

**THE MEADOWS AT SAGEBROOK SECTION 2
W COUNTY ROAD 600 N & N COUNTRY ROAD 700 W
MCCORDSVILLE, IN**

[illegible]



ARBOR HOMES
3225 HARRISON PARK
COURT
INDIANAPOLIS, IN 46216
CONTACT: SEAN DOWNEY
PHONE: 317.429.3653
EMAIL: SeanDowney@YourArbOrHome.com



9025 River Road, Suite 200 | Indianapolis, Indiana 46241
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THE MEADOWS
AT SAGEBROOK
SECTION 2

W COUNTY ROAD 600 N
N COUNTY ROAD 700 W



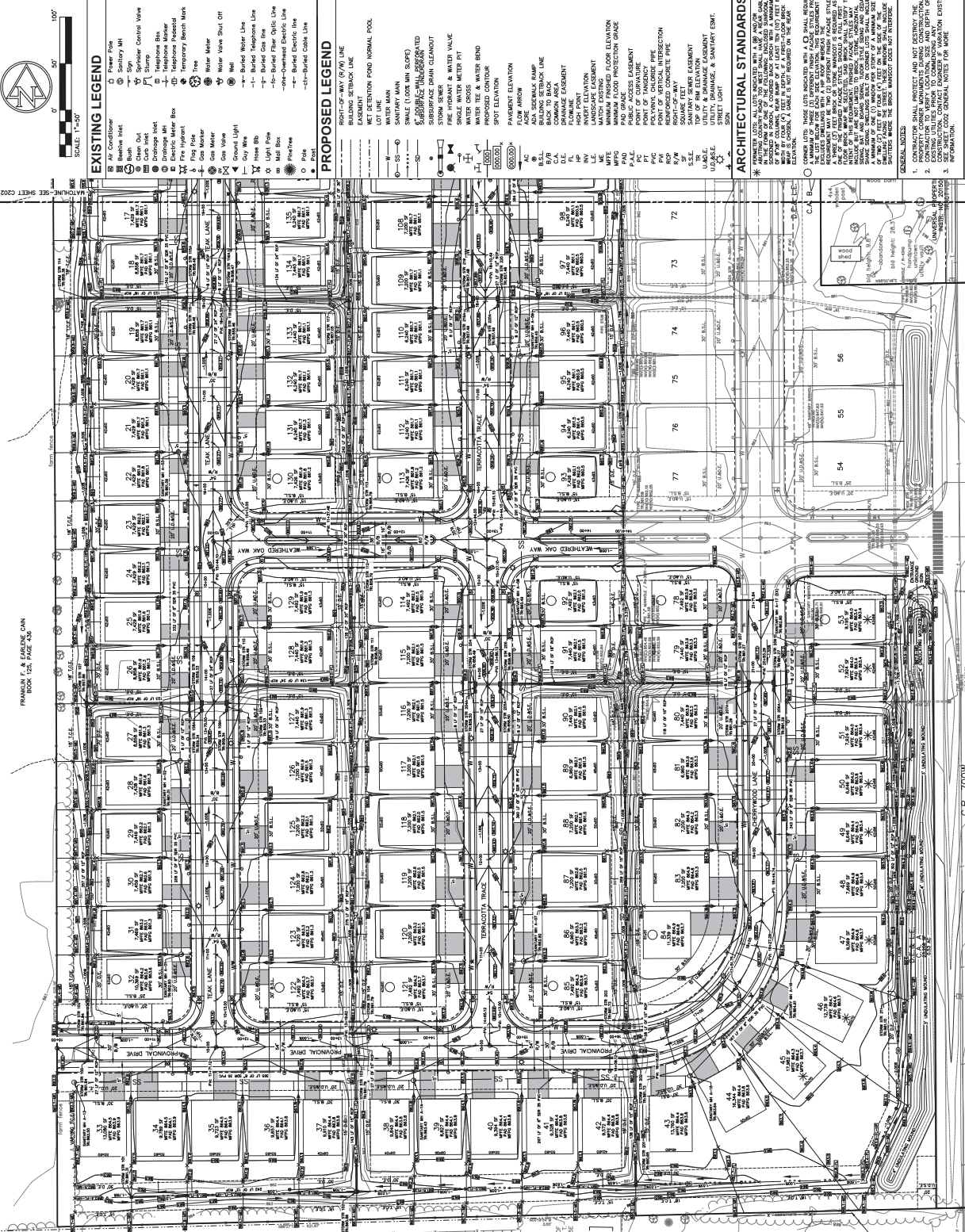
John H. Quinn
CERTIFIED BY

ISSUANCE INDEX	
DATE:	09/18/2020
PROJECT PHASE:	
CONSTRUCTION DOCUMENTS	

Project Number	2019.00066
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DEVELOPMENT PLAN

C201



SITE ZONING:		PUD
SECTION 2, AREA:	2. AREA:	±26.73 AC
RIGHT-OF-WAY:	RIGHT-OF-WAY:	±5.59 AC (20.5%)
COMMON AREA:	COMMON AREA:	±1.37 AC (5.1%)
TOTAL LOT:	TOTAL LOT:	±19.87 AC (74.3%)
TOTAL LOTS:		110
TOTAL LOT AREA:		4.1 LOTS
MINIMUM LOT SIZE:		0.340 AC
MINIMUM LOT WIDTH:		52.1'
MIN. FRONT YARD**:		30'
MIN. SIDE YARD**:		5'
MIN. REAR YARD**:		5'
TOTAL LENGTHS:		15'
ENGLISH OAK WAY - 176 LF		
CHERRYWOOD LANE - 420 LF		
WEATHERED OAK WAY - 441 LF		

PROVINCIAL DRIVE - 752 U
66' (LOCAL ROAD)
54' (LOCAL SUBDIVISION)

TYPICAL R/W WIDTH:

* MEASURED AT THE FRONT SETBACK LINE.
* ALL SETBACKS TO BE ESTABLISHED FROM THE R/W OR
PROPERTY LINE.

OPEN SPACE TABLE

COMMON AREA A	±0.53 AC	COMMON AREA C	±0.77 AC
COMMON AREA E	±0.07 AC	TOTAL C.A.	±1.37 AC

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, streetlights, and other structures) and are not intended to show, infer, or represent the actual location or depth of any underground utility. THERE MAY 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 *****

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

== INDIANA UNDERGROUND ==



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**THE MEADOWS
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SECTION 2**

W COUNTY ROAD 600 N &
N COUNTY ROAD 700 W



CERTIFIED BY
John H. Quisenberry

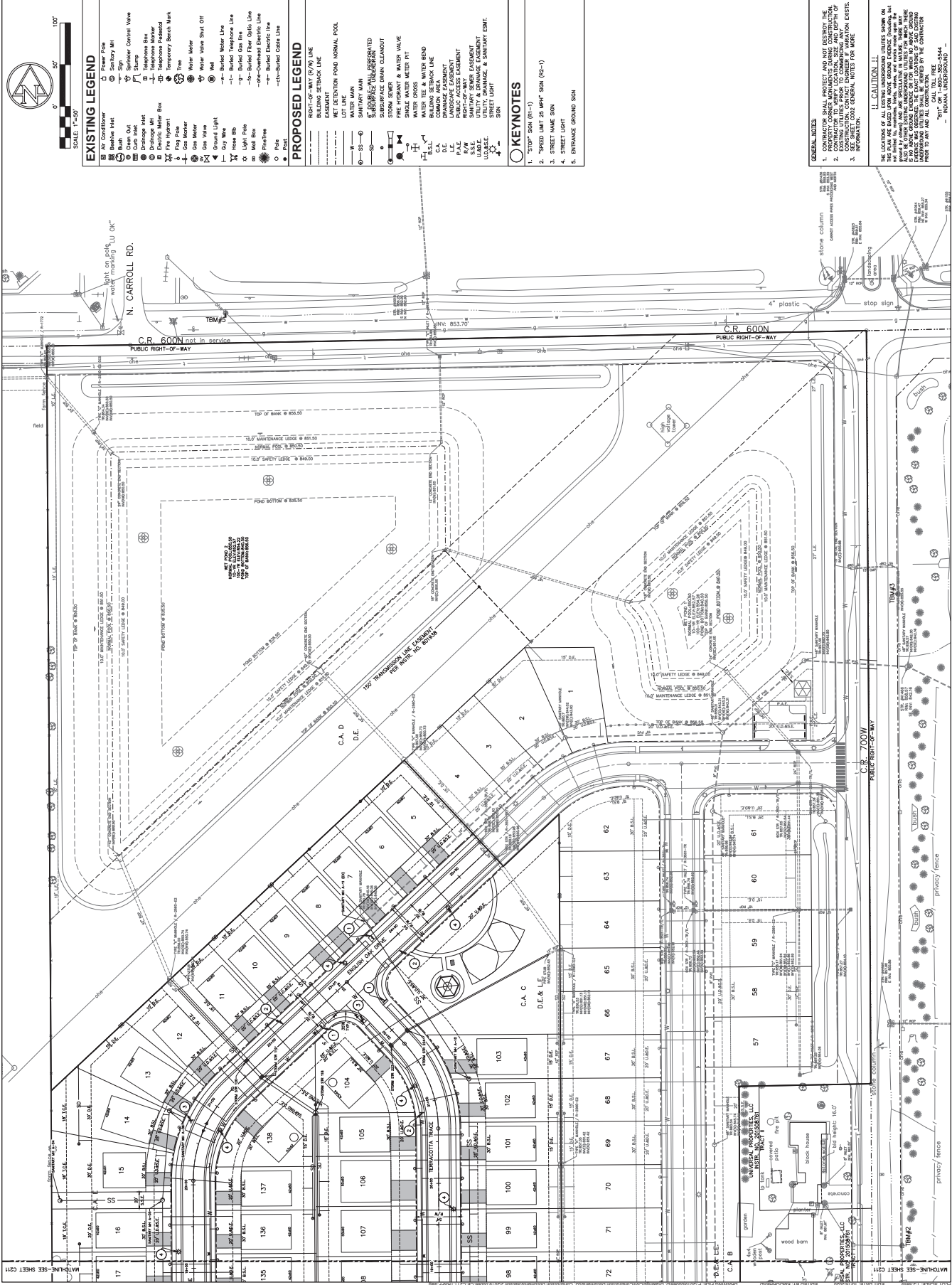
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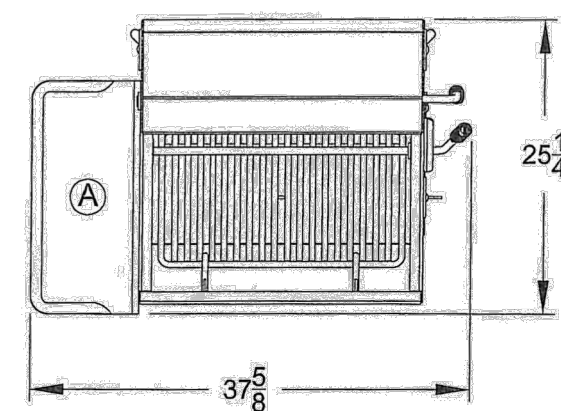
TRAFFIC CONTROL & LIGHTING PLAN

C212

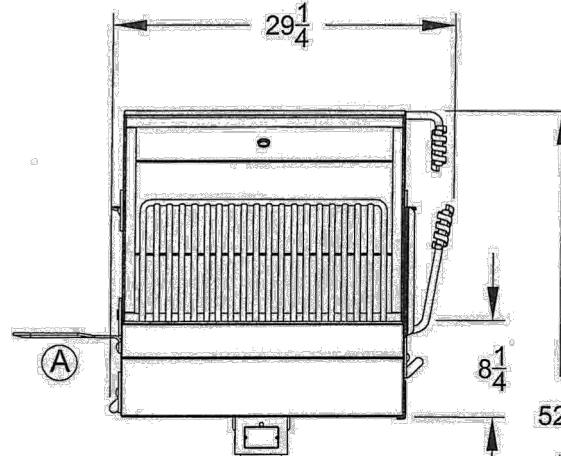


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PLOT SCALE: 1:2.5849
DRAWING FILE: P:\2019\0000661D_Drawings\Civil\Construction Documents\02_Construction Documents\Section 2\2019.000066.CE.C000.SD.dwg
EDIT DATE: 10/13/2020
EDITED BY: KMOORHEAD

(A) OPTIONAL UTILITY SHELF
-ADD IS TO MODEL NUMBER



TOP VIEW

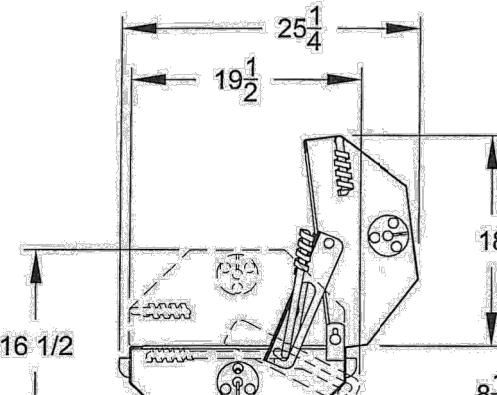
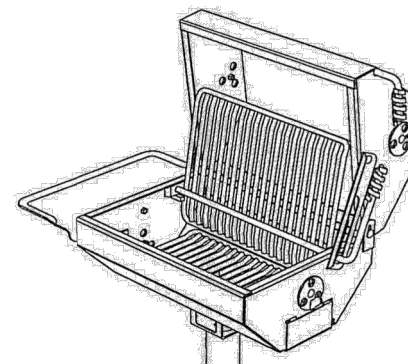


FRONT VIEW

NOTE:
GRILL SHOWN WITH COVER OPEN AND COOKING GRATE
TIPPED UP TO SHOW LOWER FIRE GRATE

NOTE:
LOCAL SOIL CONDITIONS MAY
REQUIRE A LARGER FOOTING

ALL DIMENSIONS IN INCHES



SIDE VIEW

12" DIA
MINIMUM

24

14

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COVERED PARK GRILL WITH B2 BASE -SHOWN

WITH OPTIONAL SIDE SHELF

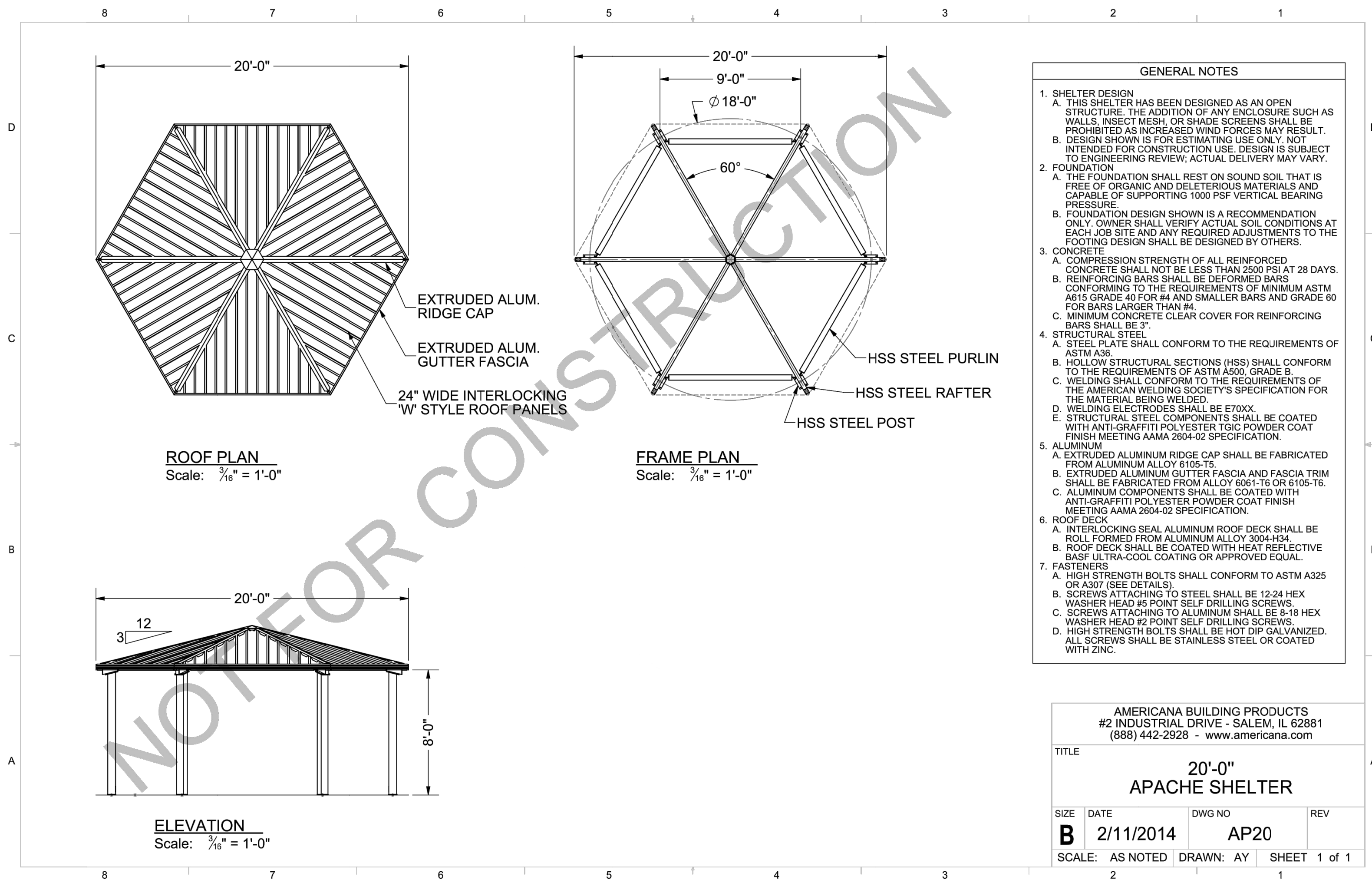
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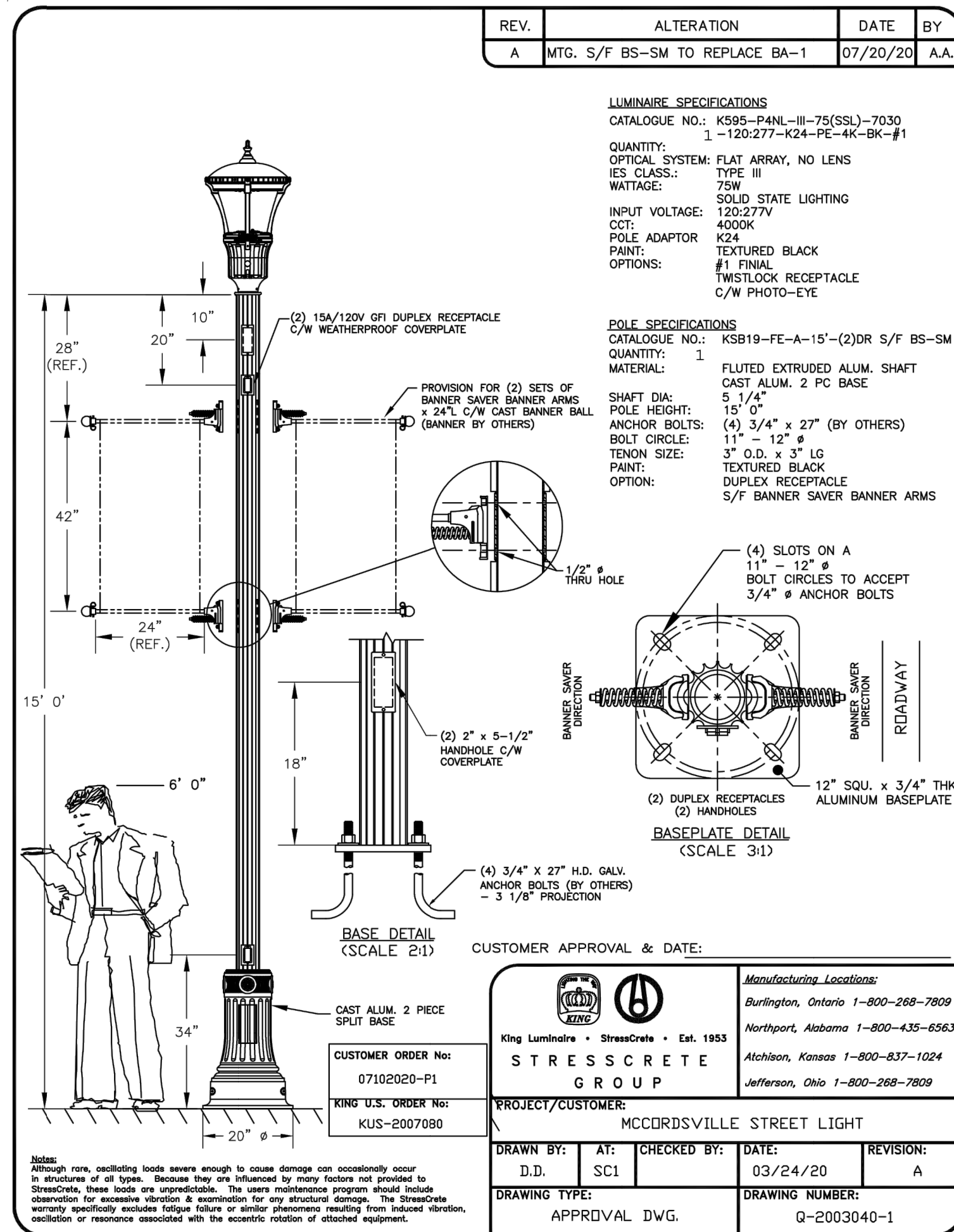
DATE: 4-8-02

DWG. NO. AL-1464

COVERED PARK GRILL



PICNIC STRUCTURE



STREET LIGHT

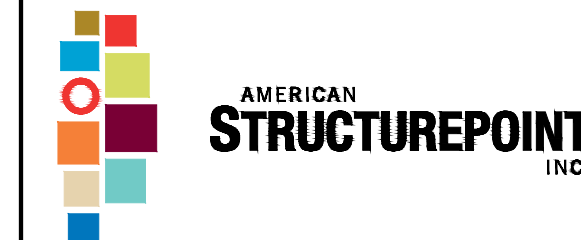


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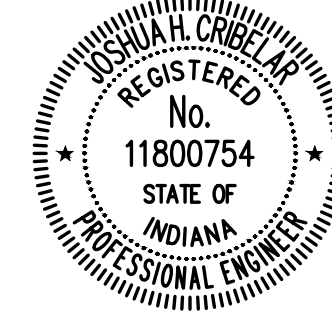
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Joshua H. Cribelar
CERTIFIED BY

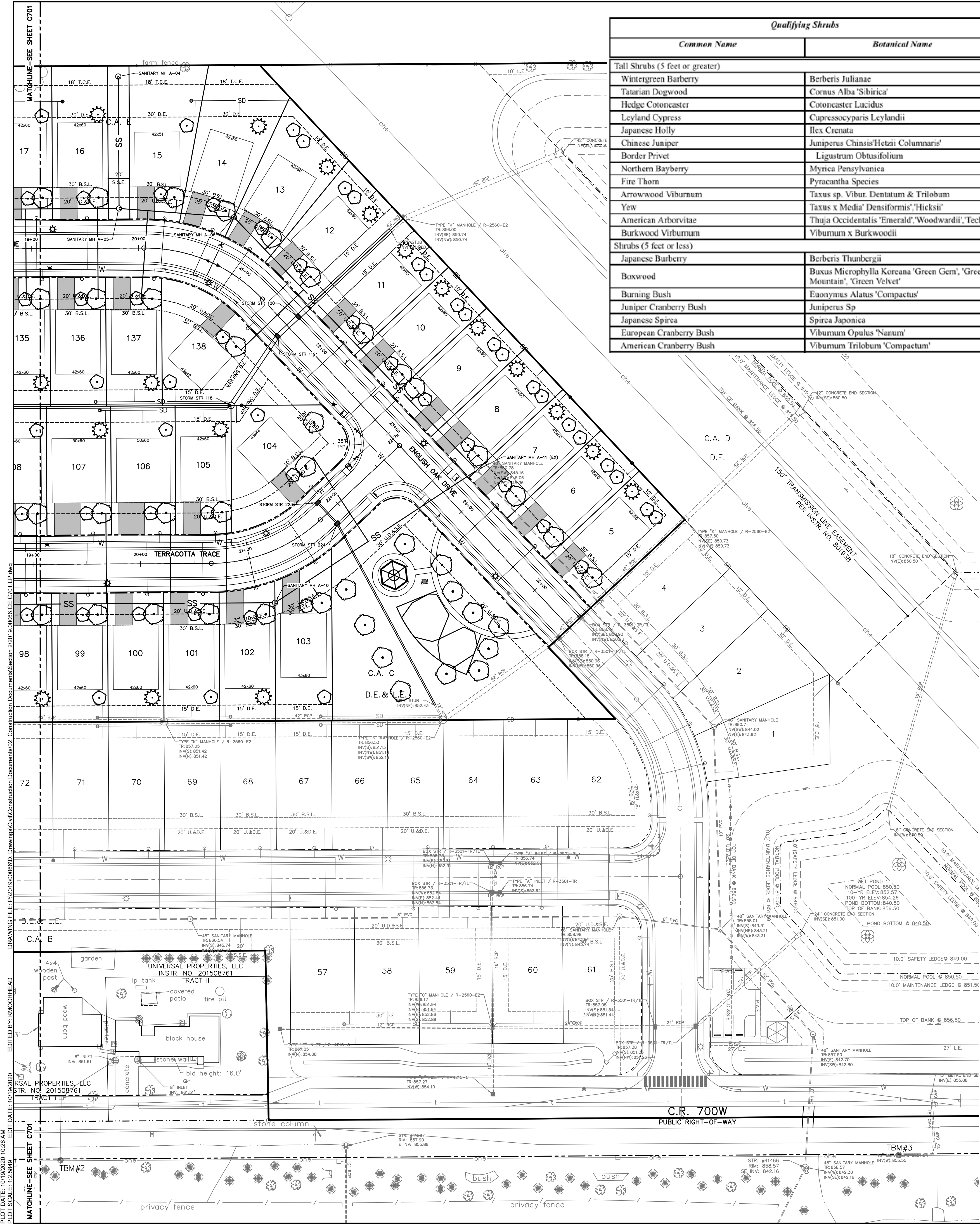
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	10/15/20

Project Number 2019.00066

SITE DETAILS

C601



Qualifying Shrubs	
Common Name	Botanical Name
Tall Shrubs (5 feet or greater)	
Wintergreen Barberry	Berberis Julianae
Tatarian Dogwood	Cornus Alba 'Sibirica'
Hedge Cotoneaster	Cotoneaster Lucidus
Leyland Cypress	Cupressocyparis Leylandii
Japanese Holly	Ilex Crenata
Chinese Juniper	Juniperus Chinsis/Hetzii Columnaris'
Border Privet	Ligustrum Obtusifolium
Northern Bayberry	Myrica Pensylvanica
Fire Thorn	Pyracantha Species
Arrowwood Viburnum	Taxus sp. Vibur. Dentatum & Trilobum
Yew	Taxus x Media 'Densiformis', 'Hicksii'
American Arborvitae	Thuja Occidentalis 'Emerald', 'Woodwardii', 'Techny'
Burkwood Viburnum	Viburnum x Burkwoodii
Shrubs (5 feet or less)	
Japanese Burberry	Berberis Thunbergii
Boxwood	Buxus Microphylla Koreana 'Green Gem', 'Green Mountain', 'Green Velvet'
Burning Bush	Euonymus Alatus 'Compactus'
Juniper Cranberry Bush	Juniperus Sp
Japanese Spirea	Spirea Japonica
European Cranberry Bush	Viburnum Opulus 'Nanum'
American Cranberry Bush	Viburnum Trilobum 'Compactum'

Qualifying Broad Leaf/Deciduous Trees*			
Common Name	Botanical Name	Height at Maturity	Recommended Use(s)
Maple			
Trident Maple	Acer Buergerianum	20 - 35 feet	Site interior/street/utilities
Hedge Maple	Acer Campestre	25 - 35 feet	Site interior/parking/utilities
Paperbark Maple	Acer Griseum	20 - 30 feet	Site interior
Armstrong Red Maple	Acer Rubrum "Armstrong"	40 - 60 feet	General/columnar
Red Sunset Maple	Acer Rubrum "Red Sunset"	40 - 60 feet	General
Tilford Red Maple	Acer Rubrum "Tilford"	40 - 60 feet	General
Sugar Maple	Acer Saccharum	60 - 75 feet	General - site interior
Common Alder	Alnus Glutinosa	40 - 60 feet	Street
Birch			
River Birch	Betula Nigra	40 - 70 feet	Wet area/stream sides
Paper Birch	Betula Papyrifera	50 - 70 feet	Lawn
Hornbeam			
Upright American Hornbeam	Carpinus Betula "Fastigiata"	30 - 40 feet	General/columnar
American Hornbeam	Carpinus Caroliniana	20 - 30 feet	Street/lawn
Shagbark Hickory	Carya Ovata	60 - 80 feet	General
Redbud			
Eastern Redbud	Cercis Canadensis	20 - 30 feet	Ornamental
White Redbud	Cercis Canadensis "Alba"	20 - 30 feet	Ornamental
Smoketree	Cotinus Obovatus	20 - 30 feet	Site interior
Hawthorn			
Washington Hawthorn	Crataegus Phaenopyrum	25 - 30 feet	Site interior
Lavelle Hawthorn	Crataegus x Lavellei	15 - 30 feet	Site interior
Rubber tree	Eucommia Ulmoides	40 - 60 feet	Site interior
Ginkgo (male)			
Autumn Gold Ginkgo	Ginkgo Biloba "Autumn Gold"	50 - 80 feet	General/large areas
Fairmont Ginkgo	Ginkgo Biloba "Fairmount"	50 - 80 feet	General
Upright Ginkgo	Ginkgo Biloba "Upright"	50 - 80 feet	Columnar street
Honeylocust			
Majestic Honeylocust	Gleditsia Triacanthos Inermis "Majestic"	30 - 70 feet	Street/lawn
Moraine Honeylocust	Gleditsia Triacanthos Inermis "Moraine"	30 - 70 feet	Street/lawn
Shademaster Honeylocust	Gleditsia Triacanthos Inermis "Shademaster"	30 - 70 feet	Street/lawn
Skyline Honeylocust	Gleditsia Triacanthos Inermis "Skyline"	30 - 70 feet	Street/lawn
Sunburst Honeylocust	Gleditsia Triacanthos Inermis "Sunburst"	30 - 70 feet	Street/lawn
Kentucky Coffeetree	Gynano Cladus Dioica	60 - 75 feet	Park/lawn/open areas
Black Walnut	Juglans Nigra	50 - 75 feet	Not widely planted
Golden Raintree	Koelreuteria Paniculata	30 - 40 feet	Site interior/street
Sweet Gum			
Festival Sweet Gum	Liquidambar Styracliflua "Festival"	60 - 75 feet	General
Moraine Sweet Gum	Liquidambar Styracliflua "Moraine"	60 - 75 feet	General
Tulip Tree	Liriodendron Tulipifera	70 - 90 feet	Lawn/open space
Cucumber Tree	Magnolia Acuminata	50 - 80 feet	General
Crabapple			
Snowdrift Crabapple	Malus Cultivars	10 - 25 feet	Site interior/ornamental
Amur Cork Tree	Phellodendran Amurense	30 - 45 feet	Site interior/open spaces
London Planetree			
Plantanus x Acerifolia	Plantanus x Acerifolia	70 - 100 feet	General
Oak			
White Oak	Quercus Alba	50 - 80 feet	General
Scarlet Oak	Quercus Coccinea	70 - 75 feet	General
Pin Oak	Quercus Palustris	60 - 70 feet	Street/lawn
English Oak	Quercus Robar	40 - 60 feet	Columnar/10 - 15 feet wide
Red Oak	Quercus Rubra	60 - 75 feet	General
Sassafras Tree	Sassafras Albidum	30 - 60 feet	Naturalistic settings
Linden			
Silver Linden	Tilia 'Tomentosa'	50 - 70 feet	Street/lawn
Basswood	Tilia Americana	60 - 80 feet	General
Chancellor Linden	Tilia Cordata "Chancellor"	50 - 70 feet	Street/lawn
Greenspire Linden	Tilia Cordata "Greenspire"	50 - 70 feet	Street/lawn
Evergreen			
White Fir	Abies Concolor	30 - 50 feet	Lawn/park screening
Leyland Cypress	Cupressocyparis Leylandii	60 - 70 feet	Lawn/park screening
Norway Spruce	Picea Abies	40 - 60 feet	Lawn/park screening
Serbian Spruce	Picea Omorika	50 - 60 feet	Lawn/park screening
Colorado Blue Spruce	Picea Pungens Glauca	40 - 60 feet	Lawn/park screening
Austrian Pine	Pinus Nigra	30 - 90 feet	Lawn/park screening
Eastern White Pine	Pinus Strobus L.	50 - 80 feet	Lawn/park screening
* Hawthorn, Honeylocust, Crabapple, Soft Maples (Silver Maple referred to as Common or Water Maple and Red Maple), Willow and Sycamore shall not be planted within drainage easements.			

EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Bush
- Clean Out
- Curb Inlet
- Drainage Inlet
- Drainage MH
- Electric Meter Box
- Fire Hydrant
- Flag Pole
- Gas Marker
- Gas Meter
- Gas Valve
- Ground Light
- Guy Wire
- Hose Bib
- Light Pole
- Mail Box
- PineTree
- Pole
- Post
- Power Pole
- Sanitary MH
- Sign
- Sprinkler Control Valve
- Stump
- Telephone Box
- Telephone Marker
- Telephone Pedestal
- Temporary Bench Mark
- Tree
- Water Meter
- Water Valve Shut Off
- Well
- w- Buried Water Line
- t- Buried Telephone Line
- g- Buried Gas Line
- fo- Buried Fiber Optic Line
- e- Buried Electric Line
- ctv- Buried Cable Line

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- WATER MAIN
- SANITARY MAIN
- DOUBLE-WALL PERFORATED SURFACE UNDERDRAIN
- SUBSURFACE DRAIN CLEANOUT
- STORM SEWER
- FIRE HYDRANT & WATER VALVE
- SINGLE WATER METER PIT
- WATER CROSS
- WATER TEE & WATER BEND
- BUILDING SETBACK LINE
- COMMON AREA
- DRAINAGE EASEMENT
- LANDSCAPE EASEMENT
- PUBLIC ACCESS EASEMENT
- RIGHT-OF-WAY
- SANITARY SEWER EASEMENT
- UTILITY & DRAINAGE EASEMENT
- UTILITY, DRAINAGE, & SANITARY ESMT.
- STREET LIGHT
- SIGN
- SHRUB
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHADE TREE
- PERENNIAL BEDS

LANDSCAPE NOTES:

- ALL DWELLINGS IN THE DISTRICT SHALL INCLUDE A MINIMUM OF ONE (1) ORNAMENTAL TREE AND ONE (1) SHADE TREE IN THE FRONT YARD, WITH CORNER LOTS TO INCLUDE AN ADDITIONAL ONE (1) TREE IN THE STREET SIDE YARD, WITH ALL BEING A MINIMUM TWO (2") INCH CALIPER AT TIME OF PLANTING. DWELLINGS SHALL FEATURE ONE (1) ORNAMENTAL TREE AND/OR EVERGREEN TREE IN THE REAR YARD. ALL DWELLINGS IN THE DISTRICT SHALL INCLUDE A MINIMUM OF TWELVE (12) SHRUBS OR BUSHES IN THE FRONT FOUNDATION PLANTING BED. IF THE GARAGE PROTRUDES MORE THAN EIGHT (8') FEET FORWARD OF THE FRONT FACADE AN ADDITIONAL FOUR (4) SHRUBS SHALL BE PLANTED. ALL SHRUBS OR BUSHES WILL BE AT LEAST EIGHTEEN (18") INCHES IN HEIGHT AT THE TIME OF PLANTING.
- TREES SHALL BE PROVIDED AT MINIMUM RATE OF SIX (6) TREE PER 100 LF OF PERIMETER PLANTING. SHALL BE ROUGHLY AN EVEN MIX BETWEEN DECIDUOUS AND EVERGREEN TREES. SHRUBS SHALL BE PROVIDED AT TEN (10) SHRUBS PER 100 LF. TREES SHALL BE PLANTED IN CLUSTERS OR IRREGULAR PATTERNS, AND COMBINED WITH PERIMETER MOUND. MOUND SHALL BE A MINIMUM OF THREE (3) FEET IN HEIGHT WITH A MAXIMUM SIDE SLOPE OF 3:1.
- ALL TREE AND SHRUB LANDSCAPING SHALL ADHERE TO SECTION 6.10(C) OF THE TOWN OF MCCORDSVILLE ZONING ORDINANCE.
- ALL COMMON AREA AND MEDIANS WITHIN WEATHERED OAK WAY TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! 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.

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THE MEADOWS AT SAGEBROOK SECTION 2

W COUNTY ROAD 600 N & N COUNTY ROAD 700 W

CERTIFIED BY
Joshua H. Cribelar

ISSUANCE INDEX

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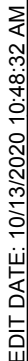
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	TAC COMMENTS	10/15/20

Project Number 2019.00066

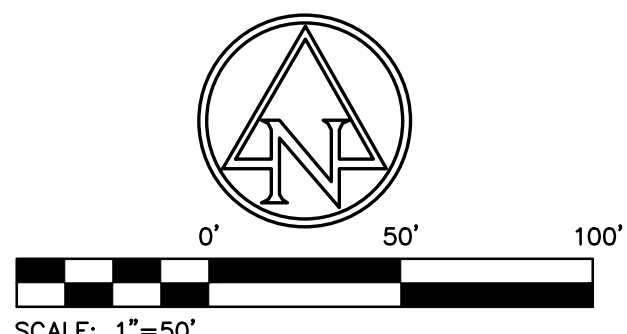
LANDSCAPE PLAN

C702

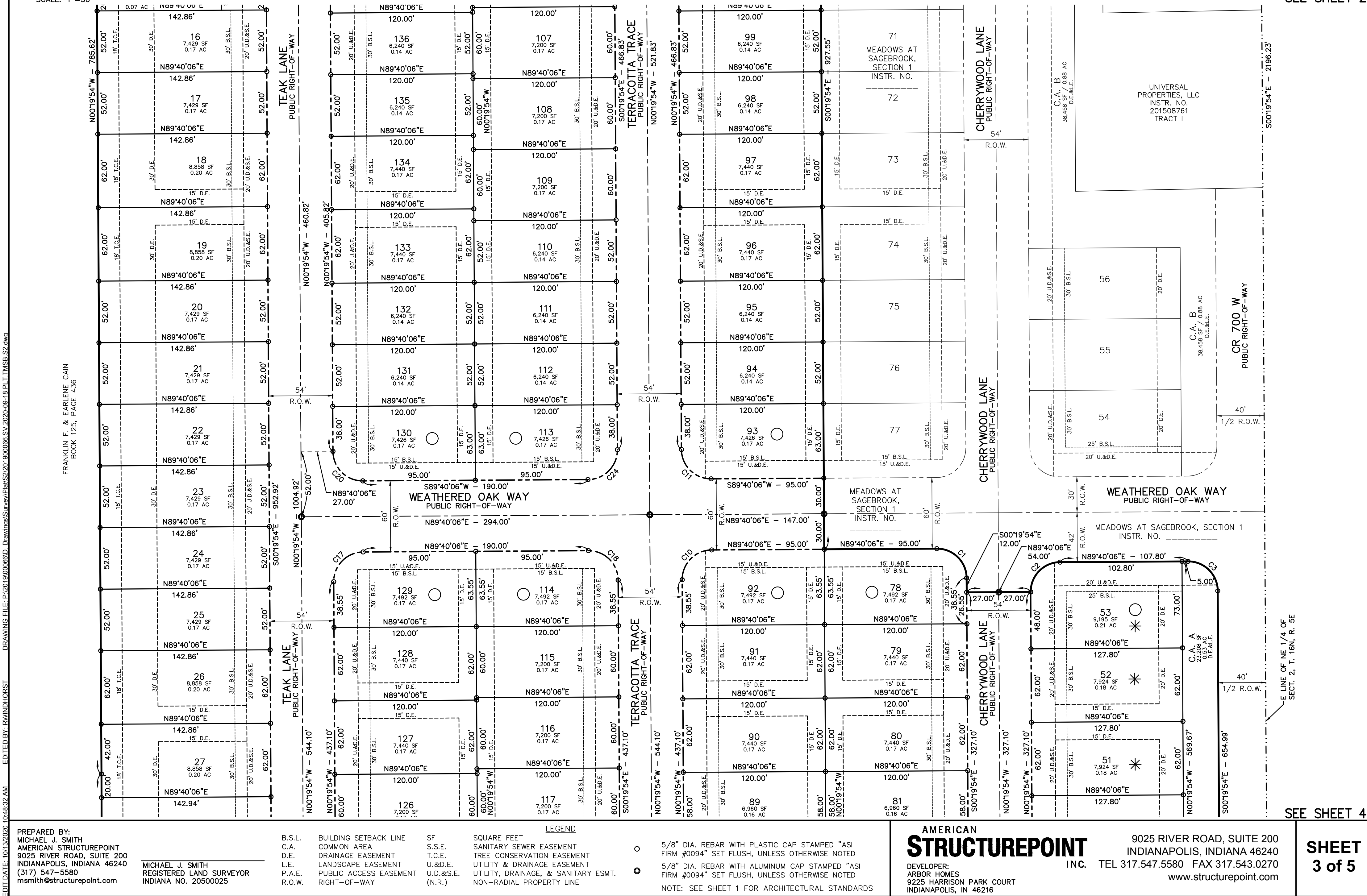


THE MEADOWS AT SAGEBROOK - SECTION 2
TOWN OF MCCORDSVILLE - SECONDARY PLAT - HANCOCK COUNTY - INDIANA

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 5 EAST



SEE SHEET 2



DRAWING FILE: P:\2010000660_DrainageSurvey\FPS\201900066.SV (201900066.SV) 2020-09-18 P.L.T.MSB 52.dwg
EDIT DATE: 10/13/2020 10:43:32 AM
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THE MEADOWS AT SAGEBROOK - SECTION 2

TOWN OF MCCORDSVILLE - SECONDARY PLAT - HANCOCK COUNTY - INDIANA

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 5 EAST

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 2, Township 16 North, Range 5 East of the Second Principal Meridian, Hancock County, Indiana, more particularly described as follows:

Commencing at a mag nail at the northeast corner of said Northeast Quarter; thence South 0 degrees 19 minutes 54 seconds East 2,196.23 feet along the east line of said Northeast Quarter (basis of bearings is the Indiana Geospatial Coordinate System, Hancock Zone) to a mag nail at the southeast corner of said Northeast Quarter; thence South 88 degrees 37 minutes 15 seconds West 40.01 feet along the south line of said Northeast Quarter to a 5/8-inch diameter rebar with a cap stamped "ASI FIRM #0094" set flush (hereafter referred to as "set rebar") on the west right-of-way line of County Road 700 West as defined on the Plat of Meadows of Sagebrook, Section 1, recorded as Instrument Number _____ in the Office of the Recorder of Hancock County, Indiana, being the POINT OF BEGINNING; thence continue South 88 degrees 37 minutes 15 seconds West 322.85 feet along said south line to a set rebar; thence North 00 degrees 19 minutes 54 seconds West 3.00 feet to a set rebar; thence South 88 degrees 37 minutes 15 seconds West 621.97 feet to a set rebar; thence North 00 degrees 14 minutes 38 seconds West 1,305.78 feet to a set rebar at the south corner of Common Area D as defined on said Plat, the following twelve (12) courses are along the south and west lines of said Plat;

- 1) thence North 46 degrees 53 minutes 56 seconds East 579.87 feet to a set rebar;
- 2) thence South 43 degrees 06 minutes 04 seconds East 174.00 feet to a set rebar;
- 3) thence North 46 degrees 53 minutes 56 seconds East 91.32 feet to a set rebar;
- 4) thence South 00 degrees 19 minutes 54 seconds East 927.55 feet to a set rebar;
- 5) thence North 89 degrees 40 minutes 06 seconds East 95.00 feet to a set rebar;
- 6) thence Southeasterly 39.27 feet along a curve to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of South 45 degrees 19 minutes 54 seconds East and a length of 35.36 feet to a set rebar;
- 7) thence South 00 degrees 19 minutes 54 seconds East 12.00 feet to a set rebar;
- 8) thence North 89 degrees 40 minutes 06 seconds East 54.00 feet to a set rebar;
- 9) thence Northeasterly 39.27 feet along a non-tangent curve to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of North 44 degrees 40 minutes 06 seconds East and a length of 35.36 feet to a set rebar;
- 10) thence North 89 degrees 40 minutes 06 seconds East 107.80 feet to a set rebar;
- 11) thence Southeasterly 39.27 feet along a curve to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of South 45 degrees 19 minutes 54 seconds East and a length of 35.36 feet to a set rebar;
- 12) thence South 00 degrees 19 minutes 54 seconds East 654.99 feet to the POINT OF BEGINNING. Containing 26.733 acres, more or less.

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Land Surveyor, do hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that I have conducted a survey under my direct supervision and to the best of my professional knowledge, information and belief this plat is an accurate representation of that survey and that all monuments shown thereon actually exist; and that all other requirements specified herein, done by me, have been met; and that the real estate is described as follows

This subdivision consists of 110 lots, numbered 5 through 53, 78 through 138 and Common Areas "A", "C" and "E". The dimensions are shown in feet and decimal points thereof. Area within the subdivision dedicated to Town of McCordsville County for use of dedicated street right-of-way is 5.389 acres more or less and the linear footage is 4,439.

I further certify that to the best of my professional knowledge, information and belief this subdivision plat contains no changes from the matters of survey revealed by the survey recorded as Instrument Number _____ in the Office of the Recorder of Hancock County, Indiana,

Michael J. Smith
Professional Surveyor
Indiana Registration License No. 20500025

The drainage easements shown are created and established by this plat as regulated drain easements and are under control of the Hancock County Drainage Board. Any approved drainage tile, storm sewer or accessory thereto located within said easement is under the control of the Hancock County Drainage Board.

TOWN APPROVAL

MCCORDSVILLE ADVISORY PLAN COMMISSION

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission the ____ day of _____, 2020, under the authority provided by:

Signature

Signature

Signature

Signature

CERTIFICATE OF OWNERSHIP

We the undersigned, Arbor Homes, being the owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as The Meadows at Sagebrook, Section 2, an addition in Hancock County, Indiana. All streets shown on this plat and not heretofore dedicated are hereby dedicated to the public.

I, do hereby certify that the real estate as described shall be known as The Meadows at Sagebrook, Section 2.

Curtis A. Rector
President, Arbor Homes

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, the undersigned, a notary public in for said county and state, personally appeared Curtis A. Rector, President of Arbor Homes, and acknowledged the execution of the forgoing secondary plat, for and on behalf of Arbor Homes.

Given under my hand and notarial seal this ____ day of _____, 2020.

Notary Public
Resident of _____ County

My Commission Expires: _____
Printed Name: _____

THE MEADOWS OF SAGEBROOK PUD AS AMENDED

ORDINANCE # 12019A

Recorded in the Hancock County Recorder's office on the ____ 26th day of March, 2020 and recorded in the Hancock county recorder's office as Instrument # 202003533.

BULK STANDARDS

- Front yard setback: 30'
- Side yard setback: 5'
- Corner lot street-side yard setback: 15'
- Aggregate side yard setback: 10'
- Rear yard setback: 15'
- Minimum lot area: 6,240 sft
- Minimum lot width: fifty-two (52') feet measured at a point thirty (30') feet from the street right-of-way
- Minimum living floor area:
 - Single-story dwellings: 1,500 sft
 - Multi-story dwellings: 1,800 sft
- Max building height: 35'

DRAINAGE COVENANT

A petition addressed to the McCordsville drainage board has been filed in duplicate with the McCordsville Town engineer, requesting that the subdivision's storm drainage system and its easements be accepted into the regulated drain system, channels, tile drains 8-inch or larger, inlets and outlets of detention and retention ponds, and appurtenances thereto within designated drain easements are extensions of the McCordsville's stormwater drainage system and are the responsibility of the McCordsville drainage board and/or the McCordsville public works commissioner. Drainage swales and tile drains less than 8-inch in inside diameter shall be the responsibility of the property owner or homeowner association. The storm drainage system and its easements that are accepted into the regulated drainage system are delineated on the plat as regulated drainage easements (RDE's). Regulated drainage easements are stormwater easements and drainage rights of way that are hereby dedicated to the public and to McCordsville, Indiana, for the sole and exclusive purpose of controlling surface water and/or for installation, operation, and maintenance of storm sewers and tile drains as defined in McCordsville stormwater management ordinance. These drainage easements are established under authority of the Indiana drainage code and the said board may exercise powers and duties as provided in said all other storm drainage easements have not been accepted into the town's system. All drainage improvements performed relative to the conveyance of stormwater runoff and the perpetual maintenance thereof, with the latter easements, shall be the responsibility of the owner or homeowner association. The drainage board assumes no responsibility relative to said improvements or the maintenance thereof this subdivision contains _____ linear feet of open ditches and _____ feet of subsurface drains that will be included in the town's regulated drainage system.

Supplementary Declaration -- This plat, together with all lots, streets, common areas, and real estate described herein is subject in all respects to the declaration of covenants conditions and restrictions of The Meadows at Sagebrook set forth on the plat of The Meadows at Sagebrook recorded with the recorder of Hancock County, Indiana in slide cabinet _____ instrument # _____ (the "covenants"), and this constitutes a supplement declaration within the meaning of the covenants.

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned, Arbor Homes, owners of the real estate shown and described on the plat here to for recorded in the Hancock County Recorder's office on the ____ day of _____, 2020 and recorded in the Hancock County Recorder's office as Instrument # _____ slide _____ and cabinet _____ do hereby certify that we have laid off, platted and subdivided, said real estate in accordance with the within plat. We do further certify that this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as The Meadows at Sagebrook, Section 2. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

The HOA shall be solely responsible for all snow plowing of the internal subdivision streets.

The HOA shall be solely responsible for all landscaping and landscape maintenance within the median. The Town of McCordsville may exercise its rights to address any health, safety or wellness concerns caused by the landscaping.

Landscape islands in Weathered Oak Way to be maintained by HOA.

A perpetual utility easement is hereby granted to any private or public utility or municipal department, their successors and assigns, within the area shown on the plat and marked "utility easement", to install, lay, construct, renew, operate, maintain and remove conduits, cables, pipes, poles and wires, overhead mid underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone, internet, cable tv, electric and gas, sewer and water service as a part of the respective utility systems; also is granted (subject to the prior rights of the public therein or other governing codes and ordinances) the right to use the streets and lots with aerial service wires to serve adjacent lots and street lights, the right to cut down and remove or trim, and keep trimmed any trees or shrubs that interfere or threaten to interfere with any of the said private or public utility equipment, and the right is hereby granted to enter upon the lots at all times for all of the purpose aforesaid. No permanent structures, fences, or trees shall be placed on said area as shown on the plat and marked "utility easement," but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid user or the rights herein granted.

The right to enforce these provisions by injunction together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof is hereby maintained in violation hereof, is hereby dedicated to the Town of McCordsville, Indiana. its assigns or designated agent or representative.

Be it resolved by the McCordsville Town Council, McCordsville, Indiana, that the dedications shown on this plat are hereby approved and accepted this day ____ of _____, 2020.

Town Council President

Printed Name: _____

PREPARED BY:
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MICHAEL J. SMITH
REGISTERED LAND SURVEYOR
INDIANA NO. 20500025

B.S.L. BUILDING SETBACK LINE
C.A. COMMON AREA
D.E. DRAINAGE EASEMENT
L.E. LANDSCAPE EASEMENT
P.A.E. PUBLIC ACCESS EASEMENT
R.O.W. RIGHT-OF-WAY

SF SQUARE FEET
S.S.E. SANITARY SEWER EASEMENT
T.C.E. TREE CONSERVATION EASEMENT
U.&D.E. UTILITY & DRAINAGE EASEMENT
U.D.&S.E. UTILITY, DRAINAGE, & SANITARY ESMT.
(N.R.) NON-RADIAL PROPERTY LINE

LEGEND



5/8" DIA. REBAR WITH PLASTIC CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED



5/8" DIA. REBAR WITH ALUMINUM CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED

NOTE: SEE SHEET 1 FOR ARCHITECTURAL STANDARDS

AMERICAN

STRUCTUREPOINT

DEVELOPER:
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SHEET
5 of 5