

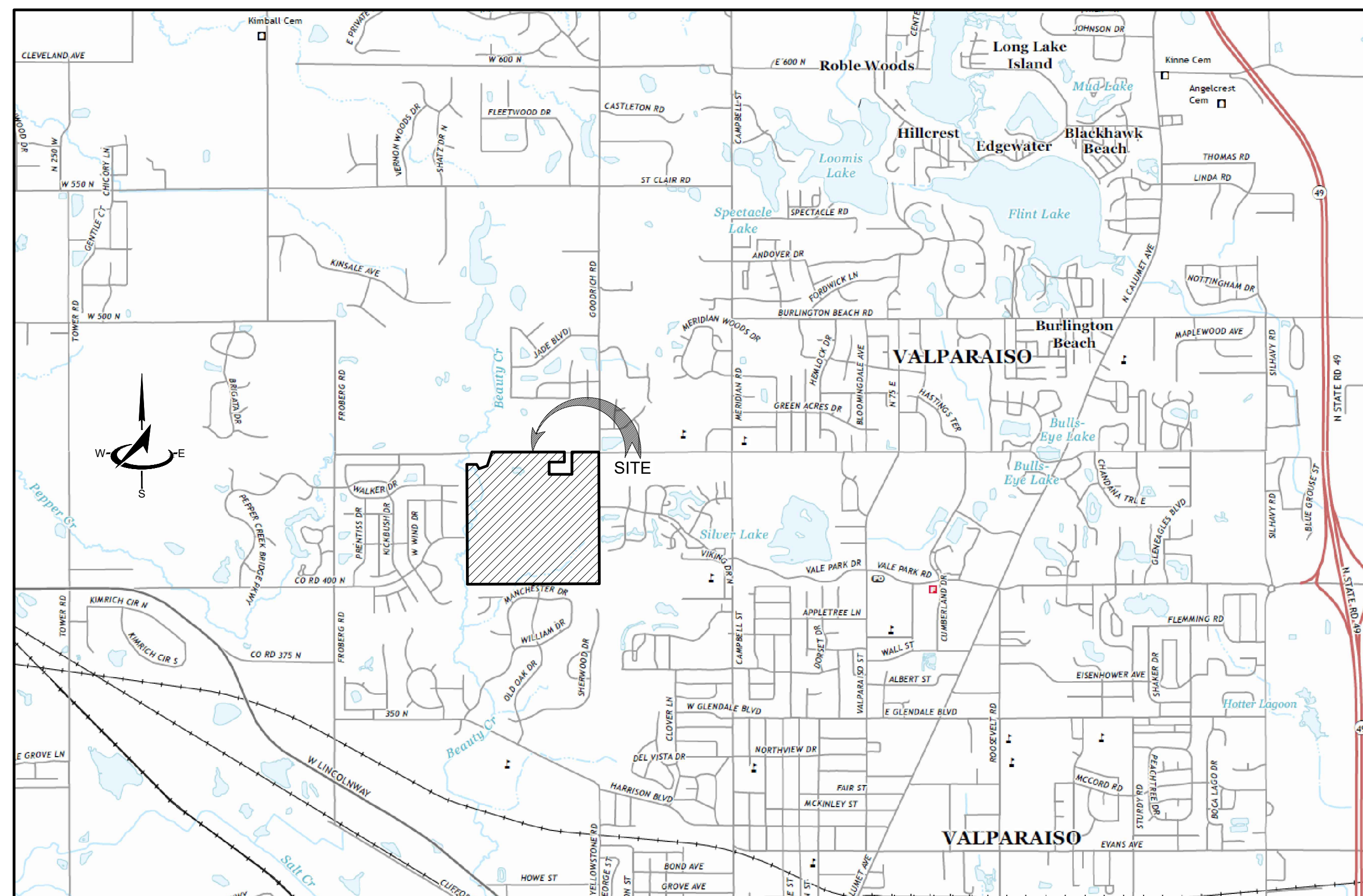
The Brooks at Vale Park

A Planned Unit Development

City of Valparaiso, Center Township, Porter County, Indiana
S.W. 1/4 Section 11, Township 35 North, Range 6 West



Primary Development Plan & Site Construction Plans



SITE VICINITY MAP

1" = 2000'

OWNER / DEVELOPER:

The Brooks Land, LLC
212 E. Lincolnway
Valparaiso, Indiana 46383

UTILITY CONTACTS

ELECTRIC
N.I.P.S.C.O.
VALPARAISO, IN 46383
(800) 464-7726

GAS
N.I.P.S.C.O.
VALPARAISO, IN 46383
(800) 464-7726

WATER
CITY OF VALPARAISO WATER DEPARTMENT
205 BILLINGS STREET
VALPARAISO, IN 46383
(219) 462-6174

CABLE
COMCAST
VALPARAISO, IN 46383
(866) 594-1234

SANITARY SEWER
CITY OF VALPARAISO SEWER DEPARTMENT
1251 JULIET ROAD
VALPARAISO, IN 46383
(219) 462-6174

TELEPHONE
FRONTIER
VALPARAISO, IN 46383
(219) 465-1412



STREET & TRAFFIC SIGN NOTE:

THE DEVELOPER AND/OR CONTRACTOR SHALL INSTALL ALL STREET NAME, SPEED LIMIT AND STOP SIGNS AS DETERMINED BY THE TRAFFIC & SAFETY COMMITTEE, AND SHALL COORDINATE THE INSTALLATION WITH THE PUBLIC WORKS DEPARTMENT FOR SIGN SIZES AND INSTALLATION LOCATIONS.

TABLE OF STANDARD DRAWINGS

- B-01 LOCAL STREET
- B-09 TYPICAL SIDEWALK & TYPICAL SIDEWALK AT DRIVEWAY
- B-10 RESIDENTIAL SIDEWALK & APPROACH
- C-09 CURB STANDARDS
- C-11 CROSS DRAIN
- E-01 TYPICAL CLASS - 1 RESIDENTIAL
- F-08 STREET CUT FOR ASPHALT OVER STONE
- G-01 END SECTION
- G-04 CATCH BASIN DETAIL
- G-05 CATCH BASIN/INLET DETAIL
- G-06 CURB INLET STANDARD
- G-08 UNDER DRAIN
- G-09 UNDER DRAIN DETAIL
- H-01 SANITARY SERVICE CONNECTION DETAIL
- H-02 STANDARD SANITARY MANHOLE DETAIL
- H-03 OUTSIDE DROP SANITARY MANHOLE DETAIL

ENGINEER'S/SURVEYOR'S CERTIFICATION:

I, Debra S. Hughes, hereby certify that I am knowledgeable of the requirements of City of Valparaiso Ordinance 40, 1991, as amended, an ordinance providing minimum standards for the acceptance of municipal improvements, that I have reviewed these plans and specifications for compliance with said Ordinance, and that, to the best of my knowledge, these plans and specifications comply with requirements of said ordinance.

Dated this 25th day of March, 2021.

Debra S. Hughes
Debra S. Hughes, P.E.
Registered P.E. 880266, State of Indiana
P.O. Box 960, New Carlisle, Indiana 46552
Phone: (574)654-3450

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	COVER
2	BOUNDARY SURVEY
3-5	PRIMARY DEVELOPMENT PLAN
6-9	EXISTING CONDITIONS AND AERIAL PHOTOGRAPHS
10-17	OVERALL SITE UTILITY PLANS, OVERALL SIDEWALK PLAN, PIPE AND STRUCTURE TABLES
18-24	GRADING PLANS
25-77	ROAD, STORM SEWER AND SANITARY SEWER PLAN AND PROFILE
78-100	WATER MAIN PLAN AND PROFILE
101-106	DETAILS
107-109.2	BEST MANAGEMENT PRACTICE PLANS
110-130	STORM WATER POLLUTION PREVENTION PLAN
SC-0 - SC-20	STRUCTURE CONSTRUCTION PLANS

PRECONSTRUCTION MEETING REQUIREMENT:

A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY, OWNER, GENERAL CONTRACTOR, SUBCONTRACTORS AND ENGINEER PRIOR TO ANY ADDITIONAL CONSTRUCTION ACTIVITY.

WETLAND UTILITY CROSSING NOTES:

- ELECTRIC, GAS, CABLE, AND TELEPHONE FACILITIES SHALL BE DIRECTIONALLY BORED UNDER WETLANDS WHERE THESE FACILITIES ARE OUTSIDE PUBLIC RIGHT OF WAY.
- ELECTRIC, GAS, CABLE AND TELEPHONE FACILITIES SHALL COMPLY WITH INDUSTRY STANDARDS FOR PROPER SOIL COVER DEPTH.

VALPARAISO CITY UTILITY (VCU) NOTES

- CONTRACTOR SHALL PROVIDE THE VCU SEWER DEPARTMENT WITH LEGIBLE AS-BUILTS ON PAPER AND ELECTRONIC FORM (AUTOCAD AND PDF) UPON COMPLETION OF SAID PROJECT.
- CONTRACTOR SHALL PROVIDE THE VCU SEWER DEPARTMENT WITH GLOBAL POSITIONING SYSTEM (GPS) LOCATION INFORMATION USING STATE PLANE COORDINATE SYSTEM (NAD 1983 STATE PLANE INDIANA WEST) IN EXCEL FORMAT FOR SANITARY SEWER MANHOLES, SANITARY SEWER PIPES, SANITARY SEWER FORCE MAIN PIPES, STORM SEWER MANHOLES, STORM SEWER PIPES, INTAKES/CATCH BASINS/INLET STRUCTURES, RETENTION/DETENTION BASINS, INFLOW AND OUT FLOW POINTS.
- CONTRACTOR SHALL PROVIDE THE VCU SEWER DEPARTMENT WITH UNIT PRICING ACCORDING TO STRUCTURE TYPE, SIZE AND DEPTH FOR: SANITARY SEWER MANHOLES, SANITARY SEWER PIPES, STORM SEWER MANHOLES, STORM SEWER PIPES, AND INTAKES/CATCH BASINS/INLET STRUCTURES.
- CONTRACTOR SHALL PROVIDE THE VCU SEWER DEPARTMENT WITH UNIT PRICING FOR WATER MAIN PIPES, AIR RELEASE VAULTS, FLUSHING STATIONS, SHUT-OFF VALVES, CURVE BOXES AND LIDS.
- CONTRACTOR SHALL PROVIDE THE VCU SEWER DEPARTMENT WITH A RECORDED COPY OF ANY EASEMENT INFORMATION THAT IS RELATED TO THE PROJECT.
- CONTRACTOR SHALL PROVIDE THE VCU SEWER DEPARTMENT WITH NOTIFICATION ABOUT ANY SPECIAL CIRCUMSTANCES ENCOUNTERED DURING THE CONSTRUCTION SUCH AS DEWATERING, UNSUITABLE SOIL CONDITIONS OR OTHERS.
- ALL WORK SHALL BE PERFORMED TO THE REQUIREMENTS OF THE CITY OF VALPARAISO UTILITY REPRESENTATIVE.

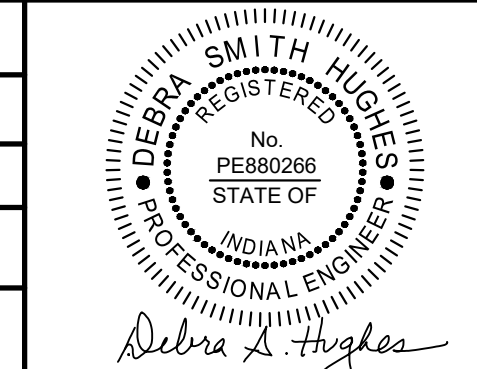
- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST "STANDARDS" ADOPTED BY THE CITY OF VALPARAISO, INDIANA.
- "SPECIFICATIONS AND STANDARDS FOR ACCEPTANCE OF MUNICIPAL IMPROVEMENTS" PREPARED BY THE OFFICE OF CITY ENGINEER TO BE USED WITH THESE PLANS.
- INSTALLATION AND MATERIALS FOR WATER DISTRIBUTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS ADOPTED BY THE CITY OF VALPARAISO WATER DEPARTMENT.
- THE PROPOSED UTILITY SYSTEMS SHOWN ON THE PLAN VIEWS HAVE BEEN DESIGNED BY, AND WILL BE INSTALLED BY, THE VARIOUS UTILITY COMPANIES. THEY ARE SHOWN ON THESE DRAWINGS TO ENABLE COORDINATION OF WORK. MARBACH-PALM, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OF THESE SYSTEMS.
- CONTACT INDIANA PLANT PROTECTION SERVICES FOR UNDERGROUND UTILITY LOCATIONS BEFORE ANY EXCAVATING OR CONSTRUCTION BEGINS. PHONE: 1-800-382-5544.
- MARBACH-PALM, INC. IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS OR METHODS OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT ITS RESPONSIBILITIES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS (VERTICAL AND HORIZONTAL) IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR LAND SURVEYOR IMMEDIATELY.

ISSUE DATE: 02/04/2022
REVISED SHEETS: 10, 11, 13-15, 17, 18, 22-24, 26-29, 31-34, 50, 55, 56, 67, 73, 90, 95, 96, 101, 107, 108, 119, 121

REVISION: 02/19/2021	REMOVE CITY SIGNATURE, ADD NOTES
REVISION: 09/21/2021	SHEETS UPDATED
REVISION: 10/14/2021	SHEET REVISIONS IN PLAN SET
REVISION:	
REVISION:	
REVISION:	

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CAD FILE: 0137-2018 Cover-Detail Sheets.dwg
SCALE: N/A HORIZONTAL N/A VERTICAL
DATE OF CERTIFICATION: 03/25/2021
ENGINEER: Debra S. Hughes, PE
DRAWN BY: MT



COVER SHEET		
THE BROOKS AT VALE PARK PUD, THE BROOKS LAND, LLC SW 1/4, SEC. 11, T35N, R6W, CENTER TWP., CITY OF VALPARAISO, PORTER COUNTY, INDIANA		
JOB NUMBER: 0137-2018	SHEET 1 OF 130	DRAWING NO. A-43267