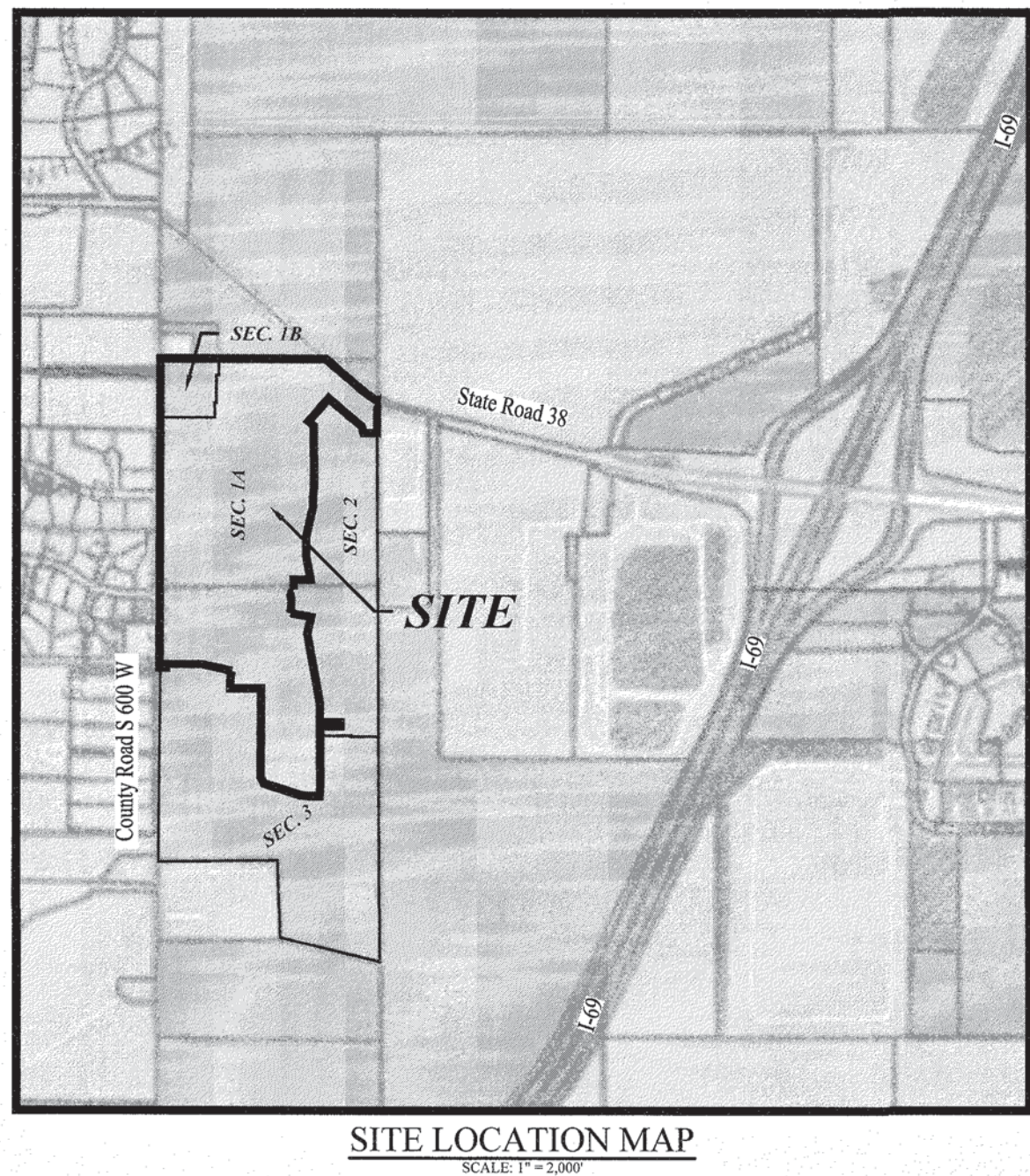


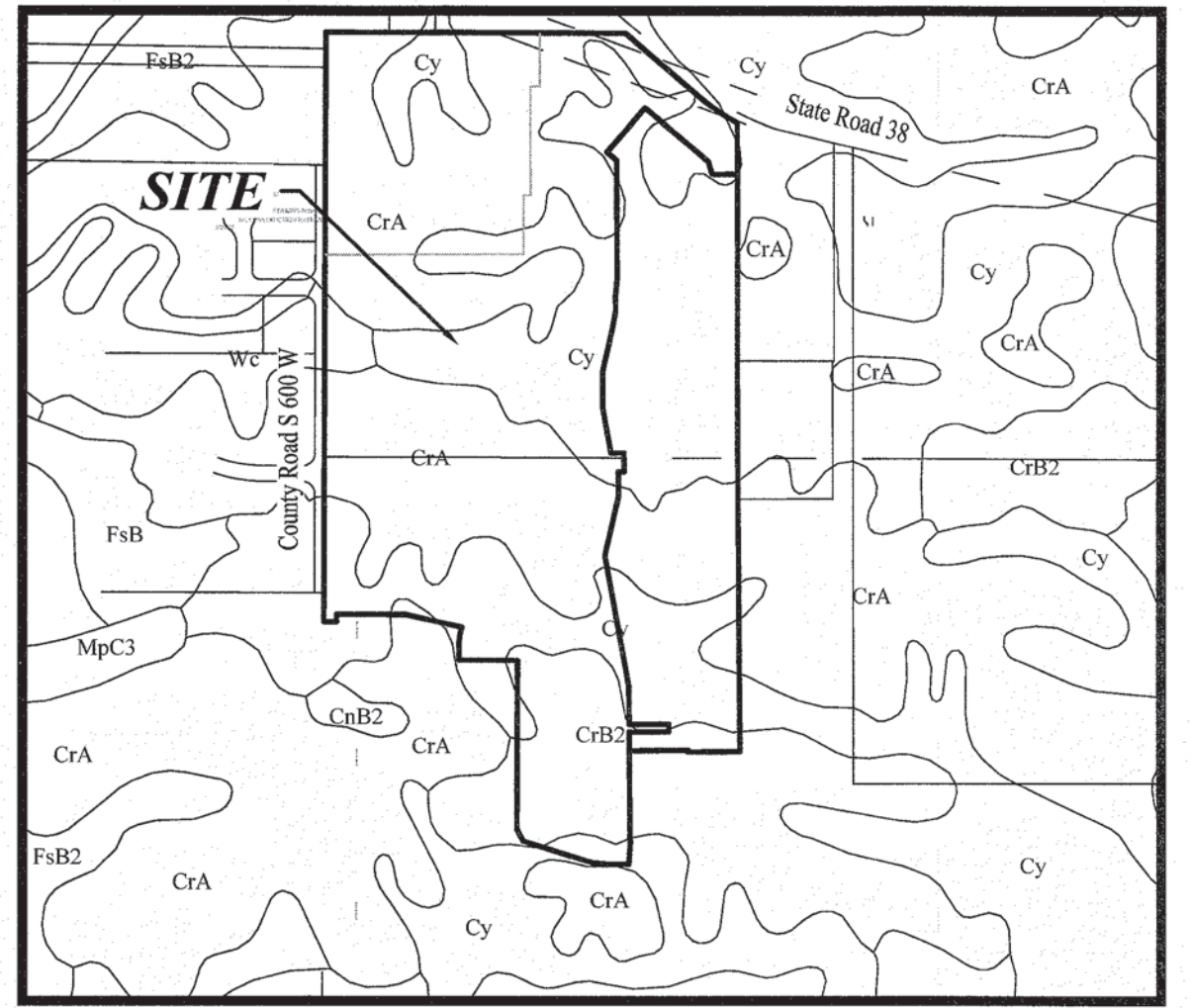
BAKER'S POINTE

Section 1A & 1B

Developed by:
D.R. HORTON - INDIANA, LLC
9210 North Meridian St.
Indianapolis, Indiana 46260
Phone: (317) 844-0433
Contact Person: Mark Bridwell



SITE LOCATION MAP
SCALE 1" = 2,000'



SOILS MAP
SCALE 1" = 600'

SOILS LEGEND

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

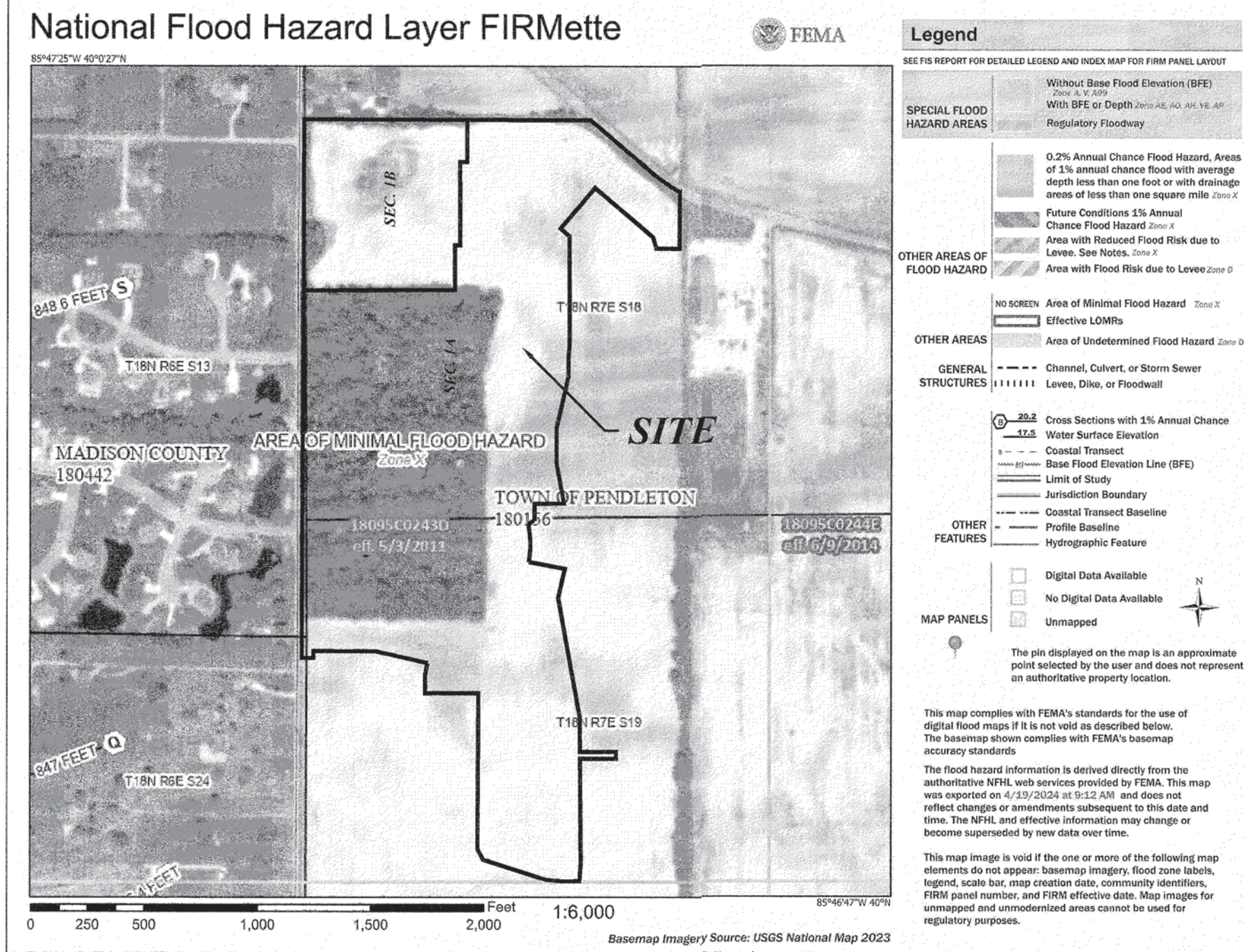
This is a somewhat poorly drained soil and has a seasonal high water table at 0.5 to 2.0 ft. and is on rises on uplands. Slopes are 0 to 2 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low or moderate organic matter content (1.0 to 3.0 percent). Permeability 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-flooded areas is 5.1 to 6.0. Droughtiness and wetness are management concerns for crop production. This soil responds well to tile drainage.

Map Unit: CrB2 - Crosby silt loam, 2 to 4 percent slopes, eroded

The Crosby, eroded component makes up 85 percent of the map unit. Slopes are 2 to 4 percent. This component is on Wisconsin ground moraines, till plains. The parent material consists of silty material or loess over loamy till. Depth to a root restrictive layer, dense material, is 24 to 40 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during January, February, March. Organic matter content in the surface horizon is about 3 percent. This component is in the F111XA008IN Wet Till Ridge ecological site. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 35 percent.

Map Unit: Cy - Cyclone silt loam, 0 to 2 percent slopes

The Cyclone component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on till plains on till plains. The parent material consists of loess over loamy till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 2 inches during January, February, December. Organic matter content in the surface horizon is about 5 percent. This component is in the F111XD008IN Till Depression Flatwood ecological site. Nonirrigated land capability classification is 2w. This soil meets hydric criteria.



INDEX	
SHT. NO.	DESCRIPTION
C001	COVER SHEET
C100 - C103	EXISTING CONDITIONS/DEMO PLAN
C200 - C208	SITE DEVELOPMENT PLAN EMERGENCY FLOOD ROUTE PLAN
C300 - C308	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 - C412	STREET PLAN & PROFILES INTERSECTION DETAILS ENTRANCE PLAN STRIPING PLAN MAINTENANCE OF TRAFFIC PLAN STREET SIGN PLAN S.R. 38 GRADING DETAILS S.R. 38 MAINTENANCE OF TRAFFIC PLAN/DETAILS
C500 - C508	SANITARY PLAN & PROFILE LIFT STATION DETAILS & SPECS
C600 - C606	STORM PLAN & PROFILES SUBSURFACE DRAIN PLAN
C700 - C702	WATER PLAN WATER DETAILS
C800 - C806	CONSTRUCTION DETAILS
C900	LANDSCAPE PLAN

REVISIONS			
SHT. NO.	DESCRIPTION	DATE	BY
ALL	UPDATED TO NEW DRAINAGE ORDINANCE	6/6/2024	KRG/GEM
ALL	REVISED PER REVIEW COMMENTS	7/9/2024	GEM
ALL	REVISED PER REVIEW COMMENTS	8/27/2024	GEM
ALL	REVISED HANDICAP RAMPS AT ENTRANCE TO S.R. 38/ADDED HYDRANT	9/25/2024	GEM
C700	ADDED FIRE HYDRANT	10/4/2024	GEM
C500,503	REVISED INVERTS ON SANITARY PIPES	10/17/2024	GEM
C505	REVISED FORCEMAIN TO BE ABOVE PIPES	11/19/2024	GEM
ALL	REVISED PER FUTURE C.R. W. 600 S. IMPROVEMENTS	2/26/2025	GEM
ALL	AS BUILTS	9/9/2025	MJE

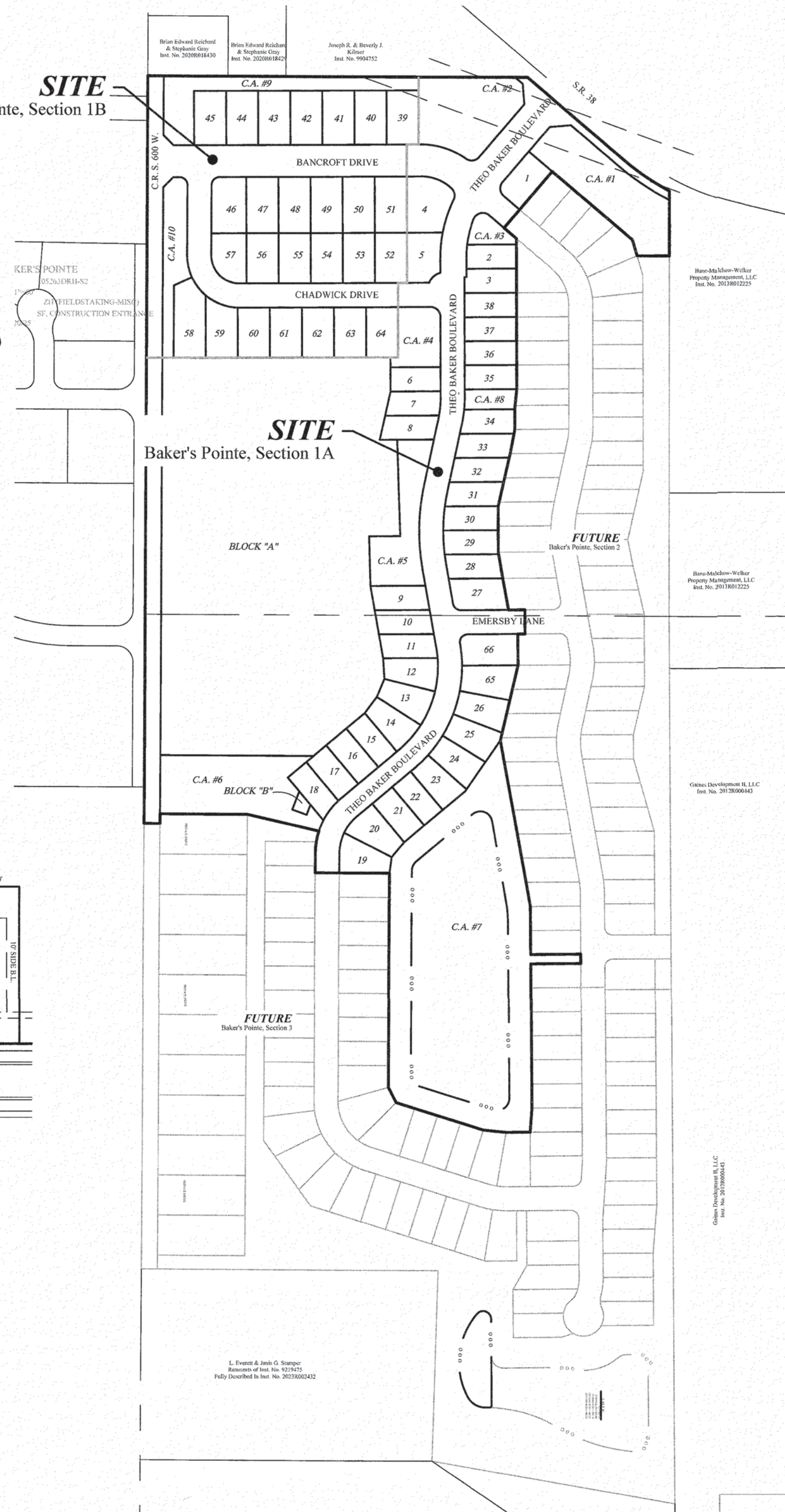
UTILITY CONTACTS

Centerpoint Energy
2001 Rev. JT Meniffee Street
Anderson, Indiana 46016
Contact:
Ph: (800) 227-1376

Pendleton Utility Office
(Water, Electric, Stormwater, & Trash)
100 West State Street
P.O. Box 230
Pendleton, Indiana 46064
Contact:
Ph: (765) 778-2173

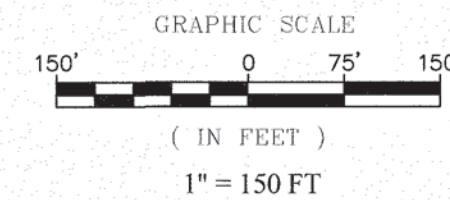
Fall Creek Regional Waste District
9378 South 650 West
Pendleton, Indiana 46064
Contact:
Ph: (765) 778-7544

AT&T
XXXX XXXXXXXXX
Pendleton, Indiana 46064
Contact:
Ph: (800) 288-2020



DESIGN DATA - SECTION 1

DESIGN SPEED LIMIT	25 M.P.H.
64 LOTS	
ACREAGE	46,413 AC. ±
DENSITY	1.38 LOTS/ACRE
THEO BAKER BOULEVARD	2,152.86 L.F.
BANCROFT DRIVE	957.96 L.F.
CHADWICK DRIVE	923.19 L.F.
EMERSBY LANE	202.00 L.F.
TOTAL	4,236.01 L.F.



RECORD DRAWING



Dennis D. Orlinhead
Professional Land Surveyor
No. 900012
9/16/2025

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: KEITH R. GILSON
EMAIL: kgilson@stoepelwerth.com

PLANS CERTIFIED BY:

Brian M. Brown
Professional Engineer
05/06/24

