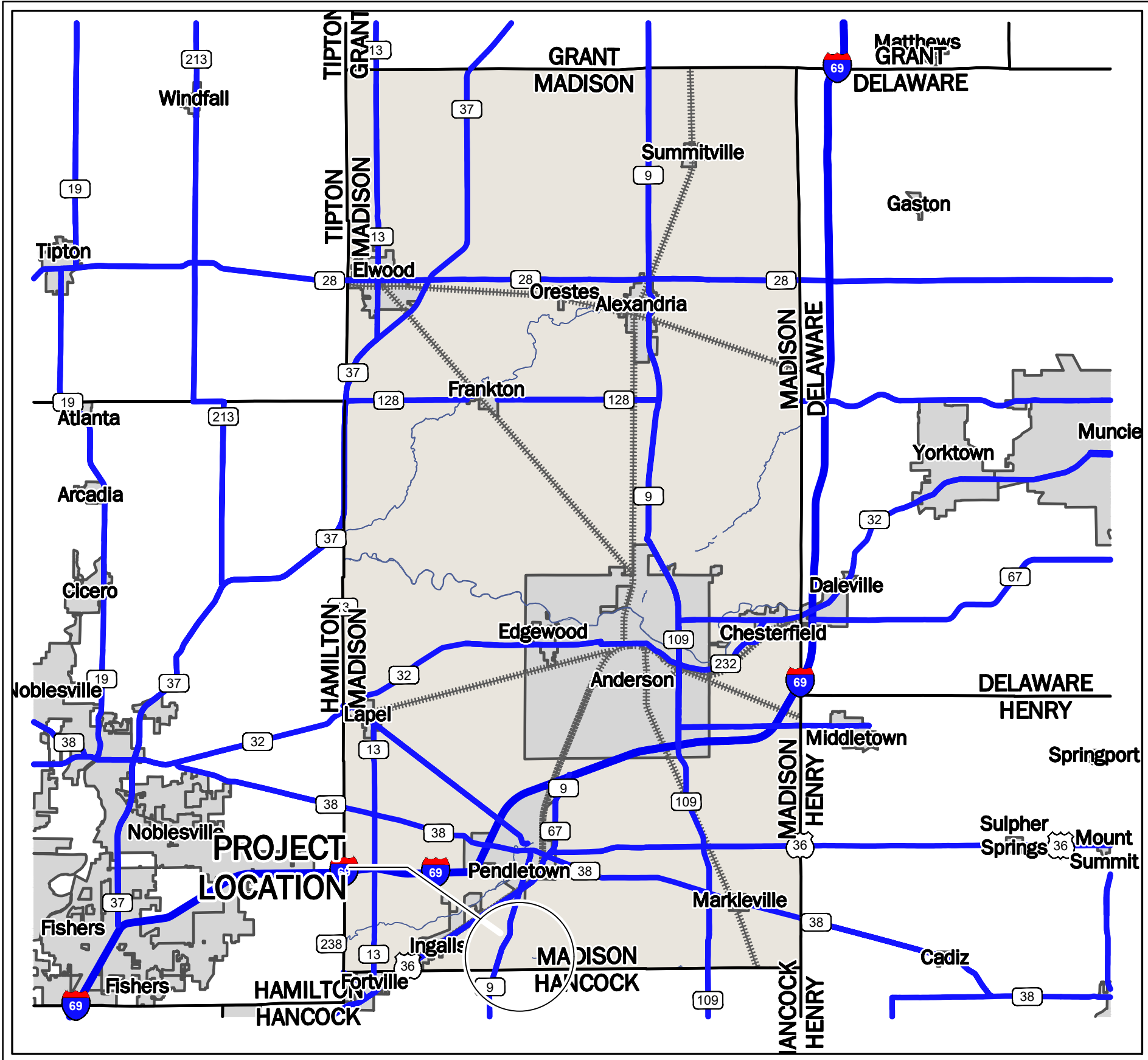
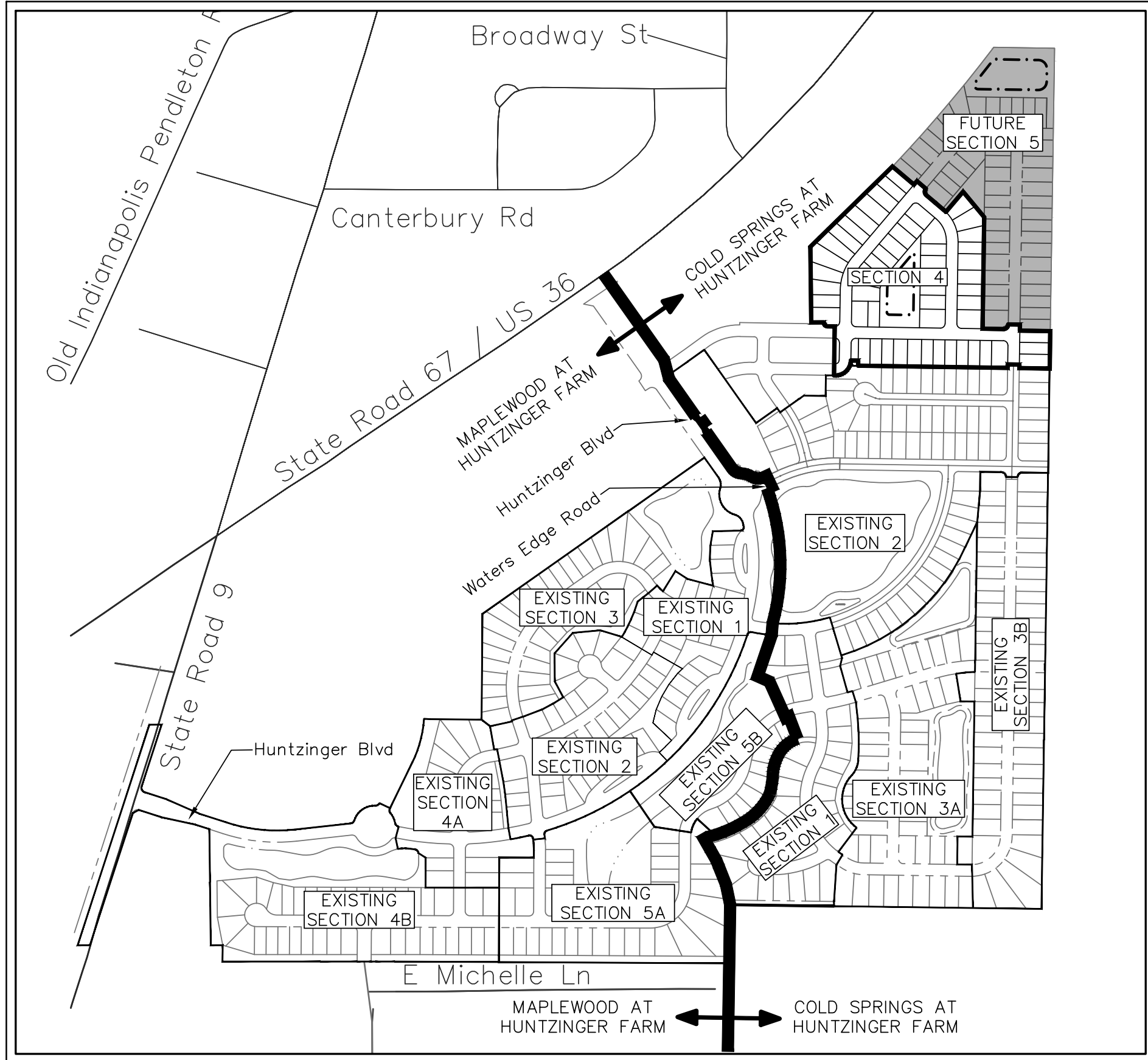


CONSTRUCTION DOCUMENTS
FOR
COLD SPRINGS AT HUNTZINGER FARM SECTION 4
WATERS EDGE ROAD
PENDLETON, IN



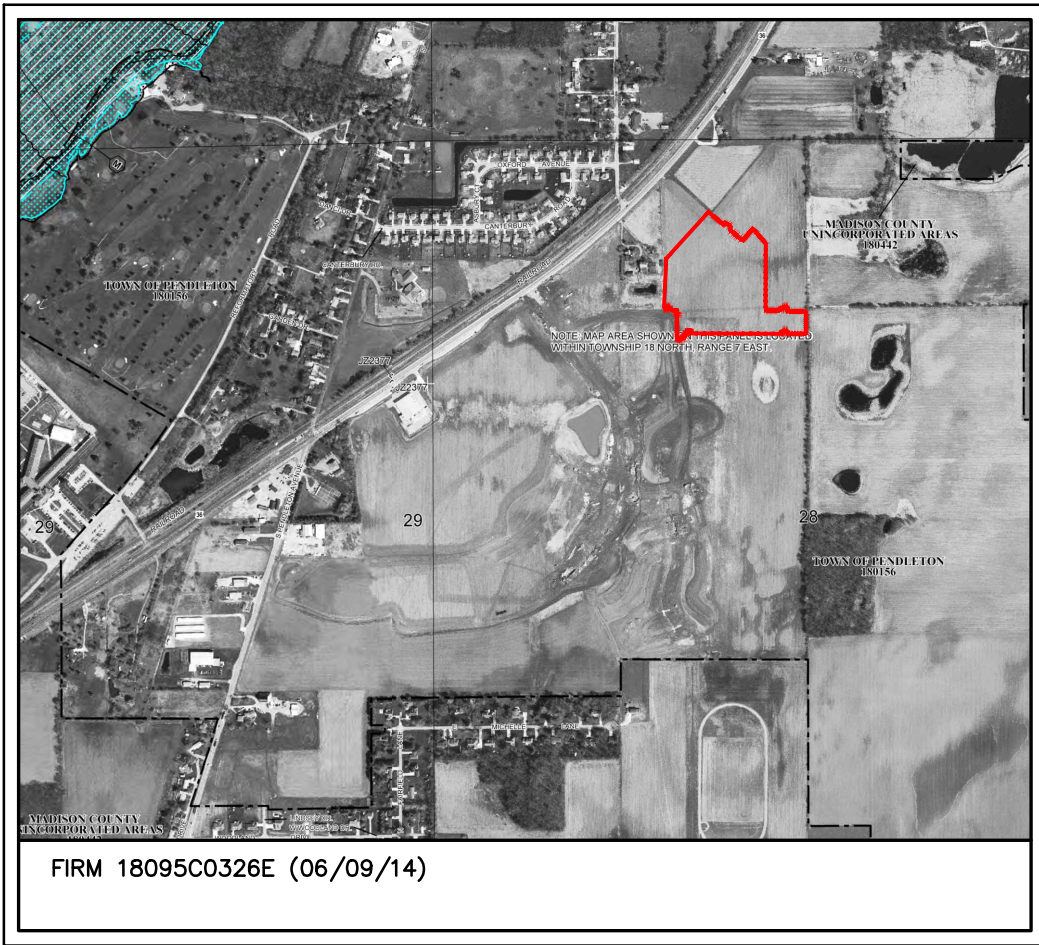
LOCATION MAP

NOT TO SCALE



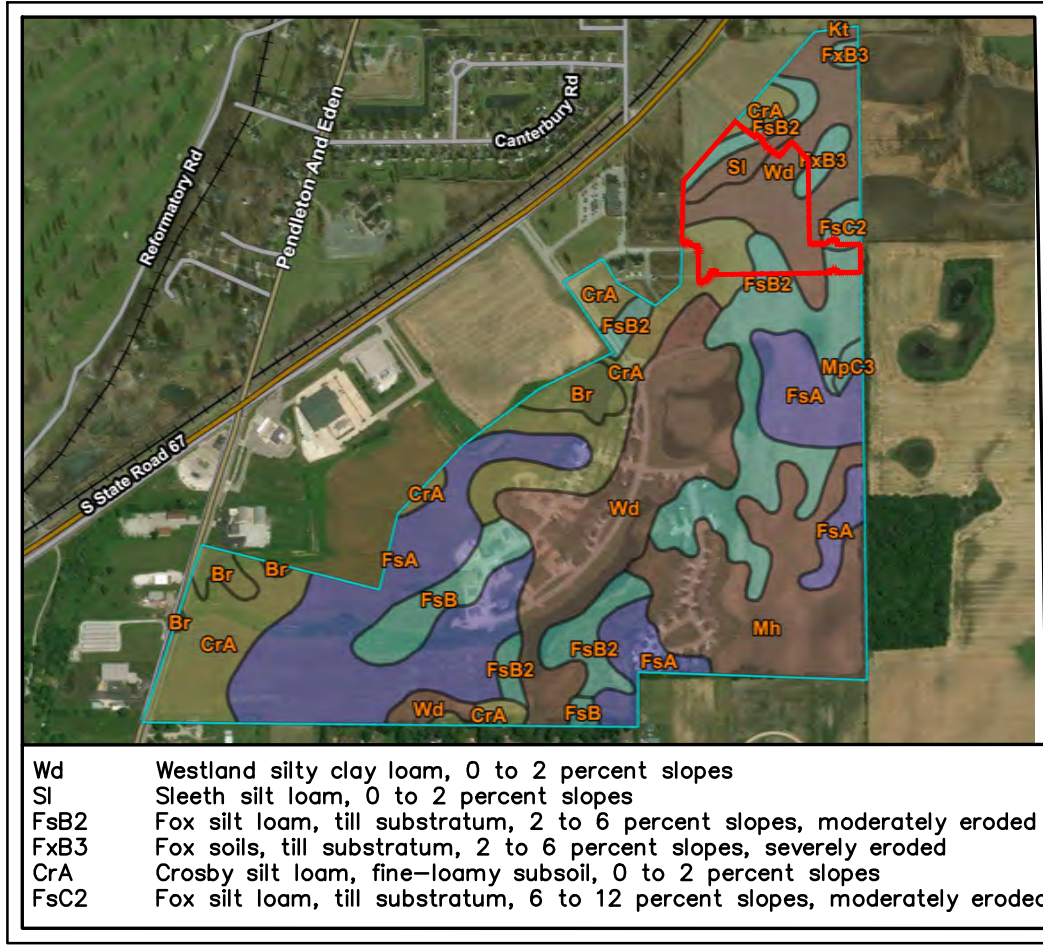
VICINITY MAP

NOT TO SCALE



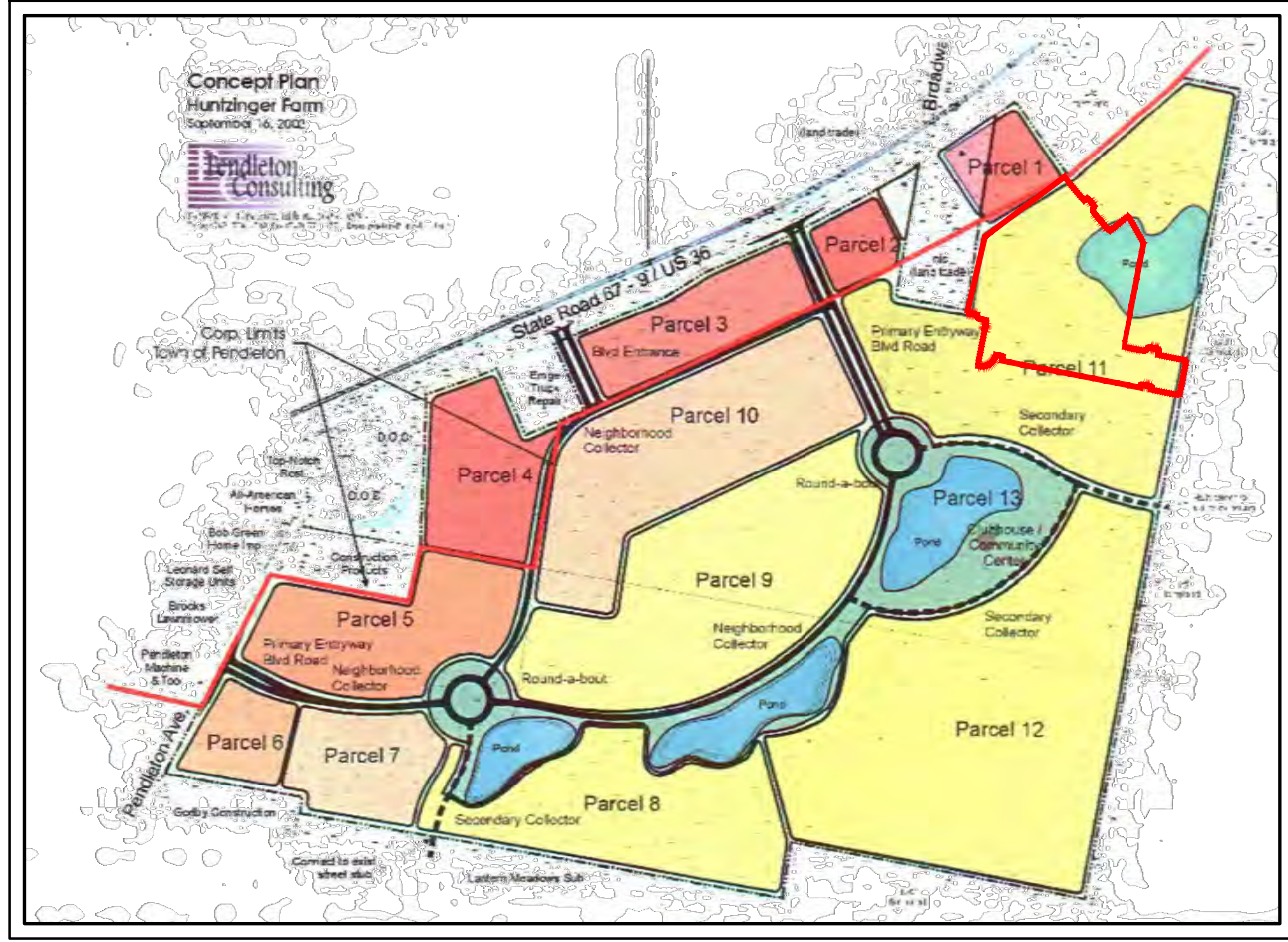
FEMA MAP

NOT TO SCALE



SOILS MAP

NOT TO SCALE



HUNTZINGER FARM PARCEL MAP

NOT TO SCALE



INDEX	
DESCRIPTION	SHEET No.
TITLE SHEET	C001
GENERAL NOTES	C002
SPECIFICATIONS	C003
SANITARY SEWER SPECIFICATIONS	C004-C007
EXISTING CONDITIONS & DEMOLITION PLAN	C100
DEVELOPMENT PLAN	C200
TRAFFIC AND LIGHTING PLAN	C210
ROAD PLAN & PROFILE	C300-C302
DETAILED GRADING PLAN	C310
EMERGENCY FLOOD ROUTING PLAN	C320
STORM SEWER PLAN & PROFILES	C400-C403
STORM & SANITARY STRUCTURE DATA TABLES	C410
SANITARY SEWER PLAN & PROFILES	C420-C422
UTILITY LATERAL PLAN	C430
WATER DISTRIBUTION PLAN	C440
EROSION CONTROL PLAN	C500
STORMWATER POLLUTION PREVENTION PLAN	C510
EROSION CONTROL DETAILS	C520-C522
STREET DETAILS	C600-C601
STORM SEWER DETAILS	C610
WATER DETAILS	C620
SANITARY SEWER DETAILS	C630
STREET TREES-LANDSCAPE PLAN	L100

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 7 EAST OF THE SECOND PRINCIPAL MERIDIAN, MADISON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH DIAMETER REBAR AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 52 MINUTES 31 SECONDS WEST 1,211.30 FEET ALONG THE EAST LINE OF COLD SPRINGS AT HUNTZINGER FARM SECTION 2, PER PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER 2006028241 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, INDIANA) TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 52 MINUTES 31 SECONDS WEST 160.14 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF COLD SPRINGS AT HUNTZINGER FARM SECTION 2, PER PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER 20230202796 IN THE OFFICE OF SAID RECORDER, THE FOLLOWING NINE (9) COURSES ARE ALONG THE NORTHERLY BOUNDARY THEREOF: (1) THENCE NORTH 89 DEGREES 07 MINUTES 29 SECONDS WEST 130.00 FEET; (2) THENCE NORTH 00 DEGREES 52 MINUTES 31 SECONDS EAST 15.00 FEET; (3) THENCE NORTH 89 DEGREES 07 MINUTES 29 SECONDS WEST 50.00 FEET; (4) THENCE SOUTH 00 DEGREES 52 MINUTES 31 SECONDS WEST 15.00 FEET; (5) THENCE NORTH 89 DEGREES 07 MINUTES 29 SECONDS WEST 640.00 FEET; (6) THENCE NORTH 00 DEGREES 52 MINUTES 31 SECONDS EAST 21.49 FEET; (7) THENCE NORTH 89 DEGREES 07 MINUTES 29 SECONDS WEST 31.50 FEET; (8) THENCE SOUTHWESTERLY 102.10 FEET ALONG A NON-TANGENT TO THE RIGHT HAVING A RADIUS OF 85.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45 DEGREES 52 MINUTES 31 SECONDS WEST 91.92 FEET; (9) THENCE NORTH 89 DEGREES 07 MINUTES 29 SECONDS WEST 6.43 FEET TO A SOUTHEAST CORNER HUNTZINGER COMMONS, SECTION 1, PER PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER 2006028241 IN SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 57 MINUTES 58 SECONDS EAST 209.64 FEET ALONG THE EAST LINES OF SAID HUNTZINGER COMMONS, SECTION 1 AND A TRACT OF LAND CONVEYED TO PINPOINT DEVELOPMENT GROUP, LLC PER INSTRUMENT NO. 2023008171 IN SAID RECORDER'S OFFICE TO A NORTHEAST CORNER OF SAID HUNTZINGER COMMONS, SECTION 1; THENCE NORTH 89 DEGREES 02 MINUTES 02 SECONDS WEST 31.98 FEET ALONG THE NORTH LINE OF SAID HUNTZINGER COMMONS, SECTION 1 TO A NORTHEAST CORNER OF SAID HUNTZINGER FARM PHASE 1, THE FOLLOWING THREE (3) COURSES ARE ALONG THE NORTHERN LINES THEREOF: (1) THENCE NORTHWESTERLY 23.14 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING AND DISTANCE OF NORTH 44 DEGREES 50 MINUTES 32 SECONDS WEST 20.91 FEET; (2) THENCE NORTH 00 DEGREES 39 MINUTES 02 SECONDS WEST 2.26 FEET; (3) THENCE SOUTH 89 DEGREES 20 MINUTES 08 SECONDS WEST 54.91 FEET TO THE WEST LINE OF THE PARCEL DESCRIBED IN INSTRUMENT NUMBER 2024R013576 IN THE OFFICE OF SAID RECORDER; THENCE NORTH 00 DEGREES 52 MINUTES 31 SECONDS EAST 324.18 FEET ALONG SAID WEST LINE TO THE SOUTH CORNER OF THE PARCEL DESCRIBED IN INSTRUMENT NUMBER 2012R004348 IN THE OFFICE OF SAID RECORDER; THENCE NORTH 45 DEGREES 37 MINUTES 59 SECONDS EAST 491.70 FEET ALONG THE SOUTHEAST LINE OF SAID PARCEL; THENCE SOUTH 49 DEGREES 41 MINUTES 59 SECONDS EAST 28.28 FEET; THENCE SOUTH 49 DEGREES 41 MINUTES 59 SECONDS EAST 97.31 FEET; THENCE SOUTHEASTERLY 12.71 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING AND DISTANCE OF SOUTH 47 DEGREES 37 MINUTES 11 SECONDS EAST 12.70 FEET; THENCE NORTH 40 DEGREES 18 MINUTES 03 SECONDS EAST 113.64 FEET; THENCE SOUTH 39 DEGREES 41 MINUTES 59 SECONDS EAST 477.72 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 29 SECONDS EAST 90.00 FEET; THENCE NORTHWESTERLY 31.42 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING AND DISTANCE OF NORTH 45 DEGREES 52 MINUTES 31 SECONDS EAST 28.28 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 29 SECONDS EAST 50.00 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 31 SECONDS WEST 25.97 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 29 SECONDS EAST 130.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12.776 ACRES, MORE OR LESS.

UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	COMCAST	RICHARD HACKER	(765) 776-0832
ELECTRIC	PENDLETON PUBLIC WORKS DEPT.	CRAIG SWITZER	(765) 208-0104
GAS	VECTREN	KIMBERLY BURTON-KELLY	(317) 691-5649
SANITARY SEWER	FALL CREEK REG. WASTE DIST.	TIM MCCURDY	(765) 778-7544
TELEPHONE	COMCAST	RICHARD HACKER	(765) 776-0832
WATER	PENDLETON PUBLIC WORKS DEPT.	JUSTIN WOOD	(765) 208-0105

BENCHMARK DATA

BENCHMARK INFORMATION (NAVD 88 DATUM)

BENCHMARK ELEVATIONS WERE ESTABLISHED FROM GPS OBSERVATIONS ON THE IDENTIFIED BASE STATION DESCRIBED WITHIN. AN NGS OPUS SOLUTION (FILE #0475291.180) WAS OBTAINED AND USED TO CONTROL THE PROJECT'S VERTICAL DATUM. THE ELEVATIONS WERE THEN TRANSFERRED TO THE SITE USING DIFFERENTIAL LEVELING.

AS TBM #100
CHISELED "X" ON GRASS ISLAND OF HUNTZINGER BOULEVARD; LOCATED ±100' SOUTH OF FAIRFIELD LANE.
ELEV: 878.80

AS TBM #1
CHISELED "X" ON SOUTH BOLT OF A FIRE HYDRANT; LOCATED ±25' SOUTH OF FAIRFIELD LANE AND ±50' WEST OF THE END OF FAIRFIELD LANE.
ELEV: 879.52

AS TBM #2
CHISELED "X" ON NORTH BOLT OF A FIRE HYDRANT; LOCATED ±25' SOUTH OF HUNTZINGER BOULEVARD AND ±100' NORTH OF ROUNDABOUT.
ELEV: 880.88

AS TBM #3
CHISELED "X" ON NORTHEAST BOLT OF A FIRE HYDRANT; LOCATED ±30' WEST OF HUNTZINGER BOULEVARD AND ±100' NORTH OF ROUNDABOUT.
ELEV: 879.83

AS TBM #4
CHISELED "X" ON NORTHWEST BOLT OF A FIRE HYDRANT; LOCATED AT THE NORTHEAST CORNER OF HUNTZINGER BOULEVARD AND COLD SPRINGS DRIVE.
ELEV: 878.74

AS TBM #5
CHISELED "X" ON EAST-NORTHWEST BOLT OF A FIRE HYDRANT; LOCATED ±25' SOUTH OF HUNTZINGER BOULEVARD AND ±125' SOUTHEAST OF 1642 RESIDENCE.
ELEV: 879.73

AS TBM #6
CHISELED "X" ON NORTHEAST BOLT OF A FIRE HYDRANT AT THE NORTHEAST CORNER MAPLEWOOD LANE AND COLD SPRINGS DRIVE.
ELEV: 882.67

AS TBM #7
CHISELED "X" ON SOUTHWEST BOLT; LOCATED AT THE SOUTH END OF FAIR WEATHER DRIVE DEAD END.
ELEV: 879.72

SITE DATA TABLE

SITE ZONING:		HUNTZINGER FARM PUD		
TOTAL LOTS:		54		
GROSS AREA:		±12.78 AC		
PROPOSED PUBLIC RIGHT-OF-WAY:		±2.79 AC (21.8%)		
COMMON AREA:		±1.28 AC (10.0%)		
POND NORMAL POOL AREA:		±0.52 AC		
TOTAL LOT AREA:		±8.71 AC (68.2%)		
GROSS DENSITY:		4.2 LOTS/ACRE		
TOTAL LENGTH OF PUBLIC STREETS:		2,663 LF		
26' B/B:189 LF		28' B/B:1,415 LF		30' B/B:1,059 LF
TYPICAL LOCAL ROAD R/W WIDTH:		50'		
PUD PARCEL NUMBER	LOT NUMBERS	FRONT YARD SETBACK (MIN.)	SIDE YARD SETBACK (MIN.)	REAR YARD SETBACK (MIN.)
11	205-207 211-261	25'	5'/10' AGG	15'

OPEN SPACE TABLE

COMMON AREA V	±0.05 AC	COMMON AREA P-1	±0.07 AC
COMMON AREA W	±1.16 AC	TOTAL	±1.28 AC

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -



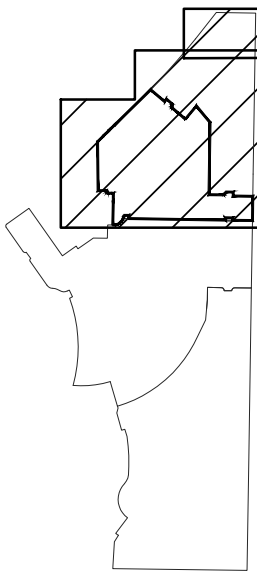
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

COLD SPRINGS AT HUNTZINGER FARM
SECTION 4

WATERS EDGE ROAD
PENDLETON, IN



Joshua H. Critchfield
CERTIFIED BY

ISSUANCE INDEX

DATE:
05/07/2025
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/28/25

Project Number 2019.02070

TITLE SHEET

C001