

McCord Pointe

SECTION 2

Developed by:

CalAtlantic Homes of Indiana, Inc.

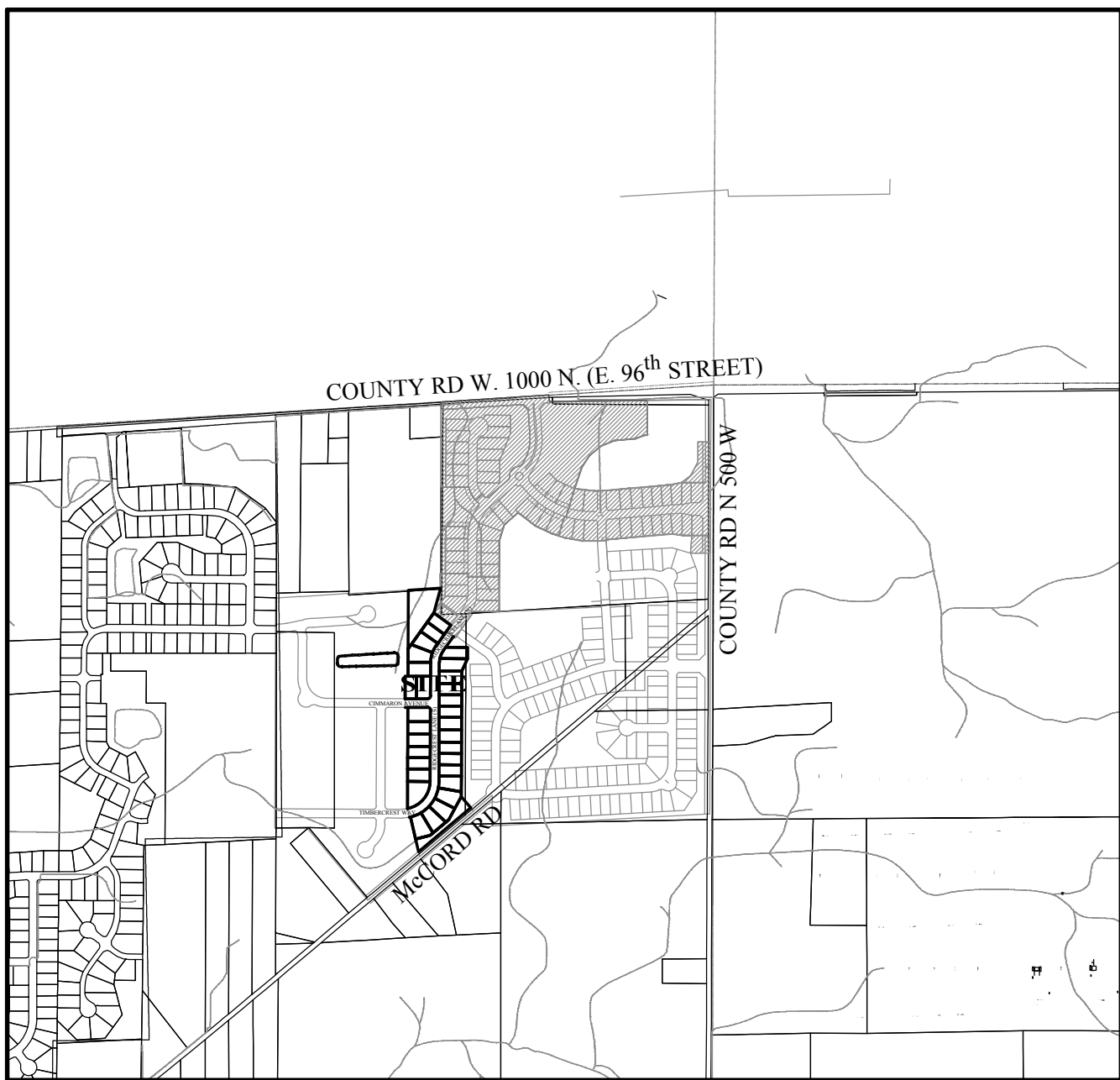
9025 North River Road

Suite 100

Indianapolis, Indiana 46240

Phone: (317) 659-3200

Contact Person: Keith Lash



LOCATION MAP
(N.T.S.)



FLOOD MAP
(N.T.S.)

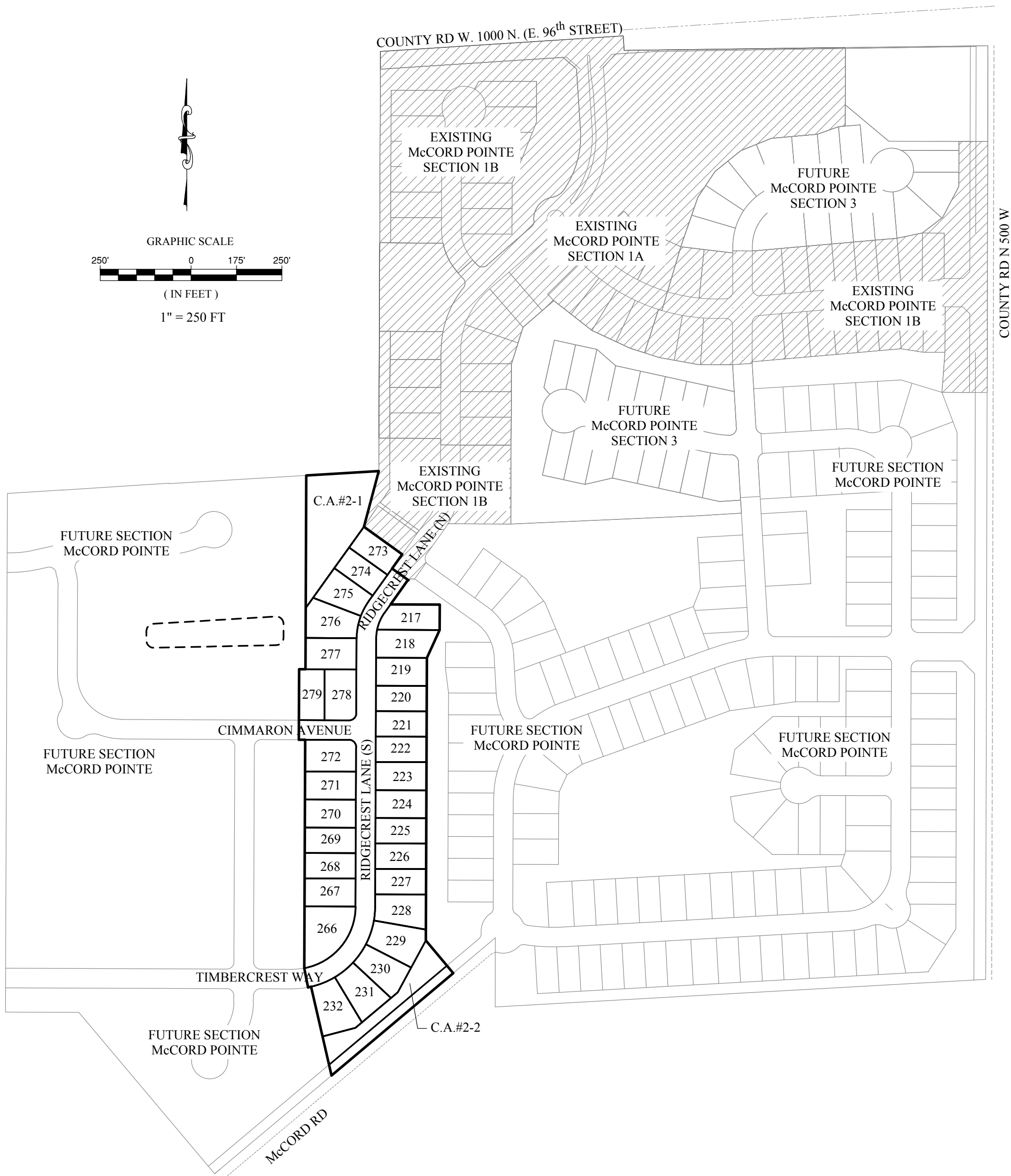
INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C100	TOPOGRAPHICAL SURVEY/DEMOLITION PLAN
C200-C203	SITE DEVELOPMENT PLAN EMERGENCY FLOOD ROUTING PLAN
C300-C308	INITIAL STORM WATER POLLUTION & PREVENTION PLAN TEMPORARY STORM WATER POLLUTION & PREVENTION PLAN PERMANENT SEDIMENT & EROSION CONTROL PLAN STORM WATER POLLUTION & PREVENTION SPECIFICATIONS STORM WATER POLLUTION & PREVENTION DETAILS
C400-C404	STREET PLAN & PROFILES ENTRANCE & INTERSECTION DETAILS TRAFFIC PLANS
C500	SANITARY SEWER PLAN & PROFILE
C600-C605	STORM SEWER PLAN & PROFILES SUB-SURFACE DRAINAGE PLAN
C700-C703	WATER PLAN WATER DETAILS
C900	LANDSCAPE PLAN

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

REVISIONS	
SHT.	DESCRIPTION

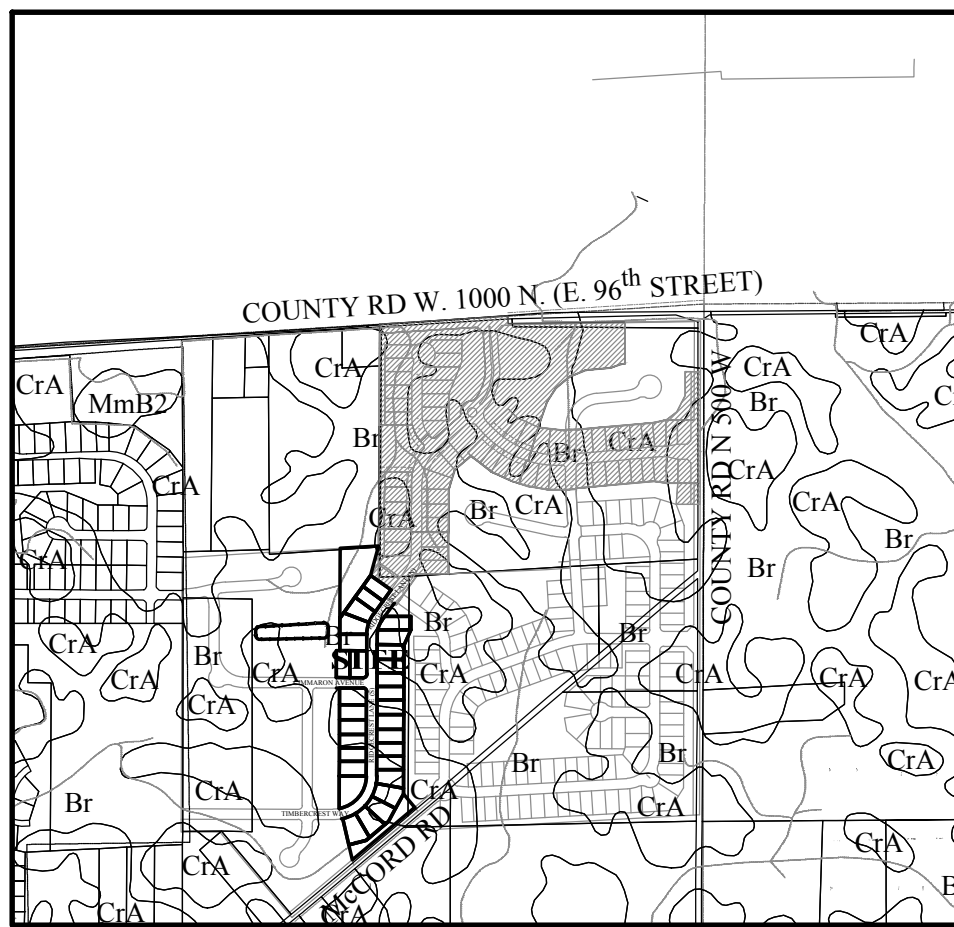
I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision of part of the North Half of the Northeast Quarter of Section 13, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana, more particularly described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 13; thence South 01 degrees 17 minutes 20 seconds West along the East line of the said Northeast Quarter 44.35 feet to the northwest corner of the Northwest Quarter of Section 18, Township 17 North, Range 6 East; thence South 00 degrees 08 minutes 28 seconds West along said East line 47.11; thence South 89 degrees 15 minutes 46 seconds West 1,001.46 feet; thence North 03 degrees 40 minutes 02 seconds West 40.00 feet; thence South 86 degrees 19 minutes 58 seconds West 669.45 feet; thence South 00 degrees 13 minutes 42 seconds West 1,155.00 feet to the POINT OF BEGINNING of this description; thence South 14 degrees 58 minutes 24 seconds West 158.57 feet; thence South 54 degrees 24 minutes 16 seconds East 130.00 feet; thence South 35 degrees 35 minutes 44 seconds West 48.48 feet; thence South 54 degrees 24 minutes 16 seconds East 55.27 feet to a point on a curve concave Southeasterly, the radius point of said curve being South 33 degrees 55 minutes 02 seconds East 20.00 feet from said point; thence Southwesterly along said curve 7.15 feet to the point of tangency of said curve, said point being North 54 degrees 24 minutes 16 seconds West 20.00 feet from the radius point of said curve; thence South 35 degrees 35 minutes 44 seconds West 75.40 feet; thence South 89 degrees 46 minutes 25 seconds East 135.38 feet; thence South 00 degrees 13 minutes 35 seconds West 70.00 feet; thence South 24 degrees 28 minutes 43 seconds West 84.45 feet; thence South 00 degrees 13 minutes 35 seconds West 777.69 feet; thence South 40 degrees 02 minutes 45 seconds East 117.47 feet; thence South 49 degrees 57 minutes 15 seconds West 437.50 feet; thence North 12 degrees 59 minutes 30 seconds West 250.26 feet to a point on a curve concave Northerly, the radius point of said curve being North 12 degrees 59 minutes 30 seconds West 227.00 feet from said point; thence Westerly along said curve 8.80 feet to the point of tangency of said curve; said point being South 10 degrees 46 minutes 13 seconds East 227.00 feet from the radius point of said curve; thence North 10 degrees 46 minutes 13 seconds West 54.00 feet; thence North 00 degrees 13 minutes 35 seconds East 628.75 feet; thence North 89 degrees 46 minutes 25 seconds West 17.50 feet; thence North 00 degrees 13 minutes 35 seconds East 533.44 feet; thence North 86 degrees 34 minutes 27 seconds East 199.80 feet to the place of beginning, containing 11.105 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.



UTILITY CONTACTS

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



SOILS MAP
(N.T.S.)

Map Unit: Br - Brookston silty clay loam

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

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

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

DESIGN DATA

30 LOTS
11.105 AC. = 2.70 LOTS/ACRE

RIDGECREST LANE (N)	455.68 L.F.
RIDGECREST LANE (S)	643.01 L.F.
CIMMARON AVENUE	184.50 L.F.
TIMBERCREST WAY	118.69 L.F.
TOTAL	1,401.88 L.F.

McCord Pointe LOT INDEX

SEC 1A	17
SEC 1B	40
SEC 2	30
SEC 3	32
TOTAL	119

COMMON AREA INDEX

SEC 1A	C.A.#1A-1	239,426 sq. ft.
	C.A.#1A-2	19,195 sq. ft.
	C.A.#1A-3	48,753 sq. ft.
	C.A.#1B-1	21,507 sq. ft.
SEC 1B	C.A.#1B-2	16,243 sq. ft.
	C.A.#1B-3	104,102 sq. ft.
	C.A.#1B-4	8,073 sq. ft.
	C.A.#2-1	44,027 sq. ft.
SEC 2	C.A.#2-2	19,481 sq. ft.
	C.A.#3-1	12,074 sq. ft.
SEC 3	C.A.#3-2	130,030 sq. ft.
TOTALS		662,911 sq. ft.
		15.218 Ac.

PLANS PREPARED BY:
STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
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PLANS CERTIFIED BY:

David J. Stoepfelwerth
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REGISTERED
PROFESSIONAL ENGINEER
NO. 19358

11/26/2018

