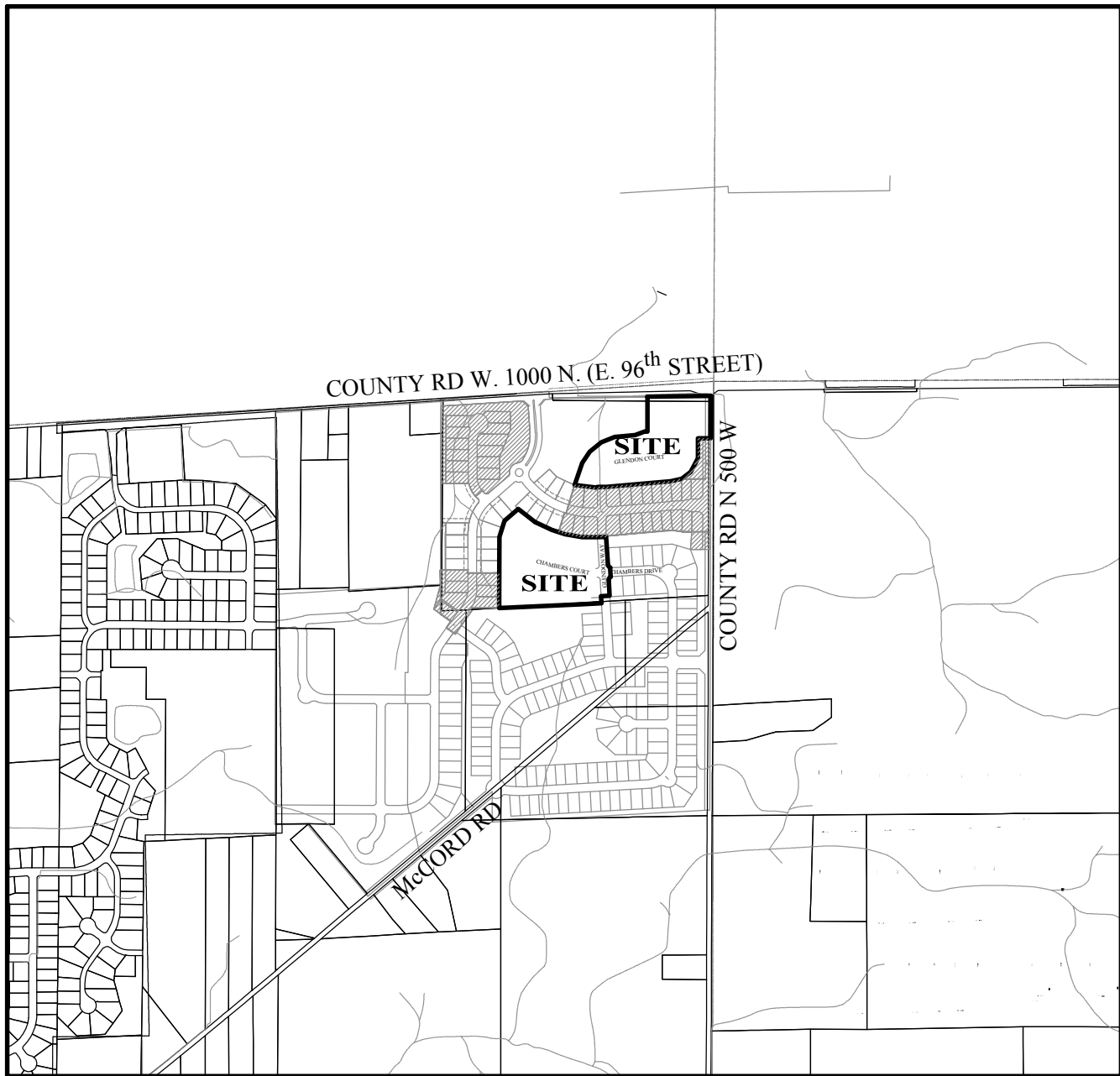


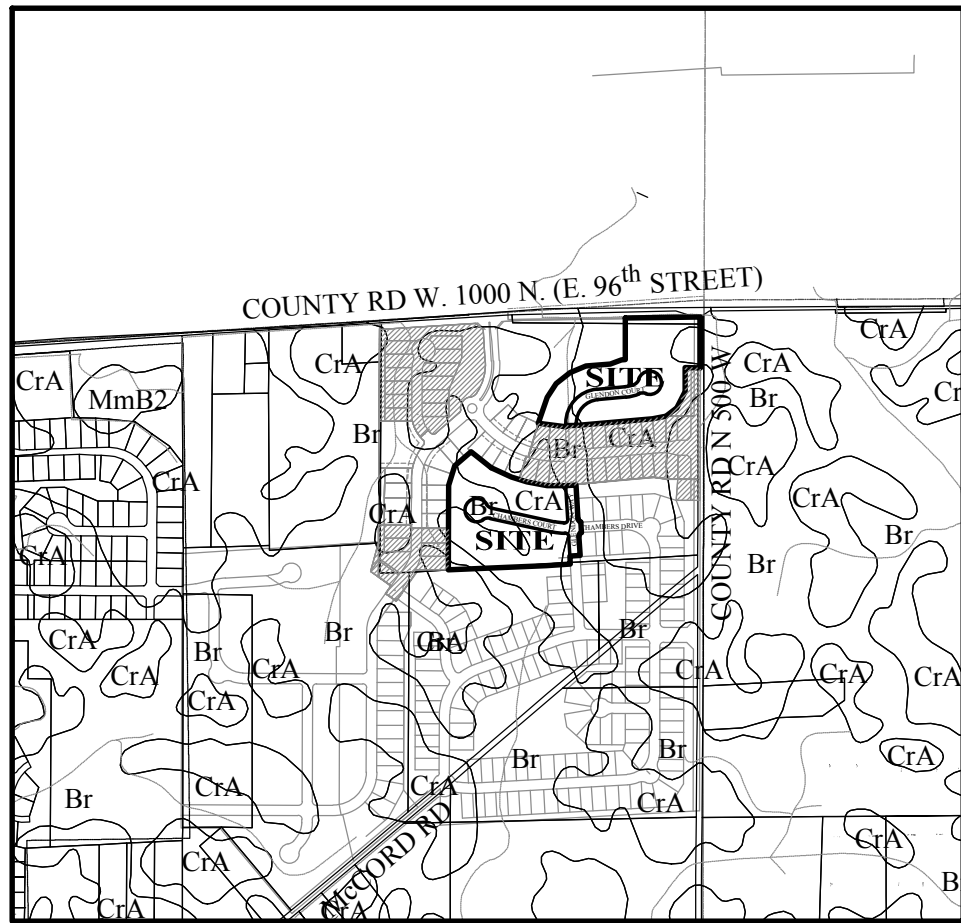
# McCord Pointe

## SECTION 3

Developed by:  
**CalAtlantic Homes of Indiana, Inc.**  
**9025 North River Road**  
**Suite 100**  
**Indianapolis, Indiana 46240**  
**Phone: (317) 659-3228**  
**Contact Person: Bill Bryant**



LOCATION MAP  
(N.T.S.)



SOILS MAP  
(N.T.S.)

Map Unit: Br - Brookston silty clay loam

Br--Brookston silty clay loam  
This poorly drained soil has a seasonal high watertable above the surface or within 1.0 ft. and is in depressions. Slopes are 0 to 2 percent. The native vegetation is water tolerant grasses and hardwoods. The surface layer is silty clay loam and has moderate or high organic matter content (2.0 to 5.0 percent). Permeability is moderately slow (0.2 to 0.6 in/hr) in the most restrictive layer above 60 inches. Available water capacity is high (10.0 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 6.1 to 7.3. This soil is hydric. Wetness is a management concern for crop production. This soil responds well to tile drainage.

Map Unit: CrA - Crosby silt loam, 0 to 2 percent slopes

CrA--Crosby silt loam, 0 to 2 percent slopes  
This is a somewhat poorly drained soil and has a seasonal high watertable at 0.5 to 2.0 ft. and is on rises on uplands. Slopes are 0 to 2 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low or moderate organic matter content (1.0 to 3.0 percent). Permeability is very slow (< 0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is moderate (6.2 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 5.1 to 6.0. Droughtiness and wetness are management concerns for crop production. This soil responds well to tile drainage.



FLOOD MAP  
(N.T.S.)

INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C100	TOPOGRAPHICAL SURVEY/DEMOLITION PLAN
C200-C202	SITE DEVELOPMENT PLAN EMERGENCY FLOOD ROUTING PLAN
C300-C308	INITIAL STORM WATER POLLUTION & PREVENTION PLAN TEMPORARY STORM WATER POLLUTION & PREVENTION PLAN PERMANENT SEDIMENT & EROSION CONTROL PLAN STORM WATER POLLUTION & PREVENTION SPECIFICATIONS STORM WATER POLLUTION & PREVENTION DETAILS
C400-C404	STREET PLAN & PROFILES ENTRANCE & INTERSECTION DETAILS TRAFFIC PLANS
C500-C501	SANITARY SEWER PLAN & PROFILE
C600-C602	STORM SEWER PLAN & PROFILES SUB-SURFACE DRAINAGE PLAN
C700-C703	WATER PLAN WATER DETAILS
C900	LANDSCAPE PLAN

McCordsville STANDARD SPECIFICATIONS	
SHT.	DESCRIPTION
1	DIRECTIONS FOR USE, & GENERAL NOTES
2	RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS
3	RIGHT-OF-WAY DETAILS
4	STANDARDS & UTILITY LOCATION GUIDELINES
5	DRIVEWAY & HANDICAP RAMP DETAILS
6	STORM SEWER STRUCTURE DETAILS
7	STORM SEWER BEDDING DETAILS AND GENERAL NOTES
8	SANITARY SEWER SPECS.
9	SANITARY SEWER DETAILS
10	SANITARY SEWER LIFT STATION STANDARDS & GUIDELINES

REVISIONS	
SHT.	DESCRIPTION
ALL	REVISED PER CLIENT & TAC COMMENTS 11/06/18 KJM
C700-C701	REVISED PER CITIZENS COMMENTS 11/16/18 PCW

McCord Pointe  
Section 3

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision of part of the North Half of the Northeast Quarter of Section 13, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana, more particularly described as follows:

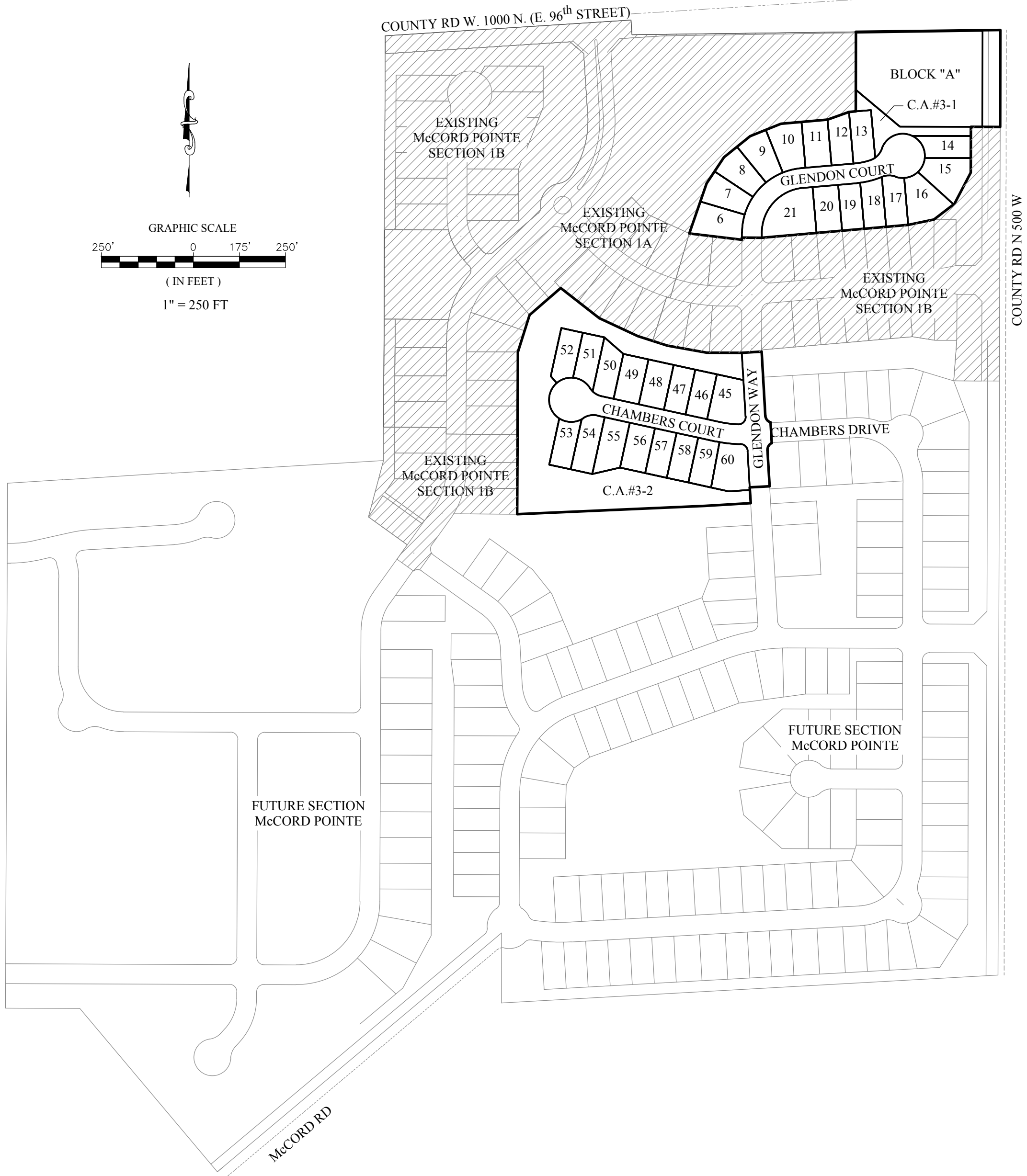
Commencing at the northeast corner of the Northeast Quarter of said Section 13; thence South 01 degrees 17 minutes 20 seconds West 44.35 feet along the East line of said Northeast Quarter to the Northwest corner of the Northwest Quarter of Section 18, Township 17 North, Range 6 East; thence South 00 degrees 08 minutes 28 seconds West along the East line of the Northwest Quarter of said Section 18, a distance of 263.62 feet; thence North 89 degrees 51 minutes 32 seconds West 79.62 feet to the POINT OF BEGINNING of this description; thence South 00 degrees 08 minutes 28 seconds West 124.40 feet; thence South 27 degrees 30 minutes 32 seconds West 95.20 feet; thence South 52 degrees 26 minutes 23 seconds West 70.90 feet; thence South 78 degrees 22 minutes 23 seconds West 71.07 feet; thence South 84 degrees 59 minutes 13 seconds West 399.64 feet; thence North 89 degrees 51 minutes 32 seconds West 54.00 feet; thence South 00 degrees 08 minutes 28 seconds West 5.76 feet; thence North 83 degrees 14 minutes 29 seconds West 143.85 feet; thence North 18 degrees 59 minutes 17 seconds East 144.41 feet; thence North 33 degrees 40 minutes 18 seconds East 84.71 feet; thence North 50 degrees 55 minutes 07 seconds East 91.60 feet; thence North 68 degrees 09 minutes 57 seconds East 90.45 feet; thence North 84 degrees 59 minutes 13 seconds East 127.02 feet; thence North 70 degrees 18 minutes 19 seconds East 62.03 feet; thence North 84 degrees 59 minutes 13 seconds East 18.40 feet; thence North 00 degrees 08 minutes 28 seconds East 59.09 feet; thence South 50 degrees 00 minutes 47 seconds East 156.64 feet; thence South 89 degrees 51 minutes 32 seconds East 192.62 feet to the place of beginning, containing 4.595 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

And a part of the North Half of the Northeast Quarter of Section 13, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana, more particularly described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 13; thence South 01 degrees 17 minutes 20 seconds West 44.35 feet; thence South 00 degrees 08 minutes 28 seconds West 47.11 feet; thence continuing South 00 degrees 08 minutes 28 seconds West along said line, a distance of 954.44 feet; thence South 90 degrees 00 minutes 00 seconds West 124.33 feet; thence North 04 degrees 15 minutes 48 seconds East 110.79 feet; thence North 89 degrees 51 minutes 32 seconds West 60.00 feet; thence North 80 degrees 59 minutes 57 seconds West 60.98 feet; thence South 84 degrees 59 minutes 13 seconds West 411.94 feet to a point on a curve concave Easterly, the radius point of said curve being North 88 degrees 33 minutes 38 seconds East 473.00 feet from said point; thence Southerly along said curve 4.52 feet to the point of tangency of said curve, said point being South 88 degrees 00 minutes 46 seconds West 473.00 feet from the radius point of said curve, said point also being the POINT OF BEGINNING of this description; thence South 03 degrees 21 minutes 42 seconds East 174.71 feet to the point of curvature of a curve concave Northeasterly, the radius point of said curve being North 86 degrees 38 minutes 18 seconds East 20.00 feet from said point; thence Southeasterly along said curve 24.28 feet to the point of tangency of said curve, said point being South 17 degrees 04 minutes 42 seconds West 20.00 feet from the radius point of said curve; thence South 03 degrees 24 minutes 34 seconds East 56.51 feet to a point on a curve concave Southeasterly, the radius point of said curve being South 23 degrees 53 minutes 48 seconds East 20.00 feet from said point; thence Southwesterly along said curve 24.26 feet to the point of tangency of said curve, said point being South 86 degrees 35 minutes 26 seconds West 20.00 feet from the radius point of said curve; thence South 03 degrees 24 minutes 34 seconds East 98.00 feet; thence South 86 degrees 35 minutes 26 seconds West 54.00 feet; thence South 03 degrees 24 minutes 34 seconds East 42.74 feet; thence South 86 degrees 35 minutes 26 seconds West 125.00 feet; thence South 87 degrees 28 minutes 00 seconds West 510.31 feet; thence North 00 degrees 13 minutes 42 seconds East 441.00 feet; thence North 17 degrees 38 minutes 29 seconds East 105.58 feet; thence North 49 degrees 06 minutes 56 seconds East 111.77 feet; thence South 52 degrees 06 minutes 02 seconds East 133.13 feet; thence South 64 degrees 53 minutes 23 seconds East 115.32 feet; thence South 72 degrees 18 minutes 20 seconds East 84.51 feet; thence South 79 degrees 43 minutes 17 seconds East 108.77 feet; thence South 89 degrees 51 minutes 32 seconds East 95.11 feet; thence North 86 degrees 35 minutes 26 seconds East 54.01 feet to the place of beginning, containing 7.423 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

### UTILITY CONTACTS

Citizens Energy Group  
2150 Dr. Martin Luther King Jr. Street  
Indianapolis, Indiana 46202  
Contact: Brad Hostetler  
Ph: (317) 927-4351



### DESIGN DATA

32 LOTS  
12,018 AC. = 2.66 LOTS/ACRE

GLENDON COURT	518.43 L.F.
CHAMBERS COURT	513.59 L.F.
GLENDON WAY	366.71 L.F.
CHAMBERS DRIVE	40.00 L.F.

TOTAL 1,438.74 L.F.

### McCord Pointe LOT INDEX

SEC 1	17
SEC 2	37
SEC 3	32
TOTAL	86

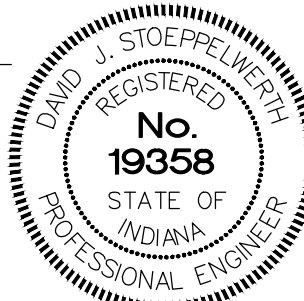
### COMMON AREA INDEX

SEC 1A	C.A.#1A-1	239,426 sq. ft.
	C.A.#1A-2	19,195 sq. ft.
	C.A.#1A-3	48,753 sq. ft.
SEC 1B	C.A.#1B-1	21,507 sq. ft.
	C.A.#1B-2	16,243 sq. ft.
	C.A.#1B-3	104,102 sq. ft.
SEC 3	C.A.#1B-4	8,073 sq. ft.
	C.A.#3-1	12,074 sq. ft.
	C.A.#3-2	130,030 sq. ft.
TOTALS		599,403 sq. ft.
		13.760 Ac.

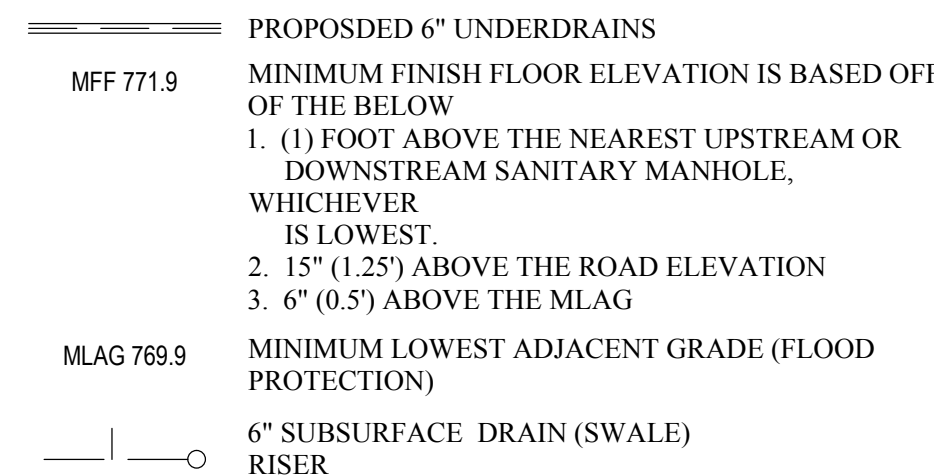
PLANS PREPARED BY:  
**STOEPPELWERTH & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
7965 E. 106TH STREET, FISHERS, INDIANA 46038  
PHONE: (317)-849-5935  
FAX: (317)-849-5942  
CONTACT PERSON: BRETT HUFF  
EMAIL: Bhuff@stoepfelwerth.com  
PLANS CERTIFIED BY:

*David J. Stoepfelwerth*  
DAVID J. STOEPPELWERTH  
PROFESSIONAL ENGINEER  
NO. 19358

9/21/18





\* SEE STORM PROFILES FOR T.C. ELEVATIONS

## 1. EXCAVATION

- A. Excavated material that is suitable may be used for fills. All unsuitable material and all surplus excavated material not required shall be removed from the site.
  - B. Provide and place any additional fill material from offsite as may be necessary to produce the grades required on plans. Fill obtained from offsite shall be of quality as specified for fills herein and the source approved by the Developer. It will be the responsibility of the Contractor for any costs for fill needed.
2. REMOVAL OF TREES
  - A. All trees and stumps shall be removed from areas to be occupied by a road surface or structure area. Trees and stumps shall not be buried on site.
3. PROTECTION OF TREES
  - A. The Contractor shall, at the direction of the Developer, endeavor to save and protect trees of value and worth in which do not impair construction of improvements as designed.
  - B. In the event cut or fill exceeds 0.5 foot over the root area, the Developer shall be consulted with respect to protective measure to be taken, if any, to preserve such trees.
4. REMOVAL OF TOPSOIL
  - A. All topsoil shall be removed from all areas beneath future pavements or building. Topsoil removal shall be to a minimum depth of 6 inches or to the depth indicated in the geotechnical report provided by the Developer to be excavated or filled. Topsoil should be stored at a location where it will not interfere with construction operations. The topsoil shall be free of debris and stones.
5. UTILITIES
  - A. Rules and regulation governing the respective utility shall be observed in executing all work under this section.
  - B. It shall be the responsibility of the Contractor to determine the location of existing underground utilities 2 working days prior to commencing work. For utility locations to be marked call Toll Free 1-800-382-5544 within Indiana or 1-800-428-5200 outside Indiana.
6. SITE GRADING
  - A. Do all cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawing.
  - B. The tolerance for paved areas shall not exceed 0.05 feet above established subgrade. All other areas shall not exceed 0.05 feet plus or minus the established grade. Provide roundings at top and bottom of banks and other breaks in grade.
  - C. The Engineer shall be notified when the Contractor has reached the tolerance as stated above, so that field measurements and spot elevations can be verified by the Engineer. The Contractor shall remove his equipment from the site until the Engineer has verified that the job meets the above tolerance.

FORM\EARTHWRK

GENERAL NOTES:

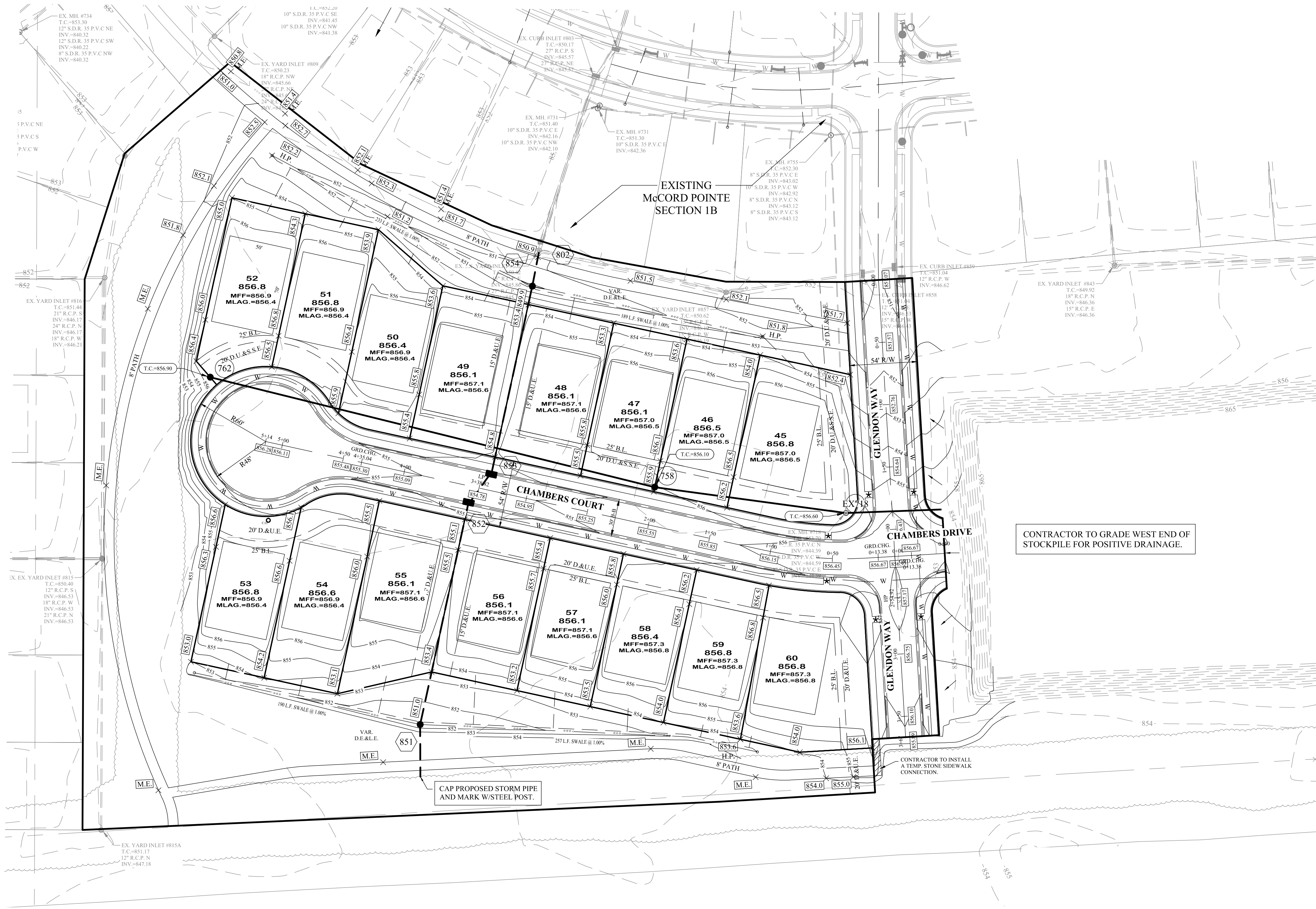
1. ALL OFF-SITE DRAIN TILES SHALL BE TIED INTO THE PROPOSED STORM SYSTEM OF THIS SECTION (WHERE APPLICABLE)
2. TOP OF FOUNDATIONS ARE TO BE A MINIMUM OF FIFTEEN (15) INCHES ABOVE STREET GRADE. TOP OF FOUNDATIONS ARE TO BE AT LEAST SIX (6) INCHES ABOVE FINISHED GRADE.
3. ALL PADS SHOULD BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.
4. BUILDER SHALL USE ELEVATIONS OF PADS TO SET MINIMUM FINISH FLOORS. MINIMUM FINISH FLOOR ELEVATIONS ARE SHOWN TO INSURE A MINIMUM OF 1 FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM MANHOLE. SUBJECT TO FINAL AS-BUILTS ON THE SANITARY SEWER.



— EXISTING —  
McCORD POINTE  
SECTION 1B



File Name: S:\77822CAL\_S3\DWG\C200 Site Development Plan.dwg - C201  
Modified By: November 28, 2018 12:23:04 PM / kmitchell  
Plotted By: November 28, 2018 12:43:52 PM / Kenny Mitchell



- GENERAL NOTES:
- ALL OFF-SITE DRAIN TILES SHALL BE TIED INTO THE PROPOSED STORM SYSTEM OF THIS SECTION (WHERE APPLICABLE)
  - TOP OF FOUNDATIONS ARE TO BE A MINIMUM OF FIFTEEN (15) INCHES ABOVE STREET GRADE. TOP OF FOUNDATIONS ARE TO BE AT LEAST SIX (6) INCHES ABOVE FINISHED GRADE.
  - ALL PADS SHOULD BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.
  - BUILDER SHALL USE ELEVATIONS OF PADS TO SET MINIMUM FINISH FLOORS. MINIMUM FINISH FLOOR ELEVATIONS ARE SHOWN TO INSURE A MINIMUM OF 1 FOOT ABOVE THE NEAREST UPSIDE OR DOWNSIDE MANHOLE. SUBJECT TO FINAL AS-BUILTS ON THE SANITARY SEWER.

FORM/EARTHWRK



- LEGEND**
- EXISTING CONTOUR
  - EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - PROPOSED GRADE
  - PROPOSED CONTOUR
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - PROPOSED WATER LINE
  - PROPOSED SWALE
  - PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
  - DENOTES ADA RAMP
- ★ LOT NUMBER PAD ELEVATION
- MFF 771.9 PROPOSED 6" UNDERDRAINS MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW:  
1. (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSIDE SANITARY MANHOLE, WHICHEVER IS LOWEST.  
2. 15" (1.25') ABOVE THE ROAD ELEVATION  
3. 6" (0.5') ABOVE THE MLAG
- MLAG 769.9 MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)
- 6" SUBSURFACE DRAIN (SWALE) RISER
- M.E. MATCH EXISTING GRADE

EARTHWORK:

1. EXCAVATION

- Excavated material that is suitable may be used for fills. All unsuitable material and all surplus excavated material not required shall be removed from the site.
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- Rules and regulation governing the respective utility shall be observed in executing all work under this section.
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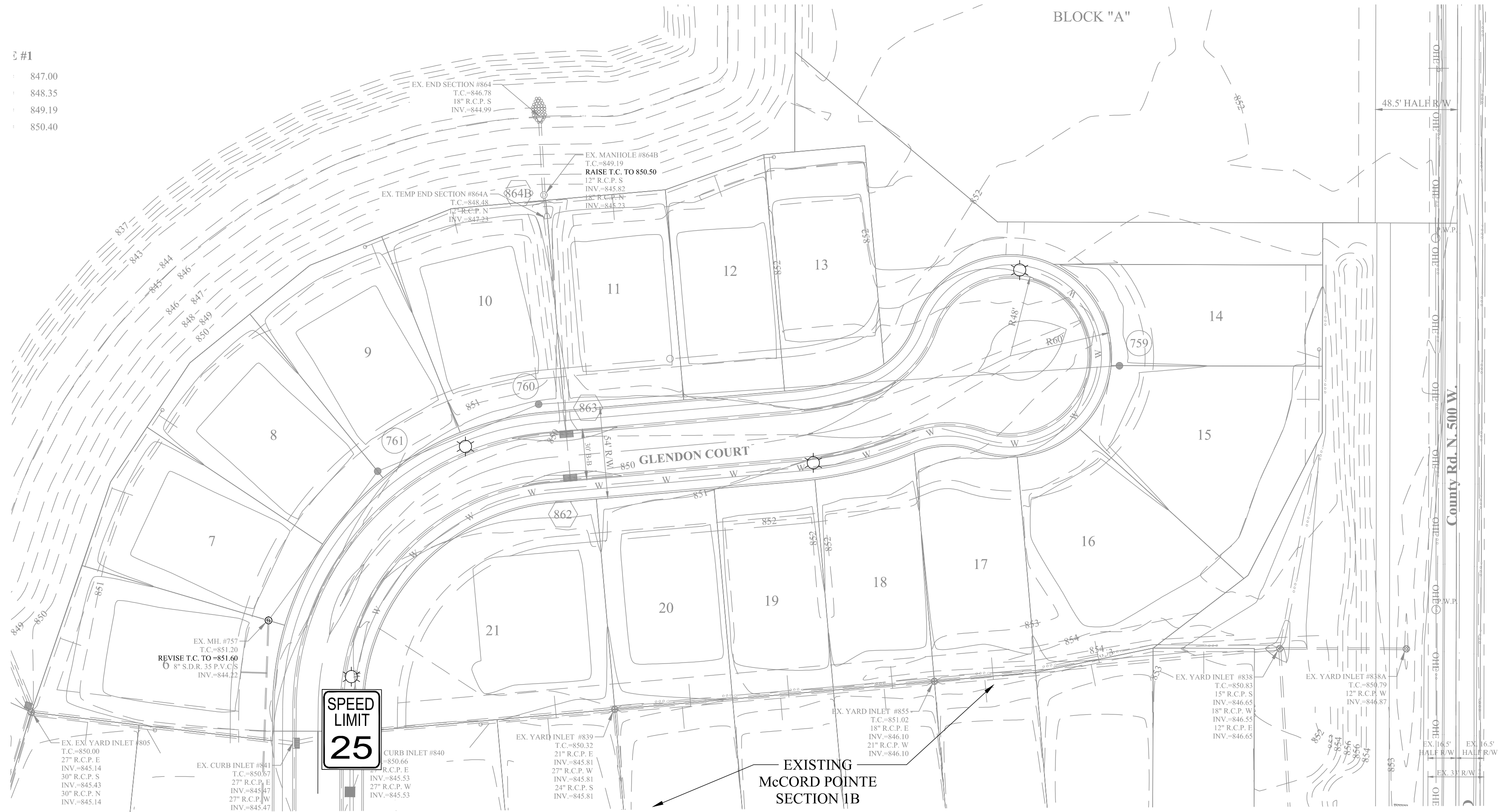
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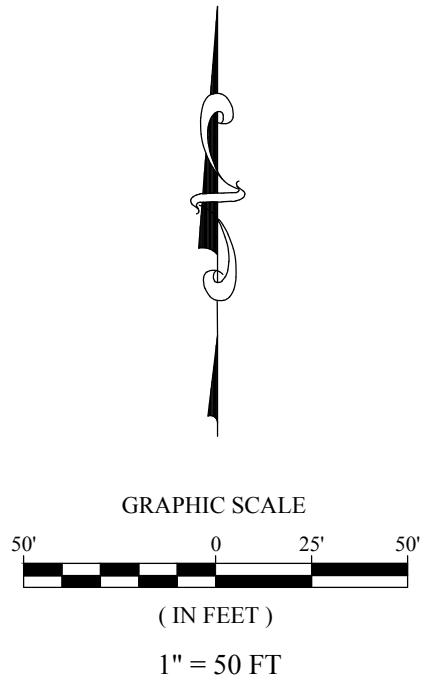
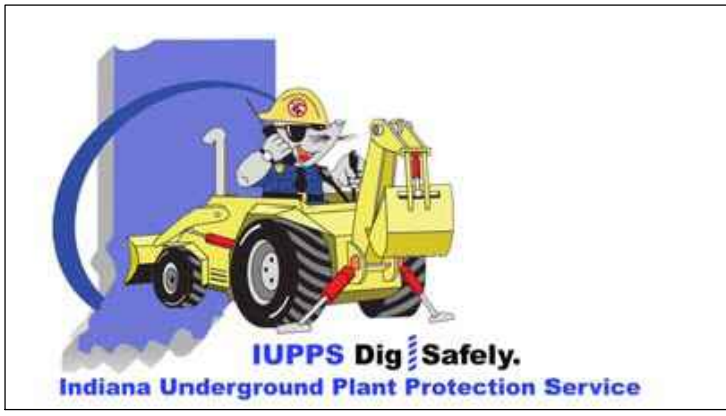
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACTION OR SURVEY OR A SURVEYOR LOCATION REPORT.		DAVID J. STOEPPELWERTH REGISTERED PROFESSIONAL ENGINEER No. 19358 STATE OF INDIANA CERTIFIED: 9/21/18 <i>David J. Stoepfelwerth</i>	
SITE DEVELOPMENT PLAN		McCORD POINTE SECTION 3	
DRAWN BY: JSM/RDR		CHECKED BY: BAH	
SHEET NO. C201		SHEET NO. C201	
S & A JOB NO. 77822CAL-S3		S & A JOB NO. 77822CAL-S3	
HANCOCK COUNTY, INDIANA		HANCOCK COUNTY, INDIANA	
McCORDSVILLE		McCORDSVILLE	
REVISIONS		REVISIONS	
DATE		DATE	
MARKS		MARKS	
BY		BY	
KJM		KJM	



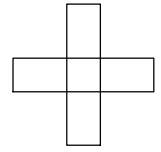
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Modified / By: October 30, 2018 7:23:16 AM / kmitchell  
Plotted / By: November 26, 2018 12:45:38 PM / Kenny Mitchell



Know what's below.  
**Call** before you dig.



LEGEND



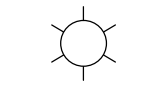
ROAD NAME SIGN -1 (D3-1)



STOP SIGN -3 (R1-1)



SPEED LIMIT SIGN -1 (R2-1)



STREET LIGHT -8

ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 2D:  
GUIDE SIGNS-CONVENTIONAL ROADS OF THE MUTCD  
MANUAL 2009 EDITION.

ALL STREET AND TRAFFIC SIGNS SHALL UTILIZE THE  
TOWN'S STANDARD POLE.  
SEE TOWN'S SPECIFICATIONS

ALL STREET LIGHTS SHALL USE LED FIXTURES AND MEET THE STANDARDS AND SPECIFICATIONS NOTED IN EXHIBIT C OF THE ZONING ORDINANCE APPENDIX.

# TRAFFIC CONTROL PLAN

McCORD POINTE

## SECTION 3

McCordsville  
Hancock County, Indiana

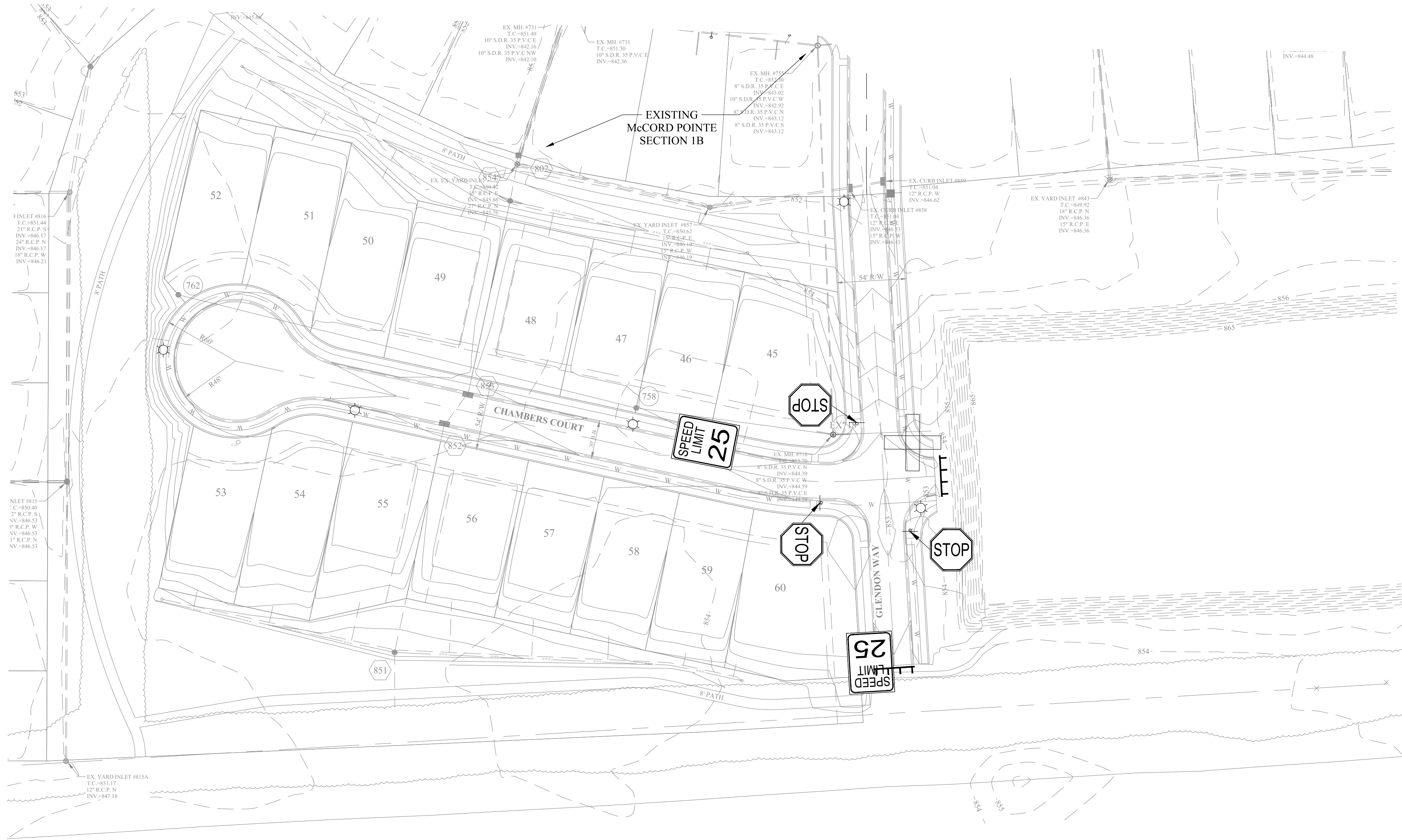
DRAWN BY: ISM/RDR	CHECKED BY: BAH
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SHEET NO.

# C403

S & A JOB NO.  
77822CAL-S3





- LEGEND**
- ROAD NAME SIGN -1 (D3-1)
  - STOP SIGN -3 (R1-1)
  - SPEED LIMIT SIGN -1 (R2-1)
  - STREET LIGHT -8
  - STANDARD BARRICADE -2 INDOT, TYPE III

ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 2D: GUIDE SIGNS-CONVENTIONAL ROADS OF THE MUTCD MANUAL 2009 EDITION.

ALL STREET AND TRAFFIC SIGNS SHALL UTILIZE THE TOWN'S STANDARD POLE. SEE TOWN'S SPECIFICATIONS

ALL STREET LIGHTS SHALL USE LED FIXTURES AND MEET THE STANDARDS AND SPECIFICATIONS NOTED IN EXHIBIT C OF THE ZONING ORDINANCE APPENDIX.



Know what's below.  
Call before you dig.



TRAFFIC CONTROL PLAN

McCORD POINTE

SECTION 3

McCordsville HANCOCK COUNTY, INDIANA

DRAWN BY: JSM/RDR CHECKED BY: BAH

SHEET NO.

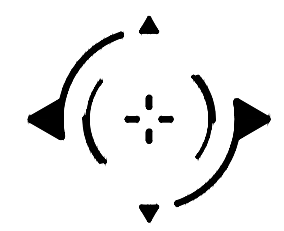
C404

S & A JOB NO. 77822CAL-S3

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACTION OR SURVEY OR A SURVEYOR LOCATION REPORT.

DAVID J. STOEPPELWERTH  
REGISTERED PROFESSIONAL ENGINEER  
No. 19358  
STATE OF INDIANA  
CERTIFIED: 9/21/18  
David J. Stoepfelwerth

STOEPPELWERTH



ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505  
phone: 317.849.2955 fax: 317.849.2942

REVISIONS

DATE	MARK	BY
11/06/18		

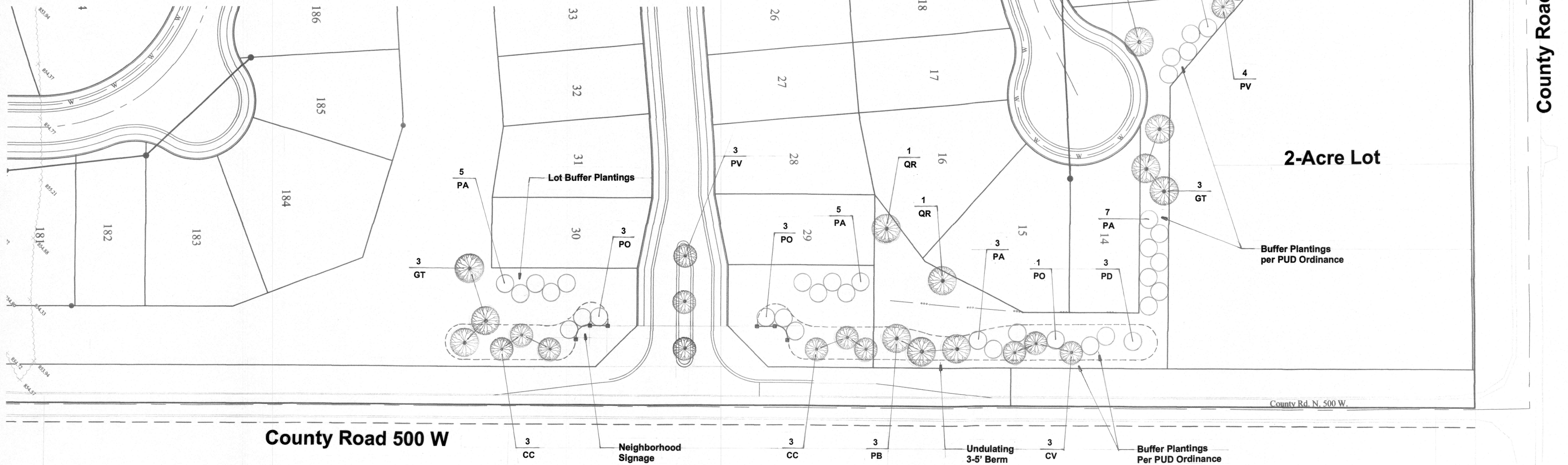
REVISED PER CLIENT & TAC COMMENTS



## Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AS	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	9	2' B&B	CENTRAL LEADER, HEADED UP TO 4' MIN.
CC	CERCIS CANADENSIS	EASTERN REDBUD	12	2' B&B	GOOD BRANCH STRUCTURE, HEADED UP TO 4' MIN.
CV	CRATEAGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	13	2' B&B	GOOD BRANCH STRUCTURE, HEADED UP TO 4' MIN.
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	12	36" B&B	36" CONT SUBSTITUTE, NO FIELD POTTED PLANTS
GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	6	2' B&B	CENTRAL LEADER, HEADED UP TO 4' MIN.
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	12	2' B&B	CENTRAL LEADER, HEADED UP TO 4' MIN.
PA	PICEA ABIES	NORWAY SPRUCE	73	6' B&B	SINGLE LEADER, FULL, MATCHING SPECIMENS
PB	PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	12	2' B&B	CENTRAL LEADER, HEADED UP TO 4' MIN.
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	19	6' B&B	SINGLE LEADER, FULL, MATCHING SPECIMENS
PO	PICEA OMORIKA	SERBIAN SPRUCE	25	6' B&B	SINGLE LEADER, FULL, MATCHING SPECIMENS
PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	15	2' B&B	CENTRAL LEADER, HEADED UP TO 4' MIN.
QR	QUERCUS RUBRA	RED OAK	13	2' B&B	CENTRAL LEADER, HEADED UP TO 4' MIN.
TA	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	4	2' B&B	CENTRAL LEADER, HEADED UP TO 4' MIN.
UF	ULMUS x 'FRONTIER'	FRONTIER ELM	10	2' B&B	GOOD BRANCH STRUCTURE, HEADED UP TO 4' MIN.

**Note:** All shrubs shall be planted in mulch beds with spaded edges offset 24" from plant crowns.



# McCord Pointe

McCordsville, Indiana

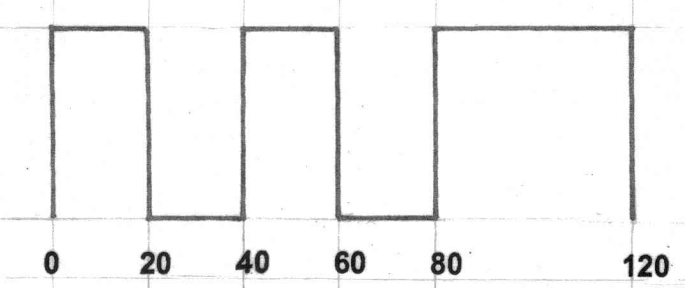
# Landscape Plan

## C.R. 500 West Entrance Area

**Prepared for:**  
CALATLANTIC  
HOMES

**Prepared by:**  
HempDesign

**Scale in Feet:**



February 13, 2018  
January 24, 2018  
December 11, 2017



County Road 1000 N

Sheet  
-2



THIS INSTRUMENT SURVEYED & PREPARED BY:  
DENNIS D. OLMSTEAD  
STOEPPELWERTH AND ASSOCIATES INC.  
7965 EAST 106th STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:  
CALATLANTIC HOMES OF INDIANA, INC.  
9025 NORTH RIVER ROAD, SUITE 100  
INDIANAPOLIS, INDIANA 46240  
CONTACT: KEITH LASH  
PHONE: (317) 659-3200

# McCORD POINTE

## SECTION 3

### SECONDARY PLAT

PART OF THE N.E. ¼, SEC. 13 T17N R5E  
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_

CURVE TABLE: CENTERLINE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	300.00'	82.21'	41.37'	81.96'	N85°33'31"W	15°42'05"
C2	150.00'	222.13'	137.08'	202.38'	N42°33'50"E	84°50'45"
C3	200.00'	74.21'	37.54'	73.78'	N74°21'27"E	21°15'32"

CURVE TABLE: RIGHT-OF-WAY

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C4	20.00'	30.03'	18.66'	27.29'	N46°25'28"W	86°01'49"
C5	327.00'	57.07'	28.61'	57.00'	N84°26'23"W	9°59'59"
C6	50.00'	39.77'	21.00'	38.73'	S79°30'20"W	45°34'23"
C7	60.00'	63.92'	35.37'	60.94'	N87°46'56"W	61°02'20"
C8	60.00'	111.53'	80.36'	96.16'	N4°00'33"W	106°30'27"
C9	60.00'	47.60'	25.13'	46.36'	S71°58'22"W	45°27'22"
C10	60.00'	55.67'	30.02'	53.70'	N58°43'02"W	53°09'51"
C11	50.00'	11.86'	5.96'	11.83'	N38°55'51"W	13°35'31"
C12	50.00'	27.91'	14.33'	27.55'	N61°43'03"W	31°58'52"
C13	273.00'	48.85'	24.49'	48.79'	N82°50'04"W	10°15'11"
C14	20.00'	33.32'	22.00'	29.60'	S44°18'53"W	95°26'55"
C15	177.00'	50.30'	25.32'	50.13'	S8°16'58"W	16°17'01"
C16	177.00'	53.28'	26.84'	53.08'	S25°02'53"W	17°14'49"
C17	177.00'	53.28'	26.84'	53.08'	S42°17'43"W	17°14'49"
C18	177.00'	53.28'	26.84'	53.08'	S59°32'32"W	17°14'49"
C19	177.00'	51.96'	26.17'	51.78'	S76°34'35"W	16°49'16"
C20	173.00'	42.21'	21.21'	42.10'	S77°59'52"W	13°58'41"
C21	50.00'	14.73'	7.42'	14.68'	S62°34'09"W	16°52'46"
C22	50.00'	30.76'	15.88'	30.28'	S36°30'22"W	35°14'47"
C23	60.00'	100.84'	66.98'	89.39'	S67°01'53"W	96°17'49"
C24	60.00'	73.67'	42.29'	69.13'	N29°38'36"W	70°21'13"
C25	60.00'	42.83'	22.38'	41.93'	N25°59'08"E	40°54'14"
C26	60.00'	283.58'	59.17'	84.26'	N25°42'58"W	270°48'06"
C27	60.00'	24.83'	12.60'	24.66'	S82°10'20"E	23°42'49"
C28	50.00'	37.02'	19.40'	36.18'	N88°28'29"E	42°25'12"
C29	227.00'	0.42'	0.21'	0.42'	N67°19'03"E	0°06'21"
C30	227.00'	61.09'	30.73'	60.91'	N75°04'49"E	15°25'12"
C31	227.00'	8.70'	4.35'	8.70'	N83°53'19"E	2°11'48"
C32	123.00'	182.14'	112.40'	165.95'	N42°33'50"E	84°50'45"

#### SUBDIVISION MONUMENTATION

AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED. PER STANDARDS SET FORTH IN TITLE 865 IAC 1-12-18 SUBSECTION (b)(1)(2). THE INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDATION OF PLAT.

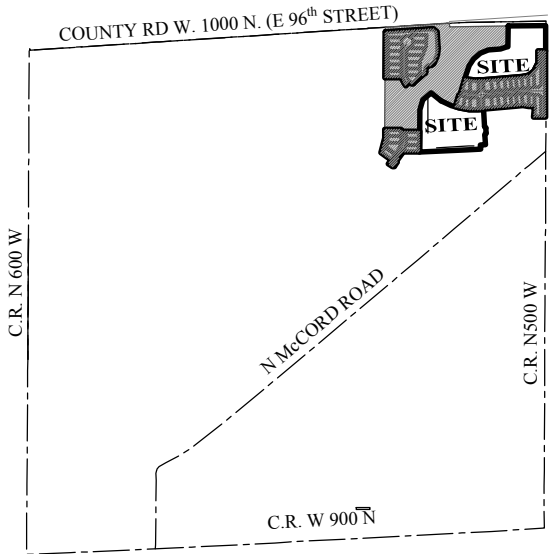
A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008" SHALL BE SET AT ALL LOT OR PARCEL CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

○ DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".

● DENOTES A 2" MAG NAIL WITH WASHER STAMPED "S&A FIRM #0008".

□ DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.

• DENOTES A STREET CENTERLINE MONUMENT. EITHER A "COPPERWELD", A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).

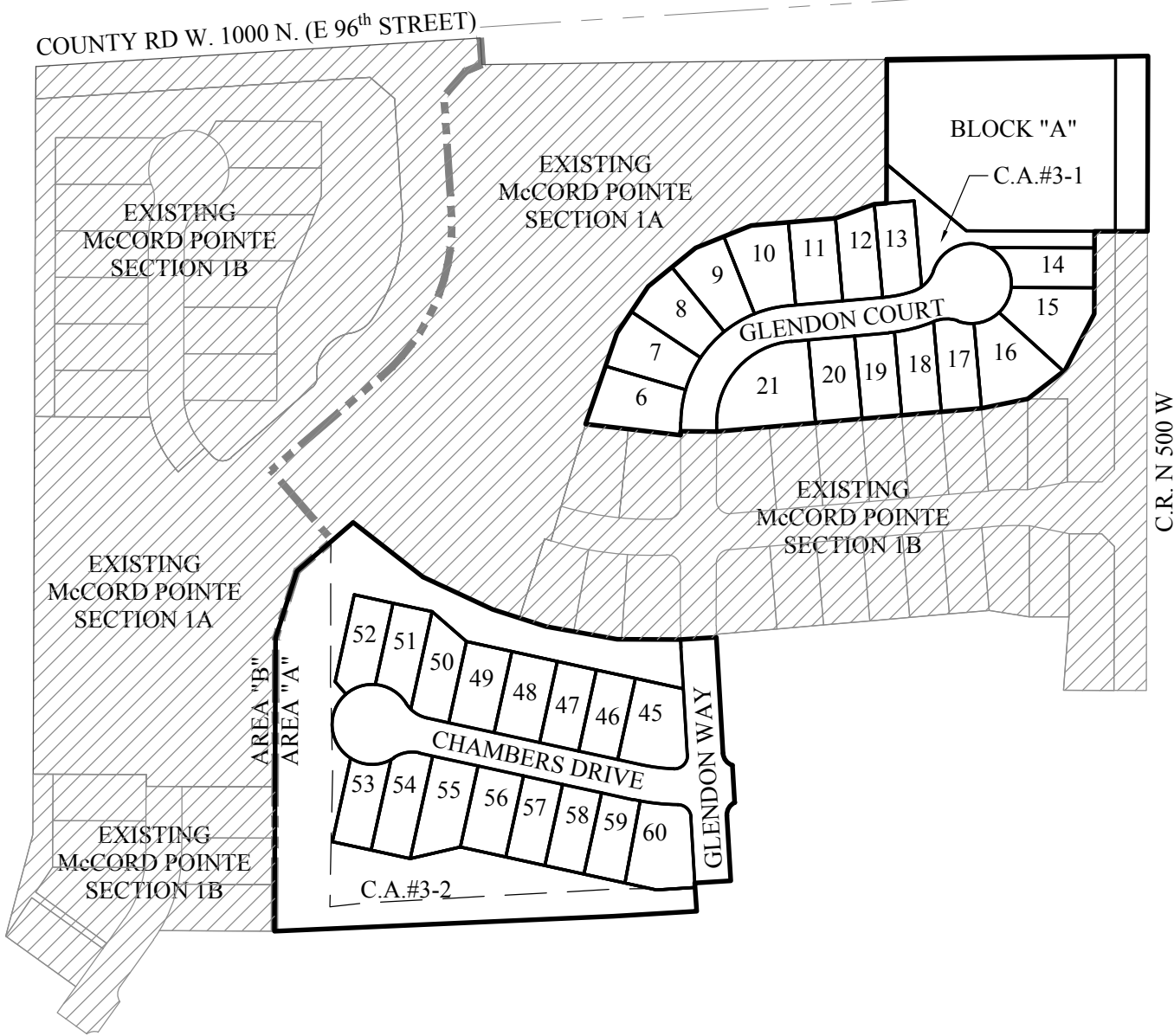
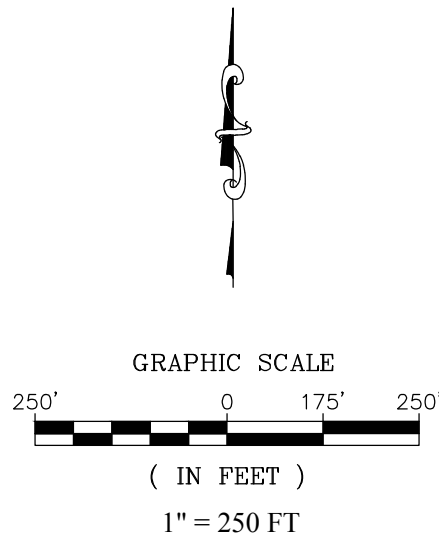


VICINITY MAP  
NOT TO SCALE

#### LEGEND

185  
D.U.&S.S.E.  
B.L.  
R/W  
D.E.  
S.S.E.  
D.&U.E.  
L.E.  
T.C.E.

LOT NUMBER  
DRAINAGE, UTILITY & SANITARY SEWER EASEMENT  
BUILDING SETBACK LINE  
RIGHT OF WAY  
DRAINAGE EASEMENT  
SANITARY SEWER EASEMENT  
DRAINAGE & UTILITY EASEMENT  
LANDSCAPE EASEMENT  
TREE CONSERVATION EASEMENT



#### PUD, COVENANTS & OTHER NOTES:

The subject tract is zoned McCord Pointe Amended PUD ORDINANCE No. 101017B, an Ordinance amending the Town of McCordsville ZONING ORDINANCE No. 121410, as amended.

#### McCord Pointe

##### Lot and Side yard Requirements:

AREA "A"		AREA "B"	
Maximum Number of Lots	197 lots	Maximum Number of Lots	135 lots
Minimum Lot Area	7,500 square feet	Minimum Lot Area	9,000 square feet
Minimum Lot Width at Building Line	60 feet	Minimum Lot Width at Building Line	70 feet
Minimum Front Yard Setback	25 feet	Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	5 feet	Minimum Side Yard Setback	7.5 feet
Minimum Rear Yard Setback	25 feet	Minimum Rear Yard Setback	25 feet
Minimum Livable Floor Area	1,500 square feet (single story) 1,800 square feet (multi story)	Minimum Livable Floor Area	1,500 square feet (single story) 1,800 square feet (multi story)
Minimum Ground Floor Living Area	900 square feet (multi story)	Minimum Ground Floor Living Area	900 square feet (multi story)
Maximum Lot Coverage	45%	Maximum Lot Coverage	40%
Maximum Height - Principal	35 feet	Maximum Height - Principal	35 feet

Dennis D. Olmstead  
Registered Land Surveyor  
No. 900012





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STOEPPELWERTH AND ASSOCIATES INC.  
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FISHERS, INDIANA 46038  
PHONE: (317) 849-5935

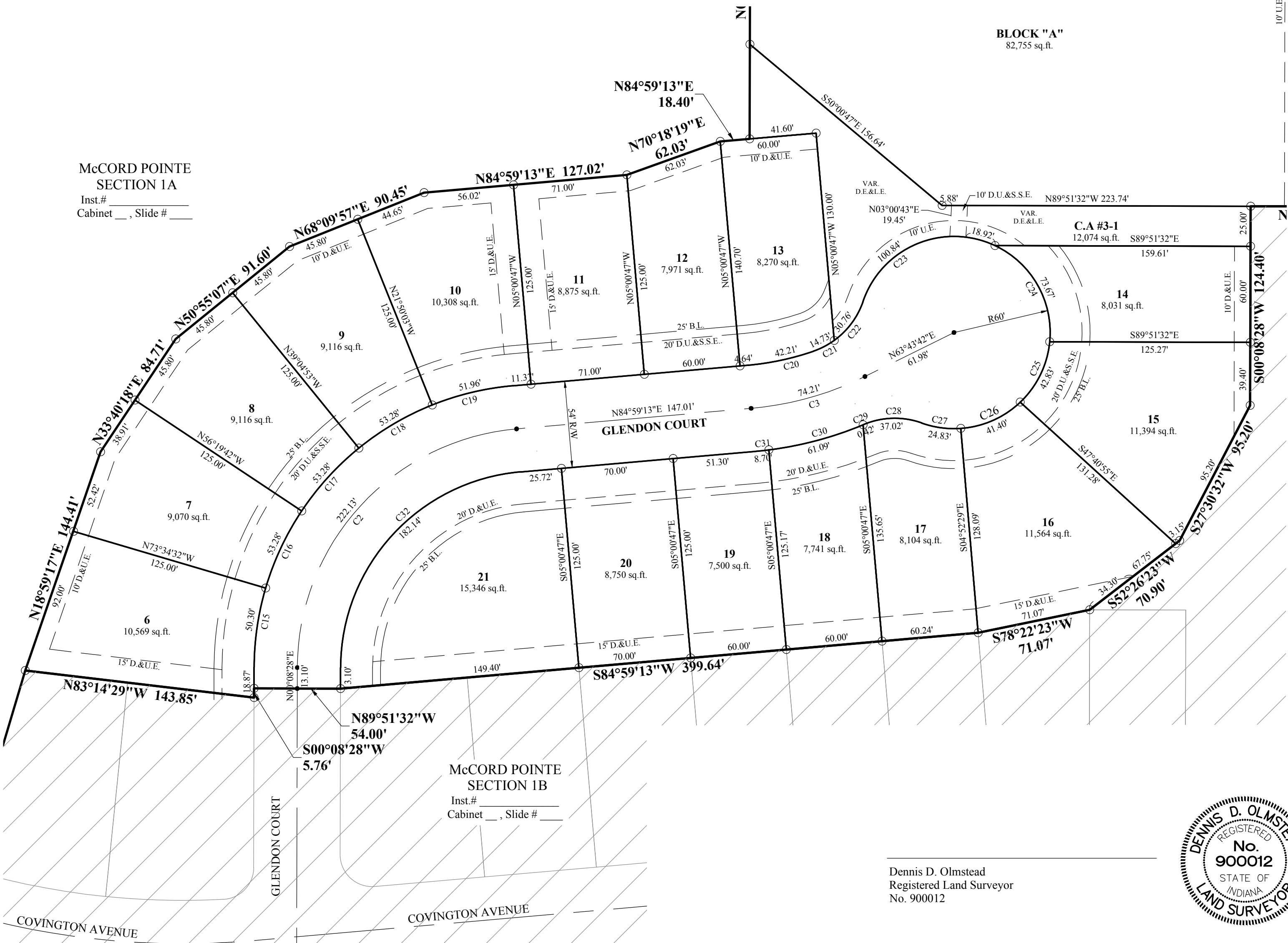
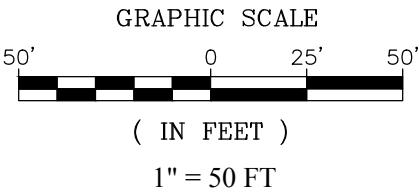
THIS INSTRUMENT PREPARED FOR:  
CALATLANTIC HOMES OF INDIANA, INC.  
9025 NORTH RIVER ROAD, SUITE 100  
INDIANAPOLIS, INDIANA 46240  
CONTACT: KEITH LASH  
PHONE: (317) 659-3200

# McCORD POINTE

## SECTION 3

SECONDARY PLAT  
PART OF THE N.E. ¼, SEC. 13 T17N R5E  
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: \_\_\_\_\_  
CABINET: \_\_\_\_\_  
SLIDE: \_\_\_\_\_



Dennis D. Olmstead  
Registered Land Surveyor  
No. 900012



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# MCCORD POINTE

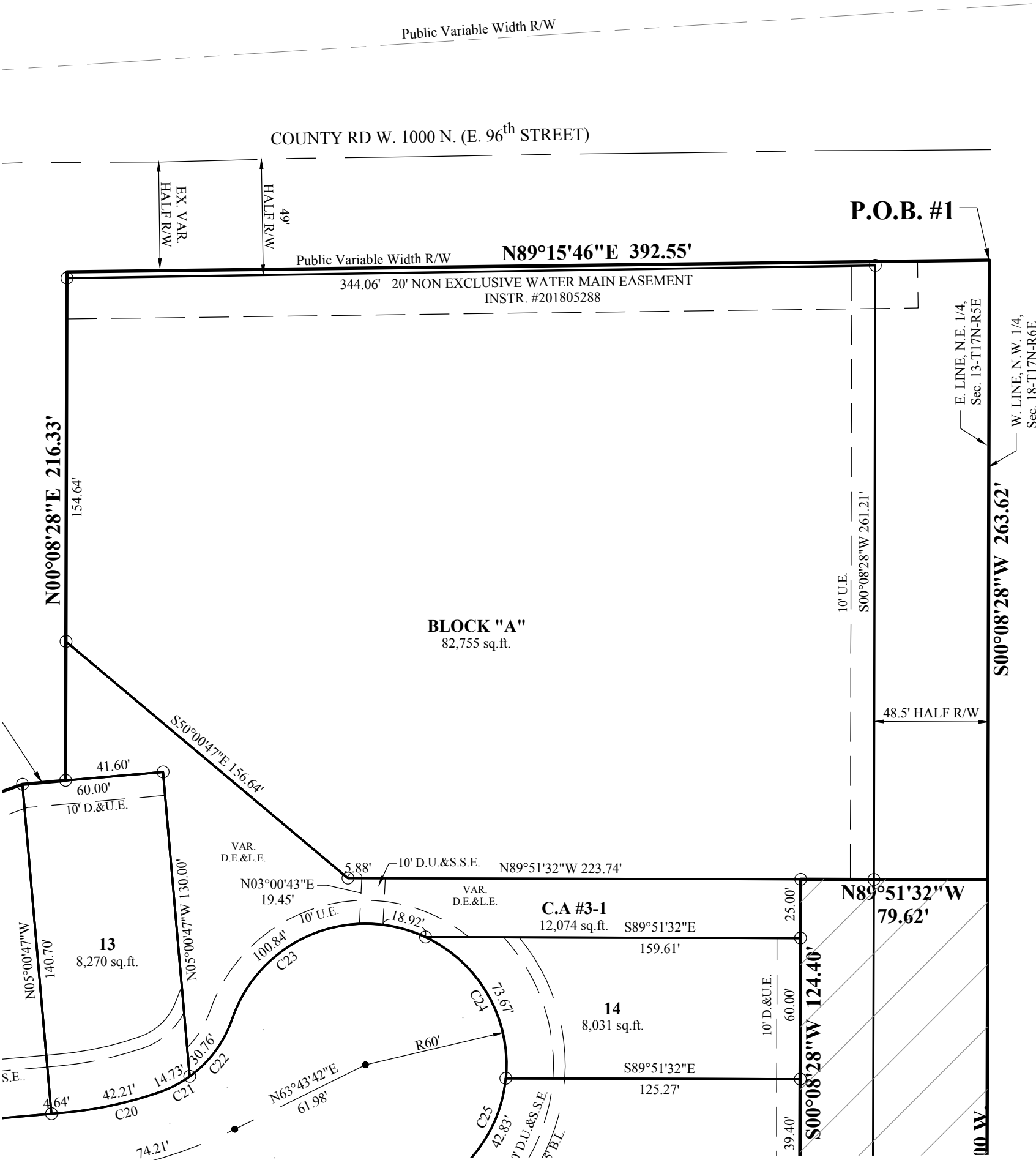
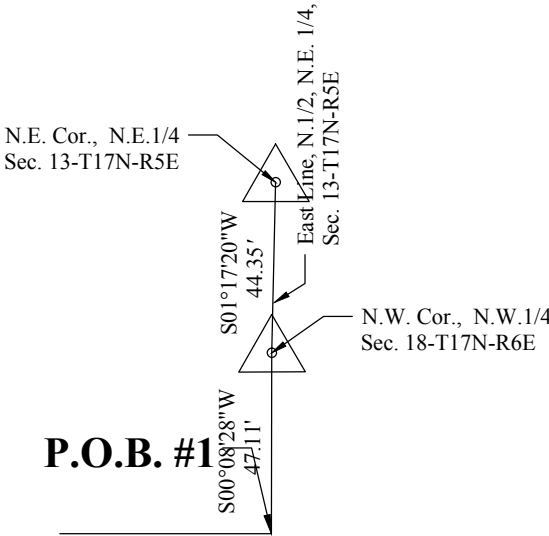
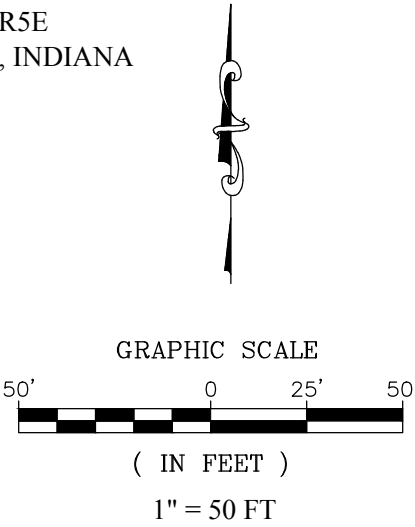
## SECTION 3

SECONDARY PLAT  
PART OF THE N.E. 1/4, SEC. 13 T17N R5E  
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_



Dennis D. Olmstead  
Registered Land Surveyor  
No. 900012

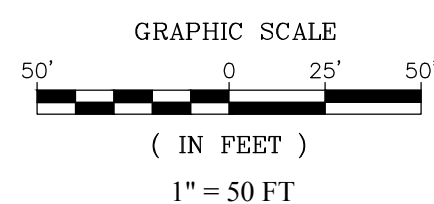
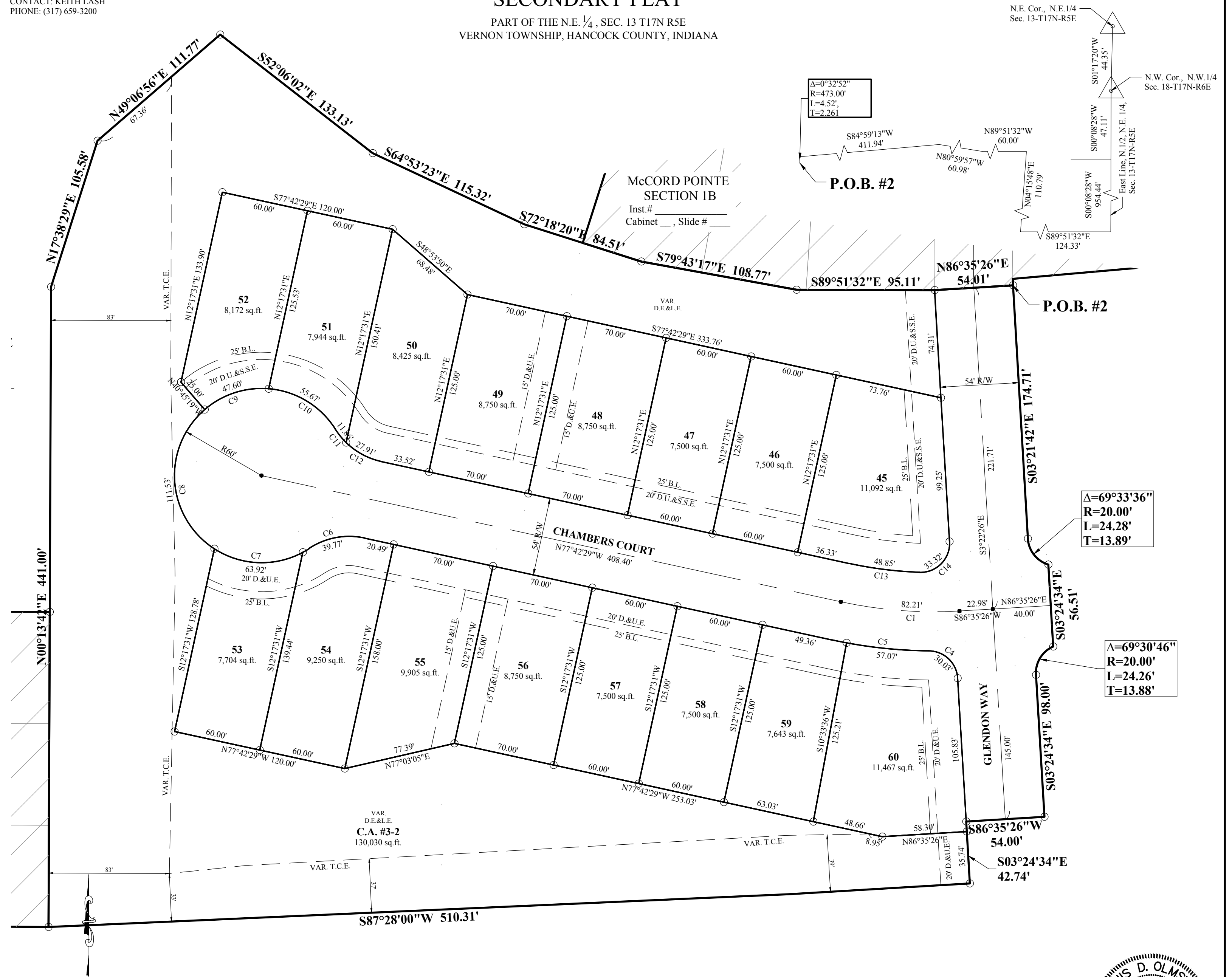




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SECONDARY PLAT  
PART OF THE N.E. ¼, SEC. 13 T17N R5E  
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

SLIDE: \_\_\_\_\_



DENNIS D. OLMSTEAD  
REGISTERED  
No.  
900012  
STATE OF  
INDIANA  
LAND SURVEYOR



THIS INSTRUMENT SURVEYED & PREPARED BY:  
DENNIS D. OLMSTEAD  
STOEPPELWERTH AND ASSOCIATES INC.  
7965 EAST 106th STREET  
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McCORD POINTE  
SECTION 3  
SECONDARY PLAT

PART OF THE N.E. ¼, SEC. 13 T17N R5E  
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

McCord Pointe  
Section 3

INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision of part of the North Half of the Northeast Quarter of Section 13, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana, more particularly described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 13; thence South 01 degrees 17 minutes 20 seconds West 44.35 feet along the East line of said Northeast Quarter to the Northwest corner of the Northwest Quarter of Section 18, Township 17 North, Range 6 East; thence South 00 degrees 08 minutes 28 seconds West along the East line of the Northwest Quarter of said Section 18, a distance of 47.11 feet to the POINT OF BEGINNING of this description; then continuing along the East line of the Northwest Quarter of said Section 18, a distance of 263.62 feet; thence North 89 degrees 51 minutes 32 seconds West 79.62 feet; thence South 00 degrees 08 minutes 28 seconds West 124.40 feet; thence South 27 degrees 30 minutes 32 seconds West 95.20 feet; thence South 52 degrees 26 minutes 23 seconds West 70.90 feet; thence South 78 degrees 22 minutes 23 seconds West 71.07 feet; thence South 84 degrees 59 minutes 13 seconds West 399.64 feet; thence North 89 degrees 51 minutes 32 seconds West 54.00 feet; thence South 00 degrees 08 minutes 28 seconds West 5.76 feet; thence North 83 degrees 14 minutes 29 seconds West 143.85 feet; thence North 18 degrees 59 minutes 17 seconds East 144.41 feet; thence North 33 degrees 40 minutes 18 seconds East 84.71 feet; thence North 50 degrees 55 minutes 07 seconds East 91.60 feet; thence North 68 degrees 09 minutes 57 seconds East 90.45 feet; thence North 84 degrees 59 minutes 13 seconds East 127.02 feet; thence North 70 degrees 18 minutes 19 seconds East 62.03 feet; thence North 84 degrees 59 minutes 13 seconds East 18.40 feet; thence North 00 degrees 08 minutes 28 seconds East 59.09 feet; thence South 50 degrees 00 minutes 47 seconds East 156.64 feet; thence South 89 degrees 51 minutes 32 seconds East 192.62 feet to the place of beginning, containing 6.804 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

And a part of the North Half of the Northeast Quarter of Section 13, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana, more particularly described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 13; thence South 01 degrees 17 minutes 20 seconds West 44.35 feet; thence South 00 degrees 08 minutes 28 seconds West 47.11 feet; thence continuing South 00 degrees 08 minutes 28 seconds West along said line, a distance of 954.44 feet; thence South 90 degrees 00 minutes 00 seconds West 124.33 feet; thence North 04 degrees 15 minutes 48 seconds East 110.79 feet; thence North 89 degrees 51 minutes 32 seconds West 60.00 feet; thence North 80 degrees 59 minutes 57 seconds West 60.98 feet; thence South 84 degrees 59 minutes 13 seconds West 411.94 feet to a point on a curve concave Easterly, the radius point of said curve being North 88 degrees 33 minutes 38 seconds East 473.00 feet from said point; thence Southerly along said curve 4.52 feet to the point of tangency of said curve, said point being South 88 degrees 00 minutes 46 seconds West 473.00 feet from the radius point of said curve, said point also being the POINT OF BEGINNING of this description; thence South 03 degrees 21 minutes 42 seconds East 174.71 feet to the point of curvature of a curve concave Northeasterly, the radius point of said curve being North 86 degrees 38 minutes 18 seconds East 20.00 feet from said point; thence Southeasterly along said curve 24.28 feet to the point of tangency of said curve, said point being South 17 degrees 04 minutes 42 seconds West 20.00 feet from the radius point of said curve; thence South 03 degrees 24 minutes 34 seconds East 56.51 feet to a point on a curve concave Southeasterly, the radius point of said curve being South 23 degrees 53 minutes 48 seconds East 20.00 feet from said point; thence Southwesterly along said curve 24.26 feet to the point of tangency of said curve, said point being South 86 degrees 35 minutes 26 seconds West 20.00 feet from the radius point of said curve; thence South 03 degrees 24 minutes 34 seconds East 98.00 feet; thence South 86 degrees 35 minutes 26 seconds West 54.00 feet; thence South 03 degrees 24 minutes 34 seconds East 42.74 feet; thence South 86 degrees 35 minutes 26 seconds West 125.00 feet; thence South 87 degrees 28 minutes 00 seconds West 510.31 feet; thence North 00 degrees 13 minutes 42 seconds East 441.00 feet; thence North 17 degrees 38 minutes 29 seconds East 105.58 feet; thence North 49 degrees 06 minutes 56 seconds East 111.77 feet; thence South 52 degrees 06 minutes 02 seconds East 133.13 feet; thence South 64 degrees 53 minutes 23 seconds East 115.32 feet; thence South 72 degrees 18 minutes 20 seconds East 84.51 feet; thence South 79 degrees 43 minutes 17 seconds East 108.77 feet; thence South 89 degrees 51 minutes 32 seconds East 95.11 feet; thence North 86 degrees 35 minutes 26 seconds East 54.01 feet to the place of beginning, containing 7.423 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

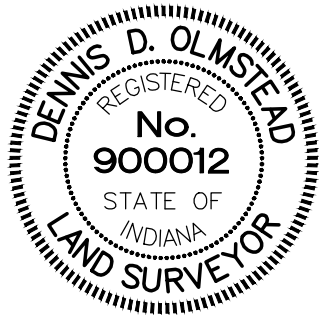
This subdivision consists of 32 lots numbered 6-21 & 45-60 (all inclusive) and 2 Common Areas labeled C.A.#3-1, C.A.#3-2. The size of lots and width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a survey prepared by Stoeppelwerth & Associates, Inc. in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code recorded as Instrument Number 201805353 in the Office of the Recorder for Hancock County, Indiana.

I further certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Dennis D. Olmstead  
Registered Land Surveyor  
No. 900012





THIS INSTRUMENT SURVEYED & PREPARED BY:  
DENNIS D. OLMSTEAD  
STOEPPELWERTH AND ASSOCIATES INC.  
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McCORD POINTE  
SECTION 3  
SECONDARY PLAT

PART OF THE N.E. ¼ , SEC. 13 T17N R5E  
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_

DRAINAGE COVENANT

Channels, tile drains 8-inch or larger, inlets and outlets of detention and retention ponds, and appurtenances thereto within designated drain easements are extensions of the McCordsville's stormwater drainage system and are the responsibility of the McCordsville Drainage Board and/or the McCordsville Public Works Commissioner. Drainage swales and tile drains less than 8-inch in inside diameter shall be the responsibility of the property owner or homeowner association.

A petition addressed to the McCordsville Drainage Board has been filed in duplicate with the McCordsville Town Engineer, requesting that the subdivision's storm drainage system and its easements be accepted into the regulated drain system. Channels, tile drains 8-inch or larger, inlets and outlets of detention and retention ponds, and appurtenances thereto within designated drain easements are extensions of the McCordsville's stormwater drainage system and are the responsibility of the McCordsville Drainage Board and/or the McCordsville Public Works Commissioner. Drainage swales and tile drains less than 8-inch in inside diameter shall be the responsibility of the property owner or homeowner association. The storm drainage system and its easements that are accepted in to the regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDE's). Regulated Drainage Easements are stormwater easements and drainage rights of way that are hereby dedicated to the public and to McCordsville, Indiana, for the sole and exclusive purpose of controlling surface water and/or for installation, operation, and maintenance of storm sewers and tile drains as defined in McCordsville Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code. All other storm drainage easements have not been accepted into the town's system. All drainage improvements performed relative to the conveyance of Stormwater runoff and the perpetual maintenance thereof, with the latter easements, shall be the responsibility of the owner or homeowner association. The McCordsville Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof. This subdivision contains 0 linear feet of open ditches and 1,611 feet of subsurface drains that will be included in the Town's Regulated Drainage System.

Dedicated Right-of-Way in this subdivision consists of 2.108 acres and 1,438.73 lineal feet as measured along the centerline of the road.

Supplementary Declaration - This plat, together with all lots, streets, common areas, and real estate described herein is subject in all respects to the Declaration of Covenants Conditions and Restrictions of \_\_\_\_\_ Recorded with the Recorder for Hancock County Indiana, in Slide \_\_\_\_\_, Cabinet \_\_\_\_\_, Instrument # \_\_\_\_\_ . (the "Covenants"),and this constitutes a supplement declaration within the meaning of the Covenants.

TOWN APPROVAL

McCORDSVILLE ADVISORY PLAN COMMISSION:

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission the \_\_\_\_\_ day of \_\_\_\_\_, 2018, under the authority provided by:

Signature

Signature

Printed Name

Printed Name

STORM INVENTORY CHART	
12" R.C.P.	30 L.F.
15" R.C.P.	544 L.F.
18" R.C.P.	29 L.F.
TOTAL	603 L.F.

REDACTION STATEMENT:

I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Dennis D. Olmstead

PUD, COVENANTS & OTHER NOTES:

The subject tract is zoned McCord Pointe Amended PUD ORDINANCE No. 101017B an Ordinance amending the Town of McCordsville ZONING ORDINANCE No. 121410, as amended.

THIS INSTRUMENT PREPARED FOR:  
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CONTACT: KEITH LASH  
PHONE: (317) 659-3200

PART OF THE N.E. 1/4, SEC. 13 T17N R5E  
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

SLIDE: \_\_\_\_\_

I, Dennis D. Olmstead, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; and I do hereby further certify that I have surveyed the property described in the above caption and that I have subdivided the same lots as shown on the hereon drawn plat. This plat correctly represents said survey and subdivision in every detail. Monuments shown will be set and all lots will be staked within 60 days after the street construction is completed. Dimensions shown are in feet and decimal parts thereof.

My commission expires: \_\_\_\_\_

A circular professional seal for Dennis D. Olmstead. The outer ring contains the text "DENNIS D. OLMSTEAD" at the top and "LAND SURVEYOR" at the bottom. Inside this ring, the word "REGISTERED" is at the top, "No. 900012" is in the center, and "STATE OF INDIANA" is at the bottom. The seal has a double-lined border.

