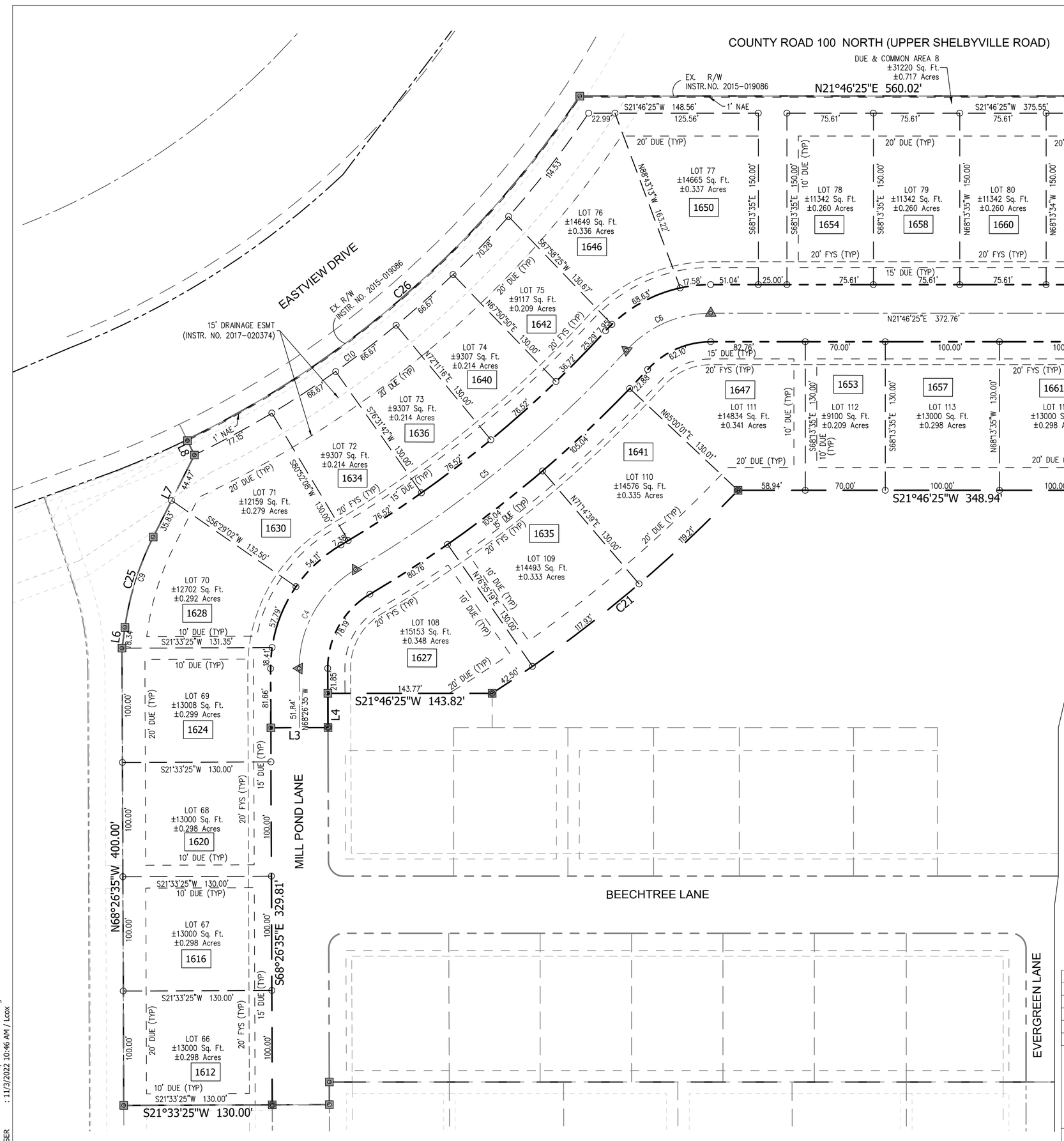

LEGEND

- PROPERTY LINE
- SECTION LINE
- ADJOINER LINE
- RIGHT-OF-WAY
- LOT LINE
- EASEMENT LINE
- BENCHMARK
- FYS FRONT YARD SETBACK
- SYS SIDE YARD SETBACK
- RYS REAR YARD SETBACK
- DUE DRAINAGE & UTILITY EASEMENT
- A&DUE ACCESS, DRAINAGE & UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- NAE NON-ACCESS EASEMENT
- INTERIOR MARKER MIN. 5/8"ø BY 24" LONG REBAR SET FLUSH
- EXTERIOR MONUMENTS 4"x4"x36" PRECAST CONCRETE MONUMENT, SCORED ON TOP WITH CROSS, SET FLUSH
- CENTERLINE MONUMENT MIN. 5/8" BY 24" LONG STEEL ROD EPOXY GROUTED, SET 1/4" BELOW FINISHED PAVEMENT GRADE. (TO BE INSTALLED BY CONTRACTOR)
- CENTERLINE INTERSECTION MONUMENT 10" EXTENDEDIBLE MARKER EPOXY GROUTED INTO 6"ø BY 12" DEEP PAVEMENT CORE, SET 1/4" BELOW FINISHED PAVEMENT GRADE. (TO BE INSTALLED BY CONTRACTOR)
- ELEVATION CONTROL 4"x4"x36" PRECAST CONCRETE MONUMENT, SCORED ON TOP WITH CROSS, SET FLUSH

SURVEYOR

CROSSROAD ENGINEERS, PC
115 N 17TH AVENUE
BEECH GROVE, IN 46107
PHONE: (317)780-1555
FAX: (317)780-6525
CONTRACT: GEORGE W. CHARLES II
EMAIL: gwcharles@crossroadengineers.com

OWNER

HILLVIEW PROPERTIES, LLC
7502 S. SUSAN LANE
TRAFALGAR, IN 46181

60 0 60 120
SCALE: 1" = 60'

CURVE DATA TABLES ON SHEET 4

THE MAINTENANCE OF ANY COMMON AREAS ARE THE RESPONSIBILITY OF THE LOT OWNER'S ASSOCIATION.

THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY JERRY WIGGINS SURVEYING.

FLOODPLAIN INFORMATION

THE PROPERTY PLOTS BY SCALE AS BEING IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, INDIANA, COMMUNITY PANEL NO. 18081 C 0232D AND 0231D, DATED AUGUST 2, 2007. THE ACCURACY OF ALL FLOOD HAZARD DATA SHOWN ON THIS PROJECT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OF ELEVATION ON THE RECORDED FLOOD INSURANCE RATE MAP.

BENCHMARK INFORMATION

BENCHMARK – JON 6 – ELEVATION 721.534 FEET (DESIGN ELEVATION=720.604 FEET)
IN JOHNSON COUNTY, FRANKLIN QUADRANGLE, IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN; AT FRANKLIN; 0.2 NORTH ALONG FORSYTHE STREET FROM ITS INTERSECTION WITH STATE ROAD 44 TO AN ELECTRIC TOWER; SET IN THE TOP OF THE SOUTHWEST CONCRETE SUPPORT OF THE ELECTRIC POWER TAKE OFF TOWER, 110 FEET EAST OF THE CENTERLINE OF FORSYTHE STREET, 50 FEET SOUTH OF HURRICANE CREEK, 1.0 FOOT ABOVE THE GROUND; AN INDIANA FLOOD CONTROL AND WATER RESOURCES COMMISSION BRASS CONTROL STATION TABLET, STAMPED "JON 6"

DEVELOPMENT SUMMARY

APPROVED CURRENT ZONING:	PUD	
FRONT YARD SETBACK:	LOCAL STREET – 20' FROM RIGHT-OF-WAY	
SIDE YARD SETBACK:	HOMESTEADS	10' (PRIMARY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
	HOMESTEADS	5' (ACCESSORY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
REAR YARD SETBACK:	HOMESTEADS	25' (PRIMARY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
	HOMESTEADS	5' (ACCESSORY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
TOTAL NUMBER OF LOTS:	HOMESTEADS	38 LOTS (LOTS 66–91 & 108–119)
TOTAL DEVELOPMENT AREA:	11.974 AC. (EXCLUDING RIGHT-OF-WAY)	
TOTAL DEDICATED R/W:	1.605 AC.	

NO.	DATE	REVISIONS	BY	APPR.
5				
4				
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1				

HOMESTEADS AT HILLVIEW - SECTION 4
MAJOR SUBDIVISION
SECONDARY PLAT

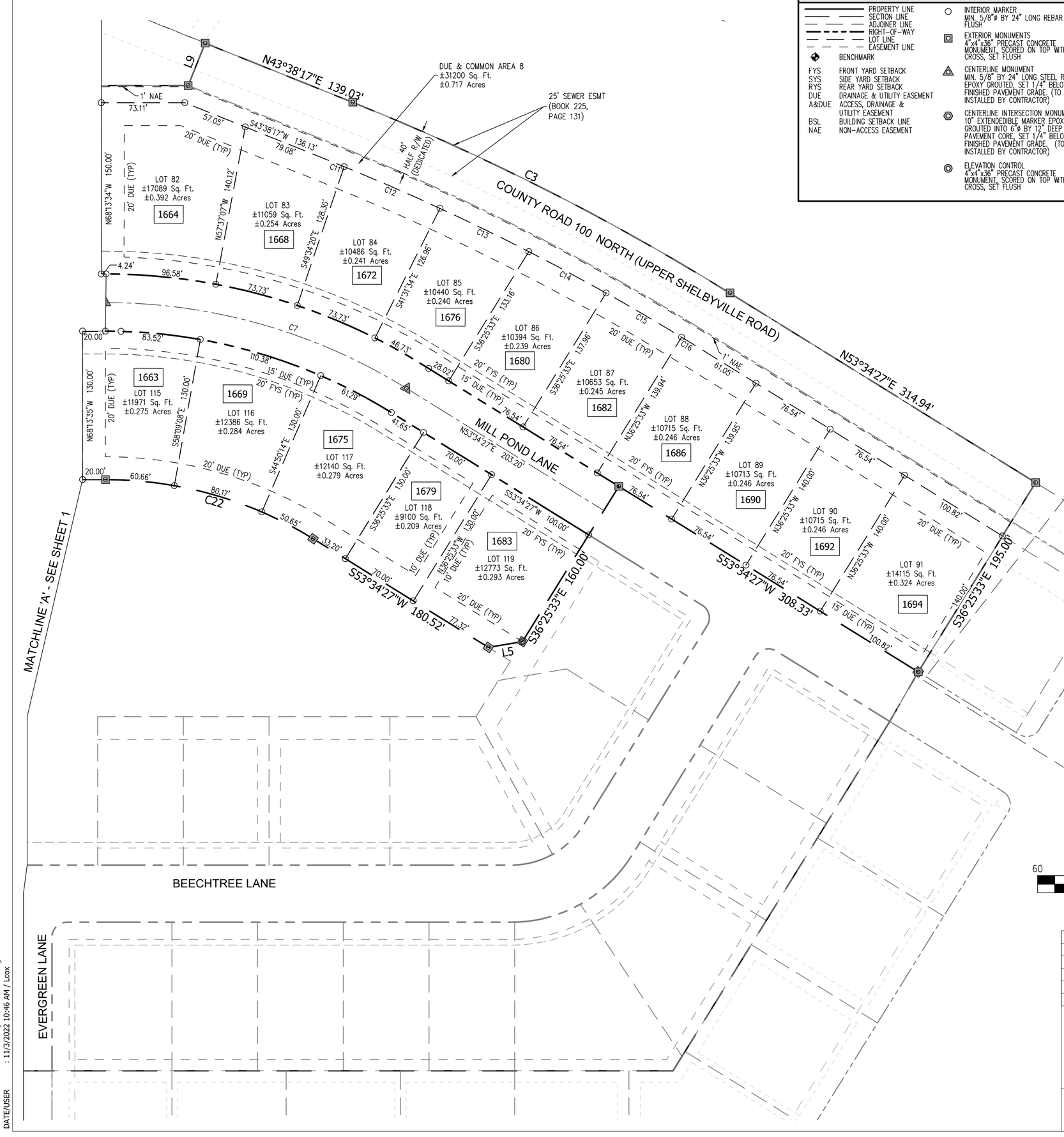
A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA

JOB No.	.	DRAWN	LMC	CHECKED	TEN
DATE	NOV. 3, 2022	DESIGNED	DJM	APPR.	GWC

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555

SHEET 1 of 4

DIRECTORY PATH : R:\Active\John Grimmer\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\CONSTRUCTION PLANS SEC 4 SPLIT\SECONDARY PLAT
FILENAME : Secondary Plat Section 4.dwg
DATE/USER : 11/3/2022 10:46 AM / Lcox



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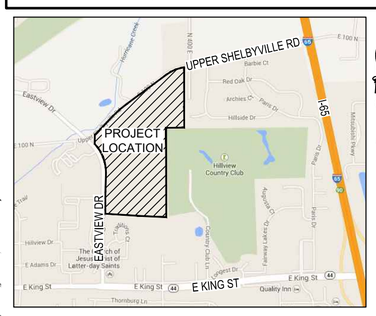
LEGAL DESCRIPTION

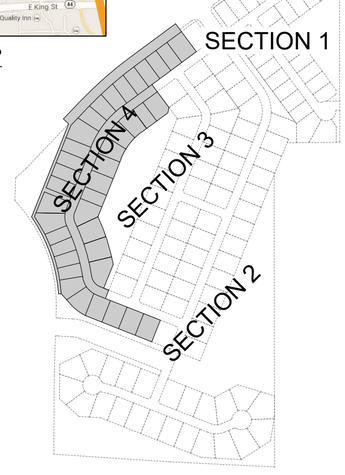
A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SAID SECTION 13; THENCE SOUTH 00 DEGREES 07 MINUTES 53 SECONDS EAST ON AND ALONG THE EAST LINE THEREOF 432.04 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 107.81 FEET TO AN IRON ROD FOUND AND TO A SOUTHEAST CORNER OF THE PLAT OF HOMESTEADS AT HILLVIEW–SECTION 1 MAJOR SUBDIVISION SECONDARY PLAT, WHICH IS RECORDED IN PLAT CABINET E SLIDE 170 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY; THENCE ALONG SAID PLAT THE FOLLOWING TWO COURSES: 1) SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 295.42 FEET; 2) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 195.52 FEET TO THE NORTHEAST CORNER OF THE PLAT OF HOMESTEADS AT HILLVIEW–SECTION 2 MAJOR SUBDIVISION SECONDARY PLAT RECORDED IN PLAT CABINET E SLIDE 239 IN SAID RECORDER'S OFFICE; THENCE ALONG BOTH PLATS THE FOLLOWING SEVEN COURSES: 1) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 295.85 FEET; 2) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 130.00 FEET; 3) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 82.38 FEET; 4) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 50.00 FEET; 5) NORTH 21 DEGREES 46 MINUTES 25 SECONDS EAST 37.00 FEET TO A NON–TANGENT CURVE; 6) NORTHWESTERLY 20.42 FEET ALONG ARC TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 23 DEGREES 13 MINUTES 35 SECONDS WEST 117.00 FEET; THENCE CONTINUING ALONG SAID SECTION 2 PLAT THE FOLLOWING NINE COURSES: 1) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 609.82 FEET; 2) SOUTH 68 DEGREES 26 MINUTES 35 SECONDS EAST 19.81 FEET; 3) SOUTH 21 DEGREES 33 MINUTES 25 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING; 4) THENCE CONTINUING SOUTH 21 DEGREES 33 MINUTES 25 SECONDS WEST 130.00 FEET; 5) NORTH 68 DEGREES 26 MINUTES 35 SECONDS WEST 400.00 FEET 6) NORTH 60 DEGREES 12 MINUTES 54 SECONDS WEST 18.34 FEET TO A TANGENT CURVE; 7) NORTHWESTERLY 83.23 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 255.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 50 DEGREES 51 MINUTES 52 SECONDS WEST AND A LENGTH OF 82.86 FEET; 8) NORTH 41 DEGREES 30 MINUTES 50 SECONDS WEST 80.30 FEET; 9) SOUTH 85 DEGREES 53 MINUTES 31 SECONDS WEST 15.00 FEET TO NON–TANGENT CURVE ON THE EAST LINE OF EASTVIEW DRIVE PER INSTRUMENT NUMBER 2015–019086 RECORDED IN SAID RECORDER'S OFFICE; THENCE ALONG SAID INSTRUMENT NUMBER THE FOLLOWING THREE COURSES: 1) NORTHWESTERLY 462.02 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 865.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 19 DEGREES 24 MINUTES 35 SECONDS WEST AND A LENGTH OF 456.55 FEET; 2) NORTH 21 DEGREES 46 MINUTES 25 SECONDS EAST 560.02 FEET; 3) NORTH 46 DEGREES 21 MINUTES 43 SECONDS WEST 40.00 FEET TO THE CENTER LINE OF UPPER SHELBYVILLE ROAD; THENCE ALONG SAID CENTER LINE THE FOLLOWING THREE COURSES: 1) NORTH 43 DEGREES 38 MINUTES 17 SECONDS EAST 139.03 FEET TO A TANGENT CURVE; 2) NORTHEASTERLY 370.48 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 2136.39 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 48 DEGREES 36 MINUTES 22 SECONDS EAST AND A LENGTH OF 370.02 FEET; 3) NORTH 53 DEGREES 34 MINUTES 27 SECONDS EAST 314.94 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1 PLAT; THENCE ALONG SAID SECTION 1 PLAT THE FOLLOWING FIVE COURSES: 1) SOUTH 36 DEGREES 25 MINUTES 33 SECONDS EAST 195.00 FEET; THENCE SOUTH 53 DEGREES 34 MINUTES 27 SECONDS WEST 308.33 FEET; THENCE SOUTH 36 DEGREES 25 MINUTES 33 SECONDS EAST 160.00 FEET; THENCE SOUTH 12 DEGREES 9 MINUTES 52 SECONDS WEST 30.24 FEET; THENCE SOUTH 53 DEGREES 34 MINUTES 27 SECONDS WEST 180.52 FEET TO AN ARC; THENCE WESTERLY ALONG A TANGENT ARC TO THE LEFT HAVING A RADIUS 345.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 37 DEGREES 40 MINUTES 26 SECONDS EAST AND A LENGTH OF 189.03 FEET; THENCE SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 348.94 FEET TO A NON–TANGENT ARC; THENCE SOUTHERLY ALONG AN ARC TO THE LEFT HAVING A RADIUS 1190.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 17 DEGREES 45 MINUTES 49 SECONDS EAST AND A LENGTH OF 278.99 FEET; THENCE SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 143.82 FEET; THENCE SOUTH 68 DEGREES 26 MINUTES 35 SECONDS EAST 30.00 FEET; THENCE SOUTH 21 DEGREES 33 MINUTES 25 SECONDS WEST 50.00 FEET; THENCE SOUTH 68 DEGREES 26 MINUTES 35 SECONDS EAST 329.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.579 ACRES, MORE OR LESS



LOCATION MAP
NO SCALE



COMPOSITE MAP
NOT TO SCALE

60 0 60 120
SCALE: 1" = 60'

NO.	DATE	REVISIONS	BY	APPR.
5				
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HOMESTEADS AT HILLVIEW - SECTION 4
MAJOR SUBDIVISION
SECONDARY PLAT

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA

JOB No.	.	DRAWN	LMC	CHECKED	TEN
DATE	NOV. 3, 2022	DESIGNED	DJM	APPR.	GWC

CROSSROAD ENGINEERS, PC
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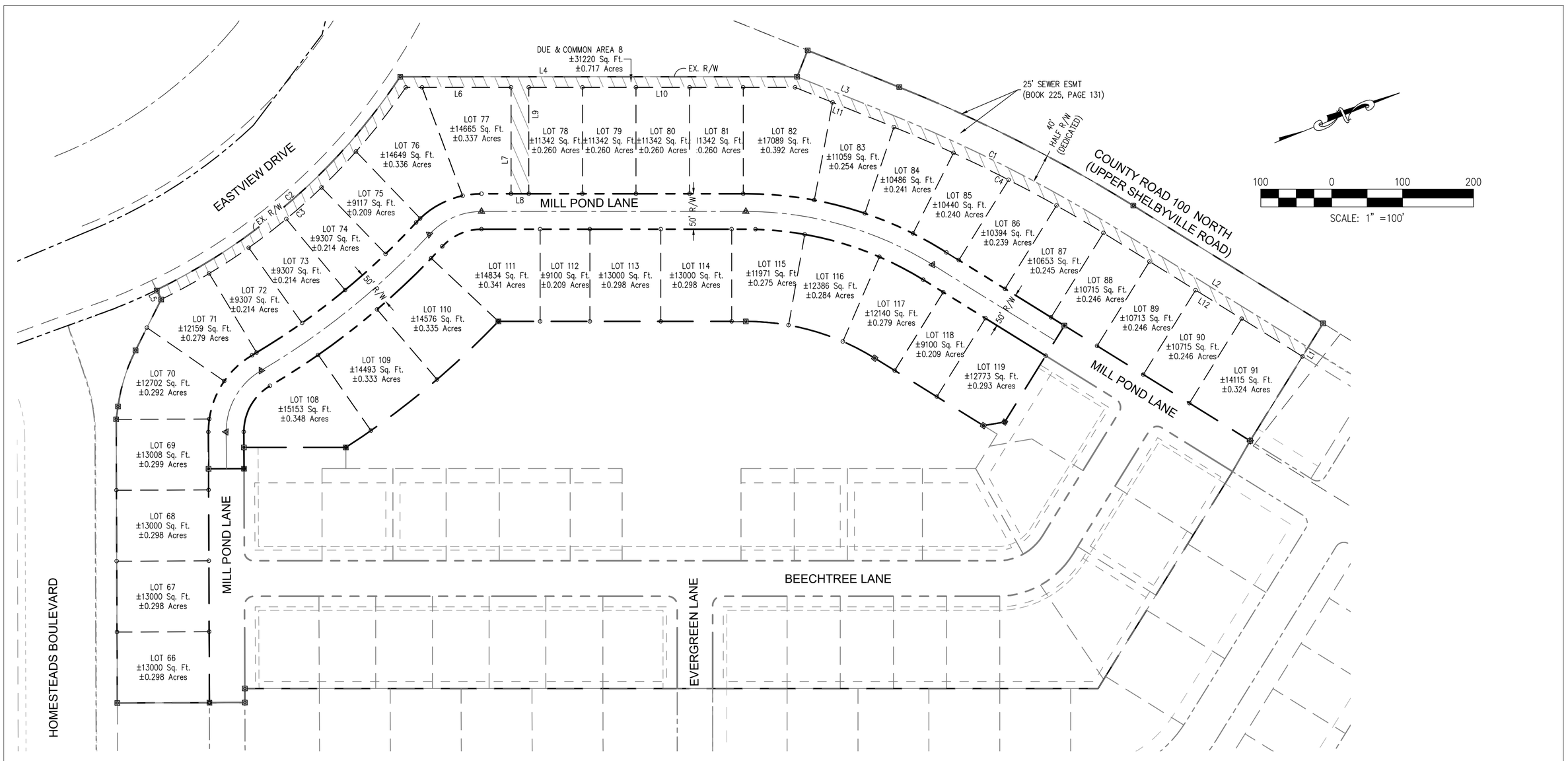
SHEET 2 of 4

DIRECTORY PATH : R:\Active\John Grimmer\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\CONSTRUCTION PLANS SEC 4 SPLIT\SECONDARY PLAT
FILENAME : Secondary Plat Section 4.dwg
DATE/USER : 11/3/2022 10:46 AM / Lcox



COMMON AREA 8 LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SAID SECTION 13; THENCE SOUTH 00 DEGREES 07 MINUTES 53 SECONDS EAST ON AND ALONG THE EAST LINE THEREOF 432.04 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 107.81 FEET TO AN IRON ROD FOUND AND TO A SOUTHEAST CORNER OF THE PLAT OF HOMESTEADS AT HILLVIEW–SECTION 1 MAJOR SUBDIVISION SECONDARY PLAT, WHICH IS RECORDED IN PLAT CABINET E SLIDE 170 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY; THENCE ALONG SAID PLAT THE FOLLOWING TWO COURSES: 1) SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 295.42 FEET; 2) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 195.52 FEET TO THE NORTHEAST CORNER OF THE PLAT OF HOMESTEADS AT HILLVIEW–SECTION 2 MAJOR SUBDIVISION SECONDARY PLAT RECORDED IN PLAT CABINET E SLIDE 239 IN SAID RECORDER'S OFFICE; THENCE ALONG BOTH PLATS THE FOLLOWING SEVEN COURSES: 1) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 295.85 FEET; 2) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 130.00 FEET; 3) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 82.38 FEET; 4) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 50.00 FEET; 5) NORTH 21 DEGREES 46 MINUTES 25 SECONDS EAST 37.00 FEET TO A NON–TANGENT CURVE; 6) THENCE NORTHWESTERLY 20.42 FEET ALONG THE ARC TO THE LEFT HAVING A RADIUS OF 13.00 FEET AND SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 23 DEGREES 13 MINUTES 35 SECONDS WEST 18.38 FEET; 7) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 117.00 FEET; THENCE ALONG HILLVIEW–SECTION 1 MAJOR SUBDIVISION SECONDARY PLAT THE FOLLOWING FOUR COURSES: 1) NORTH 21 DEGREES 46 MINUTES 25 SECONDS EAST 593.64 FEET; 2) NORTH 36 DEGREES 25 MINUTES 33 SECONDS WEST 359.88 FEET; 3) NORTH 38 DEGREES 20 MINUTES 35 SECONDS WEST 50.03 FEET; 4) NORTH 36 DEGREES 25 MINUTES 33 SECONDS WEST 140.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 36 DEGREES 25 MINUTES 33 SECONDS WEST A DISTANCE OF 15.00 FEET; THENCE SOUTH 53 DEGREES 34 MINUTES 27 SECONDS WEST A DISTANCE OF 314.94 FEET TO A NON–TANGENT CURVE; THENCE SOUTHWESTERLY 363.55 FEET ALONG THE ARC TO THE LEFT HAVING A RADIUS OF 2096.39 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 48 DEGREES 36 MINUTES 22 SECONDS WEST A DISTANCE OF 363.09 FEET; THENCE SOUTH 43 DEGREES 38 MINUTES 17 SECONDS WEST 139.03 FEET; THENCE SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST A DISTANCE OF 560.02 FEET TO A NON–TANGENT CURVE; THENCE SOUTHEASTERLY 462.02 FEET ALONG THE ARC TO THE RIGHT HAVING A RADIUS OF 865.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 19 DEGREES 24 MINUTES 35 SECONDS EAST A DISTANCE OF 456.55 FEET; THENCE NORTH 85 DEGREES 53 MINUTES 31 SECONDS EAST A DISTANCE OF 15.00 FEET TO A NON–TANGENT CURVE; THENCE NORTHWESTERLY 461.95 FEET ALONG THE ARC TO THE LEFT HAVING A RADIUS OF 880.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 19 DEGREES 08 MINUTES 48 SECONDS WEST A DISTANCE OF 456.67 FEET; THENCE NORTH 21 DEGREES 46 MINUTES 25 SECONDS EAST A DISTANCE OF 148.56 FEET; THENCE SOUTH 68 DEGREES 13 MINUTES 35 SECONDS EAST A DISTANCE OF 150.00 FEET; THENCE NORTH 21 DEGREES 46 MINUTES 25 SECONDS EAST A DISTANCE OF 25.00 FEET; THENCE NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 21 DEGREES 46 MINUTES 25 SECONDS EAST A DISTANCE OF 375.55 FEET; THENCE NORTH 43 DEGREES 38 MINUTES 17 SECONDS EAST A DISTANCE OF 136.13 FEET TO A NON–TANGENT CURVE; THENCE NORTHEASTERLY 360.95 FEET ALONG THE ARC TO THE RIGHT HAVING A RADIUS OF 2081.37 FEET AND SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 48 DEGREES 36 MINUTES 22 SECONDS EAST A DISTANCE OF 360.49 FEET; THENCE NORTH 53 DEGREES 34 MINUTES 27 SECONDS EAST A DISTANCE OF 314.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.471 ACRES, MORE OR LESS

Common Area 8 Line Table		
Line #	Direction	Length
L1	S36°25'33"E	15.00'
L2	N53°34'27"E	314.94'
L3	N43°38'17"E	139.03'
L4	N21°46'25"E	560.02'
L5	S85°53'31"W	15.00'
L6	S21°46'25"W	148.56'
L7	N68°13'35"W	150.00'
L8	S21°46'25"W	25.00'
L9	S68°13'35"E	150.00'
L10	S21°46'25"W	375.55'
L11	S43°38'17"W	136.13'
L12	S53°34'27"W	314.94'

Common Area 8 Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	363.55'	2096.39'	N48°36'22"E	363.09'
C4	360.95'	2081.37'	S48°36'22"W	360.49'
C2	462.02'	865.00'	N19°24'35"W	456.55'
C3	461.95'	880.00'	S19°08'48"E	456.67'

NO.	DATE	REVISIONS	BY	APPR.
5				
4				
3				
2				
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HOMESTEADS AT HILLVIEW - SECTION 4 MAJOR SUBDIVISION SECONDARY PLAT

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA

JOB No. . | DRAWN LMC | CHECKED TEN
DATE NOV. 3, 2022 | DESIGNED DJM | APPR. GWC

CROSSROAD ENGINEERS, PC
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115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555

SHEET 3 of 4

DIRECTORY PATH : R:\Active\John Grimmer\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\CONSTRUCTION PLANS SEC 4 SPLIT
FILENAME : _master HILLVIEW PUD.dwg
DATE/USER : 11/3/2022 2:37 PM / Lcox

DEDICATION CERTIFICATE

WE THE UNDERSIGNED, HILLVIEW PROPERTIES, LLC, OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS HOMESTEADS AT HILLVIEW – SECTION 3, AN ADDITION TO THE CITY OF FRANKLIN. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THERE ARE STRIPS OF GROUND VARIOUS FEET IN WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, AND SIGNS SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

ALL LANDS IN THE SUBDIVISION AND THE USE OF LANDS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO DECLARATION OF COVENANTS, AND THE RESTRICTIONS OF THE HOMESTEADS AT HILLVIEW – SECTION 3 OWNERSHIP ("DECLARATION") AS RECORDED IN INSTRUMENT NUMBER 2021–034335 ON THE 19TH DAY OF NOVEMBER, 2021 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA. IN ADDITION.

NO IMPROVEMENTS, ALTERATIONS, REPAIRS, EXCAVATION, CHANGES IN GRADE OR OTHER WORK WHICH IN ANY WAY ALTERS THE EXTERIOR OF ANY LOT OR THE IMPROVEMENTS LOCATED THEREON FROM ITS NATURAL OR IMPROVED STATE EXISTING ON THE DATE SUCH LOT WAS FIRST CONVEYED IN FEE BY THE UNDERSIGNED TO AN OWNER SHALL BE MADE OR DONE WITHOUT THE PRIOR APPROVAL OF THE ARCHITECTURAL REVIEW BOARD, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE ACCOMPANYING DECLARATION RECORDED IN CONJUNCTION WITH THIS PLAT, ON FILE AT THE JOHNSON COUNTY OFFICES.

THE FOREGOING COVENANTS, OR RESTRICTION, ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2048, (A 25–YEAR PERIOD IS SUGGESTED), AT WHICH TIME SAID COVENANTS, OR RESTRICTIONS, SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS CHANGED BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDINGS COVERED BY THESE COVENANTS, OR RESTRICTIONS, IN WHOLE OR IN PART. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS OR RESTRICTIONS, BY JUDGEMENT OR COURT ORDER, SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE MAINTENANCE OF THE STORM DRAINAGE SYSTEM FOR THIS SUBDIVISION BY THE LOT OWNERS ASSOCIATION SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE MAINTENANCE OF ALL INLETS, OPEN DITCHES, PIPES, SWALES, MANHOLES AND DETENTION PONDS. THE COST AND EXPENSE OF SUCH MAINTENANCE SHALL BE ASSESSED AS PART OF THE GENERAL ASSESSMENT AGAINST THE OWNERS OF ALL LOTS IN THIS SUBDIVISION AS PROVIDED IN THE DECLARATION AND SHALL BE SECURED BY A LIEN AGAINST ALL LOTS IN THIS SUBDIVISION.

INVALIDATION OF ANY OF THE FOREGOING COVENANTS AND RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT REMAINING PORTIONS NOT SO AFFECTED.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 2022.

_____

_____

STATE OF INDIANA)
) SS:
COUNTY OF JOHNSON)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED _____ FOR EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC _____

RESIDENT OF _____ COUNTY, INDIANA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

AFTER HAVING GIVEN PUBLIC NOTICE OF THE TIME, PLACE AND NATURE OF HEARING ON THE APPLICATION FOR PRIMARY APPROVAL OF THIS SUBDIVISION BY PUBLICATION IN A NEWSPAPER OF LOCAL CIRCULATION MORE THAN TEN (10) DAYS BEFORE THE HEARING THEREON, UNDER AUTHORITY PROVIDED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY A MAJORITY OF THE MEMBERS OF THE FRANKLIN PLAN COMMISSION AT A MEETING HELD ON THE 20th DAY OF APRIL, 2021.

CITY OF FRANKLIN PLAN COMMISSION BY:

_____
JIM MARTIN, PRESIDENT

_____
SUZANNE FINDLEY, SECRETARY

THIS PLAT IS HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FRANKLIN BY:

_____
JOANNA TENNELL, SENIOR PLANNER

_____
MARK RICHARDS, CITY ENGINEER

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2022.

_____ _____
STEVE BARNETT, MAYOR MELISSA L. JONES, MEMBER

_____
BOB SWINEHAMER, MEMBER

ATTEST:

_____
JAYNE RHOADES, CLERK–TREASURER

ENTERED FOR TAXATION THIS _____ DAY OF _____, 2022.

_____
PAMELA J. BURTON, AUDITOR

RECEIVED BY THE JOHNSON COUNY ASSESSOR THIS ____ DAY OF _____, 2022.

_____
MARK ALEXANDER, ASSESSOR

NO. _____

RECEIVED FOR RECORD THIS _____ DAY OF _____, 2022.

AT _____ AND RECORDED IN PLAT BOOK _____ PAGE ____

FEE _____

_____
TERESA K. PETRO, RECORDER

SURVEYOR'S CERTIFICATE

I, GEORGE W. CHARLES, II, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED BY CKW LAND SURVEYING, INC DATED JUNE 7, 2013 AND THAT THIS SURVEY IS IN ACCORDANCE WITH TITLE 865, ARTICLE 1, AND RULE 12 OF INDIANA ADMINISTRATIVE CODE.

GEORGE W. CHARLES II
REGISTERED
No. LS
20800117
STATE OF
INDIANA
LAND SURVEYOR

GEORGE W. CHARLES, II
INDIANA LAND SURVEYOR
No. LS 20800117
DATED: NOVEMBER 3, 2022

Boundary Line Table Section 4		
Line #	Direction	Length
L3	S21°33'25"W	50.00'
L4	S68°26'35"E	30.00'
L5	S12°09'52"W	30.24'
L6	N60°12'54"W	18.34'
L7	N41°30'50"W	80.30'
L8	S85°53'31"W	15.00'
L9	N46°21'43"W	40.00'

Boundary Curve Table Section 4				
Curve #	Length	Radius	Chord Direction	Chord Length
C3	370.48'	2136.39'	N48°36'22"E	370.02'
C21	279.64'	1190.00'	S17°45'49"E	278.99'
C22	191.48'	345.00'	S37°40'26"W	189.03'
C25	83.24'	251.85'	N50°51'52"W	82.86'
C26	462.02'	865.00'	N19°24'35"W	456.55'

Curve Table: Alignments Section 4				
Curve #	Radius	Length	Chord Direction	Chord Length
C4	100.00'	104.25'	N38°34'40"W	99.59'
C5	1035.00'	306.33'	N17°11'30"W	305.21'
C6	100.00'	82.81'	N01°56'54"W	80.46'
C7	500.00'	277.51'	N37°40'26"E	273.96'

Curve Table: Lot Section 4				
Curve #	Length	Radius	Chord Direction	Chord Length
C9	83.23'	255.00'	N50°51'52"W	82.86'
C10	461.95'	880.00'	S19°08'48"E	456.67'
C11	14.17'	2081.37'	N43°49'59"E	14.17'
C12	91.59'	2081.37'	N45°17'20"E	91.59'
C13	86.44'	2081.37'	N47°44'21"E	86.43'
C14	76.69'	2081.37'	N49°59'04"E	76.69'
C15	76.57'	2081.37'	N52°05'38"E	76.56'
C16	15.49'	2081.37'	N53°21'40"E	15.49'

DIRECTORY PATH : R:\Active\John Grimmer\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\CONSTRUCTION PLANS SEC 4 SPLIT
FILENAME : _master HILLVIEW PUD.dwg
DATE/USER : 11/3/2022 2:37 PM / Lcox

NO.	DATE	REVISIONS	BY	APPR.
5				
4				
3				
2				
1				

HOMESTEADS AT HILLVIEW - SECTION 4 MAJOR SUBDIVISION SECONDARY PLAT

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA

JOB No. . | DRAWN LMC | CHECKED TEN
DATE NOV. 3, 2022 | DESIGNED DJM | APPR. GWC

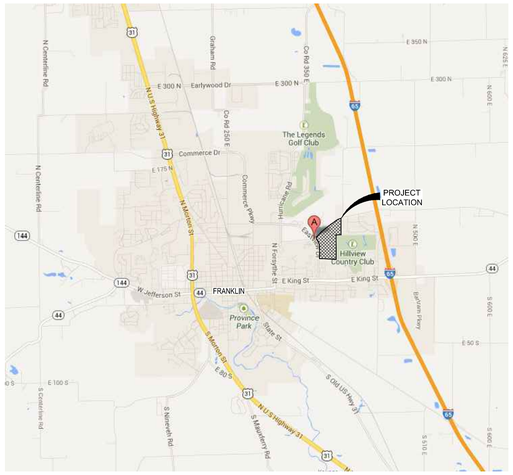
CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555

SHEET 4 of 4

FINAL CONSTRUCTION PLANS

WINDSOR AT HILLVIEW - SECTION 4

FRANKLIN, INDIANA



VICINITY MAP

NO SCALE

LOCATION MAP

NO SCALE

PLAN INDEX

SHEET #	SUBJECT
100	TITLE SHEET
200	TOPOGRAPHICAL SURVEY
300	OVERALL SITE PLAN
301–302	SITE DIMENSION PLAN
303	STREET SYSTEM PLAN
400–401	UTILITY PLAN
402	STRUCTURE DATA TABLES
500–501	GRADING PLAN
502	INTERSECTION GRADING PLAN
600–602	ROAD PLAN AND PROFILE
700–703	STORM PLAN & PROFILE
800–801	SANITARY PLAN & PROFILE
900–902	WATER MAIN PLAN AND PROFILE
1000–1001	EROSION CONTROL PLAN
1002	EROSION CONTROL DETAILS
1100	MISCELLANEOUS DETAILS
1101	WATER DETAILS
1200	SPECIFICATIONS
1300–1302	LANDSCAPE PLAN

OWNER/DEVELOPER

HILLVIEW PROPERTIES, LLC
P.O. BOX 367
FRANKLIN, IN 46131
PHONE: (317) 339-9729
CONTACT: PETE GRIMMER
EMAIL: pete.grimmer@gmail.com

ENGINEER

CROSSROAD ENGINEERS, PC
115 N. 17th AVENUE
BEECH GROVE, IN 46107
PHONE: (317) 780-1555
CONTACT: GREGORY J. ILKO
EMAIL: gilko@crossroadengineers.com

ALL IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE ADA REQUIREMENTS

INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND DETAILS DATED 2020 TO BE USED WITH THESE PLANS

DEVELOPMENT SUMMARY

APPROVED CURRENT ZONING:	PUD	
FRONT YARD SETBACK:	LOCAL STREET – 20' FROM RIGHT-OF-WAY	
SIDE YARD SETBACK:	WINDSOR	7.5' (PRIMARY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
	WINDSOR	5' (ACCESSORY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
REAR YARD SETBACK:	WINDSOR	20' (PRIMARY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
	WINDSOR	5' (ACCESSORY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
TOTAL NUMBER OF LOTS:	WINDSOR	38 LOTS (LOTS 66–91 & 108–119)
TOTAL DEVELOPMENT AREA:	11.974 AC. (EXCLUDING RIGHT-OF-WAY)	
TOTAL DEDICATED R/W:	1.605 AC.	

UTILITIES

Note: Listed below are the Indiana Underground Plant Protection Services Contacts; Others not listed may exist.

SEWER
CITY OF FRANKLIN DPW
796 S. STATE STREET
FRANKLIN, IN 46131
PHONE: (317) 736–3640
CONTACT: SALLY BROWN
EMAIL: sbrown@franklin.in.gov

WATER
INDIANA AMERICAN WATER
425 W. MAIN STREET
MOORESVILLE, IN 46158
PHONE: (317) 831–3385
CONTACT: TROY BRYANT
EMAIL: james.bryant@amwater.com

CABLE
COMCAST
1600 W. VERNAL PIKE
BLOOMINGTON, IN 47404
PHONE: (812) 360–3090
CONTACT: STEVE MCARTOR
EMAIL: steve_mcartor@cable.comcast.com

GAS
CENTERPOINT ENERGY
600 INDUSTRIAL DRIVE
FRANKLIN, IN 46131
PHONE: (317) 287–2119
CONTACT: JON EASTHAM
EMAIL: jonathan.eastham@centerpointenergy.com

FIRE DEPARTMENT
CITY OF FRANKLIN FIRE DEPARTMENT
1800 THORNBURG LANE
FRANKLIN, IN 46131
PHONE: (317) 736–3650
CONTACT: BRYNE PURSIFULL

ELECTRIC
DUKE ENERGY
2515 N. MORTON STREET
FRANKLIN, IN 46131
PHONE: (317) 736–2017
CONTACT: COREY HAMBLIN
EMAIL: corey.hamblin@duke-energy.com

NOTE: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 12; AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SAID SECTION 13; THENCE SOUTH 00 DEGREES 07 MINUTES 53 SECONDS EAST ON AND ALONG THE EAST LINE THEREOF 432.04 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 107.81 FEET TO AN IRON ROD FOUND AND TO A SOUTHEAST CORNER OF THE PLAT OF HOMESTEADS AT HILLVIEW–SECTION 1 MAJOR SUBDIVISION SECONDARY PLAT, WHICH IS RECORDED IN PLAT CABINET E SLIDE 170 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY; THENCE ALONG SAID PLAT THE FOLLOWING TWO COURSES: 1) SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 295.42 FEET; 2) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 195.52 FEET TO THE NORTHEAST CORNER OF THE PLAT OF HOMESTEADS AT HILLVIEW–SECTION 2 MAJOR SUBDIVISION SECONDARY PLAT RECORDED IN PLAT CABINET E SLIDE 239 IN SAID RECORDER'S OFFICE; THENCE ALONG BOTH PLATS THE FOLLOWING SEVEN COURSES: 1) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 295.85 FEET; 2) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 130.00 FEET; 3) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 82.38 FEET; 4) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 50.00 FEET; 5) NORTH 21 DEGREES 46 MINUTES 25 SECONDS EAST 37.00 FEET TO A NON–TANGENT CURVE; 6) NORTHWESTERLY 20.42 FEET ALONG ARC TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 23 DEGREES 13 MINUTES 35 SECONDS WEST 117.00 FEET; THENCE CONTINUING ALONG SAID SECTION 2 PLAT THE FOLLOWING NINE COURSES: 1) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 609.82 FEET; 2) SOUTH 68 DEGREES 26 MINUTES 35 SECONDS EAST 19.81 FEET; 3) SOUTH 21 DEGREES 33 MINUTES 25 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING; 4) THENCE CONTINUING SOUTH 21 DEGREES 33 MINUTES 25 SECONDS WEST 130.00 FEET; 5) NORTH 68 DEGREES 26 MINUTES 35 SECONDS WEST 400.00 FEET; 6) NORTH 60 DEGREES 12 MINUTES 54 SECONDS WEST 18.34 FEET TO A TANGENT CURVE; 7) NORTHWESTERLY 83.23 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 255.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 50 DEGREES 51 MINUTES 52 SECONDS WEST AND A LENGTH OF 82.86 FEET; 8) NORTH 41 DEGREES 30 MINUTES 50 SECONDS WEST 80.30 FEET; 9) SOUTH 85 DEGREES 53 MINUTES 31 SECONDS WEST 15.00 FEET TO NON–TANGENT CURVE ON THE EAST LINE OF EASTVIEW DRIVE PER INSTRUMENT NUMBER 2015–019086 RECORDED IN SAID RECORDER'S OFFICE; THENCE ALONG SAID INSTRUMENT NUMBER THE FOLLOWING THREE COURSES: 1) NORTHWESTERLY 462.02 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 865.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 19 DEGREES 24 MINUTES 35 SECONDS WEST AND A LENGTH OF 456.55 FEET; 2) NORTH 21 DEGREES 46 MINUTES 25 SECONDS EAST 560.02 FEET; 3) NORTH 46 DEGREES 21 MINUTES 43 SECONDS WEST 40.00 FEET TO THE CENTER LINE OF UPPER SHELBYVILLE ROAD; THENCE ALONG SAID CENTER LINE THE FOLLOWING THREE COURSES: 1) NORTH 43 DEGREES 38 MINUTES 17 SECONDS EAST 139.03 FEET TO A TANGENT CURVE; 2) NORTHEASTERLY 370.48 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 2136.39 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 48 DEGREES 36 MINUTES 22 SECONDS EAST AND A LENGTH OF 370.02 FEET; 3) NORTH 53 DEGREES 34 MINUTES 27 SECONDS EAST 314.94 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1 PLAT; THENCE ALONG SAID SECTION 1 PLAT THE FOLLOWING FIVE COURSES: 1) SOUTH 36 DEGREES 25 MINUTES 33 SECONDS EAST 195.00 FEET; THENCE SOUTH 53 DEGREES 34 MINUTES 27 SECONDS WEST 308.33 FEET; THENCE SOUTH 36 DEGREES 25 MINUTES 33 SECONDS EAST 160.00 FEET; THENCE SOUTH 12 DEGREES 9 MINUTES 52 SECONDS WEST 30.24 FEET; THENCE SOUTH 53 DEGREES 34 MINUTES 27 SECONDS WEST 180.52 FEET TO AN ARC; THENCE WESTERLY ALONG A TANGENT ARC TO THE LEFT HAVING A RADIUS 345.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 37 DEGREES 40 MINUTES 26 SECONDS EAST AND A LENGTH OF 189.03 FEET; THENCE SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 348.94 FEET TO A NON–TANGENT ARC; THENCE SOUTHERLY ALONG AN ARC TO THE LEFT HAVING A RADIUS 1160.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 17 DEGREES 45 MINUTES 49 SECONDS EAST AND A LENGTH OF 278.99 FEET; THENCE SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 143.82 FEET; THENCE SOUTH 68 DEGREES 26 MINUTES 35 SECONDS EAST 30.00 FEET; THENCE SOUTH 21 DEGREES 33 MINUTES 25 SECONDS WEST 50.00 FEET; THENCE SOUTH 68 DEGREES 26 MINUTES 35 SECONDS EAST 329.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.579 ACRES, MORE OR LESS

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555

SHEET 100

TITLE SHEET

WINDSOR AT HILLVIEW - SECTION 4

JOB No.	.	DRAWN	KLF/LMC/DEP	CHECKED	TEN
DATE	NOVEMBER 3, 2022	DESIGNED	DJM	APPR.	GJI

GREGORY J. ILKO REGISTERED 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY	APPR.
1				
2				
3				
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5				
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8				
9				

SHEET 100

DIRECTORY PATH : R:\Active\John Grimmer\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\CONSTRUCTION PLANS SEC 4 SPLIT
FILENAME : 100 TITLE SHEET.dwg
DATE/USER : 11/2/2022 8:57 AM / Lcox

TOPOGRAPHICAL SURVEY

WINDSOR AT HILLVIEW - SECTION 4

TOPOGRAPHIC NOTES

1. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
2. UTILITIES ARE GRAPHICAL REPRESENTATION PER SURVEY AND MAPPING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
3. WELLS AND SEPTIC SYSTEMS SHALL BE ABANDONED PER ALL FEDERAL, STATE, AND LOCAL REGULATIONS. A REPRESENTATIVE FROM THE JOHNSON COUNTY HEALTH DEPARTMENT SHALL BE PRESENT DURING REMOVAL OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAZARDOUS MATERIAL TESTING AND REMOVAL (IF DEEMED NECESSARY) FOR THE EXISTING STRUCTURES.
4. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR SERVICE DIS-CONNECTIONS.

FLOODPLAIN INFORMATION

THE PROPERTY PLOTS BY SCALE AS BEING IN ZONE "AE" & "X" OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, INDIANA, COMMUNITY PANEL NO. 18081C0230D, DATED AUGUST 2, 2007 & PANEL NO. 18081C0231E, DATED JANUARY 29, 2021. THE ACCURACY OF ALL FLOOD HAZARD DATA SHOWN ON THIS PROJECT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OF ELEVATION ON THE RECORDED FLOOD INSURANCE RATE MAP.

BENCHMARK INFORMATION

BENCHMARK – JON 6 – ELEVATION 721.534 FEET (DESIGN ELEVATION=720.604 FEET)
IN JOHNSON COUNTY, FRANKLIN QUADRANGLE, IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN; AT FRANKLIN; 0.2 NORTH ALONG FORSYTHE STREET FROM ITS INTERSECTION WITH STATE ROAD 44 TO AN ELECTRIC TOWER; SET IN THE TOP OF THE SOUTHWEST CONCRETE SUPPORT OF THE ELECTRIC POWER TAKE OFF TOWER, 110 FEET EAST OF THE CENTERLINE OF FORSYTHE STREET, 50 FEET SOUTH OF HURRICANE CREEK, 1.0 FOOT ABOVE THE GROUND; AN INDIANA FLOOD CONTROL AND WATER RESOURCES COMMISSION BRASS CONTROL STATION TABLET, STAMPED "JON 6"

TBM#400
RR SPIKE SET IN SOUTH SIDE OF POWERPOLE UP ±1.0' (PP#58636) ELEV.=744.36

TBM#401
RR SPIKE SET IN SOUTHWEST SIDE OF POWERPOLE UP ±1.0' SQUARE METAL TAG SAYS "PUBLIC SERVICE CO. OF IND." (PP#250676) ELEV.=728.18

TBM#402
RR SPIKE SET IN NORTH SIDE OF POWERPOLE UP ±1.0' TAG SAYS "HE NEEDHAM JCT #2" (PP#8254196) ELEV.=736.65

EXISTING LEGEND

POWERPOLE W/LIGHT
POWERPOLE GROUND
POWERPOLE UTILITY
POWERPOLE
LIGHTPOLE
ELECTRIC MANHOLE
ELECTRIC CABINET
GUYWIRE
TELEPHONE RISER
WATER METER
FIRE HYDRANT
WATER VALVE
SANITARY MANHOLE
SIGN
TREE
MONUMENT FOUND
BENCHMARK
ASPHALT
BUILDING
CONCRETE
REMOVAL/DEMOLISH
800
CONTOURS
PROPERTY LINE
SECTION LINE
RIGHT-OF-WAY
ADJOINER LINE
PAVEMENT LINE
EASEMENT LINE
FLOODPLAIN LINE
DITCH LINE
FARM FIELD FENCE
GUARDRAIL
ELECTRIC LINE
WATER LINE
STORM SEWER LINE
SANITARY SEWER LINE
TREE LINE

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SAID SECTION 13; THENCE SOUTH 00 DEGREES 07 MINUTES 53 SECONDS EAST ON AND ALONG THE EAST LINE THEREOF 432.04 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 107.81 FEET TO AN IRON ROD FOUND AND TO A SOUTHEAST CORNER OF THE PLAT OF HOMESTEADS AT HILLVIEW–SECTION 1 MAJOR SUBDIVISION SECONDARY PLAT, WHICH IS RECORDED IN PLAT CABINET E SLIDE 170 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY; THENCE ALONG SAID PLAT THE FOLLOWING TWO COURSES: 1) SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 295.42 FEET; 2) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 195.52 FEET TO THE NORTHEAST CORNER OF THE PLAT OF HOMESTEADS AT HILLVIEW–SECTION 2 MAJOR SUBDIVISION SECONDARY PLAT RECORDED IN PLAT CABINET E SLIDE 239 IN SAID RECORDER'S OFFICE; THENCE ALONG SAID PLATS THE FOLLOWING SEVEN COURSES: 1) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 295.85 FEET; 2) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 130.00 FEET; 3) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 82.38 FEET; 4) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 50.00 FEET; 5) NORTH 21 DEGREES 46 MINUTES 25 SECONDS EAST 37.00 FEET TO A NON–TANGENT CURVE; 6) NORTHWESTERLY 20.42 FEET ALONG ARC TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 23 DEGREES 13 MINUTES 35 SECONDS WEST 117.00 FEET; THENCE CONTINUING ALONG SAID SECTION 2 PLAT THE FOLLOWING NINE COURSES: 1) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 609.82 FEET; 2) SOUTH 68 DEGREES 26 MINUTES 35 SECONDS EAST 19.81 FEET; 3) SOUTH 21 DEGREES 33 MINUTES 25 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING; 4) THENCE CONTINUING SOUTH 21 DEGREES 33 MINUTES 25 SECONDS WEST 130.00 FEET; 5) NORTH 68 DEGREES 26 MINUTES 35 SECONDS WEST 400.00 FEET; 6) NORTH 60 DEGREES 12 MINUTES 54 SECONDS WEST 18.34 FEET TO A TANGENT CURVE; 7) NORTHWESTERLY 83.23 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 255.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 50 DEGREES 51 MINUTES 52 SECONDS WEST AND A LENGTH OF 82.86 FEET; 8) NORTH 41 DEGREES 30 MINUTES, 50 SECONDS WEST 80.30 FEET; 9) SOUTH 85 DEGREES 53 MINUTES 31 SECONDS WEST 15.00 FEET TO NON–TANGENT CURVE ON THE EAST LINE OF EASTVIEW DRIVE PER INSTRUMENT NUMBER 2015–019086 RECORDED IN SAID RECORDER'S OFFICE; THENCE ALONG SAID INSTRUMENT NUMBER THE FOLLOWING THREE COURSES: 1) NORTHWESTERLY 462.02 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 865.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 19 DEGREES 24 MINUTES 35 SECONDS WEST AND A LENGTH OF 456.55 FEET; 2) NORTH 21 DEGREES 46 MINUTES 25 SECONDS EAST 560.02 FEET; 3) NORTH 46 DEGREES 21 MINUTES 43 SECONDS WEST 40.00 FEET TO THE CENTER LINE OF UPPER SHELBYVILLE ROAD; THENCE ALONG SAID CENTER LINE THE FOLLOWING THREE COURSES: 1) NORTH 43 DEGREES 38 MINUTES 17 SECONDS EAST 139.03 FEET TO A TANGENT CURVE; 2) NORTHEASTERLY 370.48 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 2136.39 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 48 DEGREES 36 MINUTES 22 SECONDS EAST AND A LENGTH OF 370.02 FEET; 3) NORTH 53 DEGREES 34 MINUTES 27 SECONDS EAST 314.94 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1 PLAT; THENCE ALONG SAID SECTION 1 PLAT THE FOLLOWING FIVE COURSES: 1) SOUTH 36 DEGREES 25 MINUTES 33 SECONDS EAST 195.00 FEET; THENCE SOUTH 53 DEGREES 34 MINUTES 27 SECONDS WEST 308.33 FEET; THENCE SOUTH 36 DEGREES 25 MINUTES 33 SECONDS EAST 160.00 FEET; THENCE SOUTH 12 DEGREES 3 MINUTES 52 SECONDS WEST 20.24 FEET; THENCE SOUTH 53 DEGREES 34 MINUTES 27 SECONDS WEST 180.52 FEET TO AN ARC; THENCE WESTERLY ALONG A TANGENT ARC TO THE LEFT HAVING A RADIUS 345.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 37 DEGREES 40 MINUTES 26 SECONDS EAST AND A LENGTH OF 189.93 FEET; THENCE SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 348.94 FEET TO A NON–TANGENT ARC; THENCE SOUTHERLY ALONG AN ARC TO THE LEFT HAVING A RADIUS 1190.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 17 DEGREES 45 MINUTES 49 SECONDS EAST AND A LENGTH OF 278.99 FEET; THENCE SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 143.82 FEET; THENCE SOUTH 68 DEGREES 26 MINUTES 35 SECONDS EAST 30.00 FEET; THENCE SOUTH 21 DEGREES 33 MINUTES 25 SECONDS WEST 50.00 FEET; THENCE SOUTH 68 DEGREES 26 MINUTES 35 SECONDS EAST 329.81 FEET TO THE POINT OF BEGINNING.

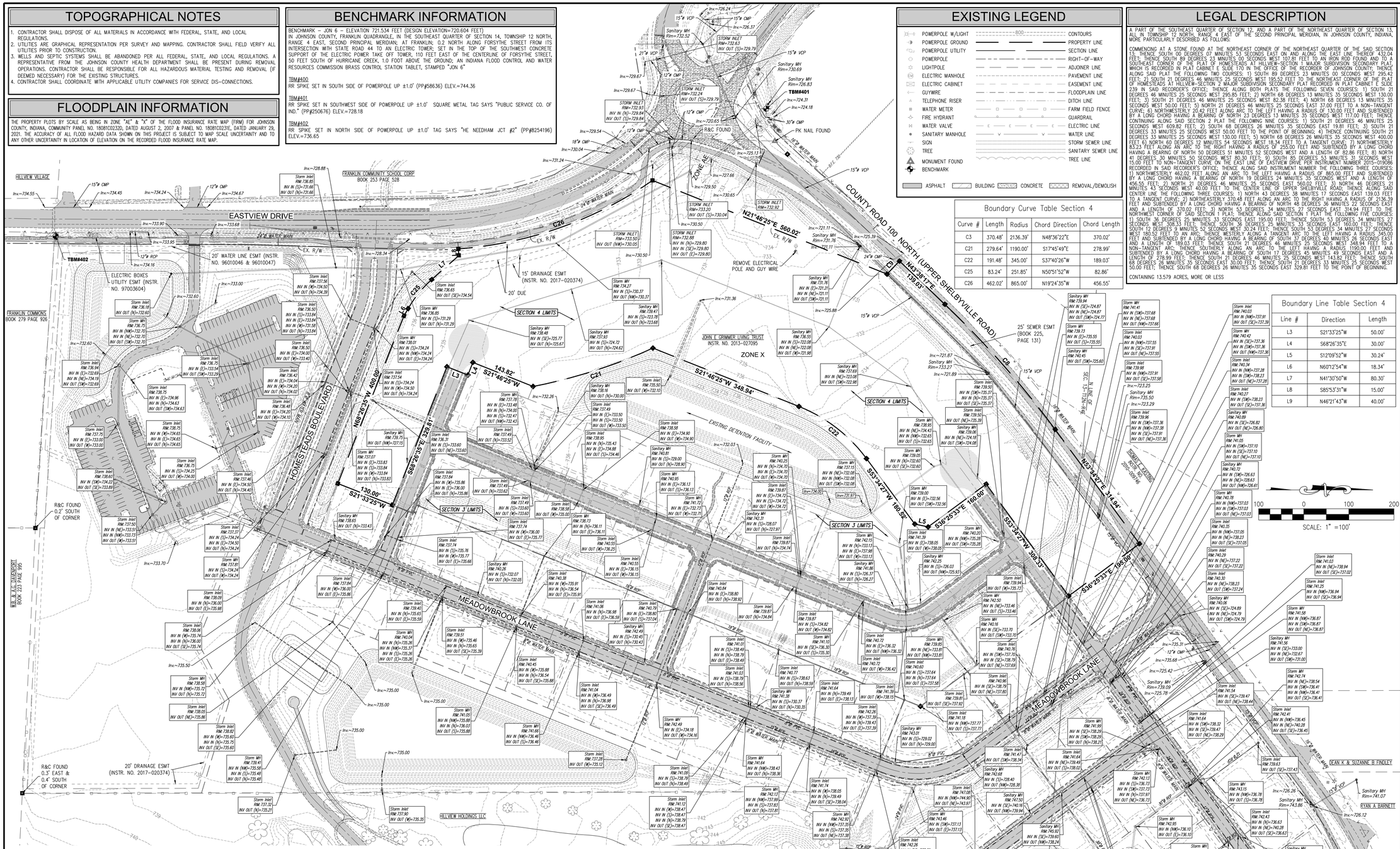
CONTAINING 13.579 ACRES, MORE OR LESS

Boundary Curve Table Section 4

Curve #	Length	Radius	Chord Direction	Chord Length
C3	370.48'	2136.39'	N48°36'22"E	370.02'
C21	279.64'	1190.00'	S17°45'49"E	278.99'
C22	191.48'	345.00'	S37°40'26"W	189.03'
C25	83.24'	251.85'	N50°51'52"W	82.86'
C26	462.02'	865.00'	N19°24'35"W	456.55'

Boundary Line Table Section 4

Line #	Direction	Length
L3	S21°33'25"W	50.00'
L4	S68°26'35"E	30.00'
L5	S12°09'52"W	30.24'
L6	N60°12'54"W	18.34'
L7	N41°30'50"W	80.30'
L8	S85°53'31"W	15.00'
L9	N46°21'43"W	40.00'



UTILITIES

Note: Listed below are the Indiana Underground Plant Protection Services Contacts; Others not listed may exist.

SEWER
CITY OF FRANKLIN DPW
796 S. STATE STREET
FRANKLIN, IN 46131
PHONE: (317) 736–3640
CONTACT: SALLY BROWN
EMAIL: sbrown@franklin.in.gov

GAS
CENTERPOINT ENERGY
600 INDUSTRIAL DRIVE
FRANKLIN, IN 46131
PHONE: (317) 287–2119
CONTACT: JON EASTHAM
EMAIL: jonathan.eastham@centerpointenergy.com

WATER
INDIANA AMERICAN WATER
425 W. MAIN STREET
MOORESVILLE, IN 46158
PHONE: (317) 831–3385
CONTACT: TROY BRYANT
EMAIL: james.bryant@amwater.com

FIRE DEPARTMENT
CITY OF FRANKLIN FIRE DEPARTMENT
1800 THORNBURG LANE
FRANKLIN, IN 46131
PHONE: (317) 736–3650
CONTACT: BRYNE PURSIFULL

CABLE
COMCAST
1600 W. VERNAL PIKE
BLOOMINGTON, IN 47404
PHONE: (812) 360–3090
CONTACT: STEVE MCARTOR
EMAIL: steve_mcartor@cable.comcast.com

ELECTRIC
DUKE ENERGY
2515 N. MORTON STREET
FRANKLIN, IN 46131
PHONE: (317) 736–2017
CONTACT: COREY HAMBLIN
EMAIL: corey.hamblin@duke–energy.com

NOTE: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities comprise all such utilities in the area, either in–service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY JERRY WIGGINS SURVEYING.

EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

Indiana811
Know what's below. Call before you dig.
"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544 or 811
CALL TOLL FREE
PER INDIANA STATE LAW IS-69-1991, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVE., BEECH GROVE, IN 46107 (317) 780-1555

JOB No.	.	DRAWN	KLF/LMC/DEP	CHECKED	TEN
DATE	NOVEMBER 3, 2022	DESIGNED	DJM	APPR.	GJI

SHEET 200

GREGORY J. ILKO REGISTERED PRELIMINARY 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER
CONSTRUCTION

NO.	DATE	REVISIONS	BY	APPR.
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SHEET 200

DIRECTORY PATH : R:\Active\John Grimmer\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\CONSTRUCTION PLANS SEC 4 SPLIT
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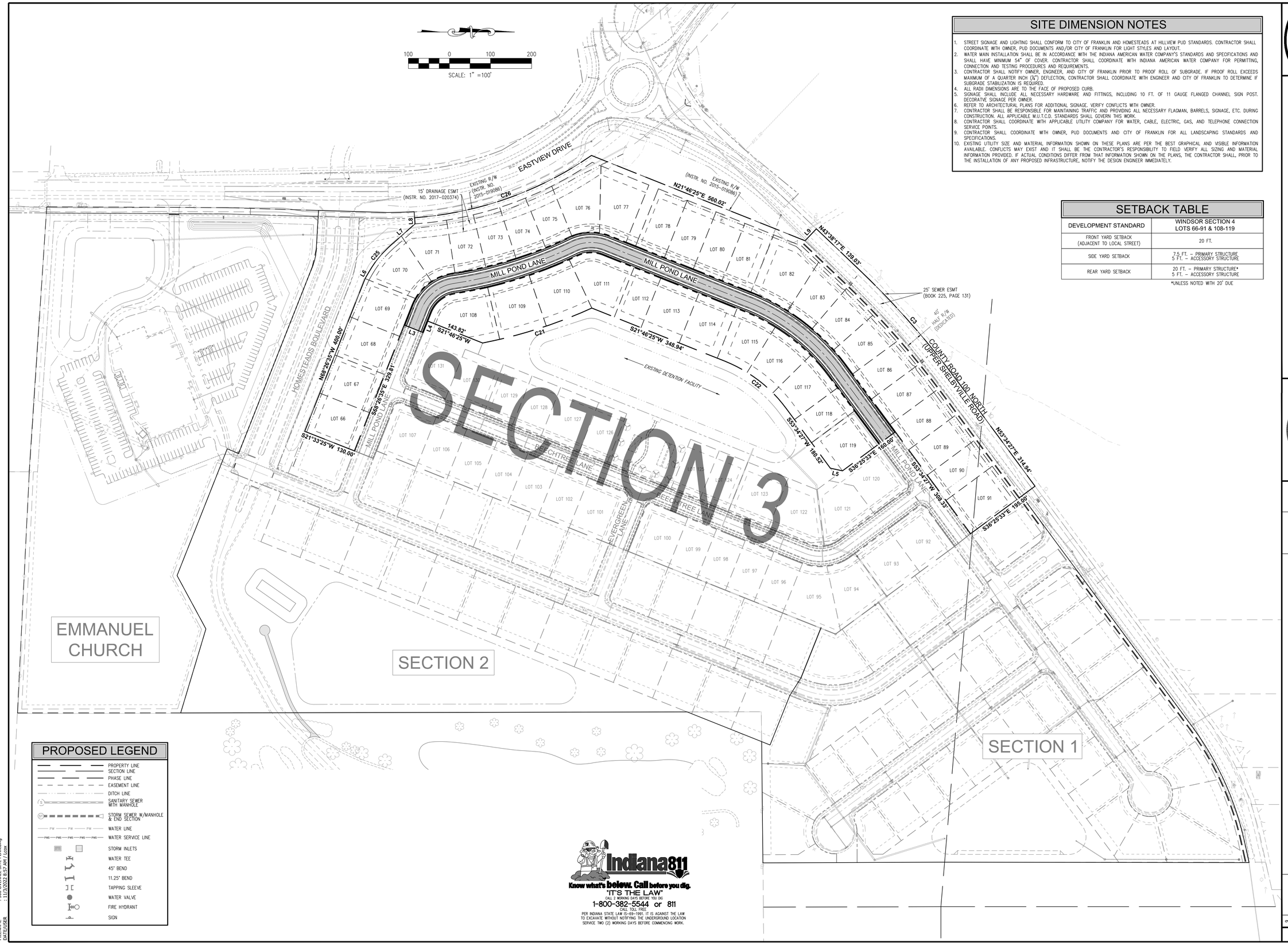

SITE DIMENSION NOTES

1. STREET SIGNAGE AND LIGHTING SHALL CONFORM TO CITY OF FRANKLIN AND HOMESTEADS AT HILLVIEW PUD STANDARDS. CONTRACTOR SHALL COORDINATE WITH OWNER, PUD DOCUMENTS AND/OR CITY OF FRANKLIN FOR LIGHT STYLES AND LAYOUT.
2. WATER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH THE INDIANA AMERICAN WATER COMPANY'S STANDARDS AND SPECIFICATIONS AND SHALL HAVE MINIMUM 54" OF COVER. CONTRACTOR SHALL COORDINATE WITH INDIANA AMERICAN WATER COMPANY FOR PERMITTING, CONNECTION AND TESTING PROCEDURES AND REQUIREMENTS.
3. CONTRACTOR SHALL NOTIFY OWNER, ENGINEER, AND CITY OF FRANKLIN PRIOR TO PROOF ROLL OF SUBGRADE. IF PROOF ROLL EXCEEDS MAXIMUM OF A QUARTER INCH (¼") DEFLECTION, CONTRACTOR SHALL COORDINATE WITH ENGINEER AND CITY OF FRANKLIN TO DETERMINE IF SUBGRADE STABILIZATION IS REQUIRED.
4. ALL RADII DIMENSIONS ARE TO THE FACE OF PROPOSED CURB.
5. SIGNAGE SHALL INCLUDE ALL NECESSARY HARDWARE AND FITTINGS, INCLUDING 10 FT. OF 11 GAUGE FLANGED CHANNEL SIGN POST. DECORATVE SIGNAGE PER OWNER.
6. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE. VERIFY CONFLICTS WITH OWNER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANY FOR WATER, CABLE, ELECTRIC, GAS, AND TELEPHONE CONNECTION SERVICE POINTS.
9. CONTRACTOR SHALL COORDINATE WITH OWNER, PUD DOCUMENTS AND CITY OF FRANKLIN FOR ALL LANDSCAPING STANDARDS AND SPECIFICATIONS.
10. EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

SETBACK TABLE

DEVELOPMENT STANDARD	WINDSOR SECTION 4 LOTS 66-91 & 108-119
FRONT YARD SETBACK (ADJACENT TO LOCAL STREET)	20 FT.
SIDE YARD SETBACK	7.5 FT. – PRIMARY STRUCTURE 5 FT. – ACCESSORY STRUCTURE
REAR YARD SETBACK	20 FT. – PRIMARY STRUCTURE* 5 FT. – ACCESSORY STRUCTURE

*UNLESS NOTED WITH 20' DUE

PROPOSED LEGEND

- PROPERTY LINE
- SECTION LINE
- PHASE LINE
- EASEMENT LINE
- DITCH LINE
- SANITARY SEWER WITH MANHOLE
- STORM SEWER W/MANHOLE & END SECTION
- WATER LINE
- WATER SERVICE LINE
- STORM INLETS
- WATER TEE
- 45° BEND
- 11.25° BEND
- TAPPING SLEEVE
- WATER VALVE
- FIRE HYDRANT
- SIGN

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CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555

SHEET 300

OVERALL SITE PLAN

WINDSOR AT HILLVIEW - SECTION 4

JOB No.	.	DRAWN	KLF/JMC/DEP	CHECKED	TEN
DATE	NOVEMBER 3, 2022	DESIGNED	DJM	APPR.	GJI

GREGORY J. ILLKO REGISTERED 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY	APPR.
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SHEET 300

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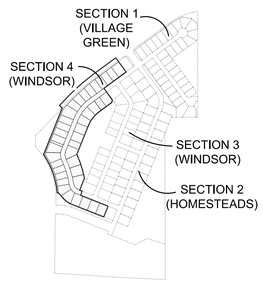
FILENAME : 300 OVERALL SITE PLAN.dwg
DATE/USER : 11/3/2022 8:57 AM / Lcox

PROPOSED LEGEND

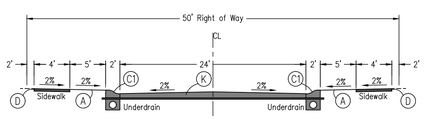
- PROPERTY LINE
- SECTION LINE
- PHASE LINE
- EASEMENT LINE
- DITCH LINE
- SANITARY SEWER WITH MANHOLE
- STORM SEWER W/MANHOLE & END SECTION
- WATER LINE
- WATER SERVICE LINE
- STORM INLETS
- WATER TEE
- 45° BEND
- 11.25° BEND
- TAPPING SLEEVE
- WATER VALVE
- FIRE HYDRANT
- SIGN



KEYMAP
NOT TO SCALE

Indiana 811
Know what's below. Call before you dig.
"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544 or 811
CALL TOLL FREE
PER INDIANA STATE LAW IC-8-1-26-1991, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

50 0 50 100
SCALE: 1" = 50'



ROADWAY TYPICAL SECTION
NOT TO SCALE

SITE DIMENSION LEGEND

- (A) SEE LANDSCAPE ARCHITECT AMENITY PLAN FOR DETAILS
- (B) ASPHALT BUTT JOINT
- (C1) CONCRETE ROLL CURB
- (C2) MODIFIED ROLL CURB
- (D) 4" CONCRETE SIDEWALK
- (F) HANDICAP RAMP, TYPE 'C'
- (J) SAWCUT
- (K) TYPICAL ASPHALT SECTION
  1½" HMA SURFACE 9.5mm, ON
  3½" HMA INTERMEDIATE 19.0mm, ON
  8" COMPACTED AGGREGATE #53, ON
  COMPACTED SUBGRADE
- (K1) PATH ASPHALT SECTION
  1½" HMA SURFACE 9.5mm, ON
  2½" HMA INTERMEDIATE 19.0mm, ON
  4" COMPACTED AGGREGATE #53, ON
  COMPACTED SUBGRADE
- (K2) TEMPORARY CUL-DE-SAC SECTION
  3" HMA SURFACE 9.5mm, ON
  6" COMPACTED AGGREGATE #53, ON
  95% COMPACTED SUBGRADE
- (1) STOP BAR, THERMOPLASTIC, SOLID WHITE, 24"
- (2) SIGNAGE, STOP SIGN
- DECORATIVE LIGHT POLES & FOUNDATIONS (PER OWNER/PUD)
- STREET NAME SIGNAGE

SITE DIMENSION NOTES

1. STREET SIGNAGE AND LIGHTING SHALL CONFORM TO CITY OF FRANKLIN AND HOMESTEADS AT HILLVIEW PUD STANDARDS. CONTRACTOR SHALL COORDINATE WITH OWNER, PUD DOCUMENTS AND/OR CITY OF FRANKLIN FOR LIGHT STYLES AND LAYOUT.
2. WATER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH THE INDIANA AMERICAN WATER COMPANY'S STANDARDS AND SPECIFICATIONS AND SHALL HAVE MINIMUM 54" OF COVER. CONTRACTOR SHALL COORDINATE WITH INDIANA AMERICAN WATER COMPANY FOR PERMITTING, CONNECTION AND TESTING PROCEDURES AND REQUIREMENTS.
3. CONTRACTOR SHALL NOTIFY OWNER, ENGINEER, AND CITY OF FRANKLIN PRIOR TO PROOF ROLL OF SUBGRADE. IF PROOF ROLL EXCEEDS MAXIMUM OF A QUARTER INCH (¼") DEFLECTION, CONTRACTOR SHALL COORDINATE WITH ENGINEER AND CITY OF FRANKLIN TO DETERMINE IF SUBGRADE STABILIZATION IS REQUIRED.
4. ALL RADII DIMENSIONS ARE TO THE FACE OF PROPOSED CURB.
5. SIGNAGE SHALL INCLUDE ALL NECESSARY HARDWARE AND FITTINGS, INCLUDING 10 FT. OF 11 GAUGE FLANGED CHANNEL SIGN POST. DECORATVE SIGNAGE PER OWNER.
6. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE. VERIFY CONFLICTS WITH OWNER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANY FOR WATER, CABLE, ELECTRIC, GAS, AND TELEPHONE CONNECTION SERVICE POINTS.
9. CONTRACTOR SHALL COORDINATE WITH OWNER, PUD DOCUMENTS AND CITY OF FRANKLIN FOR ALL LANDSCAPING STANDARDS AND SPECIFICATIONS.
10. EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

SETBACK TABLE

DEVELOPMENT STANDARD	WINDSOR SECTION 4 LOTS 66-91 & 108-119
FRONT YARD SETBACK (ADJACENT TO LOCAL STREET)	20 FT.
SIDE YARD SETBACK	7.5 FT. – PRIMARY STRUCTURE 5 FT. – ACCESSORY STRUCTURE
REAR YARD SETBACK	20 FT. – PRIMARY STRUCTURE* 5 FT. – ACCESSORY STRUCTURE

*UNLESS NOTED WITH 20' DUE

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555

SHEET 301

SITE DIMENSION PLAN

WINDSOR AT HILLVIEW - SECTION 4

JOB No.	.	DRAWN	KLF/JMC/DEP	CHECKED	TEN
DATE	NOVEMBER 3, 2022	DESIGNED	DJM	APPR.	GJI

GREGORY J. ILLIG REGISTERED PRELIMINARY 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY	APPR.
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SHEET 301

DIRECTORY PATH : R:\Active\John Grimmer\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\CONSTRUCTION PLANS SEC 4 SPLIT
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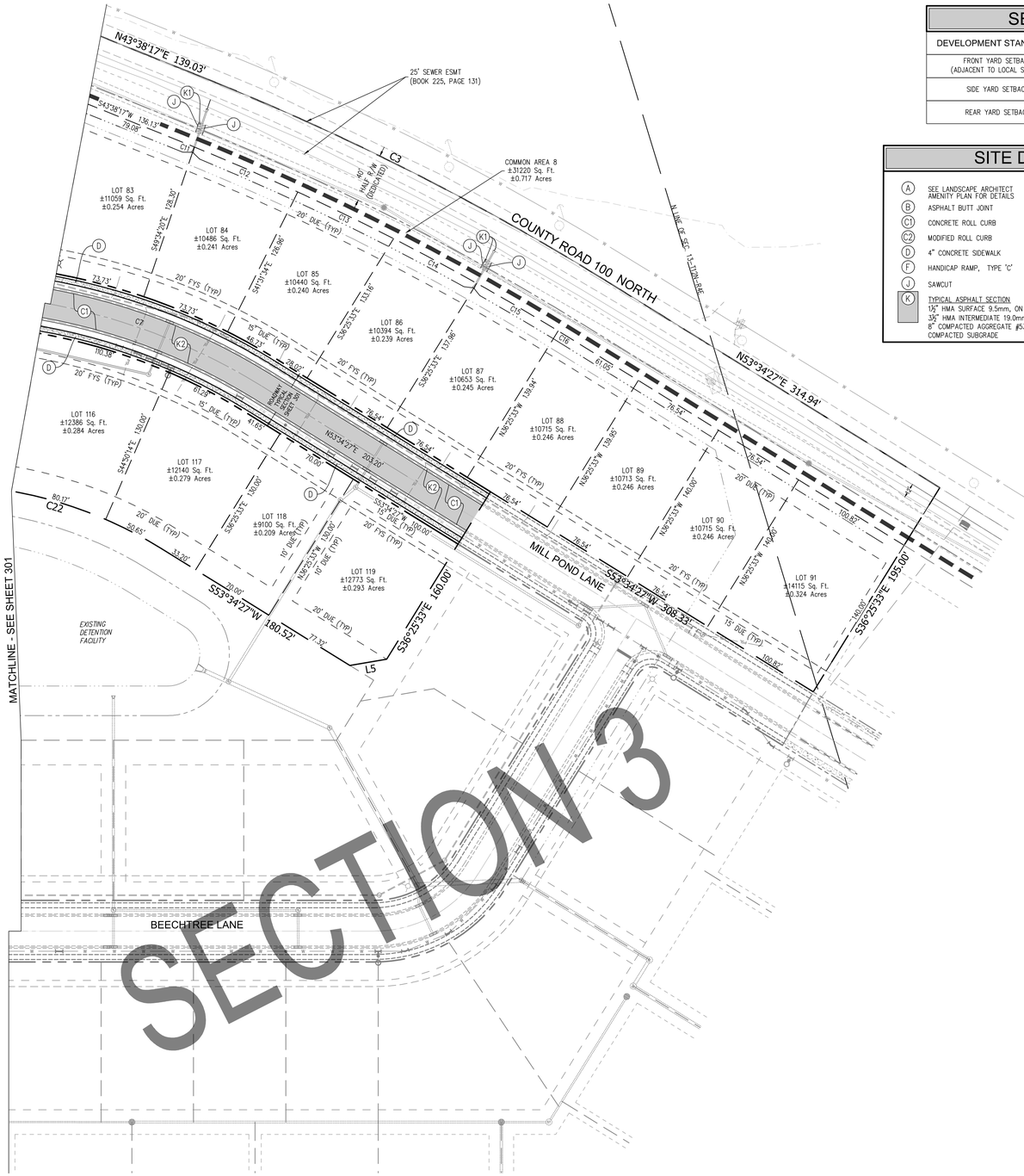


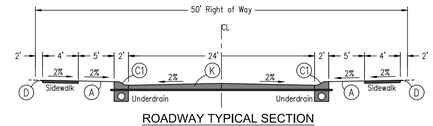
SETBACK TABLE

DEVELOPMENT STANDARD	WINDSOR SECTION 4 LOTS 66-91 & 108-119
FRONT YARD SETBACK (ADJACENT TO LOCAL STREET)	20 FT.
SIDE YARD SETBACK	7.5 FT. – PRIMARY STRUCTURE 5 FT. – ACCESSORY STRUCTURE
REAR YARD SETBACK	20 FT. – PRIMARY STRUCTURE* 5 FT. – ACCESSORY STRUCTURE

*UNLESS NOTED WITH 20' DUE

SITE DIMENSION LEGEND

- (A) SEE LANDSCAPE ARCHITECT AMENITY PLAN FOR DETAILS
- (B) ASPHALT BUTT JOINT
- (C1) CONCRETE ROLL CURB
- (C2) MODIFIED ROLL CURB
- (D) 4" CONCRETE SIDEWALK
- (F) HANDICAP RAMP, TYPE 'C'
- (J) SAWCUT
- (K) TYPICAL ASPHALT SECTION — 1½" HMA SURFACE 9.5mm, ON 3½" HMA INTERMEDIATE 19.0mm, ON 8" COMPACTED AGGREGATE #53, ON COMPACTED SUBGRADE
- (K1) PATH ASPHALT SECTION — 1½" HMA SURFACE 9.5mm, ON 2½" HMA INTERMEDIATE 19.0mm, ON 4" COMPACTED AGGREGATE #53, ON COMPACTED SUBGRADE
- (K2) TEMPORARY CUL-DE-SAC SECTION — 3" HMA SURFACE 9.5mm, ON 6" COMPACTED AGGREGATE #53, ON 95% COMPACTED SUBGRADE
- (1) STOP BAR, THERMOPLASTIC, SOLID WHITE, 24"
- (2) SIGNAGE, STOP SIGN
- DECORATIVE LIGHT POLES & FOUNDATIONS (PER OWNER/PUD)
- STREET NAME SIGNAGE



ROADWAY TYPICAL SECTION
NOT TO SCALE

SITE DIMENSION NOTES

1. STREET SIGNAGE AND LIGHTING SHALL CONFORM TO CITY OF FRANKLIN AND HOMESTEADS AT HILLVIEW PUD STANDARDS. CONTRACTOR SHALL COORDINATE WITH OWNER, PUD DOCUMENTS AND/OR CITY OF FRANKLIN FOR LIGHT STYLES AND LAYOUT.
2. WATER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH THE INDIANA AMERICAN WATER COMPANY'S STANDARDS AND SPECIFICATIONS AND SHALL HAVE MINIMUM 54" OF COVER. CONTRACTOR SHALL COORDINATE WITH INDIANA AMERICAN WATER COMPANY FOR PERMITTING, CONNECTION AND TESTING PROCEDURES AND REQUIREMENTS.
3. CONTRACTOR SHALL NOTIFY OWNER, ENGINEER, AND CITY OF FRANKLIN PRIOR TO PROOF ROLL OF SUBGRADE. IF PROOF ROLL EXCEEDS MAXIMUM OF A QUARTER INCH (¼") DEFLECTION, CONTRACTOR SHALL COORDINATE WITH ENGINEER AND CITY OF FRANKLIN TO DETERMINE IF SUBGRADE STABILIZATION IS REQUIRED.
4. ALL RADII DIMENSIONS ARE TO THE FACE OF PROPOSED CURB.
5. SIGNAGE SHALL INCLUDE ALL NECESSARY HARDWARE AND FITTINGS, INCLUDING 10 FT. OF 11 GAUGE FLANGED CHANNEL SIGN POST. DECORATVE SIGNAGE PER OWNER.
6. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE. VERIFY CONFLICTS WITH OWNER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANY FOR WATER, CABLE, ELECTRIC, GAS, AND TELEPHONE CONNECTION SERVICE POINTS.
9. LANDSCAPING PLAN TO BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE WITH OWNER, PUD DOCUMENTS AND CITY OF FRANKLIN FOR ALL LANDSCAPING STANDARDS AND SPECIFICATIONS.
10. EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

Boundary Line Table Section 4

Line #	Direction	Length
L3	S21°33'25"W	50.00'
L4	S68°26'35"E	30.00'
L5	S12°09'52"W	30.24'
L6	N60°12'54"W	18.34'
L7	N41°30'50"W	80.30'
L8	S85°53'31"W	15.00'
L9	N46°21'43"W	40.00'

Boundary Curve Table Section 4

Curve #	Length	Radius	Chord Direction	Chord Length
C3	370.48'	2136.39'	N48°36'22"E	370.02'
C21	279.64'	1190.00'	S17°45'49"E	278.99'
C22	191.48'	345.00'	S37°40'26"W	189.03'
C25	83.24'	251.85'	N50°51'52"W	82.86'
C26	462.02'	865.00'	N19°24'35"W	456.55'

Curve Table: Alignments Section 4

Curve #	Radius	Length	Chord Direction	Chord Length
C4	100.00'	104.25'	N38°34'40"W	99.59'
C5	1035.00'	306.33'	N17°11'30"W	305.21'
C6	100.00'	82.81'	N01°56'54"W	80.46'
C7	500.00'	277.51'	N37°40'26"E	273.96'

Curve Table: Lot Section 4

Curve #	Length	Radius	Chord Direction	Chord Length
C9	83.23'	255.00'	N50°51'52"W	82.86'
C10	461.95'	880.00'	S19°08'48"E	456.67'
C11	14.17'	2081.37'	N43°49'59"E	14.17'
C12	91.59'	2081.37'	N45°17'20"E	91.59'
C13	86.44'	2081.37'	N47°44'21"E	86.43'
C14	76.69'	2081.37'	N49°59'04"E	76.69'
C15	76.57'	2081.37'	N52°05'38"E	76.56'
C16	15.49'	2081.37'	N53°21'40"E	15.49'

PROPOSED LEGEND

- PROPERTY LINE
- SECTION LINE
- PHASE LINE
- EASEMENT LINE
- DITCH LINE
- SANITARY SEWER WITH MANHOLE
- STORM SEWER W/MANHOLE & END SECTION
- WATER LINE
- WATER SERVICE LINE
- STORM INLETS
- WATER TEE
- 45° BEND
- 11.25° BEND
- TAPPING SLEEVE
- WATER VALVE
- FIRE HYDRANT
- SIGN

50 0 50 100
SCALE: 1" = 50'

THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY JERRY WIGGINS SURVEYING.

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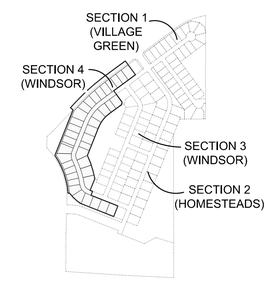
CALL TOLL FREE
PER INDIANA STATE LAW IS-69-1991, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.



KEYMAP
NOT TO SCALE

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555
SHEET 302

SITE DIMENSION PLAN

WINDSOR AT HILLVIEW - SECTION 4

JOB No.	.	DRAWN	KLF/JMC/DEP	CHECKED	TEN
DATE	NOVEMBER 3, 2022	DESIGNED	DJM	APPR.	GJI

GREGORY J. ILKO REGISTERED PRELIMINARY 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY	APPR.
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9				

SHEET 302

DIRECTORY PATH : R:\Active\John Connor\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\CONSTRUCTION PLANS SEC 4 SPLIT
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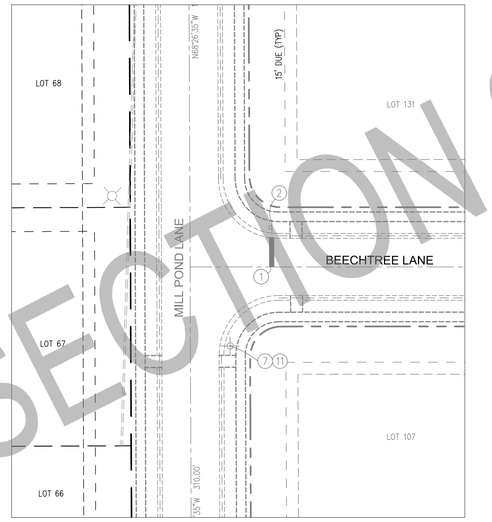
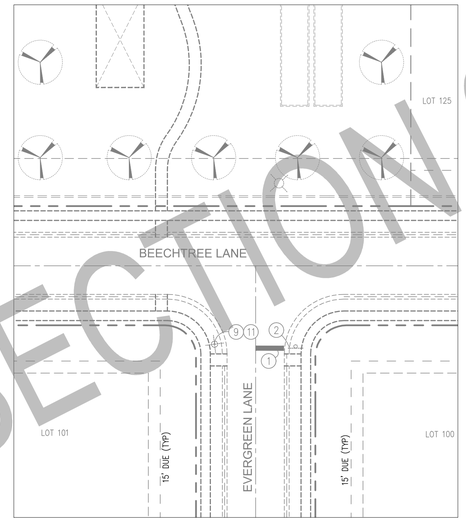
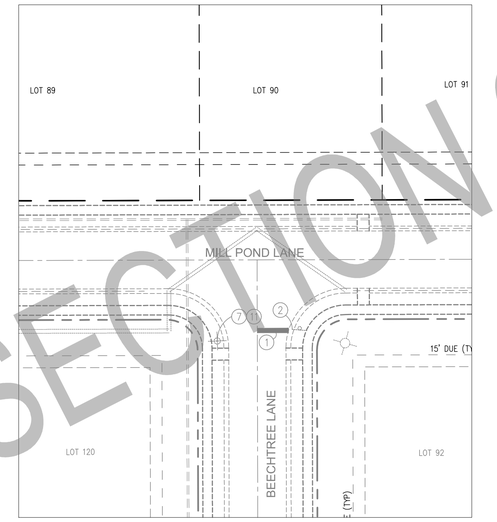
DATE/USER : 11/3/2022 9:29 AM / Lcox







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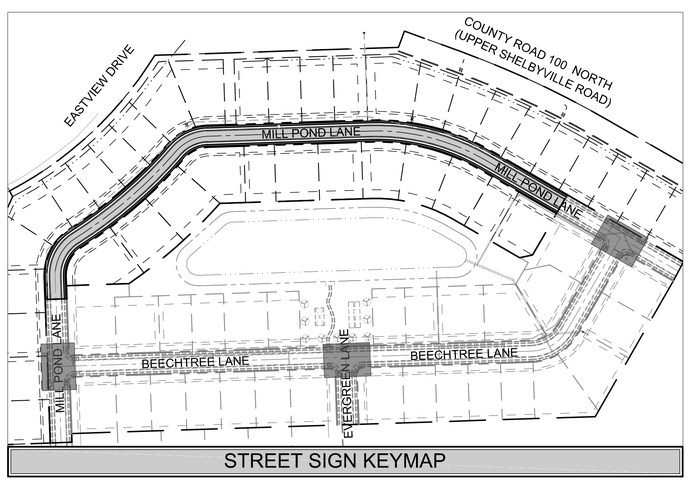
SECTION 3



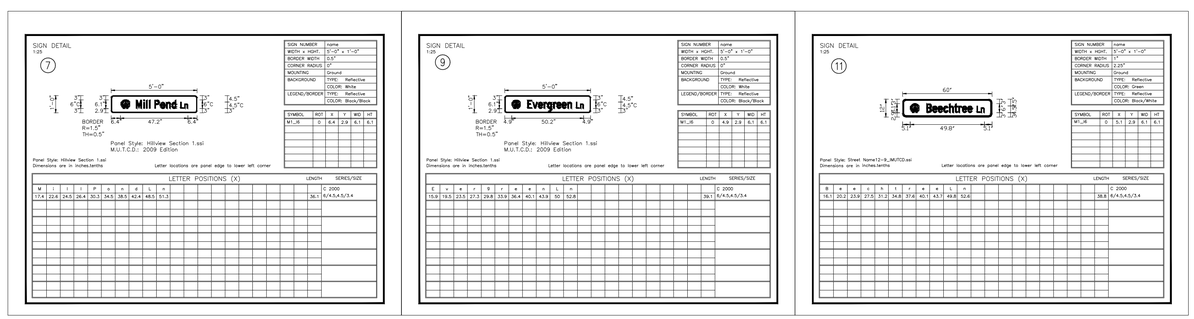
STREET SIGN KEYMAP

LEGEND

1. STOP BAR, THERMOPLASTIC, SOLID WHITE, 24"
2. SIGNAGE STOP SIGN
7. STREET SIGNAGE, MILL POND LANE (SEE DETAIL, THIS SHEET)
9. STREET SIGNAGE, EVERGREEN LANE (SEE DETAIL, THIS SHEET)
11. STREET SIGNAGE, BEECHTREE LANE (SEE DETAIL, THIS SHEET)
- DECORATIVE LIGHT POLES AND FOUNDATION (PER OWNER/PUD)

R1-1
(30"x30")

SIGNAGE DETAILS (2)
NOT TO SCALE



CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 S. 17th AVENUE, BROADVIEW, IL 60155 (708) 338-0900

SHEET 303

STREET SYSTEM PLAN

WINDSOR AT HILLVIEW - SECTION 4

JOB No.	.	DRAWN	KLF/LMC/DEP	CHECKED	TEN
DATE	NOVEMBER 3, 2022	DESIGNED	DJM	APPR.	GJI

GREGORY J. ILLIG REGISTERED PROFESSIONAL ENGINEER 10300059 PRELIMINARY NOT FOR CONSTRUCTION

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SHEET 303

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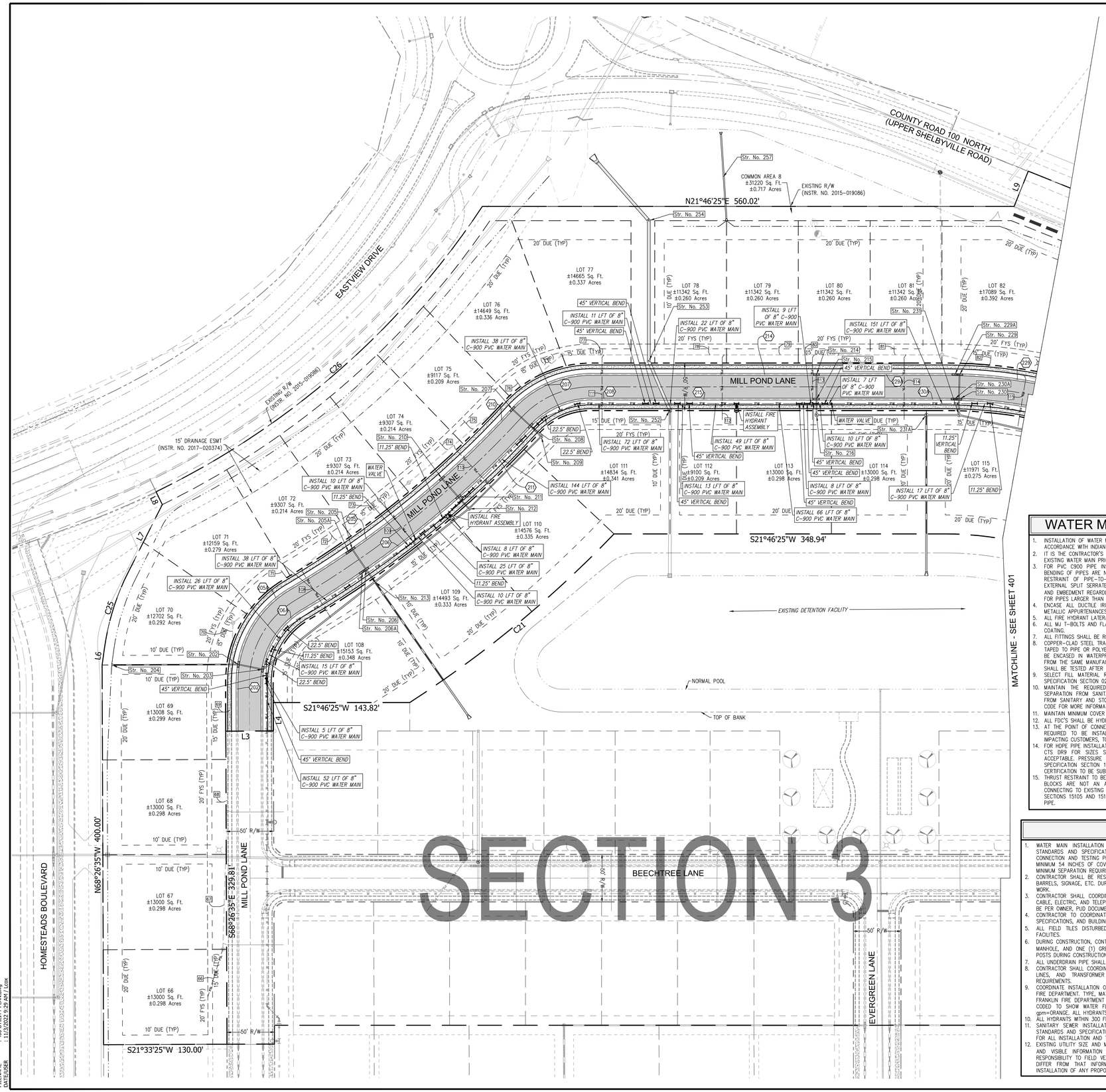
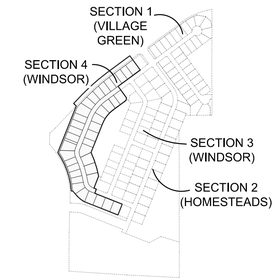


LOCATIONS WHERE ALTERNATIVE TECHNICAL STANDARD IS PROPOSED	
STRUCTURE NO.	SEPARATION FROM STRUCTURE
203	3.02 FEET
206 & 206A	2.96 FEET
208	2.59 FEET
211	3.17 FEET
215	3.45 FEET
217	2.41 FEET
219 & 219A	2.65 FEET
223	2.65 FEET
227	6.68 FEET
230 & 230A	3.39 FEET
232	3.36 FEET
238	2.05 FEET
241 & 241A	2.28 FEET
244	2.29 FEET
247	2.29 FEET
250 & 250A	2.29 FEET
252	5.11 FEET



KEYMAP
NOT TO SCALE

WATER MAIN INSTALLATION NOTES

1. INSTALLATION OF WATER MAIN FITTINGS, VALVES, FIRE HYDRANTS, AND APPURTENANCES SHALL BE IN ACCORDANCE WITH INDIANA AMERICAN WATER STANDARDS AND SPECIFICATIONS, LATEST REVISION.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION, SIZE AND MATERIAL OF THE EXISTING WATER MAIN PRIOR TO CONSTRUCTION.
3. FOR PVC C900 PIPE INSTALLATION: DR14 PIPE IS REQUIRED. DEFLECTION OF PIPE JOINTS AND BENDING OF PIPES ARE NOT PERMITTED. ALL ANGLES SHALL BE MADE WITH PROPER FITTINGS. WHEN RESTRAINT OF PIPE-TO-PIPE JOINTS ARE REQUIRED, ALL JOINTS SHALL BE RESTRAINED WITH EXTERNAL SPLIT SERRATED RESTRAINT HARNESSES. SELECT FILL MATERIAL REQUIRED FOR BEDDING AND EMBEDMENT REGARDLESS OF PIPE'S PROXIMITY TO PAVEMENT. PVC C900 PIPE IS NOT ALLOWED FOR PIPES LARGER THAN 12-INCH.
4. ENCASE ALL DUCTILE IRON PIPING, DUCTILE IRON FITTINGS, VALVES, HYDRANTS, AND ALL OTHER METALLIC APPURTENANCES IN 12MIL POLYETHYLENE.
5. ALL FIRE HYDRANT LATERALS SHALL BE DUCTILE IRON PIPE.
6. ALL MJ T-BOLTS AND FLANGE BOLTS SHALL HAVE XYLAN OR FLUOROKOTE #1 CORROSION RESISTANT COATING.
7. ALL FITTINGS SHALL BE RESTRAINED USING MJ RETAINER GLANDS.
8. COPPER-CLAD STEEL TRACER WIRE REQUIRED ON INSTALLATION OF ALL PIPE. TRACER WIRE SHALL BE TAPED TO PIPE OR POLYETHYLENE ENCASEMENT AT A MINIMUM SPACING OF 10-FEET. SPLICES SHALL BE ENCASED IN WATERPROOF CONNECTORS. WIRE AND CONNECTORS ARE TO BE COMPATIBLE AND FROM THE SAME MANUFACTURER. DETECTABLE TAPE IS REQUIRED ONE FOOT ABOVE PIPE. CONTINUITY SHALL BE TESTED AFTER COMPLETION OF BACKFILL.
9. SELECT FILL MATERIAL REQUIRED FOR FINAL BACKFILL WHEN WITHIN 5-FEET OF PAVEMENT PER SPECIFICATION SECTION 02210.
10. MAINTAIN THE REQUIRED 10-FEET OF HORIZONTAL SEPARATION AND 18-INCHES OF VERTICAL SEPARATION FROM SANITARY AND STORM SEWERS. MAINTAIN 8-FEET OF HORIZONTAL SEPARATION FROM SANITARY AND STORM STRUCTURES. SEE 327 IAC 8-3.2-9 OF THE INDIANA ADMINISTRATIVE CODE FOR MORE INFORMATION.
11. MAINTAIN MINIMUM COVER DEPTH OF 54" AND A MAXIMUM OF 78".
12. ALL FDC'S SHALL BE HYDROSTATICALLY TESTED AND CERTIFIED PRIOR TO BURYING.
13. AT THE POINT OF CONNECTION TO EXISTING WATER MAINS, A TAPPING SLEEVE AND VALVE MAY BE REQUIRED TO BE INSTALLED IF THE EXISTING WATER MAIN CANNOT BE SHUT DOWN WITHOUT IMPACTING CUSTOMERS, TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING.
14. FOR HDPE PIPE INSTALLATION: DIPS DR11 FOR SIZES 4 INCH AND LARGER, IPS DR9 FOR 3 INCH, AND CTS DR9 FOR SIZES SMALLER THAN 3 INCH. HDPE BENDS, TEES, AND CROSSES ARE NOT ACCEPTABLE. PRESSURE TESTING OF HDPE PIPE DIFFERS FROM DUCTILE IRON AND PVC PIPE. SEE SPECIFICATION SECTION 15030-3.03. PIPE FUSION MUST BE COMPLETED BY CERTIFIED TECHNICIAN; CERTIFICATION TO BE SUBMITTED PRIOR TO PRECONSTRUCTION MEETING.
15. THRUST RESTRAINT TO BE ACHIEVED THROUGH THE RESTRAINT OF PIPE JOINTS AND FITTINGS. THRUST BLOCKS ARE NOT AN ACCEPTABLE MEANS OF THRUST RESTRAINT, EXCEPT WHEN REQUIRED IN CONNECTING TO EXISTING WATER MAIN AND FOR INSTALLATION OF FIRE HYDRANTS. SEE SPECIFICATION SECTIONS 15105 AND 15120 FOR PIPE JOINT RESTRAINT REQUIREMENTS FOR DUCTILE IRON AND PVC PIPE.

UTILITIES NOTES

1. WATER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH THE INDIANA AMERICAN WATER UTILITY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH INDIANA AMERICAN WATER FOR CONNECTION AND TESTING PROCEDURES AND REQUIREMENTS. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM 54 INCHES OF COVER FROM FINISH GRADE. MAIN SHALL BE DEFLECTED AS REQUIRED TO MAINTAIN MINIMUM SEPARATION REQUIREMENTS AT ALL UTILITY CROSSINGS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BUILDING PLANS FOR WATER, CABLE, ELECTRIC, AND TELEPHONE CONNECTION SERVICE POINTS. ALL LIGHTING FIXTURES AND POLES SHALL BE PER OWNER, PUD DOCUMENTS, AND DUKE ENERGY.
4. CONTRACTOR TO COORDINATE WITH DUKE ENERGY FOR NECESSARY ELECTRIC SERVICE REQUIREMENTS AND SPECIFICATIONS, AND BUILDING PLANS FOR ALL SERVICE POINTS AT EACH BUILDING.
5. ALL FIELD TILES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED/CONNECTED TO NEW DRAINAGE FACILITIES.
6. DURING CONSTRUCTION, CONTRACTOR SHALL INSTALL TWO (2) GREEN METAL SIGN POSTS AT EACH SANITARY MANHOLE, AND ONE (1) GREEN METAL SIGN POST AT EACH LATERAL STUB. CONTRACTOR SHALL PROTECT POSTS DURING CONSTRUCTION ACTIVITIES.
7. ALL UNDERDRAIN PIPE SHALL BE 6" PERFORATED HDPE.
8. CONTRACTOR SHALL COORDINATE WITH DUKE ENERGY FOR ALL PRIMARY SERVICE LINES, SECONDARY SERVICE LINES, AND TRANSFORMER LOCATIONS. ALSO, COORDINATE WITH DUKE ENERGY FOR ALL CONDUIT REQUIREMENTS.
9. COORDINATE INSTALLATION OF FIRE HYDRANTS WITH INDIANA AMERICAN WATER AND THE CITY OF FRANKLIN FIRE DEPARTMENT. TYPE, MATERIAL, AND MANUFACTURER OF FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH FRANKLIN FIRE DEPARTMENT REQUIREMENTS. ALL HYDRANTS ARE TO BE YELLOW WITH THE TOP CAP COLOR CODED TO SHOW WATER FLOW, AS FOLLOWS: 1500 gpm=BLUE, 1000-1499 gpm=GREEN, AND 500-999 gpm=ORANGE. ALL HYDRANTS SHALL HAVE A STORZ CONNECTION.
10. ALL HYDRANTS WITHIN 300 FEET SHALL BE OPERATIONAL BEFORE ANY ABOVE GRADE CONSTRUCTION.
11. SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN WASTEWATER STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH THE FRANKLIN WASTEWATER UTILITY FOR ALL INSTALLATION AND TESTING PROCEDURES AND REQUIREMENTS.
12. EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

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50 0 50 100
SCALE: 1" = 50'

SEE SHEET 1101 FOR ALL INAW STANDARD DETAILS

SEE SHEET 402 & 1100 FOR ALL CITY OF FRANKLIN SANITARY SEWER DETAILS

REFER TO SHEET 301 FOR ALL CURVE DATA TABLES

THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY JERRY WIGGINS SURVEYING.

PROPOSED LEGEND

- PROPERTY LINE
- SECTION LINE
- PHASE LINE
- SETBACK LINE
- DITCH LINE
- SANITARY SEWER WITH MANHOLE
- SANITARY SEWER LATERAL
- STORM SEWER W/MANHOLE & END SECTION
- WATER LINE
- WATER SERVICE LINE
- DECORATIVE LIGHT POLE AND FOUNDATION (PER OWNER/PUD)
- WATER TEE
- STORM INLETS
- SIGN
- 45° BEND
- TAPPING SLEEVE
- 11.25° BEND
- WATER VALVE
- 22.5° BEND
- FIRE HYDRANT
- XX SANITARY LATERAL (SEE TABLE, SHEET 402)
- UNDERDRAIN LABEL (SEE TABLE, SHEET 402)

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555

SHEET 400

UTILITY PLAN

WINDSOR AT HILLVIEW - SECTION 4

JOB No.	.	DRAWN	KLF/JMC/DEP	CHECKED	TEN
DATE	NOVEMBER 3, 2022	DESIGNED	DJM	APPR.	GJI

GREGORY J. ILKO REGISTERED PRELIMINARY 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER CONSTRUCTION

NO.	DATE	REVISIONS	BY	APPR.
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SHEET 400

DIRECTORY PATH : R:\Active\John Grimes\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\CONSTRUCTION PLANS SEC 4 SPLIT
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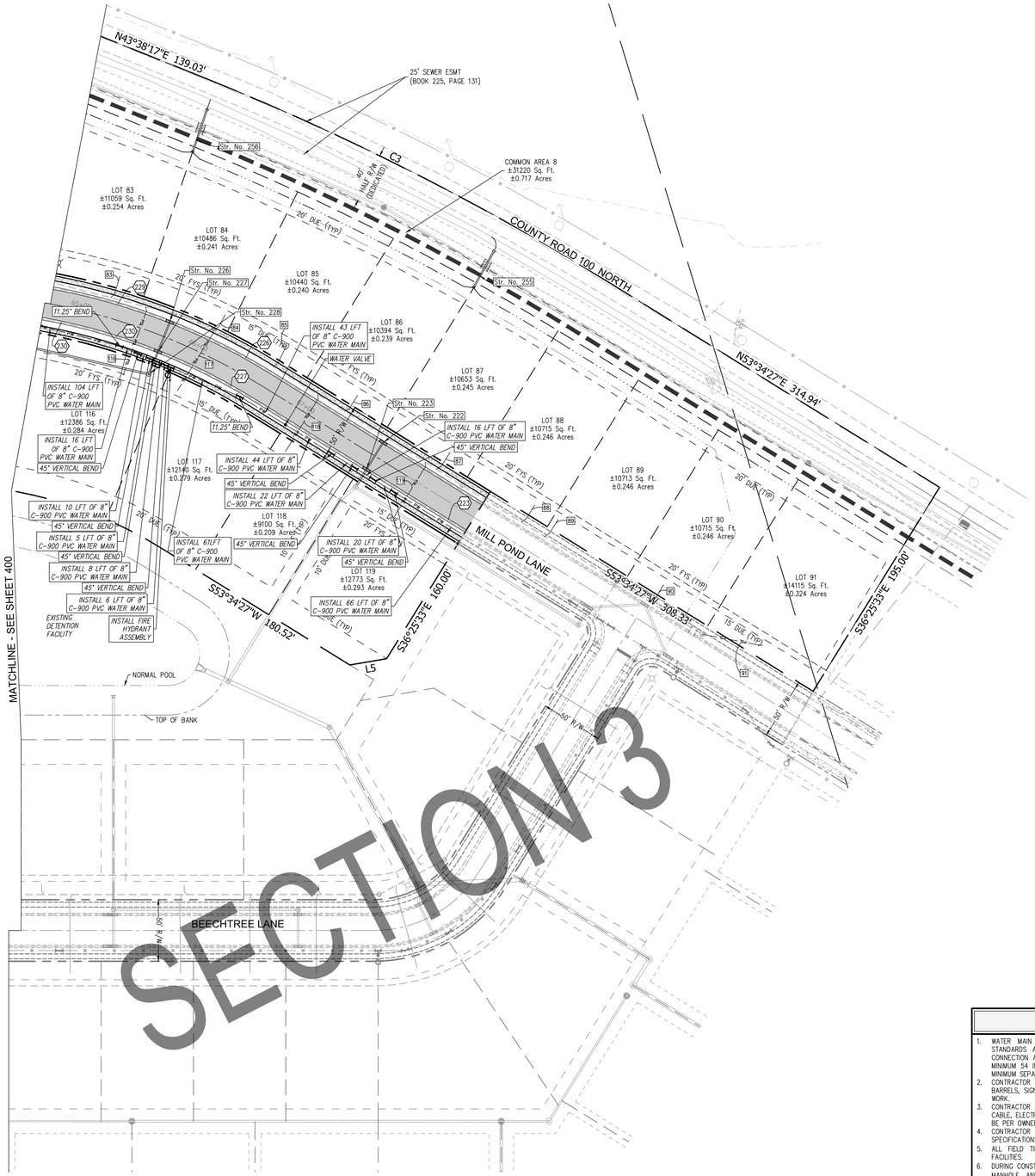
DATE/USER : 11/3/2022 9:29 AM / Lox



LOCATIONS WHERE ALTERNATIVE TECHNICAL STANDARD IS PROPOSED	
STRUCTURE NO.	SEPARATION FROM STRUCTURE
203	3.02 FEET
206 & 206A	2.96 FEET
208	2.59 FEET
211	3.17 FEET
215	3.45 FEET
217	2.41 FEET
219 & 219A	2.65 FEET
223	2.65 FEET
227	6.68 FEET
230 & 230A	3.39 FEET
232	3.36 FEET
238	2.05 FEET
241 & 241A	2.28 FEET
244	2.29 FEET
247	2.29 FEET
250 & 250A	2.29 FEET
252	5.11 FEET

WATER MAIN INSTALLATION NOTES

1. INSTALLATION OF WATER MAIN FITTINGS, VALVES, FIRE HYDRANTS, AND APPURTENANCES SHALL BE IN ACCORDANCE WITH INDIANA AMERICAN WATER STANDARDS AND SPECIFICATIONS, LATEST REVISION.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION, SIZE AND MATERIAL OF THE EXISTING WATER MAIN PRIOR TO CONSTRUCTION.
3. FOR PVC C900 PIPE INSTALLATION: DR14 PIPE IS REQUIRED. DEFLECTION OF PIPE JOINTS AND BENDING OF PIPES ARE NOT PERMITTED. ALL ANGLES SHALL BE MADE WITH PROPER FITTINGS. WHEN RESTRAINT OF PIPE-TO-PIPE JOINTS ARE REQUIRED, ALL JOINTS SHALL BE RESTRAINED WITH EXTERNAL SPLIT SERRATED RESTRAINT HARNESSES. SELECT FILL MATERIAL REQUIRED FOR BEDDING AND EMBEDMENT REGARDLESS OF PIPE'S PROXIMITY TO PAVEMENT. PVC C900 PIPE IS NOT ALLOWED FOR PIPES LARGER THAN 12-INCH.
4. ENCASE ALL DUCTILE IRON PIPING, DUCTILE IRON FITTINGS, VALVES, HYDRANTS, AND ALL OTHER METALLIC APPURTENANCES IN 12MIL POLYETHYLENE.
5. ALL FIRE HYDRANT LATERALS SHALL BE DUCTILE IRON PIPE.
6. ALL MJ T-BOLTS AND FLANGE BOLTS SHALL HAVE XYLAN OR FLUOROKOTE #1 CORROSION RESISTANT COATING.
7. ALL FITTINGS SHALL BE RESTRAINED USING MJ RETAINER GLANDS.
8. COPPER-CLAD STEEL TRACER WIRE REQUIRED ON INSTALLATION OF ALL PIPE. TRACER WIRE SHALL BE TAPED TO PIPE OR POLYETHYLENE ENCASEMENT AT A MINIMUM SPACING OF 10-FEET. SPLICES SHALL BE ENCASED IN WATERPROOF CONNECTORS. WIRE AND CONNECTORS ARE TO BE COMPATIBLE AND FROM THE SAME MANUFACTURER. DETECTABLE TAPE IS REQUIRED ONE FOOT ABOVE PIPE. CONTINUITY SHALL BE TESTED AFTER COMPLETION OF BACKFILL.
9. SELECT FILL MATERIAL REQUIRED FOR FINAL BACKFILL WHEN WITHIN 5-FEET OF PAVEMENT PER SPECIFICATION SECTION 02210.
10. MAINTAIN THE REQUIRED 10-FEET OF HORIZONTAL SEPARATION AND 18-INCHES OF VERTICAL SEPARATION FROM SANITARY AND STORM SEWERS. MAINTAIN 8-FEET OF HORIZONTAL SEPARATION FROM SANITARY AND STORM STRUCTURES. SEE 327 IAC 8-3.2-9 OF THE INDIANA ADMINISTRATIVE CODE FOR MORE INFORMATION.
11. MAINTAIN MINIMUM COVER DEPTH OF 54" AND A MAXIMUM OF 78".
12. ALL FDC'S SHALL BE HYDROSTATICALLY TESTED AND CERTIFIED PRIOR TO BURYING.
13. AT THE POINT OF CONNECTION TO EXISTING WATER MAINS, A TAPPING SLEEVE AND VALVE MAY BE REQUIRED TO BE INSTALLED IF THE EXISTING WATER MAIN CANNOT BE SHUT DOWN WITHOUT IMPACTING CUSTOMERS, TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING.
14. FOR HDPE PIPE INSTALLATION: DIPS DR11 FOR SIZES 4 INCH AND LARGER, IPS DR9 FOR 3 INCH, AND CTS DR9 FOR SIZES SMALLER THAN 3 INCH. HDPE BENDS, TEES, AND CROSSES ARE NOT ACCEPTABLE. PRESSURE TESTING OF HDPE PIPE DIFFERS FROM DUCTILE IRON AND PVC PIPE, SEE SPECIFICATION SECTION 15030-3.03. PIPE FUSION MUST BE COMPLETED BY CERTIFIED TECHNICIAN; CERTIFICATION TO BE SUBMITTED PRIOR TO PRECONSTRUCTION MEETING.
15. THRUST RESTRAINT TO BE ACHIEVED THROUGH THE RESTRAINT OF PIPE JOINTS AND FITTINGS. THRUST BLOCKS ARE NOT AN ACCEPTABLE MEANS OF THRUST RESTRAINT, EXCEPT WHEN REQUIRED IN CONNECTING TO EXISTING WATER MAIN AND FOR INSTALLATION OF FIRE HYDRANTS. SEE SPECIFICATION SECTIONS 15105 AND 15120 FOR PIPE JOINT RESTRAINT REQUIREMENTS FOR DUCTILE IRON AND PVC PIPE.

SCALE: 1" = 50'

THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY JERRY WIGGINS SURVEYING.

SEE SHEET 1101 FOR ALL INAW STANDARD DETAILS

SEE SHEET 402 & 1100 FOR ALL CITY OF FRANKLIN SANITARY SEWER DETAILS

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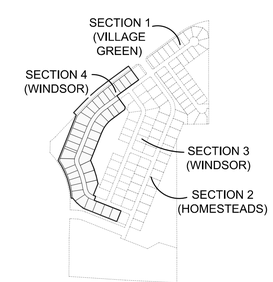
1-800-382-5544 or 811
CALL TOLL FREE
PER INDIANA STATE LAW IS-69-1991, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

UTILITIES NOTES

1. WATER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH THE INDIANA AMERICAN WATER UTILITY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH INDIANA AMERICAN WATER FOR CONNECTION AND TESTING PROCEDURES AND REQUIREMENTS. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM 54 INCHES OF COVER FROM FINISH GRADE. MAIN SHALL BE DEFLECTED AS REQUIRED TO MAINTAIN MINIMUM SEPARATION REQUIREMENTS AT ALL UTILITY CROSSINGS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
3. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BUILDING PLANS FOR WATER, CABLE, ELECTRIC, AND TELEPHONE CONNECTION SERVICE POINTS. ALL LIGHTING FIXTURES AND POLES SHALL BE PER OWNER, PUD DOCUMENTS, AND DUKE ENERGY.
4. CONTRACTOR TO COORDINATE WITH DUKE ENERGY FOR NECESSARY ELECTRIC SERVICE REQUIREMENTS AND SPECIFICATIONS, AND BUILDING PLANS FOR ALL SERVICE POINTS AT EACH BUILDING.
5. ALL FIELD TILES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED/CONNECTED TO NEW DRAINAGE FACILITIES.
6. DURING CONSTRUCTION, CONTRACTOR SHALL INSTALL TWO (2) GREEN METAL SIGN POSTS AT EACH SANITARY MANHOLE, AND ONE (1) GREEN METAL SIGN POST AT EACH LATERAL STUB. CONTRACTOR SHALL PROTECT POSTS DURING CONSTRUCTION ACTIVITIES.
7. ALL UNDERDRAIN PIPE SHALL BE 6" PERFORATED HDPE.
8. CONTRACTOR SHALL COORDINATE WITH DUKE ENERGY FOR ALL PRIMARY SERVICE LINES, SECONDARY SERVICE LINES, AND TRANSFORMER LOCATIONS. ALSO, COORDINATE WITH DUKE ENERGY FOR ALL CONDUIT REQUIREMENTS.
9. COORDINATE INSTALLATION OF FIRE HYDRANTS WITH INDIANA AMERICAN WATER AND THE CITY OF FRANKLIN FIRE DEPARTMENT. TYPE, MATERIAL, AND MANUFACTURER OF FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH FRANKLIN FIRE DEPARTMENT REQUIREMENTS. ALL HYDRANTS ARE TO BE YELLOW WITH THE TOP CAP COLOR CODED TO SHOW WATER FLOW, AS FOLLOWS: 1500 gpm=BLUE, 1000-1499 gpm=GREEN, AND 500-999 gpm=ORANGE. ALL HYDRANTS SHALL HAVE A STORZ CONNECTION.
10. ALL HYDRANTS WITHIN 300 FEET SHALL BE OPERATIONAL BEFORE ANY ABOVE GRADE CONSTRUCTION.
11. SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN WASTEWATER STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH THE FRANKLIN WASTEWATER UTILITY FOR ALL INSTALLATION AND TESTING PROCEDURES AND REQUIREMENTS.
12. EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

PROPOSED LEGEND

- PROPERTY LINE
- SECTION LINE
- PHASE LINE
- SETBACK LINE
- DITCH LINE
- SANITARY SEWER WITH MANHOLE
- PSL — SANITARY SEWER LATERAL
- STORM SEWER W/MANHOLE & END SECTION
- PW — WATER LINE
- PWS — WATER SERVICE LINE
- DECORATIVE LIGHT POLE AND FOUNDATION (PER OWNER/PUD)
- WATER TEE
- STORM INLETS
- SIGN
- 45° BEND
- TAPPING SLEEVE
- 11.25° BEND
- WATER VALVE
- 22.5° BEND
- FIRE HYDRANT
- XX — SANITARY LATERAL (SEE TABLE, SHEET 402)
- UNDERDRAIN LABEL (SEE TABLE, SHEET 402)



KEYMAP
NOT TO SCALE

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555
SHEET 401

UTILITY PLAN

WINDSOR AT HILLVIEW - SECTION 4

JOB No.	.	DRAWN	KLF/JMC/DEP	CHECKED	TEN
DATE	NOVEMBER 3, 2022	DESIGNED	DJM	APPR.	GJI

GREGORY J. ILLICH REGISTERED PRELIMINARY 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY	APPR.
1				
2				
3				
4				
5				
6				
7				
8				
9				

SHEET 401

DIRECTORY PATH : R:\Active\John Gimmer\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\CONSTRUCTION PLANS SEC 4 SPLIT
FILENAME : 401 UTILITY PLAN.dwg
DATE/USER : 11/3/2022 11:04 AM / Lcox

STORM SEWER STRUCTURE TABLE

STR. DATA

EX. STR. NO. 103
CONTRACTOR TO REMOVE EXISTING CASTING AND INSTALL A 4" RISER AND REPLACE EXISTING CASTING. CONTRACTOR TO CORE DRILL PROPOSED CONNECTIONS TO EXISTING MANHOLE.
SECTION 3
RIM=737.78
INV In (15"~E)=733.48
INV In (15"~N)=734.00
INV In (18"~S)=732.47
INV Out (24"~NW)=732.43

STR. NO. 202
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TR CASTING OR APPROVED EQUAL AND 26 LFT OF 12"ø RCP @ 0.42%
RIM=738.03
INV In (12"~S)=734.71
INV Out (12"~NE)=734.61

STR. NO. 203
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TL CASTING OR APPROVED EQUAL AND 150 LFT OF 15"ø RCP @ 0.42%
RIM=738.03
INV In (12"~SW)=734.50
INV Out (15"~N)=734.50

STR. NO. 205
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TB CASTING OR APPROVED EQUAL AND 26 LFT OF 12"ø RCP @ 0.40%
RIM=736.81
INV In (12"~S)=734.00
INV Out (12"~E)=733.98

STR. NO. 205A
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TB CASTING OR APPROVED EQUAL AND 5 LFT OF 12"ø RCP @ 0.40%
RIM=736.81
INV Out (12"~N)=734.02

STR. NO. 206
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TB CASTING OR APPROVED EQUAL AND 16 LFT OF 15"ø RCP @ 0.40%
RIM=736.81
INV In (12"~W)=733.88
INV In (12"~S)=733.90
INV Out (15"~E)=733.88

STR. NO. 206A
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TB CASTING OR APPROVED EQUAL AND 5 LFT OF 12"ø RCP @ 0.40%
RIM=736.81
INV Out (12"~N)=733.92

STR. NO. 207
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TL CASTING OR APPROVED EQUAL AND 26 LFT OF 12"ø RCP @ 0.40%
RIM=738.18
INV Out (12"~NE)=734.72

STORM SEWER STRUCTURE TABLE

STR. DATA

STR. NO. 208
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TR CASTING OR APPROVED EQUAL AND 16 LFT OF 12"ø RCP @ 0.40%
RIM=738.18
INV In (12"~SW)=734.62
INV Out (12"~NE)=734.62

STR. NO. 209
INSTALL TYPE 'C' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND 108 LFT OF 12"ø RCP @ 0.40%
RIM=738.78
INV In (12"~SW)=734.56
INV Out (12"~SE)=734.56

STR. NO. 210
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TL CASTING OR APPROVED EQUAL AND 26 LFT OF 12"ø RCP @ 0.40%
RIM=737.49
INV Out (12"~E)=734.35

STR. NO. 211
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TR CASTING OR APPROVED EQUAL AND 17 LFT OF 12"ø RCP @ 0.70%
RIM=737.49
INV In (12"~W)=734.25
INV Out (12"~E)=734.25

STR. NO. 212
INSTALL TYPE 'C' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND 125 LFT OF 15"ø RCP @ 0.30%
RIM=738.27
INV In (12"~NW)=734.13
INV In (12"~W)=734.13
INV Out (15"~S)=734.13

STR. NO. 213
INSTALL TYPE 'C' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND ONE (1) CONCRETE END SECTION 175 LFT OF 18"ø RCP @ 0.40%
RIM=737.45
INV In (15"~S)=733.87
INV In (15"~W)=733.82
INV In (15"~N)=733.76
INV Out (18"~E)=733.76

STR. NO. 214
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TR CASTING OR APPROVED EQUAL AND 26 LFT OF 12"ø RCP @ 0.40%
RIM=737.45
INV Out (12"~E)=733.63

STR. NO. 215
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TL CASTING OR APPROVED EQUAL AND 17 LFT OF 12"ø RCP @ 0.50%
RIM=737.45
INV In (12"~W)=733.53
INV Out (12"~E)=733.53

STORM SEWER STRUCTURE TABLE

STR. DATA

STR. NO. 216
INSTALL TYPE 'C' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND 116 LFT OF 12"ø RCP @ 0.55%
RIM=738.28
INV In (12"~W)=733.45
INV Out (12"~N)=733.45

STR. NO. 217
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TR CASTING OR APPROVED EQUAL AND 45 LFT OF 12"ø RCP @ 0.40%
SECTION 3
RIM=739.94
INV Out (12"~W)=735.73

STR. NO. 218
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TL CASTING OR APPROVED EQUAL AND 45 LFT OF 12"ø RCP @ 0.40%
SECTION 3
RIM=739.73
INV In (12"~E)=735.55
INV Out (12"~S)=735.55

STR. NO. 219
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TR CASTING OR APPROVED EQUAL AND 17 LFT OF 15"ø RCP @ 0.50%
SECTION 3
RIM=739.50
INV In (12"~SW)=735.37
INV In (12"~N)=735.37
INV Out (15"~SE)=735.37

STR. NO. 219A
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TR CASTING OR APPROVED EQUAL AND 5 LFT OF 12"ø RCP @ 0.40%
SECTION 3
RIM=739.50
INV Out (12"~NE)=735.39

STR. NO. 220
INSTALL TYPE 'C' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND 213 LFT OF 15"ø RCP @ 0.40%
SECTION 3
RIM=740.20
INV In (15"~NW)=735.28
INV Out (15"~SW)=735.28

STR. NO. 222
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TL CASTING OR APPROVED EQUAL AND 26 LFT OF 12"ø RCP @ 0.30%
RIM=738.23
INV Out (12"~SE)=732.78

STR. NO. 223
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TR CASTING OR APPROVED EQUAL AND 17 LFT OF 15"ø RCP @ 0.30%
RIM=738.23
INV In (12"~NW)=732.70
INV Out (15"~SE)=732.70

STORM SEWER STRUCTURE TABLE

STR. DATA

STR. NO. 224
INSTALL TYPE 'C' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND 16 LFT OF 18"ø RCP @ 0.32%
SECTION 3
RIM=738.95
INV In (15"~NE)=734.43
INV In (15"~NW)=732.65
INV Out (18"~S)=732.65

STR. NO. 225
INSTALL TYPE 'C' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND 173 LFT OF 18"ø RCP @ 0.30%
SECTION 3
RIM=739.05
INV In (18"~N)=732.60
INV Out (18"~SE)=732.60

STR. NO. 226
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TL CASTING OR APPROVED EQUAL AND 26 LFT OF 12"ø RCP @ 0.40%
RIM=737.03
INV Out (12"~SE)=733.80

STR. NO. 227
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TR CASTING OR APPROVED EQUAL AND 20 LFT OF 12"ø RCP @ 0.50%
RIM=737.03
INV In (12"~NW)=733.70
INV Out (12"~SE)=733.70

STR. NO. 228
INSTALL TYPE 'C' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND 162 LFT OF 15"ø RCP @ 0.40%
RIM=738.15
INV In (12"~NW)=733.60
INV Out (15"~SW)=733.60

STR. NO. 229
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TB CASTING OR APPROVED EQUAL AND 26 LFT OF 12"ø RCP @ 0.40%
RIM=736.07
INV In (12"~SW)=733.14
INV Out (12"~SE)=733.14

STR. NO. 229A
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TB CASTING OR APPROVED EQUAL AND 5 LFT OF 12"ø RCP @ 0.40%
RIM=736.07
INV Out (12"~NE)=733.16

STR. NO. 230
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TB CASTING OR APPROVED EQUAL AND 17 LFT OF 15"ø RCP @ 0.50%
RIM=736.07
INV In (12"~NW)=733.04
INV In (12"~SW)=733.04
INV Out (15"~E)=733.04

STORM SEWER STRUCTURE TABLE

STR. DATA

STR. NO. 230A
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TB CASTING OR APPROVED EQUAL AND 5 LFT OF 12"ø RCP @ 0.40%
RIM=736.07
INV Out (12"~NE)=733.06

STR. NO. 231
INSTALL TYPE 'C' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND 34 LFT OF 18"ø RCP @ 0.40%
RIM=736.90
INV In (15"~W)=732.95
INV In (15"~NE)=732.95
INV Out (18"~S)=732.95

STR. NO. 231A
INSTALL TYPE 'C' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND ONE (1) CONCRETE END SECTION 169 LFT OF 18"ø RCP @ 0.50%
RIM=737.45
INV In (18"~N)=732.81
INV In (12"~S)=732.81
INV Out (18"~E)=732.81

STR. NO. 232
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TR CASTING OR APPROVED EQUAL AND 26 LFT OF 12"ø RCP @ 0.40%
SECTION 3
RIM=741.39
INV Out (12"~W)=738.15

STR. NO. 233
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TL CASTING OR APPROVED EQUAL AND 17 LFT OF 12"ø RCP @ 0.40%
SECTION 3
RIM=741.39
INV In (12"~E)=738.05
INV Out (12"~W)=738.05

STR. NO. 234
REMOVE EXISTING END SECTION AND INSTALL TYPE 'J' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND 85 LFT OF 30"ø RCP @ 0.39%
SECTION 3
RIM=742.50
INV In (30"~NE)=733.46
INV Out (30"~S)=733.46

STR. NO. 235
INSTALL TYPE 'J' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND 146 LFT OF 30"ø RCP @ 0.39%
SECTION 3
RIM=742.15
INV In (30"~N)=733.13
INV In (12"~E)=737.98
INV Out (30"~W)=733.13

STR. NO. 236
INSTALL TYPE 'J' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND 90 LFT OF 30"ø RCP @ 0.53%
SECTION 3
RIM=739.00
INV In (30"~E)=732.56
INV Out (30"~SW)=732.56

STORM SEWER STRUCTURE TABLE

STR. DATA

STR. NO. 237
INSTALL TYPE 'J' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND ONE (1) CONCRETE END SECTION 28 LFT OF 30"ø RCP @ 0.39%
SECTION 3
RIM=737.15
INV In (30"~NE)=732.08
INV In (18"~NW)=732.08
INV Out (30"~SW)=732.08

STR. NO. 238
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TR CASTING OR APPROVED EQUAL AND 26 LFT OF 12"ø RCP @ 0.40%
SECTION 3
RIM=740.72
INV Out (12"~W)=736.42

STR. NO. 239
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TL CASTING OR APPROVED EQUAL AND 4 LFT OF 12"ø RCP @ 0.50%
SECTION 3
RIM=740.72
INV In (12"~E)=736.32
INV Out (12"~NW)=736.32

STR. NO. 240
INSTALL TYPE 'C' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND 150 LFT OF 12"ø RCP @ 0.40%
SECTION 3
RIM=741.10
INV In (12"~SE)=736.30
INV Out (12"~S)=735.30

STR. NO. 241
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TB CASTING OR APPROVED EQUAL AND 26 LFT OF 12"ø RCP @ 0.40%
SECTION 3
RIM=739.87
INV In (12"~S)=734.82
INV Out (12"~W)=734.82

STR. NO. 241A
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TB CASTING OR APPROVED EQUAL AND 5 LFT OF 12"ø RCP @ 0.40%
SECTION 3
RIM=739.87
INV Out (12"~N)=734.84

STR. NO. 242
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TB CASTING OR APPROVED EQUAL AND 4 LFT OF 15"ø RCP @ 0.50%
SECTION 3
RIM=739.87
INV In (12"~E)=734.72
INV In (12"~S)=734.72
INV Out (15"~W)=734.72

STR. NO. 242A
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TB CASTING OR APPROVED EQUAL AND 5 LFT OF 12"ø RCP @ 0.40%
SECTION 3
RIM=739.87
INV Out (12"~N)=734.74

STORM SEWER STRUCTURE TABLE

STR. DATA

STR. NO. 243
INSTALL TYPE 'C' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND ONE (1) CONCRETE END SECTION 174 LFT OF 15"ø RCP @ 0.40%
SECTION 3
RIM=740.25
INV In (12"~N)=734.70
INV In (15"~E)=734.70
INV Out (15"~W)=734.70

STR. NO. 244
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TR CASTING OR APPROVED EQUAL AND 26 LFT OF 12"ø RCP @ 0.40%
SECTION 3
RIM=740.55
INV Out (12"~W)=736.25

STR. NO. 245
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TR CASTING OR APPROVED EQUAL AND 4 LFT OF 12"ø RCP @ 0.50%
SECTION 3
RIM=740.55
INV In (12"~E)=736.15
INV Out (12"~NW)=736.15

STR. NO. 246
INSTALL TYPE 'C' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND 174 LFT OF 12"ø RCP @ 0.40%
SECTION 3
RIM=740.95
INV In (12"~E)=736.13
INV Out (12"~S)=736.13

STR. NO. 247
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TR CASTING OR APPROVED EQUAL AND 26 LFT OF 12"ø RCP @ 0.40%
SECTION 3
RIM=738.58
INV Out (12"~W)=735.00

STR. NO. 248
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TL CASTING OR APPROVED EQUAL AND 4 LFT OF 12"ø RCP @ 0.50%
SECTION 3
RIM=738.58
INV In (12"~E)=734.90
INV Out (12"~W)=734.90

STR. NO. 249
INSTALL TYPE 'C' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND 116 LFT OF 15"ø RCP @ 0.40%
SECTION 3
RIM=738.95
INV In (12"~N)=735.43
INV In (12"~E)=734.88
INV Out (15"~S)=734.46

STR. NO. 250
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TB CASTING OR APPROVED EQUAL AND 26 LFT OF 12"ø RCP @ 0.40%
SECTION 3
RIM=737.49
INV In (12"~S)=733.60
INV Out (12"~W)=733.60

STORM SEWER STRUCTURE TABLE

STR. DATA

STR. NO. 250A
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TB CASTING OR APPROVED EQUAL AND 5 LFT OF 12"ø RCP @ 0.40%
SECTION 3
RIM=737.49
INV Out (12"~N)=733.62

STR. NO. 251
INSTALL TYPE 'M' INLET WITH NEENAH R-3501-TB CASTING OR APPROVED EQUAL AND 4 LFT OF 15"ø RCP @ 0.48%
SECTION 3
RIM=737.49
INV In (12"~E)=733.50
INV In (12"~S)=733.50
INV Out (15"~W)=733.50

STR. NO. 251A
INSTALL TYPE 'J' INLET WITH NEENAH R-3501-TB CASTING OR APPROVED EQUAL AND 5 LFT OF 12"ø RCP @ 0.40%
SECTION 3
RIM=737.49
INV Out (12"~N)=733.52

STR. NO. 252
REMOVE EXISTING END SECTION AND 8 LFT OF 36"ø RCP & INSTALL TYPE 'J' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND 57 LFT OF 36"ø RCP @ 0.35%
RIM=739.60
INV In (36"~E)=731.33
INV Out (36"~W)=731.33

STR. NO. 253
INSTALL TYPE 'J' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND 148 LFT OF 36"ø RCP @ 0.35%
RIM=739.65
INV In (36"~E)=731.13
INV Out (36"~W)=731.13

STR. NO. 254
INSTALL TYPE 'J' MANHOLE WITH NEENAH R-1714 CASTING OR APPROVED EQUAL AND ONE (1) CONCRETE END SECTION 91 LFT OF 36"ø RCP @ 0.38%
RIM=735.15
INV In (36"~E)=730.61
INV Out (36"~W)=730.61

CULVERT DATA TABLE

STR. DATA

STR. NO. 204
INSTALL ONE (1) CONCRETE END SECTION AND 133 LFT OF 12"ø RCP @ 0.82%
SECTION 3
U.S. EL=735.80
D.S. EL.=734.71

STR. NO. 255
INSTALL TWO (2) CONCRETE END SECTIONS AND 35 LFT OF 12"ø RCP @ 1.86%
U.S. EL=733.15
D.S. EL.=732.50

STR. NO. 256
INSTALL TWO (2) CONCRETE END SECTIONS AND 37 LFT OF 12"ø RCP @ 2.70%
U.S. EL=731.25
D.S. EL.=730.25

STR. NO. 257
INSTALL TWO (2) CONCRETE ENDS SECTIONS AND 93 LFT OF 15"ø RCP @ 0.80%
U.S. EL=731.75
D.S. EL.=731.00

NOTE: ALL STORM SEWER CASTINGS SHALL HAVE AN EMBOSSED ENVIRONMENTAL LOGO WITH A DEPICTION OF A FISH AND THE PHRASE "DUMP NO WASTE – DRAINS TO STREAM"

SANITARY SEWER STRUCTURE TABLE

STR. DATA

Str. No. EX. SANI MANHOLE
CONTRACTOR TO FIELD VERIFY ALL EXISTING ELEVATIONS PRIOR TO ANY SANITARY INSTALLATION. PROPOSED INVERT SHALL BE CORE DRILLED INTO EXISTING MANHOLE PER CITY OF FRANKLIN REQUIREMENTS.
SECTION 3
EX. RIM=731.76
PROP. INV In (8"~E)=721.21
EX. INV In (15"~NE)=721.11
EX. INV Out (15"~SW)=721.11

Str. No. SS-1
INSTALL SANITARY SEWER MANHOLE WITH NEENAH R-1772 CASTING OR APPROVED EQUAL AND 250 LFT OF 8"ø SDR-35 PVC @ 0.40%
SECTION 3
RIM=738.16
INV Out (8"~N)=730.00

Str. No. SS-2
INSTALL SANITARY SEWER MANHOLE WITH NEENAH R-1772 CASTING OR APPROVED EQUAL AND 207 LFT OF 8"ø SDR-35 PVC @ 0.40%
SECTION 3
RIM=740.81
INV In (8"~S)=729.00
INV Out (8"~N)=728.90

Str. No. SS-3
INSTALL SANITARY SEWER MANHOLE WITH NEENAH R-1772 CASTING OR APPROVED EQUAL AND 400 LFT OF 8"ø SDR-21 PVC @ 0.40%
SECTION 3
RIM=742.31
INV In (8"~S)=728.07
INV Out (8"~N)=727.97

Str. No. SS-4
INSTALL SANITARY SEWER MANHOLE WITH NEENAH R-1772 CASTING OR APPROVED EQUAL AND 60 LFT OF 8"ø SDR-21 PVC @ 0.40%
SECTION 3
RIM=741.86
INV In (8"~S)=726.37
INV Out (8"~N)=726.27

Str. No. SS-4A
INSTALL SANITARY SEWER MANHOLE WITH NEENAH R-1772 CASTING OR APPROVED EQUAL AND 266 LFT OF 8"ø SDR-21 PVC @ 0.40%
SECTION 3
RIM=742.25
INV In (8"~S)=726.03
INV Out (8"~NW)=725.93

Str. No. SS-5
INSTALL SANITARY SEWER MANHOLE WITH NEENAH R-1772 CASTING OR APPROVED EQUAL AND 148 LFT OF 8"ø SDR-21 PVC @ 0.40%
SECTION 3
RIM=739.94
INV In (8"~SE)=724.87
INV In (8"~NE)=724.87
INV Out (8"~SW)=724.77

Str. No. SS-5A
INSTALL SANITARY SEWER MANHOLE WITH NEENAH R-1772 CASTING OR APPROVED EQUAL AND 82 LFT OF 8"ø SDR-21 PVC @ 0.89%
SECTION 3
RIM=740.45
INV Out (8"~SW)=725.60

Str. No. SS-6
INSTALL SANITARY SEWER MANHOLE WITH NEENAH R-1772 CASTING OR APPROVED EQUAL AND 251 LFT OF 8"ø SDR-21 PVC @ 0.40%
SECTION 3
RIM=739.06
INV In (8"~NE)=724.18
INV Out (8"~SW)=724.08

Str. No. SS-7
INSTALL SANITARY SEWER MANHOLE WITH NEENAH R-1772 CASTING OR APPROVED EQUAL AND 224 LFT OF 8"ø SDR-21 PVC @ 0.40%
SECTION 3
RIM=737.69
INV In (8"~NE)=723.08
INV Out (8"~SW)=722.98

Str. No. SS-8
INSTALL SANITARY SEWER MANHOLE WITH NEENAH R-1772 CASTING OR APPROVED EQUAL AND 344 LFT OF 8"ø SDR-21 PVC @ 0.40%
SECTION 3
RIM=739.75
INV Out (8"~NW)=727.15

Str. No. SS-9
INSTALL SANITARY SEWER MANHOLE WITH NEENAH R-1772 CASTING OR APPROVED EQUAL AND 237 LFT OF 8"ø SDR-21 PVC @ 0.40%
SECTION 3
RIM=738.48
INV In (8"~SE)=725.77
INV Out (8"~N)=725.67

Str. No. SS-10
INSTALL SANITARY SEWER MANHOLE WITH NEENAH R-1772 CASTING OR APPROVED EQUAL AND 210 LFT OF 8"ø SDR-21 PVC @ 0.40%
SECTION 3
RIM=737.93
INV In (8"~S)=724.72
INV Out (8"~N)=724.62

Str. No. SS-11
INSTALL SANITARY SEWER MANHOLE WITH NEENAH R-1772 CASTING OR APPROVED EQUAL AND 400 LFT OF 8"ø SDR-21 PVC @ 0.40%
SECTION 3
RIM=739.47
INV In (8"~S)=723.78
INV Out (8"~N)=723.68

Str. No. SS-12
INSTALL SANITARY SEWER MANHOLE WITH NEENAH R-1772 CASTING OR APPROVED EQUAL AND 192 LFT OF 8"ø SDR-21 PVC @ 0.40%
SECTION 3
RIM=736.55
INV In (8"~S)=722.08
INV In (8"~NE)=722.08
INV Out (8"~W)=721.98

UNDERDRAIN DATA TABLE

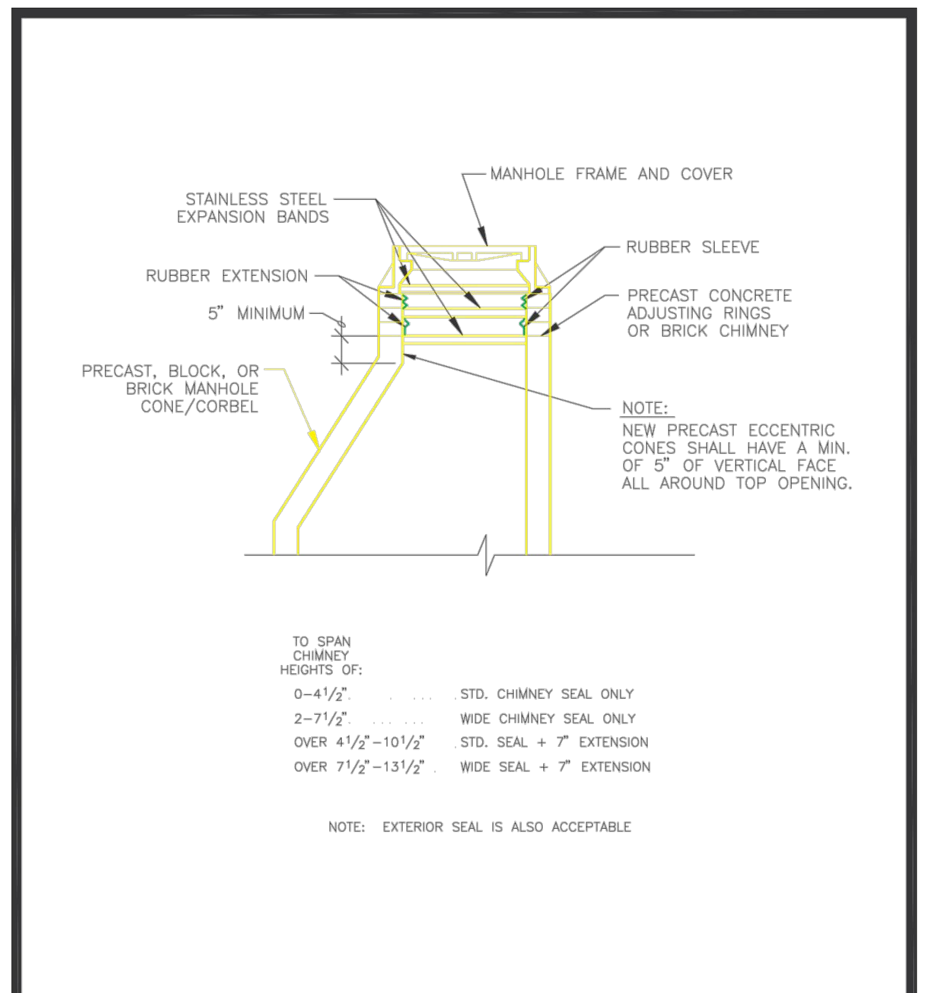
RUN	LENGTH	SIZE	SLOPE	U.S. EL.	D.S. EL.	RUN	LENGTH	SIZE	SLOPE	U.S. EL.	D.S. EL.	RUN	LENGTH	SIZE	SLOPE	U.S. EL.	D.S. EL.
200	173	6"	0.65%	737.44	736.31	217	115	6"	0.61%	738.39	737.69	241	142	6"	0.57%	738.43	737.62
201	138	6"	0.66%	737.22	736.31	218	151	6"	0.60%	738.39	737.48	241A	170	6"	1.02%	739.35	737.62
202	220	6"	0.77%	737.44	735.75	222	241	6"	0.59%	737.40	735.98	242	141	6"	0.54%	738.38	737.62
203	180	6"	0.90%	737.37	735.75	223	200	6"	0.59%	737.15	735.98	242A	205	6"	0.92%	739.50	737.62
205A	164	6"	0.70%	735.71	734.56	226	191	6"	0.58%	735.85	734.75	244	90	6"	1.22%	739.35	738.25
205	112	6"	0.57%	735.20	734.56	227	186	6"	0.59%	735.85	734.75	245	125	6"	1.00%	739.50	738.25
206A	143	6"	0.80%	735.71	734.56	229	170	6"	0.53%	734.70	733.80	247	165	6"	1.17%	738.18	736.25
206	115	6"	0.56%	735.20	734.56	229A	138	6"	0.92%	735.07	733.80	248	165	6"	1.17%	738.18	736.25
207	155	6"	0.85%	736.81	735.50	230	161	6"	0.56%	734.70	733.80	250	107	6"	0.93%	736.20	735.20
208	134	6"	0.97%	736.80	735.50	230A	137	6"	0.93%	735.07	733.80	250A	195	6"	1.00%	737.15	735.20
210	96	6"	0.64%	735.85	735.24	232	54	6"	0.46%	739.35	739.10	251	107	6"	0.93%	736.20	735.20
211	98	6"	0.62%	735.85	735.24	233	21	6"	0.71%	739.25	739.10	251A	195	6"	1.00%	737.15	735.20
214	145	6"	1.00%	736.60	735.15	238	103	6"	0.62%	739.09	738.45	260	118	6"	0.57%	739.45	738.78
215	145	6"	1.00%	736.60	735.15	239	91	6"	0.70%	739.09	738.45	261	113	6"	0.59%	739.45	738.78

SANITARY LATERAL DATA TABLE

INSTALL XX LFT OF 6"ø SDR 35 PVC SANITARY SEWER LATERAL @ 1.04% MIN. SLOPE

RUN	LENGTH	RUN	LENGTH	RUN	LENGTH	RUN	LENGTH	RUN	LENGTH	RUN	LENGTH	RUN	LENGTH	RUN	LENGTH
66	53	75	14	84	15	93	64	102	64	111	69	120	9	129	9
67	12	76	12	85	21	94	67	103	64	112	69	121	9	130	24
68	12	77	9	86	17	95	70	104	64	113	69	122	9	131	60
69	15	78	9	87	18	96	64	105	64	114	69	123	9		
70	12	79	9	88	18	97	64	106	79	115	54	124	9		
71	12	80	9	89	18	98	64	107	55	116	59	125	9		
72	12	81	9	90	18	99	64	108	61	117	59	126	9		
73	12	82	13	91	50	100	64	109	68	118	54	127	9		
74	12	83	19	92	64	101	64	110	66	119	53	128	9		

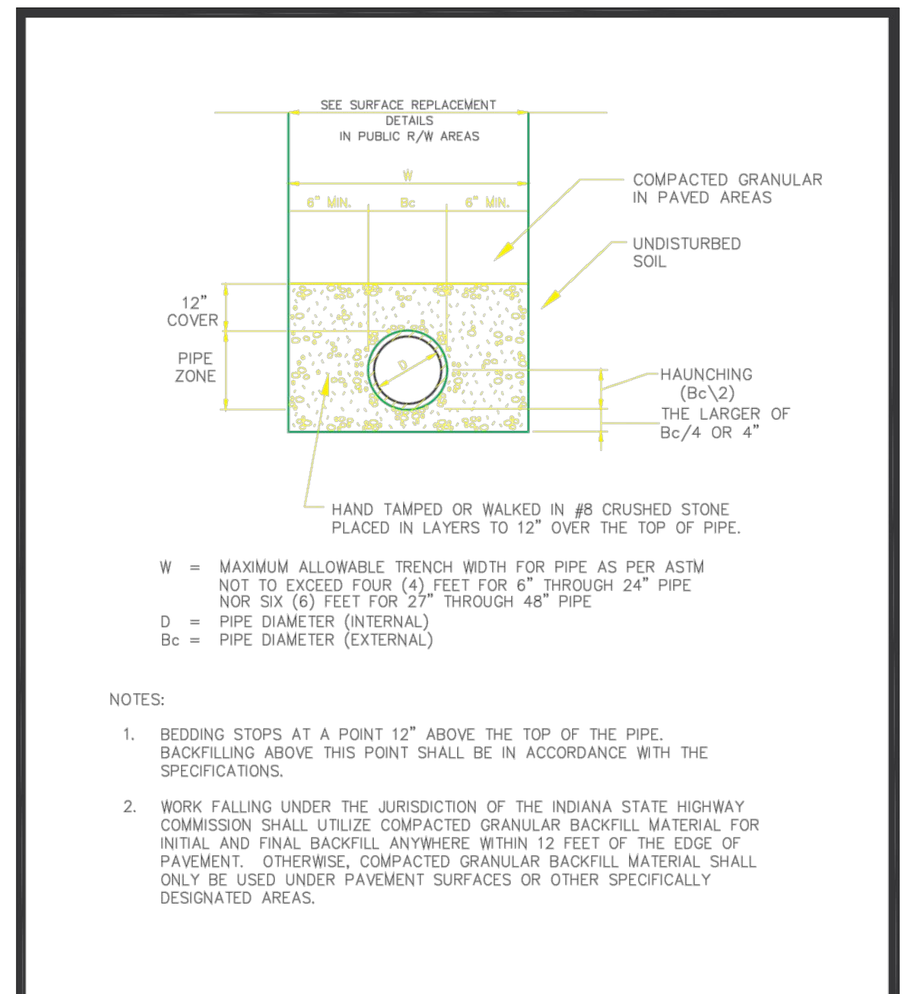
(Lengths in runs 92–107 and 120–131 are printed under a "SECTION 3" stamp.)



TYPICAL CHIMNEY SEAL DETAIL

REVISION DATE

CITY of FRANKLIN, INDIANA
DPW
FIGURE



W = MAXIMUM ALLOWABLE TRENCH WIDTH FOR PIPE AS PER ASTM NOT TO EXCEED FOUR (4) FEET FOR 6" THROUGH 24" PIPE NOR SIX (6) FEET FOR 27" THROUGH 48" PIPE
D = PIPE DIAMETER (INTERNAL)
Bc = PIPE DIAMETER (EXTERNAL)

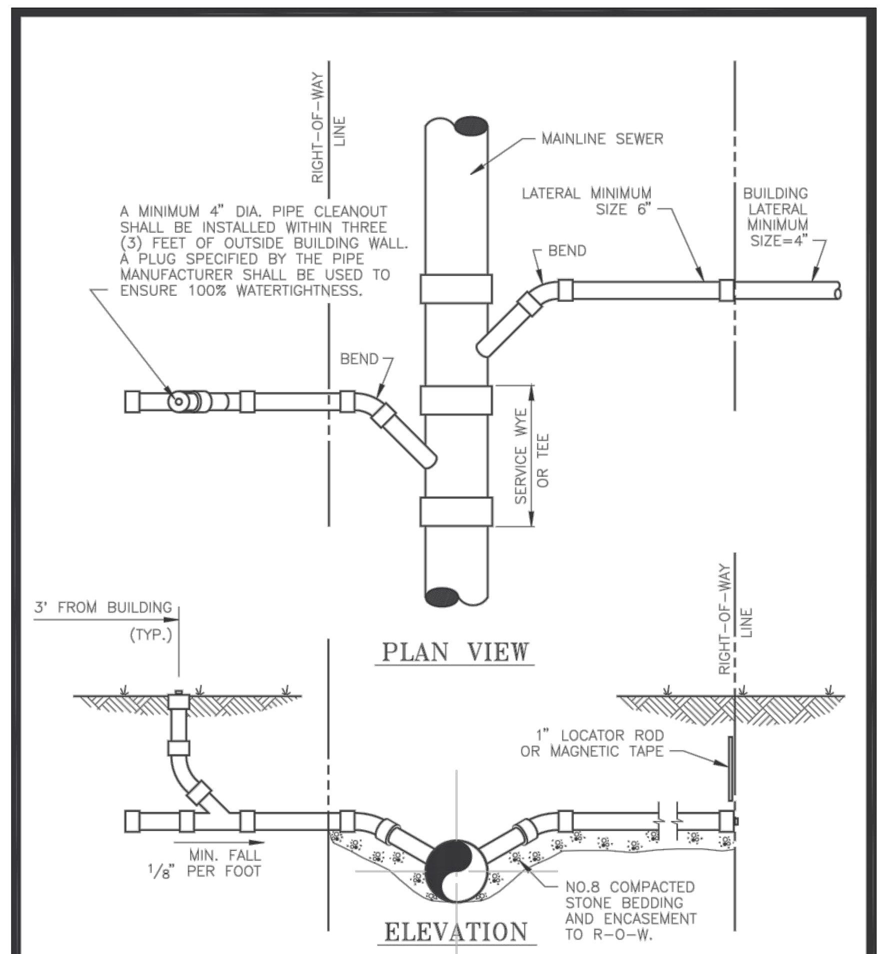
NOTES:

1. BEDDING STOPS AT A POINT 12" ABOVE THE TOP OF THE PIPE. BACKFILLING ABOVE THIS POINT SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
2. WORK FALLING UNDER THE JURISDICTION OF THE INDIANA STATE HIGHWAY COMMISSION SHALL UTILIZE COMPACTED GRANULAR BACKFILL MATERIAL FOR INITIAL AND FINAL BACKFILL ANYWHERE WITHIN 12 FEET OF THE EDGE OF PAVEMENT. OTHERWISE, COMPACTED GRANULAR BACKFILL MATERIAL SHALL ONLY BE USED UNDER PAVEMENT SURFACES OR OTHER SPECIFICALLY DESIGNATED AREAS.

FIRST CLASS PIPE LAYING METHOD FOR:
1) FLEXIBLE (PVC, RPVC, ABS & HDPE PIPE) AND
2) DUCTILE IRON WITHIN PVM'T LIMITS

REVISION DATE

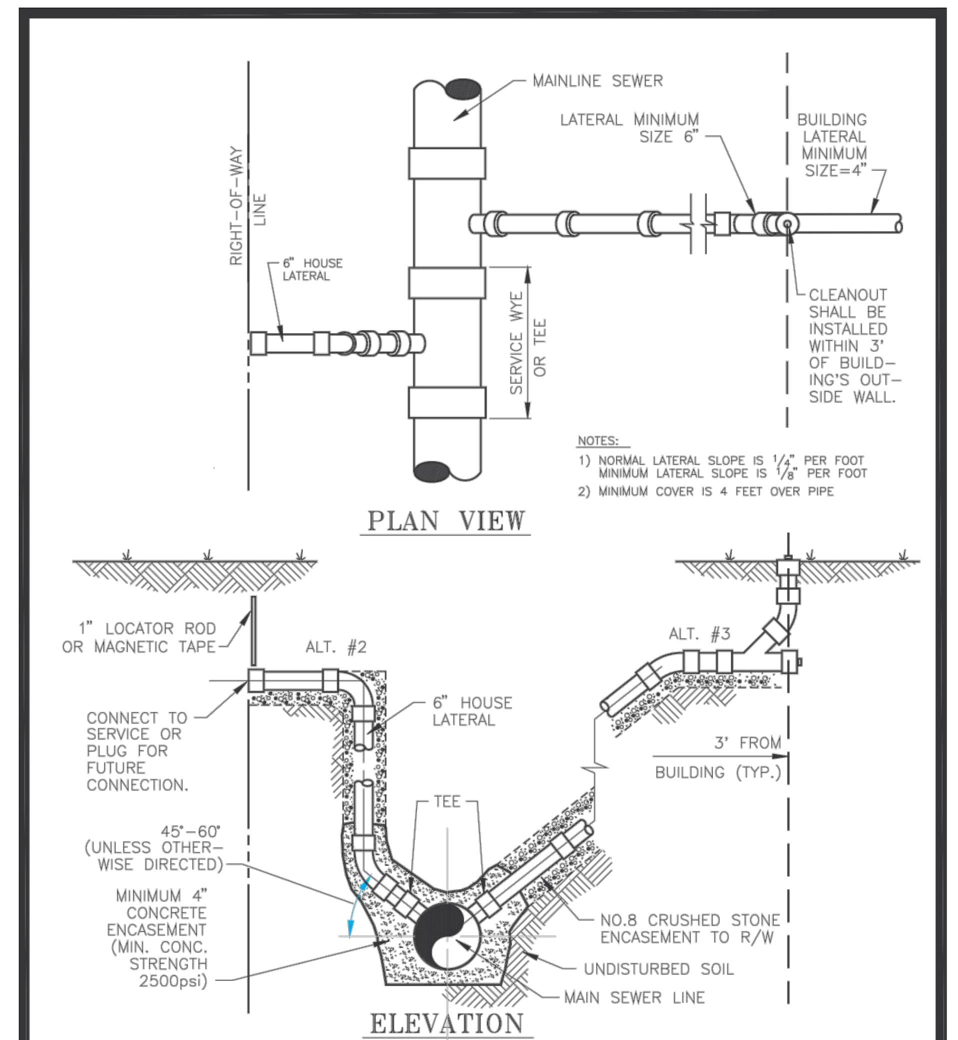
CITY of FRANKLIN, INDIANA
DPW
FIGURE



SERVICE CONNECTION FOR SHALLOW SEWERS
(LESS THAN 15' DEEP)

REVISION DATE

CITY of FRANKLIN, INDIANA
DPW
FIGURE



SERVICE CONNECTION FOR SHALLOW SEWERS
(ALT.#2 & ALT.#3)
(LESS THAN 15' DEEP)

REVISION DATE

CITY of FRANKLIN, INDIANA
DPW
FIGURE

Indiana811
Know what's below. Call before you dig.
"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544 or 811
CALL TOLL FREE
PER INDIANA STATE LAW IS-69-1991. IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555

STRUCTURE DATA TABLES

WINDSOR AT HILLVIEW - SECTION 4

JOB No.	.	DATE	NOVEMBER 3, 2022
DRAWN	KLF/LMC/DEP	DESIGNED	DJM
CHECKED	TEN	APPR.	GJI

GREGORY J. ILKO
REGISTERED
No. 10300059
STATE OF INDIANA
PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY	APPR.
1				
2				
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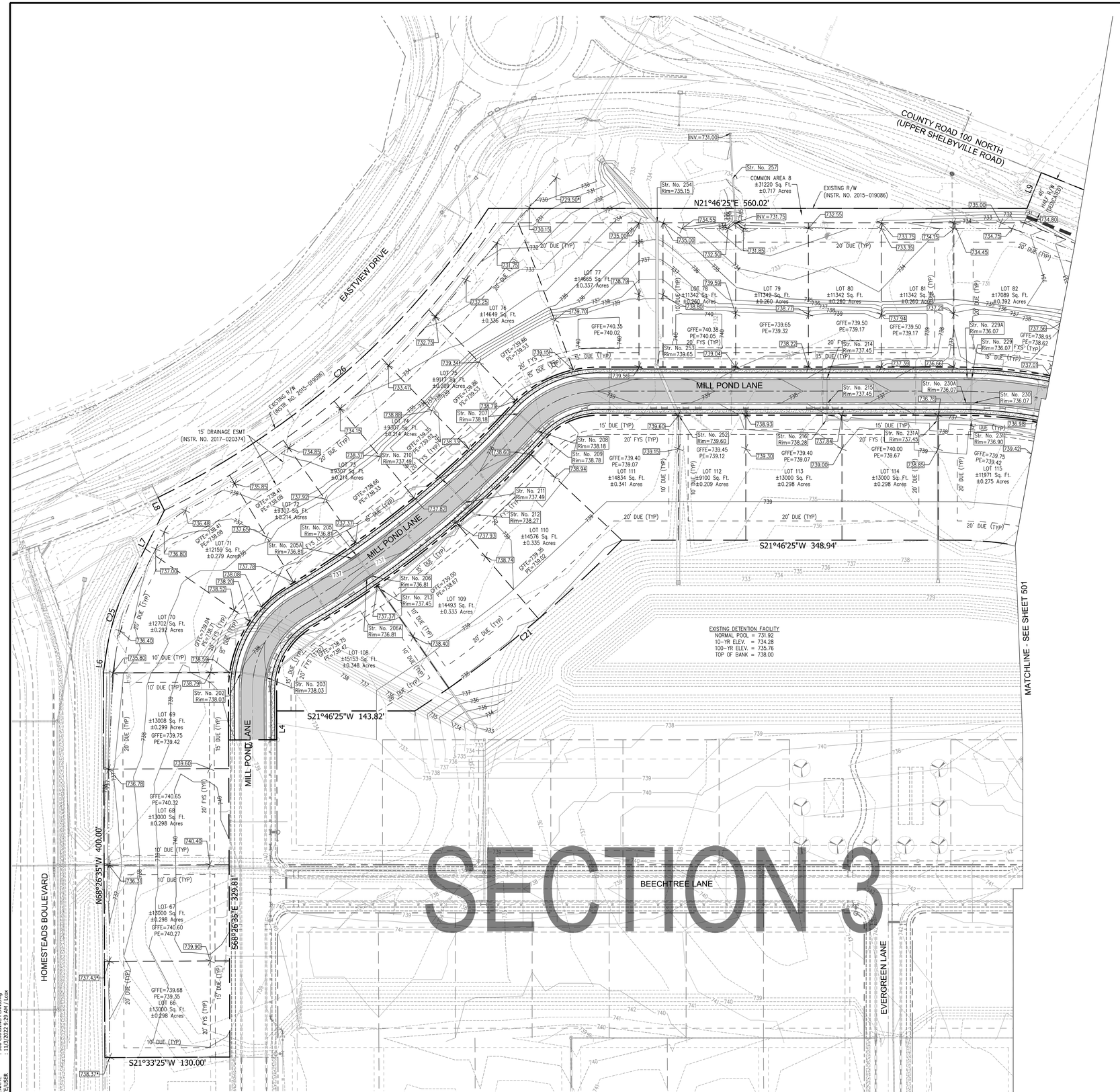
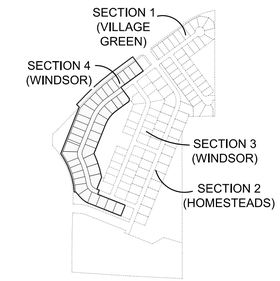
DATE/USER : 10/31/2022 1:58 PM / Lcox





KEYMAP
NOT TO SCALE

Indiana811
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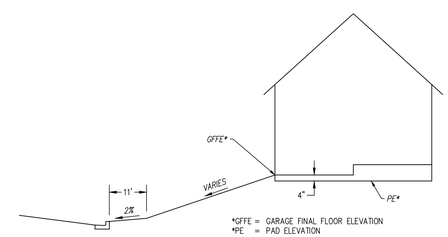

*GFFE = GARAGE FINAL FLOOR ELEVATION
*PE = PAD ELEVATION

GARAGE AND PAD ELEVATION DETAIL
NOT TO SCALE

GRADING LEGEND

860.00 TOP OF CURB / 859.50 EDGE OF PAVEMENT	PROPOSED ELEVATIONS
860.00 FINISH GRADE	
860.00 * / 859.50 *	PROPOSED ELEVATIONS (TO BE FIELD VERIFIED)
860.00 *	
M.E.	MATCH EXISTING
	PROPOSED DRAINAGE SWALE
800	EXISTING CONTOURS
800	PROPOSED CONTOURS
GRADE BREAK	GRADE BREAK
*	CURB HEIGHT TO TAPER FROM 0.5' TO 0.0' IN 6 LFT.

GRADING NOTES

1. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS IN FINAL GRADING OF SITE. CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT TO DETERMINE PROPER FOUNDATION EXPOSURE FOR EACH BUILDING TYPE, HOWEVER, IN NO INSTANCE SHALL DRAINAGE TOWARDS THE BUILDING FOUNDATION BE ALLOWED.
2. CONTRACTOR SHALL NOT ALLOW DRAINAGE FROM PROJECT SITE TO DISCHARGE ONTO ADJACENT PROPERTIES IN FINAL GRADING OF SITE.

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555
SHEET 500

GRADING PLAN

WINDSOR AT HILLVIEW - SECTION 3

JOB No.	.	DRAWN	KLF/JMC/DEP	CHECKED	TEN
DATE	NOVEMBER 3, 2022	DESIGNED	DJM	APPR.	GJI

GREGORY J. ILKO PRELIMINARY 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY	APPR.
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SHEET 500

DIRECTORY PATH : R:\Active\Jake Grimes\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\CONSTRUCTION PLANS SEC 4 SPLIT
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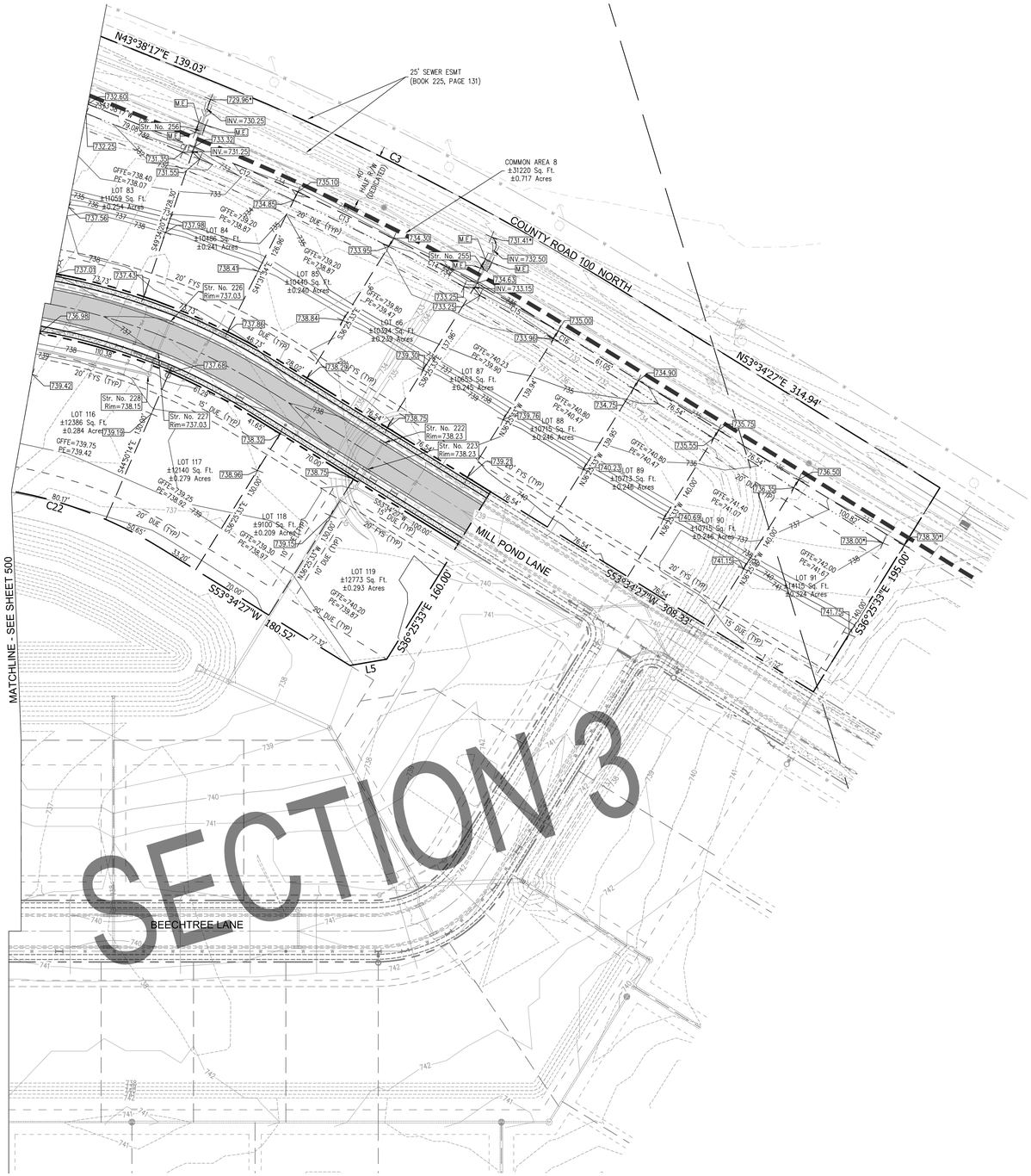

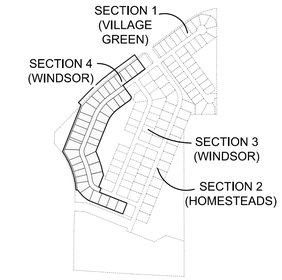

KEYMAP
NOT TO SCALE

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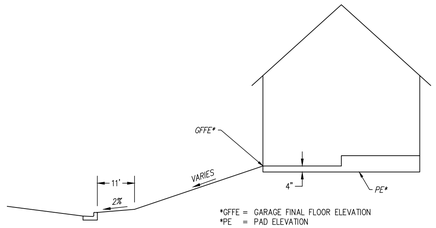

*GFFE = GARAGE FINAL FLOOR ELEVATION
*PE = PAD ELEVATION

GARAGE AND PAD ELEVATION DETAIL
NOT TO SCALE

GRADING LEGEND

860.00 TOP OF CURB 859.50 EDGE OF PAVEMENT	PROPOSED ELEVATIONS
860.00 FINISH GRADE	
860.00 # 859.50 #	PROPOSED ELEVATIONS (TO BE FIELD VERIFIED)
860.00 #	
M.E.	MATCH EXISTING
	PROPOSED DRAINAGE SWALE
800	EXISTING CONTOURS
800	PROPOSED CONTOURS
GRADE BREAK	GRADE BREAK
*	CURB HEIGHT TO TAPER FROM 0.5' TO 0.0' IN 6 LFT.

GRADING NOTES

1. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS IN FINAL GRADING OF SITE. CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT TO DETERMINE PROPER FOUNDATION EXPOSURE FOR EACH BUILDING TYPE, HOWEVER, IN NO INSTANCE SHALL DRAINAGE TOWARDS THE BUILDING FOUNDATION BE ALLOWED.
2. CONTRACTOR SHALL NOT ALLOW DRAINAGE FROM PROJECT SITE TO DISCHARGE ONTO ADJACENT PROPERTIES IN FINAL GRADING OF SITE.

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555
SHEET 501

GRADING PLAN

WINDSOR AT HILLVIEW - SECTION 3

JOB No.	.	DRAWN	KLF/JMC/DEP	CHECKED	TEN
DATE	NOVEMBER 3, 2022	DESIGNED	DJM	APPR.	GJI

GREGORY J. ILLIG REGISTERED 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION

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SHEET 501

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FILENAME : 501 GRADING PLAN.dwg
DATE/USER : 11/3/2022 9:30 AM / Lcox

GRADING LEGEND

860.00 TOP OF CURB 859.50 EDGE OF PAVEMENT	PROPOSED ELEVATIONS
860.00 FINISH GRADE	
860.00 * 859.50 *	PROPOSED ELEVATIONS (TO BE FIELD VERIFIED)
860.00 *	
M.E.	MATCH EXISTING
	PROPOSED DRAINAGE SWALE
800	EXISTING CONTOURS
800	PROPOSED CONTOURS
GRADE BREAK	GRADE BREAK
←—•—→	CURB HEIGHT TO TAPER FROM 0.5' TO 0.0' IN 6 LFT.

GRADING NOTES

1. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS IN FINAL GRADING OF SITE. CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT TO DETERMINE PROPER FOUNDATION EXPOSURE FOR EACH BUILDING TYPE. HOWEVER, IN NO INSTANCE SHALL DRAINAGE TOWARDS THE BUILDING FOUNDATION BE ALLOWED.
2. CONTRACTOR SHALL NOT ALLOW DRAINAGE FROM PROJECT SITE TO DISCHARGE ONTO ADJACENT PROPERTIES IN FINAL GRADING OF SITE.

20 0 20 40

SCALE: 1" = 20'

THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY JERRY WIGGINS SURVEYING.

Indiana811

Know what's below. Call before you dig.

"IT'S THE LAW"

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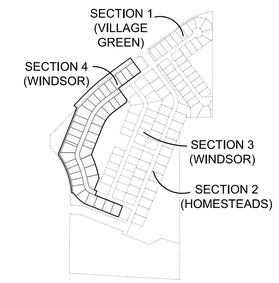
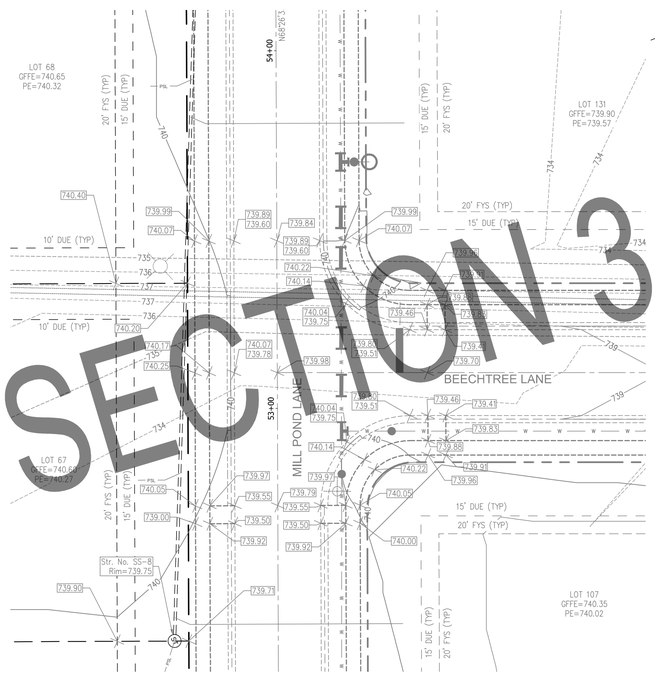
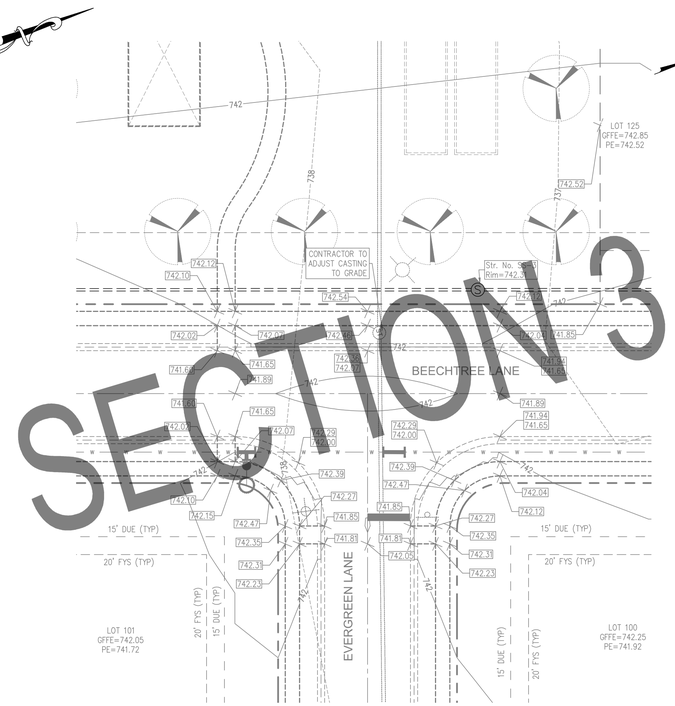


KEYMAP
NOT TO SCALE



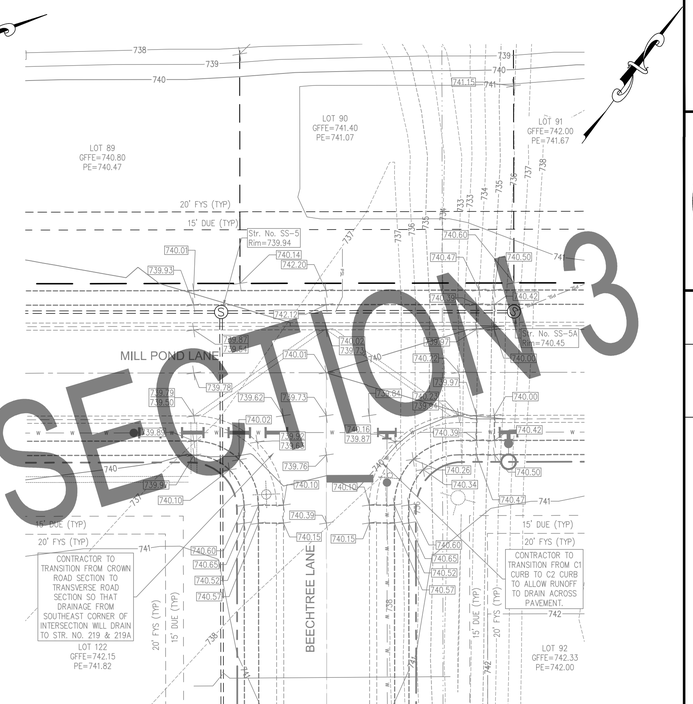
MILL POND LANE AND BEECHTREE LANE INTERSECTION

SCALE: 1"=20'



BEECHTREE LANE AND EVERGREEN LANE INTERSECTION

SCALE: 1"=20'



MILL POND LANE AND BEECHTREE LANE INTERSECTION

SCALE: 1"=20'

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555

SHEET 502

INTERSECTION GRADING PLAN

WINDSOR AT HILLVIEW - SECTION 4

JOB No.	.	DRAWN	KLF/LMC/DEP	CHECKED	TEN
DATE	NOVEMBER 3, 2022	DESIGNED	DJM	APPR.	GJI

GREGORY J. ILLIG REGISTERED PRELIMINARY 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER

CONSTRUCTION

NO.	DATE	REVISIONS	BY	APPR.
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SHEET 502

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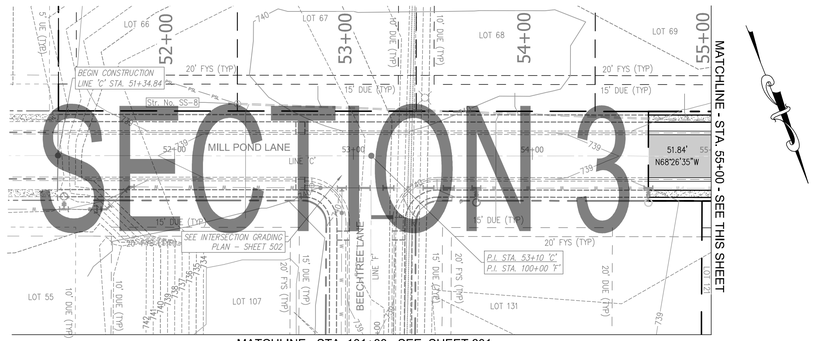
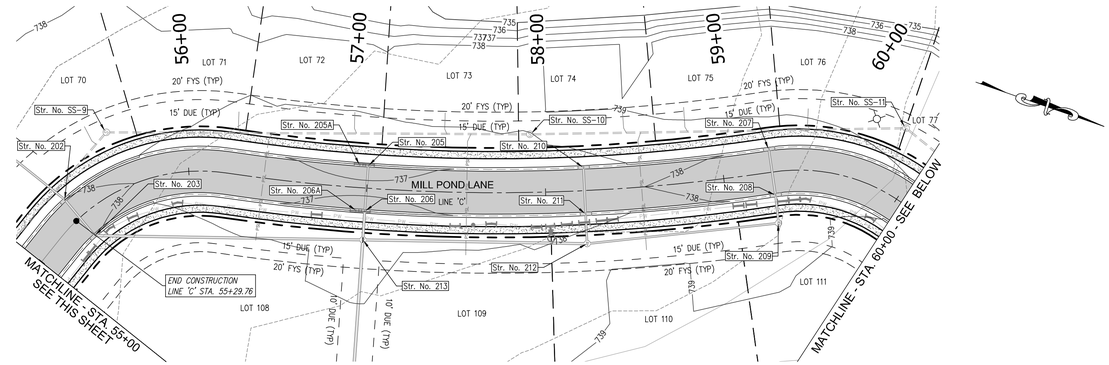
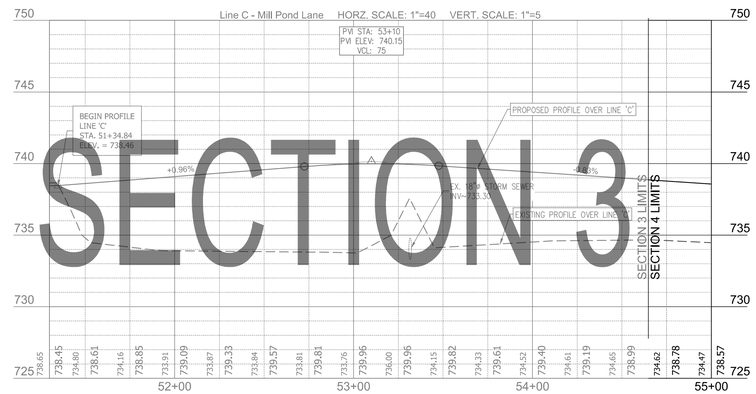
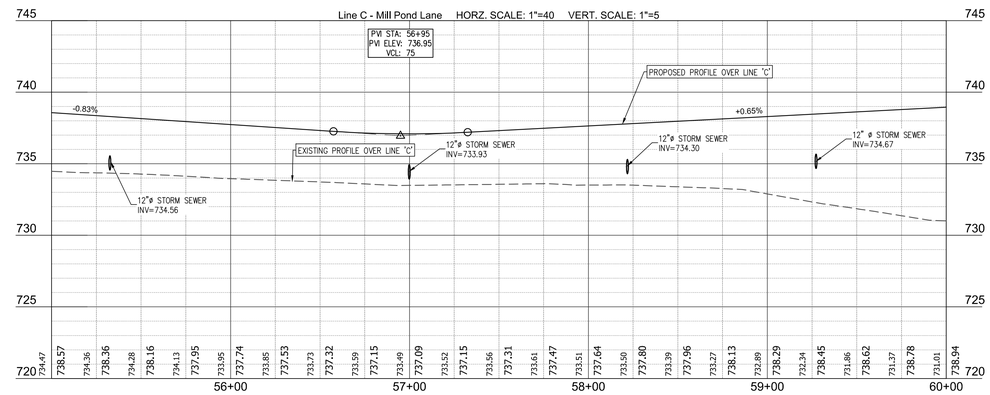
DATE/USER : 11/1/2022 8:31 AM / Lcox

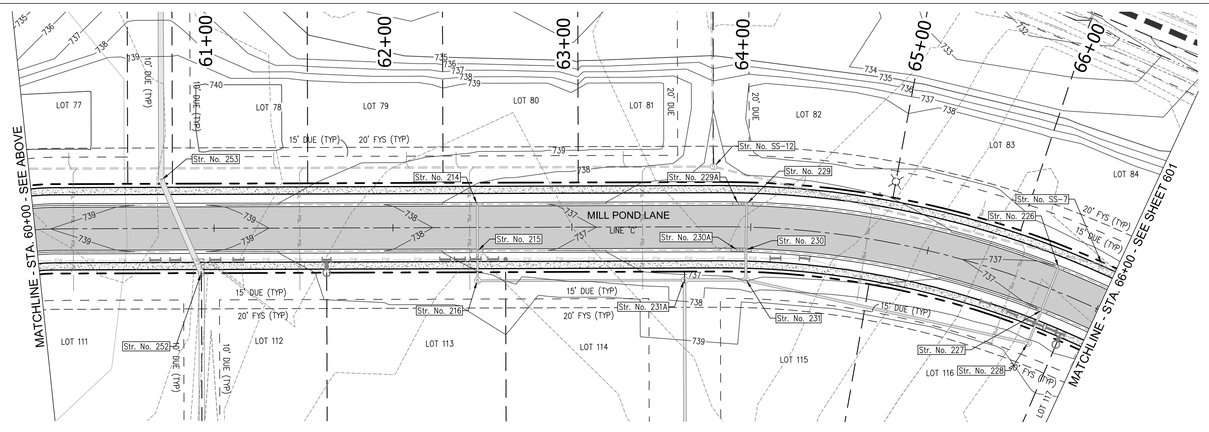


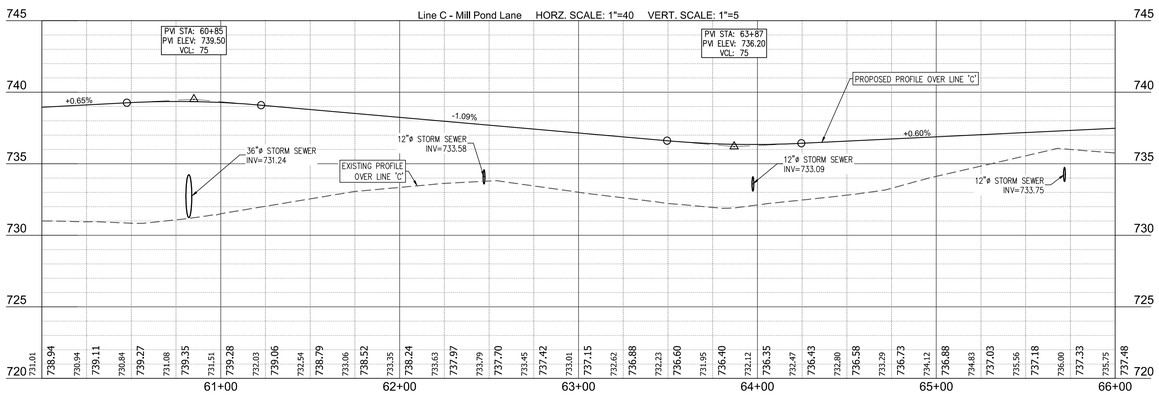
MATCHLINE - STA. 101+00 - SEE SHEET 601











40 0 40 80

SCALE: 1" = 40'

Indiana811

Know what's below. Call before you dig.

"IT'S THE LAW"

CALL 2 WORKING DAYS BEFORE YOU DIG

1-800-382-5544 or 811

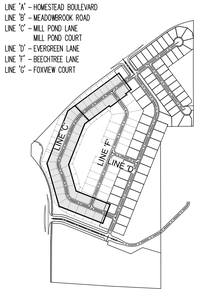
CALL TOLL FREE

PER INDIANA STATE LAW IS-69-1991, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

NOTE:
NO EARTHWORK DISTURBING ACTIVITY MAY COMMENCE UNTIL A STORM WATER MANAGEMENT PERMIT IS OBTAINED.

THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY JERRY WIGGINS SURVEYING.

LINE 'A' - HOMESTEAD BOULEVARD
LINE 'B' - MEADOWBROOK ROAD
LINE 'C' - MILL POND LANE
MILL POND COURT
LINE 'D' - EVERGREEN LANE
LINE 'F' - BEECHTREE LANE
LINE 'G' - FOXVIEW COURT



KEYMAP
NOT TO SCALE

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555

SHEET 600

ROAD PLAN AND PROFILE

WINDSOR AT HILLVIEW - SECTION 4

JOB No.	.	DRAWN	KLF / LMC / DEP	CHECKED	TEN
DATE	NOVEMBER 3, 2022	DESIGNED	DJM	APPR.	GJI

GREGORY J. ILKO REGISTERED PROFESSIONAL ENGINEER 10300059 STATE OF INDIANA

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY	APPR.
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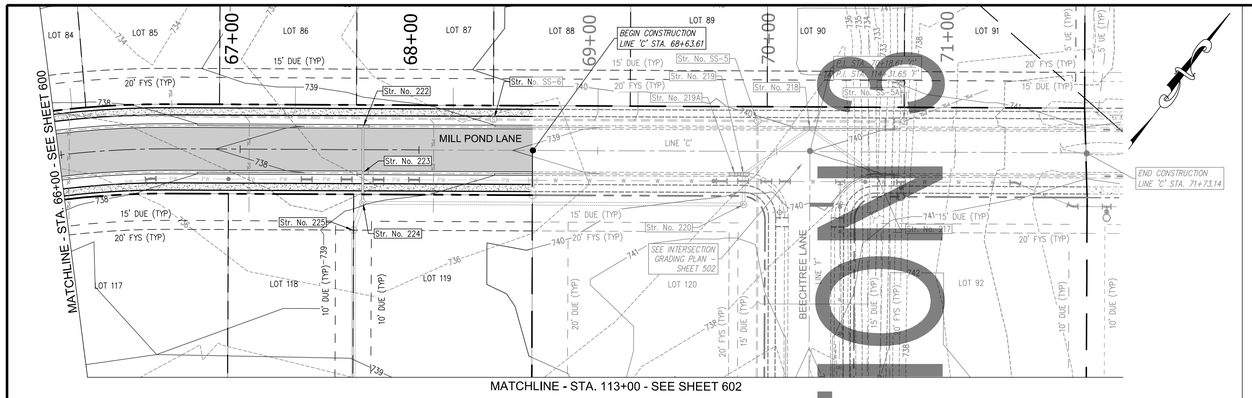
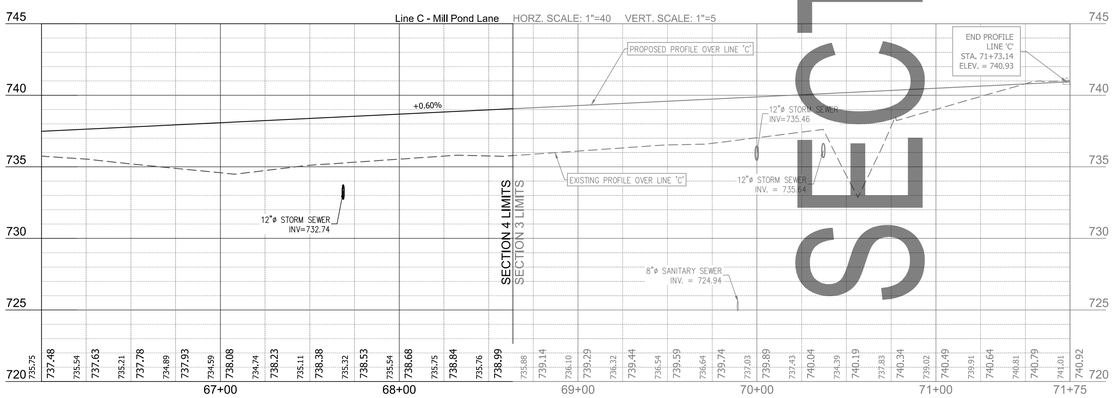
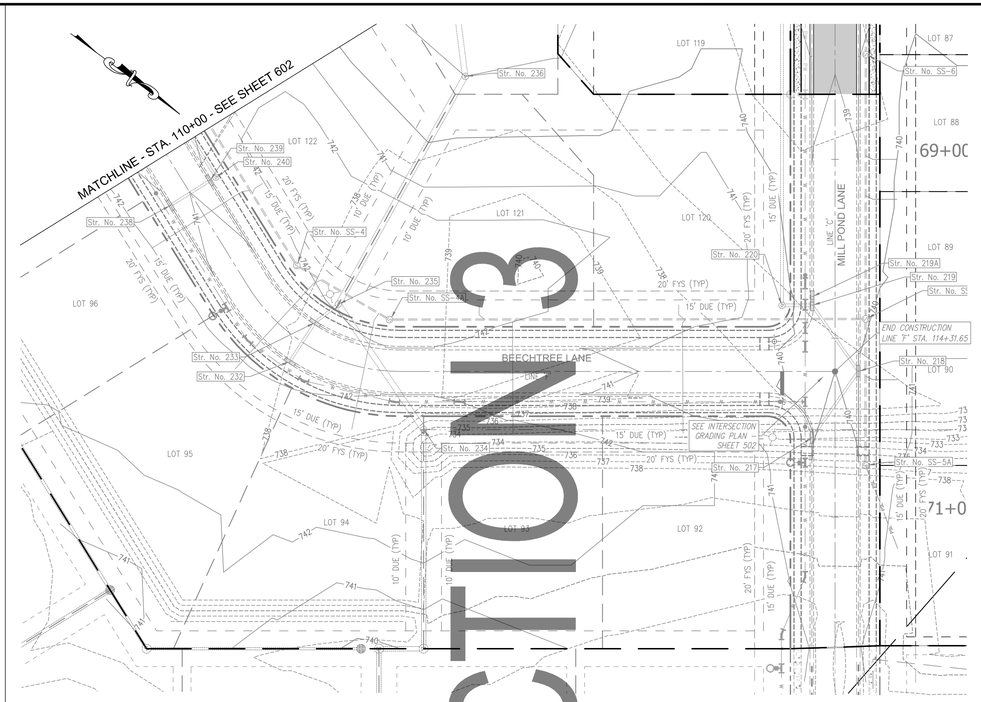
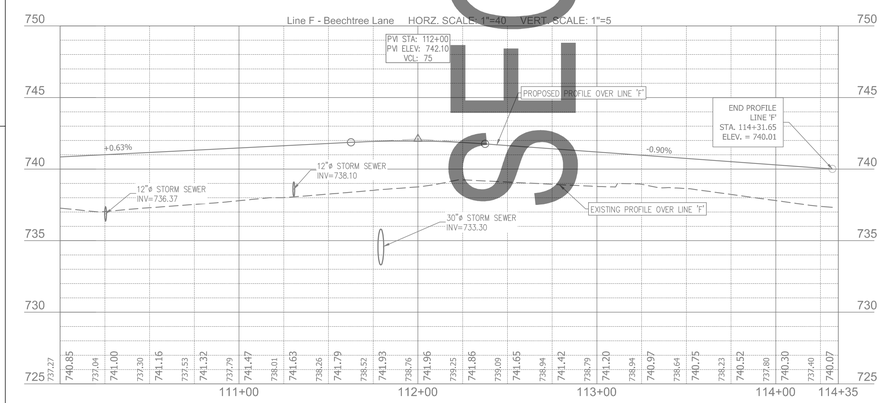
SHEET 600

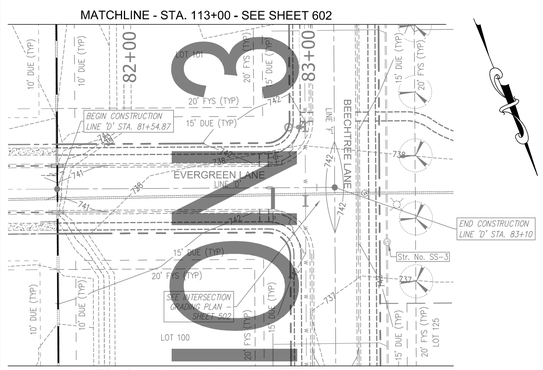
DIRECTORY PATH R:\Active\John Connor\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\CONSTRUCTION PLANS SEC 4 SPLIT
FILENAME 600 ROAD PLAN AND PROFILE.dwg
DATE/USER 11/17/2022 9:19 AM / Lcox

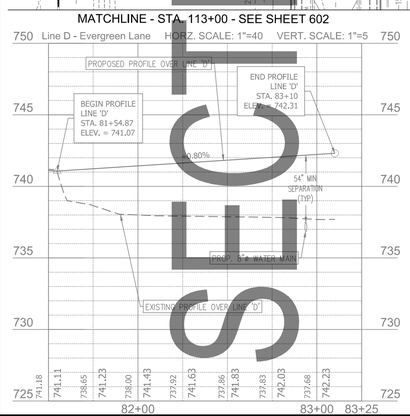








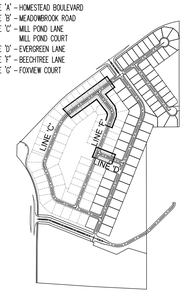




40 0 40 80

SCALE: 1" = 40'

LINE 'A' - HOMESTEAD BOULEVARD
LINE 'B' - MEADOWBROOK ROAD
LINE 'C' - MILL POND LANE
MILL POND COURT
LINE 'D' - EVERGREEN LANE
LINE 'F' - BEECHTREE LANE
LINE 'G' - FOXVIEW COURT



KEYMAP
NOT TO SCALE

Indiana811
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CALL TOLL FREE
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SECTION 4

SECTION 3

SECTION 3

DIRECTORY PATH : R:\Active\John Grimmer\Willow CC Property\Old Town PUD Modifications\Design\CAD\PLANS\CONSTRUCTION PLANS SEC 4 SPLIT
FILENAME : 601 ROAD PLAN AND PROFILE.dwg
DATE/USER : 11/1/2022 9:49 AM / lcox

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVE., BEECH GROVE, IN 46107 (317) 780-1555

SHEET 601

ROAD PLAN AND PROFILE

WINDSOR AT HILLVIEW - SECTION 4

JOB No.	.	DRAWN	KLF/JMC/DEP	CHECKED	TEN
DATE	NOVEMBER 3, 2022	DESIGNED	DJM	APPR.	GJI

GREGORY J. ILLIG REGISTERED PROFESSIONAL ENGINEER 10300059 STATE OF INDIANA
PRELIMINARY NOT FOR CONSTRUCTION

NO.	REVISIONS	BY	APPR.	DATE
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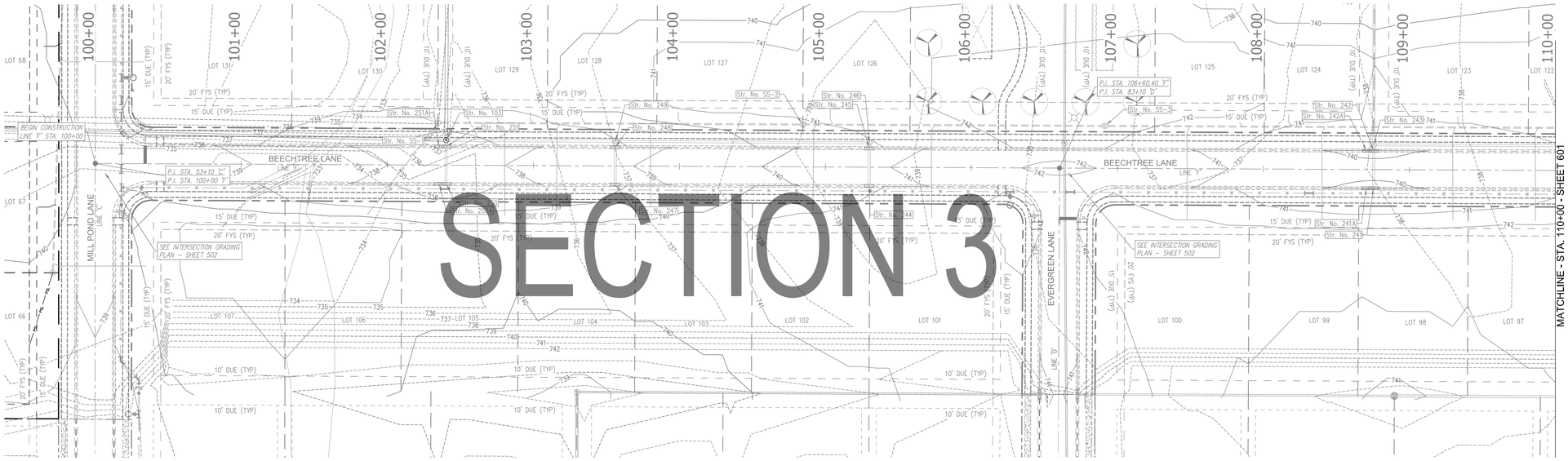
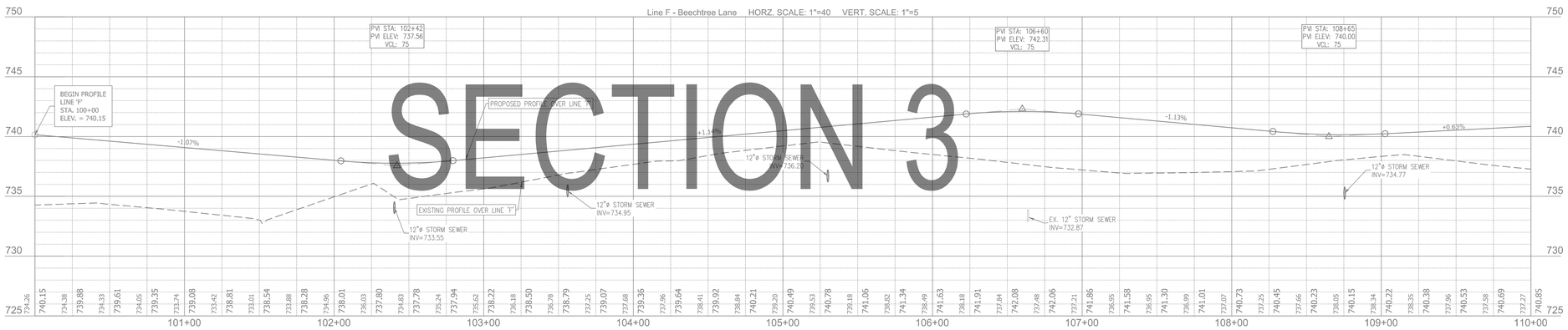
SHEET 601





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40 0 40 80
SCALE: 1" = 40'

Indiana811
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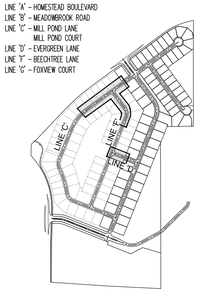
LINE "C" - MILL POND LANE
MILL POND COURT
LINE "D" - EVERGREEN LANE
LINE "F" - BEECHTREE LANE
LINE "G" - FOXVIEW COURT



KEYMAP
NOT TO SCALE

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555

SHEET 602

ROAD PLAN AND PROFILE

WINDSOR AT HILLVIEW - SECTION 4

JOB No.	.	DRAWN	KLF/JMC/DEP	CHECKED	TEN
DATE	NOVEMBER 3, 2022	DESIGNED	DJM	APPR.	GJI

GREGORY J. ILLIG REGISTERED PROFESSIONAL ENGINEER 10300059 STATE OF INDIANA
PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY	APPR.
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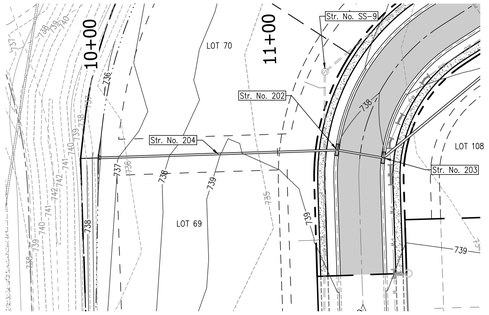
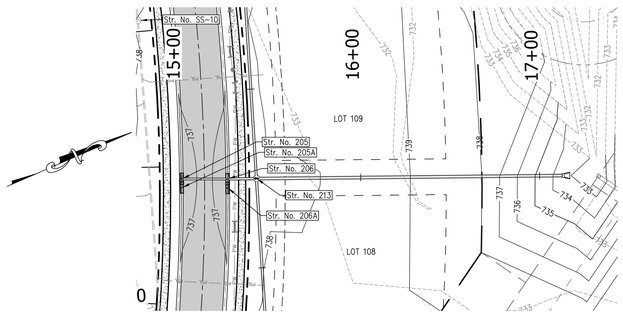
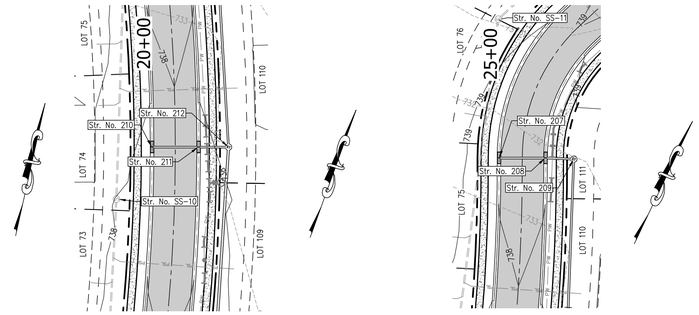
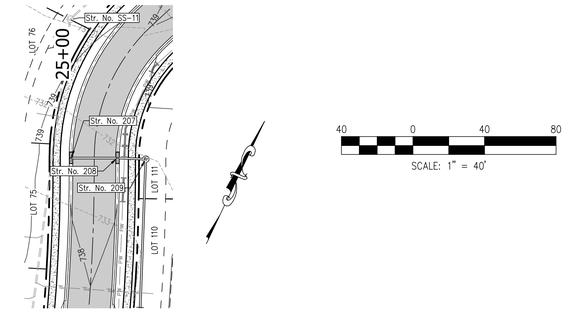
SHEET 602

DIRECTORY PATH : R:\Active\Jobs Entered\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\CONSTRUCTION PLANS SEC-4 SPLIT
FILENAME : 602 ROAD PLAN AND PROFILE.dwg
DATE/USER : 11/1/2022 9:48 AM / Lcox

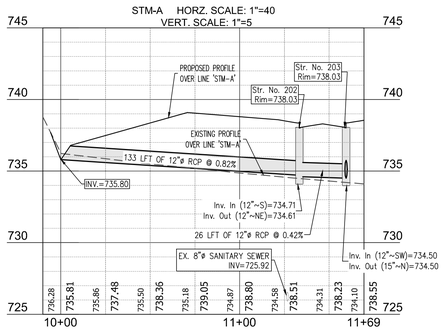


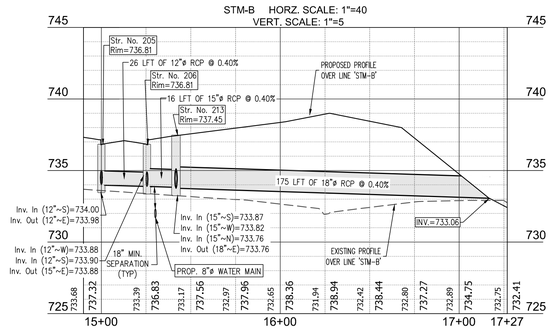


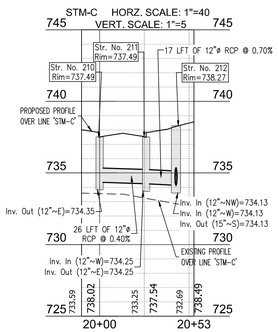


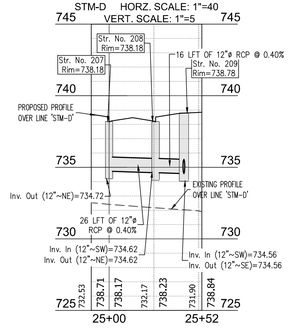


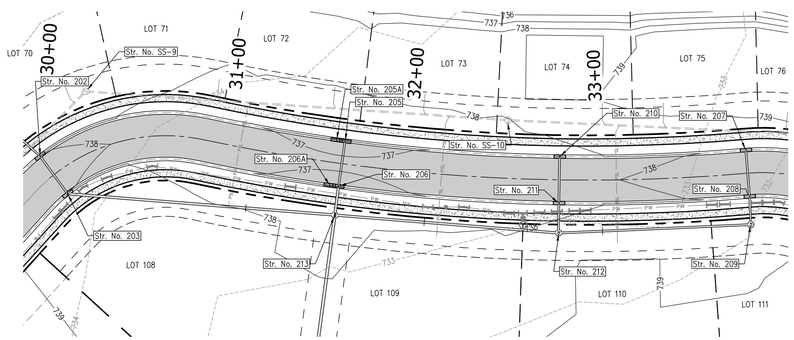
40 0 40 80
SCALE: 1" = 40'

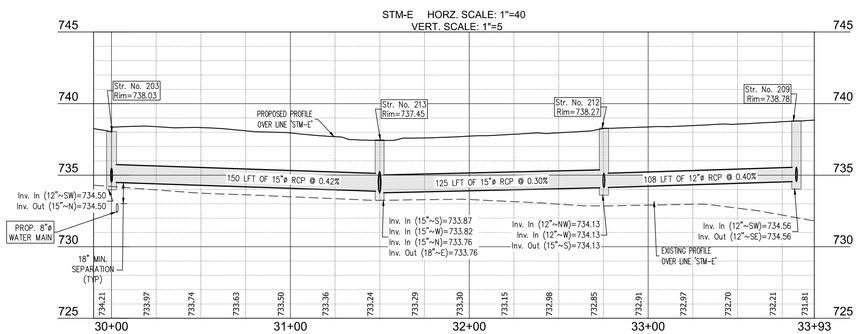






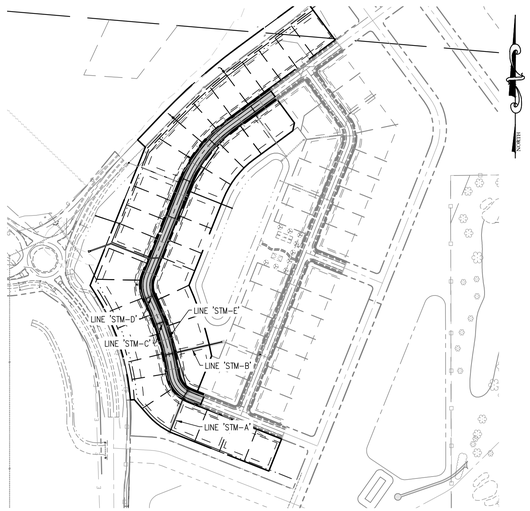






PROPOSED LEGEND

- PROPERTY LINE
- SECTION LINE
- PHASE LINE
- SETBACK LINE
- DITCH LINE
- SANITARY SEWER WITH MANHOLE
- SANITARY SEWER LATERAL
- STORM SEWER W/MANHOLE & END SECTION
- WATER LINE
- WATER SERVICE LINE
- DECORATIVE LIGHT POLE AND FOUNDATION (PER OWNER/PUD)
- SIGN
- TAPPING SLEEVE
- WATER VALVE
- FIRE HYDRANT
- SANITARY LATERAL (SEE TABLE, SHEET 402)
- UNDERDRAIN LABEL (SEE TABLE, SHEET 402)
- WATER TEE
- STORM INLETS
- 45° BEND
- 11.25° BEND
- 22.5° BEND



KEYMAP
NO SCALE

NOTE:
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INDIANA 811 Know what's below. Call before you dig.

CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555

SHEET 700

STORM PLAN & PROFILE

WINDSOR AT HILLVIEW - SECTION 4

JOB No.	.	DRAWN	KLF/JMC/DEP	CHECKED	TEN
DATE	NOVEMBER 3, 2022	DESIGNED	DJM	APPR.	GJI

GREGORY J. ILLIG REGISTERED PRELIMINARY 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY	APPR.
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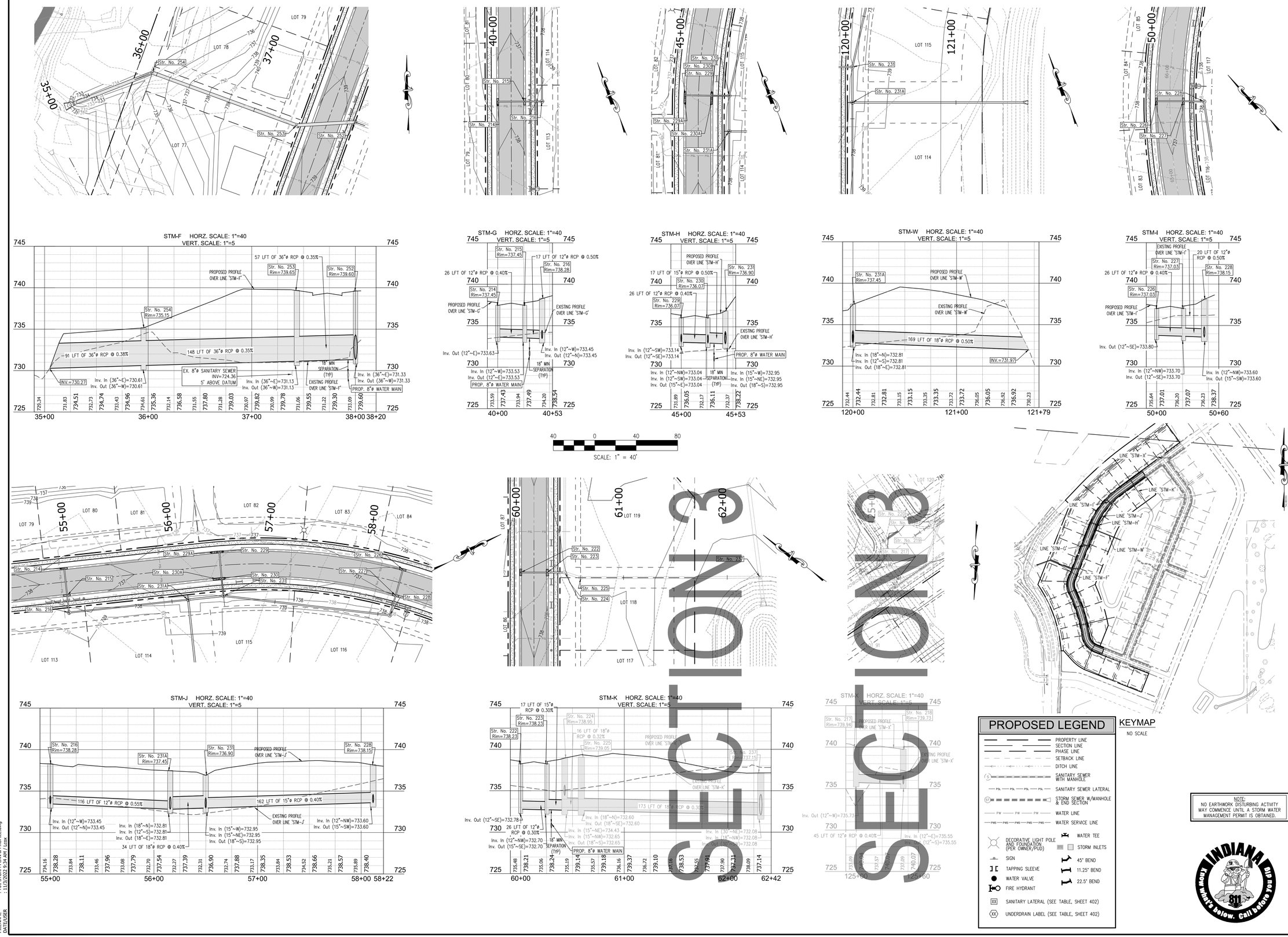
SHEET 700

DIRECTORY PATH : R:\Active\John Grimmer\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\CONSTRUCTION PLANS SEC 4 SPLIT
FILENAME : 700 STORM PLAN & PROFILE.dwg
DATE/USER : 11/3/2022 9:33 AM / Lcox



PROPOSED LEGEND

- PROPERTY LINE
- SECTION LINE
- PHASE LINE
- SETBACK LINE
- DITCH LINE
- SANITARY SEWER WITH MANHOLE
- SANITARY SEWER LATERAL
- STORM SEWER W/MANHOLE & END SECTION
- WATER LINE
- WATER SERVICE LINE
- DECORATIVE LIGHT POLE AND FOUNDATION (PER OWNER/PUD)
- SIGN
- TAPPING SLEEVE
- WATER VALVE
- FIRE HYDRANT
- WATER TEE
- STORM INLETS
- 45° BEND
- 11.25° BEND
- 22.5° BEND
- SANITARY LATERAL (SEE TABLE, SHEET 402)
- UNDERDRAIN LABEL (SEE TABLE, SHEET 402)

KEYMAP

NO SCALE

NOTE:
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INDIANA 811 Know what's below. Call before you dig.

CROSSROAD ENGINEERS, PC
TRANSPORTATION DEVELOPMENT CONSULTANTS
8831 Graphic Way, Suite 100
Lafayette, IN 47907
765.807.0286
CROSSROADENGINEERS.COM

SHEET 701

STORM PLAN & PROFILE

WINDSOR AT HILLVIEW - CONSTRUCTION PLANS

JOB No.	.	DRAWN	KLF/LMC/DEP	CHECKED	TEN
DATE	MAY 06, 2021	DESIGNED	DJM	APPR.	GJI

GREGORY J. ILKO REGISTERED NO. 10300059 STATE OF INDIANA PROFESSIONAL ENGINEER

NO.	DATE	REVISIONS	BY	APPR.
4	12.08.21	MISCELLANEOUS REVISIONS PER INAW COMMENTS	DJM	GJI
3	09.14.21	RELOCATED WATER MAIN FITTINGS AT THE INTERSECTIONS PER INAW COMMENTS	DJM	GJI
2	08.17.21	MISCELLANEOUS WATER MAIN RE-ALIGNMENTS AND ADDED ALTERNATIVE TECHNICAL STANDARD TABLE PER INAW COMMENTS	DJM	GJI
1	07.08.21	MISCELLANEOUS REVISIONS PER CITY OF FRANKLIN AND INAW PLAN REVIEW COMMENTS	DJM	GJI
9				
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SHEET 701

DIRECTORY PATH : R:\Active\John Grimmer\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\CONSTRUCTION PLANS SEC 4 SPLIT
FILENAME : 701 STORM PLAN & PROFILE.dwg
DATE/USER : 11/3/2022 9:34 AM / Lcox

PROPOSED LEGEND

- PROPERTY LINE
- SECTION LINE
- PHASE LINE
- SETBACK LINE
- DITCH LINE
- SANITARY SEWER WITH MANHOLE
- SANITARY SEWER LATERAL
- STORM SEWER W/MANHOLE & END SECTION
- WATER LINE
- WATER SERVICE LINE
- DECORATIVE LIGHT POLE AND FOUNDATION (PER OWNER/PUD)
- WATER TEE
- STORM INLETS
- SIGN
- 45° BEND
- TAPPING SLEEVE
- 11.25° BEND
- WATER VALVE
- 22.5° BEND
- FIRE HYDRANT
- SANITARY LATERAL (SEE TABLE, SHEET 402)
- UNDERDRAIN LABEL (SEE TABLE, SHEET 402)

KEYMAP

NO SCALE

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CROSSROAD ENGINEERS, PC
Transportation & Development Consultants
115 N. 17th AVENUE, BEECH GROVE, IN 46107 (317) 780-1555

SHEET 702

STORM PLAN & PROFILE

WINDSOR AT HILLVIEW - SECTION 4

JOB No.	.	DRAWN	KLF/JMC/DEP	CHECKED	TEN
DATE	NOVEMBER 3, 2022	DESIGNED	DJM	APPR.	GJI

GREGORY J. ILKO REGISTERED PROFESSIONAL ENGINEER 10300059 STATE OF INDIANA
PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY	APPR.
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SHEET 702

DIRECTORY PATH : R:\Active\John Grimmer\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS\CONSTRUCTION PLANS SEC 4 SPLIT
FILENAME : 702 STORM PLAN & PROFILE.dwg
DATE/USER : 11/1/2022 11:24 AM / kcox