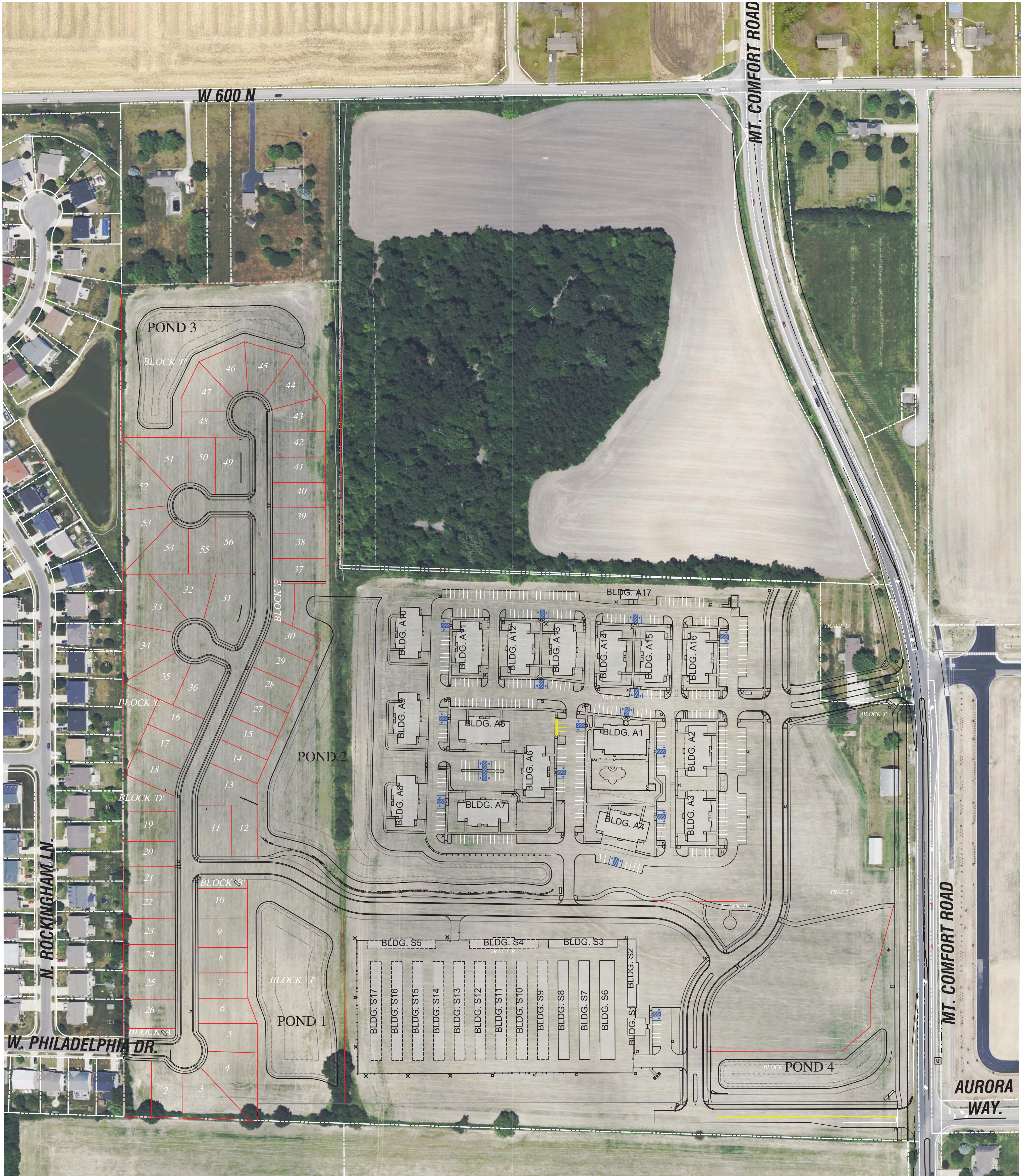


MORNINGSIDE AT McCORDSVILLE

A Mixed Use development located in Section 1, Township
16 North, Range 5 East, Hancock County, Indiana.



PROJECT SITE MAP

Developer:
Morningside Group
920 Tomahawk Trail
Indianapolis, IN 46214
Tel: 317-710-2349

Owner:
M&M 2020 LLC
2014 Martindale Dr
Greenfield, IN 46140

General Contractor:
Sunstone Construction
Company, LLC
15481 Union Chapel Rd,
Suite 110
Noblesville, IN 46060
Tel: 317-418-2200

Civil Engineer:
Commonwealth Engineers, Inc.
9604 Coldwater Road Suite 203
Fort Wayne, IN 46825
Tel: 260-494-3223

Project Jurisdiction Summary

Sanitary Sewer Utility:
Western Hancock Utilities (Aqua Indiana)
5750 Castle Creek Pwky N. Dr. Suite 314
Indianapolis, IN 46250
317-577-1390

Water Utility:
Citizens Water
2150 Dr. Marking Luther King Jr. ST.
Indianapolis, In 46200
317-927-6038

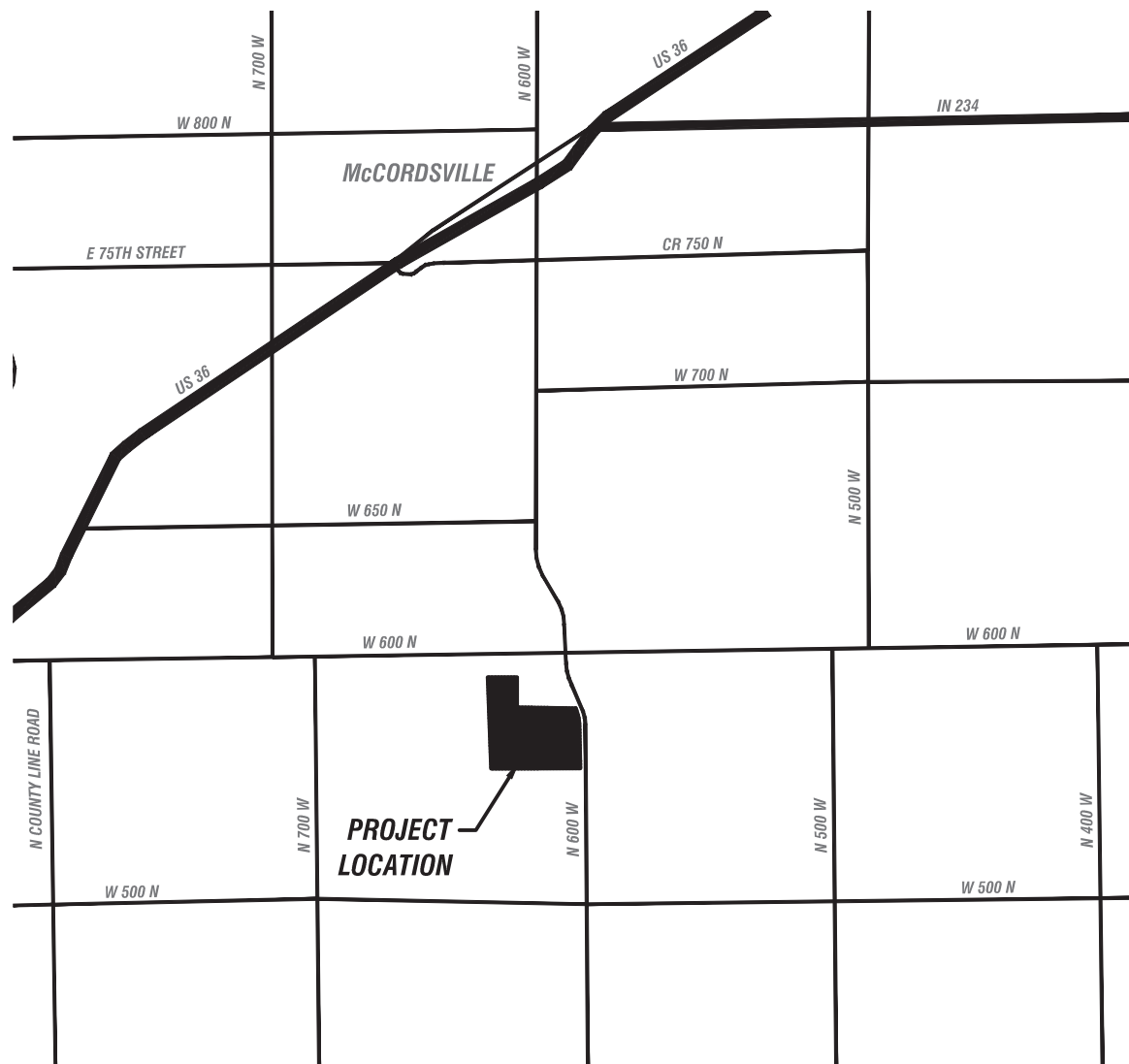
Storm Sewer, Site Drainage, SWPPP & Rule 5:
McCordsville Stormwater Department
6280 W 800 N
McCordsville, IN 46055
Tel: 317-335-3493

Street:
Public Works Department
6280 W 800 N
McCordsville, IN 46055
Tel: 317-335-3151

Plan Commission:
McCordsville Planning & Building Department
6280 W 800 N
McCordsville, IN 46055
Tel: 317-335-9120

INDEX TO SHEETS		
#	DWG TITLE	SHEET DESCRIPTION
1	T1	TITLE SHEET, SHEET INDEX, & PROJECT MAP
2	P1	SECONDARY PLAT
3	EX1	EXISTING CONDITIONS - NORTHWEST
4	EX2	EXISTING CONDITIONS -SOUTHWEST
5	EX3	EXISTING CONDITIONS - NORTHEAST
6	EX4	EXISTING CONDITIONS - SOUTHEAST
7	D0	SITE DEVELOPMENT PLAN - OVERALL
8	D1	SITE DEVELOPMENT PLAN - SINGLE FAMILY NORTH & SOUTH
9	D2	SITE DEVELOPMENT PLAN - SOUTHWEST STORAGE FACILITY (FULL BUILD OUT)
10	D2A	SITE DEVELOPMENT PLAN - SOUTHWEST - STORAGE UNITS PHASE I
11	D3	SITE DEVELOPMENT PLAN SOUTHWEST APARTMENTS
12	D4	SITE DEVELOPMENT PLAN NORTHWEST APARTMENTS
13	D5	SITE DEVELOPMENT PLAN SOUTHEAST STORAGE FACILITY
14	D6	SITE DEVELOPMENT PLAN SOUTHEAST APARTMENTS
15	D7	SITE DEVELOPMENT PLAN NORTHEAST APARTMENTS
16	D8	SITE DEVELOPMENT DETAILS
17	D9	SITE ADA RAMP DETAILS
18	G0	OVERLL SITE GRADING PLAN
19	G1	PLAN AND PROFILE - W. PHILADELPHIA DR. & MACINTOSH WAY
20	G2	PLAN AND PROFILE - MACINTOSH WAY, COURTLAND CT., & HONEY CRISP CT.
21	G3	PLAN AND PROFILE - LA MANZANITA DR.
22	G4	PLAN AND PROFILE - GOLDEN LANE
23	G5	PLAN AND PROFILE - LA AURORA WAY
24	G6	PLAN AND PROFILE - APPLE VALLEY WAY & SITE GRADING DETAIL - SOUTH SINGLE FAMILY
25	G7	SITE GRADING DETAIL - CENTRAL SINGLE FAMILY
26	G8	SITE GRADING DETAIL - NORTH SINGLE FAMILY
27	G9	GRADING DETAIL - SOUTHWEST STORAGE FACILITY
28	G10	SITE GRADING DETAIL - SOUTHWEST APARTMENTS
29	G11	SITE GRADING DETAIL - NORTHWEST APARTMENTS
30	G12	SITE GRADING DETAIL - SOUTHEAST STORAGE FACILITY
31	G13	SITE GRADING DETAIL - SOUTHEAST APARTMENTS
32	G14	SITE GRADING DETAIL - NORTHEAST APARTMENTS
33	UP0	OVERALL SITE DRAINAGE & UTILITY PLAN
34	UP1	SITE UTILITY DETAIL - SOUTH SINGLE FAMILY
35	UP2	SITE UTILITY DETAIL - CENTRAL SINGLE FAMILY
36	UP3	SITE UTILITY DETAIL - NORTH SINGLE FAMILY
37	UP4	SITE UTILITY DETAIL - SOUTHWEST STORAGE FACILITY
38	UP5	SITE UTILITY DETAIL - SOUTHWEST APARTMENTS
39	UP6	SITE UTILITY DETAIL - NORTHWEST APARTMENTS
40	UP7	SITE UTILITY DETAIL - SOUTHEAST STORAGE FACILITY
41	UP8	SITE UTILITY DETAIL - SOUTHWEST APARTMENTS
42	UP9	SITE UTILITY DETAIL - NORTHEAST APARTMENTS
43	UP10	SANITARY & STORM SEWER STRUCTURE SCHEDULES
44	UP11	STORM SEWER STRUCTURE SCHEDULES
45	UP12	SANITARY SEWER PROFILES
46	UP13	SANITARY SEWER PROFILES
47	UP14	SANITARY SEWER PROFILES
48	UP15	STORM SEWER PROFILES
49	UP16	STORM SEWER PROFILES
50	UP17	STORM SEWER PROFILES
51	UP18	STORM SEWER PROFILES
52	UP19	STORM SEWER PROFILES
53	UP20	STORM SEWER PROFILES
54	UP21	STORM SEWER PROFILES
55	EC1	EROSION CONTROL PLAN - RESIDENTIAL
56	EC2	EROSION CONTROL SOUTHWEST STORAGE FACILITY
57	EC3	EROSION CONTROL SOUTHWEST APARTMENTS
58	EC4	EROSION CONTROL NORTHWEST APARTMENTS
59	EC5	EROSION CONTROL SOUTHEAST STORAGE FACILITY
60	EC6	EROSION CONTROL SOUTHEAST APARTMENTS
61	EC7	EROSION CONTROL NORTHEAST APARTMENTS
62	EC8	EROSION CONTROL DETAILS
63	MD1	DIRECTIONS FOR USE, GENERAL NOTES & REVISION LOG
64	MD2	TOWN STANDARDS - RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS
65	MD3	TOWN STANDARDS - RIGHT-OF-WAY DETAILS
66	MD4	TOWN STANDARDS - UTILITY LOCATION GUIDELINES

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#	DWG TITLE	SHEET DESCRIPTION
67	MD5	TOWN STANDARDS - DRIVE WAY AND HANDICAP RAMP DETAILS
68	MD6	TOWN STANDARDS - STORM SEWER STRUCTURE DETAILS
69	MD7	TOWN STANDARDS - STORM SEWER BEDDING DETAILS AND GENERAL NOTES
70	MD8	TOWN STANDARDS - SANITARY SEWER SPECIFICATIONS
71	MD9	TOWN STANDARDS - SANITARY SEWER DETAILS
72	MD10	AQUA INDIANA - SANITARY SEWER SPECIFICATIONS
73	MD11	AQUA INDIANA - SANITARY SEWER SPECIFICATIONS
74	MD12	AQUA INDIANA - SANITARY SEWER SPECIFICATIONS
75	MD13	MISCELLANEOUS DETAILS - STORM SEWER
76	MD14	MISCELLANEOUS DETAILS - UTILITIES
77	MD15	MISCELLANEOUS DETAILS - CITIZENS WATER
78	MD16	MISCELLANEOUS DETAILS - CITIZENS WATER
79	SM1	STORMSEWER WATERSHED MAPS - SOUTHWEST & NORTHWEST
80	SM2	STORM SEWER WATERSHED MAP - SOUTHEAST
81	SM3	STORM SEWER WATERSHED MAP - NORTHEAST



AREA MAP
NOT TO SCALE

UTILITY CONTACT INFORMATION			
UTILITY PROVIDER	Utility Type	CONTACT	PHONE
CENTERPOINT ENERGY (SOUTH) (FORMERLY VECCEN)	GAS	JON EASTHAM	765.287.2119
CHARTER COMMUNICATIONS INDIANAPOLIS (FORMERLY BRIGHT HOUSE)	CABLE TV, FIBER OPTIC	DAN BIELACZYC	231.941.3819
CITIZENS WATER	WATER	UTILITY COORDINATION	317.927.6038
COMCAST CABLE (INDIANAPOLIS)	CABLE		
NINESTAR CONNECT (FORMERLY CENTRAL INDIANA POWER)	ELECTRIC	NINE STAR ENGINEERING	317.326.3131
NINESTAR CONNECT (FORMERLY CENTRAL INDIANA POWER)	TELEPHONE	NINE STAR ENGINEERING	317.326.3131
WESTERN HANCOCK UTILITIES	SEWER	JIM SHIELDS, PE SARAH BAKER	317.577.1390 X 52207 260.625.4700 X5221
ADDRESS			
1900 W. 28th St. Suite 100, Indianapolis, IN 46202			
1390 Trade Centre, Traverse City, MI 49696			
2150 Dr. Martin Luther King Jr. St., Indianapolis, IN 46202			
2243 E. Main St., Greenfield, IN 46140			
2343 E. Main St., Greenfield, IN 46140			
5750 Castle Creek Pkwy N. Dr., Suite 314, Indianapolis, IN 46250			
14421 Illinois Rd. Fort Wayne, IN 46834			

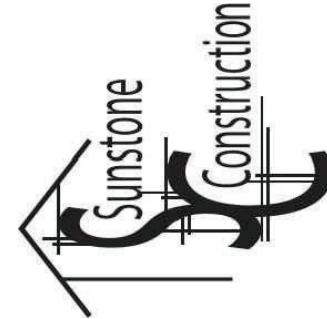


OFFICE LOCATIONS IN:
INDIANAPOLIS, IN (2)
EVANSVILLE, IN
FORT WAYNE, IN
CROWN POINT, IN
BOWLING GREEN, KY
SOUTH BEND, IN

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HANCOCK COUNTY INDIANA,
TOWN OF McCORDSVILLE

MORNINGSIDE AT
McCORDSVILLE

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TITLE SHEET, SHEET
INDEX, & PROJECT
MAP

Drawing No:

T1

Sheet: 1 OF 80

*A Multit-use Residential and Commercial development
Section 1, Township 16 North, Range 5 East, Hancock County, Indiana.*

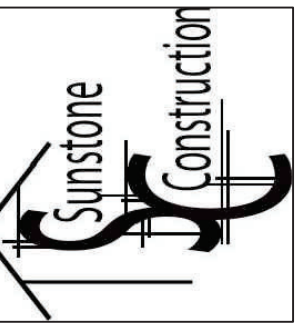
MORNINGSIDE AT MCCORDSVILLE LEGAL DESCRIPTION

COMMENCING AT AN IRON PIN MARKING THE SOUTHEAST CORNER OF SAID NORTH-EAST QUARTER SECTION; THENCE NORTH 88 DEGREES 12 MINUTES 10 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NORTH-EAST QUARTER SECTION A DISTANCE OF 30.02 FEET TO THE SOUTHWEST CORNER OF A 0.234 ACRE PARCEL EXEMPTION DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 120001477 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 88 DEGREES 12 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 1836.22 FEET TO THE SOUTHEAST CORNER OF EASTON AT STANSBURY - SECTION II, AS PER PLAT THEREOF RECORDED AS SLIDE 81IN PLAT CABINET C IN THE OFFICE OF SAID RECORDER; THENCE NORTH 00 DEGREES 11 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF SAID PLAT AND THE EAST LINE OF EASTON AT STANSBURY - SECTION I, PHASE I AS PER PLAT THEREOF RECORDED AS SLIDE 45 IN PLAT CABINET C IN THE OFFICE OF SAID RECORDER A DISTANCE OF 1936.75 FEET TO THE SOUTHWEST CORNER OF A 2 ACRE PARCEL DESCRIBED IN INSTRUMENT NUMBER 99-7313 RECORDED IN THE OFFICE OF SAID RECORDER; THENCE NORTH 88 DEGREES 57 MINUTES 02 SECONDS EAST ALONG THE SOUTH LINE OF SAID 2 ACRE PARCEL AND THE SOUTH LINE OF A 0.555 ACRE PARCEL DESCRIBED IN INSTRUMENT NUMBER 201513195 RECORDED IN THE OFFICE OF SAID RECORDER AND ALONG THE SOUTH LINE OF THE "GENE & BERNICE APPLE - MINOR SUBDIVISION NO. 2 A PART OF 501-116N-ROSE, IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA" AS PER PLAT THEREOF RECORDED AS SLIDE 8 IN PLAT CABINET B IN THE OFFICE OF SAID RECORDER A DISTANCE OF 509.43 FEET TO THE SOUTHEAST CORNER OF SAID MINOR SUBDIVISION PLAT, SAID POINT BEING ON THE WEST LINE OF THE EAST HALF OF SAID NORTH-EAST QUARTER SECTION; THENCE SOUTH 00 DEGREES 10 MINUTES 51 SECONDS EAST ALONG SAID WEST LINE OF THE EAST HALF OF SAID NORTH-EAST QUARTER SECTION A DISTANCE OF 662.27 FEET TO THE SOUTHWEST CORNER OF A 26.825 ACRE PARCEL EXEMPTION DESCRIBED AS INSTRUMENT NUMBER 02-00810 IN THE OFFICE OF SAID RECORDER; THENCE NORTH 87 DEGREES 56 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF SAID 26.825 ACRES AND ALONG AN EXISTING FENCE A DISTANCE OF 1117.58 FEET TO THE NORTHWEST CORNER OF THE "GENE & BERNICE APPLE MINOR SUBDIVISION A PART OF 501-116N-ROSE, IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA" AS PER PLAT THEREOF RECORDED AS SLIDE 4 IN PLAT CABINET B IN THE OFFICE OF SAID RECORDER; (THE NEXT TWO (2) CALLS ARE ALONG THE WEST AND SOUTH LINES OF SAID PLAT) (1) SOUTH 00 DEGREES 09 MINUTES 52 SECONDS EAST A DISTANCE OF 275.54 FEET; (2) SOUTH 87 DEGREES 28 MINUTES 27 SECONDS EAST A DISTANCE OF 203.00 FEET TO THE NORTHWEST CORNER OF SAID 0.234 ACRE PARCEL, SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT BEARS SOUTH 84 DEGREES 08 MINUTES 49 SECONDS WEST A DISTANCE OF 1403.39 FEET FROM SAID POINT; (THE NEXT TWO (2) CALLS ARE ALONG THE WEST LINE OF SAID 0.234 ACRE PARCEL) (1) SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 41 MINUTES 17 SECONDS A DISTANCE OF 121.24 FEET; (2) SOUTH 00 DEGREES 09 MINUTES 52 SECONDS EAST A DISTANCE OF 877.66 FEET TO THE POINT OF BEGINNING. CONTAINING 61.630 ACRES, MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD

BLOCK TABLE		
#	NAME	ACREAGE
1	BLOCK 'A'	0.06
2	BLOCK 'B'	0.05
3	BLOCK 'C'	0.22
4	BLOCK 'D'	0.17
5	BLOCK 'E'	0.10
6	BLOCK 'F'	3.07
7	BLOCK 'G'	2.43
8	BLOCK 'H'	0.28
9	BLOCK 'I'	1.27
10	BLOCK 'J'	0.10

LOT TABLE		
#	NAME	ACREAGE
33	LOT 33	0.32
34	LOT 34	0.26
35	LOT 35	0.22
36	LOT 36	0.22
38	LOT 38	0.17
39	LOT 39	0.17
40	LOT 40	0.17
41	LOT 41	0.17
42	LOT 42	0.17
43	LOT 43	0.19
44	LOT 44	0.19
45	LOT 45	0.19
46	LOT 46	0.19
47	LOT 47	0.20
48	LOT 48	0.16
49	LOT 49	0.24
50	LOT 50	0.17
51	LOT 51	0.26
52	LOT 52	0.27
53	LOT 53	0.24
54	LOT 54	0.26
55	LOT 55	0.17
56	LOT 56	0.24

Signature
Date



**MORNINGSIDE AT
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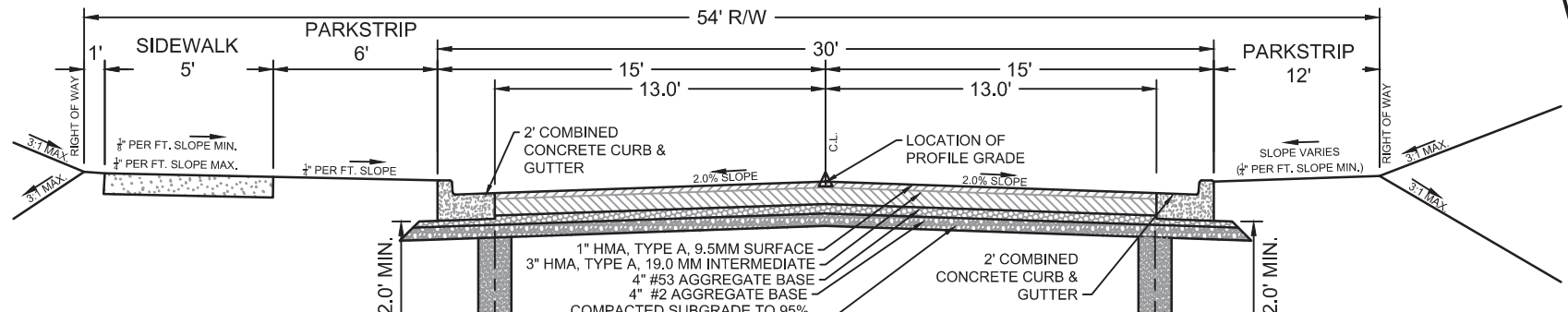
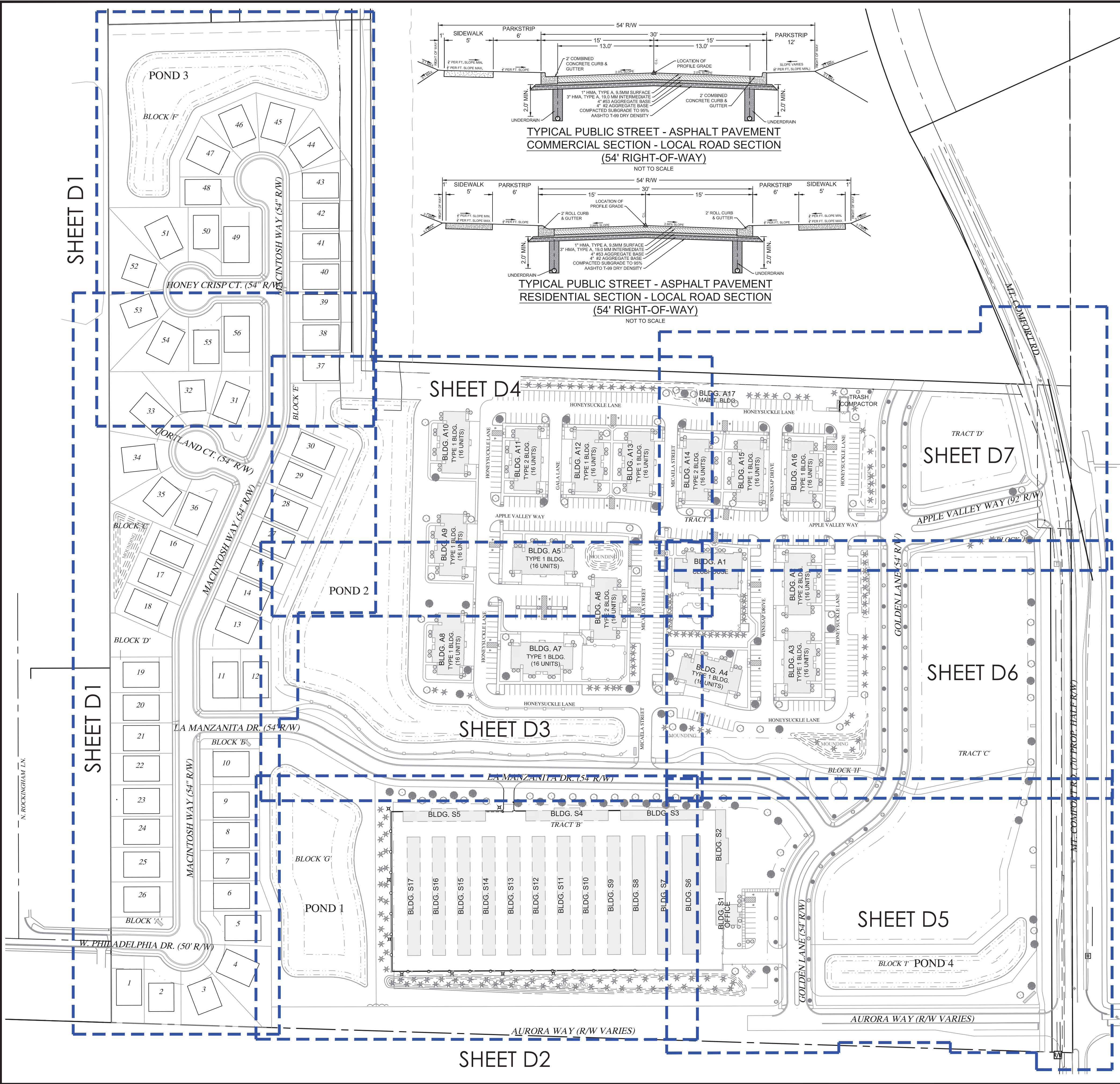
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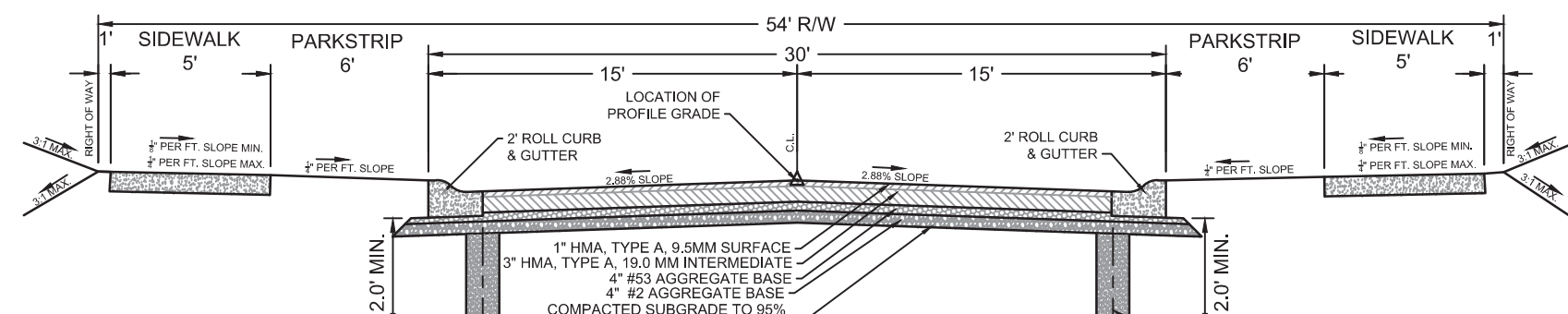
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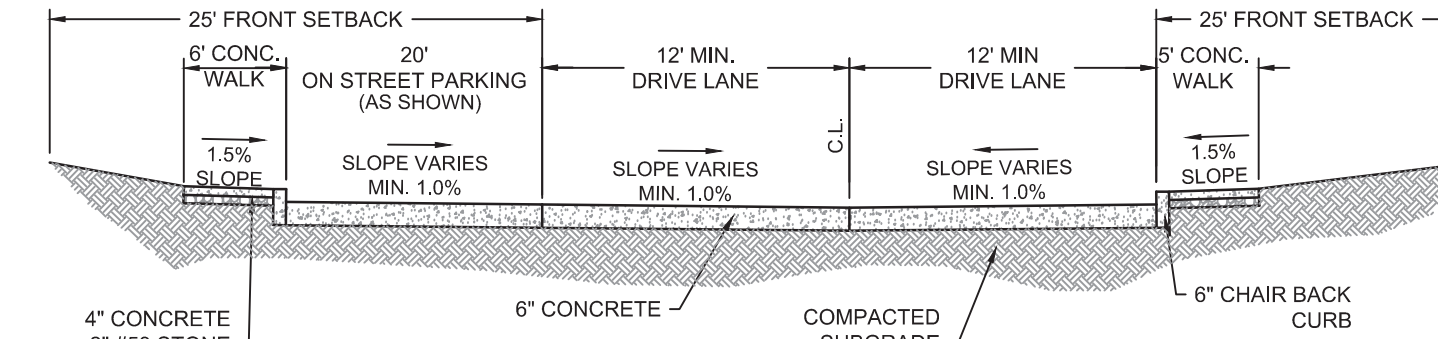
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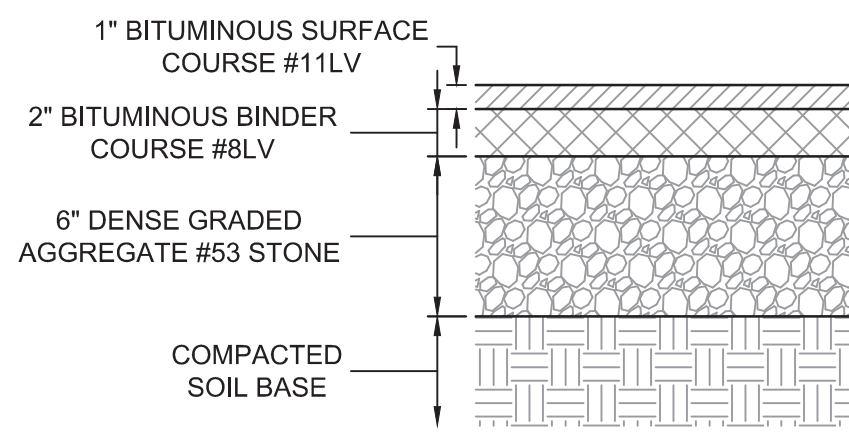
TYPICAL PUBLIC STREET - ASPHALT PAVEMENT
COMMERCIAL SECTION - LOCAL ROAD SECTION
(54' RIGHT-OF-WAY)



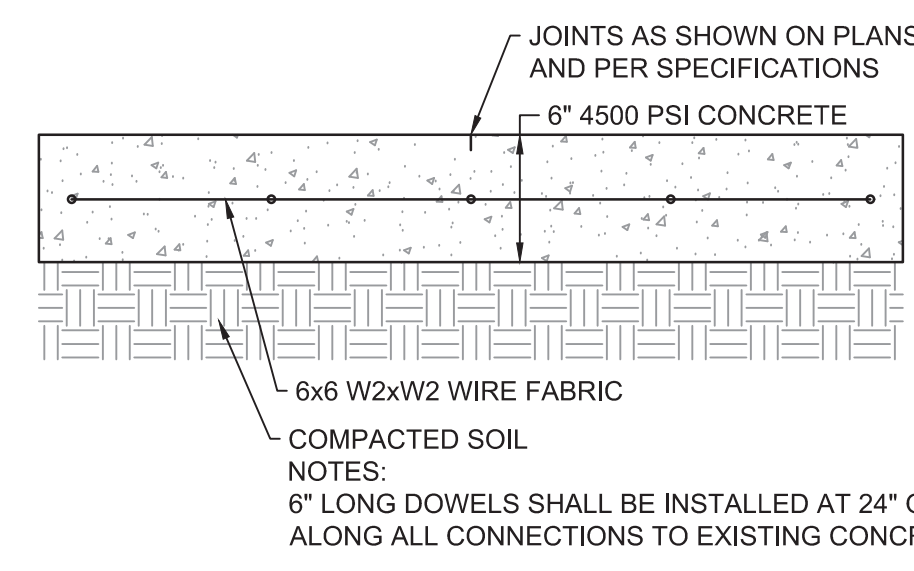
TYPICAL PUBLIC STREET - ASPHALT PAVEMENT
RESIDENTIAL SECTION - LOCAL ROAD SECTION
(54' RIGHT-OF-WAY)



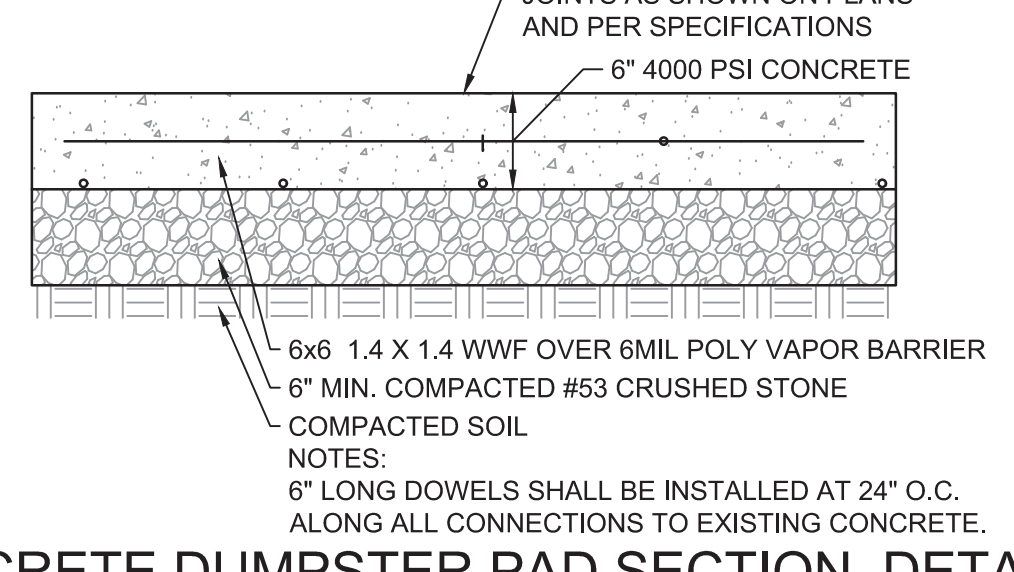
TYPICAL PRIVATE STREET SECTION
CONCRETE PAVEMENT - TRAFFIC SECTION
(MULTI-FAMILY RESIDENTIAL)



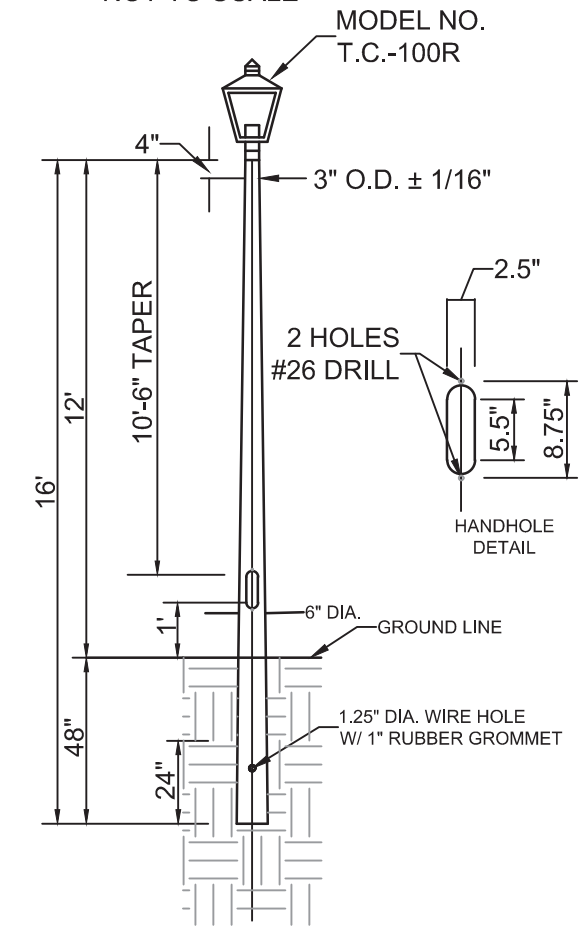
ASPHALT PAVEMENT DETAIL
MULTI-USE PATH SECTION



CONCRETE PAVEMENT & DRIVEWAY SECTION



CONCRETE DUMPSTER PAD SECTION DETAIL



TYPICAL STREET LIGHT DETAIL



SITE DEVELOPMENT
PLAN - OVERALL

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BOWLING GREEN, KY
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DEVELOPMENT TEAM:

Sunstone Construction

HANCOCK COUNTY INDIANA,
TOWN OF MCCORDSVILLE

MORNINGSIDE AT
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Issue Date:	Project No:	Scale:
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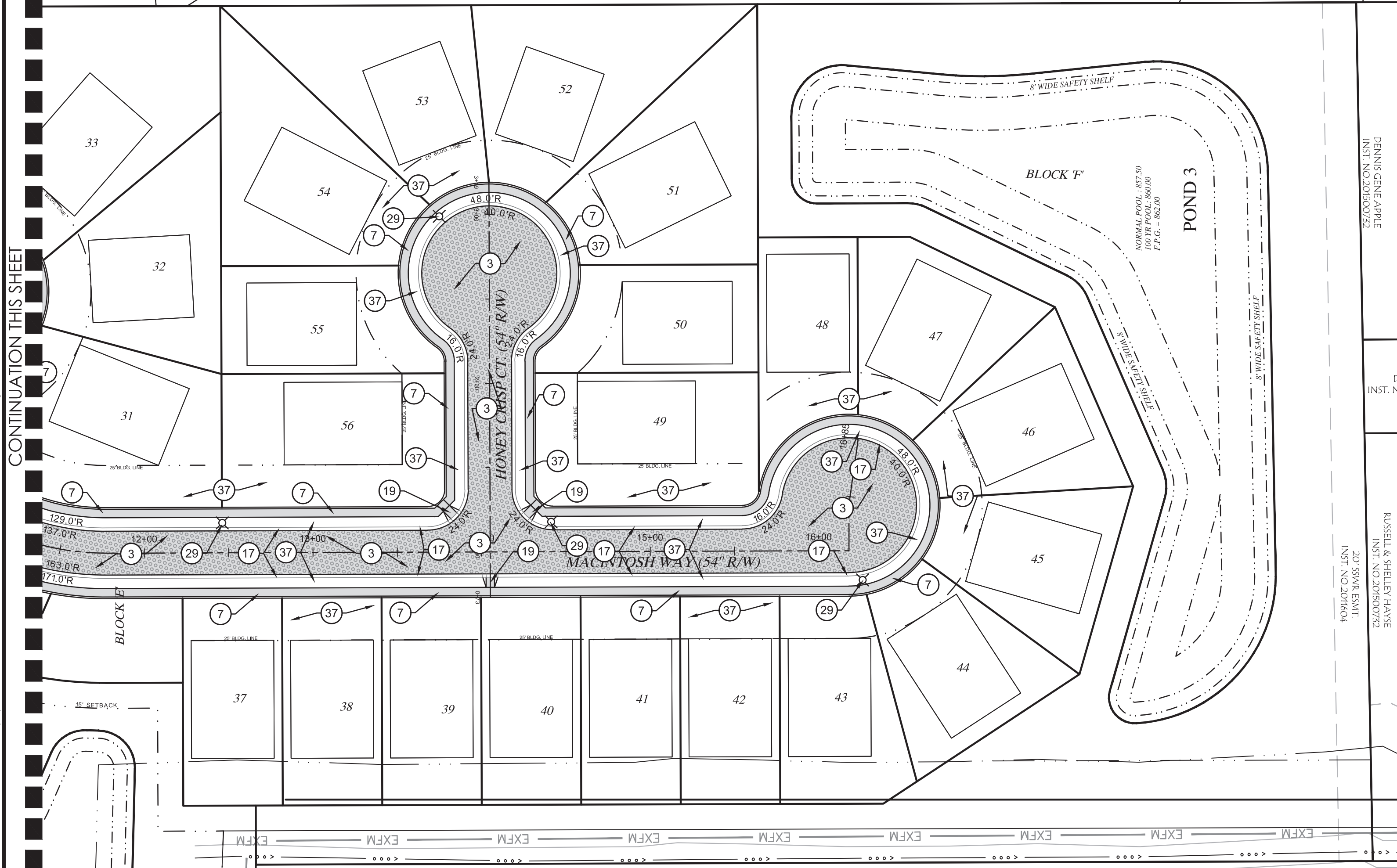
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PLAN - OVERALL

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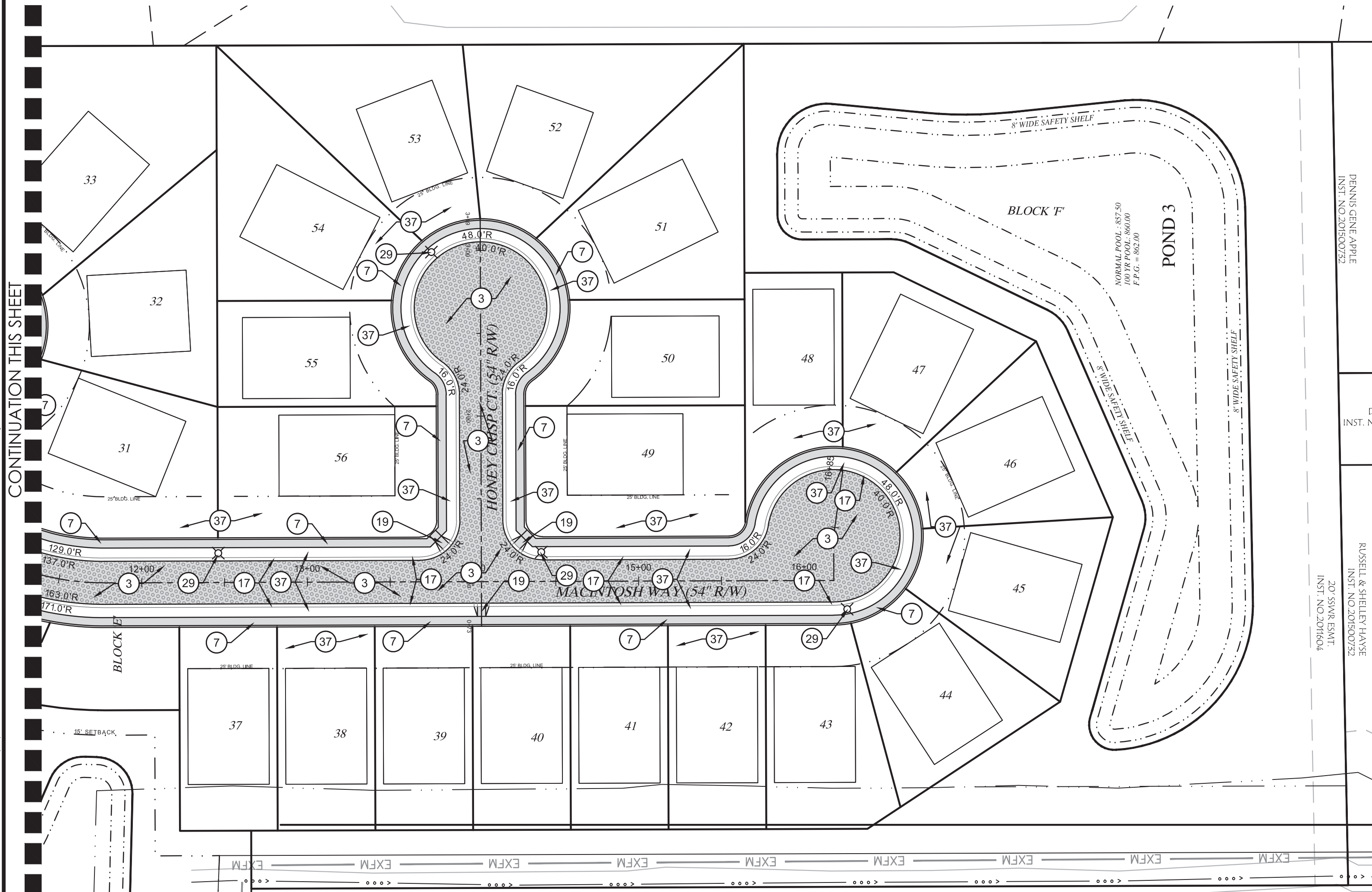
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CONTINUATION THIS SHEET



SITE DEVELOPMENT PLAN - SINGLE FAMILY NORTH



SITE DEVELOPMENT PLAN - SINGLE FAMILY SOUTH

DEVELOPMENT PLAN NOTES

- 1 MATCH EXISTING ELEVATIONS ALONG THIS LINE
- 2 ASPHALT PAVEMENT - COMMERCIAL SECTION
- 3 ASPHALT PAVEMENT - RESIDENTIAL SECTION
- 4 ASPHALT PAVEMENT - MULTI-USE PATH SECTION
- 5 CONCRETE PAVEMENT - TRAFFIC SECTION
- 6 CONCRETE PAVEMENT - DRIVEWAY SECTION
- 7 CONCRETE WALK
- 8 CONCRETE PAVEMENT - DUMPSTER PAD SECTION
- 9 CONCRETE POOL DECK - BY OTHERS - REFER TO POOL PLANS
- 10 CONCRETE STOOP PER TO ARCHITECTURAL PLANS
- 11 AGGREGATE PAVEMENT - TEMPORARY STORAGE SECTION
- 12 AC CONDENSER PAD - PER ARCHITECTURAL PLANS
- 13 CONCRETE WALK WITH INTEGRAL CURB
- 14 CONCRETE WALK WITH INTEGRAL CURB & GUTTER
- 15 CONCRETE CURB (BARRIER)
- 16 2' COMBINED CONCRETE CURB & GUTTER
- 17 2' CONCRETE ROLL CURB & GUTTER
- 18 CURB RAMP - TYPE A
- 19 CURB RAMP - TYPE B
- 20 CURB RAMP - TYPE C
- 21 CURB RAMP - TYPE D
- 22 CURB RAMP - TYPE E
- 23 CURB RAMP - TYPE F
- 24 CURB RAMP - TYPE G
- 25 CURB RAMP - TYPE H
- 26 CURB RAMP - TYPE I
- 27 CURB RAMP - TYPE J
- 28 CURB RAMP - TYPE K
- 29 STREET LIGHT
- 30 PAVEMENT MARKING - 4" WIDE WHITE
- 31 PAVEMENT MARKING - ADA BLUE
- 32 PAVEMENT MARKING - 4" WIDE YELLOW
- 33 PAVEMENT MARKING - 24" WIDE WHITE CROSSWALK / STOP BAR
- 34 PAVEMENT MARKING - DIRECTIONAL ARROW - WHITE
- 35 MONUMENT SIGN
- 36 MASONRY BLOCK SCREEN WALL (REFER TO ARCH. PLANS)
- 37 LAWN RESTORATION

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FORT WAYNE, IN
CROWN POINT, IN
BOWLING GREEN, KY
SOUTH BEND, IN

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Signature _____ Date _____

MORNINGSIDE GROUP

SunStone Construction

**HANCOCK COUNTY INDIANA,
TOWN OF MCCORDSVILLE**

**MORNINGSIDE AT
MCCORDSVILLE**

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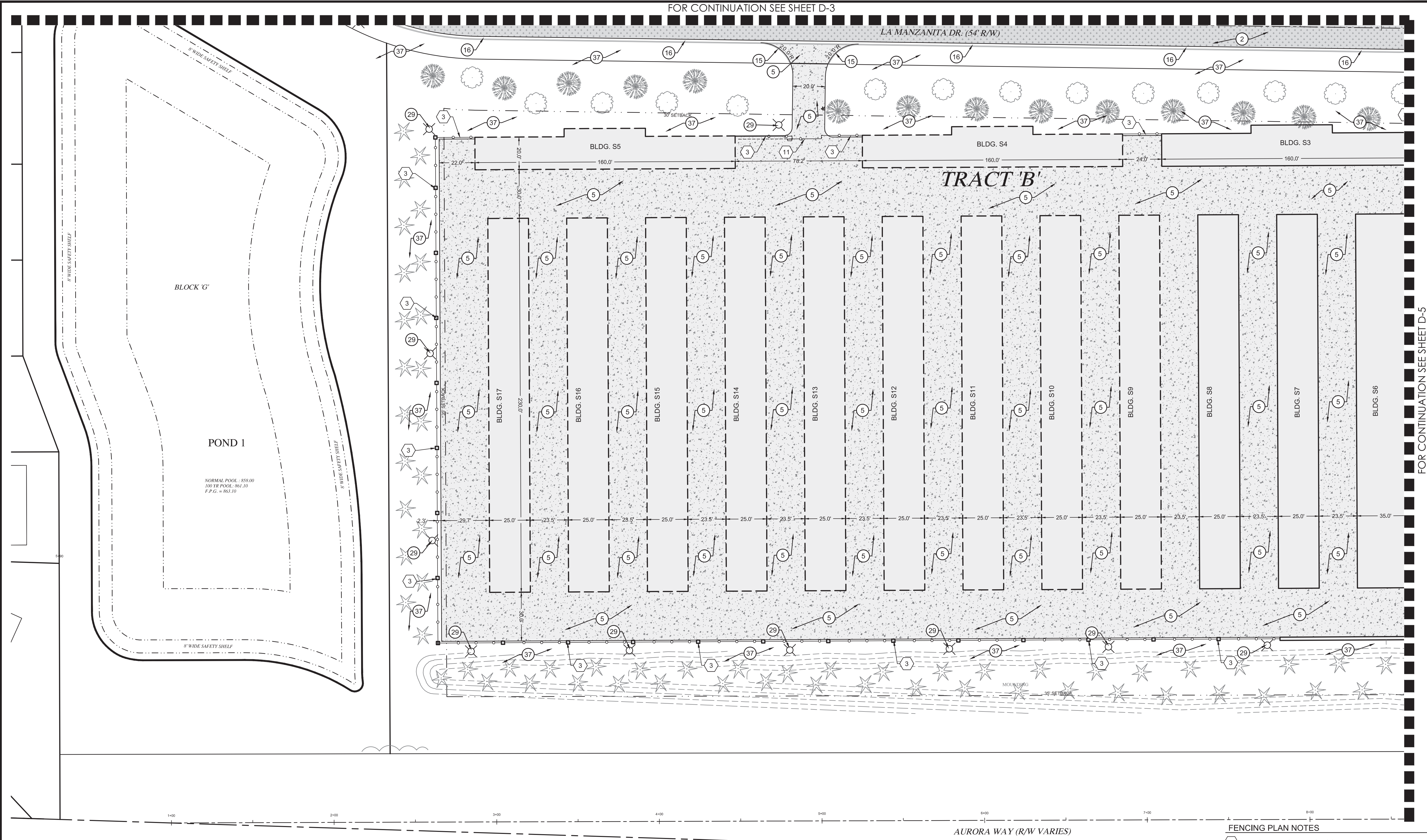
Designed By: NJS/CH	Drawn By: NJS/CH/BJC	Checked By: AJB/BA
Issue Date: 05/23/2023	Project No: M22178	Scale: AS SHOWN

**SITE DEVELOPMENT
PLAN - SINGLE
FAMILY NORTH &
SOUTH**

Drawing No:
D1

Sheet: 8 OF 80

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SITE DEVELOPMENT PLAN - SOUTHWEST (FULL BUILD OUT)



DEVELOPMENT PLAN NOTES

- | | |
|---|--|
| 1 MATCH EXISTING ELEVATIONS ALONG THIS LINE | 8 CONCRETE PAVEMENT - DUMPSTER PAD SECTION |
| 2 ASPHALT PAVEMENT - COMMERCIAL SECTION | 9 CONCRETE POOL DECK - BY OTHERS - REFER TO POOL PLANS |
| 3 ASPHALT PAVEMENT - RESIDENTIAL SECTION | 10 CONCRETE STOOP PER TO ARCHITECTURAL PLANS |
| 4 ASPHALT PAVEMENT - MULTI-USE PATH SECTION | 11 AGGREGATE PAVEMENT - TEMPORARY STORAGE SECTION |
| 5 CONCRETE PAVEMENT - TRAFFIC SECTION | 12 AC CONDENSER PAD - PER ARCHITECTURAL PLANS |
| 6 CONCRETE PAVEMENT - DRIVEWAY SECTION | 13 CONCRETE WALK WITH INTEGRAL CURB |
| 7 CONCRETE WALK | 14 CONCRETE WALK WITH INTEGRAL CURB & GUTTER |

- | | |
|---------------------------------------|-----------------------|
| 15 CONCRETE CURB (BARRIER) | 22 CURB RAMP - TYPE E |
| 16 2' COMBINED CONCRETE CURB & GUTTER | 23 CURB RAMP - TYPE F |
| 17 2' CONCRETE ROLL CURB & GUTTER | 24 CURB RAMP - TYPE G |
| 18 CURB RAMP - TYPE A | 25 CURB RAMP - TYPE H |
| 19 CURB RAMP - TYPE B | 26 CURB RAMP - TYPE I |
| 20 CURB RAMP - TYPE C | 27 CURB RAMP - TYPE J |
| 21 CURB RAMP - TYPE D | 28 CURB RAMP - TYPE K |

- | | |
|---|---|
| 29 STREET LIGHT | 36 MASONRY BLOCK SCREEN WALL (REFER TO ARCH. PLANS) |
| 30 PAVEMENT MARKING - 4" WIDE WHITE | 37 LAWN RESTORATION |
| 31 PAVEMENT MARKING - ADA BLUE | |
| 32 PAVEMENT MARKING - 4" WIDE YELLOW | |
| 33 PAVEMENT MARKING - 24" WIDE WHITE CROSSWALK / STOP BAR | |
| 34 PAVEMENT MARKING - DIRECTIONAL ARROW - WHITE | |
| 35 MONUMENT SIGN | |

FENCING PLAN NOTES

- | |
|--|
| 1 FENCE - 4' HIGH - BLACK COATED CHAIN LINK |
| 2 FENCE - 6' HIGH - ORNAMENTAL - REFER TO POOL PLANS |
| 3 FENCE - 6' HIGH - ORNAMENTAL WITH BRICK COLUMNS - REFER TO STORAGE ARCHITECTURAL PLANS |
| 4 GATE 4' WIDE X 4' HIGH - BLACK COATED CHAIN LINK - SINGLE SWING |
| 5 GATE 4' WIDE X 6' HIGH - ORNAMENTAL - SINGLE SWING |
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| 7 GATE 10' WIDE X 6' HIGH - ORNAMENTAL - DOUBLE SWING |
| 8 GATE 5' WIDE X 6' HIGH - ORNAMENTAL - SINGLE SWING |
| 9 POST AND CABLE BARRIER |
| 10 FLAG POLE |
| 11 SLIDING GATE - 18' WIDE OPENING |

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SOUTH BEND, IN

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DEVELOPMENT TEAM:

HANCOCK COUNTY INDIANA,
TOWN OF MCCORDSVILLE

MORNINGSIDE AT
MCCORDSVILLE

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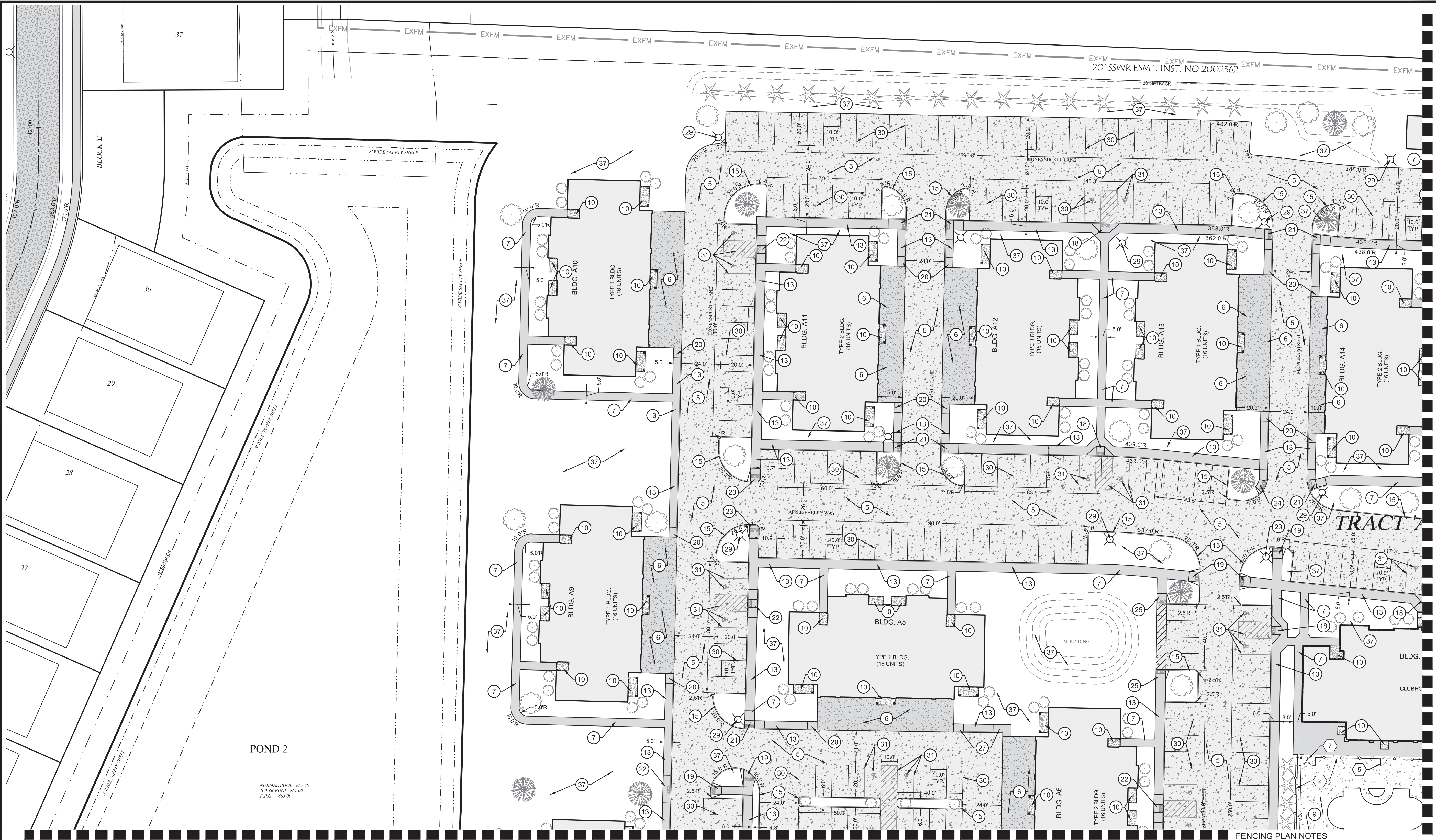
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Issue Date: 05/23/2023	Project No: M22178	Scale: AS SHOWN

SITE DEVELOPMENT
PLAN - SOUTHWEST
STORAGE FACILITY
(FULL BUILD OUT)

Drawing No:
D2

Sheet: 9 OF 80

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FOR CONTINUATION SEE SHEET D-3



SITE DEVELOPMENT PLAN - NORTHWEST

DEVELOPMENT PLAN NOTES

- 1 MATCH EXISTING ELEVATIONS ALONG THIS LINE
- 2 ASPHALT PAVEMENT - COMMERCIAL SECTION
- 3 ASPHALT PAVEMENT - RESIDENTIAL SECTION
- 4 ASPHALT PAVEMENT - MULTI-USE PATH SECTION
- 5 CONCRETE PAVEMENT - TRAFFIC SECTION
- 6 CONCRETE PAVEMENT - DRIVEWAY SECTION
- 7 CONCRETE WALK

- 8 CONCRETE PAVEMENT - DUMPSTER PAD SECTION
- 9 CONCRETE POOL DECK - BY OTHERS - REFER TO POOL PLANS
- 10 CONCRETE STOOP PER TO ARCHITECTURAL PLANS
- 11 AGGREGATE PAVEMENT - TEMPORARY STORAGE SECTION
- 12 AC CONDENSER PAD - PER ARCHITECTURAL PLANS
- 13 CONCRETE WALK WITH INTEGRAL CURB
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- 15 CONCRETE CURB (BARRIER)
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- 18 CURB RAMP - TYPE A
- 19 CURB RAMP - TYPE B
- 20 CURB RAMP - TYPE C
- 21 CURB RAMP - TYPE D

- 22 CURB RAMP - TYPE E
- 23 CURB RAMP - TYPE F
- 24 CURB RAMP - TYPE G
- 25 CURB RAMP - TYPE H
- 26 CURB RAMP - TYPE I
- 27 CURB RAMP - TYPE J
- 28 CURB RAMP - TYPE K

- 29 STREET LIGHT
- 30 PAVEMENT MARKING - 4" WIDE WHITE
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- 32 PAVEMENT MARKING - 4" WIDE YELLOW
- 33 PAVEMENT MARKING - 24" WIDE WHITE CROSSWALK / STOP BAR
- 34 PAVEMENT MARKING - DIRECTIONAL ARROW -WHITE
- 35 MONUMENT SIGN

- 36 MASONRY BLOCK SCREEN WALL (REFER TO ARCH. PLANS)
- 37 LAWN RESTORATION

- 1 FENCE - 4' HIGH BLACK COATED CHAIN LINK
- 2 FENCE - 6' HIGH ORNAMENTAL - REFER TO POOL PLANS
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- 11 SLIDING GATE - 18' WIDE OPENING



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**MORNINGSIDE
GROUP**



Sunstone
Construction

HANCOCK COUNTY INDIANA,
TOWN OF MCCORDSVILLE

MORNINGSIDE AT
MCCORDSVILLE



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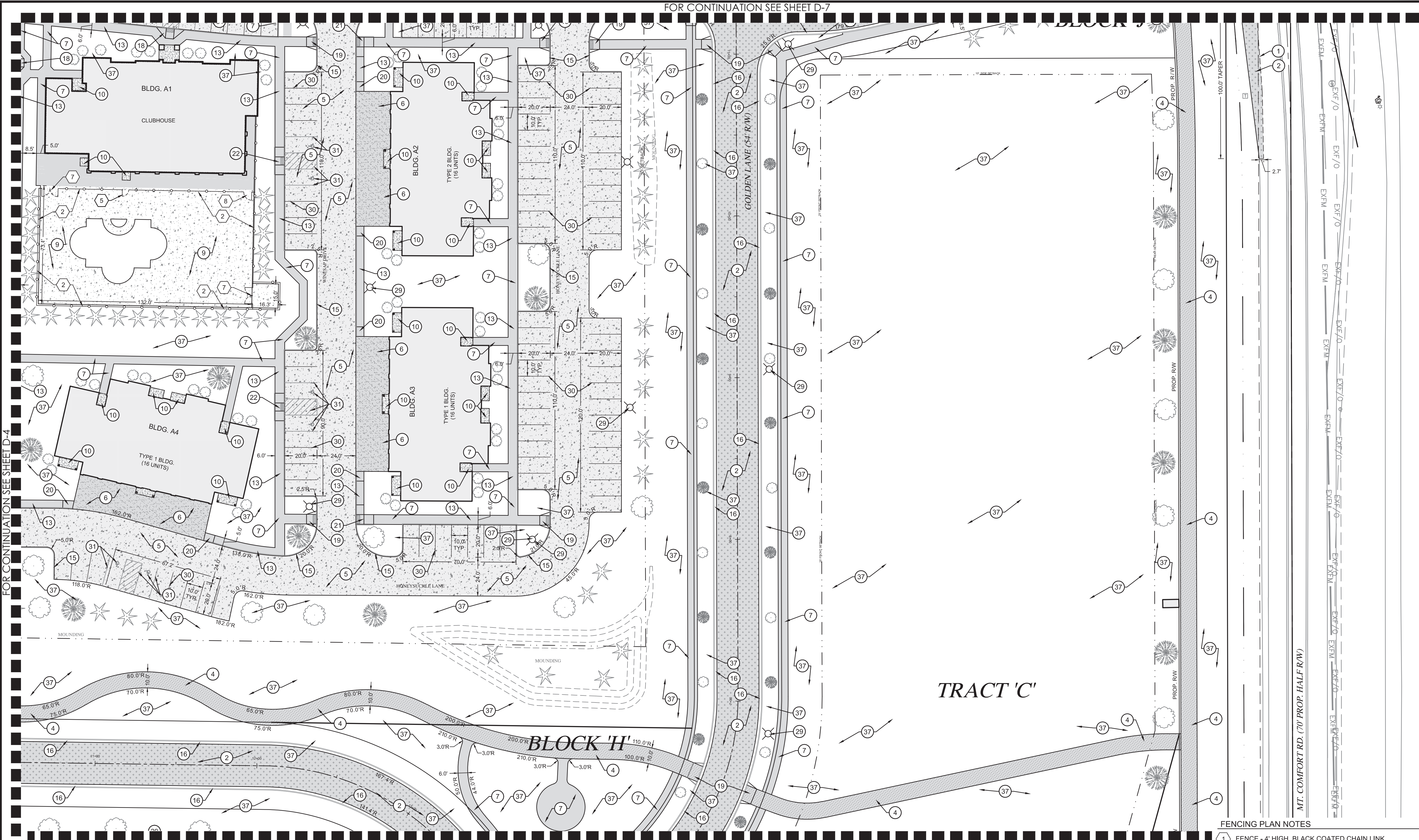
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Designed By: NJS/CH	Drawn By: NJS/CH/BJC	Checked By: AJB/BA
Issue Date: 05/23/2023	Project No: M22178	Scale: AS SHOWN

SITE DEVELOPMENT
PLAN NORTHWEST
APARTMENTS

Drawing No:
D4
Sheet: 12 OF 80

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FOR CONTINUATION SEE SHEET D-7

FOR CONTINUATION SEE SHEET D-5

SITE DEVELOPMENT PLAN - CENTRAL EAST

DEVELOPMENT PLAN NOTES

- | | |
|---|--|
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MORNINGSIDE GROUP

DEVELOPMENT TEAM:

Sunstone Construction

HANCOCK COUNTY INDIANA,
TOWN OF MCCORDSVILLE

MORNINGSIDE AT
MCCORDSVILLE

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3			
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11			

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Issue Date: 05/23/2023	Project No: M22178	Scale: AS SHOWN

SITE DEVELOPMENT
PLAN SOUTHEAST
APARTMENTS

Drawing No:
D6

Sheet: 14 OF 80

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FOR CONTINUATION SEE SHEET D-4

FOR CONTINUATION SEE SHEET D-6

SITE DEVELOPMENT PLAN - NORTHEAST

DEVELOPMENT PLAN NOTES

- 1 MATCH EXISTING ELEVATIONS ALONG THIS LINE
- 2 ASPHALT PAVEMENT - COMMERCIAL SECTION
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- 1 FENCE - 4' HIGH BLACK COATED CHAIN LINK
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SITE DEVELOPMENT PLAN NORTHEAST APARTMENTS

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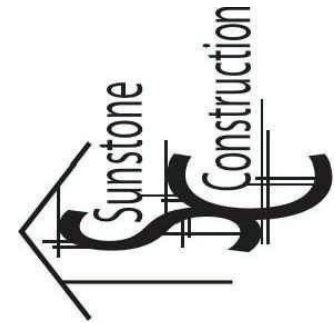
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HANCOCK COUNTY INDIANA,
TOWN OF MCCORDSVILLE

MORNINGSIDE AT
MCCORDSVILLE

DEVELOPMENT TEAM:



MORNINGSIDE GROUP

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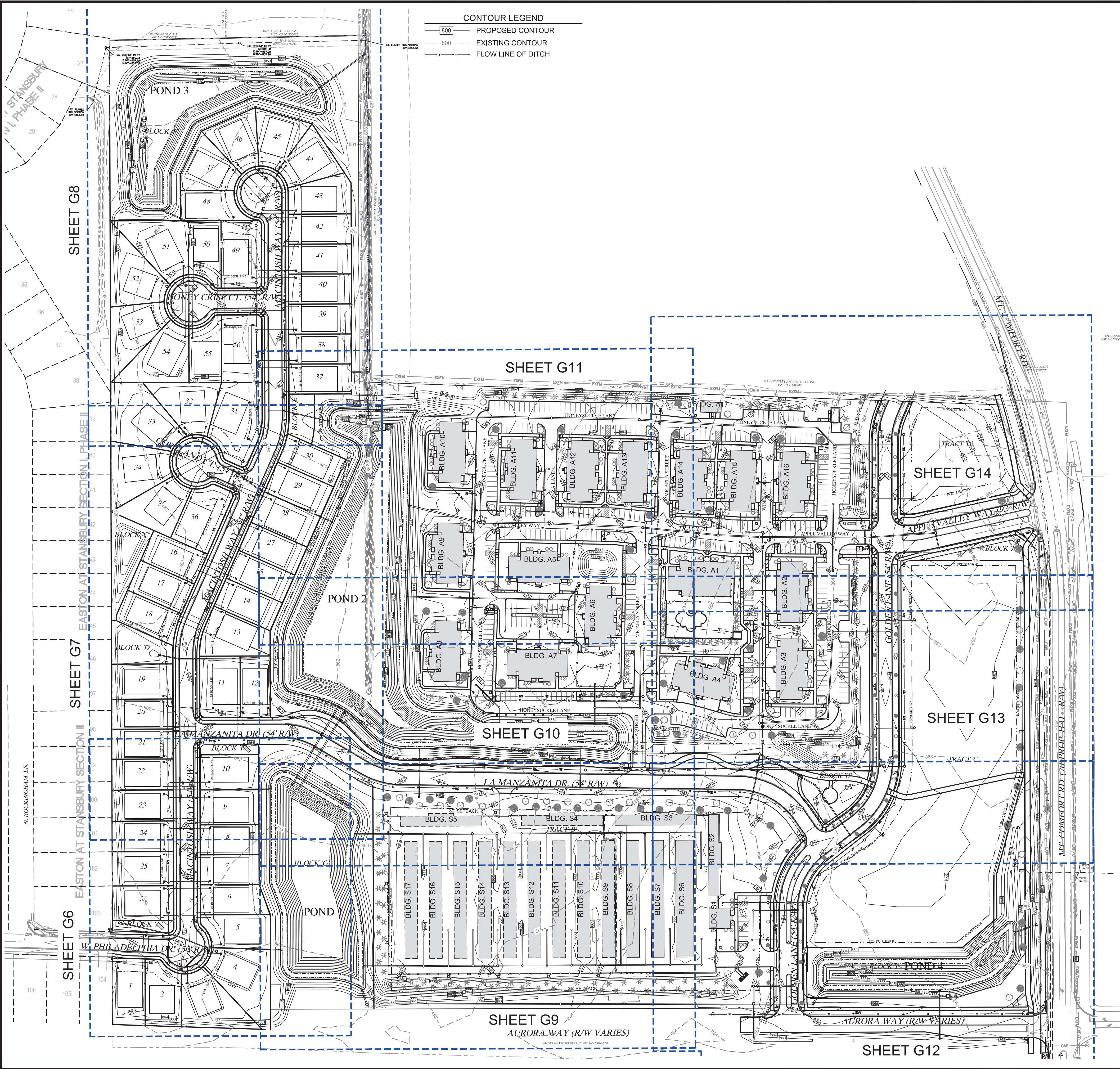


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OVERALL SITE GRADING PLAN

100' 0 100'

OVERLL SITE GRADING PLAN

Drawing No:

G0

Sheet: 18 OF 80

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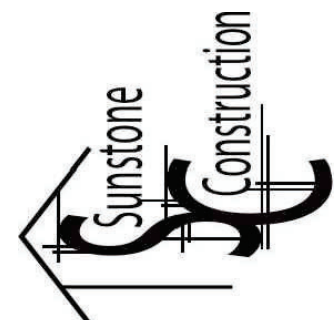
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100' 0 100'

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Signature	Date
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DEVELOPMENT TEAM:

**MORNINGSIDE AT
McCORDSVILLE**

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OVERALL SITE DRAINAGE & UTILITY PLAN

Sheet: 33 OF 80