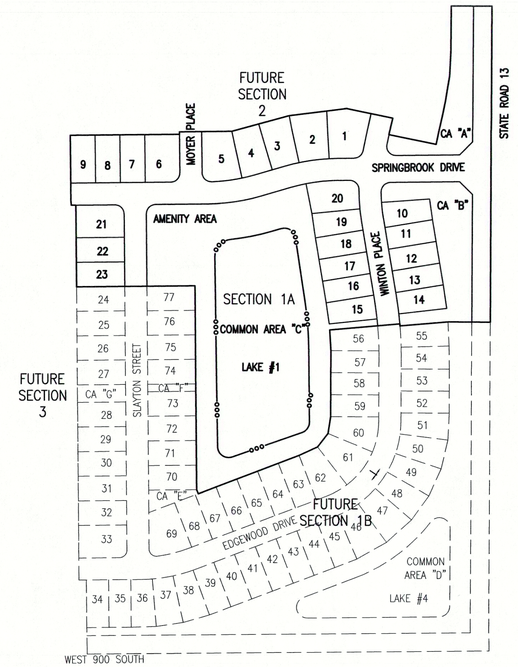
SPRINGBROOK SECTION 1A

NOVEMBER 8, 2018

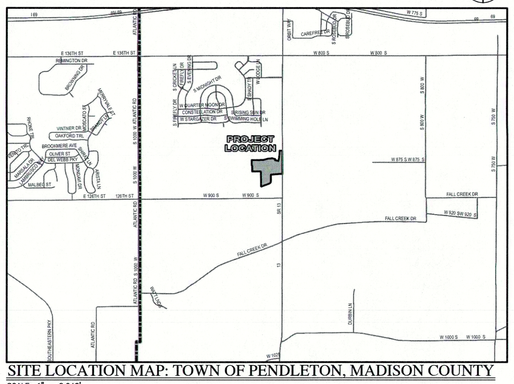
SITE ADDRESS:

S.R. 13 AND C.R. 900 SOUTH
PENDLETON, INDIANA 46064

AREA LOCATION MAP: STATE OF INDIANA
SCALE: NONE



NOT TO SCALE



SITE LOCATION MAP: TOWN OF PENDLETON, MADISON COUNTY
SCALE: 1" = 2,640'

BENCHMARK INFORMATION:

ORIGINATING BENCHMARK: NGS H 236
NGS DISK AT SOUTHWEST QUADRANT OF STATE ROAD 13 AND COUNTY ROAD 900 SOUTH. APPROXIMATELY 30 FEET WEST OF CENTERLINE STATE ROAD 13 AND 30 FEET SOUTH OF CENTERLINE COUNTY ROAD 900 SOUTH. ELEVATION PER MADISON COUNTY STATE PLANE COORDINATE CONTROL NETWORK HELD.
ELEV = 859.96 (NAVD 88)

TBM #1
BENCH SPIKE 1" UP ON WEST SIDE OF POWER POLE #PSI 189/875 +/-100' SOUTH OF ENTRANCE TO COUNTRY LANE KENNEL, +/-30' EAST OF CL OF SR13
ELEV = 860.60 (NAVD 88)

TBM #2
RR SPIKE 1" UP ON EAST SIDE POWER POLE #064-708 +/-30' WEST OF CL OF SR13
ELEV = 862.74 (NAVD 88)

TBM #3
SANITARY MANHOLE ON EAST SIDE OF PADDLEBOAT LN.
ELEV = 861.80 (NAVD 88)

TBM #4
SANITARY MANHOLE ON EAST SIDE OF COMET LN.
ELEV = 861.76 (NAVD 88)

TBM #5
BENCH SPIKE 1" UP ON NORTH SIDE OF NINESTAR POLE #12660
ELEV = 862.05 (NAVD 88)

VERTICAL DATUM INFORMATION:

NAVD 88

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

LEGAL DESCRIPTION:

A part of the Southeast Quarter of Section 28, Township 18 North, Range 6 East of the Second Principal Meridian in Madison County, Indiana, described as follows:

COMMENCING at the southeast corner of said quarter section marked by a 1-inch brass rod in concrete found per Madison County Surveyor Ties; thence North 00 degrees 12 minutes 10 seconds East (grid bearing based on Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the east line of said quarter section a distance of 896.75 feet to the POINT OF BEGINNING; thence North 89 degrees 47 minutes 50 seconds West a distance of 114.00 feet; thence South 85 degrees 16 minutes 57 seconds West a distance of 130.00 feet to a point on a non-tangent curve to the left having a radius of 1030.00 feet; thence northerly along said curve an arc distance of 5.40 feet being subtended by a long chord having a bearing of North 04 degrees 52 minutes 04 seconds West and a length of 5.40 feet; thence South 84 degrees 58 minutes 55 seconds West a distance of 60.00 feet; thence South 84 degrees 58 minutes 55 seconds West a distance of 130.00 feet; thence South 03 degrees 18 minutes 00 seconds East a distance of 56.90 feet; thence South 00 degrees 10 minutes 42 seconds West a distance of 180.00 feet; thence South 08 degrees 43 minutes 13 seconds West a distance of 46.06 feet; thence South 37 degrees 34 minutes 19 seconds West a distance of 46.31 feet; thence South 65 degrees 06 minutes 06 seconds West a distance of 54.98 feet; thence South 68 degrees 57 minutes 22 seconds West a distance of 291.48 feet; thence North 21 degrees 02 minutes 38 seconds West a distance of 11.71 feet; thence North 00 degrees 33 minutes 40 seconds West a distance of 556.00 feet; thence South 89 degrees 26 minutes 20 seconds West a distance of 130.00 feet; thence South 89 degrees 26 minutes 20 seconds West a distance of 60.00 feet; thence South 89 degrees 26 minutes 20 seconds West a distance of 130.00 feet; thence North 00 degrees 33 minutes 40 seconds West a distance of 223.00 feet; thence South 89 degrees 26 minutes 20 seconds West a distance of 12.08 feet to a west line of the 40.000-acre tract of land described in instrument Number _____ in the Office of the Recorder of Madison County, Indiana; thence North 06 degrees 29 minutes 39 seconds West along said west line a distance of 11.95 feet; thence North 00 degrees 33 minutes 40 seconds West a distance of 178.11 feet; thence North 89 degrees 26 minutes 20 seconds East a distance of 295.00 feet; thence North 00 degrees 33 minutes 40 seconds West a distance of 6.95 feet; thence North 89 degrees 26 minutes 20 seconds East a distance of 141.76 feet; thence North 74 degrees 28 minutes 22 seconds East a distance of 159.94 feet; thence North 82 degrees 45 minutes 32 seconds East a distance of 156.36 feet; thence South 78 degrees 10 minutes 09 seconds East a distance of 127.12 feet; thence South 11 degrees 49 minutes 51 seconds West a distance of 45.84 feet; thence South 78 degrees 10 minutes 09 seconds East a distance of 130.00 feet; thence North 11 degrees 49 minutes 51 seconds East a distance of 120.00 feet; thence North 08 degrees 56 minutes 35 seconds East a distance of 70.92 feet; thence North 02 degrees 49 minutes 28 seconds East a distance of 70.39 feet; thence North 00 degrees 10 minutes 42 seconds East a distance of 120.00 feet; thence South 89 degrees 47 minutes 50 seconds East a distance of 110.14 feet to the east line of said quarter section; thence South 00 degrees 12 minutes 10 seconds West along said east line a distance of 861.84 feet to the POINT OF BEGINNING, containing 17.289 acres, more or less.

DEVELOPER/PREPARED FOR:

CALATLANTIC HOMES OF INDIANA, INC.
A LENNAR COMPANY
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
PHONE: (317)659-3200

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L1.0	LANDSCAPE PLAN

UTILITY CONTACTS

SUBDIVISION ELECTRICAL DISTRIBUTION COORDINATION
DUKE ENERGY
100 S. MILL CREEK ROAD
NOBLESVILLE, IN 46062
JESSI HERRINGTON: 317-776-5365
Jessica.Herrington@duke-energy.com

LIFT STATION ELECTRICAL COORDINATION
DUKE ENERGY
100 S. MILL CREEK ROAD
NOBLESVILLE, IN 46062
ERIC LONG: 765-278-8257
Eric.Long@duke-energy.com

TELEPHONE:
NINE STAR CONNECT (FORMERLY HANCOCK TELECOM)
2243 E. MAIN ST.
GREENFIELD, IN 46140
JENNIFER MCMILLAN: 317-323-2090
jmcmillan@ninestarconnect.com

SANITARY:
FALL CREEK REGIONAL WASTE DISTRICT
P.O. BOX 59
PENDLETON, IN 46064
TIM MCCURDY: 765-778-7544
tmccurdy@fcrwd.com

STORM SEWER:
MADISON COUNTY
16 EAST 9TH STREET
ANDERSON, IN 46016
COUNTY ENGINEER
765-641-9477

STREETS
MADISON COUNTY
16 EAST 9TH STREET
ANDERSON, IN 46016
COUNTY ENGINEER
765-641-9477

WATER:
TOWN OF INGALLS
P.O. BOX 277
INGALLS, IN 46048
RANDY MCVAY: 317-485-4321
rjmcvay@aquaamerica.com

GAS:
VECTREN
600 INDUSTRIAL DRIVE
FRANKLIN, IN 46131
KIMBERLY BURTON-KELLY
(317) 736-2915
kbkelly@vectren.com

OVERALL GENERAL PROJECT NOTES:

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

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

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

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

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

6. PLANS AND SPECIFICATIONS REFERENCE ARCHITECT, ENGINEER AND LANDSCAPE ARCHITECT INTERCHANGEABLY THROUGHOUT.

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

REVISIONS

DATE	DESCRIPTION	BY
02/05/19	REVISIONS PER CLIENT AND COUNTY COMMENTS	HWC

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

SPRINGBROOK SECTION 1A — COVER

SEAN M. DOWNEY — REGISTERED — No. 10200309 — STATE OF INDIANA — PROFESSIONAL ENGINEER

DRAWN BY: TD,TS
CHECKED BY: SD
DATE: NOVEMBER 8, 2018
SCALE: AS SHOWN
JOB NUMBER: 2017-271-A
SHEET: C1.0
COVER

© 2018

Plot Date: Feb 06, 2019 Plot Time: 7:46am File Name: W:\ColAtlantic Homes\2017-271-A ColAtlantic - Springbrook Sect 1\Design\CAD\17271-A Cover Sheet.dwg, Layout: C1.0 By: sdowney