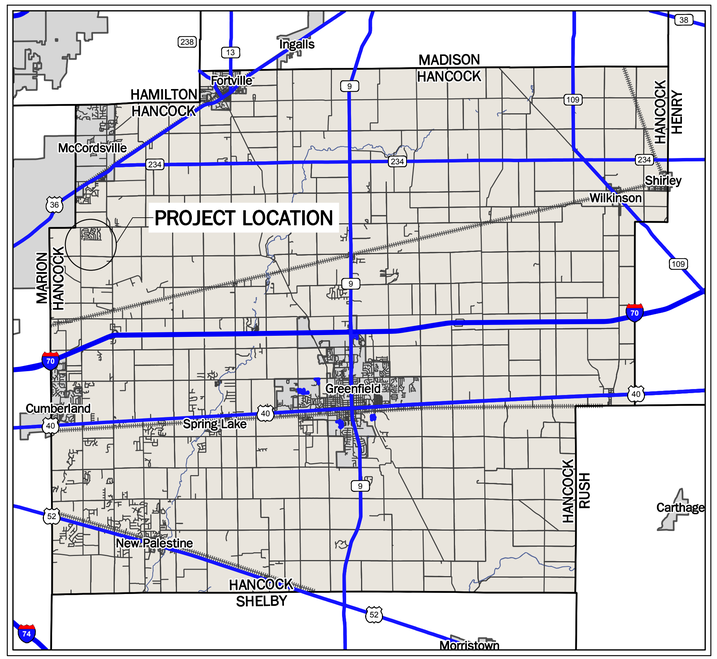
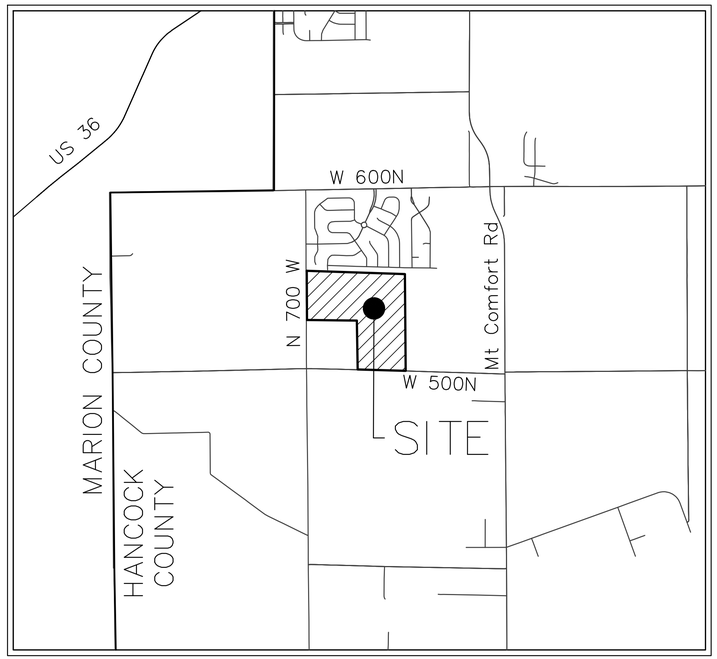
PRIMARY PLAT
FOR
CLAYBORNE
N CR 700 W & W CR 500 N
TOWN OF MCCORDSVILLE, HANCOCK COUNTY, IN



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

INDEX	
DESCRIPTION	SHEET No.
TITLE SHEET	C001
OVERALL EXISTING TOPOGRAPHY	C100
EXISTING TOPOGRAPHY PLAN	C101–C106
OVERALL PRIMARY PLAT	C200
PRIMARY PLAT	C201–C206
UTILITY PLAN	C301–C310
SITE DETAILS	C400
OVERALL TRAFFIC CONTROL & LIGHTING PLAN	C500

T.P.E. (TREE PRESERVATION EASEMENT

TREE PRESERVATION EASEMENTS ARE SHOWN ON THIS PLAT AS TREE PRESERVATION EASEMENT (T.P.E.). AS SHOWN, TREE PRESERVATION EASEMENTS ARE LOCATED IN COMMON AREAS. EXCEPT AS NOTED BELOW OWNER SHALL ENDEAVOR TO PRESERVE TREES WITHIN THE TREE PRESERVATION EASEMENT AND SHALL NOT REMOVE TREES, SMALL TREES AND/OR UNDERBRUSH WITHIN TREE PRESERVATION EASEMENT:

1. THE CLEANING OF DEAD TREES BY THE MASTER DECLARANT OR THE MASTER ASSOCIATION SHALL BE ALLOWED;
2. THE REMOVAL OF TREES AND UNDERBRUSH BY THE MASTER DECLARANT AS NECESSARY FOR THE INSTALLATION OF UTILITIES, DRAINAGE IMPROVEMENTS AND INFRASTRUCTURE, LANDSCAPING, WALLS AND FENCING SHALL BE ALLOWED;
3. THE REMOVAL OF TREES FOR PUBLIC HEALTH AND SAFETY SHALL BE ALLOWED, BUT ONLY WHEN SUCH REMOVAL IS FIRST APPROVED BY THE ARCHITECTURAL REVIEW BOARD, UNLESS THERE EXISTS AN EMERGENCY NECESSITATING IMMEDIATE REMOVAL, IN WHICH CASE THE REMOVAL MAY OCCUR BEFORE THE APPROVAL OF THE ARCHITECTURAL REVIEW BOARD, PROVIDED THE THE ARCHITECTURAL REVIEW BOARD SHALL THEREAFTER REVIEW THE CIRCUMSTANCES SURROUNDING THE REMOVAL.

UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	BRIGHTHOUSE NETWORKS	JASON KIRKMAN	(317) 632–9077
ELECTRIC	NINE STAR CONNECT	NINE STAR ENGINEERING	(317) 326–3131
FIBER OPTIC	NINE STAR CONNECT	NINE STAR ENGINEERING	(317) 326–3131
GAS	CENTERPOINT ENERGY	JON EASTHAM	(317) 287–2119
SANITARY SEWER	AQUA INDIANA	JIM SHIELDS	(317) 967–0503
STORM SEWER	TOWN OF MCCORDSVILLE	RON CRIDER	(317) 335–3493
TELEPHONE	CENTURYLINK	JOHN UNVERFERTH	(419) 226–6342
WATER	CITIZENS ENERGY GROUP	BRAD HOSTETLER	(317) 927–4351

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±123.58 ACRES
PROPOSED PUBLIC R/W:	±20.93 ACRES (16.9%)
COMMON AREA:	±37.68 ACRES (30.5%)
NORMAL POOL POND AREA:	±8.43 ACRES (6.7%)
TOTAL LOT AREA:	±65.00 ACRES (52.6%)
TOTAL LOTS:	322
ARBOR HOME LOTS (MAX):	210 (212)
DESTINATION LOTS (MAX):	112 (114)
ARBOR LOT SIZE:	55'*x130' (7,150 SF) *25% TO BE 65'
DESTINATION LOT SIZE:	61'x130' (7,930 SF)
GROSS AREA DENSITY:	2.6 LOTS/ACRE
ARBOR AVERAGE LOT SIZE:	8,300 SF
DESTINATION AVERAGE LOT SIZE:	9,480 SF
MINIMUM FRONT SETBACK LINE (TYPICAL):	25'
MINIMUM SIDE SETBACK:	6'
MINIMUM REAR SETBACK:	15'
LOCAL ROAD LENGTH:	14,814'
CR 700W ROAD FRONTAGE:	1,340' (48.5 HALF R/W)
CR 500N ROAD FRONTAGE:	1,321' (50.0 HALF R/W)
TYPICAL R/W WIDTHS:	54' (LOCAL STREET) 89' (CR 700 WEST ENTRY) 62' (CR 500 NORTH ENTRY)

OPEN SPACE TABLE

C.A. A	±14.45 AC	C.A. B	±9.50 AC
C.A. C	±5.22 AC	C.A. D	±3.09 AC
C.A. E	±3.26 AC	C.A. F	±1.46 AC
C.A. G	±0.24 AC	C.A. H	±0.24 AC
C.A. J	±0.22 AC		
TOTAL			±37.68 AC

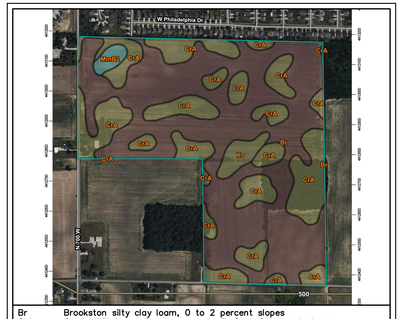
GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

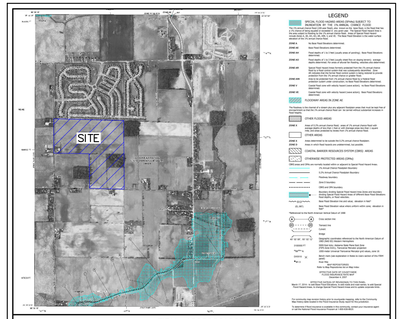
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1–800–382–5544
– INDIANA UNDERGROUND –



Br	Brookston silty clay loam, 0 to 2 percent slopes
CrA	Crosby silt loam, fine–loamy subsoil, 0 to 2 percent slopes
Ko	Kokomo silty clay loam, 0 to 2 percent slopes
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded

SOILS MAP
NOT TO SCALE



FIRM: 18059C0106E
DATE: MARCH 17, 2014

FEMA MAP
NOT TO SCALE

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 1, Township 16 North, Range 5 East of the Second Principal Meridian, Hancock County, Indiana, being that 123.584-acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey dated November 25, 2024, as last revised, by Michael J. Smith, PS #20500025 of American Structurepoint, Inc. under project number 2024.01016, more particularly described as follows:

Beginning at a Harrison Monument found at the southeast corner of said Southwest Quarter; thence North 88 degrees 41 minutes 22 seconds West 1,321.74 feet along the south line of said Southwest Quarter (the basis of bearings is the Indiana Geospatial Coordinate System, Hancock Zone) to a mag nail with washer at the southwest corner of the Southeast Quarter of said Southwest Quarter; thence North 00 degrees 46 minutes 43 seconds West 1,341.88 feet along the west line of said Southeast Quarter-Quarter (passing through a 12-inch diameter post at 16.82 feet) to a 12-inch diameter concrete post at the northwest corner of said Southeast Quarter-Quarter; thence North 88 degrees 40 minutes 55 seconds West 1,377.05 feet along the south line of the North Half of said Southwest Quarter, (passing through a 14-inch concrete post at 1,360.62 feet) to a mag nail with washer at the southwest corner of said North Half; thence North 00 degrees 18 minutes 39 seconds West 1,339.56 feet along the west line of said North Half to a mag nail with washer at the northwest corner of said Southwest Quarter; thence South 88 degrees 16 minutes 54 seconds East 2,711.03 feet along the north line of said Southwest Quarter to a rebar found with "Schnieder" cap at the northeast corner of said Southwest Quarter; thence South 00 degrees 17 minutes 47 seconds East 2,661.94 feet along the east line of said Southwest Quarter to the POINT OF BEGINNING. Containing 123.584 acres, more or less.

NOTES:

1. FENCES ON INDIVIDUAL LOTS SHALL BE 4' WROUGHT IRON IN STYLE OR A 6' VINYL PRIVACY FENCE. FENCES SHALL NOT BE CLOSER TO THE FRONT PROPERTY THAN THE REAR CORNER OF THE HOME. IF THE HOMEOWNER CHOOSES TO INSTALL A FENCE, AND THEIR LOT IS A "PRIVACY FENCE PROHIBITED" LOT, THE FENCE SHALL BE 4' WRIGHT IRON STYLE. ALL OTHER FENCING STANDARDS NOT SPECIFICALLY ADDRESSED IN THE PUD SHALL BE IN ACCORDANCE WITH SECTION 154.118 OF THE MCCORDSVILLE ZONING ORDINANCE NOW OR AS AMENDED.
2. THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE ON ANY LANDSCAPE, FENCING, SIGNAGE, OR OTHER FEATURES LOCATED IN THE RIGHT–OF–WAY.
3. THE TOWN SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL ON ANY INTERNAL STREETS.

BENCHMARK DATA

(NAVD 88 DATUM)

BENCHMARK ELEVATIONS WERE ESTABLISHED FROM PREVIOUS JOB (2020.0092) FROM TBM #53. THE ELEVATIONS WERE THEN TRANSFERRED TO THE SITE USING DIFFERENTIAL LEVELING.

TBM #90
A MAG SPIKE IN THE NORTHEAST FACE OF A POWERPOLE (12277) LOCATED 170± WEST OF A STONE DRIVE AND 15± SOUTH OF THE CENTERLINE OF COUNTY ROAD W 500 N
ELEV: 864.06'

TBM #91
A MAG SPIKE IN THE NORTH FACE OF A POWERPOLE (12283) LOCATED 140'± SOUTH OF A 6758 W 500 N RESIDENCE
ELEV: 863.24'

TBM #92
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12195) LOCATED 106'± SOUTHWEST OF 5612 N PEPPEREEL WAY RESIDENCE AND 38'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 867.76'

TBM #93
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12199) LOCATED 16'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 865.53'

TBM #94
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12204) LOCATED 110'± SOUTHWEST OF 5299 N 700 W RESIDENCE AND 16'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 866.55'

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

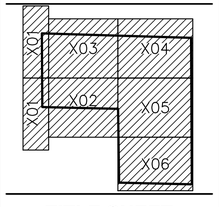
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

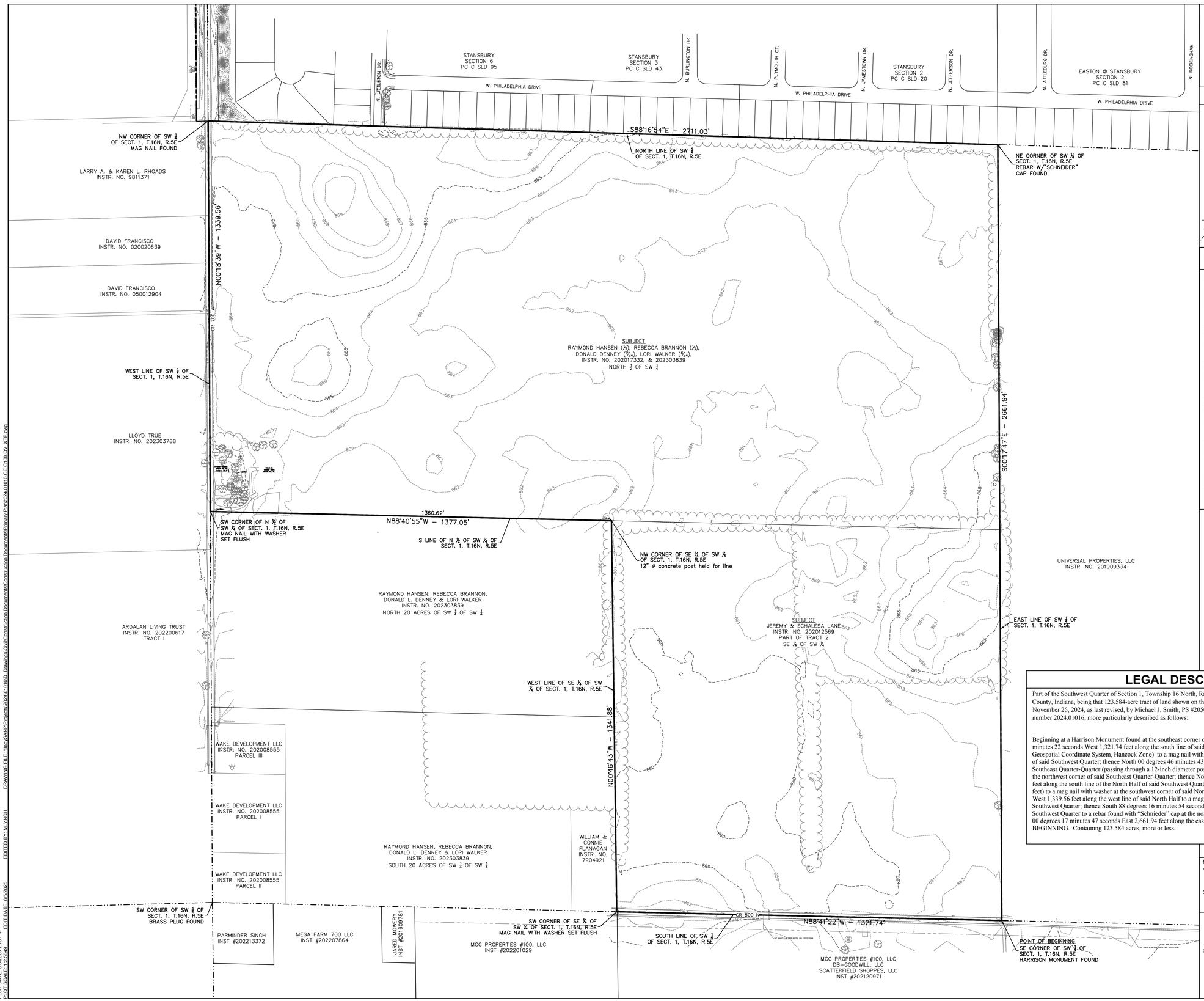
Project Number 2024.01016



TITLE SHEET

C001

PLOT DATE: 6/5/2025 2:12 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 6/5/2025
EDITED BY: JCRIBELAR
DRAWING FILE: \\indy\SNP\Projects\2024\01016\Civil\Construction Documents\Primary Plat\2024.01016 CE C000 TS.dwn



0' 150' 300'

SCALE: 1"=150'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

BENCHMARK DATA

(NAVD 88 DATUM)

BENCHMARK ELEVATIONS WERE ESTABLISHED FROM PREVIOUS JOB (2020.0092) FROM TBM #53. THE ELEVATIONS WERE THEN TRANSFERRED TO THE SITE USING DIFFERENTIAL LEVELING.

TBM #90
A MAG SPIKE IN THE NORTHEAST FACE OF A POWERPOLE (12277) LOCATED 170± WEST OF A STONE DRIVE AND 15± SOUTH OF THE CENTERLINE OF COUNTY ROAD W 500 N
ELEV: 864.06'

TBM #91
A MAG SPIKE IN THE NORTH FACE OF A POWERPOLE (12283) LOCATED 140'± SOUTH OF A 6758 W 500 N RESIDENCE
ELEV: 863.24'

TBM #92
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12195) LOCATED 106'± SOUTHWEST OF 5612 N PEPPERPEEL WAY RESIDENCE AND 38'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 867.76'

TBM #93
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12199) LOCATED 16'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 865.53'

TBM #94
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12204) LOCATED 110'± SOUTHWEST OF 5299 N 700 W RESIDENCE AND 16'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 866.55'

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 1, Township 16 North, Range 5 East of the Second Principal Meridian, Hancock County, Indiana, being that 123.584-acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey dated November 25, 2024, as last revised, by Michael J. Smith, PS #20500025 of American Structurepoint, Inc. under project number 2024.01016, more particularly described as follows:

Beginning at a Harrison Monument found at the southeast corner of said Southwest Quarter; thence North 88 degrees 41 minutes 22 seconds West 1,321.74 feet along the south line of said Southwest Quarter (the basis of bearings is the Indiana Geospatial Coordinate System, Hancock Zone) to a mag nail with washer at the southwest corner of the Southeast Quarter of said Southwest Quarter; thence North 00 degrees 46 minutes 43 seconds West 1,341.88 feet along the west line of said Southeast Quarter-Quarter (passing through a 12-inch diameter post at 16.82 feet) to a 12-inch diameter concrete post at the northwest corner of said Southeast Quarter-Quarter; thence North 88 degrees 40 minutes 55 seconds West 1,377.05 feet along the south line of the North Half of said Southwest Quarter, (passing through a 14-inch concrete post at 1,360.62 feet) to a mag nail with washer at the southwest corner of said North Half; thence North 00 degrees 18 minutes 39 seconds West 1,339.56 feet along the west line of said North Half to a mag nail with washer at the northwest corner of said Southwest Quarter; thence South 88 degrees 16 minutes 54 seconds East 2,711.03 feet along the north line of said Southwest Quarter to a rebar found with "Schnieder" cap at the northeast corner of said Southwest Quarter; thence South 00 degrees 17 minutes 47 seconds East 2,661.94 feet along the east line of said Southwest Quarter to the POINT OF BEGINNING. Containing 123.584 acres, more or less.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1–800–382–5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

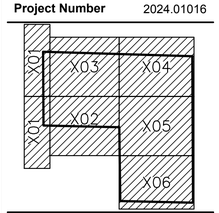
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

Joshua H. Cribelar
CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

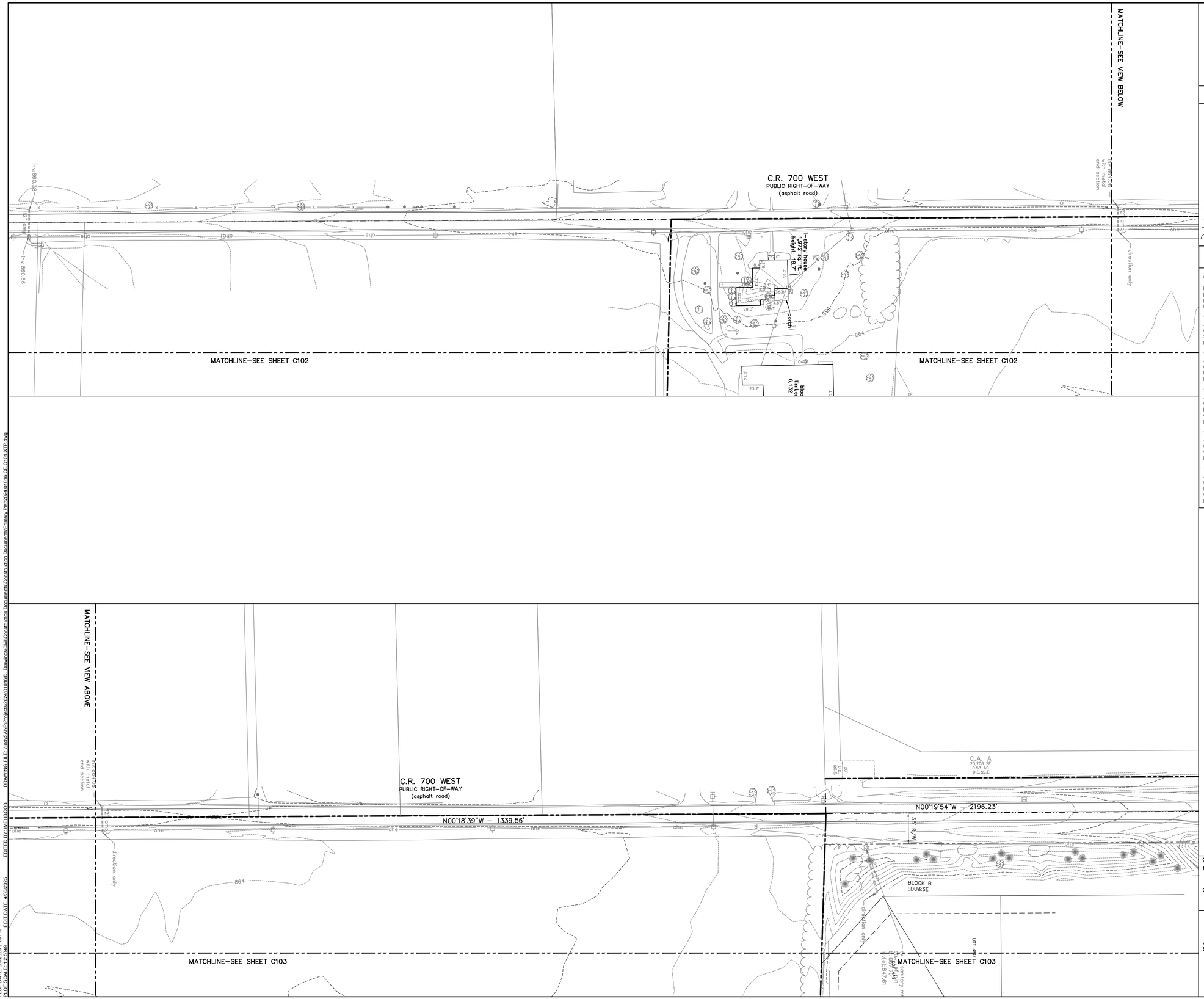
Project Number 2024.01016



OVERALL EXISTING TOPOGRAPHY

C100

PLOT DATE: 6/5/2025 5:13 PM
PLOT SCALE: 1:2.5848'
EDIT DATE: 6/5/2025
EDITED BY: M.LYNCH
DRAWING FILE: I:\indy\SANP\Projects\2024\01016\D. Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016.CE.C100.OV_XTP.dwg



0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

BENCHMARK DATA

(NAVD 88 DATUM)

BENCHMARK ELEVATIONS WERE ESTABLISHED FROM PREVIOUS JOB (2020.0092) FROM TBM #53. THE ELEVATIONS WERE THEN TRANSFERRED TO THE SITE USING DIFFERENTIAL LEVELING.

TBM #90
A MAG SPIKE IN THE NORTHEAST FACE OF A POWERPOLE (12277) LOCATED 170± WEST OF A STONE DRIVE AND 15± SOUTH OF THE CENTERLINE OF COUNTY ROAD W 500 N
ELEV: 864.06'

TBM #91
A MAG SPIKE IN THE NORTH FACE OF A POWERPOLE (12283) LOCATED 140'± SOUTH OF A 6758 W 500 N RESIDENCE
ELEV: 863.24'

TBM #92
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12195) LOCATED 106'± SOUTHWEST OF 5612 N PEPPEREEL WAY RESIDENCE AND 38'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 867.76'

TBM #93
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12199) LOCATED 16'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 865.53'

TBM #94
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12204) LOCATED 110'± SOUTHWEST OF 5299 N 700 W RESIDENCE AND 16'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 866.55'

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

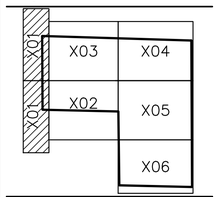
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

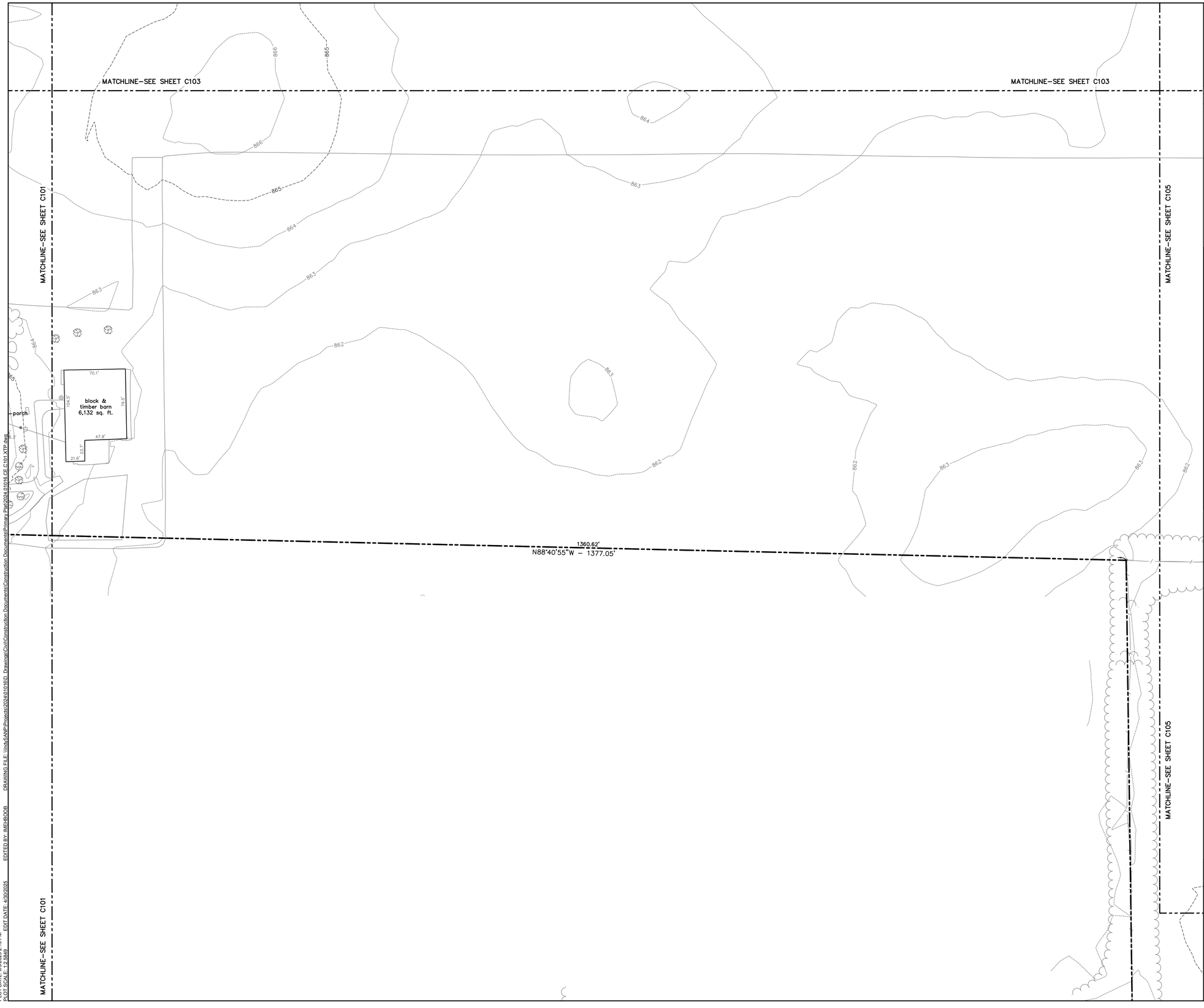
Project Number 2024.01016



EXISTING TOPOGRAPHY PLAN

C101

PLOT DATE: 6/5/2025 2:13 PM
PLOT SCALE: 1:2.849
EDIT DATE: 4/30/2025
EDITED BY: MEHBOOB
DRAWING FILE: \\hqfs3\ANP\Projects\2024\01016\D. Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016.CE.C101.XTP.dwg



0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

BENCHMARK DATA

(NAVD 88 DATUM)

BENCHMARK ELEVATIONS WERE ESTABLISHED FROM PREVIOUS JOB (2020.0092) FROM TBM #53. THE ELEVATIONS WERE THEN TRANSFERRED TO THE SITE USING DIFFERENTIAL LEVELING.

TBM #90
A MAG SPIKE IN THE NORTHEAST FACE OF A POWERPOLE (12277) LOCATED 170± WEST OF A STONE DRIVE AND 15± SOUTH OF THE CENTERLINE OF COUNTY ROAD W 500 N
ELEV: 864.06'

TBM #91
A MAG SPIKE IN THE NORTH FACE OF A POWERPOLE (12283) LOCATED 140'± SOUTH OF A 6758 W 500 N RESIDENCE
ELEV: 863.24'

TBM #92
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12195) LOCATED 106'± SOUTHWEST OF 5612 N PEPPEREEL WAY RESIDENCE AND 38'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 867.76'

TBM #93
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12199) LOCATED 16'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 865.53'

TBM #94
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12204) LOCATED 110'± SOUTHWEST OF 5299 N 700 W RESIDENCE AND 16'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 866.55'

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1–800–382–5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

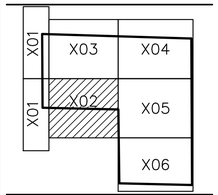
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

Project Number 2024.01016



EXISTING TOPOGRAPHY PLAN

C102

PLOT DATE: 6/5/2025 2:13 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 4/30/2025
EDITED BY: MEHBOOB
DRAWING FILE: \\Indy5\ANP\Projects\2024\01016\D. Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016.CE.C101.XTP.dwg



EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- Overhead Electric Line
- Overhead Telephone Line
- Edge of Trees

BENCHMARK DATA

(NAVD 88 DATUM)

BENCHMARK ELEVATIONS WERE ESTABLISHED FROM PREVIOUS JOB (2020.0092) FROM TBM #53. THE ELEVATIONS WERE THEN TRANSFERRED TO THE SITE USING DIFFERENTIAL LEVELING.

TBM #90
A MAG SPIKE IN THE NORTHEAST FACE OF A POWERPOLE (12277) LOCATED 170± WEST OF A STONE DRIVE AND 15± SOUTH OF THE CENTERLINE OF COUNTY ROAD W 500 N
ELEV: 864.06'

TBM #91
A MAG SPIKE IN THE NORTH FACE OF A POWERPOLE (12283) LOCATED 140'± SOUTH OF A 6758 W 500 N RESIDENCE
ELEV: 863.24'

TBM #92
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12195) LOCATED 106'± SOUTHWEST OF 5612 N PEPPEREEL WAY RESIDENCE AND 38'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 867.76'

TBM #93
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12199) LOCATED 16'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 865.53'

TBM #94
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12204) LOCATED 110'± SOUTHWEST OF 5299 N 700 W RESIDENCE AND 16'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 866.55'

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1–800–382–5544
– INDIANA UNDERGROUND –

0' 50' 100'
SCALE: 1"=50'

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

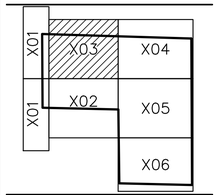
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

Project Number 2024.01016



EXISTING TOPOGRAPHY PLAN

C103

PLOT DATE: 6/5/2025 2:13 PM
PLOT SCALE: 1.2:5849
EDIT DATE: 4/30/2025
EDITED BY: IMEHBOOB
DRAWING FILE: \\Indy\SANP\Projects\2024\01016\D. Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016.CE-C101.XTP.dwg



PLOT DATE: 6/5/2025 2:13 PM
PLOT SCALE: 1:2.3849
EDIT DATE: 4/30/2025
EDITED BY: IMEHBOOB
DRAWING FILE: \\nas\SANP\Projects\2024\01016\D. Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016.CE.C101.XTP.dwg

0' 50' 100'
SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- ohe — Overhead Electric Line
- oht — Overhead Telephone Line
- Edge of Trees

BENCHMARK DATA

(NAVD 88 DATUM)

BENCHMARK ELEVATIONS WERE ESTABLISHED FROM PREVIOUS JOB (2020.0092) FROM TBM #53. THE ELEVATIONS WERE THEN TRANSFERRED TO THE SITE USING DIFFERENTIAL LEVELING.

TBM #90
A MAG SPIKE IN THE NORTHEAST FACE OF A POWERPOLE (12277) LOCATED 170± WEST OF A STONE DRIVE AND 15± SOUTH OF THE CENTERLINE OF COUNTY ROAD W 500 N
ELEV: 864.06'

TBM #91
A MAG SPIKE IN THE NORTH FACE OF A POWERPOLE (12283) LOCATED 140'± SOUTH OF A 6758 W 500 N RESIDENCE
ELEV: 863.24'

TBM #92
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12195) LOCATED 106'± SOUTHWEST OF 5612 N PEPPEREEL WAY RESIDENCE AND 38'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 867.76'

TBM #93
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12199) LOCATED 16'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 865.53'

TBM #94
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12204) LOCATED 110'± SOUTHWEST OF 5299 N 700 W RESIDENCE AND 16'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 866.55'

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

ARBOR HOMES

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

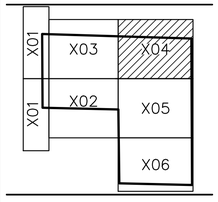
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

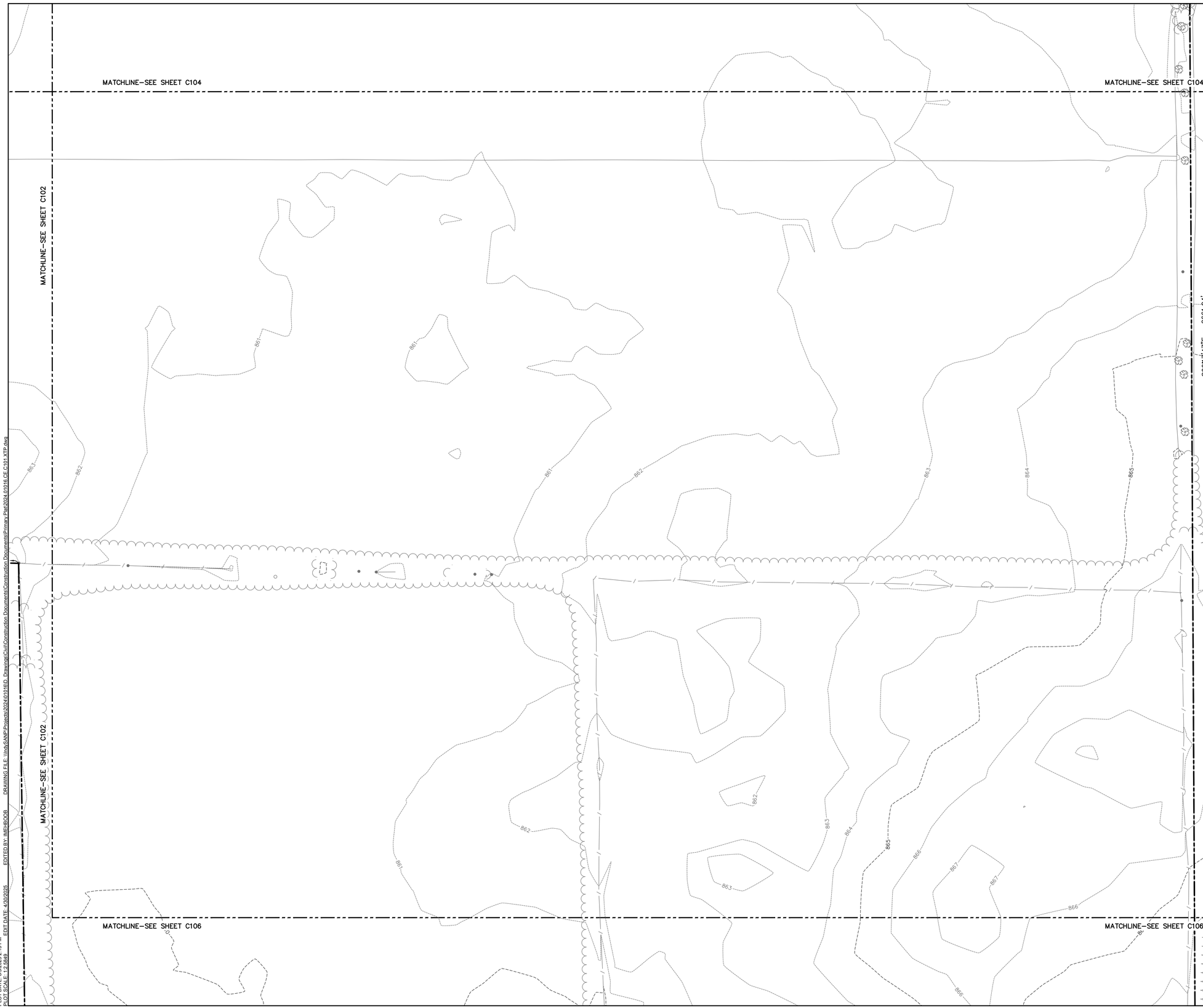
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

Project Number 2024.01016



EXISTING TOPOGRAPHY PLAN

C104



0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

BENCHMARK DATA

(NAVD 88 DATUM)

BENCHMARK ELEVATIONS WERE ESTABLISHED FROM PREVIOUS JOB (2020.0092) FROM TBM #53. THE ELEVATIONS WERE THEN TRANSFERRED TO THE SITE USING DIFFERENTIAL LEVELING.

TBM #90
A MAG SPIKE IN THE NORTHEAST FACE OF A POWERPOLE (12277) LOCATED 170± WEST OF A STONE DRIVE AND 15± SOUTH OF THE CENTERLINE OF COUNTY ROAD W 500 N
ELEV: 864.06'

TBM #91
A MAG SPIKE IN THE NORTH FACE OF A POWERPOLE (12283) LOCATED 140'± SOUTH OF A 6758 W 500 N RESIDENCE
ELEV: 863.24'

TBM #92
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12195) LOCATED 106'± SOUTHWEST OF 5612 N PEPPEREEL WAY RESIDENCE AND 38'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 867.76'

TBM #93
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12199) LOCATED 16'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 865.53'

TBM #94
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12204) LOCATED 110'± SOUTHWEST OF 5299 N 700 W RESIDENCE AND 16'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 866.55'

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1–800–382–5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

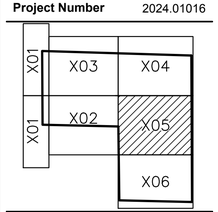
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

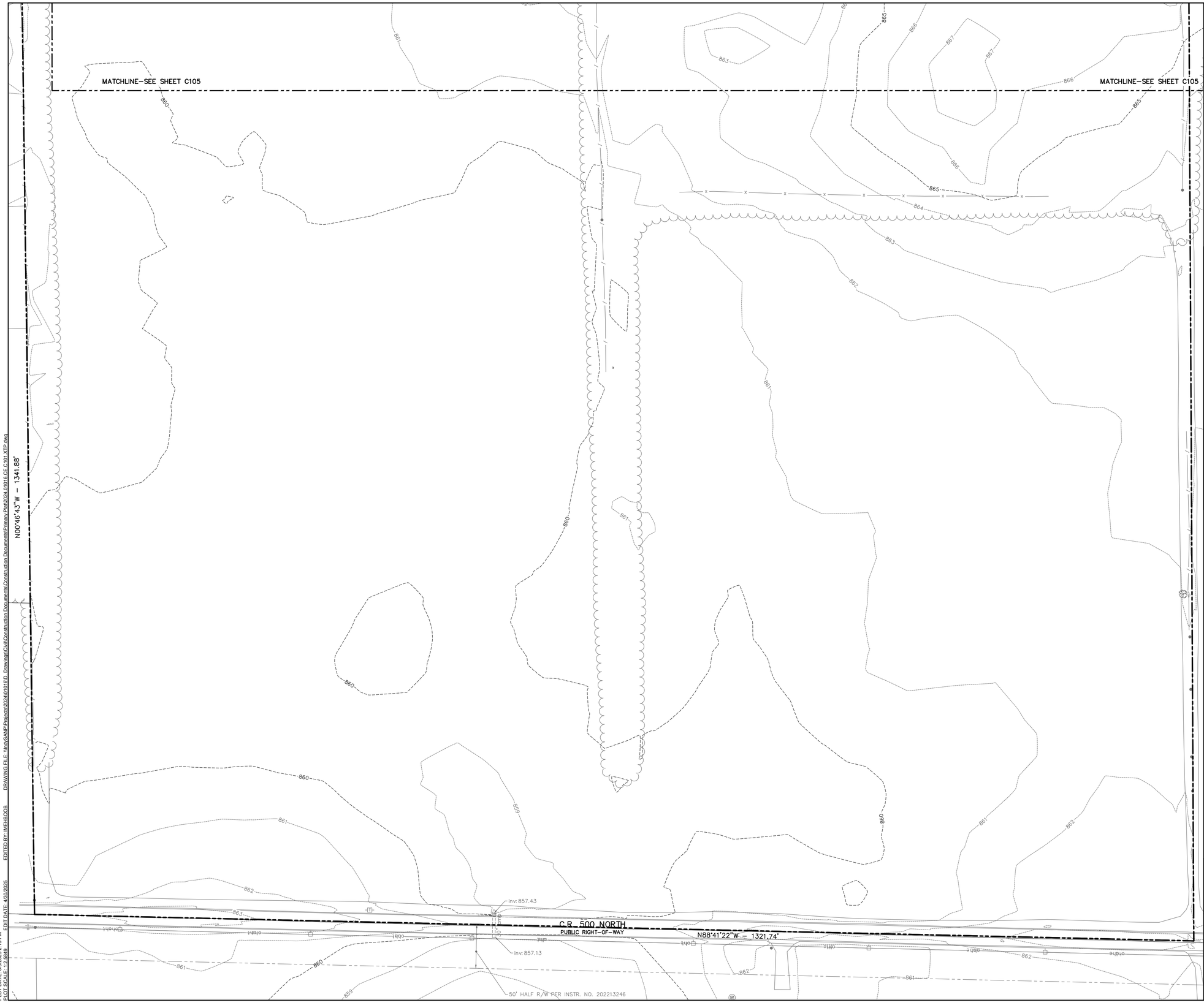
Project Number 2024.01016



EXISTING TOPOGRAPHY PLAN

C105

PLOT DATE: 6/5/2025 2:13 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 4/30/2025
EDITED BY: INEHBOOB
DRAWING FILE: \\ns\SANP\Projects\2024\01016\D Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016 CE C101.XTP.dwg



EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

BENCHMARK DATA

(NAVD 88 DATUM)

BENCHMARK ELEVATIONS WERE ESTABLISHED FROM PREVIOUS JOB (2020.0092) FROM TBM #53. THE ELEVATIONS WERE THEN TRANSFERRED TO THE SITE USING DIFFERENTIAL LEVELING.

TBM #90
A MAG SPIKE IN THE NORTHEAST FACE OF A POWERPOLE (12277) LOCATED 170± WEST OF A STONE DRIVE AND 15± SOUTH OF THE CENTERLINE OF COUNTY ROAD W 500 N
ELEV: 864.06'

TBM #91
A MAG SPIKE IN THE NORTH FACE OF A POWERPOLE (12283) LOCATED 140'± SOUTH OF A 6758 W 500 N RESIDENCE
ELEV: 863.24'

TBM #92
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12195) LOCATED 106'± SOUTHWEST OF 5612 N PEPPEREEL WAY RESIDENCE AND 38'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 867.76'

TBM #93
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12199) LOCATED 16'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 865.53'

TBM #94
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12204) LOCATED 110'± SOUTHWEST OF 5299 N 700 W RESIDENCE AND 16'± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 866.55'

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1–800–382–5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

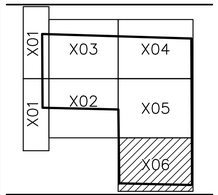
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

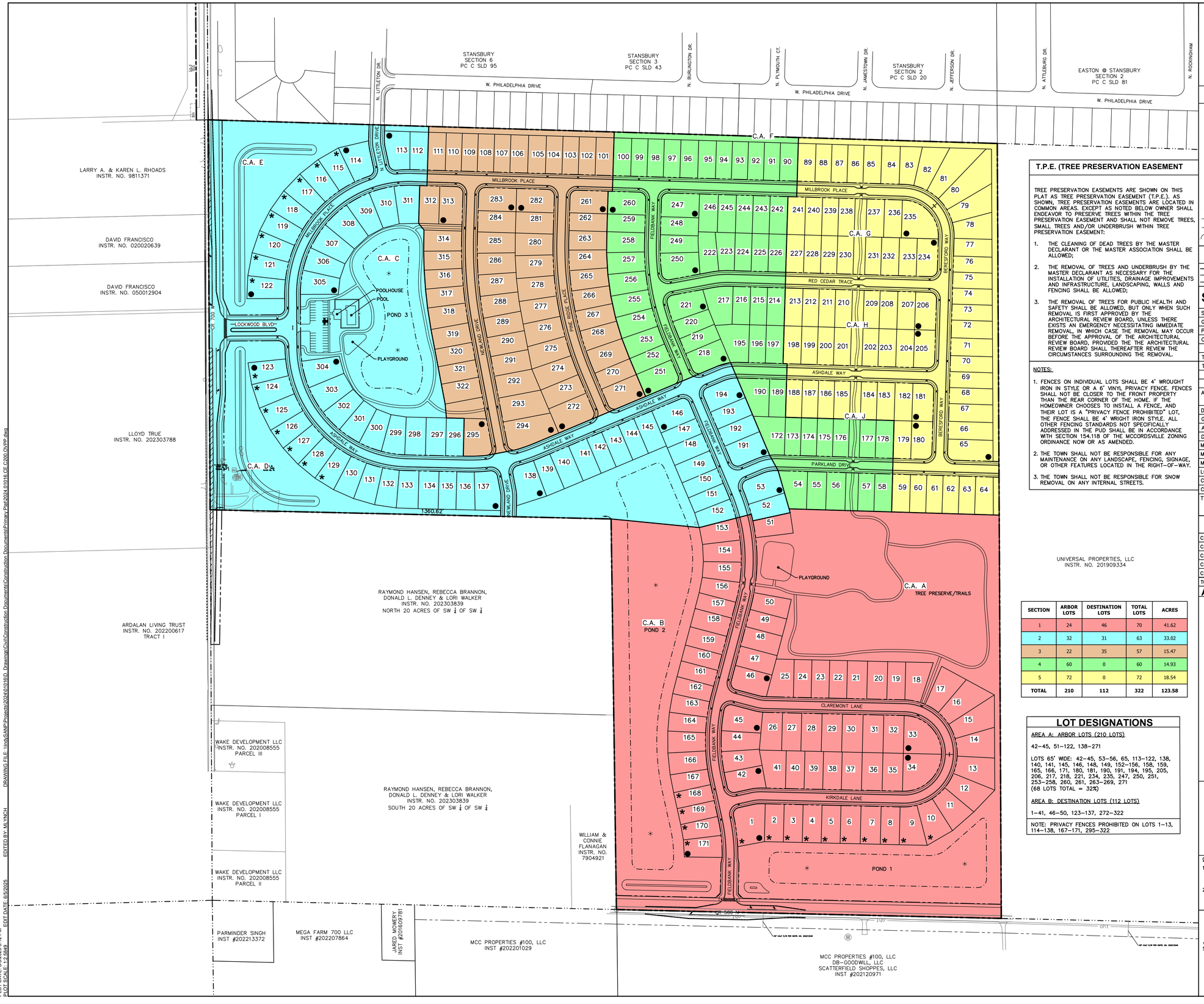
Project Number 2024.01016



EXISTING TOPOGRAPHY PLAN

C106

PLOT DATE: 6/5/2025 2:13 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 4/30/2025
EDITED BY: IMEHBOOB
DRAWING FILE: \\Indy5\ANP\Projects\2024\01016\D. Drawings\Civil\Construction Documents\Primary Plat\2024.01016.CE-C101.XTP.dwg



T.P.E. (TREE PRESERVATION EASEMENT

TREE PRESERVATION EASEMENTS ARE SHOWN ON THIS PLAT AS TREE PRESERVATION EASEMENT (T.P.E.). AS SHOWN, TREE PRESERVATION EASEMENTS ARE LOCATED IN COMMON AREAS. EXCEPT AS NOTED BELOW OWNER SHALL ENDEAVOR TO PRESERVE TREES WITHIN THE TREE PRESERVATION EASEMENT AND SHALL NOT REMOVE TREES, SMALL TREES AND/OR UNDERBRUSH WITHIN TREE PRESERVATION EASEMENT:

1. THE CLEANING OF DEAD TREES BY THE MASTER DECLARANT OR THE MASTER ASSOCIATION SHALL BE ALLOWED;
2. THE REMOVAL OF TREES AND UNDERBRUSH BY THE MASTER DECLARANT AS NECESSARY FOR THE INSTALLATION OF UTILITIES, DRAINAGE IMPROVEMENTS AND INFRASTRUCTURE, LANDSCAPING, WALLS AND FENCING SHALL BE ALLOWED;
3. THE REMOVAL OF TREES FOR PUBLIC HEALTH AND SAFETY SHALL BE ALLOWED, BUT ONLY WHEN SUCH REMOVAL IS FIRST APPROVED BY THE ARCHITECTURAL REVIEW BOARD, UNLESS THERE EXISTS AN EMERGENCY NECESSITATING IMMEDIATE REMOVAL, IN WHICH CASE THE REMOVAL MAY OCCUR BEFORE THE APPROVAL OF THE ARCHITECTURAL REVIEW BOARD, PROVIDED THE THE ARCHITECTURAL REVIEW BOARD SHALL THEREAFTER REVIEW THE CIRCUMSTANCES SURROUNDING THE REMOVAL.

NOTES:

1. FENCES ON INDIVIDUAL LOTS SHALL BE 4' WROUGHT IRON IN STYLE OR A 6' VINYL PRIVACY FENCE. FENCES SHALL NOT BE CLOSER TO THE FRONT PROPERTY THAN THE REAR CORNER OF THE HOME. IF THE HOMEOWNER CHOOSES TO INSTALL A FENCE, AND THEIR LOT IS A "PRIVACY FENCE PROHIBITED" LOT, THE FENCE SHALL BE 4' WRIGHT IRON STYLE. ALL OTHER FENCING STANDARDS NOT SPECIFICALLY ADDRESSED IN THE PUD SHALL BE IN ACCORDANCE WITH SECTION 154.118 OF THE MCCORDSVILLE ZONING ORDINANCE NOW OR AS AMENDED.
2. THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE ON ANY LANDSCAPE, FENCING, SIGNAGE, OR OTHER FEATURES LOCATED IN THE RIGHT-OF-WAY.
3. THE TOWN SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL ON ANY INTERNAL STREETS.

SECTION	ARBOR LOTS	DESTINATION LOTS	TOTAL LOTS	ACRES
1	24	46	70	41.62
2	32	31	63	33.02
3	22	35	57	15.47
4	60	0	60	14.93
5	72	0	72	18.54
TOTAL	210	112	322	123.58

LOT DESIGNATIONS

AREA A: ARBOR LOTS (210 LOTS)

42–45, 51–122, 138–271

LOTS 65' WIDE: 42–45, 53–56, 65, 113–122, 138, 140, 141, 145, 146, 148, 149, 152–156, 158, 159, 165, 166, 171, 180, 181, 190, 191, 194, 195, 205, 206, 217, 218, 221, 234, 235, 247, 250, 251, 253–258, 260, 261, 263–269, 271 (68 LOTS TOTAL = 32%)

AREA B: DESTINATION LOTS (112 LOTS)

1–41, 46–50, 123–137, 272–322

NOTE: PRIVACY FENCES PROHIBITED ON LOTS 1–13, 114–138, 167–171, 295–322

0' 150' 300'
SCALE: 1"=150'

EXISTING LEGEND

- AC — Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- WET DETENTION POND NORMAL POOL
- LOT LINE

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±123.58 ACRES
PROPOSED PUBLIC R/W:	±20.93 ACRES (16.9%)
COMMON AREA:	±37.68 ACRES (30.5%)
NORMAL POOL POND AREA:	±8.43 ACRES (6.7%)
TOTAL LOT AREA:	±65.00 ACRES (52.6%)
TOTAL LOTS:	322
ARBOR HOME LOTS (MAX):	210 (212)
DESTINATION LOTS (MAX):	112 (114)
ARBOR LOT SIZE:	55'*x130' (7,150 SF) *25% TO BE 65'
DESTINATION LOT SIZE:	61'x130' (7,930 SF)
GROSS AREA DENSITY:	2.6 LOTS/ACRE
ARBOR AVERAGE LOT SIZE:	8,300 SF
DESTINATION AVERAGE LOT SIZE:	9,480 SF
MINIMUM FRONT SETBACK LINE (TYPICAL):	25'
MINIMUM SIDE SETBACK:	6'
MINIMUM REAR SETBACK:	15'
LOCAL ROAD LENGTH:	14,814'
CR 700W ROAD FRONTAGE:	1,340' (48.5 HALF R/W)
CR 500N ROAD FRONTAGE:	1,321' (50.0 HALF R/W)
TYPICAL R/W WIDTHS:	54' (LOCAL STREET) 89' (CR 700 WEST ENTRY) 62' (CR 500 NORTH ENTRY)

OPEN SPACE TABLE

C.A. A	±14.45 AC	C.A. B	±9.50 AC
C.A. C	±5.22 AC	C.A. D	±3.09 AC
C.A. E	±3.26 AC	C.A. F	±1.46 AC
C.A. G	±0.24 AC	C.A. H	±0.24 AC
C.A. J	±0.22 AC		
TOTAL			±37.68 AC

ARCHITECTURAL STANDARDS

✱ ALL ARBOR PERIMETER LOTS INDICATED WITH THIS SYMBOL SHALL HAVE A REAR GABLE IN THE FORM OF ONE OF THE FOLLOWING: ENCLOSED SUNROOM, A COVERED BACK PORCH WITH A MINIMUM OF 8"X8" COLUMNS, REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH. IF A FIRST-FLOOR BRICK WRAP IS CHOSEN, A GABLE IS NOT REQUIRED ON THE REAR ELEVATION.
ALL DESTINATION PERIMETER LOTS WITH THIS SYMBOL SHALL HAVE EITHER AN INSET, COVERED PATIO OR A REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH ON THE REAR FACADE. IF A FIRST-FLOOR BRICK WRAP IS CHOSEN, NEITHER OF THESE FEATURES ARE REQUIRED ON THE REAR ELEVATION.

● ALL LOTS WITH THIS SYMBOL SHALL HAVE A BRICK OR STONE WAINSCOT ON ALL FACADES. WHEN A MASONRY WRAP IS USED, THE SIDES AND REAR ELEVATIONS SHALL MATCH THE MATERIAL ON THE FRONT FACADE. IN ADDITION TO THIS MASONRY REQUIREMENT, THE SIDE ELEVATIONS SHALL CONTAIN A MINIMUM OF TWO (2) OF THE FOLLOWING SIDING MATERIALS: HORIZONTAL LAP SIDING, VERTICAL SIDING, BOARD AND BATTEN, AND/OR SHAKE SIDING.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

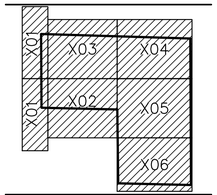
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE: 05/02/2025
PROJECT PHASE: PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

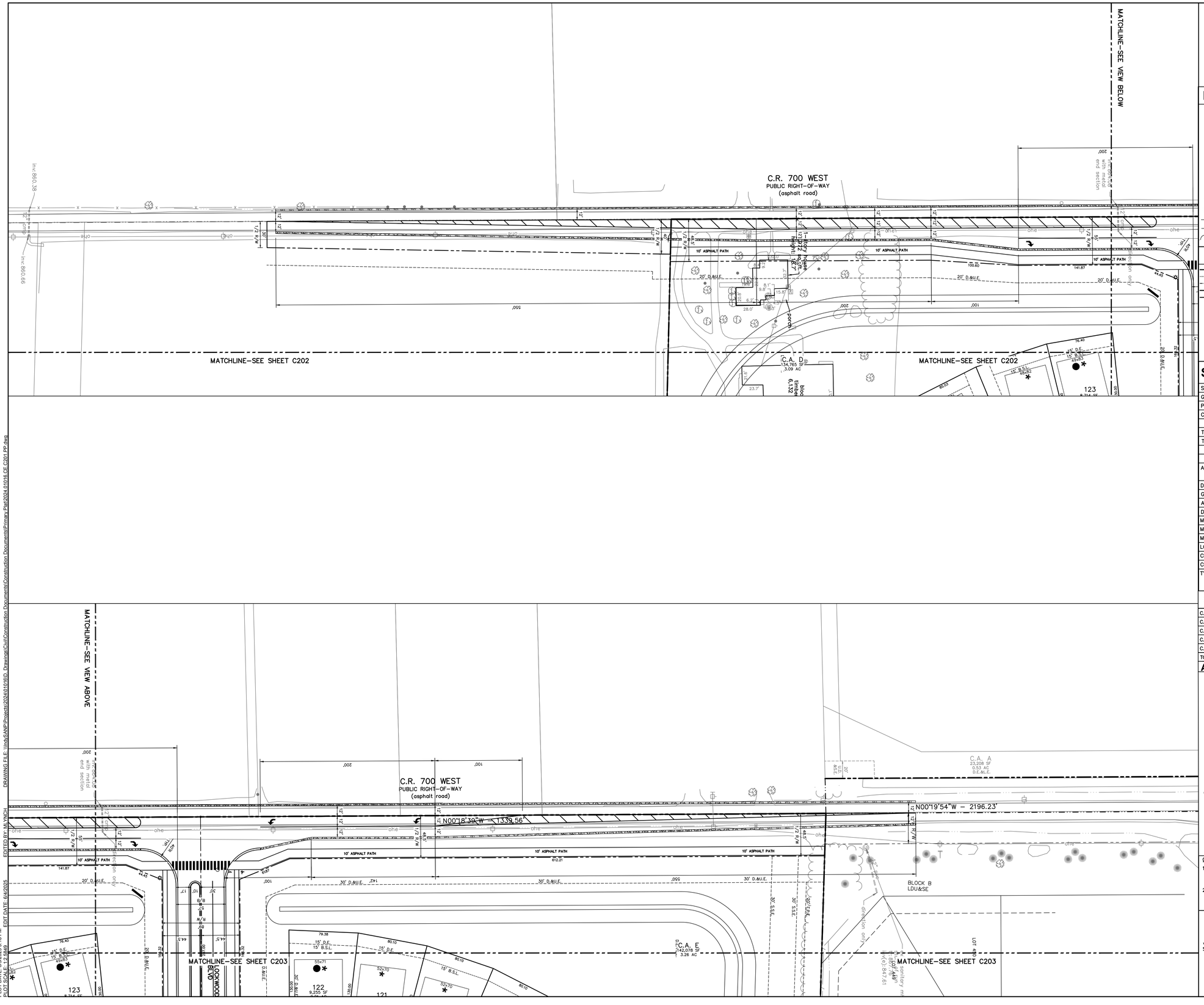
Project Number 2024.01016



OVERALL PRIMARY PLAT

C200

PLOT DATE: 6/5/2025 5:12 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 6/5/2025
EDITED BY: MLYNCH
DRAWING FILE: \\indy5\ANP\Projects\2024\01016\D. Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016 CE C200 OVPP.dwg


C.R. 700 WEST
PUBLIC RIGHT-OF-WAY
(asphalt road)
MATCHLINE-SEE VIEW BELOW
MATCHLINE-SEE SHEET C202
MATCHLINE-SEE SHEET C202
MATCHLINE-SEE VIEW ABOVE
MATCHLINE-SEE SHEET C203
MATCHLINE-SEE SHEET C203
N00°18'39"W - 1339.56'
N00°19'54"W - 2196.23'
10' ASPHALT PATH
20' D.&U.E.
30' D.&U.E.
C.A. A
23,208 SF
0.53 AC
D.E.&L.E.
C.A. D
134,765 SF
3.09 AC
C.A. E
142,078 SF
3.26 Ac.
BLOCK B
LDU&SE
BLOCK C
LDU&SE
BLOCK D
LDU&SE
BLOCK E
LDU&SE
BLOCK F
LDU&SE
LOCKWOOD BLVD
Inv. 860.38
Inv. 860.66
Inv. 847.61
Inv. 849.49
Inv. 847.61
Inv. 847.61
Inv. 847.61



0' 50' 100'
SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT–OF–WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE

AC/SF	ACRE/SQUARE FEET
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY ESMT.
T.P.E.	TREE PRESERVATION EASEMENT
L.E.	LANDSCAPE EASEMENT

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±123.58 ACRES
PROPOSED PUBLIC R/W:	±20.93 ACRES (16.9%)
COMMON AREA:	±37.68 ACRES (30.5%)
NORMAL POOL POND AREA:	±8.43 ACRES (6.7%)
TOTAL LOT AREA:	±65.00 ACRES (52.6%)
TOTAL LOTS:	322
ARBOR HOME LOTS (MAX):	210 (212)
DESTINATION LOTS (MAX):	112 (114)
ARBOR LOT SIZE:	55'*x130' (7,150 SF) *25% TO BE 65'
DESTINATION LOT SIZE:	61'x130' (7,930 SF)
GROSS AREA DENSITY:	2.6 LOTS/ACRE
ARBOR AVERAGE LOT SIZE:	8,300 SF
DESTINATION AVERAGE LOT SIZE:	9,480 SF
MINIMUM FRONT SETBACK LINE (TYPICAL):	25'
MINIMUM SIDE SETBACK:	6'
MINIMUM REAR SETBACK:	15'
LOCAL ROAD LENGTH:	14,814'
CR 700W ROAD FRONTAGE:	1,340' (48.5 HALF R/W)
CR 500N ROAD FRONTAGE:	1,321' (50.0 HALF R/W)
TYPICAL R/W WIDTHS:	54' (LOCAL STREET) 89' (CR 700 WEST ENTRY) 62' (CR 500 NORTH ENTRY)

OPEN SPACE TABLE

C.A. A	±14.45 AC	C.A. B	±9.50 AC
C.A. C	±5.22 AC	C.A. D	±3.09 AC
C.A. E	±3.26 AC	C.A. F	±1.46 AC
C.A. G	±0.24 AC	C.A. H	±0.24 AC
C.A. J	±0.22 AC		
TOTAL			±37.68 AC

ARCHITECTURAL STANDARDS

✳ ALL ARBOR PERIMETER LOTS INDICATED WITH THIS SYMBOL SHALL HAVE A REAR GABLE IN THE FORM OF ONE OF THE FOLLOWING: ENCLOSED SUNROOM, A COVERED BACK PORCH WITH A MINIMUM OF 8"X8" COLUMNS, REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH. IF A FIRST–FLOOR BRICK WRAP IS CHOSEN, A GABLE IS NOT REQUIRED ON THE REAR ELEVATION.
ALL DESTINATION PERIMETER LOTS WITH THIS SYMBOL SHALL HAVE EITHER AN INSET, COVERED PATIO OR A REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH ON THE REAR FACADE. IF A FIRST–FLOOR BRICK WRAP IS CHOSEN, NEITHER OF THESE FEATURES ARE REQUIRED ON THE REAR ELEVATION.

● ALL LOTS WITH THIS SYMBOL SHALL HAVE A BRICK OR STONE WAINSCOT ON ALL FACADES. WHEN A MASONRY WRAP IS USED, THE SIDES AND REAR ELEVATIONS SHALL MATCH THE MATERIAL ON THE FRONT FACADE. IN ADDITION TO THIS MASONRY REQUIREMENT, THE SIDE ELEVATIONS SHALL CONTAIN A MINIMUM OF TWO (2) OF THE FOLLOWING SIDING MATERIALS: HORIZONTAL LAP SIDING, VERTICAL SIDING, BOARD AND BATTEN, AND/OR SHAKE SIDING.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1–800–382–5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

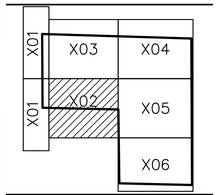
JOSHUA H. CRIBBLER
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

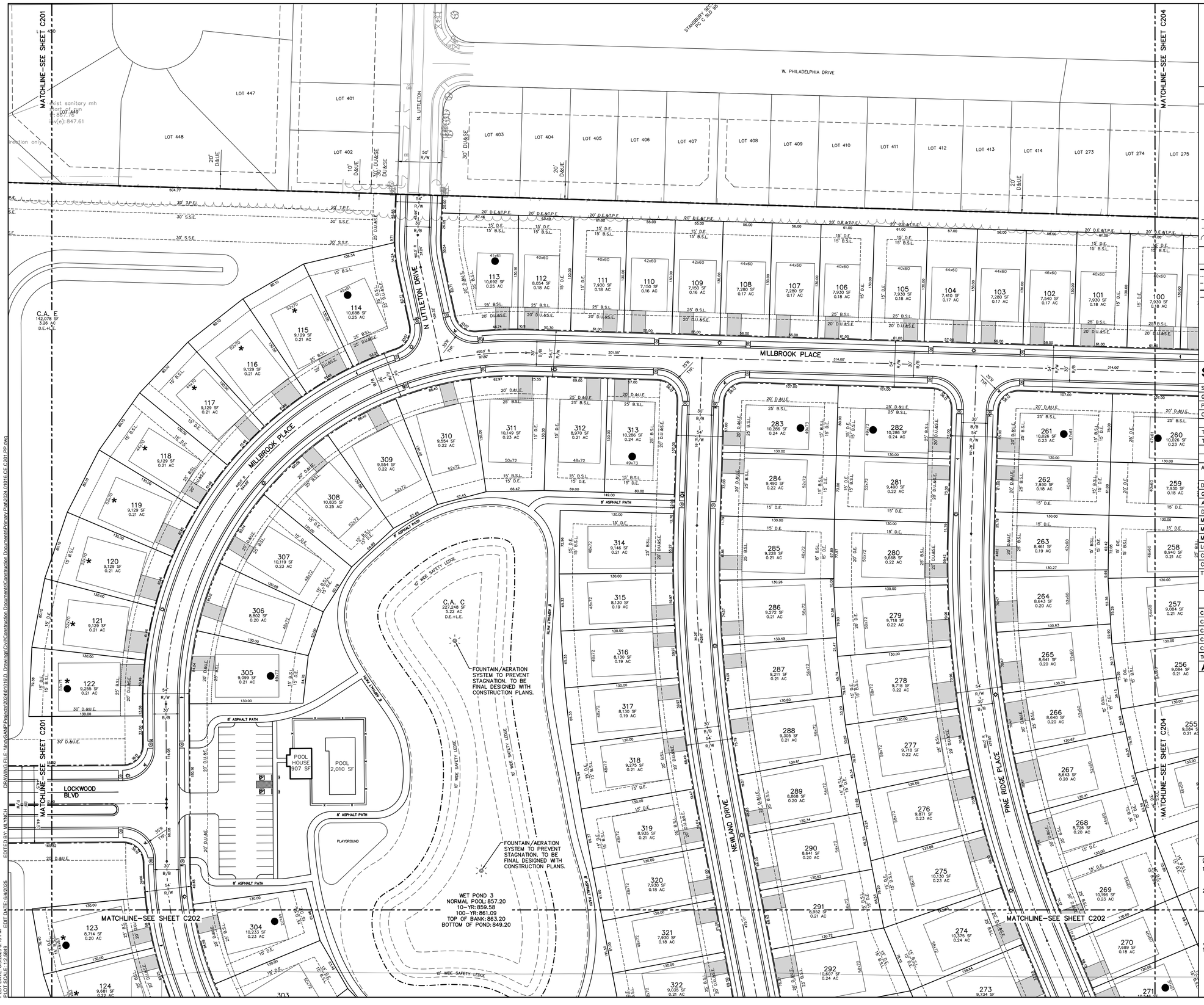
Project Number 2024.01016



PRIMARY PLAT

C202

PLOT DATE: 6/5/2025 3:18 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 6/4/2025
EDITED BY: MLYNCH
DRAWING FILE: \\indy5\ANP\Projects\2024\01016\D. Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016 CE C201 PP.dwg



0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

- AC — Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- MB — Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE

AC/SF	ACRE/SQUARE FEET
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY ESMT.
T.P.E.	TREE PRESERVATION EASEMENT
L.E.	LANDSCAPE EASEMENT

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±123.58 ACRES
PROPOSED PUBLIC R/W:	±20.93 ACRES (16.9%)
COMMON AREA:	±37.68 ACRES (30.5%)
NORMAL POOL POND AREA:	±8.43 ACRES (6.7%)
TOTAL LOT AREA:	±65.00 ACRES (52.6%)
TOTAL LOTS:	322
ARBOR HOME LOTS (MAX):	210 (212)
DESTINATION LOTS (MAX):	112 (114)
ARBOR LOT SIZE:	55'*x130' (7,150 SF) *25% TO BE 65'
DESTINATION LOT SIZE:	61'x130' (7,930 SF)
GROSS AREA DENSITY:	2.6 LOTS/ACRE
ARBOR AVERAGE LOT SIZE:	8,300 SF
DESTINATION AVERAGE LOT SIZE:	9,480 SF
MINIMUM FRONT SETBACK LINE (TYPICAL):	25'
MINIMUM SIDE SETBACK:	6'
MINIMUM REAR SETBACK:	15'
LOCAL ROAD LENGTH:	14,814'
CR 700W ROAD FRONTAGE:	1,340' (48.5 HALF R/W)
CR 500N ROAD FRONTAGE:	1,321' (50.0 HALF R/W)
TYPICAL R/W WIDTHS:	54' (LOCAL STREET) 89' (CR 700 WEST ENTRY) 62' (CR 500 NORTH ENTRY)

OPEN SPACE TABLE

C.A. A	±14.45 AC	C.A. B	±9.50 AC
C.A. C	±5.22 AC	C.A. D	±3.09 AC
C.A. E	±3.26 AC	C.A. F	±1.46 AC
C.A. G	±0.24 AC	C.A. H	±0.24 AC
C.A. J	±0.22 AC		
TOTAL			±37.68 AC

ARCHITECTURAL STANDARDS

✱ ALL ARBOR PERIMETER LOTS INDICATED WITH THIS SYMBOL SHALL HAVE A REAR GABLE IN THE FORM OF ONE OF THE FOLLOWING: ENCLOSED SUNROOM, A COVERED BACK PORCH WITH A MINIMUM OF 8"X8" COLUMNS, REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH. IF A FIRST–FLOOR BRICK WRAP IS CHOSEN, A GABLE IS NOT REQUIRED ON THE REAR ELEVATION.
ALL DESTINATION PERIMETER LOTS WITH THIS SYMBOL SHALL HAVE EITHER AN INSET, COVERED PATIO OR A REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH ON THE REAR FACADE. IF A FIRST–FLOOR BRICK WRAP IS CHOSEN, NEITHER OF THESE FEATURES ARE REQUIRED ON THE REAR ELEVATION.

● ALL LOTS WITH THIS SYMBOL SHALL HAVE A BRICK OR STONE WAINSCOT ON ALL FACADES. WHEN A MASONRY WRAP IS USED, THE SIDES AND REAR ELEVATIONS SHALL MATCH THE MATERIAL ON THE FRONT FACADE. IN ADDITION TO THIS MASONRY REQUIREMENT, THE SIDE ELEVATIONS SHALL CONTAIN A MINIMUM OF TWO (2) OF THE FOLLOWING SIDING MATERIALS: HORIZONTAL LAP SIDING, VERTICAL SIDING, BOARD AND BATTEN, AND/OR SHAKE SIDING.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1–800–382–5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

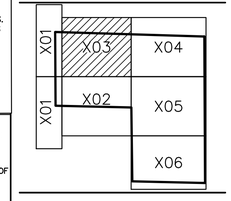
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

Joshua H. Cribelar
CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

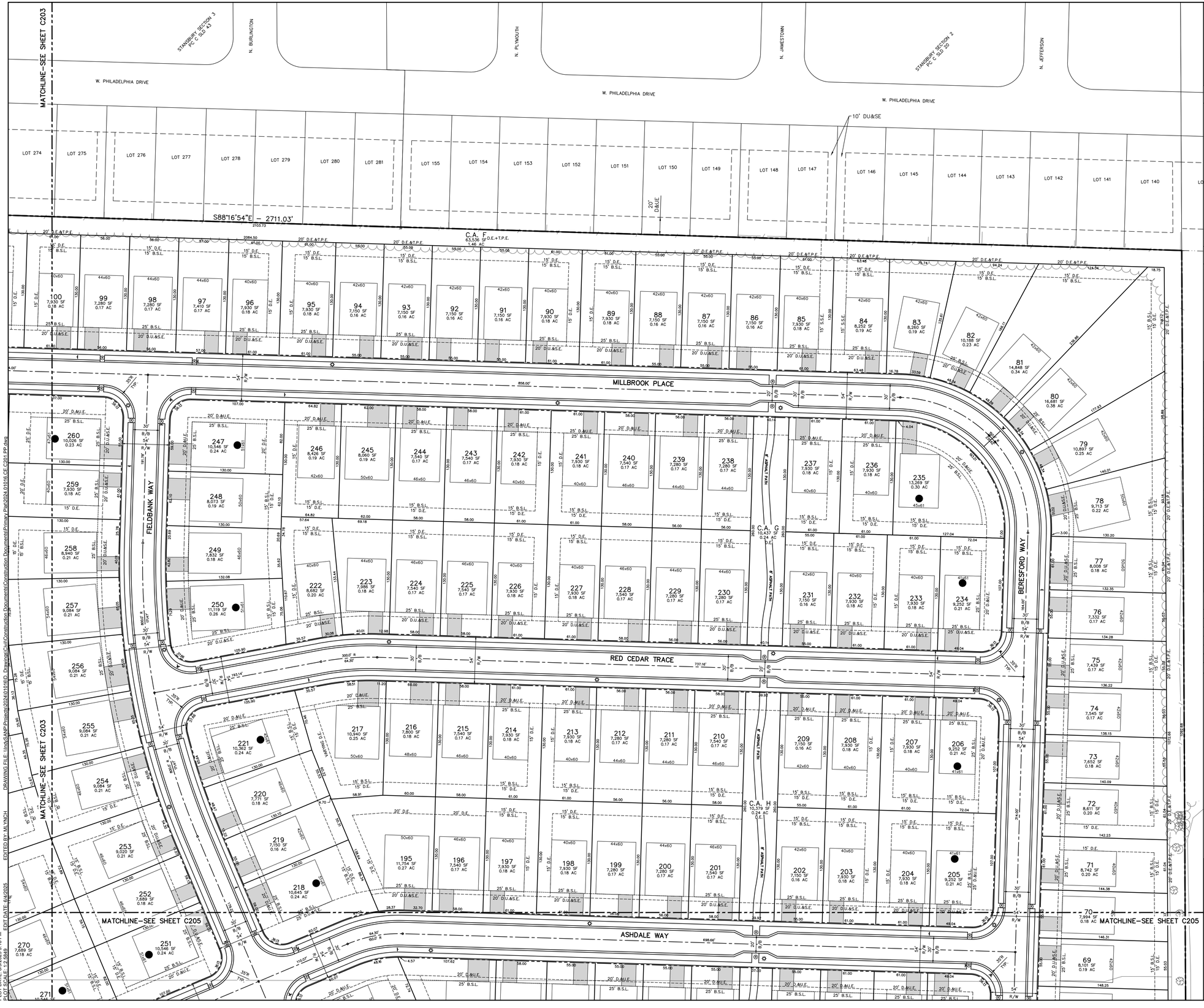
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

Project Number 2024.01016



PRIMARY PLAT

C203



0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT–OF–WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE

AC/SF	ACRE/SQUARE FEET
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY ESMT.
T.P.E.	TREE PRESERVATION EASEMENT
L.E.	LANDSCAPE EASEMENT

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±123.58 ACRES
PROPOSED PUBLIC R/W:	±20.93 ACRES (16.9%)
COMMON AREA:	±37.68 ACRES (30.5%)
NORMAL POOL POND AREA:	±8.43 ACRES (6.7%)
TOTAL LOT AREA:	±65.00 ACRES (52.6%)
TOTAL LOTS:	322
ARBOR HOME LOTS (MAX):	210 (212)
DESTINATION LOTS (MAX):	112 (114)
ARBOR LOT SIZE:	55'*x130' (7,150 SF) *25% TO BE 65'
DESTINATION LOT SIZE:	61'x130' (7,930 SF)
GROSS AREA DENSITY:	2.6 LOTS/ACRE
ARBOR AVERAGE LOT SIZE:	8,300 SF
DESTINATION AVERAGE LOT SIZE:	9,480 SF
MINIMUM FRONT SETBACK LINE (TYPICAL):	25'
MINIMUM SIDE SETBACK:	6'
MINIMUM REAR SETBACK:	15'
LOCAL ROAD LENGTH:	14,814'
CR 700W ROAD FRONTAGE:	1,340' (48.5 HALF R/W)
CR 500N ROAD FRONTAGE:	1,321' (50.0 HALF R/W)
TYPICAL R/W WIDTHS:	54' (LOCAL STREET) 89' (CR 700 WEST ENTRY) 62' (CR 500 NORTH ENTRY)

OPEN SPACE TABLE

C.A. A	±14.45 AC	C.A. B	±9.50 AC
C.A. C	±5.22 AC	C.A. D	±3.09 AC
C.A. E	±3.26 AC	C.A. F	±1.46 AC
C.A. G	±0.24 AC	C.A. H	±0.24 AC
C.A. J	±0.22 AC		
TOTAL			±37.68 AC

ARCHITECTURAL STANDARDS

✱ ALL ARBOR PERIMETER LOTS INDICATED WITH THIS SYMBOL SHALL HAVE A REAR GABLE IN THE FORM OF ONE OF THE FOLLOWING: ENCLOSED SUNROOM, A COVERED BACK PORCH WITH A MINIMUM OF 8"x8" COLUMNS, REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH. IF A FIRST–FLOOR BRICK WRAP IS CHOSEN, A GABLE IS NOT REQUIRED ON THE REAR ELEVATION.
ALL DESTINATION PERIMETER LOTS WITH THIS SYMBOL SHALL HAVE EITHER AN INSET, COVERED PATIO OR A REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH ON THE REAR FACADE. IF A FIRST–FLOOR BRICK WRAP IS CHOSEN, NEITHER OF THESE FEATURES ARE REQUIRED ON THE REAR ELEVATION.

● ALL LOTS WITH THIS SYMBOL SHALL HAVE A BRICK OR STONE WAINSCOT ON ALL FACADES. WHEN A MASONRY WRAP IS USED, THE SIDES AND REAR ELEVATIONS SHALL MATCH THE MATERIAL ON THE FRONT FACADE. IN ADDITION TO THIS MASONRY REQUIREMENT, THE SIDE ELEVATIONS SHALL CONTAIN A MINIMUM OF TWO (2) OF THE FOLLOWING SIDING MATERIALS: HORIZONTAL LAP SIDING, VERTICAL SIDING, BOARD AND BATTEN, AND/OR SHAKE SIDING.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1–800–382–5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

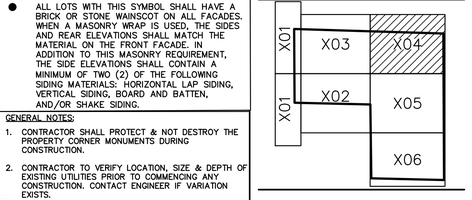
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

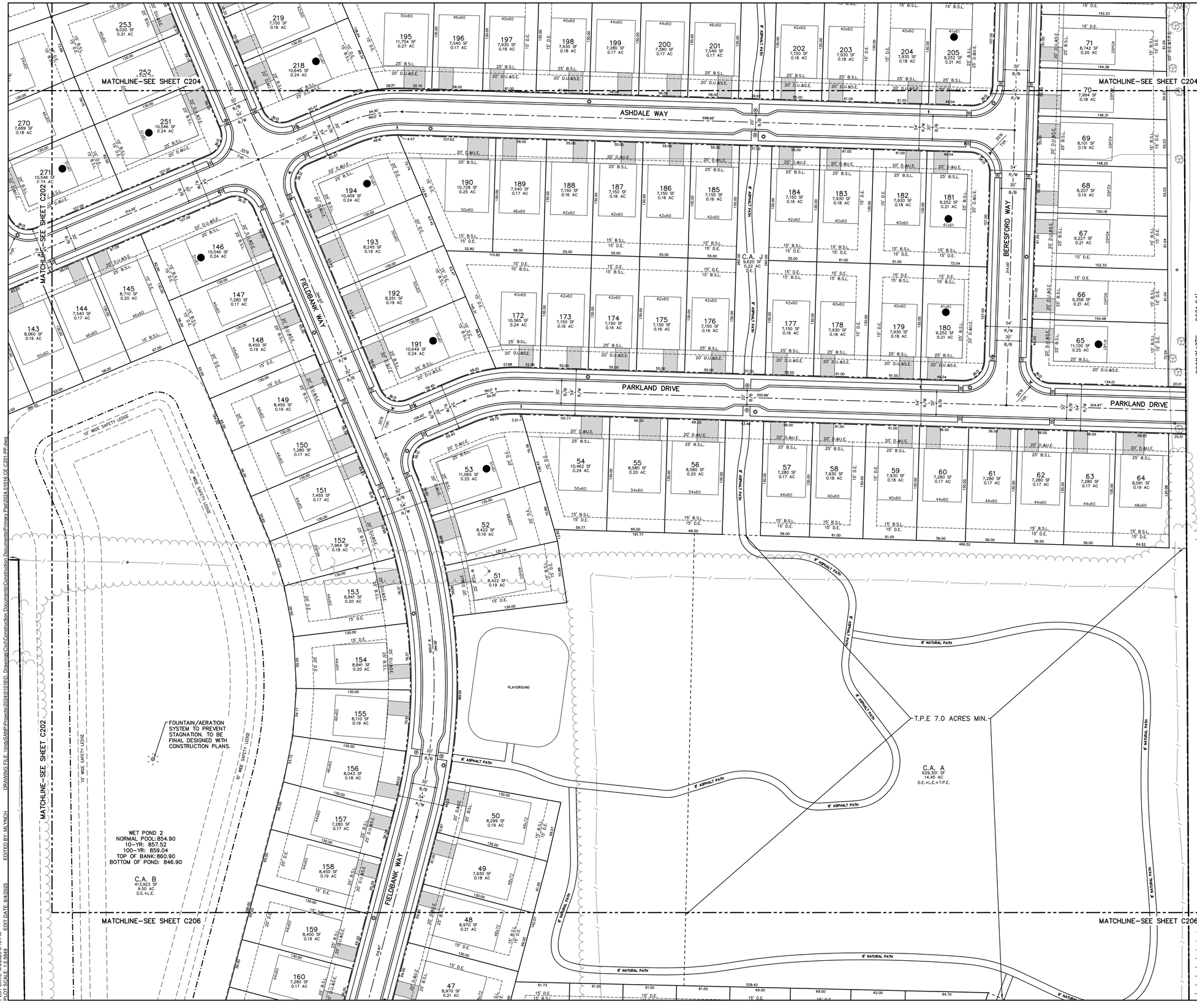
Project Number 2024.01016



PRIMARY PLAT

C204

PLOT DATE: 6/5/2025 3:18 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 6/4/2025
EDITED BY: MLYNCH
DRAWING FILE: \\nch3\SNP\Projects\2024\01016\03 Drawings\Civil\Construction Documents\Primary Plat\2024.01016 CE C201 PP.dwg



PLOT DATE: 6/5/2025 3:18 PM
PLOT SCALE: 1.2.5849
EDIT DATE: 6/4/2025
EDITED BY: MLYNCH
DRAWING FILE: \\nas5\ANP\Projects\2024\01016\D. Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016 CE C201 PP.dwg

0' 50' 100'
SCALE: 1"=50'

EXISTING LEGEND

- AC — Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- MB — Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- AC/SF — ACRE/SQUARE FEET
- B.S.L. — BUILDING SETBACK LINE
- C.A. — COMMON AREA
- D.E. — DRAINAGE EASEMENT
- D.&U.E. — DRAINAGE & UTILITY EASEMENT
- D.U.&S.E. — DRAINAGE, UTILITY & SANITARY ESMT.
- T.P.E. — TREE PRESERVATION EASEMENT
- L.E. — LANDSCAPE EASEMENT

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±123.58 ACRES
PROPOSED PUBLIC R/W:	±20.93 ACRES (16.9%)
COMMON AREA:	±37.68 ACRES (30.5%)
NORMAL POOL POND AREA:	±8.43 ACRES (6.7%)
TOTAL LOT AREA:	±65.00 ACRES (52.6%)
TOTAL LOTS:	322
ARBOR HOME LOTS (MAX):	210 (212)
DESTINATION LOTS (MAX):	112 (114)
ARBOR LOT SIZE:	55'*x130' (7,150 SF) *25% TO BE 65'
DESTINATION LOT SIZE:	61'x130' (7,930 SF)
GROSS AREA DENSITY:	2.6 LOTS/ACRE
ARBOR AVERAGE LOT SIZE:	8,300 SF
DESTINATION AVERAGE LOT SIZE:	9,480 SF
MINIMUM FRONT SETBACK LINE (TYPICAL):	25'
MINIMUM SIDE SETBACK:	6'
MINIMUM REAR SETBACK:	15'
LOCAL ROAD LENGTH:	14,814'
CR 700W ROAD FRONTAGE:	1,340' (48.5 HALF R/W)
CR 500N ROAD FRONTAGE:	1,321' (50.0 HALF R/W)
TYPICAL R/W WIDTHS:	54' (LOCAL STREET) 89' (CR 700 WEST ENTRY) 62' (CR 500 NORTH ENTRY)

OPEN SPACE TABLE

C.A. A	±14.45 AC	C.A. B	±9.50 AC
C.A. C	±5.22 AC	C.A. D	±3.09 AC
C.A. E	±3.26 AC	C.A. F	±1.46 AC
C.A. G	±0.24 AC	C.A. H	±0.24 AC
C.A. J	±0.22 AC		
TOTAL			±37.68 AC

ARCHITECTURAL STANDARDS

✱ ALL ARBOR PERIMETER LOTS INDICATED WITH THIS SYMBOL SHALL HAVE A REAR GABLE IN THE FORM OF ONE OF THE FOLLOWING: ENCLOSED SUNROOM, A COVERED BACK PORCH WITH A MINIMUM OF 8"X8" COLUMNS, REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH. IF A FIRST-FLOOR BRICK WRAP IS CHOSEN, A GABLE IS NOT REQUIRED ON THE REAR ELEVATION.
ALL DESTINATION PERIMETER LOTS WITH THIS SYMBOL SHALL HAVE EITHER AN INSET, COVERED PATIO OR A REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH ON THE REAR FACADE. IF A FIRST-FLOOR BRICK WRAP IS CHOSEN, NEITHER OF THESE FEATURES ARE REQUIRED ON THE REAR ELEVATION.

● ALL LOTS WITH THIS SYMBOL SHALL HAVE A BRICK OR STONE WAINSCOT ON ALL FACADES. WHEN A MASONRY WRAP IS USED, THE SIDES AND REAR ELEVATIONS SHALL MATCH THE MATERIAL ON THE FRONT FACADE. IN ADDITION TO THIS MASONRY REQUIREMENT, THE SIDE ELEVATIONS SHALL CONTAIN A MINIMUM OF TWO (2) OF THE FOLLOWING SIDING MATERIALS: HORIZONTAL LAP SIDING, VERTICAL SIDING, BOARD AND BATTEN, AND/OR SHAKE SIDING.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

JOSHUA H. CRIBBLER
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE: 05/02/2025
PROJECT PHASE: PRIMARY PLAT

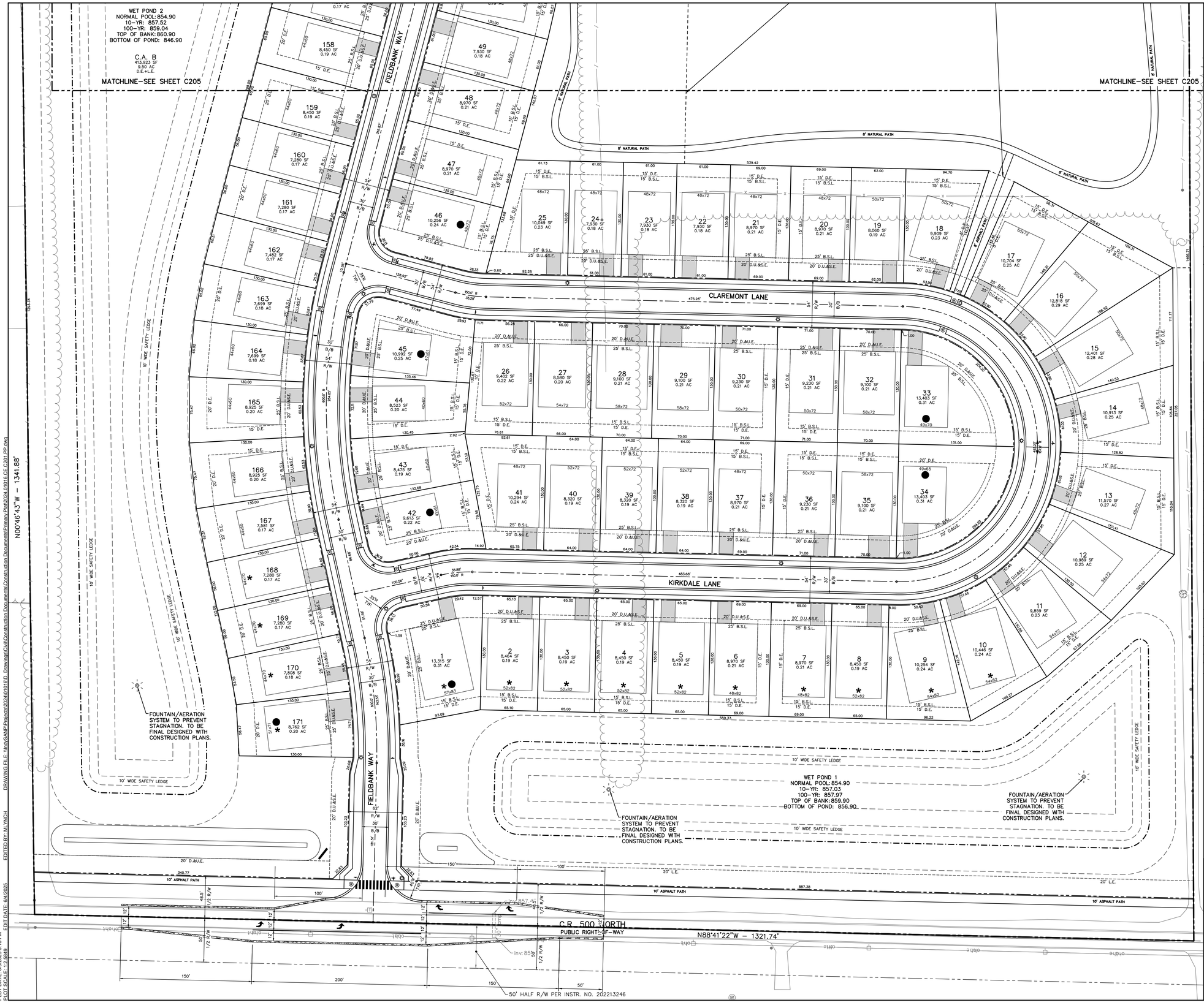
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

Project Number 2024.01016

X01 X03 X04 X01 X02 X05 X06

PRIMARY PLAT

C205



EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE

AC/SF	ACRE/SQUARE FEET
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY ESMT.
T.P.E.	TREE PRESERVATION EASEMENT
L.E.	LANDSCAPE EASEMENT

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±123.58 ACRES
PROPOSED PUBLIC R/W:	±20.93 ACRES (16.9%)
COMMON AREA:	±37.68 ACRES (30.5%)
NORMAL POOL POND AREA:	±8.43 ACRES (6.7%)
TOTAL LOT AREA:	±65.00 ACRES (52.6%)
TOTAL LOTS:	322
ARBOR HOME LOTS (MAX):	210 (212)
DESTINATION LOTS (MAX):	112 (114)
ARBOR LOT SIZE:	55'*x130' (7,150 SF) *25% TO BE 65'
DESTINATION LOT SIZE:	61'x130' (7,930 SF)
GROSS AREA DENSITY:	2.6 LOTS/ACRE
ARBOR AVERAGE LOT SIZE:	8,300 SF
DESTINATION AVERAGE LOT SIZE:	9,480 SF
MINIMUM FRONT SETBACK LINE (TYPICAL):	25'
MINIMUM SIDE SETBACK:	6'
MINIMUM REAR SETBACK:	15'
LOCAL ROAD LENGTH:	14,814'
CR 700W ROAD FRONTAGE:	1,340' (48.5 HALF R/W)
CR 500N ROAD FRONTAGE:	1,321' (50.0 HALF R/W)
TYPICAL R/W WIDTHS:	54' (LOCAL STREET) 89' (CR 700 WEST ENTRY) 62' (CR 500 NORTH ENTRY)

OPEN SPACE TABLE

C.A. A	±14.45 AC	C.A. B	±9.50 AC
C.A. C	±5.22 AC	C.A. D	±3.09 AC
C.A. E	±3.26 AC	C.A. F	±1.46 AC
C.A. G	±0.24 AC	C.A. H	±0.24 AC
C.A. J	±0.22 AC		
TOTAL			±37.68 AC

ARCHITECTURAL STANDARDS

✱ ALL ARBOR PERIMETER LOTS INDICATED WITH THIS SYMBOL SHALL HAVE A REAR GABLE IN THE FORM OF ONE OF THE FOLLOWING: ENCLOSED SUNROOM, A COVERED BACK PORCH WITH A MINIMUM OF 8"X8" COLUMNS, REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH. IF A FIRST-FLOOR BRICK WRAP IS CHOSEN, A GABLE IS NOT REQUIRED ON THE REAR ELEVATION.
ALL DESTINATION PERIMETER LOTS WITH THIS SYMBOL SHALL HAVE EITHER AN INSET, COVERED PATIO OR A REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH ON THE REAR FACADE. IF A FIRST-FLOOR BRICK WRAP IS CHOSEN, NEITHER OF THESE FEATURES ARE REQUIRED ON THE REAR ELEVATION.

● ALL LOTS WITH THIS SYMBOL SHALL HAVE A BRICK OR STONE WAINSCOT ON ALL FACADES. WHEN A MASONRY WRAP IS USED, THE SIDES AND REAR ELEVATIONS SHALL MATCH THE MATERIAL ON THE FRONT FACADE. IN ADDITION TO THIS MASONRY REQUIREMENT, THE SIDE ELEVATIONS SHALL CONTAIN A MINIMUM OF TWO (2) OF THE FOLLOWING SIDING MATERIALS: HORIZONTAL LAP SIDING, VERTICAL SIDING, BOARD AND BATTEN, AND/OR SHAKE SIDING.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

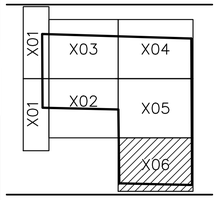
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

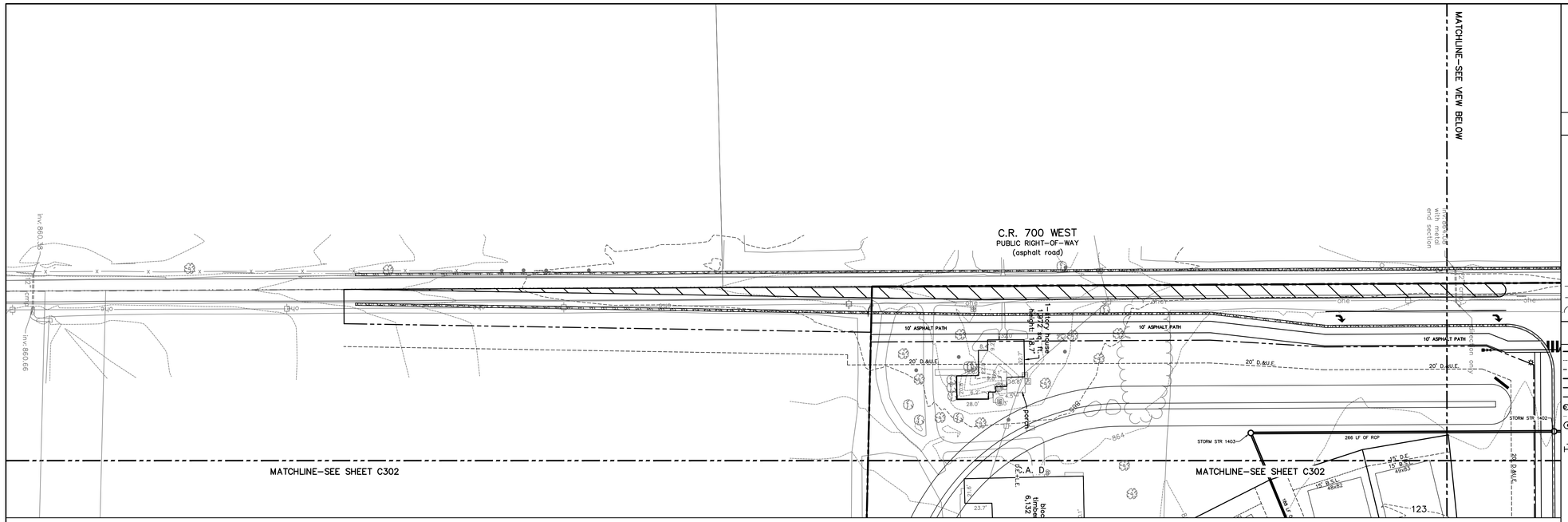
Project Number 2024.01016

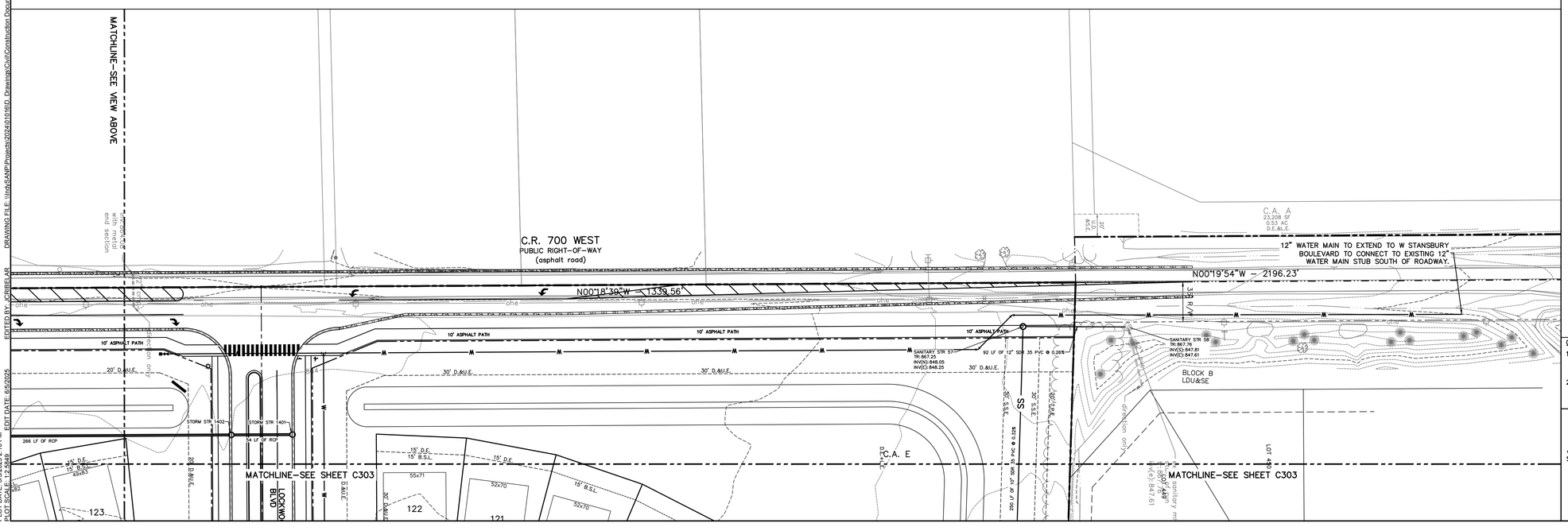


PRIMARY PLAT

C206

PLOT DATE: 6/5/2025 3:18 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 6/4/2025
EDITED BY: M.YNCH
DRAWING FILE: \\Indy\SANP\Projects\2024\01016\D. Drawings\Civil\Construction Documents\Primary Plat\20241016 CE-C201 PP.dwg





0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- ohe — Overhead Electric Line
- oht — Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- W — WATER MAIN
- SS — SANITARY MAIN
- CURB SUBSURFACE UNDERDRAIN
- STORM SEWER
- FIRE HYDRANT & WATER VALVE
- WATER TEE, CROSS & BEND

B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY ESMT.
T.P.E.	TREE PRESERVATION EASEMENT
L.E.	LANDSCAPE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

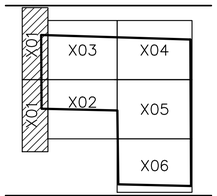
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

Joshua H. Cribelar
CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

Project Number 2024.01016



UTILITY PLAN

C301

PLOT DATE: 6/5/2025 2:16 PM
PLOT SCALE: 1:2.849
EDIT DATE: 6/5/2025
EDITED BY: JCRIBELAR
DRAWING FILE: \\hqfs3\ANP\Projects\2024\01016\D. Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016_CE_C301_OP.dwg



SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT–OF–WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- W WATER MAIN
- SS SANITARY MAIN
- CURB SUBSURFACE UNDERDRAIN
- STORM SEWER
- FIRE HYDRANT & WATER VALVE
- WATER TEE, CROSS & BEND

B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY ESMT.
T.P.E.	TREE PRESERVATION EASEMENT
L.E.	LANDSCAPE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1–800–382–5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

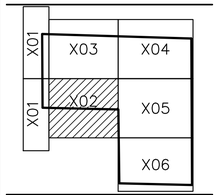
JOSHUA H. CRIBBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

Joshua H. Cribbelar
CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

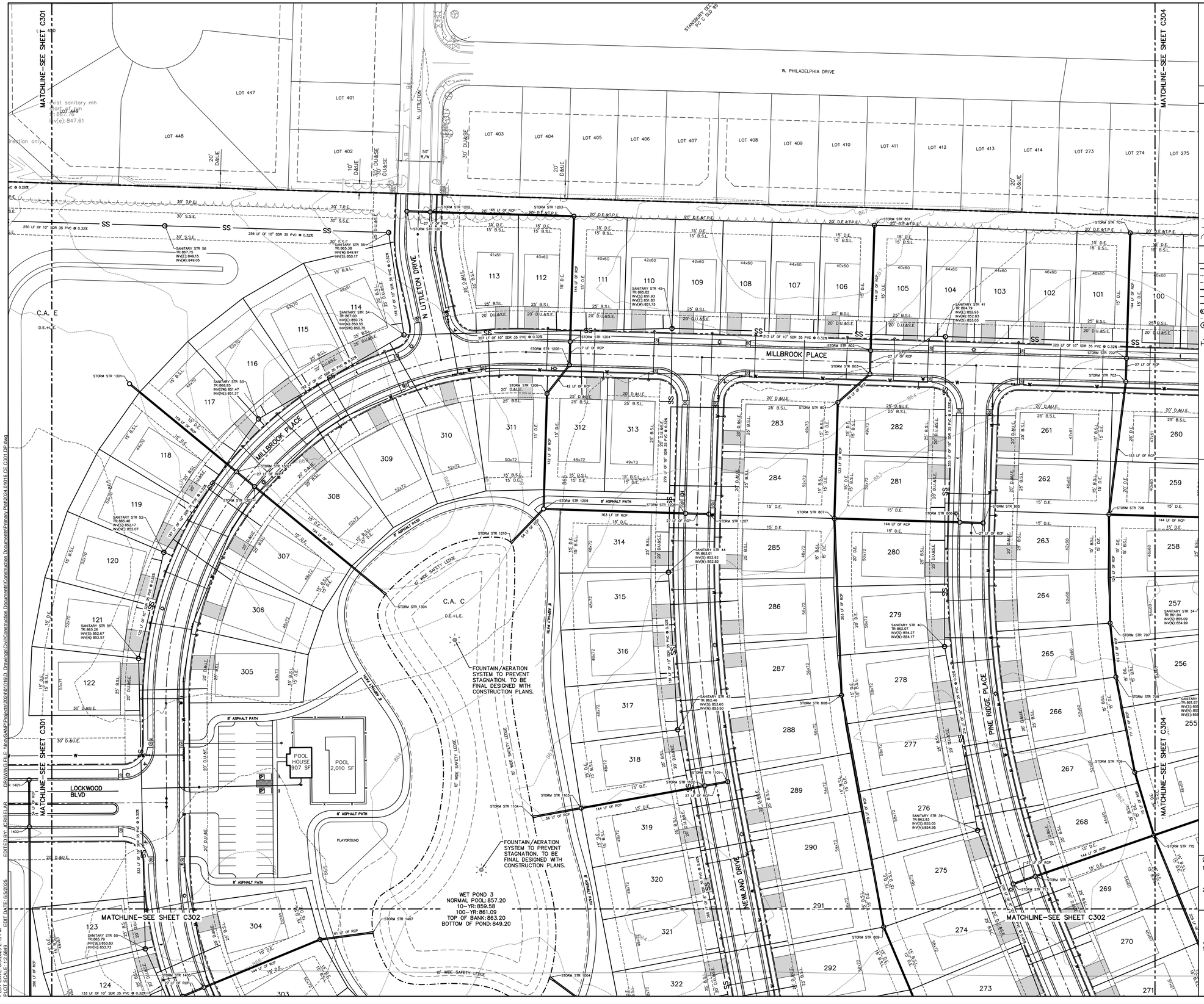
Project Number 2024.01016



UTILITY PLAN

C302

PLOT DATE: 6/5/2025 2:16 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 6/5/2025
EDITED BY: JCRIBELAR
DRAWING FILE: \\na5\ANP\Projects\2024\01016\D Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016 CE C301 OP.dwg



PLOT DATE: 6/5/2025 2:16 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 6/5/2025
EDITED BY: JORBELAR
DRAWING FILE: Indy/SAMP Projects/2024/01016/D Drawings/Civil/Construction Documents/Construction Documents/Primary Plat/2024.01016.CE.C301.DP.dwg

0' 50' 100'
SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT–OF–WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- W WATER MAIN
- SS SANITARY MAIN
- CURB SUBSURFACE UNDERDRAIN
- STORM SEWER
- FIRE HYDRANT & WATER VALVE
- WATER TEE, CROSS & BEND

B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY ESMT.
T.P.E.	TREE PRESERVATION EASEMENT
L.E.	LANDSCAPE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1–800–382–5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

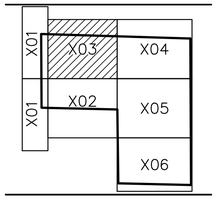
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

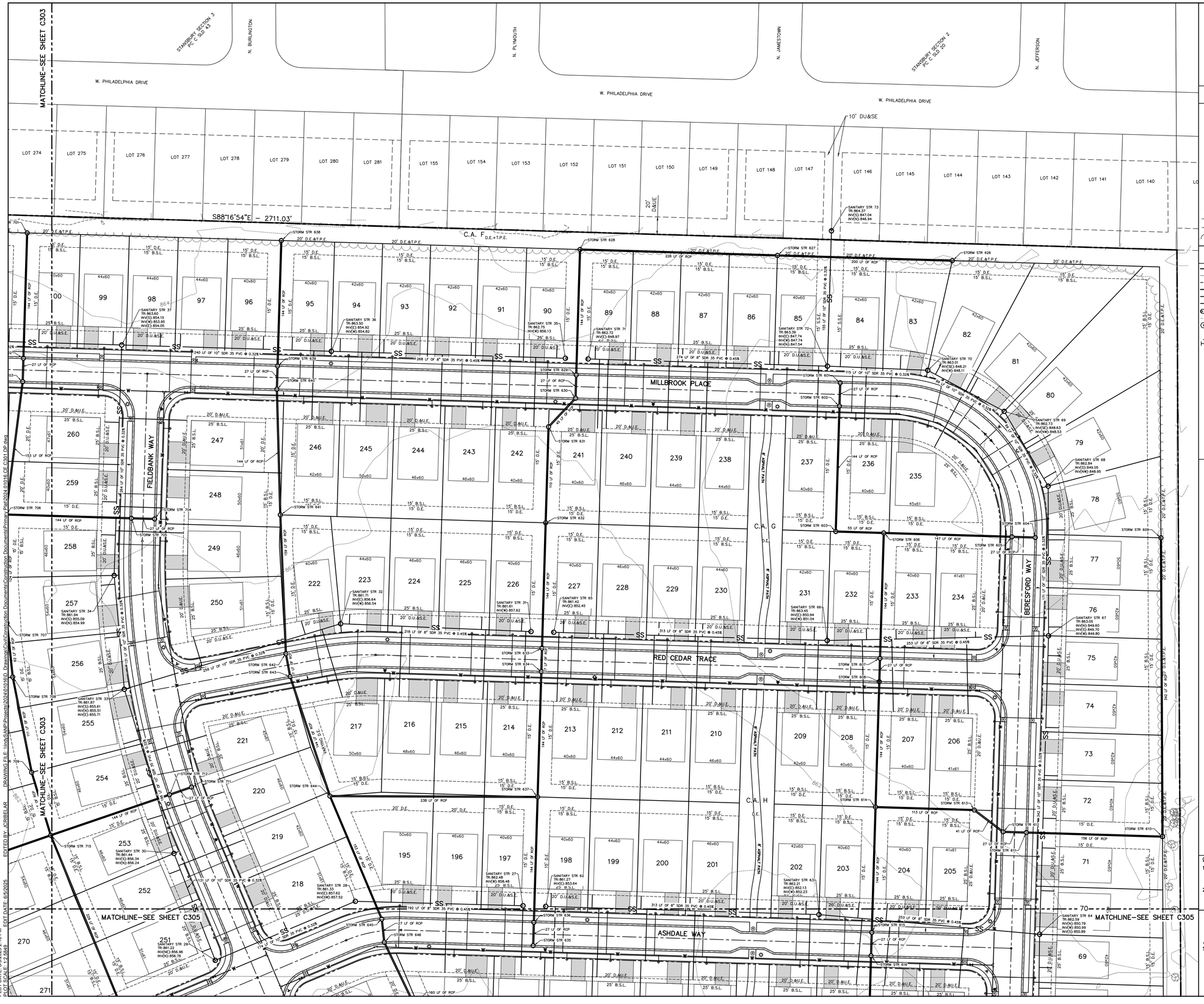
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

Project Number 2024.01016



UTILITY PLAN

C303



0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT–OF–WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- W WATER MAIN
- SS SANITARY MAIN
- CURB SUBSURFACE UNDERDRAIN
- STORM SEWER
- FIRE HYDRANT & WATER VALVE
- WATER TEE, CROSS & BEND

B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY ESMT.
T.P.E.	TREE PRESERVATION EASEMENT
L.E.	LANDSCAPE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1–800–382–5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

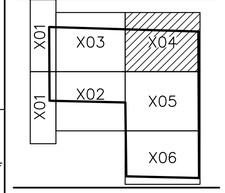
JOSHUA H. CRIBBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

Joshua H. Cribbelar
CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

Project Number 2024.01016



UTILITY PLAN

C304

PLOT DATE: 6/5/2025 2:16 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 6/5/2025
EDITED BY: JCRIBBELAR
DRAWING FILE: \\cdv\SANP\Projects\2024\01016\D_Drawings\Civil\Construction Documents\Primary Plat\2024.01016 CE C301 OP.dwn



EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT–OF–WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- W WATER MAIN
- SS SANITARY MAIN
- CURB SUBSURFACE UNDERDRAIN
- STORM SEWER
- FIRE HYDRANT & WATER VALVE
- WATER TEE, CROSS & BEND

B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY ESMT.
T.P.E.	TREE PRESERVATION EASEMENT
L.E.	LANDSCAPE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1–800–382–5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

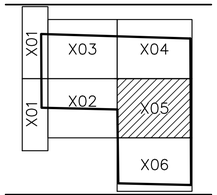
JOSHUA H. CRIBBLER
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE: 05/02/2025
PROJECT PHASE: PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

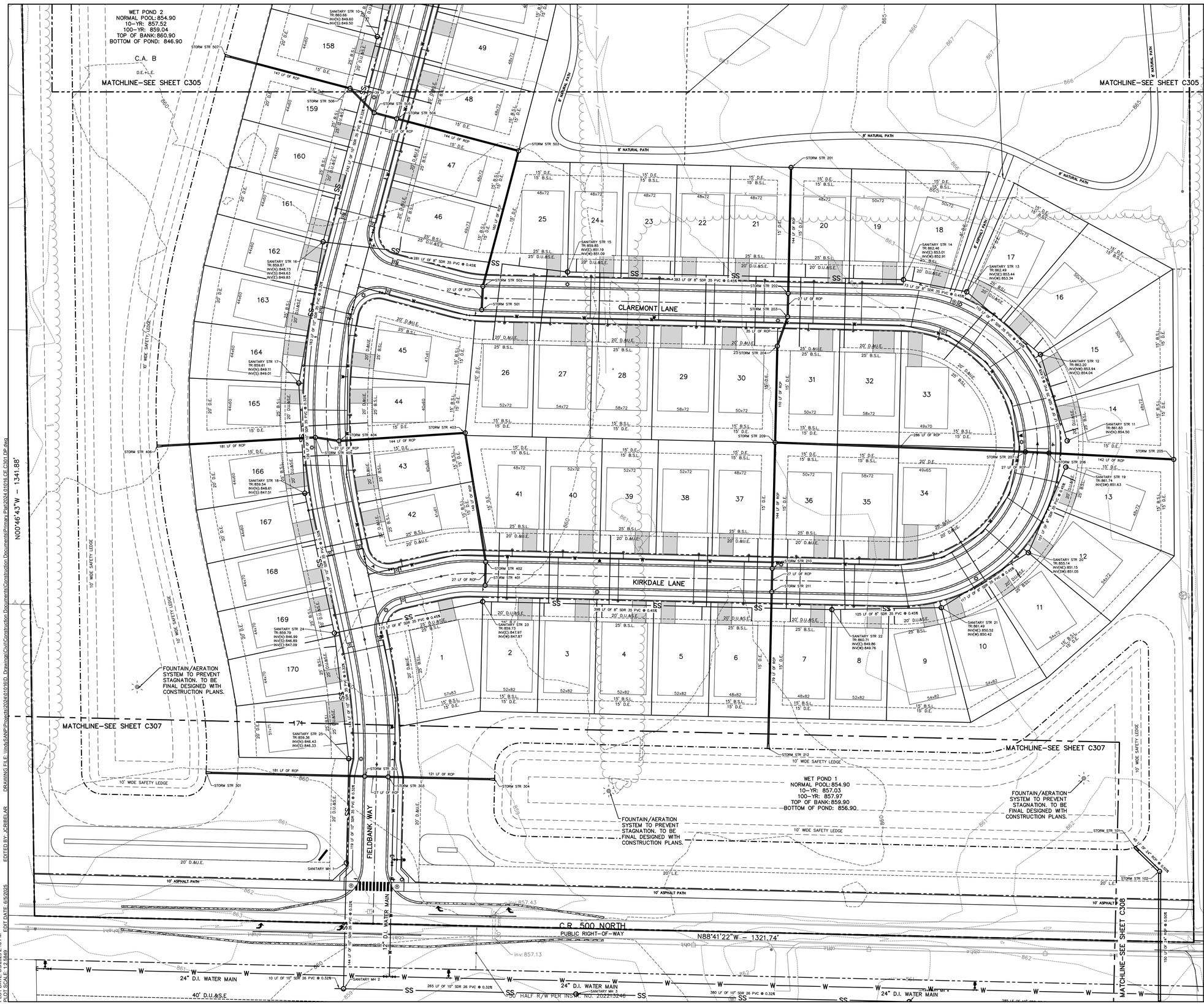
Project Number 2024.01016



UTILITY PLAN

C305

PLOT DATE: 6/5/2025 2:16 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 6/5/2025
EDITED BY: JCRIBBLER
DRAWING FILE: \\na5\ANP\Projects\2024\01016\D Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016 CE C301 OP.dwg



0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- ohe — Overhead Electric Line
- oht — Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- W — WATER MAIN
- SS — SANITARY MAIN
- CURB SUBSURFACE UNDERDRAIN
- STORM SEWER
- FIRE HYDRANT & WATER VALVE
- WATER TEE, CROSS & BEND

B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY ESMT.
T.P.E.	TREE PRESERVATION EASEMENT
L.E.	LANDSCAPE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

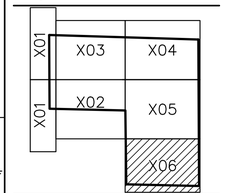
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

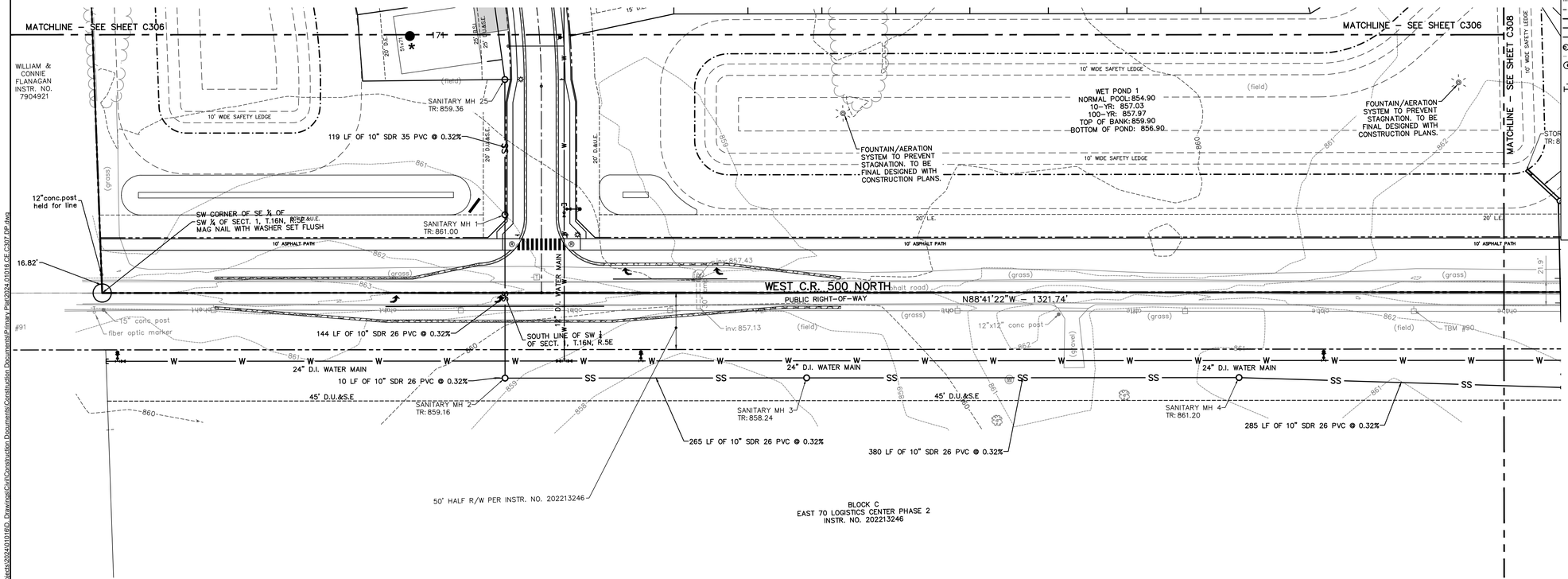
Project Number 2024.01016



UTILITY PLAN

C306

PLOT DATE: 6/5/2025 2:16 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 6/5/2025
EDITED BY: JCRIBELAR
DRAWING FILE: \Indy\SANP\Projects\2024\01016\ID_Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016 CE C301 DP.dwg



0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- W WATER MAIN
- SS SANITARY MAIN
- CURB SUBSURFACE UNDERDRAIN
- STORM SEWER
- FIRE HYDRANT & WATER VALVE
- WATER TEE, CROSS & BEND

B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY ESMT.
T.P.E.	TREE PRESERVATION EASEMENT
L.E.	LANDSCAPE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

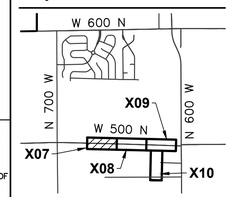
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

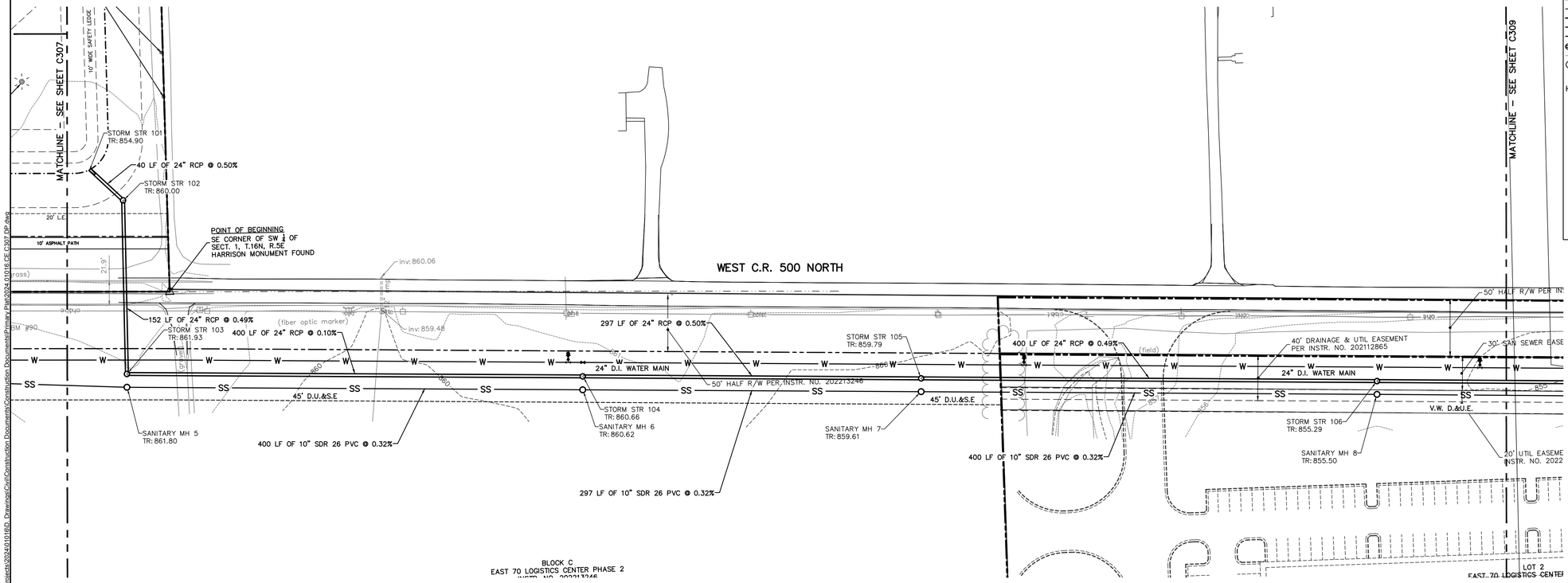
Project Number 2024.01016



UTILITY PLAN

C307

PLOT DATE: 6/5/2025 5:24 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 6/5/2025
EDITED BY: MLYNCH
DRAWING FILE: \\indyfanp\Projects\2024\01016\D. Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016.CE.C307.DP.dwg



0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

	Air Conditioner
	Combination Pole
	Electric Meter Box
	Guy Wire
	Light Pole
	Mail Box
	Post
	Power Pole
	Satellite
	Spigot
	Telephone Pedestal
	Tree
–ohe–	Overhead Electric Line
–oht–	Overhead Telephone Line
	Edge of Trees

PROPOSED LEGEND

	RIGHT–OF–WAY (R/W) LINE
	BUILDING SETBACK LINE
	EASEMENT
	WET DETENTION POND NORMAL POOL
	LOT LINE
W	WATER MAIN
SS	SANITARY MAIN
	CURB SUBSURFACE UNDERDRAIN
	STORM SEWER
	FIRE HYDRANT & WATER VALVE
	WATER TEE, CROSS & BEND

B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY ESMT.
T.P.E.	TREE PRESERVATION EASEMENT
L.E.	LANDSCAPE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1–800–382–5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

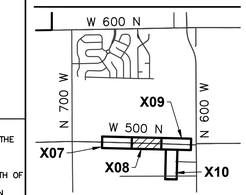
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

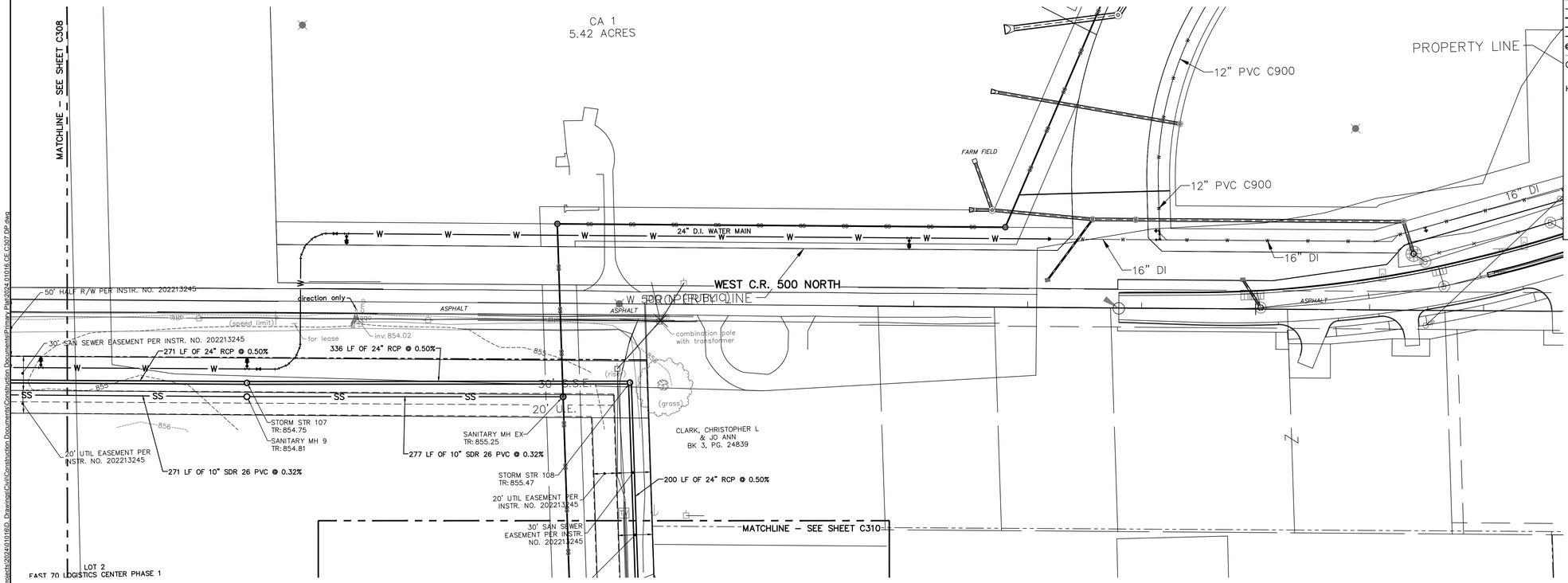
Project Number 2024.01016



UTILITY PLAN

C308

PLOT DATE: 6/5/2025 5:24 PM
PLOT SCALE: 1:2.9849
EDT DATE: 6/5/2025
EDITED BY: ML VNCH
DRAWING FILE: \\nrjaxsrp\Projects\2024\01016\D Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016.CE C307 TOP.dwg



0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT–OF–WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- W WATER MAIN
- SS SANITARY MAIN
- CURB SUBSURFACE UNDERDRAIN
- STORM SEWER
- FIRE HYDRANT & WATER VALVE
- WATER TEE, CROSS & BEND

B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY ESMT.
T.P.E.	TREE PRESERVATION EASEMENT
L.E.	LANDSCAPE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1–800–382–5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

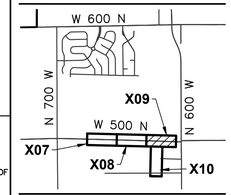
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

Joshua H. Cribelar
CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

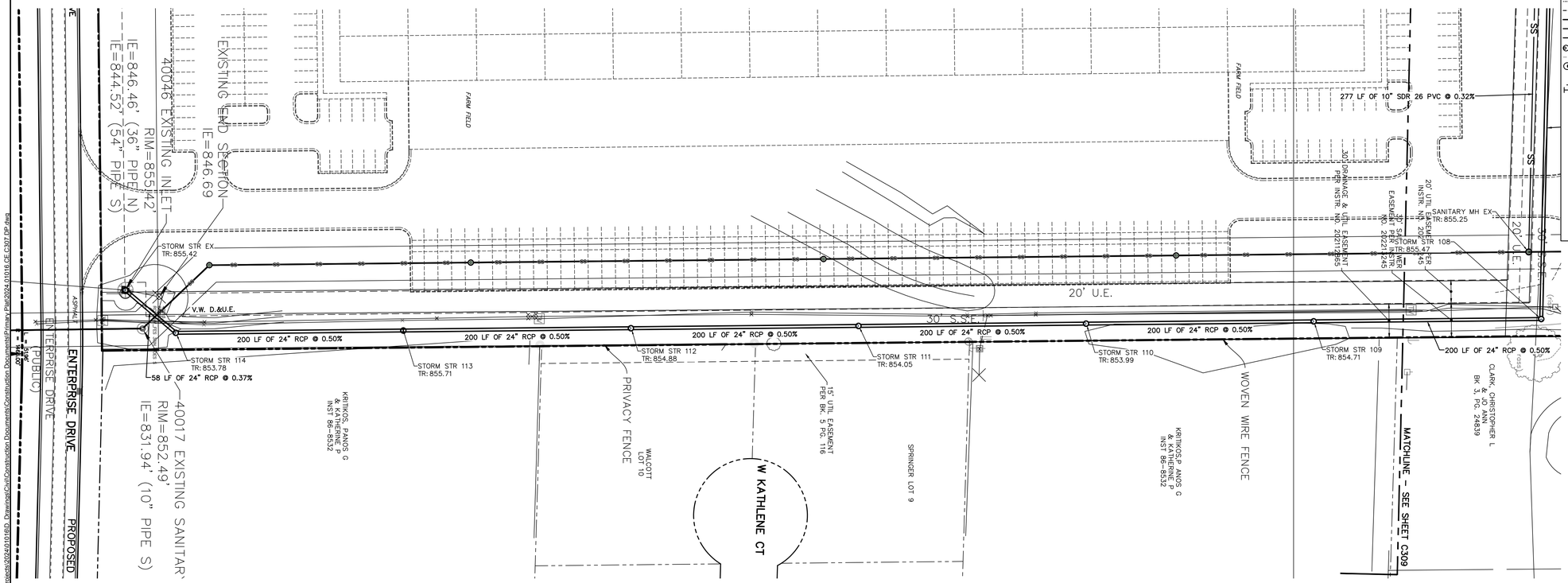
Project Number 2024.01016



UTILITY PLAN

C309

PLOT DATE: 6/5/2025 5:24 PM
PLOT SCALE: 1:2.9849
EDT DATE: 6/5/2025
EDITED BY: ML VNCH
DRAWING FILE: \\nqvaserp\Projects\2024\01016D Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016 CE C307 TP.dwg



0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- W WATER MAIN
- SS SANITARY MAIN
- CURB SUBSURFACE UNDERDRAIN
- STORM SEWER
- FIRE HYDRANT & WATER VALVE
- WATER TEE, CROSS & BEND

B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY ESMT.
T.P.E.	TREE PRESERVATION EASEMENT
L.E.	LANDSCAPE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

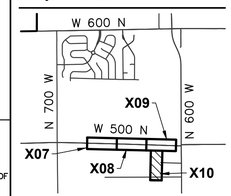
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

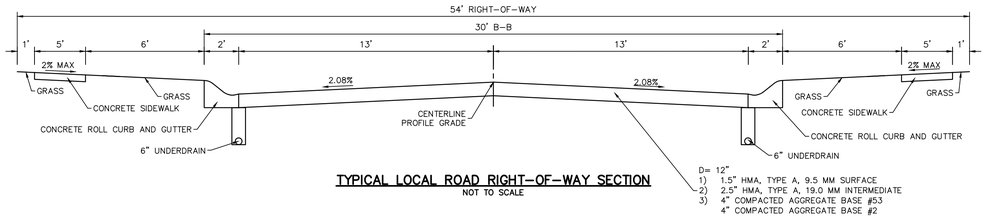
Project Number 2024.01016



UTILITY PLAN

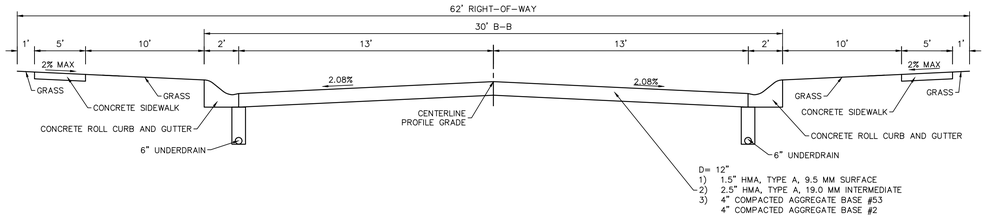
C310

PLOT DATE: 6/5/2025 5:24 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 6/5/2025
EDITED BY: M.LYNCH
DRAWING FILE: \\indyasmp\Projects\2024\01016\D. Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016_CE_C307_PP.dwg



TYPICAL LOCAL ROAD RIGHT-OF-WAY SECTION

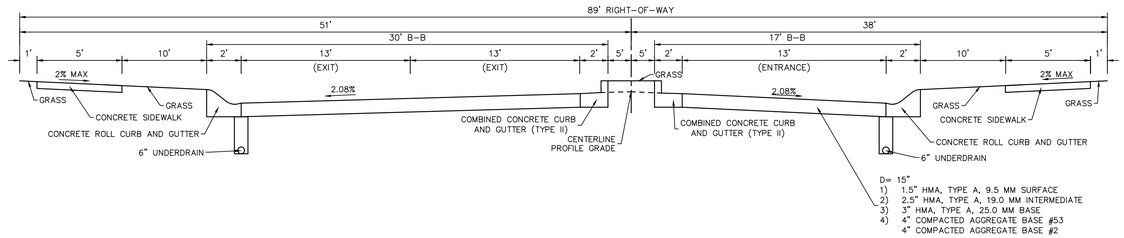
NOT TO SCALE



TYPICAL LOCAL ROAD RIGHT-OF-WAY SUBDIVISION ENTRANCE SECTION OFF OF CR 500 N (FIELDBANK WAY)

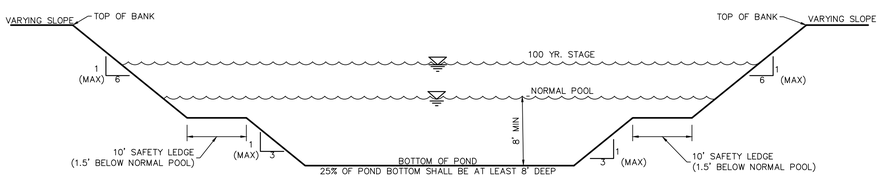
NOT TO SCALE

*** ONLY WHERE SHOWN**



TYPICAL LOCAL COLLECTOR ROAD RIGHT-OF-WAY SUBDIVISION ENTRANCE SECTION OFF OF CR 700 W (LOCKWOOD BLVD.)

NOT TO SCALE



TYPICAL WET POND CROSS-SECTION

NOT TO SCALE

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

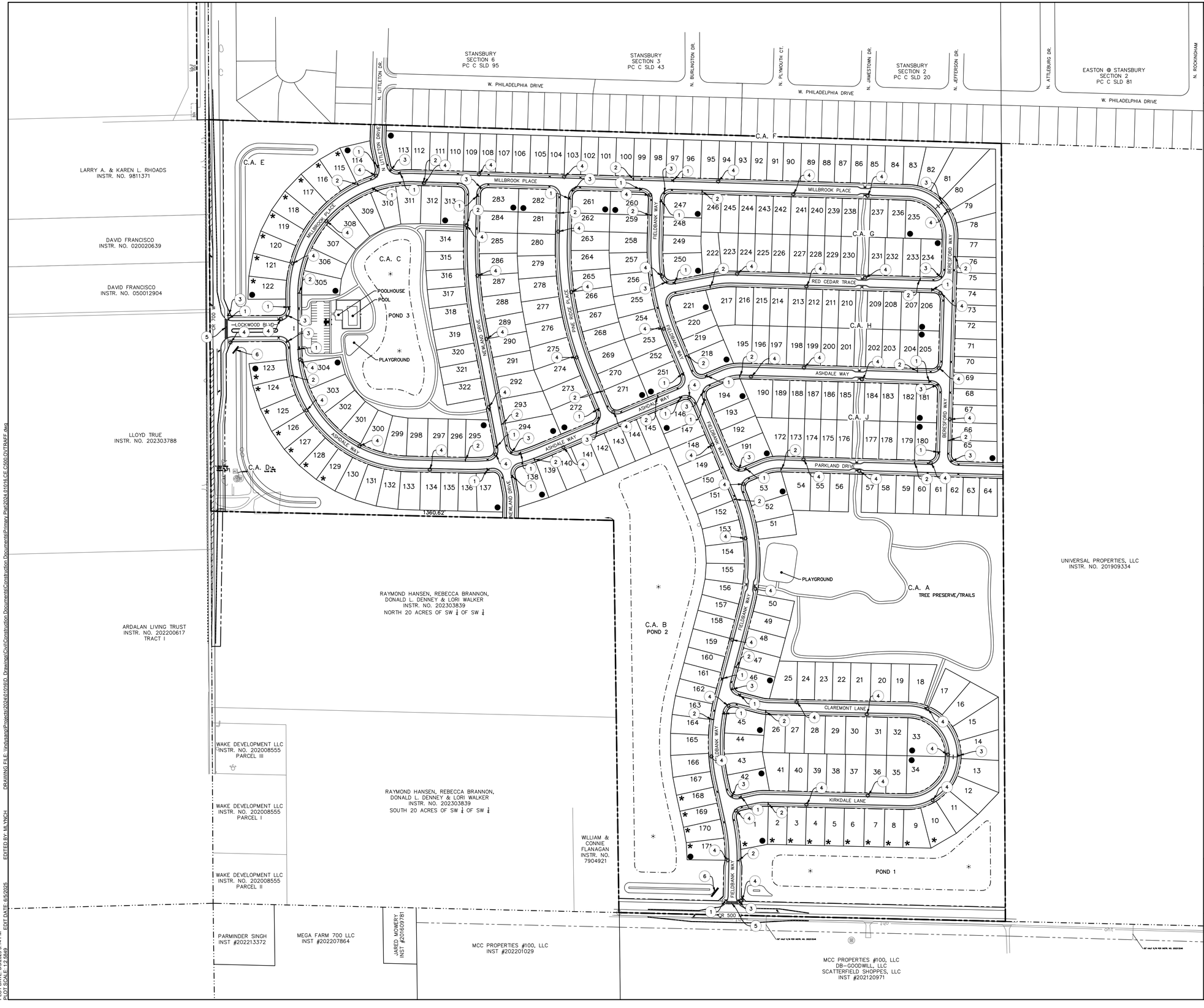
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

Project Number 2024.01016

SITE DETAILS

C400

PLOT DATE: 6/5/2025 2:18 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 6/5/2025
EDITED BY: MLYNCH
DRAWING FILE: \\nas5\ANP\Projects\2024\01016\D. Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016_CE-C400_SD.dwg



EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- –ohe– Overhead Electric Line
- –oht– Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT–OF–WAY (R/W) LINE
- WET DETENTION POND NORMAL POOL
- LOT LINE

KEYNOTES

1. "STOP" SIGN (R1–1) WITH BLACK POST
2. "SPEED LIMIT 25 MPH" SIGN (R2–1) WITH BLACK POST
3. STREET NAME SIGN WITH BLACK POST
4. STREET LIGHT (PER MCCORDSVILLE TOWN STANDARDS)
5. PEDESTRIAN CROSSWALK, SOLID WHITE, 24"–WIDE WITH 24" GAP
6. MONUMENT SIGN (BY OTHERS)

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1–800–382–5544
– INDIANA UNDERGROUND –

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

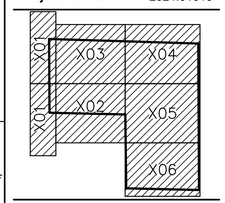
JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/06/25

Project Number 2024.01016



OVERALL TRAFFIC CONTROL & LIGHTING PLAN

C500

PLOT DATE: 6/5/2025 5:14 PM
PLOT SCALE: 1:2.3849
EDIT DATE: 6/5/2025
EDITED BY: MLYNCH
DRAWING FILE: \\indyeasy\Projects\2024\01016\D Drawings\Civil\Construction Documents\Construction Documents\Primary Plat\2024.01016 C-C500 OVTRAFF.dwg