

# JACOBI LEGACY FARMS PRELIMINARY PLAN

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

### DEVELOPER:

PULTE HOMES OF INDIANA, L.L.C.  
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11595 N. MERIDIAN ST., SUITE 700  
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Rex.Ramage@pultegroup.com

### CIVIL ENGINEER and SURVEYOR:

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bburke@hwcengineering.com

PROPERTY ADDRESS  
5560 W 750N  
McCordsville, IN 46055



### 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:

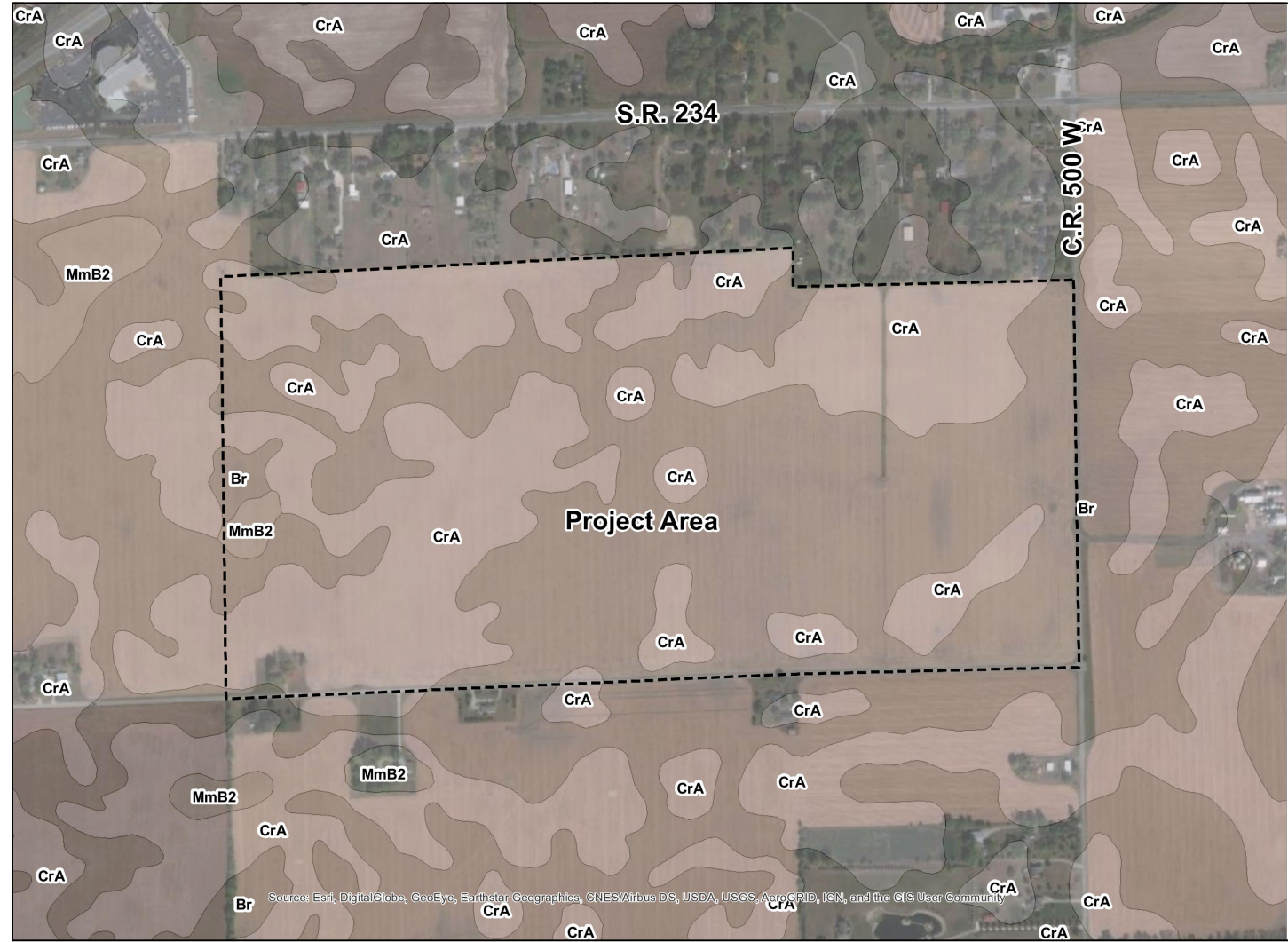
BEGINNING at the Southwest corner of said Northeast Quarter Section, marked by a MAG nail; thence North 00 degrees 07 minutes 52 seconds East (bearings based upon Indiana State Plane East Zone Coordinate System) along the West line of said Northeast Quarter Section a distance of 1163.21 feet; thence 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.

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.



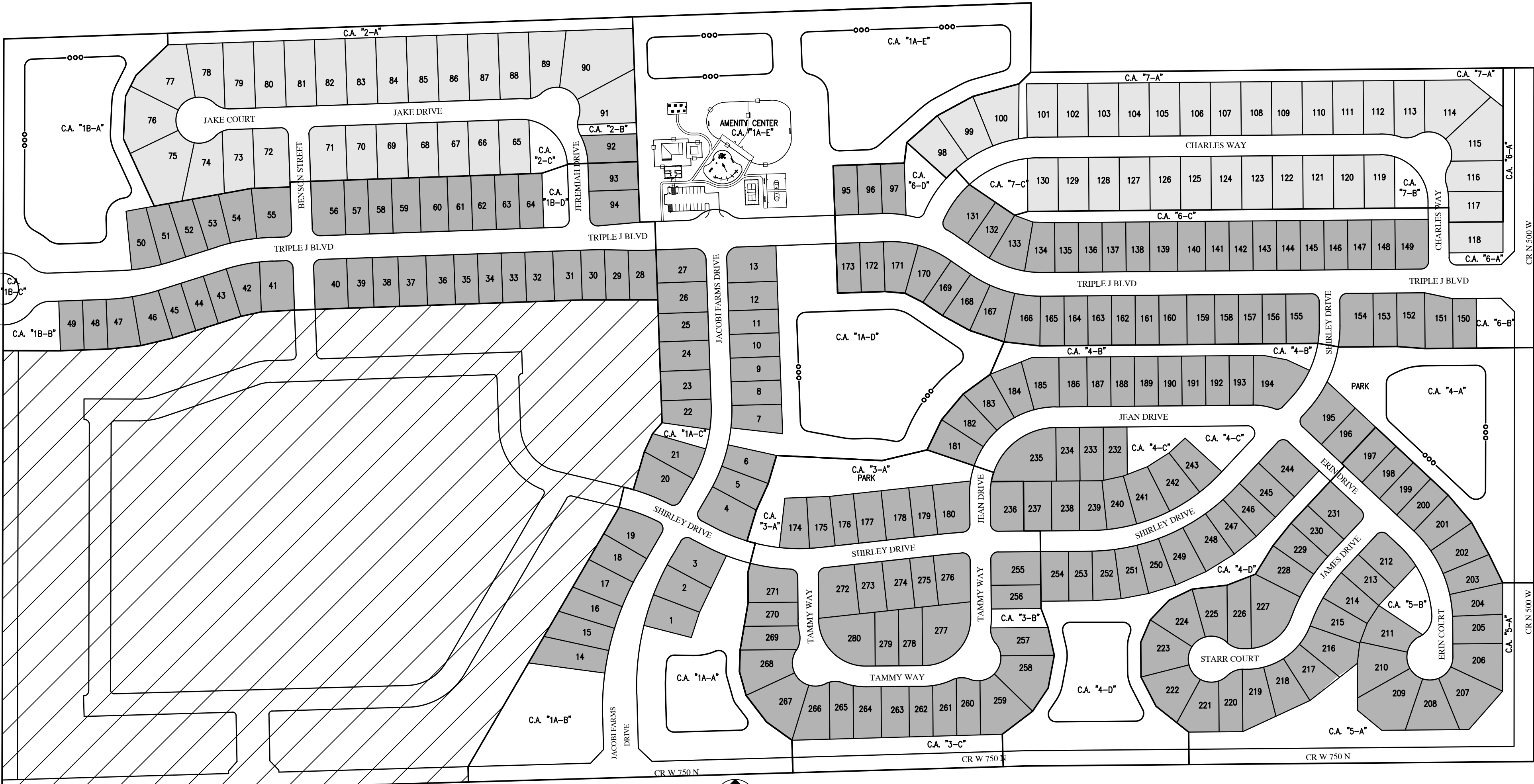
### SOILS LEGEND

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
C1.1-C1.5	DEVELOPMENT PLAN
C1.6-C1.8	DEVELOPMENT PLAN (OFFSITE)
C1.9-C1.12	AREA "A" DEVELOPMENT PLAN
C1.13	STREET CROSS SECTION DETAILS
C1.14	AREA "A" STREET CROSS SECTION DETAILS
C2.0-C2.4	PRIMARY PLAT PLAN
C2.5-C2.8	AREA "A" PRIMARY PLAT PLAN
C3.0	OPEN SPACE PLAN
L1.0-L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE DETAILS
L1.7-L1.9	LANDSCAPE MONUMENT DETAILS



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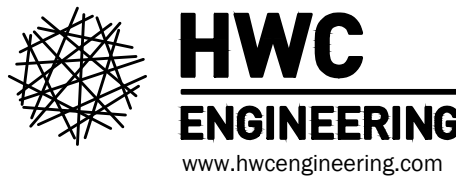
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REVISIONS		
DATE	DESCRIPTION	BY



JACOBI LEGACY FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA

COVER

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

**DRAWN BY**  
DC

**CHECKED BY**  
BB

**DATE**  
OCTOBER 4, 2024

**SCALE**  
AS SHOWN

**SHEET**

**JOB NUMBER**  
2021-064-A

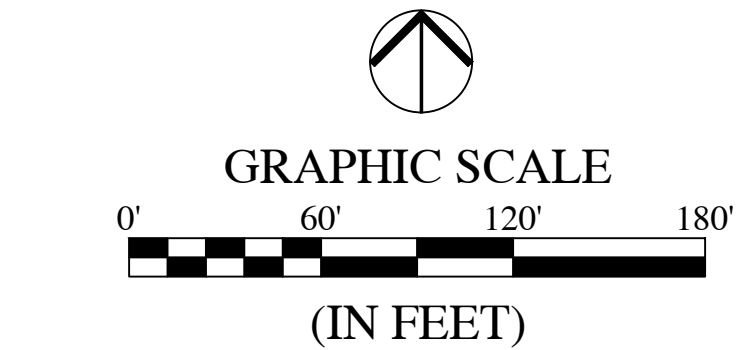
C1.0  
COVER





FOR CONTINUATION SEE SHEET C1.6


**MATCH LINE**



## ABBREVIATIONS:

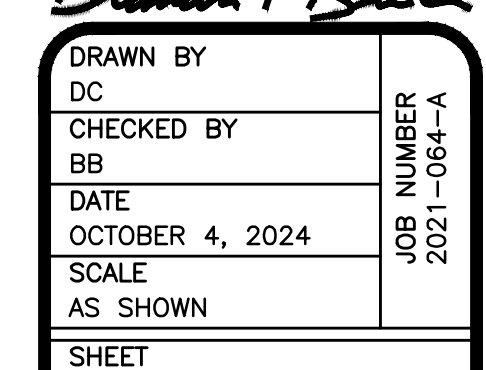
CL – CENTERLINE NP – NORMAL POOL (ELEVATION) R/W – RIGHT-OF-WAY S.F. – SQUARE FEET R – RADIUS B.S.L. – BUILDING SETBACK LINE L.E. – LANDSCAPE EASEMENT D.E. – DRAINAGE EASEMENT R.D.E. – REGULATED DRAINAGE EASEMENT D.&U.E. – DRAINAGE AND UTILITY EASEMENT S.D.&U.E. – SANITARY SEWER, DRAINAGE AND UTILITY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

1. FENCES ON INDIVIDUAL LOTS SHALL BE BLACK, WROUGHT IRON, ALUMINUM OR EQUIVALENT OR LIKE MATERIAL AND BE SUCH A STYLE DESIGNATED AND APPROVED BY THE HOA. FENCES SHALL ALSO MAINTAIN A MINIMUM OF THREE FEET (3') OF CLEARANCE FROM ANY AC UNIT.
2. THE TOWN SHALL NOT BE RESPONSIBLE FOR REPAIRS ON ANY 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 BULB-OUTS AND ISLANDS.
4. THE TOWN SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL ON ANY INTERNAL STREETS OR ALLEY.



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## DEVELOPMENT PLAN



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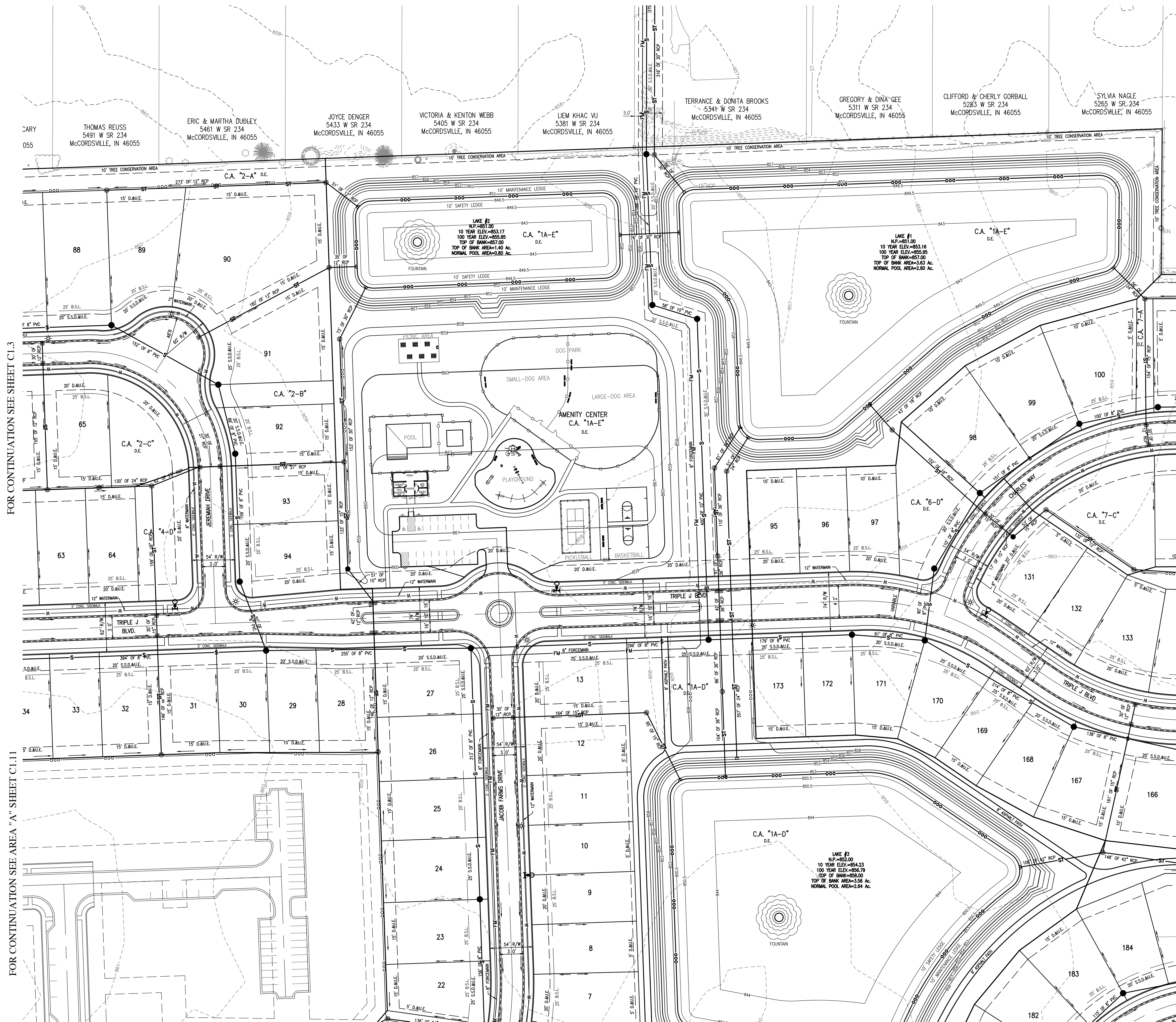
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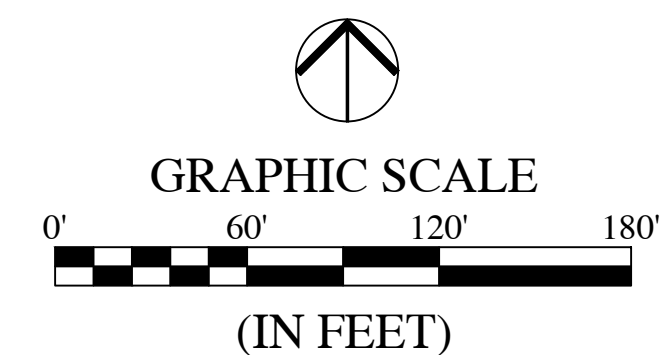


FOR CONTINUATION SEE SHEET C1.8



FOR CONTINUATION SEE AREA "A" SHEET C1.11

FOR CONTINUATION SEE SHEET C1.1



LEGEND:

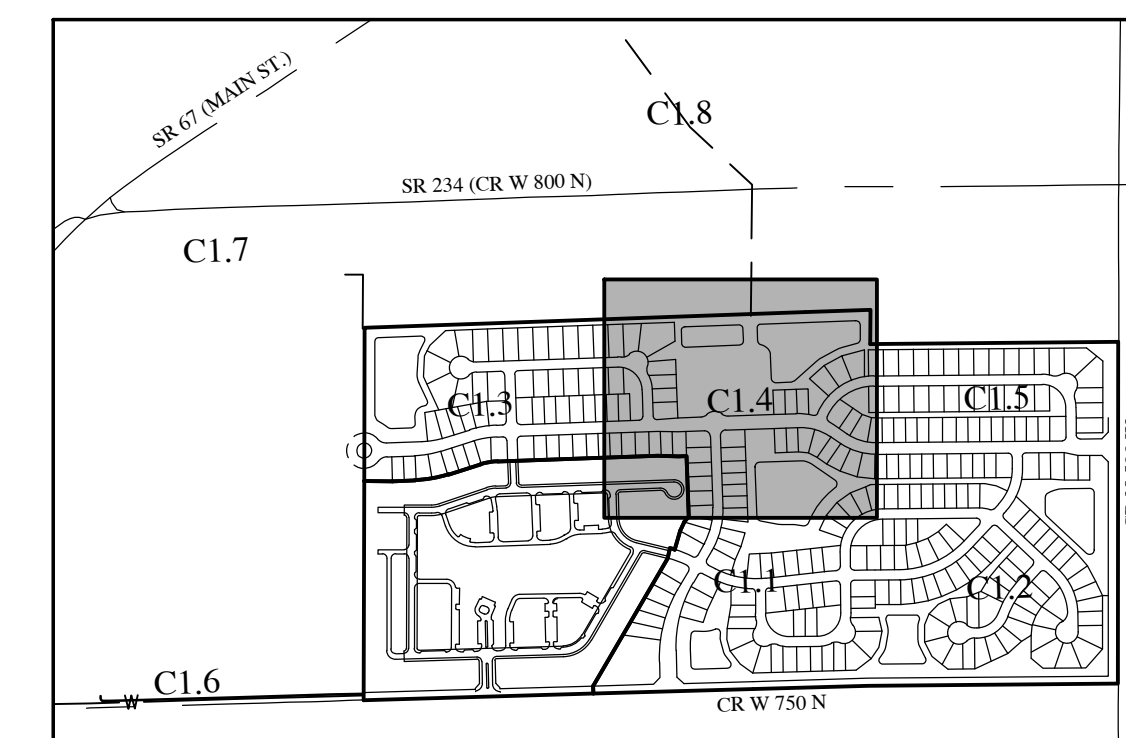
EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	NATURAL GAS PIPELINE	
	PETROLEUM PIPELINE	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	FARM-STYLE FENCE	
	TREE LINE	
	SANITARY 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)	Z5	- LOT NUMBER
R/W	- RIGHT-OF-WAY	BL	- BACK OF CURB
S.F.	- SQUARE FEET	FL	- FLOW LINE
R	- RADIUS	PVC	- POLYVINYL CHLORIDE PIPE
B.S.L.	- BUILDING SETBACK LINE	RCF	- 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		

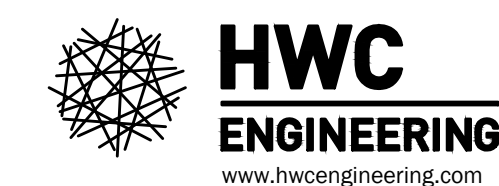
GENERAL NOTES:

1. FENCES ON INDIVIDUAL LOTS SHALL BE BLACK, WROUGHT IRON, ALUMINUM OR EQUIVALENT OR LIKE MATERIAL AND BE SUCH A STYLE DESIGNATED AND APPROVED BY THE HOA. FENCES SHALL ALSO MAINTAIN A MINIMUM OF THREE FEET (3') OF CLEARANCE FROM ANY AC UNIT.
2. THE TOWN SHALL NOT BE RESPONSIBLE FOR REPAIRS ON ANY 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 BULB-OUTS AND ISLANDS.
4. THE TOWN SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL ON ANY INTERNAL STREETS OR ALLEY.



**KEYMAP**  
NOT TO SCALE

## REVISIONS

[illegible]

JACOBI LEGACY FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA  
DEVELOPMENT PLAN

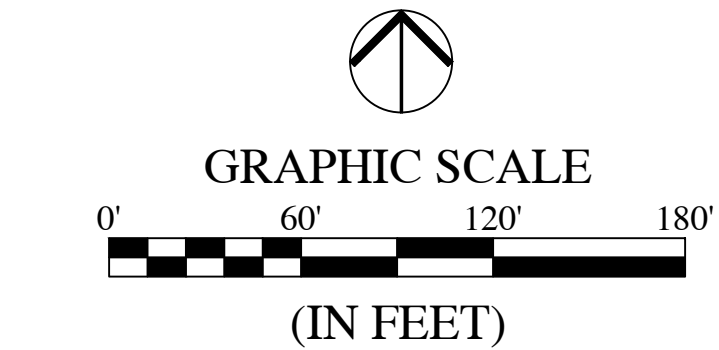


DRAWN BY DC		JOB NUMBER 2021-064-A
CHECKED BY BB		
DATE OCTOBER 4, 2024		
SCALE AS SHOWN		
SHEET		

## C1.4

## DEVELOPMENT PLAN


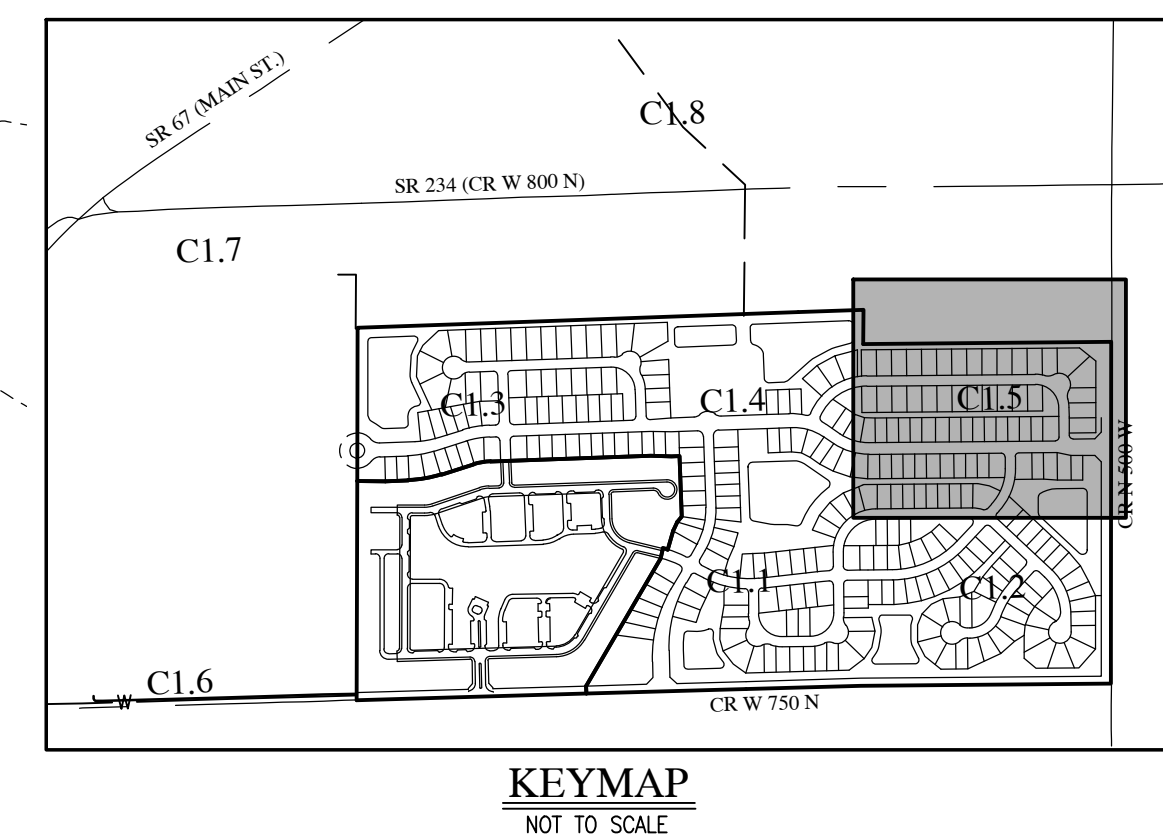




## ABBREVIATIONS:

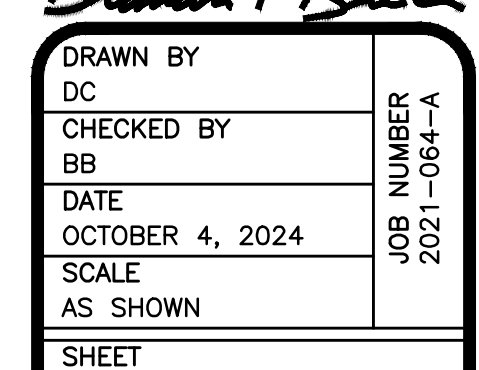
CL	- CENTERLINE	CA	- COMMON AREA
NP	- NORMAL POOL (ELEVATION)	25	- LOT NUMBER
R/W	- RIGHT-OF-WAY	BC	- BACK OF CURB
S.F.	- SQUARE FEET	FL	- FLOW LINE
R	- RADIUS	PVC	- POLYVINYL CHLORIDE PIPE
B.S.L.	- BUILDING SETBACK LINE	RCP	- REINFORCED CONCRETE PIPE
L.E.	- LANDSCAPE EASEMENT		
D.E.	- DRAINAGE EASEMENT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

1. FENCES ON INDIVIDUAL LOTS SHALL BE BLACK, WROUGHT IRON, ALUMINUM OR EQUIVALENT OR LIKE MATERIAL AND BE SUCH A STYLE DESIGNATED AND APPROVED BY THE HOA. FENCES SHALL ALSO MAINTAIN A MINIMUM OF THREE FEET (3') OF CLEARANCE FROM ANY AC UNIT.
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## DEVELOPMENT PLAN



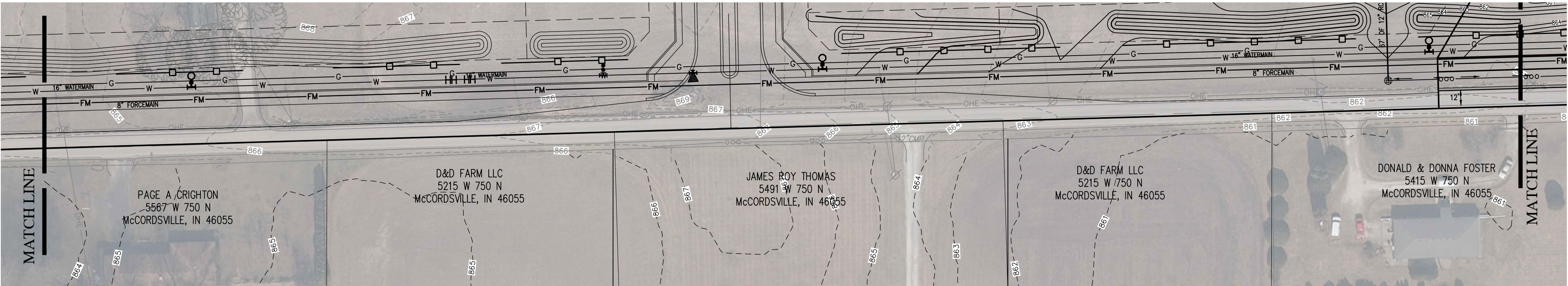
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Plot Date: Oct 04, 2024 Plot Time: 11:39am File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobsi Prop\Design\CAD\21064-A-Development- Plan PP.dwg, Layout: C1.6 By: dchasterfield

FOR CONTINUATION SEE THIS SHEET AT BELOW

FOR CONTINUATION SEE AREA "A" SHEET C1.9



FOR CONTINUATION SEE AREA "A" SHEET C1.12

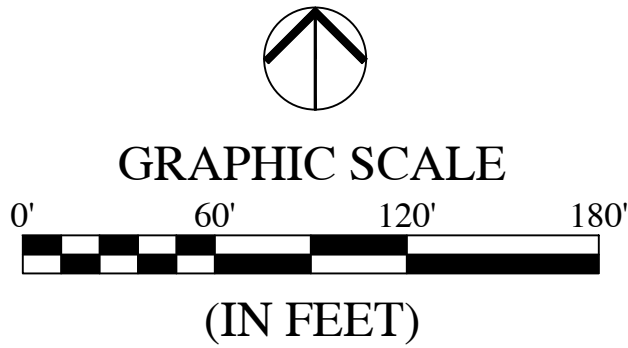
FOR CONTINUATION SEE SHEET C1.1



NOTE:  
THE RIGHT-OF-WAY FOR THE FUTURE ROUND ABOUT AT THE INTERSECTION OF CR750N AND THE FUTURE NORTH-SOUTH STREET, LOCATED ALONG THE WEST LINE SHOULD BE DEDICATED TO THE TOWN. THIS RIGHT-OF-WAY WILL BE FURTHER DEFINED AT THE DEVELOPMENT PLAN STAGE.

FOR CONTINUATION SEE AREA "A" SHEET C1.9

FOR CONTINUATION SEE THIS SHEET AT ABOVE



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
G	NATURAL GAS PIPELINE	G
P	PETROLEUM PIPELINE	P
---	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:

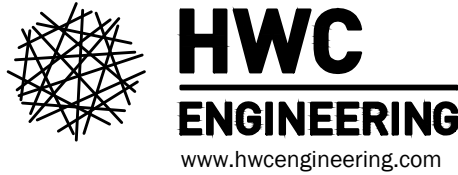
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D.E.	- DRAINAGE EASEMENT		
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REVISIONS

DATE	DESCRIPTION	BY



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MCCORDSVILLE, INDIANA  
DEVELOPMENT PLAN

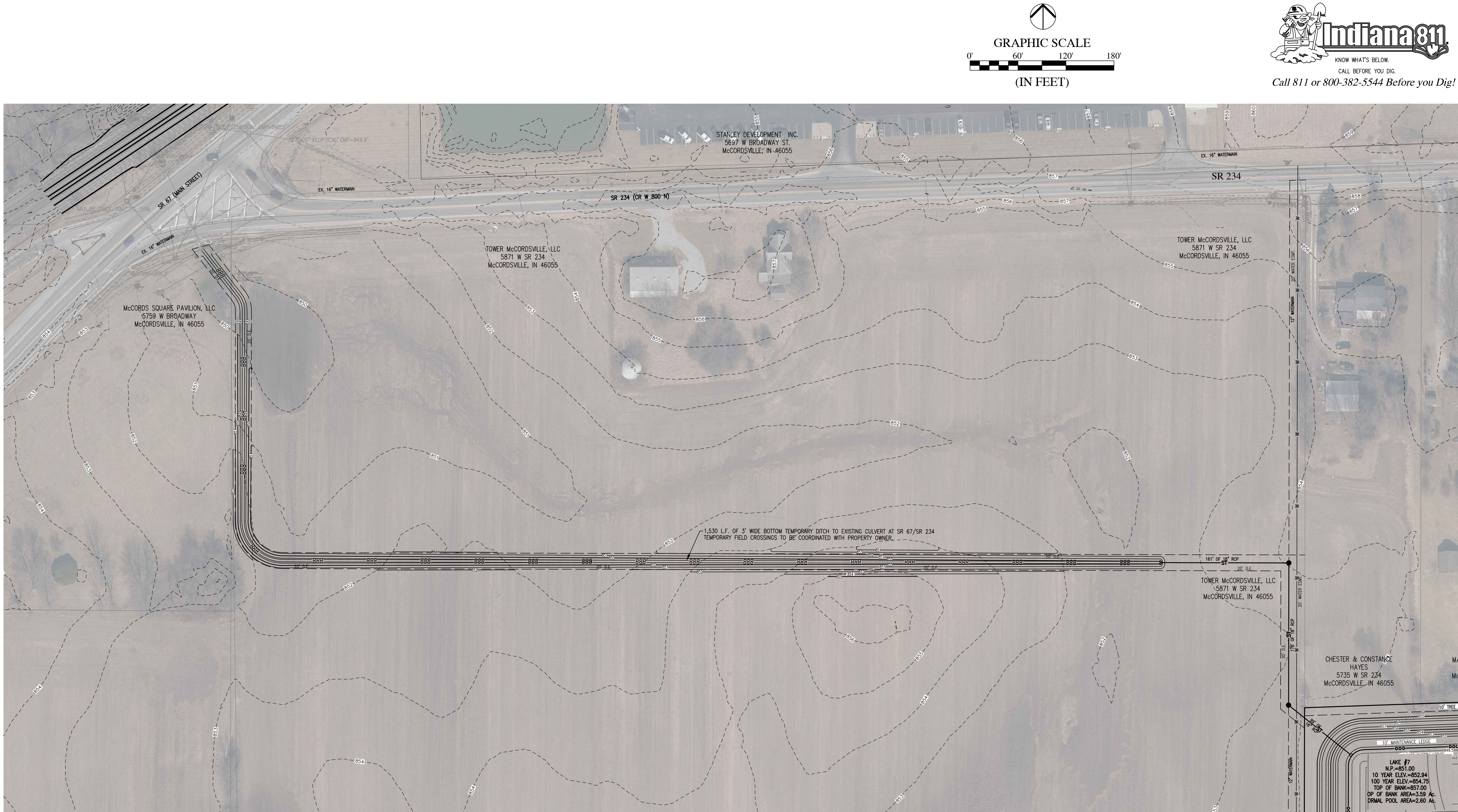
PROFESSIONAL ENGINEER  
BRANDON J. BURKE  
No. 10000075  
STATE OF INDIANA

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

C1.6  
DEVELOPMENT PLAN

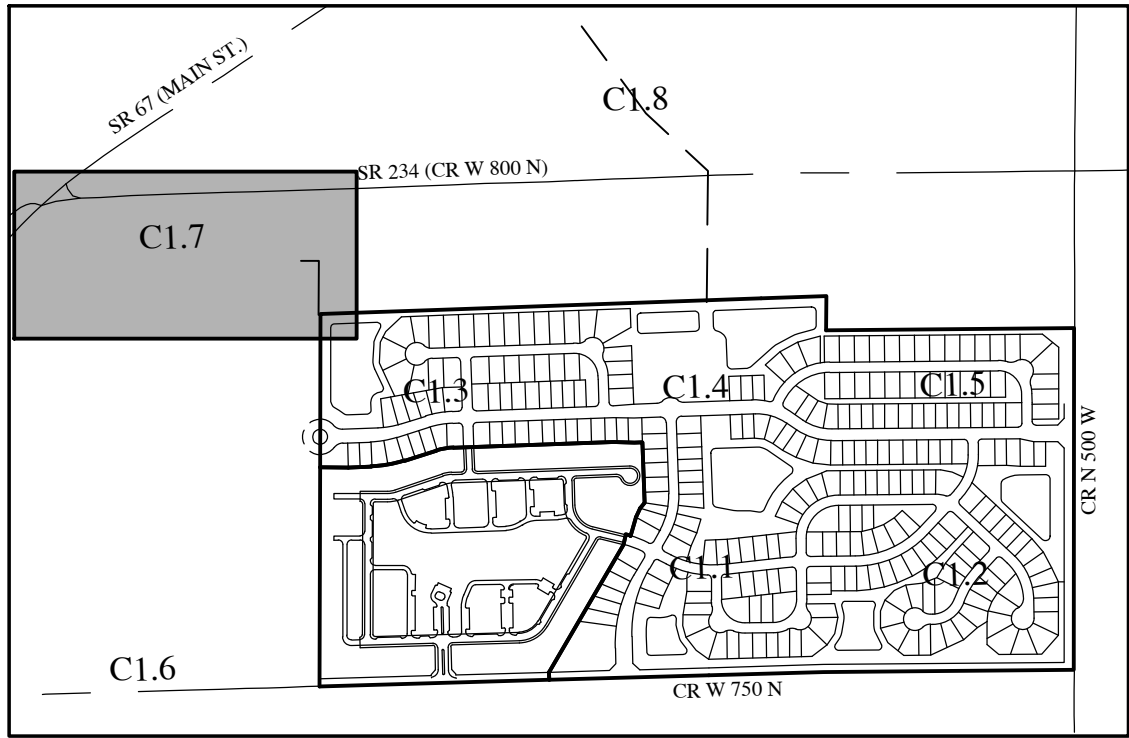


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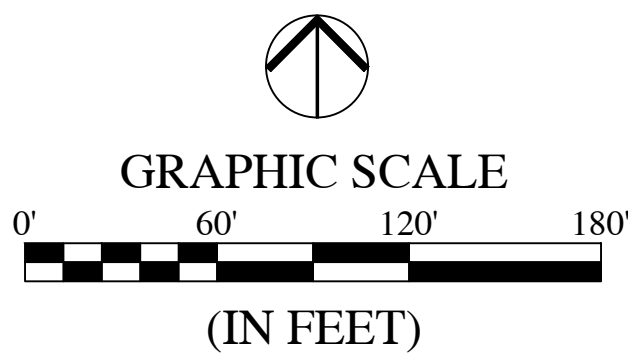


ABBREVIATIONS:			
CL	- CENTERLINE	CA	- COMMON AREA
NP	- NORMAL POOL (ELEVATION)	25	- LOT NUMBER
R/W	- RIGHT-OF-WAY	BC	- BACK OF CURB
S.F.	- SQUARE FEET	FL	- FLOW LINE
R	- RADIUS	PVC	- POLYVINYL CHLORIDE PIPE
B.S.L.	- BUILDING SETBACK LINE	RCP	- REINFORCED CONCRETE PIPE
L.E.	- LANDSCAPE EASEMENT		
D.E.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

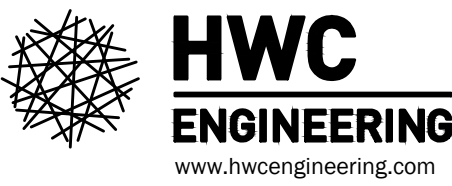
LEGEND:	
EXISTING	PROPOSED
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
	SWALE / FLOWLINE
	SUBSURFACE DRAIN
	SANITARY SEWER
	STORM SEWER
	STORM CULVERT
	WATER MAIN
	NATURAL GAS PIPELINE
	PETROLEUM PIPELINE
	CONTOUR, MAJOR
	CONTOUR, MINOR
	FENCE
	TREE LINE
	SANITARY MANHOLE
	STORM MANHOLE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



FOR CONTINUATION SEE SHEET C1.3



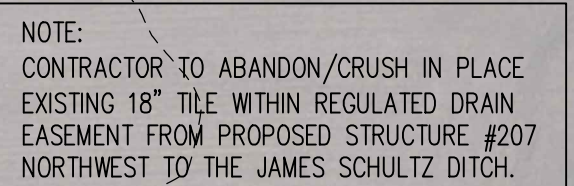
REVISIONS		
DATE	DESCRIPTION	BY



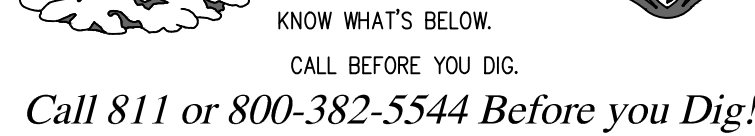
JACOBI LEGACY FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA  
DEVELOPMENT PLAN

PROFESSIONAL ENGINEER  
No. 10000075  
STATE OF INDIANA  
BRANDON T. BURKE  
DRAWN BY: DC  
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 LEFT


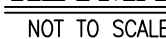


## PROPOSED

(SEE SHEET L1.6 FOR DETAIL)

CL	= CENTERLINE	CA	= COMMON AREA
NP	= NORMAL POOL (ELEVATION)	ZS	= 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		

1. FENCES ON INDIVIDUAL LOTS SHALL BE BLACK, WROUGHT IRON, ALUMINUM OR EQUIVALENT OR LIKE MATERIAL AND BE SUCH A STYLE DESIGNATED AND APPROVED BY THE HOA. FENCES SHALL ALSO MAINTAIN A MINIMUM OF THREE FEET (3') OF CLEARANCE FROM ANY AC UNIT.
2. THE TOWN SHALL NOT BE RESPONSIBLE FOR REPAIRS ON ANY 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.



**HWC**  
**ENGINEERING**  
[www.hwcengineering.com](http://www.hwcengineering.com)

## DEVELOPMENT PLAN



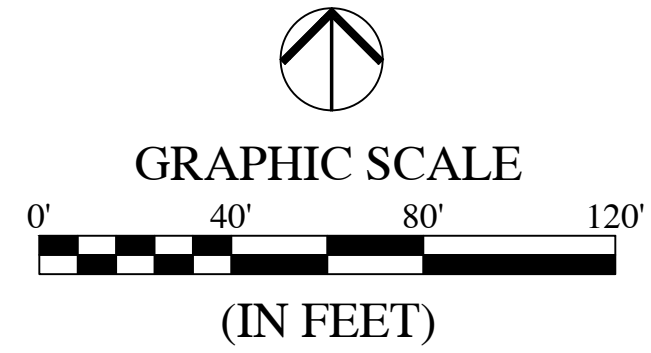
## DEVELOPMENT PLAN



FOR CONTINUATION SEE SHEET C1.10



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



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:

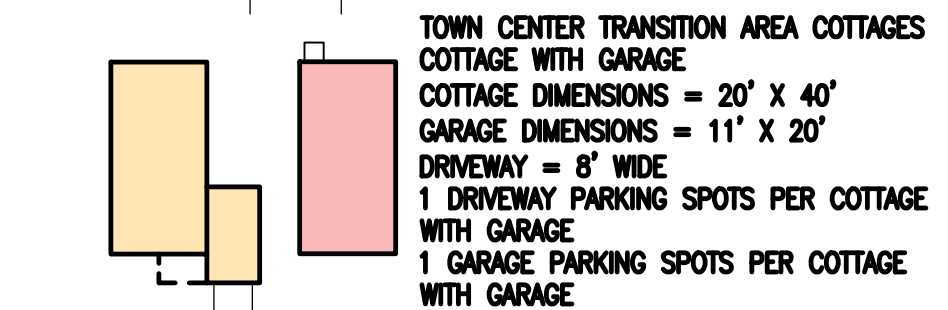
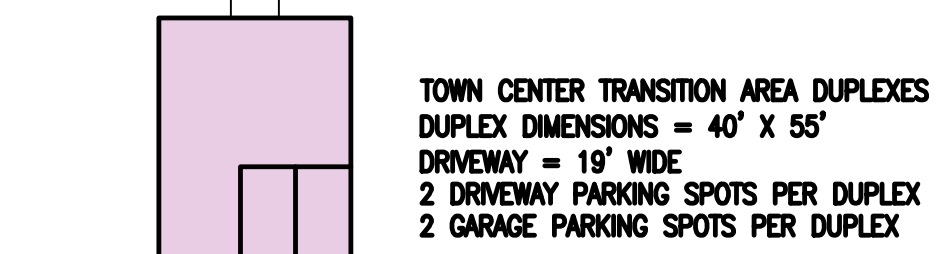
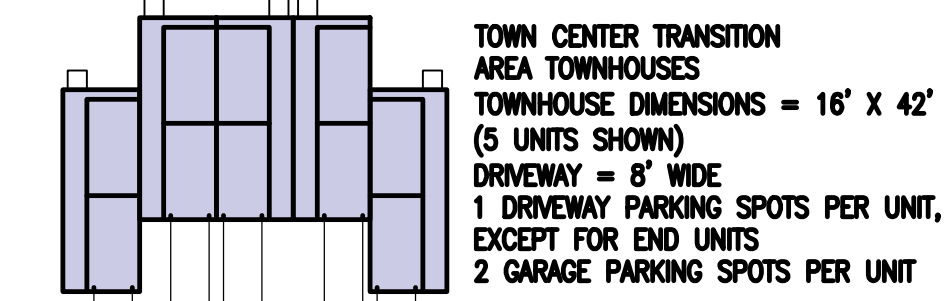
TOWNHOUSES: 164 UNITS (46 END UNITS WITH REDUCED DRIVEWAY LENGTH)  
GARAGE PARKING SPOTS = 328  
DRIVEWAY PARKING SPOTS = 118

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

COTTAGES WITH GARAGE: 74 UNITS  
GARAGE PARKING SPOTS = 74  
DRIVEWAY PARKING SPOTS = 74

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

TOTAL PARKING SPOTS = 934 (438 BEING GARAGE PARKING SPOTS)



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	74	109
Minimum Lot Area	-	1,000	4,000	3,500	1,700
Minimum Lot Width	-	16'	52'	40'	30'
Minimum Lot Frontage	-	16'	50'	40'	30'
Minimum Front Yard Setback	-	10'	10'	10'	10'
Minimum Driveway Depth	-	20'/10'	20'	20'	N/A
Minimum Side Yard Setback	-	0'	0'	0'	0'
Minimum Building Separation	-	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
Structure Height	-	40'	35'	35'	35'

1 Lot width measured at front-yard setback or building line. 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/rail.

REVISIONS		
DATE	DESCRIPTION	BY



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: Oct 04, 2024 Plot Time: 11:41am File Name: W:\LMS Real Estate Investment Mgmt LLC\2024-309-S LMS REIM- Jacobbi Farms\Design\CAD\24309S\Development Plan PP.dwg, Layout: C1.10 By: dcheaterfield

W. LINE, NE. 1/4, SEC. 25, T.17N., R.5E.

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

N00°07'52"E 1163.21'

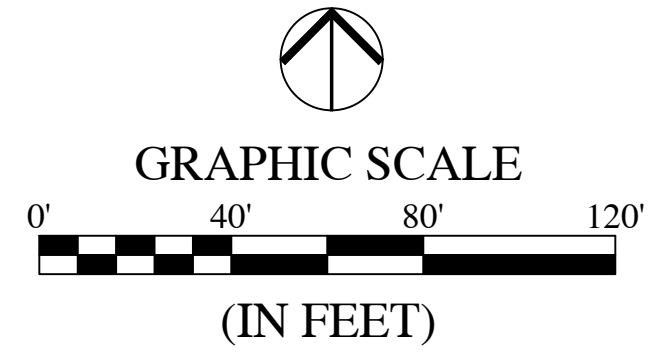
ROW 2  
44903.1 S.F.  
1.031 AC. ±



FOR CONTINUATION SEE SHEET C1.9



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



LEGEND:

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

GENERAL NOTES:

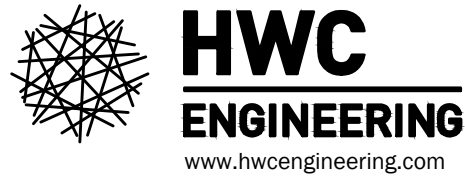
- THE TOWN SHALL NOT BE RESPONSIBLE FOR REPAIRS ON ANY ALLEY.
- THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF ANY LANDSCAPE, SIGNAGE OR OTHER FEATURES INSTALLED IN THE RIGHT-OF-WAY. EXAMPLES OF THIS ARE LANDSCAPED MEDIANS AND LANDSCAPED CURB BULB-OUTS AND ISLANDS.
- THE TOWN SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL ON ANY INTERNAL STREETS OR ALLEY.

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

	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 Cottages with Garages	Town Center Transition Area Cottages without 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	74	109
Minimum Area	-	1,000	4,000	3,500	1,700
Minimum Lot Width <sup>1</sup>	-	16'	52'	40'	30'
Minimum Lot Frontage <sup>2</sup>	-	16'	50'	40'	30'
Minimum Front Yard Setback	-	10'	10'	10'	10'
Minimum Driveway Depth	-	20'/10' <sup>3</sup>	20'	20'	N/A
Minimum Side Yard Setback	-	0'	0'	0'	0'
Minimum Building Separation	-	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	-	40'	35'	35'	35'

<sup>1</sup> Lot width measured at front-yard setback or building line. 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.  
<sup>2</sup> Measured at the Street Front.  
<sup>3</sup> 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.  
<sup>4</sup> Minimum Building Separation does not include roof overhangs or the depth of brick on masonry walls/cost.

REVISIONS		
DATE	DESCRIPTION	BY



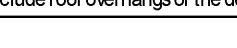
JACOBI LEGACY FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA  
AREA "A" DEVELOPMENT PLAN



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





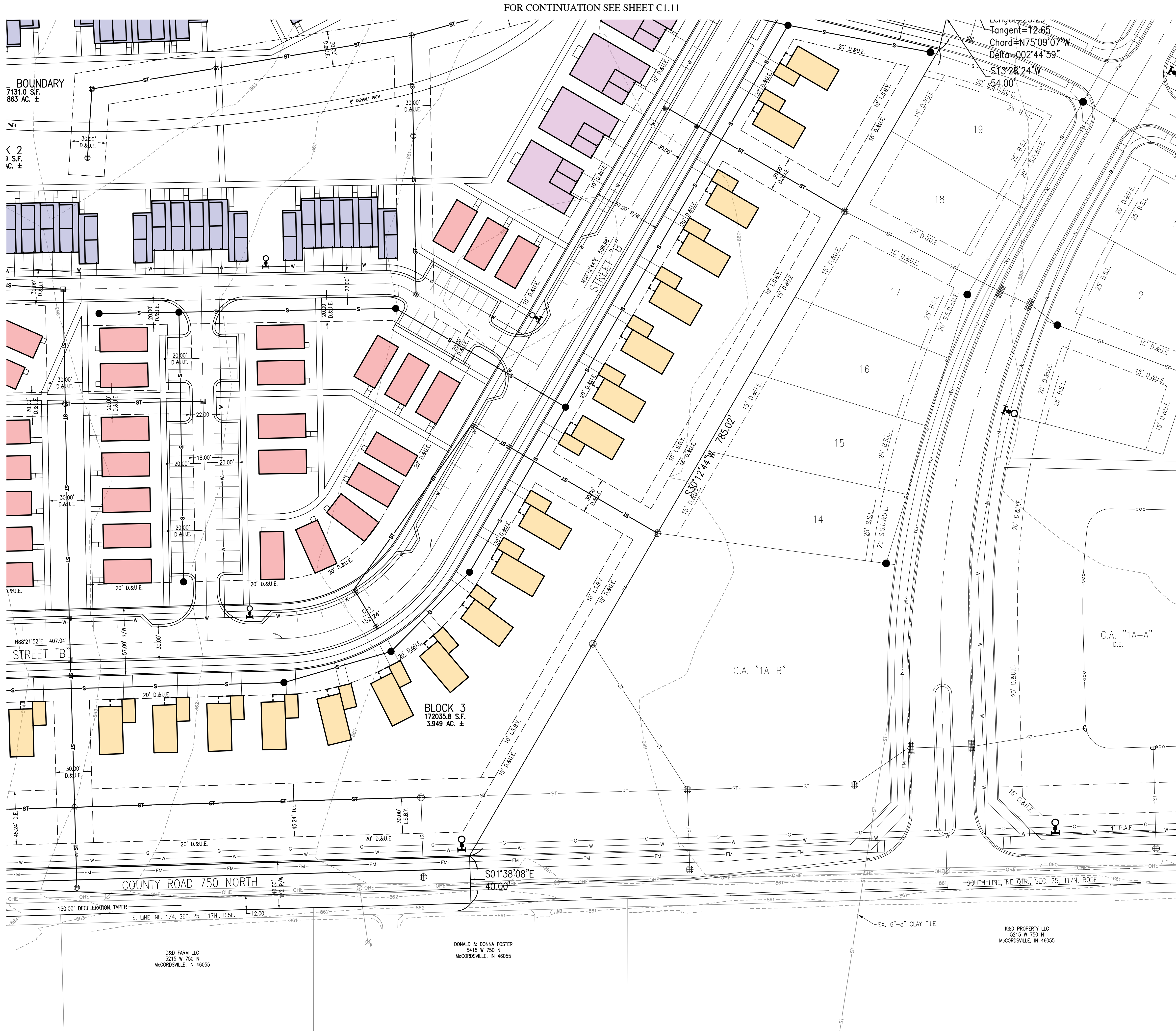
- 1 Lot width measured at front-yard setback or building line. Residential units in Area A may be located on the same lot or on adjacent lots. The lot width shall be measured at the front yard setback or building line of the lot or lots having the greatest lot width. The lot width shall be measured at the front yard setback or building line of the lot or lots having the greatest lot width. The lot width shall be measured at the front yard setback or building line of the lot or lots having the greatest lot width.
- 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 12' or more; the end-unit is off-set from the front of 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 windows/cor.

# C1.11

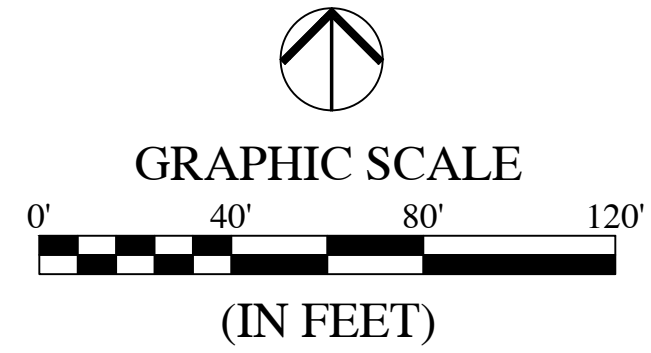
AREA "A" DEVELOPMENT  
PLAN



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

GENERAL NOTES:

- THE TOWN SHALL NOT BE RESPONSIBLE FOR REPAIRS ON ANY 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.

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

	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	74	109
Minimum Lot Area	-	1,000	4,000	3,500	1,700
Minimum Lot Width <sup>1</sup>	-	16'	52'	40'	30'
Minimum Lot Frontage <sup>2</sup>	-	16'	50'	40'	30'
Minimum Front Yard Setback	-	10'	10'	10'	10'
Minimum Driveway Depth	-	20'/10' <sup>3</sup>	20'	20'	N/A
Minimum Side Yard Setback	-	0'	0'	0'	0'
Minimum Building Separation <sup>4</sup>	-	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	-	40'	35'	35'	35'

1 Lot width measured at front yard setback or building line. 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.

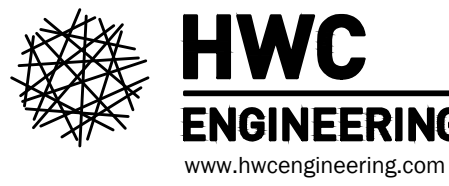
2 Measured at the Street Frontage.

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



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

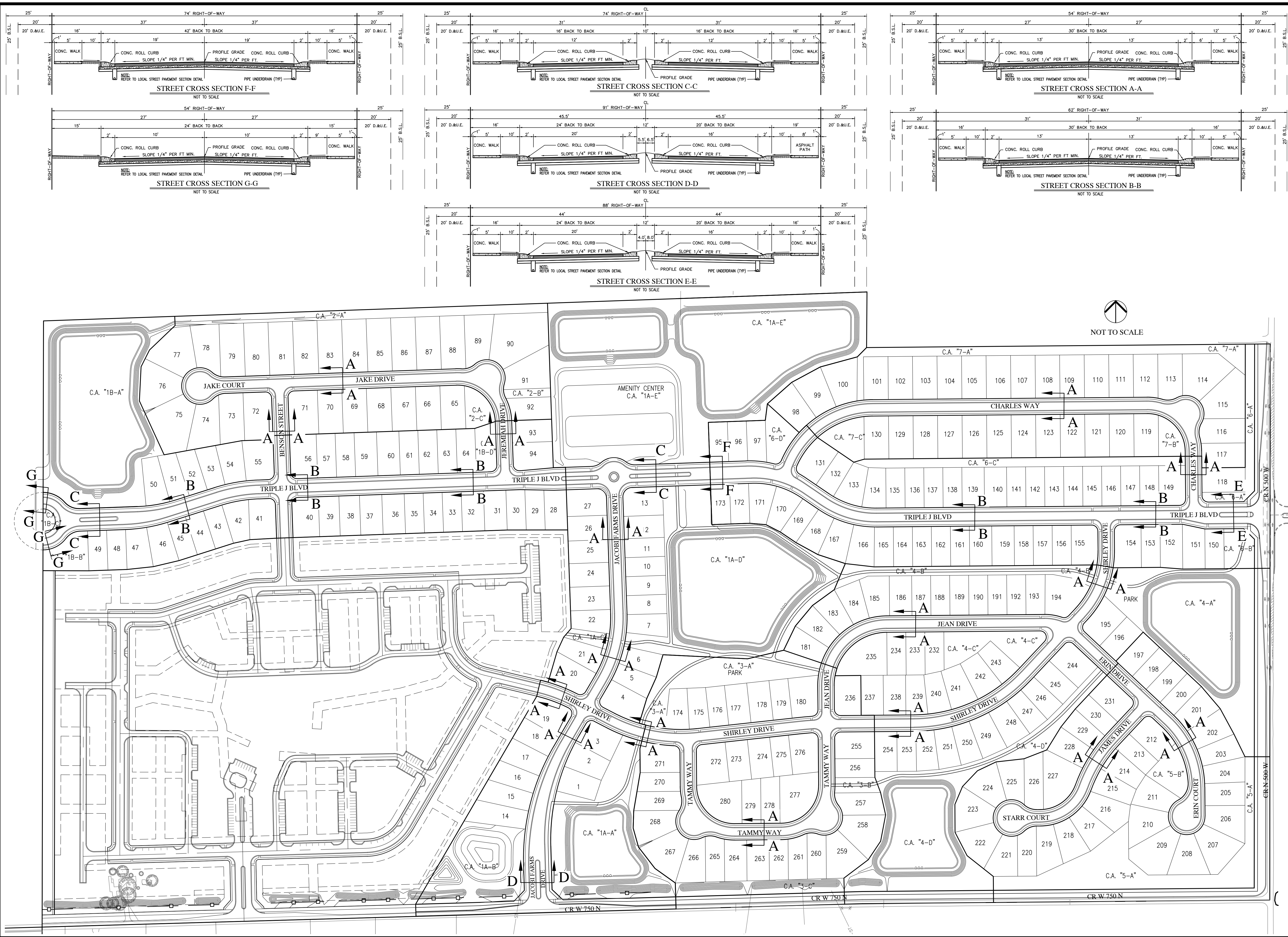


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CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	

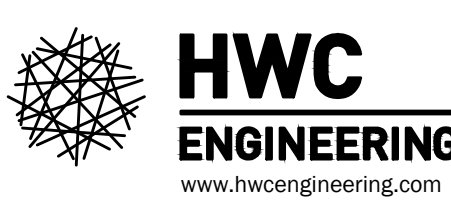
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AREA "A" DEVELOPMENT  
PLAN



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REVISIONS		
DATE	DESCRIPTION	BY



JACOBI LEGACY FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA

STREET CROSS SECTION DETAILS

PRELIMINARY  
NOT FOR CONSTRUCTION

*Brandon J. Burke*

DRAWN BY  
DC

CHECKED BY  
BB

DATE  
OCTOBER 4, 2024

SCALE  
AS SHOWN

SHEET

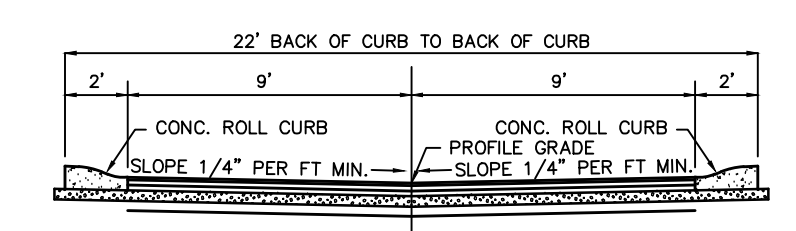
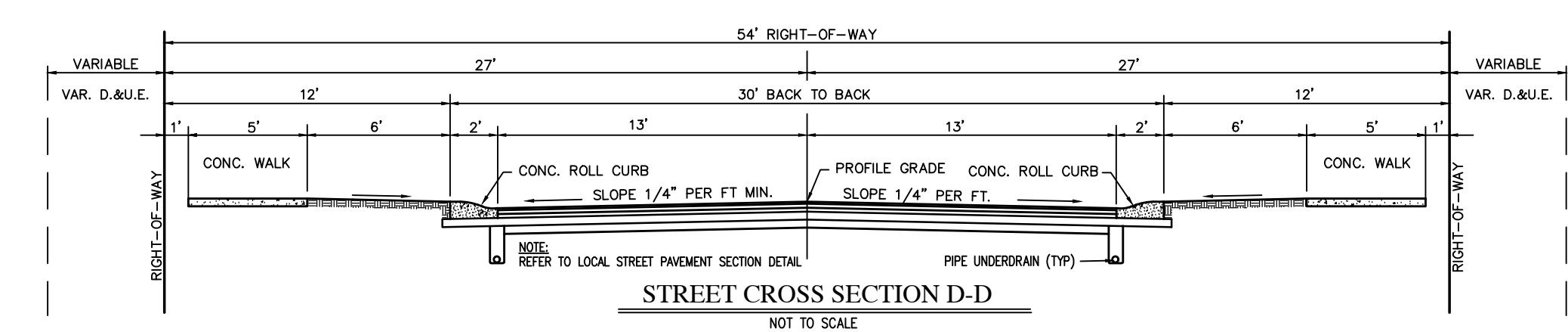
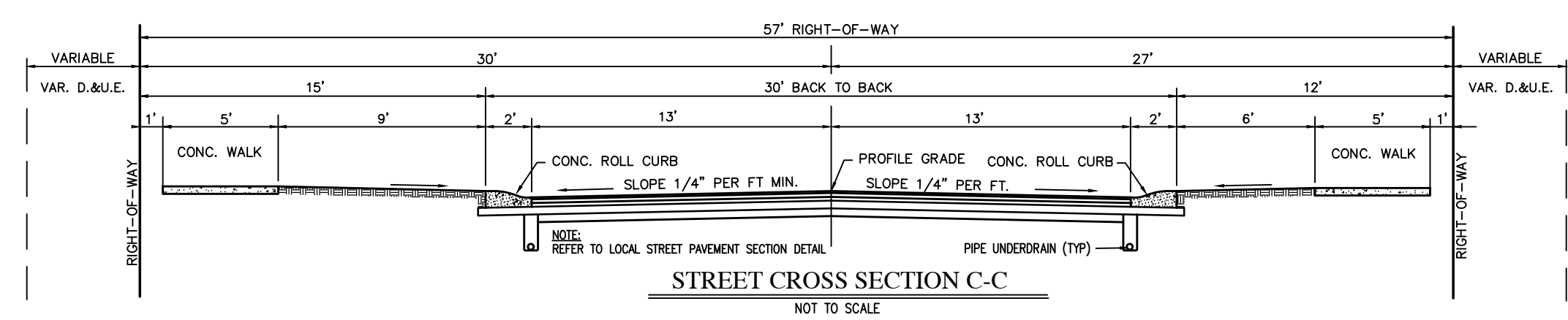
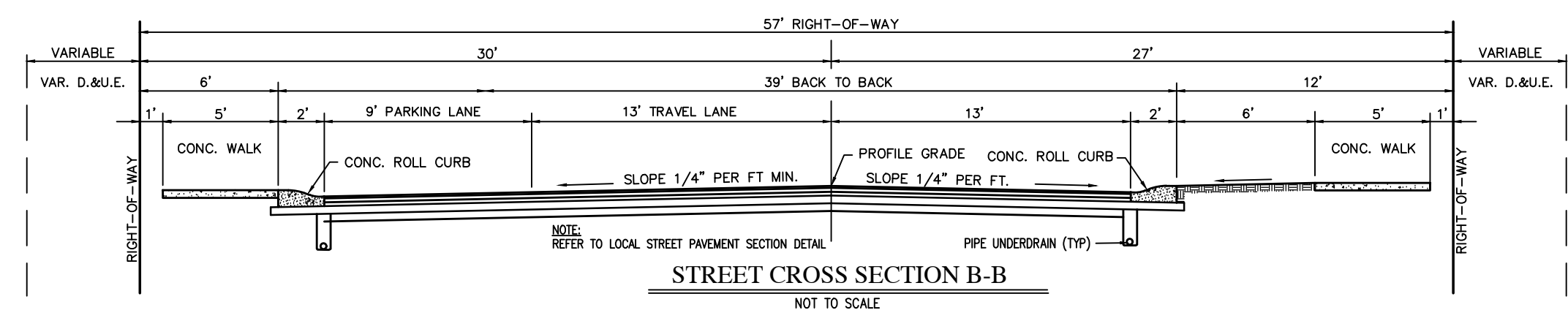
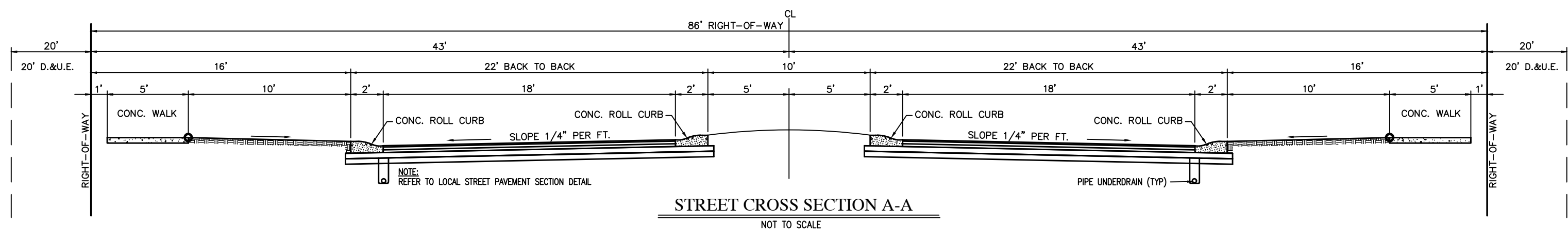
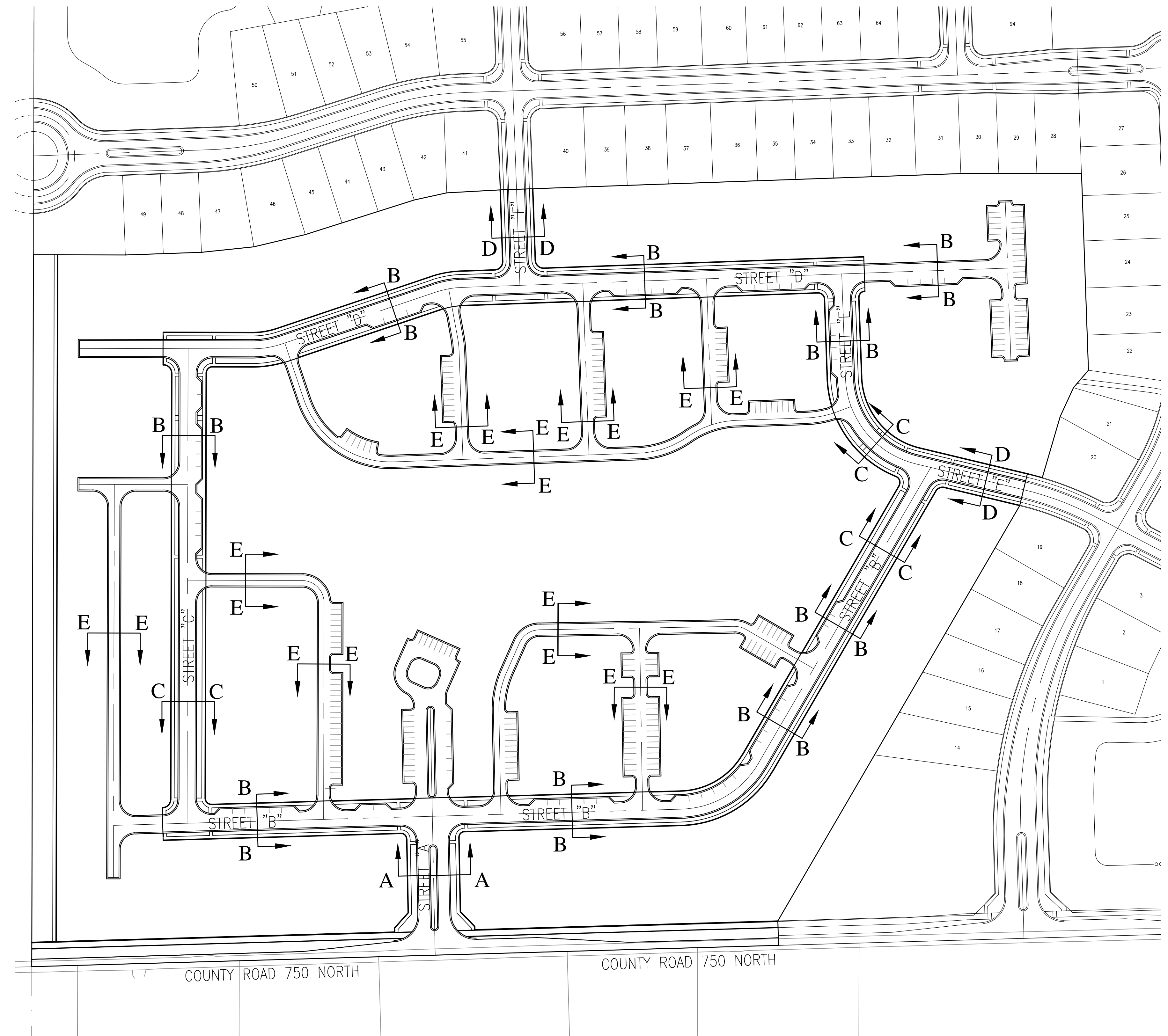
C1.13

STREET CROSS SECTION  
DETAILS

JOB NUMBER  
2021-064-A

© 2024





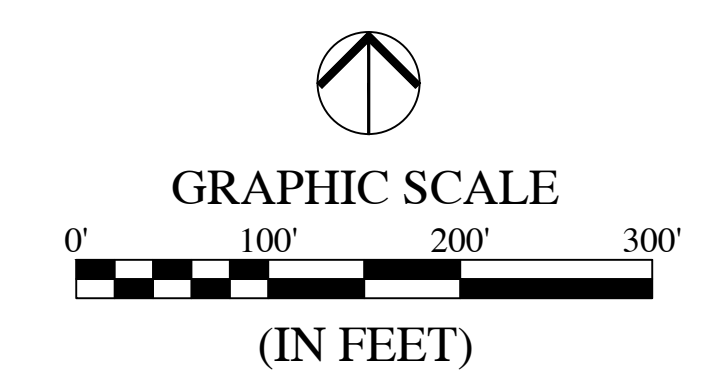
NOTE:  
REFER TO LOCAL STREET PAVEMENT SECTION DETAIL.  
DEPENDING ON THE LOCATION, ALLEY COULD SLOPE ENTIRELY TO CONC. ROLL CURB ON EITHER  
SIDE OF THE ALLEY. CONC. ROLL CURB IS A REVERSE ROLL CURB WHEN ON THE HIGH SIDE.

ALLEY CROSS SECTION E-E  
NOT TO SCALE



CALL BEFORE YOU DIG.  
*Call 811 or 800-382-5544 Before you Dig!*

**NOTE:**  
**SCALE: 1" = 100'**



LEGEND:

RIGHT-OF-WAY LINE \_\_\_\_\_

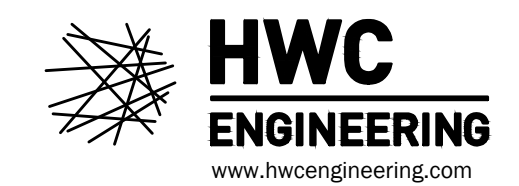
EASEMENT LINE \_\_\_\_\_

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

[illegible]

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



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

## C1.14

AREA "A" STREET CROSS  
SECTION DETAILS



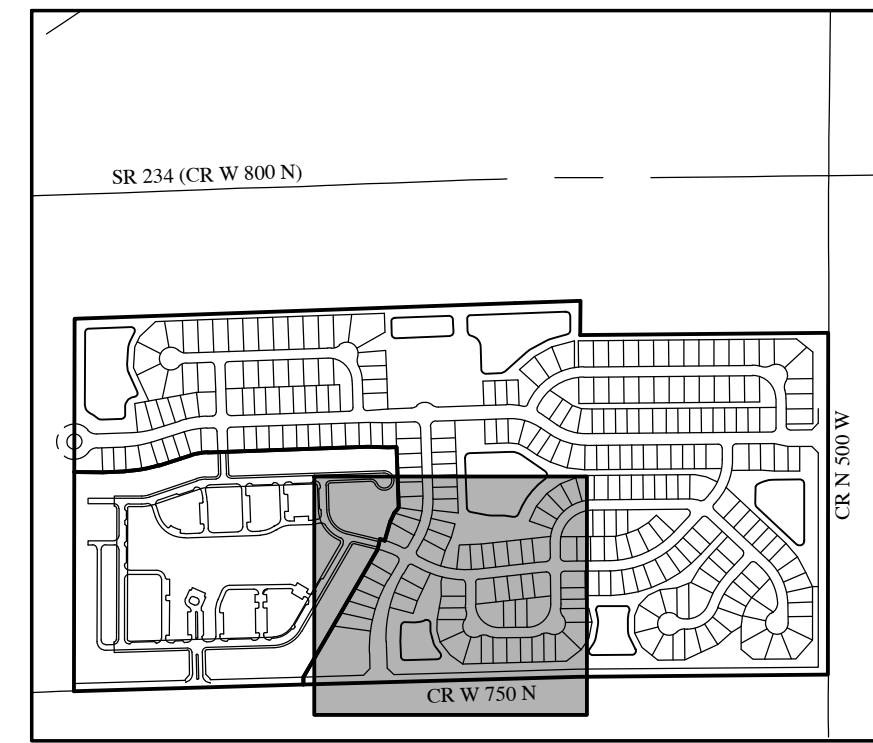


DONALD & DONNA FOSTER  
5415 W 750 N  
McCordsville, IN 46055

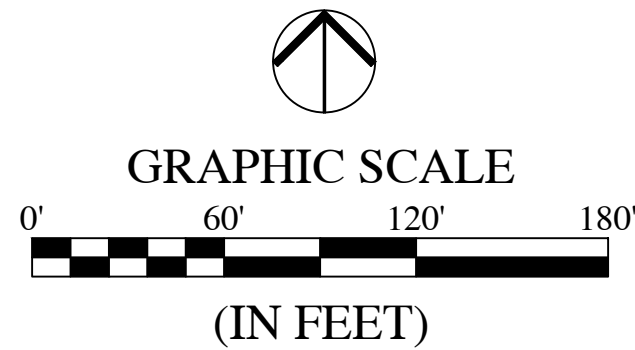
K&D PROPERTY LLC  
5215 W 750 N  
McCordsville, IN 46055

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
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ABBREVIATIONS:

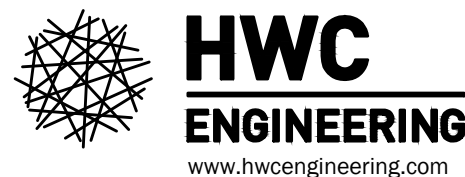
- CL - CENTERLINE
- CA - COMMON AREA
- 25 - LOT NUMBER
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- S.F. - SQUARE FEET
- R - RADIUS
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- D.E. - DRAINAGE EASEMENT
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- D.&U.E. - DRAINAGE AND UTILITY 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.

REVISIONS

DATE	DESCRIPTION	BY



JACOBI LEGACY FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA  
PRIMARY PLAT PLAN

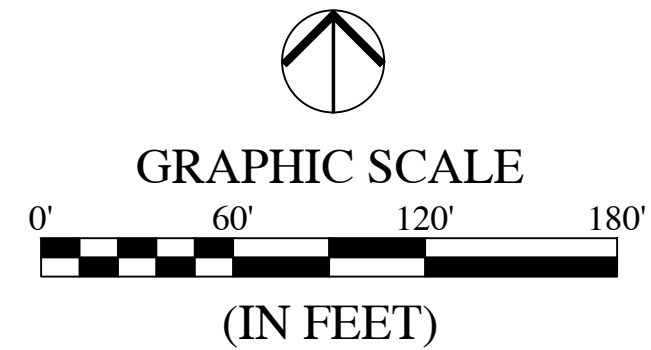
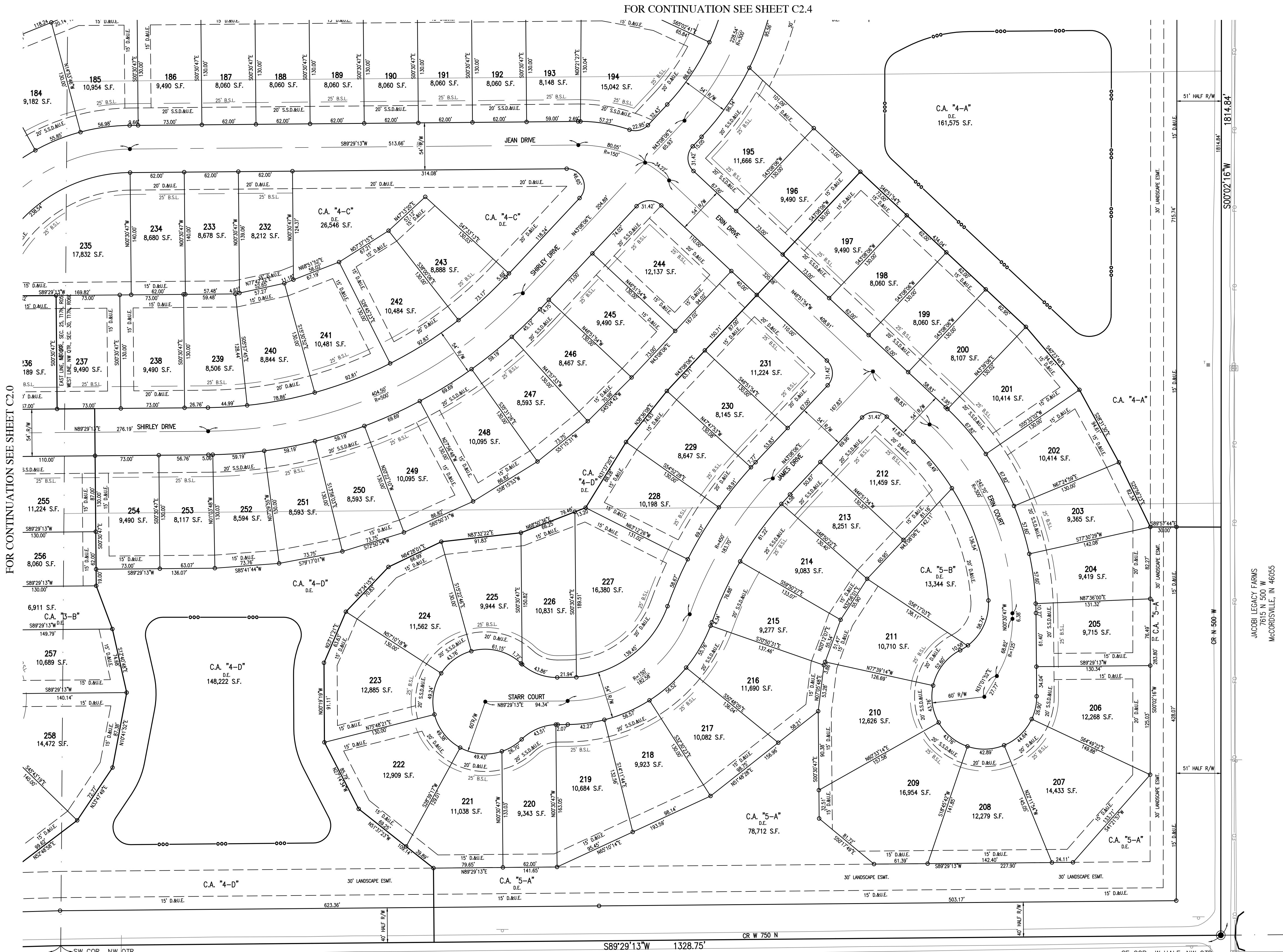


DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET	

C2.0  
PRIMARY PLAT PLAN



File Name: W:\Pulte Homes\2021-064-A-Pulte- McCordsville Jacobsi Prop\Design\CAD\21064-A-Primary Plat Plan PP.dwg, Layout: C2.1 By: dchesterfield Plot Date: Oct 04, 2024 Plot Time: 11:45am



LEGEND:

EXISTING	PROPOSED
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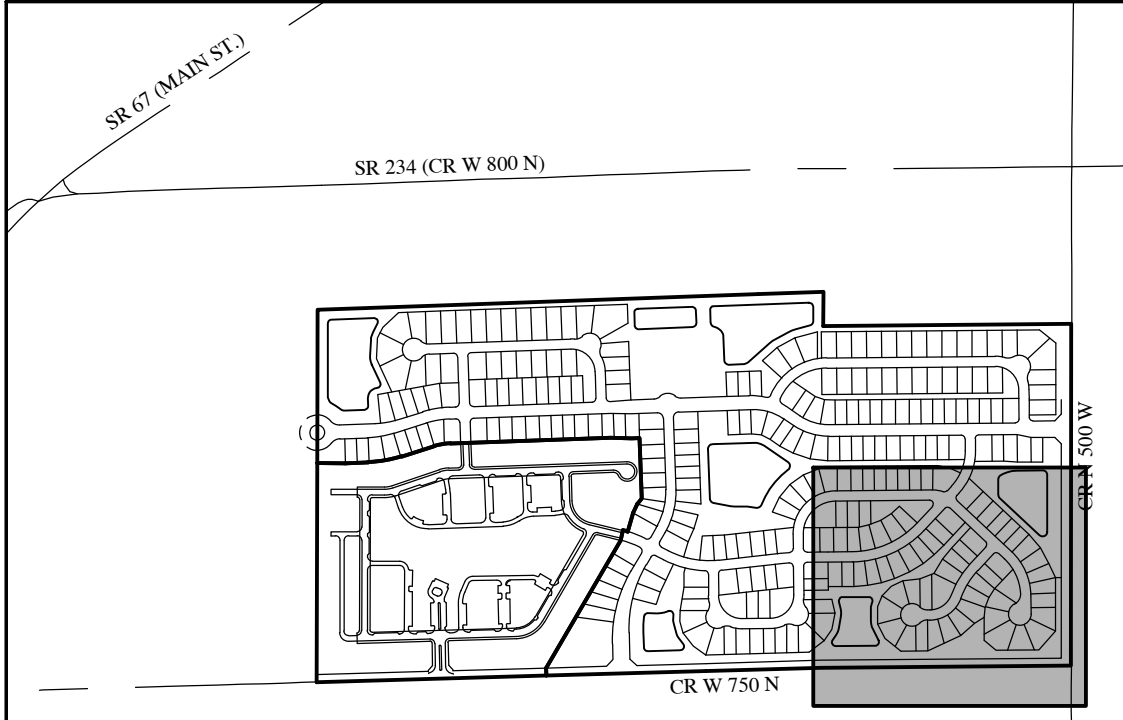
- ABBREVIATIONS:
- CL - CENTERLINE
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JACOBI LEGACY FARMS  
7615 N 500 W  
MCCORDSVILLE, IN 46055

JACOBI LEGACY FARMS  
7615 N 500 W  
MCCORDSVILLE, IN 46055

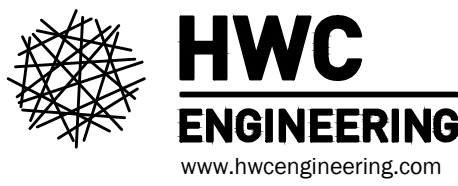
SE COR., W HALF, NW QTR.,  
SEC. 30, T17N, R06E  
CALCULATED LOCATION



KEYMAP  
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY



JACOBI LEGACY FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA  
PRIMARY PLAT PLAN

PROFESSIONAL ENGINEER  
No. 10000075  
INDIAN  
STATE OF INDIANA

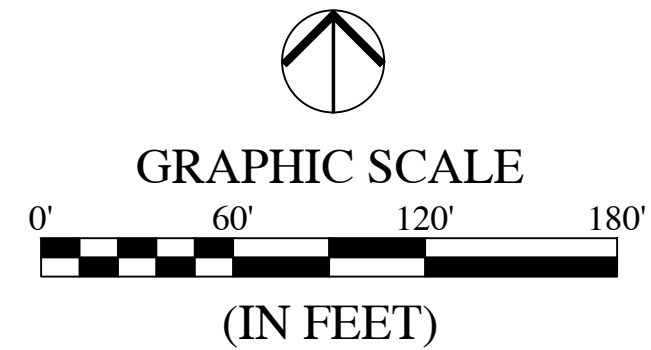
BRANDON J. BURKE

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

C2.1  
PRIMARY PLAT PLAN



Plot Date: Oct 04, 2024 Plot Time: 11:45am File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobsi Prop\Design\CAD\21064-A-Primary Plat Plan PP.dwg, Layout: C2.2 By: dchesterfield



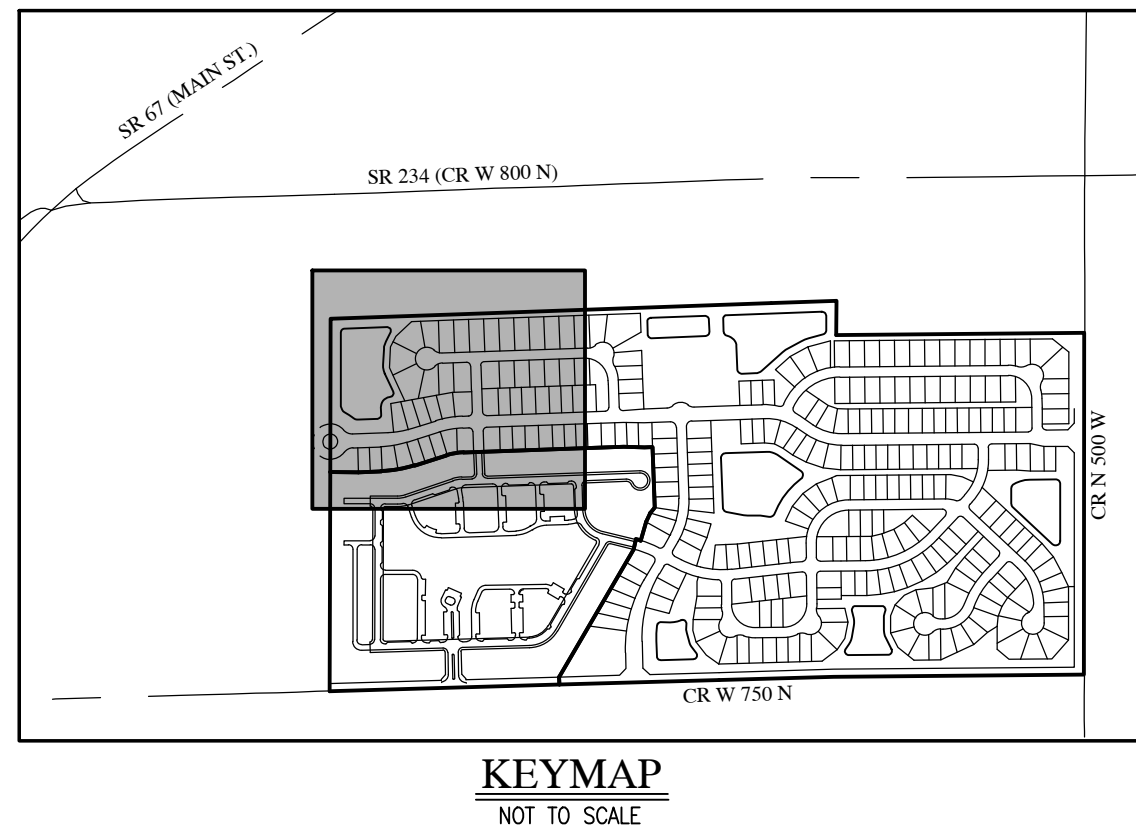
LEGEND:

EXISTING	PROPOSED
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- ABBREVIATIONS:
- CL - CENTERLINE
  - CA - COMMON AREA
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  - D.E. - DRAINAGE EASEMENT
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  - S.S.D.&U.E. - SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
  - PARK - POCKET PARK LOCATION

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- 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.

FOR CONTINUATION SEE SHEET C2.3



REVISIONS

DATE	DESCRIPTION	BY



JACOBI LEGACY FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA  
PRIMARY PLAT PLAN

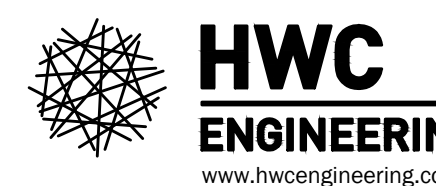
PROFESSIONAL ENGINEER  
No. 10000075  
INDIANA  
STATE OF INDIANA  
BRANDON J. BURKE  
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: DC  
CHECKED BY: BB  
DATE: OCTOBER 4, 2024  
SCALE: AS SHOWN  
SHEET: C2.2  
PRIMARY PLAT PLAN

JOB NUMBER: 2021-064-A

© 2024



[illegible]

**JACOBI LEGACY FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA  
PRIMARY PLAT PLAN**

BRANDON J. BURKE  
REGISTERED  
No.  
10000075  
STATE OF

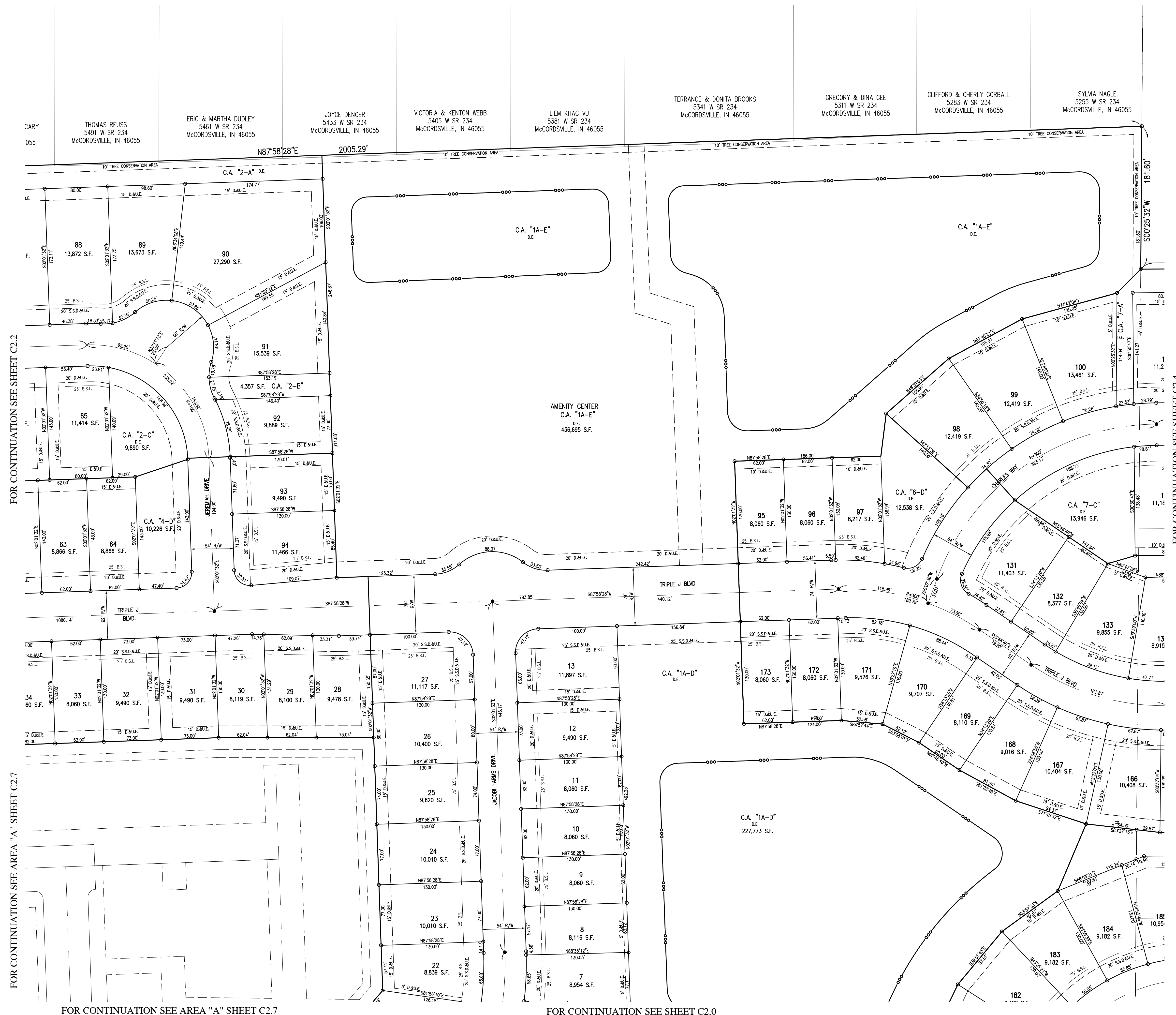
*Brandon T. B...*



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

## C2.3

### PRIMARY PLAT PLAT

© 2024



  
**GRAPHIC SCALE**  
 0'      60'      120'      180'  
  
 (IN FEET)

LEGEND:

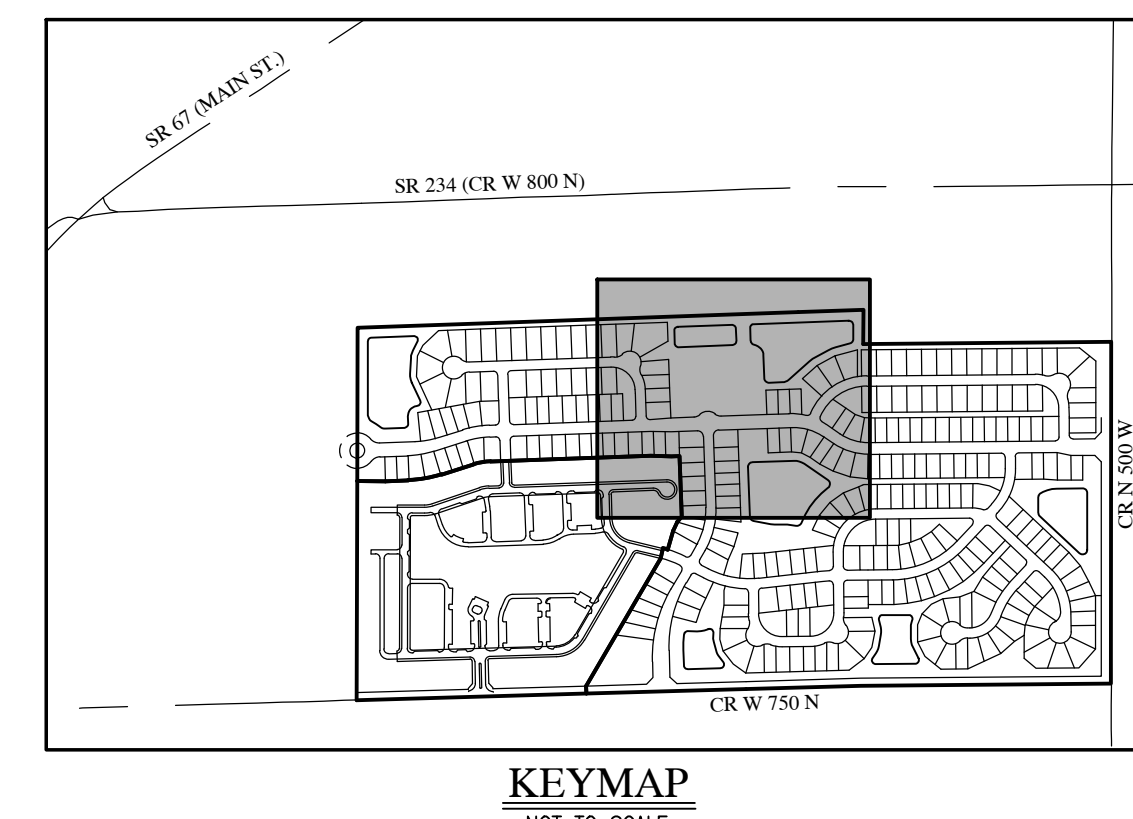
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_____	EASEMENT LINE	_____
_____	SETBACK LINE	_____
_____	CENTERLINE	_____

ABBREVIATIONS:

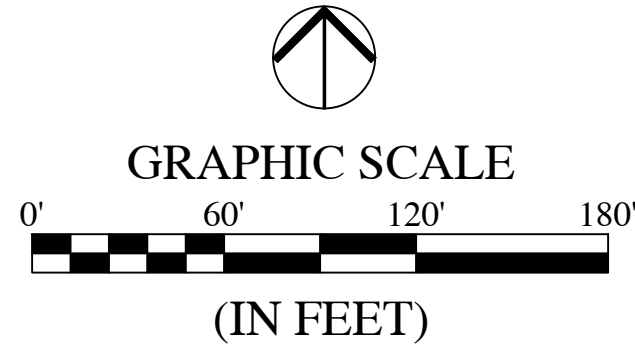
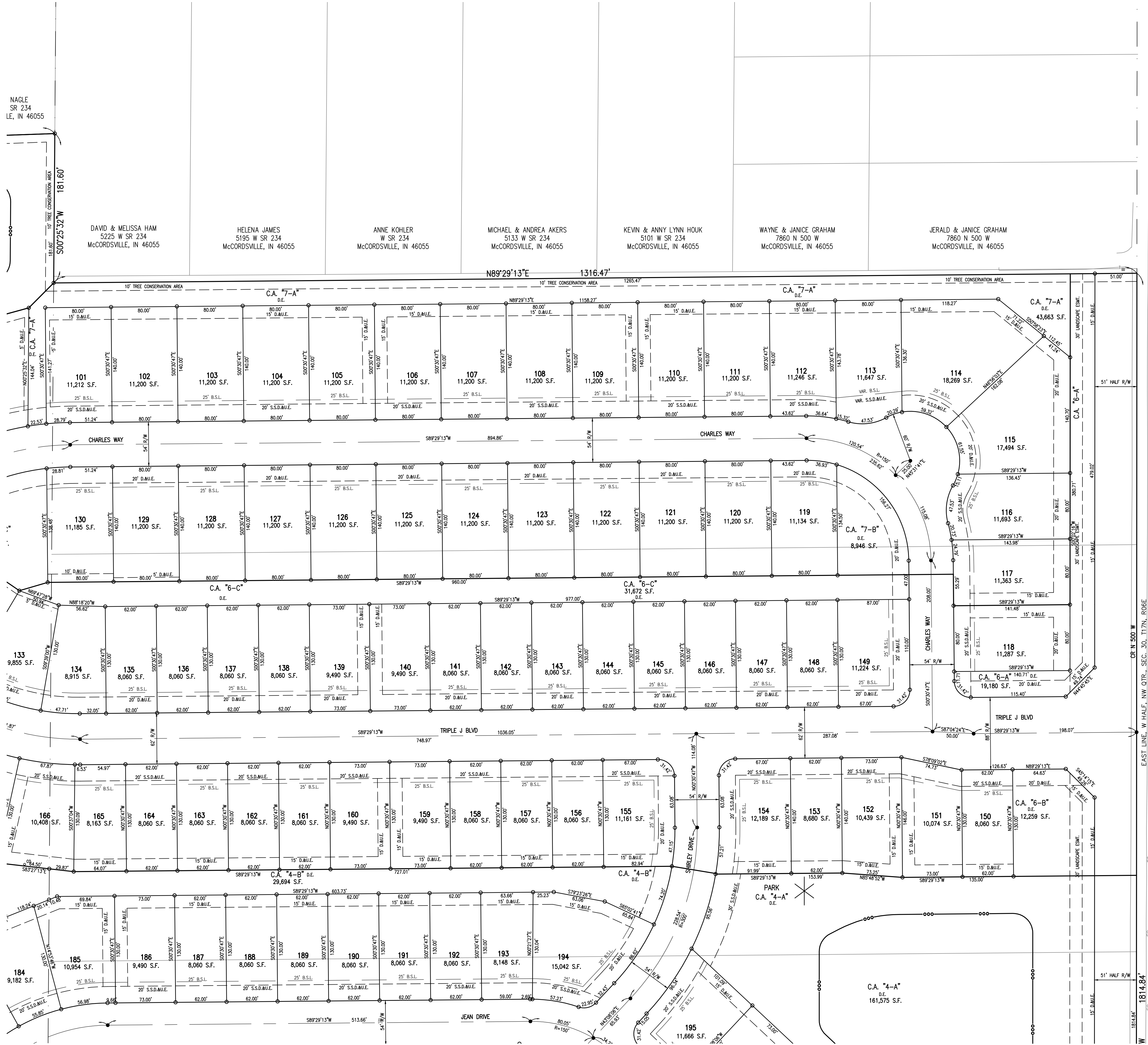
CL - CENTERLINE  
CA - COMMON AREA  
25 - LOT NUMBER  
R/W - RIGHT-OF-WAY  
S.F. - SQUARE FEET  
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D.&U.E. - DRAINAGE AND UTILITY EASEMENT  
S.S.&U.E. - SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT  
PARK - POCKET PARK LOCATION

SUBDIVISION MONUMENT

- 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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LEGEND:

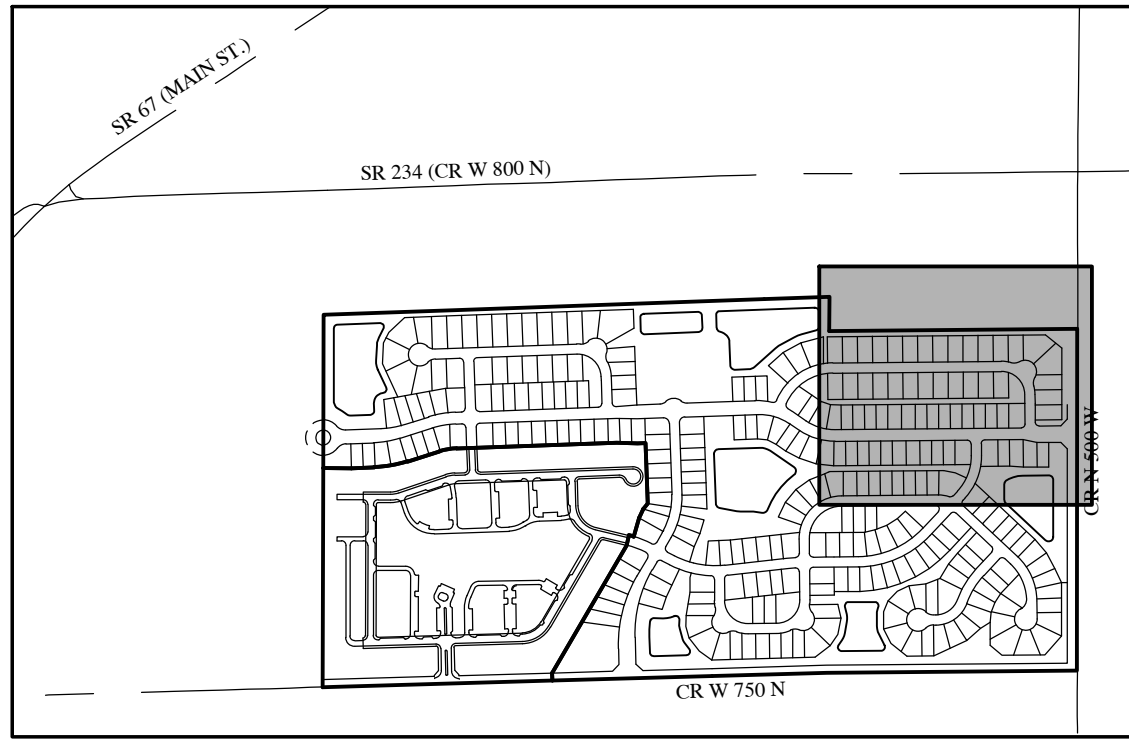
EXISTING	PROPOSED
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ABBREVIATIONS:

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- CA - COMMON AREA
- 25 - LOT NUMBER
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- S.F. - SQUARE FEET
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- PARK - POCKET PARK LOCATION

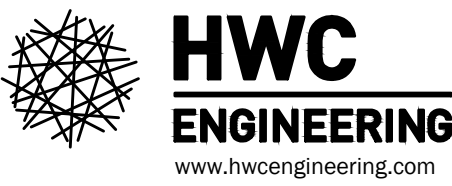
SUBDIVISION MONUMENTS

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REVISIONS

DATE	DESCRIPTION	BY



JACOBI LEGACY FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA  
PRIMARY PLAT PLAN

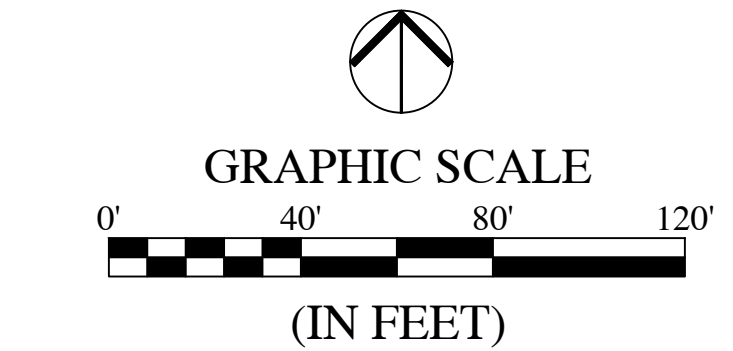
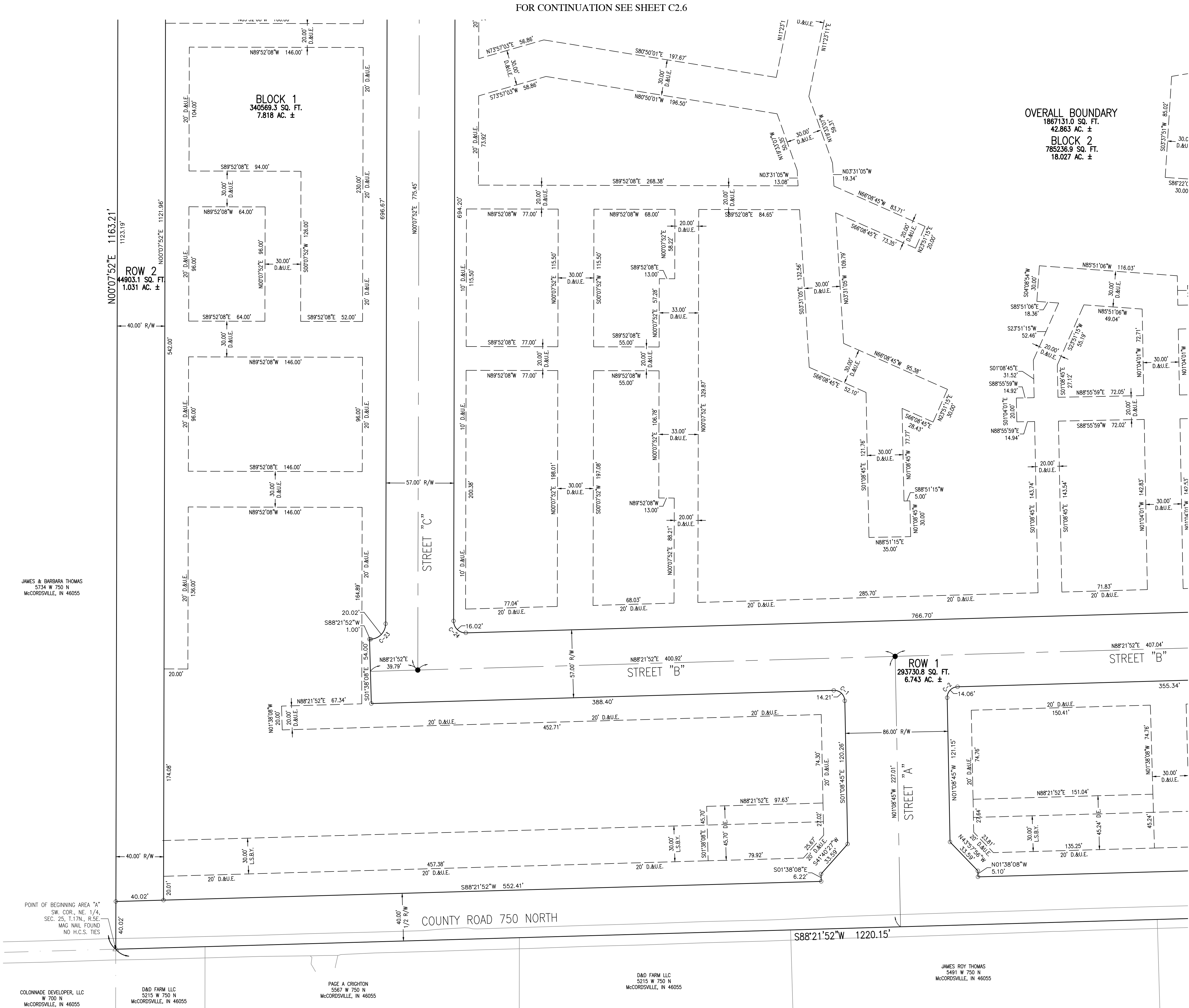


DRAWN BY: DC  
CHECKED BY: BB  
DATE: OCTOBER 4, 2024  
SCALE: AS SHOWN  
SHEET

JOB NUMBER: 2021-064-A

C2.4  
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

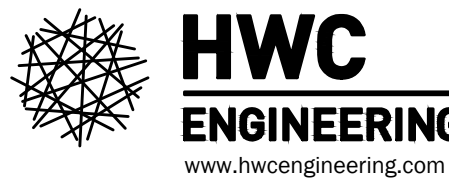
- DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE
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Curve Table

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



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



BRANDON T. BULLOCK  
REGISTERED PROFESSIONAL ENGINEER

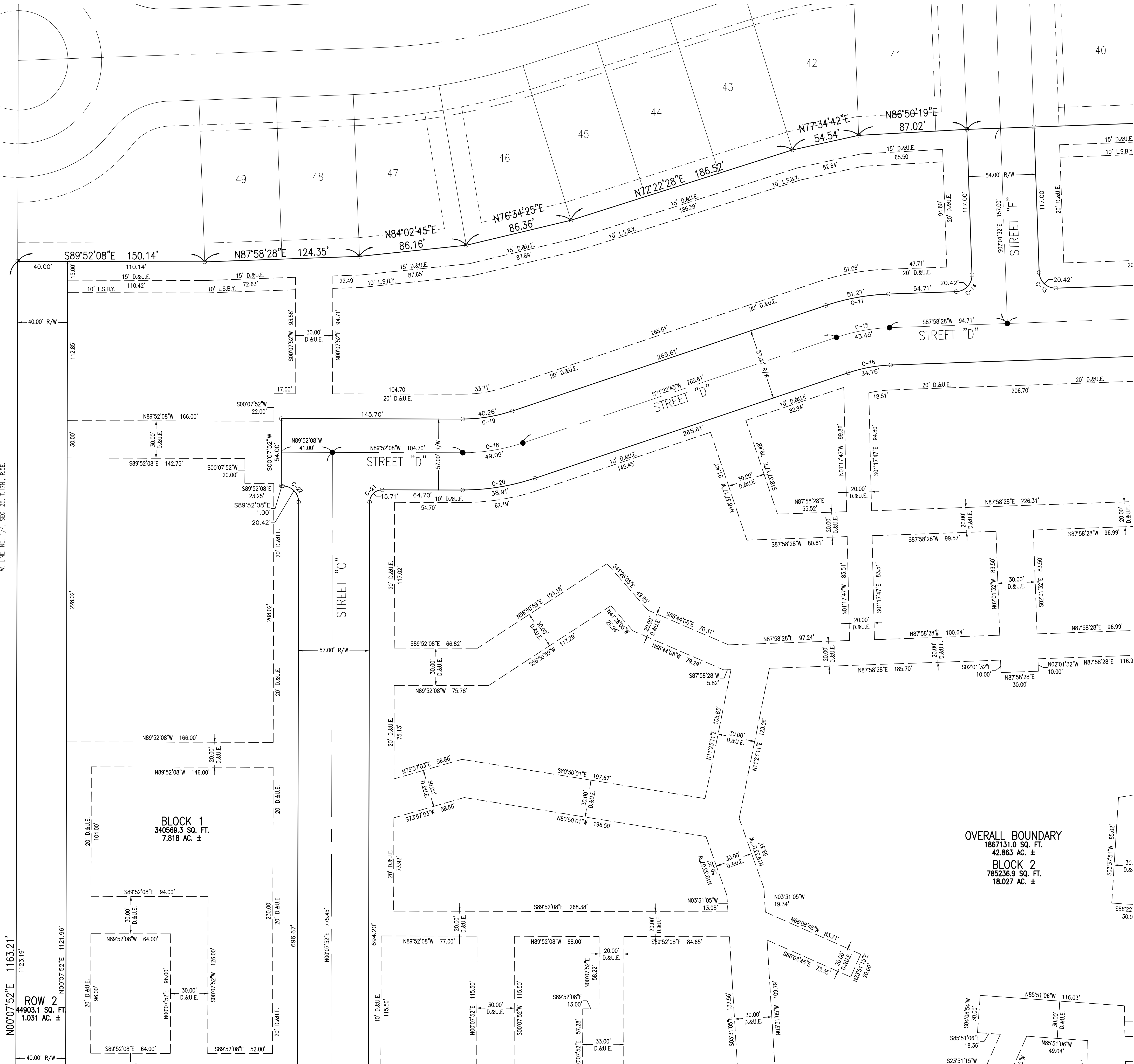
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DC  
CHECKED BY  
BB  
DATE  
OCTOBER 4, 2024  
SCALE  
AS SHOWN  
SHEET

C2.5  
AREA "A" PRIMARY PLAT PLAN



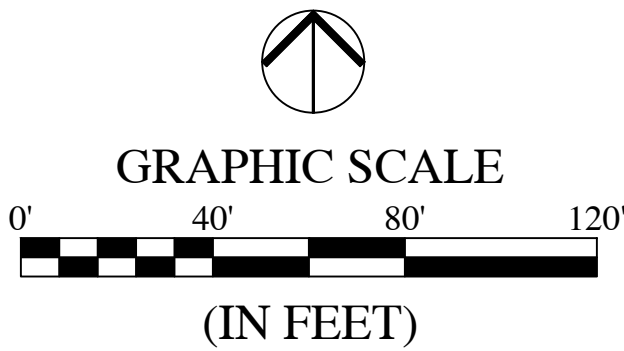
JAMES & BARBARA THOMAS  
5734 W 750 N  
MCCORDSVILLE, IN 46055

W. LINE, NE. 1/4, SEC. 25, T.17N., R.5E.



FOR CONTINUATION SEE SHEET C2.5

FOR CONTINUATION SEE SHEET C2.7



LEGEND:

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

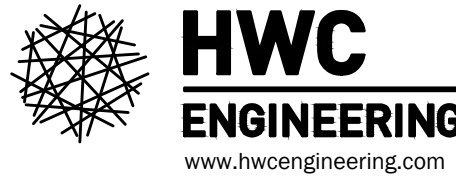
ABBREVIATIONS:

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

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REVISIONS		
DATE	DESCRIPTION	BY



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

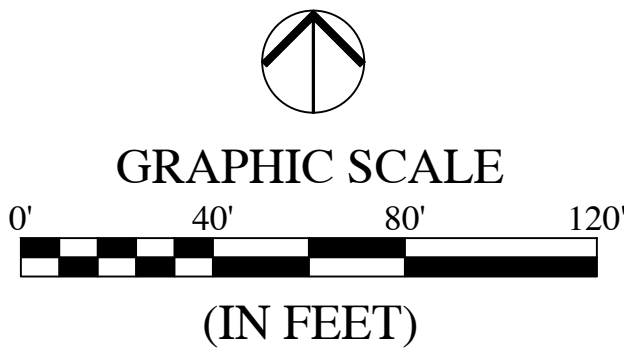
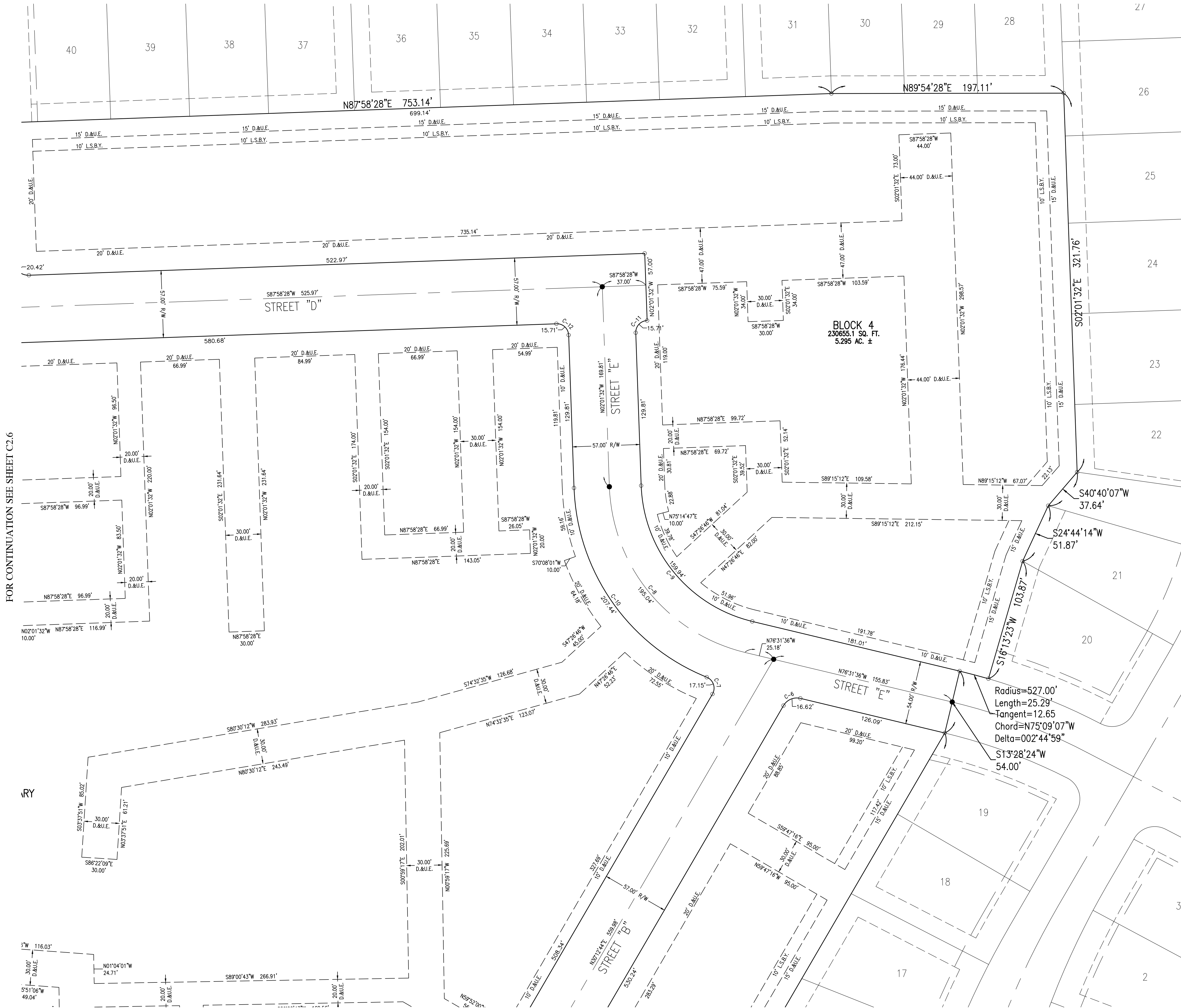


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CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET	

C2.6

AREA "A" PRIMARY PLAT PLAN





LEGEND:

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

ABBREVIATIONS:

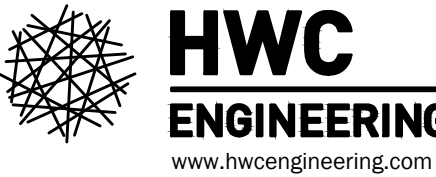
R/W	=	RIGHT-OF-WAY
S.F.	=	SQUARE FEET
R	=	RADIUS
B.S.L.	=	BUILDING SETBACK LINE
L.S.B.Y.	=	LANDSCAPE BUFFER YARD
D.E.	=	DRAINAGE EASEMENT
D.&U.E.	=	DRAINAGE AND UTILITY EASEMENT

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REVISIONS

DATE	DESCRIPTION	BY



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

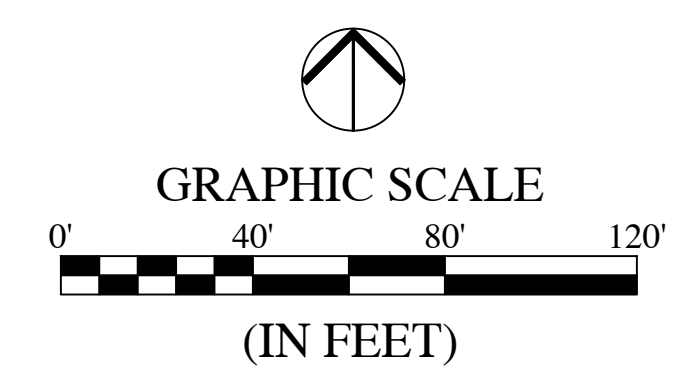
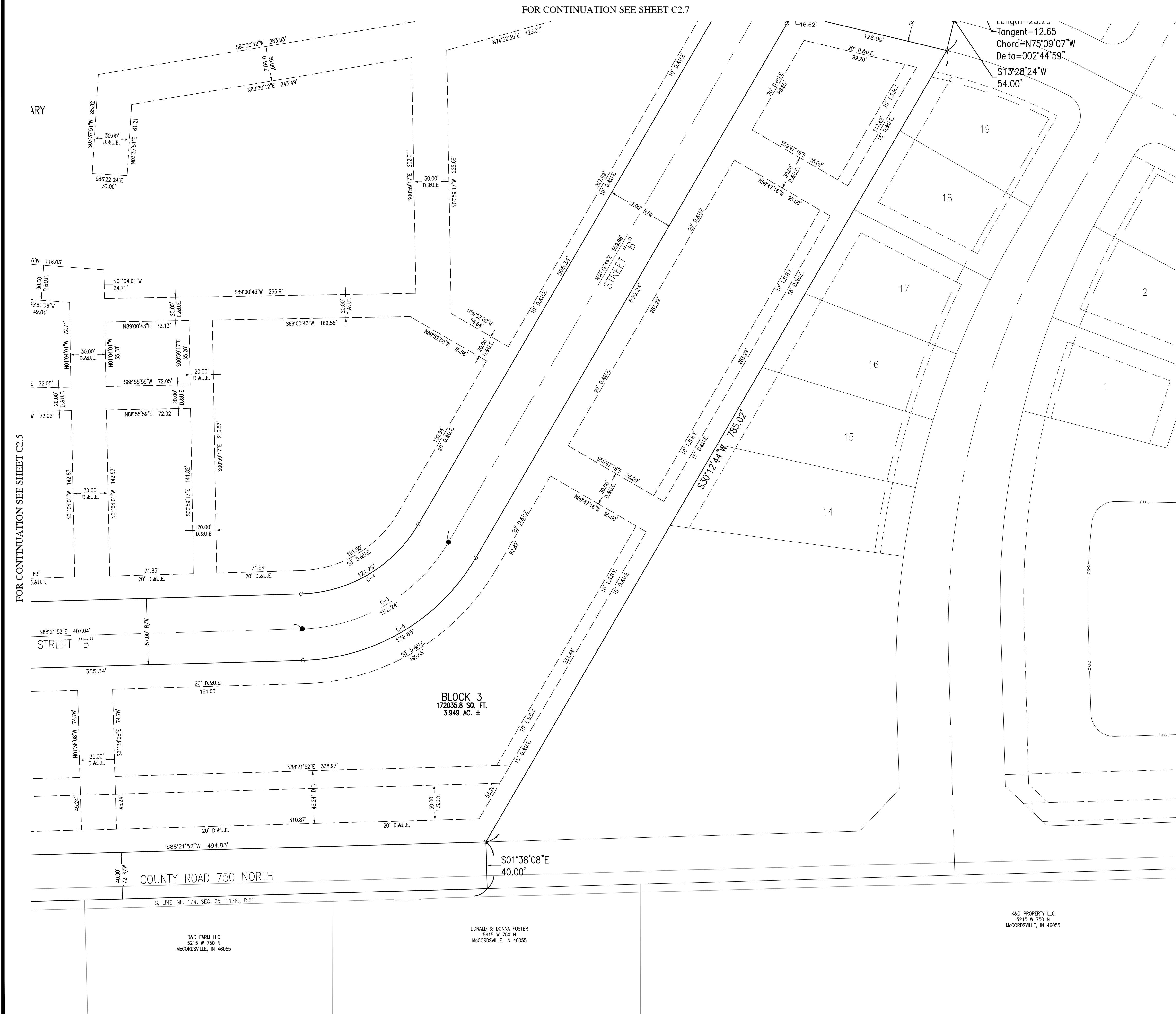


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CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET	

C2.7

AREA "A" PRIMARY PLAT PLAN





LEGEND:

RIGHT-OF-WAY LINE \_\_\_\_\_

EASEMENT LINE \_\_\_\_\_

SETBACK LINE \_\_\_\_\_

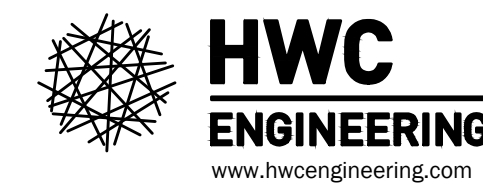
CENTERLINE \_\_\_\_\_

ABBREVIATIONS:

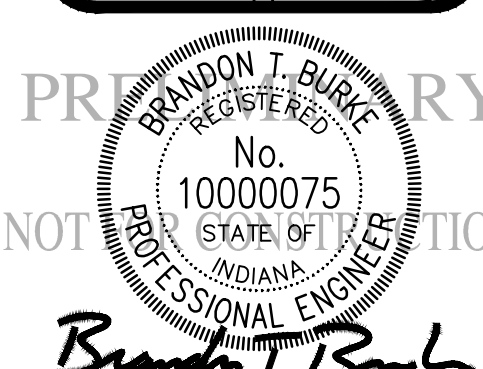
R/W	-	RIGHT-OF-WAY
S.F.	-	SQUARE FEET
R	-	RADIUS
B.S.L.	-	BUILDING SETBACK LINE
L.S.B.Y.	-	LANDSCAPE BUFFER YARD
D.E.	-	DRAINAGE EASEMENT
D.&U.E.	-	DRAINAGE AND UTILITY EASEMENT

## 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 END OF CURVES AND THE INTERSECTION OF LINES.

[illegible]

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	

## C2.8

### AREA "A" PRIMARY PLAT PLAN



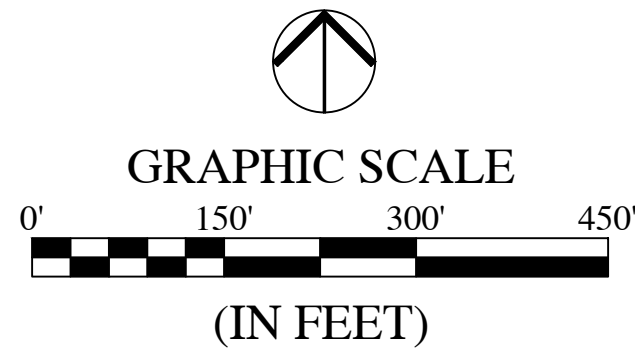
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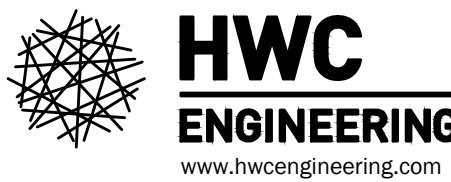
OPEN SPACE SUMMARY	
CA "1A-A"	= 123,488 SF
CA "1A-B"	= 69,546 SF
CA "1A-C"	= 5,762 SF
CA "1A-D"	= 227,773 SF
CA "1A-E"	= 436,695 SF
CA "1B-A"	= 210,167 SF
CA "1B-B"	= 14,945 SF
CA "1B-C"	= 2,513 SF
CA "1B-D"	= 10,226 SF
CA "2-A"	= 36,497 SF
CA "2-B"	= 4,357 SF
CA "2-C"	= 9,890 SF
CA "3-A"	= 56,311 SF
CA "3-B"	= 6,911 SF
CA "3-C"	= 24,757 SF
CA "4-A"	= 161,575 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"	= 12,259 SF
CA "6-C"	= 31,672 SF
CA "6-D"	= 12,538 SF
CA "7-A"	= 43,663 SF
CA "7-B"	= 8,946 SF
CA "7-C"	= 13,946 SF
TOTAL OPEN SPACE = 1,840,135 SF	
TOTAL OPEN SPACE = 42.24 ACRES	

OPEN SPACE  
OPEN SPACE = 42.24 AC. = 31.40%  
TOTAL ACREAGE = 134.54 AC.



REVISIONS		
DATE	DESCRIPTION	BY



JACOBI LEGACY FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA

OPEN SPACE PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION

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

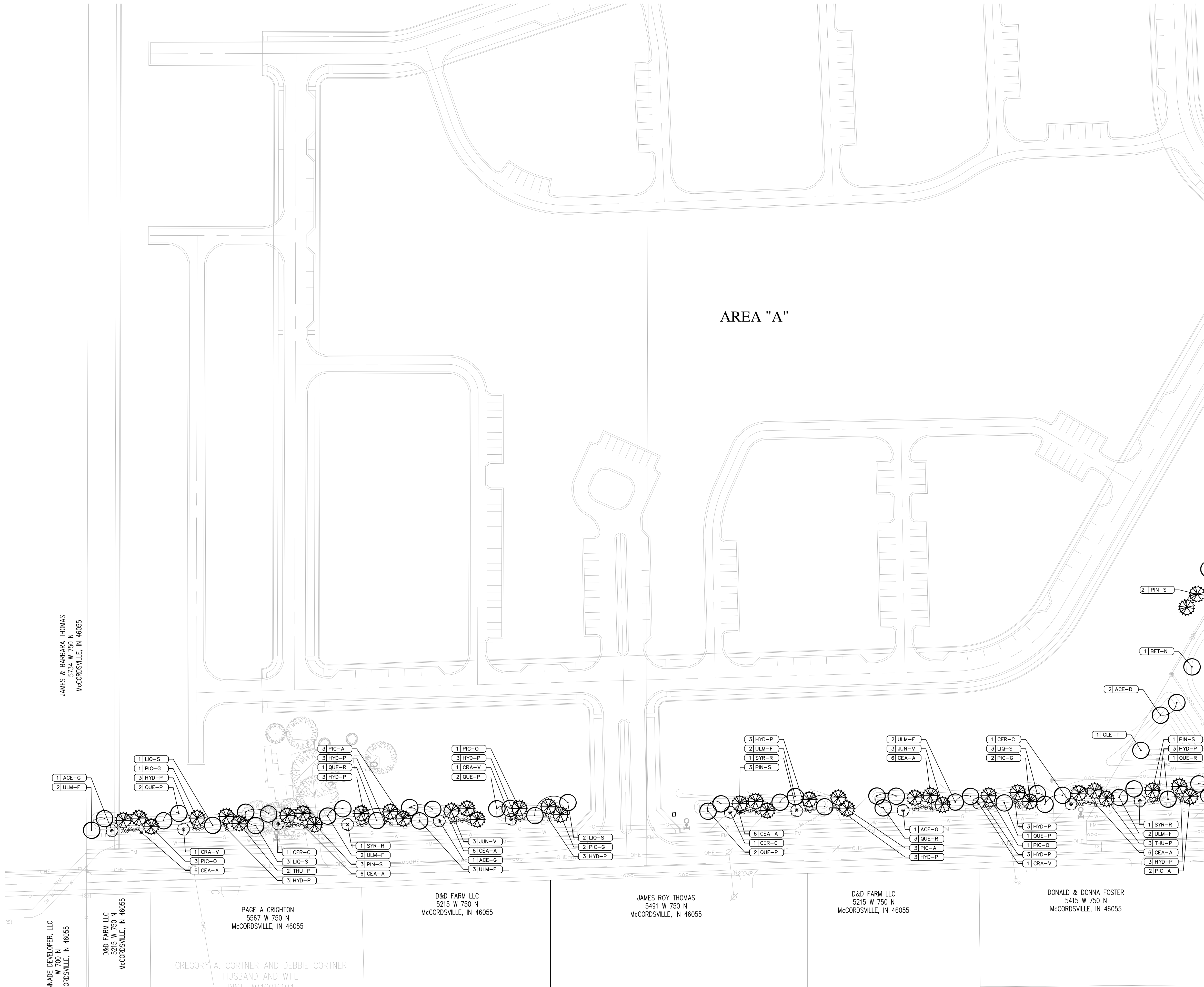
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CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET	

C3.0

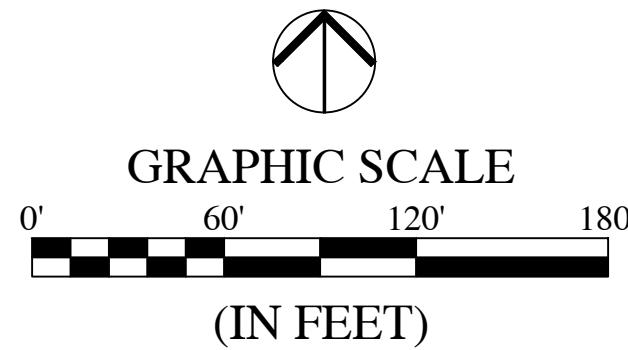
OPEN SPACE PLAN



Plot Date: Oct 04, 2024 Plot Time: 11:47am File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville\Jacob\ Prop\Design\CAD\21064-A Landscape Plan\_PP.dwg, Layout: L1.0 By: dchesterfield



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



#### LEGEND:

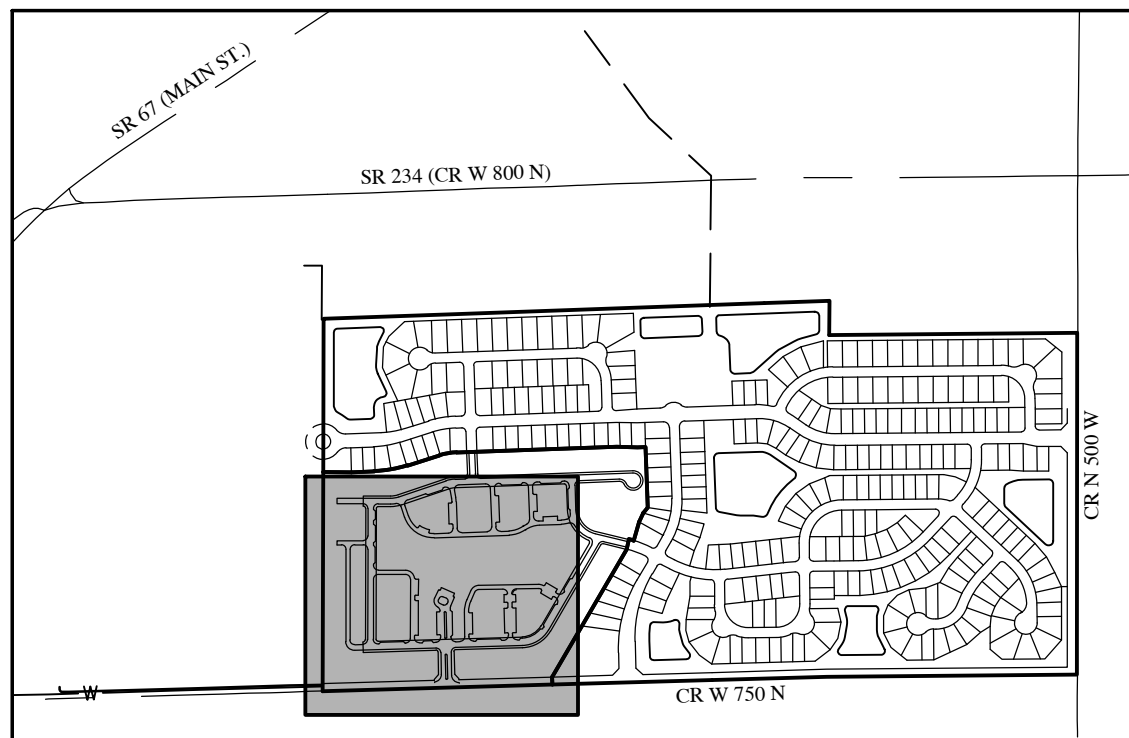
- QUANTITY KEY
- SHADE TREE - 8' TALL, MIN. 2" CALIPER
- EVERGREEN TREE - MIN. 6" TALL
- ORNAMENTAL TREE - 2" CALIPER
- SHRUB - 18" TALL (MIN)
- STREET TREE  
- 1 PER LOT, LIMITED TO 10' TREE LAWN AREAS  
- NO STREET TREES IN TOWNHOME DISTRICT
- SPADE EDGE
- FARM-STYLE FENCE

#### 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.

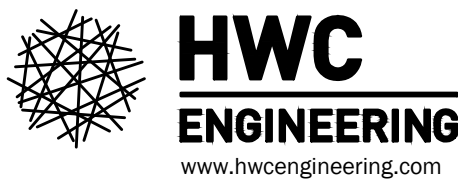
NOTE:  
SEE SHEET L1.5 FOR MASTER PLANT SCHEDULE.



KEYMAP  
NOT TO SCALE

#### REVISIONS

DATE	DESCRIPTION	BY



## JACOBI LEGACY FARMS PRELIMINARY PLAN MCCORDSVILLE, INDIANA LANDSCAPE PLAN

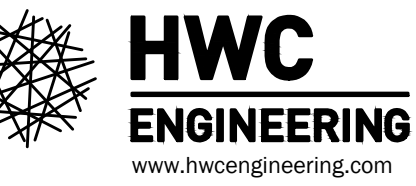
PROFESSIONAL ENGINEER  
No. 10000075  
STATE OF INDIANA  
BRANDON T. BURKE  
REGISTERED

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

L1.0

LANDSCAPE PLAN



[illegible]

JACOBI LEGACY FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA  
LANDSCAPE PLAN



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

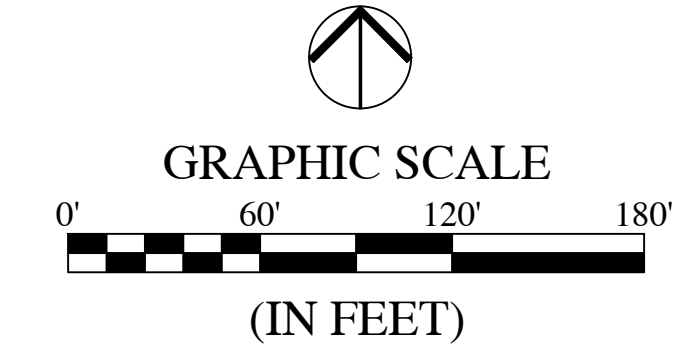
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© 2024


FOR CONTINUATION SEE SHEET L1.4










FOR CONTINUATION SEE SHEET 1.12



### LEGEND

-  QUANTITY KEY

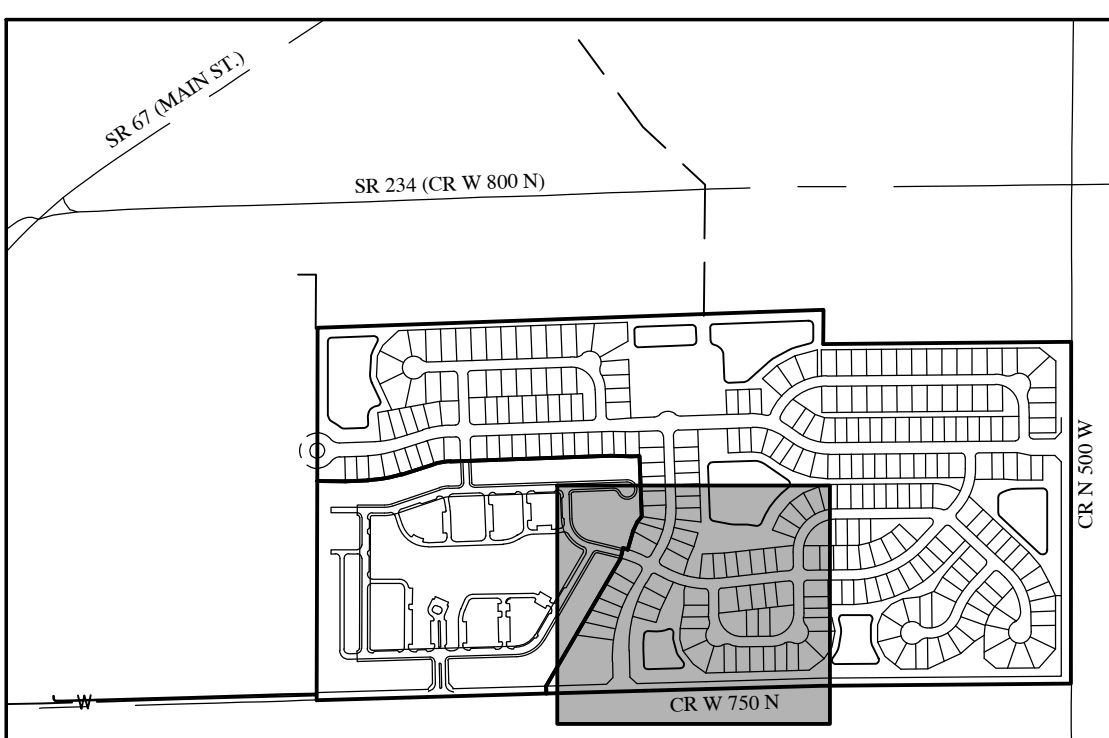
  -  SHADE TREE — 8' TALL, MIN. 2" CALIPER
  -  EVERGREEN TREE — MIN. 6" TALL
  -  ORNAMENTAL TREE — 2" CALIPER
  -  SHRUB — 18" TALL (MIN)
  -  STREET TREE  
— 1 PER LOT, LIMITED TO 10' TREE LAWN AREAS  
— NO STREET TREES IN TOWNHOME DISTRICT
  -  SPADE EDGE
  -  FARM-STYLE FENCE

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.

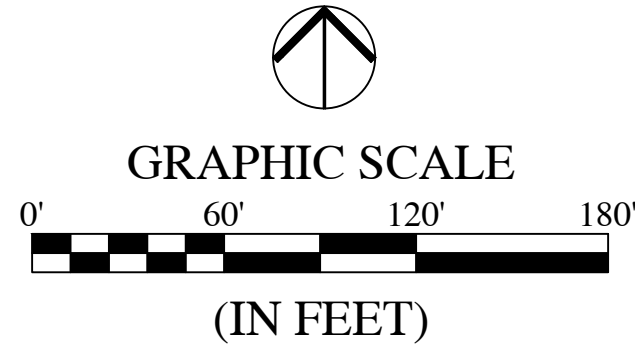
NOTE:  
SEE SHEET L1.5 FOR MASTER PLANT SCHEDULE



**KEYMAP**  
NOT TO SCALE



FOR CONTINUATION SEE SHEET L1.5



LEGEND:

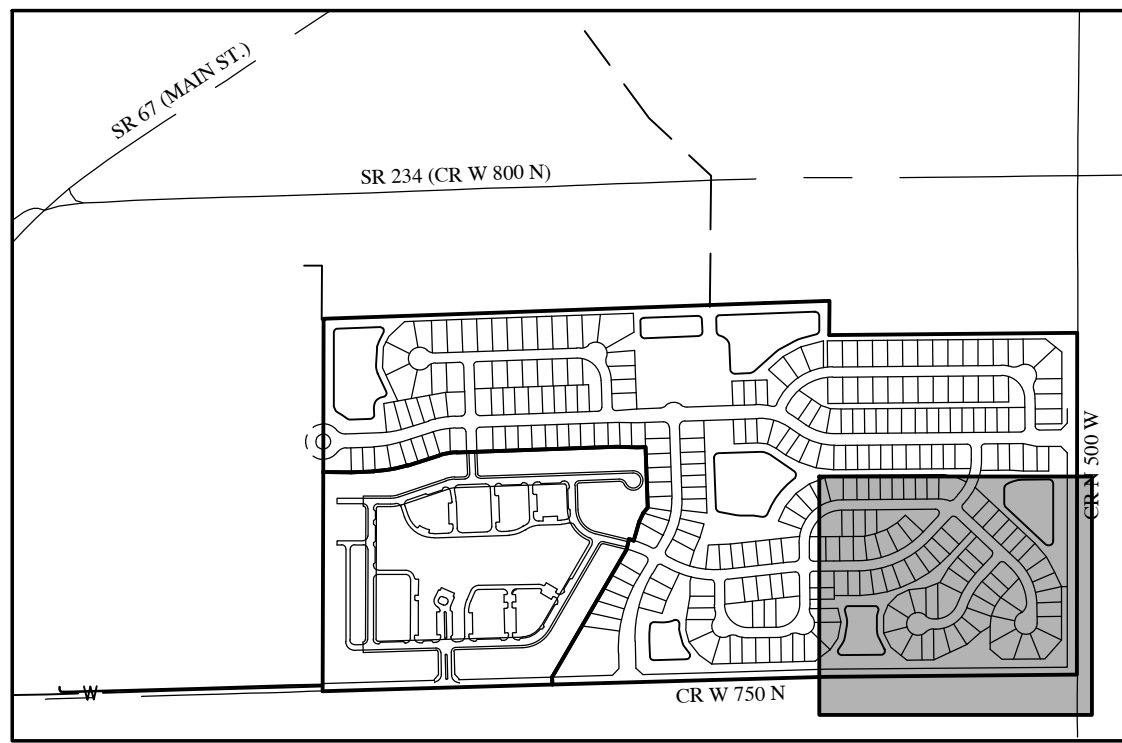
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- EVERGREEN TREE - MIN. 6" TALL
- ORNAMENTAL TREE - 2" CALIPER
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- NO STREET TREES IN TOWNHOME DISTRICT
- SPADE EDGE
- FARM-STYLE FENCE

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.

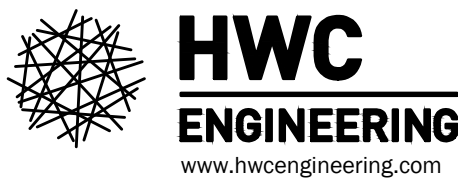
NOTE:  
SEE SHEET L1.5 FOR MASTER PLANT SCHEDULE.



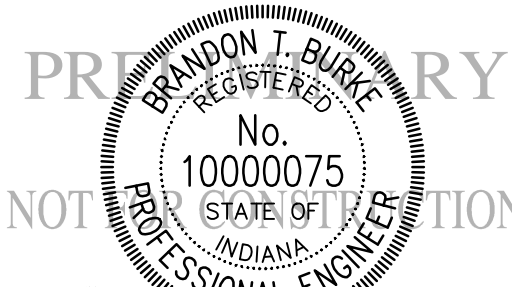
KEYMAP  
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY



JACOBI LEGACY FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA  
LANDSCAPE PLAN



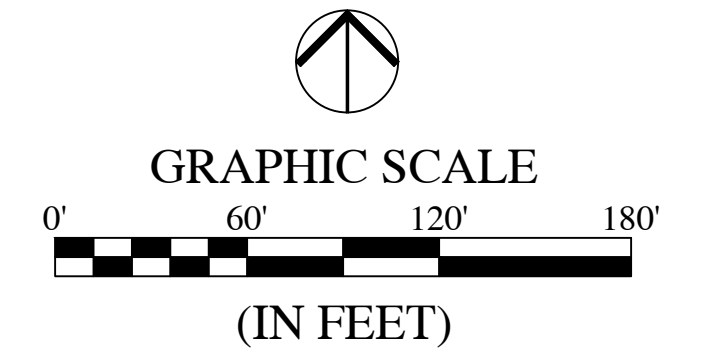
DRAWN BY  
DC  
CHECKED BY  
BB  
DATE  
OCTOBER 4, 2024  
SCALE  
AS SHOWN  
SHEET

JOB NUMBER  
2021-004-A








L1.2  
LANDSCAPE PLAN



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



LEGEND:

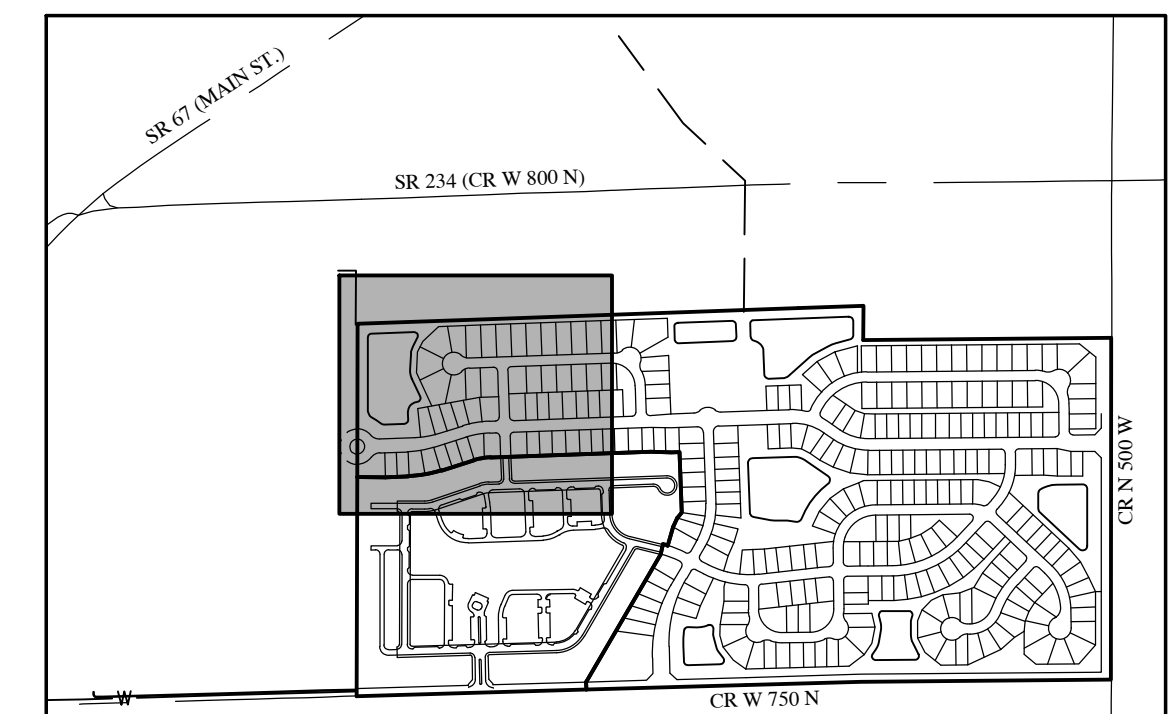
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-  EVERGREEN TREE - MIN. 6" TALL
-  ORNAMENTAL TREE - 2" CALIPER
-  SHRUB - 18" TALL (MIN)
-  STREET TREE  
- 1 PER LOT, LIMITED TO 10' TREE LAWN AREAS  
- NO STREET TREES IN TOWNHOME DISTRICT
-  SPADE EDGE
-  FARM-STYLE FENCE

LEGEND:  
EXISTING

- |  |                   |  |                   |
|--|-------------------|--|-------------------|
|  | 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.

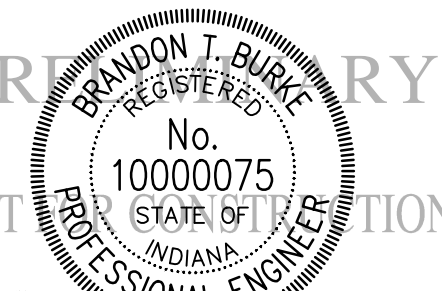


**KEYMAP**  
NOT TO SCALE

## REVISIONS

[illegible]

JACOBI LEGACY FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA  
LANDSCAPE PLAN



DRAWN BY C	JOB NUMBER 2021-064-A
CHECKED BY B	
DATE OCTOBER 4, 2024	
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S SHOWN	
SHEET	

# L1.3

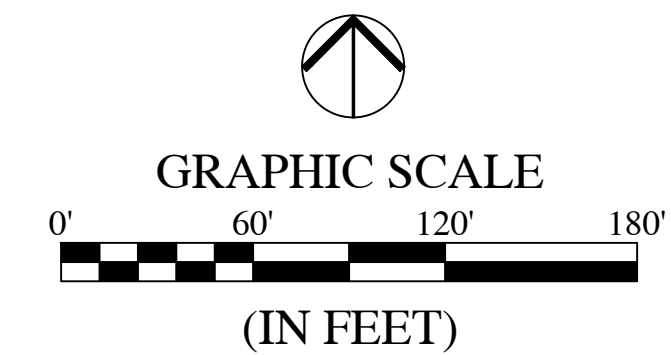












FOR CONTINUATION SEE SHEET L1.1



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



LEGEND:

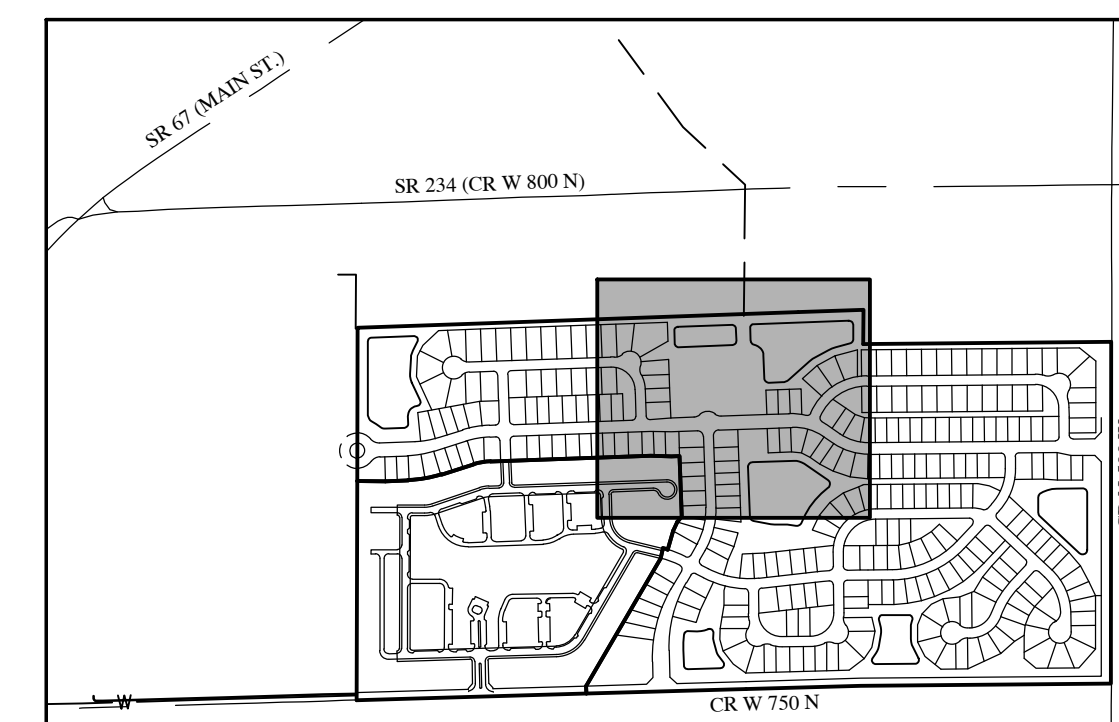
-  QUANTITY KEY  
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 EVERGREEN TREE - MIN. 6" TALL  
 ORNAMENTAL TREE - 2" CALIPER  
 SHRUB - 18" TALL (MIN)  
 STREET TREE  
 - 1 PER LOT, LIMITED TO 10' TREE LAWN AREAS  
 - NO STREET TREES IN TOWNHOME DISTRICT  
 SPADE EDGE  
 FARM-STYLE FENCE

**LEGEND:**  
EXISTING

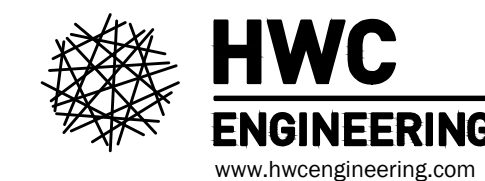
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|  | EASEMENT LINE     |  |
|  | SETBACK LINE      |  |
|  | CENTERLINE        |  |
|  | SWALE / FLOWLINE  |  |
|  | SANITARY SEWER    |  |
|  | STORM SEWER       |  |
|  | WATER MAIN        |  |
|  | CONTOUR, MAJOR    |  |
|  | CONTOUR, MINOR    |  |
|  | 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	

# L1.4



File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobsi Prop\Design\CAD\21064-A Landscape Plan PP.dwg, Layout: L1.5 By: dchasterfield Plot Time: 11:48am Plot Date: Oct 04, 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	GYMNOCCLUS 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.

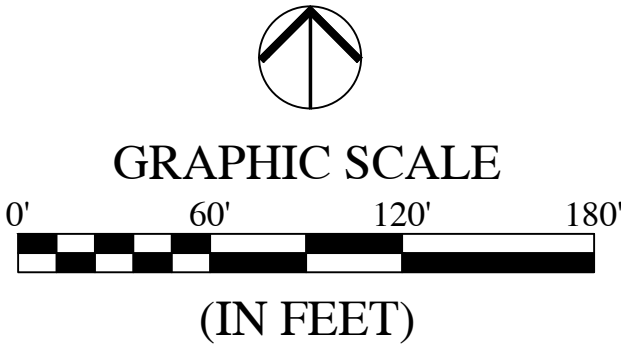
STREET TREE LANDSCAPING REQUIREMENTS:

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:

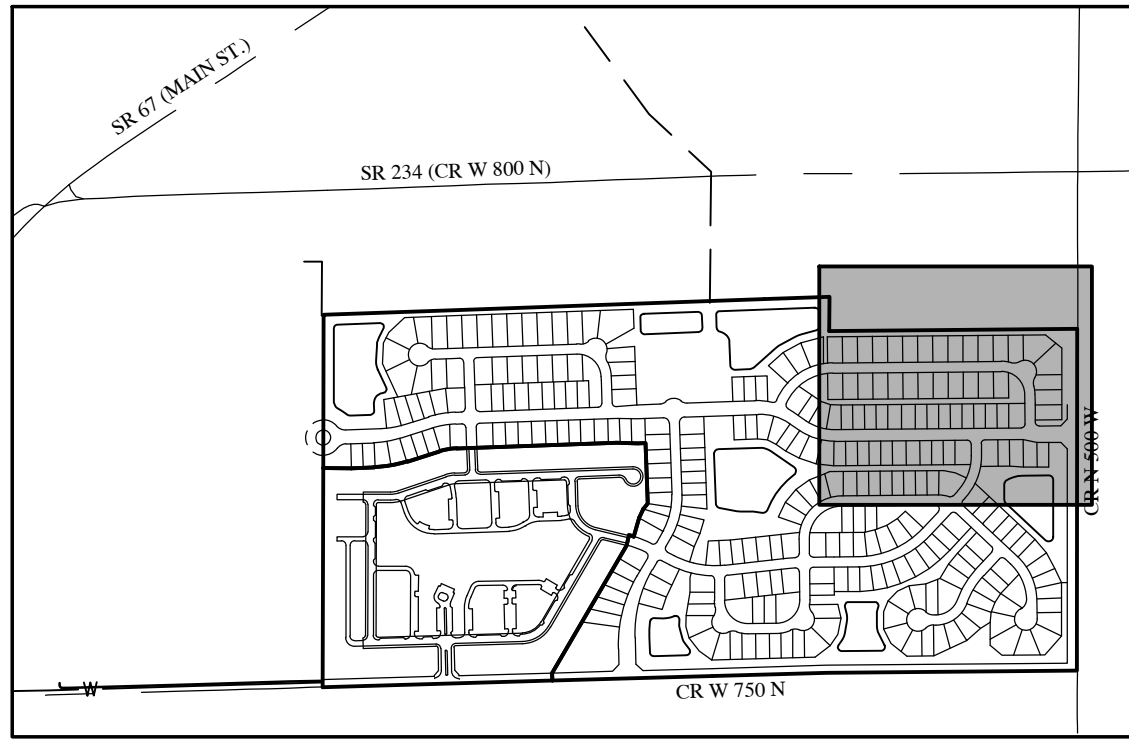
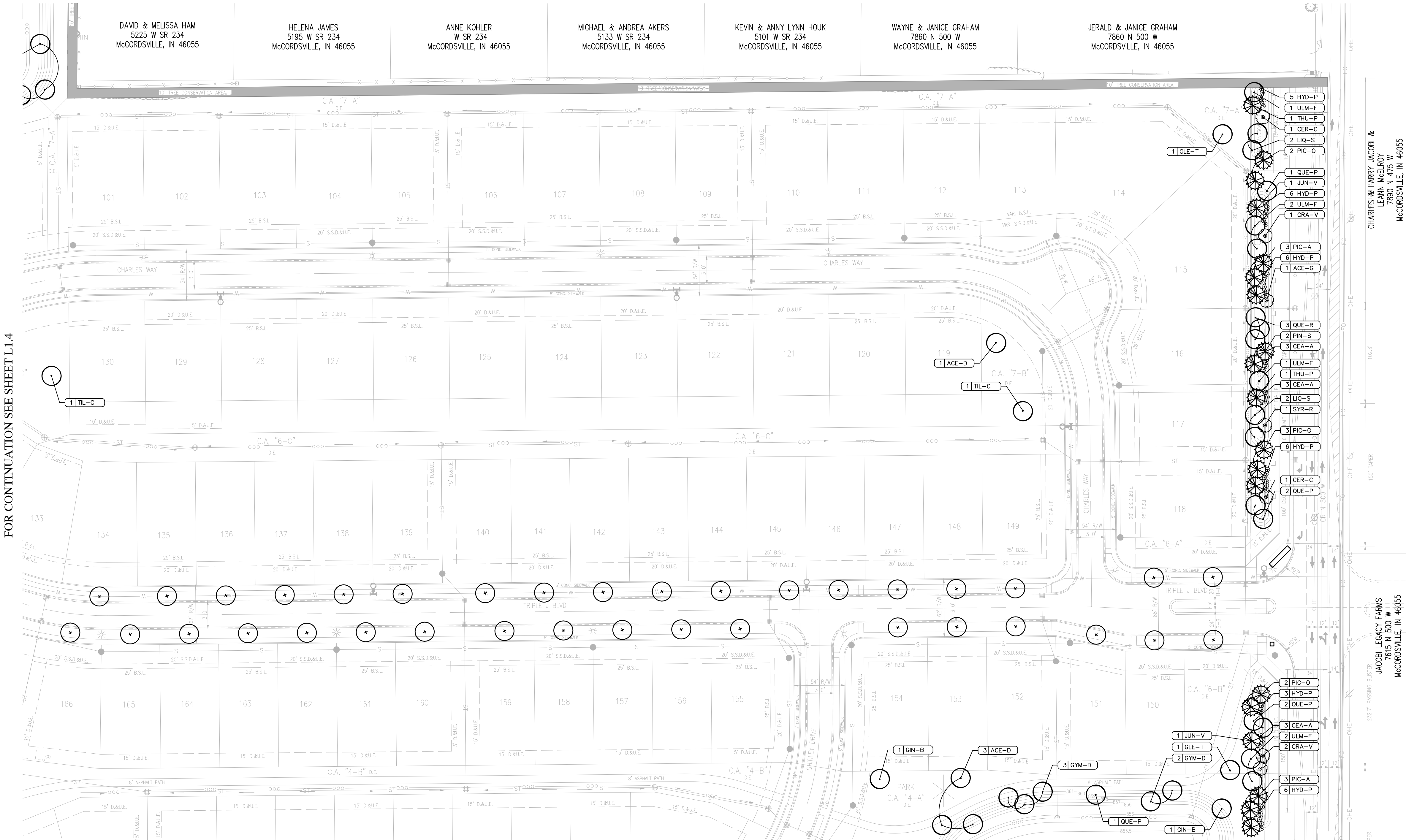
- QUANTITY KEY
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- EVERGREEN TREE - MIN. 6" TALL
- ORNAMENTAL TREE - 2" CALIPER
- SHRUB - 18" TALL (MIN)
- STREET TREE  
- 1 PER LOT, LIMITED TO 10' TREE LAWN AREAS  
- NO STREET TREES IN TOWNHOME DISTRICT
- SPADE EDGE
- FARM-STYLE FENCE

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

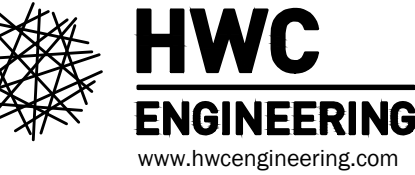
NOTE:  
SEE SHEET L1.6 FOR LANDSCAPE NOTES.

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



REVISIONS

DATE	DESCRIPTION	BY



JACOBI LEGACY FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA  
LANDSCAPE PLAN

PROFESSIONAL ENGINEER

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

NOTED

DRAWN BY  
DC

CHECKED BY  
BB

DATE  
OCTOBER 4, 2024

SCALE  
AS SHOWN

SHEET

JOB NUMBER  
2021-064-A

L1.5  
LANDSCAPE PLAN



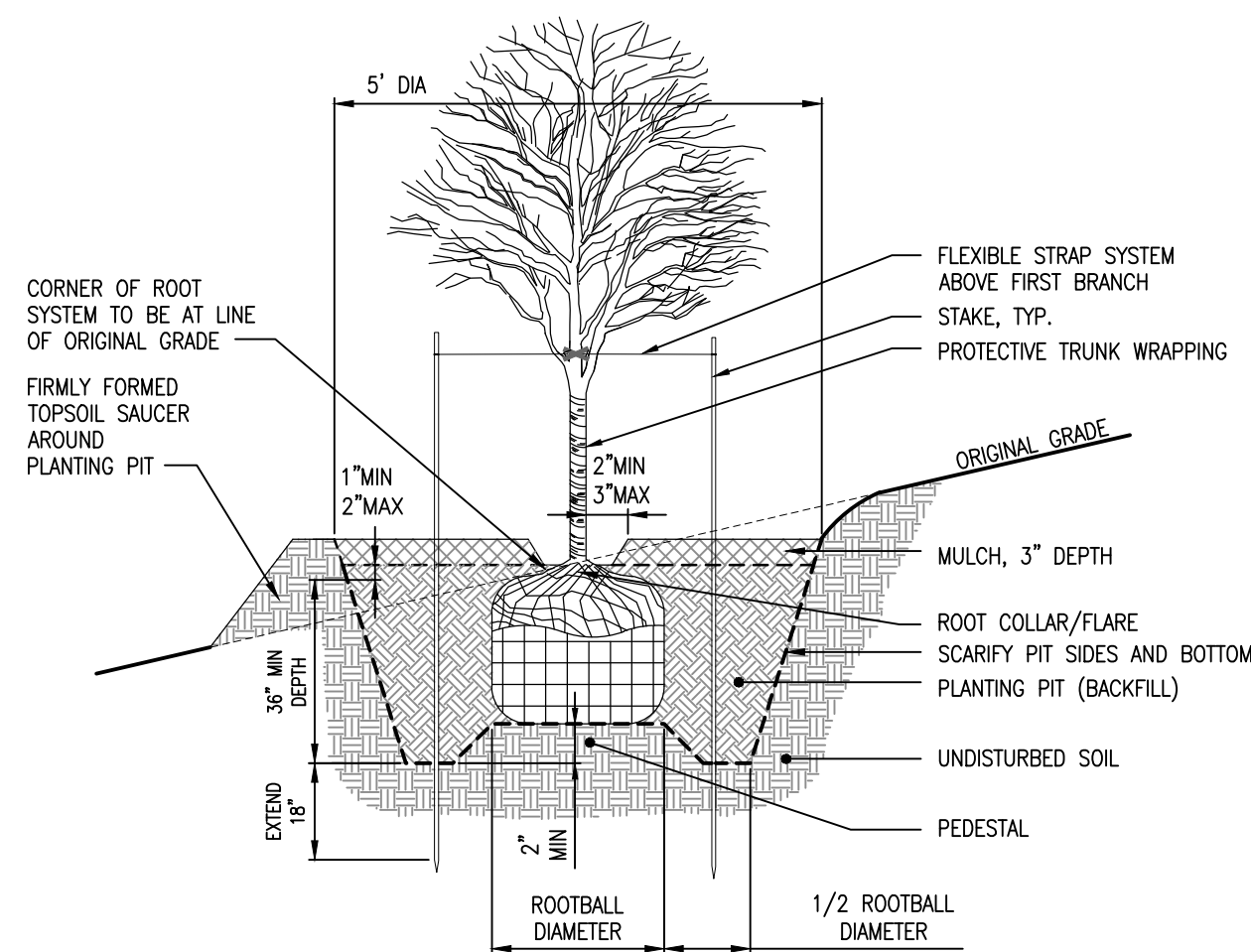


Diagram illustrating the cross-section of a grass strip installation. The layers, from top to bottom, are:

- GRASS/PERENNIAL AS SPECIFIED
- SET TOP OF ROOT MASS 1" ABOVE FINISH GRADE
- MULCH PER SPECIFICATIONS
- BACKFILL WITH COMPOST AMENDED SOIL TO 6" DEPTH AS PER SPECIFICATIONS. WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- UNDISTURBED SUBGRADE

Additional notes: STAGGER AS SHOWN ON PLANS

The diagram illustrates the construction of a tree planting pit. It includes a cross-section view showing the tree, root ball, and surrounding soil layers, as well as a top-down view of the pit. Key components and labels include:

- CORNER OF ROOT SYSTEM TO BE AT LINE OF ORIGINAL GRADE.**
- FIRMLY FORMED TOPSOIL SAUCER AROUND PLANTING PIT.**
- 36" MIN PLANTING SOIL DEPTH**
- 2" MIN ROOTBALL DEPTH**
- 1/2 ROOTBALL DIAMETER**
- ROOTBALL DIAMETER**
- 2"X4" BLACK, HARDWOOD STAKE. (3 STAKES, 120" APART)**
- FLEXIBLE STRAP SYSTEM**
- ROOT COLLAR/FLARE SHALL BE 1"-2" ABOVE FINISH GRADE. REMOVE EXCESS SOIL TO LOCATE AND EXPOSE ROOT FLARE.**
- 3" DEPTH OF HARDWOOD MULCH CONTINUOUS OVER ENTIRE PLANTING BED. KEEP MULCH 2"-3" FROM TRUNK BASE**
- UNDISTURBED SOIL**
- SCARIFY PIT SIDES AND BOTTOM**
- 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.**
- 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.**

**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.**

WHITE VINYL (PVC) CROSSBUCK FENCE

MANUFACTURER: GUDDEN FENCE COMPANY  
INC. 17808 SPRINGMILL RD.  
WESTFIELD, IN 46074  
(317) 867-5140

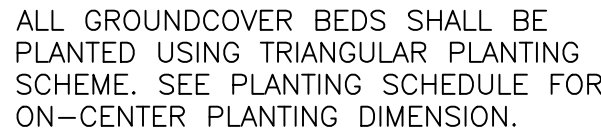
PRODUCT NAME: VINYL (PVC) CROSSBUCK  
FENCE.

INSTALL PER MANUFACTURER  
RECOMMENDATIONS.

APPROX. 5'-0"

APPROX. 6'-5" O.C.

2. SEE PLANS FOR EXACT TREE LOCATION.
3. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
4. REMOVE ALL PLASTIC AND WIRE TIES AND CORDS.
5. 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.
6. REMOVE 2/3 OF BURIED LIMBS FROM BASKET. REMOVE NON-BIDDERGRADABLE WUMP COMPLETELY.
7. PREPARE SUBGRADE PEDESTAL UNDISTURBED SUBGRADE OR APPROVED SUBFILL FILL COMPACTED TO 85% DENSITY TO FORM STABLE PLATFORM FOR TREE AND TO PREVENT FLOODING OF SUBGRADE.
8. HARPON IF EMPLOYED, TO ALLOW FOR ROOT PENETRATION.
9. SET TREE PLUMB AND ROTATE AS DIRECTED BY LANDSCAPE ARCHITECT.
10. FIRM AND TAMP SUBGRADE. CHECK FOR SETTLE, SANDY OR BREAK UP SUBGRADE TO LOCATE AND EXPOSE ROOT PLANE.
11. OVER EXCAVATE TREE PIT IF DEBRIS, IMPENETRABLE SOILS OR STRUCTURAL LIPS TO INDICATED DEPTH (36" MIN). REMOVE DEBRIS FROM SITE AS DIRECTED.
12. STAKE TREE WITH THREE (3) 2"x4" BLACK, HARDWOOD STAKE SET 120" APART. EXTEND STAKES 18" BELOW PLANT UNDISTURBED SUBGRADE. REMOVE STAKES AT END OF WARRANTY PERIOD WITHOUT DISTURBING ROOT BALL.
13. BACKFILL WITH COMPOST AMENDED SOIL PER SPECIFICATIONS. TAMP SOIL FIRMLY AND EVENLY AROUND ROOT BALL TO STABILIZE ROOT BALL THOROUGHLY TO ELIMINATE AIR POCKETS.
14. WATER WITH WATERING CAN OR SPRINKLER 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.



**HOLD TOP OF MULCH  
1" BELOW FINISH GRADE**

**3" MAX**

**1**

**FINISH GRADE**

**VERTICAL EDGE  
CREATED BY  
SIDEWALK OR  
CONCRETE CURB  
PER PLANS**

**FINISH GRADE OF  
PLANTING AREA**

**NOTE:  
EDGING SHALL BE INSTALLED AT ALL  
JUNCTIONS OF PLANTING/ MULCH  
AREAS FOR CONTAINMENT OF MULCH.**

**3" OF HARDWOOD MULCH CONTINUOUS  
OVER ENTIRE PLANTING BED. KEEP  
MULCH 2"-3" FROM PLANT BASE**

**3" MAX**

**1**

**FINISH GRADE**

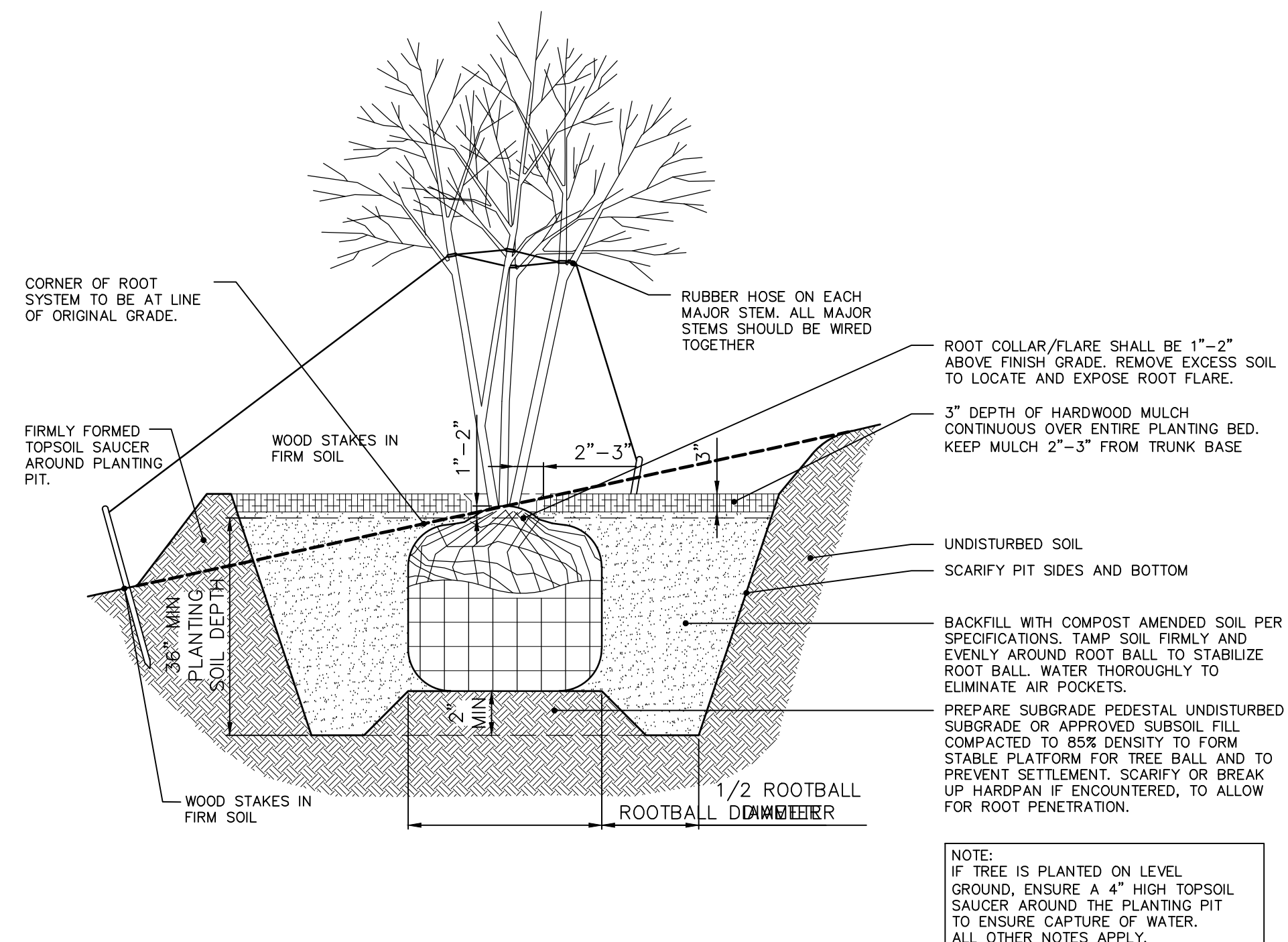
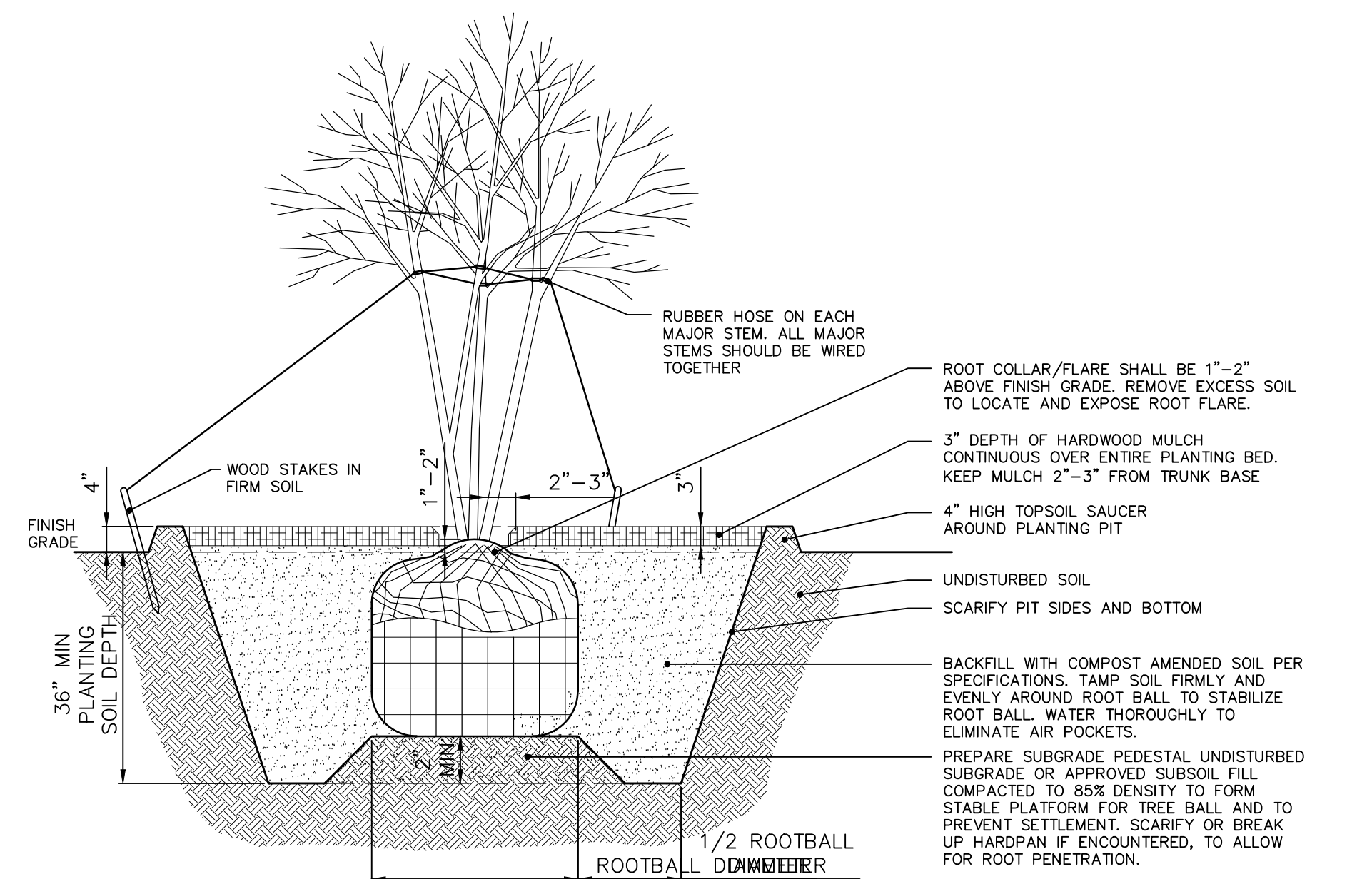
**VERTICAL EDGE  
CREATED BY  
SPADE EDGE OR  
STEEL EDGING  
PER PLANS**

**4"**

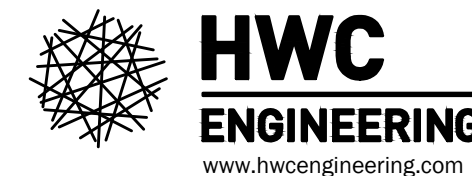
**3"**

**FINISH GRADE OF  
PLANTING AREA**

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 SITES. 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



3. THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLANT SYMBOLS AND THE QUANTITY LABEL, THE PLANT SYMBOLS SHALL TAKE PRECEDENCE.
13. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ALL PAVEMENT AND ROUGH GRADING HAS BEEN FINISHED AND APPROVED. LANDSCAPE INSTALLATION SHALL NOT BE PHASED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL SHALL BE INSTALLED IN ONE MOBILIZATION AT THE END OF THE PROJECT UNLESS OTHERWISE NOTED.
14. PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE.
15. STAKES AND GUY WIRES USED TO SUPPORT PLANTING MATERIALS SHALL BE REMOVED AFTER ONE YEAR.
16. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOTBOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWIGS OR TOPS SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED 1/2" - 1" ABOVE GRADE LEVEL.
17. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN THREE VERTICAL LOCATIONS.
18. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
19. MAINTENANCE PERIOD: CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANT MAINTENANCE AND REPLACEMENT THROUGHOUT CONSTRUCTION. UPON RECEIVING WRITTEN ACCEPTANCE FROM THE LANDSCAPE ARCHITECT, CONTRACTOR'S MAINTENANCE PERIOD IS COMPLETE AND GUARANTEE PERIOD BEGINS. OWNER ACCEPTS MAINTENANCE OF PLANTS AND LANDSCAPE BEDS AT START OF GUARANTEE PERIOD PER CONTRACTORS WRITTEN MAINTENANCE INSTRUCTIONS.
20. WARRANTY: LANDSCAPE CONTRACTOR SHALL WARRANTY ALL NEW PLANT MATERIAL THROUGH ONE YEAR FROM THE TIME OF WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT ESTABLISHING THE START OF THE GUARANTEE PERIOD.
21. REPLACEMENTS: AT THE CONCLUSION OF THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT WILL PERFORM A FINAL INSPECTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY THE LANDSCAPE ARCHITECT AT THAT TIME WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER. REPLACEMENT PLANT MATERIAL IS TO BE PROVIDED WITH AN ADDITIONAL ONE-YEAR WARRANTY AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE LANDSCAPE ARCHITECT ONE FINAL TIME AT THE CONCLUSION OF THAT PERIOD.

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## LANDSCAPE DETAILS



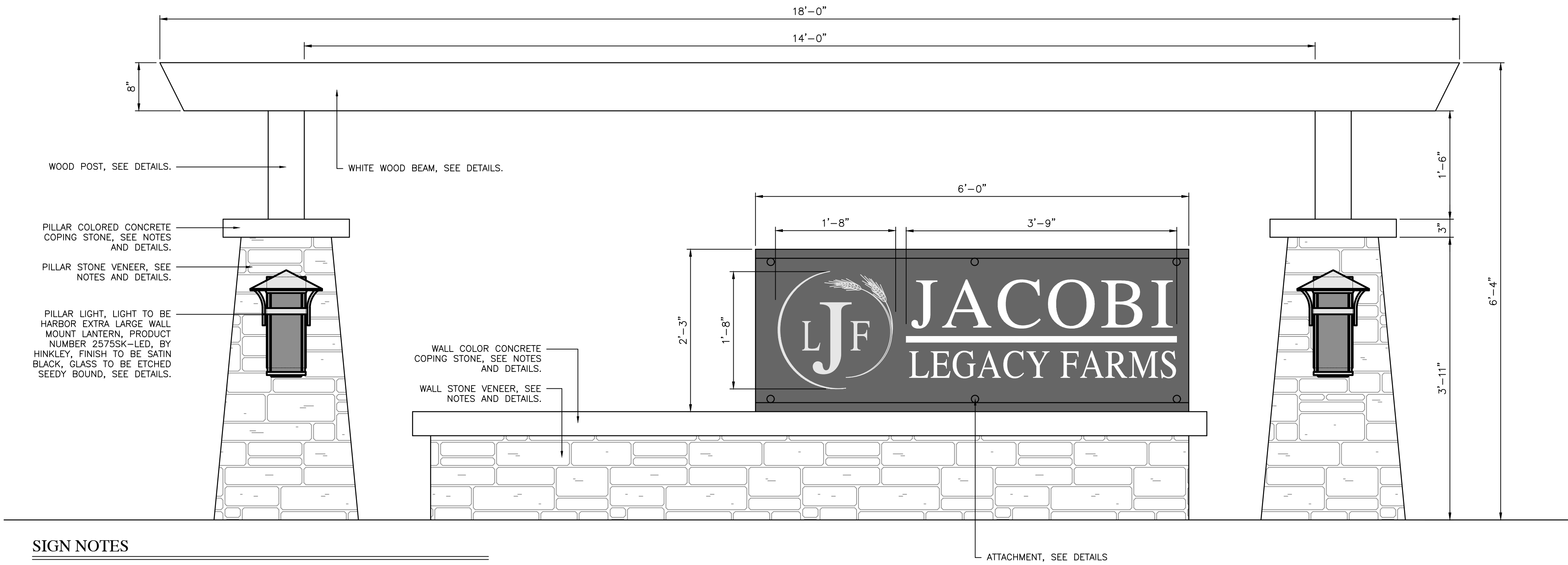
Brandon T. Brubaker

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

LANDSCAPE DETAILS



Plot Date: Oct 04, 2024 Plot Time: 11:48am File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobs- Prop\Design\CAD\21064-A\Landscape Plan PP.dwg, Layout: L1.7 By: dchesterfield



#### SIGN NOTES

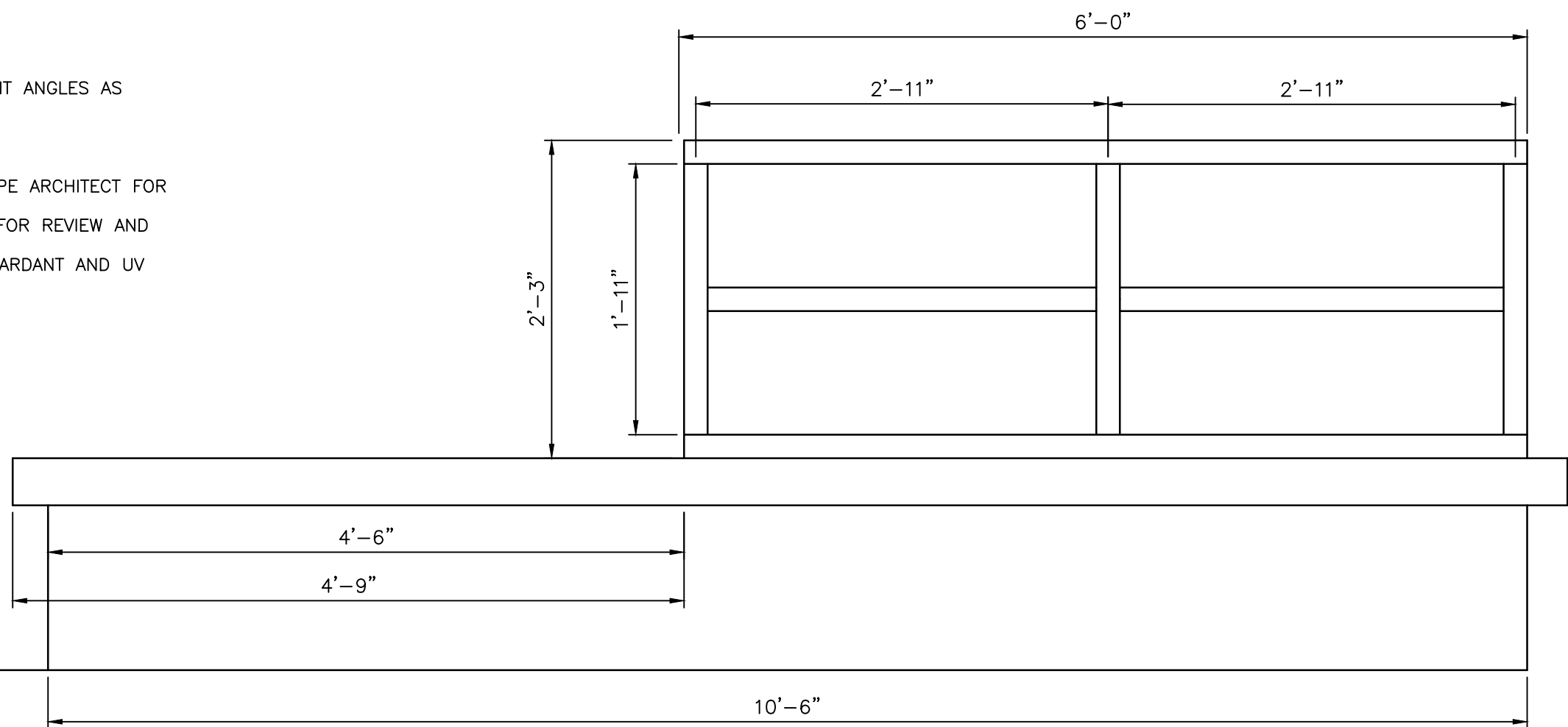
- GENERAL NOTES:
- DETAILS ARE FOR DESIGN INTENT ONLY, CONTRACTOR TO PROVIDE SHOP DRAWINGS AS NOTED BELOW.
  - CONTRACTOR TO COORDINATE AND FIELD VERIFY SIGN LOCATION WITH OWNER PRIOR TO INSTALLATION.
  - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL SIGN PANELS, LETTERING, AND COMPONENTS FABRICATION
  - CONTRACTOR SHALL ASSUME FULL STRUCTURAL AND MANUFACTURING RESPONSIBILITIES FOR DURABILITY AND INTEGRITY OF THESE ELEMENTS
  - NO SIGNAGE ELEMENT SHALL PROTRUDE INTO THE ROADWAY CROSS-SECTION OR RIGHT-OF-WAY
  - ALL COLOR CONCRETE SIGN ELEMENTS TO BE "METALLIC GRAY" FROM SCOFIELD OR APPROVED EQUAL SEAL PER MANUFACTURER'S RECOMMENDATIONS
  - 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

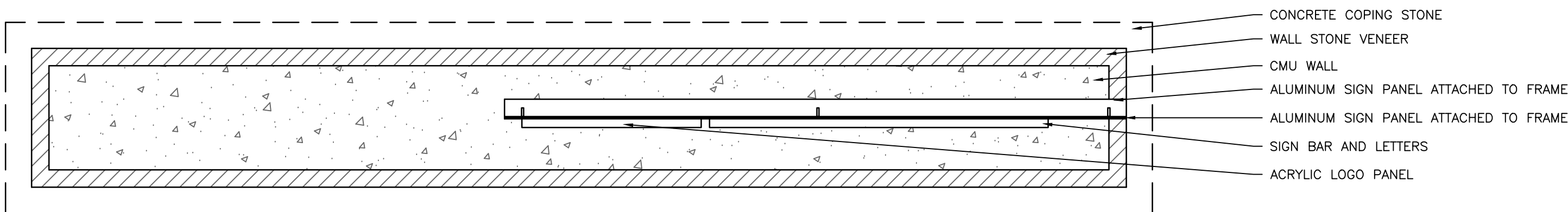
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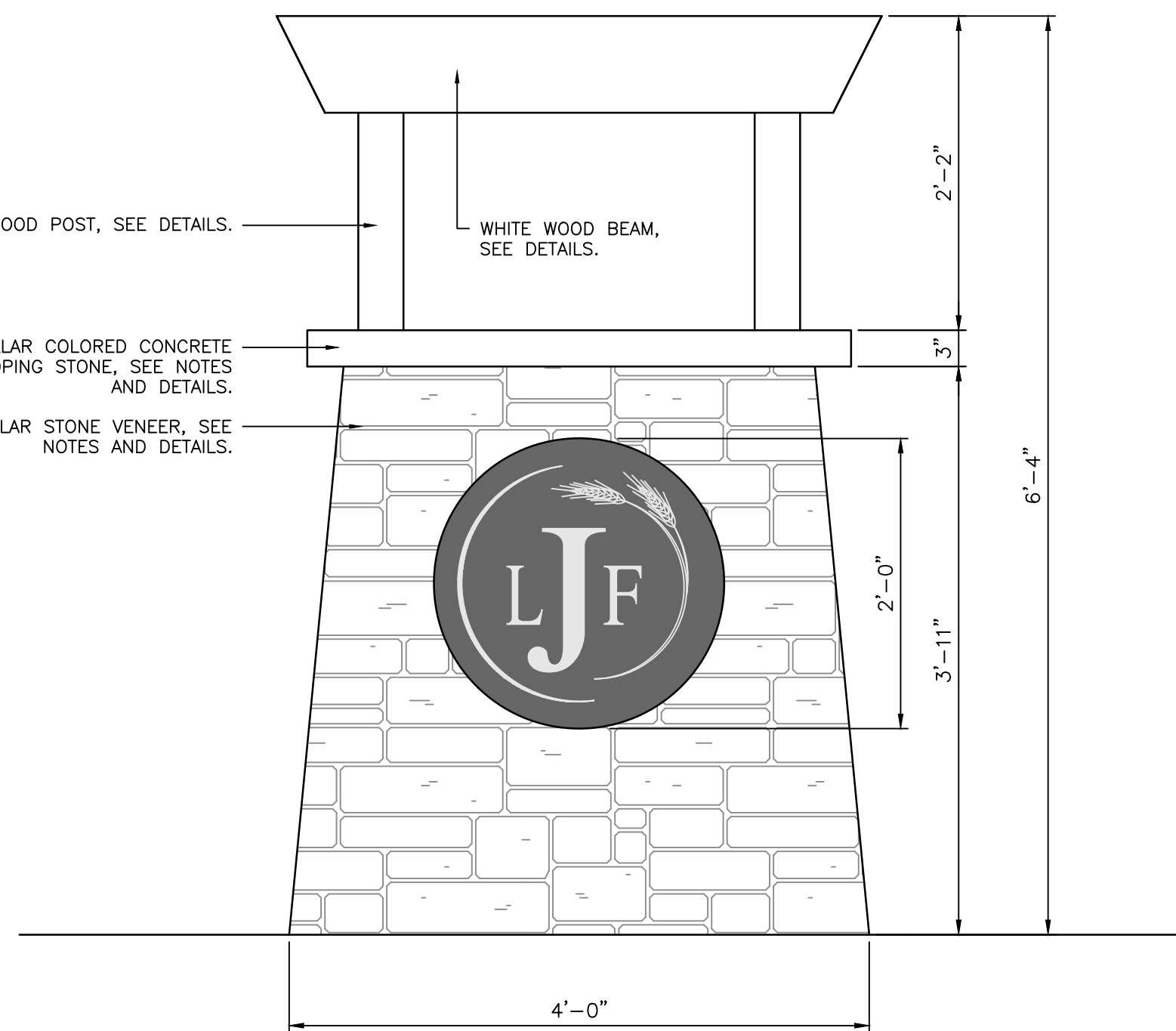
#### FRAMING ELEVATION

SCALE: 1" = 1'-0"



#### PLAN

SCALE: 1" = 1'-0"



#### ELEVATION

SCALE: 1" = 1'-0"

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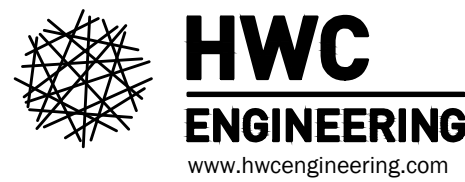
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#### 1 ENTRY MONUMENT (CR W 750 N) DETAILS

SCALE AS SHOWN

#### REVISIONS

DATE	DESCRIPTION	BY



JACOBI LEGACY FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA  
LANDSCAPE MONUMENT DETAILS



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

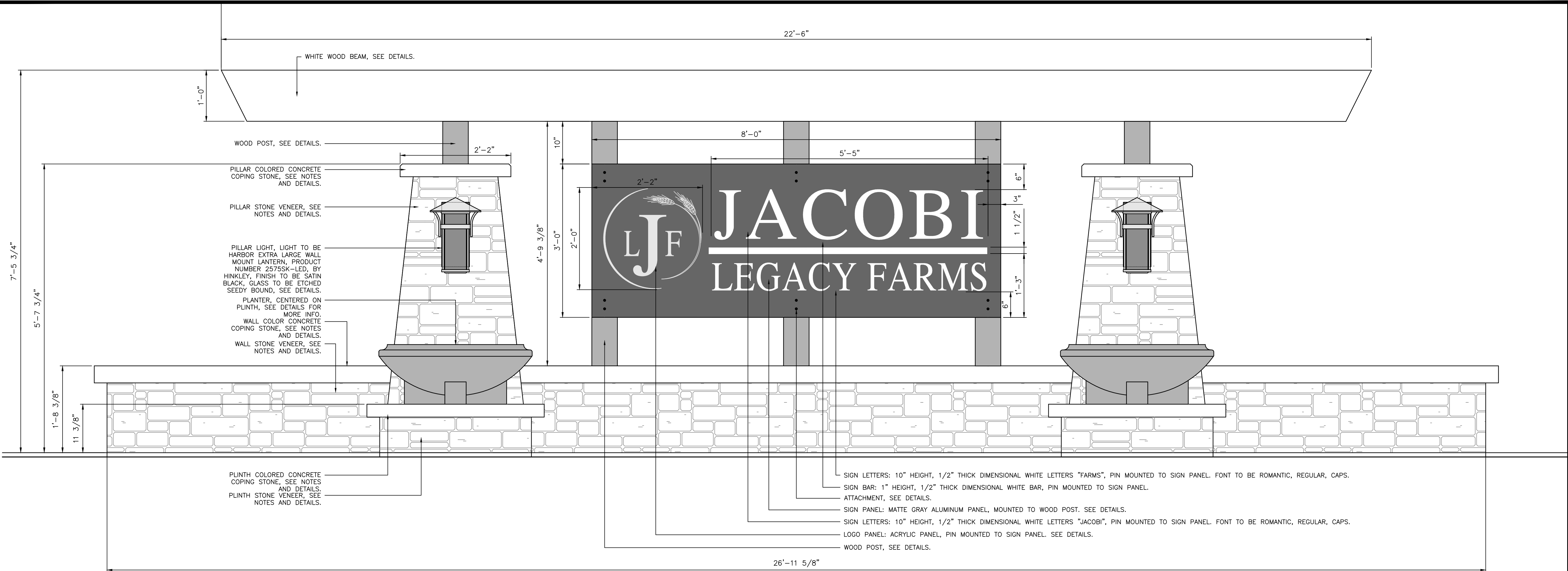
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LANDSCAPE MONUMENT  
DETAILS

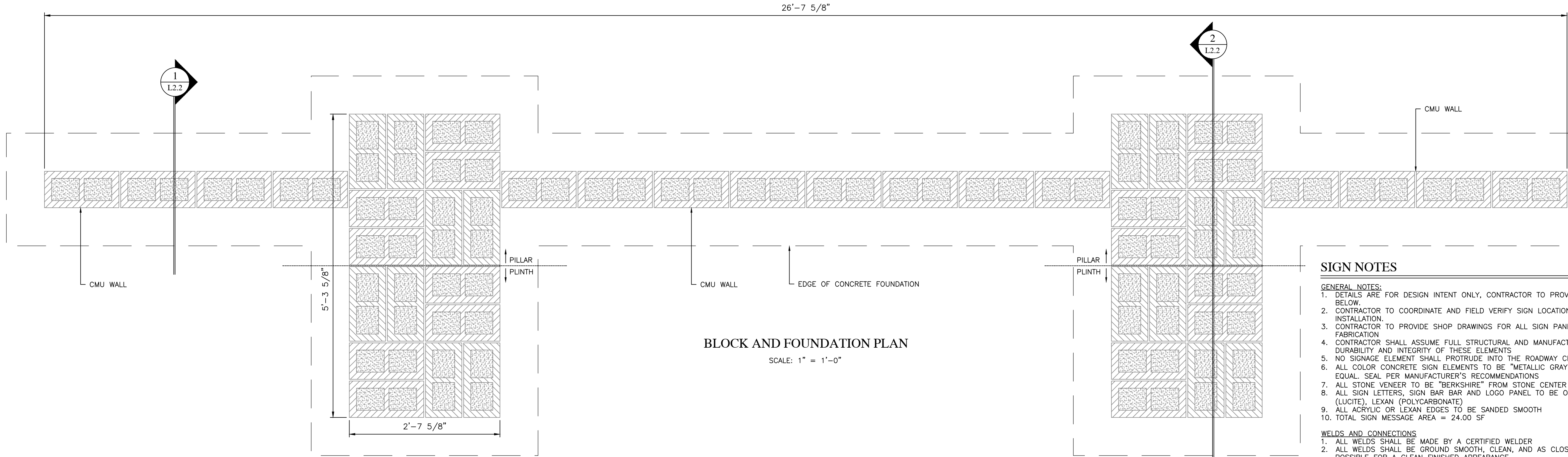


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Plot Time: 11:48am  
Plot Date: Oct 04, 2024

1 ENTRY MONUMENT (CR 500 W) DETAILS  
NOT TO SCALE



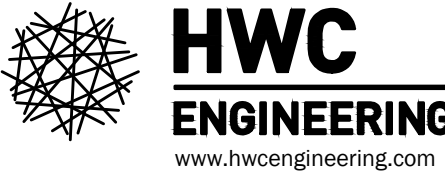
ELEVATION  
SCALE: 1" = 1'-0"



BLOCK AND FOUNDATION PLAN  
SCALE: 1" = 1'-0"

- SIGN NOTES**
- GENERAL NOTES:**
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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 = 24.00 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

REVISIONS		
DATE	DESCRIPTION	BY



JACOBI LEGACY FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA

LANDSCAPE MONUMENT DETAILS

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

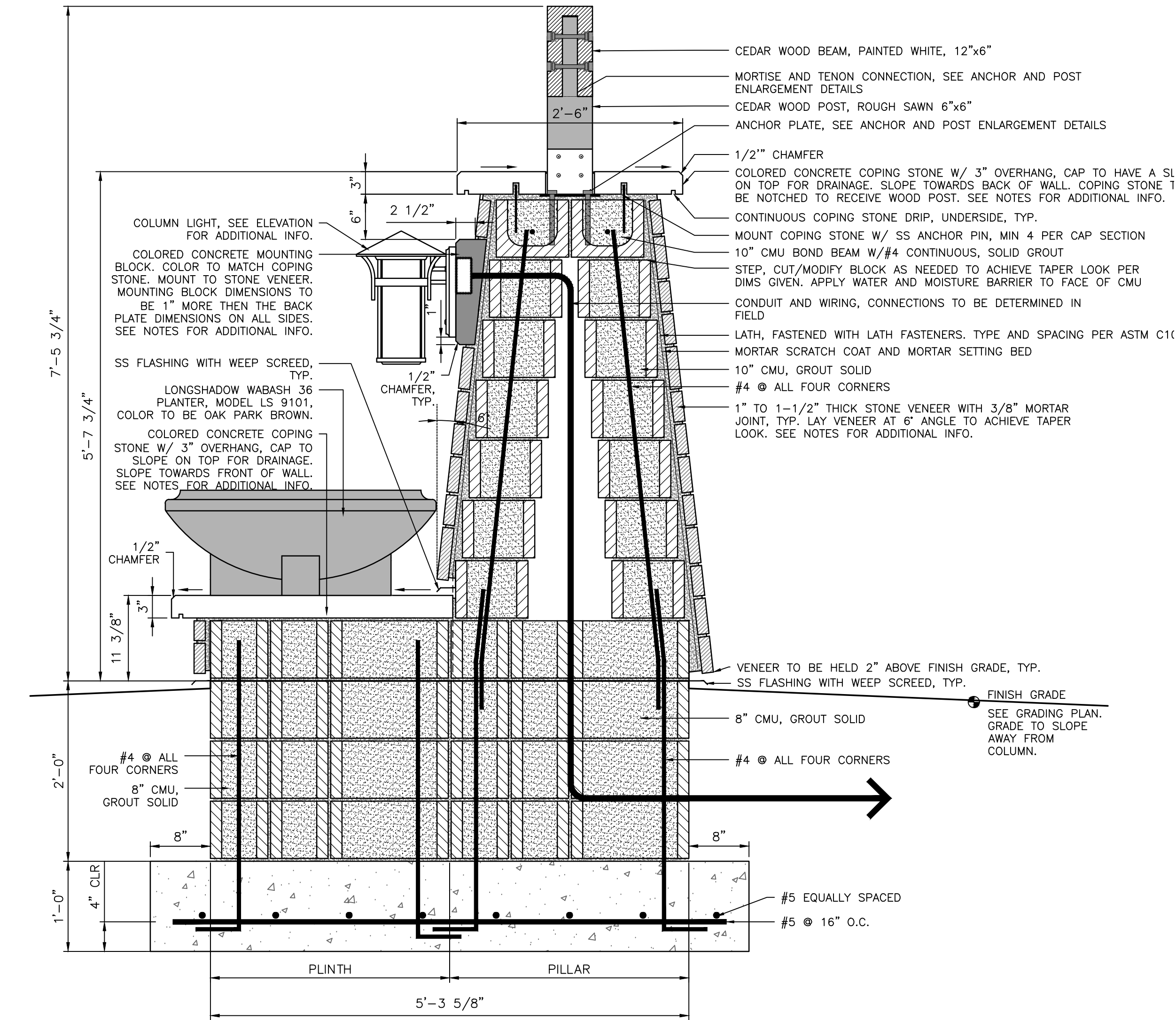
DRAWN BY  
DC  
CHECKED BY  
BB  
DATE  
OCTOBER 4, 2024  
SCALE  
AS SHOWN  
SHEET

JOB NUMBER  
2021-064-A

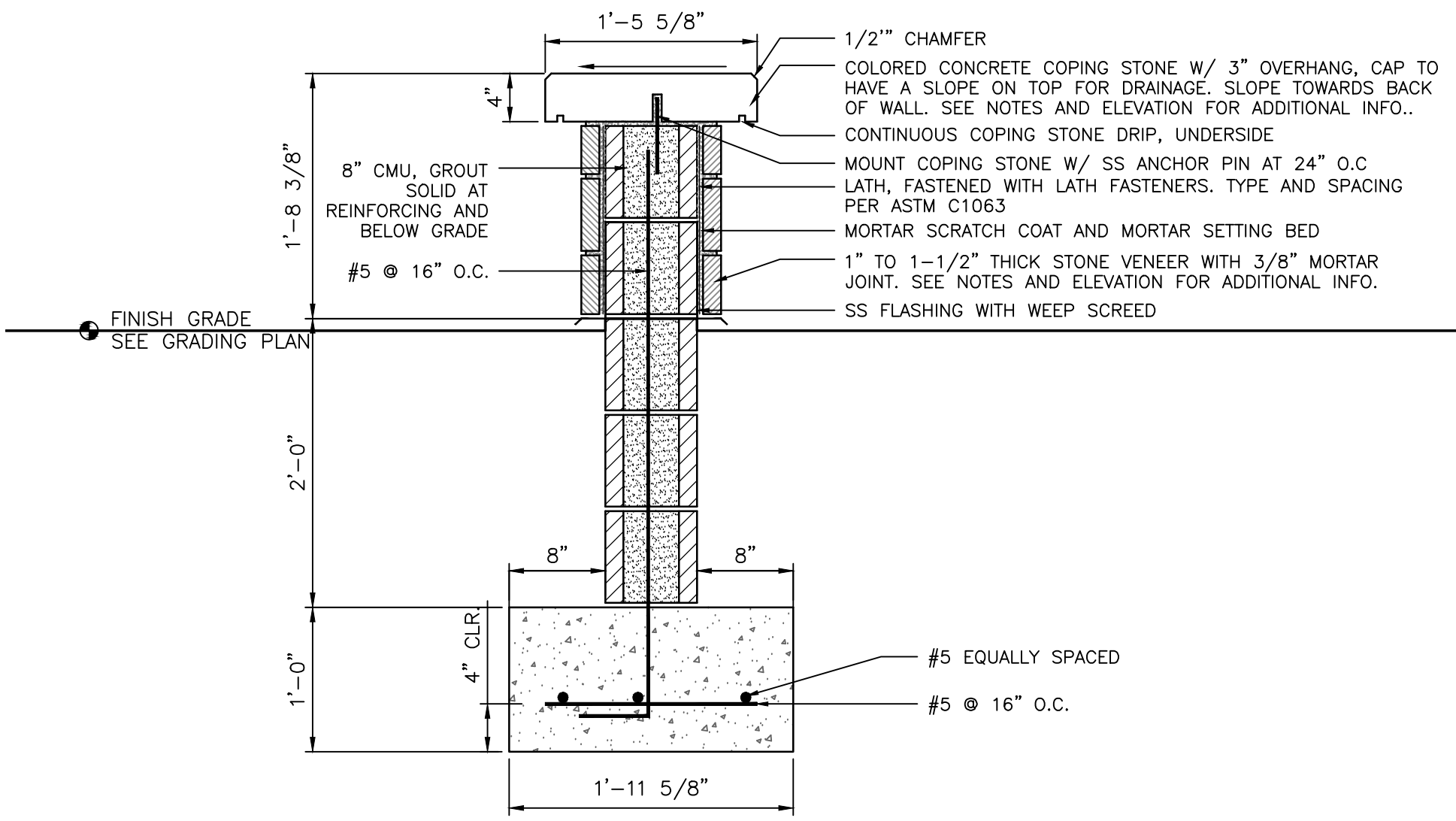
L1.8  
LANDSCAPE MONUMENT  
DETAILS



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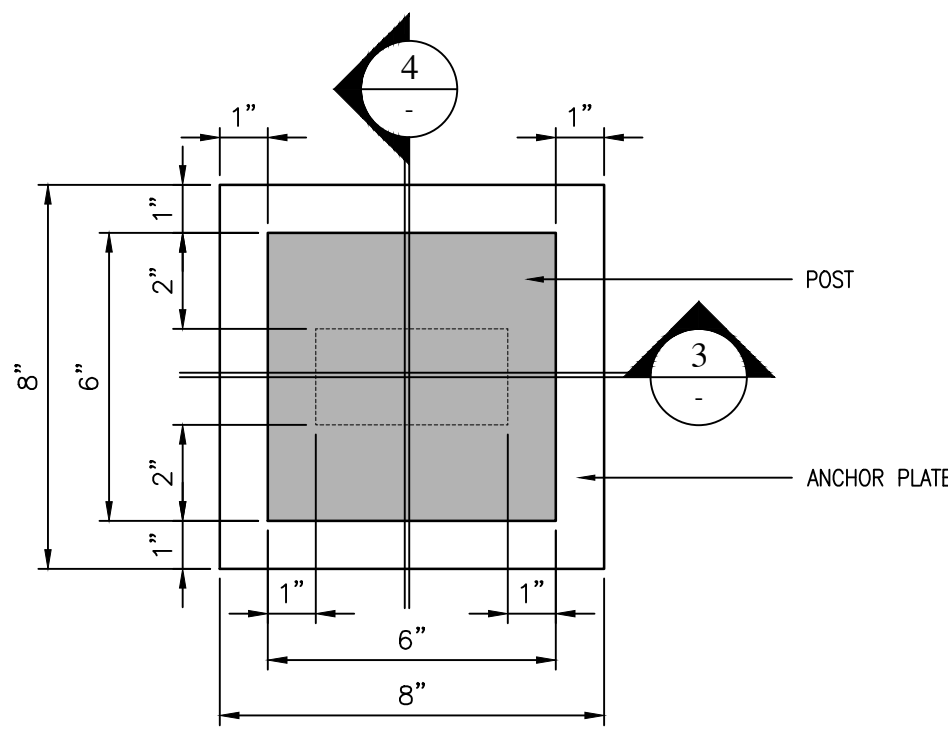
1 WALL SECTION  
SCALE: 1" = 1'-0"

1 MONUMENT SIGN DETAILS  
SCALE: AS NOTED

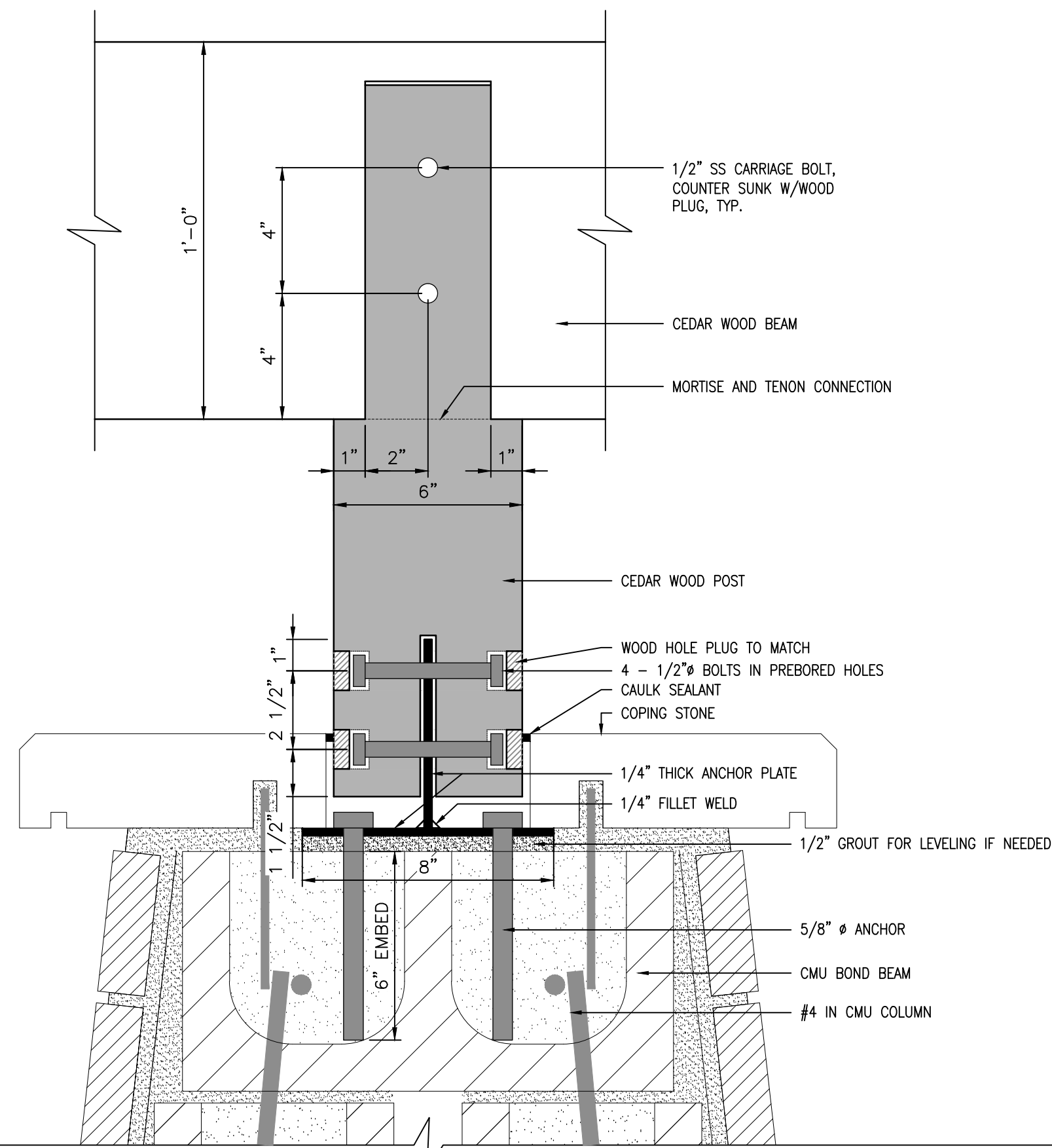


SIGN LOGO

SCALE: 1" = 1'-0"



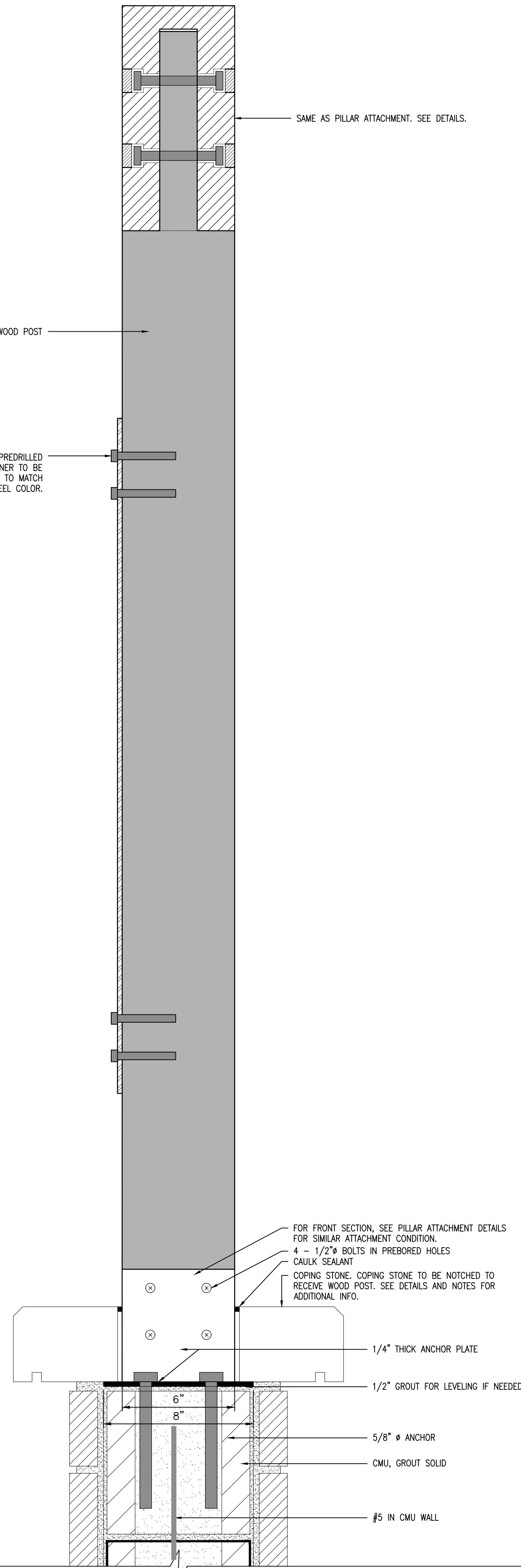
ANCHOR PLATE AND POST PLAN  
SCALE: 3" = 1'-0"



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

LOGO PANEL: ACRYLIC LOGO PANEL MECHANICALLY FASTENED TO CMU WALL. PANEL TO RECEIVE FACTORY OR SHOP APPLIED PRIMER, BLACK PAINT, AND SATIN UV FINISH WITH LETTERS POWDERCOATED WHITE. FONT ROMANTIC OR APPROVED EQUAL.

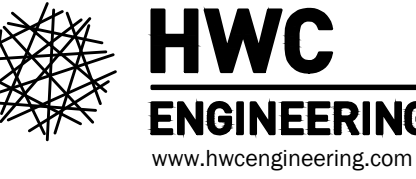
5/8" SS LAG SCREW IN PREDRILLED HOLES. TOP OF FASTENER TO BE POWDERCOATED COLOR TO MATCH WEATHERING STEEL COLOR.



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

## REVISIONS

DATE	DESCRIPTION	BY



## JACOBI LEGACY FARMS PRELIMINARY PLAN MCCORDSVILLE, INDIANA LANDSCAPE MONUMENT DETAILS

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

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

JOB NUMBER  
2021-064-A

# L1.9

LANDSCAPE MONUMENT  
DETAILS