPPS Dig Safety
Indiana Underground Plant Protection Service

STOEPPELWERTH
ALWAYS ON
7965 East 10th Street, Fishers, IN 46038-2905
phone: 317.840.5925 fax: 317.840.5942

WATER PLAN
McCORD POINTE
SECTION 1A

C700
SHEET NO.
DRAWN BY: JSM/ADG
CHECKED BY: BAH

HANCOCK COUNTY, INDIANA
McCORDSVILLE

File Name: S:\17822CAL-SHAD\WG700 Water Plan.dwg - C700
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 Modified / By:
 November 9, 2018 2:56:14 PM / Andre Guyon
 Plotted / By:

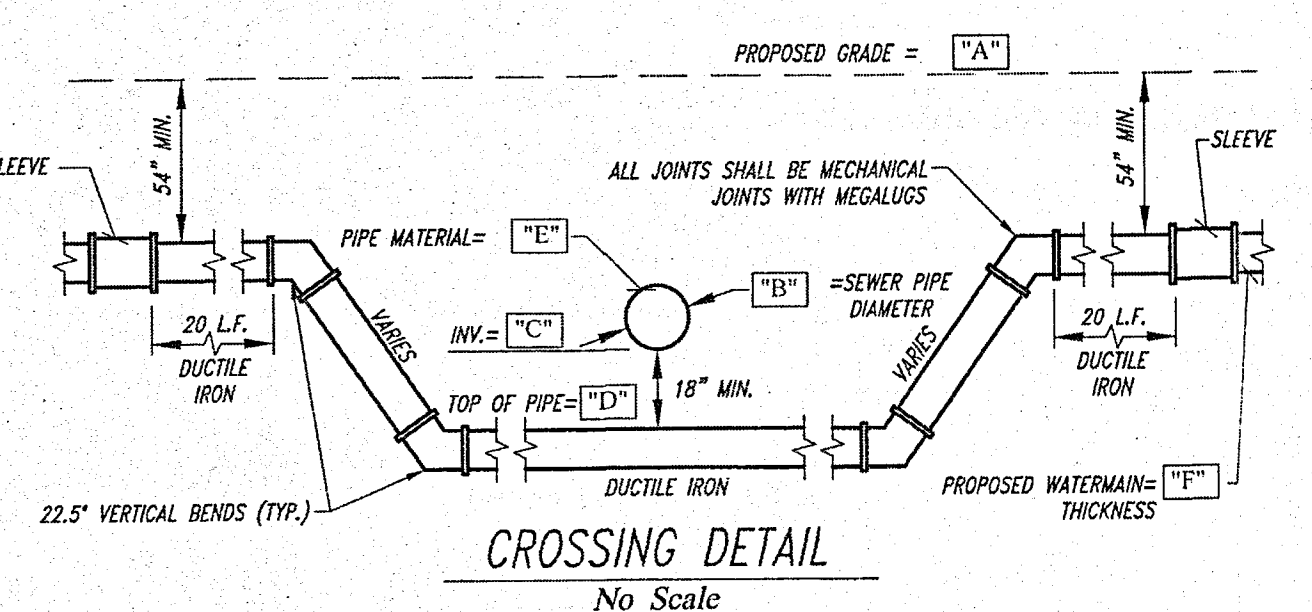
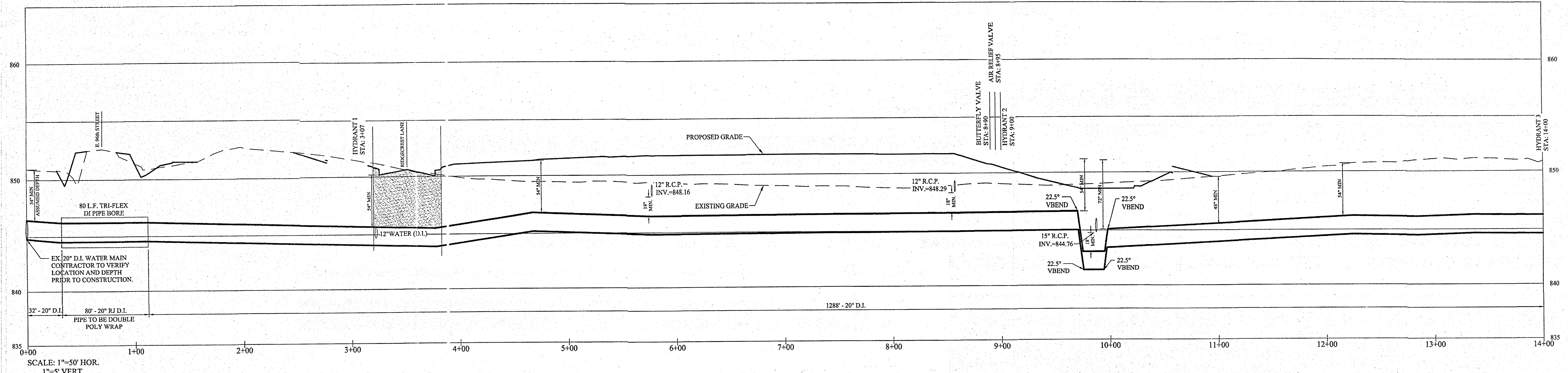
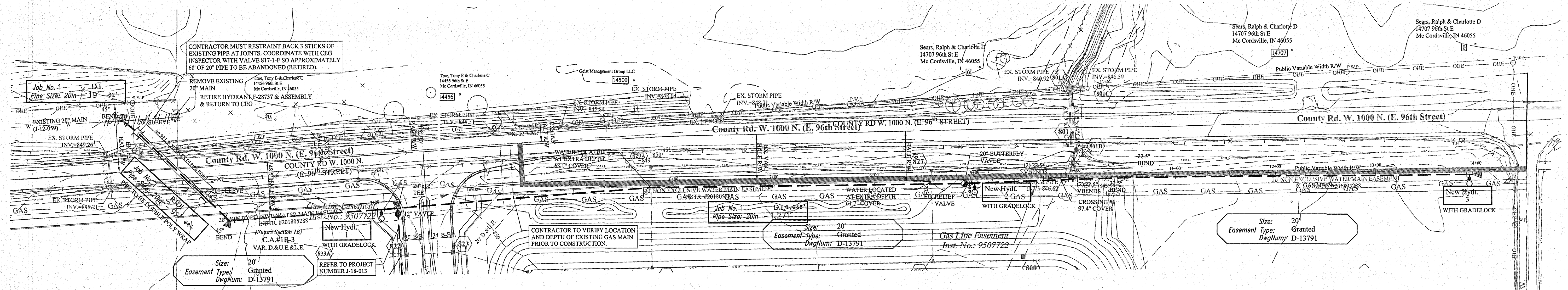
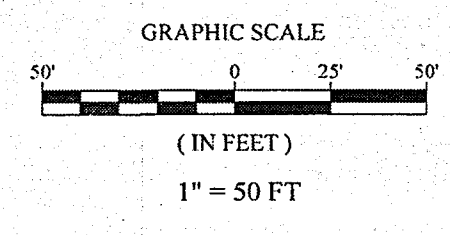
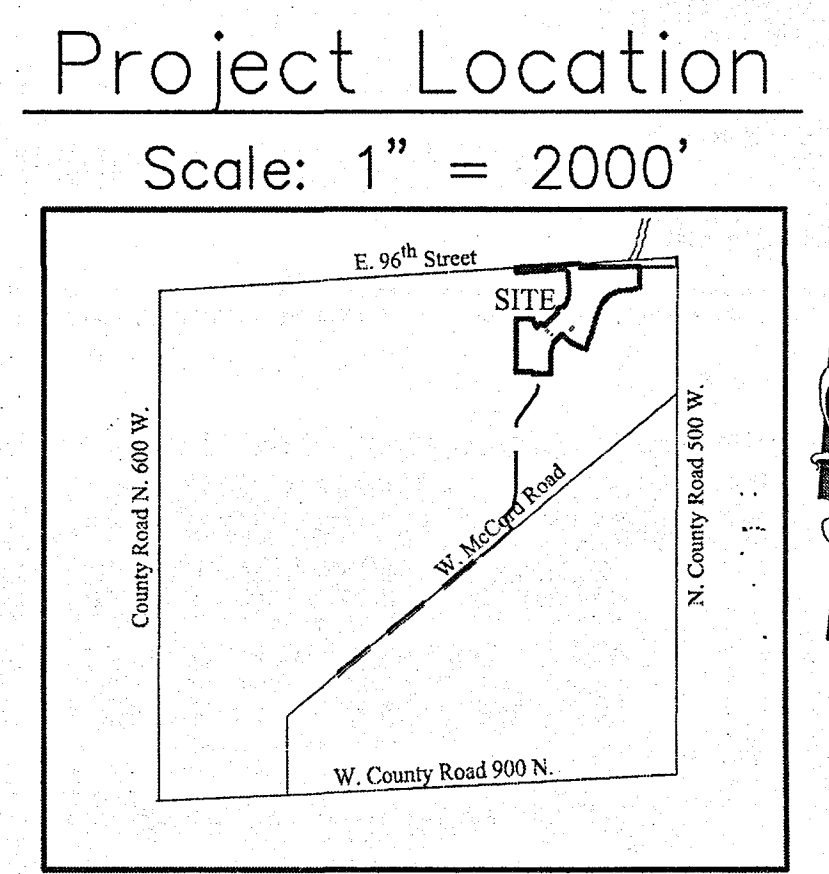
- NOTES:
- SEE CITIZENS ENERGY GROUP STANDARDS MANUAL LATEST VERSION.
 - MINIMUM COVER OVER TOP OF ALL WATER MAINS TO BE 54" FROM FINISH GRADE.
 - MINIMUM 18" VERTICAL SEPARATION BETWEEN WATER MAIN AND SEWER MAIN.
 - FIRE HYDRANTS SHALL HAVE A 5-INCH STORZ'S CONNECTION INSTALL.
 - VALVES TO BE PLACED IN GRASS AREAS.
 - STANDARD PRACTICE "O" INSTALLATION OF RESTRAINTS MUST BE FOLLOWED DURING CONSTRUCTION OF WATER MAIN. ANY QUESTIONS ASK CEG INSPECTOR.

CITIZENS WATER PROJECT LEGEND

Project Name: CR 1000 N / E. 96th Street, McCORD POINTE, OFFSITE				
Project Number: J-18-014				
JOB #	Street Name	Pipe Size	Pipe Type	Total Pipe
1	E. 96th STREET	20"	D.I.	1,290' ± 334'
1	E. 96th STREET	20"	R/D.I.	92' ± 4'
TOTAL				1,382' ± 400'

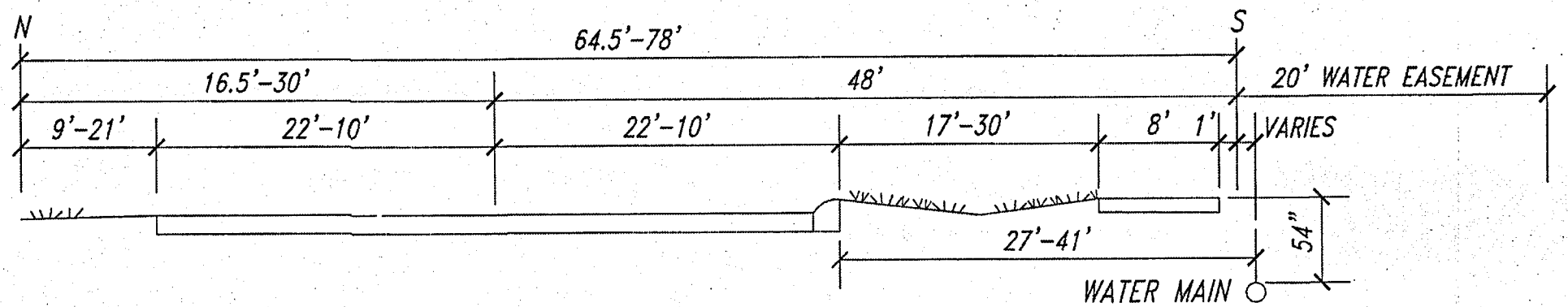
LEGEND

- Existing Water Main
- Proposed Water Main
- Telephone Pole
- Gas Pole
- Inlet
- Tree
- Gas Valve
- Parcel Id
- Adapter
- Bend
- Kicker Block
- Hydrant
- Hydrant with Hydrant Valve
- Butterfly Valve
- Valve
- Blowoff Assembly
- Air Relief Valve
- Plug
- Reducer
- T.J. Tee
- M.J. Sleeve
- Cross
- Casing Pipe
- Gas Lines
- Telephone Lines
- Electric Lines
- METER FIT WATER SERVICE LATERAL



CROSSING SUMMARY TABLE

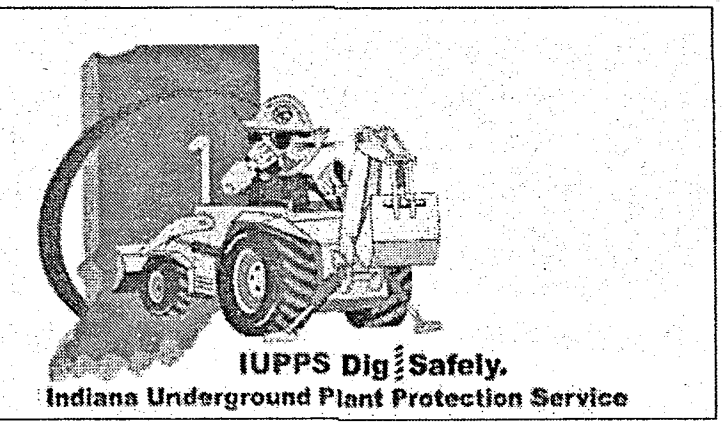
CROSSING	"A"	"B"	"C"	"D"	"E"	"F"
No. 1	851.2±	15"	844.8±	843.1±	RCP	20"



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Entry Date: 2019
Entered By: SLM

RECORD DRAWING

D.D.O.
Dennis D. Olmstead
Registered Land Surveyor
No. 900012
6/3/2019



811
Know what's below.
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WATER PLAN
McCORD POINTE
SECTION 1A

DRAWN BY: JSM/ADG
CHECKED BY: BAH

C701
S & A JOB NO. 77822CAL-SIA

STOEPPELWERTH
ALWAYS ON
785 East 18th Street, Fishers, IN 46038-2505
phone: 317.849.5925 fax: 317.849.5942

REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA
CERTIFIED: 11/20/17
David J. Stoepelwerth

DATE	MARKS	REVISIONS
11/08/18	ADG	REVISED PER CITIZENS COMMENTS
06/02/18	KJM	REVISED SURFACE TO INCLUDE SPILLWAY
03/21/18	KJM	REVISED PER TAC AND DRAINAGE COMMENTS
	ADG	
	ADG	

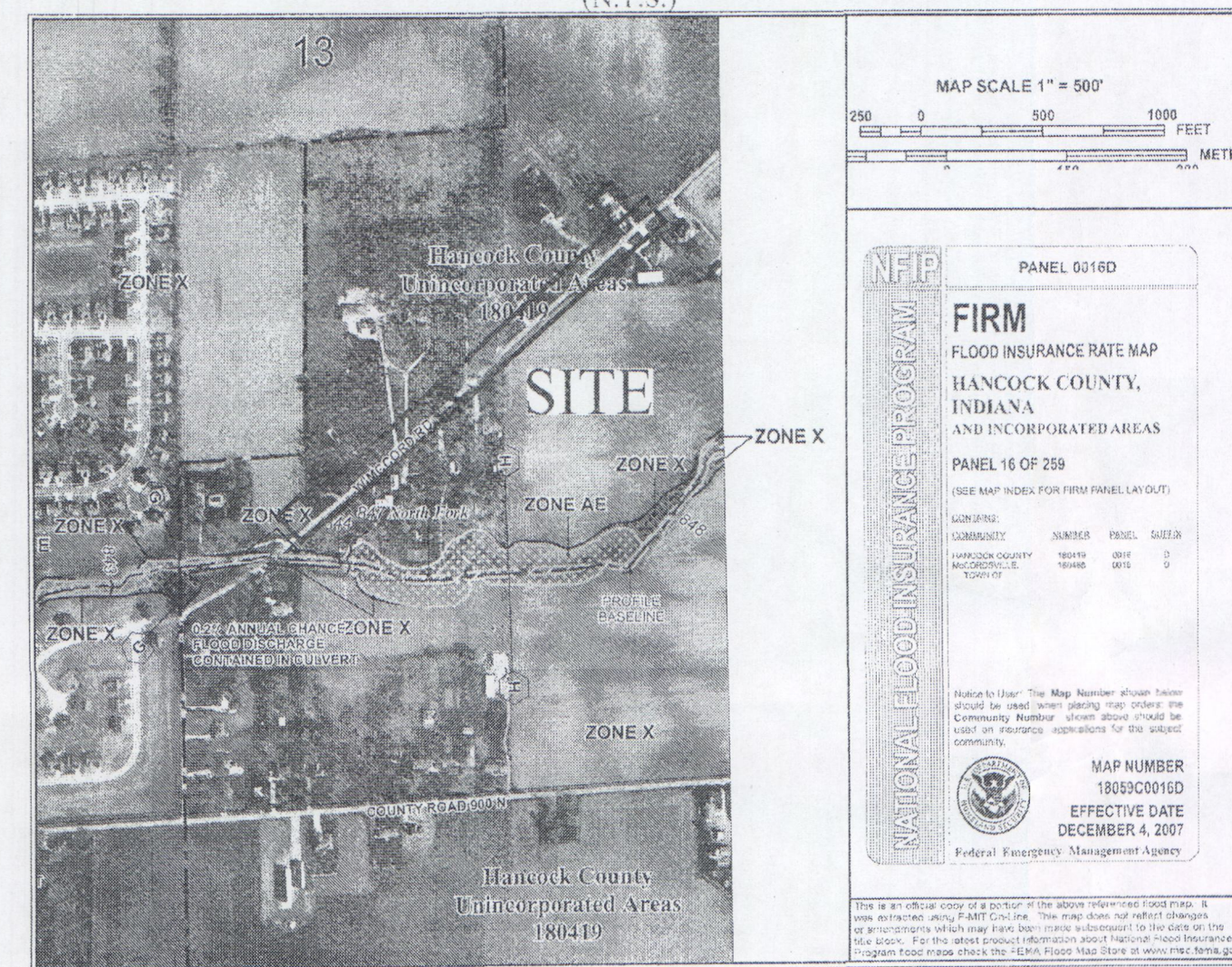
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November 9, 2018 2:34:45 PM / aguyon
November 9, 2018 2:36:27 PM / Andre Guyon

McCORD POINTE OFF-SITE SANITARY

Developed by:
CALATLANTIC HOMES OF INDIANA, INC.
 9025 North River Road, Suite 100
 Indianapolis, Indiana 46240
 Phone: (317) 846-3148
 Contact Person: Stuart Huckleberry



LOCATION MAP
(N.T.S.)

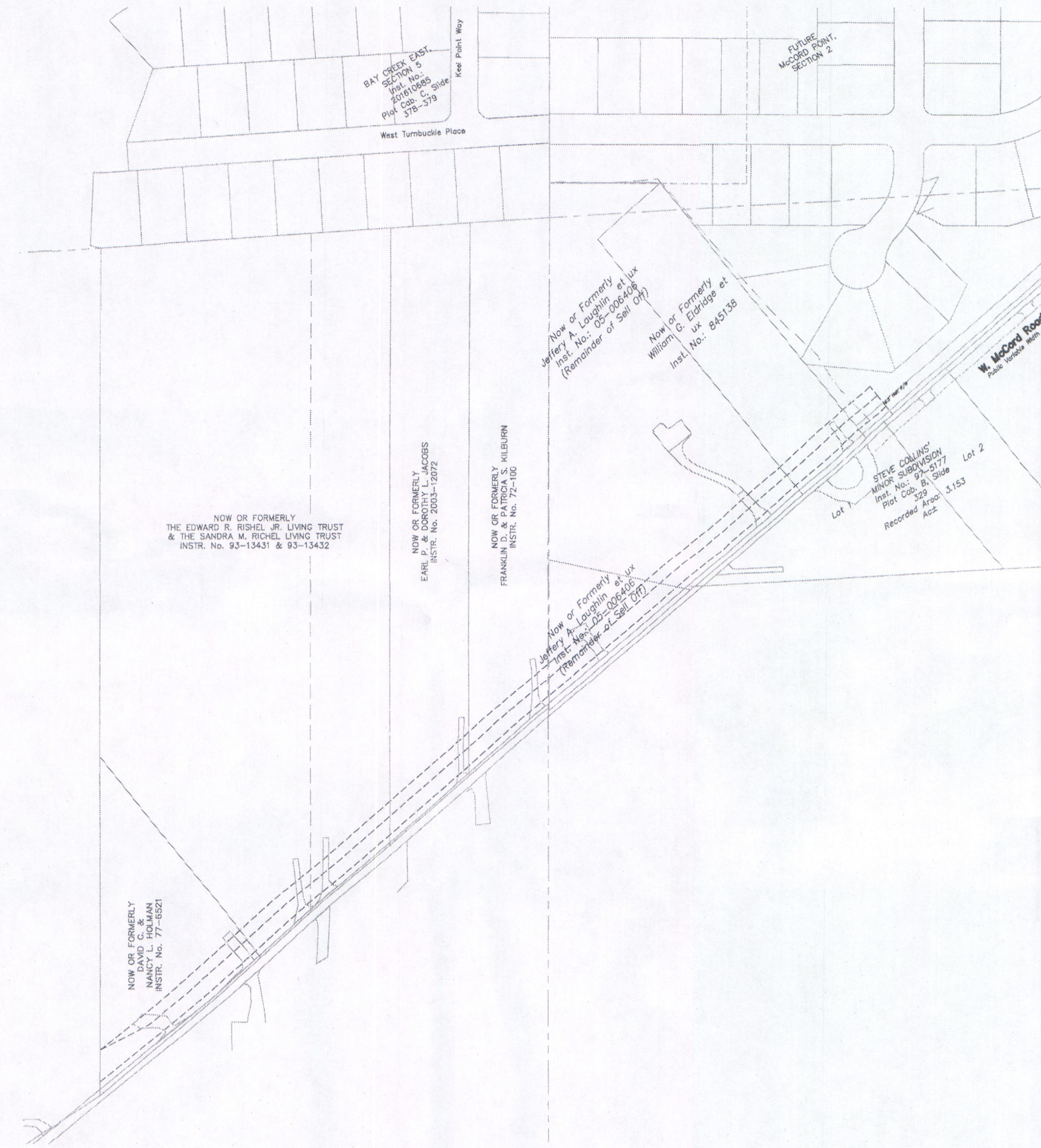


FLOOD MAP
(N.T.S.)

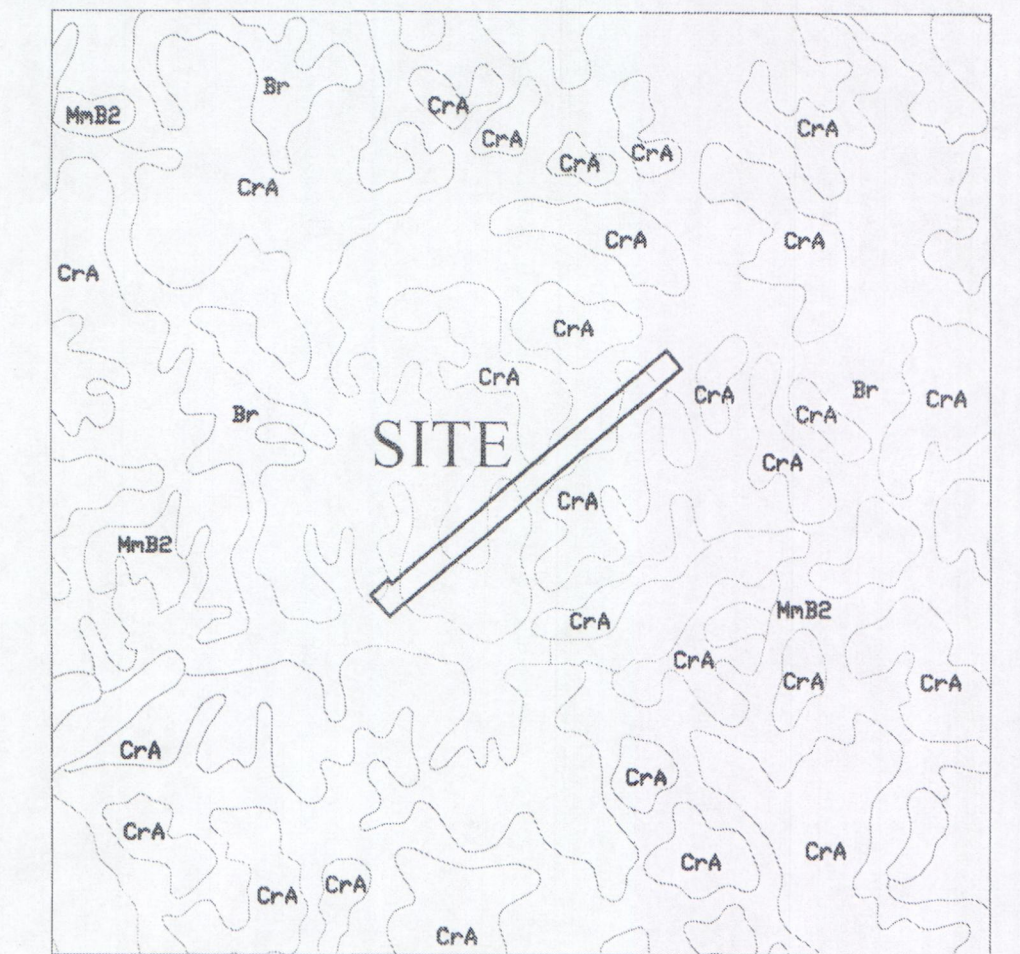
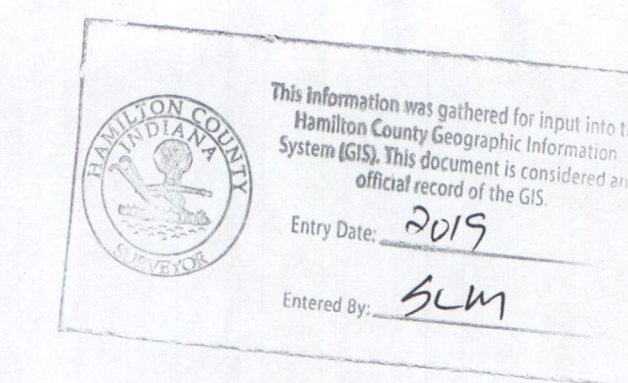
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C001	COVER SHEET
C300-C306	INITIAL STORM WATER POLLUTION & PREVENTION PLAN TEMPORARY STORM WATER POLLUTION & PREVENTION PLAN PERMANENT SEDIMENT & EROSION CONTROL PLAN STORM WATER POLLUTION & PREVENTION SPECIFICATIONS STORM WATER POLLUTION & PREVENTION DETAILS
C500-C501	SANITARY SEWER PLAN & PROFILE

McCORDSVILLE STANDARD SPECIFICATIONS	
SHT.	DESCRIPTION
1	DIRECTIONS FOR USE, & GENERAL NOTES
2	RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS
3	RIGHT-OF-WAY DETAILS
4	STANDARDS & UTILITY LOCATION GUIDELINES
5	DRIVEWAY & HANDICAP RAMP DETAILS
6	STORM SEWER STRUCTURE DETAILS
7	STORM SEWER BEDDING DETAILS AND GENERAL NOTES
8	SANITARY SEWER SPECS.
9	SANITARY SEWER DETAILS
10	SANITARY SEWER LIFT STATION STANDARDS & GUIDELINES

REVISIONS	
SHT.	DESCRIPTION
C501	REVERSED PROPERTY OWNERS ELDRIGDE & DOBBS 02/09/18 JAW
C500-C501	AS-BUILTS 08/01/18 PCW



I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents an area of part of the South Half of Section 13, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana; said part being more particularly described as follows:



SOILS MAP
(N.T.S.)

Map Unit: Br - Brookston silty clay loam

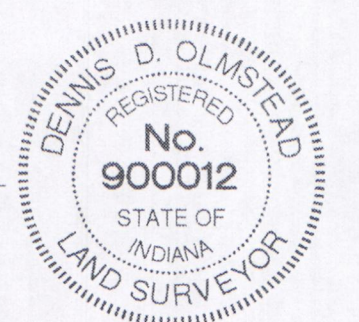
Br--Brookston silty clay loam
 This poorly drained soil has a seasonal high water table above the surface or within 1.0 ft. and is in depressions. Slopes are 0 to 2 percent. The native vegetation is water tolerant grasses and hardwoods. The surface layer is silty clay loam and has moderate or high organic matter content (2.0 to 5.0 percent). Permeability is moderately slow (0.2 to 0.6 in/hr) in the most restrictive layer above 60 inches. Available water capacity is high (10.0 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 6.1 to 7.3. This soil is hydric. Wetness is a management concern for crop production. This soil responds well to tile drainage.

Map Unit: CrA - Crosby silt loam, 0 to 2 percent slopes

CrA--Crosby silt loam, 0 to 2 percent slopes
 This is a somewhat poorly drained soil and has a seasonal high water table at 0.5 to 2.0 ft. and is on rises on uplands. Slopes are 0 to 2 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low or moderate organic matter content (1.0 to 3.0 percent). Permeability is very slow (< 0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is moderate (6.2 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 5.1 to 6.0. Droughtiness and wetness are management concerns for crop production. This soil responds well to tile drainage.

RECORD DRAWING

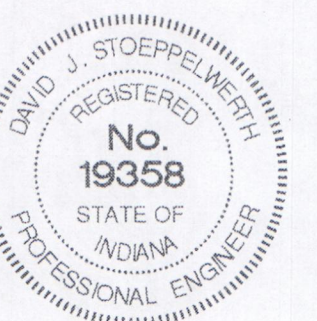
D. D. O.
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 6/3/2019



Developed by:
CALATLANTIC HOMES OF INDIANA, INC.
 9025 North River Road, Suite 100
 Indianapolis, Indiana 46240
 Contact: Stuart Huckleberry
 Phone: (317) 846-3148

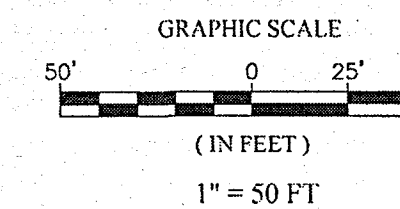
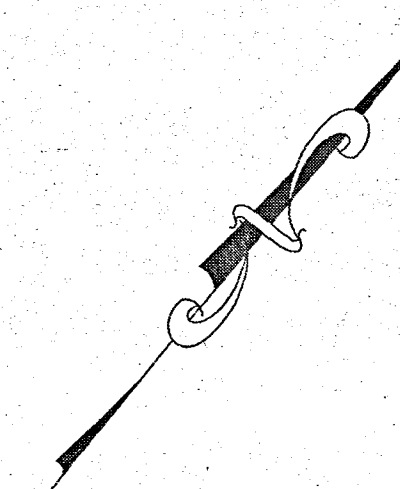
PLANS PREPARED BY:
STOEPPELWERTH & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7965 E. 106TH STREET, FISHERS, INDIANA 46038
 PHONE: (317)-849-5935
 FAX: (317)-849-5942
 CONTACT PERSON: BRETT HUFF
 EMAIL: Bhuff@stoepfelwerth.com
 PLANS CERTIFIED BY:

David J. Stoepfelwerth 11/07/17
 DAVID J. STOEPPELWERTH DATE
 PROFESSIONAL ENGINEER
 NO. 19358





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This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.
Entry Date: 2019
Entered By: SLM

DENOTES FULL DEPTH GRANULAR BACKFILL
GRANULAR BACKFILL SHALL BE "B" BORROW (1/2" NOMINAL SIZE) AS DEFINED BY INDOT

NOTES:

THERE ARE NO DRINKING WATER WELLS WITHIN 100 FEET OF THE PROPOSED SEWERS.

THE CONTRACTOR SHALL TELEWISE THE SANITARY SEWER PRIOR TO ACCEPTANCE AND AGAIN WITHIN SIX MONTHS OF THE EXPIRATION OF THE MAINTENANCE BOND. THE TAPES (OR CD) AND LOG SHALL BE FORWARDED TO MCCORDSVILLE DESIGNATED AGENT FOR REVIEW.

THE SANITARY SEWER AND LATERALS SHALL HAVE A MINIMUM COVER OF SIX FEET, INCLUDING AT THE TIME OF INSTALLATION.

FULL DEPTH GRANULAR BACKFILL SHALL BE INSTALLED ON ALL SEWER LATERAL STREET CROSSINGS & COMPACTED PER INDOT STANDARDS.

MIN. SLOPES PER THE TEN STATE STANDARDS SHALL PREVAIL IN ALL CASES.

CONTRACTOR SHALL EXTEND SEWER LATERALS THRU EASEMENTS AS SHOWN.

CONTRACTOR SHALL INSTALL A METAL FENCE POLE FLUSH TO THE GROUND AT THE END OF EACH LATERAL.

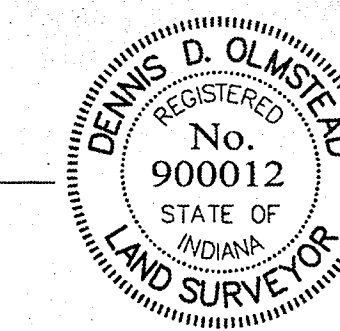
CONTRACTOR SHALL INSTALL LATERAL NO CLOSER THAN 5' FROM BUILDING LINE AND NO LESS THAN 6' DEEP AT LATERAL END.

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- TYPE II CLEANOUT
- PROPOSED WATER LINE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- A.E. ACCESS EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- T.E. TEMPORARY EASEMENT
- DENOTES FOLIAGE TO BE CLEARED

RECORD DRAWING

D.D.O.C.
Dennis D. Olmstead
Registered Land Surveyor
No. 900012
10/2/2019



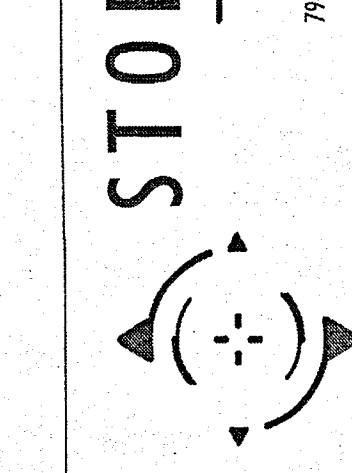
BY	
DATE	
REVISIONS	
AS BUILTS	
REVISIONS	
DATE	
REVISIONS	
DATE	
REVISIONS	

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

CERTIFIED: 11/07/2017
David J. Stoeppelwerth

STOEPPELWERTH
ALWAYS ON

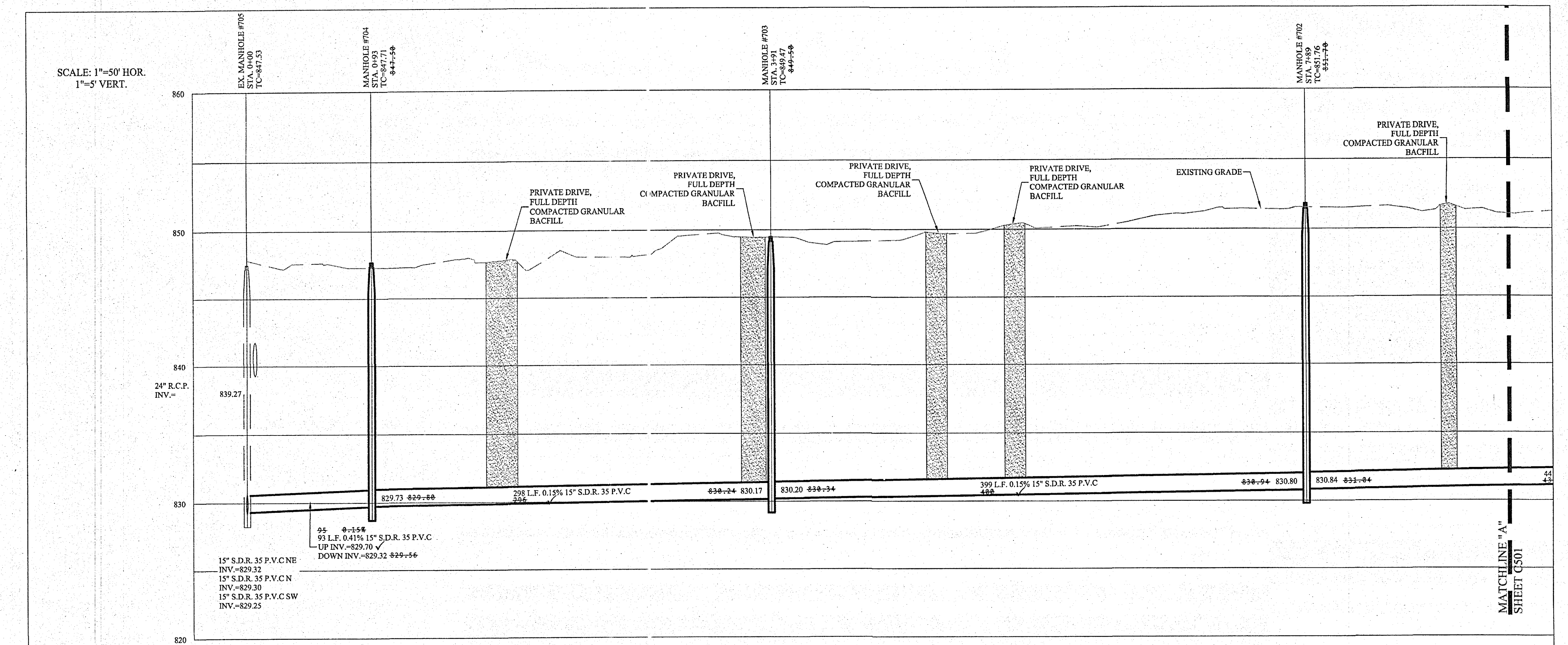
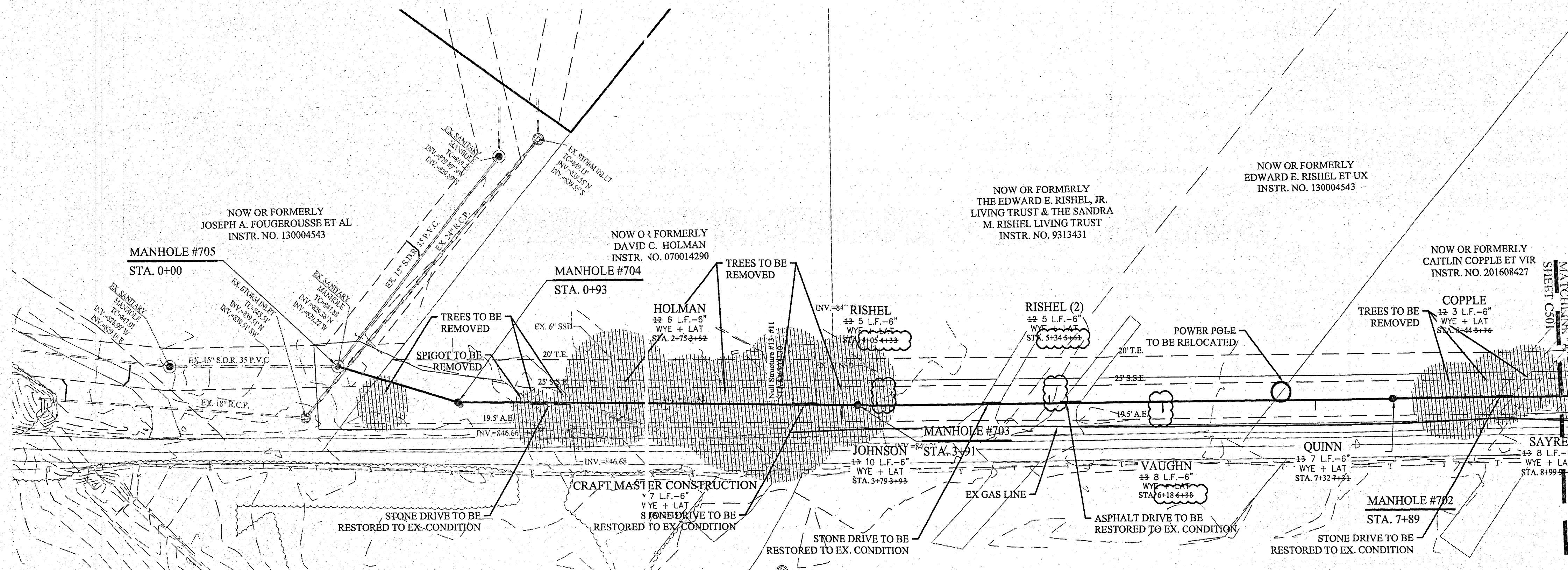
7945 East 106th Street, Fishers, IN 46038-2505
phone: 317.845.5925 fax: 317.845.5942



SANITARY PLAN & PROFILES
McCord Pointe
OFF-SITE SANITARY
HANCOCK COUNTY, INDIANA
MCCORDSVILLE

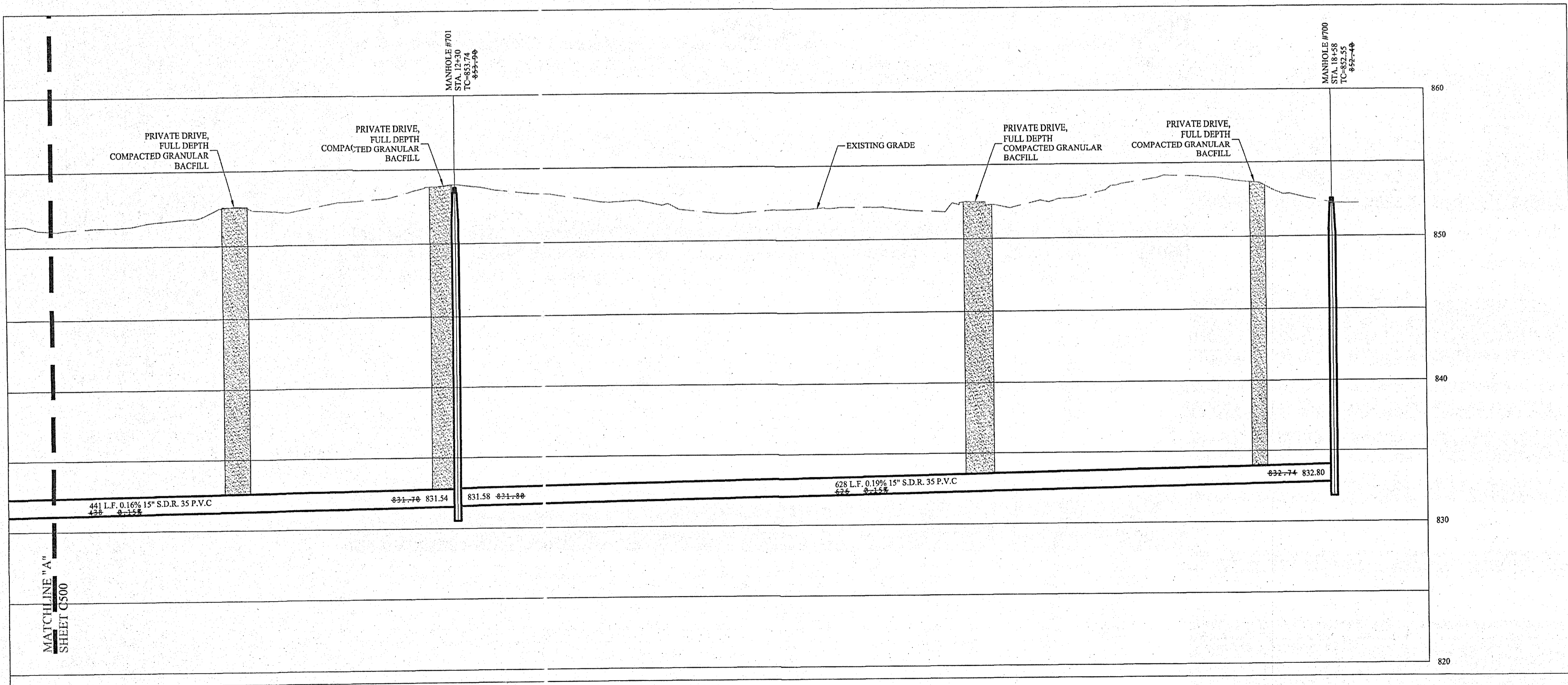
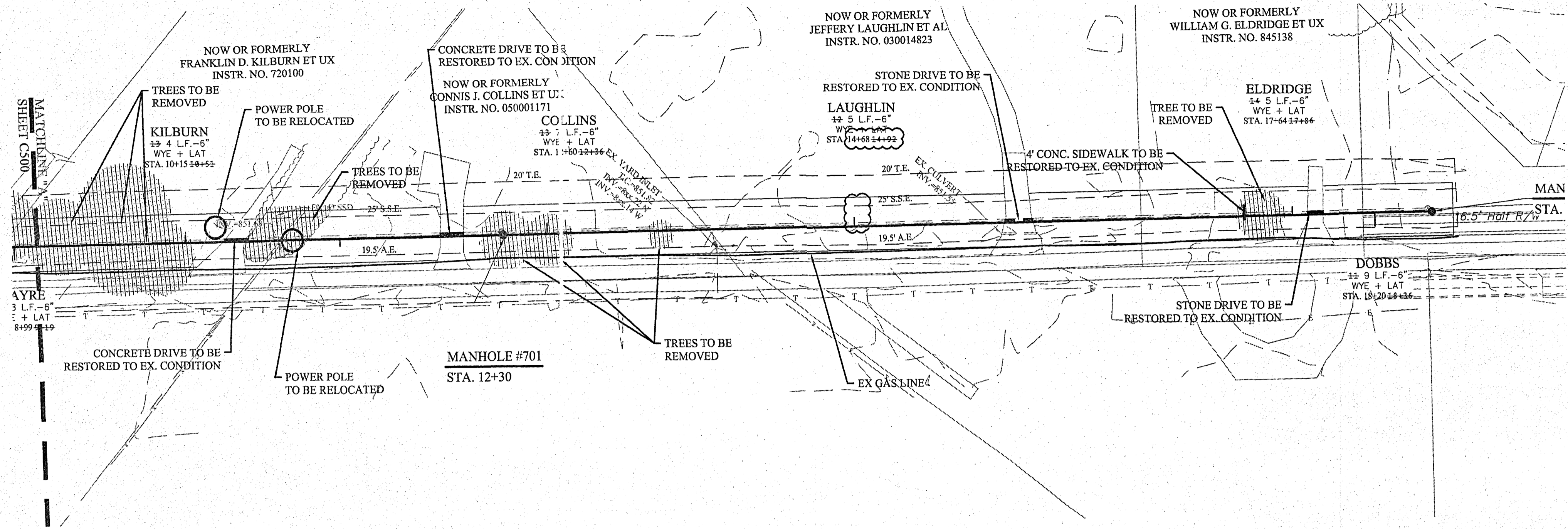
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CHECKED BY: BAH

SHEET NO. **C500**
S&A JOB NO. 77822CAL-SAN



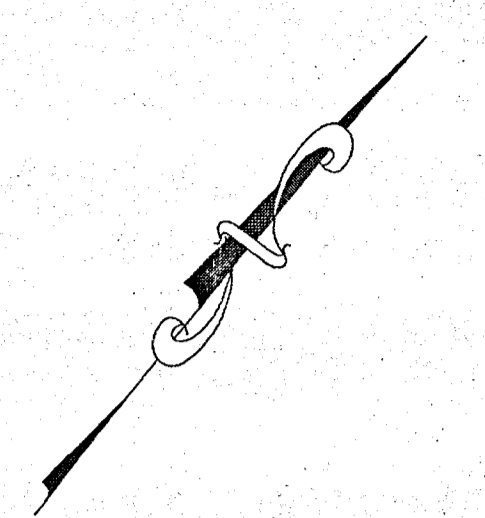
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Plotted / By: August 1, 2019 2:14:44 PM / Pete White

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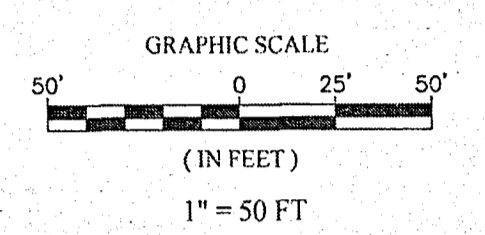


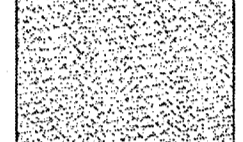
811
 Know what's below.
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IUPPS Dig Safely.
 Indiana Underground Plant Protection Service







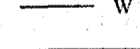


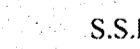


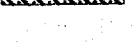
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 Entered By: SLM



 DENOTES FULL DEPTH GRANULAR BACKFILL
 GRANULAR BACKFILL SHALL BE "B" BORROW (1/2" NOMINAL SIZE) AS DEFINED BY INDOT

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LEGEND

-  EXISTING SANITARY SEWER
-  EXISTING STORM SEWER
-  PROPOSED SANITARY SEWER
-  PROPOSED STORM SEWER
-  TYPE II CLEANOUT
-  PROPOSED WATER LINE
-  PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
-  A.E. ACCESS EASEMENT
-  S.S.E. SANITARY SEWER EASEMENT
-  T.E. TEMPORARY EASEMENT
-  DENOTES FOLIAGE TO BE CLEARED

RECORD DRAWING

D. D. O.
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 1/3/2019

DENNIS D. OLMSTEAD
 REGISTERED
 No. 900012
 STATE OF INDIANA
 LAND SURVEYOR

PCW	JAW	BY
KJM	JAW	
AS-BUILTS	REVERSED SAN LAT LOCATIONS	
REVISIONS	REVERSED PROPERTY OWNERS ELDRIDGE & DOBBS	
DATE	MARK	

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

STOEPPELWERTH
 REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA
 CERTIFIED: 11/07/2017
David J. Stoepelwerth

STOEPPELWERTH
 ALWAYS ON
 7865 E. 108th Ave., Fishers, IN 46038-2905
 phone: 317.895.5955 fax: 317.895.5942

SANITARY PLAN & PROFILES
 McCORD POINTE
 OFF-SITE SANITARY

HANCOCK COUNTY, INDIANA
 MCCORDSVILLE

DRAWN BY: JAW
 CHECKED BY: BAH
 SHEET NO. **C501**
 S & A JOB NO. 77822CAL-SAN