



Indiana Department of Environmental Management

Office of Water Quality

Waterways Section

Publication Date:
October 27, 2026

IDEM Permit Number:
SRIP01424

PUBLIC NOTICE

Closing Date:
November 24, 2026

Corps of Engineers ID Number:
LRL-2025-00106-jde

To all interested parties:

This letter shall serve as a formal notice of the receipt of an application for a State Isolated Wetland Individual Permit by the Indiana Department of Environmental Management (IDEM). The purpose of the notice is to inform the public of active applications submitted for permits required under IC 13-18-22 and to solicit comments and information on any impacts to water quality related to the proposed project. IDEM will evaluate whether the project complies with Indiana's water quality standards as set forth at 327 IAC 2 and all applicable provisions of IC 13-18-22.

- | | | | |
|--------------------------------|--|------------------|---|
| 1. Applicant: | Andrew Malzer
Next Chapter Neighborhoods
2500 Evans Trade Center Drive
Evans, GEORGIA, 30809 | 2. Agent: | Vivian Wilbanks
Patriot Engineering & Environmental, Inc.
300 Production Ct
Louisville, KY, 40299-2003 |
| 3. Project Location: | East Of 1517 N 700 W, Cumberland, IN, 46140
Latitude: 39.8036
Longitude: -85.9264 | | |
| 4. Affected Wetlands: | Approximately five (5) forested, Class II state regulated wetlands will be permanently impacted for a cumulative total of 0.654 acre (ac) due to placement of clean earthen fill and grading of soil. | | |
| 5. Project Description: | Proposed project seeks to develop a single and multi-family residential community.
For additional information, visit the Regulatory ePortal at: https://waterquality.idem.in.gov | | |

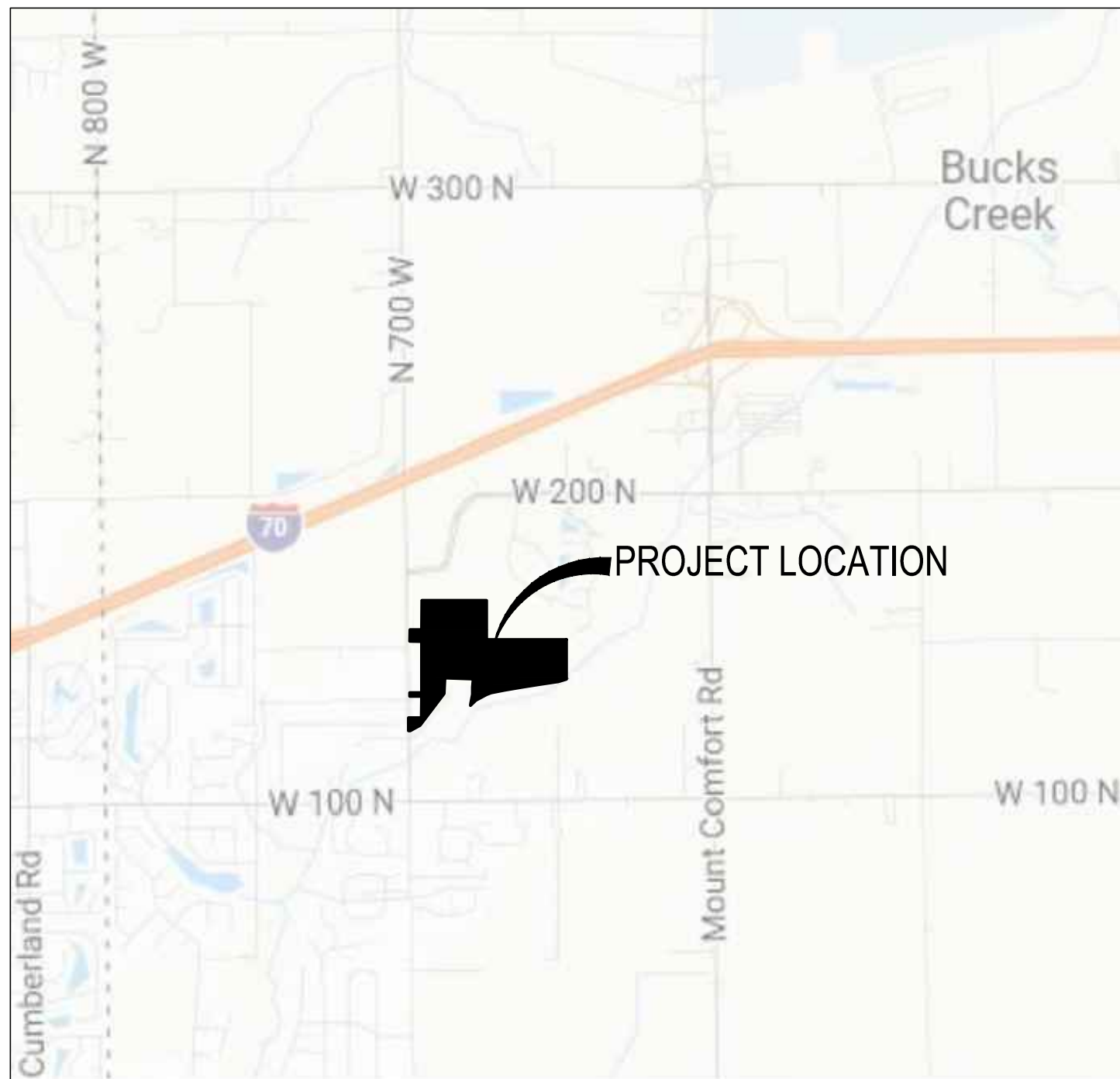
- | | |
|------------------------|---|
| Comment Period: | Any person or entity who wishes to submit comments or information relevant to the aforementioned project may do so by the closing date noted above. Only comments or information related to water quality or potential impacts of the project on water quality can be considered by IDEM in the water quality certification review process. |
| Public Hearing: | Any person may submit a written request that a public hearing be held to consider issues related to water quality in connection with the project detailed in this notice. The request for a hearing should be submitted within the comment period to be considered timely. The request should also state the reason for the public hearing as specifically as possible to assist IDEM in determining whether a public hearing is warranted. |
| Questions? | Additional information may be obtained by contacting WaterwaysComments@idem.IN.gov . In the subject line of the email, please include the IDEM ID Number listed in the top right corner of the first page of this public notice. Indicate if you wish to receive a copy of IDEM's final decision. Written comments and inquiries may be forwarded to – |

Indiana Department of Environmental Management
100 North Senate Avenue
MC65-42 WQS IGCN 1255
Indianapolis, Indiana 46204-2251 FAX: 317/232-8406

FINAL CONSTRUCTION PLANS

NEXT CHAPTER NEIGHBORHOODS

CUMBERLAND, INDIANA



VICINITY MAP

NO SCALE

OWNER/DEVELOPER

NEXT CHAPTER NEIGHBORHOODS

2500 EVANS TRADE CENTER DR

EVANS, GA 30809

PHONE: (706) 288-7672

CONTACT: ANDREW MALZER

EMAIL: andrew@nextchapterneighborhoods.com

ENGINEER

CROSSROAD ENGINEERS, PC

115 N. 17TH AVENUE

BEECH GROVE, IN 46107

PHONE: (317) 780-1555

CONTACT: MICHAEL KALBERG

EMAIL: mkalberg@crossroadengineers.com



LOCATION MAP

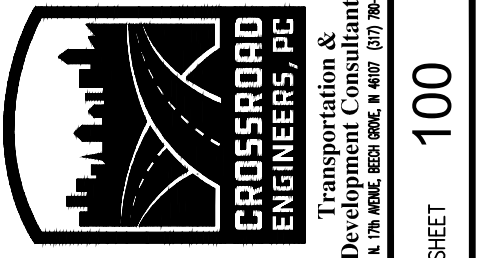
NO SCALE

DESIGN SPEED:
25 MPH

THE PROJECT IS TO BE CONSTRUCTED
ALL AS ONE PHASE

THESE PLANS ARE BASED UPON
INFORMATION FROM AN ALTA/ACSM
LAND TITLE SURVEY PERFORMED BY
KEVIN J. LEE DATED APRIL 4, 2026.

PLAN INDEX	
SHEET #	SUBJECT
100	TITLE SHEET
200	TOPOGRAPHICAL SURVEY OVERALL
201-203	TOPOGRAPHICAL SURVEY AND DEMOLITION PLAN
300	OVERALL SITE DIMENSION PLAN
301-303	SITE DIMENSION PLAN
304-305	SITE DIMENSION INTERSECTION DETAILS
306	ENTRANCE SITE DIMENSION AND AND GRADING PLAN
307	BUILDING UNIT DETAILS
308	MAINTENANCE OF TRAFFIC
400	OVERALL UTILITY PLAN
401-403	UTILITY PLAN
404-405	STRUCTURE DATA TABLE
406-407	UNDERDRAIN TABLES
500	OVERALL GRADING PLAN
501-503	GRADING PLAN
504-505	GRADING INTERSECTION DETAIL
506-507	GRADING PARKING DETAIL
600	POND 1 DRAINAGE PLAN
601	POND 2 DRAINAGE PLAN
700-704	ROAD PLAN AND PROFILE
800-810	SANITARY PLAN AND PROFILE
900-920	STORM PLAN AND PROFILE
1000	OFF-SITE WATER PLAN AND PROFILE
1001-1007	WATER PLAN AND PROFILE
1100	OVERALL EROSION CONTROL PLAN
1101-1103	EROSION CONTROL PLAN
1104	STORMWATER POLLUTION PREVENTION PLAN
1200-1203	MISCELLANEOUS DETAILS
1300	SPECIFICATIONS
TI-0-TI-3	TREE INVENTORY PLAN
LP-0-LP-10	LANDSCAPE DETAILS
SHEET 1-17	CUMBERLAND STANDARD DETAILS
SHEET 1-20	AQUA INDIANA SANITARY STANDARD DETAILS AND SPECIFICATIONS



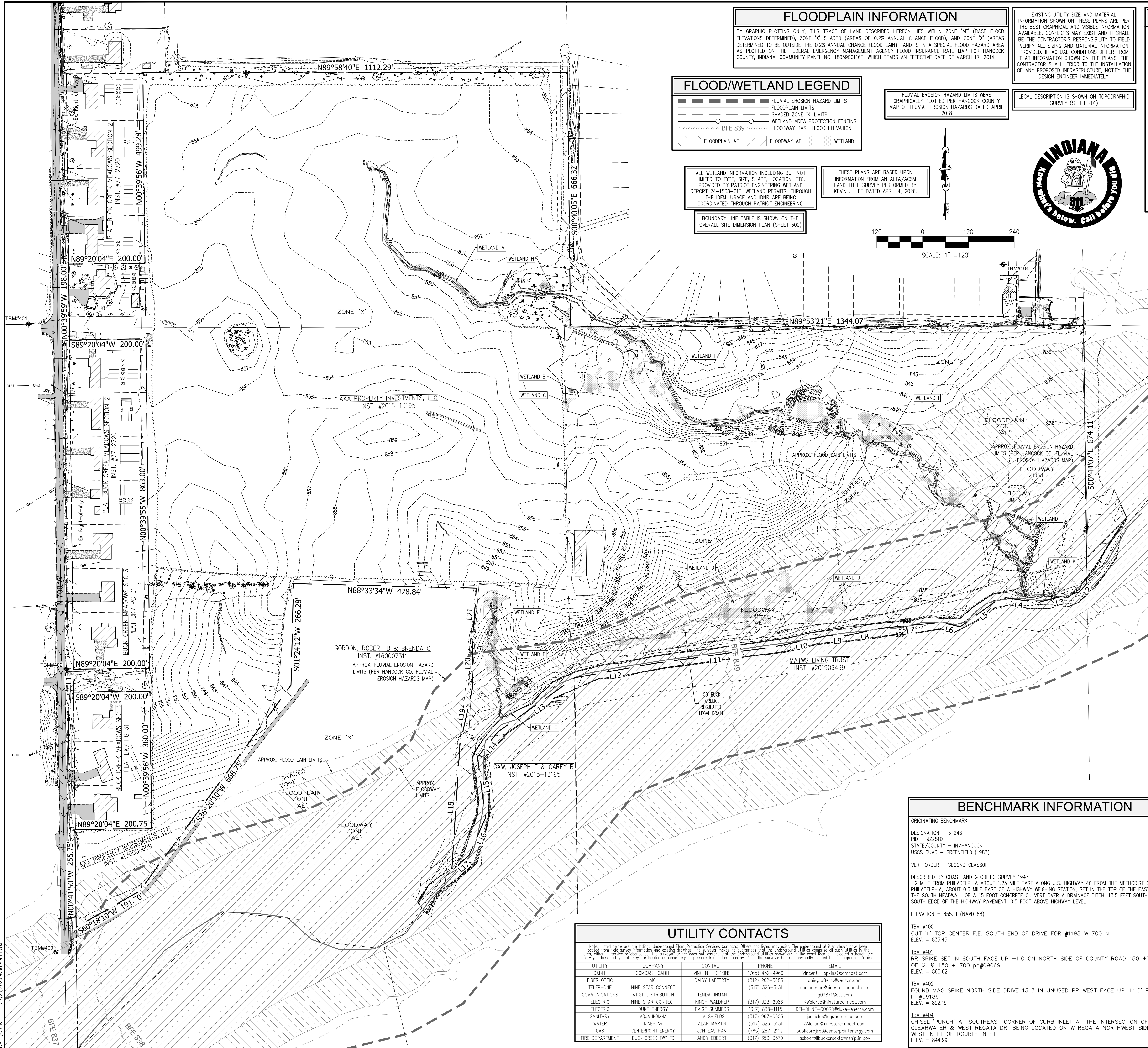
TITLE SHEET

NEXT CHAPTER NEIGHBORHOODS

JOB No.	.	DRAWN	LMC	CHECKED	TEN
DATE	APRIL 13, 2026	DESIGNED	MSK	APPR.	G.JI



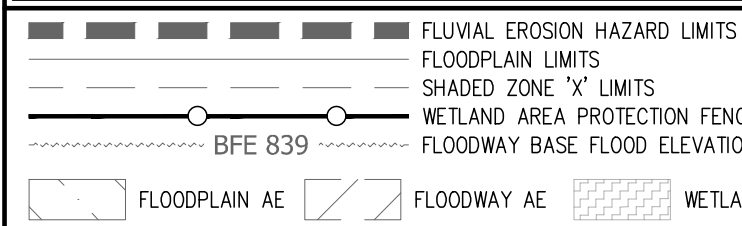
9						
8						
7						
6						
5						
4						
3						
2	08-17-2026		RAISED SITE 0.64', REVISIONS PER PC, WATER UTILITY, PLANNING, SANITARY UTILITY.		MSK	GA
1	05-08-2026		RAISED SITE 9", REVISIONS PER TAC COMMENTS		MSK	GA
NO.	DATE		REVISIONS		BY	APPR.



FLOODPLAIN INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND DESCRIBED HEREON LIES WITHIN ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED), ZONE "X" (SHADED AREAS OF 0.2% ANNUAL CHANCE FLOOD), AND ZONE "Y" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IS IN A SPECIAL FLOOD HAZARD AREA AS PLOTTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR HANCOCK COUNTY, INDIANA, COMMUNITY PANEL NO. 18059C0116, WHICH BEARS AN EFFECTIVE DATE OF MARCH 17, 2014.

FLOOD/WETLAND LEGEND



ALL WETLAND INFORMATION INCLUDING BUT NOT LIMITED TO TYPE, SIZE, SHAPE, LOCATION, ETC. PROVIDED BY PATRIOT ENGINEERING WETLAND REPORT 24-1538-016. WETLAND PERMITS THROUGH THE IDEM, USACE AND IDNR ARE BEING COORDINATED THROUGH PATRIOT ENGINEERING.

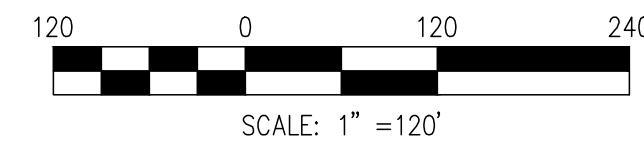
THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY KEVIN J. LEE DATED APRIL 4, 2025.

BOUNDARY LINE TABLE IS SHOWN ON THE OVERALL SITE DIMENSION PLAN (SHEET 300)

FLUVIAL EROSION HAZARD LIMITS WERE GRAPHICALLY PLOTTED PER HANCOCK COUNTY MAP OF FLUVIAL EROSION HAZARDS DATED APRIL 2018

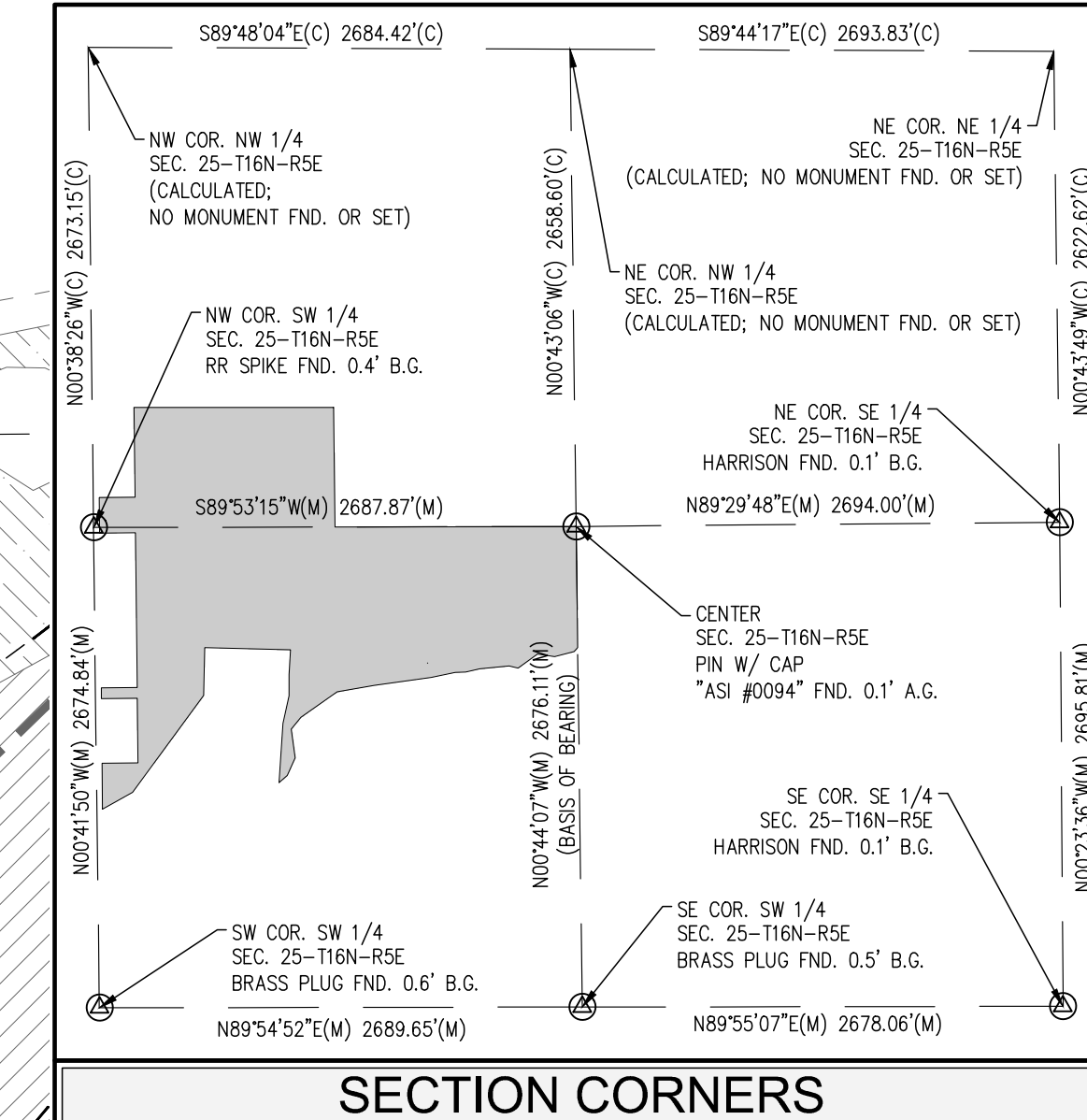
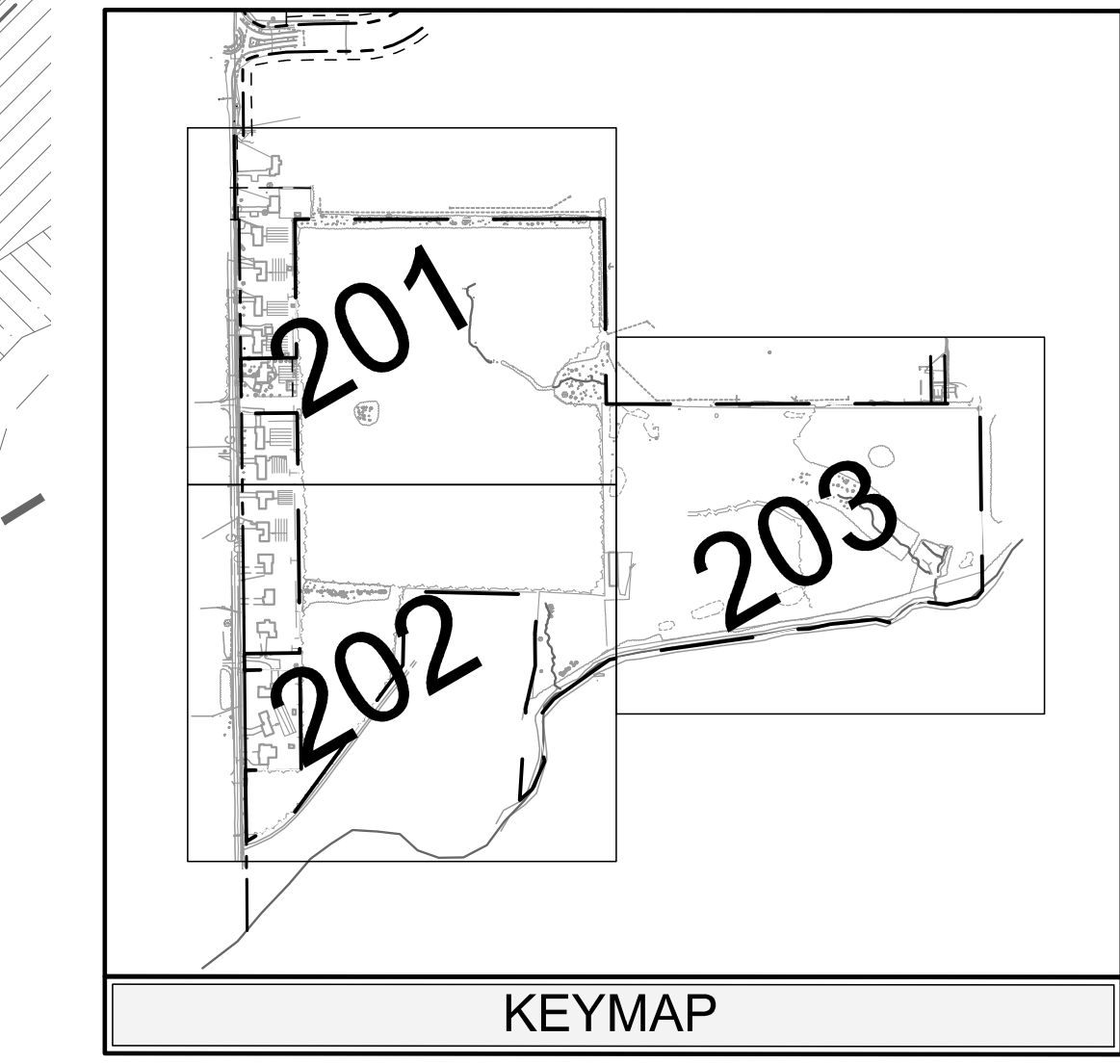
EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION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

LEGAL DESCRIPTION IS SHOWN ON TOPOGRAPHIC SURVEY (SHEET 201)



TOPOGRAPHICAL NOTES

- CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
- UTILITIES ARE GRAPHICAL REPRESENTATION PER SURVEY AND MAPPING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
- REMOVE EXISTING RESIDENTIAL STRUCTURE, WELLS AND SEPTIC SYSTEMS SHALL BE ABANDON PER ALL FEDERAL, STATE, AND LOCAL REGULATIONS. A REPRESENTATIVE FROM THE HANCOCK 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.
- CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR SERVICE DIS-CONNECTIONS. CONTRACTOR SHALL PROVIDE REQUIRED NOTICE TO UTILITIES FOR THEM TO COMPLETE ALL WORK.
- IF IT WILL BE NECESSARY TO RELOCATE UTILITIES, THE EXPENSE OF SUCH RELOCATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. ALL UTILITY POLES SHALL BE LOCATED WITHIN ONE-FOOT OF RIGHT-OF-WAY OR AS COORDINATED WITH THE RESPECTIVE UTILITY.
- ALL PAVING WITHIN THE EXISTING AND PROPOSED TOWN RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF CUMBERLAND AND HANCOCK HIGHWAY DEPARTMENT. CONTRACTOR SHALL CONTACT THE TOWN OF CUMBERLAND TO SCHEDULE A PRE-CONSTRUCTION MEETING TO REVIEW THE TOWN'S CONSTRUCTION REQUIREMENTS, STAFF NOTIFICATION REQUIREMENTS, REQUIRED INSPECTIONS FOR CERTAIN STAGES OF WORK AND TO REVIEW THE AUTHORITY OF THE DEPARTMENT AS IT RELATES TO WORK WITHIN THE EXISTING RIGHT-OF-WAY.
- CONTRACTOR TO ENSURE ALL EXISTING SANITARY SEWER SERVICES ARE PROPERLY TERMINATED WITH A PVC CAP PRIOR TO DEMOLITION OF THE STRUCTURE. THE DIS-CONNECTION MUST BE INSPECTED BY THE HANCOCK COUNTY HEALTH DEPARTMENT AND RESPECTIVE SANITARY UTILITY.
- ALL DISTURBED AREAS SHALL RECEIVE MULCHED SEEDING IMMEDIATELY FOLLOWING ANY NECESSARY GRADING ACTIVITIES OR AT THE STORM WATER INSPECTORS DISCRETION.
- CONTRACTOR TO COORDINATE WITH HANCOCK COUNTY HEALTH DEPARTMENT IF ANY WELLS ARE FOUND ON SITE. CONTRACTOR SHALL FOLLOW ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS/STANDARDS/REQUIREMENTS FOR ABANDONMENT OF ANY EXISTING WELLS.
- ALL EXISTING SEPTIC SYSTEMS WERE SKETCHED IN PER HANCOCK COUNTY SEPTIC RECORD CARDS. CONTRACTOR TO FIELD VERIFY LOCATION OF SEPTIC SYSTEM AND ALL ASSOCIATED SEPTIC SYSTEM ELEMENTS TO PREVENT ANY DISTURBANCE TO ANY EXISTING SEPTIC SYSTEM ELEMENTS.



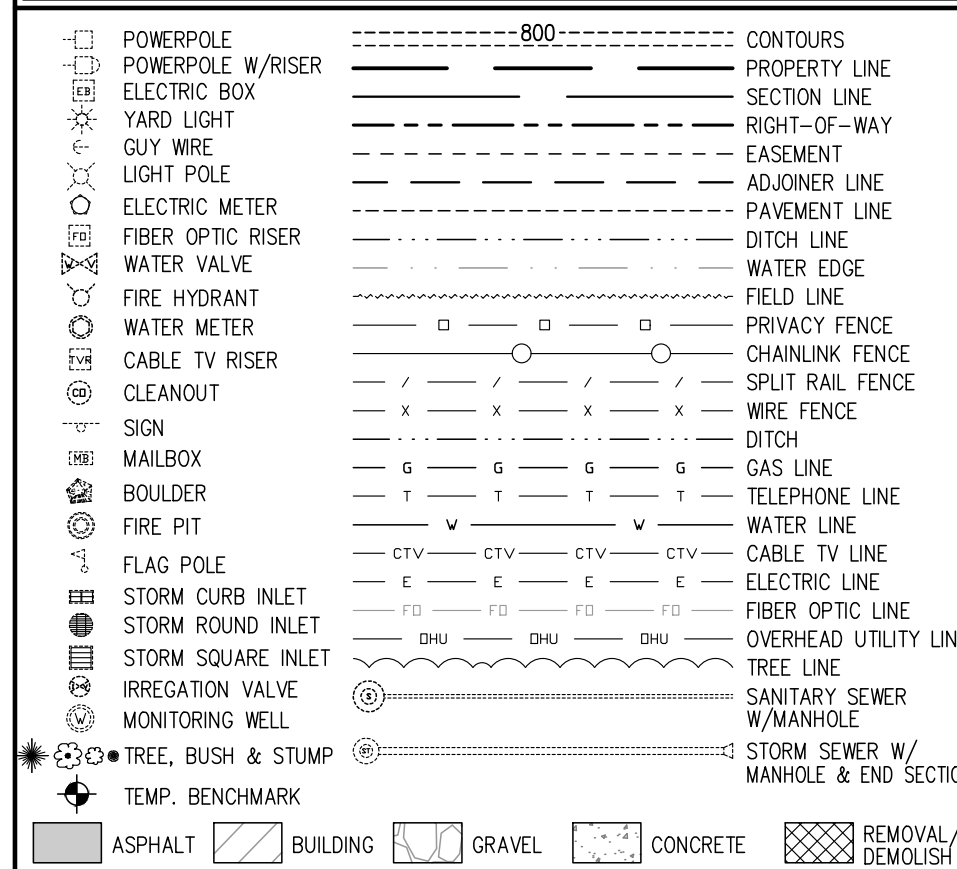
BENCHMARK INFORMATION

ORIGINATING BENCHMARK
DESIGNATION - p 243
PID - 422510
STATE/COUNTY - IN/HANCOCK
USGS QUAD - GREENFIELD (1983)
VERT ORDER - SECOND CLASS/II
DESCRIBED BY COAST AND GEODETIC SURVEY 1947
1.2 MI E FROM PHILADELPHIA ABOUT 1.25 MILE EAST ALONG U.S. HIGHWAY 40 FROM THE METHODIST CHURCH AT PHILADELPHIA, ABOUT 0.3 MILE EAST OF A HIGHWAY MEADOW STATION, SET IN THE TOP OF THE EAST END OF THE SOUTH HEADWALL OF A 15 FOOT CONCRETE CULVERT OVER A DRAINAGE DITCH, 13.5 FEET SOUTH OF THE SOUTH EDGE OF THE HIGHWAY PAVEMENT, 0.5 FOOT ABOVE HIGHWAY LEVEL
ELEVATION = 855.11 (NAVD 88)
TBM #400
CUT 1" TOP CENTER F.E. SOUTH END OF DRIVE FOR #1198 W 700 N
ELEV. = 835.45
TBM #401
RR SPIKE SET IN SOUTH FACE UP ±1.0 ON NORTH SIDE OF COUNTY ROAD 150 ±75' WEST
OF E. & 150 + 700 PP#D9069
ELEV. = 860.62
TBM #402
FOUND MAG SPIKE NORTH SIDE DRIVE 1317 IN UNUSED PP WEST FACE UP ±1.0' PP# BESIDE
IT #09186
ELEV. = 852.19
TBM #404
CHISEL 'PUNCH' AT SOUTHEAST CORNER OF CURB INLET AT THE INTERSECTION OF N. CLEARWATER & WEST REGATA DR. BEING LOCATED ON W REGATA NORTHWEST SIDE ON WEST INLET OF DOUBLE INLET
ELEV. = 844.99

UTILITY CONTACTS

Note: Listed below are the Indiana Underground Plant Protection Services Contacts; Others not listed may exist. The underground utilities shown have been located from field survey and/or existing drawings. The surveyor makes no guarantee 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.					
UTILITY	COMPANY	CONTACT	PHONE	EMAIL	
CABLE	COMCAST CABLE	VINCENT HOPKINS	(765) 432-4966	Vincent.Hopkins@comcast.com	
FIBER OPTIC	MOI	DAISY LAFFERTY	(812) 202-5683	daisy.lafferty@verizon.com	
TELEPHONE	NINE STAR CONNECT	(317) 326-3131		engineering@ninstarconnect.com	
COMMUNICATIONS	AT&T-DISTRIBUTION	TENDAI INMAN	(317) 323-2086	g09871@att.com	
ELECTRIC	NINE STAR CONNECT	KINCH WALDRUP	(317) 838-1113	KWaldrop@ninstarconnect.com	
ELECTRIC	DUNE ENERGY	PAIGE SUMMERS	(317) 967-0503	DSummers@dune-energy.com	
SANITARY	AQUA INDIANA	JIM SHIELDS	(765) 287-2119	jshields@aquaindiana.com	
WATER	NINESTAR	ALAN MARTIN	(317) 353-3570	AMartin@ninstarconnect.com	
GAS	CENTERPOINT ENERGY	JON EASTHAM		publicproj@centerpointenergy.com	
FIRE DEPARTMENT	BUCK CREEK TWP FD	ANDY EBBERT		aeberbt@buckcreektownship.in.gov	

EXISTING LEGEND



TOPOGRAPHICAL SURVEY
OVERALL

NEXT CHAPTER NEIGHBORHOODS

DESIGNED: APRIL 13, 2026
CHECKED: APRIL 13, 2026
DRAWN: APRIL 13, 2026
LWC: APRIL 13, 2026
TEN: APRIL 13, 2026
GJ: APRIL 13, 2026

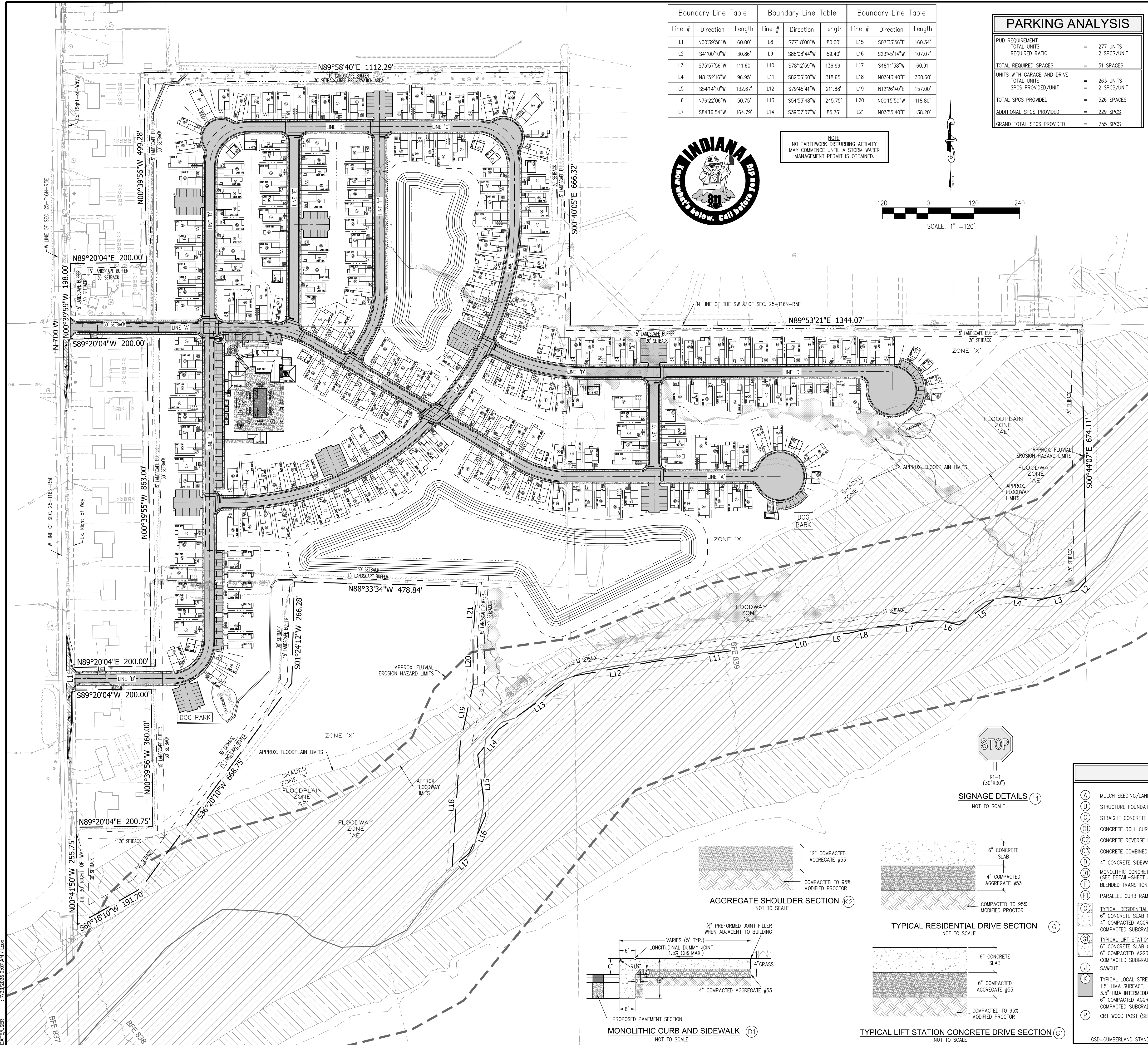
NO. 1770805
REGISTERED ENGINEER
STATE OF INDIANA
Professional Seal

Michael Kelly

NO.	DATE	REVISIONS	BY	APPR.
1	08-17-2025	RAISED SITE 0.64', REVISIONS PER PC, WATER UTILITY, PLANNING, SANITARY UTILITY		
2	05-08-2026	RAISED SITE 0.7', REVISIONS PER TAC COMMENTS		
3				
4				
5				
6				
7				
8				
9				

SHEET 200

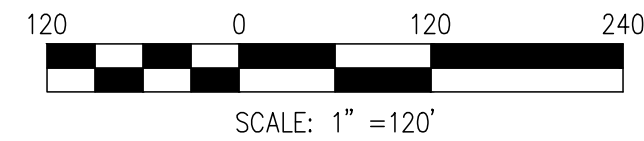
DATE



Boundary Line Table			Boundary Line Table			Boundary Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N00°39'56"W	60.00'	L8	S77°18'00"W	80.00'	L15	S07°33'56"E	160.34'
L2	S41°00'10"W	30.86'	L9	S88°08'44"W	59.40'	L16	S23°45'14"W	107.07'
L3	S75°57'56"W	111.60'	L10	S78°12'59"W	136.99'	L17	S48°11'38"W	60.91'
L4	N81°52'16"W	96.95'	L11	S82°06'30"W	318.65'	L18	N03°43'40"E	330.60'
L5	S54°14'10"W	132.67'	L12	S79°45'41"W	211.88'	L19	N12°26'40"E	157.00'
L6	N76°22'06"W	50.75'	L13	S54°53'48"W	245.75'	L20	N00°15'50"W	118.80'
L7	S84°16'54"W	164.79'	L14	S39°07'07"W	85.76'	L21	N03°55'40"E	138.20'



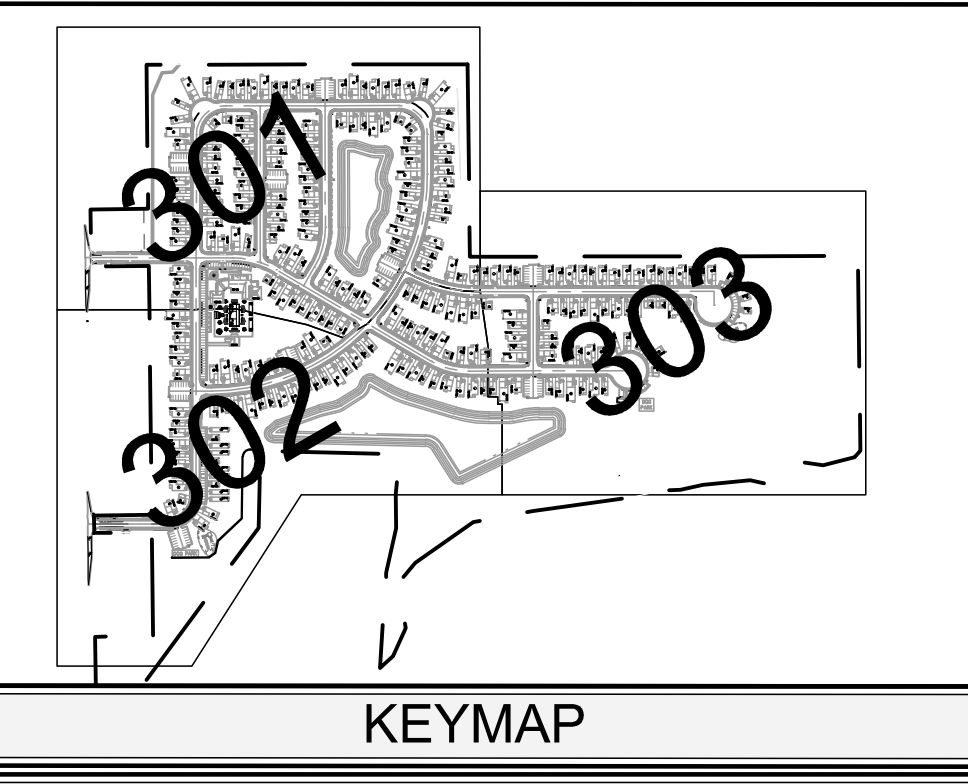
NOTE:
NO EARTHWORK DISTURBING ACTIVITY
MAY COMMENCE UNTIL A STORM WATER
MANAGEMENT PERMIT IS OBTAINED.



PARKING ANALYSIS	
PUD REQUIREMENT	= 277 UNITS
TOTAL UNITS	= 277 UNITS
REQUIRED RATIO	= 2 SPCS/UNIT
TOTAL REQUIRED SPACES	= 554 SPACES
UNITS WITH GARAGE AND DRIVE	= 263 UNITS
TOTAL UNITS	= 263 UNITS
SPCS PROVIDED/UNIT	= 2 SPCS/UNIT
TOTAL SPCS PROVIDED	= 526 SPACES
ADDITIONAL SPCS PROVIDED	= 228 SPCS
GRAND TOTAL SPCS PROVIDED	= 754 SPCS

- ### SITE DIMENSION NOTES
- CONTRACTOR SHALL NOTIFY ENGINEER, IF PROOF ROLL OF SUBGRADE FAILS, TO DETERMINE IF LINE STABILIZATION OF SUBGRADE IS NECESSARY.
 - ALL RADI DIMENSIONS ARE TO THE FACE OF PROPOSED CURB.
 - SIGNAGE SHALL INCLUDE ALL NECESSARY HARDWARE AND FITTINGS, INCLUDING 10 FT. OF 11 GAUGE FLANGED CHANNEL SIGN POST.
 - REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE. VERIFY CONFLICTS WITH OWNER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE C.D.O. STANDARDS SHALL GOVERN THIS WORK.
 - WATER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH MINISTAR UTILITIES STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH MINISTAR UTILITIES FOR CONNECTION AND 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.
 - COORDINATE INSTALLATION OF FIRE HYDRANTS WITH MINISTAR UTILITY AND FIRE DEPARTMENT. TYPE, MATERIAL, AND MANUFACTURER OF FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH MINISTAR UTILITY AND BUCK CREEK TOWNSHIP FIRE DEPARTMENT.
 - MAINTAIN 18" VERTICAL SEPARATION BETWEEN ALL WATER MAIN AND STORM/SANITARY SEWER CROSSINGS.
 - CONTRACTOR SHALL COORDINATE WITH MINISTAR ELECTRIC FOR ALL PRIMARY SERVICE LINES, SECONDARY SERVICE LINES, AND TRANSFORMER LOCATIONS. ALSO, COORDINATE WITH MINISTAR ELECTRIC FOR ALL CONDUIT REQUIREMENTS.
 - SANITARY SEWER MAIN SHALL BE INSTALLED PER AQUA INDIANA STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH AQUA INDIANA FOR CONNECTION AND TESTING PROCEDURES AND REQUIREMENTS.
 - DURING CONSTRUCTION, CONTRACTOR SHALL INSTALL TWO (2) GREEN METAL SIGN POSTS AT EACH LATERAL STREET. CONTRACTOR SHALL PROTECT POSTS DURING CONSTRUCTION ACTIVITIES.
 - ALL PAVING OPERATIONS LOCATED WITHIN THE TOWN OF CUMBERLAND RIGHT-OF-WAY SHALL BE COMPLETED IN ONE CONSTRUCTION SEASON.
 - NO VALVES, MANHOLE FRAMES OR CASTINGS, WITH THE EXCEPTION OF CURB EXISTING, SHALL BE PERMITTED UNDER PAVEMENT, SIDEWALK, CURB OR PATH WITHIN THE EXISTING OR PROPOSED RIGHT-OF-WAY.
 - ALL EXISTING CURBING AND SIDEWALK TO BE REMOVED SHALL BE SAWCUT AT THE NEAREST EXISTING JOINT BEYOND THE REMOVAL LIMITS.
 - 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.
 - UTILITY RELOCATIONS REQUIRED BY THE PROJECT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. UTILITY LINE RELOCATIONS REQUIRED FOR ROAD PROJECTS THAT RESULT IN A CONFLICT WITH THE PROPOSED DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RESOLVE WITH THE UTILITY. EXISTING POLE LINES REQUIRED TO BE RELOCATED SHALL BE RELOCATED TO WITHIN ONE-FOOT OF PROPOSED RIGHT-OF-WAY LINE.
 - ALL FIELD TILES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED/CONNECTED TO NEW DRAINAGE FACILITIES.
 - ALL PROPOSED STREETS WILL BE PRIVATE.

DEVELOPMENT DATA SUMMARY	
EXISTING ZONING:	R1 (AFTER ANNEXATION)
PROPOSED ZONING:	PUD (INST. #202509397)
TOTAL NUMBER OF LOTS:	1 LOT
TOTAL RIGHT-OF-WAY:	0.00 AC.
TOTAL DEVELOPMENT AREA:	65.87 AC.
TOTAL DEVELOPMENT AREA w/o R/W:	65.87 AC.
LOT COVERAGE:	37%
SETBACK:	30 FT. (ABOUT ENTIRE PROPERTY PERIMETER)
MAX. DENSITY:	4.6 UNITS/AC.
PARKING SPACES:	2 SPACES/UNIT
ZONING OF ADJACENT PROPERTIES:	
NORTH =	PUD & R5
EAST =	R1 & R5
SOUTH =	R1 & R2.5
WEST =	R2.5
USE OF ADJACENT PROPERTIES:	
NORTH =	AG & RESIDENTIAL
EAST =	AG & RESIDENTIAL
SOUTH =	AG & RESIDENTIAL
WEST =	RESIDENTIAL



SITE DIMENSION LEGEND	
(A) MULCH SEEDING/LANDSCAPE AREAS	(K1) TYPICAL COLLECTOR STREET SECTION
(B) STRUCTURE FOUNDATION - PER BUILDING PLANS	2" HMA SURFACE, 2, 64, 12.5mm, ON
(C) STRAIGHT CONCRETE CURB (SEE DETAIL-SHEET 3 OF CSD)	2.5" HMA INTERMEDIATE, 2, 64, 19.0mm, ON
(D) CONCRETE ROLL CURB AND GUTTER (SEE DETAIL-SHEET 3 OF CSD)	3.5" HMA BASE, 2, 64, 25.0mm, ON
(E) CONCRETE REVERSE ROLL CURB AND GUTTER (SEE DETAIL-SHEET 304)	4" COMPACTED AGGREGATE #53, ON
(F) CONCRETE COMBINED CURB AND GUTTER (SEE DETAIL-SHEET 3 OF CSD)	COMPACTED SUBGRADE (SEE DETAIL-SHEET 3 OF CSD)
(G) 4" CONCRETE SIDEWALK (SEE DETAIL-SHEET 3 OF CSD)	(K2) AGGREGATE SHOULDER SECTION
(H) MONOLITHIC CONCRETE CURB AND SIDEWALK (SEE DETAIL-SHEET 300)	12" COMPACTED AGGREGATE BASE #53, ON
(I) BLENDED TRANSITION DIAGONAL CURB RAMP (SEE DETAIL-SHEET 1200)	COMPACTED SUBGRADE (SEE DETAIL-SHEET 300)
(J) PARALLEL CURB RAMP (SEE DETAIL-SHEET 1200)	(K3) TYPICAL TRAIL RECONSTRUCTION SECTION
(K) TYPICAL RESIDENTIAL DRIVE SECTION	2" HMA SURFACE, 2, 64, 12.5mm, ON
6" CONCRETE SLAB ON	2.5" HMA INTERMEDIATE, 2, 64, 19.0mm, ON
4" COMPACTED AGGREGATE #53 ON	CONC PAVEMENT (MATCH EX OR 4" MIN.), ON
COMPACTED SUBGRADE (SEE DETAIL-SHEET 300)	FLOWABLE FILL, ON
(L) TYPICAL LIFT STATION CONCRETE DRIVE SECTION	COMPACTED SUBGRADE (SEE DETAIL-SHEET 6 OF CSD)
6" CONCRETE SLAB ON	(1) LINE, PAINTED, SOLID WHITE, 4"
4" COMPACTED AGGREGATE #53 ON	(2) LINE, PAINTED, SOLID BLUE, 4"
COMPACTED SUBGRADE (SEE DETAIL-SHEET 300)	(3) HANDICAP SYMBOL, PAINTED, SOLID BLUE, 4"
(M) TYPICAL LOCAL STREET SECTION	(4) HANDICAP SIGNAGE (SEE DETAIL-SHEET 302)
1.5" HMA SURFACE, 2, 64, 9.5mm, ON	(5) STOP BAR, PAINTED, SOLID WHITE, 24"
3.5" HMA INTERMEDIATE, 2, 64, 19.0mm, ON	(6) LINE, PAINTED, SOLID WHITE,
6" COMPACTED AGGREGATE #53 (2 LIFTS), ON	CROSSWALK, 6 INCHES
COMPACTED SUBGRADE (SEE DETAIL-SHEET 3 OF CSD)	(7) TURN ARROW, THERMOPLASTIC, SOLID WHITE
(N) CRT WOOD POST (SEE DETAIL-SHEET 1200)	(8) WORD "ONLY", THERMOPLASTIC, SOLID WHITE
	(9) LINE, THERMOPLASTIC, SOLID WHITE, 4"
	(10) LINE, THERMOPLASTIC, DASHED, WHITE, 4"
	(11) *STOP* SIGNAGE (SEE DETAIL-SHEET 300)

CROSSROAD ENGINEERS, PC
Development Consultants
1517 N 700 W SEC 25-T16N-R5E

OVERALL SITE DIMENSION PLAN

NEXT CHAPTER NEIGHBORHOODS

JOB No.	DRAWN	LCM	CHECKED	TEN	GAJ
DATE	APRIL 13, 2026	DESIGNED	MSK	APPR.	

Michael Kelly
REGISTERED ENGINEER
NO. 1770805
STATE OF INDIANA
PROFESSIONAL

NO.	DATE	REVISIONS	BY	APPR.
1	08-17-2026	RAISED SITE 0.64', REVISIONS PER PC, WATER UTILITY, PLANNING, SANITARY UTILITY		
2	05-08-2026	RAISED SITE 0.64', REVISIONS PER TAC COMMENTS		
3				
4				
5				
6				
7				
8				
9				

SHEET 300

DATE