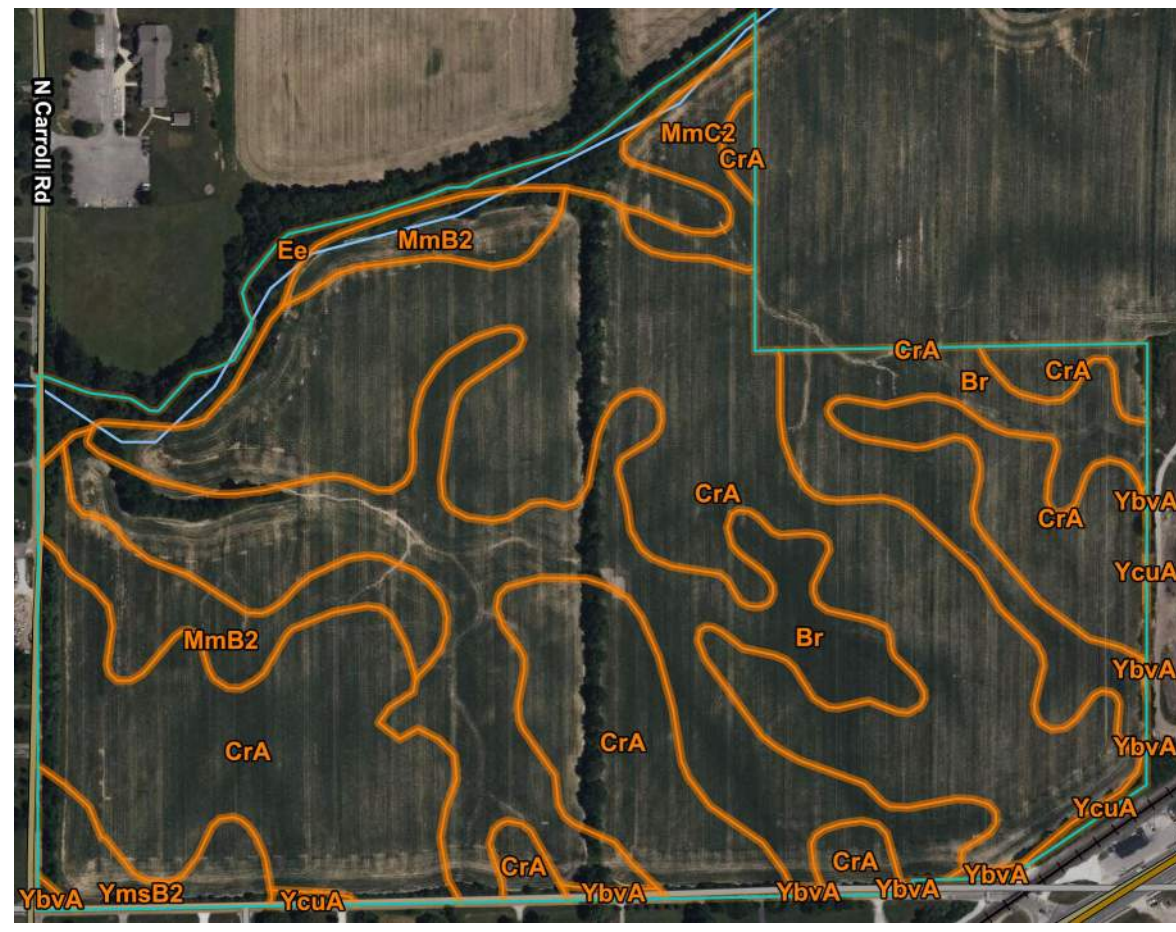


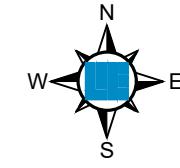
OVERALL DEVELOPMENT PLAN & PRIMARY PLAT FOR CREEKSIDE

CR 750 N & CR700 W McCordsville, IN 46055

NW 1/4 SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY



SOILS MAP NO SCALE



| SOIL SERIES | SOIL DESCRIPTION |
|-------------|--|
| Br | BROOKSTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES |
| CrA | CROSBY SILT LOAM, FINE-LOAMY SUBSOIL, 0 TO 2 PERCENT SLOPES |
| Ee | EeL SILT LOAM, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED |
| MmB2 | MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES |
| MmC2 | MIAMI SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED |
| YbA | BROOKSTON SILTY CLAY LOAM-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPE |
| YcuA | CROSBY SILT LOAM-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES |
| YmsB2 | MIAMI SILT LOAM-URBAN LAND COMPLEX, 2 TO 6 PERCENT SLOPES, ERODED |

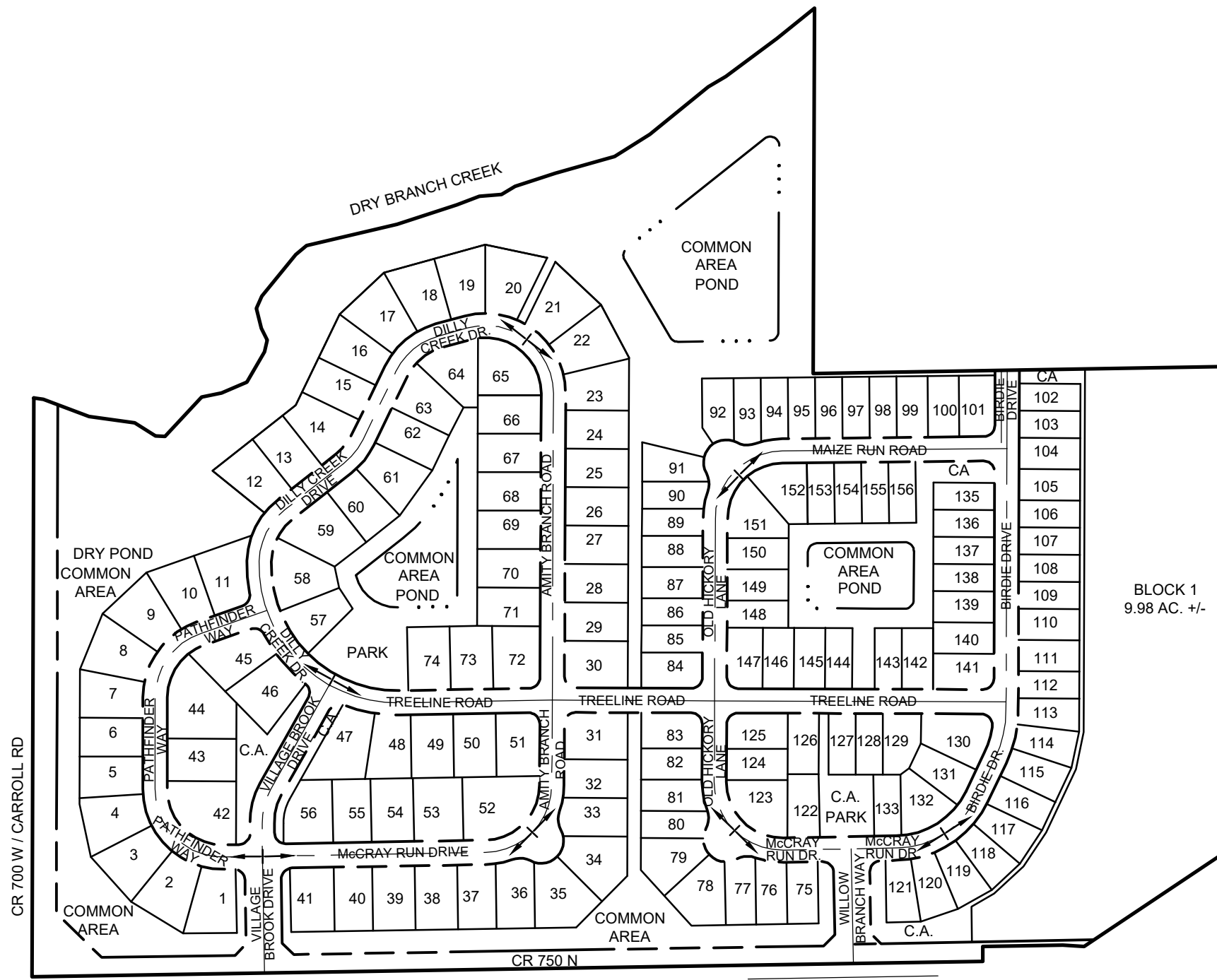


VICINITY MAP



SHEET INDEX

| SHEET NO. | DESCRIPTION |
|-------------|----------------------------------|
| P001 | COVER SHEET |
| P100 - P104 | EXISTING TOPOGRAPHY |
| P200 - P204 | DEVELOPMENT PLAN |
| P205-P206 | OFFSITE UTILITY PLAN |
| P300 - P304 | PRIMARY PLAT |
| P400 | STREET LIGHTING PLAN |
| P500-P504 | PRELIMINARY EROSION CONTROL PLAN |



SITE MAP

LEGAL DESCRIPTION PER THIS SURVEY:

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, BEING THAT 91.14 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT PREPARED BY JOEL EDWARDS, INDIANA PROFESSIONAL SURVEYOR NUMBER LS22400019 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W240553, DATED MARCH 28, 2025 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, MARKED BY A BRASS PLUG; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 10 MINUTES 55 SECONDS EAST 1279.07 FEET TO THE CENTER OF THE JAMES SCHULTZ LEGAL DRAIN AS LOCATED IN MARCH 2025; MARKED BY A MAG. NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" (HEREINAFTER "WEIHE NAIL"); THENCE ALONG SAID CENTERLINE THE FOLLOWING TWENTY-SEVEN (27) COURSES:
- 1) SOUTH 81 DEGREES 45 MINUTES 55 SECONDS EAST 20.92 FEET;
 - 2) SOUTH 89 DEGREES 17 MINUTES 52 SECONDS EAST 107.58 FEET;
 - 3) SOUTH 82 DEGREES 05 MINUTES 22 SECONDS EAST 102.18 FEET;
 - 4) SOUTH 57 DEGREES 44 MINUTES 55 SECONDS EAST 54.39 FEET;
 - 5) SOUTH 87 DEGREES 58 MINUTES 40 SECONDS EAST 21.30 FEET;
 - 6) NORTH 43 DEGREES 02 MINUTES 23 SECONDS EAST 188.88 FEET;
 - 7) NORTH 77 DEGREES 31 MINUTES 47 SECONDS EAST 44.64 FEET;
 - 8) NORTH 66 DEGREES 47 MINUTES 57 SECONDS EAST 61.23 FEET;
 - 9) NORTH 30 DEGREES 09 MINUTES 28 SECONDS EAST 77.26 FEET;
 - 10) NORTH 12 DEGREES 39 MINUTES 57 SECONDS EAST 26.65 FEET;
 - 11) NORTH 27 DEGREES 22 MINUTES 33 SECONDS WEST 28.82 FEET;
 - 12) NORTH 13 DEGREES 54 MINUTES 28 SECONDS WEST 45.08 FEET;
 - 13) NORTH 24 DEGREES 30 MINUTES 20 SECONDS EAST 29.61 FEET;
 - 14) NORTH 38 DEGREES 59 MINUTES 30 SECONDS EAST 119.68 FEET;
 - 15) NORTH 50 DEGREES 27 MINUTES 37 SECONDS EAST 31.31 FEET;
 - 16) NORTH 76 DEGREES 48 MINUTES 15 SECONDS EAST 205.22 FEET;
 - 17) NORTH 72 DEGREES 03 MINUTES 36 SECONDS EAST 138.99 FEET;
 - 18) NORTH 69 DEGREES 04 MINUTES 56 SECONDS EAST 53.84 FEET;
 - 19) NORTH 85 DEGREES 47 MINUTES 13 SECONDS EAST 48.27 FEET;
 - 20) NORTH 59 DEGREES 36 MINUTES 38 SECONDS EAST 35.54 FEET;
 - 21) NORTH 71 DEGREES 27 MINUTES 50 SECONDS EAST 93.63 FEET;
 - 22) NORTH 74 DEGREES 25 MINUTES 54 SECONDS EAST 135.93 FEET;
 - 23) NORTH 57 DEGREES 45 MINUTES 30 SECONDS EAST 92.61 FEET;
 - 24) NORTH 50 DEGREES 56 MINUTES 27 SECONDS EAST 165.69 FEET;
 - 25) NORTH 58 DEGREES 33 MINUTES 33 SECONDS EAST 45.36 FEET;
 - 26) NORTH 53 DEGREES 37 MINUTES 48 SECONDS EAST 140.61 FEET;
 - 27) NORTH 50 DEGREES 58 MINUTES 31 SECONDS EAST 107.27 FEET TO THE EAST LINE OF THE LANDS OF M. KIM VAIL, STEPHEN C. VAIL, SHARLA JO PING, AND VERNIE JOY EADS AS DESCRIBED IN INSTRUMENT NUMBER 202216574 (ALL REFERENCE DOCUMENTS ARE IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA);

- THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES:
- 1) SOUTH 00 DEGREES 14 MINUTES 19 SECONDS WEST 807.86 FEET TO A FIVE-EIGHTHS INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" (HEREINAFTER "WEIHE REBAR"), PASSING THROUGH A WEIHE REBAR AT 25.00 FEET TO THE EXTENSION OF THE SOUTH LINE OF A 1+1 ACRE TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 202001287;
 - 2) ALONG SAID SOUTH LINE AND EXTENSION THEREOF NORTH 50 DEGREES 03 MINUTES 34 SECONDS EAST 942.63 FEET TO THE EAST LINE OF SAID QUARTER SECTION, MARKED BY A CHISELED "X" IN A STONE;

- THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS WEST 1056.46 FEET TO THE NORTHERLY RIGHT OF WAY OF THE CSX RAILROAD, FORMERLY CLEVELAND, CINCINNATI, CHICAGO, AND ST. LOUIS RAILWAY COMPANY PER VALUATION MAP V-40, SHEET 28 DATED JUNE 30, 1915, MARKED BY A WEIHE REBAR; THENCE ALONG SAID NORTHERLY RIGHT OF WAY SOUTH 56 DEGREES 14 MINUTES 21 SECONDS WEST 407.12 FEET TO THE NORTH LINE OF THE LANDS OF THE STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 02020489; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING THREE (3) COURSES:
- 1) NORTH 85 DEGREES 57 MINUTES 55 SECONDS WEST 47.07 FEET;
 - 2) SOUTH 89 DEGREES 08 MINUTES 16 SECONDS WEST 177.03 FEET, MARKED BY A WEIHE REBAR;
 - 3) SOUTH 00 DEGREES 51 MINUTES 45 SECONDS EAST 33.59 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, MARKED BY A WEIHE NAIL;

THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 08 MINUTES 14 SECONDS WEST 2102.00 FEET TO THE POINT OF BEGINNING, CONTAINING 91.14 ACRES, MORE OR LESS.

| DEVELOPMENT STANDARDS | |
|-----------------------|-----------|
| AREA A | |
| NUMBER OF LOTS | 74 |
| MINIMUM LOT AREA | 11,050 SF |
| MINIMUM LOT WIDTH | 85' |
| MINIMUM SETBACK LINES | |
| FRONT YARD | 30' |
| SIDE YARD | 6' |
| REAR YARD | 15' |

| PROPOSED CONDITIONS | |
|---------------------|-----------------|
| PROJECT AREA | 91.14 AC |
| PROPOSED LOTS | 156 |
| PROPOSED DENSITY | 1.71 UNITS/ACRE |

| DEVELOPMENT STANDARDS | |
|-----------------------|----------|
| AREA B | |
| NUMBER OF LOTS | 82 |
| MINIMUM LOT AREA | 8,700 SF |
| MINIMUM LOT WIDTH | 60' |
| MINIMUM SETBACK LINES | |
| FRONT YARD | 25' |
| SIDE YARD | 6' |
| REAR YARD | 15' |

| COMMON AREAS | |
|--------------|-------------------------|
| TOTAL | 1,089,436 SF (25.01 AC) |

| OPEN SPACE CALCULATIONS | |
|-------------------------|----------|
| OVERALL SITE | 81.16 AC |
| TOTAL OPEN SPACE | 25.01 AC |
| OPEN SPACE PERCENTAGE | 30.82% |

| ADJACENT ZONING | |
|-----------------|----|
| NORTH | R1 |
| SOUTH | R1 |
| EAST | R1 |
| WEST | DA |

OPERATING AUTHORITIES

TOWN OF MCCORDSVILLE PLANNING & BUILDING DEPT.
ATTENTION: RYAN CRUM
6280 W 800 N
MCCORDSVILLE, IN 46055
317-335-3604
rcrum@mccordsville.org

TOWN OF MCCORDSVILLE ENGINEERING DEPT.
ATTENTION: MARK WITSMAN
6280 W 800 N
MCCORDSVILLE, IN 46055
317-335-3604
mwitsman@mccordsville.org

TOWN OF MCCORDSVILLE PUBLIC WORKS
ATTENTION: RON CRIDER
6280 W 800 N
MCCORDSVILLE, IN 46055
317-335-3493
rcrider@mccordsville.org

MCCORDSVILLE FIRE DEPARTMENT
7580 N FORM STREET
FORTVILLE, IN 46055
317-335-9236

INDOT - GREENFIELD SUBDISTRICT
ATTENTION: VALERIE COCKRUM
32 S BROADWAY
GREENFIELD, IN 46140
855-463-6848
vcockrum@indot.in.gov

HANCOCK COUNTY SURVEYOR'S OFFICE
ATTENTION: CHAD COUGHENOUR
111 S AMERICAN LEGION PLACE, SUITE 171
GREENFIELD, IN 46140
317-477-1150
hcan-surveyor@hancockin.gov

HANCOCK COUNTY HIGHWAY DEPT.
ATTENTION: GARY POOL
921 W OSAGE ST
GREENFIELD, IN 46140
317-477-1130

NINESTAR CONNECT (ELECTRIC)
ATTENTION: ERIC MEYER
2243 E MAIN STREET
GREENFIELD, IN 46140
317-323-2074
emeyer@ninestarconnect.com

CITIZENS ENERGY GROUP / CWA AUTHORITY, INC. (WATER)
ATTENTION: BRAD HOSTETLER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, IN 46202
317-927-4351
bhostetler@citizensenergygroup.com

CENTERPOINT ENERGY (GAS)
ATTENTION: SANDRA CASEY
16000 ALLISONVILLE RD
NOBLESVILLE, IN 46060
317-776-6532
sandra.casey@centerpointenergy.com

COMCAST CABLE
ATTENTION: MATT STRINGER
5350 E 65TH STREET
INDIANAPOLIS, IN 46220
317-774-3384

AT&T (TELEPHONE)
ATTENTION: BRIAN WENTE
240 N MERIDIAN STREET, 2ND FLOOR, RM 280
INDIANAPOLIS, IN 46220
317-252-4222
bw1917@att.com

PLANS PREPARED FOR

DREES HOMES, LLC
900 E 96TH STREET, SUITE 100
INDIANAPOLIS, IN 46240
TELEPHONE: (858) 204-7152
CONTACT PERSON: CAITLIN DOPHER
EMAIL: CDOPHER@DREESHOMES.COM

PLANS PREPARED BY

WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: RICK M. ELLIS
EMAIL: ELLISR@WEIHE.NET

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

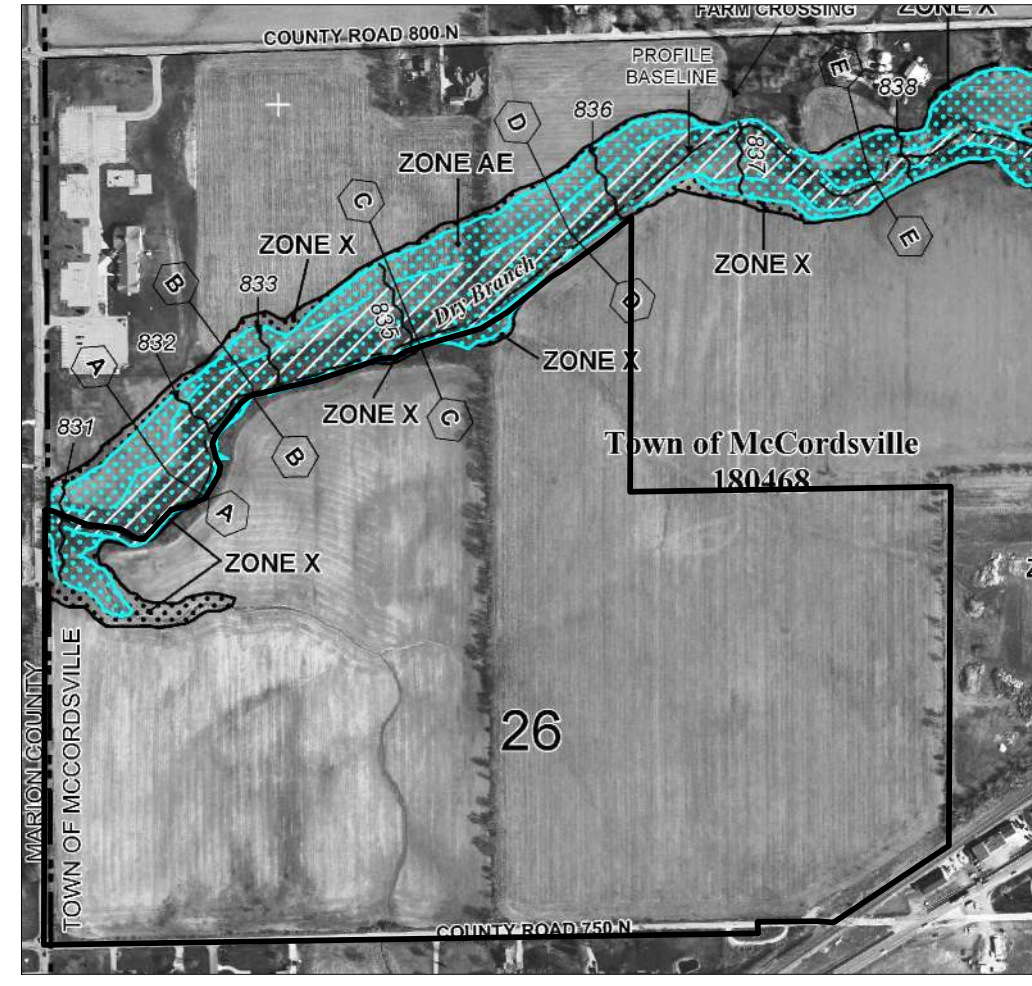
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

| PROJECT NO. | ADDRESS | DATE |
|-------------|---|------------|
| W240553 | CR 750 N & CR 700 W, McCordsville, IN 46055 | 04/04/2025 |

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CREEKSIDE
CR 750 N & CR 700 W, McCordsville, IN 46055
COVER SHEET
Part of the Northwest Quarter of Section 26, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana

SHEET NO.
P001
PROJECT NO.
W240553



FEMA MAP

- ASPHALT
- CONCRETE (CONC)
- STONE
- FEMA FLOODWAY
- FEMA FLOODPLAIN
- EXISTING WETLANDS

- ROW RIGHT OF WAY
- CPP CORRUGATED PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- REBAR FOUND
- 5/8" Ø REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" SET
- HARRISON MONUMENT FOUND
- PK OR MAG NAIL FOUND
- MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" SET
- BRASS OR ALUM. PLUG FOUND
- CUT "X" FOUND/SET
- RIGHT OF WAY MONUMENT FOUND
- OTHER MONUMENT
- TEMPORARY BENCH MARK
- GAS VALVE
- UTILITY POLE
- GUY ANCHOR
- ELECTRIC METER
- STREET LIGHT
- ELECTRIC HANDHOLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ TRANSFORMER
- COMMUNICATIONS HANDHOLE
- COMMUNICATIONS PEDESTAL
- CABLE TELEVISION PEDESTAL
- FIBER OPTIC MARKER
- BEEHIVE INLET
- SQUARE INLET
- STORM MANHOLE
- SANITARY SEWER MANHOLE

LEGEND

- UNDERGROUND GAS
- UNDERGROUND WATER
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS
- UNDERGROUND FIBER OPTIC CABLE
- UNIDENTIFIED OVERHEAD UTILITY
- FORCE MAIN
- SANITARY SEWER
- STORM SEWER
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- BOARD FENCE
- WROUGHT IRON FENCE
- FARM FENCE
- GUARD RAIL
- BOUNDARY LINE
- FLOW LINE
- SECTION LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EDGE OF WOODS
- SIGN
- POST
- MAIL BOX
- BOLLARD
- GATE POST
- DECIDUOUS TREE

NOTES:

1. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.

LEGAL DESCRIPTION PER THIS SURVEY:

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, BEING THAT 91.14 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT PREPARED BY JOEL EDWARDS, INDIANA PROFESSIONAL SURVEYOR NUMBER LS24040019 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W240553, DATED MARCH 28, 2025 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, MARKED BY A BRASS PLUG; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 10 MINUTES 56 SECONDS EAST 1279.07 FEET TO THE CENTER OF THE JAMES SCHULTZ LEGAL DRAIN AS LOCATED IN MARCH 2025; MARKED BY A MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" (HEREINAFTER "WEIHE NAIL"); THENCE ALONG SAID CENTERLINE THE FOLLOWING TWENTY-SEVEN (27) COURSES:

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- 2) SOUTH 69 DEGREES 17 MINUTES 52 SECONDS EAST 107.58 FEET;
- 3) SOUTH 92 DEGREES 05 MINUTES 52 SECONDS EAST 100.18 FEET;
- 4) SOUTH 57 DEGREES 44 MINUTES 55 SECONDS EAST 54.39 FEET;
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- 14) NORTH 38 DEGREES 59 MINUTES 30 SECONDS EAST 118.68 FEET;
- 15) NORTH 50 DEGREES 27 MINUTES 37 SECONDS EAST 31.31 FEET;
- 16) NORTH 76 DEGREES 48 MINUTES 15 SECONDS EAST 205.22 FEET;
- 17) NORTH 72 DEGREES 03 MINUTES 36 SECONDS EAST 138.89 FEET;
- 18) NORTH 69 DEGREES 04 MINUTES 56 SECONDS EAST 53.84 FEET;
- 19) NORTH 85 DEGREES 47 MINUTES 13 SECONDS EAST 48.27 FEET;
- 20) NORTH 59 DEGREES 36 MINUTES 39 SECONDS EAST 35.24 FEET;
- 21) NORTH 71 DEGREES 27 MINUTES 40 SECONDS EAST 93.83 FEET;
- 22) NORTH 74 DEGREES 25 MINUTES 54 SECONDS EAST 135.93 FEET;
- 23) NORTH 57 DEGREES 45 MINUTES 30 SECONDS EAST 92.81 FEET;
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THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES:

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- 2) ALONG SAID SOUTH LINE AND EXTENSION THEREOF NORTH 89 DEGREES 03 MINUTES 34 SECONDS EAST 942.63 FEET TO THE EAST LINE OF SAID QUARTER SECTION, MARKED BY A CHISELED "X" IN A STONE;

THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS WEST 1056.46 FEET TO THE NORTHERLY RIGHT OF WAY OF THE CSX RAILROAD, FORMERLY CLEVELAND, CINCINNATI, CHICAGO, AND ST. LOUIS RAILWAY COMPANY PER VALUATION MAP V-40, SHEET 38 DATED JUNE 30, 1915, MARKED BY A WEIHE REBAR; THENCE ALONG SAID NORTHERLY RIGHT OF WAY SOUTH 56 DEGREES 14 MINUTES 21 SECONDS WEST 407.12 FEET TO THE NORTH LINE OF THE STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 020020469; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 85 DEGREES 57 MINUTES 55 SECONDS WEST 47.07 FEET;
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- 3) SOUTH 00 DEGREES 51 MINUTES 45 SECONDS EAST 33.59 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, MARKED BY A WEIHE NAIL;

THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 05 MINUTES 14 SECONDS WEST 2102.00 FEET TO THE POINT OF BEGINNING, CONTAINING 91.14 ACRES, MORE OR LESS.

PROJECT BM - L4 RESET

4 MI SW FROM FORTVILLE.
 ABOUT 3.95 MILES SOUTHWEST ALONG THE NEW YORK CENTRAL RAILROAD FROM THE STA. ABOUT 1.0 MILE NORTHEAST OF THE GRAIN ELEVATOR AT MC CORDSVILLE, ABOUT 3.05 MILES NORTHEAST OF THE OAKLAND STATE BANK AT OAKLANDON, MARION COUNTY, ABOUT 0.1 MILE SOUTHWEST OF MILE POST 267, 161 FEET SOUTHWEST OF SEMAPHORE SIGNAL NO. 267-2, SET IN THE TOP OF THE NORTHEAST END OF THE SOUTHEAST HEAD WALL OF RAILROAD GILBERT NO. 438A, 40 FEET NORTH OF POLE 267/6, 7.5 FEET SOUTHWEST OF THE SOUTHEAST RAIL, AND ABOUT 0.5 FOOT BELOW THE TRACK. NOTE - THE STAMPING ON THE MARK IS AS FOLLOWS - AL4.4. THERE IS AN L STAMPED AFTER THE 1943 AND TWO FIGURE FOURS BETWEEN MARK AND U.S. COAST OF THE CASTING ON THE MARK.
 MEASURED ELEV. 856.66 (NAVD 88)
 RECORD ELEV. 857.00 (NAVD 88)

SITE TBM #60

NORTH BOLT OF A FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE CHRIST PRESBYTERIAN CHURCH, NORTH OF THE NORTHWEST CORNER OF THE SITE.
 ELEV. 842.00 (NAVD 88)

SITE TBM #61

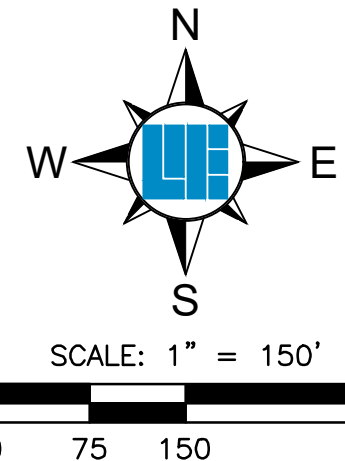
BENCH TIE SET 1.5 FEET ABOVE GRADE ON THE NORTH SIDE OF UTILITY POLE NUMBER 81-281-HA, LOCATED AT THE SOUTHEAST CORNER OF W CR 750 N AND N CR 700 W.
 ELEV. 842.01 (NAVD 88)

SITE TBM #62

MAG NAIL SET AT THE TOP OF A RIGHT-OF-WAY MONUMENT ON THE SOUTH SIDE OF W CR 750 N, APPROXIMATELY 32 FEET SOUTH OF A MAG NAIL SET IN W CR 750 N AT A SOUTHEASTERLY CORNER OF THE SITE.
 ELEV. 852.28 (NAVD 88)



KEY MAP

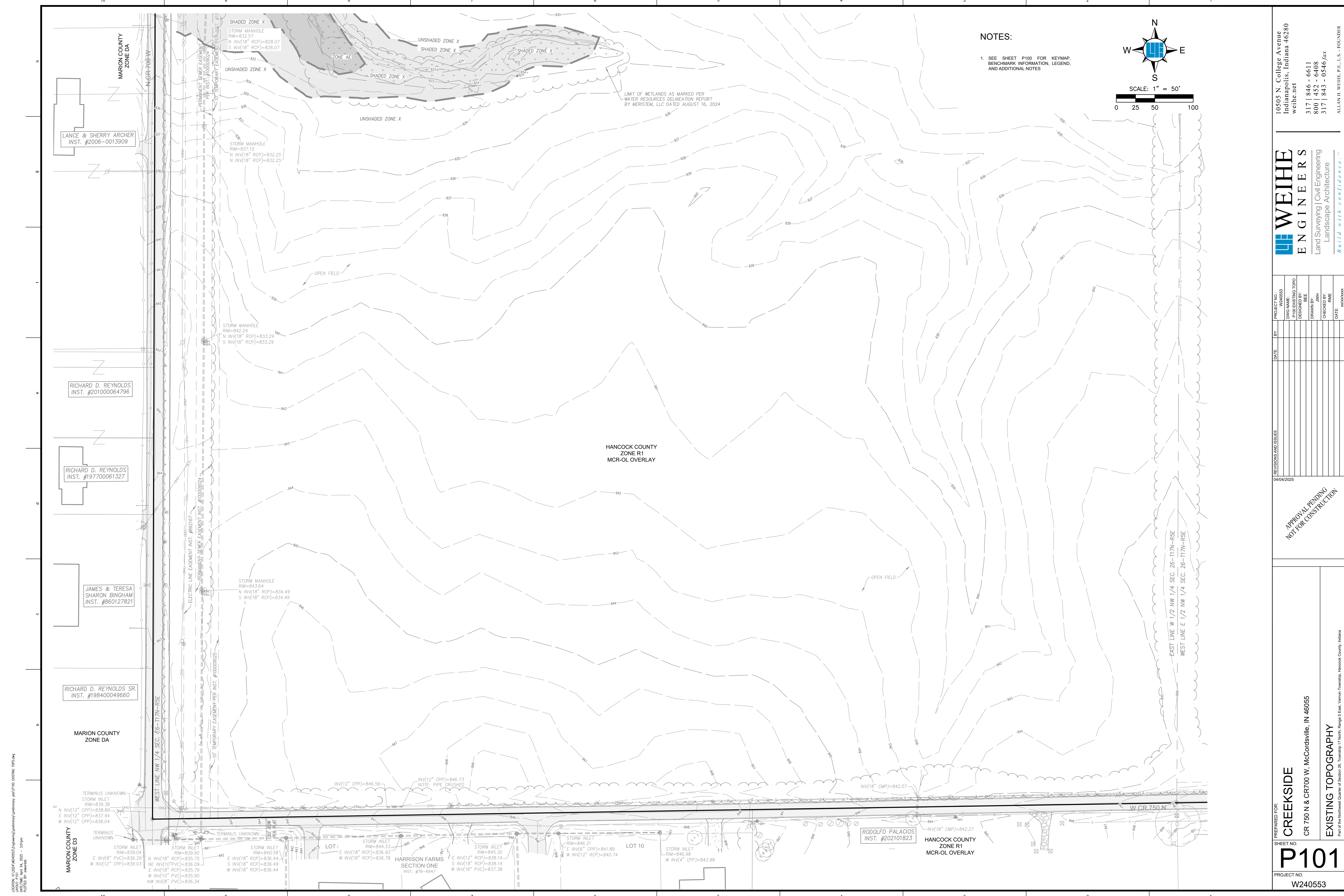


811
 Know what's below.
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 Within Indiana Call
 811 or 800-332-5544
 24 Hours a Day, 7 Days a Week.
 PER INDIANA STATE LAW IC 8-1-26,
 IT IS AGAINST THE LAW TO EXCAVATE
 WITHOUT NOTIFYING THE UNDERGROUND
 LOCATION SERVICE TWO (2) WORKING
 DAYS BEFORE COMMENCING WORK.

| | |
|--|--|
| PROJECT NO.: W240553 DIVISION: CIVIL DATE: 04/04/2025 | |
| PROJECT NAME: DESIGNER: DRAWN BY: CHECKED BY: DATE: | W240553 CIVIL JWH RME 20250404 |
| REVISIONS AND ISSUES 04/04/2025 | |
| APPROVAL PENDING NOT FOR CONSTRUCTION | |
| PREPARED FOR: CREEKSIDE CR 750 N & CR700 W, McCordsville, IN 46055 EXISTING TOPOGRAPHY Part of the Northwest Quarter of Section 26, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana | |
| SHEET NO. P100 PROJECT NO. W240553 | |

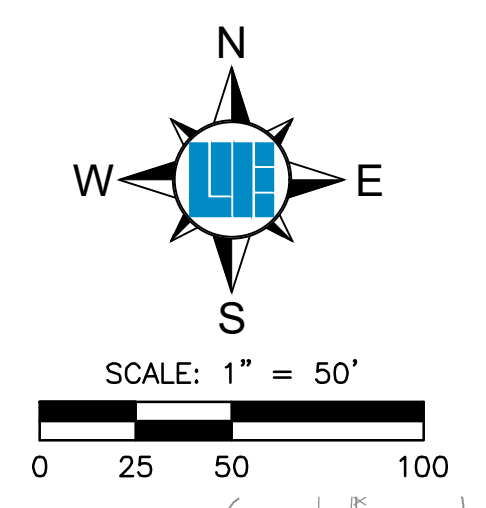
WEIHE ENGINEERS
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10505 N. College Avenue
 Indianapolis, Indiana 46280
 weihe.net
 317 | 846 - 6611
 800 | 452 - 6408
 317 | 843 - 0546 fax
 ALLAN H. WEIHE, P.E., L.S. - FOUNDER



NOTES:

- SEE SHEET P100 FOR KEYMAP, BENCHMARK INFORMATION, LEGEND, AND ADDITIONAL NOTES



LIMIT OF WETLANDS AS MARKED PER WATER RESOURCES DELINEATION REPORT BY MERISTEM, LLC DATED AUGUST 16, 2024

HANCOCK COUNTY ZONE R1 MCR-OL OVERLAY

EAST LINE W 1/2 NW 1/4 SEC. 26-T17N-R5E
WEST LINE E 1/2 NW 1/4 SEC. 26-T17N-R5E

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
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| PROJECT NO. | W240553 |
|-------------|--------------------|
| DWG NAME | P100 EXISTING TOPO |
| DESIGNED BY | BE |
| DRAWN BY | JWH |
| CHECKED BY | RME |
| DATE | 04/04/2025 |

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
EXISTING TOPOGRAPHY
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

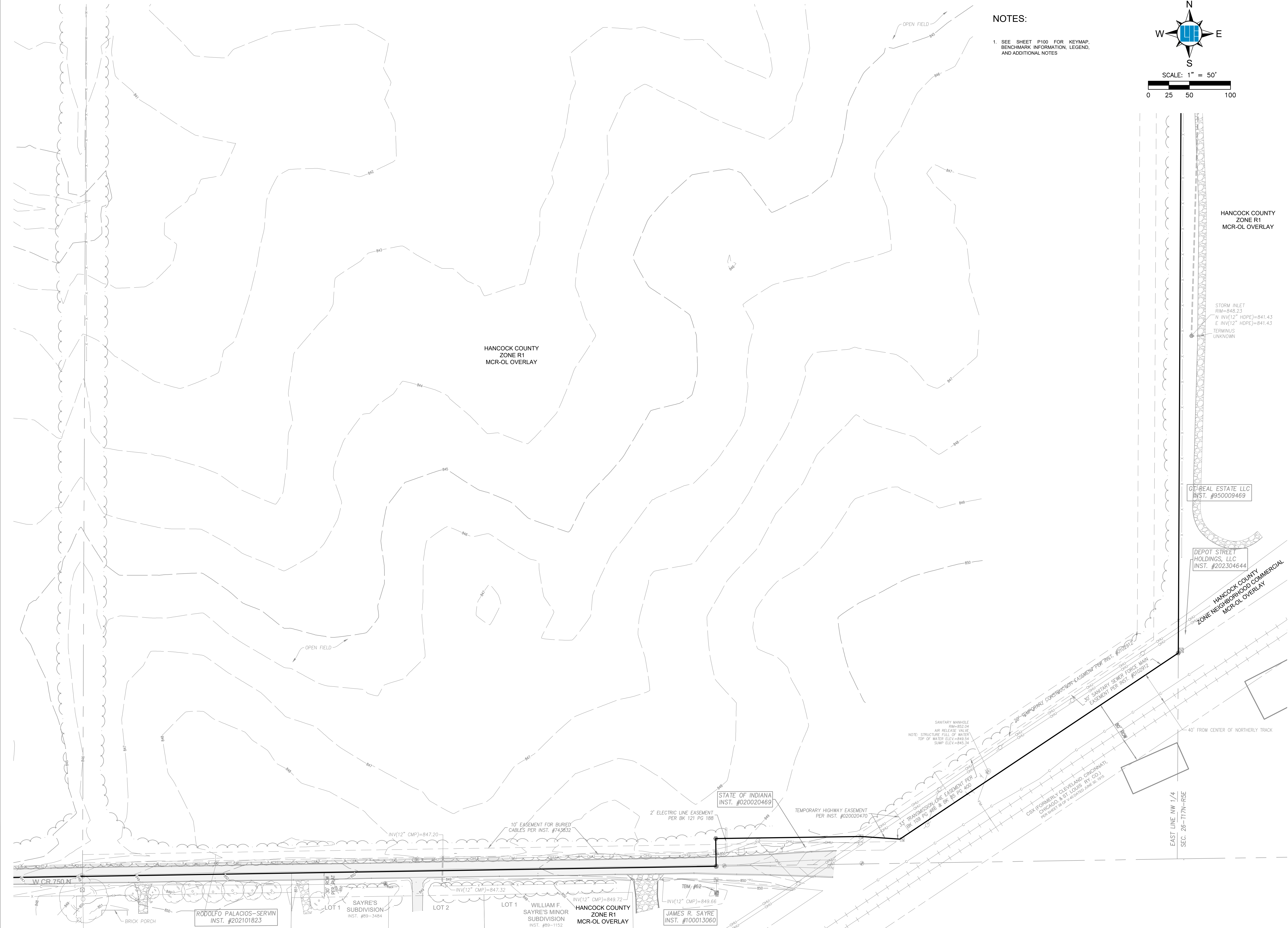
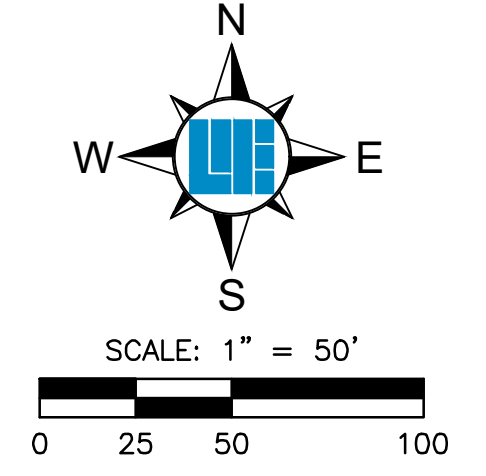
SHEET NO.
P101

PROJECT NO.
W240553

LOCATION: H:\2024\W240553\Engineering\plan\p100_035346_TPO.dwg
DATE/TIME: April 04, 2025 - 10:00pm
PLOT/DWG BY: ecrandall

NOTES:

- 1. SEE SHEET P100 FOR KEYMAP, BENCHMARK INFORMATION, LEGEND, AND ADDITIONAL NOTES



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| PROJECT NO. | W240553 |
|-------------|--------------------|
| DWG NAME | P100 EXISTING TOPO |
| DESIGNED BY | JWH |
| DRAWN BY | JWH |
| CHECKED BY | RME |
| DATE | 04/04/2025 |

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
EXISTING TOPOGRAPHY
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

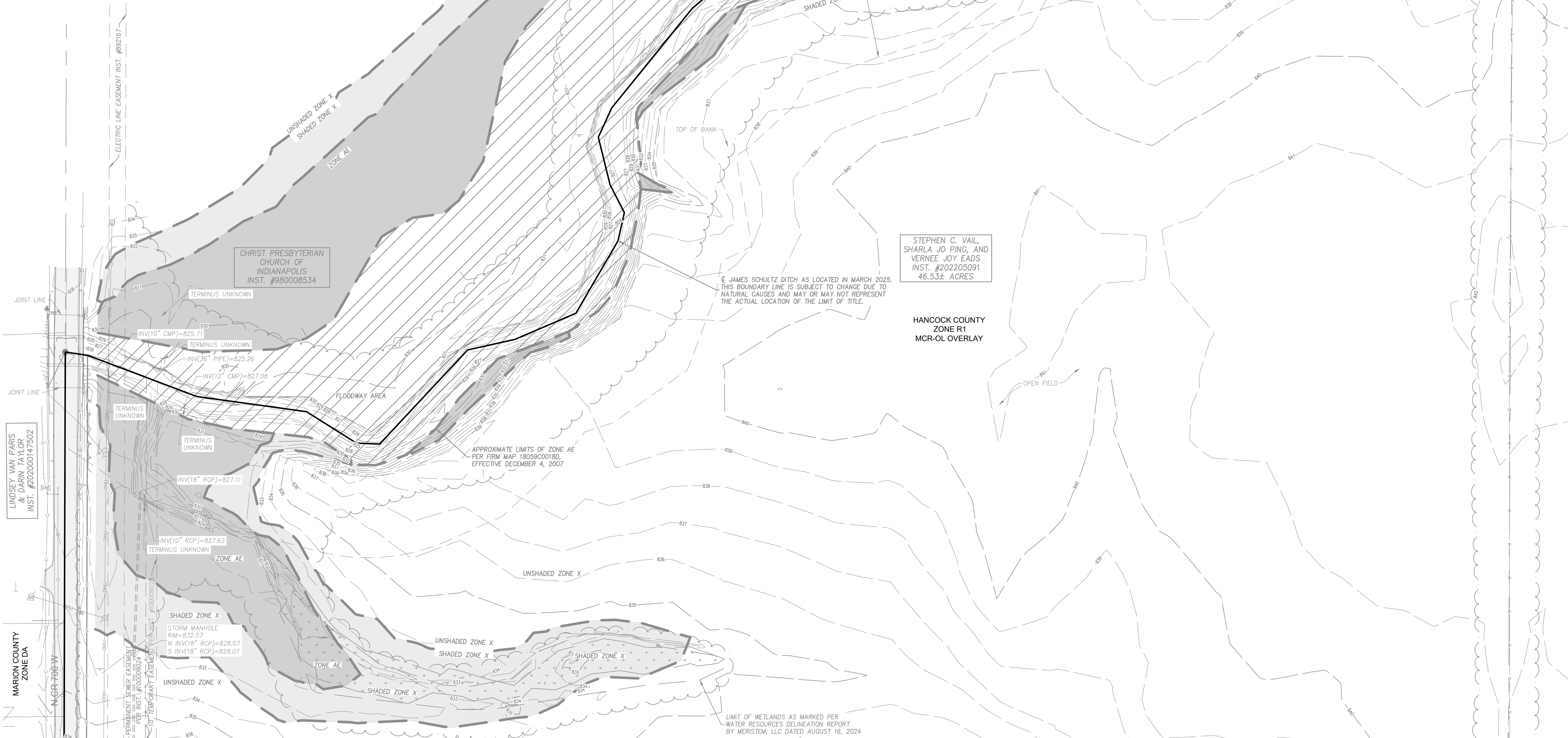
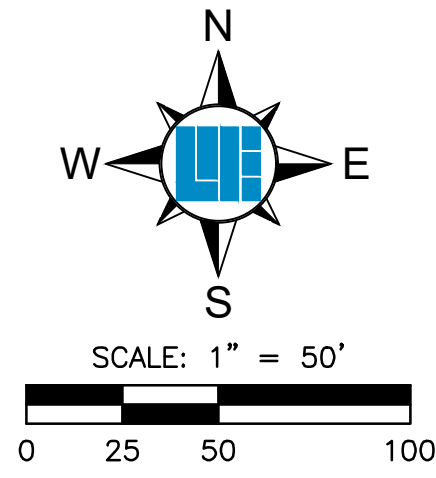
SHEET NO.
P102

PROJECT NO.
W240553

LOCATION: H:\2024\W240553\CADD\plan\topo\plan\topo.dwg
DATE/TIME: April 04, 2025 - 10:10pm
PLOT/DWG: B1 - ecrad

NOTES:

- SEE SHEET P100 FOR KEYMAP, BENCHMARK INFORMATION, LEGEND, AND ADDITIONAL NOTES



LOCATION: H:\2024\W240553\Engineering\plan\p100_035360_1000.dwg
 DATE/TIME: April 04, 2025 - 10:00pm
 PLOTTER: B1 - eawad

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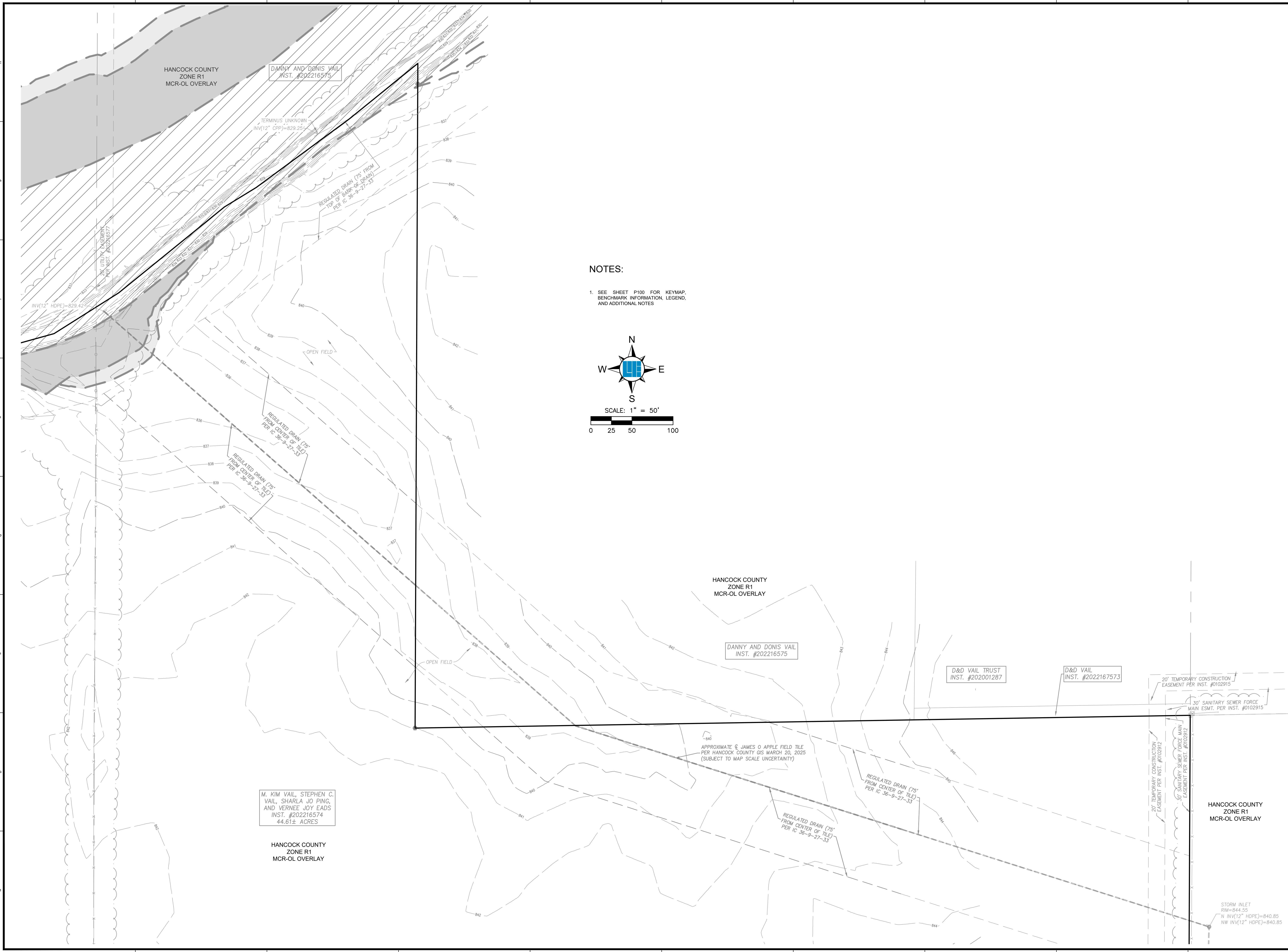
| PROJECT NO. | W240553 |
|-------------|--------------------|
| DWG NAME | P100 EXISTING TOPO |
| DESIGNED BY | BEI |
| DRAWN BY | JWH |
| CHECKED BY | RME |
| DATE | 04/04/2025 |

REVISIONS AND ISSUES
 04/04/2025
**APPROVAL PENDING
 NOT FOR CONSTRUCTION**

PREPARED FOR:
CREEKSIDE
 CR 750 N & CR700 W, McCordsville, IN 46055
EXISTING TOPOGRAPHY
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

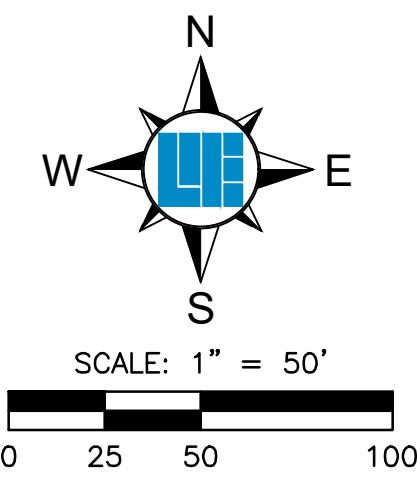
SHEET NO.
P103
 PROJECT NO.
 W240553

LOCATION: H:\2024\W240553\Engineering\plan\p100_032516_1000.dwg
 DATE/TIME: April 04, 2025 - 10:00pm
 PLOT/DWG BY: eward



NOTES:

- 1. SEE SHEET P100 FOR KEYMAP, BENCHMARK INFORMATION, LEGEND, AND ADDITIONAL NOTES



M. KIM VAIL, STEPHEN C. VAIL, SHARLA JO PING, AND VERNIE JOY EADS
 INST. #202216574
 44.61± ACRES

HANCOCK COUNTY
 ZONE R1
 MCR-OL OVERLAY

HANCOCK COUNTY
 ZONE R1
 MCR-OL OVERLAY

DANNY AND DONIS VAIL
 INST. #202216575

D&D VAIL TRUST
 INST. #202001267

D&D VAIL
 INST. #2022167573

HANCOCK COUNTY
 ZONE R1
 MCR-OL OVERLAY

STORM INLET
 RIM=844.55
 "N INV(12" HDPE)=840.85
 "NW INV(12" HDPE)=840.85

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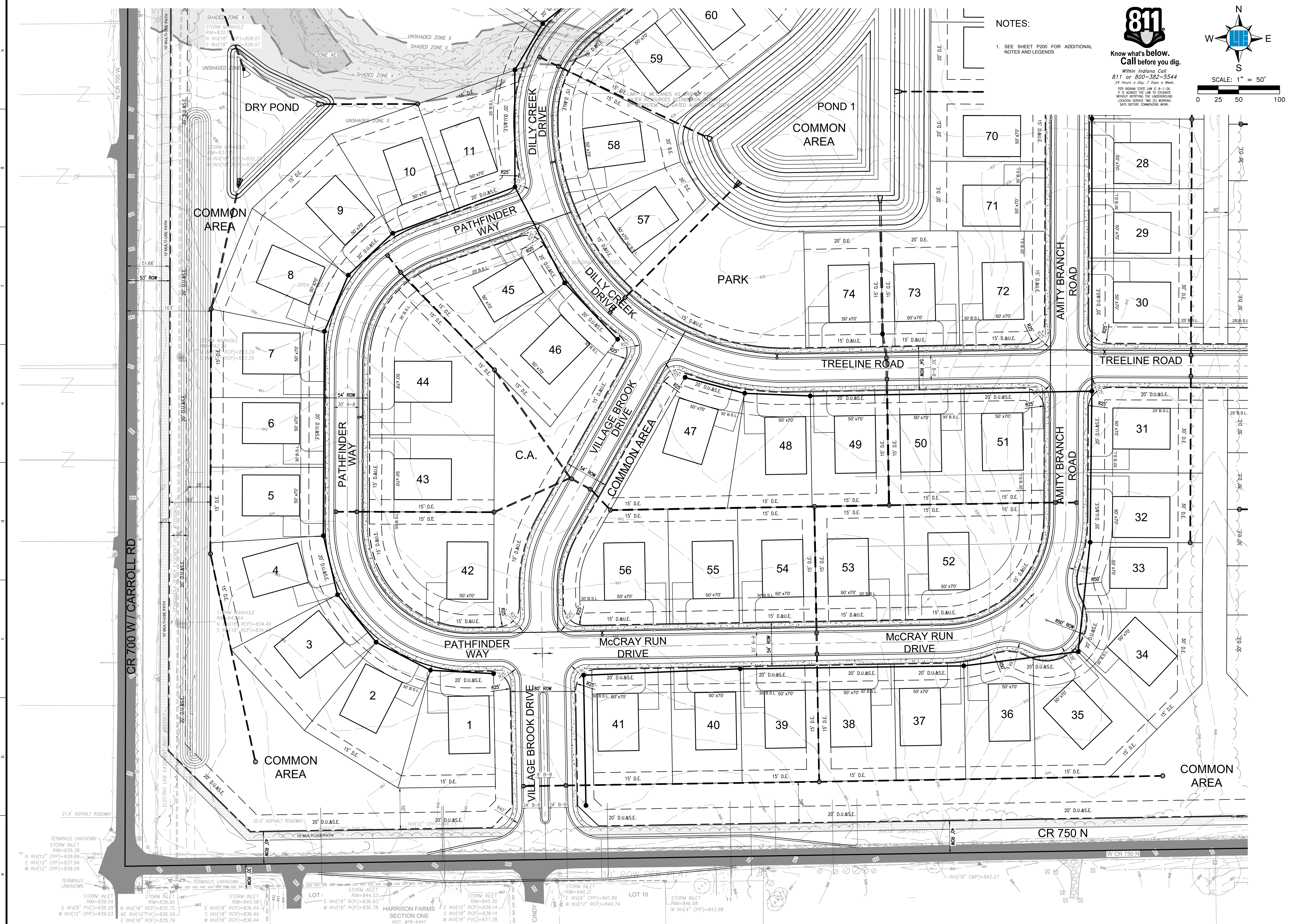
| PROJECT NO. | W240553 |
|-------------|--------------------|
| DWG NAME | P100 EXISTING TOPO |
| DESIGNED BY | BELE |
| DRAWN BY | JWH |
| CHECKED BY | RME |
| DATE | 04/04/2025 |

APPROVAL PENDING
 NOT FOR CONSTRUCTION

PREPARED FOR:
CREEKSIDE
 CR 750 N & CR700 W, McCordsville, IN 46055
 EXISTING TOPOGRAPHY
 Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

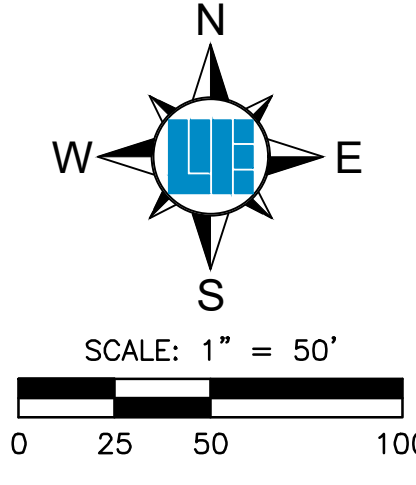
SHEET NO.
P104
 PROJECT NO.
 W240553

ALLAN H. WEIHE, P.E., L.S. - FOUNDER



NOTES:
1. SEE SHEET P200 FOR ADDITIONAL NOTES AND LEGENDS

811
Know what's below.
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Within Indiana Call
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24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-2-6,
IT IS AGAINST THE LAW TO EXCAVATE,
WITHOUT NOTIFYING THE UNDERGROUND
UTILITY SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



LOCATION: H:\2024\W240553\Engineering\plan\p200 DEVELOPMENT PLAN.dwg
DATE PLOTTED: April 04, 2025 - 10:00pm
PLOTTER: B1 - eversat

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800 | 452 - 6408
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| | |
|--------------|---|
| PROJECT NO.: | W240553 |
| ADDRESS: | CR 750 N & CR 700 W, McCordsville, IN 46055 |
| DWG NAME: | DEVELOPMENT PLAN |
| DESIGNED BY: | JWH |
| CHECKED BY: | JWH |
| DATE: | 04/04/2025 |

APPROVAL PENDING
NOT FOR CONSTRUCTION

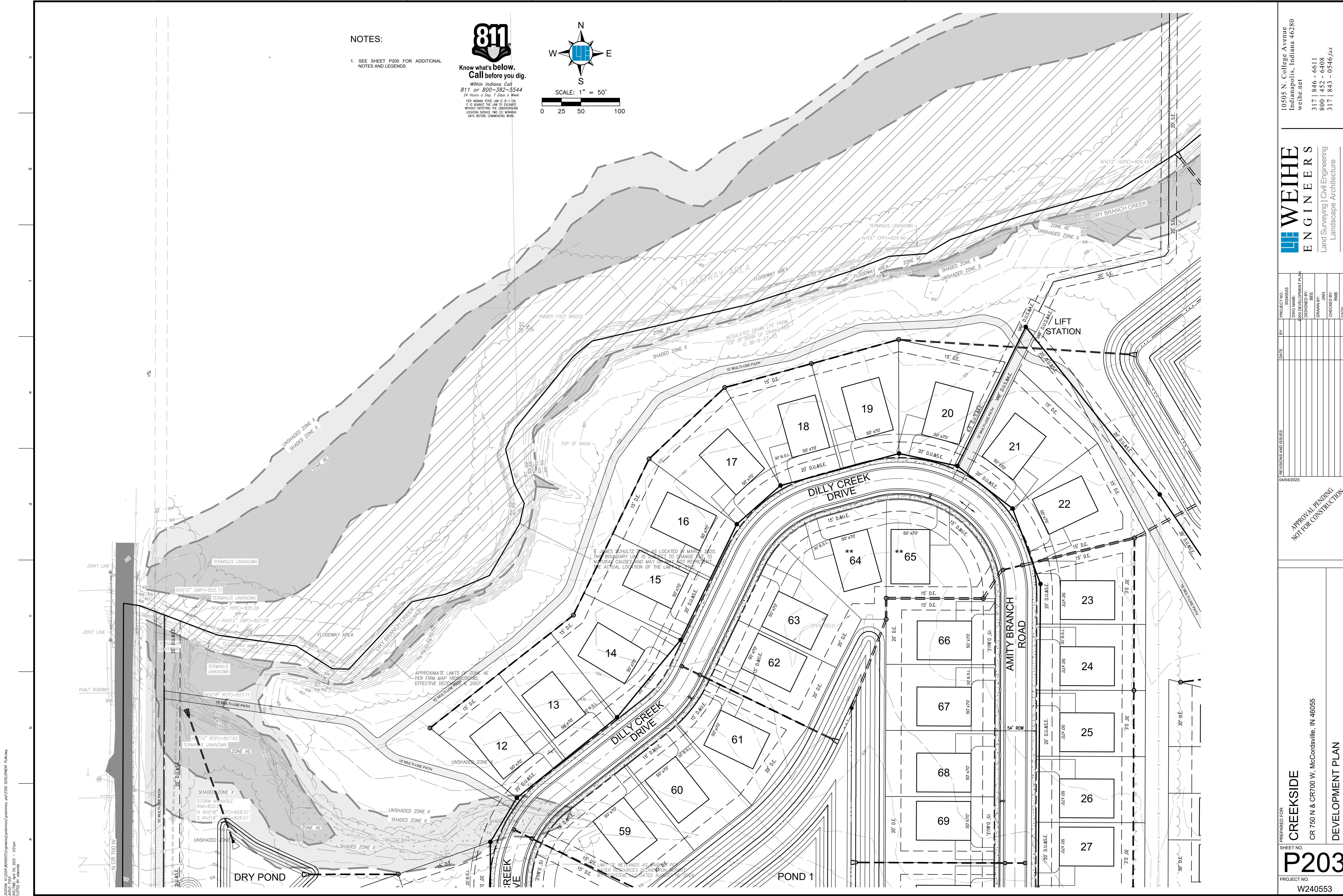
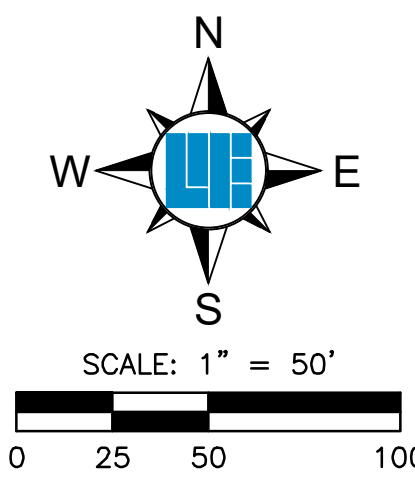
PREPARED FOR:
CREEKSIDE
CR 750 N & CR 700 W, McCordsville, IN 46055
DEVELOPMENT PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

SHEET NO.
P201
PROJECT NO.
W240553

NOTES:
 1. SEE SHEET P200 FOR ADDITIONAL NOTES AND LEGENDS



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| PROJECT NO. | WZ40553 |
|----------------------|----------------------|
| DWG NAME | 200 DEVELOPMENT PLAN |
| DESIGNER | JEH |
| CHECKED BY | JWH |
| DATE | 04/04/2025 |
| REVISIONS AND ISSUES | |
| DATE | |
| BY | |

APPROVAL PENDING
 NOT FOR CONSTRUCTION

PREPARED FOR:
CREEKSIDE
 CR 750 N & CR700 W, McCordsville, IN 46055

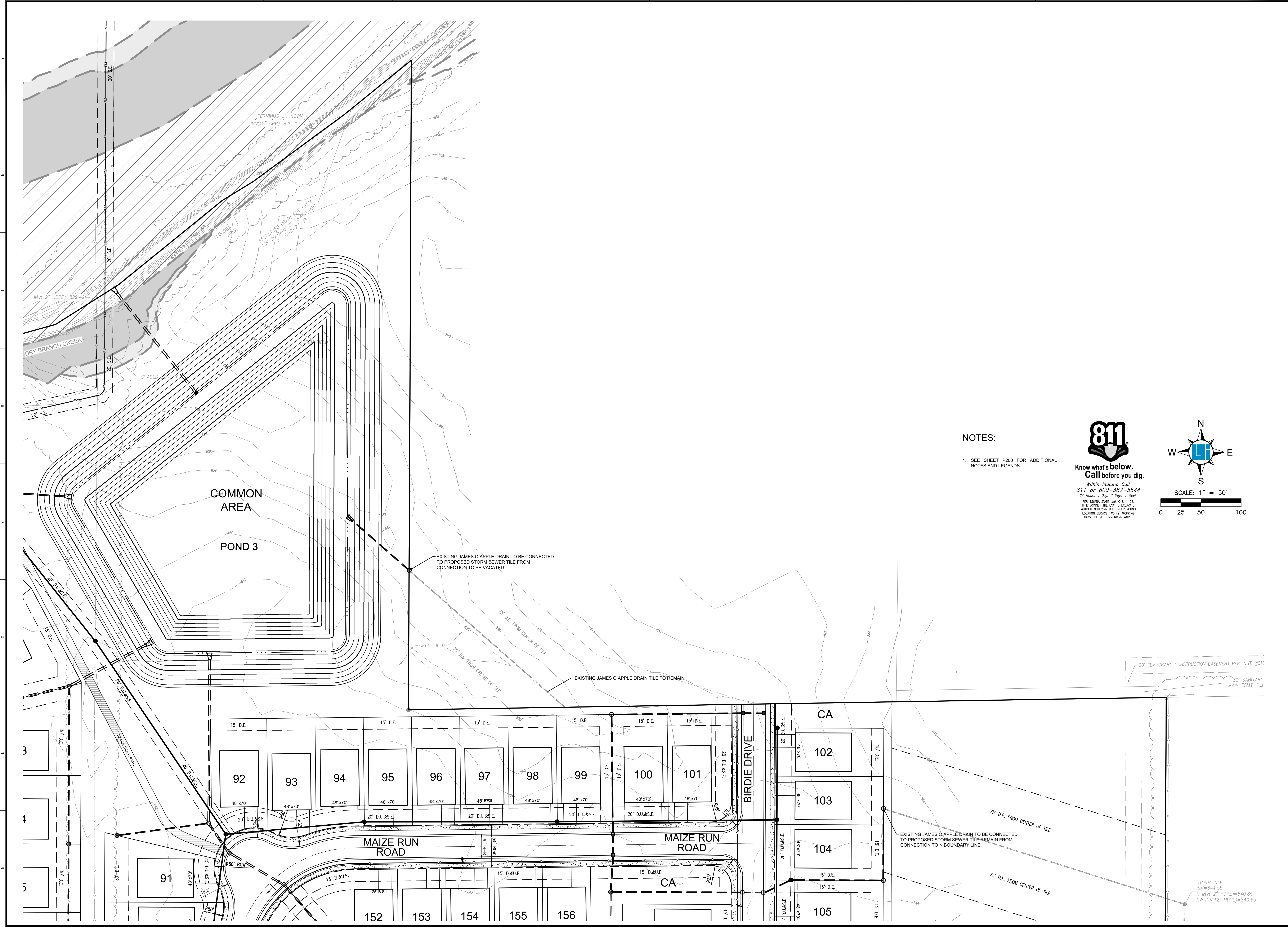
DEVELOPMENT PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

SHEET NO.
P203

PROJECT NO.
 W240553

LOCATION: H:\2024\WZ40553\Engineering\plan\p200 DEVELOPMENT PLAN.dwg
 DATE/TIME: April 04, 2025 - 10:00pm
 PLOT/DWG BY: ewards

LOCATION: IN 2024 W240553 (Engineering/Utility) Plan P200 - DEVELOPMENT PLAN.dwg
 DATE/TIME: April 04, 2025 - 10:29am
 PLOTTER: B1 - ecradwin

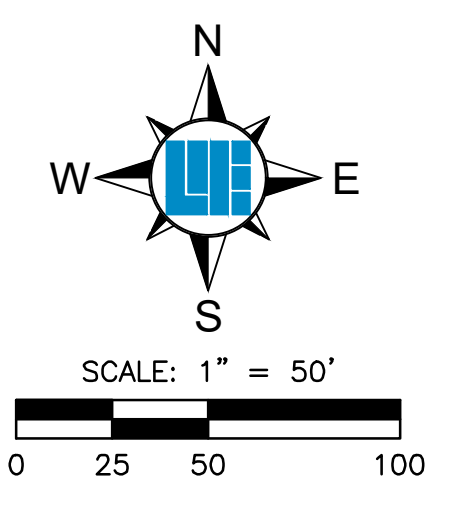


NOTES:

- SEE SHEET P200 FOR ADDITIONAL NOTES AND LEGENDS



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FOR INDIANA STATE LAW 36-3-1-1-15:
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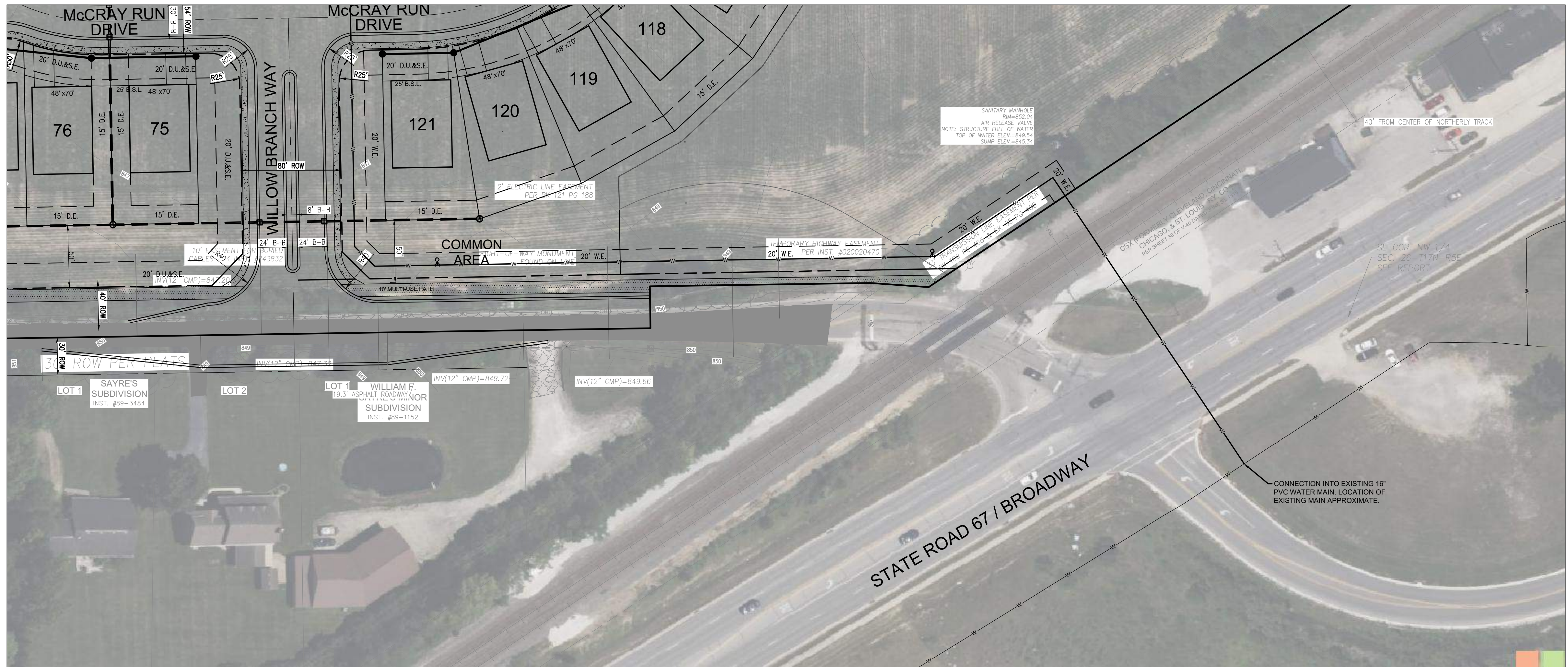
| REVISIONS AND ISSUES | DATE | BY | PROJECT NO. | W240553 |
|----------------------|------|----|-------------|----------------------|
| | | | DWG NAME | 800 DEVELOPMENT PLAN |
| | | | DESIGNED BY | BEI |
| | | | DRAWN BY | JWH |
| | | | CHECKED BY | RME |
| | | | DATE | 04/04/2025 |

APPROVAL PENDING
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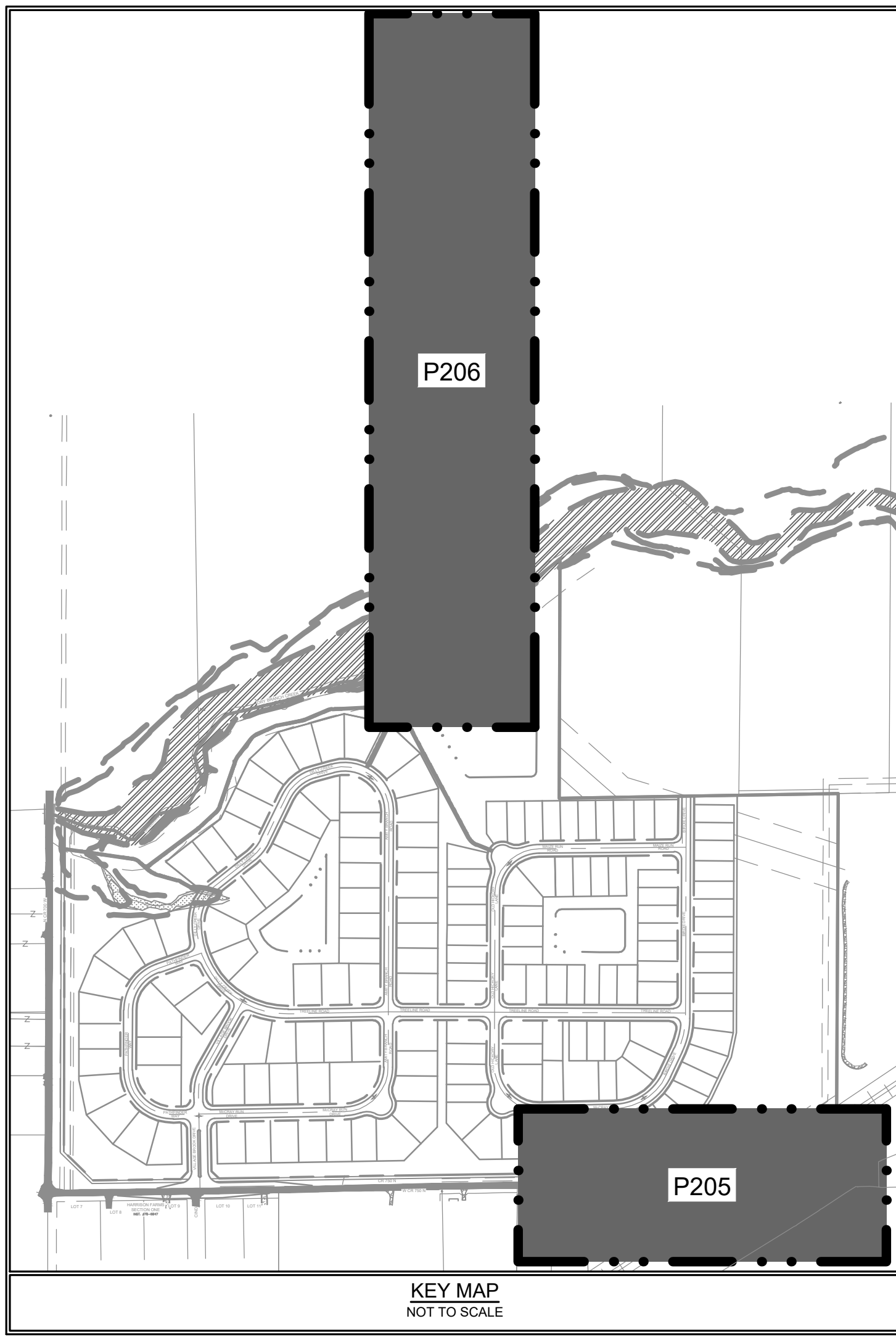
PREPARED FOR:
CREEKSIDE
 CR 750 N & CR700 W, McCordsville, IN 46055
 DEVELOPMENT PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

SHEET NO.
P204
 PROJECT NO.
 W240553

LOCATION: IN 2024 WEIHE ENGINEERS/JANUARY 2020 DEVELOPMENT PLAN.dwg
 DATE/TIME: April 24, 2025 - 10:20am
 PLOTTER: B1 - eversafe



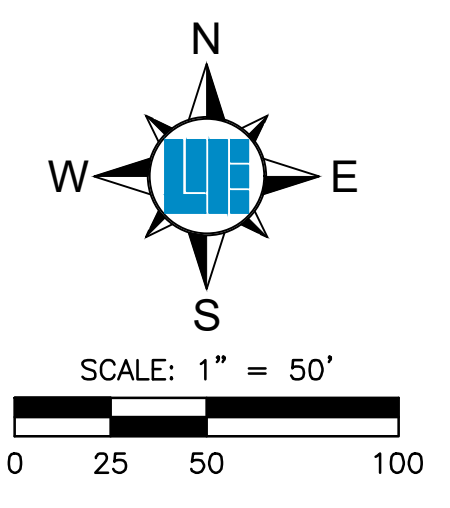
OFFSITE WATER MAIN EXTENSION



NOTES:

- SEE SHEET P200 FOR ADDITIONAL NOTES AND LEGENDS

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 PER INDIANA STATE LAW IC 8-1-3-28,
 IT IS AGAINST THE LAW TO EXCAVATE
 WITHOUT NOTIFYING THE UNDERGROUND
 UTILITY LOCATOR SERVICE TWO (2) WORKING
 DAYS BEFORE COMMENCING WORK.



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 317 | 843 - 0546 fax
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| PROJECT NO. | W240553 |
|-------------|----------------------|
| DWG NAME | OFFSITE UTILITY PLAN |
| DESIGNED BY | BEI |
| DRAWN BY | JWH |
| CHECKED BY | RME |
| DATE | 04/04/2025 |

APPROVAL PENDING
 NOT FOR CONSTRUCTION

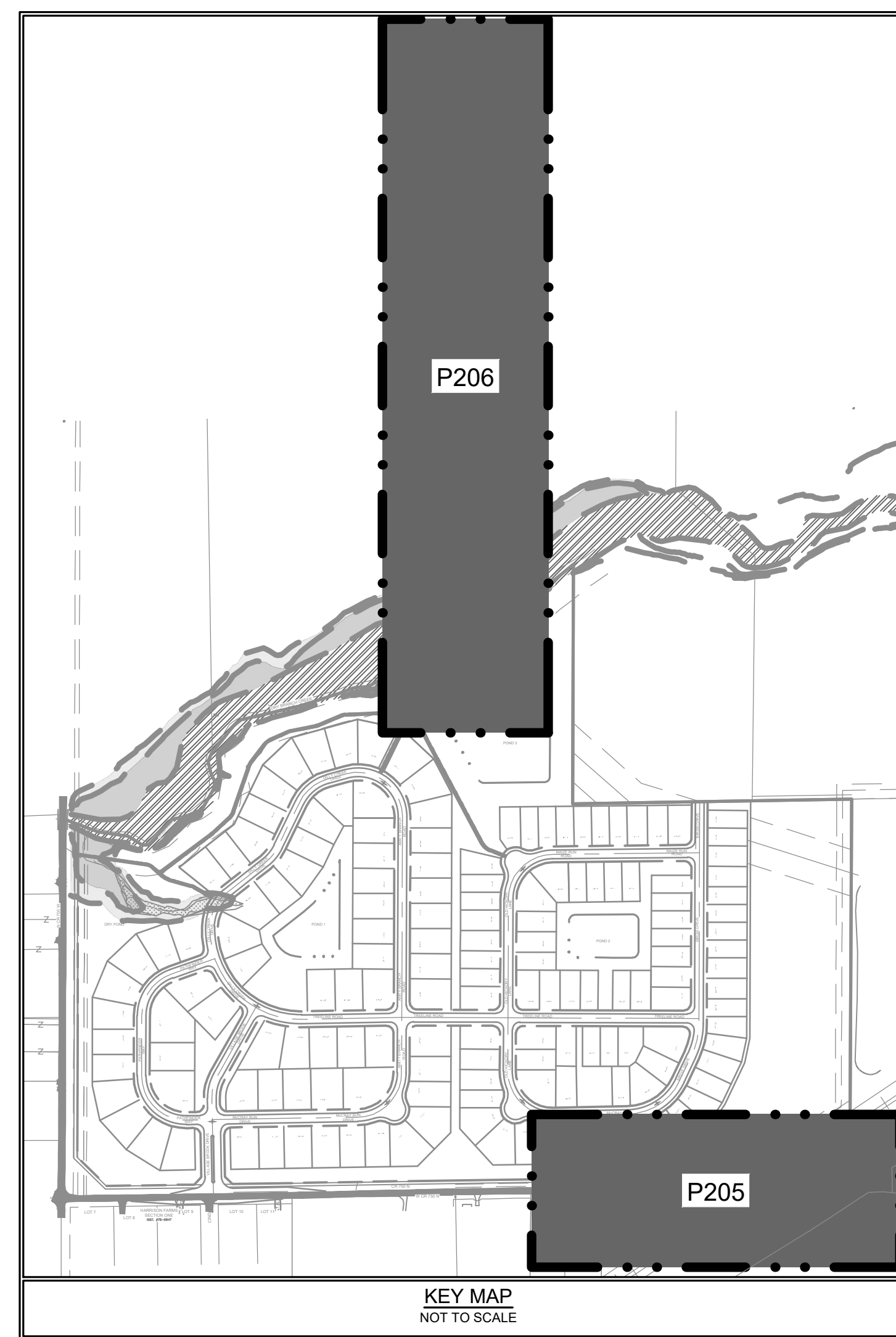
PREPARED FOR:
CREEKSIDE
 CR 750 N & CR700 W, McCordsville, IN 46055
 OFFSITE UTILITY PLAN
 Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

SHEET NO.
P205

PROJECT NO.
 W240553



OFFSITE FORCE MAIN EXTENSION



KEY MAP
NOT TO SCALE

NOTES:

1. SEE SHEET P200 FOR ADDITIONAL NOTES AND LEGENDS

SCALE: 1" = 50'

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| REVISIONS AND ISSUES | DATE | BY | PROJECT NO. | W240553 |
|----------------------|------|----|-------------|----------------------|
| | | | DWG NAME | 800 DEVELOPMENT PLAN |
| | | | DESIGNER | BEI |
| | | | DRAWN BY | JWH |
| | | | CHECKED BY | RME |
| | | | DATE | 04/04/2025 |

**APPROVAL PENDING
NOT FOR CONSTRUCTION**

PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
OFFSITE UTILITY PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

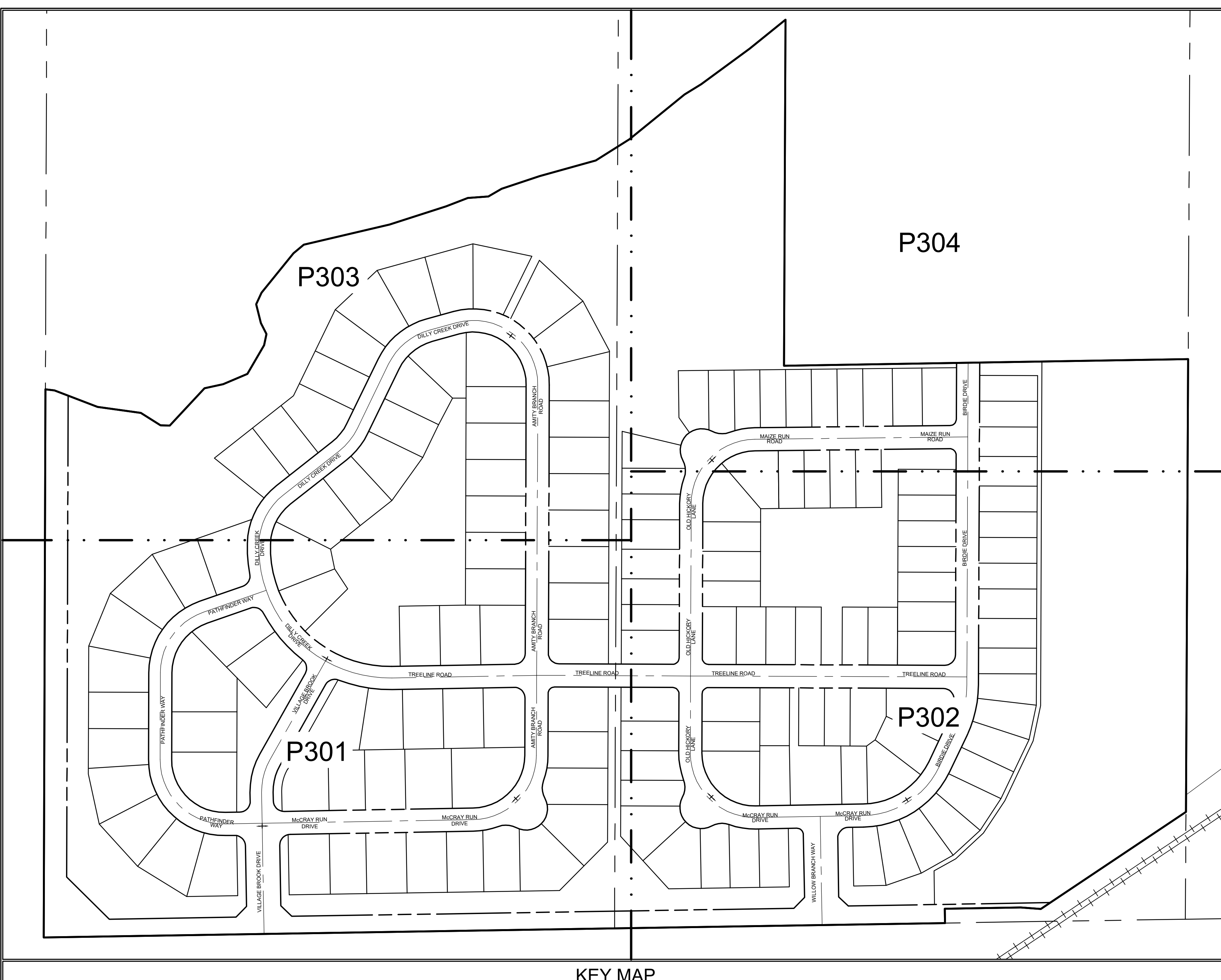
SHEET NO.
P206
PROJECT NO.
W240553

LOCATION: H:\2024\W240553\Creekside\utility\plan\p200 DEVELOPMENT PLAN.dwg
DATE/TIME: April 04, 2025, 10:50am
PLOTTER: B1 - e-works

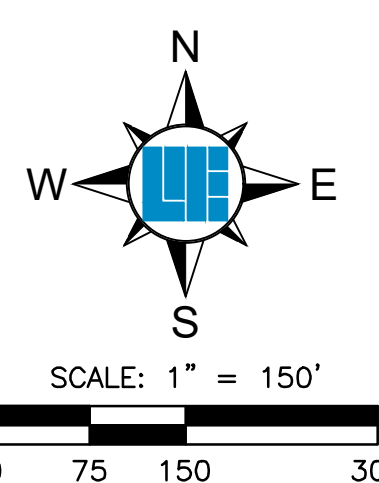
| CURVE TABLE | | | | | CURVE TABLE | | | | | CURVE TABLE | | | | | CURVE TABLE | | | | | CURVE TABLE | | | | | CURVE TABLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------|------------|--------|---------------|----------------|-------------|------------|--------|---------------|----------------|-------------|------------|--------|---------------|----------------|-------------|------------|--------|---------------|----------------|-------------|------------|--------|---------------|----------------|-------------|------------|--------|---------------|----------------|--------|------------|--------|---------------|----------------|-----|-------|--------|-------------|--------|------|-------|--------|-------------|--------|------|-------|-------|-------------|--------|-----|-------|-------|-------------|--------|-----|-------|--------|-------------|--------|-----|-------|-------|-------------|--------|------|------|-------|-------------|-------|------|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|-----|-------|-------|-------------|--------|------|-------|--------|-------------|--------|------|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|-----|-------|-------|-------------|--------|-----|-------|--------|-------------|--------|------|-------|-------|-------------|--------|------|--------|--------|-------------|---------|-----|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|------|-------|--------|-------------|--------|------|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|-----|-------|-------|-------------|--------|------|-------|-------|-------------|--------|------|--------|--------|-------------|---------|-----|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|-----|-------|-------|-------------|--------|------|------|-------|-------------|-------|------|-------|-------|-------------|--------|-----|-------|--------|-------------|--------|-----|------|--------|-------------|-------|-----|-------|-------|-------------|--------|------|-------|--------|-------------|--------|------|--------|--------|-------------|---------|-----|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|-----|-------|-------|-------------|--------|------|-------|--------|-------------|--------|------|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|-----|------|-------|-------------|-------|------|-------|-------|-------------|--------|------|-------|-------|-------------|--------|-----|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|-----|-------|-------|-------------|--------|------|--------|--------|-------------|---------|-----|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|------|--------|--------|-------------|---------|-----|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|------|--------|--------|-------------|---------|-----|-------|--------|-------------|--------|-----|-------|-------|-------------|--------|-----|------|-------|-------------|-------|------|--------|--------|-------------|---------|-----|-------|--------|-------------|--------|-----|-------|-------|-------------|--------|-----|-------|-------|-------------|--------|------|-------|--------|-------------|--------|-----|-------|-------|-------------|--------|-----|-------|--------|-------------|--------|-----|-------|-------|-------------|--------|------|-------|--------|-------------|--------|-----|-------|-------|-------------|--------|-----|-------|-------|-------------|--------|-----|--------|--------|-------------|---------|------|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|-----|-------|-------|-------------|--------|-----|--------|--------|-------------|---------|------|-------|--------|-------------|--------|-----|-------|--------|-------------|--------|-----|-------|-------|-------------|--------|-----|-------|--------|-------------|--------|------|-------|--------|-------------|--------|-----|-------|-------|-------------|--------|-----|-------|-------|-------------|--------|-----|-------|-------|-------------|--------|------|-------|--------|-------------|--------|-----|-------|-------|-------------|--------|-----|-------|-------|-------------|--------|------|-------|--------|-------------|--------|------|-------|--------|-------------|--------|-----|-------|-------|-------------|--------|-----|-------|-------|-------------|--------|------|-------|--------|-------------|--------|------|--------|--------|-------------|---------|-----|-------|-------|-------------|--------|------|-------|--------|-------------|--------|------|--------|--------|-------------|---------|
| CURVE# | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DISTANCE | CURVE# | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DISTANCE | CURVE# | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DISTANCE | CURVE# | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DISTANCE | CURVE# | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DISTANCE | CURVE# | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DISTANCE | CURVE# | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DISTANCE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C1 | 238.73 | 150.00 | S45°24'43"E | 214.32' | C25 | 73.22 | 177.00 | S46°42'06"W | 72.70' | C49 | 48.05 | 50.00 | S82°31'25"W | 46.22' | C78 | 40.10 | 50.00 | N04°53'06"E | 39.03' | C102 | 1.38 | 25.00 | N50°39'48"W | 1.38' | C126 | 38.74 | 25.00 | N44°36'19"E | 34.98' | C51 | 42.15 | 50.00 | S86°06'39"E | 40.91' | C80 | 63.82 | 177.00 | S10°06'49"E | 63.48' | C104 | 93.87 | 177.00 | S14°11'14"W | 92.77' | C128 | 43.55 | 25.00 | N39°52'24"W | 38.25' | C27 | 35.62 | 25.00 | N29°56'42"E | 32.68' | C52 | 13.51 | 177.00 | S71°55'27"W | 13.50' | C81 | 23.56 | 15.00 | N44°47'01"W | 21.21' | C105 | 5.03 | 25.00 | S85°14'15"E | 5.03' | C129 | 59.83 | 232.00 | N17°43'23"E | 59.65' | C28 | 71.94 | 332.00 | S04°39'34"E | 71.80' | C53 | 47.10 | 177.00 | S81°44'02"W | 46.96' | C82 | 23.56 | 15.00 | S45°12'59"W | 21.21' | C106 | 54.63 | 103.00 | S14°11'14"W | 53.99' | C130 | 35.98 | 173.00 | N31°22'03"E | 35.92' | C29 | 57.01 | 177.00 | S10°46'35"W | 56.77' | C54 | 23.34 | 15.00 | N44°47'12"E | 21.05' | C83 | 28.89 | 177.00 | N04°53'30"E | 28.85' | C107 | 34.24 | 25.00 | S40°14'15"E | 31.62' | C131 | 145.53 | 173.00 | N61°25'27"E | 141.27' | C30 | 58.06 | 177.00 | S29°24'01"W | 57.80' | C55 | 31.41 | 277.00 | N03°27'54"E | 31.39' | C84 | 31.16 | 177.00 | N14°36'38"E | 31.12' | C108 | 65.23 | 123.00 | S11°11'14"W | 64.47' | C132 | 10.48 | 173.00 | N87°15'31"E | 10.48' | C31 | 40.16 | 177.00 | S45°17'49"W | 40.07' | C56 | 54.86 | 277.00 | N12°23'14"E | 54.77' | C85 | 42.15 | 50.00 | S04°29'50"E | 40.91' | C109 | 34.24 | 25.00 | S68°36'43"W | 31.62' | C133 | 195.83 | 123.00 | S45°23'41"E | 175.79' | C32 | 55.71 | 123.00 | N38°49'17"E | 55.24' | C57 | 35.53 | 277.00 | N21°44'06"E | 35.50' | C86 | 15.06 | 50.00 | N20°01'06"W | 15.01' | C110 | 1.38 | 25.00 | N70°34'33"W | 1.38' | C134 | 23.56 | 15.00 | S44°47'01"E | 21.21' | C33 | 33.28 | 177.00 | S31°13'56"W | 33.23' | C58 | 5.70 | 227.00 | N26°07'44"E | 5.70' | C87 | 48.96 | 50.00 | N16°39'53"E | 47.03' | C111 | 72.19 | 332.00 | S75°13'27"E | 72.05' | C135 | 106.35 | 123.00 | S24°59'10"W | 103.07' | C34 | 73.43 | 177.00 | S48°30'10"W | 72.90' | C59 | 53.35 | 227.00 | N33°34'54"E | 53.23' | C88 | 55.63 | 50.00 | N76°35'30"E | 52.81' | C112 | 55.35 | 332.00 | S86°13'46"E | 55.29' | C136 | 85.01 | 123.00 | S69°33'24"W | 83.33' | C35 | 43.86 | 177.00 | S67°29'12"W | 43.75' | C60 | 53.92 | 227.00 | N47°07'10"E | 53.80' | C89 | 8.20 | 50.00 | S66°50'15"E | 8.19' | C113 | 39.80 | 25.00 | N45°23'41"W | 35.73' | C137 | 23.79 | 15.00 | N45°12'48"W | 21.37' | C36 | 47.05 | 177.00 | S82°12'02"W | 46.91' | C61 | 53.92 | 227.00 | N60°43'47"E | 53.80' | C90 | 42.15 | 50.00 | N86°17'32"W | 40.91' | C114 | 190.58 | 123.00 | N44°36'19"E | 172.08' | C37 | 71.50 | 177.00 | N78°36'44"W | 71.02' | C62 | 53.92 | 227.00 | N74°20'24"E | 53.80' | C91 | 37.84 | 177.00 | N75°40'52"E | 37.77' | C115 | 223.89 | 278.00 | S67°56'01"E | 217.89' | C38 | 71.50 | 177.00 | N48°59'21"W | 71.02' | C63 | 31.10 | 227.00 | N85°04'10"E | 31.07' | C92 | 22.21 | 177.00 | N85°24'00"E | 22.19' | C116 | 113.12 | 278.00 | S33°12'17"E | 112.34' | C39 | 73.43 | 177.00 | N25°31'55"W | 72.90' | C64 | 39.27 | 25.00 | S43°59'39"W | 35.36' | C93 | 5.03 | 25.00 | S83°13'32"W | 5.03' | C117 | 112.06 | 278.00 | S09°59'58"E | 111.31' | C40 | 42.83 | 177.00 | N06°42'56"W | 42.72' | C70 | 23.56 | 15.00 | N46°00'21"W | 21.21' | C94 | 34.24 | 25.00 | S38°13'32"W | 31.62' | C118 | 54.09 | 123.00 | S14°08'45"W | 53.65' | C41 | 39.27 | 25.00 | S44°47'01"E | 35.36' | C71 | 63.82 | 177.00 | S80°40'33"E | 63.48' | C95 | 39.27 | 25.00 | N43°59'39"E | 35.36' | C119 | 53.78 | 123.00 | S39°16'12"W | 53.36' | C42 | 23.56 | 15.00 | N45°12'59"E | 21.21' | C72 | 42.15 | 50.00 | S85°30'10"W | 40.91' | C96 | 195.76 | 123.00 | S45°24'43"E | 175.74' | C120 | 14.00 | 177.00 | N49°31'51"E | 14.00' | C43 | 21.31 | 177.00 | S03°39'58"W | 21.30' | C73 | 41.87 | 50.00 | S85°20'22"W | 40.65' | C97 | 110.16 | 123.00 | S25°50'22"W | 106.52' | C121 | 66.17 | 177.00 | N36°33'20"E | 65.78' | C44 | 39.30 | 177.00 | S13°28'32"W | 39.21' | C74 | 27.82 | 50.00 | N77°17'24"E | 27.46' | C98 | 41.35 | 123.00 | S34°36'54"W | 37.50' | C122 | 37.65 | 123.00 | S34°36'54"W | 37.50' | C45 | 22.17 | 50.00 | N07°07'55"E | 21.99' | C75 | 38.85 | 50.00 | S84°37'28"E | 37.70' | C99 | 35.62 | 25.00 | N68°25'49"W | 32.68' | C123 | 66.98 | 123.00 | S58°59'06"W | 66.16' | C46 | 19.98 | 50.00 | N17°01'09"W | 19.85' | C76 | 39.36 | 50.00 | S19°55'38"E | 38.35' | C100 | 50.58 | 332.00 | S31°58'56"E | 50.53' | C124 | 16.50 | 123.00 | S78°25'45"W | 16.49' | C47 | 36.49 | 50.00 | S07°33'25"E | 35.69' | C77 | 22.02 | 50.00 | S15°14'27"W | 21.85' | C101 | 92.12 | 332.00 | S44°17'43"E | 91.83' | C125 | 210.26 | 123.00 | N48°45'21"W | 185.58' | C48 | 36.34 | 50.00 | S34°10'28"W | 35.55' | C102 | 92.12 | 332.00 | S44°17'43"E | 91.83' | C125 | 210.26 | 123.00 | N48°45'21"W | 185.58' |

- NOTES:**
- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMANS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MCCORDSVILLE'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER STANDARDS.
 - ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 25' RADIUS UNLESS OTHERWISE NOTED.
 - ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
 - ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
 - ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 54' UNLESS OTHERWISE NOTED.
 - ALL INTERIOR STREET WIDTHS TO BE 30' UNLESS OTHERWISE NOTED.
 - ALL WATERMANS TO BE 8" UNLESS OTHERWISE NOTED.
 - LOCATIONS OF UTILITIES SHOWN WITH THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
 - THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
 - MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
 - TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE 'C' LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
 - ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
 - ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
 - THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P301.
 - ON-SITE DETENTION SHALL BE ENGINEERED AND SHOWN AS LOTS FURTHER DEVELOP.
 - NO DRAINAGE EASEMENT OR A COMBINATION DRAINAGE AND UTILITY EASEMENT SHALL BE LOCATED WITHIN A TREE PRESERVATION EASEMENT.
 - DURING CONSTRUCTION FIRE APPARATUS ACCESS ROADS SHALL BE CONSTRUCTED TO THE TOWN OF MCCORDSVILLE STANDARDS AND SPECIFICATIONS AND SHALL BE PROVIDED WITH A MINIMUM SURFACE OF COMPACTED STONE OR IF THE BUILDING IS BEING CONSTRUCTED OF COMBUSTIBLE MATERIALS IT SHALL HAVE A MINIMUM OF ASPHALT BINDER.
 - APPROVED FIREFIGHTING WATER SUPPLIES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS ON THE SITE. (IFC 3312.1)
 - APPROVED FIRE APPARATUS ACCESS ROADWAYS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS ON THE SITE.
 - TEMPORARY ADDRESS SIGNAGE SHALL ALSO BE PROVIDED DURING CONSTRUCTION. (IFC 3310.1)
 - FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED DRIVING SURFACE WIDTH OF NOT LESS THAN 20 FEET (26 FEET ADJACENT TO FIRE HYDRANTS) TO EACH EDGE OF THE PAVEMENT AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. (IFC 503.2.1 & D103.1)

- LEGEND**
- = PROPERTY BOUNDARY
 - = ADJOINER
 - = RIGHT-OF-WAY LINE
 - = BUILDING SETBACK LINE (B.S.L.)
 - = EASEMENT
 - = NORMAL POOL
 - = PROPOSED CENTERLINE
 - = SECTION LINE
 - D.E. = DRAINAGE EASEMENT
 - R.D.E. = REGULATED DRAINAGE EASEMENT
 - D.U.E. = DRAINAGE AND UTILITY EASEMENT
 - D.U.S.&E. = DRAINAGE UTILITY AND SANITARY EASEMENT
 - B.S.L. = BUILDING SETBACK LINE
 - ROW = RIGHT-OF-WAY



KEY MAP



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PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
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LOCATION SERVICE TWO (2) WORKING
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317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S., FOUNDER

| PROJECT NO. | W240553 |
|----------------------|-------------------|
| DWG NAME | P300 PRIMARY PLAT |
| DESIGNED BY | BEI |
| DRAWN BY | JWH |
| CHECKED BY | RME |
| DATE | 04/04/2025 |
| REVISIONS AND ISSUES | |

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
PRIMARY PLAT
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

SHEET NO.
P300

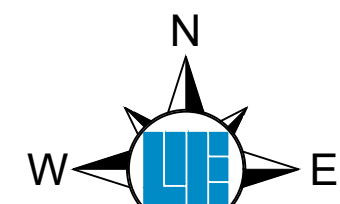
PROJECT NO.
W240553

LOCATION: H:\2024\W240553\Engineering\primary\primary.plat\300_PRIMARY_PLAT.dwg
DATE/TIME: April 04, 2025 10:30am
PLOTED BY: eaweb

LOCATION: H:\2024\W240553\Engineering\primary\primary.plt\P300_PRIMARY.PLT.dwg
DATE/TIME: April 04, 2025 - 10:29pm
PLOTTER: B1 - ecrs400

NOTES:

- SEE SHEET P300 FOR KEY MAP, LEGEND, CURVE TABLE, AND ADDITIONAL NOTES



SW COR. NW 1/4
SEC. 26-117N-R5E
BASS PLUG FOUND

WEST LINE NW 1/4 SEC. 26-117N-R5E

MARION COUNTY
HANCOCK COUNTY

LANCE & SHERRY ARCHER
INST. #2006-0013909

RICHARD D. REYNOLDS
INST. #201000064796

RICHARD D. REYNOLDS
INST. #197700061327

JAMES & TERESA
SHARON BINGHAM
INST. #860127821

RICHARD D. REYNOLDS SR.
INST. #198400049660

COMMON AREA "C"
709782 S.F.
16.29 AC
VAR. D.E.

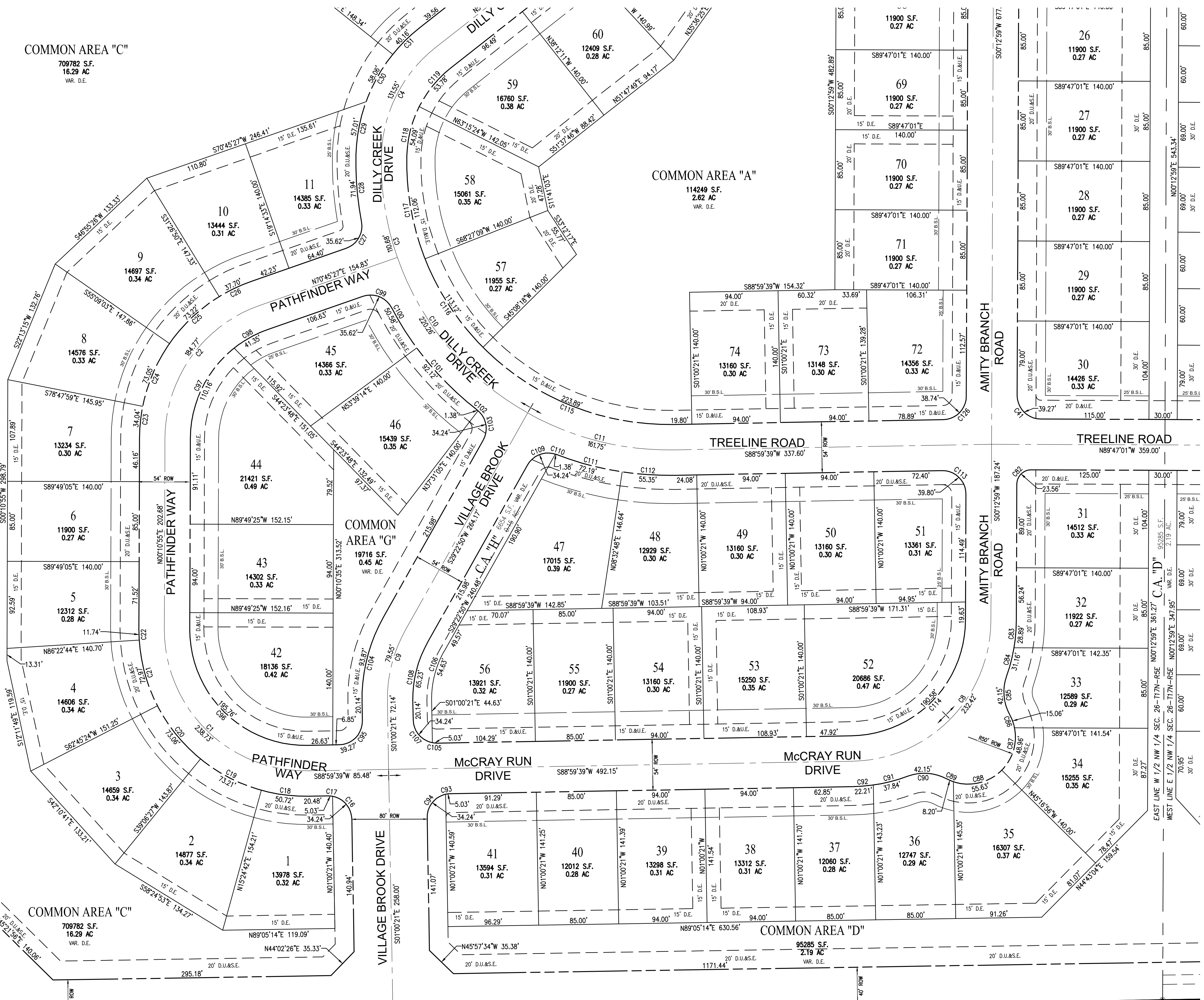
COMMON AREA "A"
114249 S.F.
2.62 AC
VAR. D.E.

COMMON AREA "G"
19716 S.F.
0.45 AC
VAR. D.E.

COMMON AREA "D"
95285 S.F.
2.19 AC
VAR. D.E.

HARRISON FARMS SECTION ONE
INST. #78-8947

RODOLFO PALACIOS
INST. #202101823



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| PROJECT NO. | WARRANTY |
|-------------|------------|
| | |
| DWG. NAME | DESIGNER |
| | |
| DESIGN DATE | DATE |
| | |
| DRAWN BY | CHECKED BY |
| | |
| DATE | DATE |
| | |

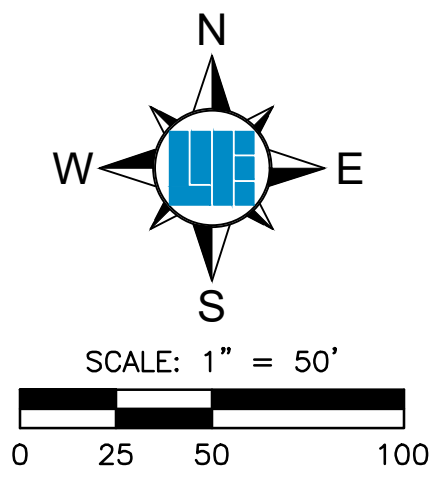
| DATE | BY | REVISIONS AND ISSUES |
|------|----|----------------------|
| | | |

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055

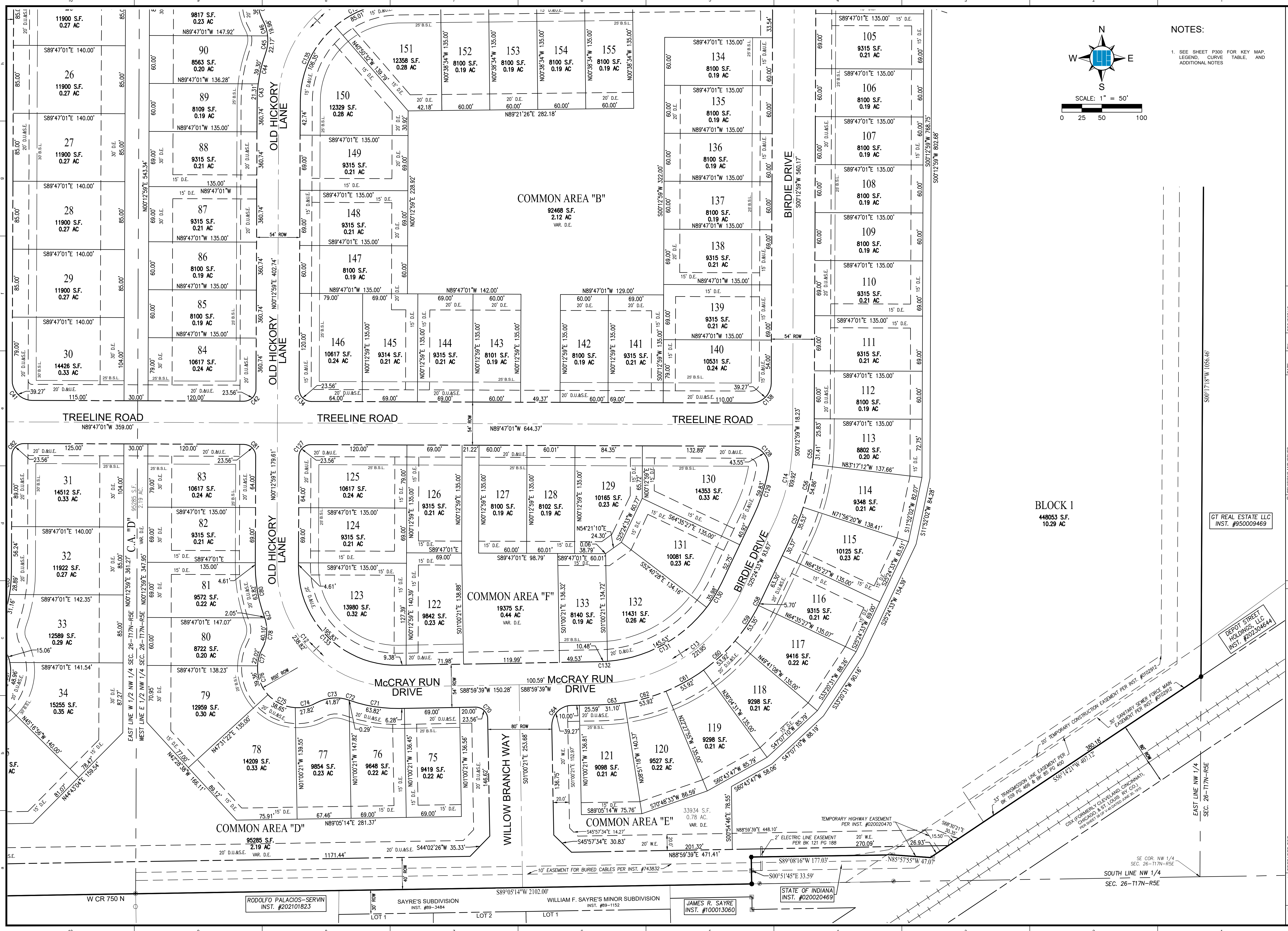
PROJECT NO.
P301
W240553

SHEET NO.
P301
PROJECT NO.
W240553



NOTES:

- SEE SHEET P300 FOR KEY MAP, LEGEND, CURVE TABLE, AND ADDITIONAL NOTES



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weihe.net
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800 | 452 - 6408
317 | 843 - 0546 fax



| PROJECT NO. | WZARESS | DWG NAME | ISSUE | DESIGNED BY | DRAWN BY | CHECKED BY | DATE |
|-------------|---------|----------|-------|-------------|----------|------------|------|
| | | | | | | | |

APPROVAL PENDING
NOT FOR CONSTRUCTION

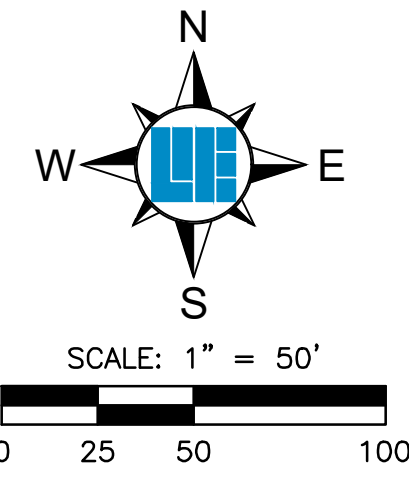
PREPARED FOR:
CREEKSIDE HOLDINGS, LLC
CR 750 N & CR700 W, McCordsville, IN 46055
PRIMARY PLAT
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

SHEET NO.
P302
PROJECT NO.
W240553

LOCATION: H:\2024\W240553\Engineering\primary\primary.plt P300 PRIMARY PLAT.dwg
 DATE/TIME: April 04, 2025 - 10:20am
 PLOTTED BY: eawards

NOTES:

- SEE SHEET P300 FOR KEY MAP LEGEND, CURVE TABLE, AND ADDITIONAL NOTES



DAN AND SHERYL VAIL
INST. #202205093

CHRIST PRESBYTERIAN
CHURCH OF
INDIANAPOLIS
INST. #980008534

© JAMES SCHULTZ DITCH AS LOCATED IN MARCH 2025.
THIS BOUNDARY LINE IS SUBJECT TO CHANGE DUE TO
NATURAL CAUSES AND MAY OR MAY NOT REPRESENT
THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

LINDSEY VAN PARIS
& DARIN TAYLOR
INST. #202000147502

LANCE & SHERRY ARCHER
INST. #2006-0013909

COMMON AREA "C"
709782 S.F.
16.29 AC
VAR. D.E.

COMMON AREA "C"
709782 S.F.
16.29 AC
VAR. D.E.

COMMON AREA "A"
114249 S.F.
2.62 AC
VAR. D.E.

MARION COUNTY
HANCOCK COUNTY

WEST LINE NW 1/4
SEC. 26-T17N-R5E

N CR 700 W

DILLY CREEK DRIVE

AMITY BRANCH ROAD

ELECTRIC LINE EASEMENT INST. #892167

PERMANENT SEWER EASEMENT
PER INST. #100002024

10' TEMPORARY EASEMENT PER INST. #100000025

REGULATED DRAIN (75' FROM
TOP OF BANK OF DRAIN)
PER IC 36-9-27-33

10505 N. College Avenue
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weihe.net
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800 | 452 - 6408
317 | 843 - 0546 fax

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| PROJECT NO. | W240553 |
|-------------|-------------------|
| DWG NAME | P300 PRIMARY PLAT |
| DESIGNER | BEI |
| DRAWN BY | JWH |
| CHECKED BY | RME |
| DATE | 04/04/2025 |

APPROVAL PENDING
NOT FOR CONSTRUCTION

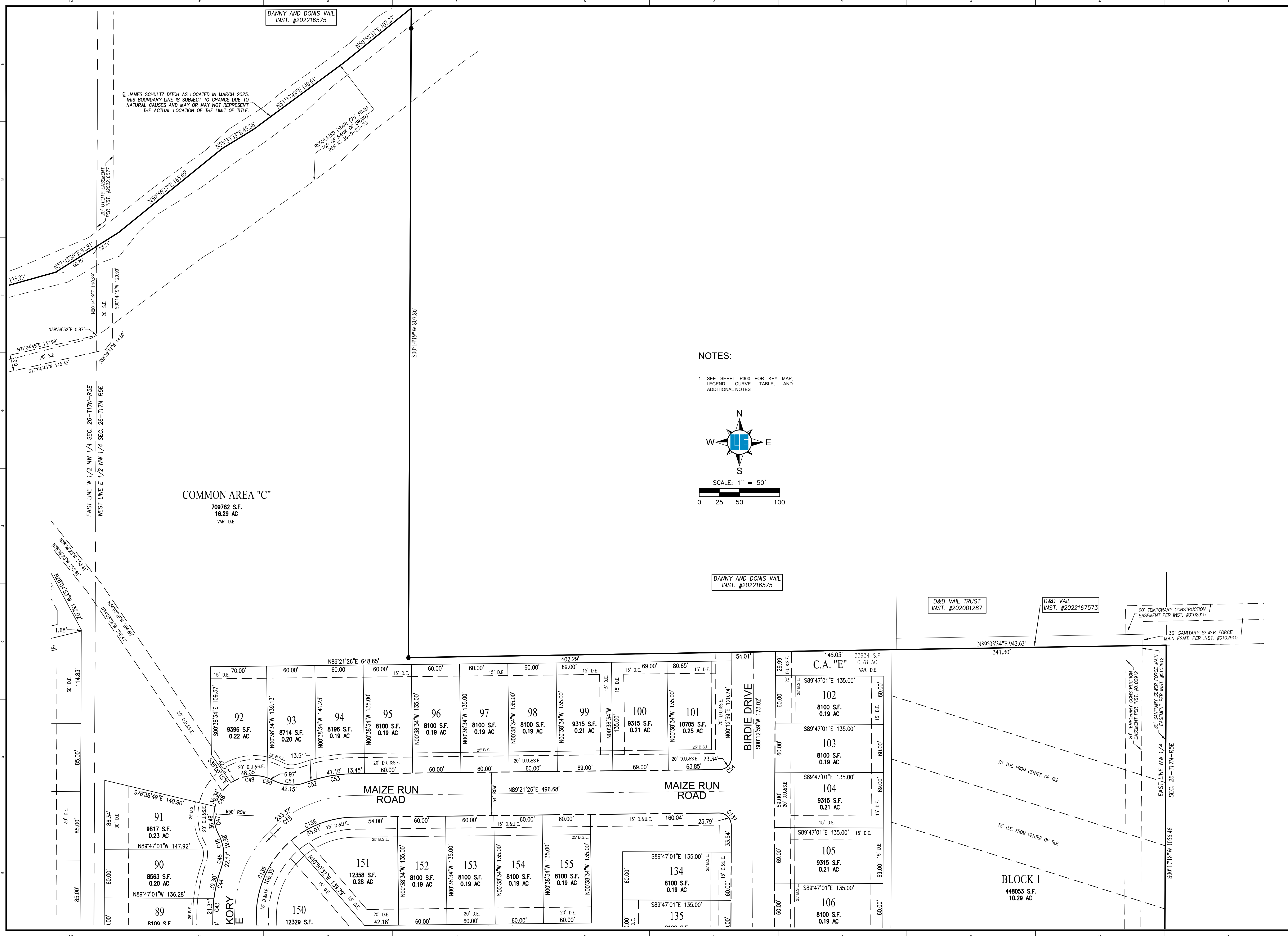
PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055

PROJECT NO.
P303

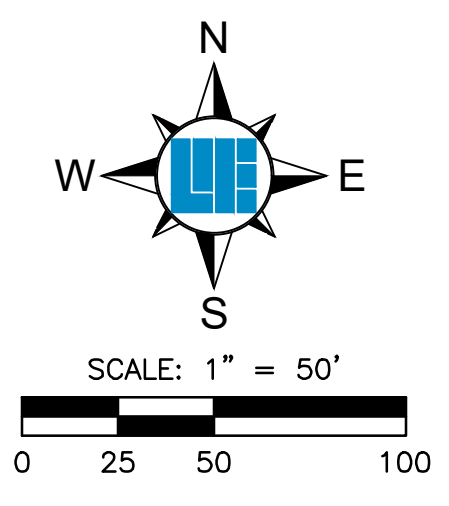
PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
PRIMARY PLAT
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

W240553

LOCATION: H:\2024\W240553\Engineering\primary\primary.plt/P300 PRIMARY.PLT.dwg
 DATE/TIME: April 04, 2025 - 10:29m
 PLOTTER: B1 - ecradwin



NOTES:
 1. SEE SHEET P300 FOR KEY MAP, LEGEND, CURVE TABLE, AND ADDITIONAL NOTES



| | |
|--------------|-------------------|
| PROJECT NO.: | W240553 |
| DWG NAME: | P300 PRIMARY PLAT |
| DESIGNED BY: | WHE |
| DRAWN BY: | JWH |
| CHECKED BY: | RME |
| DATE: | 04/04/2025 |

REVISIONS AND ISSUES

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
PRIMARY PLAT
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

SHEET NO.
P304

PROJECT NO.
W240553

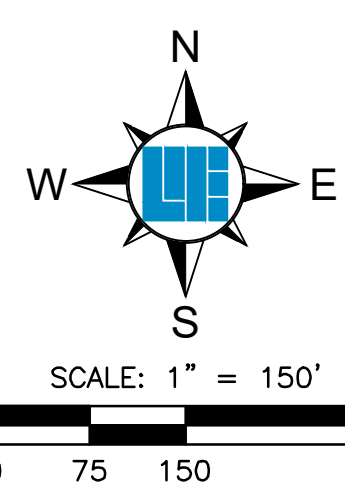
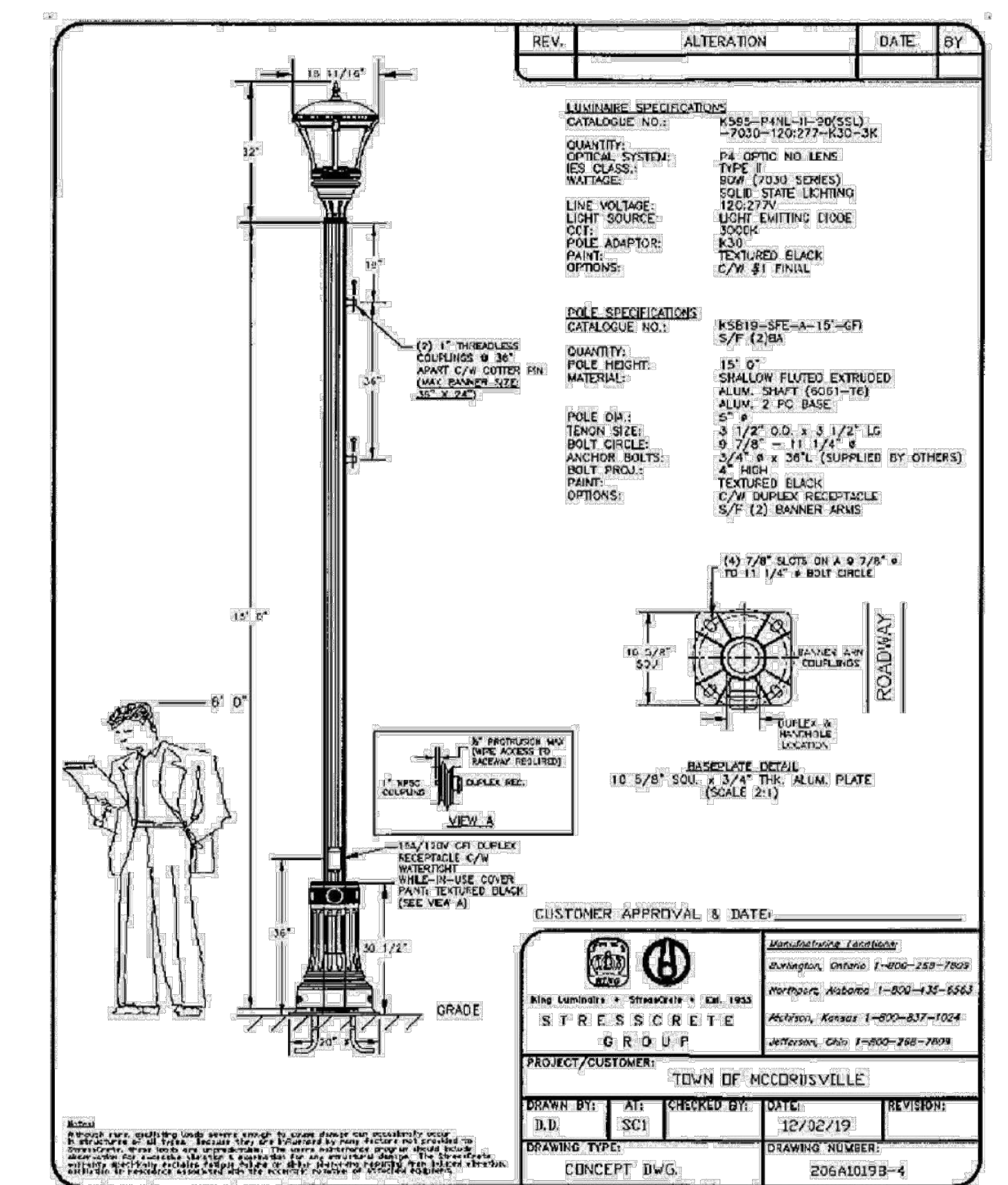
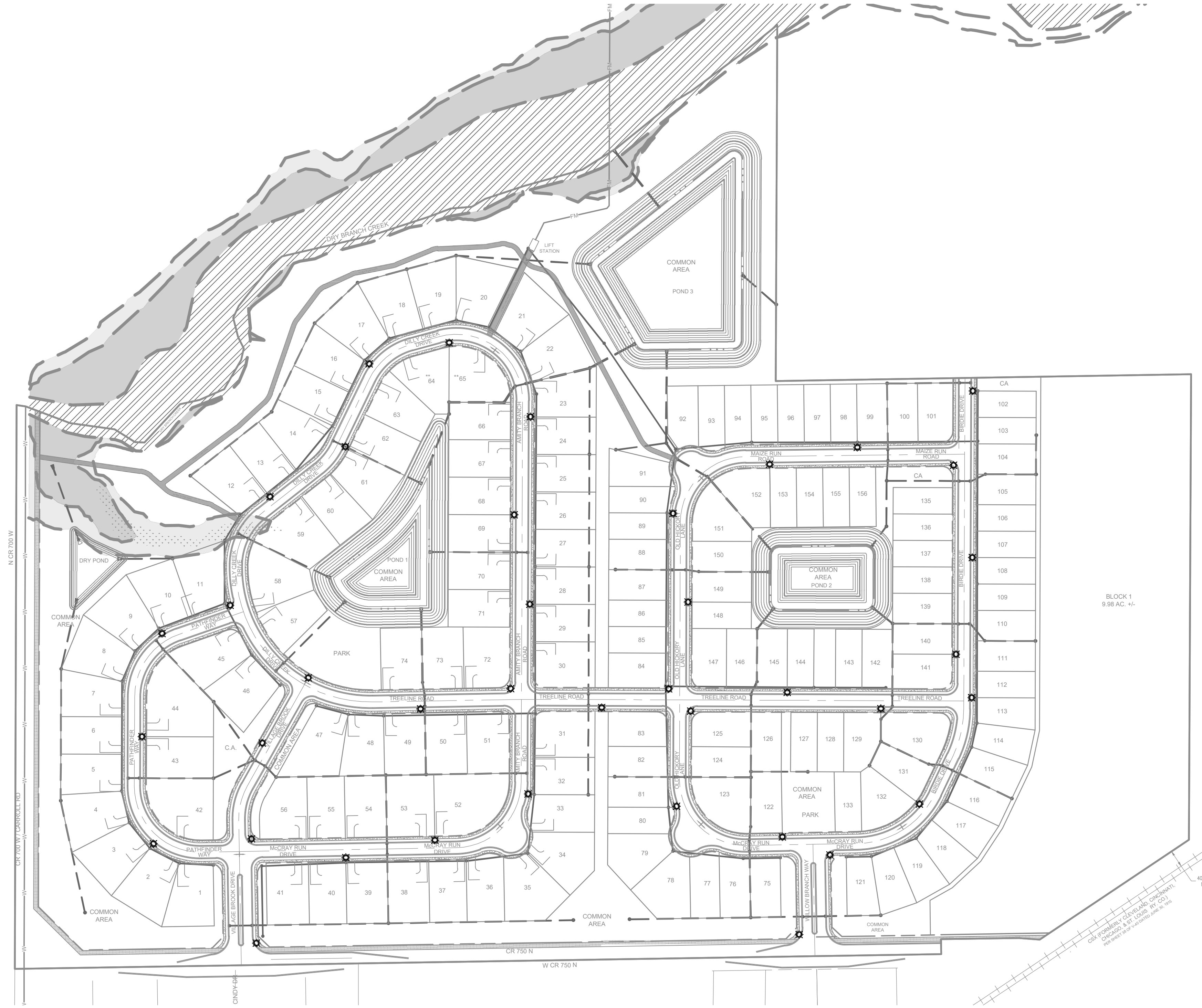
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Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER
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LEGEND

- = PROPERTY BOUNDARY
- = ADJOINER
- = RIGHT-OF-WAY LINE
- = PROPOSED CENTERLINE
- = PROPOSED CURB
- = PROPOSED 5' CONCRETE WALK
- = PROPOSED 10' ASPHALT PATH
- FEMA FLOODWAY
- FEMA FLOODPLAIN
- EXISTING WETLANDS
- = PROPOSED STORM SEWER LINE
- = PROPOSED STORM MANHOLE
- = PROPOSED STORM INLET
- = PROPOSED CONCRETE END SECTION
- = EXISTING STORM SEWER LINE
- = EXISTING STORM INLET
- = NORMAL POOL
- = PROPOSED SANITARY SEWER LINE
- = PROPOSED SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER MANHOLE
- = PROPOSED STREET LIGHT LOCATION

NOTES:

1. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MCCORDSVILLE'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER STANDARDS.
2. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
4. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
5. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P001.



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24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO DIGG
WITHOUT NOTIFYING THE UNDERGROUND
UTILITY SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

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Indianapolis, Indiana 46280
weihe.net
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800 | 452 - 6408
317 | 843 - 0546 fax
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| PROJECT NO. | W240553 |
|-------------|-------------------|
| DWG NAME | STREET LIGHT PLAN |
| DESIGNED BY | BE |
| DRAWN BY | JWH |
| CHECKED BY | RME |
| DATE | 04/04/2025 |

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
STREET LIGHTING PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

SHEET NO.
P400
PROJECT NO.
W240553

LEGEND

- INLET PROTECTION (DANDY SACKS AND WIRE SILT FENCES) FOR PROPOSED STRUCTURES (SEE TOWN OF MCCORDSVILLE STANDARD DETAILS)
- SEEDING (AT A MINIMUM, MULCH IS REQUIRED)
- EROSION CONTROL BLANKET (USE STAPLE PATTERN N.A.G. S150)
- LOCATION WHERE STORMWATER LEAVES SITE
- TREE PROTECTION FENCE

NOTES:

- ALL DISTURBED AREAS THAT WILL BE POTENTIALLY IDLE FOR 15 DAYS OR MORE TO BE STABILIZED (SEEDED, MULCHED, ETC) IMMEDIATELY.
- NO EARTHMOVING MAY TAKE PLACE WITHOUT AN APPROVED STORMWATER POLLUTION PREVENTION PLAN.
- ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES MAY BE REQUIRED IN THE FIELD BY THE MS4 REPRESENTATIVE.
- THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREETS.
- SILT FENCE SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION PLANS PRIOR TO ANY EARTHWORK.
- ALL WORK WITHIN THE RIGHT-OF-WAY SHALL MEET CURRENT LOCAL CONSTRUCTION STANDARDS.
- THE CONTRACTOR SHALL PROTECT EXISTING RIGHT-OF-WAY INFRASTRUCTURE AND BE RESPONSIBLE FOR RESTORATION AS NECESSARY.
- THE TOWN OF MCCORDSVILLE IS THE REVIEW AUTHORITY FOR THE EROSION CONTROL ACTIVITIES REQUIRING CONTACT, PRE-CONSTRUCTION MEETING INVITATION, SELF-MONITORING REPORT DELIVERY TO THEIR MS4 REPRESENTATIVE.
- NOTICE OF THE SCHEDULED DATE FOR COMPLETION OF CONSTRUCTION SHALL BE PROVIDED TO THE MS4 REPRESENTATIVE AT LEAST SEVENTY TWO (72) HOURS PRIOR TO COMPLETION. THE CONTRACTOR OR OWNER WILL SCHEDULE THE FINAL INSPECTION, THE STORM DRAIN AND SITE GRADING PERFORMANCE SURETIES WILL BE RELEASED AFTER SUBMITTAL AND APPROVAL.
- LATITUDE = 39° 53' 39" N, LONGITUDE = 85° 56' 00" W
- HYDROLOGIC UNIT CODE: 051202010904

LEGAL DESCRIPTION PER THIS SURVEY:

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, VERMON TOWNSHIP, HANCOCK COUNTY, INDIANA, BEING THAT 91.14 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT PREPARED BY JOEL EDWARDS, AN INDIANA PROFESSIONAL SURVEYOR NUMBER LS2400103 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W240553, DATED MARCH 28, 2025 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, MARKED BY A BRASS PLUG; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 10 MINUTES 55 SECONDS EAST 1279.07 FEET TO THE CENTER OF THE JAMES SCHULTZ LEGAL DRAIN AS LOCATED IN MARCH 2025, MARKED BY A MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" (HEREINAFTER "WEIHE NAIL"); THENCE ALONG SAID CENTERLINE THE FOLLOWING TWENTY-SEVEN (27) COURSES:

- SOUTH 81 DEGREES 45 MINUTES 55 SECONDS EAST 20.92 FEET;
- SOUTH 69 DEGREES 17 MINUTES 52 SECONDS EAST 107.58 FEET;
- SOUTH 82 DEGREES 05 MINUTES 22 SECONDS EAST 102.18 FEET;
- SOUTH 57 DEGREES 44 MINUTES 55 SECONDS EAST 54.39 FEET;
- SOUTH 87 DEGREES 56 MINUTES 40 SECONDS EAST 21.30 FEET;
- NORTH 43 DEGREES 02 MINUTES 23 SECONDS EAST 188.89 FEET;
- NORTH 77 DEGREES 31 MINUTES 47 SECONDS EAST 44.64 FEET;
- NORTH 66 DEGREES 47 MINUTES 57 SECONDS EAST 61.23 FEET;
- NORTH 30 DEGREES 09 MINUTES 28 SECONDS EAST 77.26 FEET;
- NORTH 12 DEGREES 39 MINUTES 37 SECONDS EAST 26.65 FEET;
- NORTH 27 DEGREES 22 MINUTES 33 SECONDS WEST 28.82 FEET;
- NORTH 13 DEGREES 54 MINUTES 28 SECONDS WEST 45.08 FEET;
- NORTH 24 DEGREES 30 MINUTES 20 SECONDS EAST 29.81 FEET;
- NORTH 38 DEGREES 59 MINUTES 30 SECONDS EAST 118.68 FEET;
- NORTH 50 DEGREES 27 MINUTES 37 SECONDS EAST 31.31 FEET;
- NORTH 76 DEGREES 48 MINUTES 15 SECONDS EAST 205.22 FEET;
- NORTH 72 DEGREES 03 MINUTES 36 SECONDS EAST 138.89 FEET;
- NORTH 69 DEGREES 04 MINUTES 56 SECONDS EAST 53.44 FEET;
- NORTH 85 DEGREES 47 MINUTES 13 SECONDS EAST 48.27 FEET;
- NORTH 59 DEGREES 36 MINUTES 39 SECONDS EAST 35.54 FEET;
- NORTH 71 DEGREES 27 MINUTES 50 SECONDS EAST 93.83 FEET;
- NORTH 74 DEGREES 25 MINUTES 54 SECONDS EAST 135.93 FEET;
- NORTH 57 DEGREES 45 MINUTES 30 SECONDS EAST 92.81 FEET;
- NORTH 50 DEGREES 56 MINUTES 27 SECONDS EAST 165.69 FEET;
- NORTH 58 DEGREES 33 MINUTES 53 SECONDS EAST 45.36 FEET;
- NORTH 53 DEGREES 37 MINUTES 48 SECONDS EAST 140.61 FEET;
- NORTH 50 DEGREES 58 MINUTES 31 SECONDS EAST 107.27 FEET TO THE EAST LINE OF THE LANDS OF M. KIM VAIL, STEPHEN C. VAIL, SHARLA JO PING, AND VERNEE JOY EADS AS DESCRIBED IN INSTRUMENT NUMBER 202216574 (ALL REFERENCE DOCUMENTS ARE IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA);

THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES:

- SOUTH 00 DEGREES 14 MINUTES 19 SECONDS WEST 807.88 FEET TO A FIVE-EIGHTHS INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" (HEREINAFTER "WEIHE REBAR"), PASSING THROUGH A WEIHE REBAR AT 25.00 FEET TO THE EXTENSION OF THE SOUTH LINE OF A 17 ACRE TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 202001287;
- ALONG SAID SOUTH LINE AND EXTENSION THEREOF NORTH 89 DEGREES 03 MINUTES 34 SECONDS EAST 942.63 FEET TO THE EAST LINE OF SAID QUARTER SECTION, MARKED BY A CHISELED "X" IN A STONE.

THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS WEST 1056.46 FEET TO THE NORTHERLY RIGHT OF WAY OF THE COX ROAD, FORMERLY CLEVELAND, CINCINNATI, CHICAGO, AND ST. LOUIS RAILWAY COMPANY PER VALUATION MAP V-40, SHEET 38 DATED JUNE 30, 1915, MARKED BY A WEIHE REBAR; THENCE ALONG SAID NORTHERLY RIGHT OF WAY SOUTH 56 DEGREES 14 MINUTES 21 SECONDS WEST 407.12 FEET TO THE NORTH LINE OF THE LANDS OF THE STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 020020469; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING THREE (3) COURSES:

- NORTH 85 DEGREES 57 MINUTES 55 SECONDS WEST 47.07 FEET;
- SOUTH 89 DEGREES 08 MINUTES 16 SECONDS WEST 177.03 FEET, MARKED BY A WEIHE REBAR;
- SOUTH 00 DEGREES 51 MINUTES 45 SECONDS EAST 33.59 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, MARKED BY A WEIHE NAIL.

THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 05 MINUTES 14 SECONDS WEST 2102.00 FEET TO THE POINT OF BEGINNING, CONTAINING 91.14 ACRES, MORE OR LESS.

PROJECT BM - L4 RESET

4 MI SW FROM FORTVILLE.
ABOUT 3.95 MILES SOUTHWEST ALONG THE NEW YORK CENTRAL RAILROAD FROM THE STA., ABOUT 1.0 MILE NORTHEAST OF THE GRAIN ELEVATOR AT MCCORDSVILLE, ABOUT 3.05 MILES NORTHEAST OF THE OAKLAND STATE BANK AT OAKLANDON, MARION COUNTY, ABOUT 0.1 MILE SOUTHWEST OF MILE POST 267, 161 FEET SOUTHWEST OF SEMAPHORE SIGNAL NO. 267-2, SET IN THE TOP OF THE NORTHEAST END OF THE SOUTHEAST HEAD WALL OF RAILROAD CULVERT NO. 438A, 40 FEET NORTH OF POLE 267/6, 7.5 FEET SOUTHEAST OF THE SOUTHEAST RAIL AND ABOUT 0.5 FOOT BELOW THE TRACK. NOTE-- THE STAMPING ON THE MARK IS AS FOLLOW - 4L4L 4. 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. 856.66 (NAVD 88)

SITE TBM #60

NORTH BOLT OF A FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE CHRIST PRESBYTERIAN CHURCH, NORTH OF THE NORTHWEST CORNER OF THE SITE.
ELEV. 842.00 (NAVD 88)

SITE TBM #61

BENCH TIE SET 1.5 FEET ABOVE GRADE ON THE NORTH SIDE OF UTILITY POLE NUMBER 81-281-HA, LOCATED AT THE SOUTHEAST CORNER OF W CR 750 N AND N CR 700 W.
ELEV. 842.01 (NAVD 88)

SITE TBM #62

MAG NAIL SET AT THE TOP OF A RIGHT-OF-WAY MONUMENT ON THE SOUTH SIDE OF W CR 750 N, APPROXIMATELY 32 FEET SOUTH OF A MAG NAIL SET IN W CR 750 N AT A SOUTHEASTERLY CORNER OF THE SITE.
ELEV. 852.28 (NAVD 88)

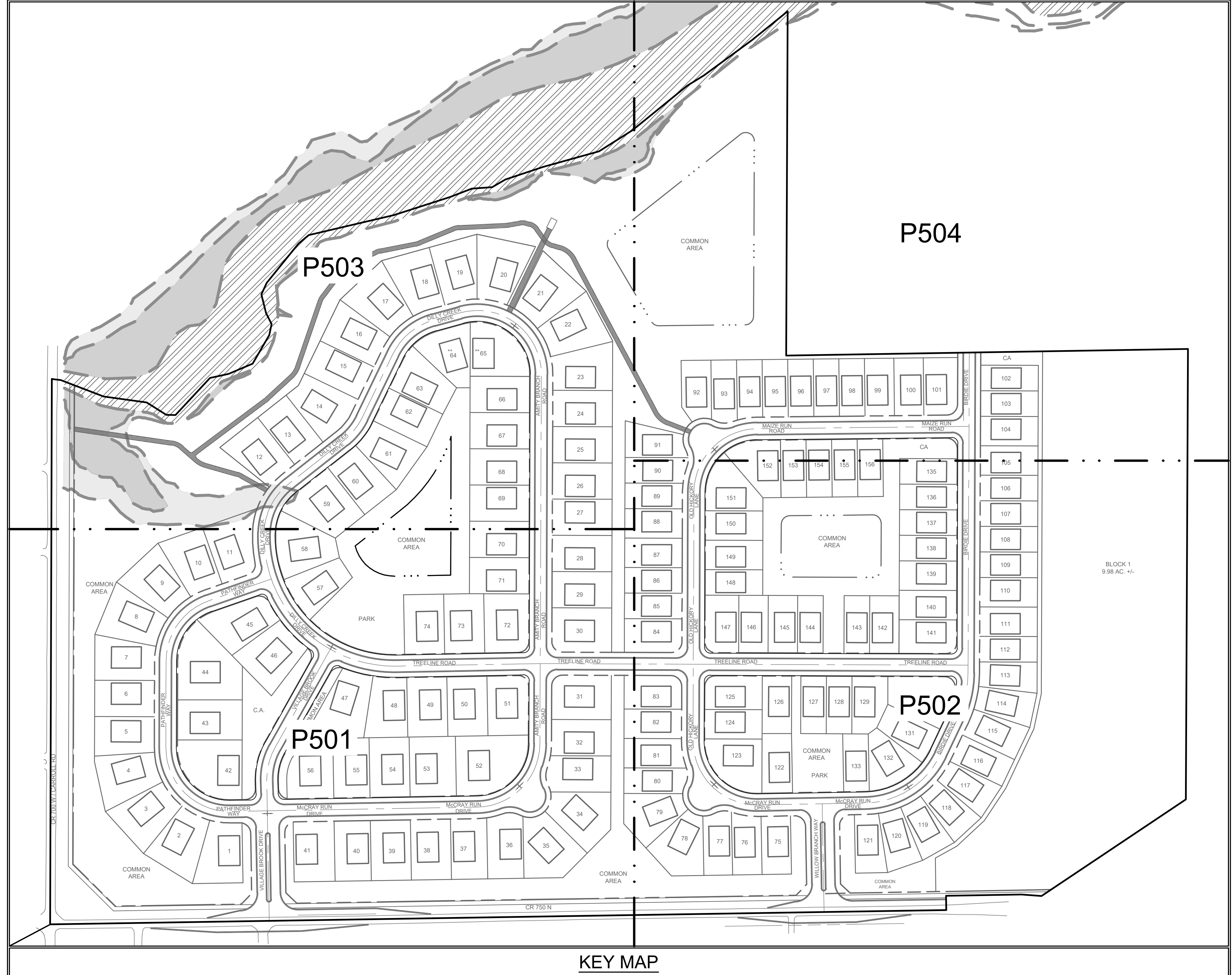
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weihe.net
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800 | 452 - 6408
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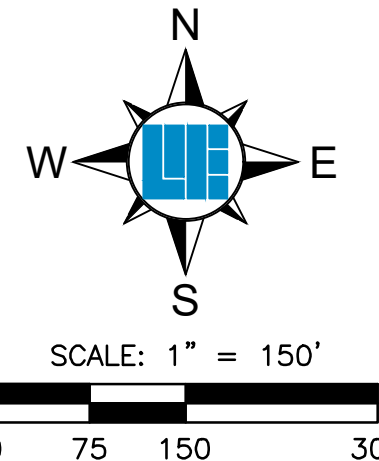
| PROJECT NO. / WZ40553 | DATE | BY | DATE |
|-----------------------------|------|----|------|
| DWG NAME: P500 PRELIM SWPPP | | | |
| DESIGNER: JWB | | | |
| DRAWN BY: JWB | | | |
| CHECKED BY: RME | | | |
| DATE: 04/04/2025 | | | |

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR: **CREEKSIDE**
CR 750 N & CR700 W, McCordsville, IN 46055
PRELIMINARY EROSION CONTROL PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 5 East, Vermon Township, Hancock County, Indiana
SHEET NO. **P500**
PROJECT NO. **W240553**

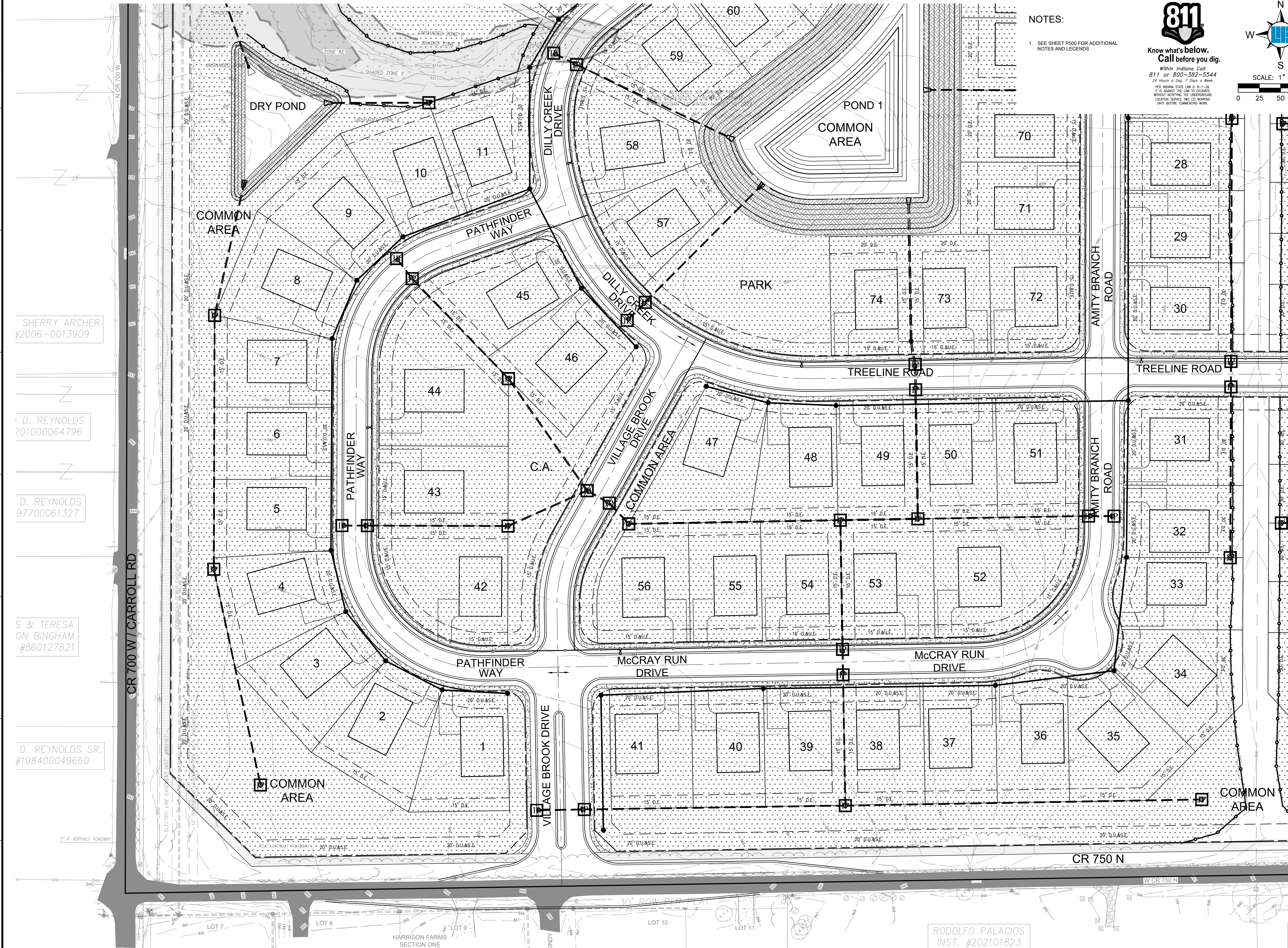


KEY MAP



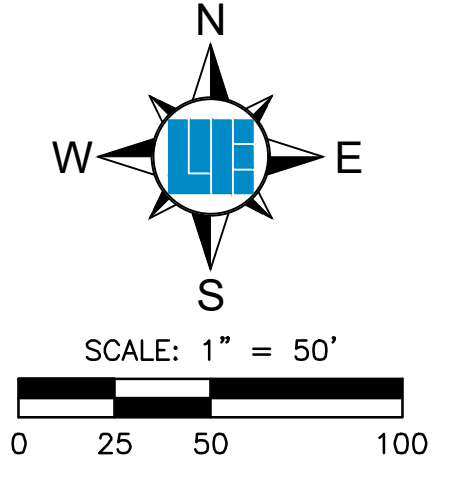
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PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

LOCATION: H:\2024\W240553\Engineering\preliminary\p500_PRELIM_SWPPP.dwg
DATE/TIME: April 04, 2025 - 10:30pm
PLOTED BY: eawards



NOTES:
 1. SEE SHEET P500 FOR ADDITIONAL NOTES AND LEGENDS

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 UTILITY SERVICE TWO (2) WORKING
 DAYS BEFORE COMMENCING WORK.



SHERRY ARCHER
 #2006-0013909

D. REYNOLDS
 201000064796

D. REYNOLDS
 97700061327

S & TERESA
 ON BINGHAM
 #860127821

D. REYNOLDS SR.
 #198400049660

RODOLFO PALACIOS
 INST. #202101823

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| PROJECT NO. | WZ4553 |
|----------------------|------------|
| DATE | 04/04/2025 |
| BY | |
| REVISIONS AND ISSUES | |
| DATE | |
| BY | |
| ISSUE | |

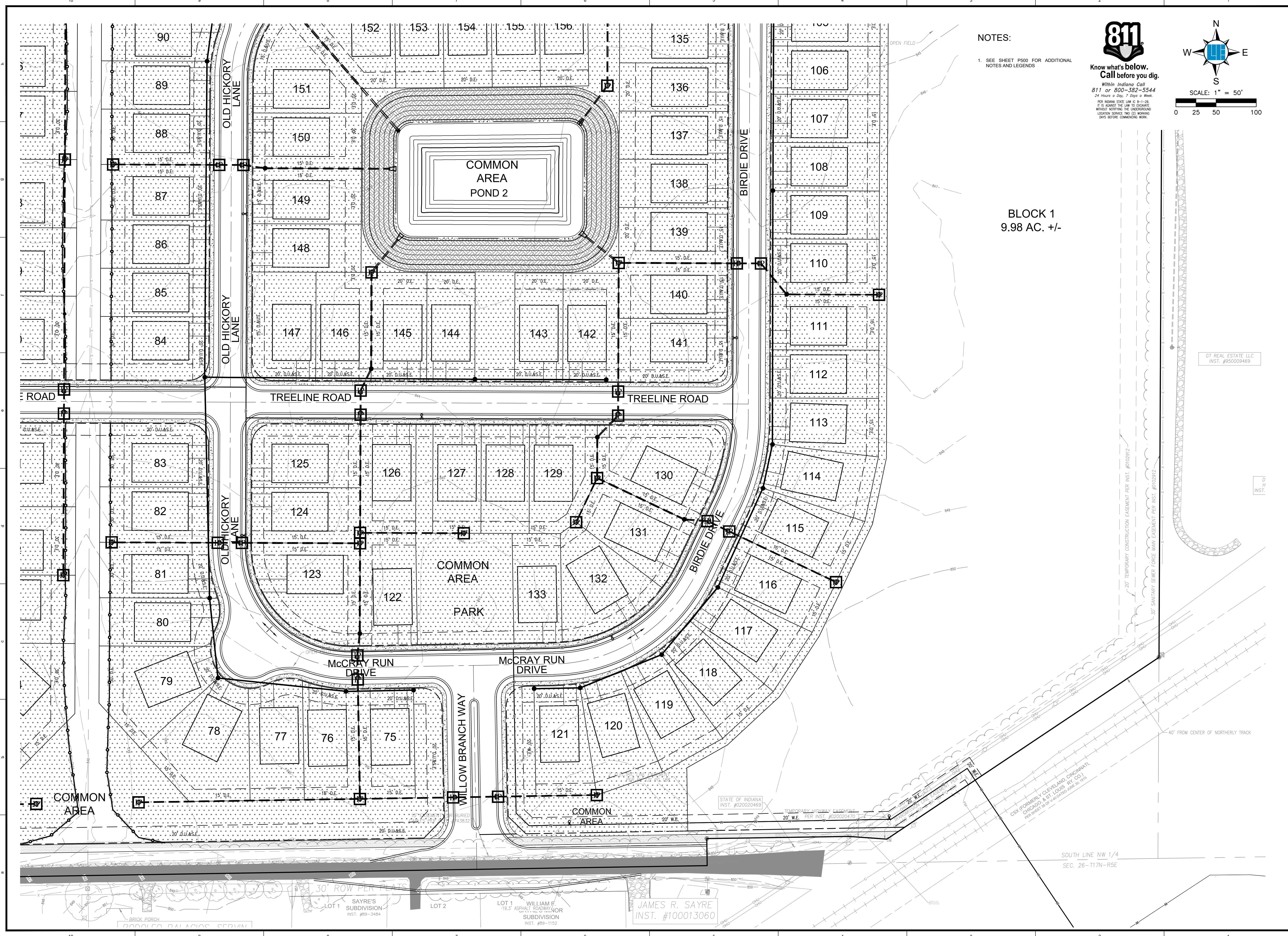
APPROVAL PENDING
 NOT FOR CONSTRUCTION

PREPARED FOR:
CREEKSIDE
 CR 750 N & CR700 W, McCordsville, IN 46055
 PRELIMINARY EROSION CONTROL PLAN
 Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

SHEET NO.
P501

PROJECT NO.
 W240553

LOCATION: IN 2024 WZ4553 (Engineering/Professional/Inspection) part/P500 PRELIM SWPPP.dwg
 DATE/TIME: April 04, 2025 - 10:30pm
 PLOT/ID: B1 - ecradw

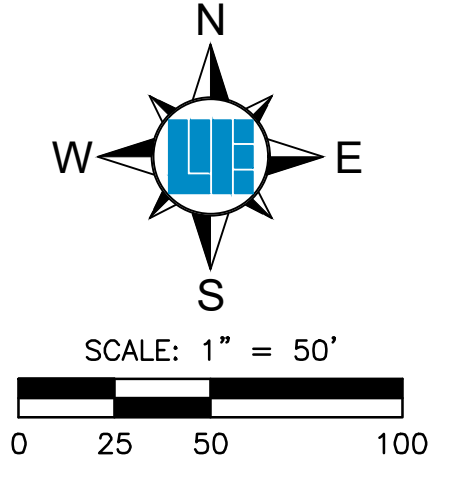


NOTES:

- SEE SHEET P500 FOR ADDITIONAL NOTES AND LEGENDS



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DAYS BEFORE COMMENCING WORK.



**BLOCK 1
9.98 AC. +/-**

GT REAL ESTATE LLC
INST. #930009469

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| PROJECT NO. | W240553 |
|----------------------|-------------------|
| DWG NAME | P500 PRELIM SWPPP |
| DESIGNER | BELE |
| DRAWN BY | JWH |
| CHECKED BY | RME |
| DATE | 5/20/2024 |
| REVISIONS AND ISSUES | |
| DATE | BY |
| 04/04/2025 | |

**APPROVAL PENDING
NOT FOR CONSTRUCTION**

PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
PRELIMINARY EROSION CONTROL PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

SHEET NO.
P502
PROJECT NO.
W240553

LOCATION: IN 2024 W240553 Engineering/Professional/Preliminary plan/P500 PRELIM SWPPP.dwg
DATE/TIME: April 04, 2025 - 10:30pm
PLOT/DWG: 81 - ecrad

JAMES R. SAYRE
INST. #100013060

SAYRE'S SUBDIVISION
INST. #89-3484

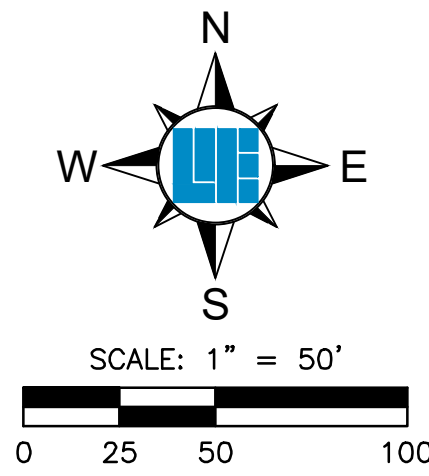
WILLIAM F. NOR
SUBDIVISION
INST. #89-1152

SOUTH LINE NW 1/4
SEC. 26-T17N-R5E

NOTES:
 1. SEE SHEET P500 FOR ADDITIONAL NOTES AND LEGENDS



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PER INDIANA STATE LAW IC 8-1-2-6
 IT IS ILLEGAL TO DIG WITHOUT NOTIFYING THE UNDERGROUND
 LOCATION SERVICE TWO (2) WORKING
 DAYS BEFORE COMMENCING WORK.



CHRIST PRESBYTERIAN
 CHURCH OF INDIANAPOLIS
 INST. #950008534

DAN AND SHERYL VAIL
 INST. #202205093

APPROXIMATE LIMITS OF ZONE-AE
 PER FIRM MAP 188-30000-180
 EFFECTIVE DECEMBER 6, 2007

ALL DIMENSIONS ARE LOCATED IN METERS UNLESS
 OTHERWISE SPECIFIED. DIMENSIONS ARE TO
 CENTER UNLESS OTHERWISE NOTED. DIMENSIONS
 ARE TO THE ACTUAL LOCATION OF THE LINE.

LOCATION: IN 2024 W240553 (Engineering/Professional) preliminary plan/P500 PRELIM SWPPP MAP
 DATE/TIME: April 04, 2025 - 10:30am
 PLOTTED BY: evedavis

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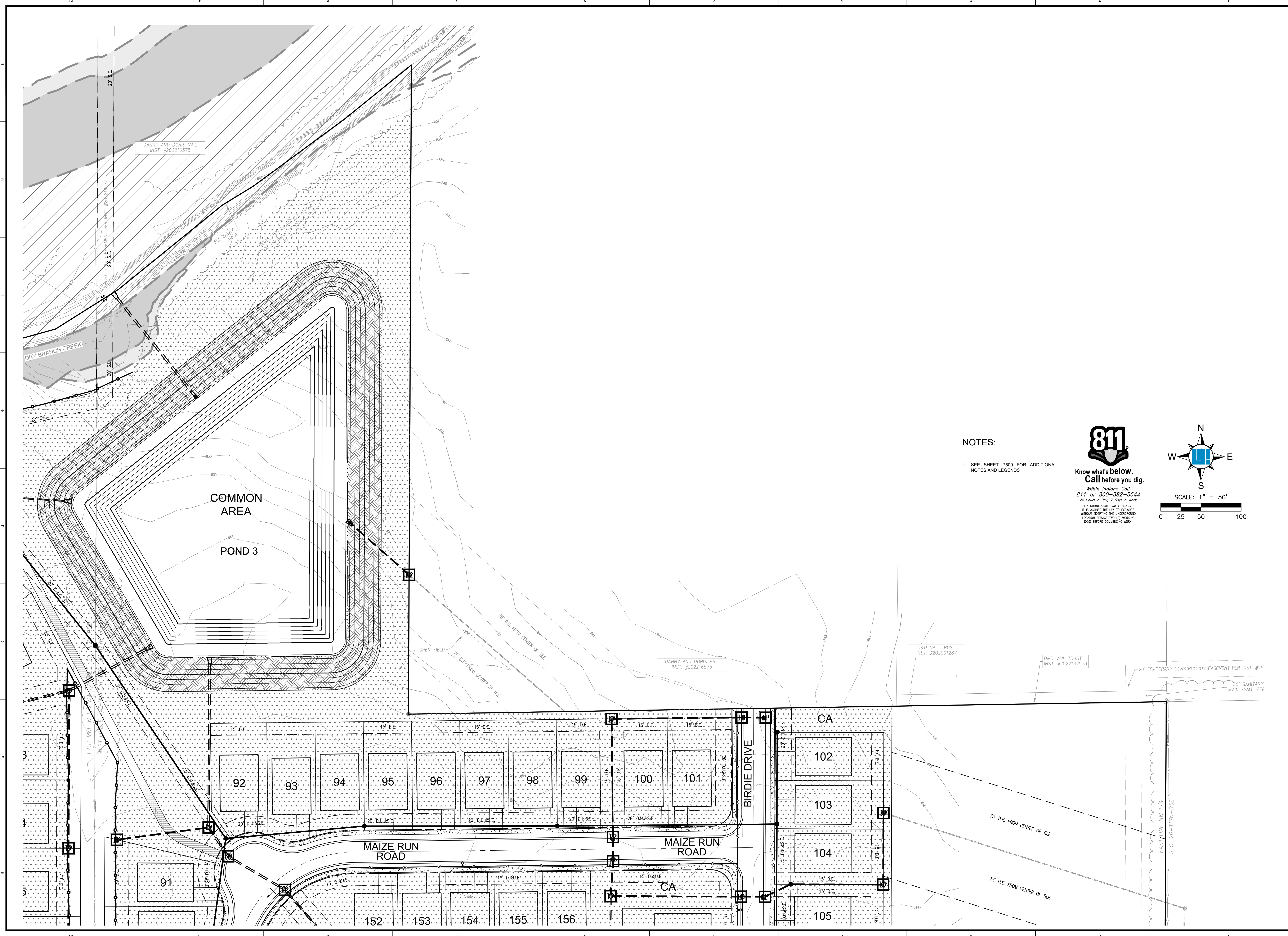
| PROJECT NO. | W240553 |
|----------------------|-------------------|
| DWG NAME | P500 PRELIM SWPPP |
| DESIGNED BY | BELE |
| DRAWN BY | JWH |
| CHECKED BY | RME |
| DATE | 04/04/2025 |
| REVISIONS AND ISSUES | |
| DATE | |
| BY | |

APPROVAL PENDING
 NOT FOR CONSTRUCTION

PREPARED FOR:
CREEKSIDE
 CR 750 N & CR700 W, McCordsville, IN 46055
PRELIMINARY EROSION CONTROL PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

SHEET NO.
P503
 PROJECT NO.
 W240553

LOCATION: IN 2024 W240553 Engineering/Professional Seal/P500 PRELIM SWPPP MAP DATE/TIME: April 04, 2025 - 10:30am PLOTED BY: eawards

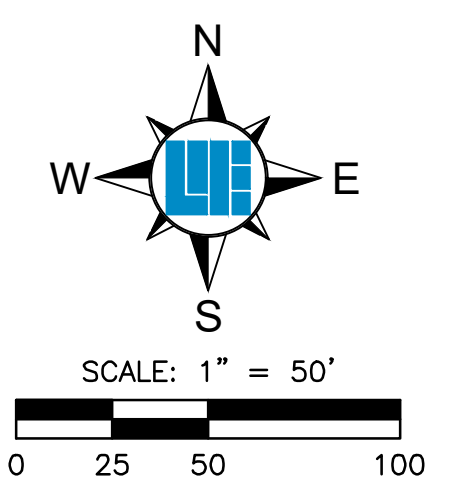


NOTES:

1. SEE SHEET P500 FOR ADDITIONAL NOTES AND LEGENDS



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FOR INDIANA STATE LAW 36-1-1-16: IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.



| | | |
|----------------------|--------------|-------------------|
| REVISIONS AND ISSUES | PROJECT NO.: | W240553 |
| | DWG NAME: | P500 PRELIM SWPPP |
| DATE | DESIGNED BY: | BELE |
| | DRAWN BY: | JWH |
| BY | CHECKED BY: | RME |
| | DATE: | 04/04/2025 |

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APPROVAL PENDING
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PREPARED FOR:
CREEKSIDE
 CR 750 N & CR700 W, McCordsville, IN 46055
 PRELIMINARY EROSION CONTROL PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

SHEET NO.
P504
 PROJECT NO.
 W240553