

**SITE NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE IS TO BE PERFORMED IN COMPLIANCE WITH MOST CURRENT APPLICABLE OSHA STANDARDS FOR WORKER SAFETY.
- ALL RADI AND STREET DIMENSIONS SHALL BE MEASURED TO FACE OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FOUNDATION WALL.
- EXISTING PAVEMENT TO BE SAW CUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING PAVEMENT.
- THE EDGE OF THE EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
- ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH THE APPROPRIATE SEALANT ACCORDING TO MANUFACTURER'S DIRECTIONS.
- ALL PARKING STRIPES ARE TO BE 4" WHITE PAINT. ADA PARKING AREAS AND ACCESS AISLES TO BE 4" BLUE PAINT.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS, MUTCD AND INDOT SPECIFICATIONS.
- ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- CONTACT ENGINEER IF ADDITIONAL DIMENSIONS ARE NEEDED FOR CONSTRUCTION.

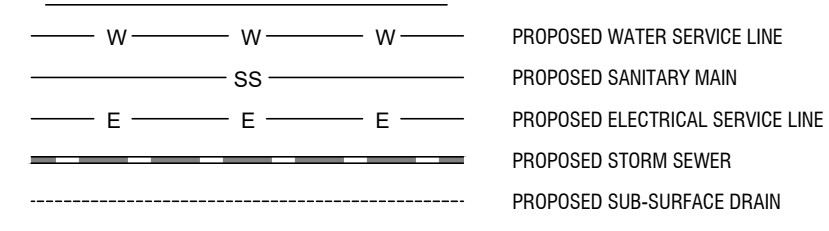
**LOT/UNIT COUNT:**

EXISTING LOTS WITH UNITS - 274  
 EXISTING LOTS AS OPEN SPACE - 20  
 PROPOSED LOTS WITH UNITS - 102  
 TOTAL LOTS WITH UNITS - 376

**UTILITY NOTES**

- RIM OR TOP OF CASTING ELEVATION EQUALS THE LOWEST POINT ON THE CASTING WHERE WATER ENTERS THE STRUCTURE OR THE TOP OF A SOLID CASTING.
- PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF PIPE END SECTION.
- WATER MAINS THROUGHOUT THE PROJECT SHALL BE INSTALLED WITH AT LEAST 54 INCHES OF COVER FROM FINISH GRADE TO TOP OF WATER LINE. CONTRACTOR TO PROVIDE ALL FITTINGS REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS.
- THE FIRE SERVICE AND DOMESTIC WATER LINE MATERIAL SHALL BE AS SPECIFIED ON THE PLAN.
- CONTRACTOR SHALL VERIFY, BEFORE INSTALLATION, THE DOMESTIC WATER SERVICE LINE INTERNAL DIAMETER (ID) MEETS THE DEMAND AND SIZE SPECIFIED BY THE PLUMBING DESIGNER.
- ELECTRICAL CONDUIT SHALL BE INSTALLED AT A MINIMUM OF 36 INCHES BELOW THE FINISH GRADE. ENDS OF THE CONDUIT SHALL BE MARKED BY INSTALLING A 4X4 WOOD POST PAINTED RED.
- LOCATIONS OF EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
- ALL 6" SANITARY SEWER LATERALS ARE TO BE CONSTRUCTED WITH SDR-26 PVC @ 1.04% MINIMUM SLOPE.
- TRACER WIRE IS REQUIRED ON ALL SANITARY SEWER LATERALS.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY COORDINATION WITH LOCAL JURISDICTION AND ALL RESPECTIVE UTILITY COMPANIES FOR GAS, ELECTRIC, TELEPHONE, AND CABLE SERVICES.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING TRAFFIC CONTROL PER LOCAL STANDARDS AND REQUIREMENTS. ALL STREET CUTS SHALL BE REPAIRED PER LOCAL REQUIREMENTS.
- FOR VIEWING CLARITY OF THESE CONSTRUCTION PLANS, PIPES OR STRUCTURES MAY NOT BE SHOWN TO SCALE.
- ALL UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS FOR EACH UTILITY AGENCY HAVING JURISDICTION.
- IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAINS, THE CONTRACTOR SHALL EITHER ADJUST THE WATER LINE DOWNWARD IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED OR THE CONTRACTOR SHALL PROVIDE APPROPRIATE BENDS AND CROSSINGS.
- WATER AND SEWER MAIN CROSSINGS SHALL BE IN ACCORDANCE WITH 10 STATE STANDARDS. WATER AND SEWER MAINS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FROM EDGE OF PIPE TO EDGE OF PIPE. WATER PIPES CROSSING ABOVE SEWER PIPES MUST HAVE A MINIMUM VERTICAL SEPARATION OF 18 INCHES CLEARANCE BETWEEN PIPES.
- THE CONTRACTOR SHALL CONTACT ENGINEER FOR ALL QUESTIONS REGARDING UTILITY PLAN DISCREPANCIES AND/OR CONFLICTS IN THE FIELD.
- STRUCTURES RECEIVING SUB-SURFACE DRAINS (SSD) SHALL HAVE BOTH PORTS CORER DILLED, T OR Y BLIND CONNECTIONS ARE NOT ALLOWED.
- ELECTRIC LINES FOR STREET LIGHTING THAT CROSS UNDER ROADWAYS, PARKING LOTS, OR SIMILAR SURFACES, SHALL BE ENCASED IN RIGID CONDUIT.

**PROPOSED UTILITY LINE TYPES:**



**LEGEND:**



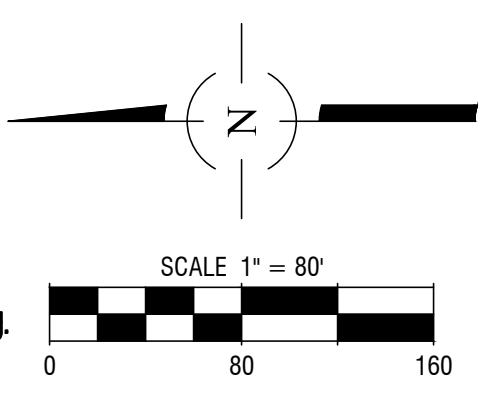
**SITE DATA:**

ZONING: RESIDENTIAL (D-11)  
 USE: TRAILER PARK EXPANSION  
 SETBACKS: FRONT = 60'  
 SIDE = 50'  
 REAR = 50'  
 TOTAL SITE AREA: 16 AC.  
 GREENSPACE: 14.7 AC.  
 IMPERVIOUS: 1.3 AC.

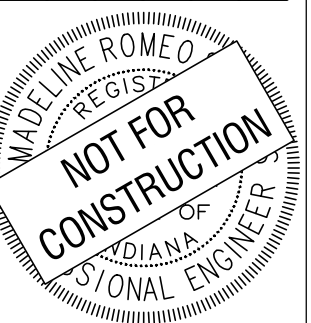
MATCHLINE - SHEET C4.1  
 MATCHLINE - SHEET C4.2



Know what's below.  
 Call before you dig.



NO.	DATE	REMARKS



*Madeline Romeo*  
 CERTIFIED BY

**OVERALL DEVELOPMENT PLAN**  
**BRIAR CREEK - PHASE 3**  
 9625 E 52ND STREET  
 LAWRENCE, IN 46235



FILENAME: 12162 - C4.0 DEV
DATE: 12/23/2025
JOB NO. 12162
SHEET <b>C4.0</b>