

Lennar Homes of Indiana, Inc.



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
keichhorn@hwcengineering.com

COMMON AREAS	
C.A.#7-1	0.38 AC
C.A.#7-2	1.64 AC
C.A.#7-3	2.08 AC
C.A.#7-4	5.48 AC
C.A.#7-5	0.93 AC
TOTAL	10.51 AC

LINEAR FOOTAGE OF STREETS	
CANBERRA COURT	282 LF
CHAMBERS DRIVE	405 LF
HOLBORN AVENUE	1,779 LF
PARKHURST CROSSING	948 LF
TOTAL	3,414 LF

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

PLAN COMMISSION APPROVAL _____

DRAINAGE APPROVAL _____

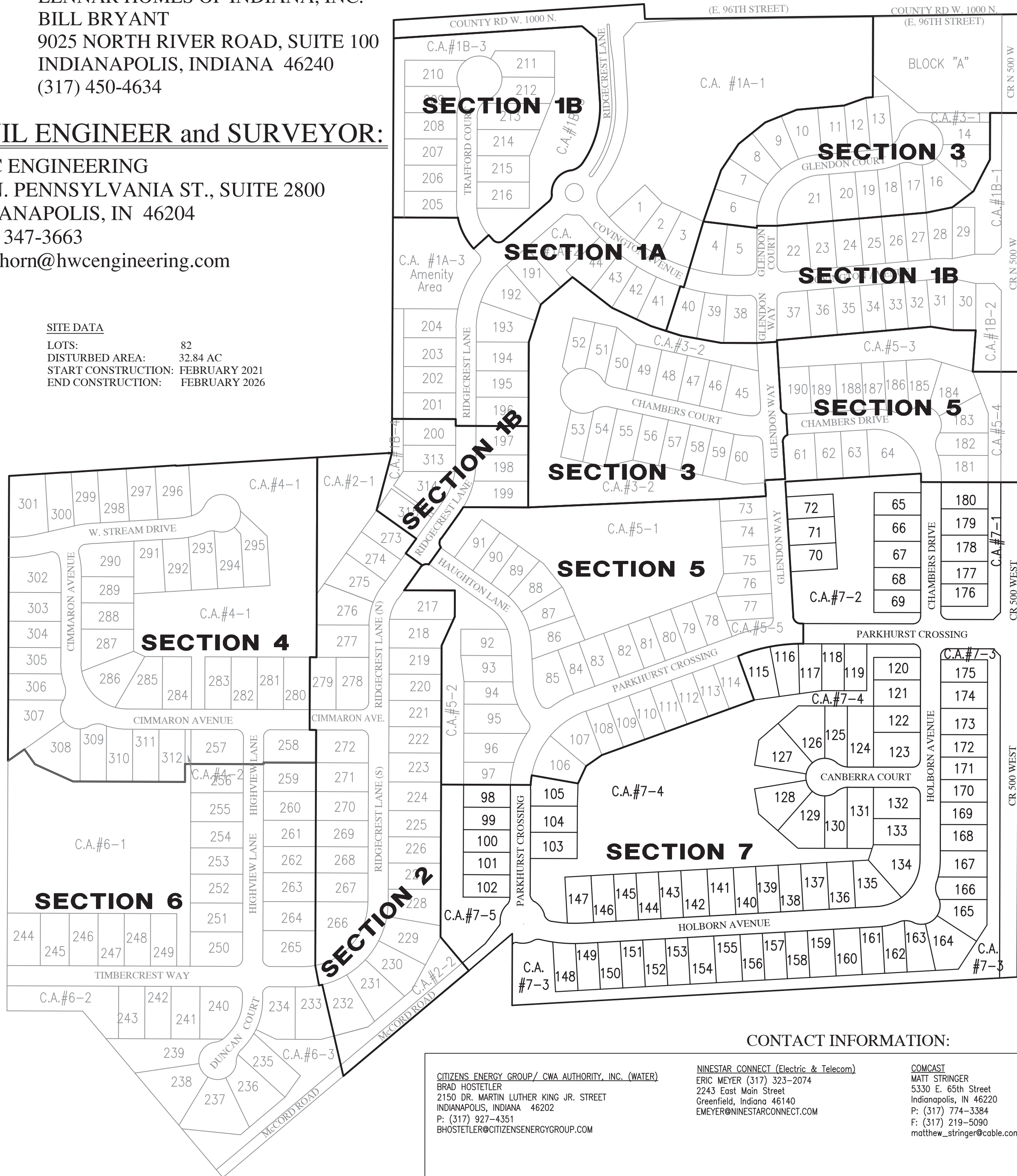
ADDRESS APPROVAL _____

EROSION CONTROL APPROVAL _____

COUNTY ENGINEER APPROVAL _____

COUNTY SANITARIAN APPROVAL _____

COUNTY COMMISSIONERS APPROVAL _____



CONTACT INFORMATION

<p>CITIZENS ENERGY GROUP / CWA AUTHORITY, INC. (WATER) BRAD HOSTETLER 2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, INDIANA 46202 P: (317) 927-4351 BHOSTETLER@CITIZENSENERGYGROUP.COM</p>	<p>MINSTAR CONNECT (Electric & Telecom) ERIC MEYER (317) 323-2074 2243 East Main Street Greenwood, Indiana 46140 EMEYER@MINSTARCONNECT.COM</p>	<p>COMCAST MATT STINGER 5330 E. 65th Street Indianapolis, IN 46220 P: (317) 774-3384 F: (317) 219-5090 matthew_stinger@comcast.com</p>	<p>VECTREN SANDRA CASEY 16000 Allisonville Road Noblesville, Indiana 46061 P: (317) 776-5532 F: (317) 776-5553 Mailing Address: P.O. Box 1700 Noblesville, Indiana 46060 sandra.casey@centerpointenergy.com</p>
<p>MCCORDSVILLE FIRE DEPARTMENT 7580 N Form Street McCordsville, Indiana 46055 P: (317) 335-9236</p>	<p>TOWN OF MCCORDSVILLE ENGINEERING AND BUILDING DEPT RYAN CRUM 6280 W 800 N McCordsville, Indiana 46055 P: (317) 335-3604 rcrum@mccordsville.org</p>	<p>TOWN OF MCCORDSVILLE ENGINEERING DEPARTMENT MARK WITSMAN 6280 W 800 N McCordsville, IN 46055 P: (317) 335-3604 mwitsman@mccordsville.org</p>	<p>TOWN OF MCCORDSVILLE PUBLIC WORKS RON CRIDER 6280 W 800 N McCordsville, IN 46055 P: (317) 335-3493 rcriderm@mccordsville.org</p>



SOILS LEGEND

BR	BROOKSTON SILTY CLAY LOAM
CRA	CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
T1.1-T1.2	EXISTING CONDITIONS PLAN
C1.1-C1.2	DEVELOPMENT PLAN
C1.3-C1.4	PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION & DEMOLITION PLAN
C1.5-C1.6	POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C1.7-C1.8	EMERGENCY FLOOD ROUTE PLAN
C1.9	MASTER UTILITY PLAN
C1.10-C1.11	SUBSURFACE DRAIN PLAN
C2.0-C2.3	STREET PLAN & PROFILE
C3.0-C3.1	INTERSECTION & CUL-DE-SAC DETAILS
C3.2	CR 500 W ROAD WIDENING PLAN
C3.3	TRAFFIC CONTROL AND LIGHTING PLAN
C4.0-C4.2	SANITARY SEWER PLAN & PROFILE
C6.0-C6.4	STORM SEWER PLAN & PROFILE
C7.0-C7.1	WATER DISTRIBUTION PLAN
C8.0	STORMWATER POLLUTION PREVENTION NOTES
C8.1-C8.4	STORMWATER POLLUTION PREVENTION DETAILS
C8.5	CONSTRUCTION DETAILS
C8.6	CITIZENS WATER DETAILS
L1.0-L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS

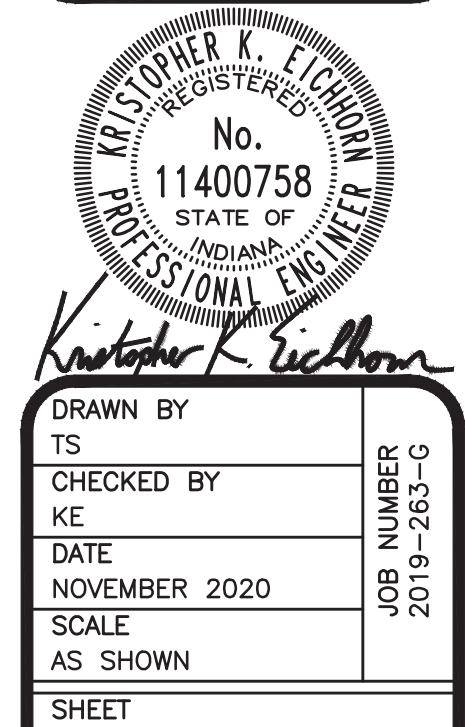
McCORDSVILLE TOWN STANDARDS
SHEET LIST TABLE

Sheet Title	Sheet Description
1	DIRECTIONS FOR USE & GENERAL NOTES
2	RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS
3	RIGHT-OF-WAY DETAILS
4	UTILITY LOCATION GUIDELINES
5	DRIVE WAY & HANDICAP RAMP DETAILS
6	STORM SEWER STRUCTURE DETAILS
7	STORM SEWER BEDDING DETAILS AND GENERAL NOTES
8	SANITARY SEWER SPECIFICATIONS
9	SANITARY SEWER DETAILS
10	SANITARY SEWER LIFT STATION STANDARDS & GUIDELINES

[illegible]

**MCCORD POINTE SECTION 7
MCCORDSVILLE, INDIANA**

COVER SHEET



C1.0

COVER SHEET

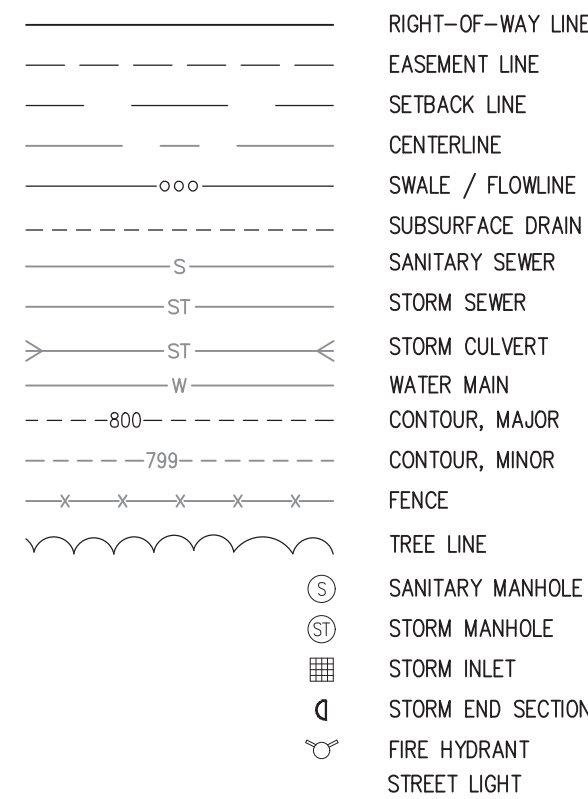
Plot Date: Feb 15, 2021 Plot Time: 8:50am File Name: W:\CalAtlantic Homes\2019-263-G Lennar- McCord Pointe Sec 7\Design\CAD\192636.Development Plan.dwg, Layout: C1.1 By: keithhorn

BENCHMARK INFORMATION:

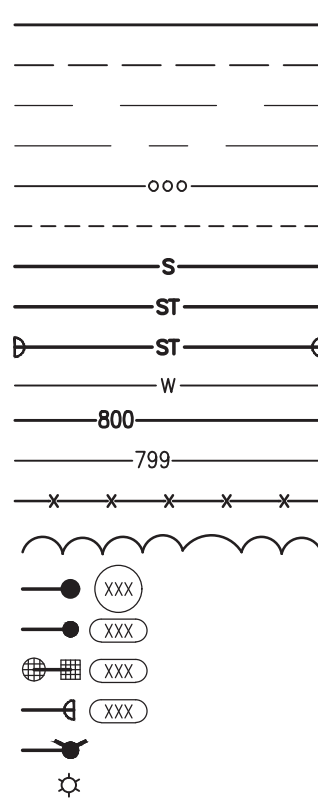
CUT SQUARE ON BACK OF CURB AT INTERSECTION OF
NORTH ANCHOR BEND AND NORTH MARINERS CREST.
SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION
3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)

LEGEND:

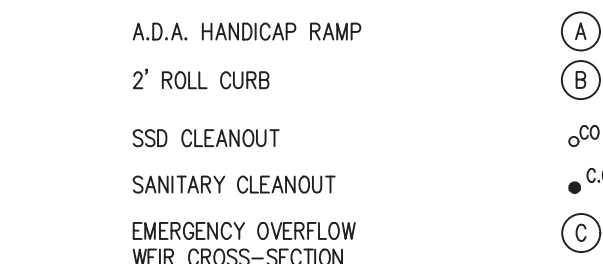
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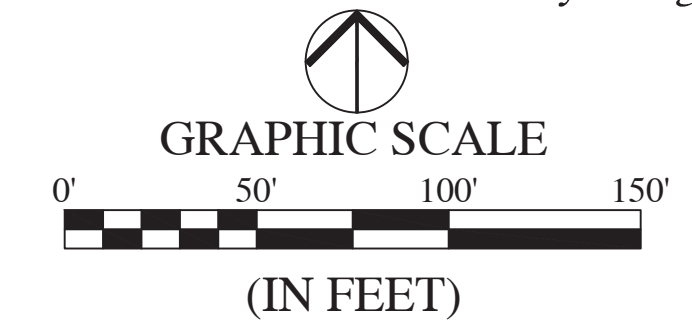


N/A FLOW ARROW
N/A SPOT ELEVATION
N/A PAVEMENT ELEVATION
A.D.A. HANDICAP RAMP
2' ROLL CURB
SSD CLEANOUT
SANITARY CLEANOUT
EMERGENCY OVERFLOW
WEIR CROSS-SECTION



ABBREVIATIONS:

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	IE	- INGRESS / EGRESS EASEMENT
ME	- MATCH EXISTING GRADE	25	- LOT NUMBER
NP	- NORMAL POOL (ELEVATION)	C.A.	- 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
RCP	- REINFORCED CONCRETE PIPE	R/W	- RIGHT-OF-WAY



FOR CONTINUATION SEE SHEET C1.2

EXISTING MCCORD POINTE SECTION 5

EX. WETLAND
DO NOT DISTURB

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CA#7-206
VAR. D.E.&U.E.



Call 811 or 800-382-5544 Before you Dig!



GRAPHIC SCALE



(IN FEET)

LEGEND:

EXISTING		PROPOSED	
	RIGHT-OF-WAY LINE		EASEMENT LINE
	SETBACK LINE		CENTERLINE
	SWALE / FLOWLINE		SUBSURFACE DRAIN
	SANITARY SEWER		STORM SEWER
	STORM CULVERT		WATER MAIN
	CONTOUR, MAJOR		CONTOUR, MINOR
	FENCE		TREE LINE
	SANITARY MANHOLE		STORM MANHOLE
	STORM INLET		STORM END SECTION
	FIRE HYDRANT		STREET LIGHT
	FLOW ARROW		SPOT ELEVATION
	PAVEMENT ELEVATION		2' ROLL CURB
	SSD CLEANOUT		SANITARY CLEANOUT
	EMERGENCY OVERFLOW WEIR CROSS-SECTION		EASEMENT

ABBREVIATIONS:

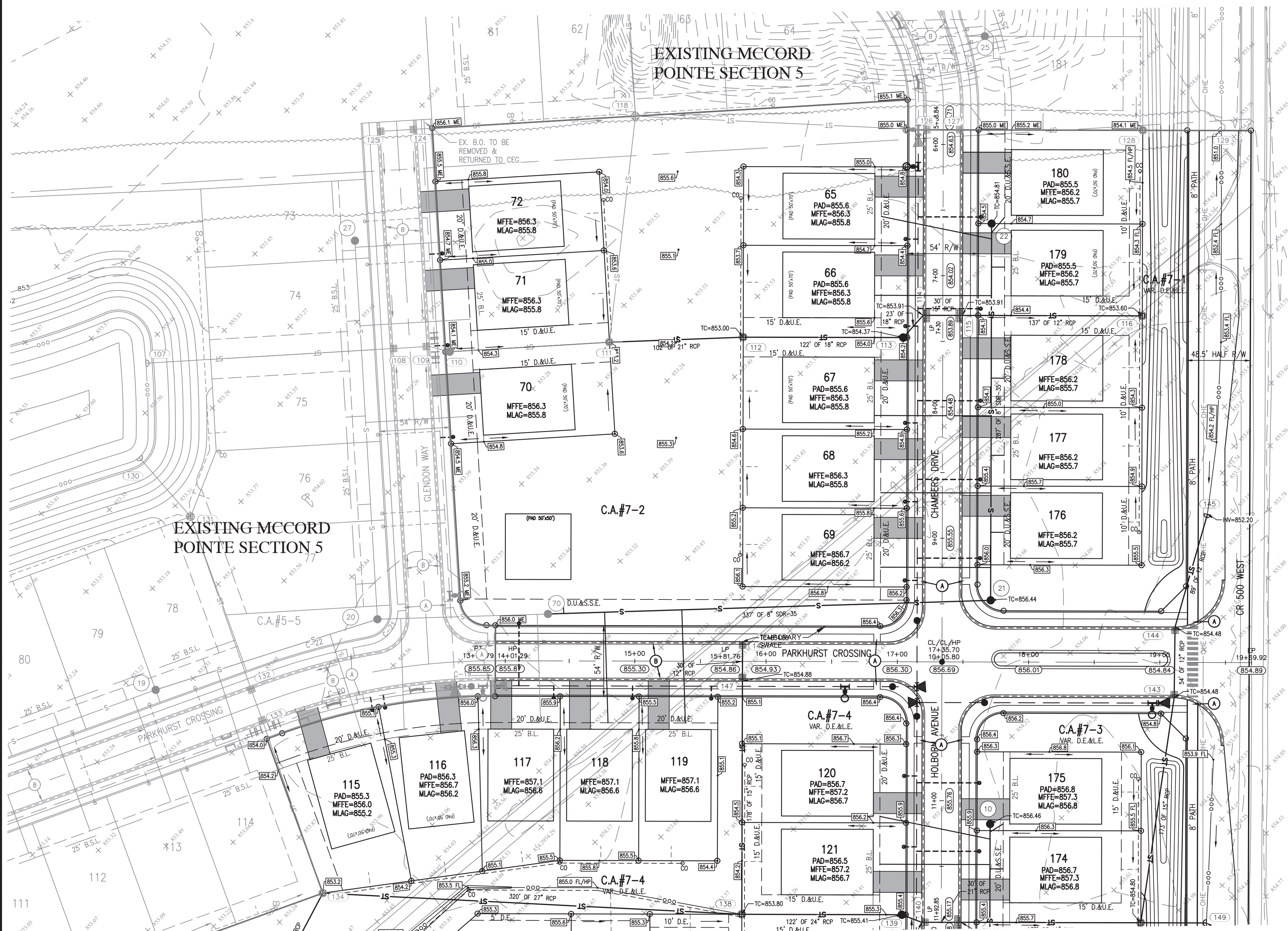
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CL	→ CENTERLINE	TC	→ TOP OF CASTING GRADE
FG	→ FINISHED GRADE	PAD	→ PAD GRADE
FL	→ FLOW LINE	MFPG	→ MINIMUM FLOOD PROTECTION GRADE
HP	→ HIGH POINT	MFFE	→ MINIMUM FLOOD FLOOR ELEVATION
INV	→ INVERT ELEVATION	TW	→ TOP OF WALL
LP	→ LOW POINT	IEE	→ INGRESS / EGRESS EASEMENT
ME	→ MATCH EXISTING GRADE	25	→ LOT NUMBER
NP	→ NORMAL POOL (ELEVATION)	C.A.	→ 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
RCP	→ REINFORCED CONCRETE PIPE	R/W	→ RIGHT-OF-WAY

BENCHMARK INFORMATION:

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)

OVERALL GENERAL PROJECT NOTES

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. IF MINOR CONFLICTS ARISE, THE CONTRACTOR MAY SHIFT 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 ADMINISTRATION, ILLINOIS STATE OR FEDERAL AGENCY HAVING JURISDICTION, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THE CONTRACTOR AND COMPANY SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. 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 CONFORM 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/OR 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, ON 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 SAFETY 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 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" BLIND CONNECTIONS ARE NOT ALLOWED.
12. ALL 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, DELETERIOUS 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.



FOR CONTINUATION SEE SHEET C1.1

REVISIONS

DATE	DESCRIPTION	BY
1/5/21	REVISED PER TAC REVIEW	HW

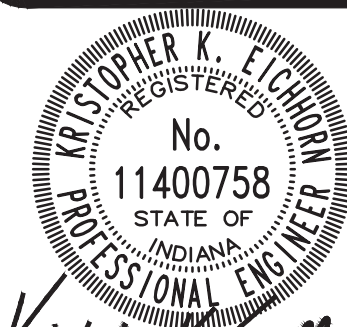


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**MCCORD POINTE SECTION 7
MCCORDSVILLE, INDIANA**

DEVELOPMENT PLAN



DRAWN BY
TS
CHECKED BY
KE
DATE
NOVEMBER :
SCALE
AS SHOWN
SHEET

JOB NUMBER
2019-263-G

C1.2

DEVELOPMENT PLAN

LEGEND:

EXISTING	PROPOSED

	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET
	STORM END SECTION
	FIRE HYDRANT
	FLOW ARROW
	ELECTRIC PANEL/PEDESTAL
	FIBER OPTIC ACCESS/MANHOLE
	GAS MARKER POST
	GAS METER
	GAS VALVE
	LIGHT POLE/AREA LIGHT
	SEWER CLEANOUT
	TELEPHONE MARKER POST
	TELEPHONE PANEL/PEDESTAL
	UTILITY POLE
	UTILITY POLE GUY ANCHOR
	WATER METER
	WATER VALVE
	WATER WELL/MONITORING WELL
	SITE - A/C UNIT
	SITE - FENCE POST
	SITE - FLAG POLE
	SITE - MAILBOX
	TREE - CONIFEROUS
	TREE - DECIDUOUS
	TREE - MULTI-TRUNK
	SHRUB

EROSION CONTROL NOTES:

1. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED.
2. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREET.
3. THIS SHEET TO BE USED FOR STORMWATER POLLUTION PREVENTION PURPOSES ONLY.
4. GEOTEXTILE FABRIC SHALL BE PLACED UNDER STONE LAYER OF THE CONSTRUCTION ENTRANCE.
5. ALL PORTABLE TOILETS MUST BE ANCHORED TO PREVENT SPILLS.
6. WHERE EXISTING DRAIN TILES OR FIELD TILES ARE ENCOUNTERED WHERE APPLICABLE, INTERCEPT EXISTING TILES AND TIE THEM INTO THE STORM SYSTEM.

PERSON ONSITE RESPONSIBLE FOR EROSION CONTROL:

BILL BRYANT
LENNAR HOMES OF INDIANA, INC.
PHONE: 317-450-4634
EMAIL: WILLIAM.BRYANT@LENNAR.COM

LEGEND

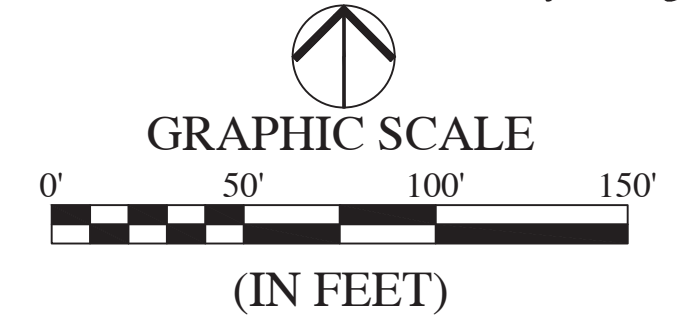
	- TEMPORARY "DROP INLET PROTECTION BASKET" (EXISTING)
	- TEMPORARY CURB INLET PROTECTION (EXISTING) SEE SHEET C8.1 FOR DETAIL
	- SHEET FLOW PROTECTION (MAY INCLUDE SILT FENCE, STRAW WATTLES, COR LOGS, OR VEGETATIVE STRIPS AS CONDITIONS WARRANT.)
	- CONSTRUCTION FENCE/TPA FENCING
	- CONSTRUCTION LIMITS/SOL DISTURBANCE AREA
	- TEMPORARY SITE CONSTRUCTION ENTRANCE
	- SITE FLOW ARROW
	- DISCHARGE LOCATION

NOTE:
SEE SHEET C8.0 FOR A LIST IN SEQUENCE OF CONSTRUCTION ACTIVITIES.

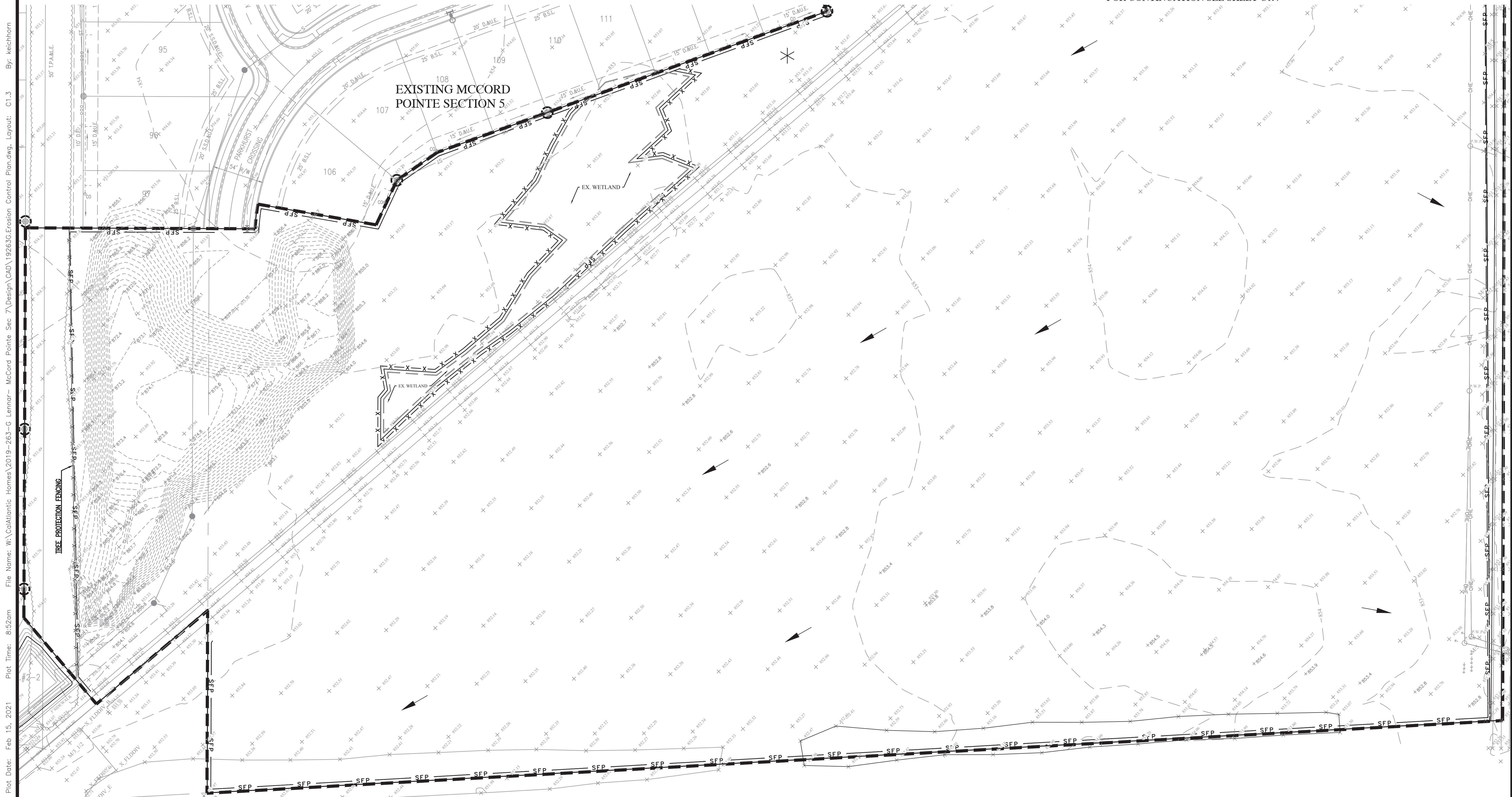
THIS SHEET TO BE USED FOR
EROSION CONTROL ONLY.



Call 811 or 800-382-5544 Before you Dig!

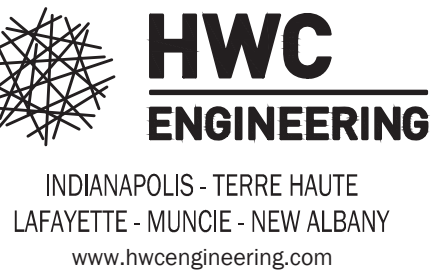


FOR CONTINUATION SEE SHEET C1.4



REVISIONS

DATE	DESCRIPTION	BY
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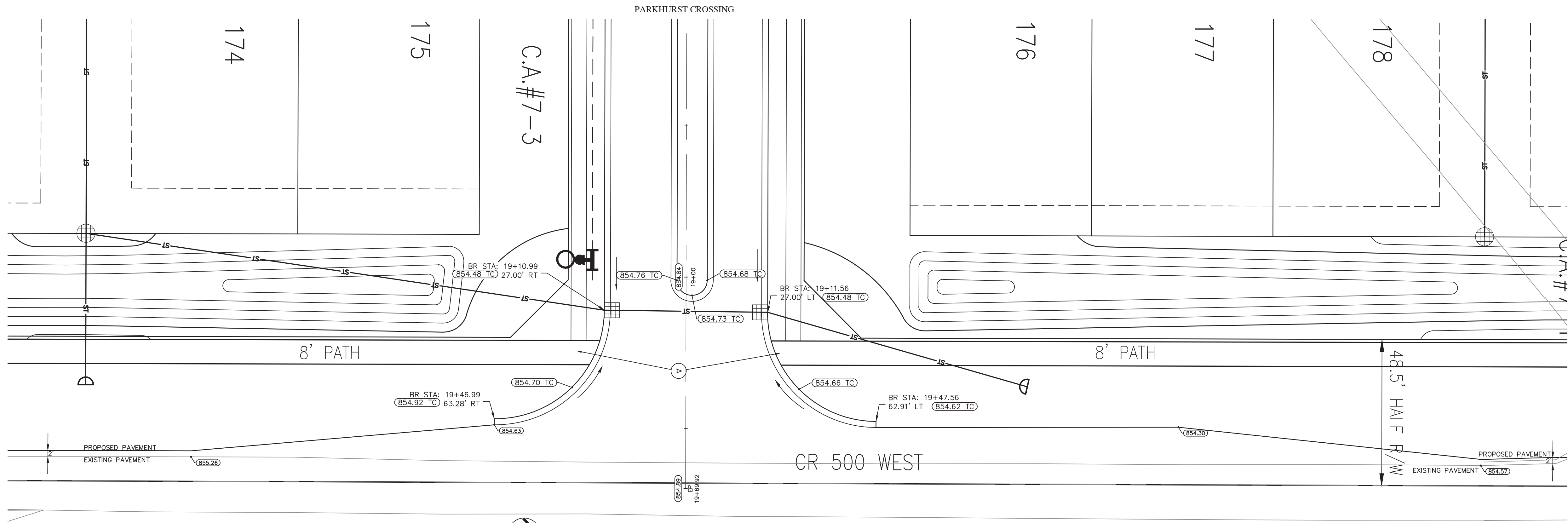
MCCORD POINTE SECTION 7
MCCORDSVILLE, INDIANA
PRE-CONSTRUCTION STORMWATER POLLUTION
PREVENTION PLAN



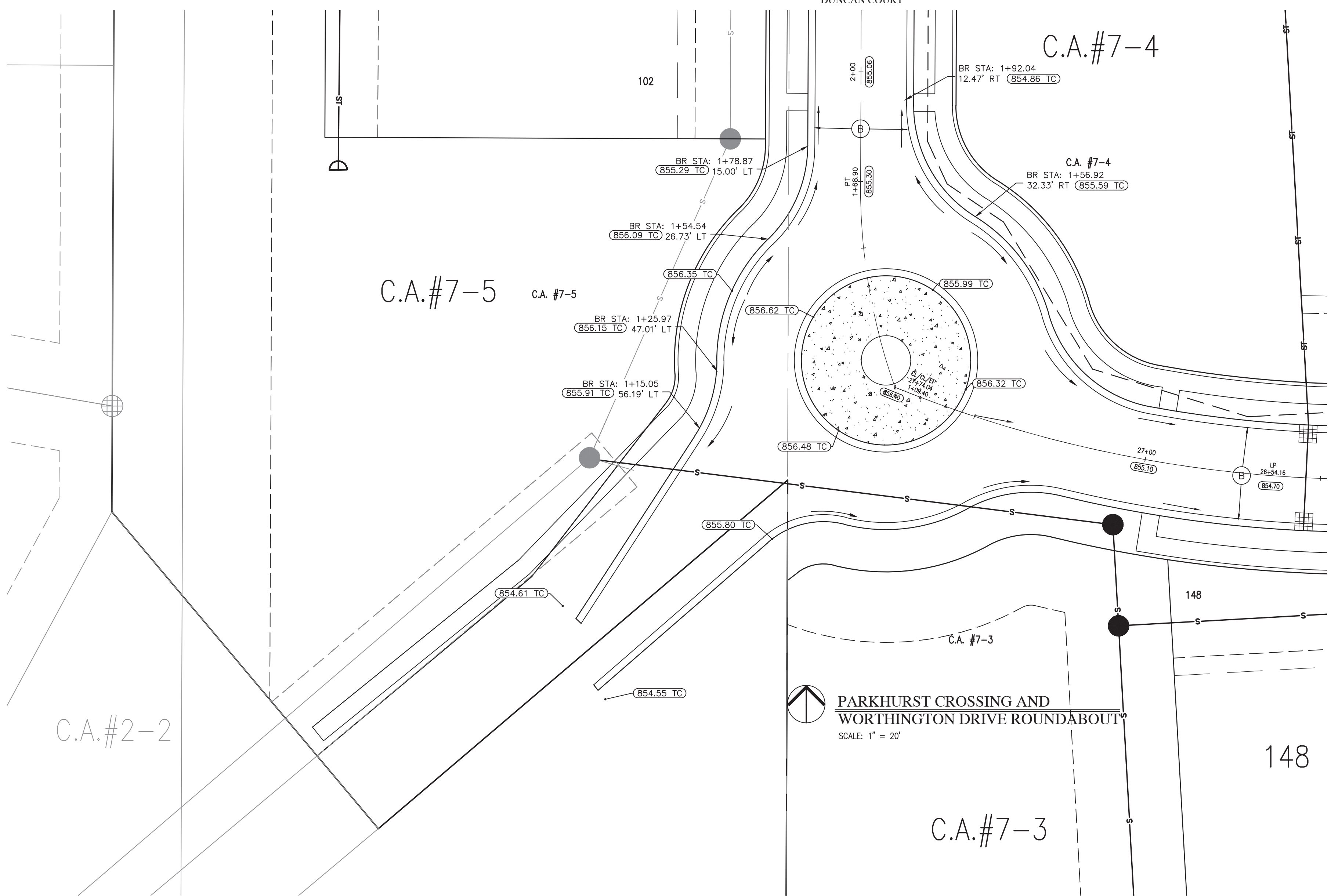
DRAWN BY TS	JOB NUMBER 2019-263-G
CHECKED BY KE	
DATE NOVEMBER 2020	
SCALE AS SHOWN	
SHEET	

C1.3
PRE-CONSTRUCTION
STORMWATER POLLUTION
PREVENTION PLAN

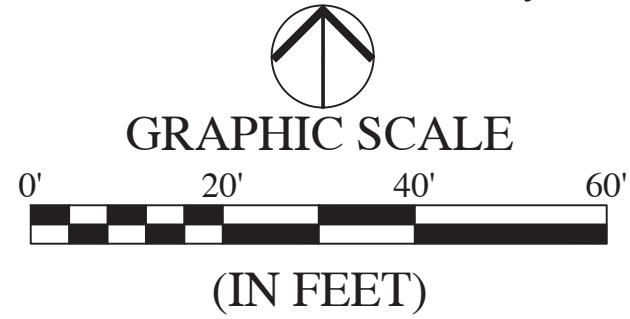
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CR 500 WEST AND PARKHURST CROSSING
ENTRANCE DETAIL
SCALE: 1" = 20'



PARKHURST CROSSING AND
WORTHINGTON DRIVE ROUNDABOUT
SCALE: 1" = 20'



LEGEND:

PROPOSED	
RIGHT-OF-WAY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
CENTERLINE	---
SWALE / FLOWLINE	---
SUBSURFACE DRAIN	---
SANITARY SEWER	S
STORM SEWER	ST
STORM CULVERT	ST
WATER MAIN	W
SANITARY MANHOLE	XXX
STORM MANHOLE	XXXX
STORM INLET	XXXX
STORM END SECTION	XXXX
FIRE HYDRANT	XXX
FLOW ARROW	---
SPOT ELEVATION	XXX.X
PAVEMENT ELEVATION	XXX.XX
A.D.A HANDICAP RAMP	A
2' ROLL CURB	B

ABBREVIATIONS:

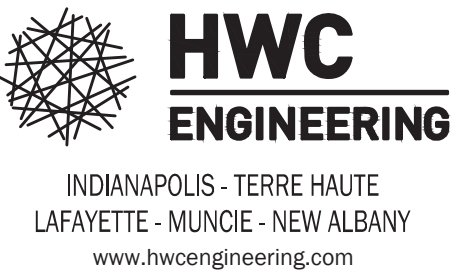
BR	- BEGIN RADIUS
CL	- CENTERLINE
GUT	- GUTTER GRADE
HP	- HIGH POINT
LP	- LOW POINT
ME	- MATCH EXISTING GRADE
PC	- POINT OF CURVATURE
PT	- POINT OF TANGENCY
PVI	- POINT OF VERTICAL INTERSECTION
R	- RADIUS
TC	- TOP OF CURB/TOP OF CASTING GRADE

BENCHMARK INFORMATION:

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)

REVISIONS

DATE	DESCRIPTION	BY
1/5/21	REVISED PER TAC REVIEW	HWC



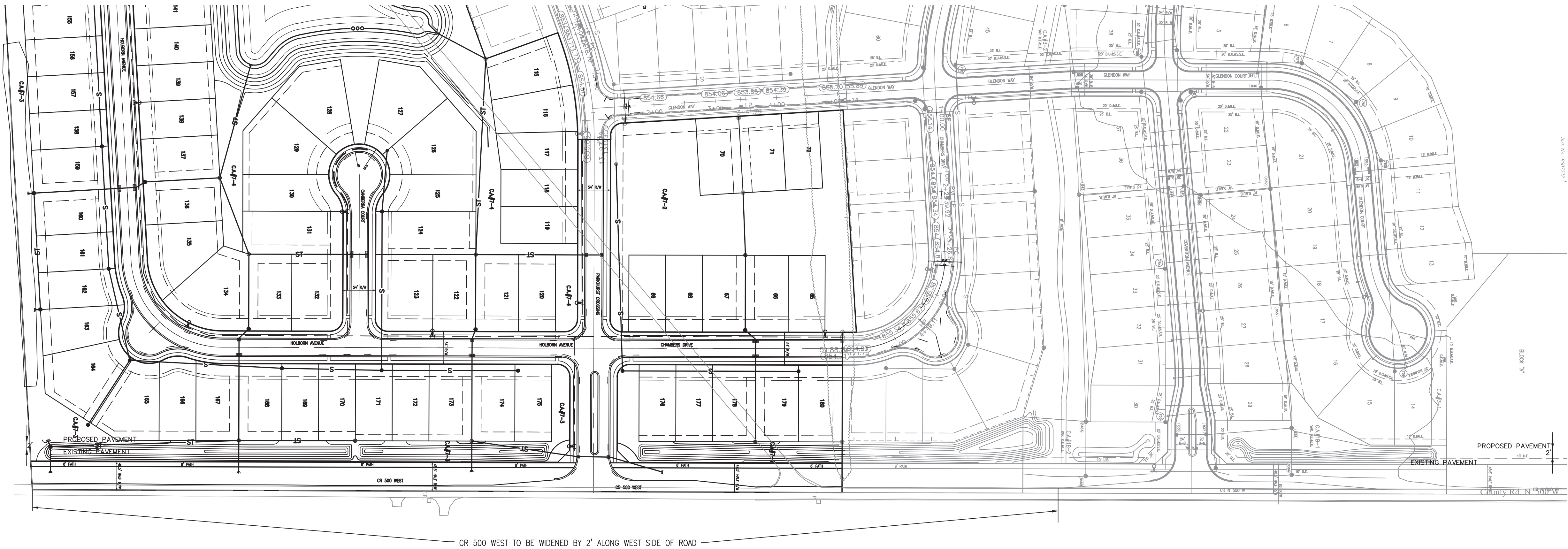
MCCORD POINTE SECTION 7
MCCORDSVILLE, INDIANA
INTERSECTION DETAILS




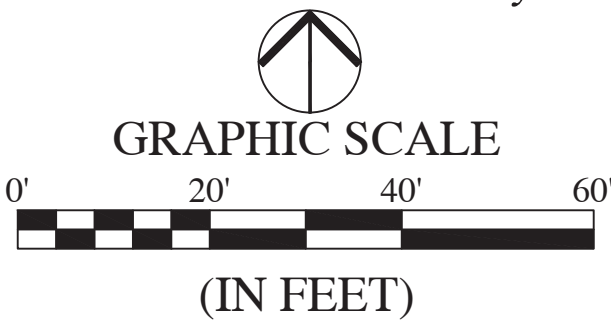
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CHECKED BY KE	
DATE NOVEMBER 2020	
SCALE AS SHOWN	
SHEET	

C3.1

INTERSECTION DETAILS



 CR 500 WEST WIDENING
SCALE: 1" = 100'



LEGEND:

PROPOSED	
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
	SWALE / FLOWLINE
	SUBSURFACE DRAIN
	SANITARY SEWER
	STORM SEWER
	STORM CULVERT
	WATER MAIN
	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET
	STORM END SECTION
	FIRE HYDRANT
	FLOW ARROW
	SPOT ELEVATION
	PAVEMENT ELEVATION
	A.D.A HANDICAP RAMP
	2' ROLL CURB

ABBREVIATIONS:

- BR - BEGIN RADIUS
- CL - CENTERLINE
- GUT - GUTTER GRADE
- HP - HIGH POINT
- LP - LOW POINT
- ME - MATCH EXISTING GRADE
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PVI - POINT OF VERTICAL INTERSECTION
- R - RADIUS
- TC - TOP OF CURB/TOP OF CASTING GRADE


BENCHMARK INFORMATION:

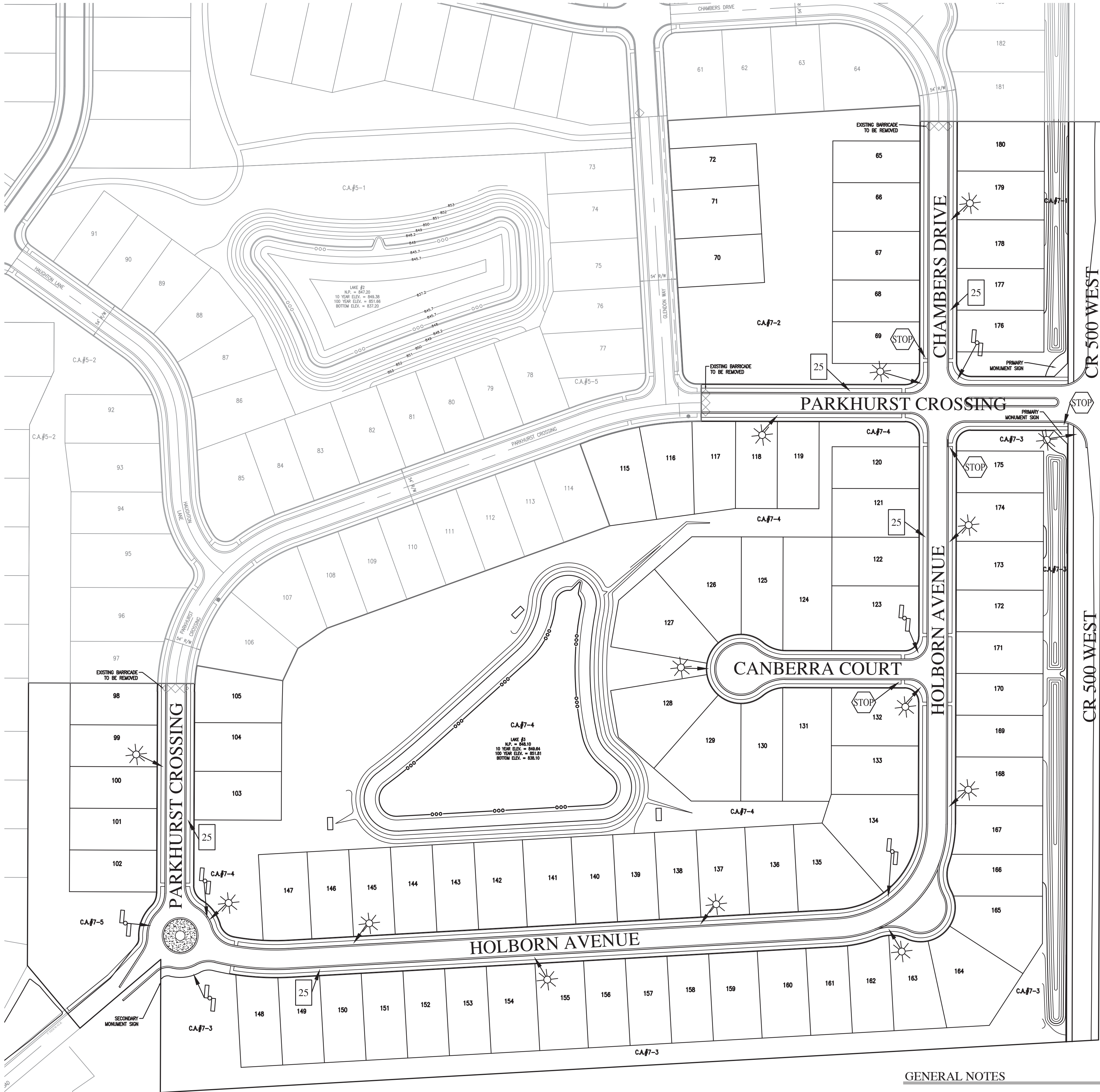
CUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST. SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)

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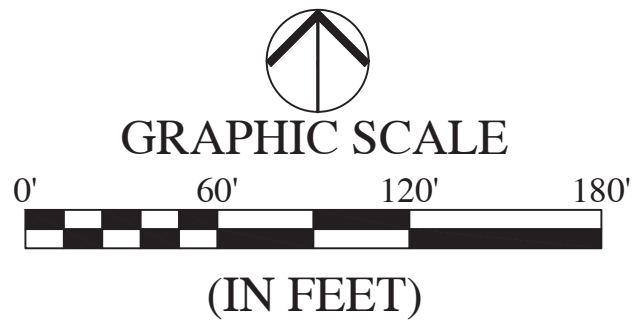
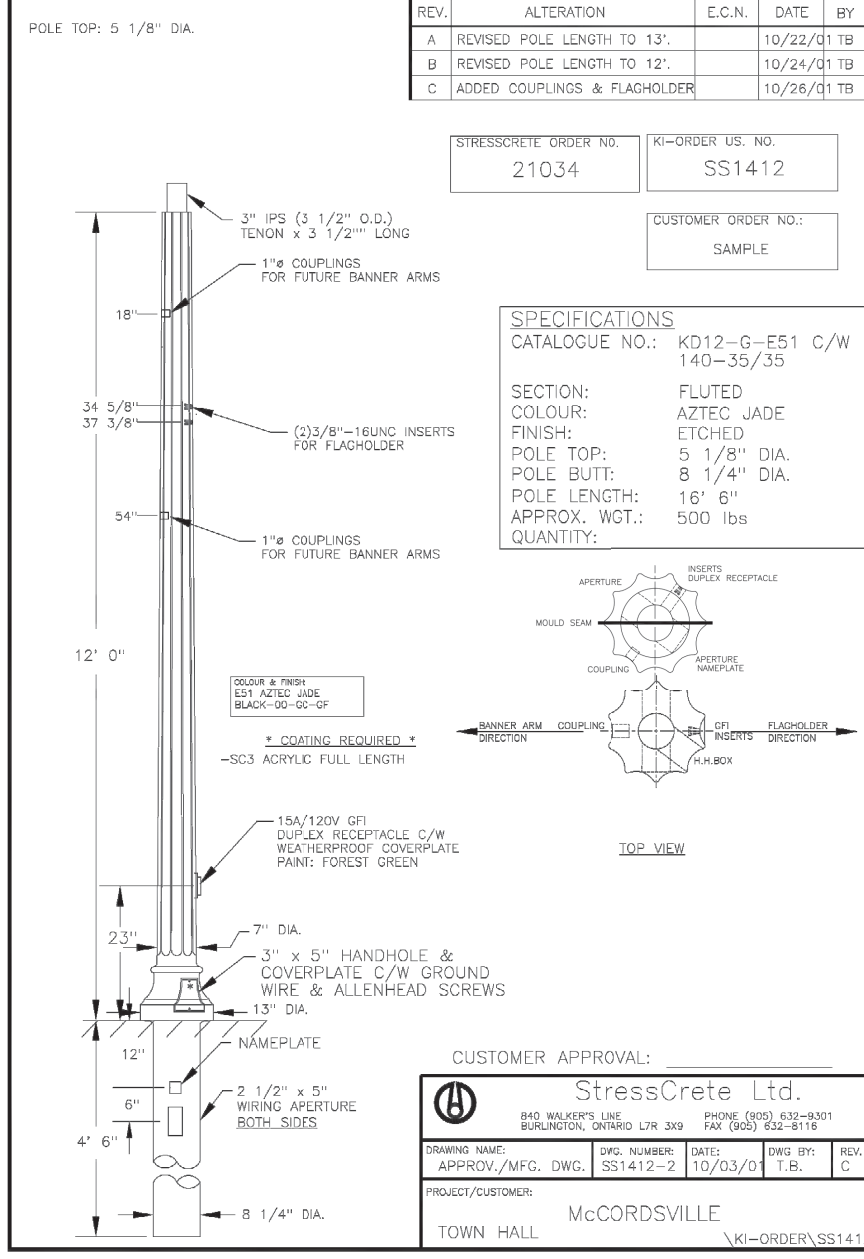
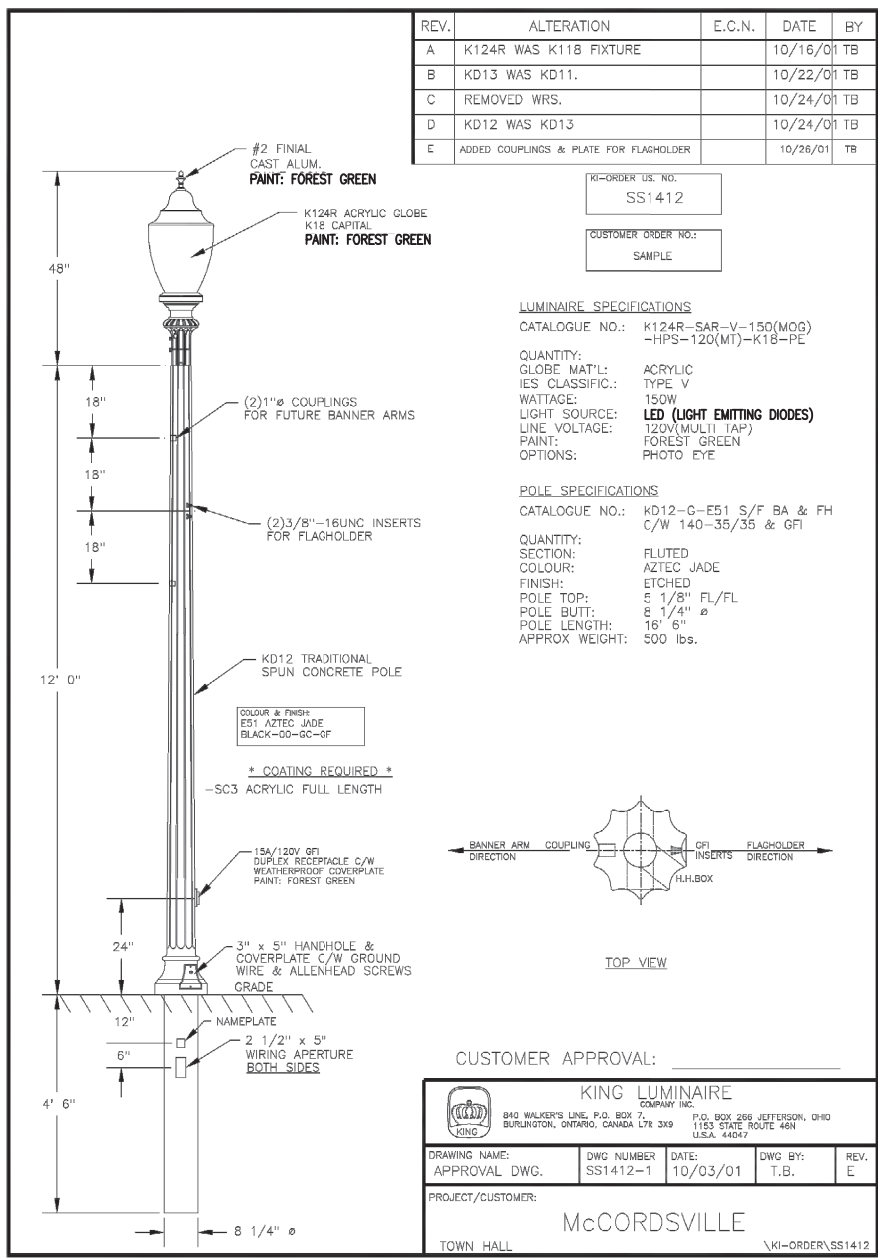
MCCORD POINTE SECTION 7
MCCORDSVILLE, INDIANA
CR 500 W ROAD WIDENING PLAN


Christopher K. Keichhorn
DRAWN BY
TS
CHECKED BY
KE
DATE
NOVEMBER 2020
SCALE
AS SHOWN
SHEET
C3.2
CR 500 W ROAD WIDENING
PLAN
JOB NUMBER
2019-263-G



GENERAL NOTES

1. LIGHTING, SIGNS, IRRIGATION LINES, ETC. MUST BE CONSTRUCTED TO MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET FROM THE CENTER OF THE SANITARY SEWER FACILITIES.
2. STREET LIGHTS ARE REQUIRED TO MATCH EXISTING STREET LIGHTS. TO INCLUDE POLE TYPE, FIXTURE TYPE, HEIGHT OF FIXTURE ETC.
3. ALL STREET LIGHTING SHALL BE INSTALLED WITH REFLECTORS OR OTHER SUCH DEVICES OR CONTROLS SO THAT LIGHT IS REFLECTED DOWNWARD TO MITIGATE LIGHT SPILLOVER. ALL STREET LIGHTS ARE TO BE FULL CUT-OFF AND DARK SKY COMPLIANT.



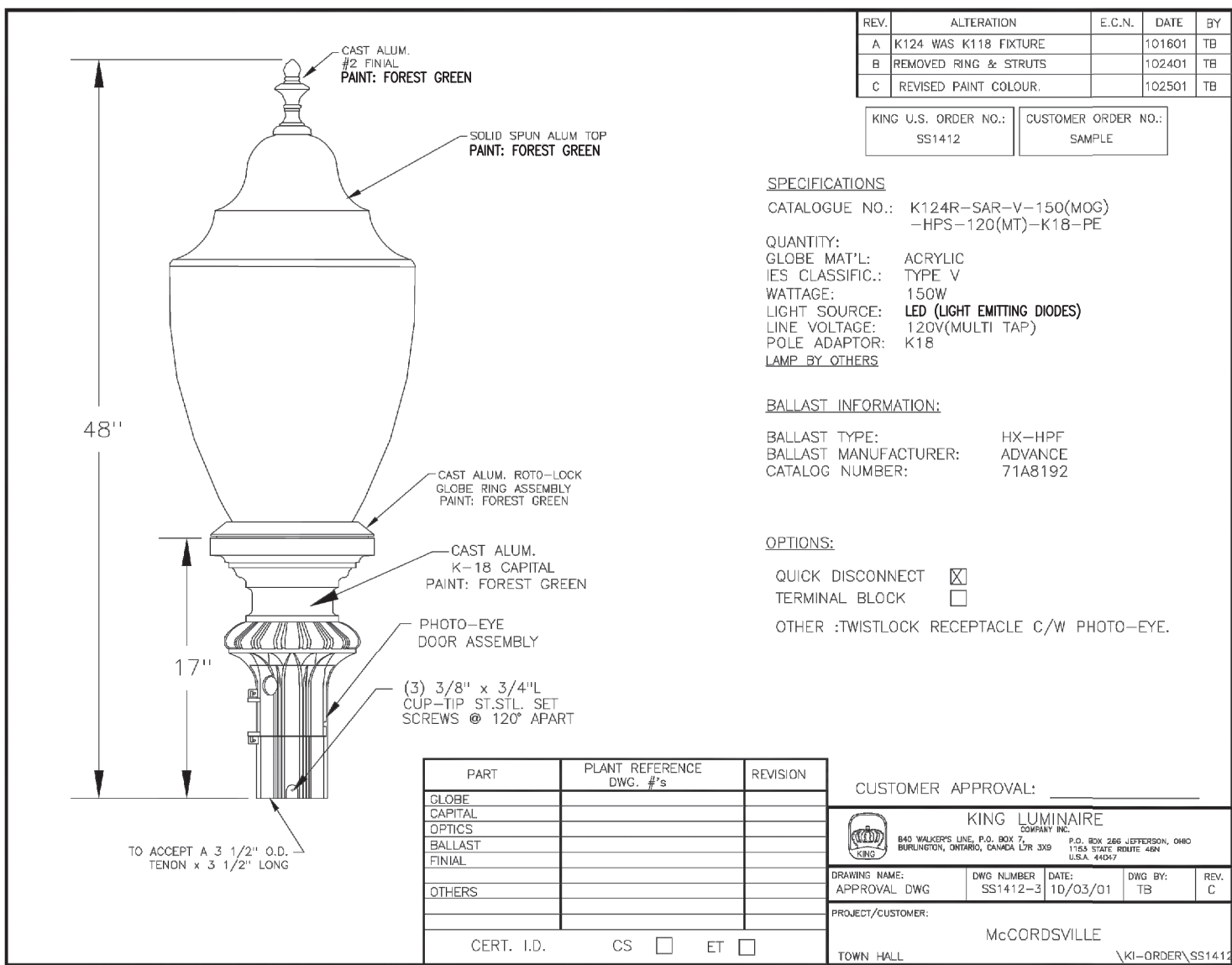
LEGEND:

EXISTING	RIGHT-OF-WAY LINE	PROPOSED
	STOP SIGN	STOP SIGN
	SPEED LIMIT SIGN	25
	STREET NAME SIGN	
	END OF ROAD MARKER: TYPE III CONSTRUCTION BARRICADE	
	HIGH POWERED LED STREET LIGHT	
	NOTE: ALL STREET LIGHTS TO BE FULL CUT-OFF AND DARK SKY COMPLIANT	
	POND SAFETY SIGN	



POND SAFETY SIGN
NOT TO SCALE

- NOTES:
1. SIZE SHOULD BE A MINIMUM OF ONE SQUARE FEET, MAXIMUM FOUR SQUARE FEET.
 2. SHOULD BE NO MORE THAN 500 FEET APART, WITH NO LESS THAN FOUR SIGNS PER POND.
 3. A SIGN MUST BE PLACED AT ALL PUBLIC ACCESS AND ENTRANCE AREAS TO POND.
 4. MUST HAVE THE WORDS "NO SWIMMING" AND A "NO SWIMMING" SYMBOL. CAN ALSO PROHIBIT TRESPASSING, SWIMMING, WADING OR OTHER RECREATIONAL ACTIVITIES THAT WOULD INVOLVE A PERSON ENTERING A POND.
 5. COLORS TO BE DETERMINED BY THE HOMEOWNERS ASSOCIATION DEVELOPER.



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MCCORD POINTE SECTION 7
MCCORDSVILLE, INDIANA
TRAFFIC CONTROL PLAN



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DATE
NOVEMBER 2020
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AS SHOWN
SHEET

C3.3

TRAFFIC CONTROL PLAN

PLANT MATERIAL SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
AS	ACER SCCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	36	2" B&B	CENTRAL LEADER, HEADED UP TO 4' MIN
CV	CRATEAGUS VIRDIS 'WINTER KING'	WINTER KING HAWTHORN	20	2" B&B	GOOD BRANCH STRUCTURE HEADED UP TO 4' MIN
PA	PICEA ABIES	NORWAY SPRUCE	97	6" B&B	SINGLE LEADER, FULL, MATCHING SPECIMENS
PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	26	2" B&B	CENTRAL LEADER, HEADED UP TO 4' MIN
CAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	4	CONT	#1 POT

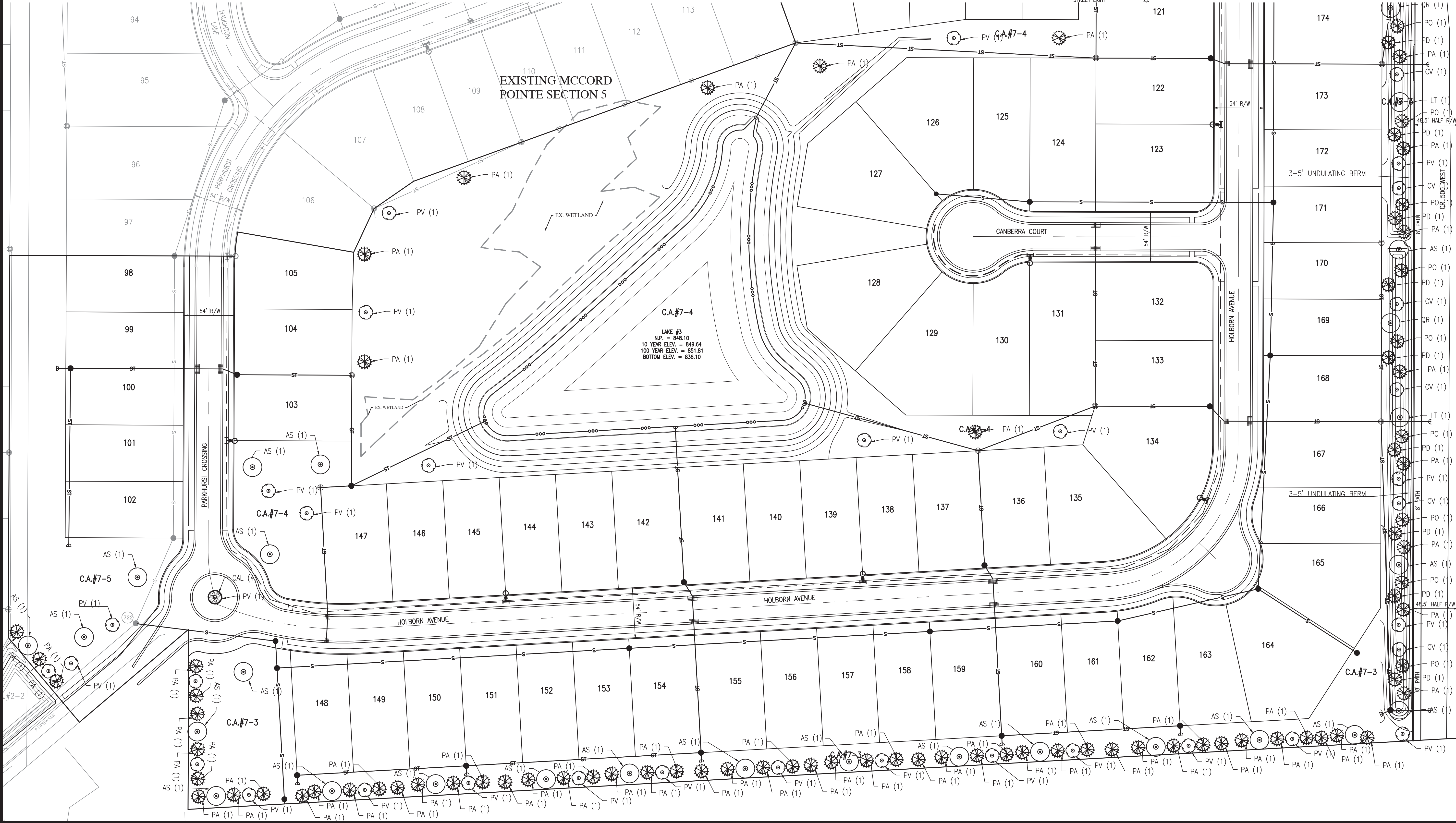
NOTE:
SUPPLEMENTAL TREE PLANTINGS AT A RATE OF 5 TREES PER ACRE ARE REQUIRED

LANDSCAPE LEGEND:

- # XXX QUANTITY / KEY
- ENTRY MONUMENT
- PERENNIAL BED
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- GRASSES

LEGEND:

- EXISTING
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- SWALE / FLOWLINE
- SUBSURFACE DRAIN
- SANITARY SEWER
- STORM SEWER
- STORM CULVERT
- WATER MAIN
- CONTOUR, MAJOR
- CONTOUR, MINOR
- FENCE
- TREE LINE
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- STORM END SECTION
- FIRE HYDRANT
- STREET LIGHT
- PROPOSED
- FOR CONTINUATION SEE SHEET L1.1



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MCCORD POINTE SECTION 7
MCCORDSVILLE, INDIANA
LANDSCAPE PLAN

CHRISTOPHER K. EICHENBERG
REGISTERED PROFESSIONAL ENGINEER
No. 11400758
STATE OF INDIANA

Drawn by TS/TD/GM
Checked by KE
Date NOVEMBER 2020
Scale AS SHOWN
Sheet

JOB NUMBER 2019-263-G

L1.0
LANDSCAPE PLAN

File Name: W:\CalAtlantic Homes\2019-263-G Lennar- McCord Pointe Sec 7\Design\CAD\19263G.Landscape Plan.dwg, Layout: L1.0
Plot Date: Feb 15, 2021
Plot Time: 9:10am
By: keichhorn

PLANT MATERIAL SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
AS	ACER SCCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	36	2" B&B	CENTRAL LEADER, HEADED UP TO 4' MIN
CV	CRATEAGUS VIRDIS 'WINTER KING'	WINTER KING HAWTHORN	20	2" B&B	GOOD BRANCH STRUCTURE HEADED UP TO 4' MIN
PA	PICEA ABIES	NORWAY SPRUCE	97	6" B&B	SINGLE LEADER, FULL, MATCHING SPECIMENS
PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	26	2" B&B	CENTRAL LEADER, HEADED UP TO 4' MIN

NOTE:
SUPPLEMENTAL TREE PLANTINGS AT A RATE OF 5 TREES PER ACRE ARE REQUIRED

LANDSCAPE LEGEND:

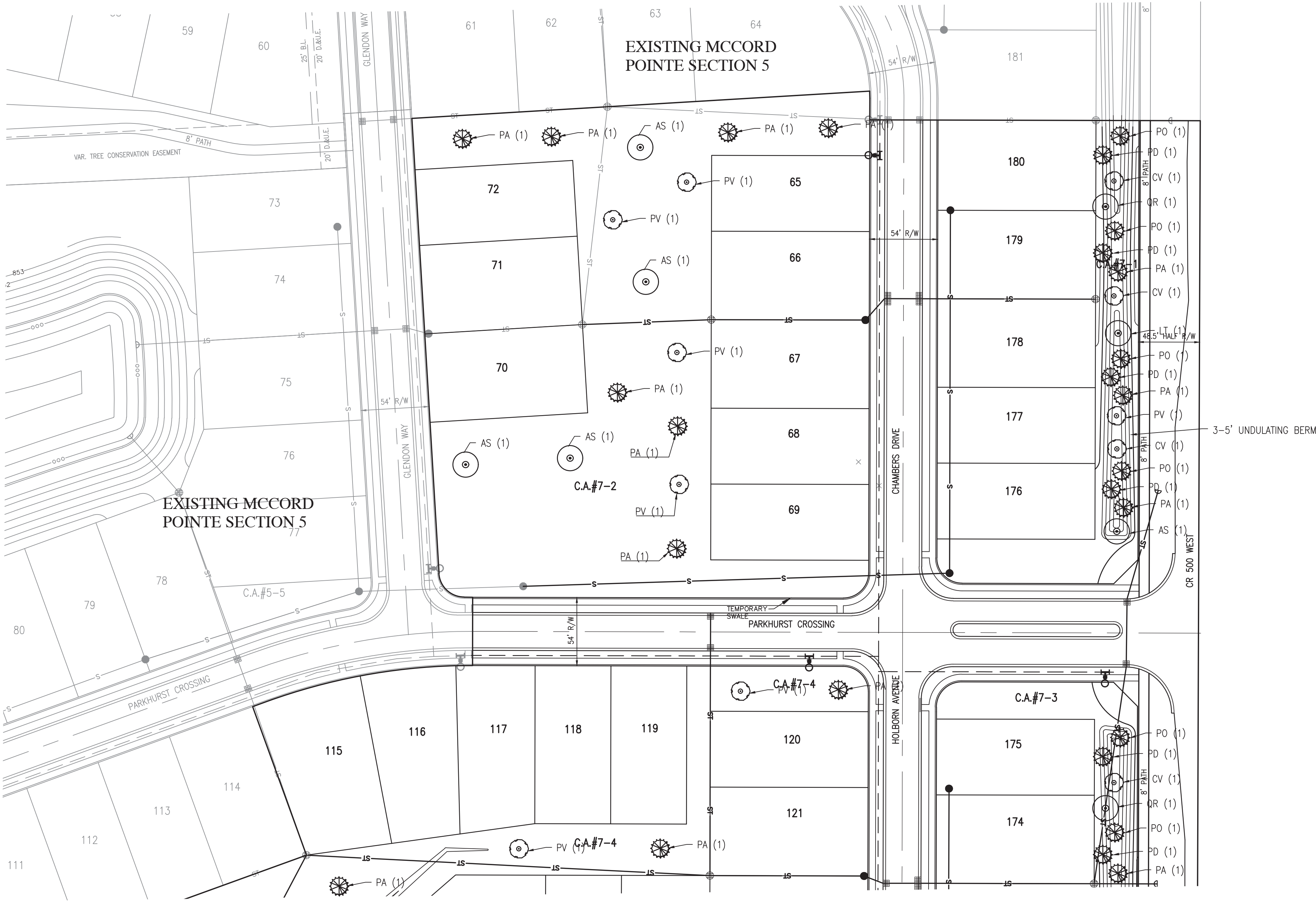
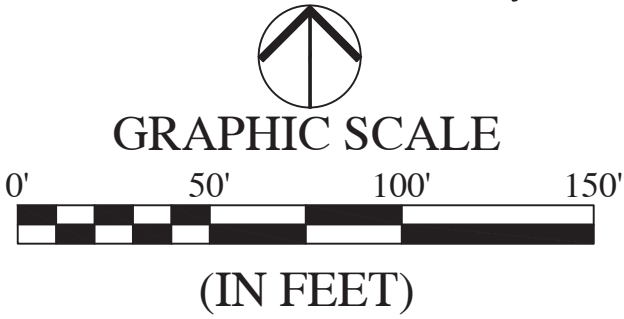
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QUANTITY / KEY
- ENTRY MONUMENT
- PERENNIAL BED
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- GRASSES

LEGEND:

- EXISTING
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- SWALE / FLOWLINE
- SUBSURFACE DRAIN
- SANITARY SEWER
- STORM SEWER
- STORM CULVERT
- WATER MAIN
- CONTOUR, MAJOR
- CONTOUR, MINOR
- FENCE
- TREE LINE
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- STORM END SECTION
- FIRE HYDRANT
- STREET LIGHT

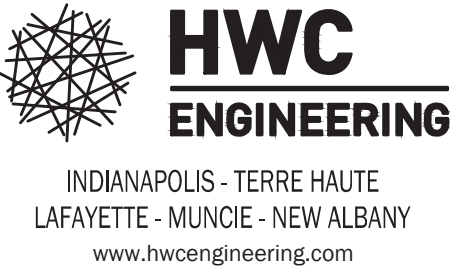
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MCCORD POINTE SECTION 7
MCCORDSVILLE, INDIANA
LANDSCAPE PLAN



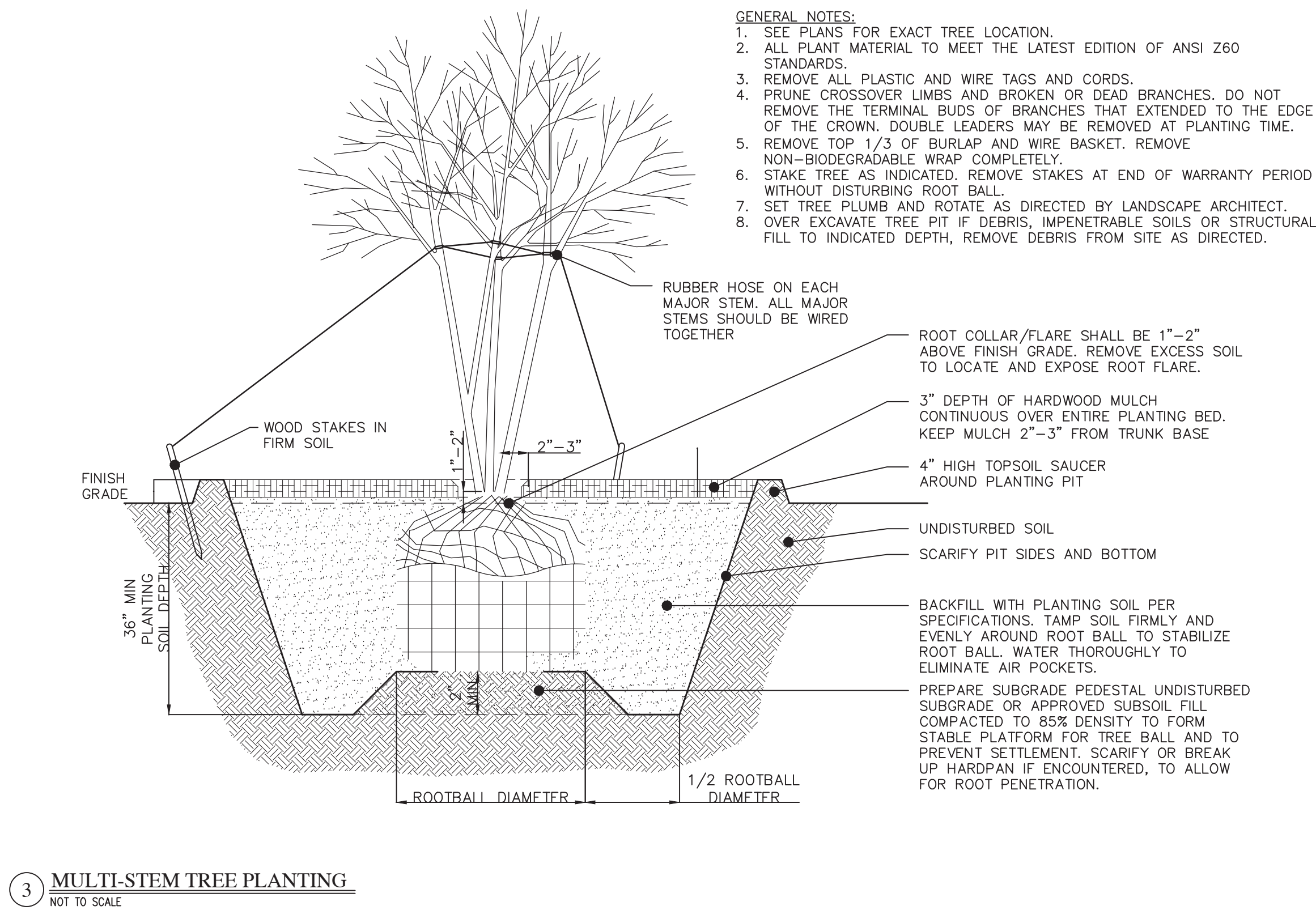
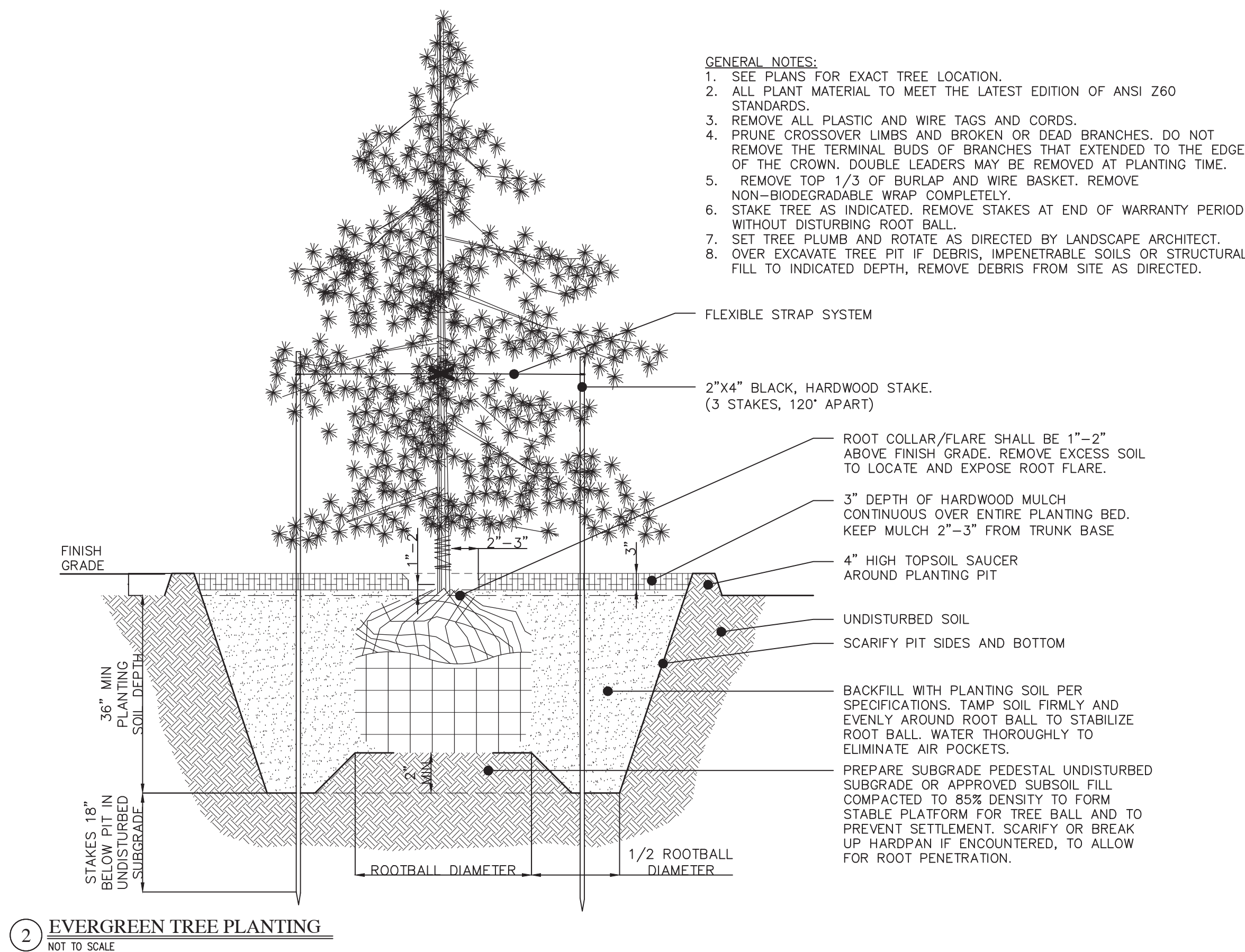
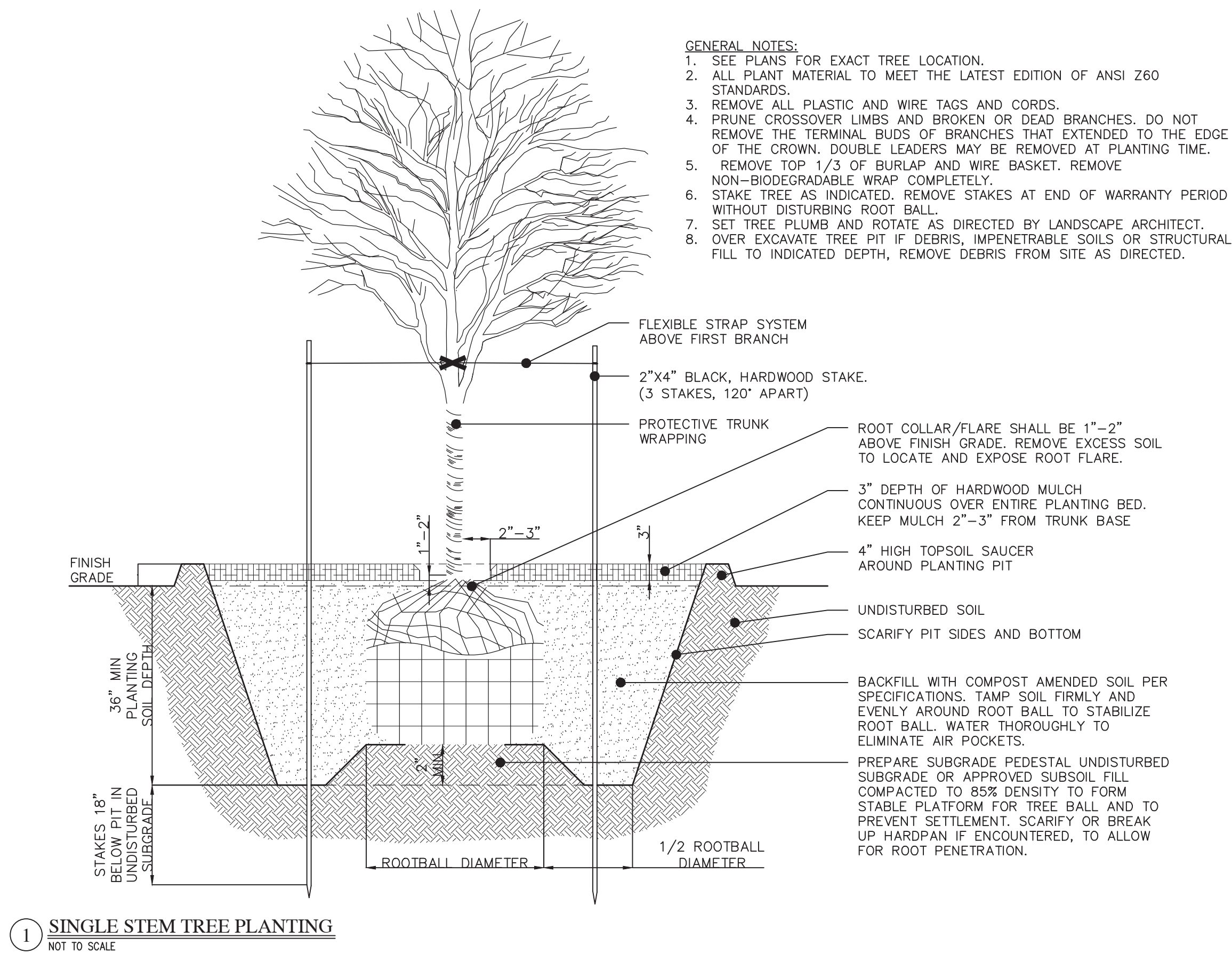
Christopher K. Eichhorn

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CHECKED BY KE	
DATE NOVEMBER 2020	
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SHEET	

L1.1

LANDSCAPE PLAN

Plot Date: Feb 15, 2021 Plot Time: 9:10am File Name: W:\CalAtlantic Homes\2019-263-G Lennar- McCord Pointe Sec 7\Design\CAD\192636.Landscape Planting Layout L1.2 By: keichhorn



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LAFAYETTE - MUNCIE - NEW ALBANY
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MCCORD POINTE
MCCORDSVILLE, INDIANA
LANDSCAPE DETAILS

Professional Engineer Seal:
K. EICHORN
No. 11400758
STATE OF INDIANA
REGISTERED PROFESSIONAL ENGINEER

Project Information:
DRAWN BY: TS/TD/GM
CHECKED BY: KE
DATE: NOVEMBER 2020
SCALE: AS SHOWN
SHEET: L1.2
LANDSCAPE DETAILS

Job Number: 2019-263-G

THIS INSTRUMENT PREPARED BY:

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PHONE: (317) 347-3663

DEVELOPED BY:
L. J. HANCOCK & SONS, INC.
11555 N. MERIDIAN ST., SUITE 400
CARMEL, INDIANA 46032
PHONE: (317) 659-3200

ZONED MCCORD POINTE AMENDED PID ORDINANCE NO. 100107B, AN ORDINANCE AMENDING THE TOWN OF MCCORDSVILLE ZONING ORDINANCE NO. 121410, AS AMENDED, DEVELOPMENT STANDARDS

MAXIMUM NUMBER OF LOTS
MINIMUM LOT AREA
MINIMUM LOT WIDTH
AT BUILDING LINE
MINIMUM FRONT YARD SETBACK
MINIMUM SIDE YARD SETBACK
MINIMUM REAR YARD SETBACK
MINIMUM LIVABLE FLOOR AREA
MIN. GROUND FLOOR LIVING AREA
MAXIMUM LOT COVERAGE
MAXIMUM HEIGHT - PRINCIPAL

AREA "A"
197
7,500 SQ. FT
60
25 FEET
5 FEET
25 FEET
1,500 SF (SINGLE STORY)
1,800 SF (MULTI STORY)
900 SF (MULTI STORY)
55%*
35 FEET

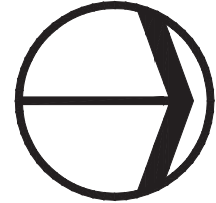
PER ORDINANCE 091019 RECORDED AS INST. #20190914 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

MCCORD POINTE SECTION 7 SECONDARY PLAT TOWN OF MCCORDSVILLE VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA (PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____



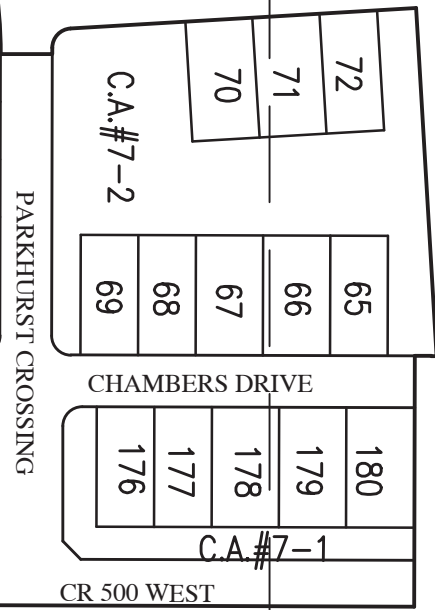
Assumed North

0 100' 200' 400'
Scale: 1" = 200'

SHEET 4

MCCORD POINTE
SECTION 5

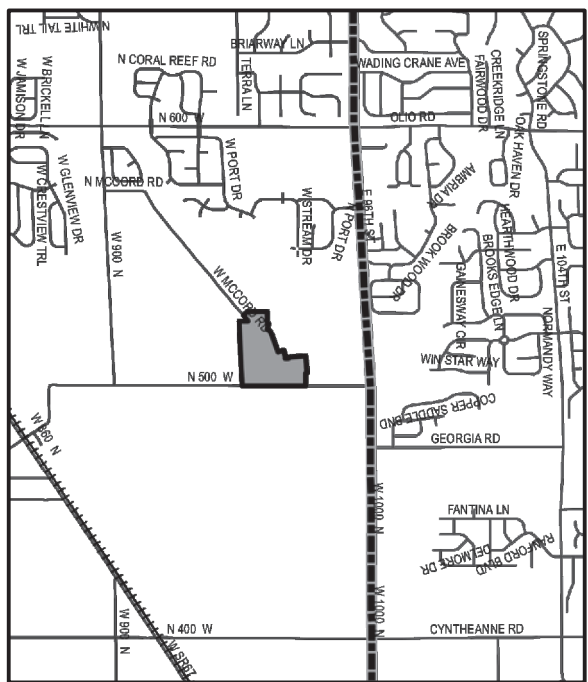
SHEET 2



Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Date
C-1	165.58'	473.00'	164.73'	S80°06'46"W	2/03/24
C-2	30.18'	20.00'	27.39'	S46°38'03"E	8/6/26/58
C-3	31.42'	20.00'	28.28'	M45°08'28"E	9/00/00
C-4	31.42'	20.00'	28.28'	S44°51'32"E	9/00/00
C-5	31.42'	20.00'	28.28'	S45°08'28"W	9/00/00
C-6	31.42'	20.00'	28.28'	M44°51'32"W	9/00/00
C-7	31.42'	20.00'	28.28'	M45°08'28"E	9/00/00
C-8	34.60'	50.00'	33.91'	S70°02'09"E	3/9/38/46
C-9	226.28'	50.00'	77.00'	S00°08'28"W	2/59/17/52
C-10	34.60'	50.00'	33.91'	S7°01'8'05"W	3/9/38/46
C-11	31.42'	20.00'	28.28'	M44°51'32"W	9/00/00
C-12	186.01'	123.00'	168.79'	M43°27'54"E	8/6/38/52
C-13	113.42'	150.00'	110.74'	N21°46'11"E	4/31/9/26
C-14	57.53'	177.00'	57.28'	N09°27'10"E	1/8/37/25
C-15	40.88'	50.00'	39.75'	S04°39'26"E	4/6/50/38
C-16	124.87'	50.00'	94.86'	M43°27'54"E	14/30/51/8
C-17	40.88'	50.00'	39.75'	N88°24'46"W	4/6/50/38



Assumed North



Vicinity Map

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

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LEGEND

25	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.&L.E.	DRAINAGE EASEMENT
D.U.&S.S.E.	DRAINAGE EASEMENT
R.D.E.	REGULATED DRAIN EASEMENT
B.S.L.	LANDSCAPE EASEMENT
R/W	RIGHT OF WAY
C.L.	CENTERLINE
S	SQUARE FOOT
AC	ACRES
R	RADIUS
N.A.E.	NON ACCESS EASEMENT
T.P.A.	TREE PRESERVATION AREA

LEGEND

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

SUBDIVISION MONUMENTS

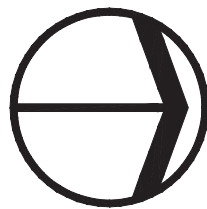
- DENOTES 5/8" DIA. ALUMINUM MONUMENT 6' LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HMC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE

- DENOTES 5/8" REBAR 30" LONG WITH CAP STAMPED "HMC 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 4/8" REBAR WITH CAP STAMPED "HMC ENGINEERING FIRM #0114" SET FLUSH

- DENOTES ROUND 5/8" REBAR 30" LONG WITH CAP STAMPED "SSA FIRM #008"

- ✠ DENOTES ROUND 4"x4" CONCRETE MONUMENT WITH A



Assumed North

Scale: 1" = 50'

FOR CONTINUATION SEE SHEET 2 OF 6

MCCORD POINTE SECTION 7

SECONDARY PLAT

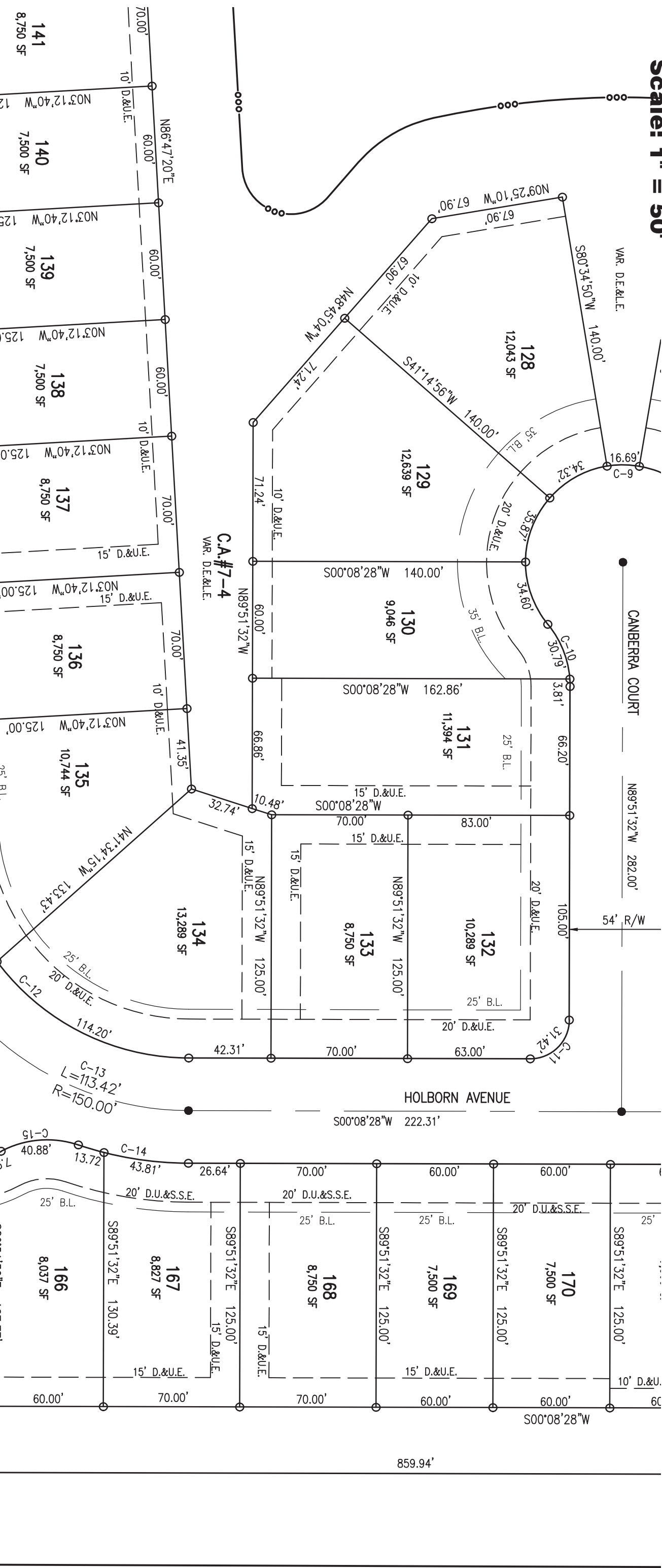
TOWN OF MCCORDSVILLE

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

INSTRUMENT No.: _____

CABINET: _____

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LEGEND

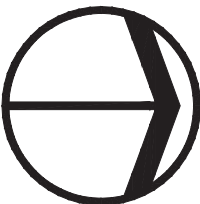
- | | |
|------------|--------------------------|
| 25 | LOT NUMBER |
| D.E. | DRAINAGE EASEMENT |
| D&L.E. | DRAINAGE EASEMENT |
| D&L&S.S.E. | DRAINAGE EASEMENT |
| R.D.E. | REGULATED DRAIN EASEMENT |
| L.E. | LANDSCAPE EASEMENT |
| B.S.L. | BUILDING SETBACK LINE |
| R/W | RIGHT OF WAY |
| C.S.A. | CURB SIDE AREA |
| S.F. | SQUARE FEET |
| AC | ACRES |
| R | RADIUS |
| N.A.E. | NON ACCESS EASEMENT |
| T.P.A. | TREE PRESERVATION AREA |

LEGEND

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

SUBDIVISION MONUMENTS

- DENOTES 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"
- "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 30" LONG WITH CAP ENGINEERING FIRM #0114 SET FLUSH
- DENOTES FOUND 5/8" REBAR 30" LONG WITH CAP STAMPED "SSA FIRM #008"
- ✠ DENOTES FOUND 4"x4" CONCRETE MONUMENT WITH A



Assumed North

Scale: 1" = 50'

MCCORD POINTE SECTION 7

SECONDARY PLAT

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

FOR CONTINUATION SEE SHEET 4 OF 6

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____

