

Drawing name: K:\IND\_LIVE\000000000\_Villages\_at\_Brookside\_410-600\_McCordsville\_IN\_V2\_Design\CADD\PlanSheets\Cover Sheet.dwg C100 Apr 12, 2:26pm by JohnMcHorter  
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PLANS PREPARED BY:  
KIMLEY-HORN & ASSOCIATES  
250 EAST 96TH STREET, SUITE 580  
INDIANAPOLIS, IN 46240  
CONTACT: BRETT HUFF  
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PLANS PREPARED FOR:  
GRAND COMMUNITIES, LLC  
FISCHER DEVELOPMENT COMPANY  
6602 E. 75TH STREET, STE. 400  
INDIANAPOLIS, IN 46250  
CONTACT: GARY CARPENTER  
PHONE: (317) 457-4816  
EMAIL: gcarpenter@fisherhomes.com

INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION TO BE USED WITH THESE PLANS UNLESS ALTERNATE SPECIFICATIONS ARE SHOWN WITHIN.  
THESE PLANS MEET THE MOST CURRENT ADA STANDARDS.

ANTICIPATED START OF CONSTRUCTION DATE: JUNE 2021  
ANTICIPATED COMPLETION OF CONSTRUCTION DATE: JUNE 2026

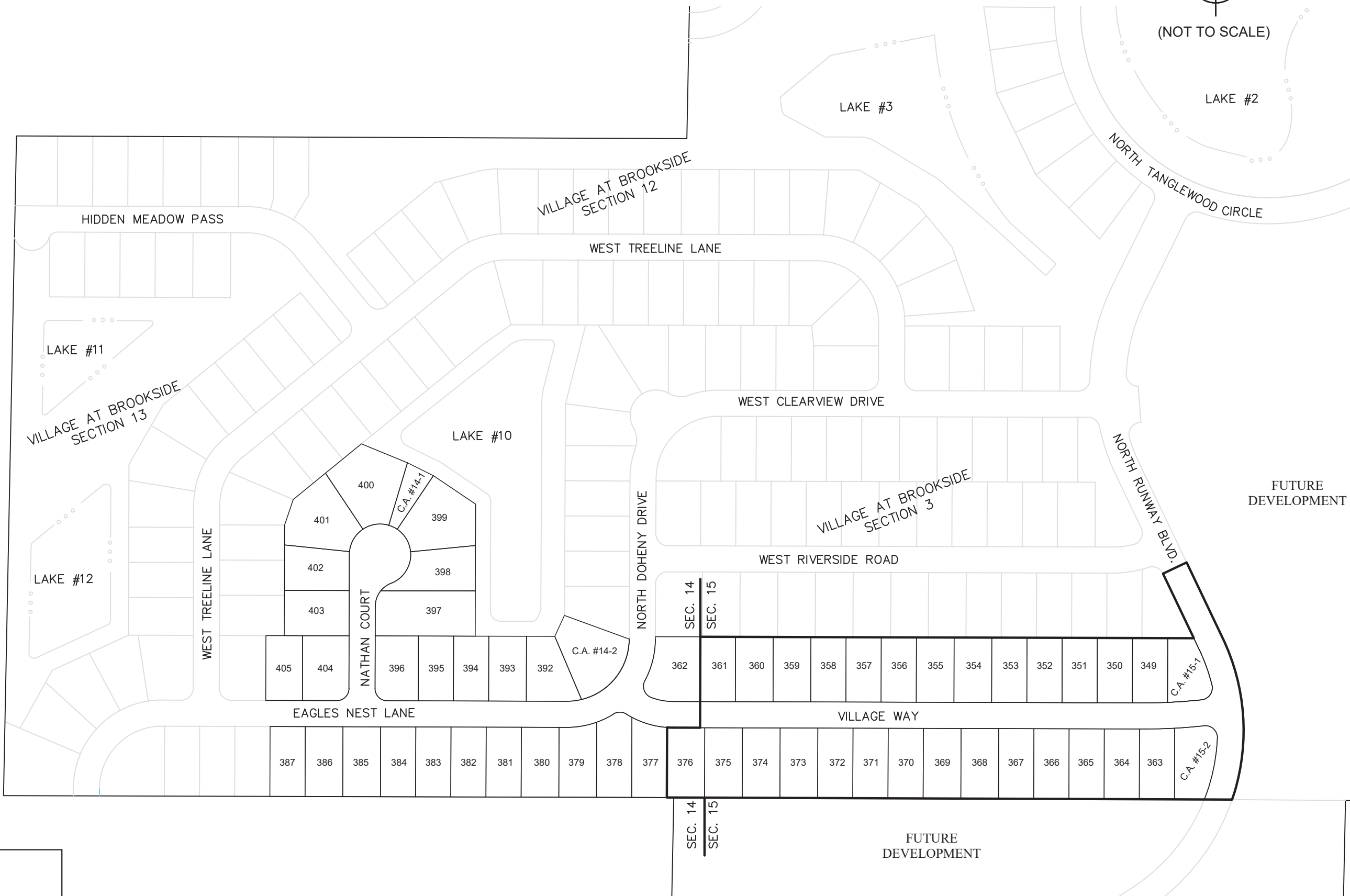
## UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
WASTEWATER STORMWATER	DEPT. OF PUBLIC WORKS	6280 W 800 N McCordsville, IN 46055	317-335-3493	RON CRIDER
ENGINEERING DEPARTMENT	McCordsville TOWN ENGINEER	6280 W 800 N McCordsville, IN 46055	317-335-3604	MARK WITSMAN
ELECTRICITY	NINESTAR CONNECT	2243 E MAIN STREET GREENFIELD, IN 46140	317-323-2074	ERIC MEYER
NATURAL GAS	VECTREN ENERGY	201 W SOUTH STREET GREENFIELD, IN 46140	765-648-3246	NICK DEARING
WATER	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING Jr. STREET INDIANAPOLIS, IN 46202	317-927-4351	BRAD HOSTETLER
TELEPHONE / COMMUNICATIONS	NINESTAR CONNECT	2243 E MAIN STREET GREENFIELD, IN 46140	317-323-2074	ERIC MEYER
PLANNING & ZONING	McCordsville PLANNING & BUILDING DEPT.	6280 W 800 N McCordsville, IN 46055	317-335-3604	RYAN CRUM
FIRE DEPARTMENT	VERNON TOWNSHIP FIRE DEPT.	7580 N. FORM STREET McCordsville, IN 46055	317-335-9236	MARK ELDER
CABLE	COMCAST	5330 E. 65th ST. INDIANAPOLIS, IN 46220	317-774-3384	MATT STRINGER

## PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	GRAND COMMUNITIES, LLC FISCHER DEVELOPMENT CO.	6602 E. 75TH STREET, STE 400 INDIANAPOLIS, IN 46250	(317) 457-4816	gcarpenter@fisherhomes.com	GARY CARPENTER
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	317-912-4129	brett.huff@kimley-horn.com	BRETT HUFF

# VILLAGES AT BROOKSIDE SECTIONS 14 & 15 McCORDSVILLE, INDIANA



## PROJECT INFORMATION

17.3 ACRES	SECTION 14 (8.99 AC)	SECTION 15 (8.27 AC)
53 LOTS	2.89 LOTS/ACRE (26 LOTS)	3.26 LOTS/ACRE (27 LOTS)
DESIGN SPEED LIMIT	25 MPH	25 MPH
TOTAL C.A.	0.46 AC±	0.47 AC±
LAKE AREA	0.00 AC±	0.00 AC±
USEABLE OPEN SPACE	0.46 AC± (100%)	0.47 AC± (100%)

## STREETS (SEC. 14)

NAME	LENGTH (LF±)
EAGLES NEST LANE	826
NATHAN COURT	351
VILLAGE WAY	171

## STREETS (SEC. 15)

NAME	LENGTH (LF±)
VILLAGE WAY	1054
NORTH RUNWAY BLVD	486

### Map Unit Legend

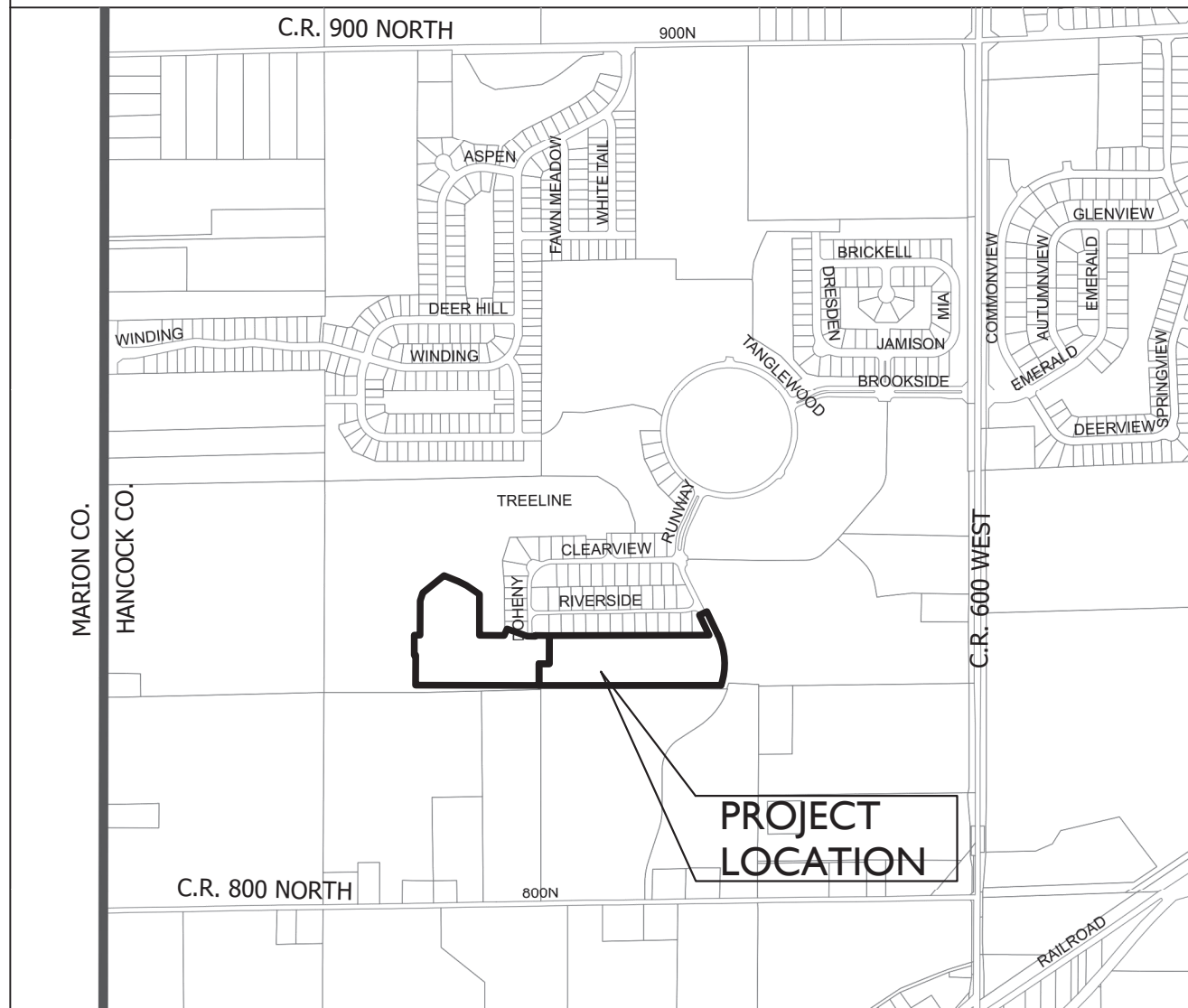
Map Unit Symbol	Map Unit Name	Acres in AGI	Percent of AGI
GA	Gravelly Wet Silt, New Castle 7th Pgh. 0 to 2 percent slopes	3.6	25.3%
YbA	Brookston Silty clay loam loess hard pan 0 to 2 percent slopes	7.0	45.6%
YbA	Gravelly wet loam loess hard pan 0 to 2 percent slopes	4.4	28.9%
Totals for Area of Interest		15.0	100.0%

## Sheet List Table

Sheet Number	Sheet Title
C100	Cover Sheet
C101	General Specs
C110	Topo Demo Plan
C111	Topo Demo Plan
C200	Site Development Plan
C201	Site Development Plan
C210	Emergency Flood Route
C211	Emergency Flood Route
C300	Initial Erosion Control Plan
C301	Initial Erosion Control Plan
C310	Temp. Erosion Control Plan
C311	Temp. Erosion Control Plan
C320	Perm. Erosion Control Plan
C321	Perm. Erosion Control Plan
C330	Erosion Specs and Details
C331	Erosion Specs and Details
C332	Erosion Specs and Details
C333	Erosion Specs and Details
C400	Street Plan and Profile
C401	Street Plan and Profile
C410	Intersection Details
C420	Traffic Control Plan
C421	Traffic Control Plan
C500	Sanitary Plan and Profiles
C501	Sanitary Plan and Profiles
C600	Storm Plan and Profiles
C601	Storm Plan and Profiles
C610	Sub Surface Drain Plan
C611	Sub Surface Drain Plan
C700	Water Plan
C701	Water Plan
L100	Landscaping Plan
1-10	McCordsville Standard Specs & Details

## LOCATION MAP

(NOT TO SCALE)



## LEGAL DESCRIPTION

VILLAGES AT BROOKSIDE  
SECTION 14  
PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH AND RANGE 5 EAST IN HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF VILLAGES AT BROOKSIDE, SECTION 13B, RECORDED AS INSTRUMENT NUMBER 202011088, IN PLAT CABINET D, SLIDE 108, IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THE FOLLOWING SEVEN (7) COURSES ARE ON AND ALONG THE EAST BOUNDARY LINE OF SAID VILLAGES AT BROOKSIDE, SECTION 13B, 1) NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 191.00 FEET; 2) NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST 8.76 FEET; 3) NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 129.00 FEET; 4) SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST 36.50 FEET; 5) NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 220.00 FEET; 6) NORTH 18 DEGREES 43 MINUTES 19 SECONDS EAST 53.69 FEET; 7) NORTH 50 DEGREES 45 MINUTES 21 SECONDS EAST 127.16 FEET TO THE SOUTHEAST CORNER OF VILLAGES AT BROOKSIDE, SECTION 13A, RECORDED AS INSTRUMENT NUMBER 201811423, IN PLAT CABINET D, SLIDE 39 & 40, PAGES 1-5, IN SAID RECORDER'S OFFICE, THENCE CONTINUE NORTH 50 DEGREES 45 MINUTES 21 SECONDS EAST ALONG THE SOUTHERN BOUNDARY LINE OF SAID VILLAGES AT BROOKSIDE, SECTION 13A, 47.99 FEET TO THE NORTHWEST CORNER OF VILLAGES AT BROOKSIDE, SECTION 12, RECORDED AS INSTRUMENT NUMBER 201613560, IN PLAT CABINET C, SLIDE 386, IN THE AFORESAID RECORDER'S OFFICE, THE FOLLOWING SIX (6) COURSES BEING ON AND ALONG THE BOUNDARY OF SAID VILLAGES AT BROOKSIDE, SECTION 12; 1) SOUTH 67 DEGREES 39 MINUTES 12 SECONDS EAST 99.13 FEET; 2) SOUTH 63 DEGREES 42 MINUTES 48 SECONDS EAST 57.67 FEET; 3) SOUTH 55 DEGREES 55 MINUTES 53 SECONDS EAST 101.22 FEET; 4) SOUTH 00 DEGREES 09 MINUTES 44 SECONDS WEST 262.80 FEET; 5) SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST 158.30 FEET; 6) NORTH 24 DEGREES 41 MINUTES 07 SECONDS EAST 45.94 FEET TO THE SOUTHWEST CORNER OF VILLAGES AT BROOKSIDE, SECTION 3B, RECORDED AS INSTRUMENT NUMBER 130009793, IN PLAT CABINET C, SLIDE 324, IN THE AFORESAID RECORDER'S OFFICE, THE FOLLOWING FOUR (4) COURSES ARE ON AND ALONG THE BOUNDARY OF SAID VILLAGES AT BROOKSIDE, SECTION 3B; 1) SOUTH 89 DEGREES 54 MINUTES 46 SECONDS EAST 137.10 FEET; 2) SOUTH 89 DEGREES 42 MINUTES 25 SECONDS EAST 52.00 FEET; 3) NORTH 00 DEGREES 17 MINUTES 35 SECONDS EAST 5.04 FEET; 4) SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST 89.71 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 44 SECONDS WEST 181.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST 53.83 FEET TO A TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 176.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 11.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 04 DEGREES 02 MINUTES 16 SECONDS WEST 176.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 00 DEGREES 09 MINUTES 44 SECONDS WEST 139.40 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST 790.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 8.99 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH AND RANGE 5 EAST IN HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF VILLAGES AT BROOKSIDE, SECTION 3B, RECORDED AS INSTRUMENT NUMBER 130009793, IN PLAT CABINET C, SLIDE 324, IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THE FOLLOWING TWO (2) COURSES BEING ON AND ALONG THE BOUNDARY OF SAID VILLAGES AT BROOKSIDE, SECTION 3B; 1) NORTH 25 DEGREES 30 MINUTES 25 SECONDS WEST 142.32 FEET; 2) NORTH 64 DEGREES 29 MINUTES 35 SECONDS EAST 52.00 FEET; THENCE SOUTH 25 DEGREES 30 MINUTES 25 SECONDS EAST 167.17 FEET TO A TANGENT CURVE, THE RADIUS POINT BEING SOUTH 64 DEGREES 29 MINUTES 35 SECONDS WEST 426.00 FEET FROM SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 329.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 71 DEGREES 08 MINUTES 19 SECONDS EAST 426.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 89 DEGREES 47 MINUTES 19 SECONDS WEST 1,124.79 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 139.40 FEET TO A TANGENT CURVE, THE RADIUS POINT OF SAID CURVE BEING NORTH 04 DEGREES 02 MINUTES 16 SECONDS EAST 176.00 FEET FROM SAID POINT; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 11.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 00 DEGREES 09 MINUTES 44 SECONDS WEST 176.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST 53.83 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 181.00 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE AFORESAID VILLAGES AT BROOKSIDE, SECTION 3B; THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST ALONG THE SOUTHERN BOUNDARY OF SAID VILLAGES AT BROOKSIDE, SECTION 3B A DISTANCE OF 981.88 FEET TO THE PLACE OF BEGINNING, CONTAINING 8.27 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

### APPROVAL SIGN-OFF

PLAN COMMISSION APPROVAL	_____
DRAINAGE APPROVAL	_____
ADDRESS APPROVAL	_____
EROSION CONTROL APPROVAL	_____
COUNTY ENGINEER APPROVAL	_____
COUNTY SANITARIAN APPROVAL	_____
COUNTY COMMISSIONERS APPROVAL	_____

Indiana Utilities Protection Service

**Call 811**  
before you dig

VILLAGES AT BROOKSIDE  
SECTIONS 14 & 15  
McCORDSVILLE, IN

ORIGINAL ISSUE:  
02/19/2021  
KHA PROJECT NO.  
170227002  
SHEET NUMBER

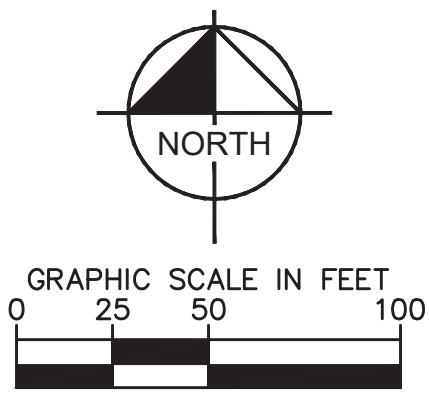
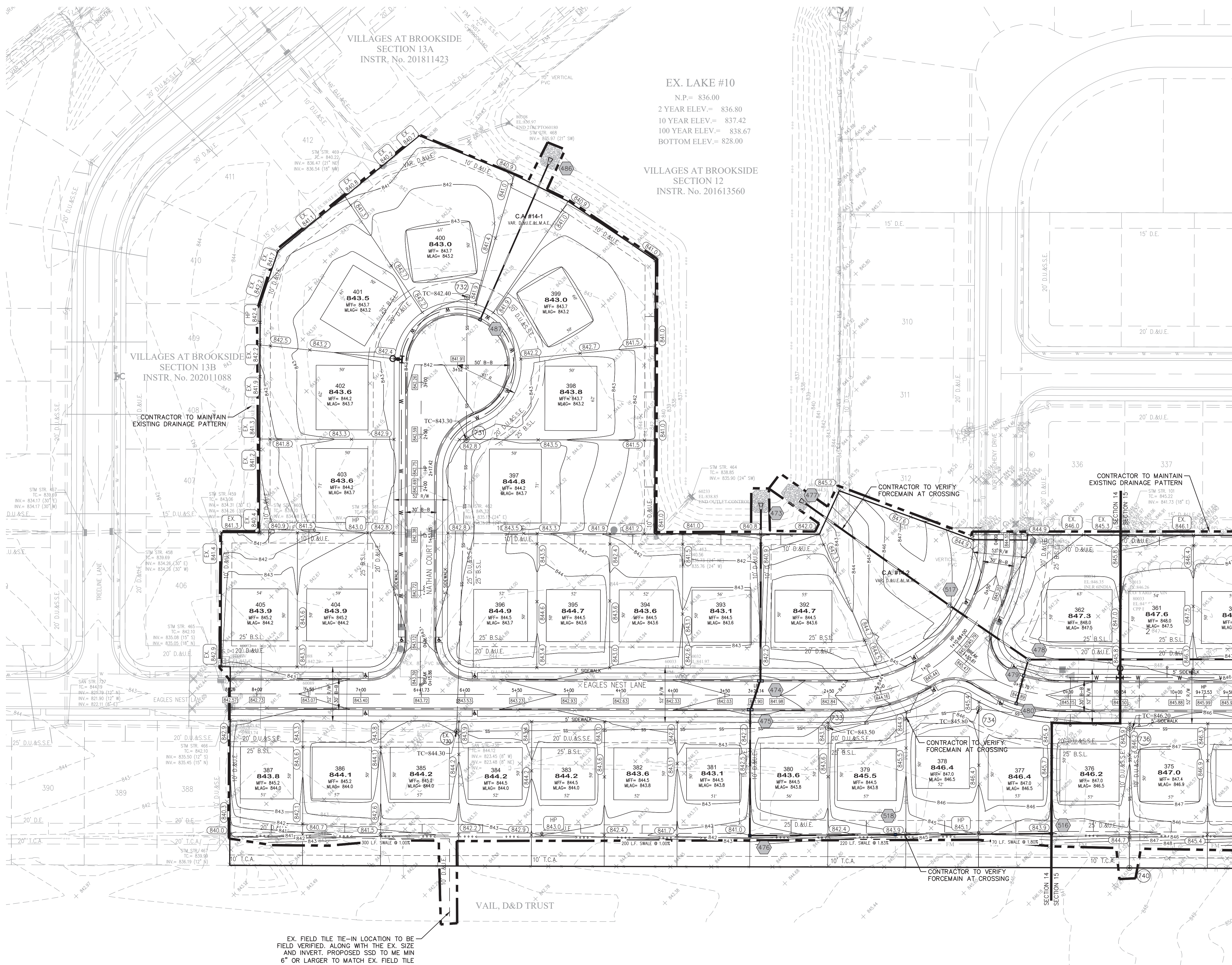
C100

DESIGNED BY: JSM	REVISOR: JSM	DATE: 4/12/2021
DRAWN BY: LLH	REVISOR: JSM	DATE: 4/12/2021
CHECKED BY: BAH	REVISOR: JSM	DATE: 4/12/2021
AS NOTED	REVISOR: JSM	DATE: 4/12/2021
DESIGNED BY: JSM	REVISOR: JSM	DATE: 4/12/2021
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AS NOTED	REVISOR: JSM	DATE: 4/12/2021





Drawing name: K:\IND\_LDEV\000000000\_Villages\_at\_Brookside\_INV2 Design CADD PlanSheets\Site Development Plan.dwg C200 Apr 12, 2021 3:47pm by JohnMcWorter  
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### LEGEND

	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED GRADE
	PROPOSED CONTOUR
	PROPOSED WATER LINE
	PROPOSED SWALE
	CONSTRUCTION LIMITS
	PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
	ADA RAMP TO BE INSTALLED
	RIP-RAP
	LOT NUMBER PAD ELEVATION
	PROPOSED 4' UNDERDRAINS
	MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW
	MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)

1. (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.  
2. 15" (1.25' ABOVE THE ROAD ELEV.  
3. 6" (0.5') ABOVE THE MLAG

- ### NOTES
- REFER TO SHEET C201 FOR STRUCTURE TABLE.
  - REFER TO SHEET C101 FOR GENERAL NOTES.
  - SEE SUBSURFACE DRAIN PLAN (C610 & C611) FOR MORE DETAILS.
  - 1 SHADE, 1 ORNAMENTAL, 1 EVERGREEN AND 8 SHRUBS SHALL BE PROVIDED PER LOT AND COMMON AREAS #14-1, 14-2, 15-1, AND 15-2. ORNAMENTAL TREES AND EVERGREENS CAN BE EXCHANGED FOR EACH OTHER.

### UTILITY CROSSINGS

CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE ARE NO CROSSING CONFLICTS. CONFLICTS THAT ARE DISCOVERED AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

### BENCHMARK INFO

PID J22365 (DES. -L 4 RESET 1943) - 4 MILES SW FROM FORTVILLE, ABOUT 3.95 MILES SW ALONG THE NEW YORK RAILROAD FROM STA., ABOUT 1.0 MILE NE OF THE GRAIN ELEVATOR AT MCCORDSVILLE, ABOUT 3.05 MILES NE OF THE OAKLANDON STATE BANK AS OAKLANDON, MARION COUNTY ABOUT 0.1 MILE SW OF MILE POST 267. 161 FEET SW OF SEMAPHORE SIGNAL NO. 267-2, SET IN THE TOP OF THE NE END OF THE SE HEADWALL OF RAILROAD CULVERT NO. 436A, 40 FEET N OF POLE #2, 7.5 FEET SE OF THE SE RAIL, AND ABOUT 0.5 FOOT BELOW TRACK. NOTE ---THE STAMPING ON THE MARK IS AS FOLLOWS - 4L4/L4. THERE IS AN "L" STAMPED AFTER THE 1943 AND TWO FIGURE FOURS BETWEEN MARK AND U.S. COAST OF THE CASTING ON THE MARK.  
ELEV. = 857.39, NGVD 29)

MATCHLINE - SEE SHEET C201

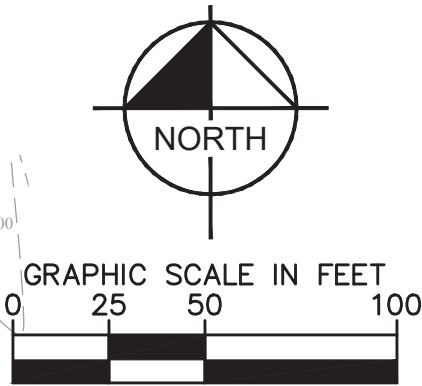
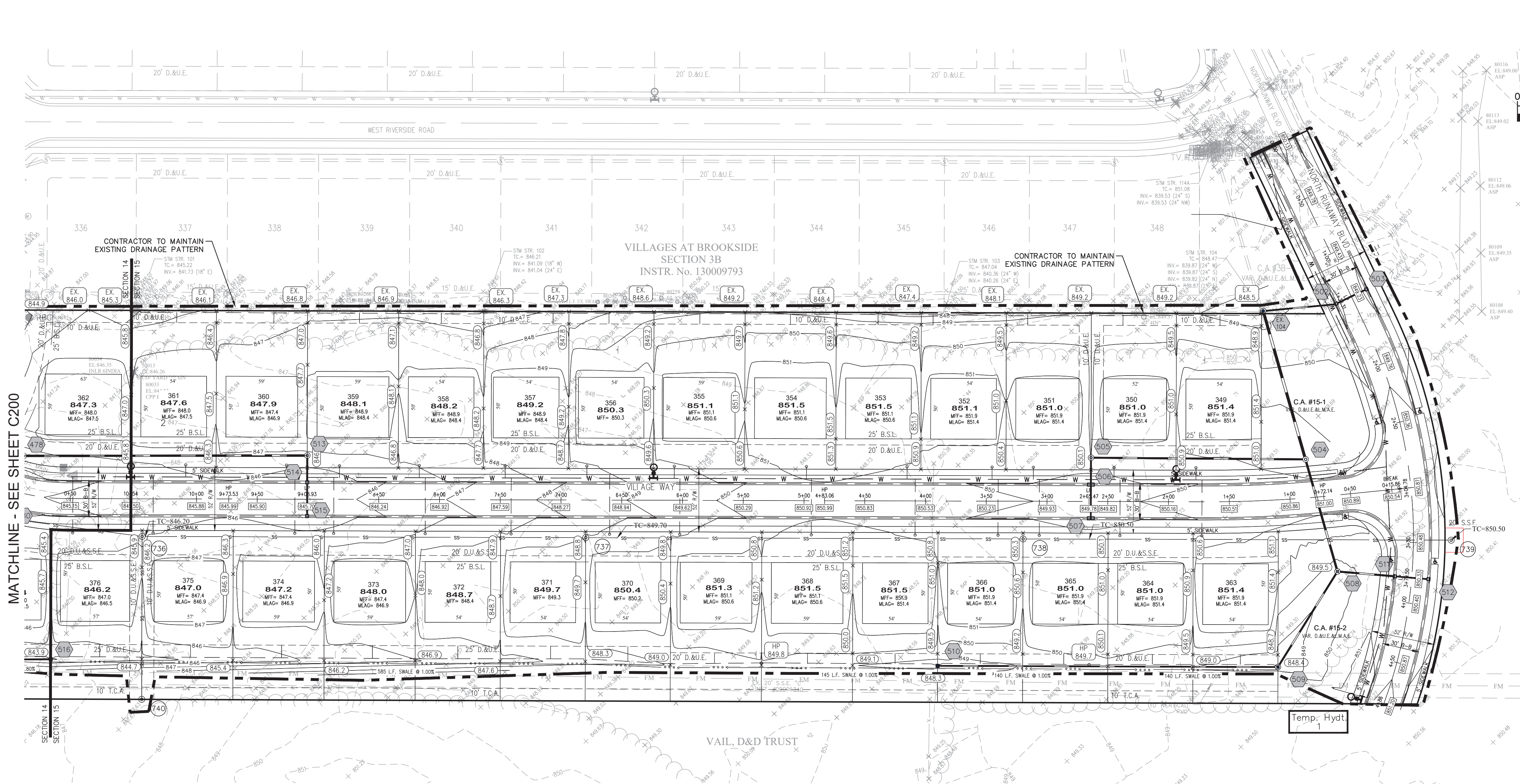
AS NOTED	DESIGNED BY: JSM	DRAWN BY: LLH	CHECKED BY: BAH	NO.	REVISIONS	DATE
SCALE:	Kimley»Horn			JSM		
© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 66TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM				REVISED PER PLANNING DEPT COMMENTS 4/12/2021 REVISED PER CITIZENS ENERGY COMMENTS 4/1/2021 REVISED PER TAC COMMENTS 3/9/2021		
WILLIAM A. BUTZ, JR. REGISTERED PROFESSIONAL ENGINEER No. PE10606045 INDIANA 3/9/2021				FISCHER HOMES		
Site Development Plan						
VILLAGES AT BROOKSIDE SECTIONS 14 & 15 MCCORDSVILLE, IN						
ORIGINAL ISSUE: 02/19/2021						
KHA PROJECT NO. 170227002						
SHEET NUMBER C200						

Indiana Utilities Protection Service





Drawing name: K:\IND\_LIVE\000000000\_Villages\_at\_Brookside\_410-600\_McCordsville\_IN\_V2 Design CADD PlanSheets\Site Development Plan.dwg C201 Apr 12, 2021 3:46pm by JohnMcHortor  
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- PROPOSED SWALE
- CONSTRUCTION LIMITS
- PROPOSED 5' SIDEWALK (BY HOME BUILDER)  
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
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- RIP-RAP
- LOT NUMBER  
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- MLAG XXX.X  
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### NOTES

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ELEV. = 857.39, NGVD 29)

STORM SEWER STRUCTURE DATA TABLE				
STR.NO.	STR. TYPE - CASTING TYPE	T.O.R.	INCOMING PIPE DATA	OUTGOING PIPE DATA
EX. 104	EX. MANHOLE - EXIST. (OPEN)	848.56	12" R.C.P. (E) INV.=840.87 24" R.C.P. (S) INV.=839.87	
473	FES - TRASHGUARD		18" R.C.P. (S) INV.=836.00	
474	TYPE "A" DBL. INLET - NEENAH R-3501-TR/TL W/ SUMP	841.90	18" R.C.P. (S) INV.=836.95	18" R.C.P. (N) INV.=836.85
475	TYPE "A" DBL. INLET - NEENAH R-3501-TR/TL	841.90	15" R.C.P. (S) INV.=837.14	18" R.C.P. (N) INV.=837.04
476	TYPE "A" INLET - NEENAH R-2560-E2	841.02	12" R.C.P. (E) INV.=837.60	15" R.C.P. (N) INV.=837.50
477	FES - TRASHGUARD		18" R.C.P. (SE) INV.=839.02	
478	TYPE "C" MH - NEENAH R-1772-A	845.38	18" R.C.P. (E) INV.=841.10 12" R.C.P. (S) INV.=841.10	18" R.C.P. (NW) INV.=841.00
479	TYPE "A" INLET - NEENAH R-3501-TR/TL W/ SUMP	844.89	12" R.C.P. (S) INV.=841.24	12" R.C.P. (N) INV.=841.14
480	TYPE "A" INLET - NEENAH R-3501-TR	844.89		12" R.C.P. (N) INV.=841.40
486	FES - TRASHGUARD		12" R.C.P. (SW) INV.=836.00	
487	TYPE "A" INLET - NEENAH R-3501-TR/TL	841.56		12" R.C.P. (NE) INV.=837.20
502	TYPE "A" INLET - NEENAH R-3501-TR/TL	849.23	12" R.C.P. (NE) INV.=844.29	12" R.C.P. (W) INV.=842.34
503	TYPE "A" INLET - NEENAH R-3501-TR/TL	849.23		12" R.C.P. (SW) INV.=844.89
504	TYPE "C" MH - NEENAH R-1772-A	851.31	15" R.C.P. (W) INV.=842.34 18" R.C.P. (S) INV.=842.34	24" R.C.P. (N) INV.=842.24
505	TYPE "C" MH - NEENAH R-1772-A	850.01	12" R.C.P. (S) INV.=844.80	15" R.C.P. (E) INV.=844.70
506	TYPE "A" DBL. INLET - NEENAH R-3501-TR/TL	849.78	12" R.C.P. (S) INV.=845.35	12" R.C.P. (N) INV.=845.25
507	TYPE "A" DBL. INLET - NEENAH R-3501-TR/TL	849.78		12" R.C.P. (N) INV.=845.50
508	TYPE "C" MH - NEENAH R-1772-A	849.47	15" R.C.P. (E) INV.=842.73 15" R.C.P. (SW) INV.=842.73	18" R.C.P. (N) INV.=842.63
509	TYPE "C" MH - NEENAH R-2560-E2	848.35	12" R.C.P. (W) INV.=843.17	15" R.C.P. (NE) INV.=843.07
510	TYPE "A" INLET - NEENAH R-2560-E2	848.35		12" R.C.P. (E) INV.=844.01
511	TYPE "A" INLET - NEENAH R-3501-TR/TL	850.33	12" R.C.P. (E) INV.=845.39	15" R.C.P. (W) INV.=843.66
512	TYPE "A" INLET - NEENAH R-3501-TR/TL	850.33		12" R.C.P. (W) INV.=845.99
513	TYPE "C" MH - NEENAH R-1772-A	846.71	15" R.C.P. (S) INV.=841.86	18" R.C.P. (W) INV.=841.76
514	TYPE "A" INLET - NEENAH R-3501-TR/TL W/ SUMP	845.71	12" R.C.P. (S) INV.=842.08	15" R.C.P. (N) INV.=841.98
515	TYPE "A" INLET - NEENAH R-3501-TR/TL	845.71		12" R.C.P. (N) INV.=842.21
516	TYPE "A" INLET - NEENAH R-2560-E2	843.95		12" R.C.P. (W) INV.=841.30
517	TYPE "C" MH - NEENAH R-1772	846.04	18" R.C.P. (SE) INV.=840.60	18" R.C.P. (NW) INV.=840.50
518	TYPE "A" INLET - NEENAH R-2560-E2	843.69	12" R.C.P. (E) INV.=840.85	12" R.C.P. (W) INV.=840.75

SANITARY SEWER STRUCTURE DATA TABLE				
STR.NO.	STR. TYPE / CASTING TYPE	T.O.R.	INCOMING PIPE DATA	OUTGOING PIPE DATA
EX. 730	EX. SAN. MH / EXIST.	844.30	8" S.D.R. 26 PVC (E) INV.=823.72 8" S.D.R. 35 PVC (N) INV.=832.72	
731	48" SAN. MH / R-1772-A	843.30	8" S.D.R. 35 PVC (N) INV.=834.08	8" S.D.R. 35 PVC (S) INV.=833.98
732	48" SAN. MH / R-1772-A	842.40		8" S.D.R. 35 PVC (S) INV.=834.70
733	48" SAN. MH / R-1772-A	843.50	8" S.D.R. 26 PVC (E) INV.=825.43	8" S.D.R. 26 PVC (W) INV.=825.33
734	48" SAN. MH / R-1772-A	845.80	8" S.D.R. 26 PVC (E) INV.=826.19	8" S.D.R. 26 PVC (W) INV.=826.09
736	4" SAN. MH / R-1772-A	848.20	8" S.D.R. 26 P.V.C (E) INV.=826.96 8" S.D.R. 26 PVC (S) INV.=827.06	8" S.D.R. 26 PVC (W) INV.=826.86
737	4" SAN. MH / R-1772-A	849.20	8" S.D.R. 26 P.V.C (E) INV.=828.81	8" S.D.R. 26 P.V.C (W) INV.=828.71
738	4" SAN. MH / R-1772-A	850.70	8" S.D.R. 26 P.V.C (E) INV.=830.66	8" S.D.R. 26 P.V.C (W) INV.=830.56
739	4" SAN. MH / R-1772-A	850.50		8" S.D.R. 26 P.V.C (W) INV.=832.00
740	4" SAN. MH / R-1772-A	847.90		8" S.D.R. 26 PVC (N) INV.=827.67

Indiana Utilities Protection Service



AS NOTED

DESIGNED BY: JSM

DRAWN BY: LLH

CHECKED BY: BAH

REVISIONS

NO.	DATE	REVISIONS
1	4/12/2021	REVISED PER PLANNING DEPT COMMENTS
2	4/17/2021	REVISED PER CITIZENS ENERGY COMMENTS
3	3/9/2021	REVISED PER TAC COMMENTS

WILLIAM A. BUTZ, JR.

REGISTERED

No. PE10606045

INDIANA

PROFESSIONAL ENGINEER

3/9/2021

FISCHER HOMES

Site Development Plan

VILLAGES AT BROOKSIDE

SECTIONS 14 & 15

MCCORDSVILLE, IN

ORIGINAL ISSUE:

02/19/2021

KHA PROJECT NO.

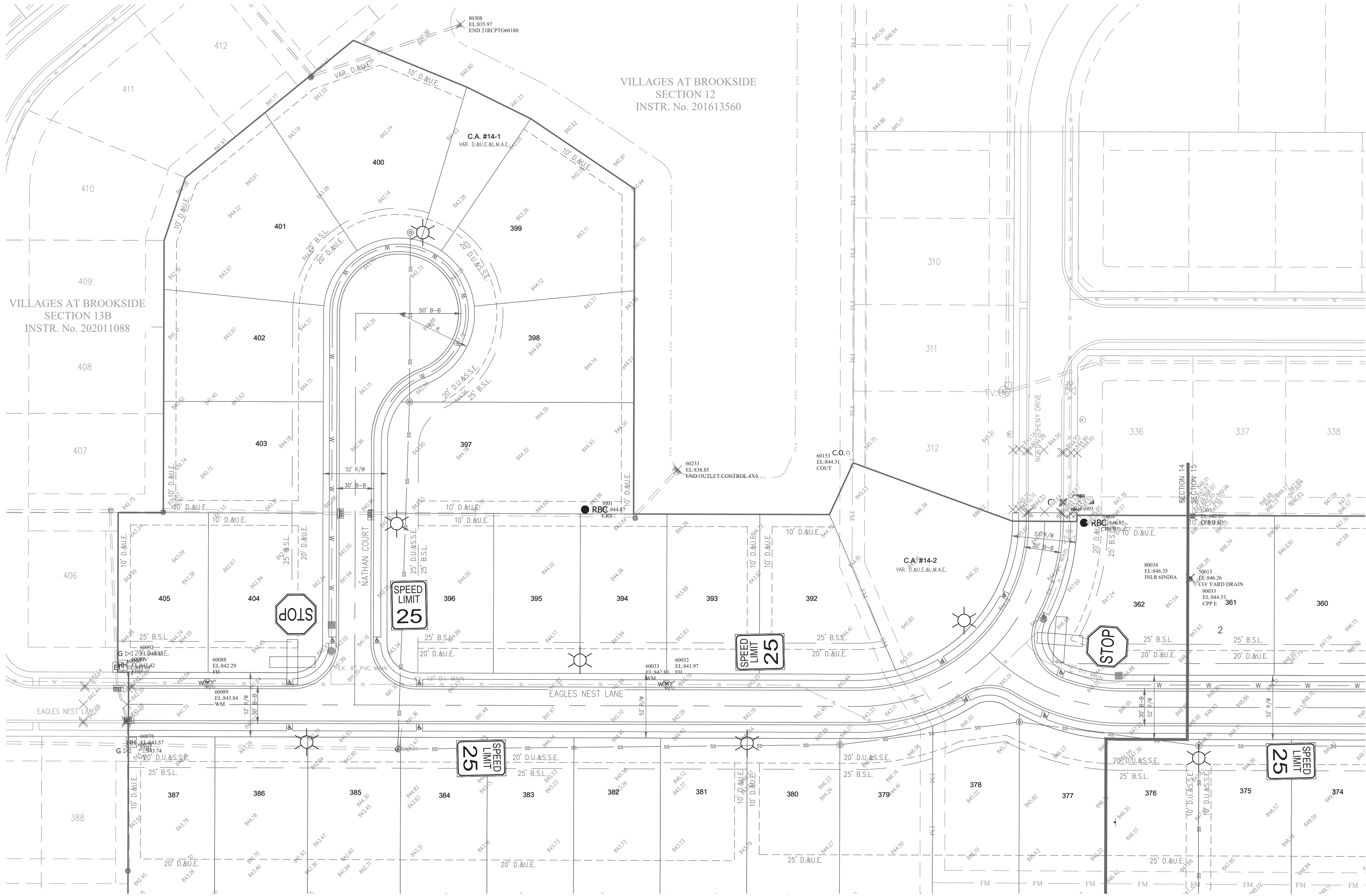
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SHEET NUMBER

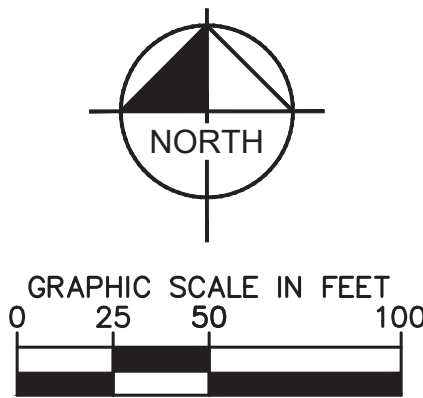
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Drawing name: K:\IND\_LDEV\000000000\_Villages\_at\_Brookside\_410-600\_McCordsville\_IN\2\_Design\CADD\PlanSheets\Traffic Control Plan.dwg C420 Apr 12, 2021 3:05pm by: John McWhorter  
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MATCHLINE - SEE SHEET C421



LEGEND	
	ROAD NAME SIGN 3
	STOP SIGN 3
	SPEED LIMIT SIGN 5
	LIGHTING 12
	TYPE III CONSTRUCTION BARRICADE 1

NOTES

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

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

ALL STREET LIGHTS INSTALLED IN THIS SECTION SHALL MATCH THE EXISTING STREET LIGHTS USED IN PREVIOUS SECTIONS OF THE VILLAGES AT BROOKSIDE.

Indiana Utilities Protection Service

Call 811

before you dig

VILLAGES AT BROOKSIDE  
SECTIONS 14 & 15  
MCCORDSVILLE, IN

ORIGINAL ISSUE:  
02/19/2021

KHA PROJECT NO.  
170227002

SHEET NUMBER  
  
C420

AS NOTED  
DESIGNED BY: JSM

DRAWN BY: LLH

CHECKED BY: BAH

Kimley»Horn

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WWW.KIMLEY-HORN.COM

REGISTERED  
No.  
PE10606045  
Professional Engineer

WILLIAM A. BUTZ, JR.  
3/9/2021

FISCHERHOMES

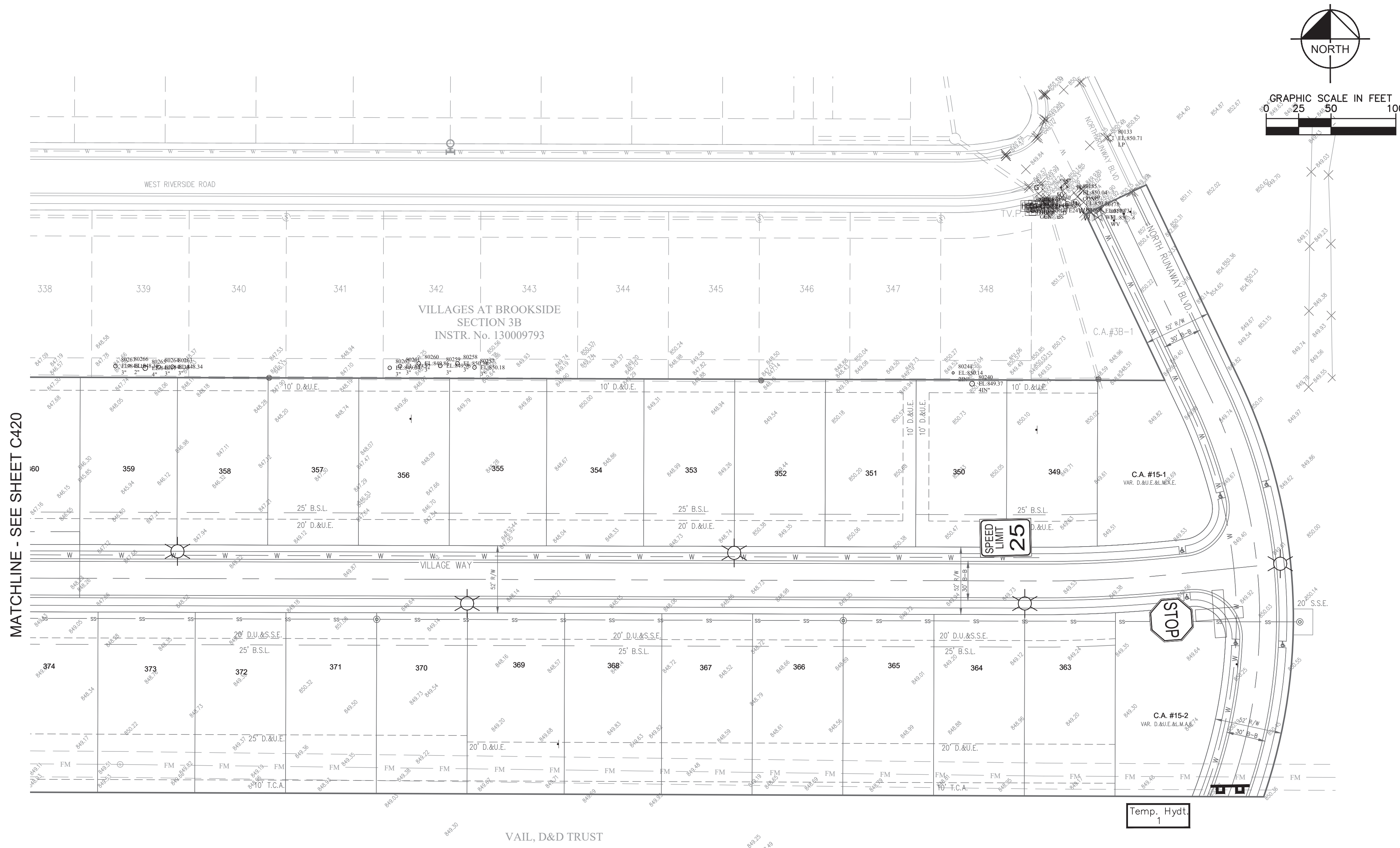
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REVISIONS

NO.	DATE	BY	REVISIONS
XXX	3/9/2021	XXX	REVISED PER TAC COMMENTS
LLH	4/1/2021	LLH	REVISED PER CITIZENS ENERGY COMMENTS
JSM	4/12/2021	JSM	REVISED PER PLANNING DEPT COMMENTS



Drawing name: K:\IND\_LEV\000000000\_Villages\_at\_Brookside\_410-600\_McCordsville\_IN\2\_Design\CADD\PlanSheets\Traffic Control Plan.dwg C421 Apr 12, 2021 3:06pm by John McHorter  
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MATCHLINE - SEE SHEET C420

- LEGEND**
- ROAD NAME SIGN 3
  - STOP SIGN 3
  - SPEED LIMIT SIGN 5
  - LIGHTING 5
  - TYPE III CONSTRUCTION BARRICADE 1

**NOTES**

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

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

ALL STREET LIGHTS INSTALLED IN THIS SECTION SHALL MATCH THE EXISTING STREET LIGHTS USED IN PREVIOUS SECTIONS OF THE VILLAGES AT BROOKSIDE.

Indiana Utilities Protection Service

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**Kimley»Horn**

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SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: LLH

CHECKED BY: BAH

WILLIAM A. BUTZ, JR.  
REGISTERED PROFESSIONAL ENGINEER  
No. PE10606045  
INDIANA  
3/9/2021

**FISCHER HOMES**

**VILLAGES AT BROOKSIDE  
SECTIONS 14 & 15  
MCCORDSVILLE, IN**

**Traffic Control  
Plan**

ORIGINAL ISSUE:  
02/19/2021

KHA PROJECT NO.  
170227002

SHEET NUMBER

**C421**

REVISED PER PLANNING DEPT COMMENTS 4/12/2021 JSM

REVISED PER CITIZENS ENERGY COMMENTS 4/1/2021 LLH

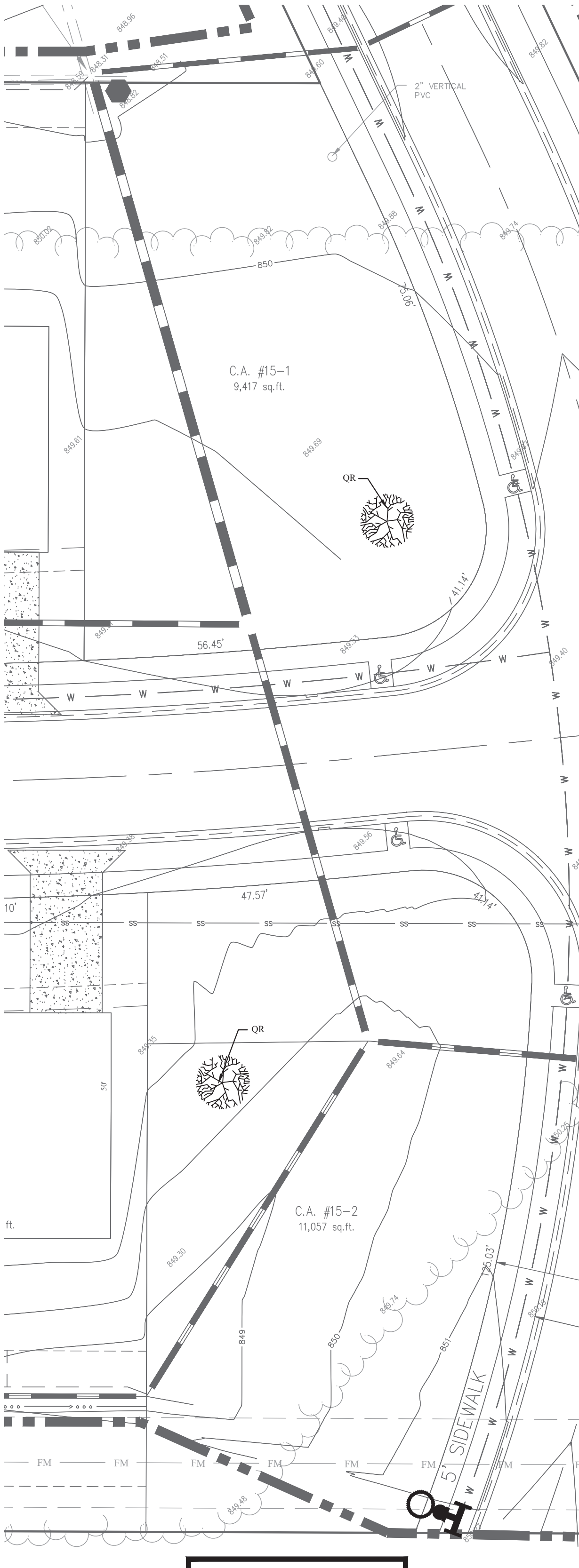
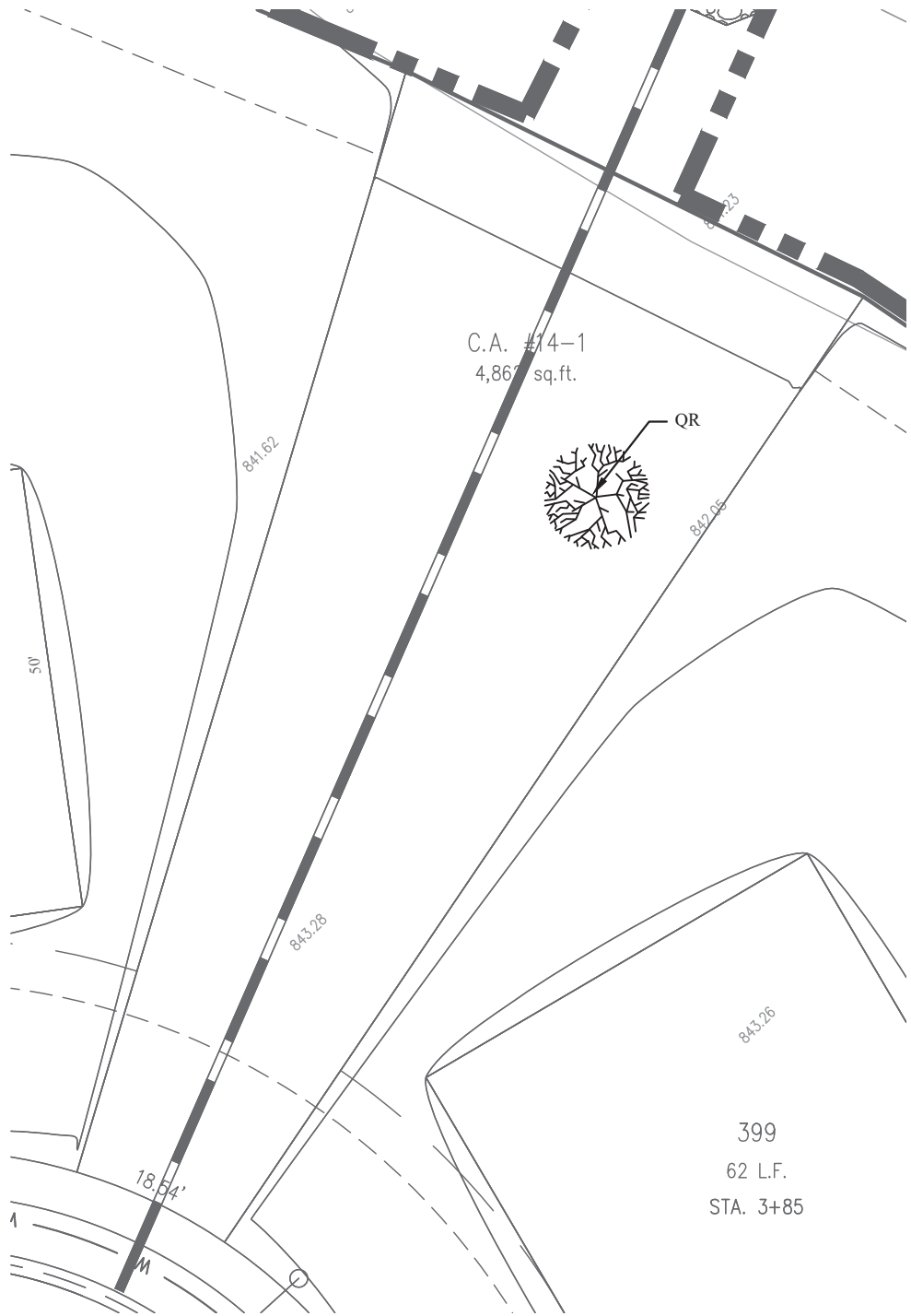
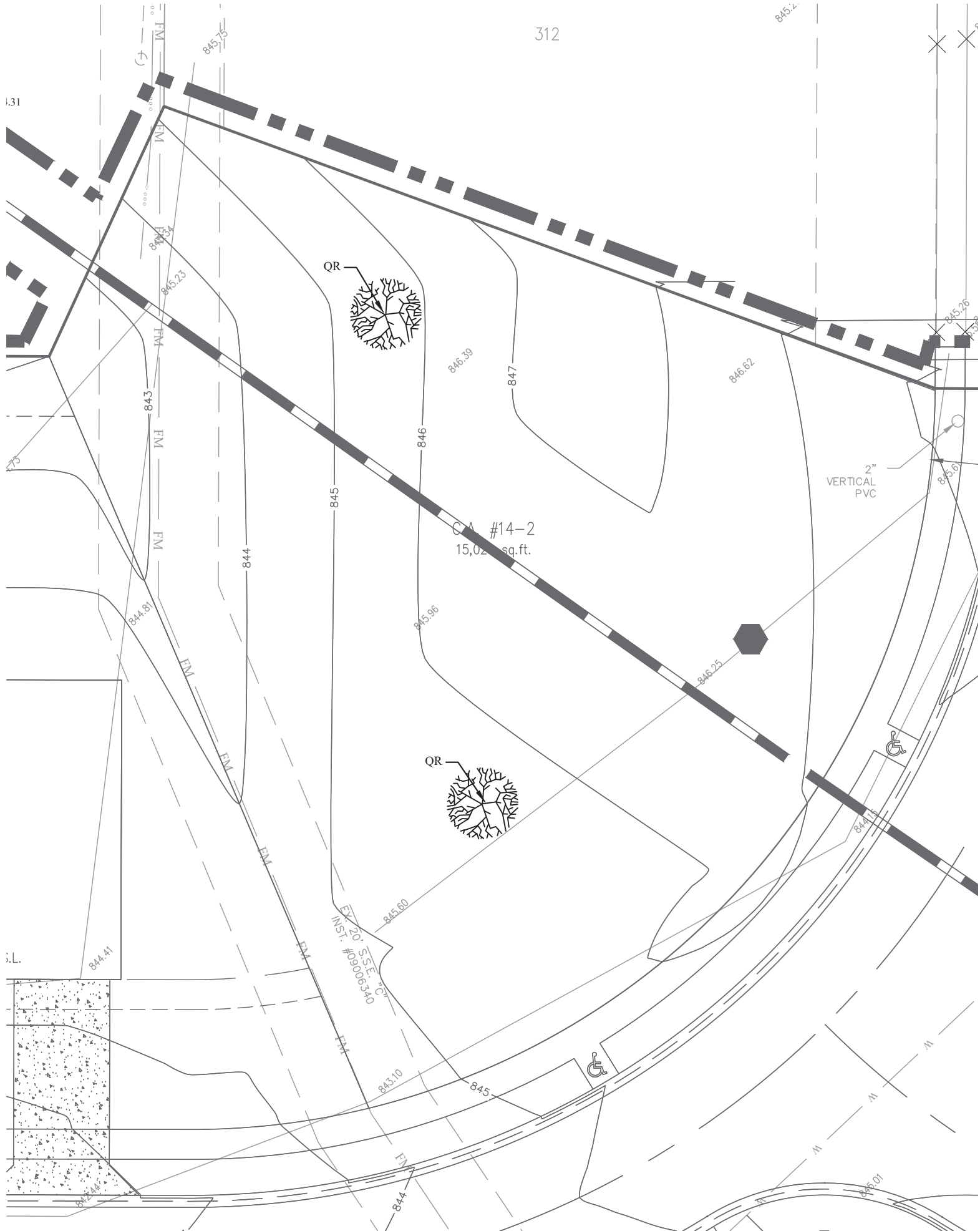
REVISED PER TAC COMMENTS 3/9/2021 XXX

REVISIONS

No. DATE BY



Drawing name: K:\IND\_LDEV\000000000\_Mileage\_at\_Brookside\_410-600\_McCordsville\_IN\2\_Design\CADD\PlanSheets\Landscape\Plan.dwg L100 Apr 12, 2021 3:11pm by: John McWhorter  
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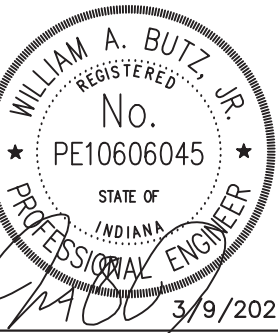
## Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE
QR	QUERCUS RUBRA	RED OAK	5	2" B&B

REQUIRED LANDSCAPE PLANTINGS IN  
COMMON AREAS  
a. <12,000 SF - 1 shade tree  
b. 12,001 to 20,000 SF - 2 shade trees  
c. 20,001 to 30,000 SF - 3 shade trees  
d. 30,000 to 1 acre - 4 shade trees  
e. >1 acre - 5 shade trees per acre

VILLAGES AT BROOKSIDE  
SECTIONS 14 & 15  
McCORDSVILLE, IN

Landscaping Plan



SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: LLH

CHECKED BY: BAH

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REVISED PER PLANNING DEPT COMMENTS 4/12/2021 JSM

REVISED PER CITIZENS ENERGY COMMENTS 4/1/2021 LLH

REVISED PER TAC COMMENTS 3/9/2021 XXX

REVISIONS

DATE

BY

No.

Kimley»Horn



THIS INSTRUMENT PREPARED BY:

TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR  
INDIANA #9700013  
HAMILTON DESIGNS, LLC.  
11 MUNICIPAL DRIVE, SUITE 300  
FISHERS, IN 46038

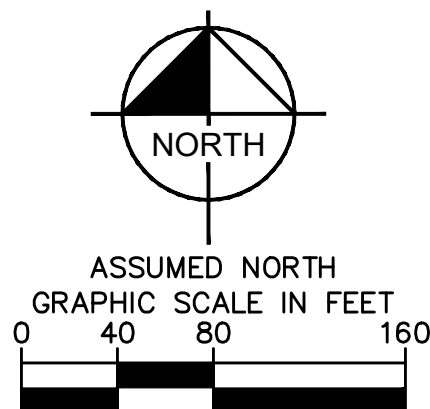
INSTRUMENT PREPARED FOR:

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CONTACT: GARY CARPENTER  
PHONE: (317) 457-4816  
EMAIL: gcarpenter@fisherhomes.com

DATE PREPARED: 02/19/2021

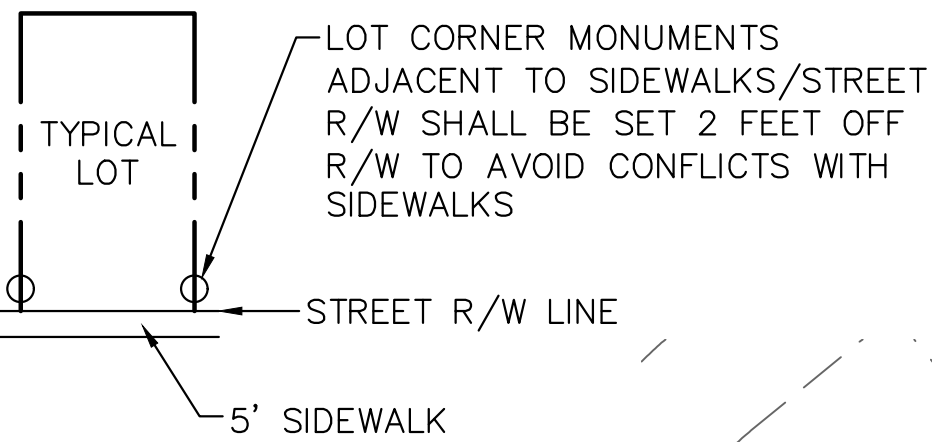
# SECONDARY PLAT OF VILLAGES AT BROOKSIDE SECTION 14

PART OF THE SOUTHWEST QUARTER OF SECTION 23-T17N-R5E  
IN HANCOCK COUNTY, INDIANA



VILLAGES AT BROOKSIDE PARCEL D  
LOT AND YARD REQUIREMENTS

MIN. LOT WIDTH	70'
MIN. DEPTH FRONT YARD	25'
MIN. DEPTH REAR YARD	15'
MIN. DEPTH SIDE YARD	5'
MIN. BUILDING SEPARATION	18'
MIN. GROUND FLOOR AREA	1,400 SF-1 STORY
	1,700 SF-2 STORY



PUD NOTE:

THE SUBJECT TRACT IS ZONED PD-M, TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA, ORDINANCE NO. 052305, AS AMENDED, AN ORDINANCE TO AMEND THE HANCOCK COUNTY, INDIANA AREA ZONING ORDINANCE, THE HANCOCK COUNTY CODE AND THE OFFICIAL ZONING MAP, MAY 23, 2005.

LEGEND

100	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
VAR.	VARIABLE
R.S.B.L.	REAR SETBACK LINE
T.C.A.	TREE CONSERVATION AREA

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 84S 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.

- DENOTES A 5/8"x30" REBAR WITH CAP STAMPED, "HAMILTON - FIRM #0104" SHALL BE SET AT ALL LOT OR PARCEL CORNERS AS DEPICTED HEREON.
- 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 ALUMINUM MONUMENT STAMPED "HAMILTON FIRM 0104, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).

NOTE:

THE TREE CONSERVATION AREA AS NOTED ON THIS PLAT SHALL NOT RESTRICT THE TOWN OF MCCORDSVILLE FROM REMOVING TREES IN ORDER TO PERFORM MAINTENANCE AND REPAIR ON THE FORCE MAIN THAT RUNS ADJACENT TO THIS EASEMENT. IN ADDITION, THE RIGHT TO REMOVE TREES FOR ANY OTHER PURPOSE IS LIMITED TO TREES THAT ARE DEAD, DISEASED AND/OR DYING TREES, OR THAT MAY PROPOSE RISKS TO PUBLIC HEALTH.

K:\IND\_LDEV\000000000\_Villages\_at\_Brookside\_Sec\_14

THIS INSTRUMENT PREPARED BY:

TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR  
INDIANA #9700013  
HAMILTON DESIGNS, LLC.  
11 MUNICIPAL DRIVE, SUITE 300  
FISHERS, IN 46038

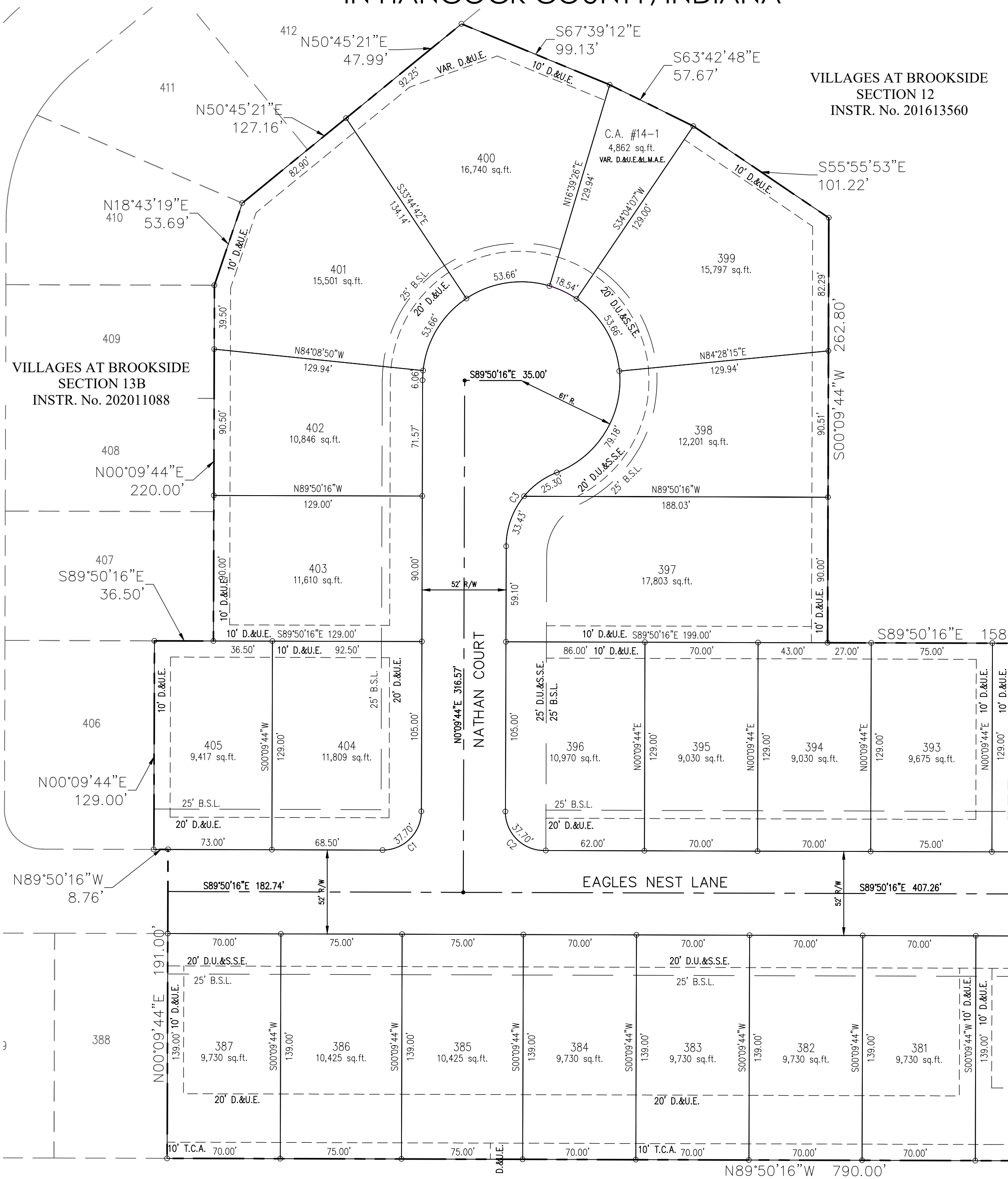
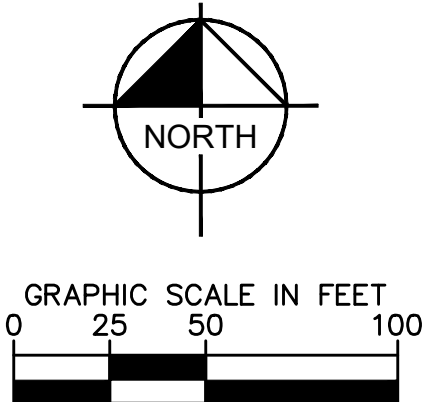
INSTRUMENT PREPARED FOR:

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6602 E. 75TH STREET, STE. 400  
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CONTACT: GARY CARPENTER  
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EMAIL: gcarpenter@fisherhomes.com

DATE PREPARED: 02/19/2021

# SECONDARY PLAT OF VILLAGES AT BROOKSIDE SECTION 14

PART OF THE SOUTHWEST QUARTER OF SECTION 23-T17N-R5E  
IN HANCOCK COUNTY, INDIANA



K:\IND\_LDEV\000000000\_Villages\_at\_Brookside\_Sec\_14





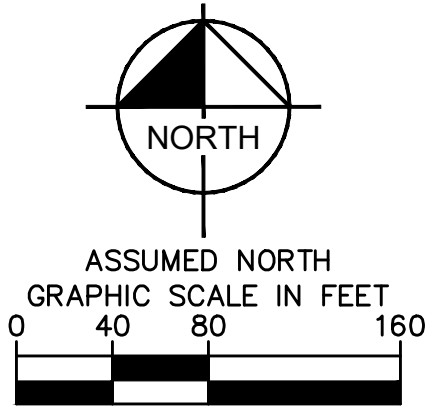
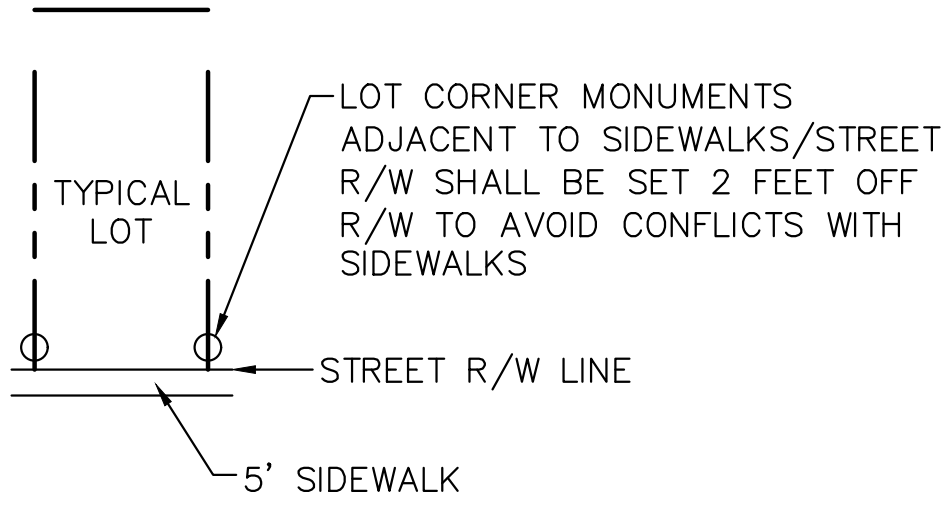
THIS INSTRUMENT PREPARED BY:  
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HAMILTON DESIGNS, LLC.  
11 MUNICIPAL DRIVE, SUITE 300  
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INSTRUMENT PREPARED FOR:  
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DATE PREPARED: 02/19/2021

# SECONDARY PLAT OF VILLAGES AT BROOKSIDE SECTION 15

PART OF THE SOUTHEAST QUARTER OF SECTION 23-T17N-R5E  
IN HANCOCK COUNTY, INDIANA



VILLAGES AT BROOKSIDE PARCEL D LOT AND YARD REQUIREMENTS	
MIN. LOT WIDTH	70'
MIN. DEPTH FRONT YARD	25'
MIN. DEPTH REAR YARD	15'
MIN. DEPTH SIDE YARD	5'
MIN. BUILDING SEPARATION	18'
MIN. GROUND FLOOR AREA	1,400 SF-1 STORY
	1,700 SF-2 STORY

## PUD NOTE:

THE SUBJECT TRACT IS ZONED PD-M, TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA, ORDINANCE NO. 052305, AS AMENDED, AN ORDINANCE TO AMEND THE HANCOCK COUNTY, INDIANA AREA ZONING ORDINANCE, THE HANCOCK COUNTY CODE AND THE OFFICIAL ZONING MAP, MAY 23, 2005.

## LEGEND

100	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
VAR.	VARIABLE
R.S.B.L.	REAR SETBACK LINE
T.C.A.	TREE CONSERVATION AREA

## 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 (d)(1)(1)(2), THE INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDATION OF PLAT.

- DENOTES A 5/8"x30" REBAR WITH CAP STAMPED, "HAMILTON - FIRM #0104" SHALL BE SET AT ALL LOT OR PARCEL CORNERS AS DEPICTED HEREON.
- 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 ALUMINUM MONUMENT STAMPED "HAMILTON FIRM 0104, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).

## NOTE:

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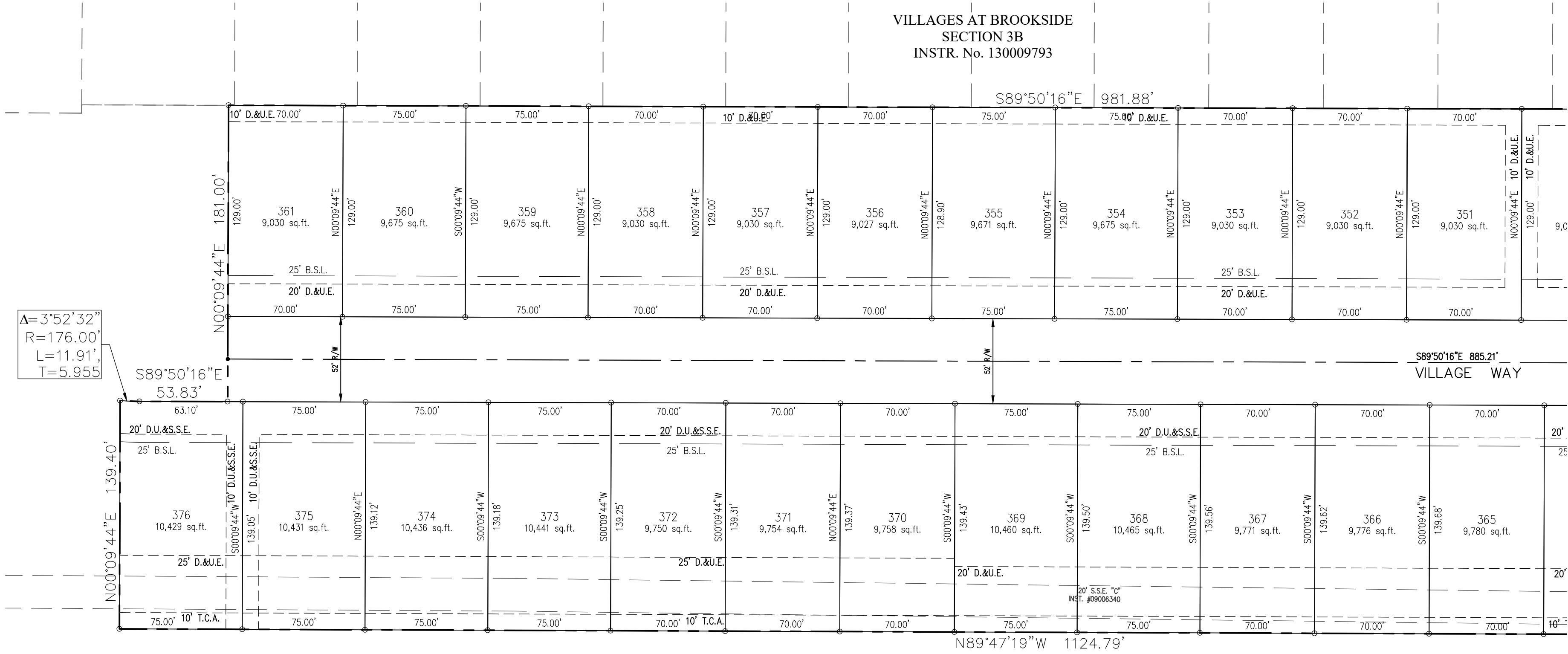
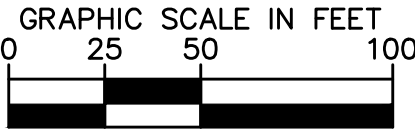
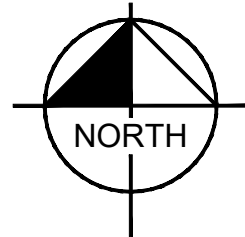
K:\IND\_LDEV\000000000\_Villages\_at\_Brookside\_Sec\_15

THIS INSTRUMENT PREPARED BY:  
TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR  
INDIANA #9700013  
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11 MUNICIPAL DRIVE, SUITE 300  
FISHERS, IN 46038

INSTRUMENT PREPARED FOR:  
GRAND COMMUNITIES, LLC  
FISCHER DEVELOPMENT COMPANY  
6602 E. 75TH STREET, STE. 400  
INDIANAPOLIS, IN 46250  
CONTACT: GARY CARPENTER  
PHONE: (317) 457-4816  
EMAIL: gcarpenter@fisherhomes.com

# SECONDARY PLAT OF VILLAGES AT BROOKSIDE SECTION 15

PART OF THE SOUTHEAST QUARTER OF SECTION 23-T17N-R5E  
IN HANCOCK COUNTY, INDIANA



K:\IND\_LDEV\000000000\_Villages\_at\_Brookside\_Sec\_15



THIS INSTRUMENT PREPARED BY:

TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR  
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HAMILTON DESIGNS, LLC.  
11 MUNICIPAL DRIVE, SUITE 300  
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PHONE: (317) 457-4816  
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# SECONDARY PLAT OF VILLAGES AT BROOKSIDE SECTION 15

PART OF THE SOUTHEAST QUARTER OF SECTION 23-T17N-R5E  
IN HANCOCK COUNTY, INDIANA

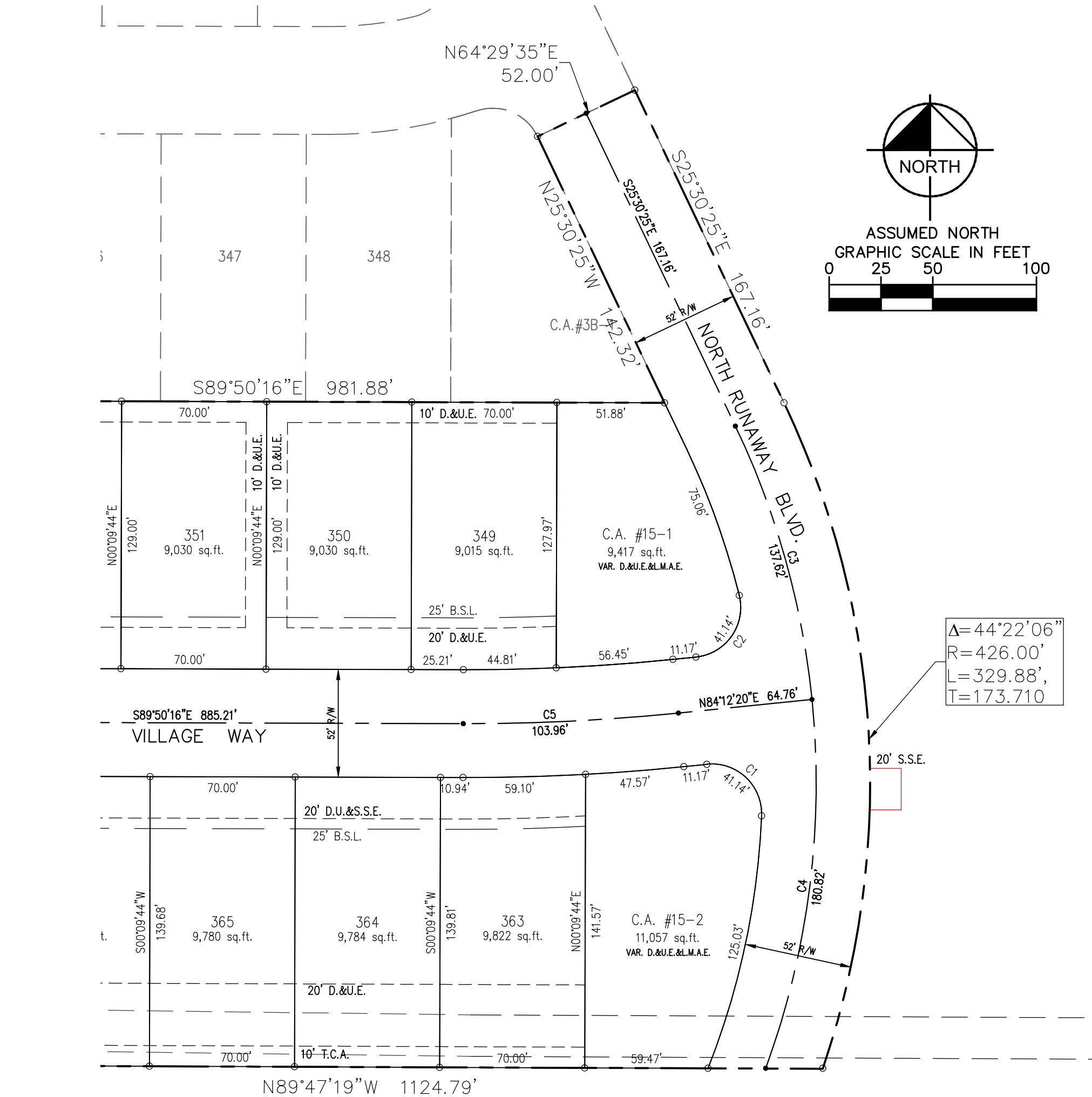
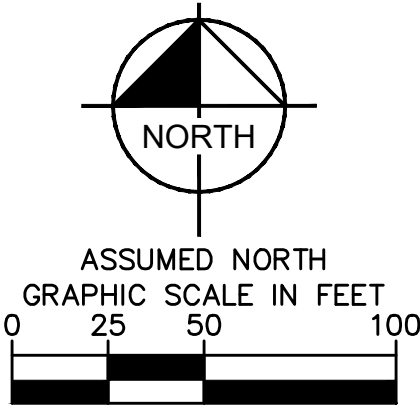
VILLAGES AT BROOKSIDE  
SECTION 15

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH AND RANGE 5  
EAST IN HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF VILLAGES AT BROOKSIDE, SECTION 3B,  
RECORDED AS INSTRUMENT NUMBER 130009793, IN PLAT CABINET C, SLIDE 324, IN THE  
OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THE FOLLOWING TWO (2)  
COURSES BEING ON AND ALONG THE BOUNDARY OF SAID VILLAGES AT BROOKSIDE,  
SECTION 3B; 1) NORTH 25 DEGREES 30 MINUTES 25 SECONDS WEST 142.32 FEET; 2)  
NORTH 64 DEGREES 29 MINUTES 35 SECONDS EAST 52.00 FEET; THENCE SOUTH 25  
DEGREES 30 MINUTES 25 SECONDS EAST 167.17 FEET TO A TANGENT CURVE, THE RADIUS  
POINT BEING SOUTH 64 DEGREES 29 MINUTES 35 SECONDS WEST 426.00 FEET FROM  
SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 329.88 FEET  
TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 71 DEGREES 08  
MINUTES 19 SECONDS EAST 426.00 FEET FROM THE RADIUS POINT OF SAID CURVE;  
THENCE NORTH 89 DEGREES 47 MINUTES 19 SECONDS WEST 1,124.79 FEET; THENCE  
NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 139.40 FEET TO A TANGENT CURVE,  
THE RADIUS POINT OF SAID CURVE BEING NORTH 04 DEGREES 02 MINUTES 16 SECONDS  
EAST 176.00 FEET FROM SAID POINT; THENCE EASTERLY ALONG SAID CURVE AN ARC  
DISTANCE OF 11.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING  
SOUTH 00 DEGREES 09 MINUTES 44 SECONDS WEST 176.00 FEET FROM THE RADIUS  
POINT OF SAID CURVE; THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST  
53.83 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 181.00 FEET  
TO A POINT ON THE SOUTHERN BOUNDARY OF THE AFORESAID VILLAGES AT BROOKSIDE,  
SECTION 3B; THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST ALONG THE  
SOUTHERN BOUNDARY OF SAID VILLAGES AT BROOKSIDE, SECTION 3B A DISTANCE OF  
981.88 FEET TO THE PLACE OF BEGINNING, CONTAINING 8.27 ACRES, MORE OR LESS,  
SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF  
RECORD.

THIS SUBDIVISION CONSISTS OF 25 LOTS AND 2 COMMON AREAS LABELED AS "C.A.#15-1  
& #15-2", AND SHALL BE KNOWN AND DESIGNATED AS VILLAGES AT BROOKSIDE SECTION  
15. ALL RIGHTS-OF-WAY SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY  
DEDICATED TO THE PUBLIC.

THE SIZE OF THE LOTS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES  
DENOTING FEET AND CROSS-REFERENCE IS HEREBY MADE TO SURVEY PLAT RECORDED  
PREPARED BY STOEPPELWERTH & ASSOCIATES, DATED \_\_\_\_\_,  
AS INSTRUMENT NO. \_\_\_\_\_ IN THE OFFICE  
OF THE RECORDER OF HANCOCK COUNTY, INDIANA.



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3 OF 4

THIS INSTRUMENT PREPARED BY:

TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR  
INDIANA #9700013  
HAMILTON DESIGNS, LLC.  
11 MUNICIPAL DRIVE, SUITE 300  
FISHERS, IN 46038

INSTRUMENT PREPARED FOR:

GRAND COMMUNITIES, LLC.  
FISCHER DEVELOPMENT COMPANY  
6602 E. 75TH STREET, STE. 400  
INDIANAPOLIS, IN 46250  
CONTACT: GARY CARPENTER  
PHONE: (317) 457-4816  
EMAIL: gcarpenter@fischerhomes.com

# SECONDARY PLAT OF VILLAGES AT BROOKSIDE SECTION 15

PART OF THE SOUTHEAST QUARTER OF SECTION 23-T17N-R5E  
IN HANCOCK COUNTY, INDIANA

## 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 \_\_\_\_\_, 2021, under the  
authority provided by:

Signature Signature

Printed Name Printed Name

## 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 1,010 linear  
feet of open ditches and 1,010 feet of subsurface drains that will be included in  
the Town's Regulated Drainage System.

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 and Reservation of Easements for the Villages  
at Brookside set forth on the Plat of Villages at Brookside Recorded with the  
Recorder of Hancock County, Indiana Instrument # and all amendments and  
supplements thereto, (the "Covenants"), and this constitutes a supplement declaration  
within the meaning of the Covenants.

STORM INVENTORY CHART	
12" R.C.P.	480 L.F.
15" R.C.P.	337 L.F.
18" R.C.P.	329 L.F.
24" R.C.P.	127 L.F.
30" R.C.P.	0 L.F.
TOTAL	1,273 L.F.

## ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Grand Communities, LLC. owners of the real estate shown and  
described on the plat heretofore recorded in the Hancock County Recorder's Office  
on the \_\_\_\_\_ day of \_\_\_\_\_, and recorded in the  
Hancock County Recorder's Office as Instrument # \_\_\_\_\_, Slide  
\_\_\_\_\_, and Cabinet \_\_\_\_\_, do hereby certify that we have laid off,  
platted and subdivided, said real estate in accordance with the within plat. We do  
further certify that this plat is made and submitted with our free consent and  
desires.

This subdivision shall be known and designated as Villages At Brookside, Section 15,  
an addition to Villages At Brookside. All streets shown and not heretofore dedicated  
are hereby dedicated to the public.

Front 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.

Right of way shown on this plat and heretofore dedicated to the Town consists of  
1.81 acres.

A perpetual utility easement is hereby granted to any private or public utility or  
municipal department, their successors and assigns, within the area shown on the  
plat and marked "Utility Easement", to install, lay, construct, renew, operate,  
maintain and remove conduits, cables, pipes, poles and wires, overhead and  
underground, with all necessary braces, guys, anchors and other equipment for the  
purpose of serving the subdivision and other property with telephone, internet, cable  
tv, electric and gas, sewer and water service as a part of the respective utility  
systems; also is granted (subject to the prior rights of the public therein or other  
governing codes and ordinances) the right to use the streets and lots with aerial  
service wires to serve adjacent lots and street lights, the right to cut down and  
remove or trim and keep trimmed any trees or shrubs that interfere or threaten to  
interfere with any of the said private or public utility equipment, and the right is  
hereby granted to enter upon the lots at all times for all of the purposes  
aforesaid. No permanent structures, fences, or trees shall be placed on said area  
as shown on the plat and marked "Utility Easement," but same may be used for  
gardens, shrubs, landscaping and other purposes that do not then or later interfere  
with the aforesaid user or the rights herein granted.

In addition, this Deed shall dedicate to the Town of McCordsville, Indiana, any and  
all sewer infrastructure installed for, by or on behalf of the undersigned, said  
infrastructure to include but not be limited to the sewer collection system, force  
main, lift station, or any other component part of the sewer system which serves  
the subject subdivision.

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 maintained in violation hereof, is hereby  
dedicated to the Town of McCordsville, Indiana, its assigns or designated agent or  
representative.

Be it resolved by the McCordsville Town Council, McCordsville, Indiana, that the  
dedications shown on this plat are hereby approved and accepted this \_\_\_\_\_  
day of \_\_\_\_\_, 2021.

President

## CERTIFICATE OF OWNERSHIP

We, Grand Communities, LLC., does hereby certify that it is the owner of the  
property described in the above caption and that as such owner it has caused the  
said above described property to be surveyed and subdivided as shown on the  
herein drawn plat, as its free and voluntary act and deed.

Grand Communities, LLC.  
A Kentucky Limited Partnership  
By Fischer Development Company  
its General Partner

By: \_\_\_\_\_  
Todd E. Huss, President

This is an acknowledgement clause; no oath or affirmation was administered to the  
signer. The Foregoing instrument was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_, 2021 by Todd E. Huss, President  
of Grand Communities, LLC, a Kentucky limited liability company, on behalf of the  
company.

Notary Public

My Commission Expires \_\_\_\_\_

## REGISTERED LAND SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY 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 AS EXCEPT AS NOTED, THERE HAS BEEN NO  
CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY  
ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION. I FURTHER CERTIFY THAT  
THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND  
IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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."

TERRY D. WRIGHT, PS  
INDIANA REGISTRATION NO 9700013

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_) SS:  
\_\_\_\_\_) COUNTY

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE,  
PERSONALLY APPEARED TERRY WRIGHT AND ACKNOWLEDGED THE EXECUTION OF THE  
FORGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARY SEAL THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2021.

SIGNATURE: \_\_\_\_\_ PRINTED  
NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ COUNTY OF  
RESIDENCE: \_\_\_\_\_

4 OF 4

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