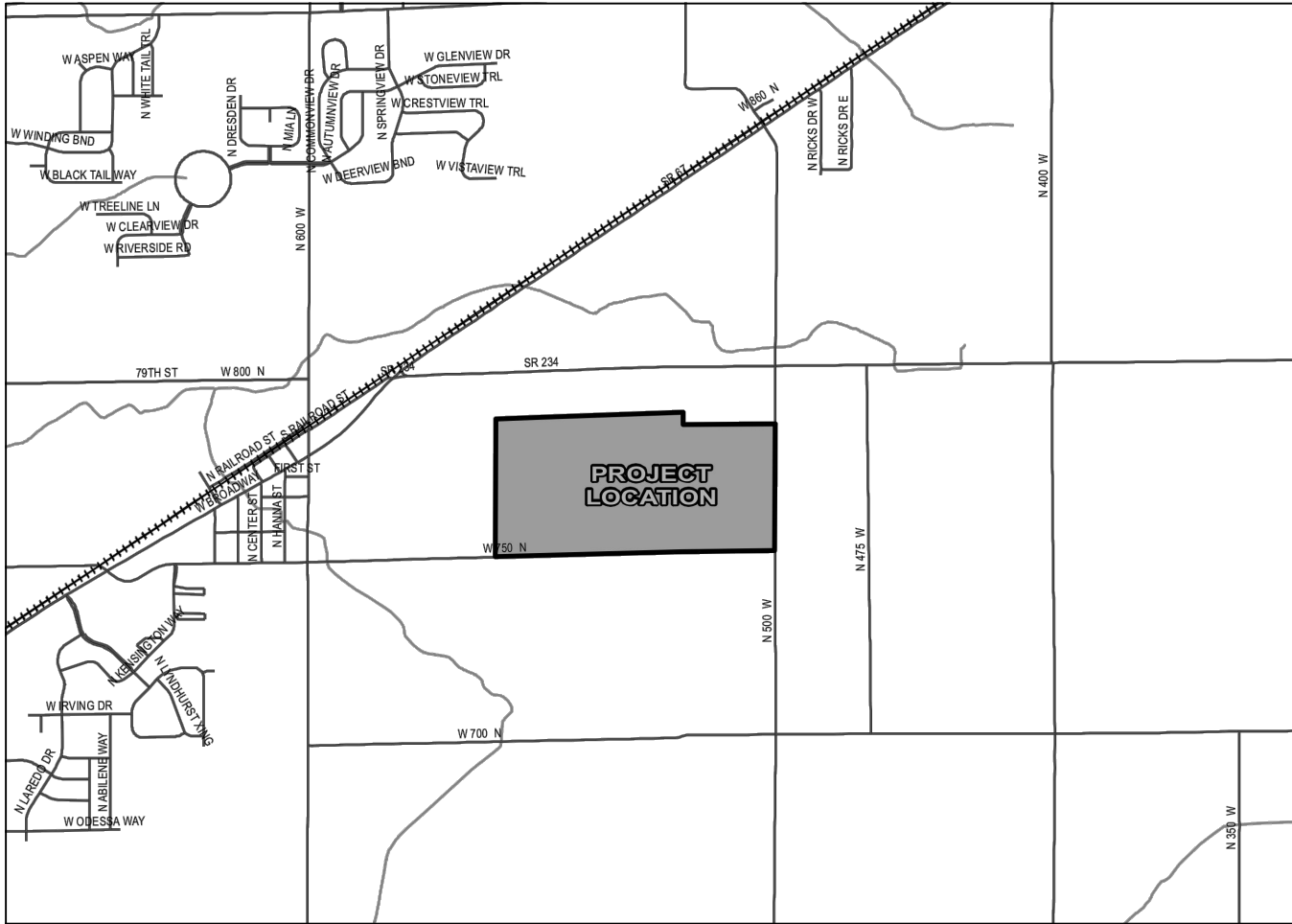


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Plot Date: Nov 03, 2024
Plot Time: 5:26pm



LOCATION MAP
SCALE 1" = 1 MILE

AREA "A" LAND DESCRIPTION

A part of the Northeast Quarter of Section 25, Township 17 North, Range 5 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana, based upon a survey by HWC Engineering, Job Number 2021-064, certified by Adam J. Beery, PLS #20700069, more particularly described as follows:

BEGINNING at the Southwest corner of said Northeast Quarter Section, marked by a MAG nail; thence North 00 degrees 07 minutes 52 seconds East (bearings based upon Indiana State Plane East Zone Coordinate System) along the West line of said Northeast Quarter Section a distance of 1163.21 feet; thence South 89 degrees 52 minutes 08 seconds East a distance of 150.14 feet; thence North 87 degrees 58 minutes 28 seconds East a distance of 124.35 feet; thence North 84 degrees 02 minutes 45 seconds East a distance of 86.16 feet; thence North 76 degrees 34 minutes 25 seconds East a distance of 86.36 feet; thence North 72 degrees 22 minutes 28 seconds East a distance of 186.52 feet; thence North 77 degrees 34 minutes 42 seconds East a distance of 54.54 feet; thence North 86 degrees 50 minutes 19 seconds East a distance of 87.02 feet; thence North 87 degrees 58 minutes 28 seconds East a distance of 753.14 feet; thence North 89 degrees 54 minutes 28 seconds East a distance of 197.11 feet; thence South 02 degrees 01 minutes 32 seconds East a distance of 321.76 feet; thence South 40 degrees 40 minutes 07 seconds West a distance of 37.64 feet; thence South 24 degrees 44 minutes 14 seconds West a distance of 51.87 feet; thence South 16 degrees 13 minutes 23 seconds West a distance of 103.87 feet to the point of curvature of a non-tangent curve to the left having a radius of 527.00 feet; thence westerly along said curve an arc distance of 25.29 feet, said curve being subtended by a chord having a bearing of North 75 degrees 09 minutes 07 seconds West and a chord distance of 25.29 feet; thence South 13 degrees 28 minutes 24 seconds West a distance of 54.00 feet; thence South 30 degrees 12 minutes 44 seconds West a distance of 785.02 feet; thence South 01 degrees 38 minutes 08 seconds East a distance of 40.00 feet to the South line of said Northeast Quarter Section; thence South 88 degrees 21 minutes 52 seconds West along said South line a distance of 1220.15 feet to the POINT OF BEGINNING, containing 42.863 acres, more or less.

PROPERTY ADDRESS
5560 W 750N
McCordsville, IN 46055

JACOBI LEGACY FARMS PRELIMINARY PLAN Pulte Homes of Indiana, L.L.C.

DEVELOPER:

PULTE HOMES OF INDIANA, L.L.C.
REX RAMAGE
11595 N. MERIDIAN ST., SUITE 700
CARMEL, INDIANA 46032
(317) 575-2350
Rex.Ramage@pultegroup.com

CIVIL ENGINEER and SURVEYOR:

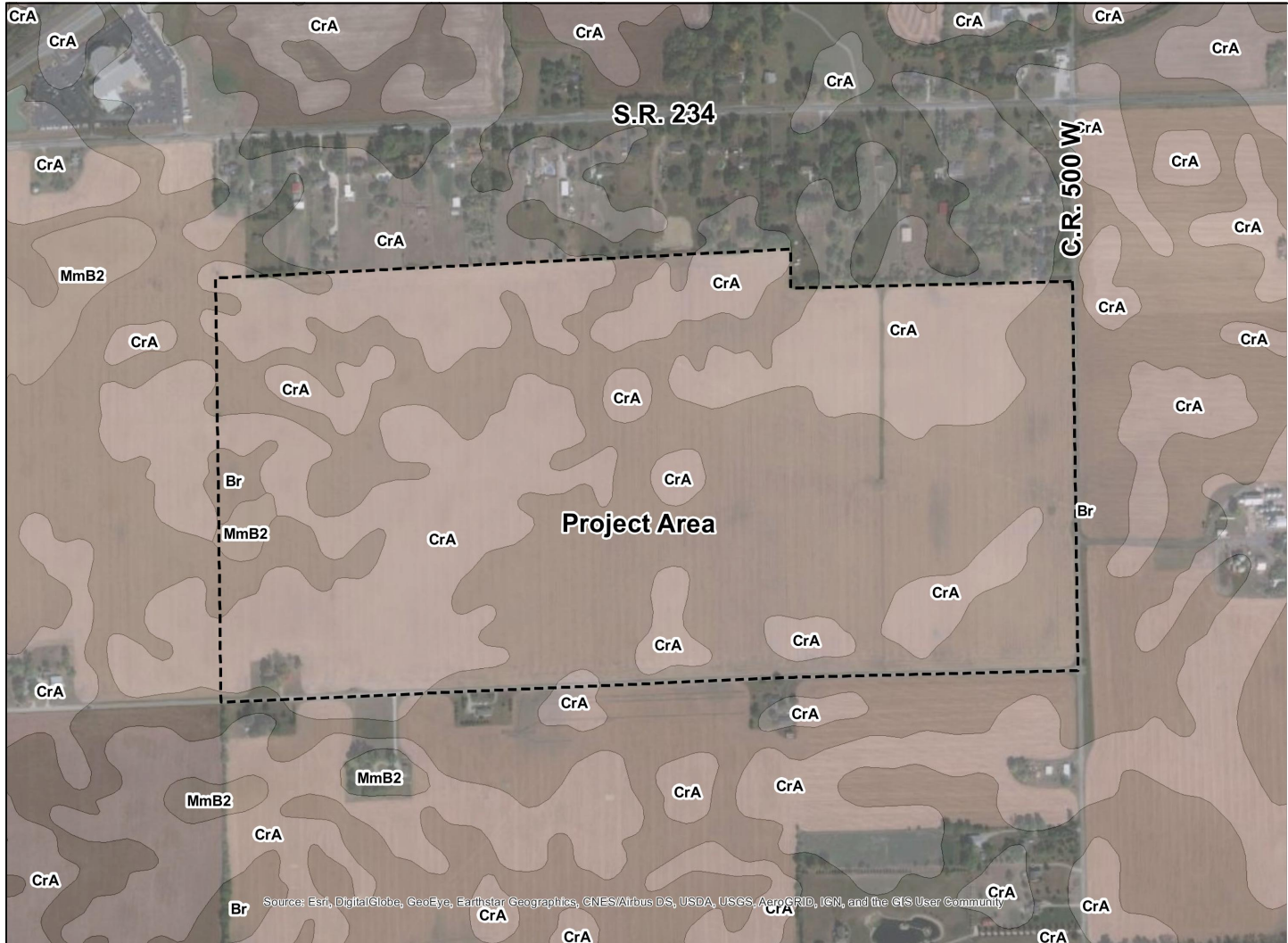
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
(317) 347-3663
bburke@hwcengineering.com

DEVELOPMENT STANDARDS			
	AREA B MEDIUM DENSITY AREA	AREA C LOW DENSITY AREA	AREA A
ACTUAL NUMBER OF LOTS / UNITS	220	60	365
MAX. NUMBER OF LOTS / UNITS	220	65	365
MIN. LOT AREA	7,700 SF	11,000 SF	
MIN. LOT WIDTH	62'	80'	
MIN. LOT FRONTAGE	30'	30'	
MIN. FRONT YARD SETBACK	25'	30'	
MIN. SIDE YARD SETBACK	5'	4'	
MIN. BUILDING SEPARATION	10'	15'	
MIN. REAR YARD SETBACK	15'	15'	
MIN. HOME SIZE	1,800 SF (1s) 2,400 SF (2s)	2,300 SF (1s) 2,600 SF (2s)	
MIN. GROUND FLOOR LIVING AREA	N/A	N/A	
MAX. LOT COVERAGE	55%	50%	
MAX. STRUCTURE HEIGHT	35'	35'	

PRIMARY PLAT LAND DESCRIPTION

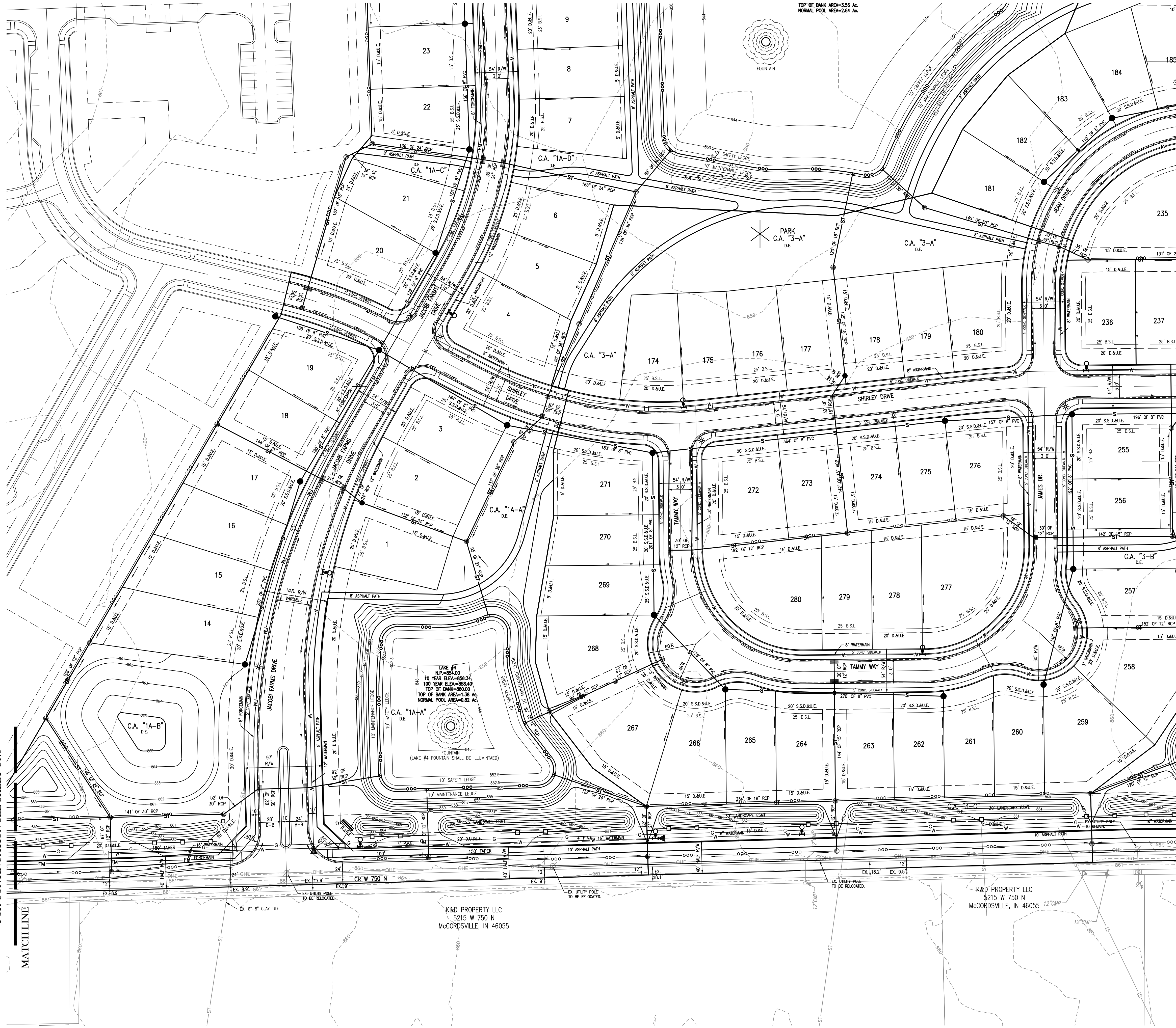
A part of the Northeast Quarter of Section 25, Township 17 North, Range 5 East and part of the West Half of the Northwest Quarter of Section 30, Township 17 North, Range 6 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana; based upon a survey by HWC Engineering, job number 2021-064, certified by Adam J. Beery, PLS #20700069; more particularly described as follows:

BEGINNING at the southwest corner of the Northeast Quarter of said Section 25 marked by a MAG nail; thence North 00 degrees 07 minutes 52 seconds East (bearings based upon Indiana State Plane East Zone Coordinate System) along the west line of said Northeast Quarter Section a distance of 1978.40 feet; thence North 88 degrees 00 minutes 44 seconds East a distance of 682.64 feet to a point 1,982.60 feet north of the south line of said Northeast Quarter Section; thence North 87 degrees 58 minutes 28 seconds East a distance of 2005.29 feet to a point on the east line of said Northeast Quarter Section 1,996.60 feet north of the southeast corner thereof; thence South 00 degrees 25 minutes 32 seconds West along said east line a distance of 181.60 feet to a point 1,815.00 feet (110 rods per Instrument Number 130001610 as recorded in the Office of the Recorder, Hancock County, Indiana) north of the southeast corner thereof; thence North 89 degrees 29 minutes 13 seconds East parallel with the south line of the West Half of the Northwest Quarter of said Section 30 a distance of 1316.47 feet to the east line of said Half Quarter Section; thence South 00 degrees 02 minutes 16 seconds West along said east line a distance of 1814.84 feet to the southeast corner of said Half Quarter Section; thence South 89 degrees 29 minutes 13 seconds West, along the south line of said Half Quarter Section a distance of 1328.75 feet to the southwest corner of said Half Quarter Section marked by a MAG nail; thence South 88 degrees 21 minutes 52 seconds West along the south line of the Northeast Quarter of said Section 25 a distance of 2,677.06 feet to the POINT OF BEGINNING, containing 177.401 acres, more or less.

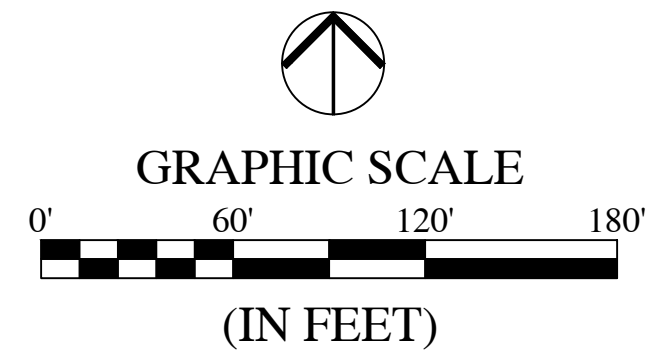


FOR CONTINUATION SEE AREA "A" SHEET C1.12

FOR CONTINUATION SEE SHEET C1.6



FOR CONTINUATION SEE SHEET C1.4



LEGEND:

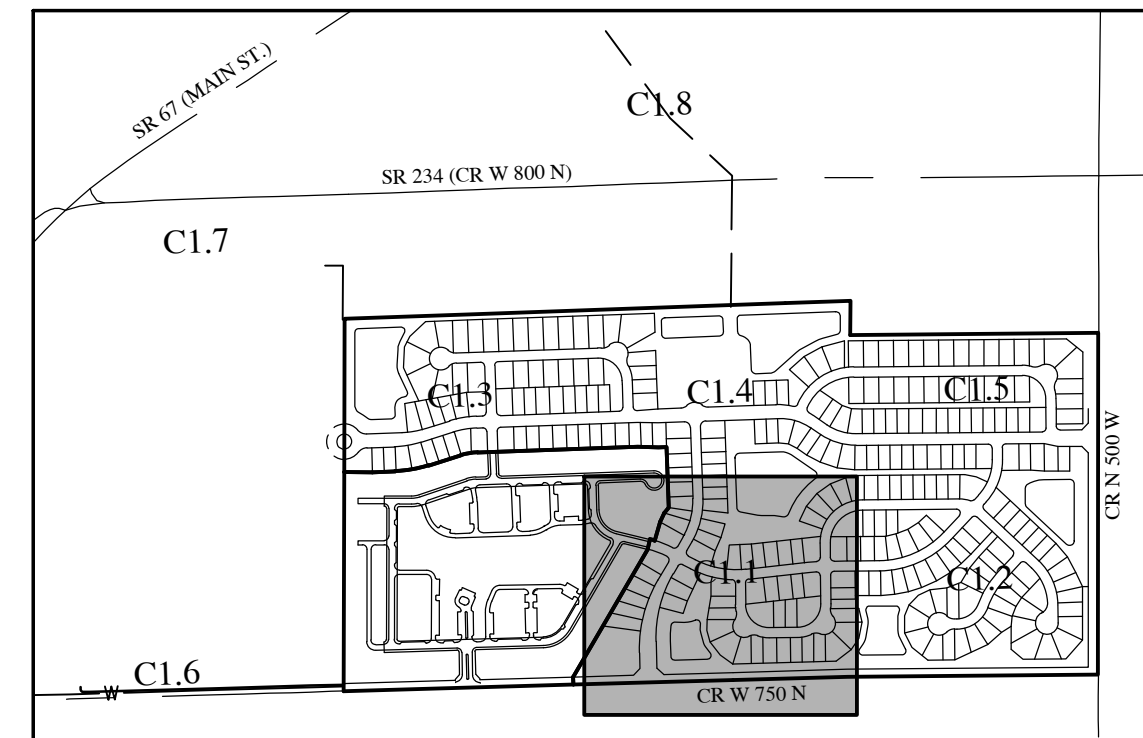
EXISTING	PROPOSED
—	RIGHT-OF-WAY LINE
—	EASEMENT LINE
—	SETBACK LINE
—	CENTERLINE
—	SWALE / FLOWLINE
—	SUBSURFACE DRAIN
—	SANITARY SEWER
—	STORM SEWER
—	STORM CULVERT
—	WATER MAIN
—	NATURAL GAS PIPELINE
—	PETROLEUM PIPELINE
—	CONTOUR, MAJOR
—	CONTOUR, MINOR
—	FENCE
—	FARM-STYLE FENCE
—	TREE LINE
—	SANITARY MANHOLE
—	STORM MANHOLE
—	STORM INLET
—	STORM END SECTION
—	FIRE HYDRANT
—	FLOW ARROW
—	STREET LIGHT
—	6" X 6" VEHICLE BARRIER POST
—	POCKET PARK LOCATION

ABBREVIATIONS:

CL	- CENTERLINE	CA	- COMMON AREA
NP	- NORMAL POOL (ELEVATION)	25	- LOT NUMBER
R/W	- RIGHT-OF-WAY	BC	- BACK OF CURB
S.F.	- SQUARE FEET	FL	- FLOW LINE
R	- RADIUS	PVC	- POLYVINYL CHLORIDE PIPE
B.S.L.	- BUILDING SETBACK LINE	RCP	- REINFORCED CONCRETE PIPE
L.E.	- LANDSCAPE EASEMENT		
D.E.	- DRAINAGE EASEMENT		
R.D.E.	- REGULATED DRAINAGE EASEMENT		
D.U.E.	- DRAINAGE AND UTILITY EASEMENT		
S.S.D.U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT		

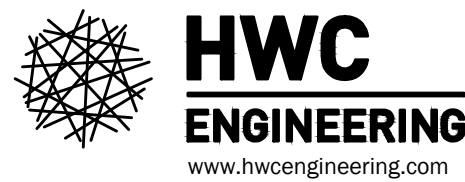
GENERAL NOTES:

- IN AREAS B-C, FENCES ON INDIVIDUAL LOTS SHALL BE BLACK, WROUGHT IRON, ALUMINUM, OR ITS EQUIVALENT OR LIKE MATERIAL AND BE SUCH A STYLE DESIGNATED AND APPROVED BY THE HOA. IN AREAS B-C, FENCES SHALL NOT EXTEND FORWARD OF AND SHALL CONNECT TO THE REAR CORNERS OF THE HOME AND SHALL ALSO MAINTAIN A MINIMUM OF THREE FEET (3') OF CLEARANCE FROM ANY AC UNIT OR WINDOW WELL. IN AREA A, FENCES SHALL BE BLACK OR WHITE, WROUGHT IRON, ALUMINUM, COMPOSITE (E.G., TREX OR OTHER BRAND) OR THEIR EQUIVALENT OR LIKE MATERIAL OR WOOD, BUT IF WOOD, FENCES SHALL BE OF A STYLE SHOWN ON "EXHIBIT K" OF THE JACOBI PUD ORDINANCE. IN AREA A, ALL FENCES SHALL BE NOT TALLER THAN FIVE (5) FEET IN HEIGHT. IN AREA A, FENCES SHALL ONLY BE PERMITTED IN SIDE OR REAR YARDS NOT ADJACENT TO AN ALLEY OR PRIVATE STREET (NOT IN FRONT YARDS OR REAR YARDS ADJACENT TO AN ALLEY OR PRIVATE STREET). FOR ANY BUILDING CONTAINING A FRONT ENTRANCE WHICH DOES NOT FACE A PUBLIC RIGHT-OF-WAY OR AN ALLEY, FENCES IN SIDE YARDS SHALL INCLUDE NON-LOOKABLE GATES ON THE STREET OR ALLEY SIDE TO PERMIT EMERGENCY ACCESS IF NECESSARY. ANY FENCE ENCLOSING THE AMENITY CENTER IN AREA A, FENCES SHALL BE BLACK OR WHITE, WROUGHT IRON, ALUMINUM AND NOT MORE THAN FIFTY PERCENT (50%) OPAQUE. NO FENCES IN ANY AREA SHALL BE PERMITTED TO ENCRATCH INTO DRAINAGE OR UTILITY EASEMENTS.
- THE TOWN SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIRS FOR ANY PRIVATE STREETS AND/OR ALLEY.
- THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF ANY LANDSCAPE, SIGNAGE OR OTHER FEATURES INSTALLED IN THE RIGHT-OF-WAY. EXAMPLES OF THIS ARE LANDSCAPED MEDIANS AND LANDSCAPED CURB BULB-OUTS AND ISLANDS.
- THE TOWN SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL ON ANY INTERNAL STREETS OR ALLEY.
- ALL WALKWAYS, UNLESS OTHERWISE NOTED AS ASPHALT ON THIS PLAN, SHALL BE CONCRETE.



KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY
11/5/24	REVISED PER TAC COMMENTS	DC/KS /RC



JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN



DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET	

C1.1
DEVELOPMENT PLAN

NOTE:
THE RIGHT-OF-WAY
FOR THE FUTURE
ROUND ABOUT WILL
BE FURTHER DEFINED
AT THE DEVELOPMENT
PLAN STAGE.

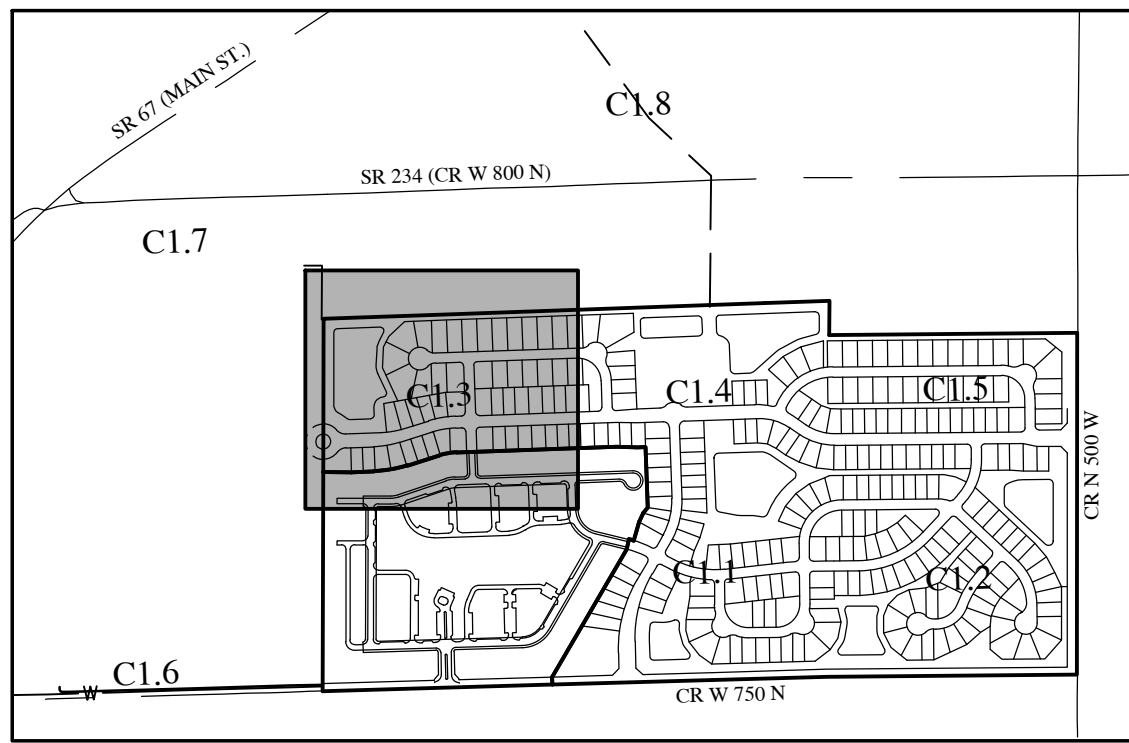


EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	NATURAL GAS PIPELINE	
	PETROLEUM PIPELINE	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	FARM-STYLE FENCE	

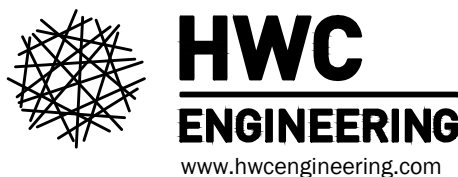
CL	- CENTERLINE	CA	- COMMON AREA
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R/W	- RIGHT-OF-WAY	BC	- BACK OF CURB
S.F.	- SQUARE FEET		- FLOW LINE
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L.S.	- LANDSCAPE EASEMENT		
D.E.	- DRAINAGE EASEMENT		
R.D.E.	- REGULATED DRAINAGE EASEMENT		
D.&U.E.	- DRAINAGE AND UTILITY EASEMENT		
S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT		

GENERAL NOTES:

1. IN AREAS B-C, FENCES ON INDIVIDUAL LOTS SHALL BE BLACK, WROUGHT IRON, ALUMINUM, OR ITS EQUIVALENT OR LIKE MATERIAL AND BE SUCH A STYLE DESIGNATED AND APPROVED BY THE HOA. IN AREAS B-C, FENCES SHALL NOT EXTEND FORWARD OF AND SHALL CONNECT TO THE REAR CORNERS OF THE HOME. THE HOA SHALL MAINTAIN A MINIMUM OF THREE FEET (3') OF CLEARANCE FROM ANY AC UNIT OR WINDOW. WELL. IN AREA A, FENCES SHALL BE BLACK OR WHITE, WROUGHT IRON, ALUMINUM, COMPOSITE (E.G., TREX OR OTHER BRAND) OR THEIR EQUIVALENT OR LIKE MATERIAL OR WOOD, BUT IF WOOD, FENCES SHALL BE OF A STYLE SHOWN ON "EXHIBIT K" OF THE JACOBI PUD ORDINANCE. IN AREA A, ALL FENCES SHALL BE NOT TALLER THAN FIVE (5) FEET IN HEIGHT. IN AREA A, FENCES SHALL ONLY BE PERMITTED IN SIDE OR REAR YARDS AND SHALL NOT ADJACENT TO ALLEYWAYS OR SIDEWAYS. IN REAR YARDS, REAR YARDS SHALL BE ADJACENT TO AN ALLEY OR PRIVATE STREET, FOR ANY BUILDING CONTAINING A FRONT ENTRANCE WHICH DOES NOT FACE A PUBLIC RIGHT-OF-WAY OR AN ALLEY, FENCES IN SIDE YARDS SHALL INCLUDE NON-LOCKABLE GATES ON THE STREET OR ALLEY SIDE TO PERMIT EMERGENCY ACCESS IF NECESSARY. ANY FENCE ENCLOSING THE AREA SHALL BE AT LEAST SIX FEET (6') HIGH. FENCES SHALL BE BLACK OR WHITE, WROUGHT IRON, ALUMINUM, COMPOSITE OR THEIR EQUIVALENT OR LIKE MATERIAL. FENCES SHALL BE NOT MORE THAN FIFTY PERCENT (50%) OPAQUE. NO FENCES IN ANY AREA SHALL BE PERMITTED TO ENCRATCH INTO DRAINAGE OR UTILITY EASEMENTS.
2. THE TOWN SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIRS FOR ANY PRIVATE STREETS AND/OR ALLEY.
3. THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF ANY LANDSCAPE, SIGNAGE OR OTHER FEATURES INSTALLED IN THE RIGHT-OF-WAY. EXAMPLES OF THIS ARE LANDSCAPED MEDIANS AND LANDSCAPED CURB BUILT-OUTS AND ISLANDS.
4. THE TOWN SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL ON ANY INTERNAL STREETS OR ALLEY.
5. ALL WALKWAYS, UNLESS OTHERWISE NOTED AS ASPHALT ON THIS PLAN, SHALL BE CONCRETE.

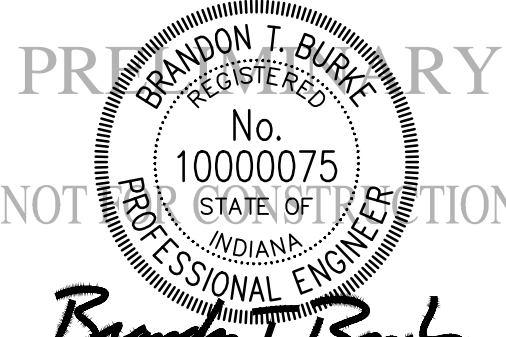


KEYMAP
NOT TO SCALE

[illegible]

JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN

DEVELOPMENT PLAN



DRAWN BY DC
CHECKED BY BB
DATE OCTOBER 4, 2024
SCALE AS SHOWN
SHEET

C1.3

Plot Date: Nov 03, 2024 Plot Time: 5:27pm File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobsi Prop.Design\CAD\21064-A-Development Plan PP.dwg, Layout: C1.4 By: dcheesterfield

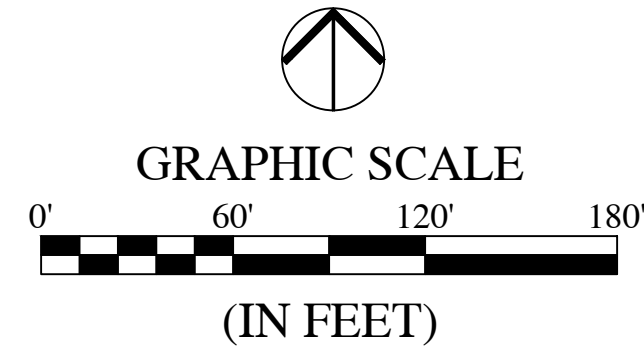
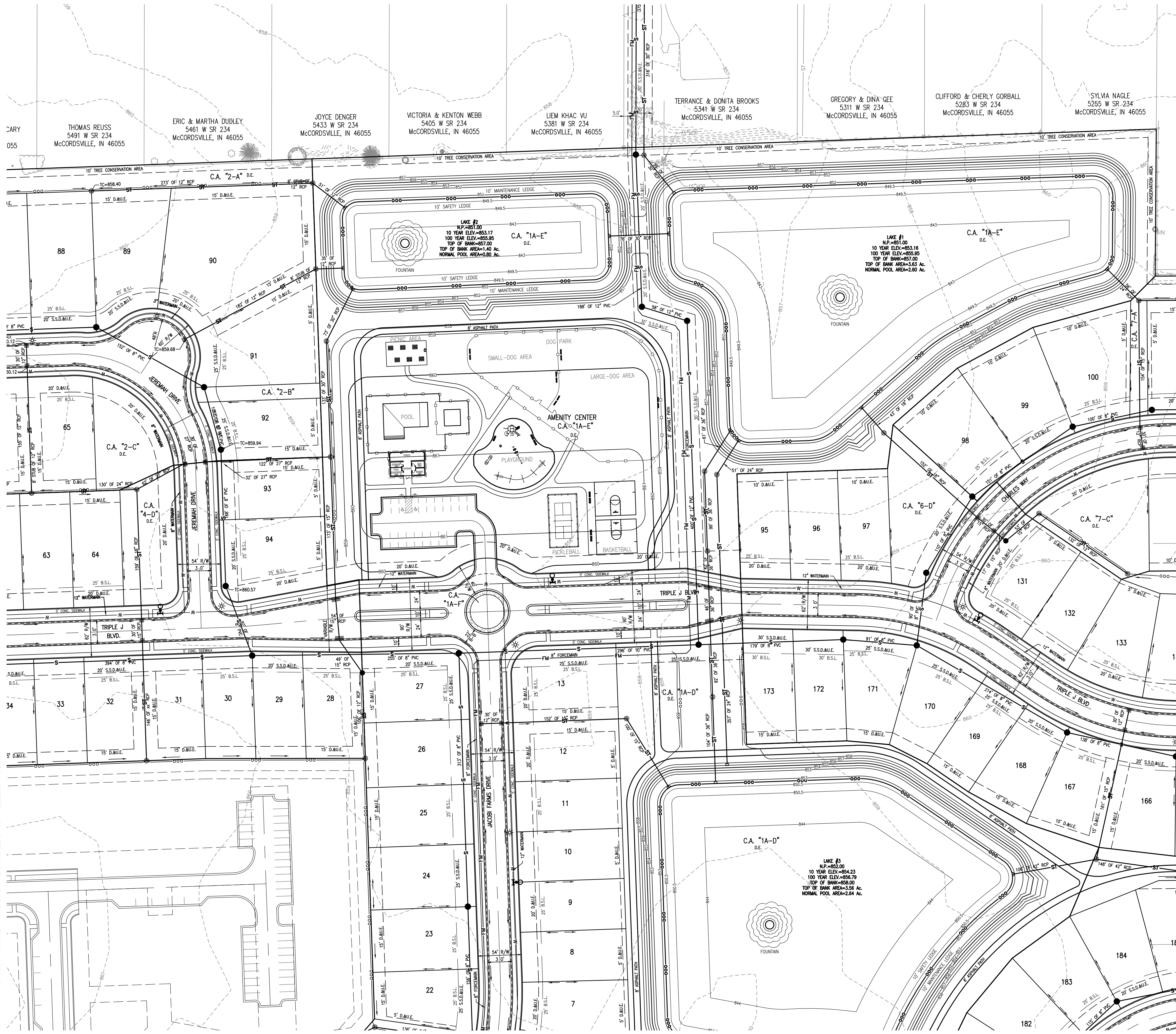
FOR CONTINUATION SEE SHEET C1.3

FOR CONTINUATION SEE AREA "A" SHEET C1.11

FOR CONTINUATION SEE AREA "A" SHEET C1.11

FOR CONTINUATION SEE SHEET C1.8

FOR CONTINUATION SEE SHEET C1.1



LEGEND:

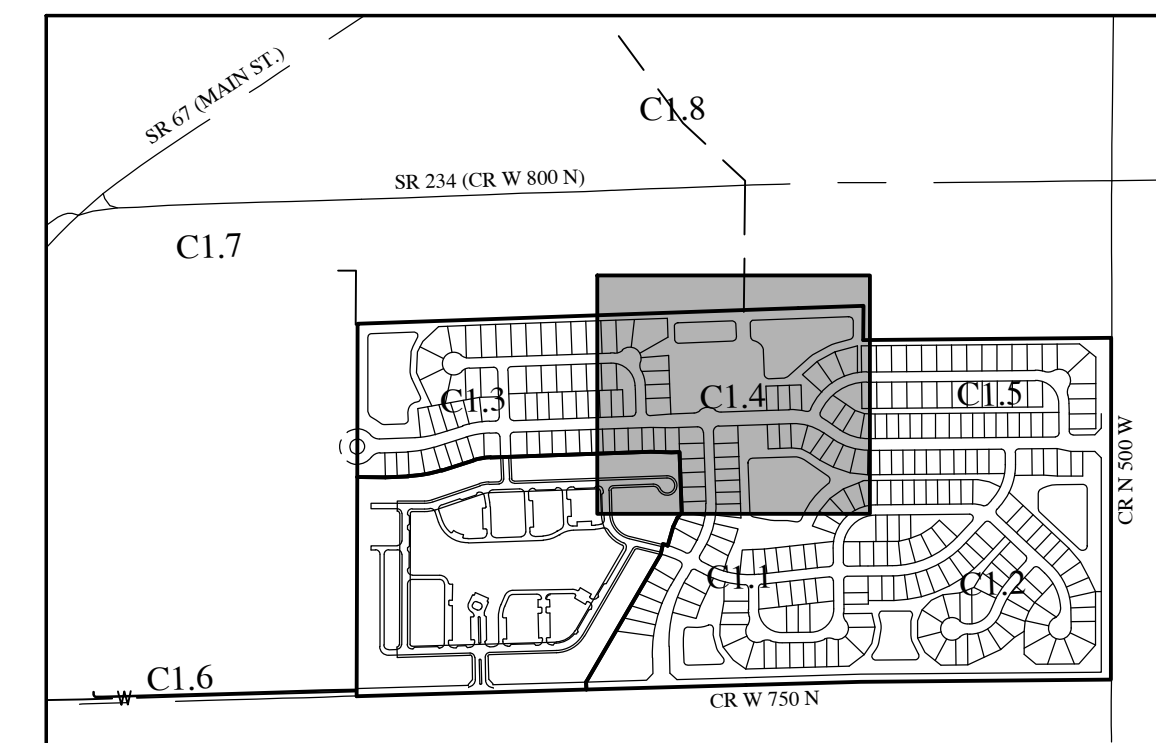
EXISTING	PROPOSED
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—	EASEMENT LINE
—	SETBACK LINE
—	CENTERLINE
—	SWALE / FLOWLINE
—	SUBSURFACE DRAIN
—	SANITARY SEWER
—	STORM SEWER
—	STORM CULVERT
—	WATER MAIN
—	NATURAL GAS PIPELINE
—	PETROLEUM PIPELINE
—	CONTOUR, MAJOR
—	CONTOUR, MINOR
—	FENCE
—	FARM-STYLE FENCE
—	(SEE SHEET L1.6 FOR DETAIL)
—	TREE LINE
—	SANITARY MANHOLE
—	STORM MANHOLE
—	STORM INLET
—	STORM END SECTION
—	FIRE HYDRANT
—	FLOW ARROW
—	STREET LIGHT
—	6" X 6" VEHICLE BARRIER POST
—	POCKET PARK LOCATION

ABBREVIATIONS:

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B.S.L.	- BUILDING SETBACK LINE	RCP	- REINFORCED CONCRETE PIPE
L.E.	- LANDSCAPE EASEMENT		
D.E.	- DRAINAGE EASEMENT		
R.D.E.	- REGULATED DRAINAGE EASEMENT		
D.U.E.	- DRAINAGE AND UTILITY EASEMENT		
S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT		

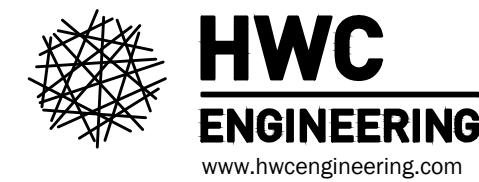
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KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY
11/5/24	REVISED PER TAC COMMENTS	DC/KS /RC



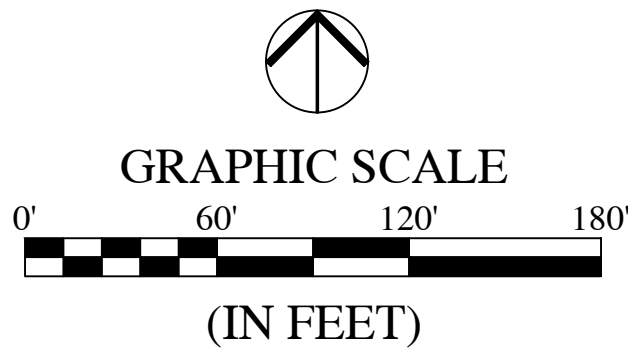
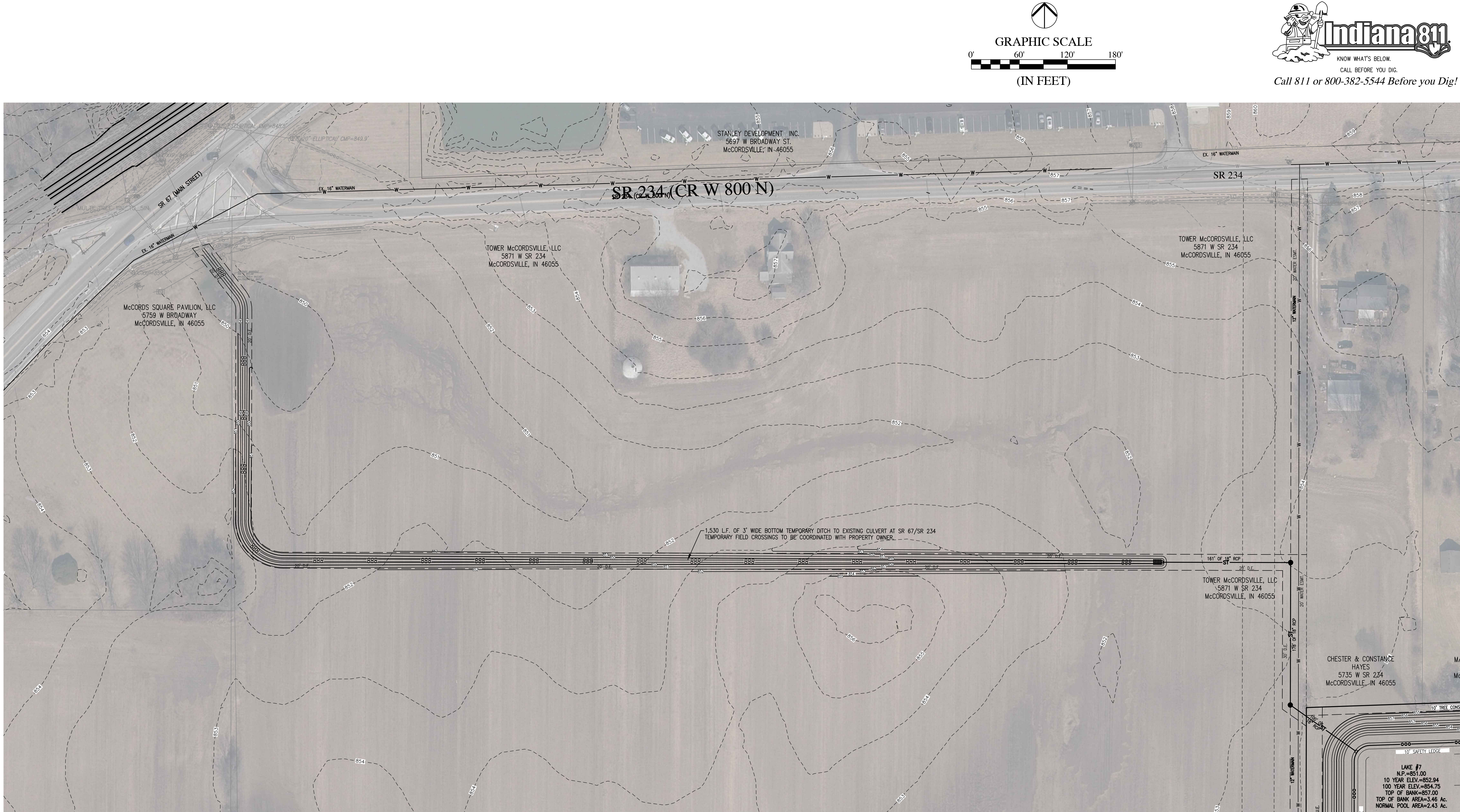
JACOBI LEGACY FARMS PRELIMINARY PLAN MCCORDSVILLE, INDIANA DEVELOPMENT PLAN



DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET	

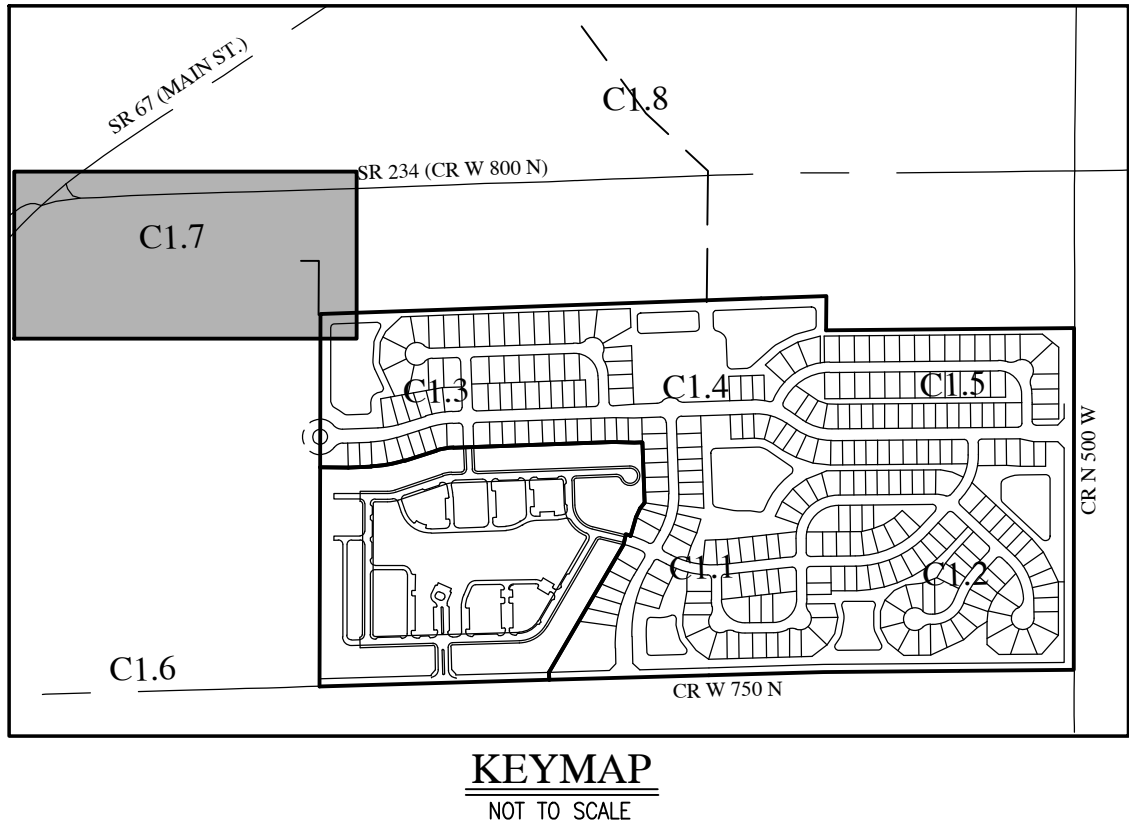
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DEVELOPMENT PLAN

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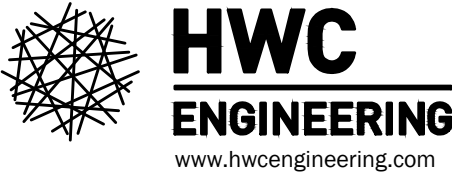


ABBREVIATIONS:			
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R/W	- RIGHT-OF-WAY	BC	- BACK OF CURB
S.F.	- SQUARE FEET	FL	- FLOW LINE
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L.E.	- LANDSCAPE EASEMENT		
D.E.	- DRAINAGE EASEMENT		
R.D.E.	- REGULATED DRAINAGE EASEMENT		
D.&U.E.	- DRAINAGE AND UTILITY EASEMENT		
S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT		

LEGEND:	
EXISTING	PROPOSED
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
	SWALE / FLOWLINE
	SUBSURFACE DRAIN
	SANITARY SEWER
	STORM SEWER
	STORM CULVERT
	WATER MAIN
	NATURAL GAS PIPELINE
	PETROLEUM PIPELINE
	CONTOUR, MAJOR
	CONTOUR, MINOR
	FENCE
	TREE LINE
	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET
	STORM END SECTION
	FIRE HYDRANT



REVISIONS		
DATE	DESCRIPTION	BY
11/5/24	REVISED PER TAC COMMENTS	DC/KS /RC



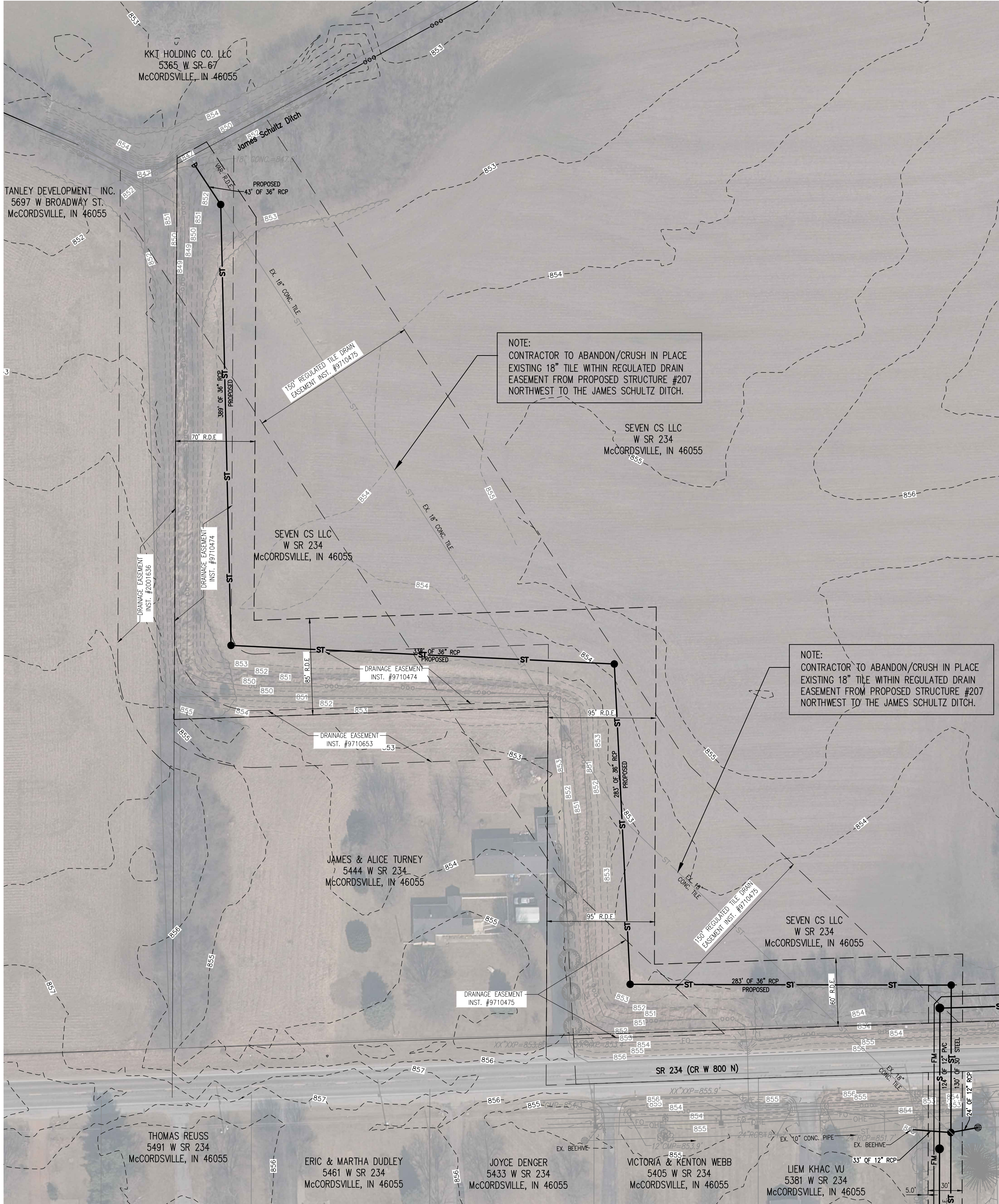
JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN

PROFESSIONAL ENGINEER
BRANDON J. BURKE
No. 10000075
STATE OF INDIANA
NOT FOR CONSTRUCTION

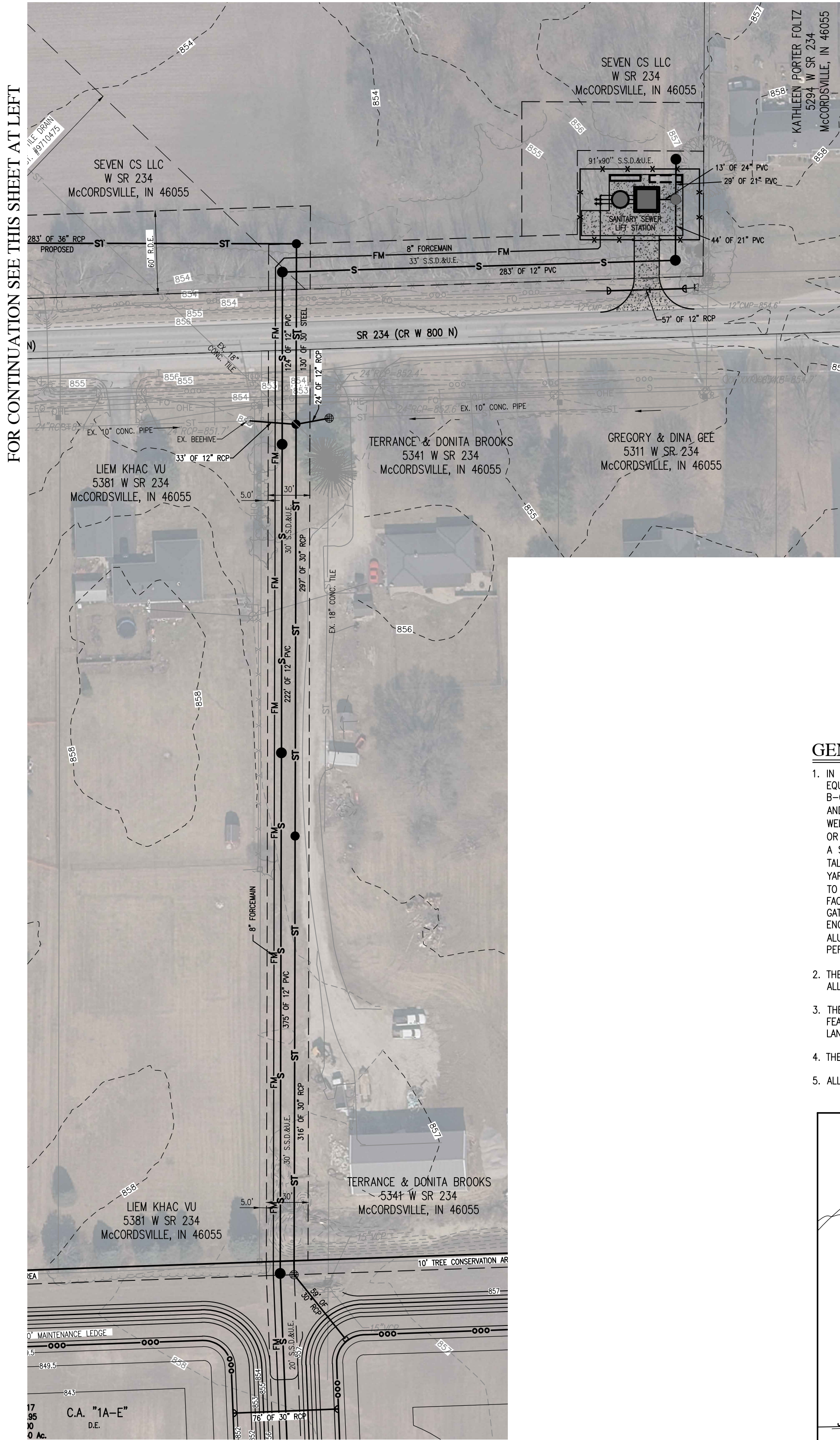
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CHECKED BY: BB
DATE: OCTOBER 4, 2024
SCALE: AS SHOWN
SHEET: C1.7
DEVELOPMENT PLAN

JOB NUMBER: 2021-064-A

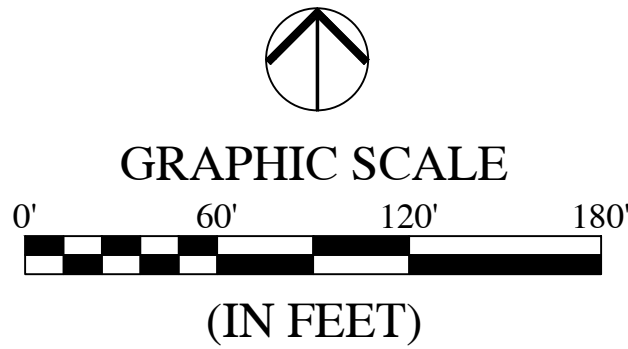
© 2024



FOR CONTINUATION SEE THIS SHEET AT RIGHT



FOR CONTINUATION SEE SHEET C1.4



LEGEND:

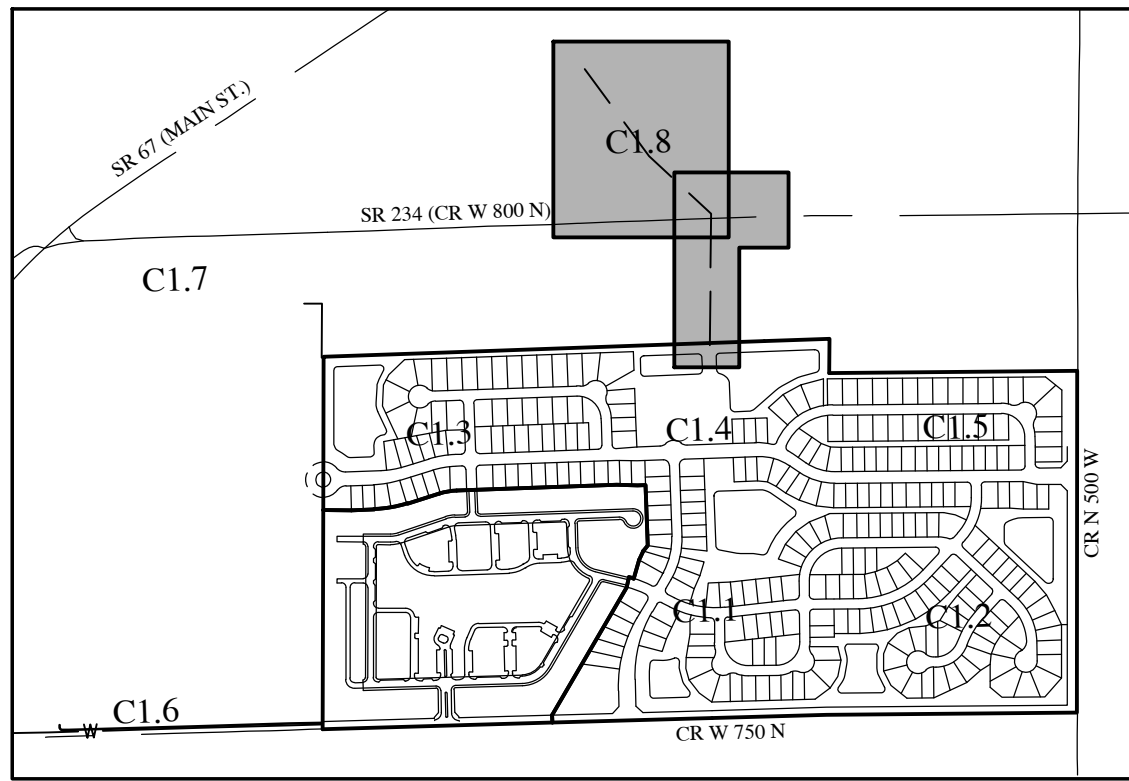
EXISTING	PROPOSED
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	CENTERLINE
---	SWALE / FLOWLINE
---	SUBSURFACE DRAIN
S	SANITARY SEWER
ST	STORM SEWER
ST	STORM CULVERT
W	WATER MAIN
G	NATURAL GAS PIPELINE
P	PETROLEUM PIPELINE
---	CONTOUR, MAJOR
---	CONTOUR, MINOR
---	FENCE
---	FARM-STYLE FENCE
---	(SEE SHEET L1.6 FOR DETAIL)
---	TREE LINE
---	SANITARY MANHOLE
---	STORM MANHOLE
---	STORM INLET
---	STORM END SECTION
---	FIRE HYDRANT
---	FLOW ARROW
---	STREET LIGHT
---	6" X 6" VEHICLE BARRIER POST
---	POCKET PARK LOCATION

ABBREVIATIONS:

CL	- CENTERLINE	CA	- COMMON AREA
NP	- NORMAL POOL (ELEVATION)	25	- LOT NUMBER
R/W	- RIGHT-OF-WAY	BC	- BACK OF CURB
S.F.	- SQUARE FEET	FL	- FLOW LINE
R	- RADIUS	PVC	- POLYVINYL CHLORIDE PIPE
B.S.L.	- BUILDING SETBACK LINE	RCP	- REINFORCED CONCRETE PIPE
L.E.	- LANDSCAPE EASEMENT		
D.E.	- DRAINAGE EASEMENT		
R.D.E.	- REGULATED DRAINAGE EASEMENT		
D.&U.E.	- DRAINAGE AND UTILITY EASEMENT		
S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT		

GENERAL NOTES:

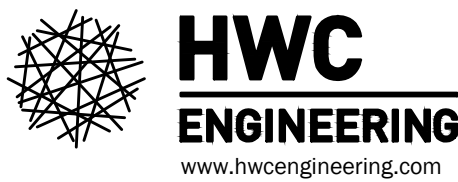
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- ALL WALKWAYS, UNLESS OTHERWISE NOTED AS ASPHALT ON THIS PLAN, SHALL BE CONCRETE.



KEYMAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY
11/5/24	REVISED PER TAC COMMENTS	DC/KS /RC



JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA

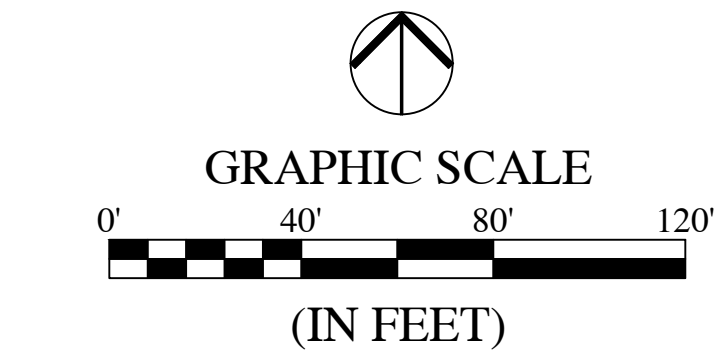
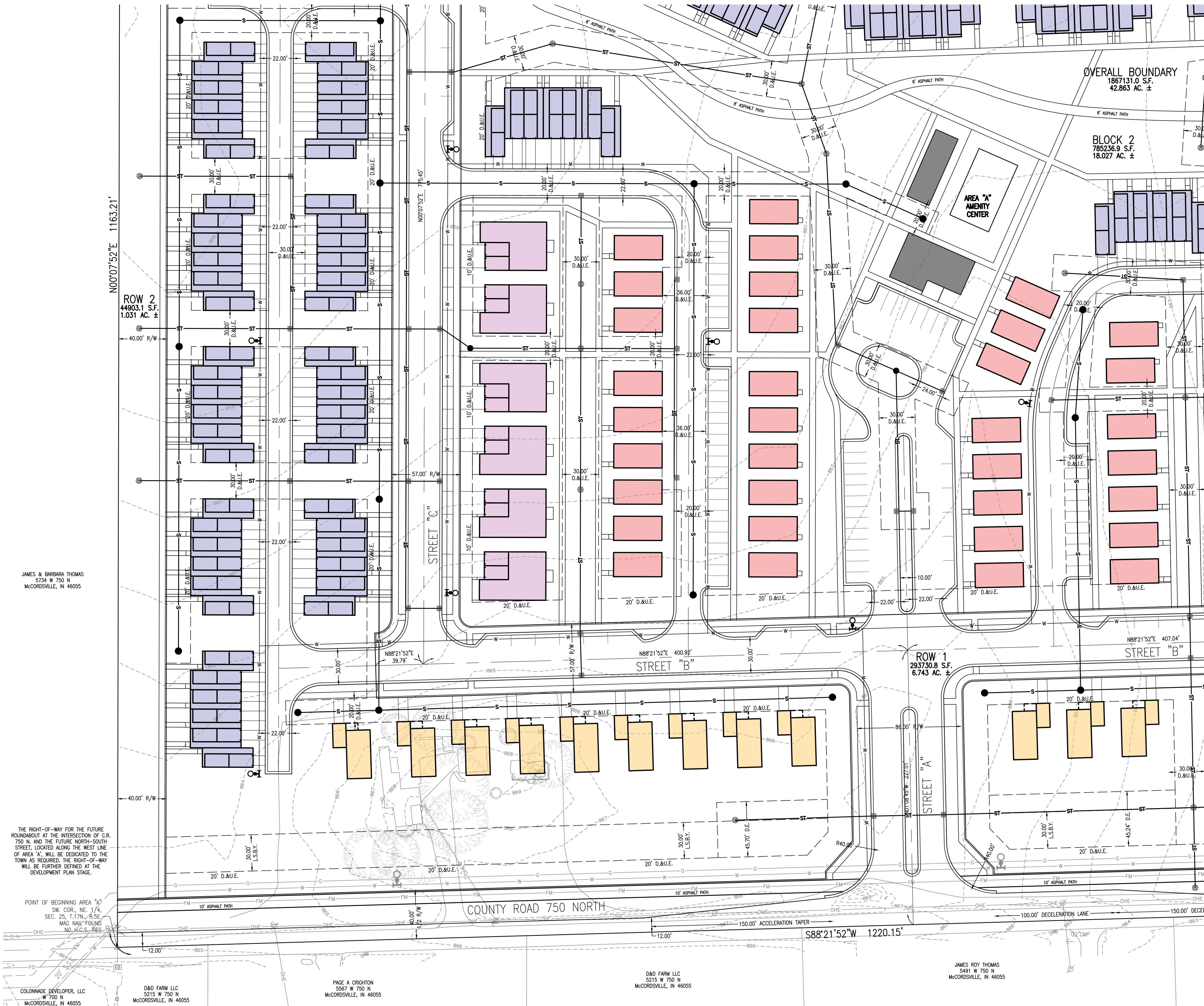
DEVELOPMENT PLAN



DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET	

C1.8
DEVELOPMENT PLAN

FOR CONTINUATION SEE SHEET C1.10



GENERAL NOTES:

SEE SHEET C1.10 FOR CURVE TABLE, GENERAL NOTES, LEGEND, AND ABBREVIATIONS.

ALL INTERSECTION CURB RETURN RADII ARE 25', MEASURED AT THE BACK OF CURB, UNLESS OTHERWISE NOTED.

PARKING COUNT:

TOWNHOUSES: 164 UNITS (46 END UNITS WITH REDUCED DRIVEWAY LENGTH)
GARAGE PARKING SPOTS = 328
DRIVEWAY PARKING SPOTS = 118

DUPLEXES: 36 UNITS
GARAGE PARKING SPOTS = 36
DRIVEWAY PARKING SPOTS = 36

COTTAGES WITH GARAGE: 56 UNITS
GARAGE PARKING SPOTS = 56
DRIVEWAY PARKING SPOTS = 56

ADDITIONAL ON-STREET AND OFF-STREET PARKING SPOTS = 268

TOTAL PARKING SPOTS = 916 (420 BEING GARAGE PARKING SPOTS)

TOWN CENTER TRANSITION AREA TOWNHOUSES
TOWNHOUSE DIMENSIONS = 16' X 42'
(5 UNITS SHOWN)
DRIVEWAY = 8' WIDE
1 DRIVEWAY PARKING SPOTS PER UNIT, EXCEPT FOR END UNITS
2 GARAGE PARKING SPOTS PER UNIT

TOWN CENTER TRANSITION AREA DUPLEXES
DUPLEX DIMENSIONS = 40' X 55'
DRIVEWAY = 19' WIDE
2 DRIVEWAY PARKING SPOTS PER DUPLEX
2 GARAGE PARKING SPOTS PER DUPLEX

TOWN CENTER TRANSITION AREA COTTAGES
COTTAGE WITH GARAGE
COTTAGE DIMENSIONS = 20' X 40'
GARAGE DIMENSIONS = 11' X 20'
DRIVEWAY = 8' WIDE
1 DRIVEWAY PARKING SPOTS PER COTTAGE WITH GARAGE
1 GARAGE PARKING SPOTS PER COTTAGE WITH GARAGE

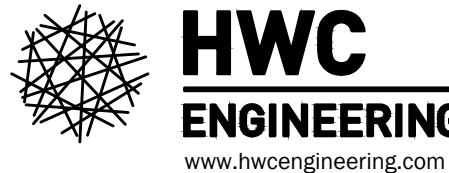
COTTAGE WITHOUT GARAGE
COTTAGE DIMENSIONS = 20' X 40'

	Aggregate Area A	Area A-1	Area A-2	Area A-3	Area A-4
	Town Center Transition Area Townhomes and Cottages Aggregate	Town Center Transition Area Townhomes	Town Center Transition Area Duplexes	Town Center Transition Area Cottages with Garages	Town Center Transition Area Cottages without Garages
Minimum Number of Units/Lots	300	100	-	-	-
Maximum Number of Units/Lots	365	-	-	-	-
Actual Number of Units/Lots per Preliminary Plan	365	164	36	56	109
Minimum Lot Area	-	1,000	4,000	3,500	1,700
Minimum Lot Width ¹	-	16'	52'	40'	30'
Minimum Lot Frontage ²	-	16'	50'	40'	30'
Minimum Front Yard Setback	-	10'	10'	10'	10'
Minimum Driveway Depth	-	20'/10' ³	20'	20'	N/A
Minimum Side Yard Setback	-	0'	0'	0'	0'
Minimum Building Separation ⁴	-	20'	10'	10'	10'
Minimum Rear Yard Setback	-	10'	10'	10'	10'
Minimum Home Size	-	1 BR - 600 SF 2 BR - 900 SF 3 BR - 1200 SF	1 BR - 600 SF 2 BR - 900 SF 3 BR - 1200 SF	1 BR - 600 SF 2 BR - 900 SF 3 BR - 1200 SF	1 BR - 600 SF 2 BR - 900 SF 3 BR - 1200 SF
Maximum Lot Coverage	85%	N/A	N/A	N/A	N/A
Maximum Structure Height ¹	-	40'	35'	35'	35'

1 Lot width measured at front-yard setback or buildingline. Residential units in Area A may be located on the same lot or parcel. A lot or parcel in Area A shall not be required to have frontage on a public street if the lot or parcel has vehicular access to a public street through another parcel or lot that is under common ownership or based on a recorded easement providing the owner of that lot or parcel with a perpetual right of vehicular ingress and egress over and through an adjacent parcel or lot to a public street.
2 Measured at the Street ROW.
3 The Minimum Driveway Depth for interior Townhomes shall be 20'. The Minimum Driveway Depth for end-unit Townhomes shall be 10' so long as the end-unit is off-set from the interior units creating a wall plane articulation in the front and rear building facades.
4 Minimum Building Separation does not include roof overhangs or the depth of brick on masonry walls/corner.

REVISIONS

DATE	DESCRIPTION	BY
11/5/24	REVISED PER TAC COMMENTS	DC/KS/R/C



JACOBI LEGACY FARMS PRELIMINARY PLAN MCCORDSVILLE, INDIANA AREA "A" DEVELOPMENT PLAN



DRAWN BY
DC
CHECKED BY
BB
DATE
OCTOBER 4, 2024
SCALE
AS SHOWN
SHEET

C1.9

AREA "A" DEVELOPMENT PLAN

Plot Date: Nov 03, 2024 Plot Time: 5:29pm File Name: W:\LMS Real Estate Investment Mgmt LLC\2024-309-S LMS REIM- Jacobi Farms\Design\CAD\24309S\Development Plan PP.dwg Layout: C1.10 By: dchesterfield

W. LINE, NE. 1/4, SEC. 25, 117N., R5E.

JAMES & BARBARA THOMAS
5734 W 750 N
MCCORDSVILLE, IN 46055

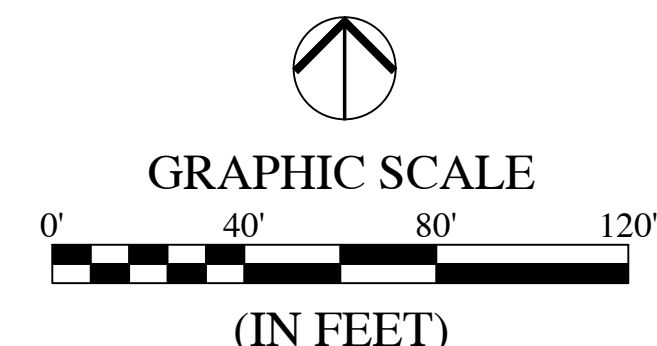


ROW 2
44903.1 S.F.
1.031 AC. ±

FOR CONTINUATION SEE SHEET C1.9



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



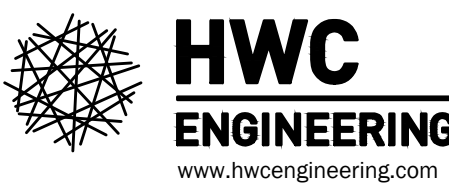
LEGEND:	
EXISTING	PROPOSED
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	CENTERLINE
---	SWALE / FLOWLINE
---	SANITARY SEWER
---	STORM SEWER
---	STORM CULVERT
---	WATER MAIN
---	NATURAL GAS PIPELINE
---	PETROLEUM PIPELINE
---	CONTOUR, MAJOR
---	CONTOUR, MINOR
---	SANITARY MANHOLE
---	STORM MANHOLE
---	STORM INLET
---	STORM END SECTION
---	FIRE HYDRANT
ABBREVIATIONS:	
CL	- CENTERLINE
R/W	- RIGHT-OF-WAY
S.F.	- SQUARE FEET
R	- RADII
B.S.L.	- BUILDING SETBACK LINE
L.S.B.Y.	- LANDSCAPE BUFFER YARD
D.E.	- DRAINAGE EASEMENT
D&UE	- DRAINAGE AND UTILITY EASEMENT

GENERAL NOTES:

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Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C-1	152.24'	150.00'	145.79'	N59°17'18"E
C-2	195.04'	150.00'	181.59'	S39°16'34"E
C-3	43.45'	150.00'	43.30'	S79°40'36"W
C-4	49.09'	150.00'	48.87'	N80°45'18"E

REVISIONS		
DATE	DESCRIPTION	BY
11/5/24	REVISED PER TAC COMMENTS	DC/KS /RC



JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
AREA "A" DEVELOPMENT PLAN



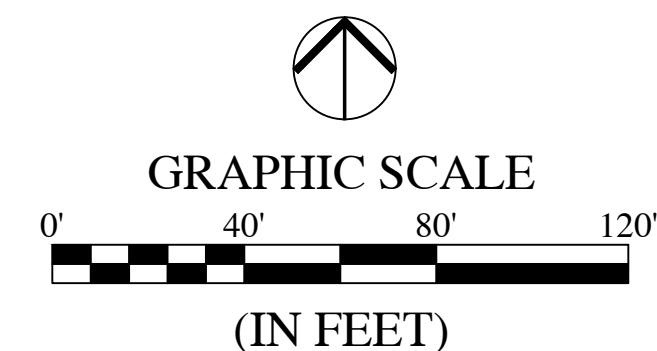
DRAWN BY DC	JOB NUMBER 2024-309-S
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET	

C1.10
AREA "A" DEVELOPMENT PLAN



FOR CONTINUATION SEE SHEET C1.10

FOR CONTINUATION SEE SHEET C1.12



LEGEND:

EXISTING		PROPOSED	
	RIGHT-OF-WAY LINE		EASEMENT LINE
	CENTERLINE		SWALE / FLOWLINE
	SANITARY SEWER		STORM SEWER
	STORM CULVERT		WATER MAIN
	NATURAL GAS PIPELINE		PETROLEUM PIPELINE
	CONTOUR, MAJOR		CONTOUR, MINOR
	SANITARY MANHOLE		STORM MANHOLE
	STORM INLET		STORM END SECTION
	FIRE HYDRANT		BUILDING SETBACK LINE
	LANDSCAPE BUFFER YARD		DRAINAGE EASEMENT
	DRAINAGE AND UTILITY EASEMENT		

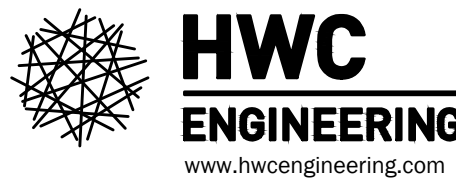
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Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
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C-2	195.04'	150.00'	181.59'	S39°16'34"E	74°30'05"
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REVISIONS

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11/5/24	REVISED PER TAC COMMENTS	DC/KS /RC



JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
AREA "A" DEVELOPMENT PLAN



Branch T B L

DRAWN BY DC	JOB NUMBER 2024-309-S
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET	

C1.11

AREA "A" DEVELOPMENT
PLAN

FOR CONTINUATION SEE SHEET C1.9

an PP.dwg, Layout: C1.12

By: dchesterfield



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



GRAPHIC SCALE



(IN FEET)

LEGEND:

EXISTING		PROPOSED
_____	RIGHT-OF-WAY LINE	_____
_____	EASEMENT LINE	_____
_____	CENTERLINE	_____
_____○○○○_____	SWALE / FLOWLINE	_____○○○○_____
_____S_____	SANITARY SEWER	_____S_____
_____ST_____	STORM SEWER	_____ST_____
↳_____ST_____↳	STORM CULVERT	↳_____ST_____↳
_____W_____	WATER MAIN	_____w_____
_____G_____	NATURAL GAS PIPELINE	
_____P_____	PETROLEUM PIPELINE	
---800---	CONTOUR, MAJOR	---800---
---799---	CONTOUR, MINOR	---799---
⊙	SANITARY MANHOLE	●
⊙	STORM MANHOLE	●
⌘	STORM INLET	⌘
⌒	STORM END SECTION	⌒
⦿	FIRE HYDRANT	⦿

ABBREVIATIONS:

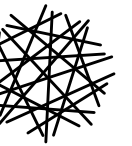
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REVISIONS

[illegible]

HWC
ENGINEERING
www.hwcengineering.com

**JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
AREA "A" DEVELOPMENT PLAN**

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

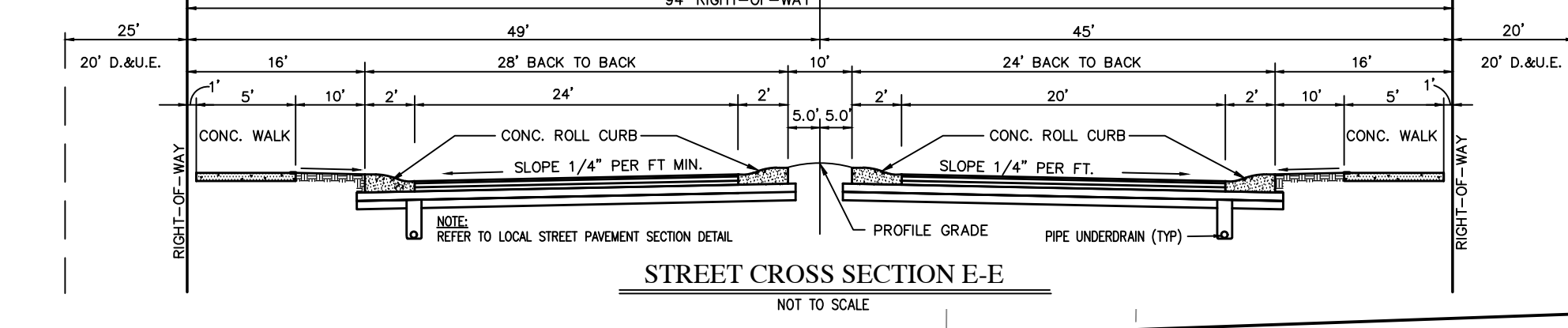
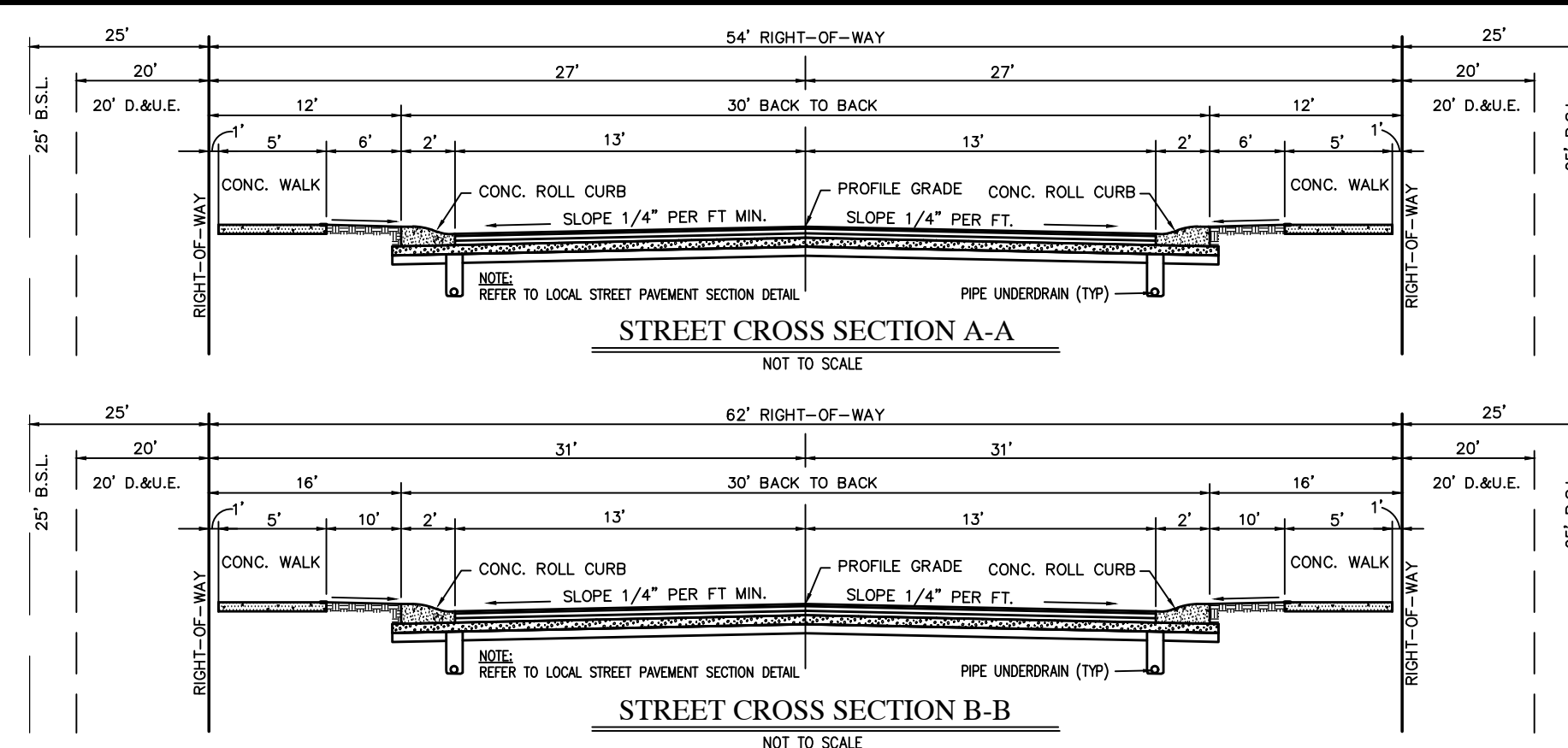
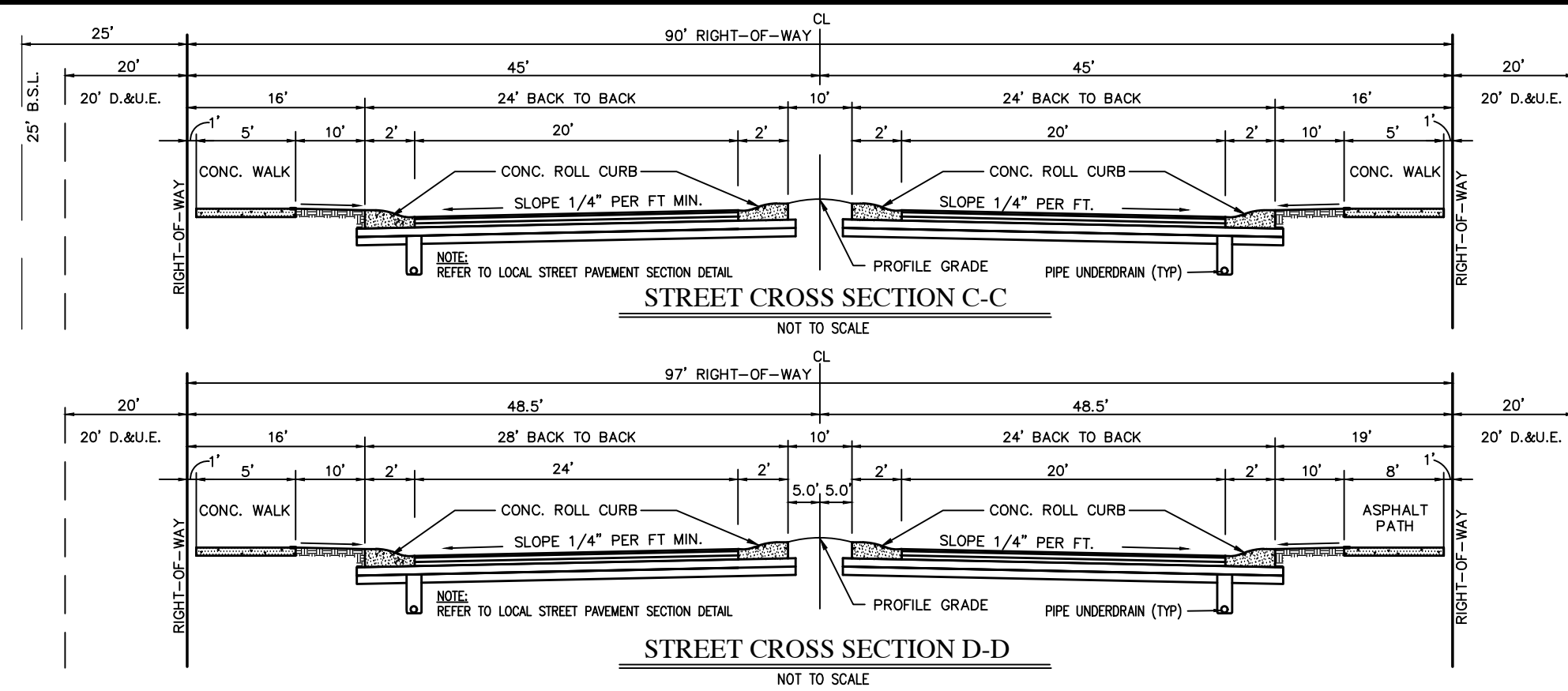
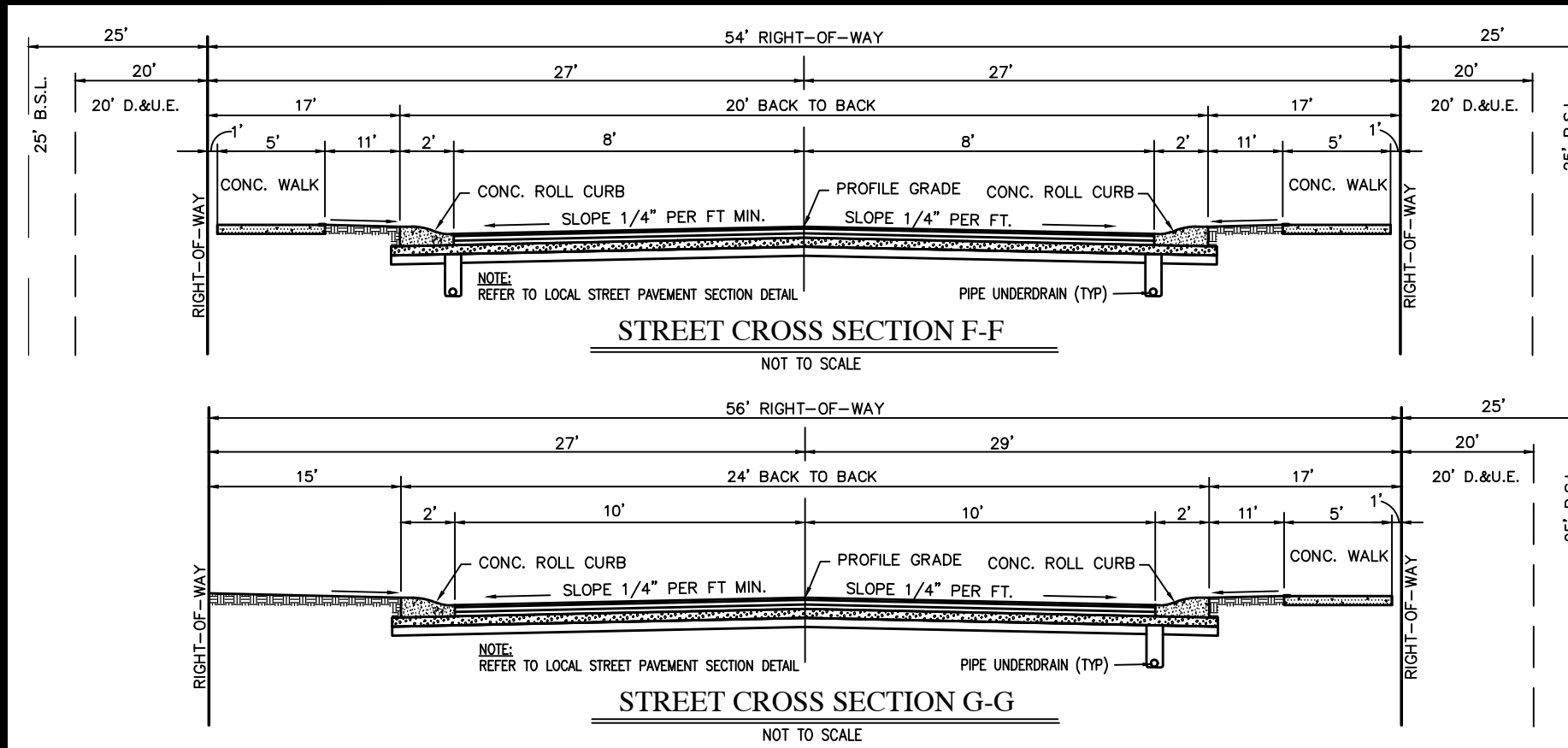
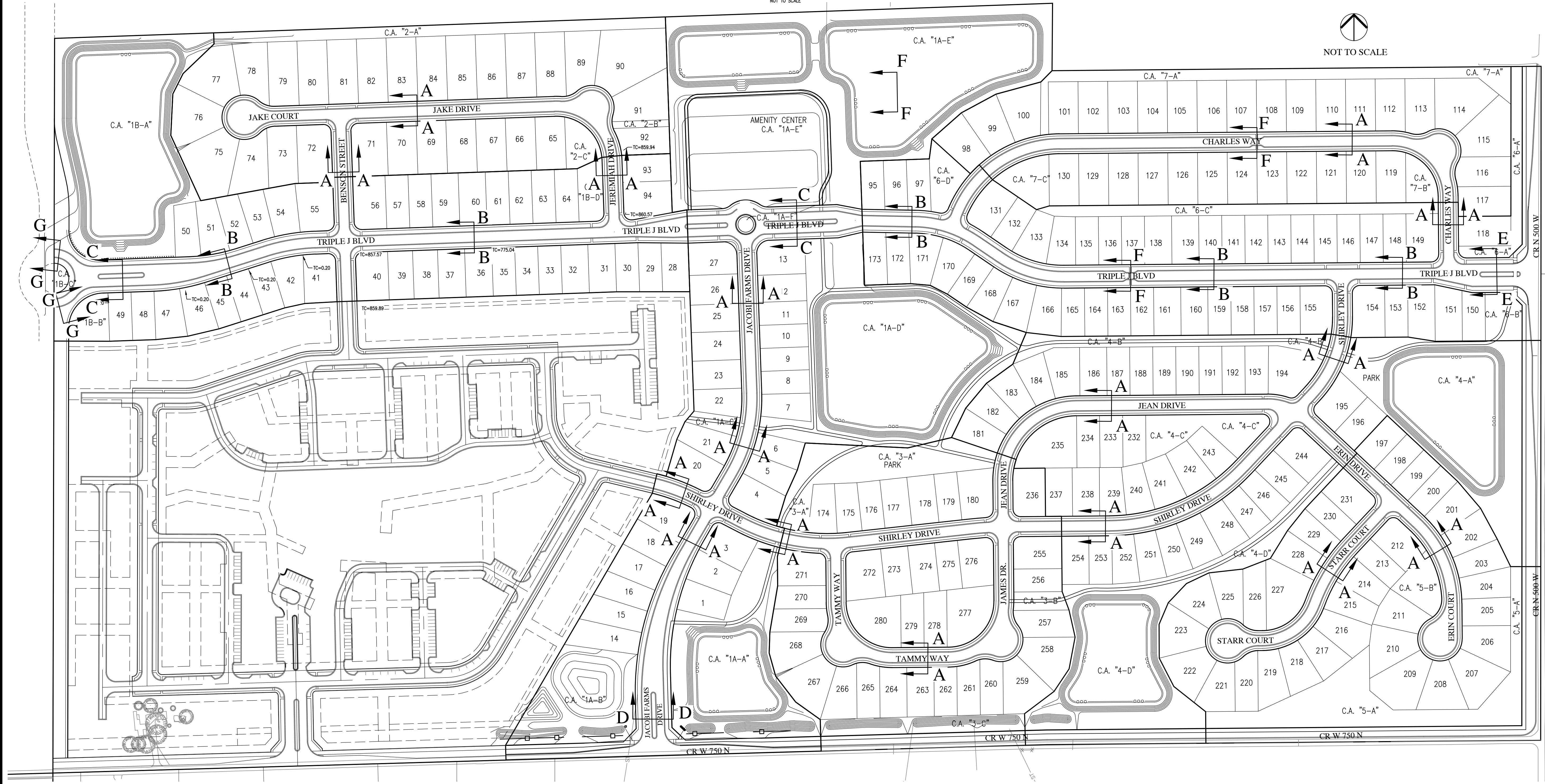
Brandon T. Brubaker

DRAWN BY	JOB NUMBER 2024-309-S
DC	
CHECKED BY	
BB	
DATE	
OCTOBER 4, 2024	
SCALE	SHEET
AS SHOWN	

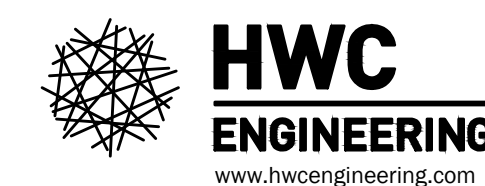
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AREA "A" DEVELOPMENT PLAN

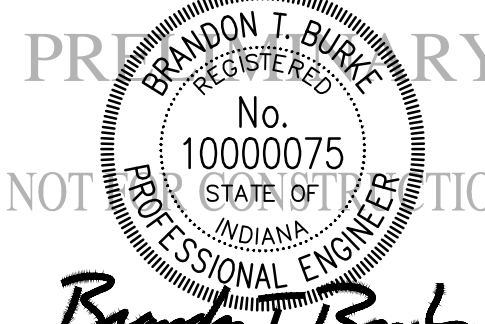
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REVISIONS		
DATE	DESCRIPTION	BY
11/5/24	REVISED PER TAC COMMENTS	DC/KS /RC



JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
STREET CROSS SECTION DETAILS



C1.13
STREET CROSS SECTION
DETAILS

DRAWN BY
DC

CHECKED BY
BB

DATE
OCTOBER 4, 2024

SCALE
AS SHOWN

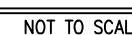
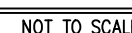
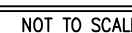
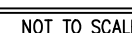
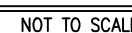
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JOB NUMBER
2021-064-A

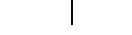
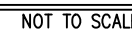
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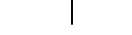
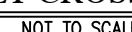
R/W - RIGHT-OF-WAY
S.F. - SQUARE FEET
R - RADIUS
B.S.L. - BUILDING SETBACK LINE
L.S.B.Y. - LANDSCAPE BUFFER YARD
D.E. - DRAINAGE EASEMENT
D.&U.E. - DRAINAGE AND UTILITY EASEMENT



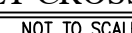
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REFER TO LOCAL STREET PAVEMENT SECTION DETAIL.
DEPENDING ON THE LOCATION, STREET COULD SLOPE ENTIRELY TO CONC. ROLL CURB ON EITHER
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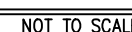
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DEPENDING ON THE LOCATION, STREET COULD SLOPE ENTIRELY TO CONC. ROLL CURB ON EITHER
SIDE OF THE STREET. CONC. ROLL CURB IS A REVERSE ROLL CURB WHEN ON THE HIGH SIDE



NOTE:
REFER TO LOCAL STREET PAVEMENT SECTION DETAIL.
DEPENDING ON THE LOCATION, STREET COULD SLOPE ENTIRELY TO CONC. ROLL CURB ON EITHER
SIDE OF THE STREET. CONC. ROLL CURB IS A REVERSE ROLL CURB WHEN ON THE HIGH SIDE



NOTE:
REFER TO LOCAL STREET PAVEMENT SECTION DETAIL.
DEPENDING ON THE LOCATION, ALLEY COULD SLOPE ENTIRELY TO CONC. ROLL CURB ON EITHER
SIDE OF THE ALLEY. CONC. ROLL CURB IS A REVERSE ROLL CURB WHEN ON THE HIGH SIDE.



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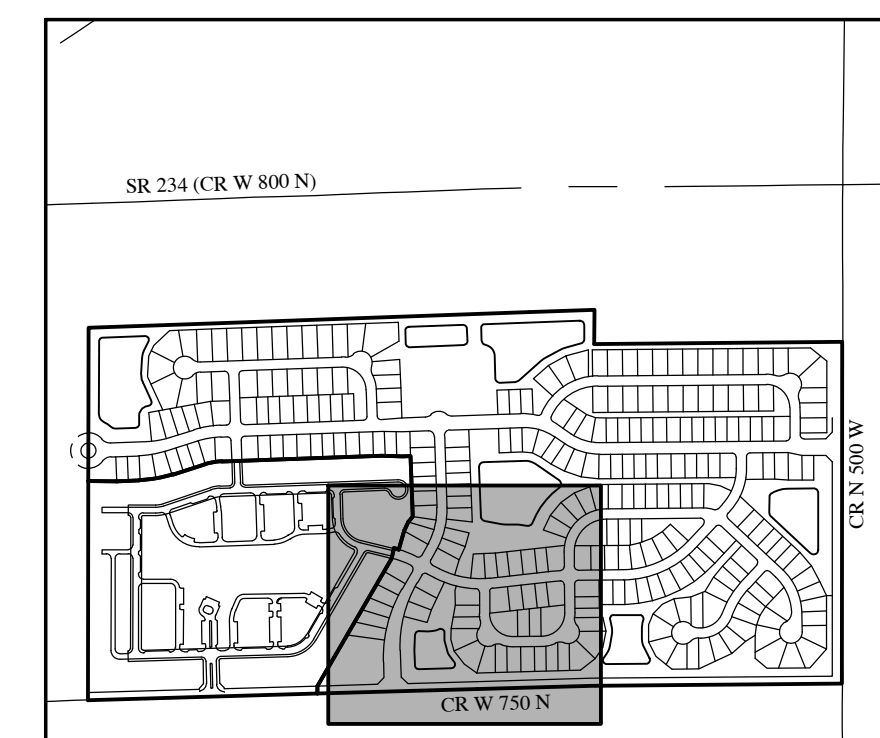


DONALD & DONNA FOSTER
5415 W 750 N
McCORDSVILLE, IN 46055

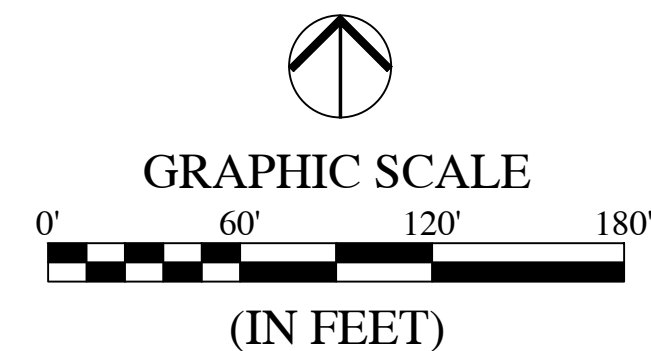
K&D PROPERTY LLC
5215 W 750 N
McCordsville, IN 46055

K&D PROPERTY LLC
5215 W 750 N
McCordsville, IN 46055

SW COR.
SEC. 30,
MAG. N.
(BOAT S
STONE PEF



KEYMAP
NOT TO SCALE



LEGEND:

EXISTING

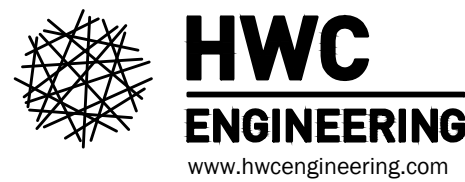
PROPOSED

ABBREVIATIONS:

CL	- CENTERLINE
CA	- COMMON AREA
25	- LOT NUMBER
R/W	- RIGHT-OF-WAY
S.F.	- SQUARE FEET
R	- RADIUS
B.S.L.	- BUILDING SETBACK LINE
L.E.	- LANDSCAPE EASEMENT
D.E.	- DRAINAGE EASEMENT
R.D.E.	- REGULATED DRAINAGE EASEMENT
D.&U.E.	- DRAINAGE AND UTILITY EASEMENT
S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
PARK	- POCKET PARK LOCATION

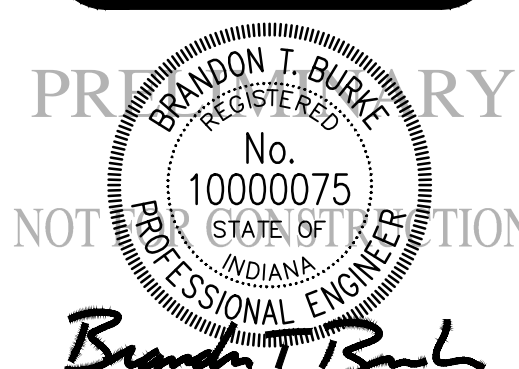
SUBDIVISION MONUMENTS

- DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE
- DENOTES A 5/8" REBAR 24" LONG WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

[illegible]

JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA

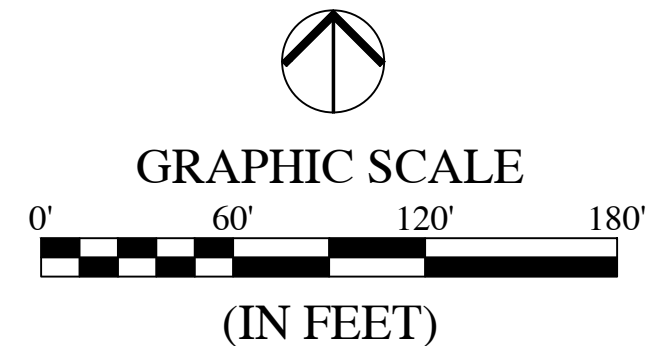
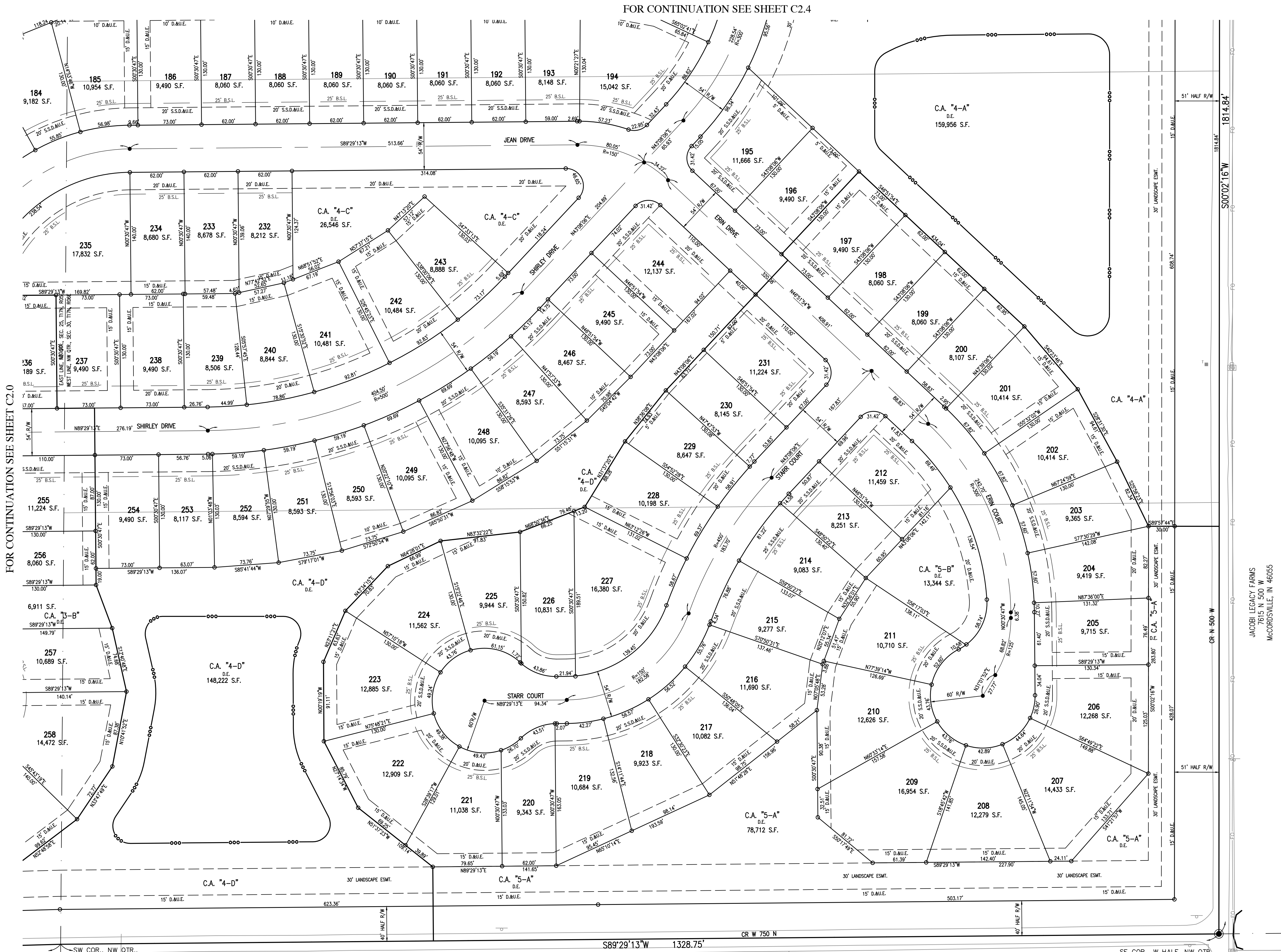
PRIMARY PLAT PLAN



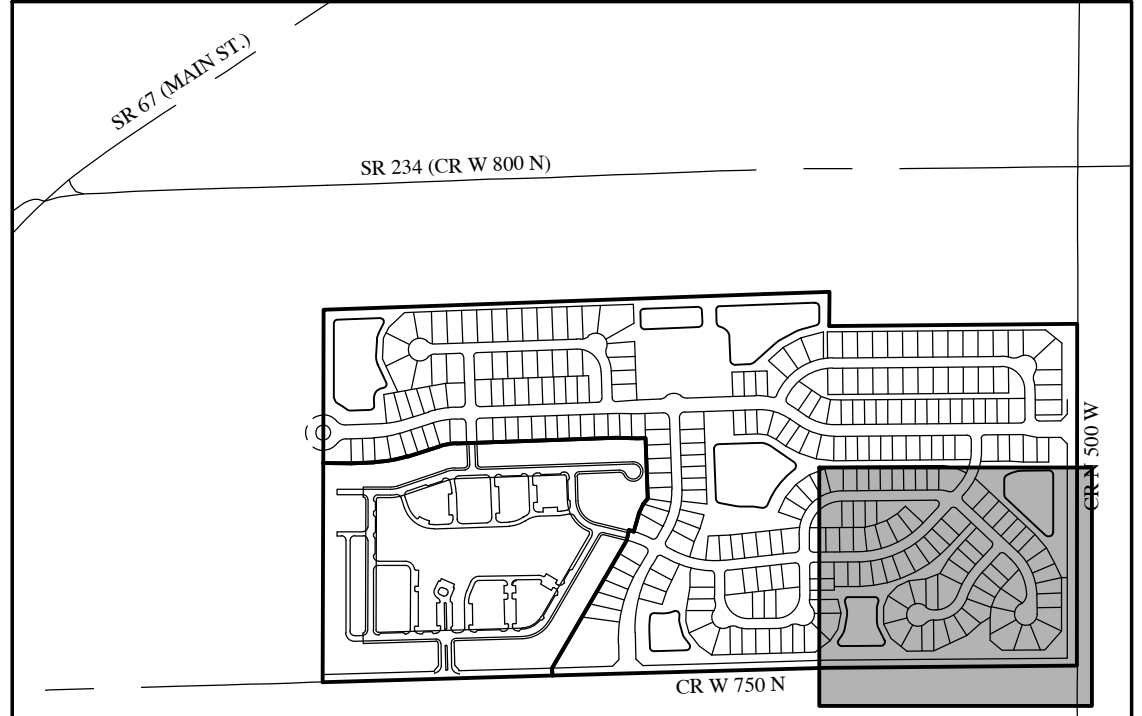
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CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET	

C2.0

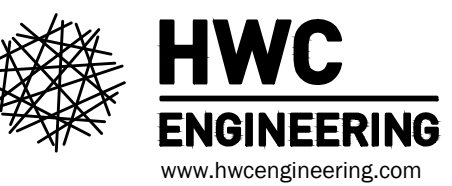
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- LEGEND:**
- | EXISTING | PROPOSED |
|----------|----------|
| --- | --- |
| --- | --- |
| --- | --- |
| --- | --- |
- ABBREVIATIONS:**
- CL - CENTERLINE
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 - 25 - LOT NUMBER
 - R/W - RIGHT-OF-WAY
 - S.F. - SQUARE FEET
 - R - RADIUS
 - B.S.L. - BUILDING SETBACK LINE
 - L.E. - LANDSCAPE EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - R.D.E. - REGULATED DRAINAGE EASEMENT
 - S.S.D.&U.E. - SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
 - PARK - POCKET PARK LOCATION
- SUBDIVISION MONUMENTS**
- DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE
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REVISIONS		
DATE	DESCRIPTION	BY
11/5/24	REVISED PER TAC COMMENTS	DC/KS /RC



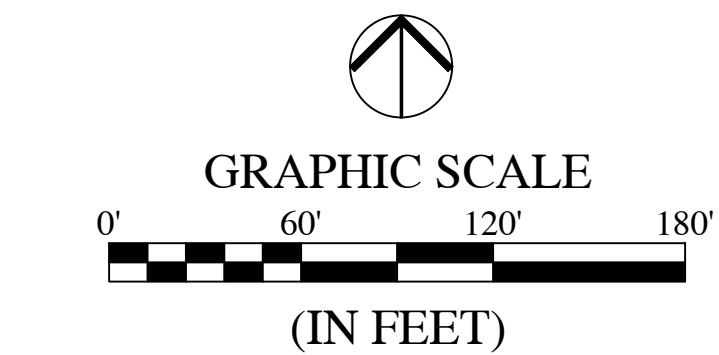
JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
PRIMARY PLAT PLAN

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

DRAWN BY: DC
CHECKED BY: BB
DATE: OCTOBER 4, 2024
SCALE: AS SHOWN
SHEET: C2.1
PRIMARY PLAT PLAN

JOB NUMBER: 2021-064-A

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EXISTING		PROPOSED
_____	RIGHT-OF-WAY LINE	_____
_____	EASEMENT LINE	_____
_____	SETBACK LINE	_____
_____	CENTERLINE	_____

CL - CENTERLINE
CA - COMMON AREA
25 - LOT NUMBER
R/W - RIGHT-OF-WAY
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FOR CONTINUATION SEE SHEET C2.3



HWC
ENGINEERING
www.hwcengineering.com

PRIMARY PLAT PLAN

Brandon T. Buhl

DRAWN BY
DC

CHECKED BY
BB

DATE
OCTOBER 4, 2024

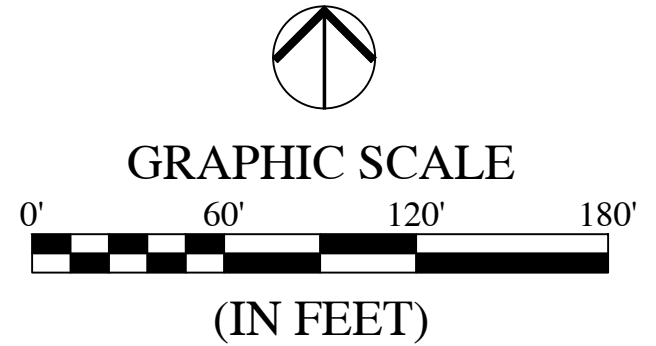
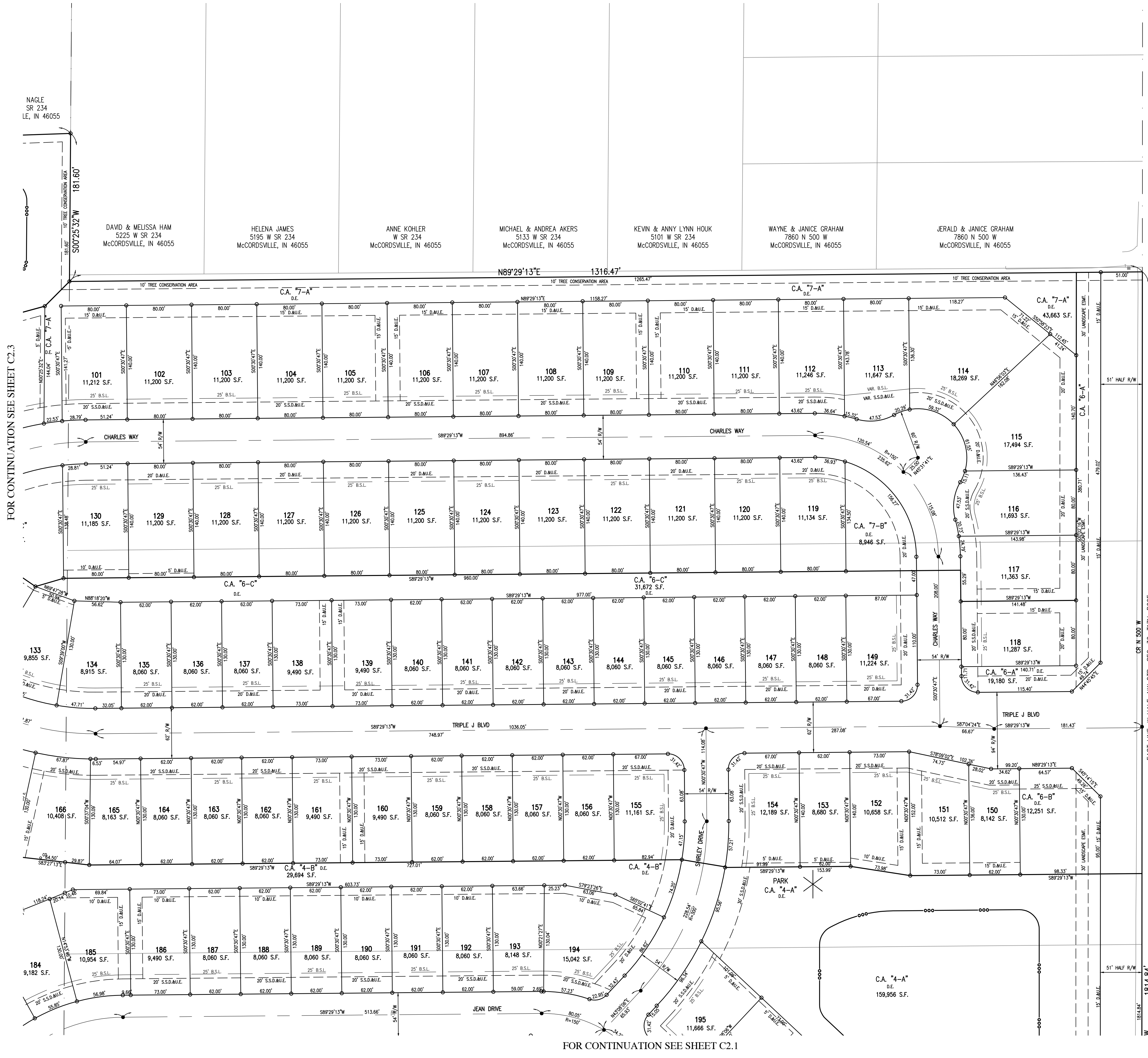
SCALE
AS SHOWN

SHEET

JOB NUMBER
2021-064-A

PRIMARY PLAT PLAN

Plot Date: Nov 03, 2024 Plot Time: 5:33pm File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobo Prop Design\CAD\21064-A Primary Plat Plan PP.dwg, Layout: C2.4 By: dcheesterfield



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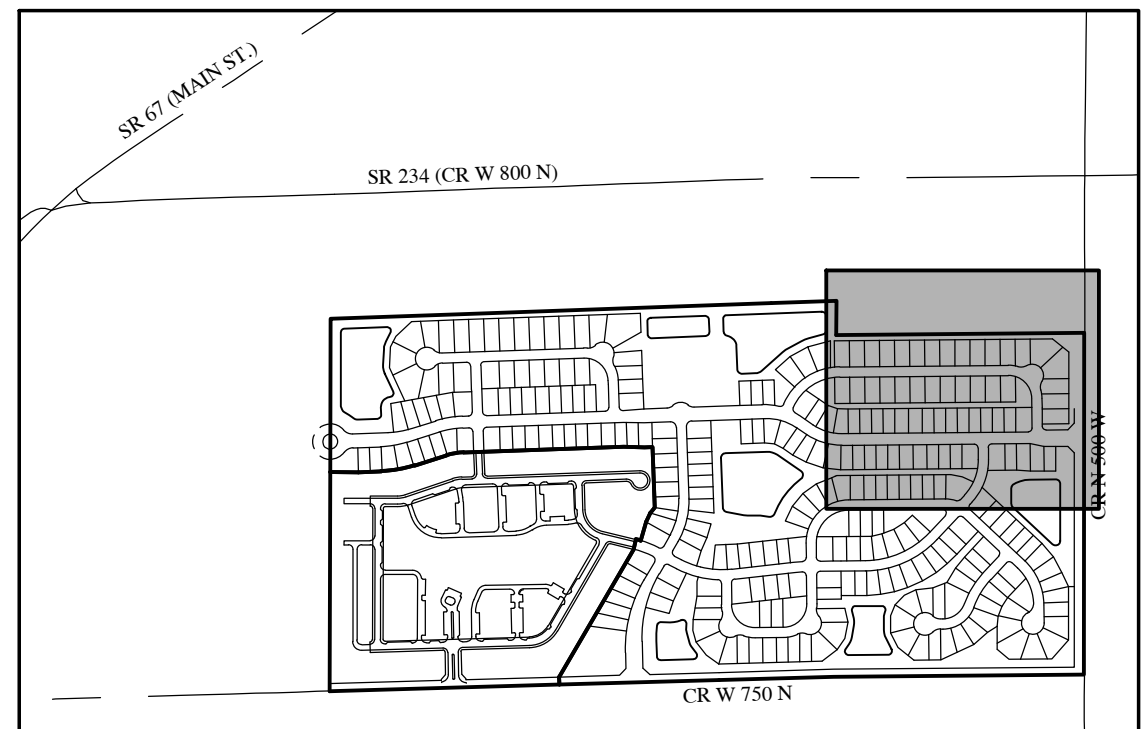
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ABBREVIATIONS:

- CL - CENTERLINE
- CA - COMMON AREA
- 25 - LOT NUMBER
- R/W - RIGHT-OF-WAY
- S.F. - SQUARE FEET
- R - RADIUS
- B.S.L. - BUILDING SETBACK LINE
- L.E. - LANDSCAPE EASEMENT
- D.E. - DRAINAGE EASEMENT
- R.D.E. - REGULATED DRAINAGE EASEMENT
- D.&U.E. - DRAINAGE AND UTILITY EASEMENT
- S.S.D.&U.E. - SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
- PARK - POCKET PARK LOCATION

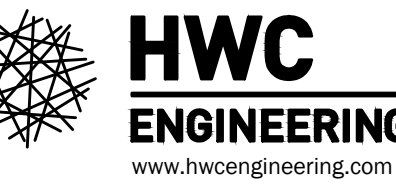
SUBDIVISION MONUMENTS

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REVISIONS

DATE	DESCRIPTION	BY
11/5/24	REVISED PER TAC COMMENTS	DC/KS /RC



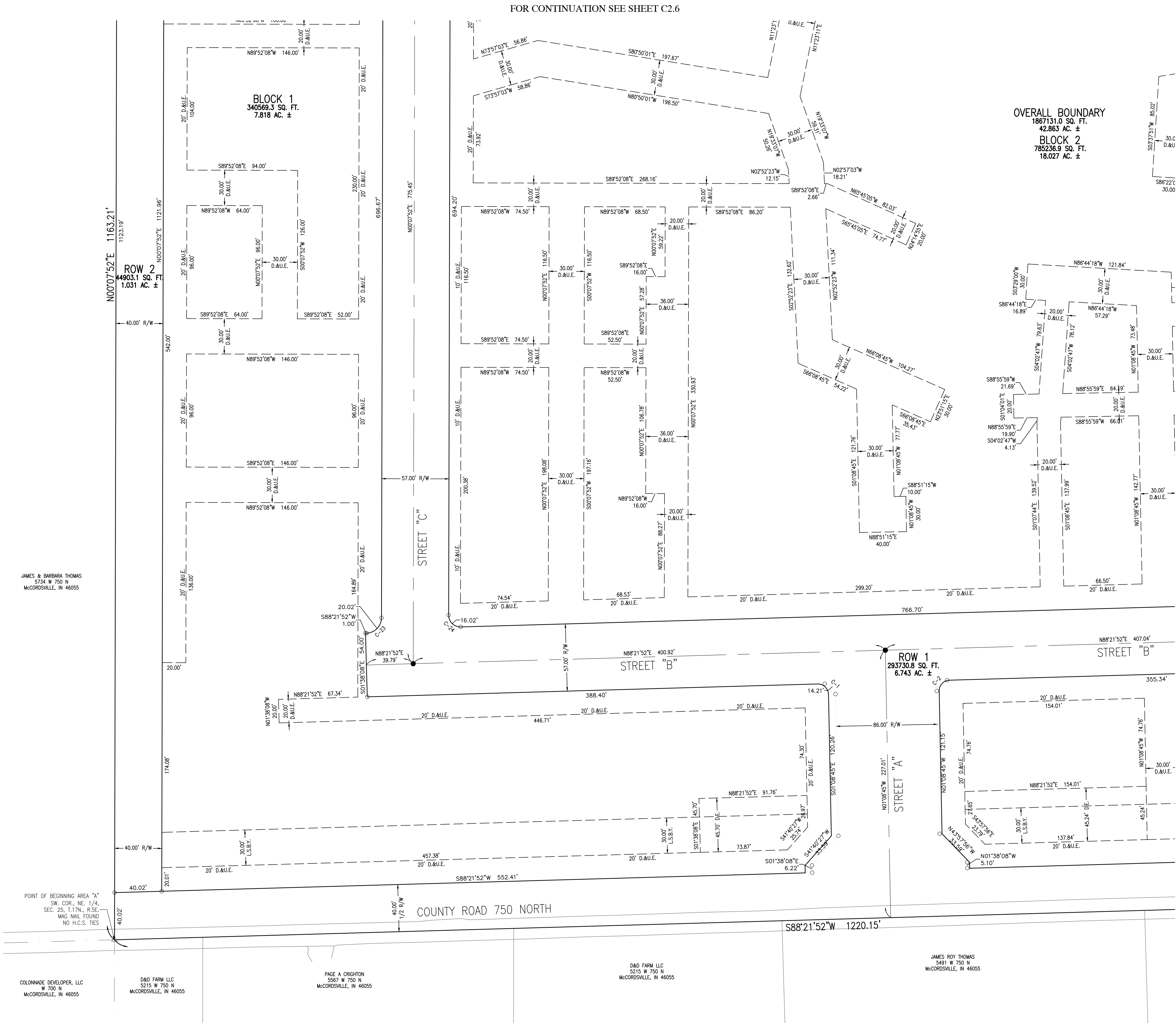
JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
PRIMARY PLAT PLAN

PREPARED BY
NOTARIAL PUBLIC
BRANDON T. BURKE
No. 10000075
INDIANA
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY
DC
CHECKED BY
BB
DATE
OCTOBER 4, 2024
SCALE
AS SHOWN
SHEET

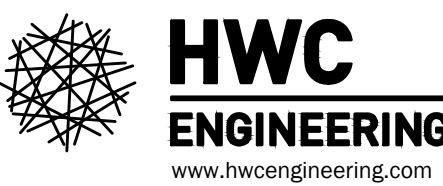
JOB NUMBER
2021-064-A

C2.4
PRIMARY PLAT PLAN



Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	14.21'	9.00'	12.78'	N46°23'26"W	90°29'23"
C-2	14.06'	9.00'	12.67'	S43°36'34"W	89°30'37"
C-3	152.24'	150.00'	145.79'	N59°17'18"E	58°09'09"
C-4	121.79'	120.00'	116.63'	N59°17'18"E	58°09'09"
C-5	179.65'	177.00'	172.03'	N59°17'18"E	58°09'09"
C-6	16.62'	13.00'	15.51'	S66°50'34"W	73°15'40"
C-7	17.15'	10.00'	15.12'	N18°55'16"W	98°16'00"
C-8	195.04'	150.00'	181.59'	S39°16'34"E	74°30'05"
C-9	159.94'	123.00'	148.90'	S39°16'34"E	74°30'05"
C-10	207.44'	180.00'	196.15'	S35°02'24"E	66°01'44"
C-11	15.71'	10.00'	14.14'	S42°58'28"W	90°00'00"
C-12	15.71'	10.00'	14.14'	N47°01'32"W	90°00'00"
C-13	20.42'	13.00'	18.38'	S47°01'32"E	90°00'00"
C-14	20.42'	13.00'	18.38'	N42°58'28"E	90°00'00"
C-15	43.45'	150.00'	43.30'	S79°40'36"W	16°35'45"
C-16	34.76'	120.00'	34.64'	S79°40'36"W	16°35'45"
C-17	51.27'	177.00'	51.09'	S79°40'36"W	16°35'45"
C-18	49.09'	150.00'	48.87'	N80°45'18"E	18°45'08"
C-19	40.26'	123.00'	40.08'	N80°45'18"E	18°45'08"
C-20	58.91'	180.00'	58.65'	N80°45'18"E	18°45'08"
C-21	15.71'	10.00'	14.14'	S45°07'52"W	90°00'00"
C-22	20.42'	13.00'	18.38'	N44°52'08"W	90°00'00"
C-23	20.02'	13.00'	18.10'	N44°14'52"E	88°14'01"
C-24	16.02'	10.00'	14.36'	S45°45'08"E	91°45'59"

REVISIONS		
DATE	DESCRIPTION	BY
11/5/24	REVISED PER TAC COMMENTS	DC/KS /RC

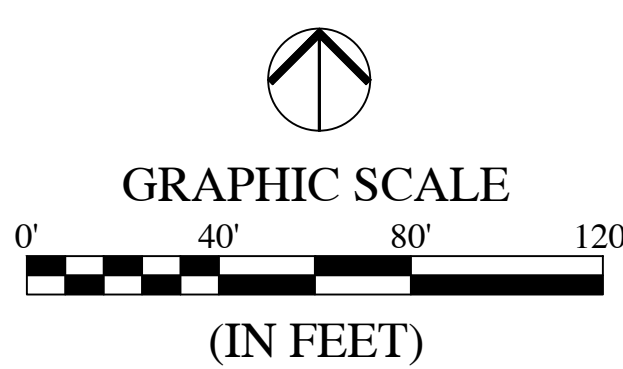
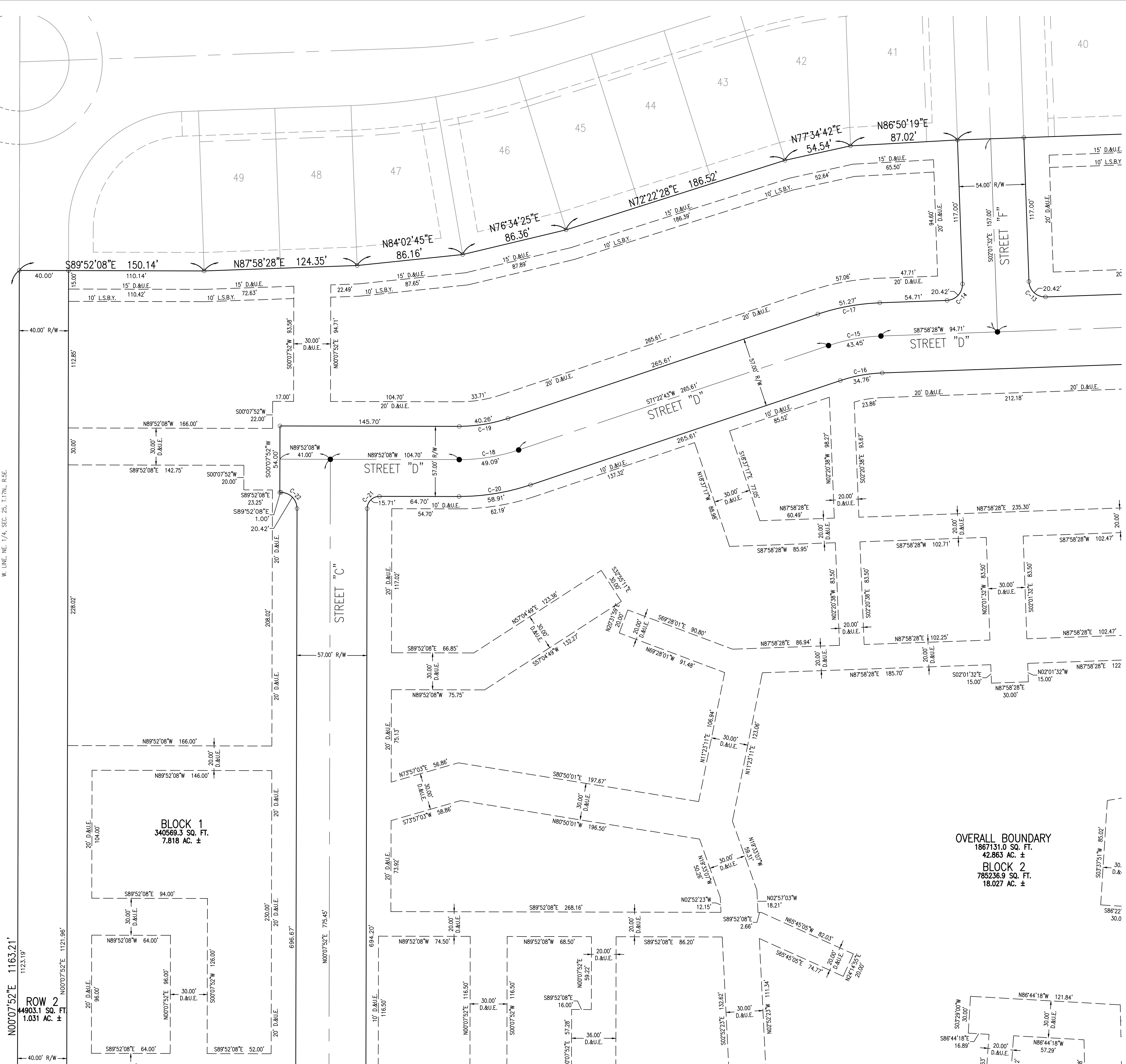


JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
AREA "A" PRIMARY PLAT PLAN



DRAWN BY DC		JOB NUMBER 2024-309-S
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DATE OCTOBER 4, 2024		
SCALE AS SHOWN		
SHEET		

C2.5
AREA "A" PRIMARY PLAT PLAN



LEGEND:

RIGHT-OF-WAY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
CENTERLINE	---

ABBREVIATIONS:

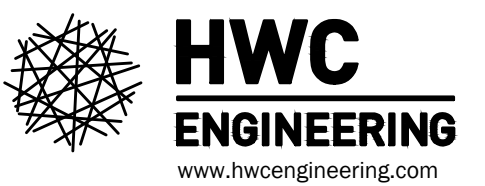
R/W	=	RIGHT-OF-WAY
S.F.	=	SQUARE FEET
R	=	RADIUS
B.S.L.	=	BUILDING SETBACK LINE
L.S.B.Y.	=	LANDSCAPE BUFFER YARD
D.E.	=	DRAINAGE EASEMENT
D.&U.E.	=	DRAINAGE AND UTILITY EASEMENT

SUBDIVISION MONUMENTS

- DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE
- DENOTES A 5/8" REBAR 24" LONG WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	14.21'	9.00'	12.78'	N46°23'26"W	90°29'23"
C-2	14.06'	9.00'	12.67'	S43°36'34"W	89°30'37"
C-3	152.24'	150.00'	145.79'	N59°17'18"E	58°09'09"
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C-6	16.62'	13.00'	15.51'	S66°50'34"W	73°15'40"
C-7	17.15'	10.00'	15.12'	N18°55'16"W	98°16'00"
C-8	195.04'	150.00'	181.59'	S39°16'34"E	74°30'05"
C-9	159.94'	123.00'	148.90'	S39°16'34"E	74°30'05"
C-10	207.44'	180.00'	196.15'	S35°02'24"E	66°01'44"
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C-12	15.71'	10.00'	14.14'	N47°01'32"E	90°00'00"
C-13	20.42'	13.00'	18.38'	S47°01'32"E	90°00'00"
C-14	20.42'	13.00'	18.38'	N42°58'28"E	90°00'00"
C-15	43.45'	150.00'	43.30'	S79°40'36"W	16°35'45"
C-16	34.76'	120.00'	34.64'	S79°40'36"W	16°35'45"
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C-18	49.09'	150.00'	48.87'	N80°45'18"E	18°45'08"
C-19	40.26'	123.00'	40.08'	N80°45'18"E	18°45'08"
C-20	58.91'	180.00'	58.65'	N80°45'18"E	18°45'08"
C-21	15.71'	10.00'	14.14'	S45°07'52"W	90°00'00"
C-22	20.42'	13.00'	18.38'	N44°52'08"W	90°00'00"
C-23	20.02'	13.00'	18.10'	N44°14'52"E	88°14'01"
C-24	16.02'	10.00'	14.36'	S45°45'08"E	91°45'59"

REVISIONS		
DATE	DESCRIPTION	BY
11/5/24	REVISED PER TAC COMMENTS	DC/KS /RC



JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
AREA "A" PRIMARY PLAT PLAN

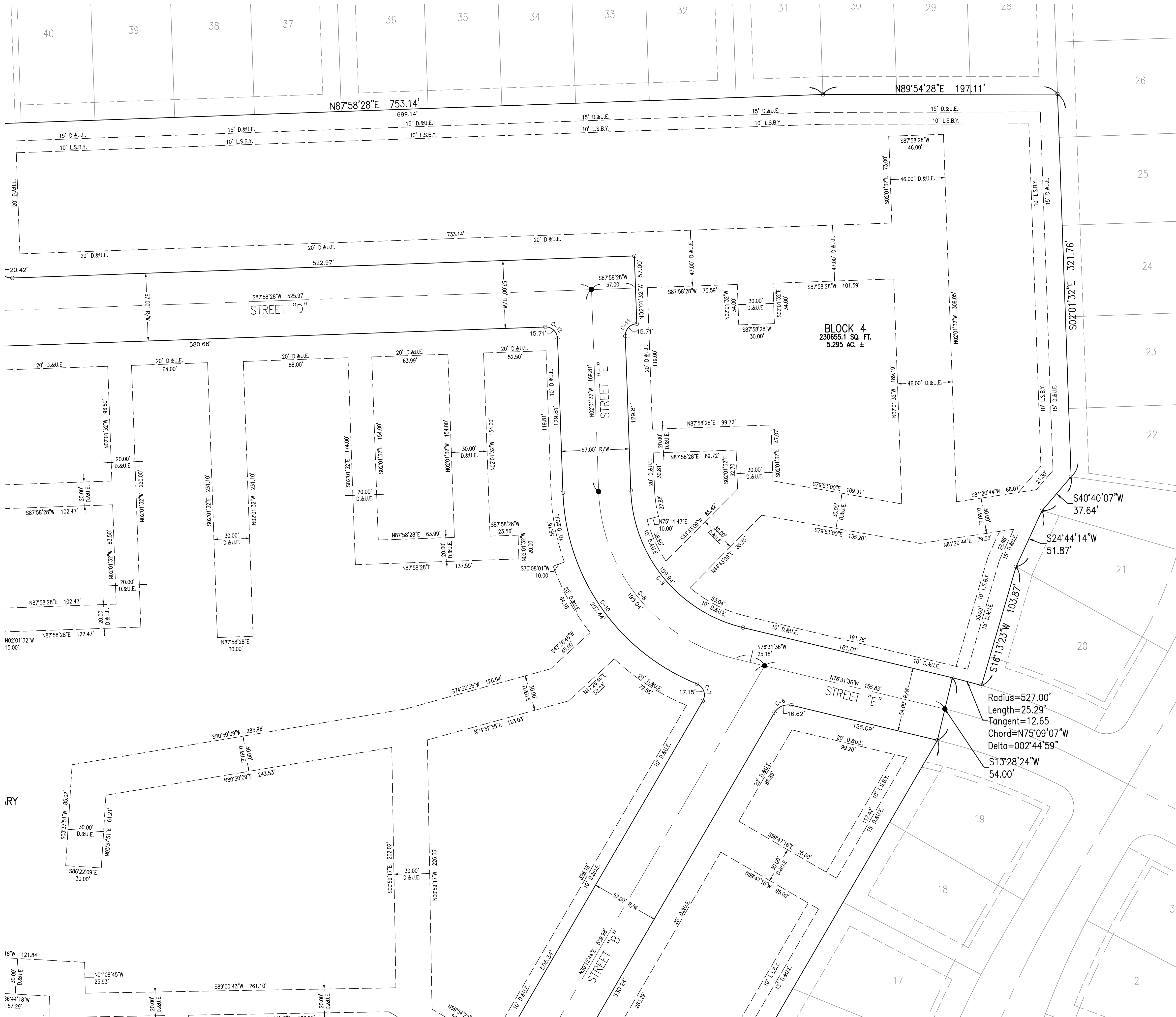


DRAWN BY DC	JOB NUMBER 2024-309-S
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET	

C2.6
AREA "A" PRIMARY PLAT PLAN

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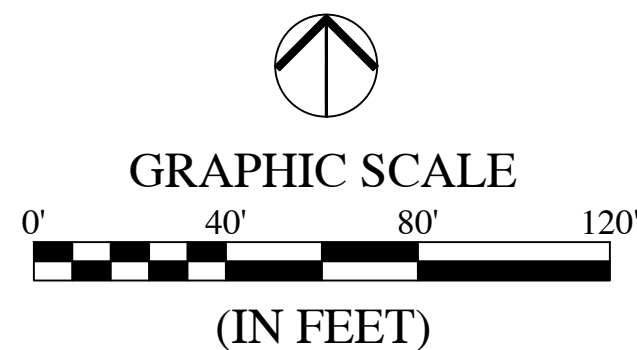
FOR CONTINUATION SEE SHEET C2.6



FOR CONTINUATION SEE SHEET C2.8



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



LEGEND:

RIGHT-OF-WAY LINE
EASEMENT LINE
SETBACK LINE
CENTERLINE

ABBREVIATIONS:

R/W - RIGHT-OF-WAY
S.F. - SQUARE FEET
R - RADIUS
B.S.L. - BUILDING SETBACK LINE
L.S.B.Y. - LANDSCAPE BUFFER YARD
D.E. - DRAINAGE EASEMENT
D.&U.E. - DRAINAGE AND UTILITY EASEMENT

SUBDIVISION MONUMENTS

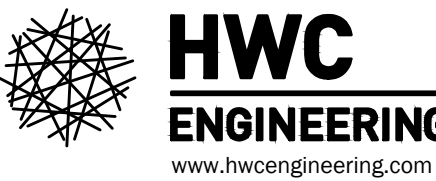
- DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6' LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE
- DENOTES A 5/8" REBAR 24" LONG WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	14.21'	9.00'	12.78'	N46°23'26"W	90°29'23"
C-2	14.06'	9.00'	12.67'	S43°36'34"W	89°30'37"
C-3	152.24'	150.00'	145.79'	N59°17'18"E	58°09'09"
C-4	121.79'	120.00'	116.63'	N59°17'18"E	58°09'09"
C-5	179.65'	177.00'	172.03'	N59°17'18"E	58°09'09"
C-6	16.62'	13.00'	15.51'	S66°50'34"W	73°15'40"
C-7	17.15'	10.00'	15.12'	N18°55'16"W	98°16'00"
C-8	195.04'	150.00'	181.59'	S39°16'34"E	74°30'05"
C-9	159.94'	123.00'	148.90'	S39°16'34"E	74°30'05"
C-10	207.44'	180.00'	196.15'	S35°02'24"E	66°01'44"
C-11	15.71'	10.00'	14.14'	S42°58'28"W	90°00'00"
C-12	15.71'	10.00'	14.14'	N47°01'32"W	90°00'00"
C-13	20.42'	13.00'	18.38'	S47°01'32"E	90°00'00"
C-14	20.42'	13.00'	18.38'	N42°58'28"E	90°00'00"
C-15	43.45'	150.00'	43.30'	S79°40'36"W	16°35'45"
C-16	34.76'	120.00'	34.64'	S79°40'36"W	16°35'45"
C-17	51.27'	177.00'	51.09'	S79°40'36"W	16°35'45"
C-18	49.09'	150.00'	48.87'	N80°45'18"E	18°45'08"
C-19	40.26'	123.00'	40.08'	N80°45'18"E	18°45'08"
C-20	58.91'	180.00'	58.65'	N80°45'18"E	18°45'08"
C-21	15.71'	10.00'	14.14'	S45°07'52"W	90°00'00"
C-22	20.42'	13.00'	18.38'	N44°52'08"W	90°00'00"
C-23	20.02'	13.00'	18.10'	N44°14'52"E	88°14'01"
C-24	16.02'	10.00'	14.36'	S45°45'08"E	91°45'59"

REVISIONS

DATE	DESCRIPTION	BY
11/5/24	REVISED PER TAC COMMENTS	DC/KS /RC



JACOBI LEGACY FARMS PRELIMINARY PLAN MCCORDSVILLE, INDIANA AREA "A" PRIMARY PLAT PLAN



Brandon T. Bullock

DRAWN BY DC	JOB NUMBER 2024-309-S
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET	

C2.7

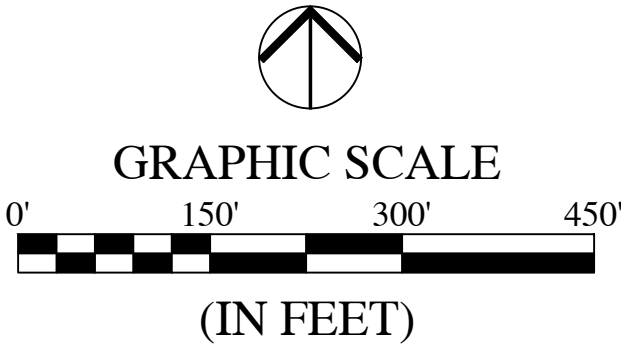
AREA "A" PRIMARY PLAT PLAN

Plot Date: Nov 03, 2024 Plot Time: 5:34pm File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobo Prop Design\CAD\21064-A.Open Space Plan PP.dwg, Layout: C3.0 By: dchesterfield

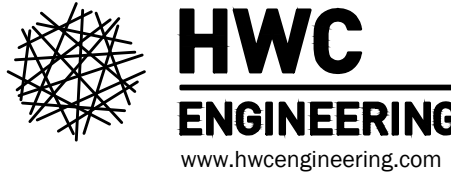
OPEN SPACE SUMMARY	
CA "1A-A"	= 121,841 SF
CA "1A-B"	= 68,838 SF
CA "1A-C"	= 5,762 SF
CA "1A-D"	= 228,204 SF
CA "1A-E"	= 429,654 SF
CA "1A-F"	= 2,124 SF
CA "1B-A"	= 195,721 SF
CA "1B-B"	= 12,009 SF
CA "1B-C"	= 2,513 SF
CA "1B-D"	= 10,485 SF
CA "2-A"	= 36,497 SF
CA "2-B"	= 2,815 SF
CA "2-C"	= 9,611 SF
CA "3-A"	= 56,311 SF
CA "3-B"	= 6,911 SF
CA "3-C"	= 24,757 SF
CA "4-A"	= 159,956 SF
CA "4-B"	= 29,694 SF

OPEN SPACE SUMMARY	
CA "4-C"	= 26,546 SF
CA "4-D"	= 148,222 SF
CA "5-A"	= 78,712 SF
CA "5-B"	= 13,344 SF
CA "6-A"	= 19,180 SF
CA "6-B"	= 12,251 SF
CA "6-C"	= 31,672 SF
CA "6-D"	= 12,706 SF
CA "7-A"	= 43,663 SF
CA "7-B"	= 8,946 SF
CA "7-C"	= 13,946 SF
TOTAL OPEN SPACE = 1,812,891 SF	
TOTAL OPEN SPACE = 41.62 ACRES	

OPEN SPACE
OPEN SPACE = 41.62 AC.
TOTAL ACREAGE = 134.54 AC. = 30.94%

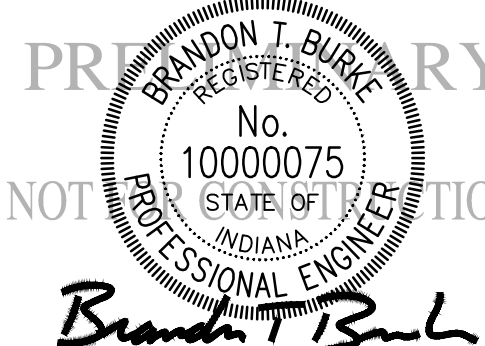


REVISIONS		
DATE	DESCRIPTION	BY
11/5/24	REVISED PER TAC COMMENTS	DC/KS /RC



JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA

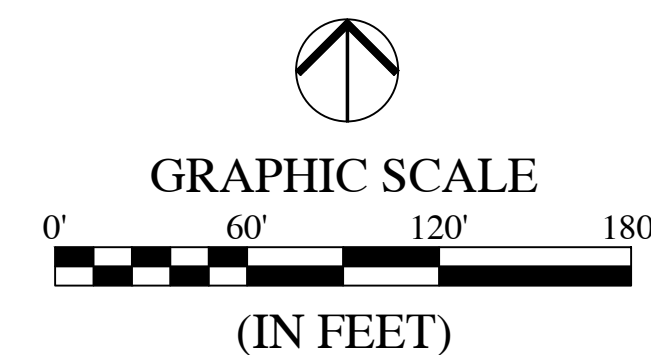
OPEN SPACE PLAN











DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET	

C3.0
OPEN SPACE PLAN

FOR CONTINUATION SEE SHEET L1.5



LEGEND:

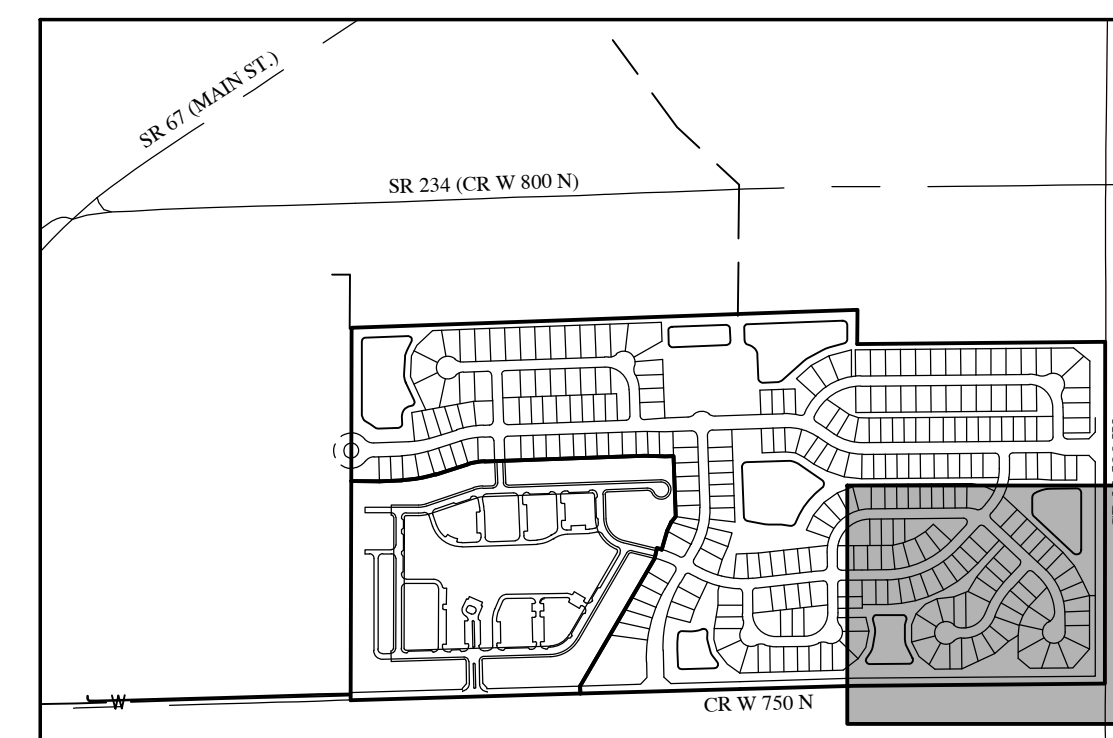
- | | |
|---|--|
|  | QUANTITY KEY |
|  | SHADE TREE - 8' TALL, MIN. 2" CALIPER |
|  | EVERGREEN TREE - MIN. 6" TALL |
|  | ORNAMENTAL TREE - 2" CALIPER |
|  | SHRUB - 18" TALL (MIN) |
|  | STREET TREE
- 1 PER LOT, LIMITED TO 10' TREE LAWN AREAS
- NO STREET TREES IN TOWNHOME DISTRICT |
|  | SPA EDGE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

LEGEND:

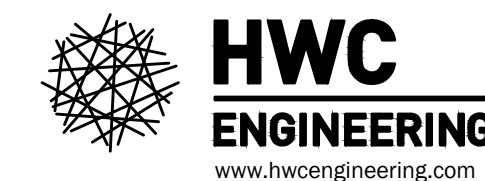
EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SANITARY SEWER	
	STORM SEWER	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	

NOTE:
SEE SHEET L1.6 FOR LANDSCAPE NOTES.

NOTE:
SEE SHEET L1.5 FOR MASTER PLANT SCHEDULE.



KEYMAP
NOT TO SCALE

[illegible]

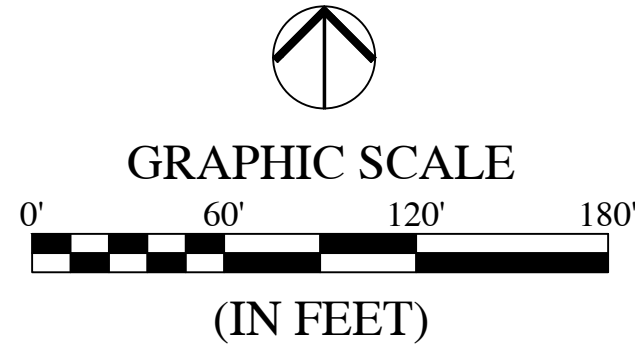
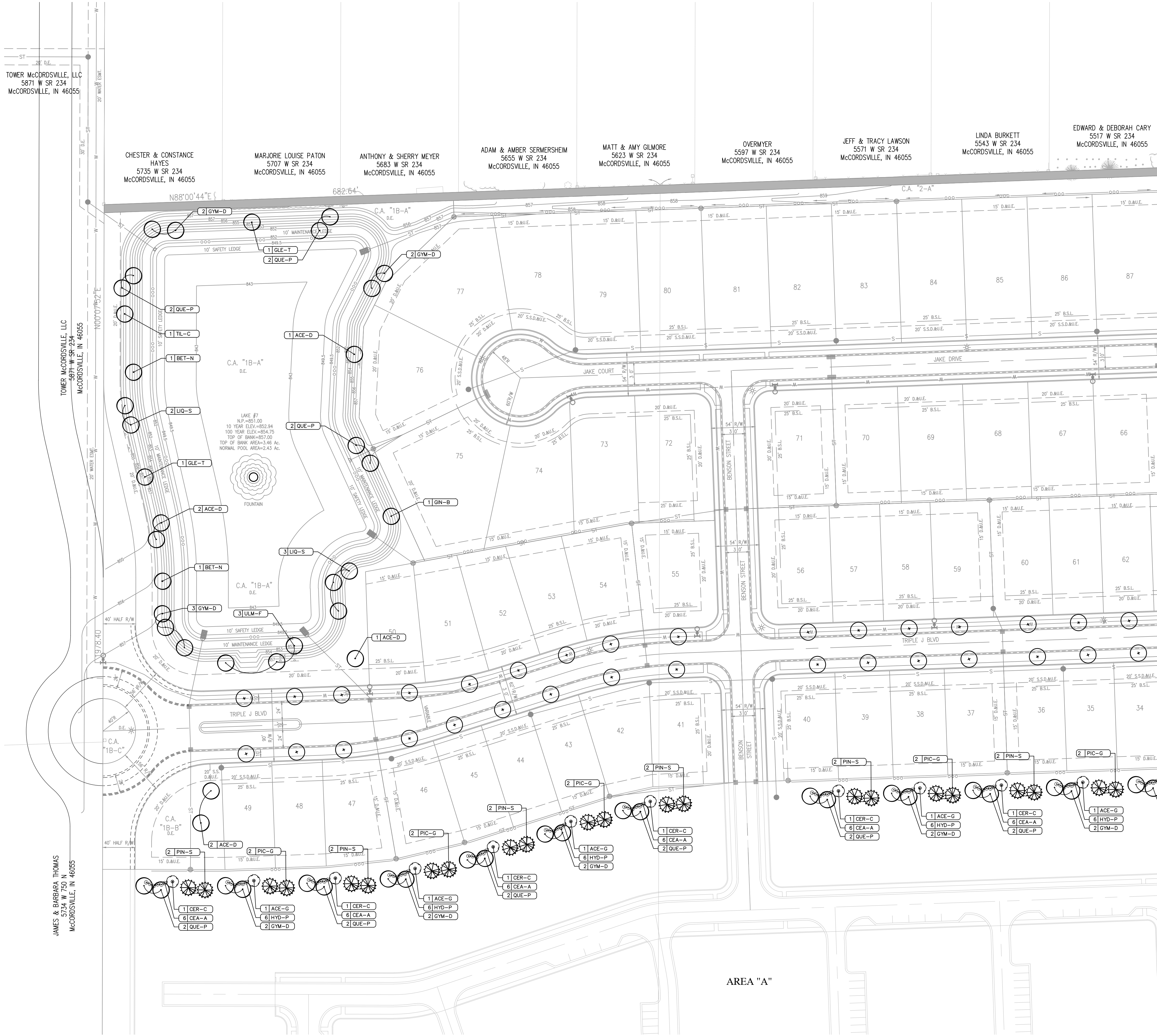
JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
LANDSCAPE PLAN



DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET	

L1.2

LANDSCAPE PLAN



LEGEND:

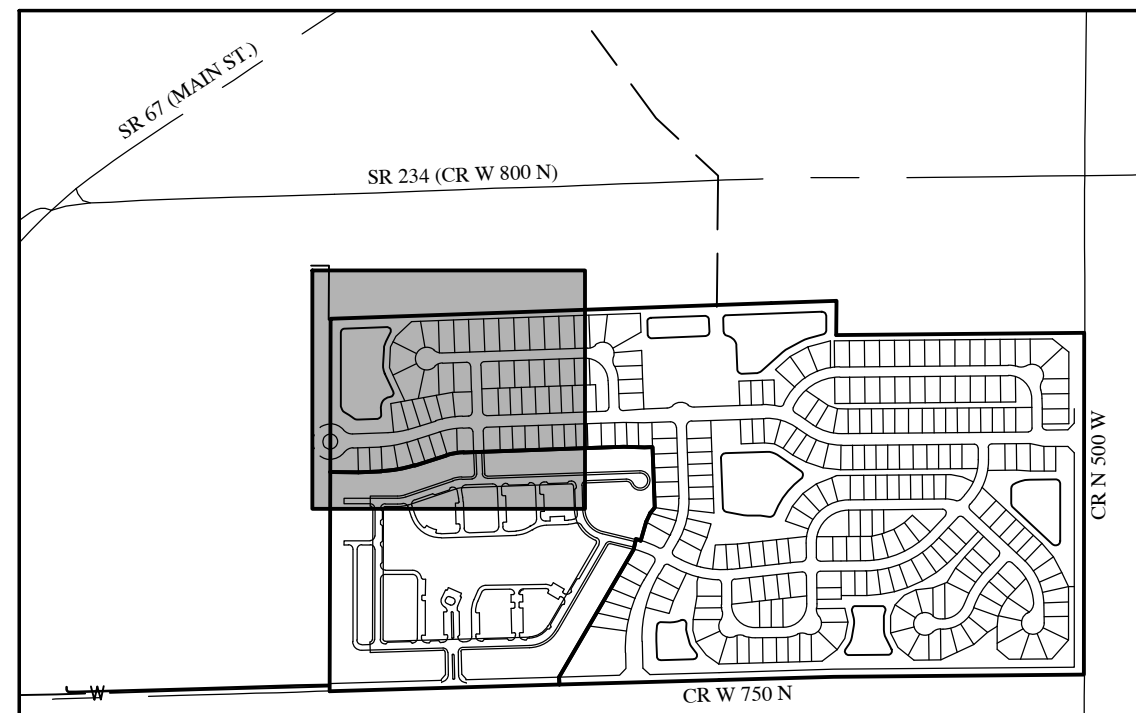
- QUANTITY KEY
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- EVERGREEN TREE - MIN. 6" TALL
- ORNAMENTAL TREE - 2" CALIPER
- SHRUB - 18" TALL (MIN)
- STREET TREE
 - 1 PER LOT, LIMITED TO 10' TREE LAWN AREAS
 - NO STREET TREES IN TOWNHOME DISTRICT
- SPADE EDGE
- FARM-STYLE FENCE

LEGEND:

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

NOTE:
SEE SHEET L1.6 FOR LANDSCAPE NOTES.

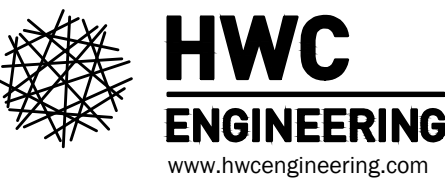
NOTE:
SEE SHEET L1.5 FOR MASTER PLANT SCHEDULE.



KEYMAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY
11/5/24	REVISED PER TAC COMMENTS	DC/KS /RC



JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
LANDSCAPE PLAN



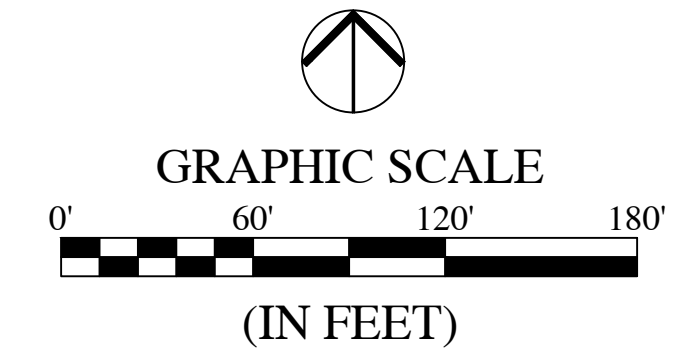
DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET	

L1.3
LANDSCAPE PLAN

Plot Date: Nov 03, 2024 Plot Time: 5:35pm File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobi Prop.Design\CAD\21064-A Landscape Plan PP.dwg, Layout: L1.4 By: dchesterfield



Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG!
Call 811 or 800-382-5544 Before you Dig!



LEGEND:

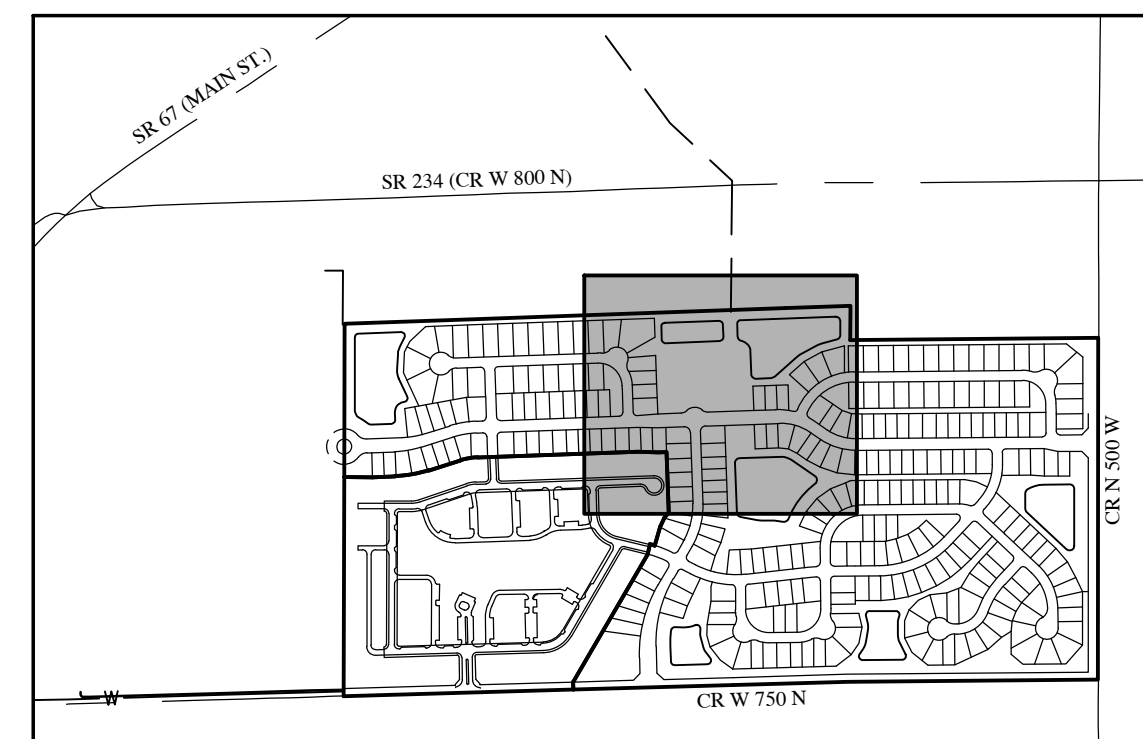
- QUANTITY KEY
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- ORNAMENTAL TREE - 2" CALIPER
- SHRUB - 18" TALL (MIN)
- STREET TREE
 - 1 PER LOT, LIMITED TO 10' TREE LAWN AREAS
 - NO STREET TREES IN TOWNHOME DISTRICT
- SPADE EDGE
- FARM-STYLE FENCE

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 L1.6 FOR LANDSCAPE NOTES.

NOTE:
SEE SHEET L1.5 FOR MASTER PLANT SCHEDULE.



KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY
11/5/24	REVISED PER TAC COMMENTS	DC/KS /RC

HWC
ENGINEERING
www.hwcengineering.com

JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
LANDSCAPE PLAN

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

DRAWN BY: DC
CHECKED BY: BB
DATE: OCTOBER 4, 2024
SCALE: AS SHOWN
SHEET: L1.4
LANDSCAPE PLAN

JOB NUMBER: 2021-064-A

© 2024

MASTER PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HGT	ROOT	SPACING	REMARKS
SHADE TREES								
ACE-D	47	*ACER DAVIDII X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
BET-N	36	*BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
GLE-T	39	*GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
GIN-B	39	*GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER - MALE ONLY
GYM-D	82	GYMNOCLODUS DIOICUS	KENTUCKY COFFEETREE	2"	8' - 10'	B&B	SEE PLAN	
LIQ-S	69	LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE'	FRUITLESS SWEETGUM	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
QUE-P	98	QUERCUS PALUSTRIS	PIN OAK	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
QUE-R	36	QUERCUS ROBUR F. FASTIGIATA	COLUMNAR ENGLISH OAK	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
TIL-C	35	*TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
ULM-F	81	ULMUS X 'FRONTIER'	FRONTIER ELM	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
ORNAMENTAL TREES								
ACE-G	24	ACER GRISEUM	PAPERBARK MAPLE	-	8' - 10'	B&B	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES
CER-C	26	CERCIS CANADENSIS	REDBUD	-	8' - 10'	B&B	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES
CRA-V	16	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2"	8' - 10'	B&B	SEE PLAN	
SYR-R	13	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
EVGREEN TREES								
JUN-V	26	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIC-A	37	PICEA ABIES	NORWAY SPRUCE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIC-G	50	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIC-O	28	PICEA OMORICA	SERBIAN SPRUCE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIN-S	52	PINUS STROBUS	EASTERN WHITE PINE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
THU-P	17	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	240	CEANOTHUS AMERICANUS	NEW JERSEY TEA	-	18"	#3 CONT	36" O.C.	FULL IN POT
HYD-P	235	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	-	18"	#5 CONT	36" O.C.	FULL IN POT

PERIMETER LANDSCAPING REQUIREMENTS:

SOUTH PERIMETER (CR 750 N)
30' MIN 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.
3'-5' TALL MOUND
FARM STYLE FENCE MINIMUM 60% FRONTAGE

EAST PERIMETER (CR 500 W)
30' MIN 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.
3'-5' TALL MOUND
FARM STYLE FENCE MINIMUM 60% FRONTAGE

NORTH PERIMETER
PROTECT A 10' WIDE TREE CONSERVATION AREA

AREA A LANDSCAPE BUFFER
10' WIDE LANDSCAPE BUFFER
(4) TREES (ORNAMENTAL, SHADE, OR EVERGREEN) PER 100 LF
(6) SHRUBS PER 100 LF, MIN. 18" HT.

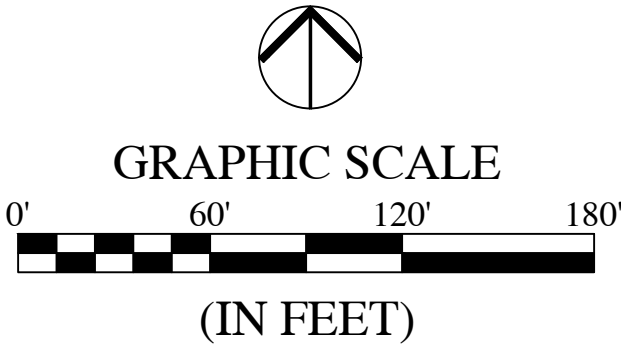
STREET TREE LANDSCAPING REQUIREMENTS:

STREET TREES SHALL BE REQUIRED AS ONE (1) TREE PER LOT, PER FRONTAGE, IN TREE LAWNS THAT ARE A MINIMUM OF TEN FEET (10') IN WIDTH. TOWNHOMES SHALL BE EXEMPT FROM THE STREET TREE REQUIREMENT.

DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER, USE A RANDOM MIX OF THE TREES AS SPECIFIED IN THE BELOW STREET TREE SCHEDULE

QUANTITY:	NAME:
23.....	AUTUMN BLAZE MAPLE
23.....	HERITAGE RIVER BIRCH
22.....	THORNLESS HONEYLOCUST
22.....	AUTUMN GOLD GINKGO
22.....	GREENSPIRE LINDEN

TOTAL PROVIDED: 112 TREES



LEGEND:

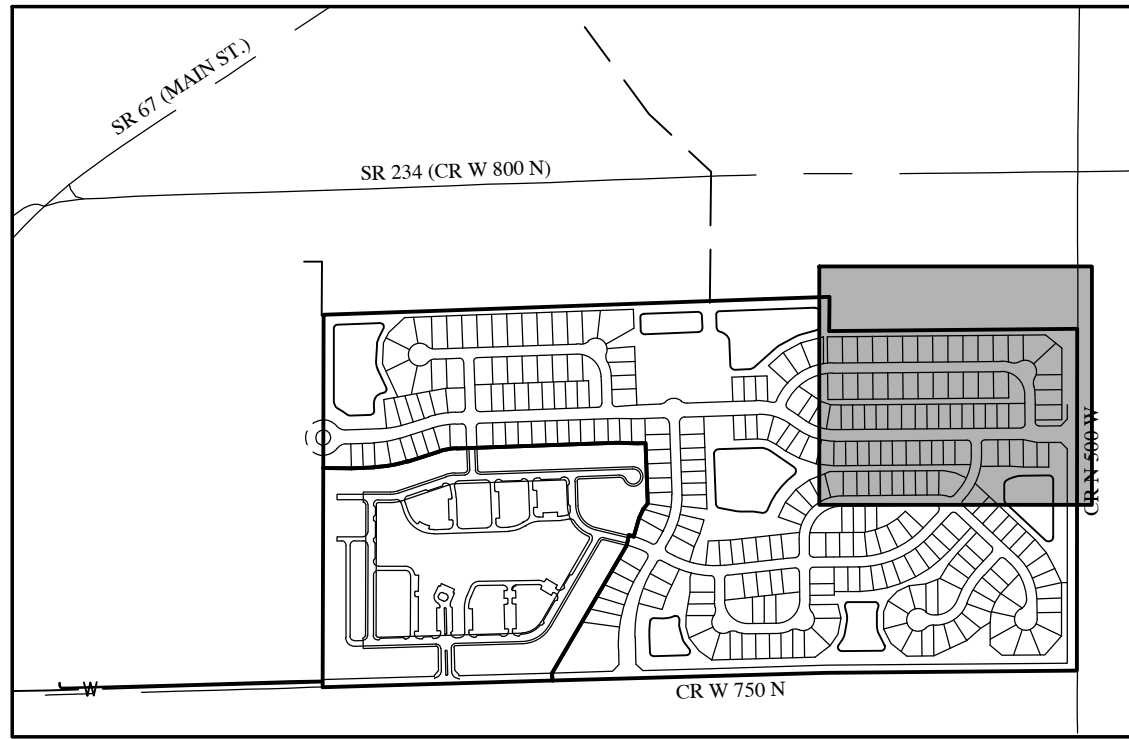
- QUANTITY KEY
- SHADE TREE - 8' TALL, MIN. 2" CALIPER
- EVERGREEN TREE - MIN. 6" TALL
- ORNAMENTAL TREE - 2" CALIPER
- SHRUB - 18" TALL (MIN)
- STREET TREE
- 1 PER LOT, LIMITED TO 10' TREE LAWN AREAS
- NO STREET TREES IN TOWNHOME DISTRICT
- SPADE EDGE
- FARM-STYLE FENCE

LEGEND:

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

NOTE:
SEE SHEET L1.6 FOR LANDSCAPE NOTES.

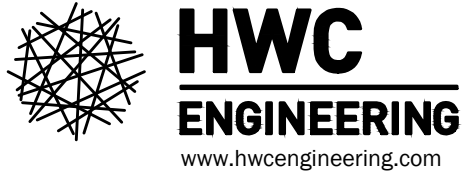
NOTE:
SEE SHEET L1.5 FOR MASTER PLANT SCHEDULE.



KEYMAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY
11/5/24	REVISED PER TAC COMMENTS	DC/KS /RC



JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA

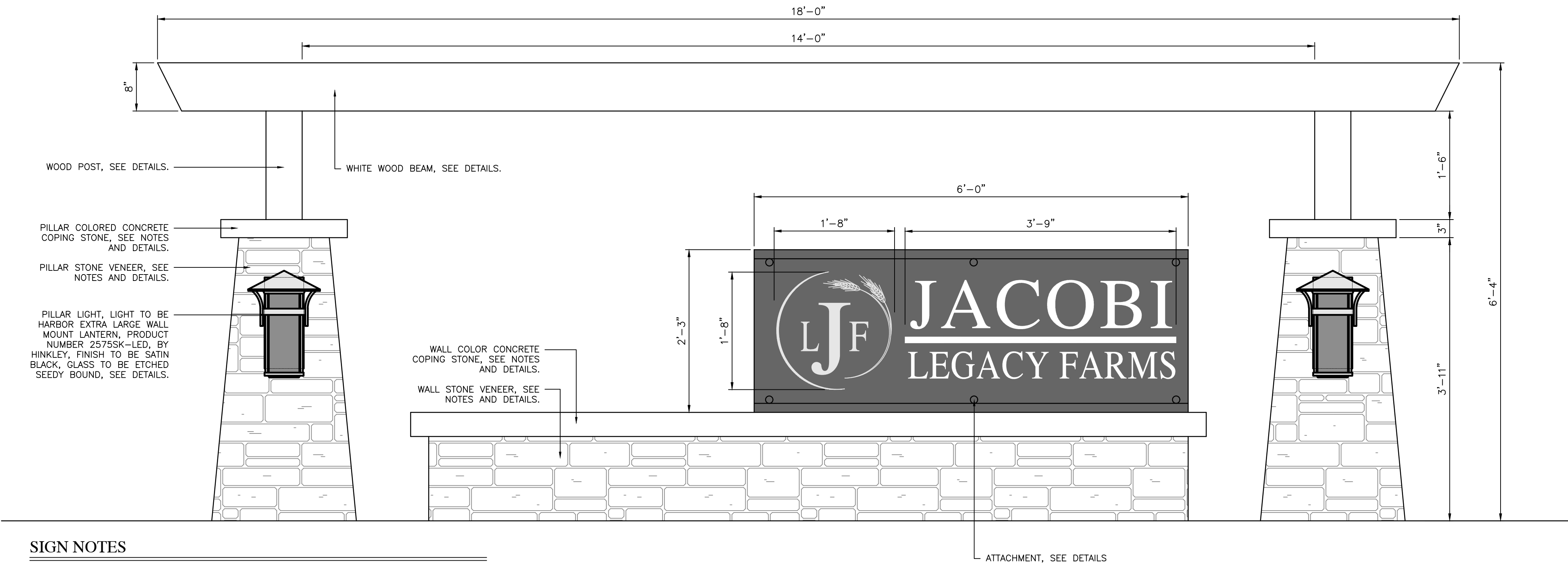
LANDSCAPE PLAN

PROFESSIONAL ENGINEER
BRANDON T. BURKE
No. 10000075
STATE OF INDIANA

DRAWN BY DC	CHECKED BY BB	DATE OCTOBER 4, 2024	JOB NUMBER 2021-004-A
SCALE AS SHOWN	SHEET		

L1.5
LANDSCAPE PLAN

Plot Date: Nov 03, 2024
Plot Time: 5:35pm
File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobsi Prop.Design\CAD\21064-A Landscape Plan PP.dwg, Layout: L1.7
By: dchesterfield



SIGN NOTES

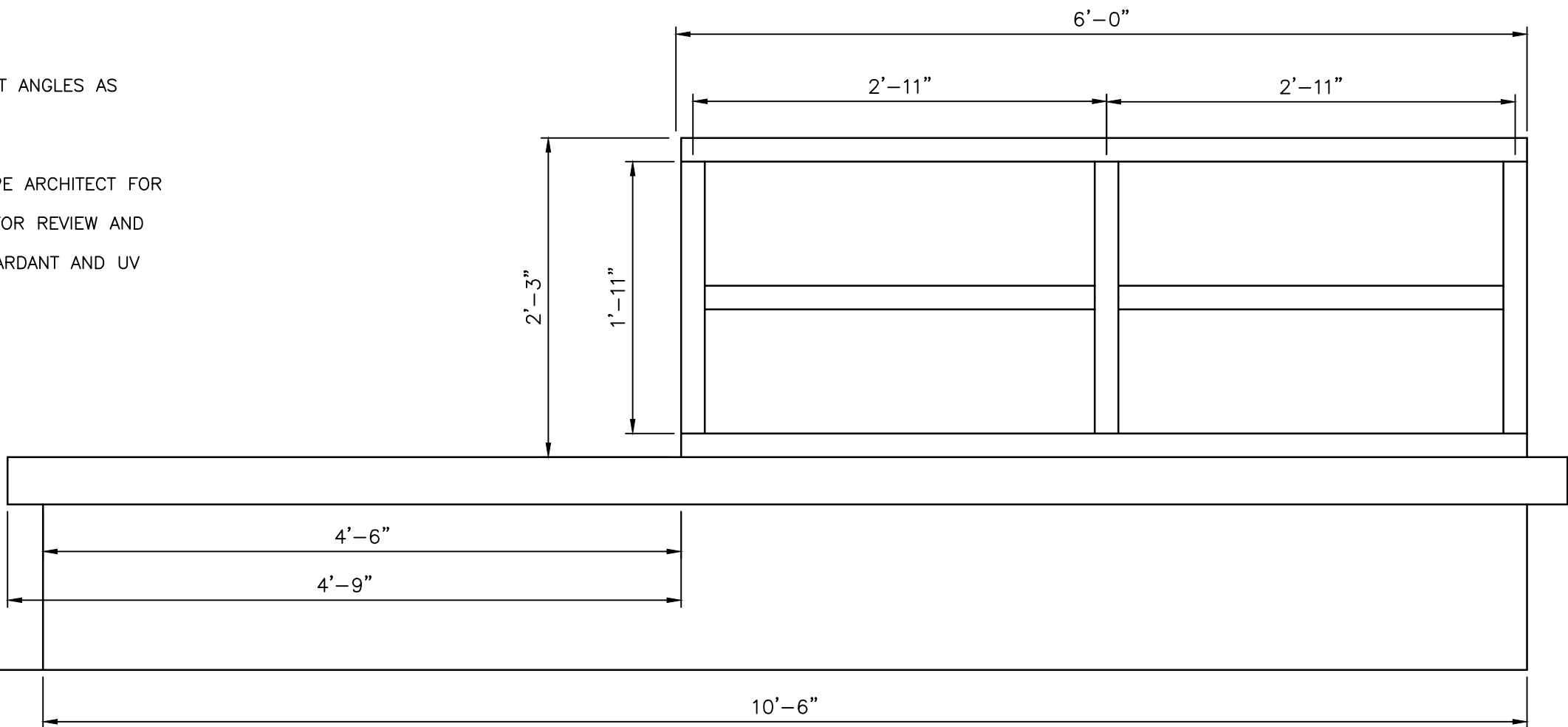
- GENERAL NOTES:
1. DETAILS ARE FOR DESIGN INTENT ONLY, CONTRACTOR TO PROVIDE SHOP DRAWINGS AS NOTED BELOW.
 2. CONTRACTOR TO COORDINATE AND FIELD VERIFY SIGN LOCATION WITH OWNER PRIOR TO INSTALLATION.
 3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL SIGN PANELS, LETTERING, AND COMPONENTS FABRICATION
 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 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
1. A GRAPHIC LAYOUT FOR EACH SIGN SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION
 2. ALL COLOR SAMPLES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION
 3. ALL ACRYLIC OR LEXAN LETTERS AND SIGN COMPONENTS TO BE FLAME RETARDANT AND UV STABILIZED

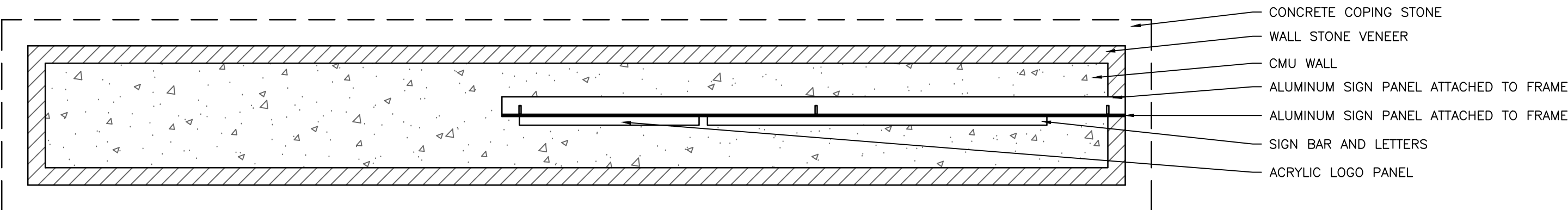
ELEVATION

SCALE: 1" = 1'-0"



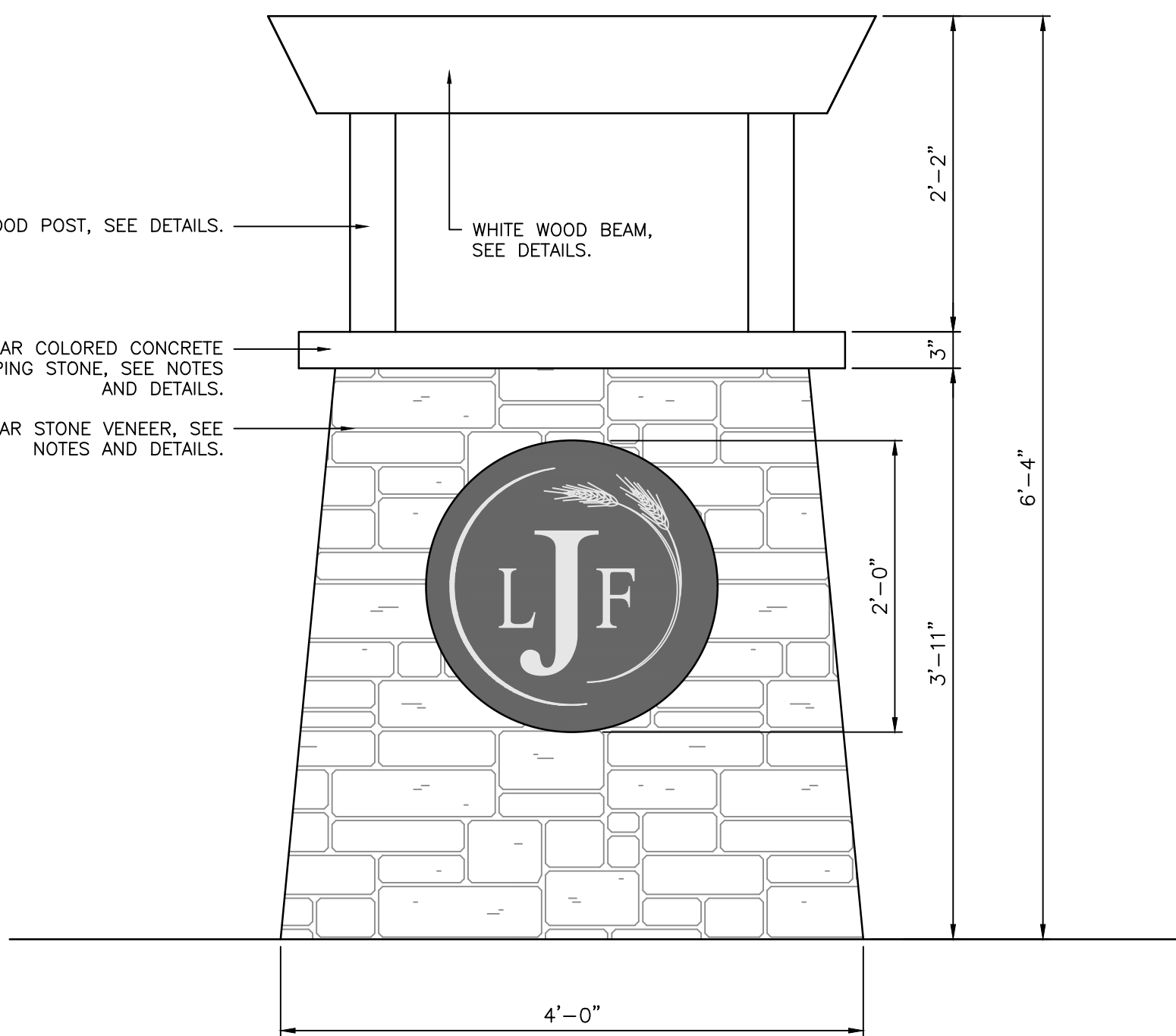
FRAMING ELEVATION

SCALE: 1" = 1'-0"



PLAN

SCALE: 1" = 1'-0"



ELEVATION

SCALE: 1" = 1'-0"

2 ENTRY COLUMN DETAIL

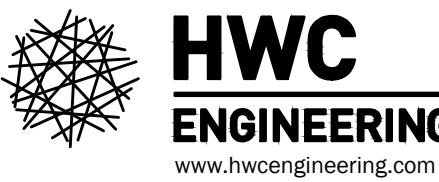
SCALE AS SHOWN

1 ENTRY MONUMENT (CR W 750 N) DETAILS

SCALE AS SHOWN

REVISIONS

DATE	DESCRIPTION	BY
11/5/24	REVISED PER TAC COMMENTS	DC/KS /RC



JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
LANDSCAPE MONUMENT DETAILS

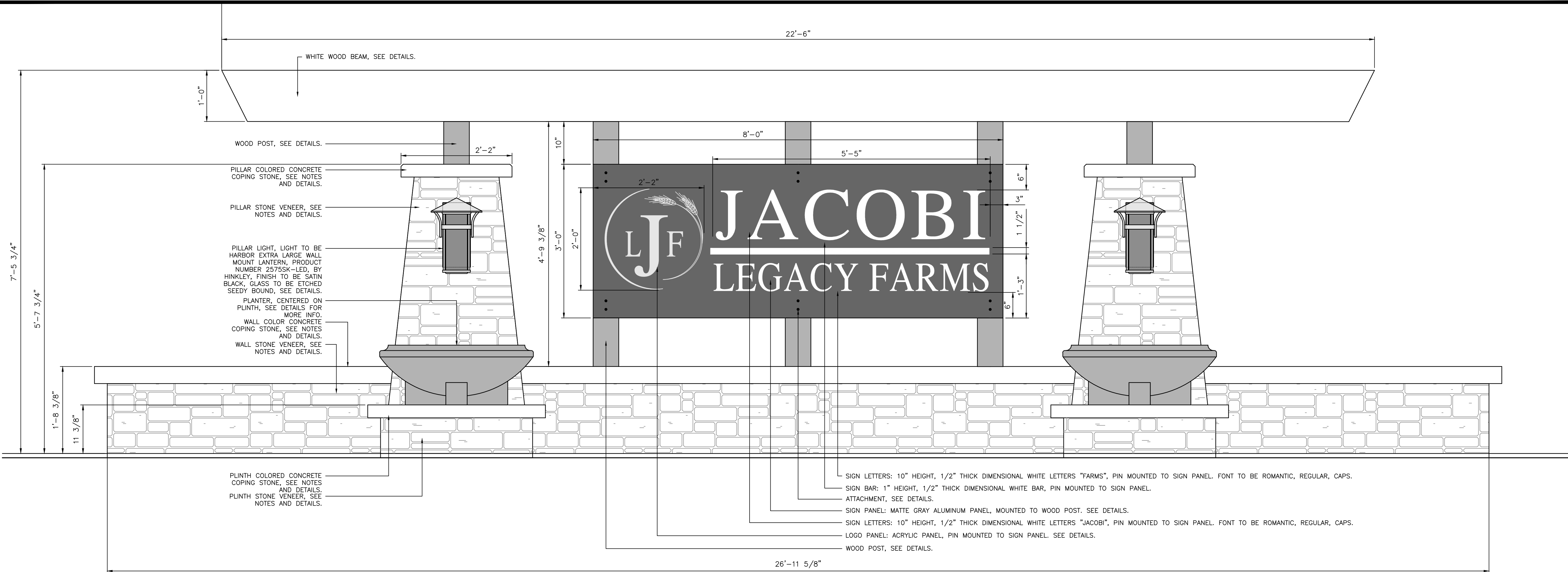


DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET	

L1.7

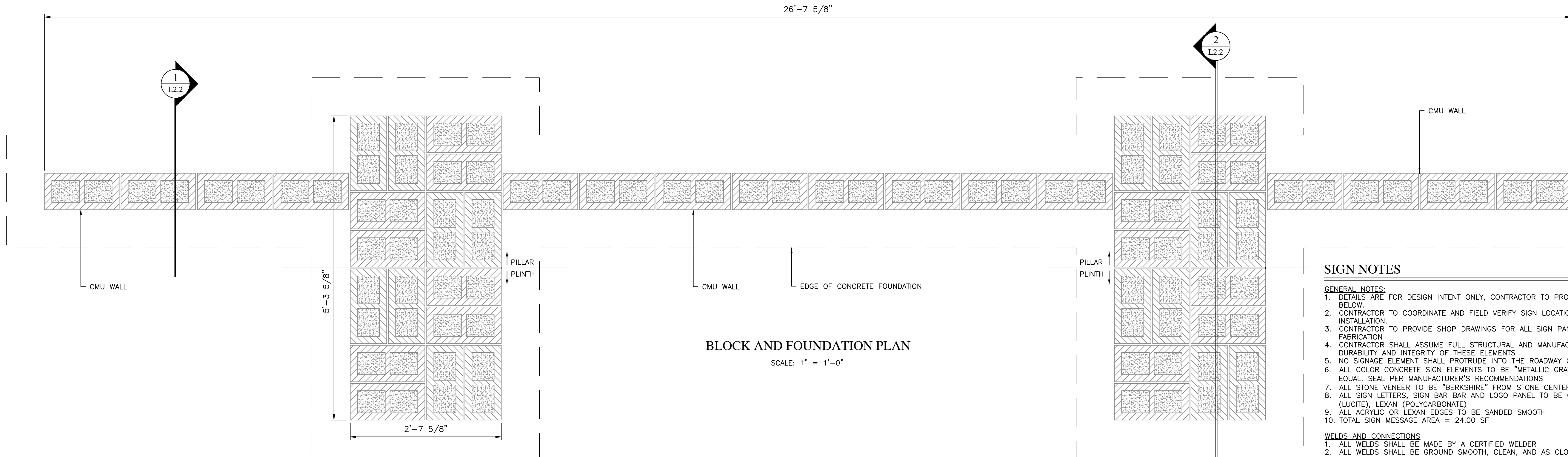
LANDSCAPE MONUMENT
DETAILS

Plot Date: Nov 03, 2024 Plot Time: 5:35pm File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobsi Prop\Design\CAD\21064-A Landscape Plan PP.dwg, Layout: L1.8 By: dchesterfield



ELEVATION

SCALE: 1" = 1'-0"



BLOCK AND 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.
 2. CONTRACTOR TO COORDINATE AND FIELD VERIFY SIGN LOCATION WITH OWNER PRIOR TO INSTALLATION.
 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 = 24.00 SF

WELDS AND CONNECTIONS

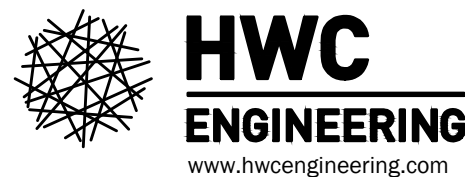
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GRAPHICS

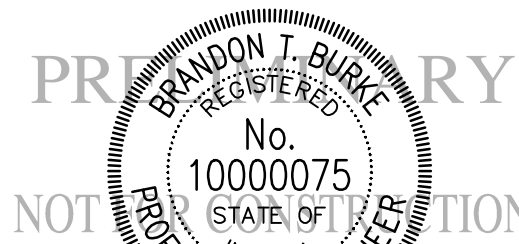
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REVISIONS

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JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
LANDSCAPE MONUMENT DETAILS

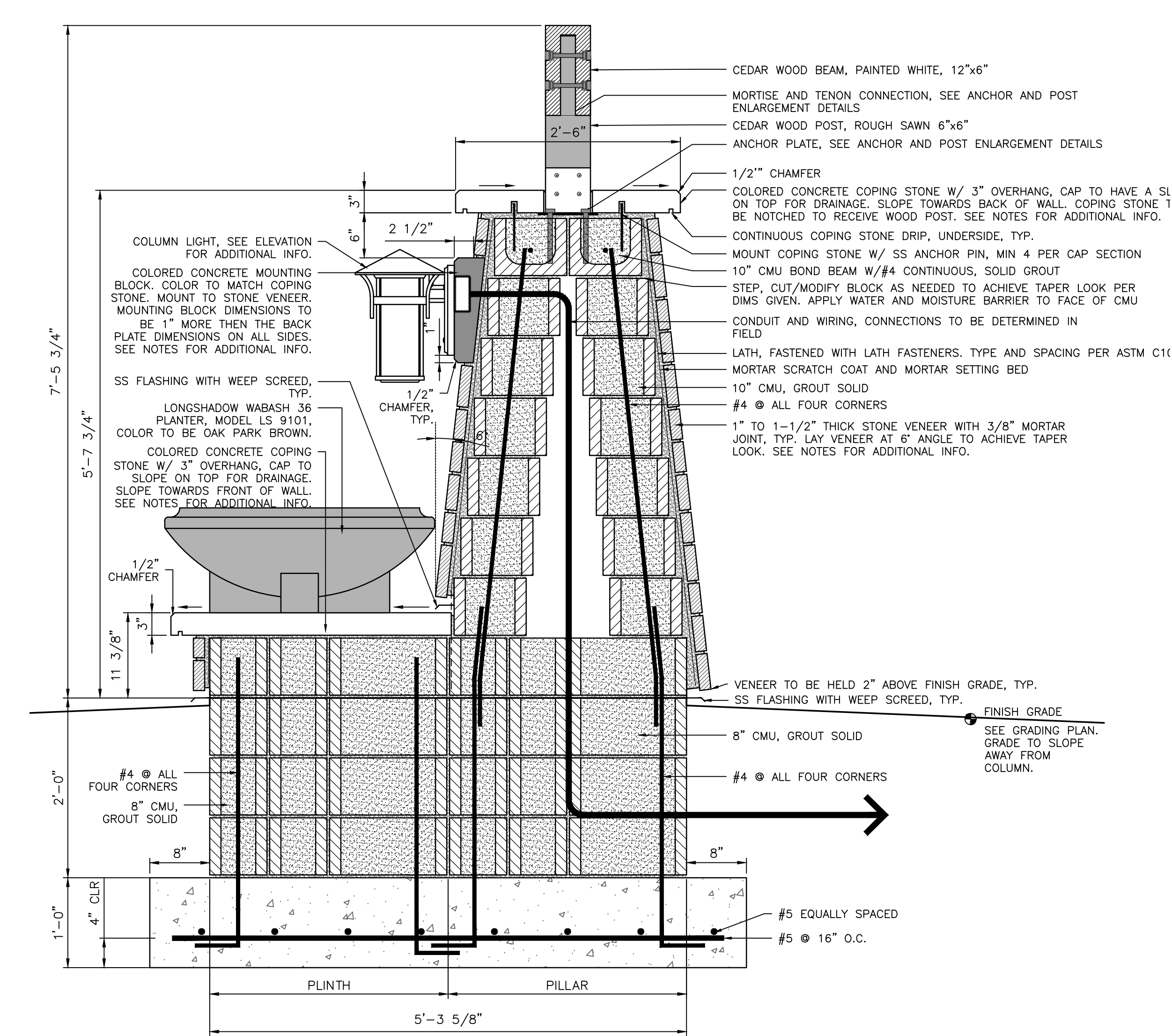


DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET	

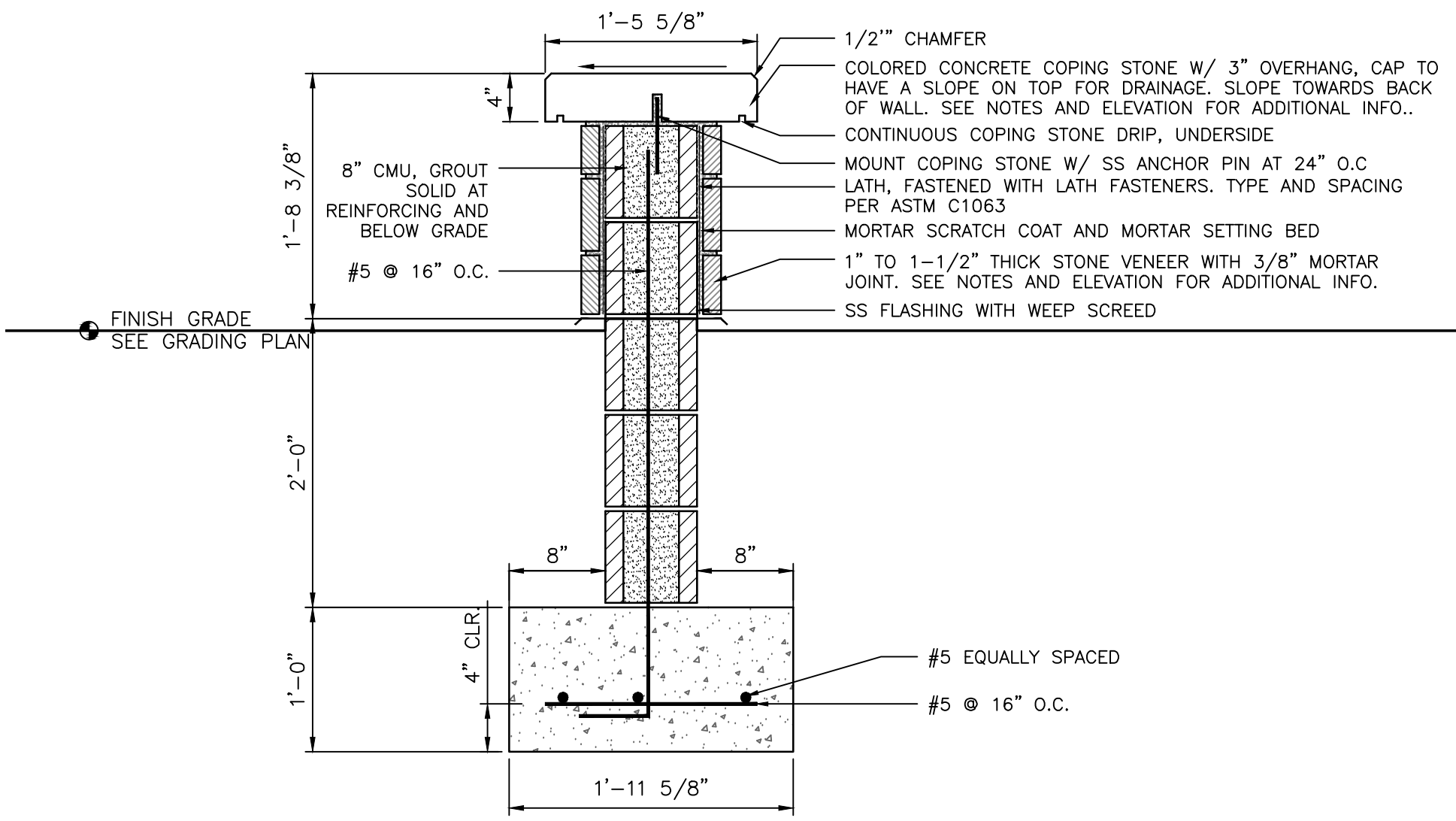
L1.8

LANDSCAPE MONUMENT
DETAILS

Plot Date: Nov 03, 2024 Plot Time: 5:55pm File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobsi Prop.Design\CAD\21064-A Landscape Plan PP.dwg, Layout: L1.9 By: dchesterfield



2 PILLAR AND PLINTH SECTION
SCALE: 1" = 1'-0"



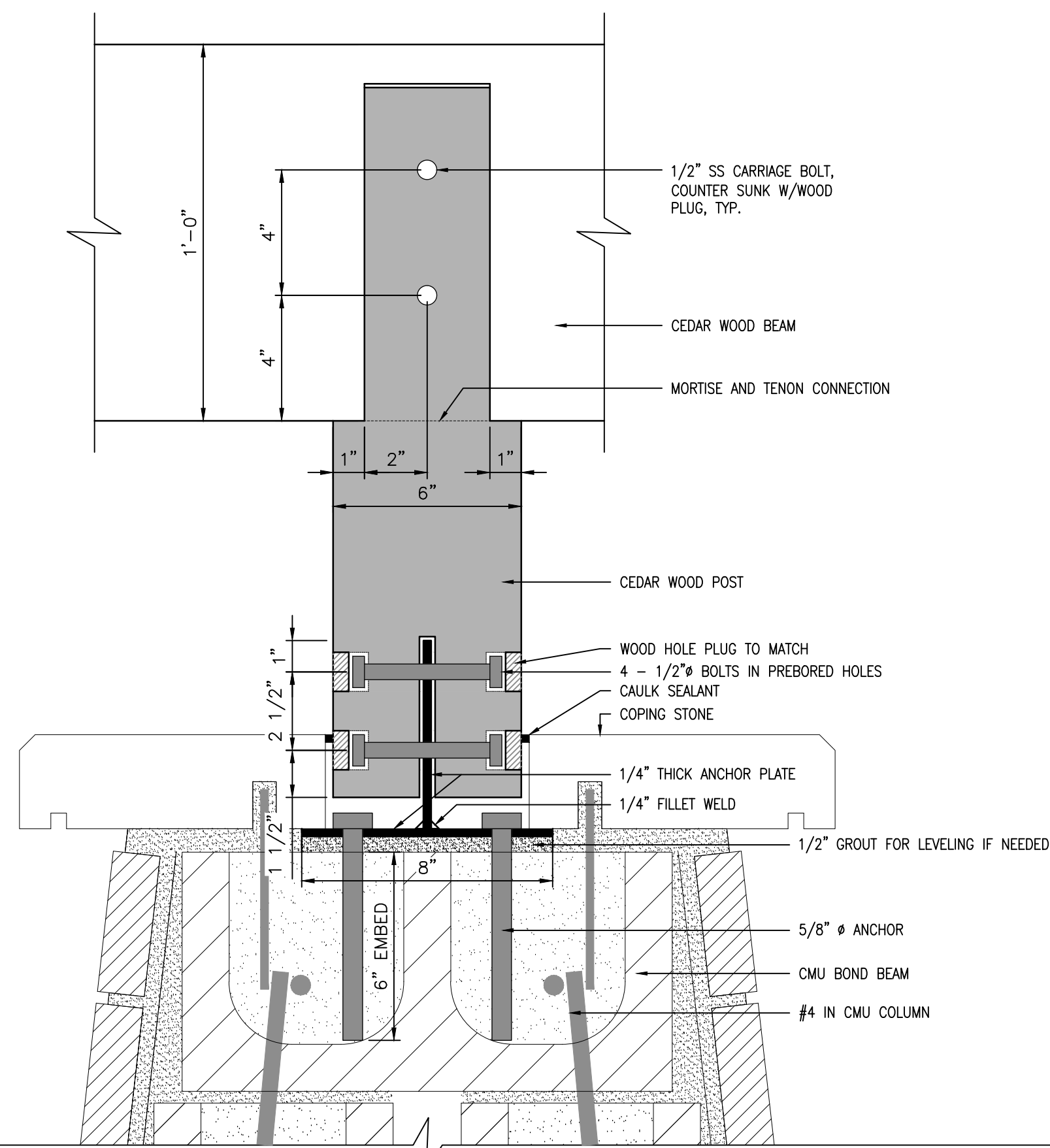
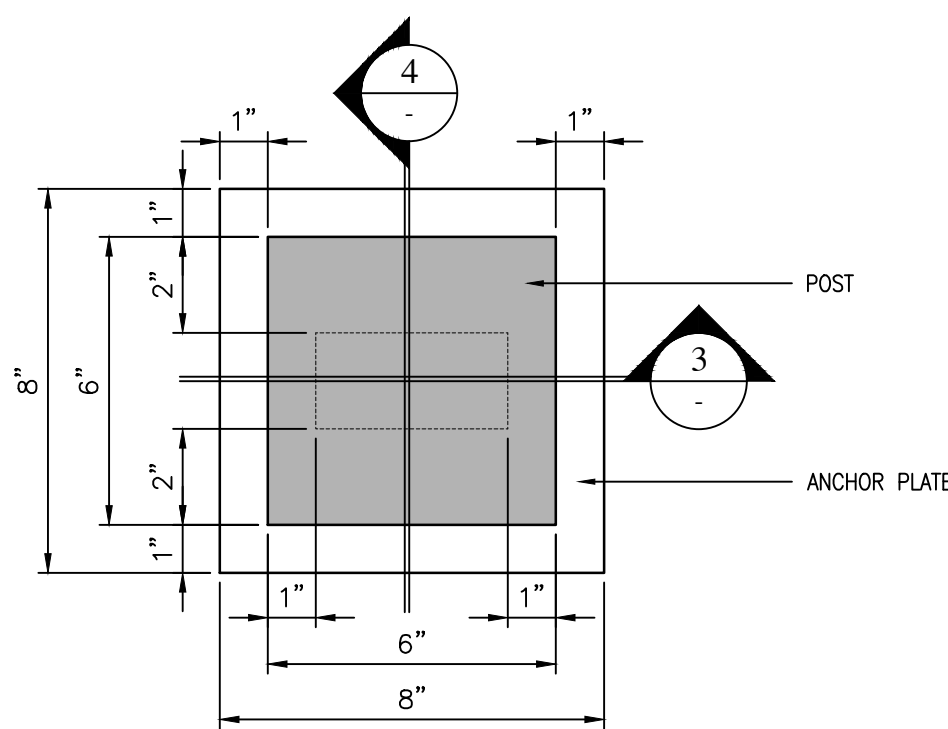
1 WALL SECTION
SCALE: 1" = 1'-0"

1 MONUMENT SIGN DETAILS
SCALE AS NOTED

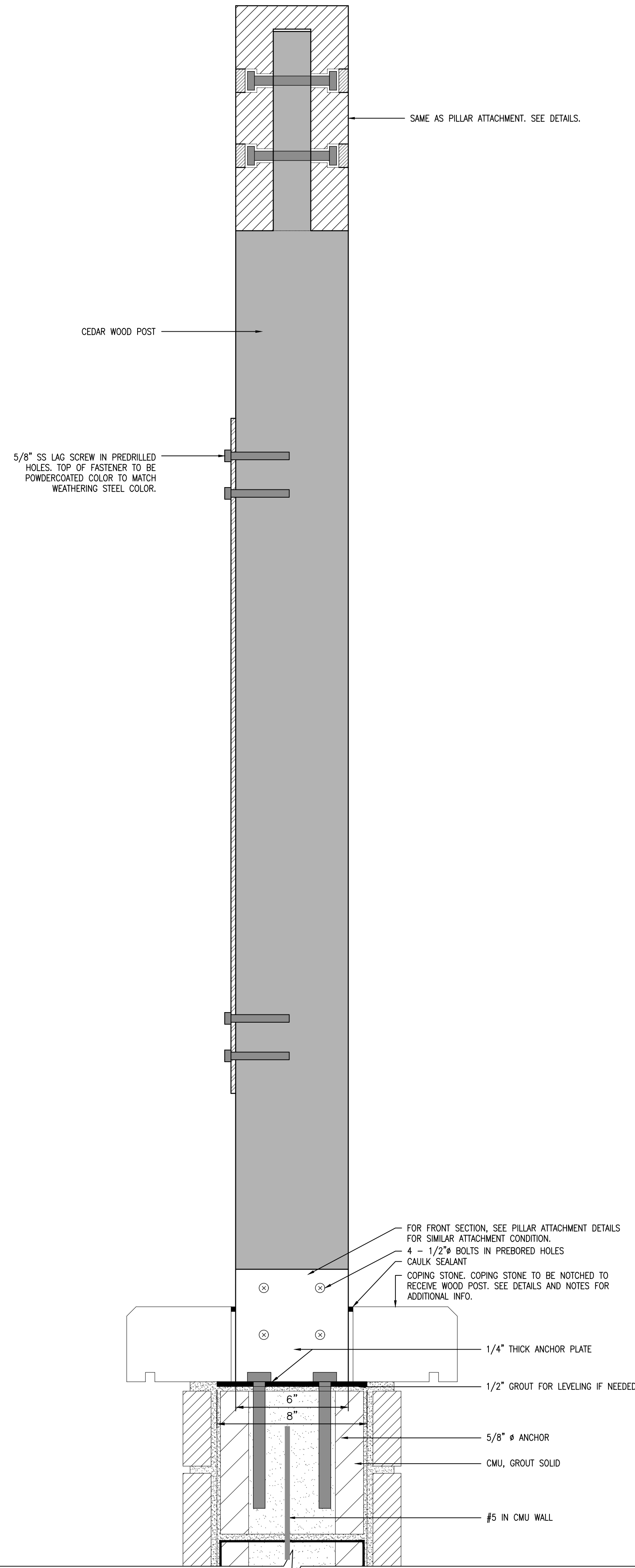


SIGN LOGO

SCALE: 1" = 1'-0"

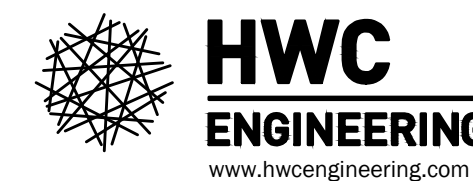


3 PILLAR: ANCHOR PLATE & WOOD POST ENLARGEMENT DETAILS
SCALE: 3" = 1'-0"



WALL: ANCHOR PLATE & WOOD POST ENLARGEMENT DETAILS
SCALE: 3" = 1'-0"

REVISIONS		
DATE	DESCRIPTION	BY
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JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
LANDSCAPE MONUMENT DETAILS

PROFESSIONAL ENGINEER
BRANDON J. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
NOT A SEAL
DRAWN BY DC
CHECKED BY BB
DATE OCTOBER 4, 2024
SCALE AS SHOWN
SHEET

JOB NUMBER 2021-064-A

L1.9
LANDSCAPE MONUMENT DETAILS