

LOCATION MAP
SCALE 1" = 1/2 MI.

DEVELOPER:

LENNAR HOMES OF INDIANA, INC.
BILL BRYANT
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
(317) 450-4634

CIVIL ENGINEER and SURVEYOR:

HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
(317) 347-3663
ketchum@hwcengineering.com

COMMON AREAS	
CA#6-1	424 AC
CA#6-2	657 AC
CA#6-3	677 AC
TOTAL	538 AC

LINEAR FOOTAGE OF STREETS	
DUNCAN COURT	253 LF
HIGHVIEW LANE	567 LF
TIMBERCREST WAY	828 LF
TOTAL	1,648 LF

ZONED McCORDSVILLE AMENDED PLAT (ORDINANCE NO. 100-078, AN ORDINANCE AMENDING THE TOWN OF McCORDSVILLE ZONING ORDINANCE NO. 121-040, AS AMENDED).

DEVELOPMENT STANDARDS

MINIMUM LOT AREA	15,000 SQ. FT.
MINIMUM LOT WIDTH	70 FEET
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MINIMUM LOT COVER LIVING AREA	1,800 SF (MULTI-STORY)
MINIMUM LOT COVER LIVING AREA	900 SF (MULTI-STORY)
MINIMUM LOT COVER LIVING AREA	35 FEET

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

McCORD POINTE SECTION 6

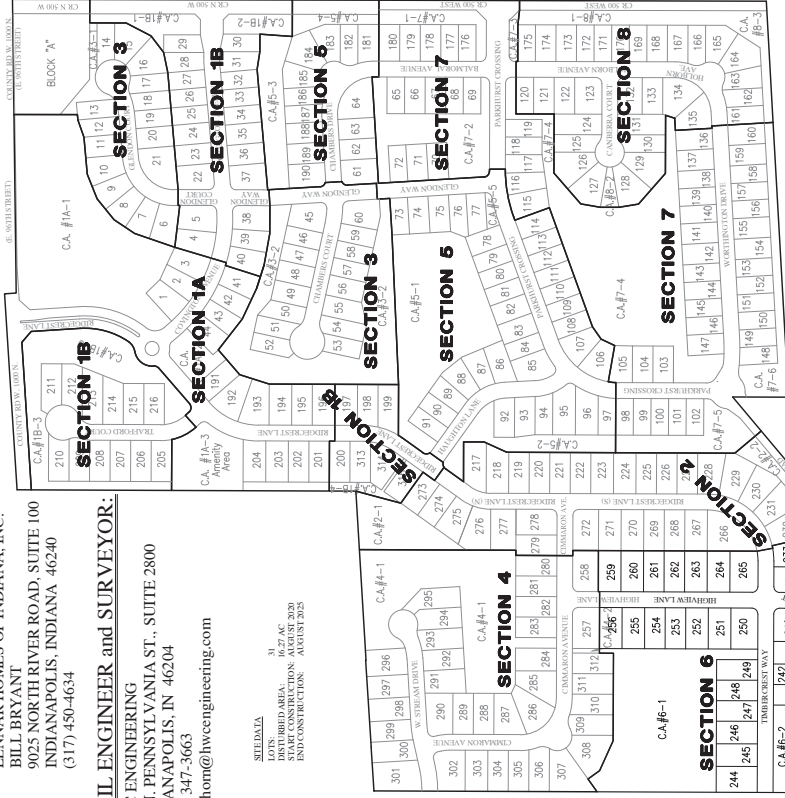
Lennar Homes of Indiana, Inc.

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CONTACT INFORMATION:

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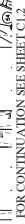
INDIANAPOLIS ZONING DEPARTMENT
100 N. ALLESTREE AVENUE, SUITE 100
INDIANAPOLIS, INDIANA 46204
(317) 335-3335
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INDIANAPOLIS PLANNING DEPARTMENT
100 N. ALLESTREE AVENUE, SUITE 100
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SOILS MAP
SCALE 1" = 1/2 MI.

SOILS LEGEND
SLOPE 1:1 TO 2:1
SLOPE 2:1 TO 3:1
SLOPE 3:1 TO 4:1
SLOPE 4:1 TO 5:1
SLOPE 5:1 TO 6:1
SLOPE 6:1 TO 7:1
SLOPE 7:1 TO 8:1
SLOPE 8:1 TO 9:1
SLOPE 9:1 TO 10:1
SLOPE 10:1 TO 12:1
SLOPE 12:1 TO 15:1
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SLOPE 1970:1 TO 1975:1
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SLOPE 2630:1 TO 2635:1
SLOPE 2





EXISTING

PROPOSED

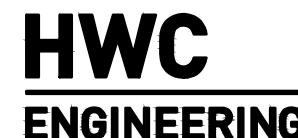
EXISTING MCCORD POINTE SECTION 2

1. NOT ALL GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTORS BENEFIT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES IN HIS WORK AREA. WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT FROM THAT SHOWN ON THE DRAWINGS. ALL EXISTING UTILITIES ENCOUNTERED IN THE WORK, WHETHER IN PUBLIC RIGHTS OF WAY OR ON PRIVATE PROPERTY, SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE. ANY UTILITIES WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION TO SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY. WHERE CONFLICTS EXIST, THE CONTRACTOR MAY EITHER PROPOSE TO CHANGE THE PROPOSED LOCATION OF THE INSTALLATION OF THE WORK, BEFORE WORKING WITH OR AROUND UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.
2. SAFETY PROVISIONS FOR THE WORK SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE INDIANA OSHA AND ANY OTHER LOCAL, STATE OR FEDERAL AGENCY HAVING JURISDICTION. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL AT MINIMUM, PROVIDE TRAFFIC CONTROL AS REQUIRED TO SAFELY PROTECT THE GENERAL PUBLIC, THE CONTRACTOR'S WORK FORCES AND THE WORK. TRAFFIC CONTROL SHALL COMPLY TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIAL PROVISIONS, STANDARD DETAILS AND GENERAL INSTRUCTIONS TO FIELD EMPLOYEES. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. THE OPTION OF THE OWNER AND THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES. IN OR NEAR THE CONSTRUCTION SITE, CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, FENCES, WARNING SIGNS, FLASHING LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, SAFETY MEETING REQUIREMENTS AND AGENCY REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY PRECAUTIONS. THERE WILL BE NO SEPARATE OR ADDITIONAL PAYMENT FOR THIS WORK.
3. WHERE PROPERTY MARKERS, SECTION CORNERS, SURVEY MARKS OR BENCHMARKS, SUCH AS STONES, PIPES, OR OTHER SUCH MONUMENTS ARE ENCOUNTERED AND IN CONFLICT WITH THE WORK, THE ENGINEER SHALL BE NOTIFIED BEFORE THEY ARE DISTURBED. THE MARKERS SHALL BE PROTECTED AFTER THE OWNER, ENGINEER, AND AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR REFERENCED THEIR LOCATIONS.
4. ALL MATERIALS DENOTED "SALVAGED" SHALL BE STORED AND PROTECTED AT THE SITE FOR THE OWNER TO COLLECT OR FOR THE CONTRACTOR TO RE-USE AS INDICATED.
5. THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER.
6. ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.
7. CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.
8. REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED HOUSE PADS, ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO STORM SEWER SYSTEM OR LAKE. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS.
10. CONTRACTOR SHALL STAMP THE LETTER "S" IN THE CURB PERPENDICULAR TO THE LATERAL MARKER.
11. STRUCTURES RECEIVING SUB-SURFACE DRAIN (SSD) SHALL HAVE BOTH PORTS CORE DRILLED. "T" OR "Y" BELL END CONNECTIONS ARE NOT ALLOWED.
12. STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE-DRAINS TO WATERWAY".
13. STRUCTURAL FILL: SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). SHALL BE FREE OF ORGANIC MATERIAL, DEBRIS, DELICATEOUS MATERIALS AND FROZEN SOLIDS.
14. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE SHOULDERS AND SIGNAGE. REPAIRS (I.E. STRIPING) SHALL COINCIDE WITH THE ADJOINING ROAD.
15. CLAY POND LINERS ARE REQUIRED IF SIGNIFICANT SAND OR GRAVEL STRATIFICATIONS ARE ENCOUNTERED DURING EXCAVATION OF POND.
16. ALL COMMON AREA SIDEWALKS OR PATHS ARE TO BE CONSTRUCTED AS PART OF THE SITE INFRASTRUCTURE. INDIVIDUAL LOT SIDEWALKS TO BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION.

BC	– BACK OF CURB	TB	– TOP OF BANK GRADE
CL	– CENTERLINE	TC	– TOP OF CASTING GRADE
FG	– FINISHED GRADE	PAD	– PAD GRADE
FL	– FLOW LINE	MFGP	– MINIMUM FLOOD PROTECTION GRADE
HP	– HIGH POINT	MFFE	– MINIMUM FINISH FLOOR ELEVATION
INV	– INVERT ELEVATION	TW	– TOP OF WALL
LP	– LOW POINT	IEE	– INGRESS / EGRESS EASEMENT
ME	– MATCH EXISTING GRADE	LZ	– LOT NUMBER
NP	– NORMAL POOL (ELEVATION)	CA	– COMMON AREA
PC	– POINT OF CURVATURE	D.E.	– DRAINAGE EASEMENT
PRC	– POINT OF REVERSE CURVATURE	S.S.D.&U.E.	– SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
PT	– POINT OF TANGENCY	D.&U.E.	– DRAINAGE AND UTILITY EASEMENT
PVC	– POLYVINYL CHLORIDE PIPE	ESMT.	– EASEMENT
PVI	– POINT OF VERTICAL INTERSECTION	B.S.L.	– BUILDING SETBACK LINE
RCIP	– REINFORCED CONCRETE PIPE	R/W	– RIGHT-OF-WAY

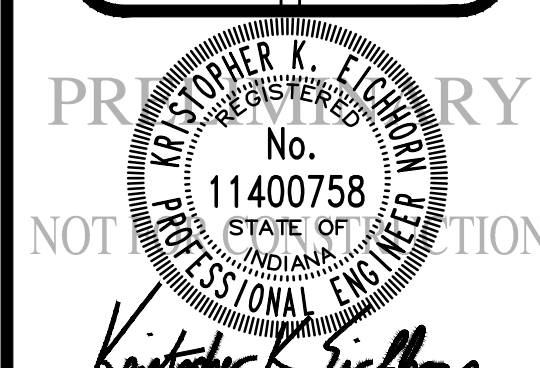
CUT SQUARE ON BACK OF CURB AT INTERSECTION OF
NORTH ANCHOR BEND AND NORTH MARINERS CREST.
SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION
3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)





**MCCORD POINTE SECTION 6
MCCORDSVILLE, INDIANA**

DEVELOPMENT PLAN



DRAWN BY
TS
CHECKED BY
KE
DATE
JULY 2020
SCALE
AS SHOWN
SHEET

JOB NUMBER
2019-263-E

C1.2

DEVELOPMENT PLAN

REVISIONS	DATE	BY	REVISION

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

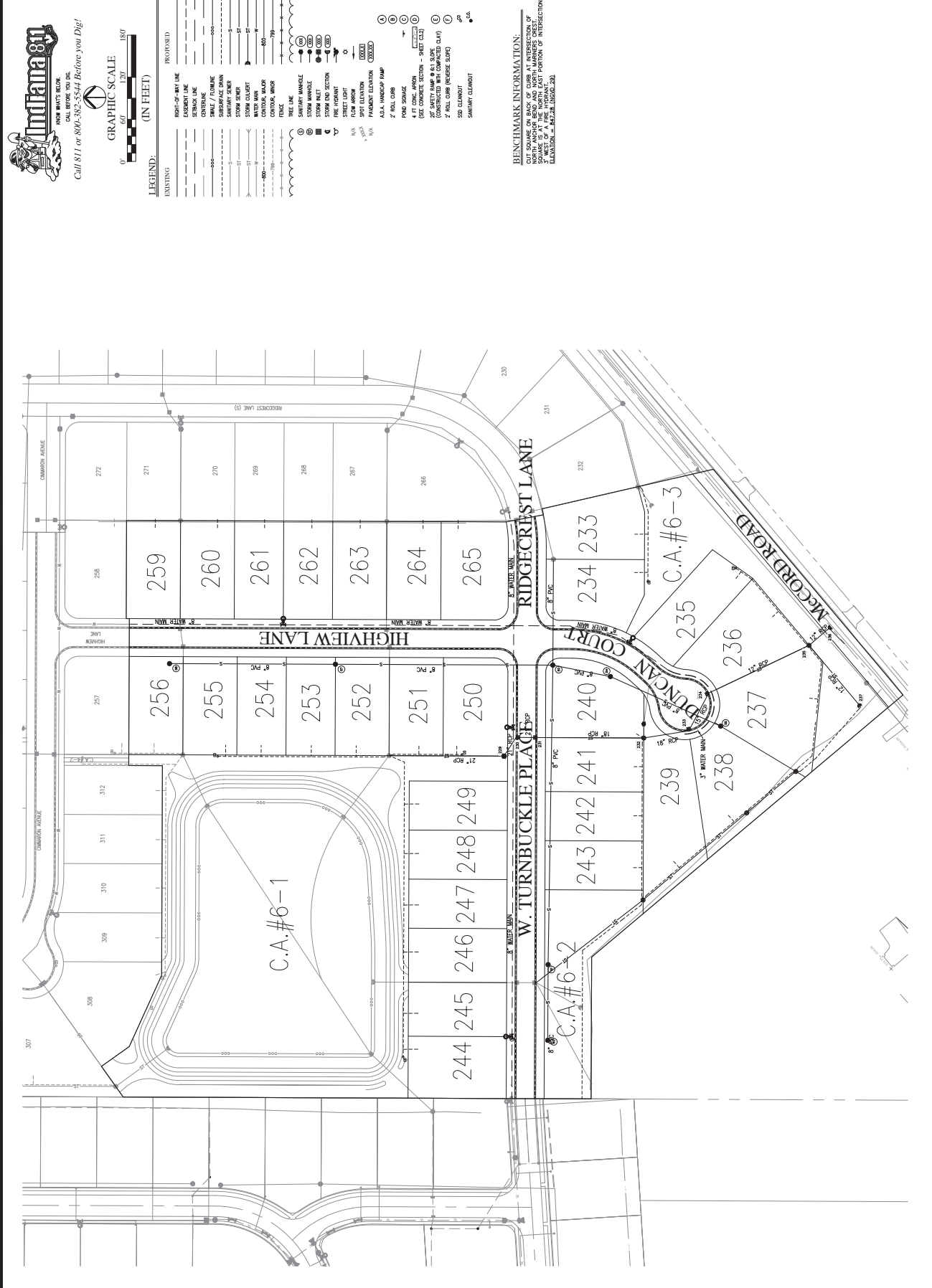
MASTER UTILITY PLAN
MCCORDSVILLE, INDIANA
SECTION 6
MCCORD POINTE

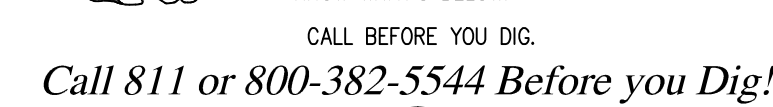
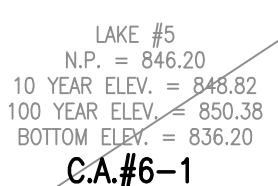
PROFESSIONAL ENGINEER
No. 114075
STATE OF INDIANA
NOT A SEAL

DRAWN BY	KE
CHECKED BY	KE
DATE	2/20/20
SCALE	AS SHOWN
SHEET	

C1.11
MASTER UTILITY PLAN

© 2020





EXISTING

IP

(A)

(B)

(C)

(D)

ON - SHEET C3.2)

6:1 SLOPE

(COMPACTED CLAY)








(E)

(F)

CO

C.

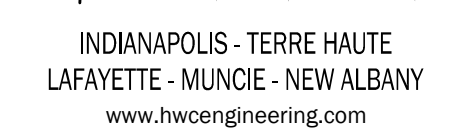
XXX QUANTITY / KEY

-  ENTRY MONUMENT
-  PERENNIAL BED
-  SHADE TREE
-  EVERGREEN TREE
-  ORNAMENTAL TREE
-  DECIDUOUS SHRUB
-  GRASSES

SUPPLEMENTAL TREE PLANTINGS AT A RATE OF 5 TREES PER ACRE ARE REQUIRED IN CA 4-1 AND CA 4-2.

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
AS	ACER SCCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	5	2" B&B	CENTRAL LEADER, HEADED UP TO 4' MIN
CV	CRATEAGUS VIRDIS 'WINTER KING'	WINTER KING HAWTHORN	1	2" B&B	GOOD BRANCH STRUCTURE HEADED UP TO 4' MIN
PA	PICEA ABIES	NORWAY SPRUCE	7	6" B&B	SINGLE LEADER, FULL, MATCHING SPECIMENS
PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	6	2" B&B	CENTRAL LEADER, HEADED UP TO 4' MIN

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PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	6	2" B&B	CENTRAL LEADER, HEADED UP TO 4' MIN

[illegible]

LANDSCAPE PLAN



L1.0

LANDSCAPE PLAN

LANDSCAPE PLAN

THIS INSTRUMENT PREPARED BY:

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HWC ENGINEERING
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PHONE: (317) 347-3663

DEVELOPED BY:
LENNAR HOMES OF INDIANA, INC.
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, IN 46240
PHONE: (317) 659-3200

ZONED McCORD POINTE AMENDED PUD ORDINANCE NO.
101017B, AN ORDINANCE AMENDING THE TOWN OF
McCORDSVILLE ZONING ORDINANCE NO. 121410, AS AMENDED.

DEVELOPMENT STANDARDS

MAXIMUM NUMBER OF LOTS	135
MINIMUM LOT AREA	9,000 SQ. FT
MINIMUM LOT WIDTH	70
AT BUILDING LINE	25 FEET
MINIMUM FRONT YARD SETBACK	7.5 FEET
MINIMUM SIDE YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	1,500 SF (SINGLE STORY)
MINIMUM LIVABLE FLOOR AREA	1,800 SF (MULTI STORY)
MIN. GROUND FLOOR LIVING AREA	900 SF (MULTI STORY)
MAXIMUM LOT COVERAGE	40%
MAXIMUM HEIGHT - PRINCIPAL	35 FEET

ALL SNOW REMOVAL IS THE RESPONSIBILITY
OF THE HOA AND NOT THE TOWN.

McCORD POINTE SECTION 6

SECONDARY PLAT

TOWN OF McCORDSVILLE

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

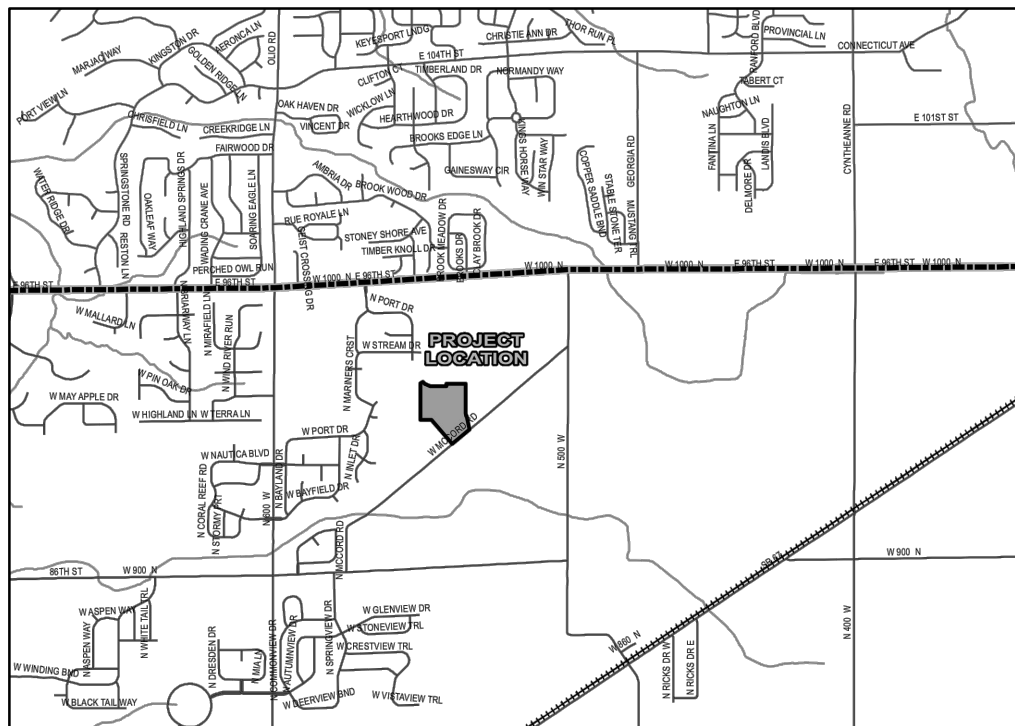
INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____

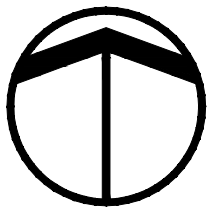


Assumed North



Vicinity Map

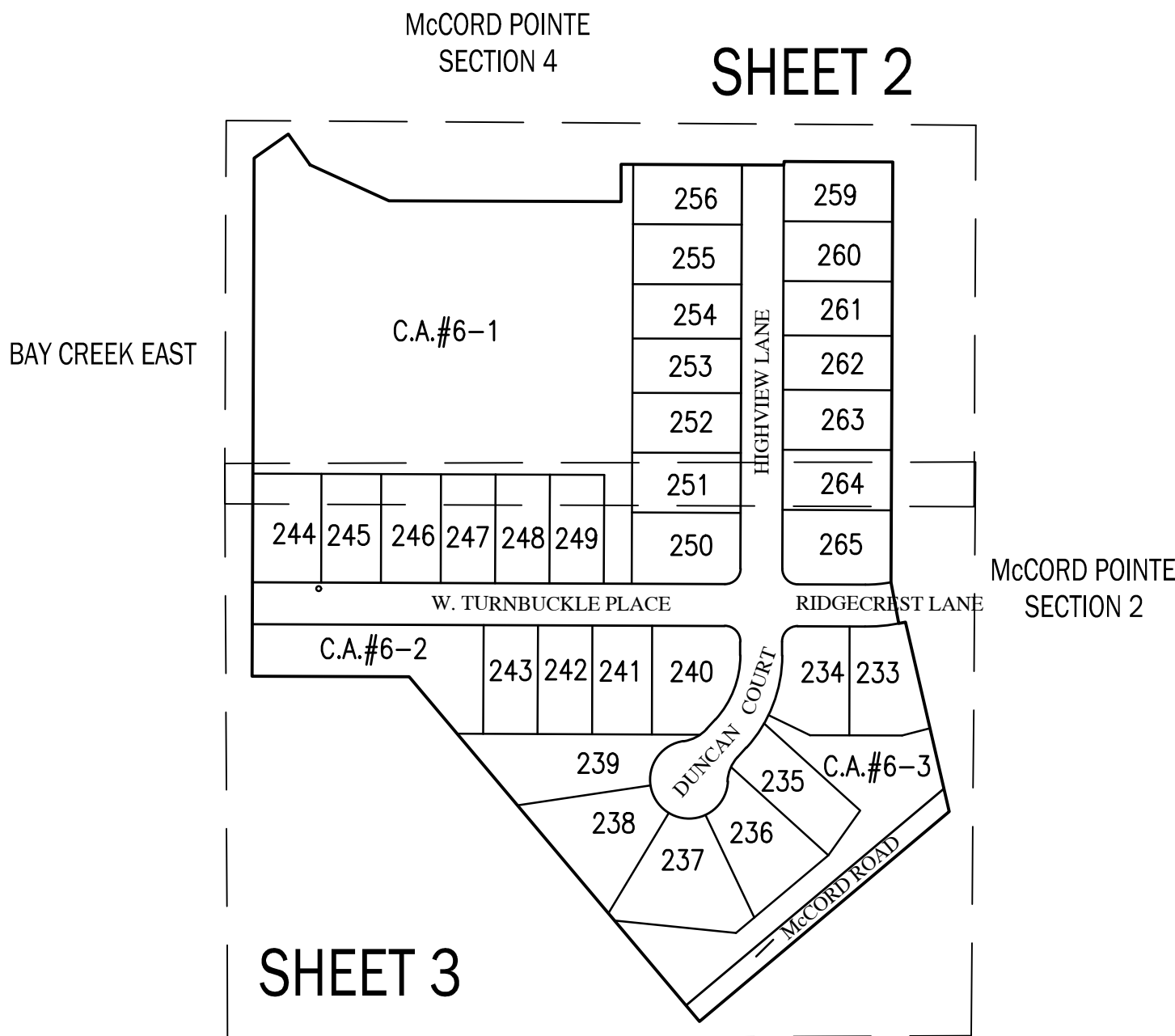
Not to Scale



Assumed North

0 100' 200' 400'

Scale: 1" = 200'



Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	8.80'	227.00'	8.80'	N78°07'08"E	2°13'17"
C-2	43.58'	227.00'	43.51'	N84°43'44"E	10°59'55"
C-3	38.39'	200.00'	38.33'	N84°43'44"E	10°59'55"
C-4	33.21'	173.00'	33.16'	N84°43'44"E	10°59'55"
C-5	31.42'	20.00'	28.28'	S44°46'22"E	89°59'53"
C-6	31.42'	20.00'	28.28'	N45°13'38"E	90°00'07"
C-7	31.42'	20.00'	28.28'	N44°46'22"W	89°59'53"
C-8	31.42'	20.00'	28.28'	S45°13'38"W	90°00'07"
C-9	129.64'	177.00'	126.76'	N21°12'30"E	41°57'52"
C-10	109.86'	150.00'	107.42'	N21°12'30"E	41°57'52"
C-11	90.09'	123.00'	88.09'	N21°12'30"E	41°57'52"
C-12	34.60'	50.00'	33.91'	N62°00'49"E	39°38'46"
C-13	34.60'	50.00'	33.91'	S22°22'03"W	39°38'46"
C-14	226.28'	50.00'	77.00'	S47°48'34"E	259°17'32"

ALL SNOW REMOVAL IS THE
RESPONSIBILITY OF THE
HOA AND NOT THE TOWN.

Site Map

SCALE: 1" = 200'

SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 4 FOR LAND DESCRIPTION

Kristopher K. Eichhorn
Professional Surveyor No. 21000230

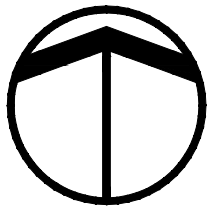


SHEET 1 OF 4

THIS INSTRUMENT PREPARED BY:

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DEVELOPED BY:
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9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, IN 46240
PHONE: (317) 659-3200



Assumed North

0 25 50 100

Scale: 1" = 50'

McCORD POINTE SECTION 6

SECONDARY PLAT

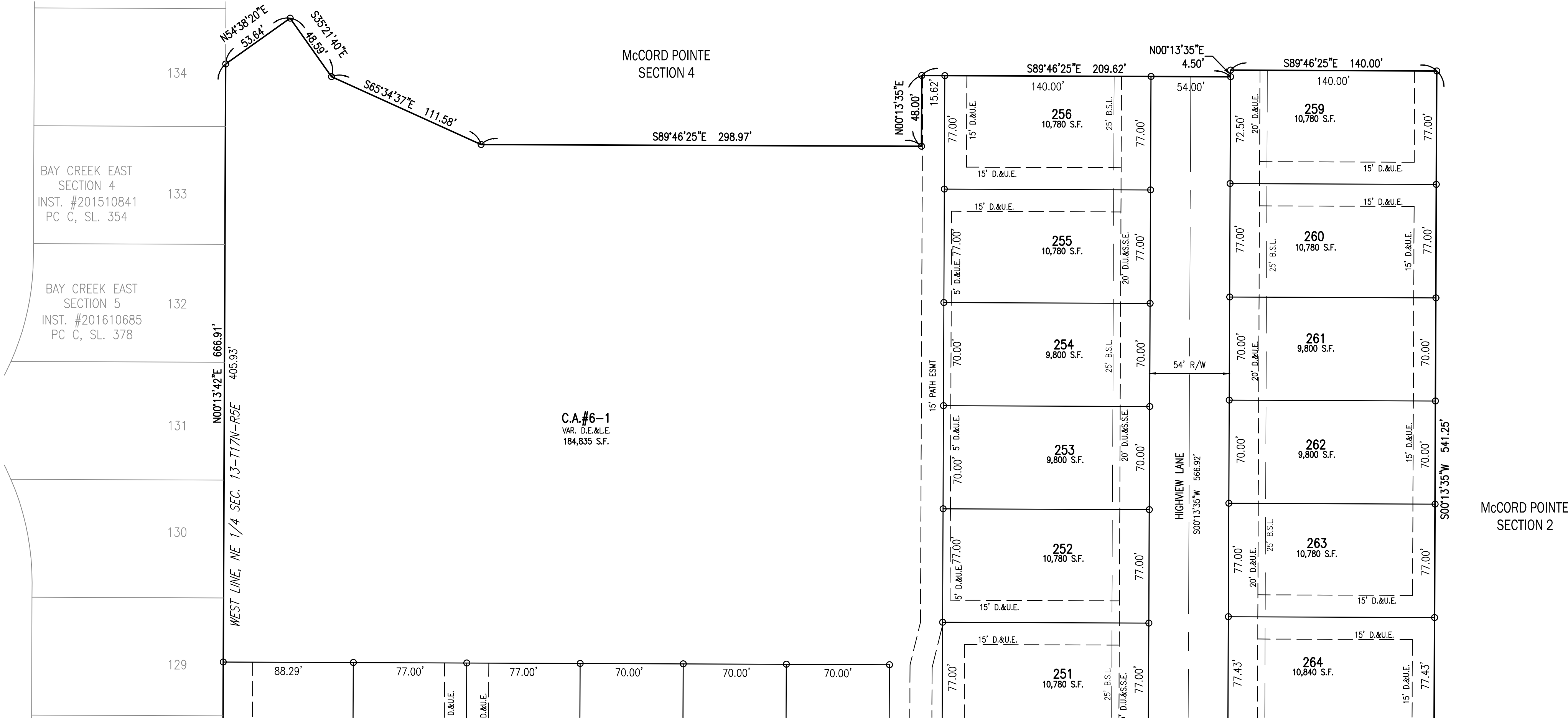
TOWN OF McCORDSVILLE

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____



FOR CONTINUATION SEE SHEET 3 OF 4

LEGEND

25	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
R.D.E.	REGULATED DRAIN EASEMENT
L.E.	LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
P.A.E.	PEDESTRIAN ACCESS EASEMENT
R/W	RIGHT OF WAY
C.A.	COMMON AREA
S.F.	SQUARE FEET
AC	ACRES
R	RADIUS
N.A.E.	NON ACCESS EASEMENT
M.L.A.G.	MINIMUM LOWEST ADJACENT GRADE
1234	STREET ADDRESS

LEGEND

RIGHT-OF-WAY LINE	_____
LOT LINE	_____
BOUNDARY LINE	_____
EASEMENT LINE	_____
SETBACK LINE	_____
CENTERLINE	_____
SECTION LINE	_____

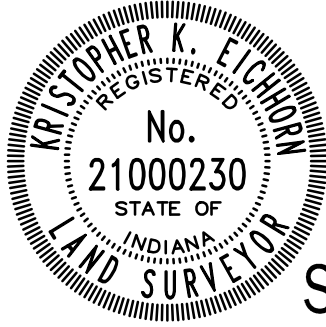
SUBDIVISION MONUMENTS

- DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE
- DENOTES A 5/8" REBAR 30" LONG WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.
- ✠ DENOTES 4"x4" CONCRETE MONUMENT SET VERTICALLY IN PLACE WITH A 5/8" REBAR WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH
- DENOTES FOUND 5/8" REBAR 30" LONG WITH CAP STAMPED "S&A FIRM #0008"
- ✠ DENOTES FOUND 4"x4" CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, FLUSH WITH GRADE

ALL SNOW REMOVAL IS THE
RESPONSIBILITY OF THE
HOA AND NOT THE TOWN.

SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 4 FOR LAND DESCRIPTION

Kristopher K. Eichhorn
Professional Surveyor No. 21000230



SHEET 2 OF 4

SHEET 3 OF 4

SHEET 4 OF 4