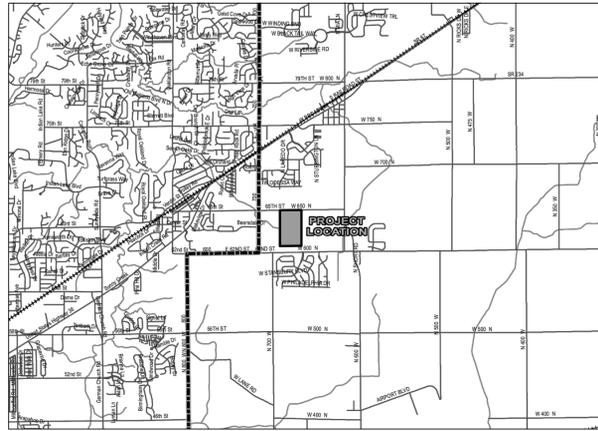


MERIDIAN HOMES AT SYCAMORE DRIVE PRELIMINARY PLAT

Hartman Capital LLC
Vernon Township, Sec. 35, T5N, R5E



LOCATION MAP
SCALE 1" = 1 MILE

DEVELOPER:
HARTMAN CAPITAL LLC
SCOTT KUNKEL
505 S. FIFTH STREET
CHAMPAIGN, ILLINOIS 61820
kunkel@jmliving.com

CIVIL ENGINEER and SURVEYOR:
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
(317) 347-3663
mmapple@hwcengineering.com

SURVEYED LAND DESCRIPTION

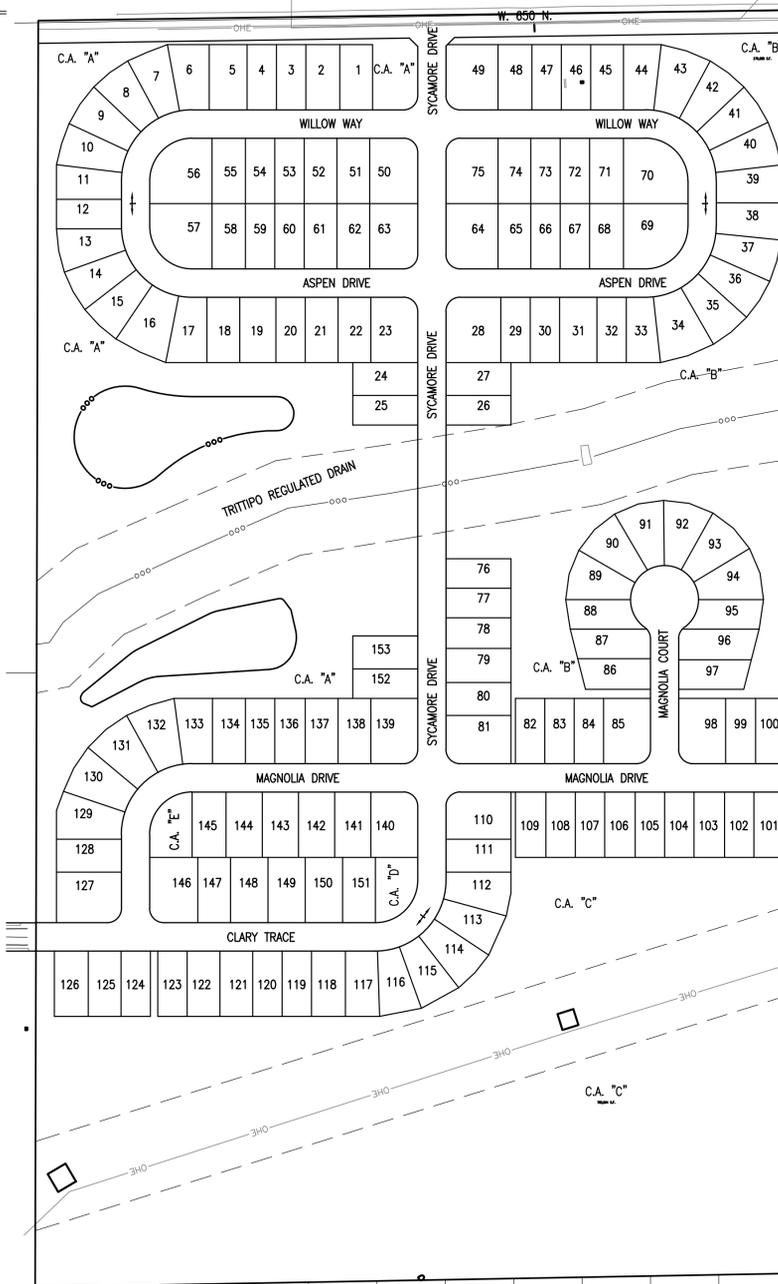
The East Half of the Southwest Quarter of Section 35, Township 17 North, Range 5 East of the Second Principal Meridian in Hancock County, Indiana and excepting twelve acres of uniform width off the entire south side thereof being a 68.33 acre tract of land shown on the plat of a boundary retracement survey of said tract certified by Steven W. Reeves PLS #20400005 on May 17, 2022 as HWC Engineering project number 2022-016-S (all references to monuments and courses herein are as shown on said plat of survey) being more particularly described as follows:

COMMENCING at a Harrison monument at the Northwest corner of the Southwest Quarter of said Section 35; thence North 89 degrees 11 minutes 26 seconds East (basis of bearing - Indiana State Plane Coordinate System - East Zone) along the North line of said Quarter a distance of 1,334.83 feet to the northwest corner of the East Half of said Southwest Quarter, being also the northeast corner of the Sagebrook Subdivision Section 4, as per plat thereof recorded as Instrument No. 202002605 in the Office of the Recorder of said County, and the POINT OF BEGINNING; thence continuing North 89 degrees 11 minutes 26 seconds East along the North line of said Half-Quarter a distance of 1,334.83 feet to the northeast corner of said Quarter; thence South 00 degrees 04 minutes 08 seconds West along the East line of said Quarter a distance of 2,225.12 feet to the northeast corner of Country View Estates, as per plat thereof recorded in Plat Cabinet B, Slide 236 as Instrument No. 9410049; thence South 88 degrees 58 minutes 00 seconds West along the north line thereof a distance of 1,337.60 feet to the West line of the East Half of said Southwest Quarter and a point on the east line of the Sagebrook Subdivision Section 1, as per plat thereof recorded as Instrument No. 201704283; thence North 00 degrees 08 minutes 16 seconds East along the West line of said East Half a distance of 2,230.39 feet to the Point of Beginning.

Containing 68.33 acres, more or less.

FLOOD HAZARD STATEMENT:

THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND DOES NOT LIE WITHIN A FLOOD ZONE. REFER TO FEMA MAPS #18059C0018D EFFECTIVE DATE DECEMBER 4, 2007 & 18059C0106E EFFECTIVE DATE MARCH 17, 2014.



PROPERTY ADDRESS
6579 W 650 N
McCORDSVILLE, IN 46055

SITE MAP
SCALE: 1" = 150'



SOILS MAP
NOT TO SCALE

SOILS LEGEND

CrA BROOKSTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
Crosby SILT LOAM, NEW CASTLE TILL PLAIN, 0 TO 2 PERCENT SLOPES

SHEET LIST TABLE

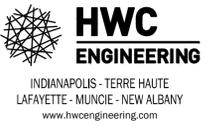
Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL EXISTING CONDITIONS PLAN
C1.2	OVERALL SITE AND DRAINAGE PLAN
C2.0-C2.2	PRIMARY PLAT PLAN
C3.0	OVERALL PRELIMINARY EROSION CONTROL PLAN

ACREAGE =	68.33
LOTS =	162
ZONING =	R2.5

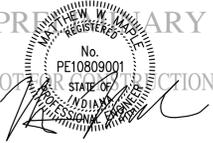
CONTACT INFORMATION:

GAS VECTREN - GREENFIELD 2520 LINCOLN DRIVE CLARKSVILLE, INDIANA 47129 (317) 323-2082 MARY BARBER	MINSTAR CONNECT (Cable) 2331 EAST 600N GREENFIELD, IN 46140 (317) 323-2714 BRADLEY HENDERSON	ROAD HANCOCK COUNTY HIGHWAY DEPARTMENT 921 W. OSAGE ST. GREENFIELD, IN 46140 (260) 477-1130 RANDY MOORE / GARY POOLE
MINSTAR CONNECT (Electric & Telecom) 2331 EAST 600N GREENFIELD, IN 46140 (317) 323-2714 BRADLEY HENDERSON	CITIZENS ENERGY GROUP (WATER) 2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, INDIANA 46202 (317) 264-7715	DRAINAGE HANCOCK COUNTY SURVEYOR HANCOCK COUNTY ANNEX 111 S. AMERICAN LEGION PLACE, SUITE 171 GREENFIELD, IN 46140 (317) 477-1150 SUSAN BOOKIN
SANITARY WESTERN HANCOCK UTILITIES C/O AQUA INDIANA, INC. 5750 CASTLE CREEK PARKWAY N. DR., ST. 314 INDIANAPOLIS, IN 46250 (317) 577-1390 KERAN TANSY / JIM SHIELDS	TRANSMISSION LINE IPL TRANSMISSION DESIGN GROUP AND MAINTENANCE GROUP 1230 W. MORRIS ST. INDIANAPOLIS, IN 46221 (317) 261-8686 DANA SMITH	FIRE DEPARTMENT VERNON TOWNSHIP FIRE STATION 600 VITALITY DRIVE FORTVILLE, IN 46040 (317) 649-6012 JOSH EARLY
POLICE HANCOCK COUNTY SHERIFF'S DEPT. 123 EAST MAIN STREET GREENFIELD, IN 46140 (317) 477-1147	SCHOOL DISTRICT MT. VERNON COMMUNITY SCHOOL CORP. 1806 WEST STATE ROAD 234 FORTVILLE, IN 46040 (317) 485-3100	PLAN COMMISSION HANCOCK COUNTY ANNEX 111 S. AMERICAN LEGION PLACE, SUITE 146 GREENFIELD, IN 46140 (317) 477-1134 MICHAEL DALE, ACP

REVISIONS		
DATE	DESCRIPTION	BY



MERIDIAN HOMES AT SYCAMORE DRIVE PRELIMINARY PLAT
HANCOCK COUNTY, INDIANA
COVER



DRAWN BY TD/MM	JOB NUMBER 2022-016-A
CHECKED BY MM	
DATE MAY 27, 2022	SCALE AS SHOWN
SCALE	
SHEET	

C1.0
COVER

Plot Date: Jun 24, 2022 Plot Time: 9:04am File Name: W:\Hartman Capital LLC\2022-016-A - Hartman Primary Plat\Design\CAD\20216-A-Cover_Sheet.dwg Layout: C1.0 By: tabvis

ABBREVIATIONS:

BC	- BACK OF CURB	B.S.L.	- BUILDING SETBACK LINE
CL	- CENTERLINE	S.F.	- SQUARE FEET
FL	- FLOW LINE	R/W	- PUBLIC RIGHT-OF-WAY
NP	- NORMAL POOL (ELEVATION)		
PVC	- POLYVINYL CHLORIDE PIPE		
RCP	- REINFORCED CONCRETE PIPE		
C.A.	- COMMON AREA		
D.E.	- DRAINAGE EASEMENT		
S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT		
D.&U.E.	- DRAINAGE AND UTILITY EASEMENT		
P.S.E.	- PERMANENT STORMWATER EASEMENT		
P.A.E.	- PEDESTRIAN ACCESS EASEMENT		
T.P.E.	- TREE PRESERVATION EASEMENT		
ESMT.	- EASEMENT		
25	- LOT NUMBER		

LEGEND:

EXISTING	RIGHT-OF-WAY LINE	EXISTING	TREE LINE
---	EASEMENT LINE	---	SANITARY MANHOLE
---	SETBACK LINE	---	STORM MANHOLE
---	CENTERLINE	---	STORM INLET
---	SWALE / FLOWLINE	---	STORM END SECTION
---	SUBSURFACE DRAIN	---	FIRE HYDRANT
---	SANITARY SEWER	---	FLOW ARROW
---	STORM SEWER		
---	STORM CULVERT		
---	WATER MAIN		
---	CONTOUR, MAJOR		
---	CONTOUR, MINOR		
---	FENCE		

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THIS INSTRUMENT PREPARED BY:
 MICHAEL G. JUDT
 HWC ENGINEERING
 135 N. PENNSYLVANIA ST., SUITE 2800
 INDIANAPOLIS, INDIANA 46204
 PHONE: (317) 347-3663
 PROFESSIONAL SURVEYOR #21500017

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 GRAPHIC SCALE
 0' 100' 200' 300'
 (IN FEET)

REVISIONS

DATE	DESCRIPTION	BY

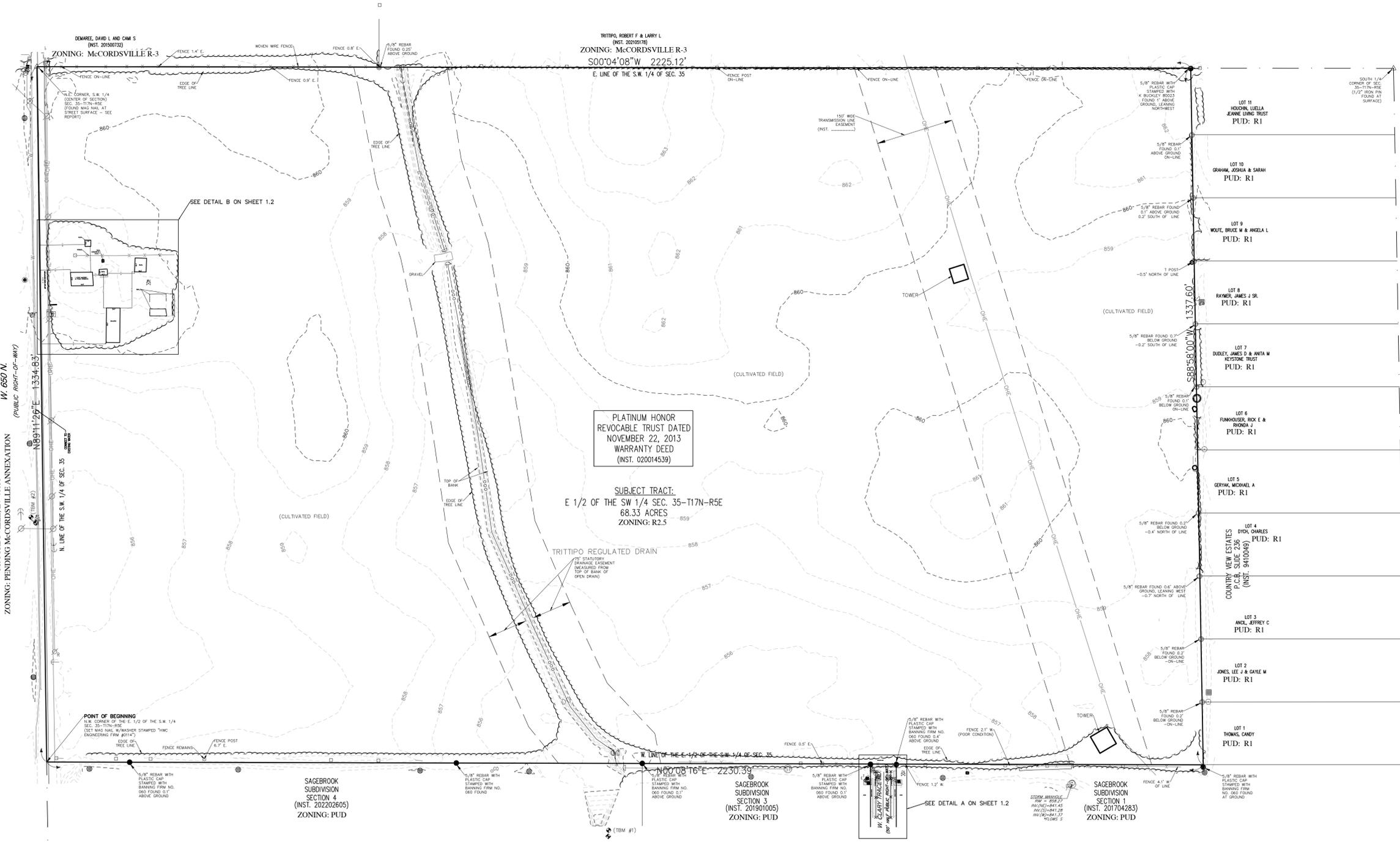
HWC ENGINEERING
 INDIANAPOLIS - TERRE HAUTE
 LAFAYETTE - MUNCIE - NEW ALBANY
 www.hwcengineering.com

MERIDIAN HOMES AT SYCAMORE DRIVE PRELIMINARY PLAT
HANCOCK COUNTY, INDIANA
OVERALL EXISTING CONDITIONS PLAN

PRELIMINARY
 No. PE10809001
 NOT FOR CONSTRUCTION
 STATE OF INDIANA
 PROFESSIONAL SURVEYOR

DRAWN BY TD/MM	JOB NUMBER 2022-016-A
CHECKED BY MM	
DATE MAY 27, 2022	
SCALE AS SHOWN	
SHEET	

C1.1
 OVERALL EXISTING
 CONDITIONS PLAN



Plot Time: 11:17pm File Name: W:\Hortman Capital LLC\2022-016-A - Hortman Primary Plat\Design\CAD\22016-A-Overall Existing Conditions Plan.dwg, Layout: C1.1 By: tdavis

Plot Date: Jun 23, 2022 Plot Time: 11:18am File Name: W:\Hartman Capital LLC\2022-016-A - Hartman Primary Plat\Design\CAD\20216-A-Overall Site Plan.dwg Layout: C1.2 By: Idavis

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

ABBREVIATIONS:

- | | | | |
|-------------|---|--------|-------------------------|
| BC | - BACK OF CURB | B.S.L. | - BUILDING SETBACK LINE |
| CL | - CENTERLINE | S.F. | - SQUARE FEET |
| FL | - FLOW LINE | R/W | - PUBLIC RIGHT-OF-WAY |
| NP | - NORMAL POOL (ELEVATION) | | |
| PVC | - POLYVINYL CHLORIDE PIPE | | |
| RCP | - REINFORCED CONCRETE PIPE | | |
| C.A. | - COMMON AREA | | |
| D.E. | - DRAINAGE EASEMENT | | |
| S.S.D.&U.E. | - SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT | | |
| D.&U.E. | - DRAINAGE AND UTILITY EASEMENT | | |
| P.S.E. | - PERMANENT STORMWATER EASEMENT | | |
| P.A.E. | - PEDESTRIAN ACCESS EASEMENT | | |
| T.P.E. | - TREE PRESERVATION EASEMENT | | |
| ESMT. | - EASEMENT | | |
| 25 | - LOT NUMBER | | |

LEGEND:

- | | | | | | | | |
|--|-------------------|--|------------------|--|-------------------|--|------------------|
| | EXISTING | | PROPOSED | | EXISTING | | PROPOSED |
| | RIGHT-OF-WAY LINE | | EASEMENT LINE | | TREE LINE | | SANITARY MANHOLE |
| | SETBACK LINE | | CENTERLINE | | STORM MANHOLE | | STORM INLET |
| | SWALE / FLOWLINE | | SUBSURFACE DRAIN | | STORM END SECTION | | FIRE HYDRANT |
| | SANITARY SEWER | | STORM SEWER | | FLOW ARROW | | STREET LIGHT |
| | STORM CULVERT | | WATER MAIN | | | | |
| | CONTOUR, MAJOR | | CONTOUR, MINOR | | | | |
| | FENCE | | | | | | |

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GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

REVISIONS		
DATE	DESCRIPTION	BY

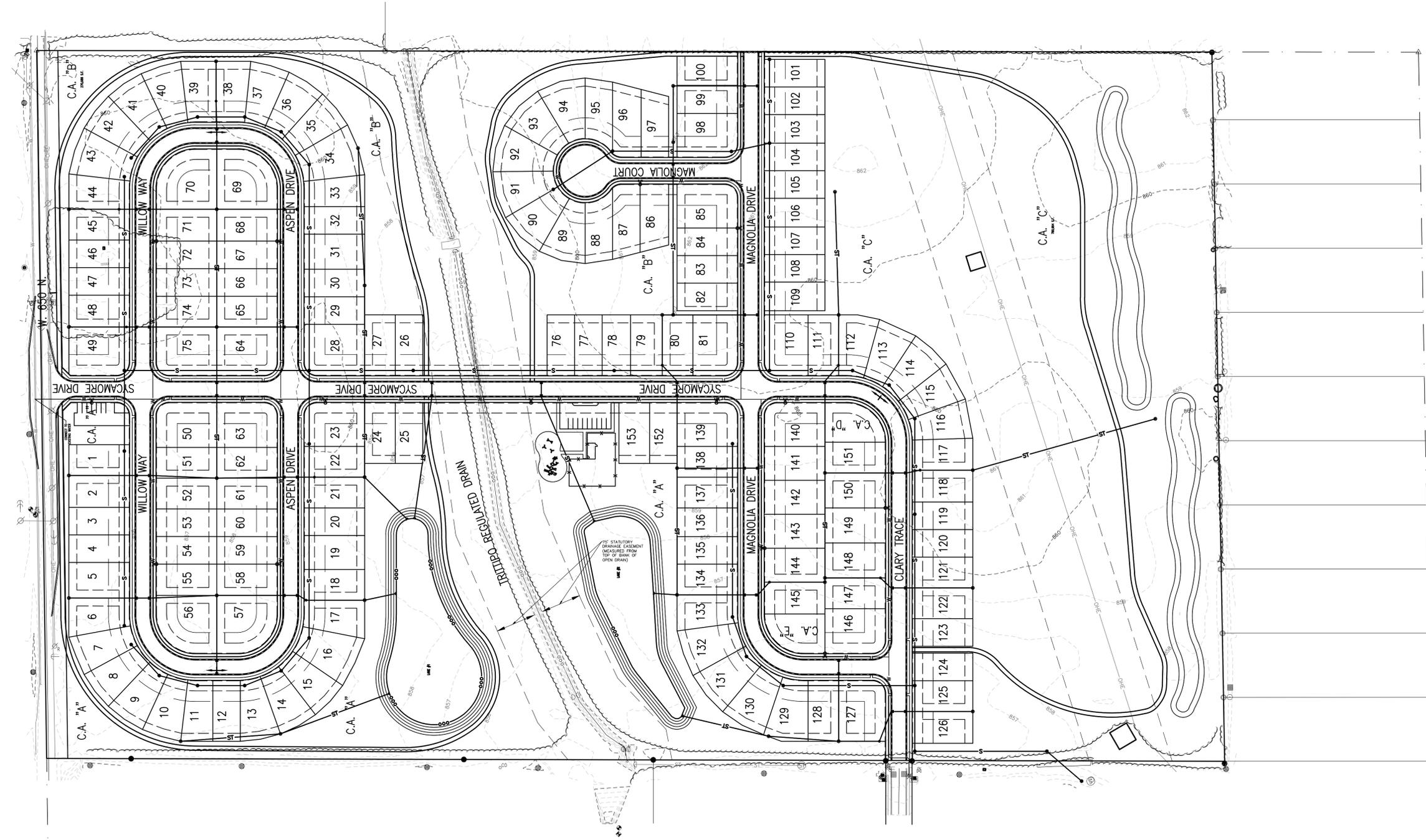
HWC
ENGINEERING
INDIANAPOLIS - TERRE HAUTE
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www.hwceengineering.com

**MERIDIAN HOMES AT SYCAMORE DRIVE PRELIMINARY PLAT
HANCOCK COUNTY, INDIANA
OVERALL SITE AND DRAINAGE PLAN**

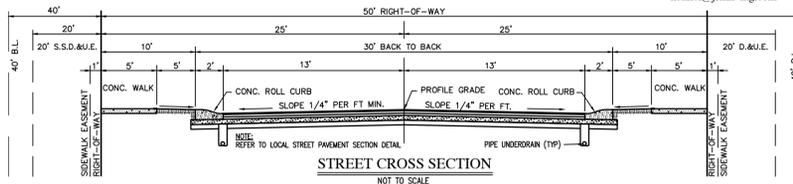
PRELIMINARY
No. PE10809001
NOTAR PUBLIC
STATE OF INDIANA
JULIE A. [Signature]

DRAWN BY TD/MM	JOB NUMBER 2022-016-A
CHECKED BY MM	
DATE MAY 27, 2022	
SCALE AS SHOWN	
SHEET	

C1.2
OVERALL SITE AND DRAINAGE PLAN



SEE SHEET C2.1 & C2.2 FOR ASPHALT PATH/TRAIL PAVEMENT SECTION.



DEVELOPER:
HARTMAN CAPITAL LLC
SCOTT KUNKEL
505 S. FIFTH STREET
CHAMPAIGN, ILLINOIS 61820
kunkel@jmslinc.com

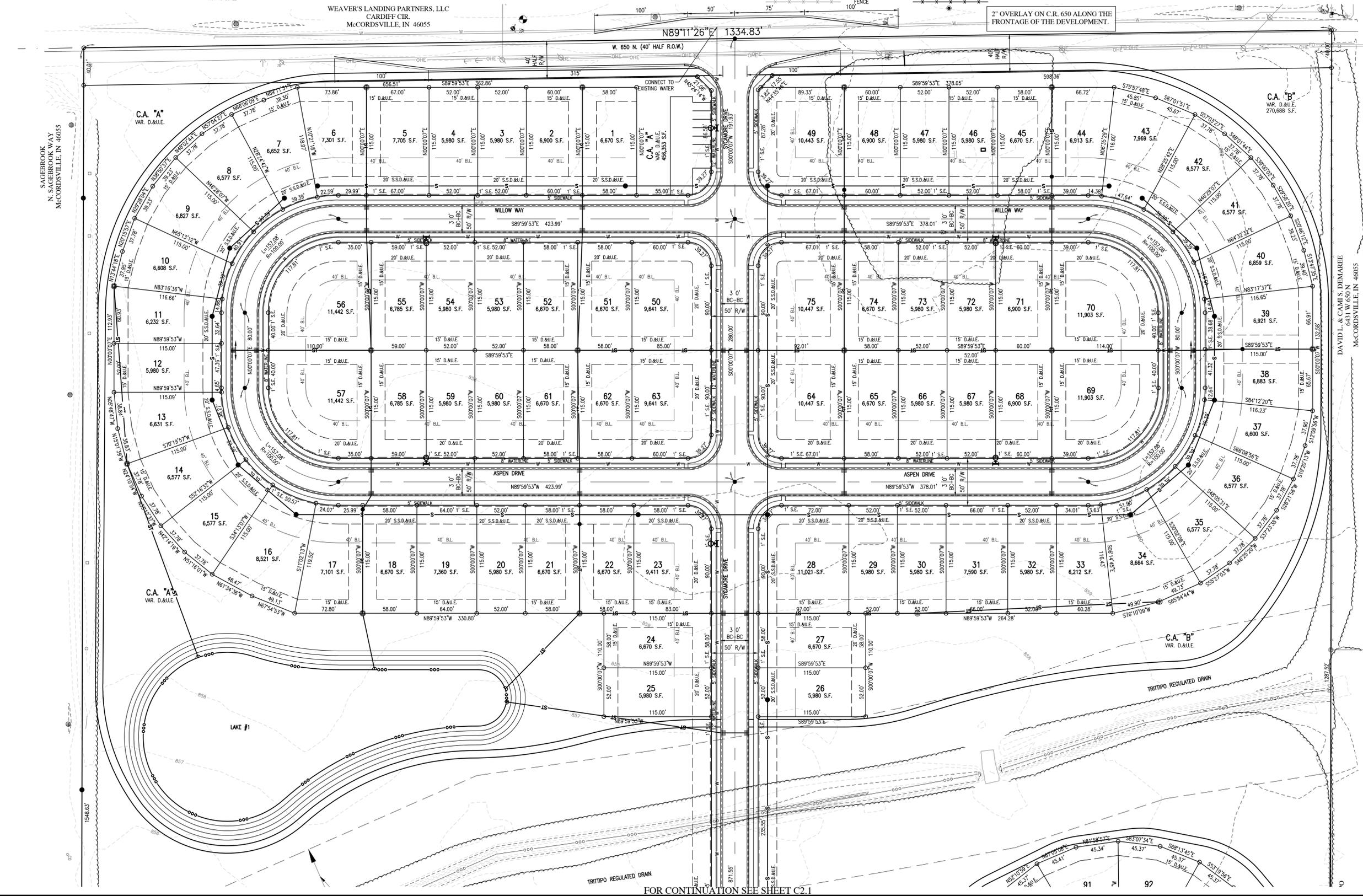
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 - P.S.E. - PERMANENT STORMWATER EASEMENT
 - P.A.E. - PEDESTRIAN ACCESS EASEMENT
 - T.P.E. - TREE PRESERVATION EASEMENT
 - ESMT. - EASEMENT
 - 25 - LOT NUMBER
- LEGEND:**
- EXISTING: RIGHT-OF-WAY LINE, EASEMENT LINE, SETBACK LINE, CENTERLINE, SWALE / FLOWLINE, SUBSURFACE DRAIN, SANITARY SEWER, STORM SEWER, STORM CULVERT, WATER MAIN, CONTOUR, MINOR FENCE
 - PROPOSED: RIGHT-OF-WAY LINE, EASEMENT LINE, SETBACK LINE, CENTERLINE, SWALE / FLOWLINE, SUBSURFACE DRAIN, SANITARY SEWER, STORM SEWER, STORM CULVERT, WATER MAIN, CONTOUR, MINOR FENCE
- B.S.L. - BUILDING SETBACK LINE**
S.F. - SQUARE FEET
R/W - PUBLIC RIGHT-OF-WAY
- THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

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REVISIONS		
DATE	DESCRIPTION	BY

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwceengineering.com

Plot Date: Jun 23, 2022 Plot Time: 11:19pm File Name: W:\Hartman Capital LLC\2022-016-A - Hartman Primary Plat\Design\CAD\20216-A-Primary Plat_Plan.dwg Layout: C2.0 By: Idavis



MERIDIAN HOMES AT SYCAMORE DRIVE PRELIMINARY PLAT
HANCOCK COUNTY, INDIANA
PRIMARY PLAT PLAN

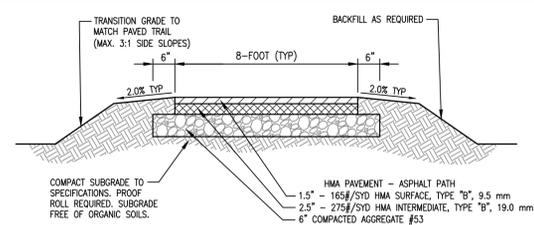
PRELIMINARY
No. PE10809001
NOTAR STATE OF INDIANA
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY TD/MM	JOB NUMBER 2022-016-A
CHECKED BY MM	
DATE MAY 27, 2022	
SCALE AS SHOWN	
SHEET	

C2.0
PRIMARY PLAT PLAN

FOR CONTINUATION SEE SHEET C2.1

Plot Date: Jun 23, 2022 Plot Time: 11:19pm File Name: W:\Hartman Capital LLC\2022-016-A - Hartman Primary Plat\Design\CAD\2022-016-A-Primary Plat_Plan.dwg Layout: C2.2 By: tdavis



DEVELOPER:
HARTMAN CAPITAL LLC
SCOTT KUNKEL
505 S. FIFTH STREET
CHAMPAIGN, ILLINOIS 61820
kunkel@jmliving.com

- ABBREVIATIONS:**
- BC - BACK OF CURB
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 - PVC - POLYVINYL CHLORIDE PIPE
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 - T.P.E. - TREE PRESERVATION EASEMENT
 - ESMT. - EASEMENT
 - 25 - LOT NUMBER

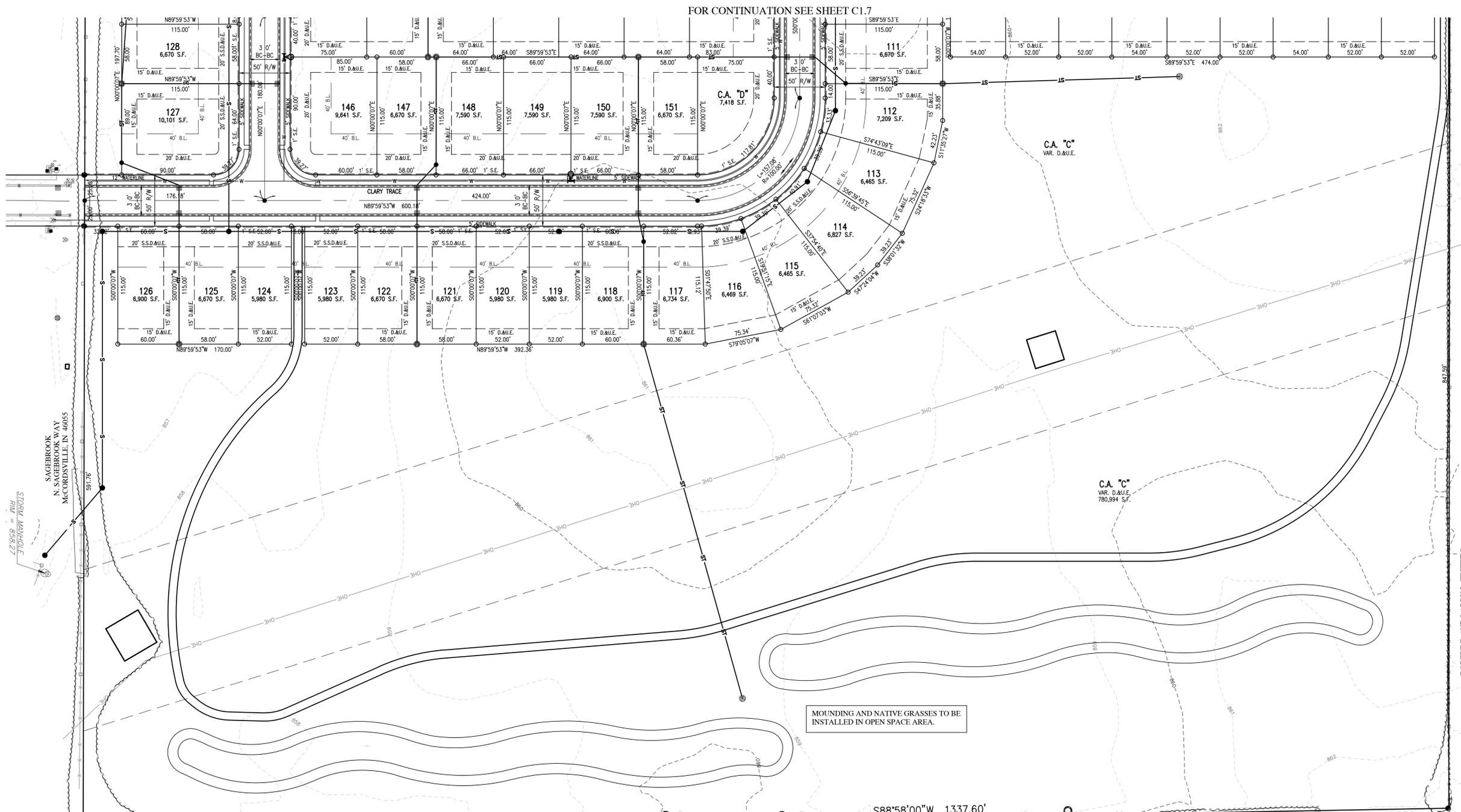
- LEGEND:**
- EXISTING: RIGHT-OF-WAY LINE, EASEMENT LINE, SETBACK LINE, CENTERLINE, SWALE / FLOWLINE, SUBSURFACE DRAIN, SANITARY SEWER, STORM SEWER, STORM CULVERT, WATER MAIN, CONTOUR, MAJOR, MINOR, FENCE
 - PROPOSED: RIGHT-OF-WAY LINE, EASEMENT LINE, SETBACK LINE, CENTERLINE, SWALE / FLOWLINE, SUBSURFACE DRAIN, SANITARY SEWER, STORM SEWER, STORM CULVERT, WATER MAIN, CONTOUR, MAJOR, MINOR, FENCE

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

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DATE	DESCRIPTION	BY

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LAFAYETTE - MUNCIE - NEW ALBANY
www.hwceengineering.com



MOUNDING AND NATIVE GRASSES TO BE INSTALLED IN OPEN SPACE AREA.

MERIDIAN HOMES AT SYCAMORE DRIVE PRELIMINARY PLAT
HANCOCK COUNTY, INDIANA
PRIMARY PLAT PLAN

PREPARED BY: MATTHEW W. MAZUR
REGISTERED PROFESSIONAL ENGINEER
No. PE10809001
STATE OF INDIANA
NOTARIAL PUBLIC COMMISSION EXPIRES 12/31/2024

DRAWN BY: TD/MM	JOB NUMBER: 2022-016-A
CHECKED BY: MM	
DATE: MAY 27, 2022	
SCALE: AS SHOWN	
SHEET	

C2.2
PRIMARY PLAT PLAN

- NOTES:**
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED.
 - THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREET.
 - THIS SHEET IS TO BE USED FOR STORMWATER POLLUTION PREVENTION PURPOSES ONLY.
 - GEOTEXTILE FABRIC SHALL BE PLACED UNDER STONE LAYER OF THE CONSTRUCTION ENTRANCE.
 - ALL PORTABLE TOILETS MUST BE ANCHORED TO PREVENT SPILLS.
 - WHERE EXISTING DRAIN TILES OR FIELD TILES ARE ENCOUNTERED WHERE APPLICABLE, INTERCEPT EXISTING TILES AND TIE THEM INTO THE STORM SYSTEM.
 - SHOULD THE CONTRACTOR CHOOSE TO UTILIZE LIME STABILIZATION FOR SOIL SUBGRADE UNDER PAVED AREAS, PLEASE REFERENCE NOTES ON CONSTRUCTION PLAN SHEET C8.0. WHILE THE NOTES ON SHEET C8.0 SHALL SERVE AS GENERAL GUIDELINES FOR USE OF LIME STABILIZATION, THE CONTRACTOR SHALL ADHERE TO SPECIFIC GUIDELINES AND SPECIFICATIONS FOR TRANSPORTATION, HANDLING, APPLICATION, CONTAINMENT AND SAFETY OF THE STABILIZATION MATERIAL AS OUTLINED BY THE MANUFACTURER AND/OR SUPPLIER.

LEGEND

- TEMPORARY SEEDING
- PERMANENT SEEDING / SODDING
- TEMPORARY "DROP INLET PROTECTION BASKET"
- TEMPORARY CURB INLET PROTECTION SEE SHEET C8.1 FOR DETAIL
- CONSTRUCTION LIMITS
- EROSION CONTROL BLANKET

CURB INLET

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GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

REVISIONS		
DATE	DESCRIPTION	BY

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**MERIDIAN HOMES AT SYCAMORE DRIVE PRELIMINARY PLAT
HANCOCK COUNTY, INDIANA
OVERALL PRELIMINARY EROSION
CONTROL PLAN**

REGISTERED PROFESSIONAL ENGINEER
No. PE10809001
STATE OF INDIANA
AUGUST 19, 2011

DRAWN BY TD/MM	JOB NUMBER 2022-016-A
CHECKED BY MM	
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C3.0

OVERALL PRELIMINARY
EROSION CONTROL PLAN

