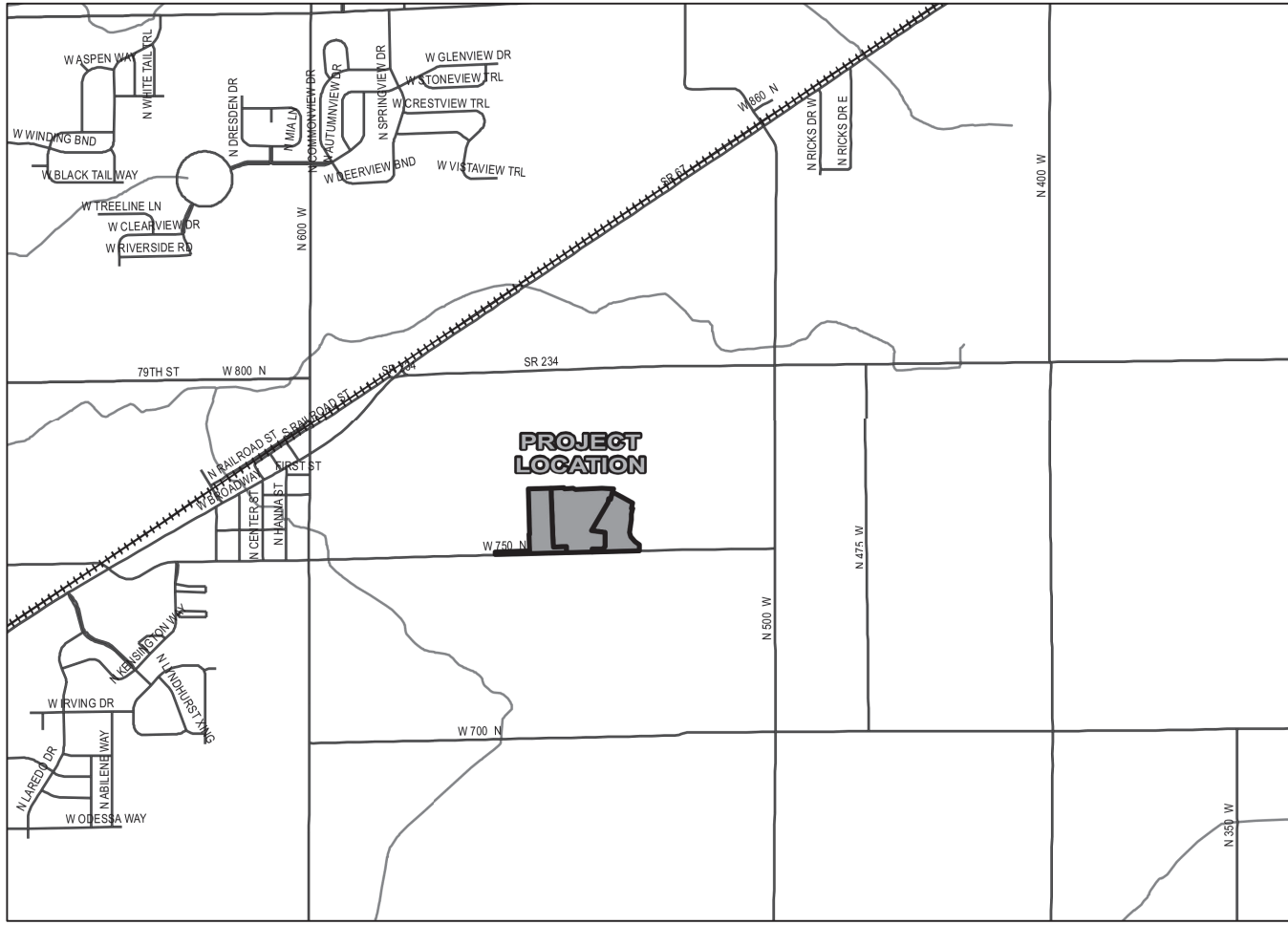
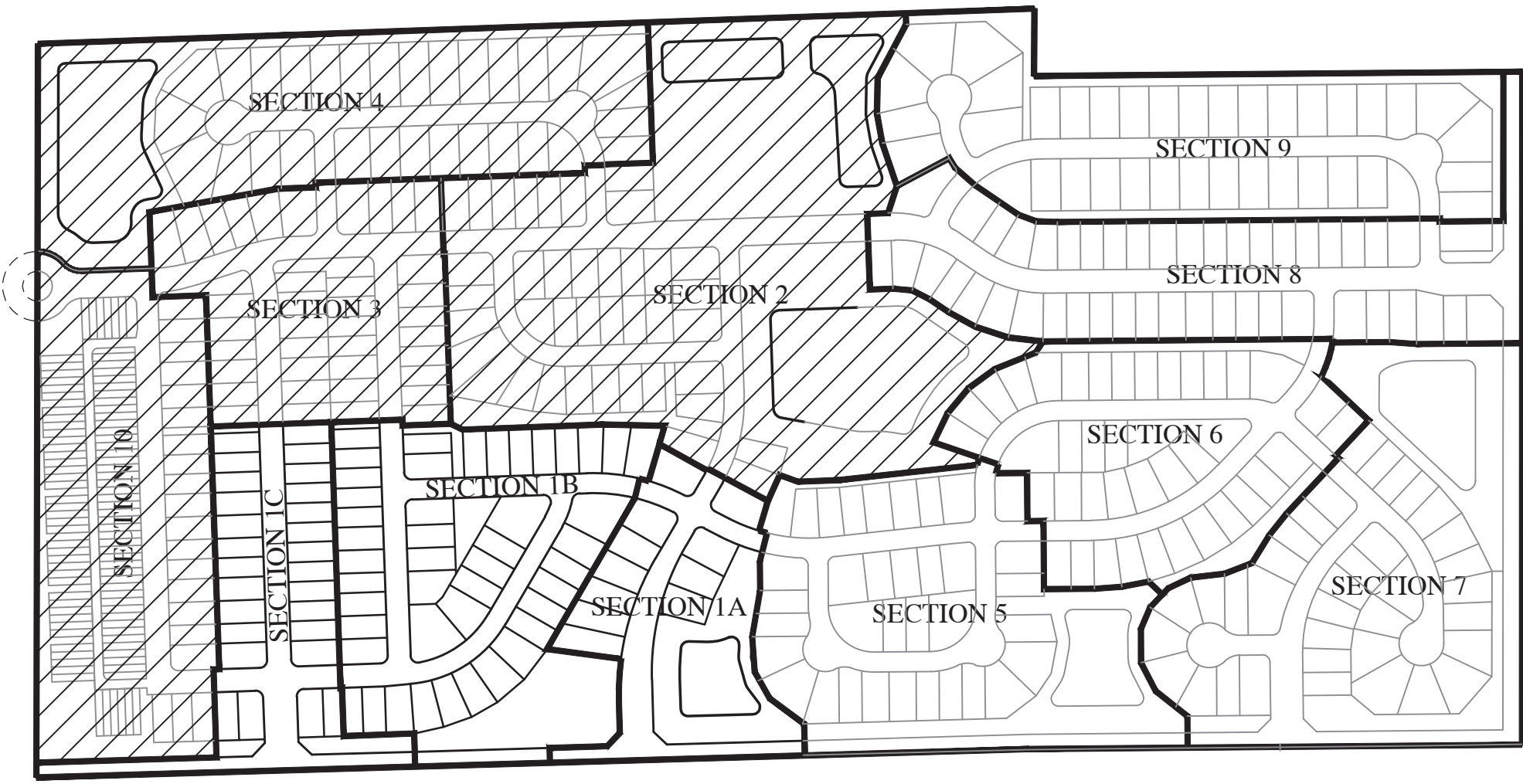


File Name: W:\Pulte Homes\2021-064-B Pulte- Jacob: Legacy Farms Sect. 1A-1B-1C\Design\CAD\21064-B\Cover Sheet.dwg, Layout: C1.0  
Plot Date: Feb 18, 2022 Plot Time: 10:04am By: dchesterfield



LOCATION MAP  
SCALE: 1" = 1 MILE



PHASING PLAN IS CONCEPTUAL.  
PHASING LINES AND NAMES MAY CHANGE,  
BASED ON FUTURE MARKETING CONDITIONS.

**SINGLE FAMILY  
PHASING LOT SCHEDULE**

|             |          |
|-------------|----------|
| SECTION 1A: | 11 LOTS  |
| SECTION 1B: | 45 LOTS  |
| SECTION 1C: | 26 LOTS  |
| SECTION 2:  | 37 LOTS  |
| SECTION 3:  | 38 LOTS  |
| SECTION 4:  | 28 LOTS  |
| SECTION 5:  | 34 LOTS  |
| SECTION 6:  | 38 LOTS  |
| SECTION 7:  | 35 LOTS  |
| SECTION 8:  | 43 LOTS  |
| SECTION 9:  | 36 LOTS  |
| SECTION 10: | 20 LOTS  |
| TOTAL:      | 391 LOTS |
| TOWNHOMES   |          |
| SECTION 10: | 87 UNITS |

|                               |  |
|-------------------------------|--|
| PLANNING COMMISSION APPROVAL  |  |
| DRAINAGE APPROVAL             |  |
| ADDRESS APPROVAL              |  |
| EROSION CONTROL APPROVAL      |  |
| COUNTY ENGINEER APPROVAL      |  |
| COUNTY SANITARIAN APPROVAL    |  |
| COUNTY COMMISSIONERS APPROVAL |  |

# JACOBI LEGACY FARMS SECTIONS 1A-1B-1C

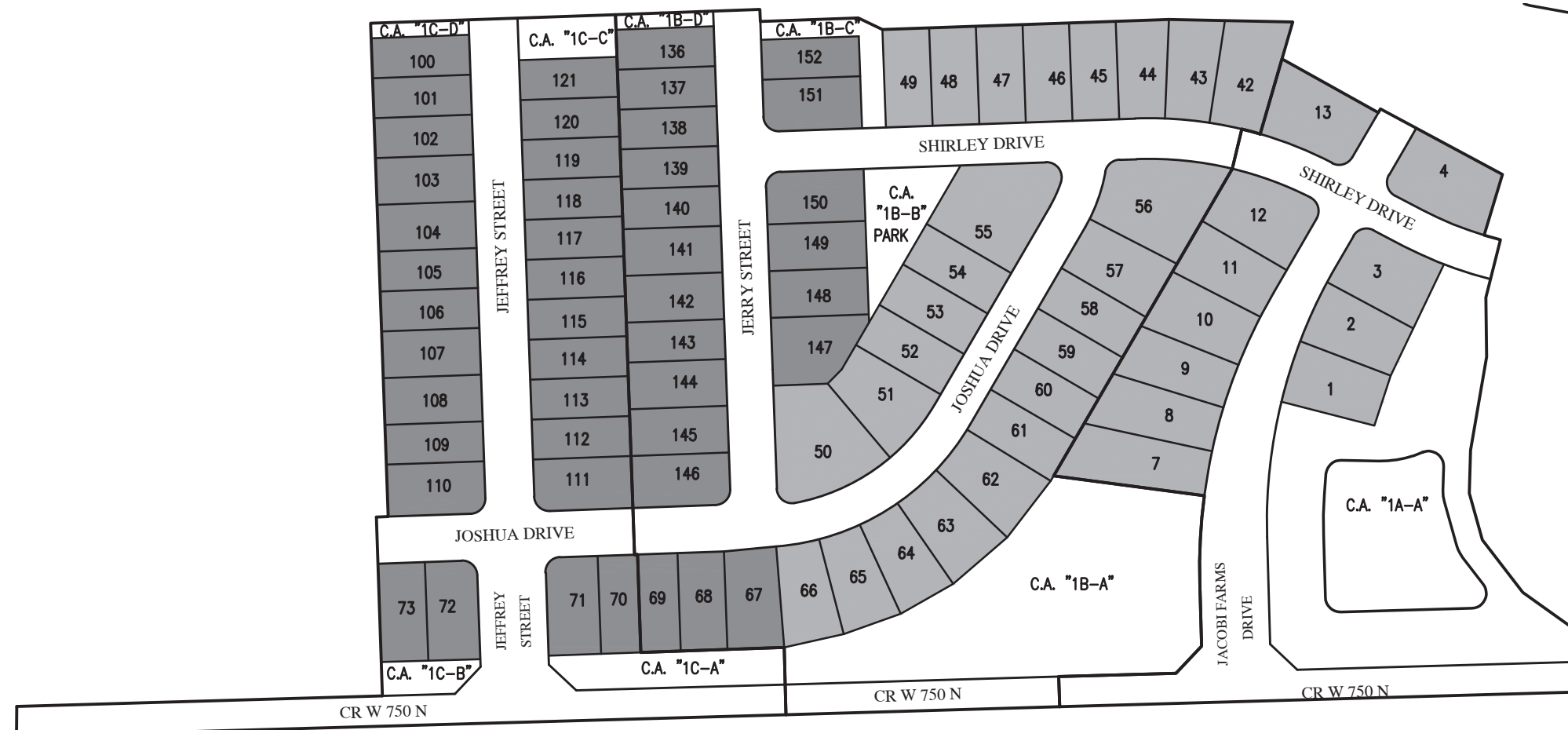
## Pulte Homes of Indiana, L.L.C.

### DEVELOPER:

Pulte Homes of Indiana, L.L.C.  
JOSEPH MARX  
11590 N. Meridian St., Suite 530  
Carmel, Indiana 46032  
(317) 575-2350  
Joseph.Marx@pultegroup.com

### CIVIL ENGINEER and SURVEYOR:

HWC ENGINEERING  
135 N. PENNSYLVANIA ST., SUITE 2800  
INDIANAPOLIS, IN 46204  
(317) 347-3663  
bburke@hwcengineering.com  
PROPERTY ADDRESS  
5560 W 750N  
McCordsville, IN 46055



SITE MAP  
SCALE: 1" = 200'

### 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 |

PREPARED BY:  
HWC Engineering  
135 N. Pennsylvania, Suite 2800  
Indianapolis, IN 46204  
(317) 347-3663

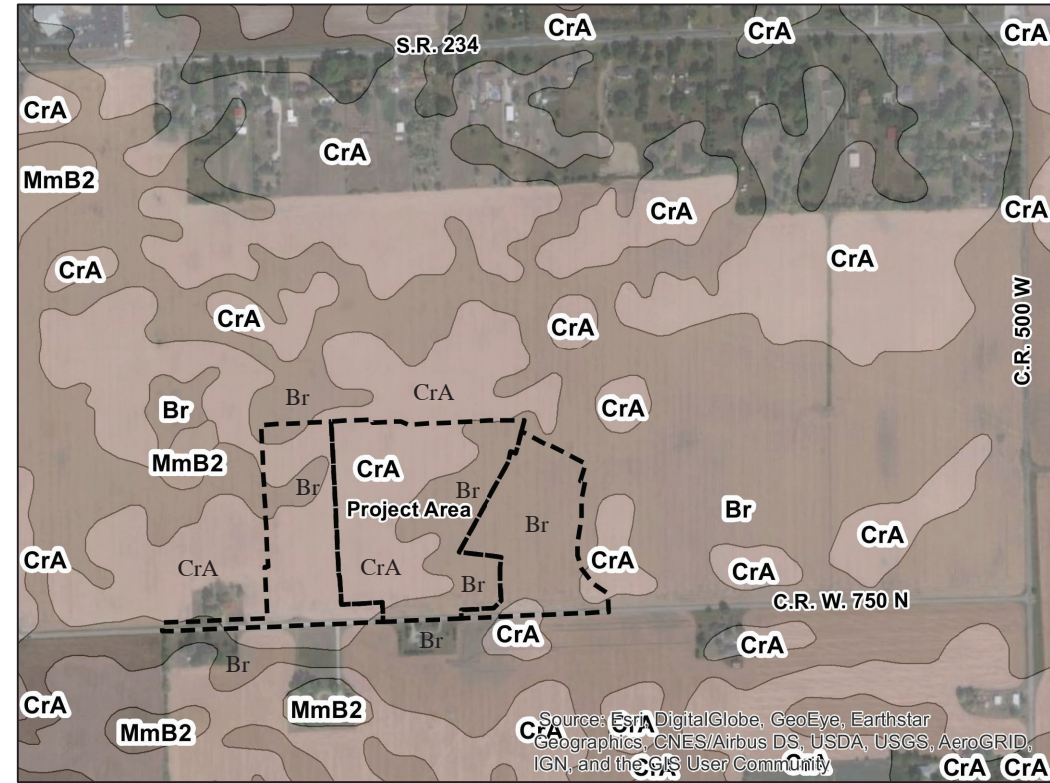
### FLOOD HAZARD STATEMENT:

THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X AS SAID TRACT PLOTS BY SCALE THE FLOOD INSURANCE RATE MAP NUMBER 18059C0018D FOR HENDRICKS COUNTY, INDIANA (MAP DATED DECEMBER 4, 2007) AND MAP NUMBER 18059C0019E FOR HENDRICKS COUNTY, INDIANA (MAP DATED MARCH 17, 2014).



### SOILS LEGEND

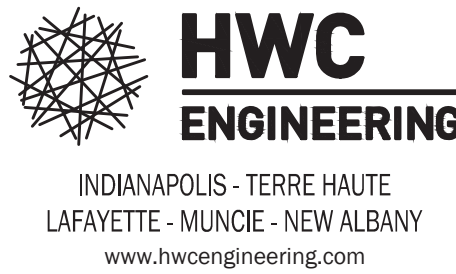
BR BROOKSTON SILTY CLAY LOAM  
CRA CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES  
MmB2 MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED



### SHEET LIST TABLE

| Sheet Title   | Sheet Description   |
|---------------|---|
| C1.0          | COVER SHEET   |
| C1.1-C1.3     | EXISTING CONDITIONS & DEMOLITION PLAN   |
| C1.4-C1.6     | DEVELOPMENT PLAN  |
| C1.7-C1.10    | MASS GRADING PLAN   |
| C1.11-C1.13   | OFFSITE UTILITY PLAN  |
| C1.14         | STREET CROSS SECTION DETAILS  |
| C1.15-C1.24   | PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION  |
| C1.25-C1.34   | POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN  |
| C1.35-C1.36   | EMERGENCY FLOOD ROUTE PLAN  |
| C1.37-C1.39   | MASTER UTILITY PLAN   |
| C1.40-C1.41   | SUBSURFACE DRAIN PLAN   |
| C1.42         | OPEN SPACE PLAN   |
| C2.0-C2.4     | STREET PLAN & PROFILE   |
| C3.0          | SECTION 1A CR W 750 N ENTRANCE PLAN   |
| C3.1          | SECTION 1C CR W 750 N ENTRANCE PLAN   |
| C3.2          | MAINTENANCE OF TRAFFIC PLAN   |
| C3.3          | STRIPING PLAN   |
| C3.4          | INTERSECTION DETAILS  |
| C3.5          | TRAFFIC CONTROL AND LIGHTING PLAN   |
| C4.0-C4.7     | SANITARY SEWER PLAN & PROFILE   |
| C5.0          | LIFT STATION SITE PLAN  |
| C5.1          | LIFT STATION PLAN & SECTION   |
| C5.2          | LIFT STATION STANDARD DETAILS   |
| C5.3-C5.13    | SANITARY FORCEMAIN PLAN & PROFILE   |
| C5.14-C5.16   | SANITARY FORCEMAIN MISC. DETAILS  |
| E1-E7 & I1-I6 | LIFT STATION ELECTRICAL SITE PLAN, DETAILS, DESIGN STANDARDS & WIRING DIAGRAMS (NOT INCLUDED WITH THIS SUBMITTAL. WILL BE ADDED AT A LATER DATE.) |
| C6.0-C6.13    | STORM SEWER PLAN & PROFILE  |
| C7.0          | WATER DISTRIBUTION PLAN (SECTION 1A)  |
| C7.1          | WATER DISTRIBUTION PLAN (SECTION 1B)  |
| C7.2          | WATER DISTRIBUTION PLAN (SECTION 1C)  |
| C7.3          | WATER DISTRIBUTION PLAN (SECTION 1A - OFFSITE) (CR W 750 N FRONTAGE)  |
| C7.4-C7.5     | 16" WATERMAIN PLAN & PROFILE (SECTION 1A - OFFSITE) (CR W 750 N FRONTAGE) (NOT INCLUDED WITH THIS SUBMITTAL. WILL BE ADDED AT A LATER DATE.)      |
| C8.0-C8.1     | STORMWATER POLLUTION PREVENTION NOTES   |
| C8.2-C8.3     | STORMWATER POLLUTION PREVENTION DETAILS   |
| C8.4          | CONSTRUCTION DETAILS  |
| C8.5          | CITIZENS ENERGY GROUP WATER DETAILS   |
| L1.0-L1.1     | LANDSCAPE PLAN  |
| L1.2-L1.3     | LANDSCAPE SCHEDULES, NOTES & DETAILS  |
| L1.4-L1.5     | LANDSCAPE MONUMENT DETAILS  |

| REVISIONS |             |    |
|-----------|-------------|----|
| DATE      | DESCRIPTION | BY |
|           |             |    |
|           |             |    |
|           |             |    |
|           |             |    |
|           |             |    |
|           |             |    |
|           |             |    |



JACOBI LEGACY FARMS SECTIONS 1A-1B-1C  
MCCORDSVILLE, INDIANA  
COVER SHEET

PROFESSIONAL ENGINEER  
No. 10000075  
BRANDON T. BURKE  
INDIANAPOLIS, IN  
DRAWN BY: DC  
CHECKED BY: BB  
DATE: FEBRUARY 18, 2022  
SCALE: AS SHOWN  
SHEET: C1.0  
JOB NUMBER: 2021-064-B  
COVER SHEET







1. NOT ALL GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL OBTAIN 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES. THERE MAY BE DIFFERENCE 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 PROTECTED AND MAINTAINED. THE CONTRACTOR SHALL MAINTAIN IN SERVICE ANY UTILITIES WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDEE INTERRUPTION TO SERVICE MAY BE REMOVED OR RELOCATED AND RELOCATED TO THE PROPOSED LOCATION OF THE INSTALLATION OF THE UTILITY. IF MINOR CONFLICTS ARISE, THE CONTRACTOR MAY SHIFT THE PROPOSED LOCATION OF THE INSTALLATION OF THE WORK. BEFORE ANY CONSTRUCTION BEGINS, THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.

- BENCHMARK INFORMATION:

ORIGINATING BENCHMARK:

USC&GS DISC STAMPED "L 4" FOUND IN CONCRETE RAILROAD CULVERT  
HEADWALL, 0.1 MILE S.W. OF MILE POST 267, 161 FT S.W. OF SEMAPHORE  
SIGNAL NO. 267-2  
ELEVATION: 857.00 (NAVD 88)  
N:1,695,331 E:260,351

TBM #1:  
MAGSPIKE W/ CAP, 1 FT ABOVE GROUND, IN S. SIDE OF PWP "CIP 11181"  
227 FT WEST OF S.W. CORNER OF SITE ALONG CR. 750 N  
ELEVATION: 862.26 (NAVD 88)  
N:1,691,427 E:259,725

TBM #2 (CP #101)  
REBAR W/ RANDOM CAP SET 732 FT WEST OF INTERSECTION OF CR. 750  
N. & CR 500 W., 1.5 FT. N. OF EDGE OF ASPHALT  
ELEVATION: 861.13 (NAVD 88)  
N:1,691,511 E:263,224

TBM #3 (CP #104)  
REBAR W/ RANDOM CAP SET 72 FT EAST OF S.W. CORNER OF SITE, 1.3  
N. OF EDGE OF CR. 750 N. ASPHALT  
ELEVATION: 864.75 (NAVD 88)  
N:1,691,431 E:260,024

TBM #4  
MAGSPIKE W/ CAP, 1 FT ABOVE GROUND, IN S. SIDE OF PWP "CIP 11185"  
184 FT EAST OF CENTER OF DRIVE TO SANITARY LIFT STATION ALONG CR  
750 N, 1182 FT W. OF S.W. CORNER OF SITE  
ELEVATION: 859.74 (NAVD 88)

TBM #5 (CP #114)  
REBAR W/ RANDOM CAP SET 1.8 FT N. OF N. EDGE OF SR 234 N.  
ASPHALT, N. OF ADDRESS: 5341 W. SR 234  
ELEVATION: 856.36 (NAVD 88)

TBM #6  
CUT "X" IN S.E. CORNER OF SIGNAL CONTROL BOX CONCRETE PAD, NW  
QUADRANT INTERSECTION OF SR 234 & SR 67.  
ELEVATION: 853.87 (NAVD 88)

HORIZONTAL INFORMATION:  
STATE PLANE COORDINATES—EAST ZONE, NAD83

FOR CONTINUATION SEE SHEET C1.8

FUTURE  
JACOBI  
LEGACY  
FARMS  
SECTION

FUTURE  
JACOBI LEGACY FARMS  
SECTION 2



KNOW WHAT'S BELOW.

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



### GRAPHIC SCALE

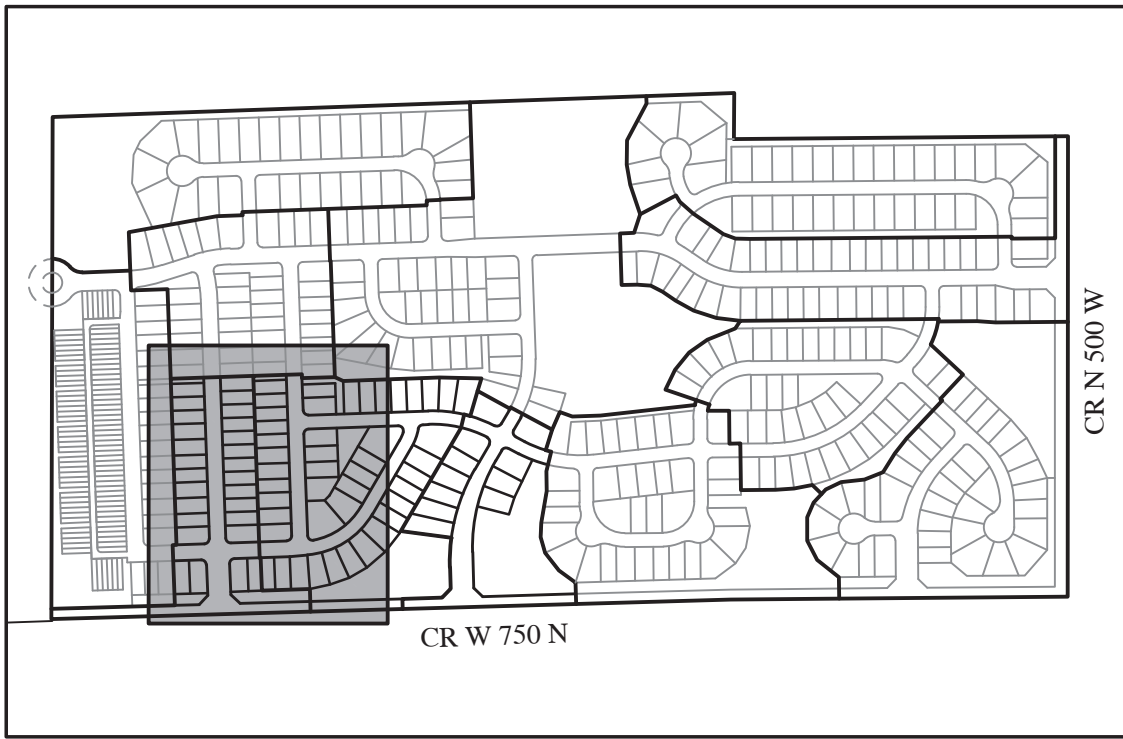
(IN FEET)

LEGEND:

| EXISTING | RIGHT-OF-WAY LINE   | PROPOSED |
|----------|---|----------|
|          | EASEMENT LINE   |          |
|          | SETBACK LINE  |          |
|          | CENTERLINE  |          |
|          | SWALE / FLOWLINE  |          |
|          | SUBSURFACE DRAIN  |          |
|          | SANITARY SEWER  |          |
|          | STORM SEWER   |          |
|          | STORM CULVERT   |          |
|          | WATER MAIN  |          |
|          | GAS MAIN  |          |
|          | TELEPHONE LINE  |          |
|          | OVER HEAD UTILITY   |          |
|          | CONTOUR, MAJOR  |          |
|          | CONTOUR, MINOR  |          |
|          | FENCE   |          |
|          | TREE LINE   |          |
|          | SANITARY MANHOLE  |          |
|          | STORM MANHOLE   |          |
|          | STORM INLET   |          |
|          | STORM END SECTION   |          |
|          | SSD OUTLET STRUCTURE  |          |
|          | FIRE HYDRANT / VALVE  |          |
|          | WATER VALVE   |          |
|          | POWER POLE  |          |
|          | STREET LIGHT  |          |
|          | FLOW ARROW  |          |
|          | NDOT APPROVED SNOW/LOWABLE<br>RAISED PAVEMENT MARKERS   |          |
|          | 150 WATT HPS STREET LIGHT<br>ON 14' POLE  |          |
|          | SANITARY SEWER CLEAN OUT  |          |
|          | SSD CLEAN OUT   |          |
|          | 6" X 6" VEHICLE BARRIER POST  |          |
|          | POCKET PARK LOCATION  |          |
|          | A.D.A. HANDICAP RAMP  |          |
|          | 2' ROLL CURB  |          |
|          | 2' ROLL CURB WITH REVERSE SLOPE   |          |
|          | 2' CHAIRBACK CURB WITH GUTTER   |          |
|          | 8' & 10' ASPHALT PATH<br>(SEE SHEET 2 OF<br>McCORDSVILLE STANDARD<br>DETAILS FOR SECTION)                           |          |
|          | 20' POND SAFETY RAMP STRUCTURED<br>WITH COMPACTED CLAY  |          |
|          | POND SAFETY SIGN<br>NO SWIMMING/ NO FISHING/<br>NO SKATING<br>(SEE DETAIL<br>SHEET C8.4)                            |          |
|          | *STORMWATER BMP WET<br>POND PLANTING SHELF<br>- KEEP OUT DO NOT<br>MOW OR SPRAY* SIGN<br>(SEE DETAIL<br>SHEET C8.4) |          |
|          | CARDINO STORMWATER<br>SEED MIX: 16,208 SF<br>(SEE DETAIL<br>SHEET C8.4)   |          |
|          | 5' TALL DECORATIVE PERIMETER FENCE<br>(WHITE VINYL (PVC) CROSSBUCK FENCE)<br>(SEE DETAIL<br>SHEET L1.3)             |          |
|          | FOUNTAIN  |          |

ABBREVIATIONS:

|             |   |     |                            |
|-------------|---|-----|----------------------------|
| CL          | - CENTERLINE                                    | CA  | - COMMON AREA              |
| NP          | - NORMAL POOL (ELEVATION)                       | 25  | - LOT NUMBER               |
| R/W         | - RIGHT-OF-WAY                                  | BC  | - BACK OF CURB             |
| B.S.L.      | - BUILDING SETBACK LINE                         | FL  | - FLOW LINE                |
| L.E.        | - LANDSCAPE EASEMENT                            | PVC | - POLYVINYL CHLORIDE PIPE  |
| D.E.        | - DRAINAGE EASEMENT                             | RC  | - REINFORCED CONCRETE PIPE |
| P.C.        | - POINT OF CURVATURE                            | TP  | - TOP OF CASTING GRADE     |
| D.&U.E.     | - DRAINAGE AND UTILITY EASEMENT                 | PT  | - POINT OF TANGENCY        |
| S.S.D.&U.E. | - SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT |     |                            |



## KEYMAP

NOT TO SCALE

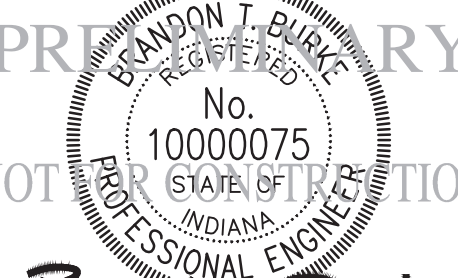
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**HWC**  
**ENGINEERING**

INDIANAPOLIS - TERRE HAUTE  
LAFAYETTE - MUNCIE - NEW ALBANY  
[www.hwcengineering.com](http://www.hwcengineering.com)

JACOBI LEGACY FARMS SECTIONS 1A-1B-1C  
MCCORDSVILLE, INDIANA

## DEVELOPMENT PLAN



Brandon T. Brubaker

|                           |                          |
|---------------------------|--------------------------|
| DRAWN BY<br>DC            | JOB NUMBER<br>2021-064-B |
| CHECKED BY<br>BB          |                          |
| DATE<br>FEBRUARY 18, 2022 |                          |
| SCALE<br>AS SHOWN         |                          |
| SHEET                     |                          |

# C1.5

## DEVELOPMENT PLAN

© 2022











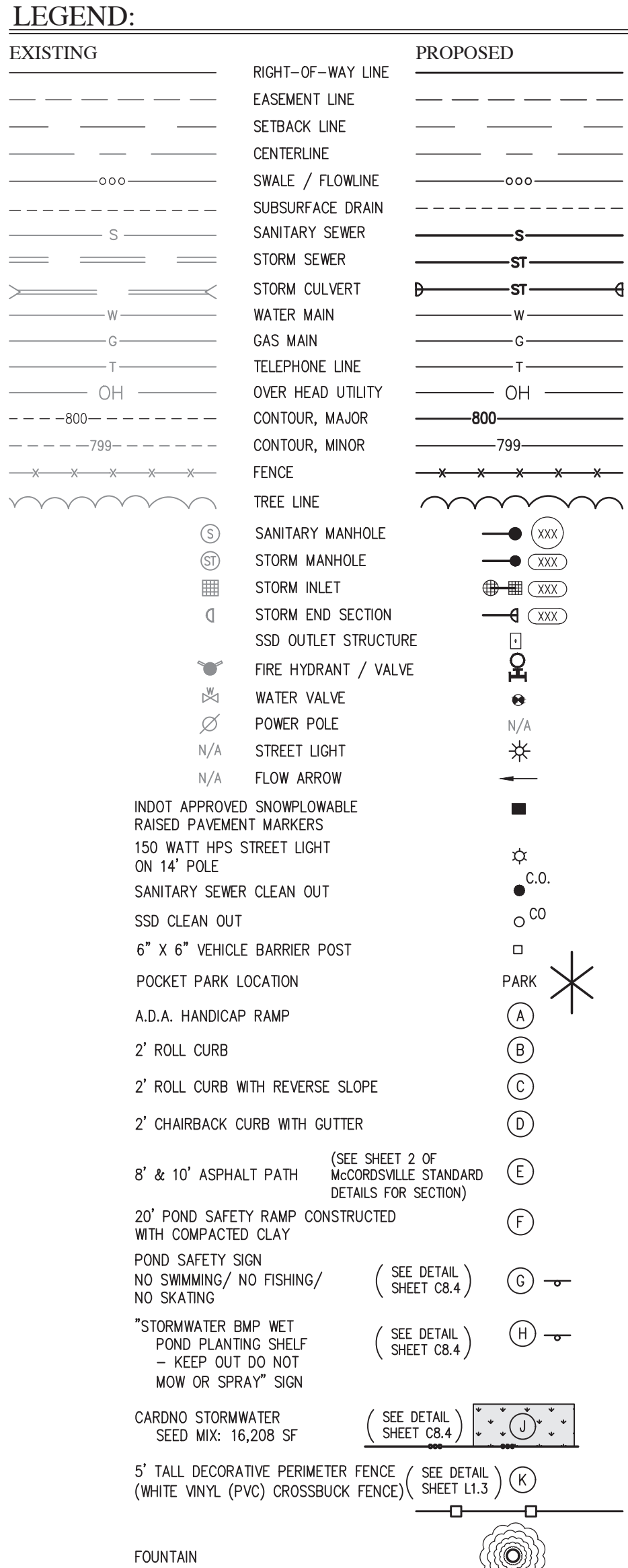
1. NOT ALL GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTOR'S INFORMATION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY 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 THE SHOWN LOCATION ON THE DRAWINGS. ALL EXISTING UTILITIES ENCOUNTERED IN THE WORK WHETHER IN PUBLIC RIGHT-OF-WAY OR ON PRIVATE PROPERTY, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ANY UTILITIES WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT CAUSING DISRUPTION TO THE SERVICE. UTILITIES TO 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 PROCEEDING WITH THE WORK, THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE UTILITY COMPANY. THE CONTRACTOR 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 THE CONDITION OF THE WORK AREA, INCLUDING PROTECTION 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 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, AND DETAILS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. THE OPTION OF THE OWNER AND/OR ENGINEER TO CONDUCT A CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO IMPEDE OR REDUCE THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL SAFETY DEVICES, INCLUDING SIGNS, BARRIERS, TRAFFIC LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. THE 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 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 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 WORK 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-998). SHALL BE FREE OF ORGANIC MATERIAL, DEBRIS, DELECTERIOUS 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.
17. ALL PROPANE TANKS ON-SITE MUST BE SECURED AND STABLE. LEANING PROPANE TANKS ARE PROHIBITED. PROPANE TANKS MUST BE LOCKED TO AVOID TAMPERING BY CHILDREN OR OTHERS. WHILE CONTRACTORS NOT AT SITE.

ORIGINATING BENCHMARK:  
 USC&GS DISC STAMPED "L 4" FOUND IN CONCRETE ROADWAY CURBWAY  
 HEADWALL, 0.1 MILE S.W. OF MILE POST 262, 161 FT W. OF SEMAPHORE  
 SIGNAL NO. 287-2  
 ELEVATION: 857.00 (NAVD 88)  
 N:1,695,331 E:260,351  
  
 TBM #1:  
 MAGPIPE W/ CAP, 1 FT ABOVE GROUND, IN S. SIDE OF PWP "CIP 11181",  
 227 FT WEST OF S.W. CORNER OF SITE ALONG CR. 750 N  
 ELEVATION: 862.26 (NAVD 88)  
 N:1,691,427 E:258,725  
  
 TBM #2 (CP #101)  
 REBAR W/ RANDOM CAP SET 732 FT WEST OF INTERSECTION OF CR. 750  
 N. & CR 500 W., 1.5 FT N. ASPHALT  
 ELEVATION: 861.13 (NAVD 88)  
 N:1,691,511 E:263,224  
  
 TBM #3 (CP #104)  
 REBAR W/ RANDOM CAP SET 72 FT EAST OF S.W. CORNER OF SITE, 1.3 FT  
 N. OF EDGE OF CR. 750 N. ASPHALT  
 ELEVATION: 864.75 (NAVD 88)  
 N:1,691,431 E:260,024  
  
 TBM #4  
 MAGPIPE W/ CAP, 1 FT ABOVE GROUND, IN S. SIDE OF PWP "CIP 11185",  
 184 FT S.E. OF CENTER OF DRIVE TO SANITARY LIFT STATION ALONG CR.  
 750 N, 1182 FT W. OF S.W. CORNER OF SITE  
 ELEVATION: 859.74 (NAVD 88)  
 N:1,691,400 E:258,770  
  
 TBM #5 (CP #114)  
 REBAR W/ RANDOM CAP SET 1.8 FT N. OF N. EDGE OF SR 234 N.  
 ASPHALT, N. OF ADDRESS: 5341 W. SR 234  
 ELEVATION: 856.36 (NAVD 88)  
 N:1,694,148 E:262,016  
  
 TBM #6  
 CUT IN IN S.E. CORNER OF SIGNAL CONTROL BOX CONCRETE PAD, NW  
 QUADRANT INTERSECTION OF SR 234 & SR 67.  
 ELEVATION: 853.87 (NAVD 88)  
 N:1,694,036 E:258,498  
  
 HORIZONTAL INFORMATION:  
 STATE PLANE COORDINATES—EAST ZONE, NAD83



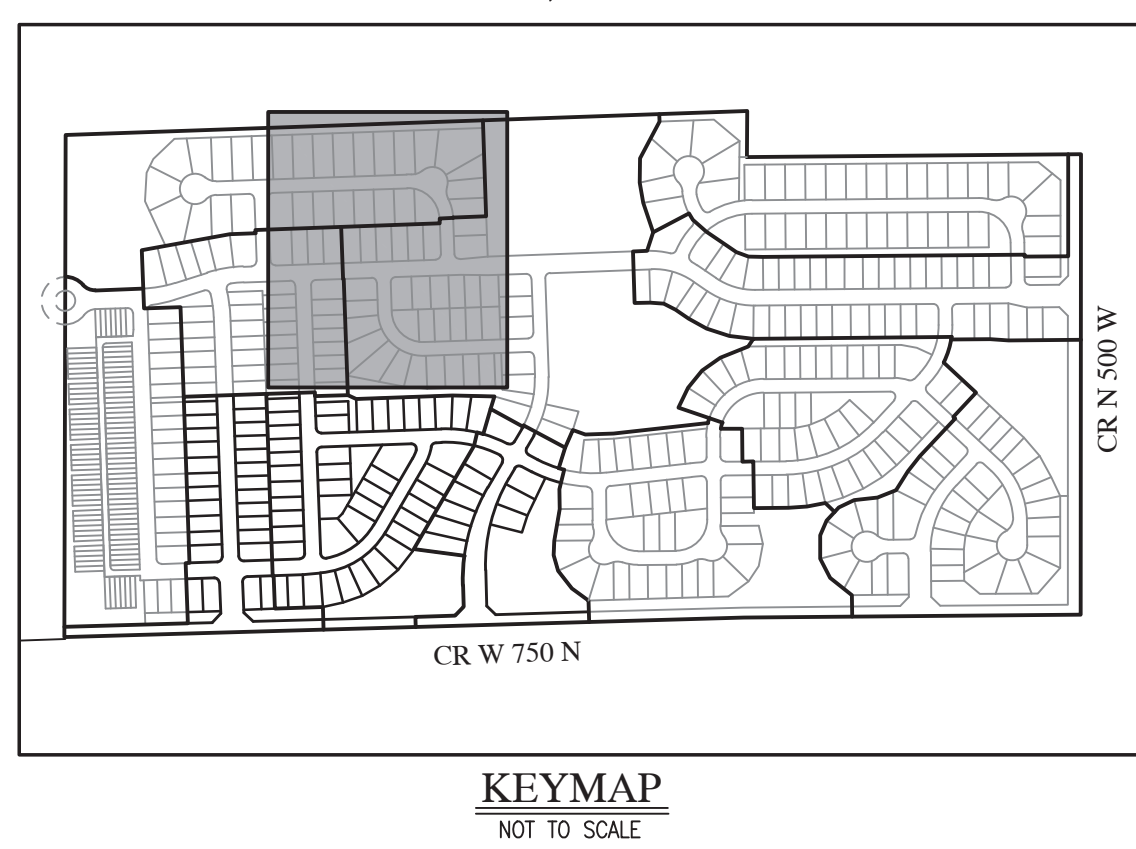
FOR CONTINUATION SEE SHEET C1.10

FOR CONTINUATION SEE SHEET C1.9



## ABBREVIATIONS:

|  |  |
|--|--|
| <p>CL – CENTERLINE</p> <p>CA – NORMAL POOL (ELEVATION)</p> <p>R/W – RIGHT-OF-WAY</p> <p>B.S.L. – BUILDING SETBACK LINE</p> <p>L. – LANE</p> <p>D.E. – LANDSCAPE EASEMENT</p> <p>PC – POINT OF CURVATURE</p> <p>S.D.U.E. – DRAINAGE AND UTILITY EASEMENT</p> <p>S.S.O.&amp;I.E. – SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT</p> | <p>CA – COMMON AREA</p> <p>CS – LOT NUMBER</p> <p>BC – BACK OF CURB</p> <p>FL – FLOW LINE</p> <p>PVC – POLYVINYL CHLORIDE PIPE</p> <p>RCP – REINFORCED CONCRETE</p> <p>TC – TOP OF CASTING GRADE</p> <p>PT – POINT OF TANGENCY</p> <p>UTILITY EASEMENT</p> |
|--|--|

[illegible]

# MASS GRADING PLAN

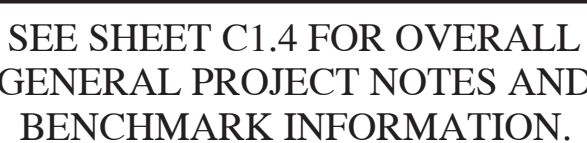


|                           |                          |
|---------------------------|--------------------------|
| DRAWN BY<br>DC            | JOB NUMBER<br>2021-064-R |
| CHECKED BY<br>BB          |                          |
| DATE<br>FEBRUARY 18, 2022 |                          |
| SCALE<br>AS SHOWN         |                          |
| SHEET                     |                          |

# C1.8

## MASS GRADING PLAN





INDOT APPROVED SNOWPLOWABLE  
 RAISED PAVEMENT MARKINGS  
 150 WATT HPS STREET LIGHT ON 14' POLE  
 SANITARY SEWER CLEAN OUT  
 SS CLEAN OUT  
 6" X 6" VEHICLE BARRIER POST  
 POCKET PARK LOCATION  
 A.D.A. HANDICAP RAMP  
 2' ROLL CURB  
 2' ROLL CURB WITH REVERSE SLOPE  
 2' CHAIRBACK CURB WITH UTILITY  
 8' & 10' ASPHALT PATH (SEE S  
 McCORD  
 DETAILS  
 20' POND SLOPE RAMP CONSTRUCT  
 WITH COMPACTED CLAY  
 POND SAFETY SIGN  
 NO SWIMMING/ NO FISHING/  
 NO SKATING  
 \*STORMWATER BMP WET  
 POND PLANTING SHELF  
 - KEEP OUT DO NOT  
 MOW OR SPRAY\* SIGN

[illegible]

# MASS GRADING PLAN



|                           |                          |
|---------------------------|--------------------------|
| DRAWN BY<br>DC            | JOB NUMBER<br>2021-064-R |
| CHECKED BY<br>BB          |                          |
| DATE<br>FEBRUARY 18, 2022 |                          |
| SCALE<br>AS SHOWN         |                          |
| SHEET                     |                          |

C1.9  
MASS GRADING  
PLAN



- 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 RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FACTS 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 DELAY. ANY UTILITIES WHICH CANNOT BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY, IF MINOR CONFLICTS ARISE, THE CONTRACTOR MAY SHIFT THE LOCATION OF THE UTILITY TO AVOID THE CONFLICT. THE WORK SHALL BE 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 THE 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 FROM THE WORK AREA. THE WORK FORMS 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 CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING A BACKLAPPED FENCE OR BARRIERS, SIGNAGE, FLASHING LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. THE 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 THE 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, AN 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'S USE. THE CONTRACTOR SHALL BE RESPONSIBLE 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 WORK PADS. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO STORM SEWER SYSTEM OR LAKE. THE SUBCONTRACTOR SHALL BE RESPONSIBLE IN WRITING TO THE OWNER, 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, DELECTERIOUS 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 (IE STRIPING) SHALL CONCOIDE 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 END OF HOME CONSTRUCTION.
17. ALL PROPANE TANKS ON-SITE MUST BE SECURED AND STABLE. LEANING TANKS MUST BE SECURED WITH CHAINS OR CABLES. PROPANE TANKS MUST BE LOCKED TO AVOID TAMPERING BY CHILDREN OR OTHERS WHILE CONTRACTORS NOT AT SITE.

ORIGINATING BENCHMARK:

USGS DISC STATION "L 4" FOUND IN CONCRETE RAILROAD CULVERT  
HEADWALL, 0.1 MILE S.W. OF MILE POST 267, 161 FT S.W. OF SEMAPHORE  
SIGNAL NO. 857-02  
ELEVATION: 2657.02 (NAVD 88)  
N:1,695,331 E: 260,351

TBM #1:  
MAGSIPIE W/ CAP. 1 FT ABOVE GROUND, IN S. SIDE OF PWP "CIP 11181",  
227 FT WEST OF S.W. CORNER OF SITE ALONG CR. 750 N  
ELEVATION: 862.26 (NAVD 88)  
N:1,691,427 E: 259,725

TBM #2 (CP #101)  
REBAR W/ RANDOM CAP SET 732 FT WEST OF INTERSECTION OF CR. 750  
N. & CR 500 W., 1.5 FT E. OF EDGE OF ASPHALT  
ELEVATION: 861.13 (NAVD 88)  
N:1,691,511 E: 263,224

TBM #3 (CP #104)  
REBAR W/ RANDOM CAP SET 72 FT EAST OF S.W. CORNER OF SITE, 1.3 FT  
N. OF EDGE OF CR. 750 N. ASPHALT  
ELEVATION: 864.75 (NAVD 88)  
N:1,691,431 E: 260,024

TBM #4  
MAGSIPIE W/ CAP. 1 FT ABOVE GROUND, IN S. SIDE OF PWP "CIP 11185",  
227 FT WEST OF CENTER OF DRIVE TO SANITARY LIFT STATION ALONG CR.  
750 N, 1182 FT W. OF S.W. CORNER OF SITE  
ELEVATION: 859.74 (NAVD 88)  
N:1,691,400 E: 258,770

TBM #5 (CP #114)  
REBAR W/ RANDOM CAP SET 1.8 FT N. OF N. EDGE OF SR 234 N.  
ASPHALT, N. OF ADDRESS: 5341 W. SR 234  
ELEVATION: 856.36 (NAVD 88)  
N:1,694,148 E: 262,016

TBM #6  
CUT "X" IN S.E. CORNER OF SIGNAL CONTROL BOX CONCRETE PAD, NW  
QUADRANT INTERSECTION OF SR 234 & SR 67.  
ELEVATION: 853.87 (NAVD 88)  
N:1,694,036 E: 258,498

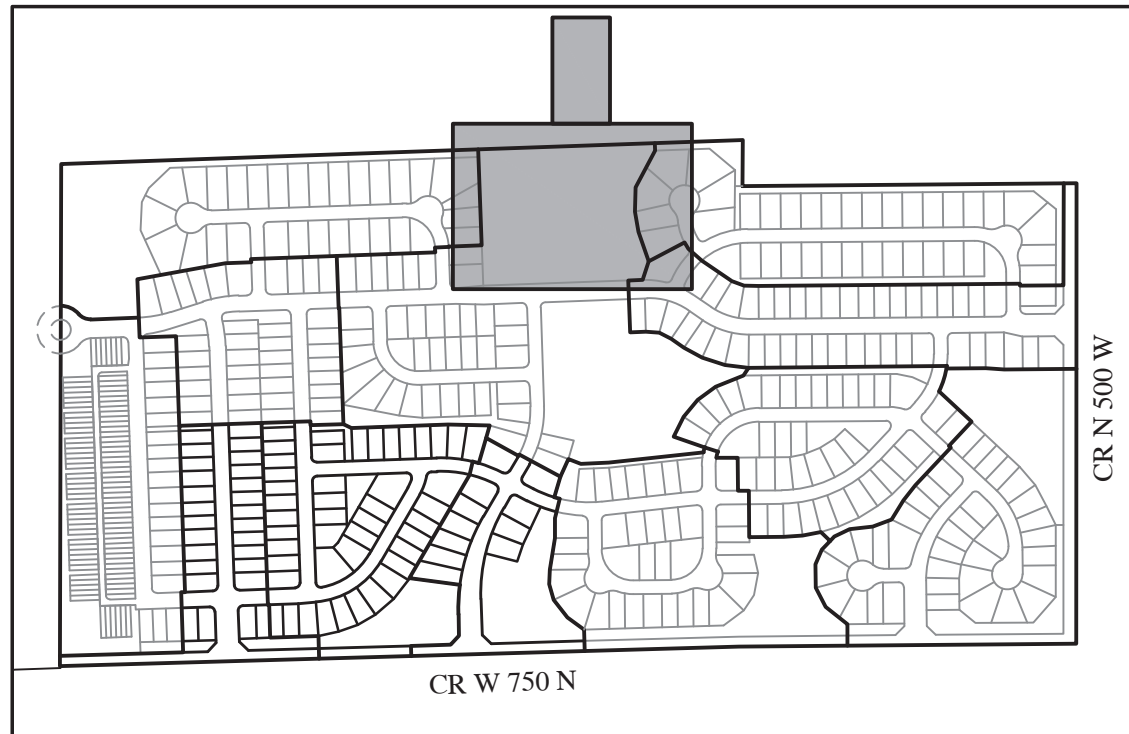
HORIZONTAL INFORMATION:  
STATE PLANE COORDINATES—EAST ZONE, NAD83

SEE SHEET C1.9 FOR TYPICAL  
LOT SECTION GRADING DETAIL



| EXISTING | RIGHT-OF-WAY LINE   | PROPOSED |
|----------|---|----------|
|          | EASEMENT LINE   |          |
|          | SETBACK LINE  |          |
|          | CENTERLINE  |          |
|          | SWALE / FLOWLINE  |          |
|          | SUBSURFACE DRAIN  |          |
|          | SANITARY SEWER  |          |
|          | STORM SEWER   |          |
|          | STORM CULVERT   |          |
|          | WATER MAIN  |          |
|          | GAS MAIN  |          |
|          | TELEPHONE LINE  |          |
|          | OVER HEAD UTILITY   |          |
|          | CONTOUR, MAJOR  |          |
|          | CONTOUR, MINOR  |          |
|          | FENCE   |          |
|          | TREE LINE   |          |
|          | SANITARY MANHOLE  |          |
|          | STORM MANHOLE   |          |
|          | STORM INLET   |          |
|          | STORM END SECTION   |          |
|          | SSD OUTLET STRUCTURE  |          |
|          | FIRE HYDRANT / VALVE  |          |
|          | WATER VALVE   |          |
|          | POWER POLE  |          |
|          | STREET LIGHT  |          |
|          | FLOW ARROW  |          |
|          | INDOT APPROVED SNOWPLOWABLE<br>RAISED PAVEMENT MARKERS                                    |          |
|          | 150 WATT HPS STREET LIGHT<br>ON 14' POLE  |          |
|          | SANITARY SEWER CLEAN OUT  |          |
|          | SSD CLEAN OUT   |          |
|          | 6" X 6" VEHICLE BARRIER POST  |          |
|          | POCKET PARK LOCATION  |          |
|          | A.D.A. HANDICAP RAMP  |          |
|          | 2' ROLL CURB  |          |
|          | 2' ROLL CURB WITH REVERSE SLOPE   |          |
|          | 2' CHAIRBACK CURB WITH GUTTER   |          |
|          | 8' & 10' ASPHALT PATH<br>(SEE SHEET 2 OF<br>MCCORDSVILLE STANDARD<br>DETAILS FOR SECTION) |          |
|          | 20' POND SAFETY RAMP<br>WITH COMPACTED CLAY<br>STRUCTURE                                  |          |
|          | POND SAFETY SIGN  |          |
|          | NO SWIMMING/NO FISHING/<br>NO SKATING   |          |
|          | *STORMWATER BMP WET<br>POND PLANTING SHELF<br>- KEEP OUT DO NOT<br>MOW OR SPRAY* SIGN     |          |
|          | CARDNO STORMWATER<br>SEED MIX: 16,208 SF<br>(SEE DETAIL<br>SHEET C8.4)                    |          |
|          | 5' TALL DECORATIVE PERIMETER FENCE<br>(WHITE VINYL (PVC) CROSSBUCK FENCE)                 |          |
|          | FOUNTAIN  |          |

|             |   |     |                            |
|-------------|---|-----|----------------------------|
| CL          | - CENTERLINE                                    | CA  | - COMMON AREA              |
| NP          | - NORMAL POOL (ELEVATION)                       | 25  | - LOT NUMBER               |
| R/W         | - RIGHT-OF-WAY                                  | BC  | - BACK OF CURB             |
| B.S.L.      | - BUILDING SETBACK LINE                         | FL  | - FLOW LINE                |
| L.E.        | - LANDSCAPE EASEMENT                            | PVC | - POLYVINYL CHLORIDE PIPE  |
| D.E.        | - DRAINAGE EASEMENT                             | RCP | - REINFORCED CONCRETE PIPE |
| PC          | - POINT OF CURVATURE                            | TC  | - TOP OF CASTING GRADE     |
| D.&U.E.     | - DRAINAGE AND UTILITY EASEMENT                 | PT  | - POINT OF TANGENCY        |
| S.S.D.&U.E. | - SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT |     |                            |



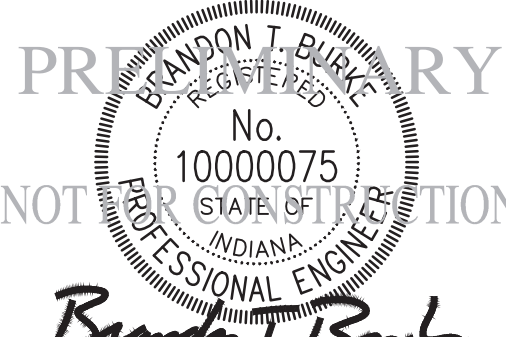
NOT TO SCALE

[illegible]

**HWC**  
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POLIS - TERRE HAUTE  
- MUNCIE - NEW ALBANY  
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**JACOBI LEGACY FARMS SECTIONS 1A-1B-1C  
MCCORDSVILLE, INDIANA**

# MASS GRADING PLAN



|                           |                          |
|---------------------------|--------------------------|
| DRAWN BY<br>DC            | JOB NUMBER<br>2021-064-R |
| CHECKED BY<br>BB          |                          |
| DATE<br>FEBRUARY 18, 2022 |                          |
| SCALE<br>AS SHOWN         |                          |
| SHEET                     |                          |

# C1.10

## MASS GRADING PLAN





|             |   |     |                            |
|-------------|---|-----|----------------------------|
| CL          | ~ CENTERLINE                                    | CA  | ~ COMMON AREA              |
| NP          | ~ NORMAL POOL (ELEVATION)                       | 25  | ~ LOT NUMBER               |
| R/W         | ~ RIGHT-OF-WAY                                  | BC  | ~ BACK OF CURB             |
| B.S.L.      | ~ BUILDING SETBACK LINE                         | FL  | ~ FLOW LINE                |
| L.E.        | ~ LANDSCAPE EASEMENT                            | PVC | ~ POLYVINYL CHLORIDE PIPE  |
| D.E.        | ~ DRAINAGE EASEMENT                             | RCP | ~ REINFORCED CONCRETE PIPE |
| P.C.        | ~ POINT OF CURVATURE                            | TC  | ~ TOP OF CASTING GRADE     |
| D.&U.E.     | ~ DRAINAGE AND UTILITY EASEMENT                 | PT  | ~ POINT OF TANGENCY        |
| S.S.D.&U.E. | ~ SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT |     |                            |

USC&GS DISC STAMPED "L 4" FOUND IN CONCRETE RAILROAD CULVERT  
HEADWALL, 0.1 MILE S.W. OF MILE POST 267, 161 FT S.W. OF SEMAPHORE  
SIGNAL NO. 267-2  
ELEVATION: 857.00 (NAVD 88)  
N:1,695,331 E:260,351

TBM #1:  
MAGPIPE W/ CAP, 1 FT ABOVE GROUND, IN S. SIDE OF PWP "CIP 11181",  
227 FT WEST OF S.W. CORNER OF SITE ALONG CR. 750 N  
ELEVATION: 862.26 (NAVD 88)  
N:1,691,427 E: 259,725

TBM #2 (CP #010)  
REBAR W/ RANDOM CAP SET 732 FT WEST OF INTERSECTION OF CR. 750  
N. & CR 500 W., 1.5 FT N. OF EDGE OF ASPHALT  
ELEVATION: 861.13 (NAVD 88)  
N:1,691,511 E: 263,224

TBM #2 (CP #101)  
REBAR W/ RANDOM CAP SET 732 FT WEST OF INTERSECTION OF CR. 750  
N. & CR 500 W., 1.5 FT N. OF EDGE OF ASPHALT  
ELEVATION: 861.13 (NAVD 88)  
N:1,691,511 E: 263,224

TBM #3 (CP #104)  
REBAR W/ RANDOM CAP SET 72 FT EAST OF S.W. CORNER OF SITE, 1.3 FT  
N. OF EDGE OF CR. 750 N. ASPHALT  
ELEVATION: 864.75 (NAVD 88)  
N:1,691,431 E: 260,024

TBM #4  
MAGSPIKE W/ CAP, 1 FT ABOVE GROUND, IN S. SIDE OF PWP "CIP 11185",  
184 FT EAST OF CENTER OF DRIVE TO SANITARY LIFT STATION ALONG CR.  
750 N, 1182 FT W. OF S.W. CORNER OF SITE  
ELEVATION: 859.74 (NAVD 88)  
N:1,691,400 E:258,770

TBM #5 (CP #114)  
REBAR W/ RANDOM CAP SET 1.8 FT N. OF N. EDGE OF SR 234 N.  
ASPHALT, N. OF ADDRESS: 5341 W. SR 234  
ELEVATION: 856.36 (NAVD 88)  
N:1,694,148 E:262,016

TBM #6  
CUT "X" IN S.E. CORNER OF SIGNAL CONTROL BOX CONCRETE PAD, NW  
QUADRANT INTERSECTION OF SR 234 & SR 67.  
ELEVATION: 853.87 (NAVD 88)  
N:1,694,036 E:258,498

HORIZONTAL INFORMATION:  
STATE PLANE COORDINATES—EAST ZONE, NAD83



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



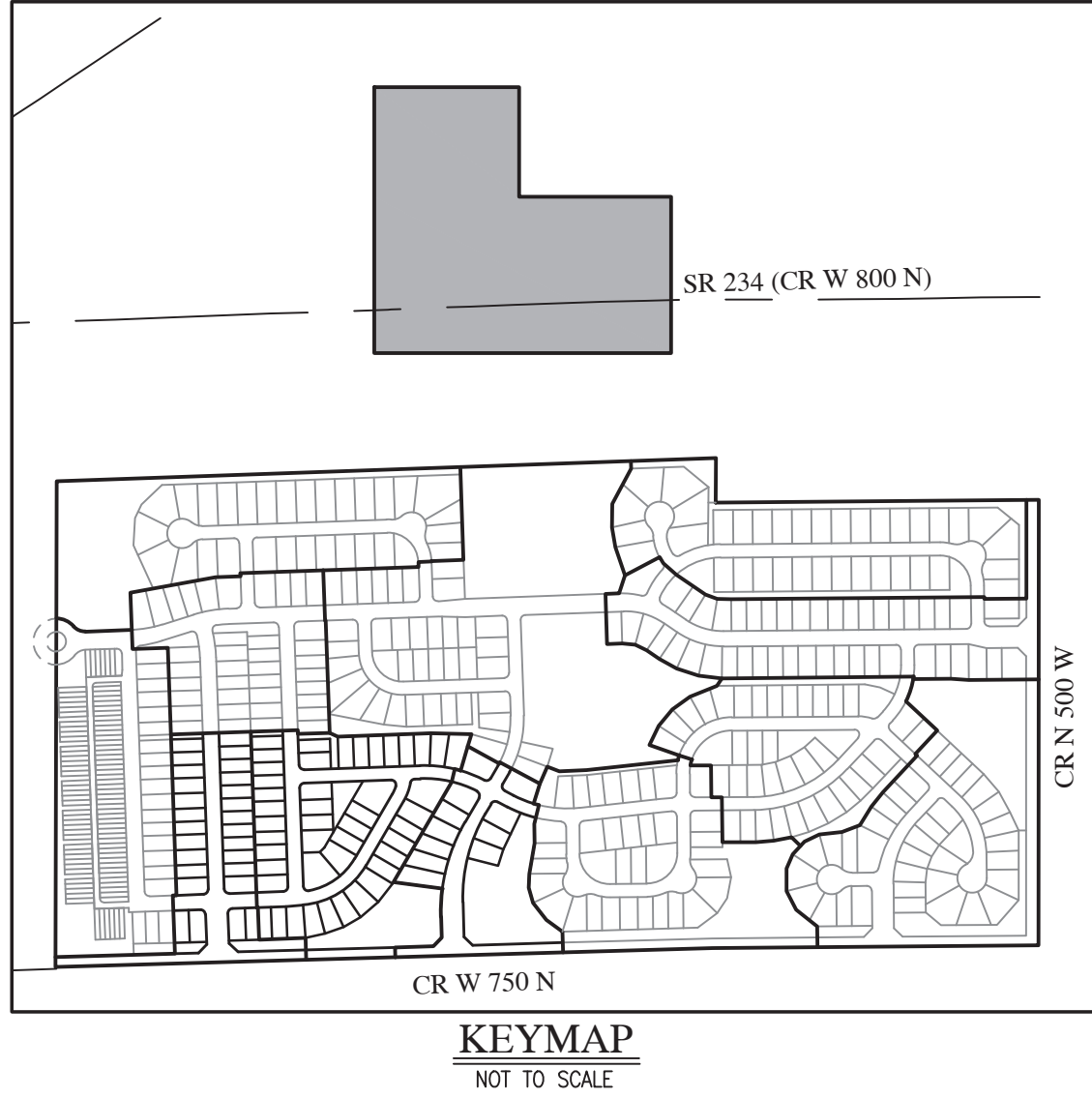
### GRAPHIC SCALE



(IN FEET)

LEGEND:

| EXISTING | RIGHT-OF-WAY LINE  | PROPOSED |
|----------|--|----------|
|          | EASEMENT LINE  |          |
|          | SETBACK LINE   |          |
|          | CENTERLINE   |          |
|          | SWALE / FLOWLINE   |          |
|          | SUBSURFACE DRAIN   |          |
|          | SANITARY SEWER   |          |
|          | STORM SEWER  |          |
|          | STORM CULVERT  |          |
|          | WATER MAIN   |          |
|          | GAS MAIN   |          |
|          | TELEPHONE LINE   |          |
|          | OVER HEAD UTILITY  |          |
|          | CONTOUR, MAJOR   |          |
|          | CONTOUR, MINOR   |          |
|          | FENCE  |          |
|          | TREE LINE  |          |
|          | SANITARY MANHOLE   |          |
|          | STORM MANHOLE  |          |
|          | STORM INLET  |          |
|          | STORM END STRUCTURE  |          |
|          | SSD OUTLET STRUCTURE   |          |
|          | FIRE HYDRANT / VALVE   |          |
|          | WATER VALVE  |          |
|          | POWER POLE   | N/A      |
|          | STREET LIGHT   |          |
|          | N/A  | N/A      |
|          | INDOT APPROVED SNOW/FLARE  |          |
|          | RAISED PAVEMENT MARKING  |          |
|          | 150 WATT HPS STREET LIGHT ON 14' POLE  |          |
|          | SANITARY SEWER CLEAN OUT   |          |
|          | SSD CLEAN OUT  |          |
|          | 6" X 6" VEHICLE BARRIER POST   |          |
|          | POCKET PARK LOCATION   |          |
|          | A.D.A. HANDICAP RAMP   |          |
|          | 2' ROLL CURB   |          |
|          | 2' ROLL CURB WITH REVERSE SLOPE  |          |
|          | 2' CHAIRBACK CURB WITH GUTTER  |          |
|          | 8' & 10' ASPHALT PATH  |          |
|          | 20' POND SAFETY RAMP WITH COMPACTED CLAY                                     |          |
|          | POND SAFETY SIGN   |          |
|          | NOW SWIMMING/ NO FISHING/ NO SKATING   |          |
|          | *STORMWATER BMP WET POND PLANTING SHELF - KEEP OUT DO NOT MOW OR SPRAY* SIGN |          |
|          | CARDNO STORMWATER  |          |
|          | SEED MIX: 16:20:80 SF  |          |
|          | 5' TALL DECORATIVE PERIMETER FENCE (WHITE VINYL (PVC) CROSSBUCK FENCE)       |          |
|          | FOUNTAIN   |          |



## REVISIONS

[illegible]

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JACOBI LEGACY FARMS SECTIONS 1A-1B-1C  
MCCORDSVILLE, INDIANA

# OFFSITE UTILITY PLAN

Branch T R L

|                           |                          |
|---------------------------|--------------------------|
| DRAWN BY<br>DC            | JOB NUMBER<br>2021-064-F |
| CHECKED BY<br>BB          |                          |
| DATE<br>FEBRUARY 18, 2022 |                          |
| SCALE<br>AS SHOWN         |                          |
| SHEET                     |                          |

## C1.11

# OFFSITE UTILITY PLAN

© 2022





FOR CONTINUATION SEE THIS SHEET ABOVE



FOR CONTINUATION SEE SHEET C1.7

### ABBREVIATIONS:

|  |  |
|--|--|
| <p>CL – CENTERLINE</p> <p>NP – NORMAL POOL (ELEVATION)</p> <p>R/W – RIGHT-OF-WAY</p> <p>B.S.L. – BUILDING SETBACK LINE</p> <p>L.E. – LANDSCAPE EASEMENT</p> <p>D.E. – DRAINAGE EASEMENT</p> <p>P.C. – POINT OF CURVATURE</p> <p>D.&amp;U.E. – DRAINAGE AND UTILITY EASEMENT</p> <p>S.S.&amp;U.E. – SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT</p> | <p>CA – COMMON AREA</p> <p>25 – LOT NUMBER</p> <p>BC – BACK OF CURB</p> <p>– FLOW LINE</p> <p>PVC – POLYVINYL CHLORIDE PIPE</p> <p>RCP – REINFORCED CONCRETE PIPE</p> <p>TC – TOP OF CASTING GRADE</p> <p>PT – POINT OF TANGENCY</p> |
|--|--|

**BENCHMARK INFORMATION:**

ORIGINATING BENCHMARK:  
 USGS DISC STAMPED: "L 4" FOUND IN CONCRETE RAILROAD CULVERT  
 HEADWALL, 0.1 MILE S.W. OF MILE POST 267, 161 FT S.W. OF SEMAPHORE  
 SIGNAL NO. 267-2  
 ELEVATION: 857.00 (NAVD 88)  
 N:1,695,331 E: 260,351

**TBM #1:**  
 REBAR W/ / RANDOM CAP SET 732 FT WEST OF INTERSECTION OF CR. 750  
 N. & CR 500 W. 1.5 FT. N. OF EDGE OF ASPHALT  
 ELEVATION: 861.13 (NAVD 88)  
 N:1,691,427 E: 259,725

**TBM #2 (CP #102)**  
 REBAR W/ / RANDOM CAP SET 732 FT WEST OF INTERSECTION OF CR. 750  
 N. & CR 500 W. 1.5 FT. N. OF EDGE OF ASPHALT  
 ELEVATION: 861.13 (NAVD 88)  
 N:1,691,511 E: 263,224

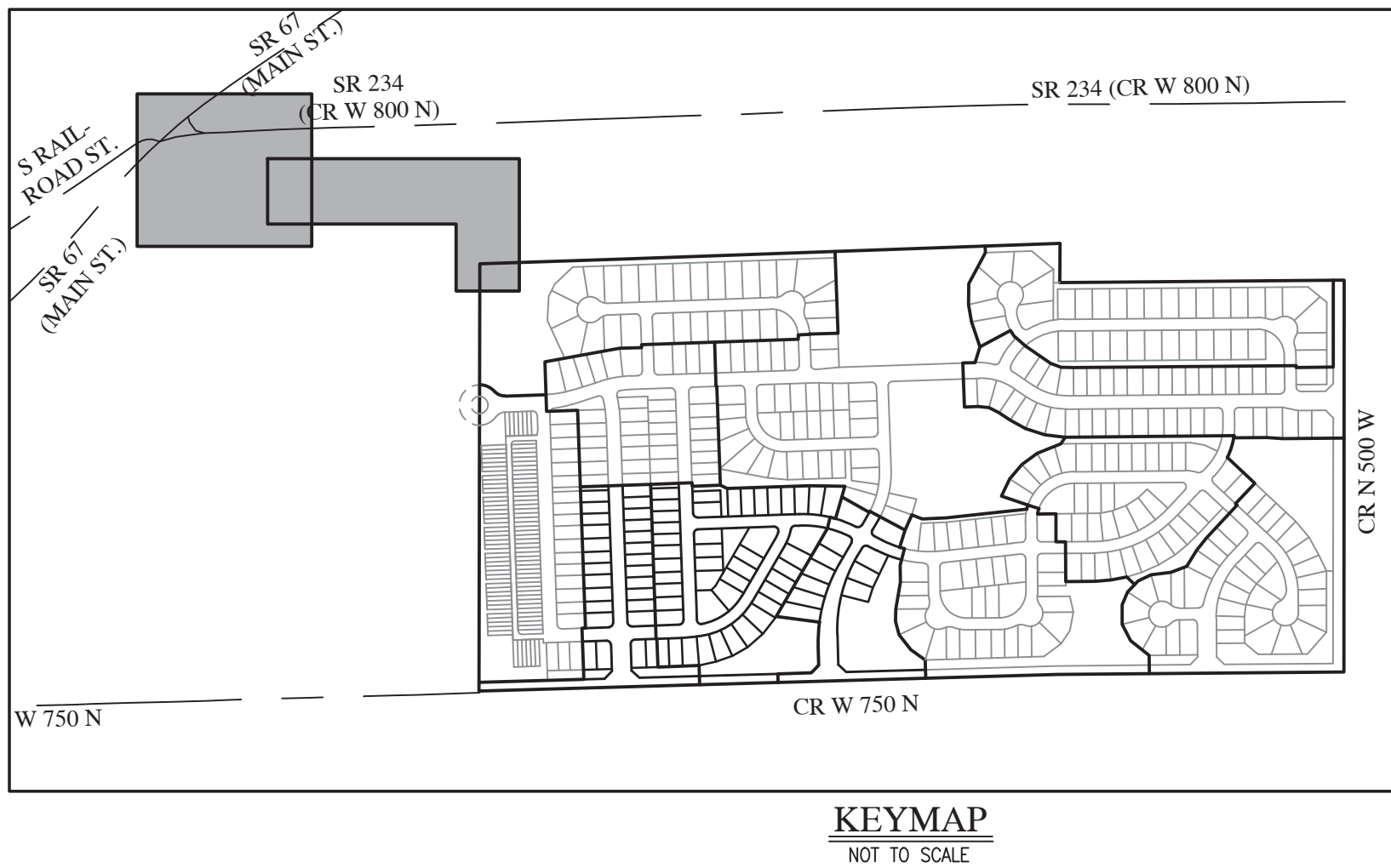
**TBM #3 (CP #104)**  
 REBAR W/ / RANDOM CAP SET 72 FT EAST OF S.W. CORNER OF SITE, 1.3  
 N. OF EDGE OF CR. 750 N. ASPHALT  
 ELEVATION: 864.75 (NAVD 88)  
 N:1,691,431 E: 260,024

**TBM #4**  
 MASCIPPE W/ / CAP SET 1 FT ABOVE GROUND, IN S.E. OF PWP "CIP 11185",  
 184 FT EAST OF CENTER OF DRIVE TO SANITARY LIFT STATION ALONG CR.  
 750 N, 1182 FT W. OF S.W. CORNER OF SITE  
 ELEVATION: 859.74 (NAVD 88)  
 N:1,691,400 E: 258,770

**TBM #5 (CP #114)**  
 REBAR W/ / RANDOM CAP SET 1.8 FT. N. OF N. EDGE OF SR 234 N.  
 ASPHALT, N. OF ADDRESS: 5341 W. SR 234  
 ELEVATION: 856.36 (NAVD 88)  
 N:1,694,148 E: 262,016

**TBM #6**  
 CUT "X" IN S.E. CORNER OF SIGNAL CONTROL BOX CONCRETE PAD, NW  
 QUADRANT INTERSECTION OF SR 234 & SR 67.  
 ELEVATION: 853.87 (NAVD 88)  
 N:1,694,036 E: 258,498

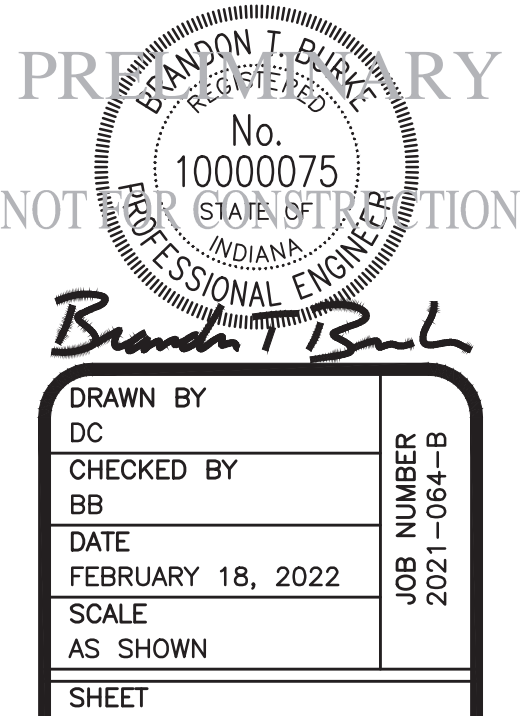
**HORIZONTAL INFORMATION:**  
 STATE PLANE COORDINATES—EAST ZONE, NAD83



| LEGEND:   |  |                   |
|---|--|-------------------|
| EXISTING  | RIGHT-OF-WAY LINE  | PROPOSED          |
| _____   | EASEMENT LINE  | _____             |
| _____   | SETBACK LINE   | _____             |
| _____   | CENTERLINE   | _____             |
| _____ o o o _____   | SWALE / FLOWLINE   | _____ o o o _____ |
| _____ S _____   | SUBSURFACE DRAIN   | _____ S _____     |
| =====   | SANITARY SEWER   | _____ ST _____    |
| =====   | STORM SEWER  | _____ ST _____    |
| =====   | STORM CULVERT  | ===== ST =====    |
| ===== W =====   | WATER MAIN   | _____ W _____     |
| ===== G =====   | GAS MAIN   | _____ G _____     |
| ----- T -----   | TELEPHONE LINE   | _____ T -----     |
| ----- OH -----  | OVER HEAD UTILITY  | ----- OH -----    |
| --- -800---   | CONTOUR, MAJOR   | --- -800---       |
| --- -799---   | CONTOUR, MINOR   | --- -799---       |
| ----- x x x -----   | FENCE  | ----- x x x ----- |
| ~~~~~   | TREE LINE  | ~~~~~             |
| (S)   | SANITARY MANHOLE   | ● (XXX)           |
| (ST)  | STORM MANHOLE  | ● (XXX)           |
| [ ]   | STORM INLET  | [ ] (XXX)         |
|   | STORM END SECTION  | (XXX)             |
|   | SSD OUTLET STRUCTURE   | [ ]               |
| ⚡   | FIRE HYDRANT / VALVE   | ⚡                 |
| ⊗   | WATER VALVE  | ⊗                 |
| ⊙   | POWER POLE   | N/A               |
| N/A   | STREET LIGHT   | ☀                 |
| N/A   | FLOW ARROW   | ➔                 |
|   | INDOT APPROVED SNOWPLOWABLE<br>RAISED PAVEMENT MARKERS           | ■                 |
| 150 WATT HPS STREET LIGHT<br>ON 14' POLE  |  | ☆                 |
| SANITARY SEWER CLEAN OUT  |  | ○ C.O.            |
| SSD CLEAN OUT   |  | ○ CO              |
| 6" X 6" VEHICLE BARRIER POST  |  | □                 |
| POCKET PARK LOCATION  |  | ✱                 |
| A.D.A. HANDICAP RAMP  |  | (A) ✱             |
| 2' ROLL CURB  |  | (B)               |
| 2' ROLL CURB WITH REVERSE SLOPE   |  | (C)               |
| 2' CHAIRCAUP CURB WITH GUTTER   |  | (D)               |
| 8' & 10' ASPHALT PATH   | (SEE SHEET 2 OF<br>MACCORDVILLE STANDARD<br>DETAILS FOR SECTION) | (E)               |
| 20' POND SAFETY RAMP CONSTRUCTED<br>WITH COMPACTED CLAY                               |  | (F)               |
| POND SAFETY SIGN<br>NO SWIMMING / NO FISHING/<br>NO SKATING                           | (SEE DETAIL<br>SHEET CB.4)                                       | (G) ⚠             |
| *STORMWATER BMP NET<br>POND PLANTING SHELF<br>— KEEP OUT DO NOT<br>MOW OR SPRAY* SIGN | (SEE DETAIL<br>SHEET CB.4)                                       | (H) ⚠             |
| CARDNO STORMWATER<br>SEED MIX: 16.208 SF  | (SEE DETAIL<br>SHEET CB.4)                                       | (J) [ ]           |
| 5' TALL DECORATIVE PERIMETER FENCE<br>(WHITE VINYL (PVC) CROSSBUCK FENCE)             | (SEE DETAIL<br>SHEET L1.3)                                       | (K) [ ]           |
| FOUNTAIN  |  | ⦿                 |

[illegible]

JACOBI LEGACY FARMS SECTIONS 1A-1B-1C  
MCCORDSVILLE, INDIANA  
OFFSITE UTILITY PLAN



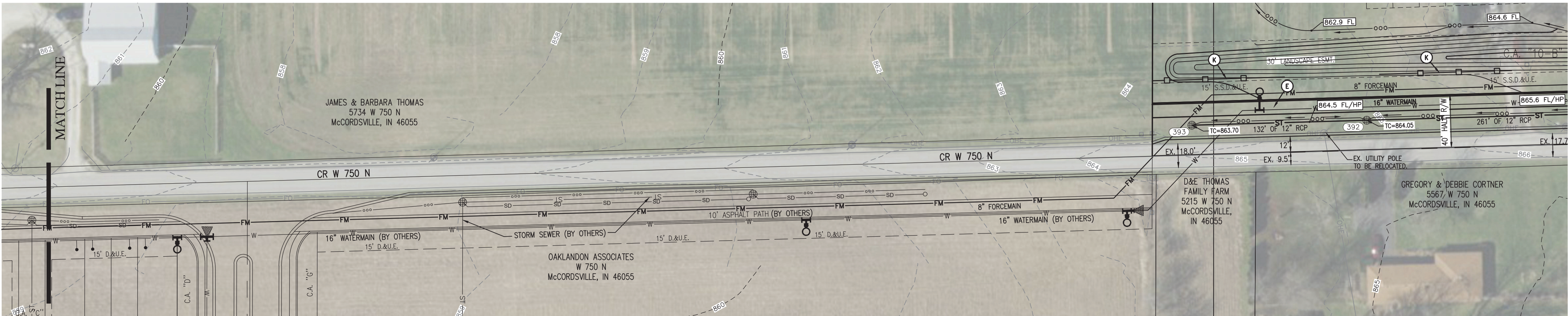
# C1.12

## OFFSITE UTILITY PLAN



File Name: W:\Pulte Homes\2021-064-B Pulte- Jacobi Legacy Farms Sect. 1A-1B-1C\Design\CAD\21064-B\Development Plan.dwg, Layout: C1.13  
Plot Date: Feb 18, 2022  
Plot Time: 10:11am  
By: dchesterfield

FOR CONTINUATION SEE THIS SHEET BELOW



FOR CONTINUATION SEE SHEET C1.6

**BENCHMARK INFORMATION:**

ORIGINATING BENCHMARK:  
USC&GS DISC STAMPED "L 4" FOUND IN CONCRETE RAILROAD CULVERT HEADWALL, 0.1 MILE S.W. OF MILE POST 267, 161 FT S.W. OF SEMAPHORE SIGNAL NO. 267-2  
ELEVATION: 857.00 (NAVD 88)  
N:1,695,331 E:260,351

TBM #1:  
MAGSPIKE W/ CAP, 1 FT ABOVE GROUND, IN S. SIDE OF PWP "CIP 11181", 227 FT WEST OF S.W. CORNER OF SITE ALONG CR. 750 N  
ELEVATION: 862.26 (NAVD 88)  
N:1,691,427 E:259,725

TBM #2 (CP #101)  
REBAR W/ RANDOM CAP SET 732 FT WEST OF INTERSECTION OF CR. 750 N & CR 500 W, 1.5 FT N. OF EDGE OF ASPHALT  
ELEVATION: 861.13 (NAVD 88)  
N:1,691,511 E:263,224

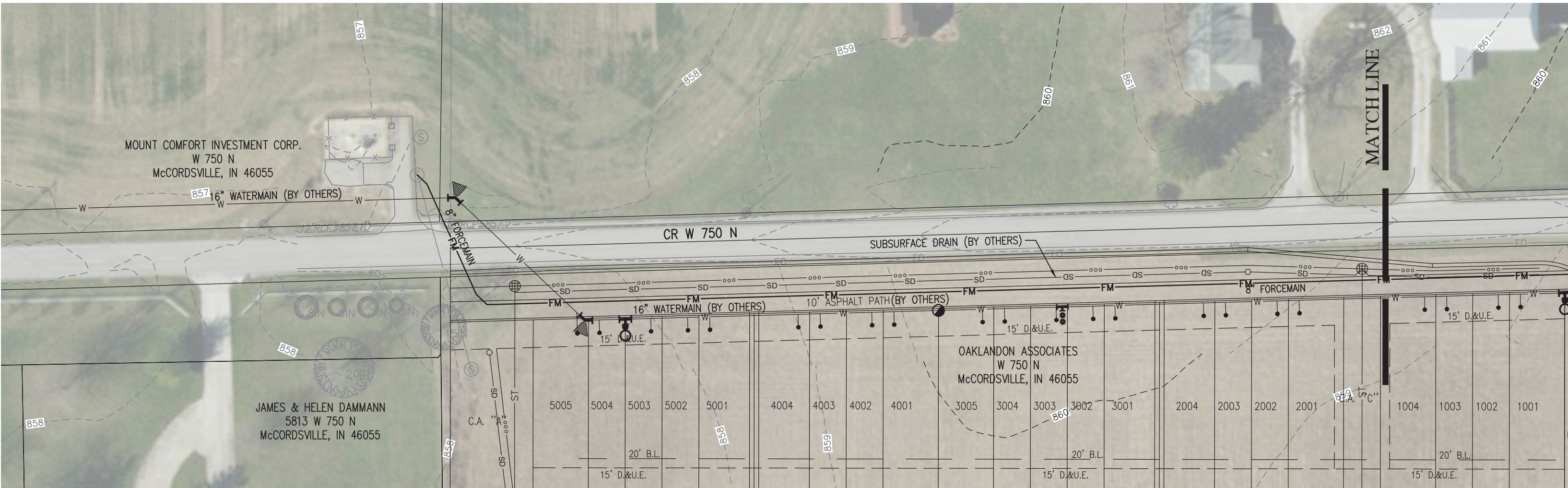
TBM #3 (CP #104)  
REBAR W/ RANDOM CAP SET 72 FT EAST OF S.W. CORNER OF SITE, 1.3 FT N. OF EDGE OF CR. 750 N. ASPHALT  
ELEVATION: 864.75 (NAVD 88)  
N:1,691,431 E:260,024

TBM #4  
MAGSPIKE W/ CAP, 1 FT ABOVE GROUND, IN S. SIDE OF PWP "CIP 11185", 194 FT EAST OF CENTER OF DRIVE TO SANITARY LIFT STATION ALONG CR. 750 N, 1182 FT W. OF S.W. CORNER OF SITE  
ELEVATION: 859.74 (NAVD 88)  
N:1,691,400 E:258,770

TBM #5 (CP #114)  
REBAR W/ RANDOM CAP SET 1.8 FT N. OF N. EDGE OF SR 234 N. ASPHALT, N. OF ADDRESS: 5341 W. SR 234  
ELEVATION: 856.36 (NAVD 88)  
N:1,694,148 E:262,016

TBM #6  
CUT "X" IN S.E. CORNER OF SIGNAL CONTROL BOX CONCRETE PAD, NW QUADRANT INTERSECTION OF SR 234 & SR 67.  
ELEVATION: 853.87 (NAVD 88)  
N:1,694,036 E:258,498

HORIZONTAL INFORMATION:  
STATE PLANE COORDINATES--EAST ZONE, NAD83



FOR CONTINUATION SEE THIS SHEET ABOVE

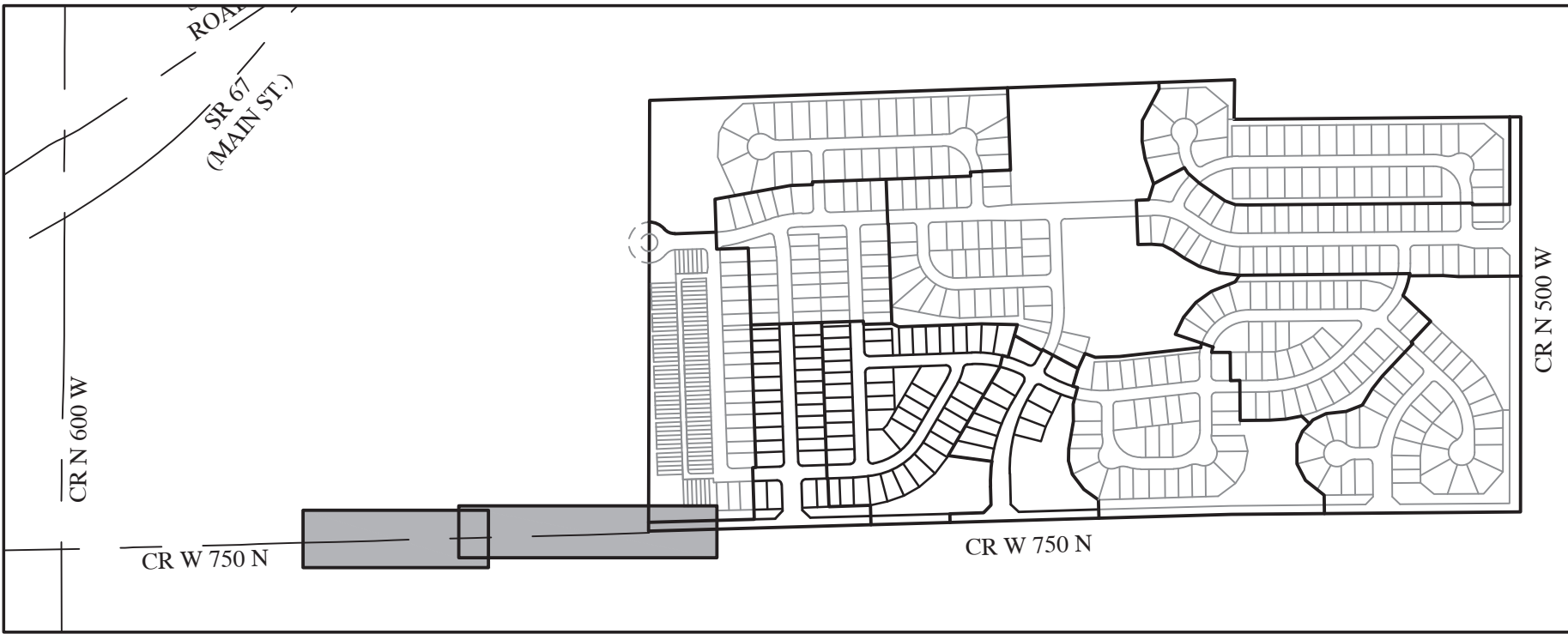


**LEGEND:**

| EXISTING   | PROPOSED   |
|--|--|
| RIGHT-OF-WAY LINE  | RIGHT-OF-WAY LINE  |
| EASEMENT LINE  | EASEMENT LINE  |
| SETBACK LINE   | SETBACK LINE   |
| CENTERLINE   | CENTERLINE   |
| SWALE / FLOWLINE   | SWALE / FLOWLINE   |
| SUBSURFACE DRAIN   | SUBSURFACE DRAIN   |
| SANITARY SEWER   | SANITARY SEWER   |
| STORM SEWER  | STORM SEWER  |
| STORM CULVERT  | STORM CULVERT  |
| WATER MAIN   | WATER MAIN   |
| GAS MAIN   | GAS MAIN   |
| TELEPHONE LINE   | TELEPHONE LINE   |
| OVER HEAD UTILITY  | OVER HEAD UTILITY  |
| CONTOUR, MAJOR   | CONTOUR, MAJOR   |
| CONTOUR, MINOR   | CONTOUR, MINOR   |
| FENCE  | FENCE  |
| TREE LINE  | TREE LINE  |
| SANITARY MANHOLE   | SANITARY MANHOLE   |
| STORM MANHOLE  | STORM MANHOLE  |
| STORM INLET  | STORM INLET  |
| STORM END SECTION  | STORM END SECTION  |
| SSD OUTLET STRUCTURE   | SSD OUTLET STRUCTURE   |
| FIRE HYDRANT / VALVE   | FIRE HYDRANT / VALVE   |
| WATER VALVE  | WATER VALVE  |
| POWER POLE   | POWER POLE   |
| STREET LIGHT   | STREET LIGHT   |
| N/A  | N/A  |
| FLOW ARROW   | FLOW ARROW   |
| INDOT APPROVED SNOWFLOWABLE RAISED PAVEMENT MARKERS                          | INDOT APPROVED SNOWFLOWABLE RAISED PAVEMENT MARKERS                          |
| 150 WATT HPS STREET LIGHT ON 14" POLE  | 150 WATT HPS STREET LIGHT ON 14" POLE  |
| SANITARY SEWER CLEAN OUT   | SANITARY SEWER CLEAN OUT   |
| SSD CLEAN OUT  | SSD CLEAN OUT  |
| 6" X 6" VEHICLE BARRIER POST   | 6" X 6" VEHICLE BARRIER POST   |
| POCKET PARK LOCATION   | POCKET PARK LOCATION   |
| A.D.A. HANDICAP RAMP   | A.D.A. HANDICAP RAMP   |
| 2' ROLL CURB   | 2' ROLL CURB   |
| 2' ROLL CURB WITH REVERSE SLOPE  | 2' ROLL CURB WITH REVERSE SLOPE  |
| 2' CHAIRBACK CURB WITH GUTTER  | 2' CHAIRBACK CURB WITH GUTTER  |
| 8' & 10' ASPHALT PATH  | 8' & 10' ASPHALT PATH  |
| 20' POND SAFETY RAMP CONSTRUCTED WITH COMPACTED CLAY                         | 20' POND SAFETY RAMP CONSTRUCTED WITH COMPACTED CLAY                         |
| POND SAFETY SIGN   | POND SAFETY SIGN   |
| NO SWIMMING/ NO FISHING/ NO SKATING  | NO SWIMMING/ NO FISHING/ NO SKATING  |
| *STORMWATER BMP WET POND PLANTING SHELF - KEEP OUT DO NOT MOW OR SPRAY* SIGN | *STORMWATER BMP WET POND PLANTING SHELF - KEEP OUT DO NOT MOW OR SPRAY* SIGN |
| CARONO STORMWATER SEED MIX: 16,208 SF  | CARONO STORMWATER SEED MIX: 16,208 SF  |
| 5' TALL DECORATIVE PERIMETER FENCE (WHITE VINYL (PVC) CROSSBUCK FENCE)       | 5' TALL DECORATIVE PERIMETER FENCE (WHITE VINYL (PVC) CROSSBUCK FENCE)       |
| FOUNTAIN   | FOUNTAIN   |

**ABBREVIATIONS:**

|   |                                |
|---|--------------------------------|
| CL - CENTERLINE   | CA - COMMON AREA               |
| NP - NORMAL POOL (ELEVATION)                                | 25 - LOT NUMBER                |
| R/W - RIGHT-OF-WAY  | BC - BACK OF CURB              |
| B.S.L - BUILDING SETBACK LINE                               | FL - FLOW LINE                 |
| L.E. - LANDSCAPE EASEMENT                                   | PVC - POLYVINYL CHLORIDE PIPE  |
| D.E. - DRAINAGE EASEMENT                                    | RCP - REINFORCED CONCRETE PIPE |
| PC - POINT OF CURVATURE                                     | TC - TOP OF CASTING GRADE      |
| D.&U.E. - DRAINAGE AND UTILITY EASEMENT                     | PT - POINT OF TANGENCY         |
| S.S.D.&U.E. - SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT |                                |



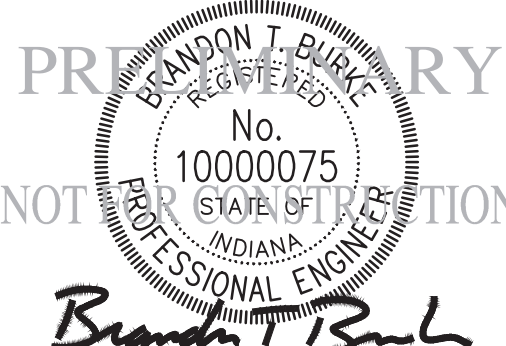
**KEYMAP**  
NOT TO SCALE

**REVISIONS**

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**JACOBI LEGACY FARMS SECTIONS 1A-1B-1C  
MCCORDSVILLE, INDIANA  
OFFSITE UTILITY PLAN**

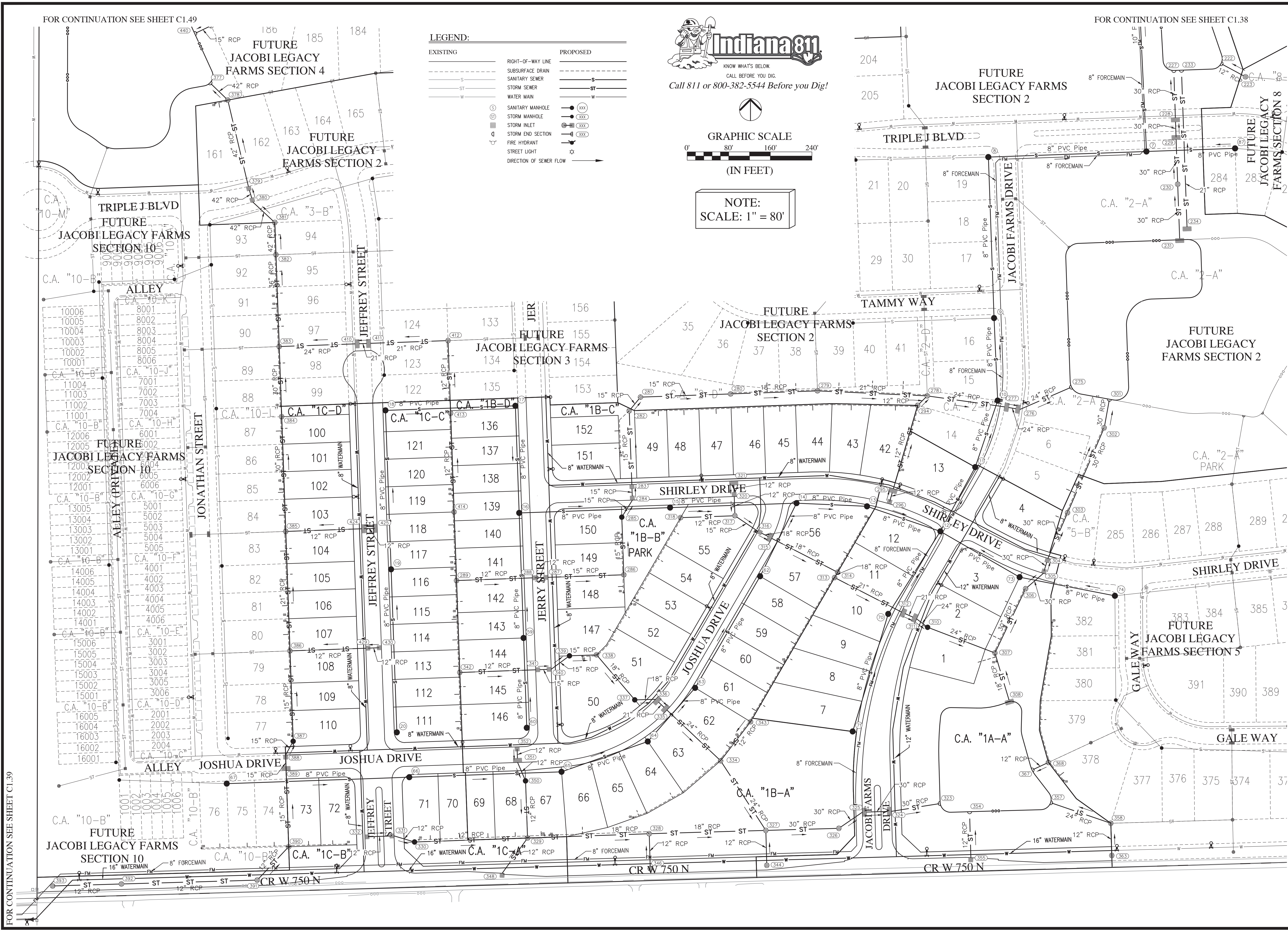


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| DRAWN BY<br>DC            | JOB NUMBER<br>2021-004-B |
| CHECKED BY<br>BB          |                          |
| DATE<br>FEBRUARY 18, 2022 |                          |
| SCALE<br>AS SHOWN         |                          |
| SHEET                     |                          |

**C1.13**  
OFFSITE UTILITY  
PLAN



File Name: W:\Pulte Homes\2021-064-B Pulte- Jacobi Legacy Farms Sect 1A-1B-1C\Design\CAD\21064-B Master Utility Plan.dwg, Layout: C1.37  
Plot Date: Feb 18, 2022 Plot Time: 10:20am  
By: dcheaterfield



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JACOBI LEGACY FARMS SECTIONS 1A-1B-1C  
MCCORDSVILLE, INDIANA

MASTER UTILITY PLAN

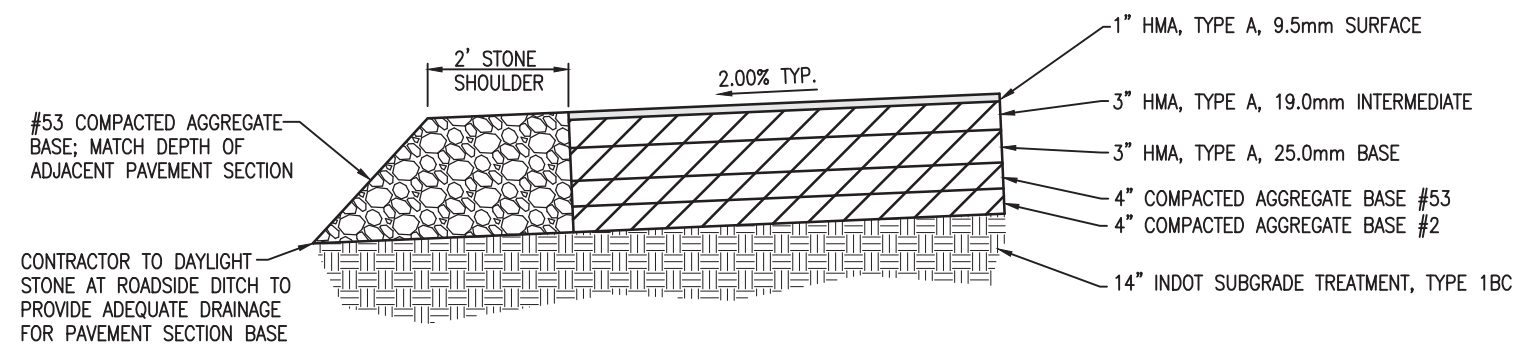
PROFESSIONAL ENGINEER  
No. 10000075  
STATE OF INDIANA  
*Brandon T. Burk*

DRAWN BY  
DC  
CHECKED BY  
BB  
DATE  
FEBRUARY 18, 2022  
SCALE  
AS SHOWN  
SHEET

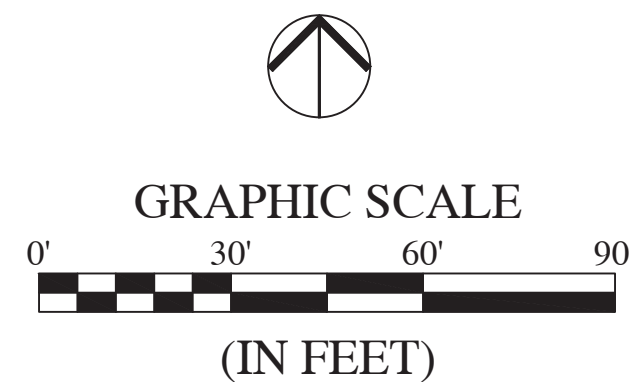
C1.37  
MASTER UTILITY PLAN

JOB NUMBER  
2021-064-B





TYPICAL PAVEMENT SECTION FOR PROPOSED ACCEL/ DECEL LANES & TAPERS, PASSING BLISTER, & STONE SHOULDER  
NOT TO SCALE



LEGEND:

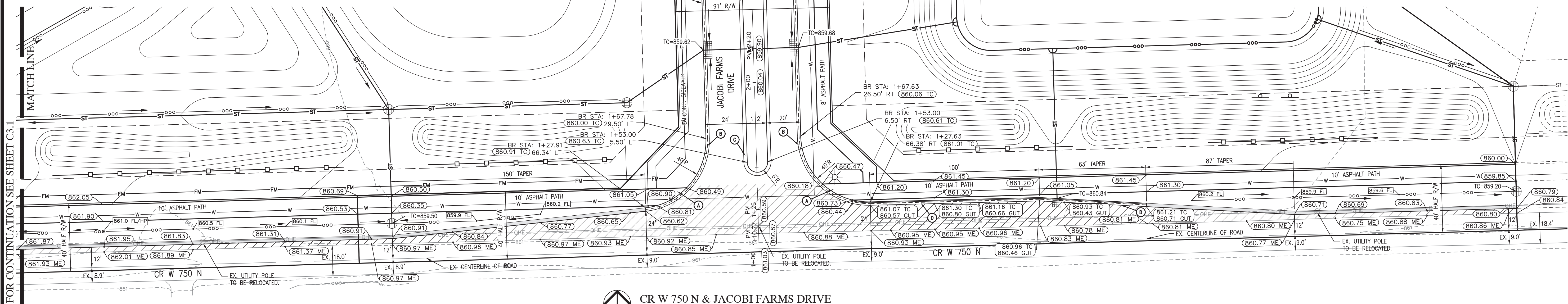
| EXISTING | RIGHT-OF-WAY LINE            | PROPOSED |
|----------|------------------------------|----------|
| ---      | EASEMENT LINE                | ---      |
| ---      | SETBACK LINE                 | ---      |
| ---      | CENTERLINE                   | ---      |
| ---      | SWALE / FLOWLINE             | ---      |
| ---      | SUBSURFACE DRAIN             | ---      |
| S        | SANITARY SEWER               | S        |
| ST       | STORM SEWER                  | ST       |
| ST       | STORM CULVERT                | ST       |
| W        | WATER MAIN                   | W        |
| SM       | SANITARY MANHOLE             | SM       |
| SM       | STORM MANHOLE                | SM       |
| SM       | STORM INLET                  | SM       |
| SM       | STORM END SECTION            | SM       |
| SM       | FIRE HYDRANT                 | SM       |
| N/A      | FLOW ARROW                   | N/A      |
| N/A      | SPOT ELEVATION               | N/A      |
| N/A      | PAVEMENT ELEVATION           | N/A      |
|          | A.D.A HANDICAP RAMP          | A        |
|          | 2' ROLL CURB                 | B        |
|          | 2' ROLL CURB (REVERSE SLOPE) | C        |

|  |   |
|--|---|
|  | PROPOSED 2' STONE SHOULDER, 15" DEEP<br>COMPACTED #53 STONE |
|  | PROPOSED PAVEMENT IN CR W<br>750 N . R/W                    |

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 |

FOR JACOBI FARMS DRIVE &  
JEFFERY STREET CROSS SECTION ,  
SEE SHEET C1.14, SECTION E-E.



CR W 750 N & JACOBI FARMS DRIVE  
SCALE: 1" = 30'

| REVISIONS |             |    |
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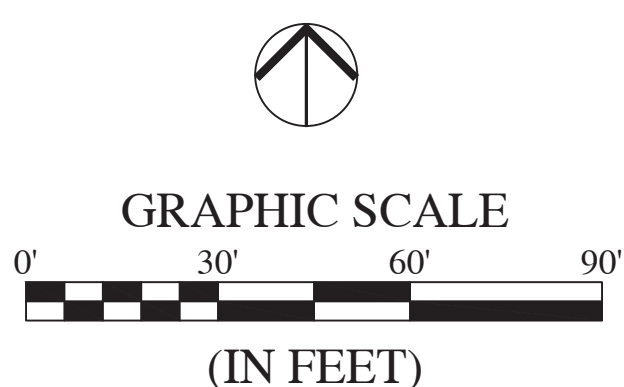
JACOBI LEGACY FARMS SECTIONS 1A-1B-1C  
MCCORDSVILLE, INDIANA  
SECTION 1A CR W 750 N ENTRANCE PLAN



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| DRAWN BY<br>DC            | JOB NUMBER<br>2021-004-B |
| CHECKED BY<br>BB          |                          |
| DATE<br>FEBRUARY 18, 2022 |                          |
| SCALE<br>AS SHOWN         |                          |
| SHEET                     |                          |

C3.0  
SECTION 1A CR W 750  
N ENTRANCE PLAN





PROPOSED 2' STONE SHOULDER, 15" DEEP  
COMPACTED #53 STONE

PROPOSED PAVEMENT IN CR W  
750 N. R/W

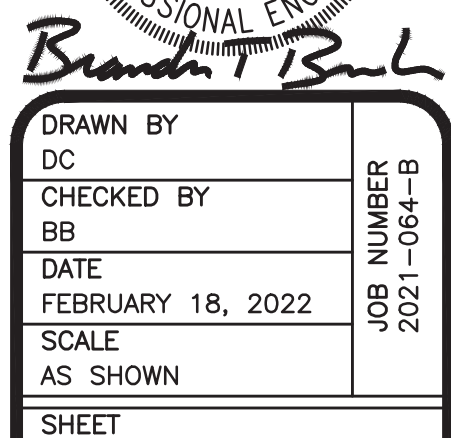
|     |                                    |
|-----|------------------------------------|
| BR  | - BEGIN RADIUS                     |
| CL  | - CENTERLINE                       |
| GUT | - GUTTER GRADE                     |
| HP  | - HIGH POINT                       |
| LP  | - LOW POINT                        |
| 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 |



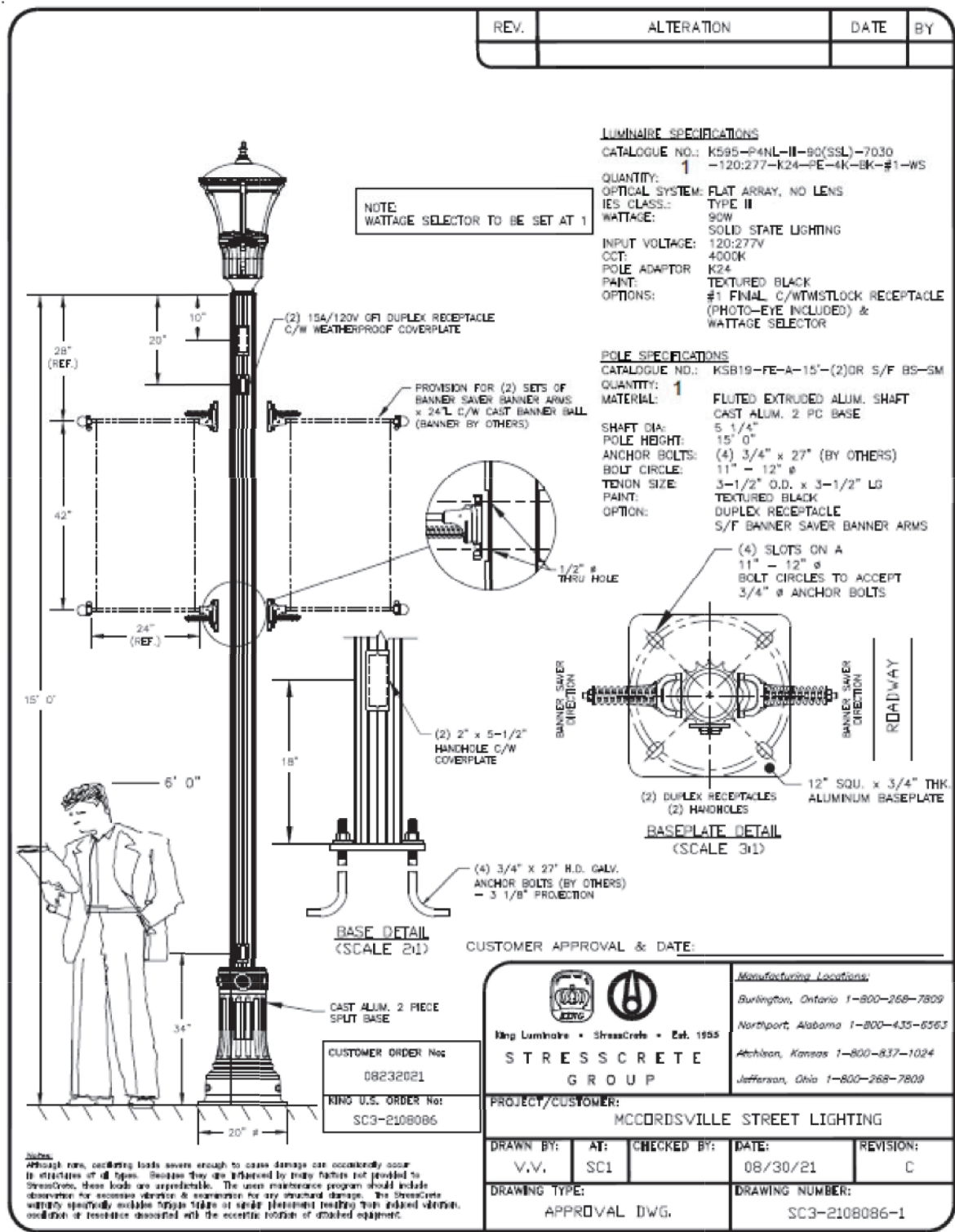
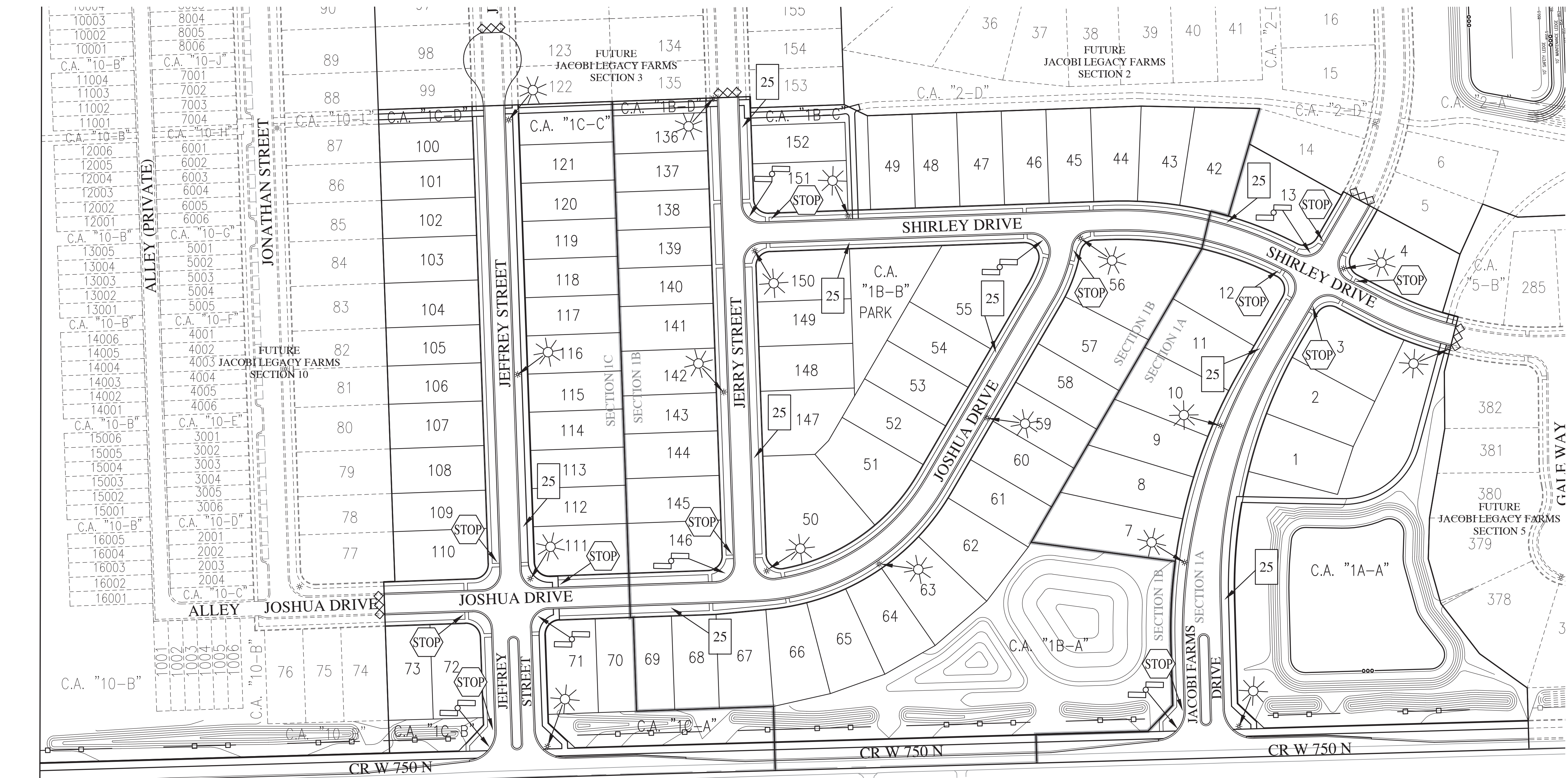
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## SECTION 1C CR W 750 N ENTRANCE PLAN

SECTION 1C CR W 750  
N ENTRANCE PLAN





#### GENERAL NOTES

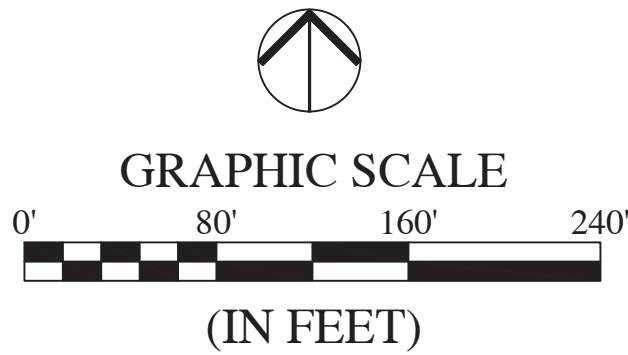
1. LIGHTING, SIGNS, IRRIGATION LINES, ETC. MUST BE CONSTRUCTED TO MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET FROM THE CENTER OF THE SANITARY SEWER FACILITIES.
2. STREET LIGHTS ARE REQUIRED TO MATCH EXISTING STREET LIGHTS. TO INCLUDE POLE TYPE, FIXTURE TYPE, HEIGHT OF FIXTURE ETC.
3. ALL 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     |
|          | SPEED LIMIT SIGN  | 25       |
|          | STREET NAME SIGN  |          |
|          | END OF ROAD MARKER: TYPE III CONSTRUCTION BARRICADE                                   |          |
|          | HIGH POWERED LED STREET LIGHT (SEE TOWN OF MCCORDSVILLE ZONING ORDINANCE, EXHIBIT C). |          |
|          | NOTE: ALL STREET LIGHTS TO BE FULL CUT-OFF AND DARK SKY COMPLIANT                     |          |



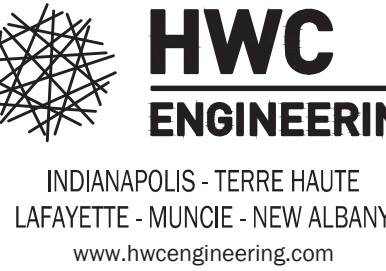
Call 811 or 800-382-5544 Before you Dig!



NOTE:  
SCALE: 1" = 80'

#### REVISIONS

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## JACOBI LEGACY FARMS SECTIONS 1A-1B-1C MCCORDSVILLE, INDIANA TRAFFIC CONTROL & LIGHTING PLAN

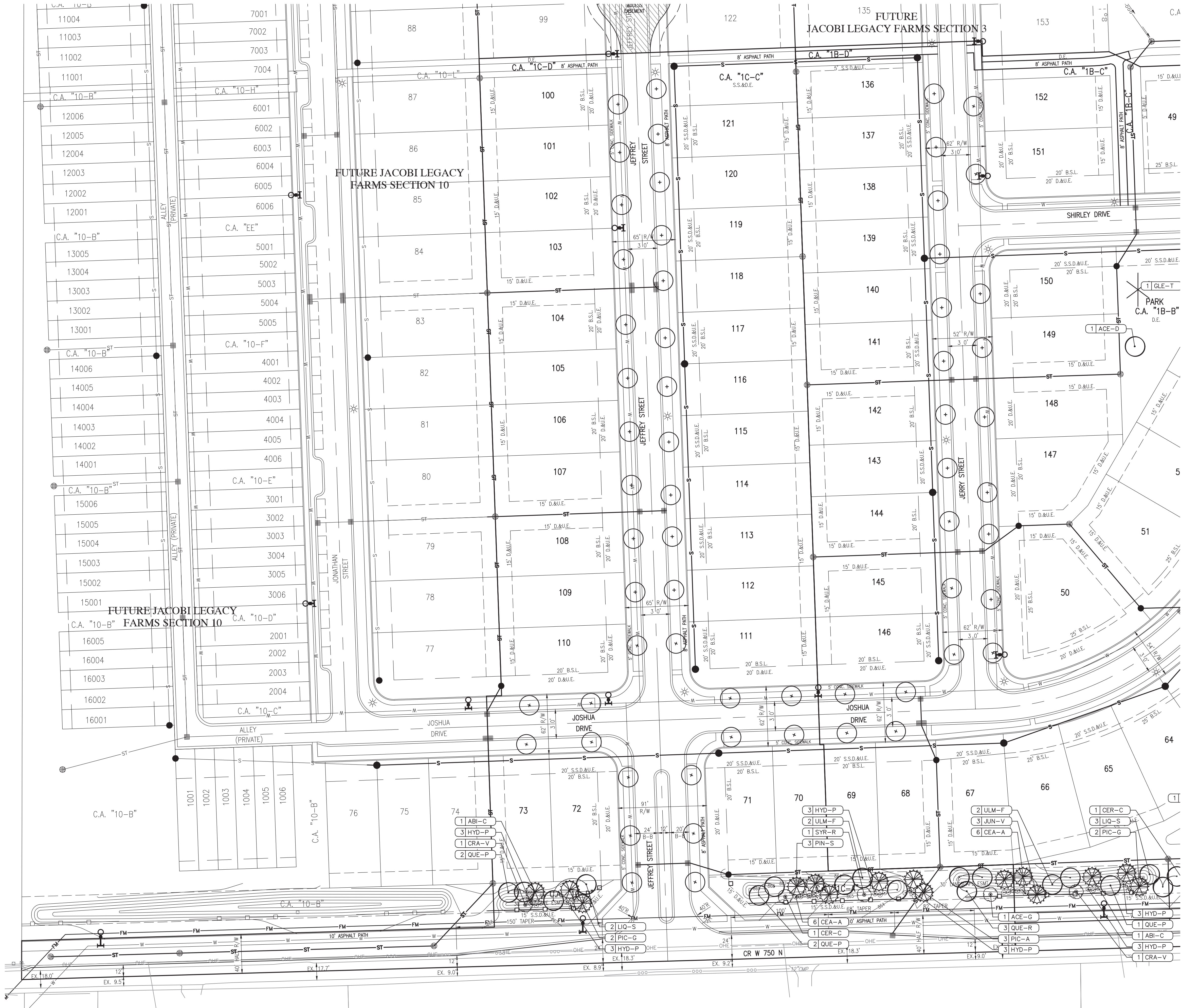


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| CHECKED BY<br>BB          |                          |
| DATE<br>FEBRUARY 18, 2022 |                          |
| SCALE<br>AS SHOWN         |                          |
| SHEET                     |                          |

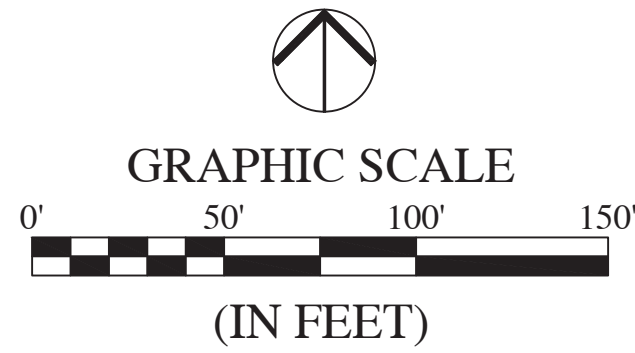
# C3.5

TRAFFIC CONTROL &  
LIGHTING PLAN





FOR CONTINUATION SEE SHEET L1.1



LEGEND:

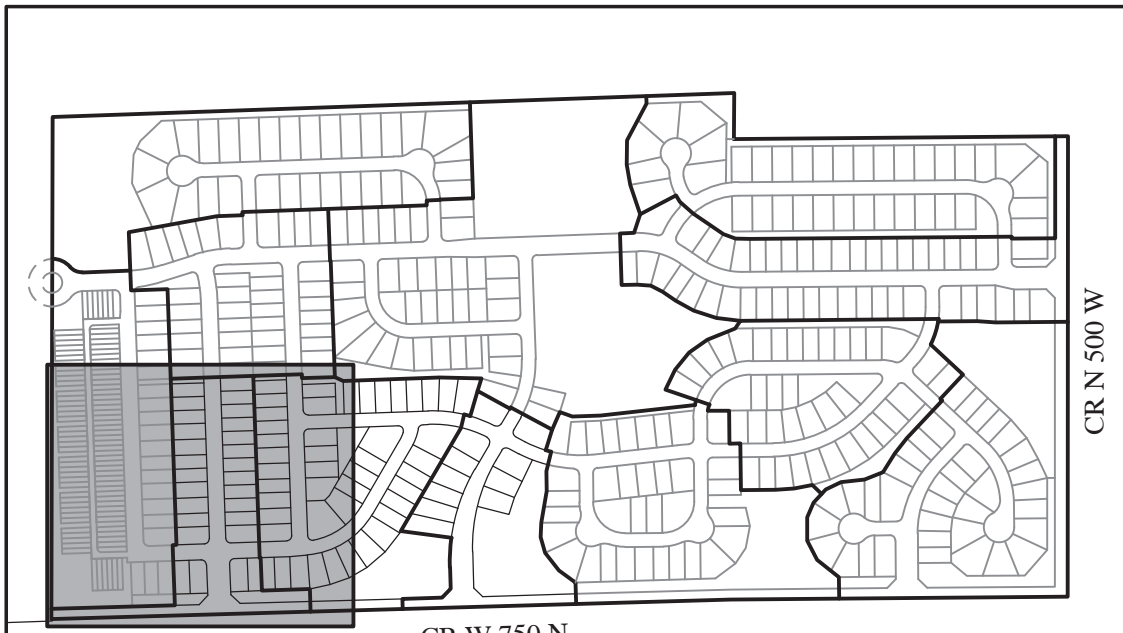
- QUANTITY KEY
- SHADE TREE - 8' TALL, MIN. 2" CALIPER
  - EVERGREEN TREE - MIN. 6" TALL
  - ORNAMENTAL TREE - 2" CALIPER
  - SHRUB - 18" TALL (MIN)
  - STREET TREE  
- 1 PER LOT, LIMITED TO 10' TREE LAWN AREAS  
- NO STREET TREES IN TOWNHOME DISTRICT
  - SPADE EDGE
  - FARM-STYLE FENCE

LEGEND:

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

NOTE:  
SEE SHEET L1.3 FOR LANDSCAPE NOTES.

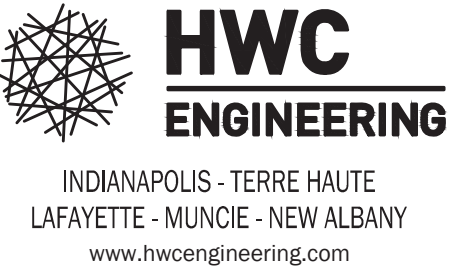
NOTE:  
SEE SHEET L1.2 FOR MASTER PLANT SCHEDULE.



KEYMAP  
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REVISIONS

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JACOBI LEGACY FARMS SECTIONS 1A-1B-1C  
MCCORDSVILLE, INDIANA  
LANDSCAPE PLAN



DRAWN BY  
DC  
CHECKED BY  
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DATE  
FEBRUARY 18, 2022  
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AS SHOWN  
SHEET

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LANDSCAPE PLAN







File Name: W:\Pulte Homes\2021-064-B Pulte- Jacobi Legacy Farms Sect. 1A-1B-1C\Design\CAD\21064-B Landscape Plan.dwg, Layout: L1.2 Plot Date: Feb 18, 2022 Plot Time: 10:44am By: dchesterfield

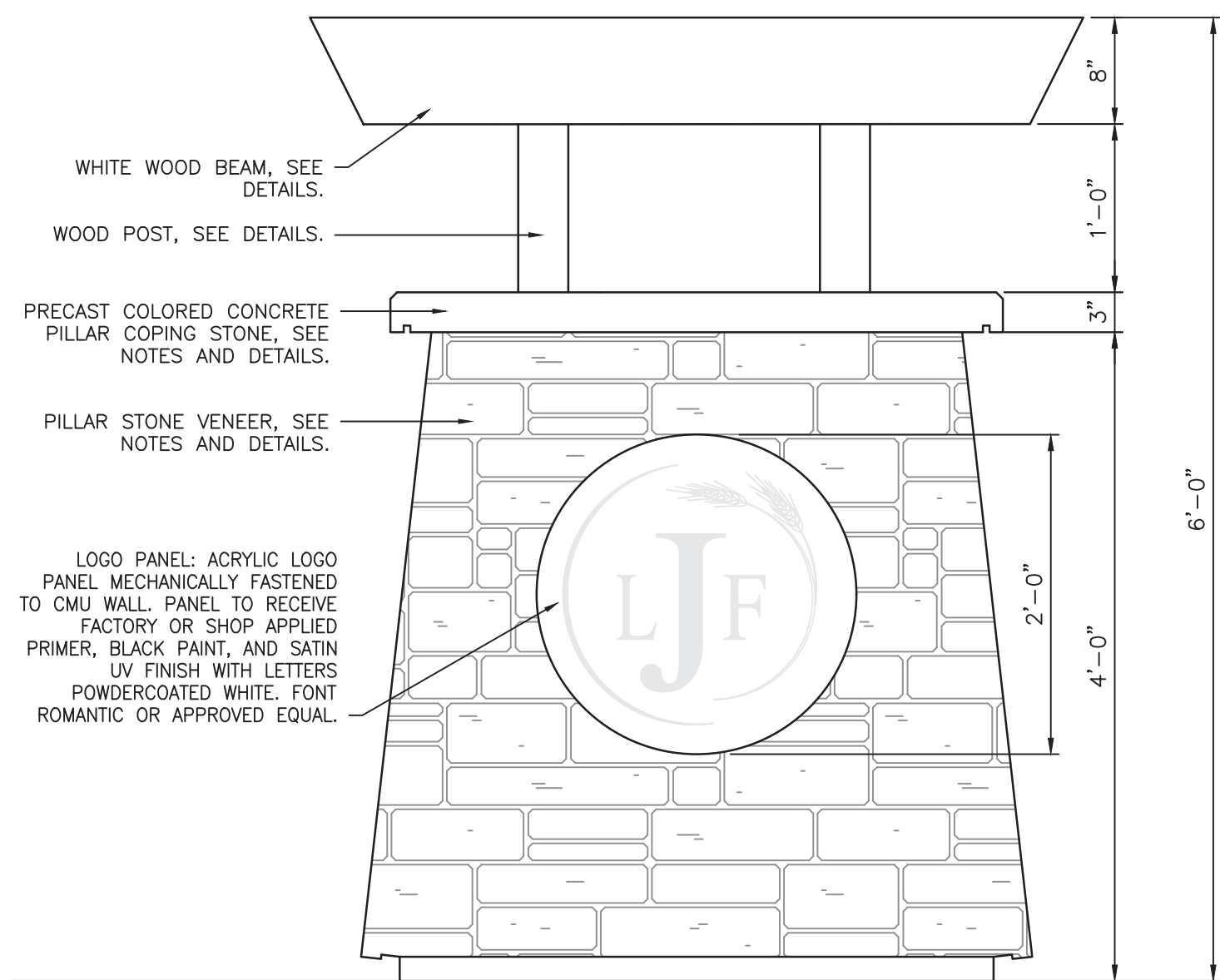
MASTER PLANT SCHEDULE

| SHADE TREES                       |    |  |                        |    |        |         |          |  |  |
|-----------------------------------|----|--|------------------------|----|--------|---------|----------|--|--|
| ACE-D                             | 21 | *ACER DAVIDII X FREEMANII 'AUTUMN BLAZE' | AUTUMN BLAZE MAPLE     | 2" | 8'-10' | B&B     | SEE PLAN | CENTRAL LEADER   |  |
| BET-N                             | 19 | *BETULA NIGRA 'CULLY'                    | HERITAGE RIVER BIRCH   | 2" | 8'-10' | B&B     | SEE PLAN | CENTRAL LEADER   |  |
| GIN-B                             | 17 | *GINKGO BILoba 'AUTUMN GOLD'             | AUTUMN GOLD GINKGO     | 2" | 8'-10' | B&B     | SEE PLAN | CENTRAL LEADER - MALE ONLY                               |  |
| GLE-T                             | 16 | *GLEDITSIA TRIACANTHOS F. INERMIS        | THORNLESS HONEYLOCUST  | 2" | 8'-10' | B&B     | SEE PLAN | CENTRAL LEADER   |  |
| GYM-D                             | 8  | GYMNOCLADUS DIOICUS                      | KENTUCKY COFFEETREE    | 2" | 8'-10' | B&B     | SEE PLAN | CENTRAL LEADER   |  |
| LIQ-S                             | 9  | LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE'      | FRUITLESS SWEETGUM     | 2" | 8'-10' | B&B     | SEE PLAN | CENTRAL LEADER   |  |
| QUE-P                             | 14 | QUERCUS PALUSTRIS                        | PIN OAK                | 2" | 8'-10' | B&B     | SEE PLAN | CENTRAL LEADER   |  |
| QUE-R                             | 6  | QUERCUS ROBUR F. FASTIGIATA              | COLUMNAR ENGLISH OAK   | 2" | 8'-10' | B&B     | SEE PLAN | CENTRAL LEADER   |  |
| TIL-C                             | 17 | *TILIA CORDATA 'GREENSPIRE'              | GREENSPIRE LINDEN      | 2" | 8'-10' | B&B     | SEE PLAN | CENTRAL LEADER   |  |
| ULM-F                             | 16 | ULMUS X 'FRONTIER'                       | FRONTIER ELM           | 2" | 8'-10' | B&B     | SEE PLAN | CENTRAL LEADER   |  |
| ORNAMENTAL TREES                  |    |  |                        |    |        |         |          |  |  |
| ACE-G                             | 3  | ACER GRiseum                             | PAPERBARK MAPLE        | -  | 8'-10' | B&B     | SEE PLAN | MULTI-TRUNK, MIN. 3 CANES                                |  |
| CER-C                             | 2  | CERCIS CANADENSIS                        | REDBUD                 | -  | 8'-10' | B&B     | SEE PLAN | MULTI-TRUNK, MIN. 3 CANES                                |  |
| CRA-V                             | 5  | CRATAEGUS VIRIDIS 'WINTER KING'          | WINTER KING HAWTHORN   | 2" | 8'-10' | B&B     | SEE PLAN | CENTRAL LEADER   |  |
| DYR-R                             | 3  | SYRINGA RETICULATA 'IVORY SILK'          | IVORY SILK LILAC       | 2" | 8'-10' | B&B     | SEE PLAN | CENTRAL LEADER   |  |
| EVGREEN TREES                     |    |  |                        |    |        |         |          |  |  |
| ABI-C                             | 8  | ABIES CONCOLOR                           | WHITE FIR              | -  | 6'     | B&B     | SEE PLAN | FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT |  |
| JUN-V                             | 9  | JUNIPERUS VIRGINIANA                     | EASTERN RED CEDAR      | -  | 6'     | B&B     | SEE PLAN | FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT |  |
| PIC-A                             | 6  | PICEA ABIES                              | NORWAY SPRUCE          | -  | 6'     | B&B     | SEE PLAN | FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT |  |
| PIC-G                             | 4  | PICEA GLAUCA 'DENSATA'                   | BLACK HILLS SPRUCE     | -  | 6'     | B&B     | SEE PLAN | FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT |  |
| PIN-S                             | 7  | PINUS STROBUS                            | EASTERN WHITE PINE     | -  | 6'     | B&B     | SEE PLAN | FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT |  |
| THU-P                             | 3  | THUJA PLICATA 'GREEN GIANT'              | GREEN GIANT ARBORVITAE | -  | 6'     | B&B     | SEE PLAN | FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT |  |
| SHRUBS                            |    |  |                        |    |        |         |          |  |  |
| CEA-A                             | 36 | CEANOTHUS AMERICANUS                     | NEW JERSEY TEA         | -  | 18"    | #3 CONT | 36" O.C. | FULL IN POT  |  |
| HYD-P                             | 39 | HYDRANGEA PANICULATA 'LITTLE LIME'       | LITTLE LIME HYDRANGEA  | -  | 18"    | #5 CONT | 36" O.C. | FULL IN POT  |  |
| * INDICATES A STREET TREE SPECIES |    |  |                        |    |        |         |          |  |  |

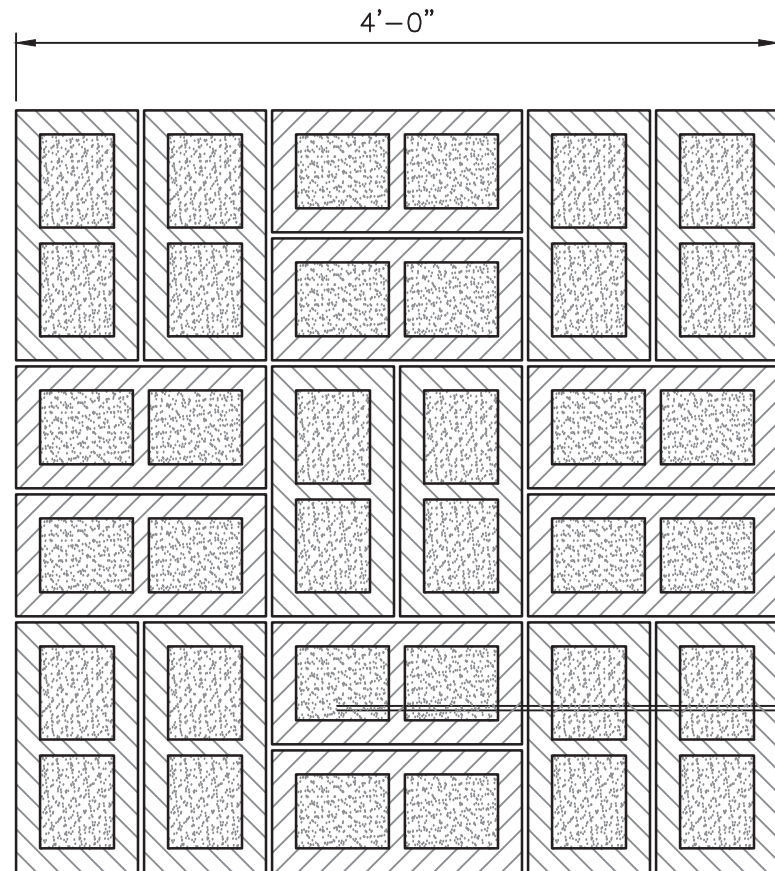
PERIMETER LANDSCAPING REQUIREMENTS:

- SOUTH PERIMETER (CR 750 N)  
40' WIDE LANDSCAPE BUFFER  
(3) SHADE / DECIDUOUS TREES PER 100 LF, MIN. 2" CAL.  
(3) EVERGREEN TREES PER 100 LF, MIN. 6" HT.  
(1) ORNAMENTAL TREE PER 100 LF, MIN. 2" CAL.  
(6) SHRUBS PER 100 LF, MIN. 18" HT.
- EAST PERIMETER (CR 500 W)  
20' WIDE LANDSCAPE BUFFER  
(3) SHADE / DECIDUOUS TREES PER 100 LF, MIN. 2" CAL.  
(3) EVERGREEN TREES PER 100 LF, MIN. 6" HT.  
(1) ORNAMENTAL TREE PER 100 LF, MIN. 2" CAL.  
(6) SHRUBS PER 100 LF, MIN. 18" HT.

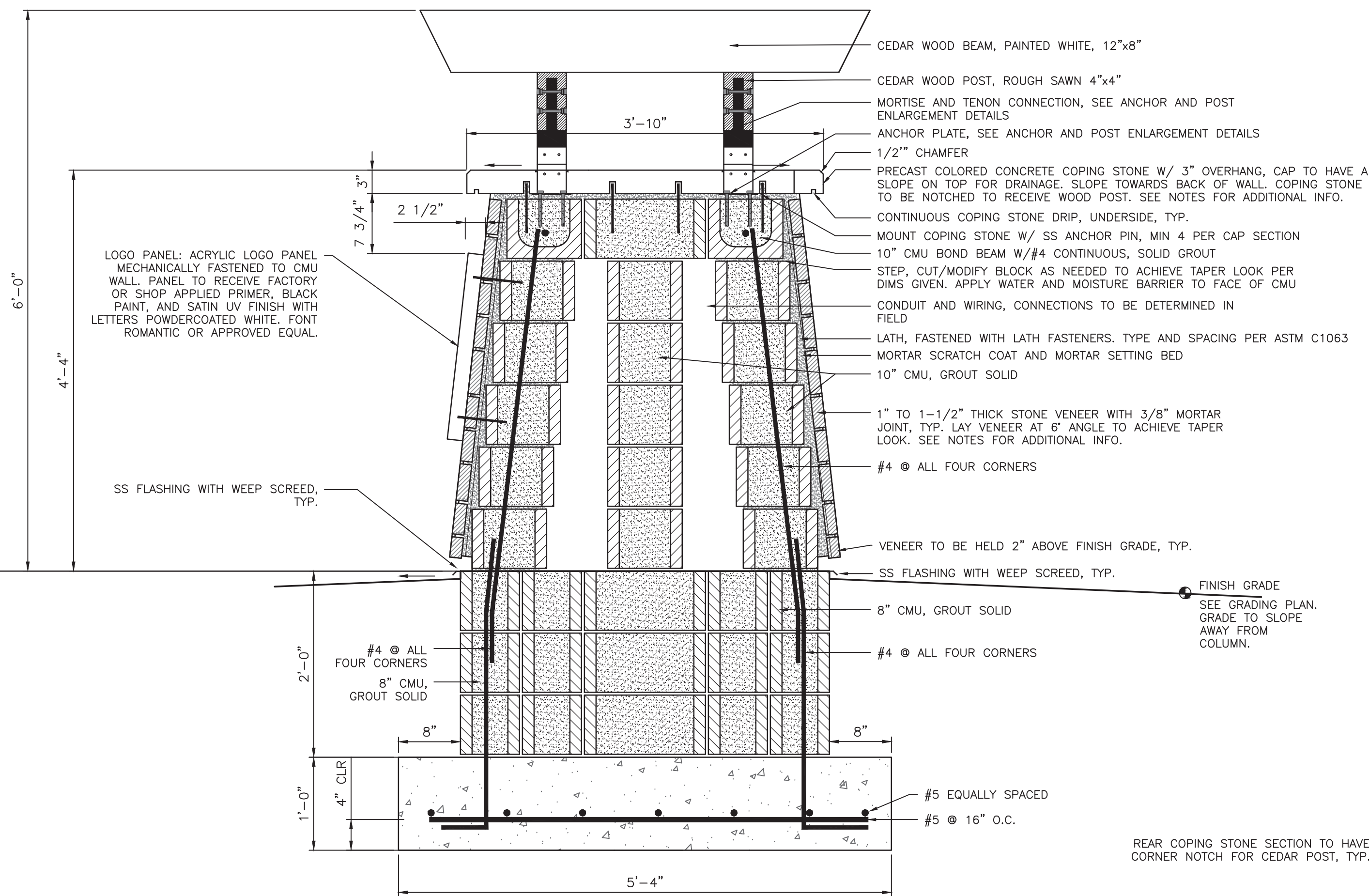
- NORTH PERIMETER  
PROTECT A 10' WIDE TREE CONSERVATION AREA



ELEVATION  
SCALE: 1" = 1'-0"



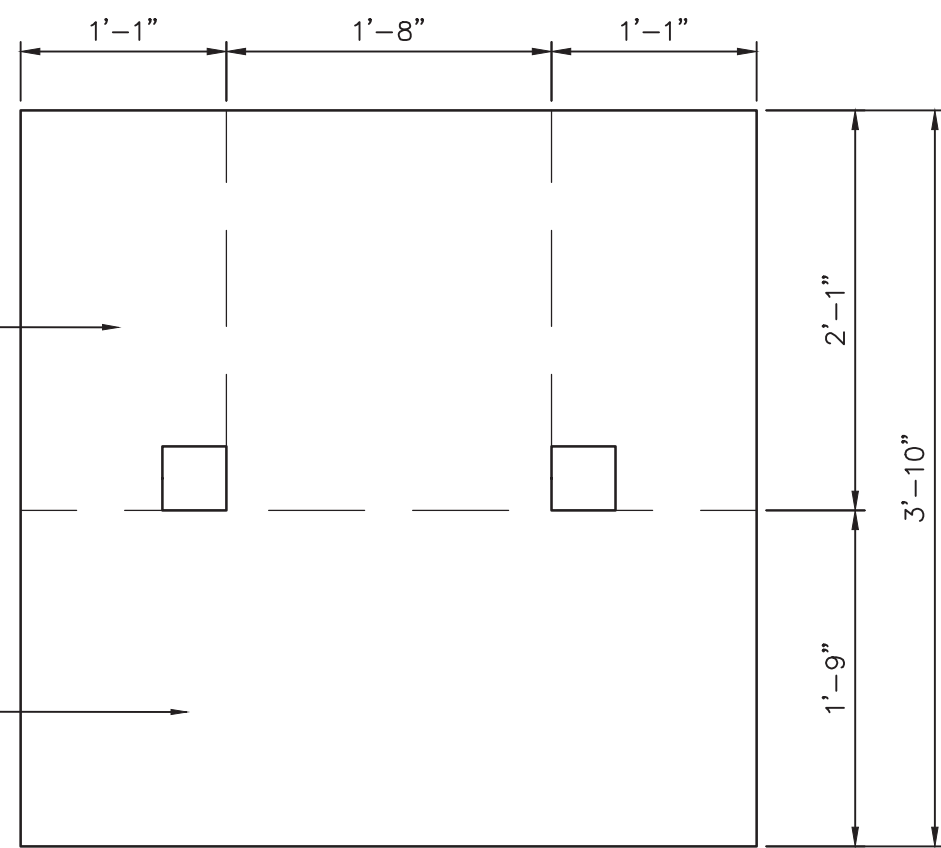
CMU FOUNDATION PLAN  
SCALE: 1" = 1'-0"



SECTION  
SCALE: 1" = 1'-0"

SIGN NOTES

- GENERAL NOTES:
- DETAILS ARE FOR DESIGN INTENT ONLY, CONTRACTOR TO PROVIDE SHOP DRAWINGS AS NOTED BELOW.
  - CONTRACTOR TO COORDINATE AND FIELD VERIFY SIGN LOCATION WITH OWNER PRIOR TO INSTALLATION.
  - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL SIGN PANELS, LETTERING, AND COMPONENTS FABRICATION
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  - ALL STONE VENEER TO BE "BERKSHIRE" FROM STONE CENTER OF INDIANA OR APPROVED EQUAL
  - ALL SIGN LETTERS, SIGN BAR BAR AND LOGO PANEL TO BE ONE OF THE FOLLOWING: ACRYLIC (LUCITE), LEXAN (POLYCARBONATE)
  - ALL ACRYLIC OR LEXAN EDGES TO BE SANDED SMOOTH
  - TOTAL SIGN MESSAGE AREA = 13.50 SF
- WELDS AND CONNECTIONS
- ALL WELDS SHALL BE MADE BY A CERTIFIED WELDER
  - ALL WELDS SHALL BE GROUND SMOOTH, CLEAN, AND AS CLOSE TO STRAIGHT ANGLES AS POSSIBLE FOR A CLEAN FINISHED APPEARANCE
  - ALL HARDWARE SHALL BE STAINLESS STEEL UNLESS OTHERWISE NOTED.
- GRAPHICS
- A GRAPHIC LAYOUT FOR EACH SIGN SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION
  - ALL COLOR SAMPLES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION
  - ALL ACRYLIC OR LEXAN LETTERS AND SIGN COMPONENTS TO BE FLAME RETARDANT AND UV STABILIZED



COPING STONE PLAN  
SCALE: 1" = 1'-0"

2 ENTRY COLUMN DETAILS  
SCALE AS SHOWN



REVISIONS

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JACOBI LEGACY FARMS SECTIONS 1A-1B-1C

MCCORDSVILLE, INDIANA

LANDSCAPE SCHEDULES, NOTES & DETAILS



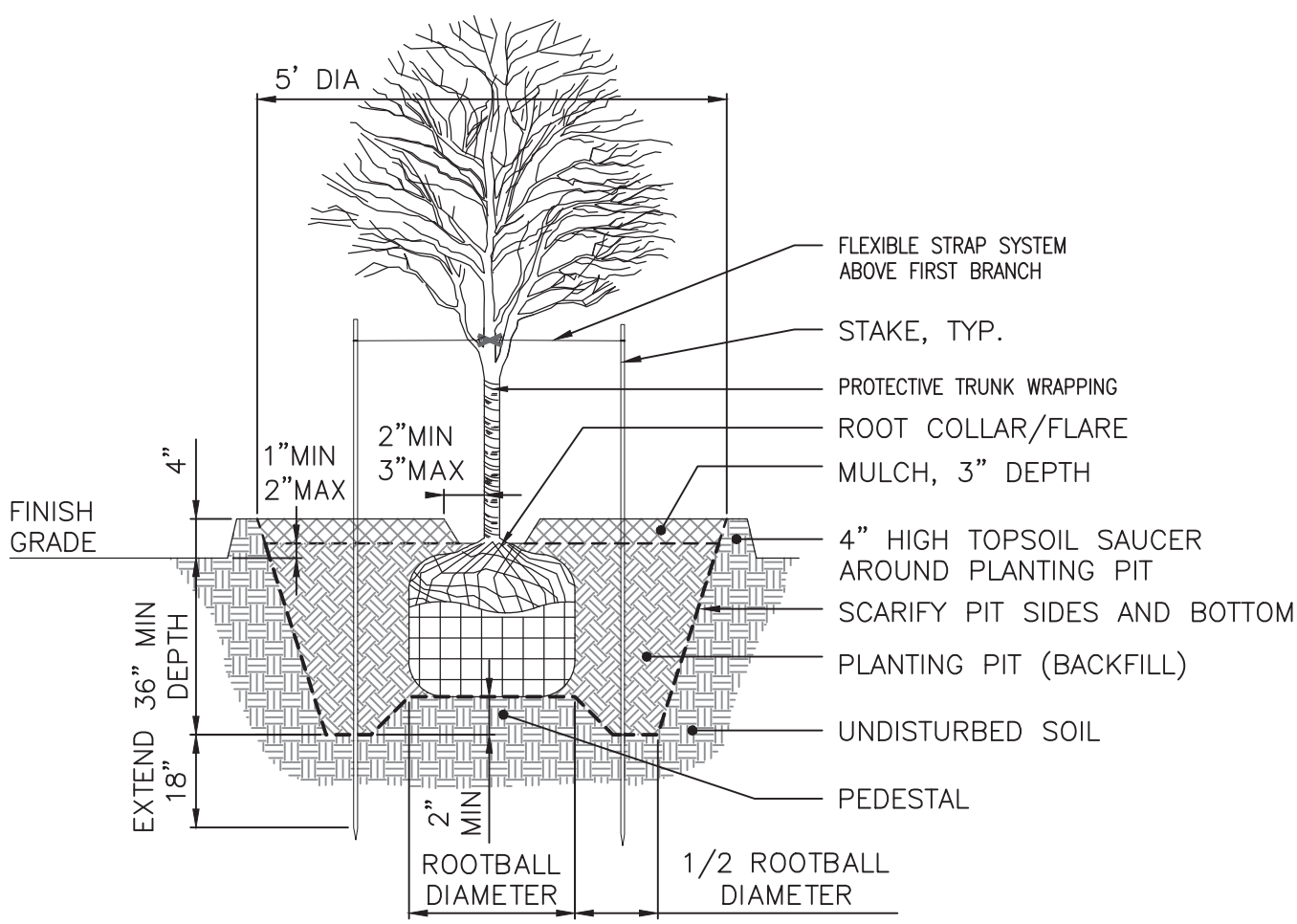
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| CHECKED BY<br>BB          |                          |
| DATE<br>FEBRUARY 18, 2022 |                          |
| SCALE<br>AS SHOWN         |                          |
| SHEET                     |                          |

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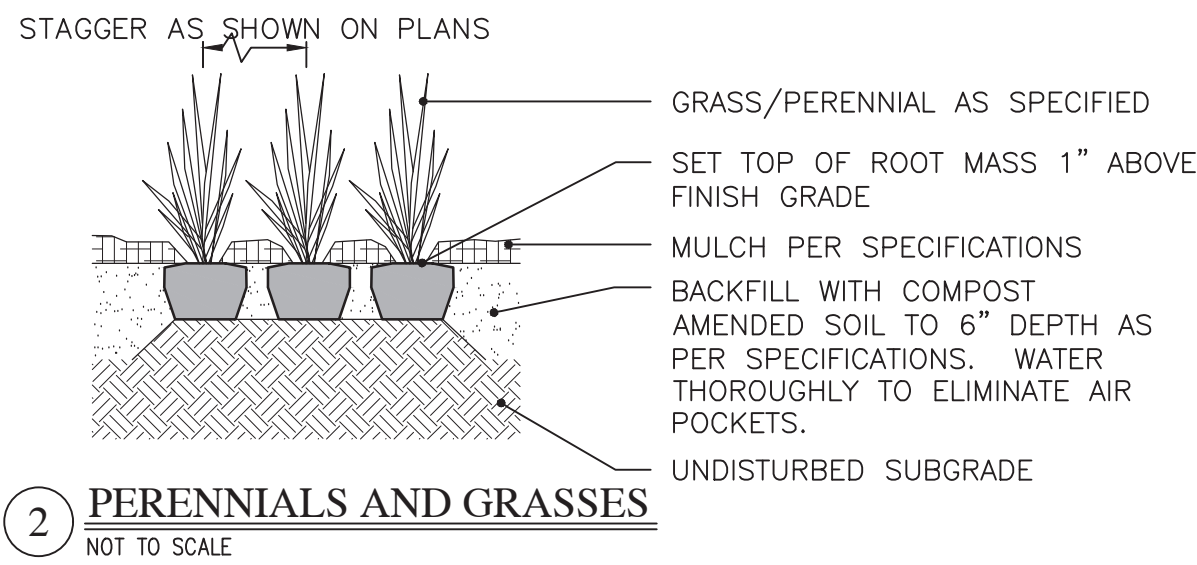
LANDSCAPE SCHEDULES,  
NOTES & DETAILS



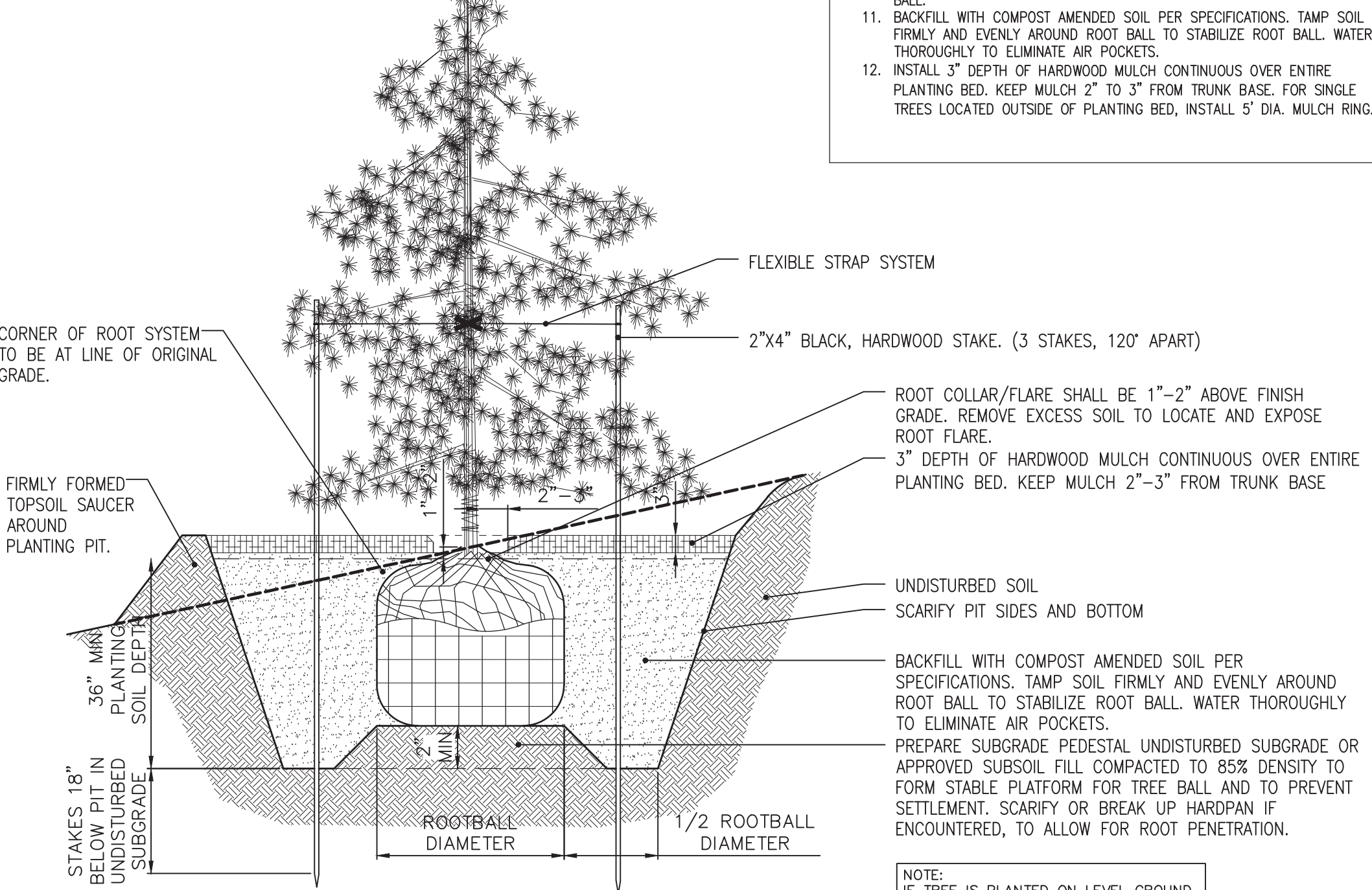
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Plot Time: 10:44am  
Plot Date: Feb 18, 2022



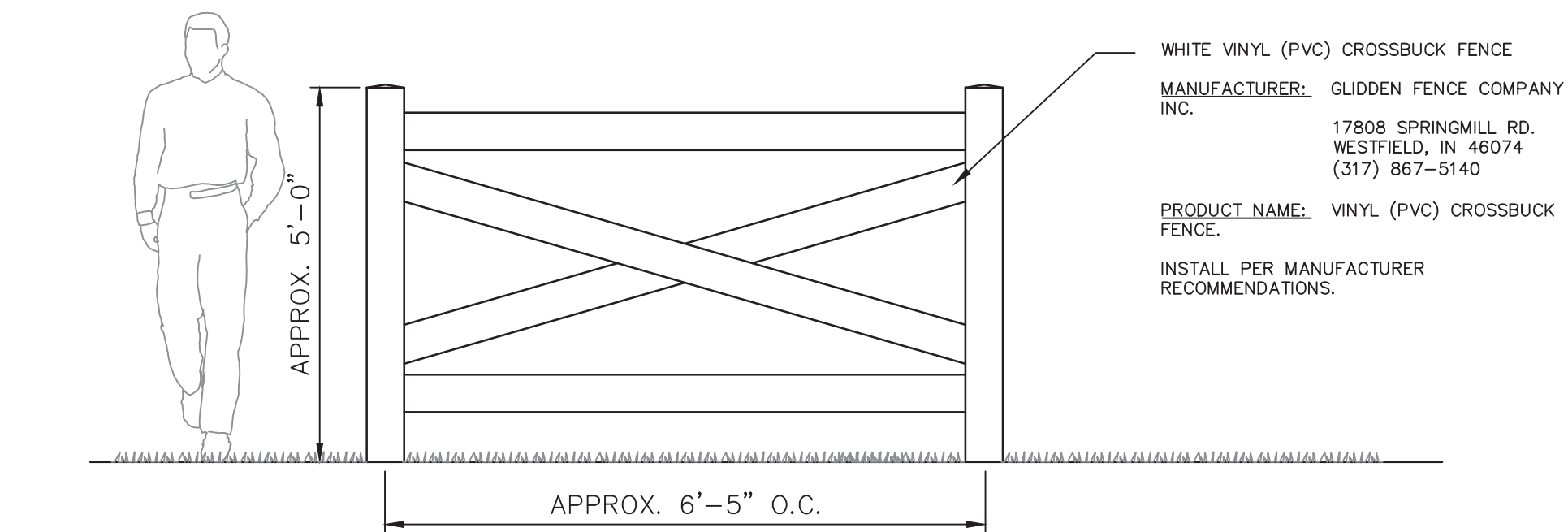
1 SINGLE STEM TREE PLANTING  
NOT TO SCALE



2 PERENNIALS AND GRASSES  
NOT TO SCALE



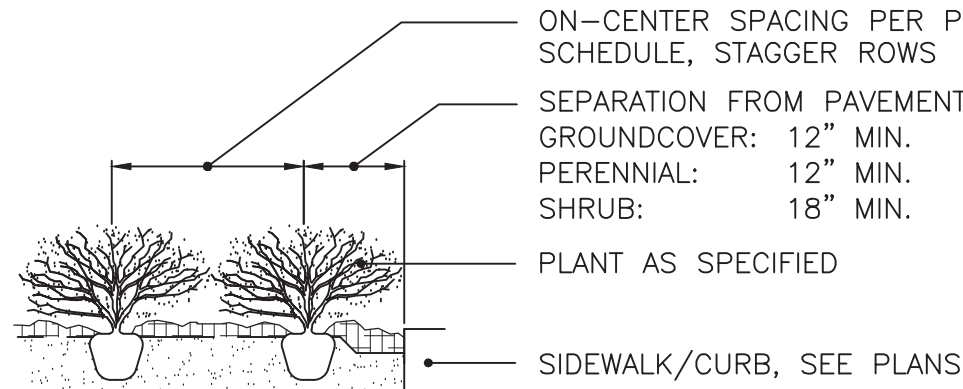
3 EVERGREEN TREE PLANTING  
NOT TO SCALE



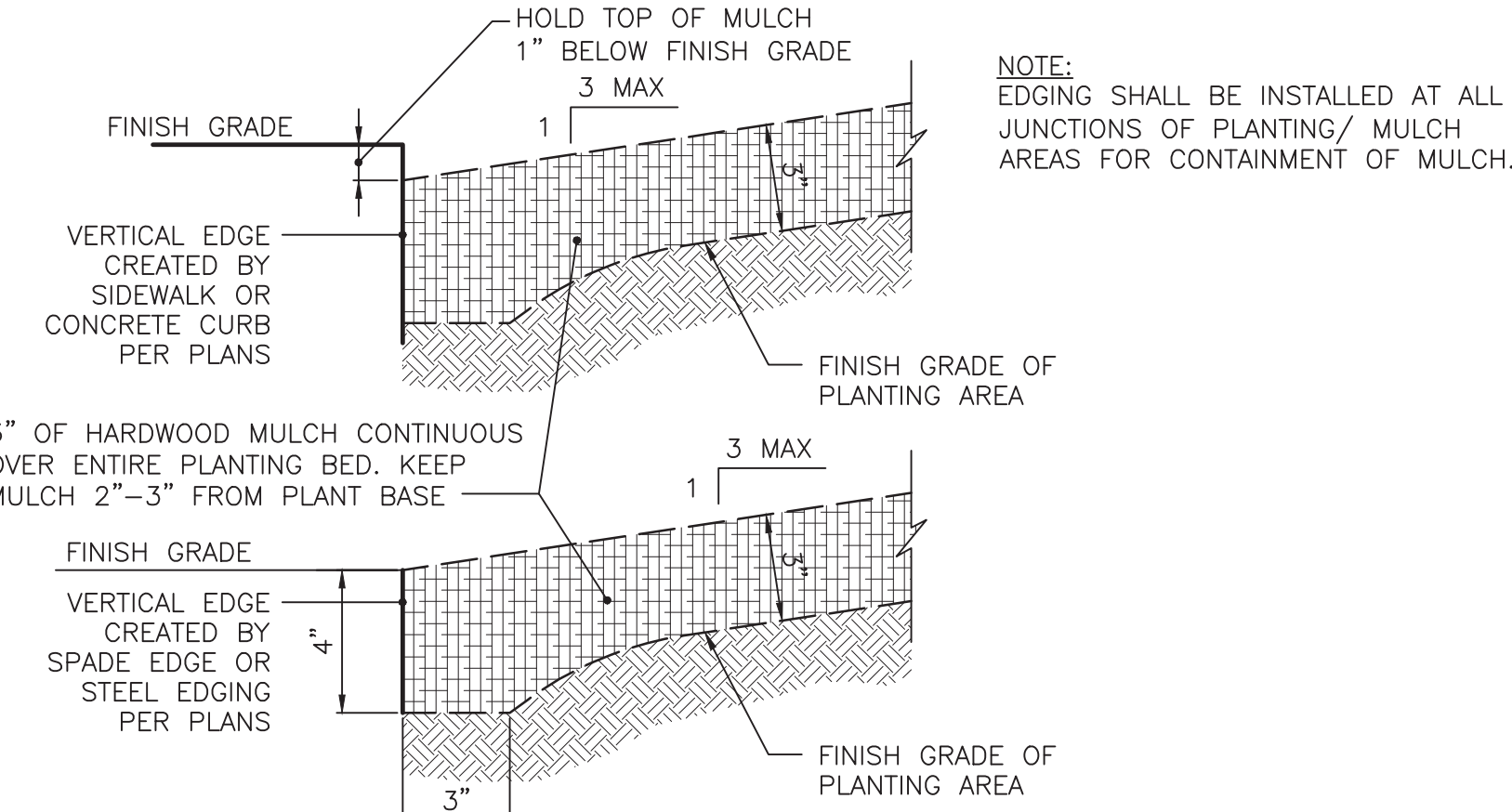
4 DECORATIVE PERIMETER FENCE  
NOT TO SCALE

#### TREE INSTALLATION NOTES:

1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE CROWN. DOUBLE LEADERS MAY BE REMOVED AT PLANTING TIME.
5. REMOVE TOP 1/3 OF BURLAP AND WIRE BASKET. REMOVE NON-BIODEGRADABLE WRAP COMPLETELY.
6. PREPARE SUBGRADE PEDESTAL UNDISTURBED SUBGRADE OR APPROVED SUBSOIL FILL COMPACTED TO 85% DENSITY TO FORM STABLE PLATFORM FOR TREE BALL AND TO PREVENT SETTLEMENT. SCARIFY OR BREAK UP HARDPAN IF ENCOUNTERED, TO ALLOW FOR ROOT PENETRATION.
7. SET TREE PLUMB AND ROTATE AS DIRECTED BY LANDSCAPE ARCHITECT.
8. ROOT COLLAR/FLARE SHALL BE 1" TO 2" ABOVE FINISH GRADE. REMOVE EXCESS SOIL TO LOCATE AND EXPOSE ROOT FLARE.
9. OVER EXCAVATE TREE PIT IF DEBRIS, IMPENETRABLE SOILS OR STRUCTURAL FILL TO INDICATED DEPTH (36" MIN), REMOVE DEBRIS FROM SITE AS DIRECTED.
10. STAKE TREE WITH THREE (3) 2"x4" BLACK, HARDWOOD STAKE SET 120" APART. EXTEND STAKES 18" BELOW PIT INTO UNDISTURBED SUBGRADE. REMOVE STAKES AT END OF WARRANTY PERIOD WITHOUT DISTURBING ROOT BALL.
11. BACKFILL WITH COMPOST AMENDED SOIL PER SPECIFICATIONS. TAMP SOIL FIRMLY AND EVENLY AROUND ROOT BALL TO STABILIZE ROOT BALL. WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
12. INSTALL 3" DEPTH OF HARDWOOD MULCH CONTINUOUS OVER ENTIRE PLANTING BED. KEEP MULCH 2" TO 3" FROM TRUNK BASE. FOR SINGLE TREES LOCATED OUTSIDE OF PLANTING BED, INSTALL 5' DIA. MULCH RING.



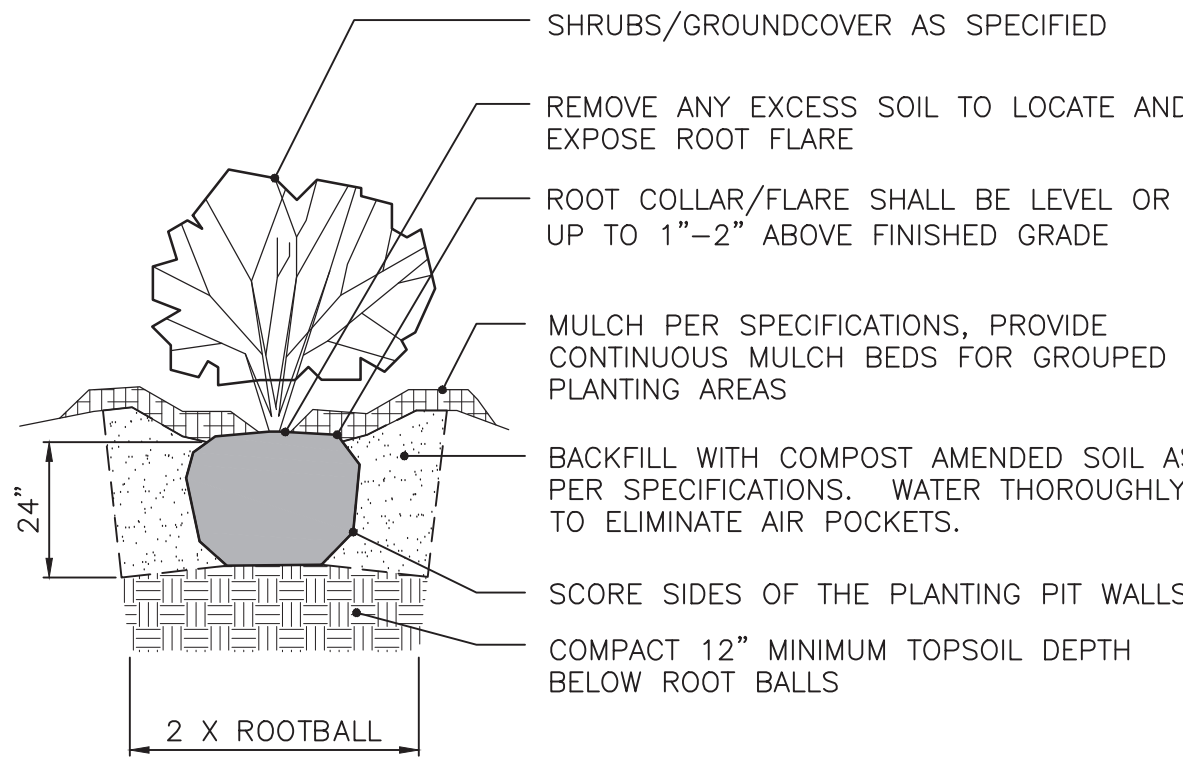
6 PLANT SPACING  
NOT TO SCALE



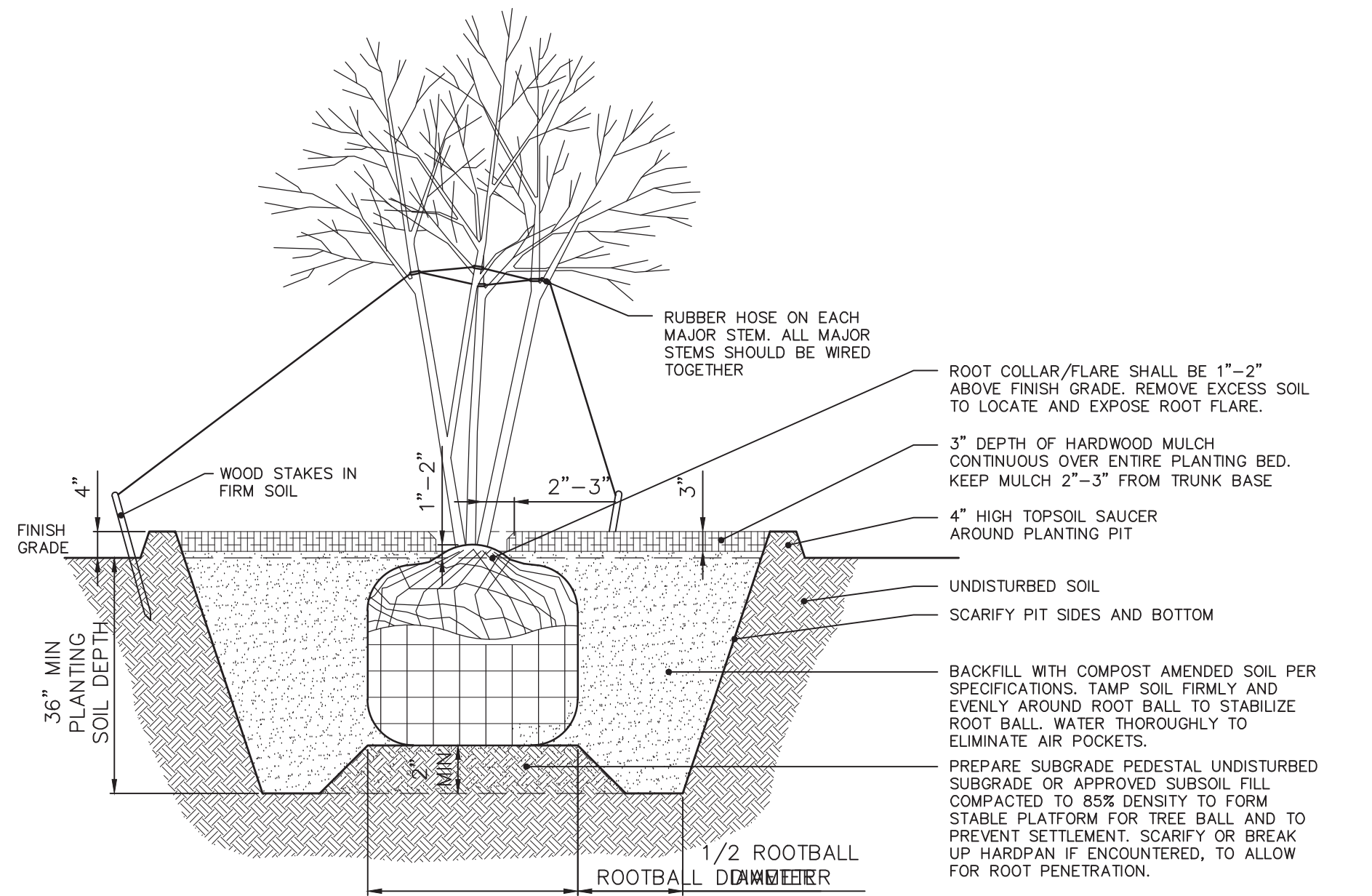
7 PLANTING BED PERIMETER  
NOT TO SCALE

#### LANDSCAPE GENERAL NOTES:

1. NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.
2. CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK, AND SHALL COORDINATE ALL LANDSCAPE WORK WITH CIVIL AND ELECTRICAL DRAWINGS, PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN, AND REPAIR UTILITIES DAMAGED DURING OPERATIONS AT CONTRACTOR'S EXPENSE.
3. ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.
4. ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.
5. CONTRACTOR IS REQUIRED TO NOTIFY LANDSCAPE ARCHITECT OF ANTICIPATED INSTALLATION DATES ONE WEEK PRIOR TO ARRIVAL OF PLANT MATERIAL ON SITE. THE LANDSCAPE ARCHITECT WILL BE AVAILABLE TO REVIEW AND TAG TREES AT THE NURSERY. THE LANDSCAPE ARCHITECT SHALL INSPECT THE QUALITY OF PLANT MATERIAL ON-SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR.
6. NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS.
7. CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION AND AS SPECIFIED THROUGHOUT THE MAINTENANCE PERIOD. THE OWNER IS RESPONSIBLE FOR WATERING PER CONTRACTOR'S WRITTEN MAINTENANCE INSTRUCTIONS THROUGHOUT THE GUARANTEE PERIOD. SEE NOTE 19. FOR MAINTENANCE AND GUARANTEE PERIOD REQUIREMENTS.
8. THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
9. MULCH: FINELY SHREDDED HARDWOOD BARK, AGED TO BE APPLIED AT A THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS. RENEWAL OF MULCH DURING THE GUARANTEE PERIOD SHALL BE PERFORMED BY THE OWNER AS NEEDED. SEE NOTE 19. FOR MAINTENANCE AND GUARANTEE PERIOD REQUIREMENTS. ALL INTERIOR PARKING LOT PLANTING AREAS TO RECEIVE MULCH UNLESS NOTED OTHERWISE.
10. SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
11. ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADE, UNLESS NOTED OTHERWISE.
12. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE. IF



5 ROOTBALL GUYING SYSTEM  
NOT TO SCALE



8 MULTI-STEM TREE PLANTING  
NOT TO SCALE

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## JACOBI LEGACY FARMS SECTIONS 1A-1B-1C MCCORDSVILLE, INDIANA

### LANDSCAPE SCHEDULES, NOTES & DETAILS

**PROFESSIONAL ENGINEER**  
No. 10000075  
STATE OF INDIANA  
BRANDON J. BURKE  
REGISTERED  
NOTARY PUBLIC

**DRAWN BY**  
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**CHECKED BY**  
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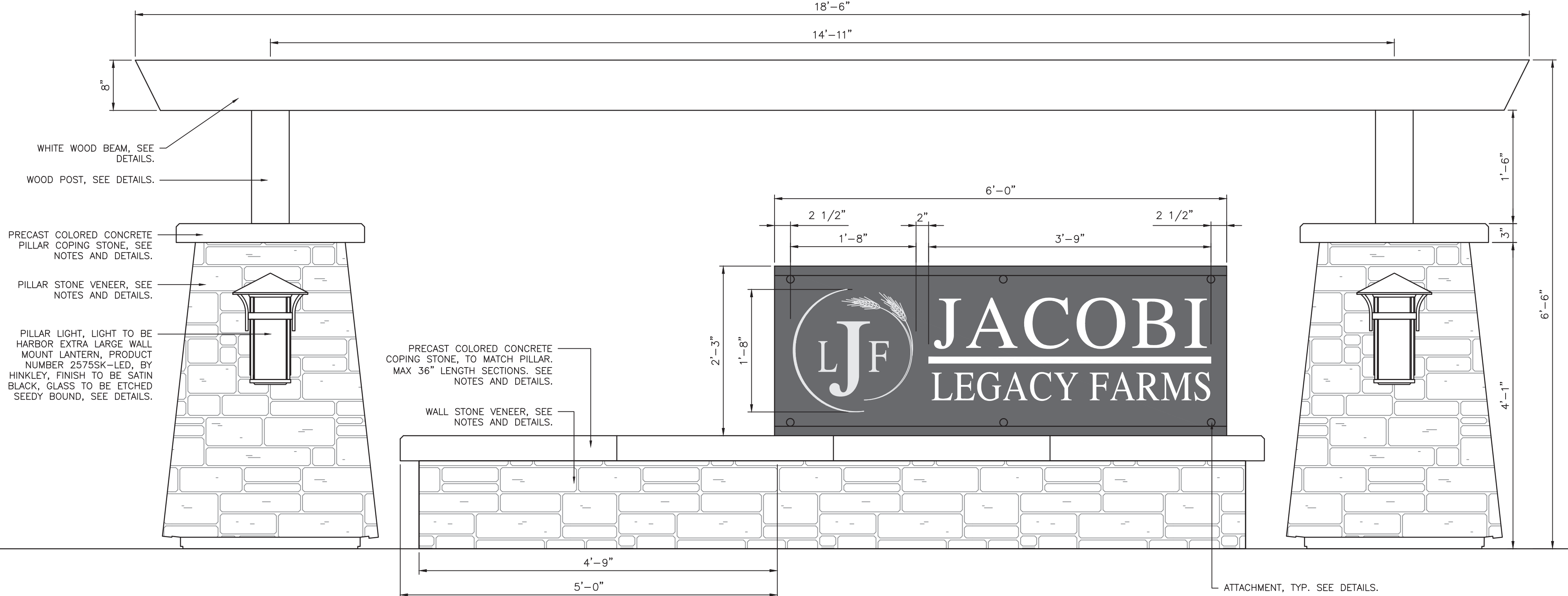
**JOB NUMBER**  
2021-064-B

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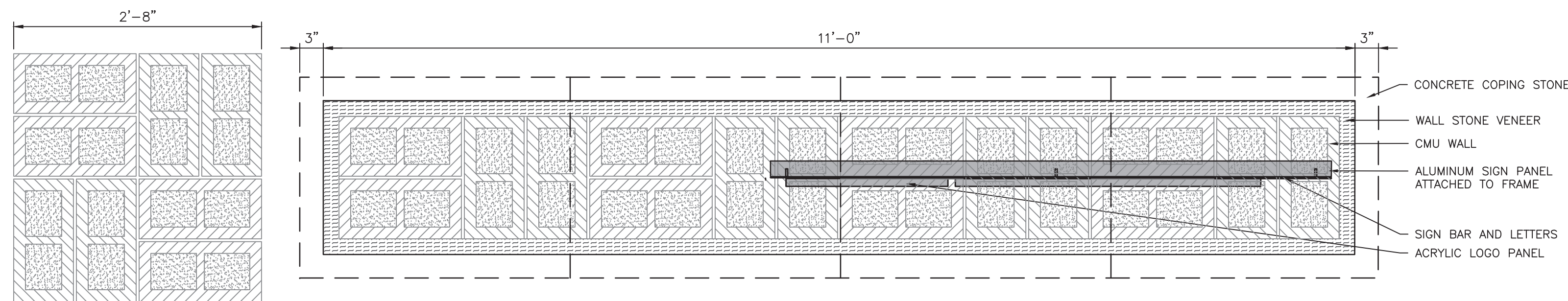
LANDSCAPE SCHEDULES,  
NOTES & DETAILS



File Name: W:\Pulte Homes\2021-064-B Puller - Jacobi Legacy Farms Sect. 1A-1B-1C\Design\CAD\21064-B Landscape Plan.dwg, Layout: L1.4  
Plot Time: 10:44am  
Plot Date: Feb 18, 2022



MONUMENT ELEVATION  
SCALE: 1" = 1'-0"



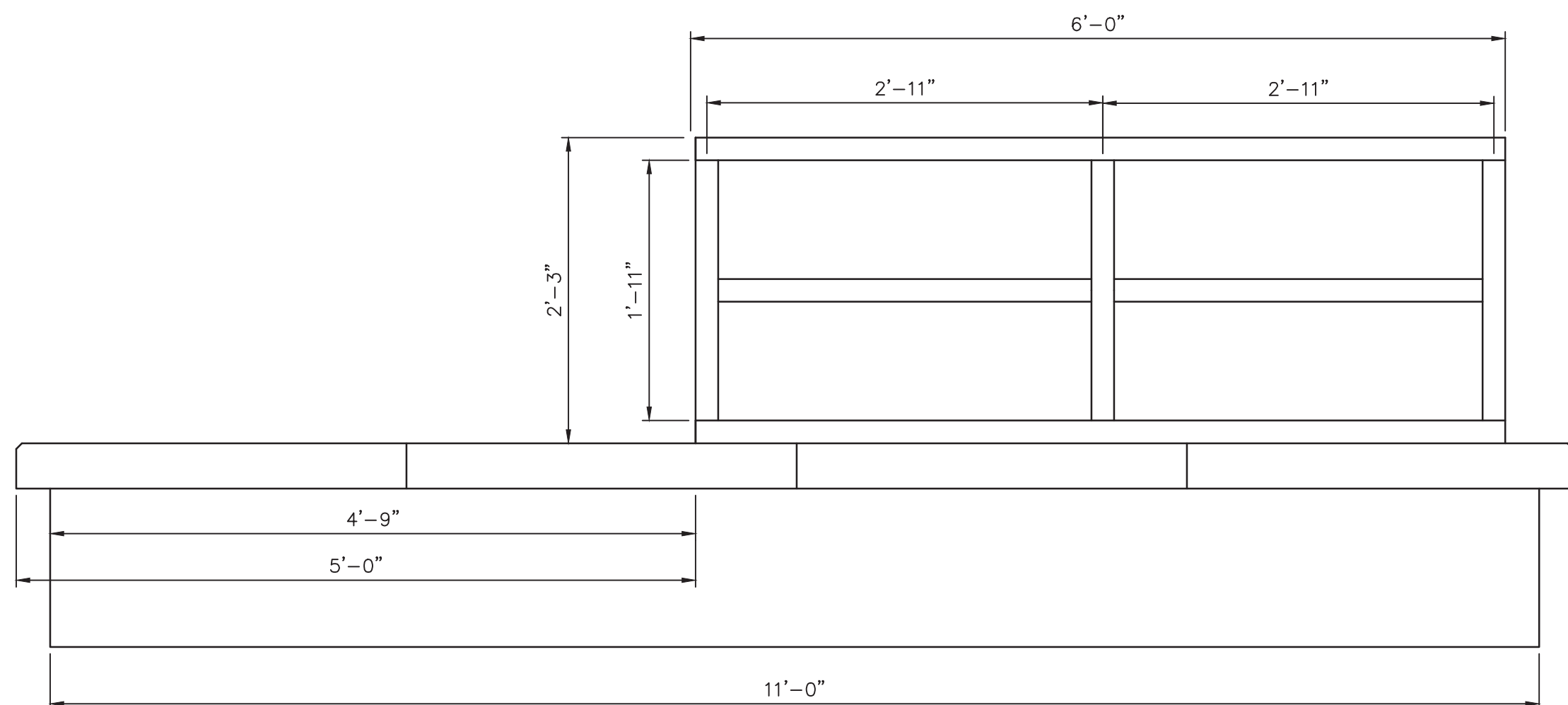
CMU FOUNDATION PLAN  
SCALE: 1" = 1'-0"

SIGN NOTES

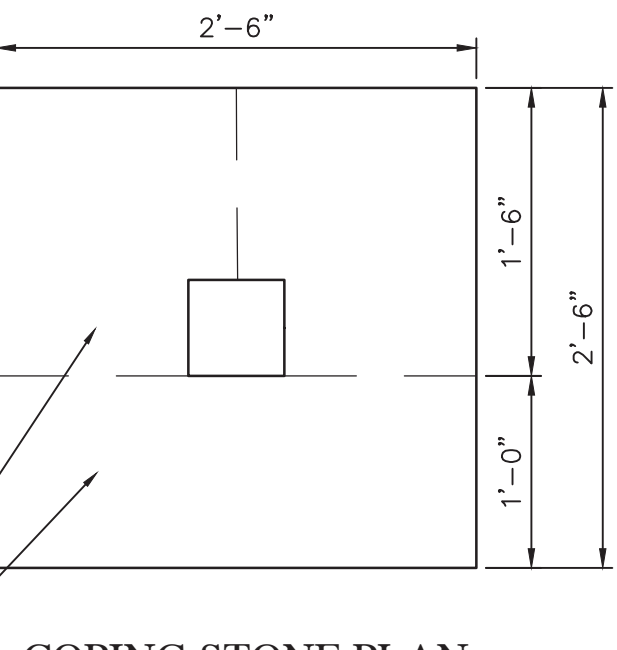
- GENERAL NOTES:
1. DETAILS ARE FOR DESIGN INTENT ONLY, CONTRACTOR TO PROVIDE SHOP DRAWINGS AS NOTED BELOW.
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  3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL SIGN PANELS, LETTERING, AND COMPONENTS FABRICATION.
  4. CONTRACTOR SHALL ASSUME FULL STRUCTURAL AND MANUFACTURING RESPONSIBILITIES FOR DURABILITY AND INTEGRITY OF THESE ELEMENTS.
  5. NO SIGNAGE ELEMENT SHALL PROTRUDE INTO THE ROADWAY CROSS-SECTION OR RIGHT-OF-WAY.
  6. ALL COLOR CONCRETE SIGN ELEMENTS TO BE "METALLIC GRAY" FROM SCOFIELD OR APPROVED EQUAL. SEAL PER MANUFACTURER'S RECOMMENDATIONS.
  7. ALL STONE VENEER TO BE "BERKSHIRE" FROM STONE CENTER OF INDIANA OR APPROVED EQUAL.
  8. ALL SIGN LETTERS, SIGN BAR AND LOGO PANEL TO BE ONE OF THE FOLLOWING: ACRYLIC (LUCITE), LEXAN (POLYCARBONATE).
  9. ALL ACRYLIC OR LEXAN EDGES TO BE SANDED SMOOTH.
  10. TOTAL SIGN MESSAGE AREA = 13.50 SF.

- WELDS AND CONNECTIONS
1. ALL WELDS SHALL BE MADE BY A CERTIFIED WELDER.
  2. ALL WELDS SHALL BE GROUND SMOOTH, CLEAN, AND AS CLOSE TO STRAIGHT ANGLES AS POSSIBLE FOR A CLEAN FINISHED APPEARANCE.
  3. ALL HARDWARE SHALL BE STAINLESS STEEL UNLESS OTHERWISE NOTED.

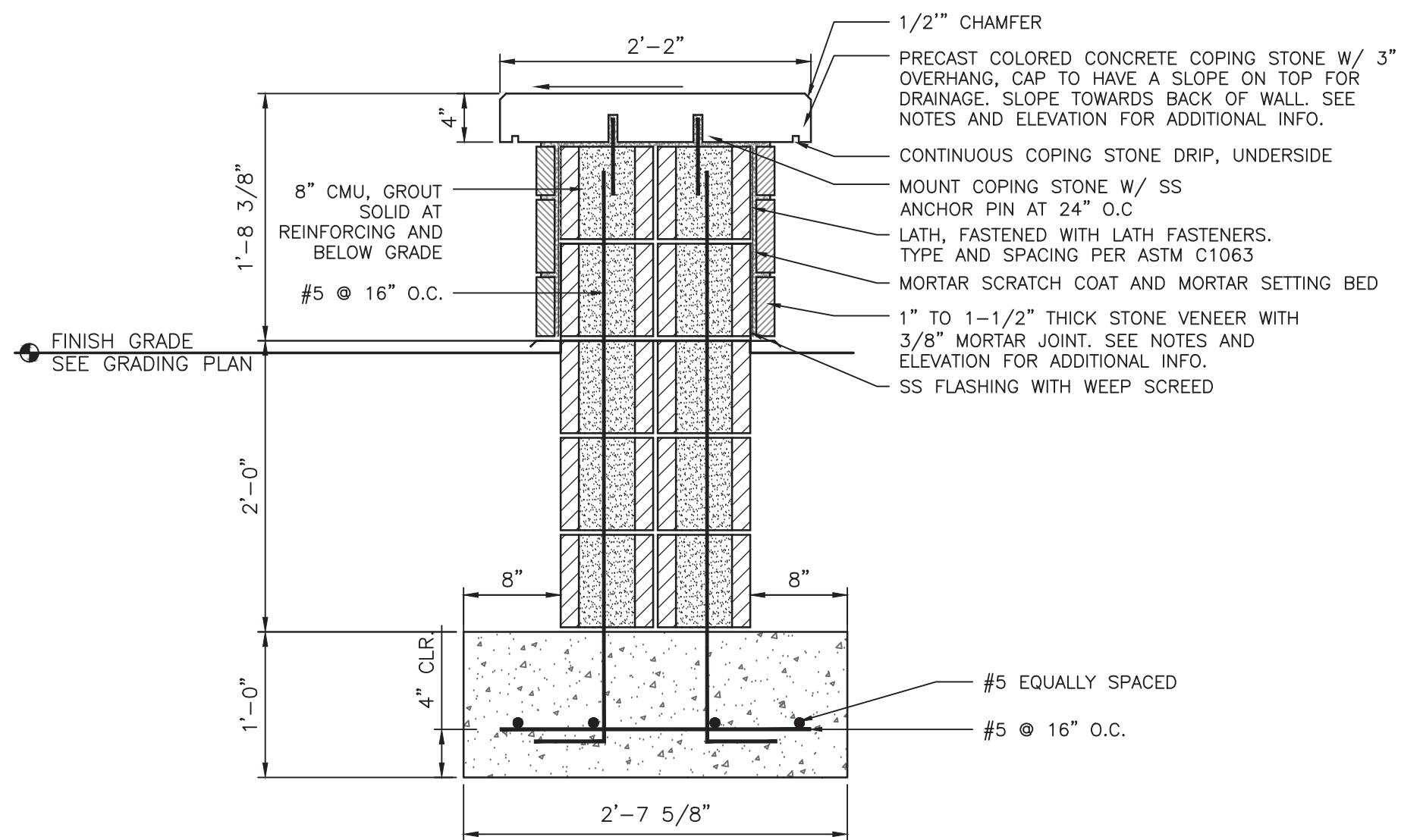
- GRAPHICS
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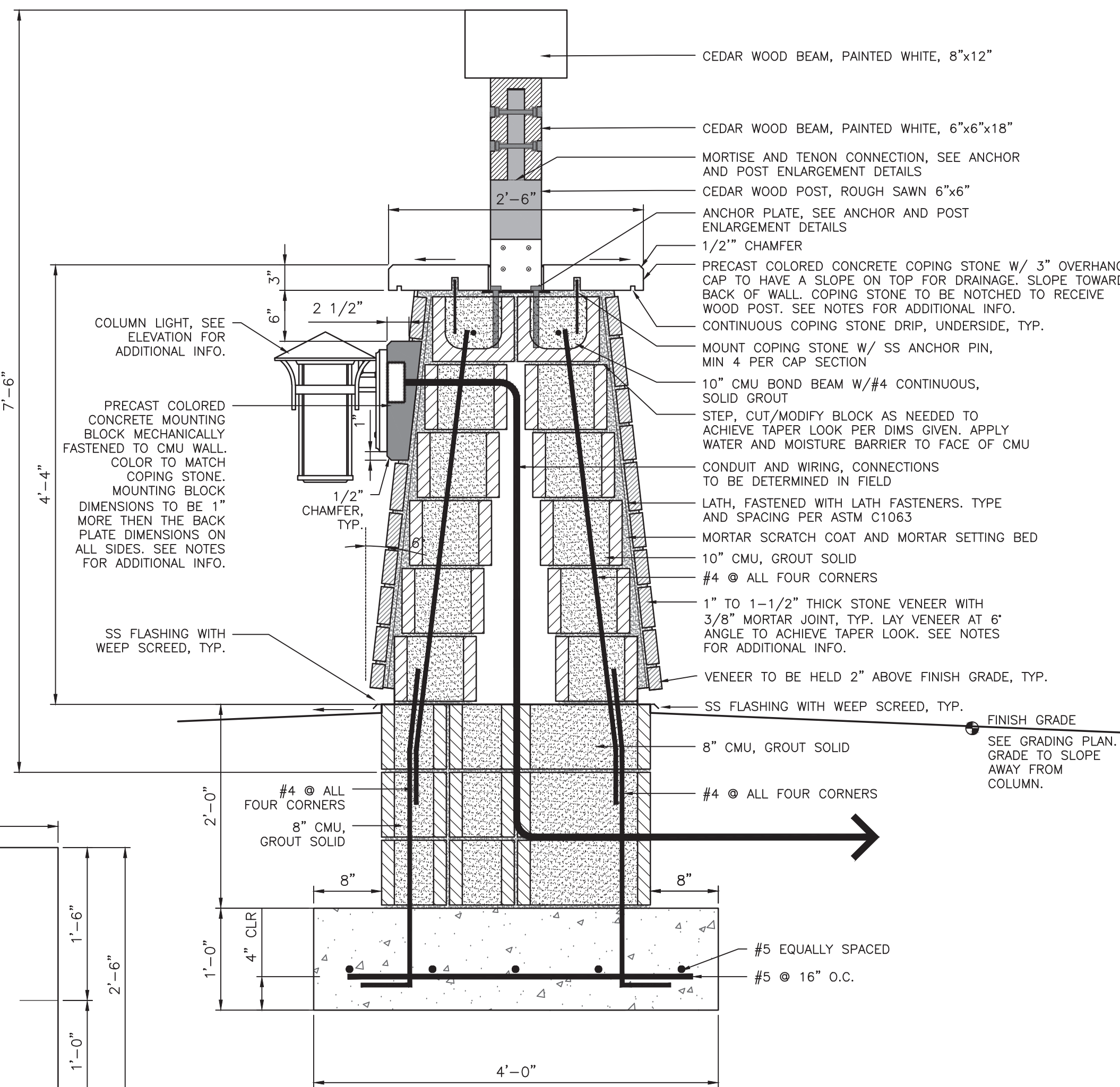
FRAMING ELEVATION  
SCALE: 1" = 1'-0"



COPING STONE PLAN  
SCALE: 1" = 1'-0"



WALL SECTION  
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PILLAR SECTION  
SCALE: 1" = 1'-0"

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JACOBI LEGACY FARMS SECTIONS 1A-1B-1C  
MCCORDSVILLE, INDIANA  
LANDSCAPE MONUMENT DETAILS

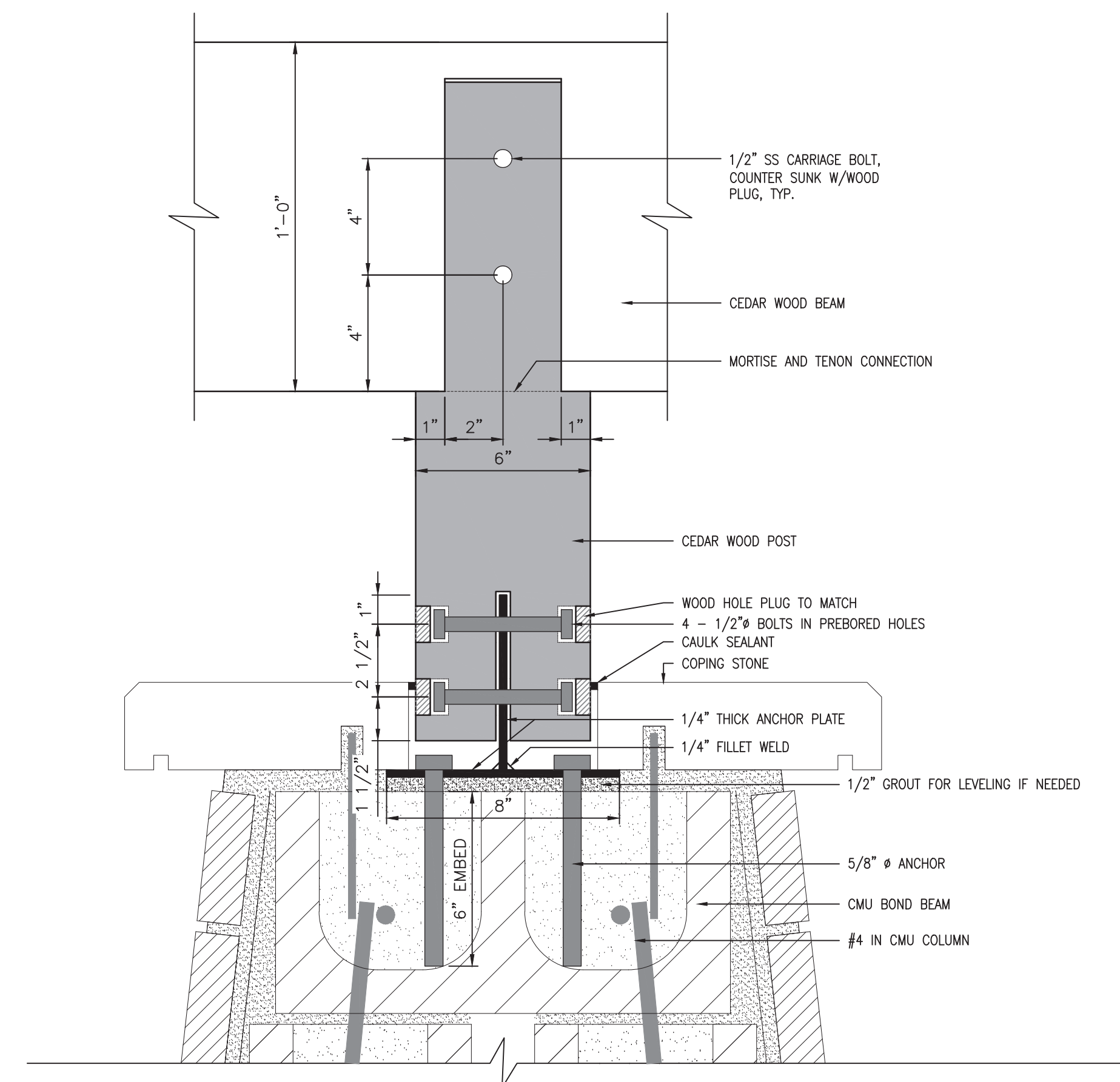
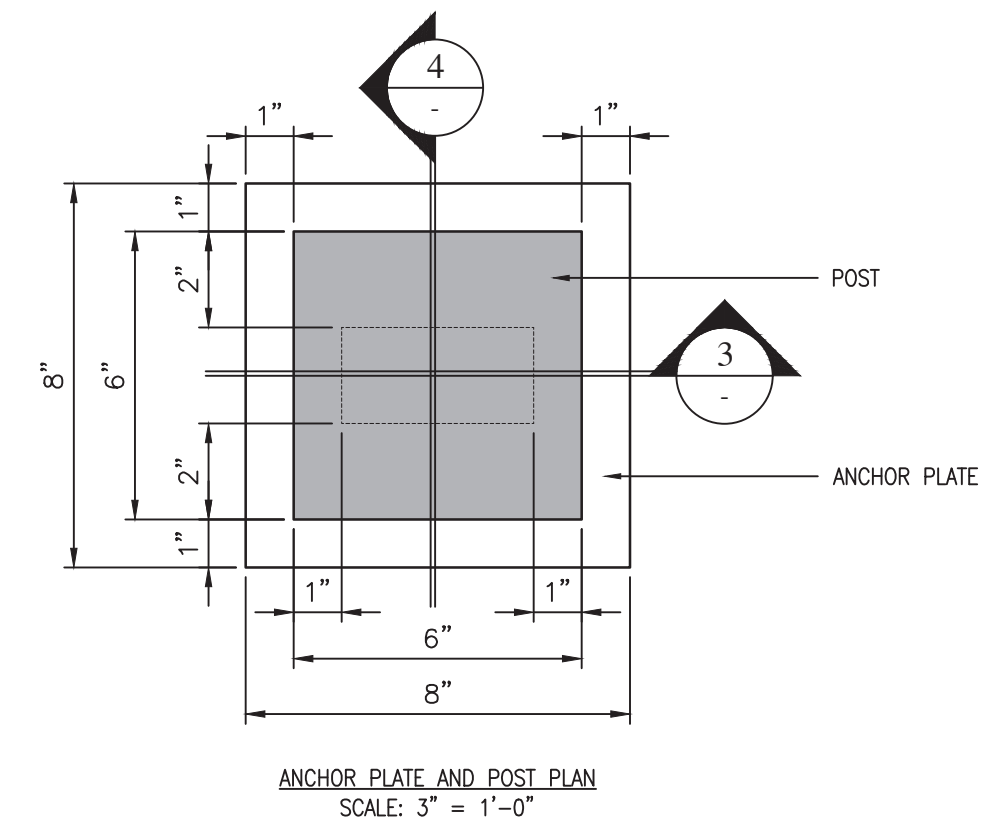
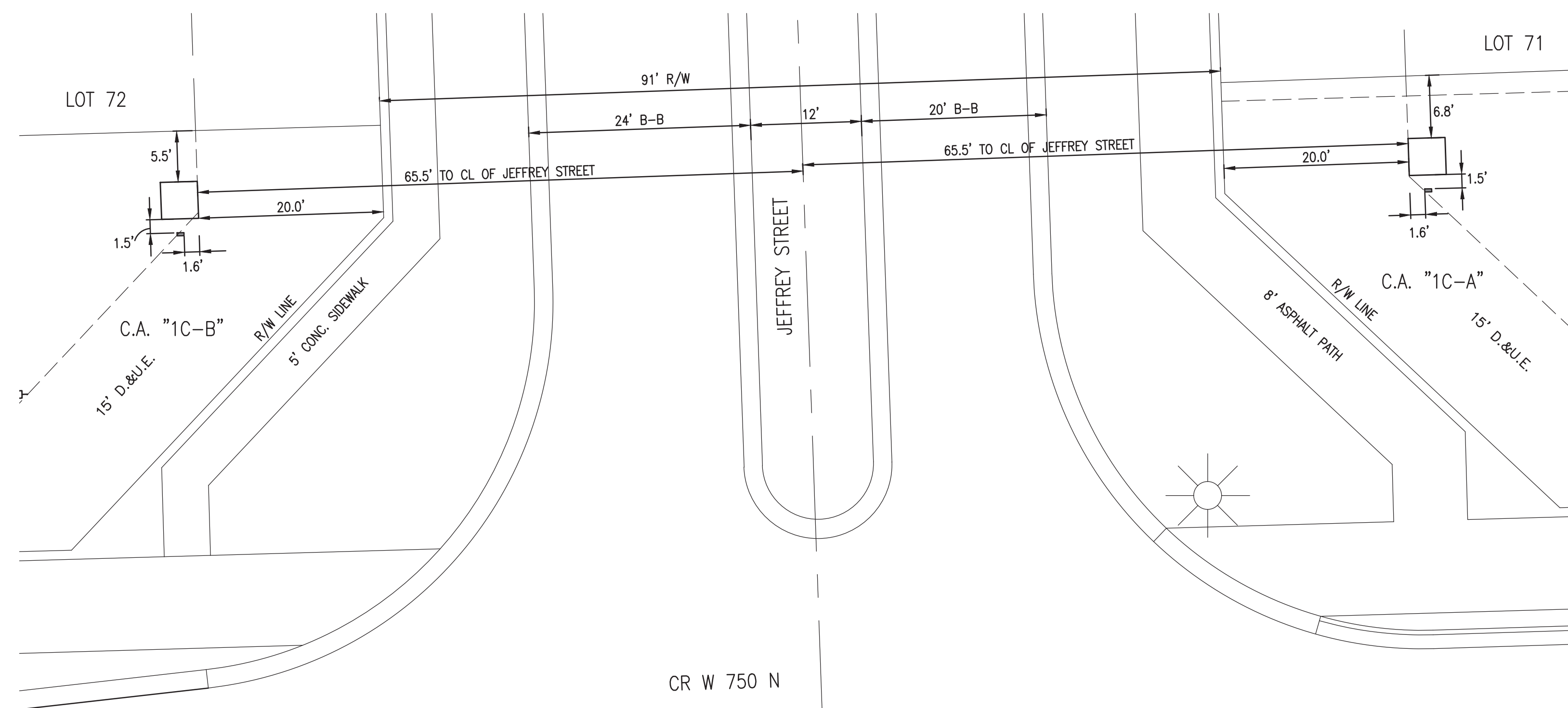
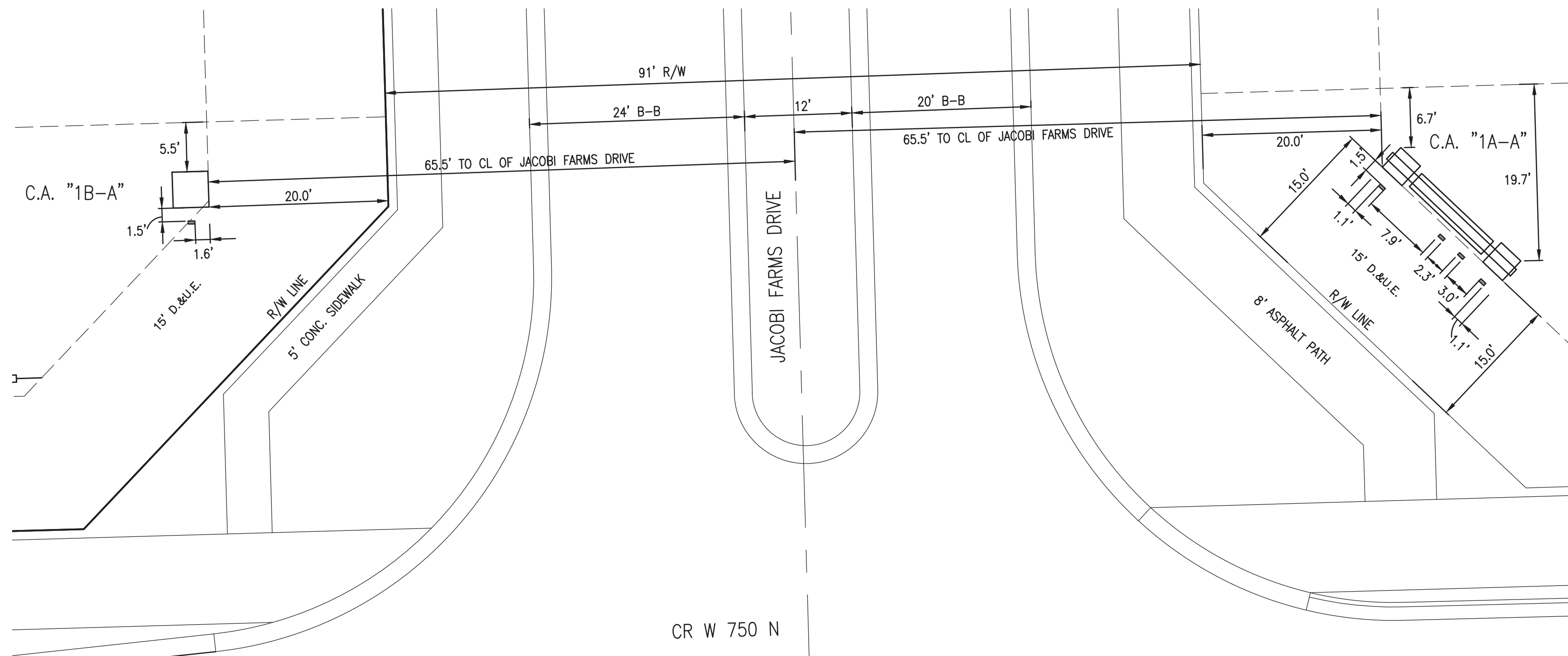
PROFESSIONAL ENGINEER  
No. 10000075  
STATE OF INDIANA  
BRANDON J. BURKE  
REGISTERED

|                           |                          |
|---------------------------|--------------------------|
| DRAWN BY<br>DC            | JOB NUMBER<br>2021-004-B |
| CHECKED BY<br>BB          |                          |
| DATE<br>FEBRUARY 18, 2022 |                          |
| SCALE<br>AS SHOWN         |                          |
| SHEET                     |                          |

L1.4  
LANDSCAPE MONUMENT  
DETAILS



- NOTE:
1. THIS RAB LIGHTING FFLED18 CONDUIT-MOUNT FLOODLIGHT HAS AN 18W LED LAMP THAT PRODUCES 1,624 LUMENS AND ACCEPTS 277 VOLT INPUT POWER. THE FLOODLIGHT HAS AN ADJUSTABLE VERTICAL PIVOT AND MOUNTS TO ELECTRICAL CONDUIT WITH A 3" FEMALE THREADED END AT THE BASE OF THE HOUSING. THE BRONZE COLOR CAST ALUMINUM HOUSING IS LIGHT WEIGHT AND CORROSION RESISTANT AND THE LENS IS WEATHER RESISTANT TO RAIN, PROTECTOR OR AN ADJUSTABLE ALUMINUM REFLECTOR BEHIND THE BULB REFLECTS LIGHT OUTWARD. THIS FLOODLIGHT IS UNDERWRITTEN BY LABORATORIES (UL) LISTED FOR QUALITY ASSURANCE AND IS SUITABLE FOR USE IN OUTDOOR OR INDOOR WORK SITE LIGHTING, SUCH AS IN PARKING LOTS AND WAREHOUSES.
  2. RAB LIGHTING MANUFACTURES LED, METAL HALIDE, AND HIGH-PRESSURE SODIUM LIGHTING FIXTURES AND CONTROLS FOR INDOOR AND OUTDOOR APPLICATIONS. THE COMPANY, FOUNDED IN 1946, IS HEADQUARTERED IN NORTHVALE, NJ.
  3. FIXTURE FEATURES AND DETAILS:
    - 3.1. CONDUIT-MOUNT FLOODLIGHT FOR WORK SITE LIGHTING, INSTALLATION REQUIRED
    - 3.2. 18W LED LAMP PRODUCES 1,624 LUMENS
    - 3.3. UL LISTED FOR QUALITY ASSURANCE
    - 3.4. SILICONE GASKET FOR DURABLE WEATHERPROOFING
    - 3.5. PRECISION DIE CAST ALUMINUM HOUSING AND LENS FRAME WITH DURABLE POLYESTER POWDER COATING
    - 3.6. R-NP120V BALLAST



③

[illegible]

JACOBI LEGACY FARMS SECTIONS 1A-1B-1C  
MCCORDSVILLE, INDIANA

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LANDSCAPE MONUMENT DETAILS



Brandon T. Bruch

|                           |                          |
|---------------------------|--------------------------|
| DRAWN BY<br>DC            | JOB NUMBER<br>2021-064-B |
| CHECKED BY<br>BB          |                          |
| DATE<br>FEBRUARY 18, 2022 |                          |
| SCALE<br>AS SHOWN         |                          |
| SHEET                     |                          |

# L1.5

LANDSCAPE MONUMENT  
DETAILS