McCordsville

ESTD 1988

INDIANA

Planning & Building Department
6280 W 800N McCordsville, IN 46055
Phone: 317.335.3604
Email: building@mccordsville.org

PUBLIC HEARING INFORMATION

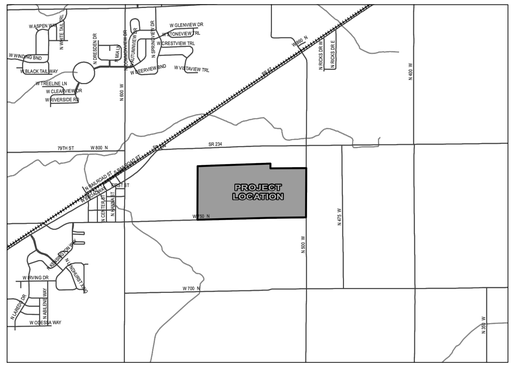
Case #: PC-24-008

Title: Pulte Group's request for approval of a Primary Plat for the Jacobi Legacy Farms subdivision, featuring 645 lots/units on +/- 177 acres, located at the northwest corner of CR 750N and CR 500W.

Meeting Date: This zoning petition is currently scheduled to be heard at the November 19th Commission (PC) meeting.

**Meeting agenda, petitioner's packet, and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mcccordsville.org and click on "Agendas & Minutes".*

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



LOCATION MAP
SCALE 1" = 1 MILE

PROPERTY ADDRESS
5560 W 750N
McCORDSVILLE, IN 46055

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

SOILS MAP
NOT TO SCALE

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

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.

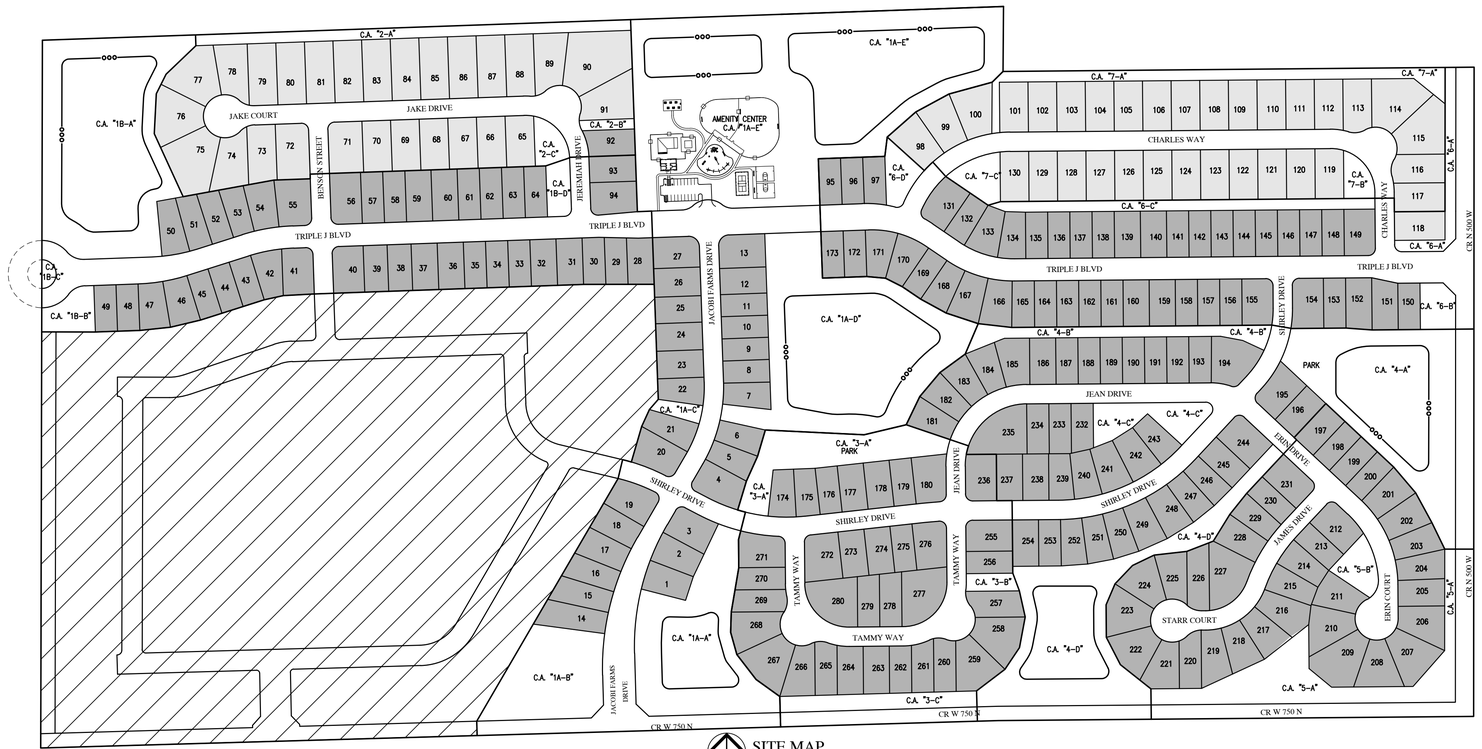
DEVELOPMENT STANDARDS			
	AREA B MEDIUM DENSITY AREA	AREA C LOW DENSITY AREA	AREA A
ACTUAL NUMBER OF LOTS / UNITS	220	60	365
MAX. NUMBER OF LOTS / UNITS	220	65	365
MIN. LOT AREA	7,700 SF	11,000 SF	SEE JACOBI LEGACY FARMS PLANNED UNIT DEVELOPMENT ORDINANCE AND AREA "A" DEVELOPMENT PLAN FOR DEVELOPMENT STANDARDS
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.

SHEET LIST TABLE



SITE MAP
SCALE: 1" = 200'

CONTACT INFORMATION:

TOWN OF MCCORDSVILLE
PLANNING AND BUILDING DEPT
RYAN CRUM
6280 W 800 N
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BHOSTETLER@CITIZENSENERGYGROUP.COM

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Kelli.D.Rowland@usps.gov

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F: (317) 776–5553
Mailing Address: P.O. Box 1700
Noblesville, Indiana 46061
sandra.casey@centerpointenergy.com

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matthew_stringer@cable.comcast.com

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PERMITS REGULATORY INVESTIGATOR
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240 N Meridian Street
2nd Floor, Room 280
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bw1917@att.com

REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
www.hwcengineering.com

JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
COVER

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2021–064–A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET C1.0 COVER	

Plot Date: Oct 04, 2024 Plot Time: 11:37am File Name: W:\Pulte Homes\2021–064–A Pulte– McCordsville Jacobi Prop\Design\CAD\21064–A.Cover Sheet PP.dwg, Layout: C1.0 By: dchesterfield

FOR CONTINUATION SEE SHEET C1.4

FOR CONTINUATION SEE AREA "A" SHEET C1.12

FOR CONTINUATION SEE SHEET C1.6

FOR CONTINUATION SEE SHEET C1.2

Indiana 811
KNOW WHAT'S BELOW.
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GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

LEGEND:

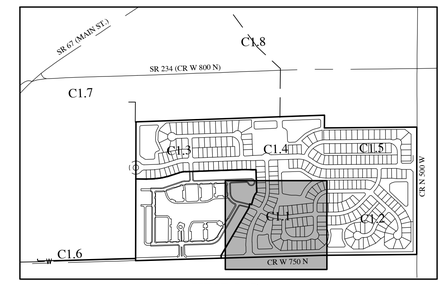
EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
G	NATURAL GAS PIPELINE	
P	PETROLEUM PIPELINE	
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x x	FENCE	x x x x x
	FARM-STYLE FENCE	(SEE SHEET L1.6 FOR DETAIL)
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	STREET LIGHT	
	6" X 6" VEHICLE BARRIER POST	
	POCKET PARK LOCATION	PARK

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:

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

DATE	DESCRIPTION	BY

HWC ENGINEERING
www.hwcengineering.com

JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET C1.1 DEVELOPMENT PLAN	

Plot Date: Oct 04, 2024 Plot Time: 11:38am File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobi Prop\Design\CAD\21064-A.Development Plan PP.dwg, Layout: C1.1 By: dchesterfield

FOR CONTINUATION SEE SHEET C1.5

FOR CONTINUATION SEE SHEET C1.1

Indiana 811

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GRAPHIC SCALE

0' 60' 120' 180'

(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
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
x x x x x	FENCE	x x x x x
	FARM-STYLE FENCE	(SEE SHEET L1.6 FOR DETAIL)
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	STREET LIGHT	
	6" X 6" VEHICLE BARRIER POST	
	POCKET PARK LOCATION	PARK

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L.E.	– LANDSCAPE EASEMENT		
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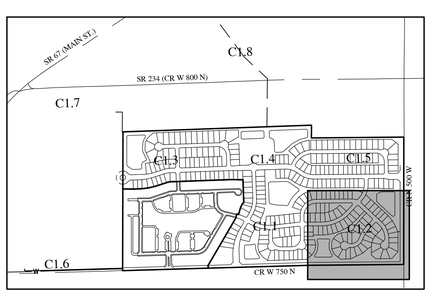

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JACOBI LEGACY FARMS PRELIMINARY PLAN
McCORDSVILLE, INDIANA
DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

BRANDON T. BURKE
REGISTERED
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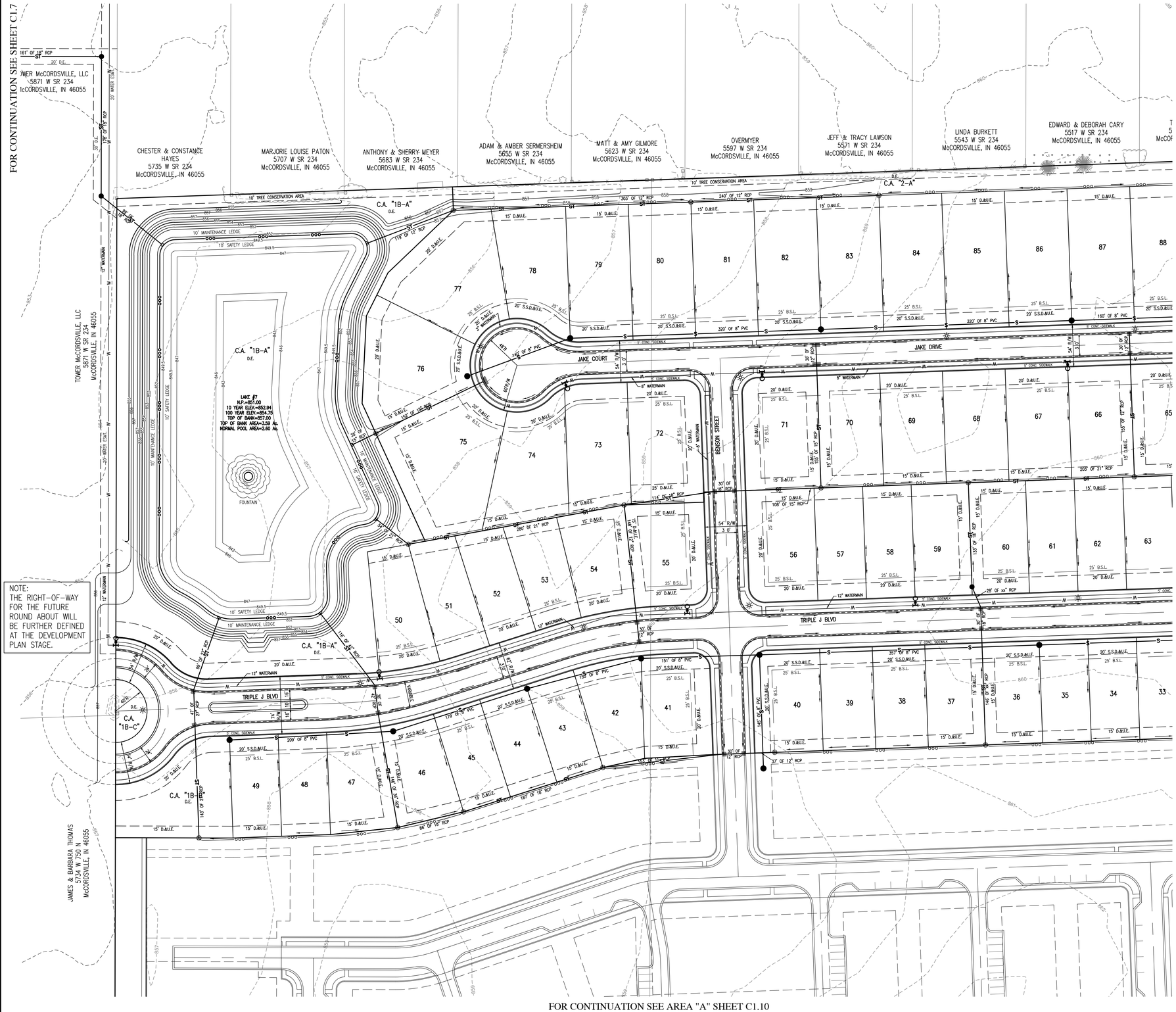
DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET C1.2 DEVELOPMENT PLAN	

Plot Date: Oct 04, 2024 Plot Time: 11:38am File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobi Prop\Design\CAD\21064-A.Development Plan PP.dwg, Layout: C1.2 By: dchesterfield

FOR CONTINUATION SEE SHEET C1.7

FOR CONTINUATION SEE SHEET C1.7



FOR CONTINUATION SEE AREA "A" SHEET C1.10

FOR CONTINUATION SEE SHEET C1.4

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

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
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
x x x x x	FENCE	x x x x x
	FARM-STYLE FENCE	(SEE SHEET L1.6 FOR DETAIL)
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	STREET LIGHT	
	6" X 6" VEHICLE BARRIER POST	
	POCKET PARK LOCATION	PARK

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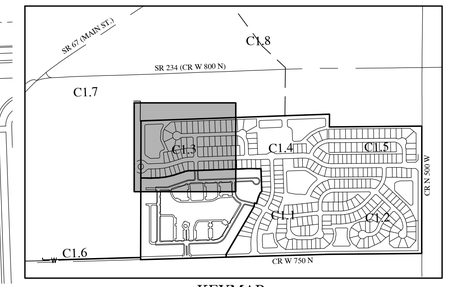

KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

HWC ENGINEERING
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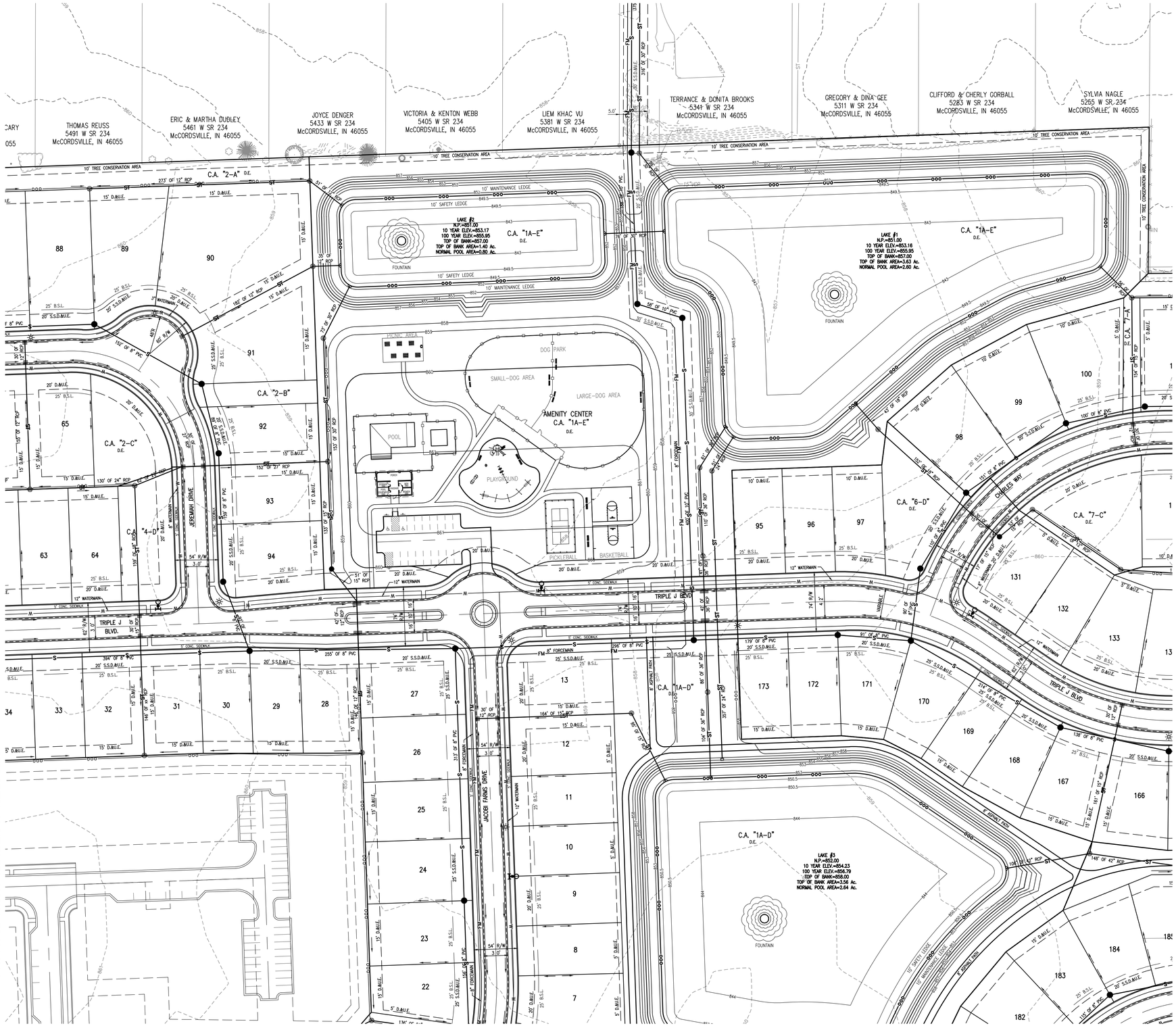
JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN

PRELIMINARY NOT FOR CONSTRUCTION

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

DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET C1.3 DEVELOPMENT PLAN	

Plot Date: Oct 04, 2024 Plot Time: 11:38am File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobi Prop\Design\CAD\21064-A Development Plan PP.dwg, Layout: C1.3 By: dchesterfield



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0' 60' 120' 180'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
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ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
G	NATURAL GAS PIPELINE	
P	PETROLEUM PIPELINE	
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799	CONTOUR, MINOR	799
x x x x x	FENCE	x x x x x
	FARM-STYLE FENCE	(SEE SHEET L1.6 FOR DETAIL)
	TREE LINE	
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ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	STREET LIGHT	
	6" X 6" VEHICLE BARRIER POST	
	POCKET PARK LOCATION	PARK

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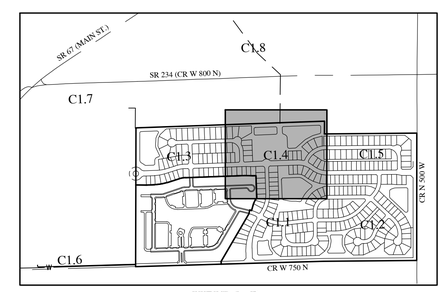
4. THE TOWN SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL ON ANY INTERNAL STREETS OR ALLEY.



KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

HWC ENGINEERING
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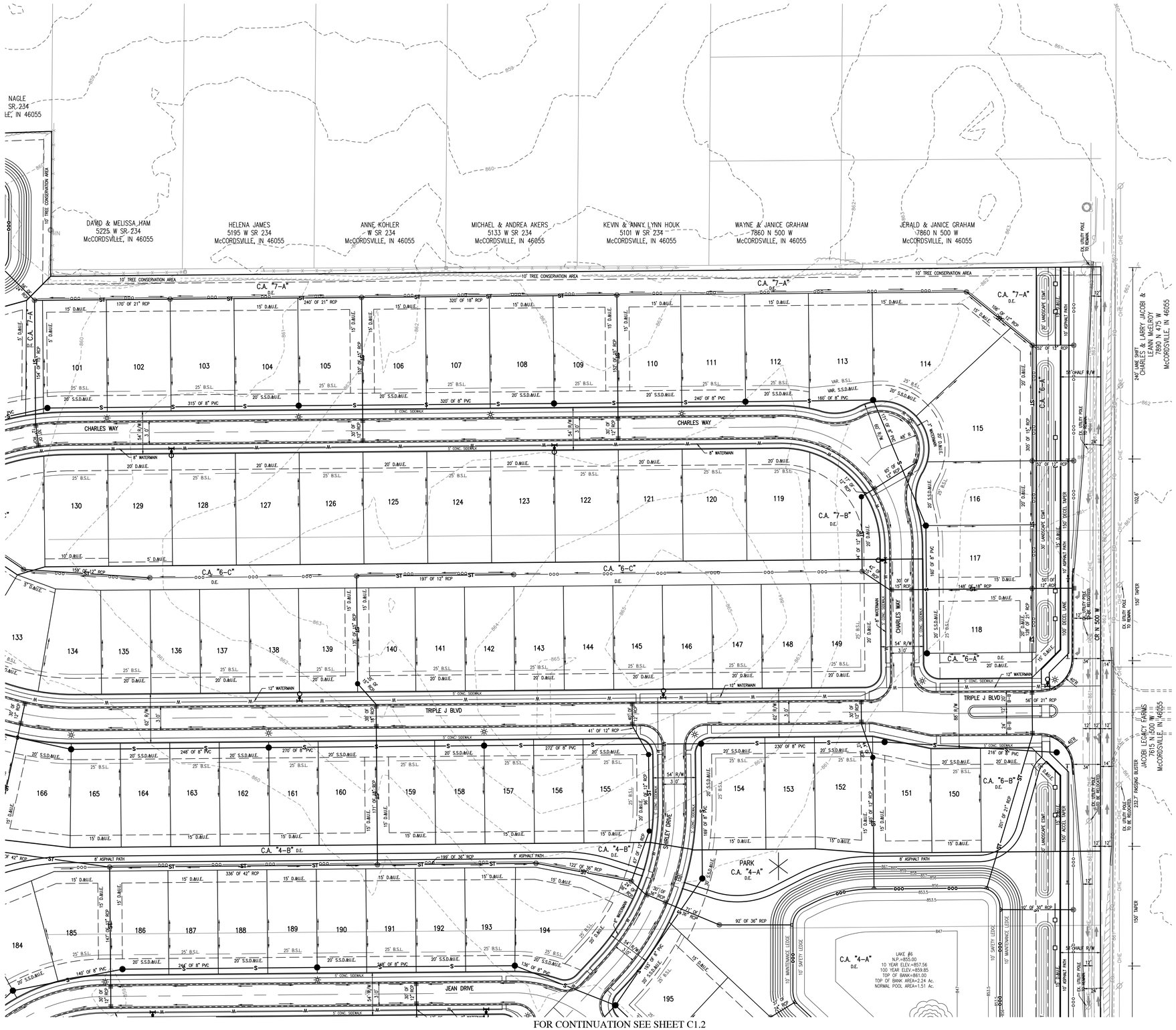
JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN

PRELIMINARY NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET C1.4 DEVELOPMENT PLAN	

Plot Date: Oct 04, 2024 Plot Time: 11:38am File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobi Prop\Design\CAD\21064-A.Development Plan PP.dwg, Layout: C1.4 By: dchesterfield



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

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

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	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	
P	PETROLEUM PIPELINE	
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	FARM-STYLE FENCE	(SEE SHEET L1.6 FOR DETAIL)
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	STREET LIGHT	
	6" X 6" VEHICLE BARRIER POST	
	POCKET PARK LOCATION	PARK

ABBREVIATIONS:

CL	– CENTERLINE	CA	– COMMON AREA
NP	– NORMAL POOL (ELEVATION)	25	– LOT NUMBER
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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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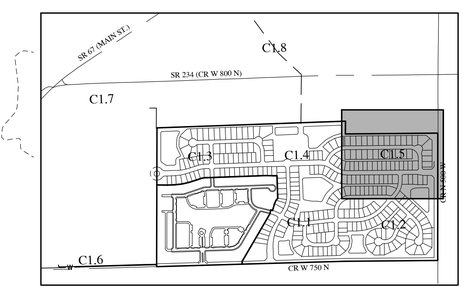

KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

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JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BUBAK
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET C1.5 DEVELOPMENT PLAN	

Plot Date: Oct 04, 2024 Plot Time: 11:38am File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobi Prop\Design\CAD\21064-A.Development Plan PP.dwg, Layout: C1.5 By: dchesterfield

GRAPHIC SCALE

0' 60' 120' 180'

(IN FEET)

Indiana 811

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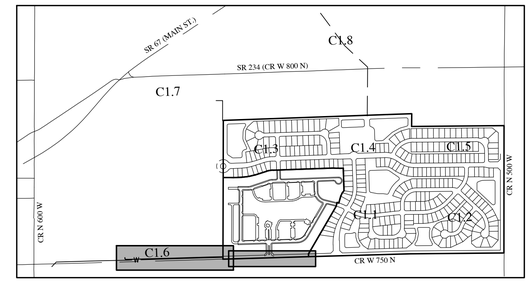

KEYMAP

NOT TO SCALE

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	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	
P	PETROLEUM PIPELINE	
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	FARM-STYLE FENCE	(SEE SHEET L1.6 FOR DETAIL)
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	STREET LIGHT	
	6" X 6" VEHICLE BARRIER POST	
	POCKET PARK LOCATION	PARK

ABBREVIATIONS:

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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		

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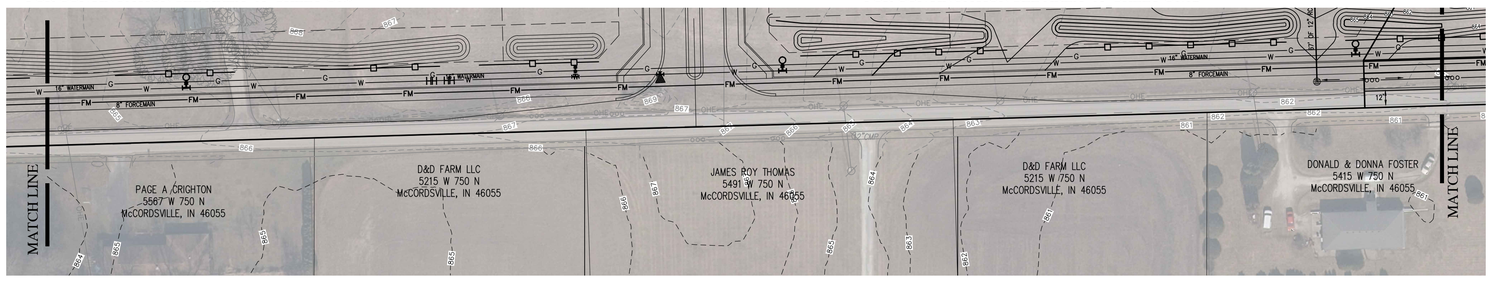
FOR CONTINUATION SEE AREA "A" SHEET C1.9

FOR CONTINUATION SEE AREA "A" SHEET C1.12

FOR CONTINUATION SEE THIS SHEET AT BELOW



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

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REVISIONS

DATE	DESCRIPTION	BY

JACOBI LEGACY FARMS PRELIMINARY PLAN
McCORDSVILLE, INDIANA
DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

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

DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET C1.6 DEVELOPMENT PLAN	

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

GRAPHIC SCALE

0' 60' 120' 180'

(IN FEET)

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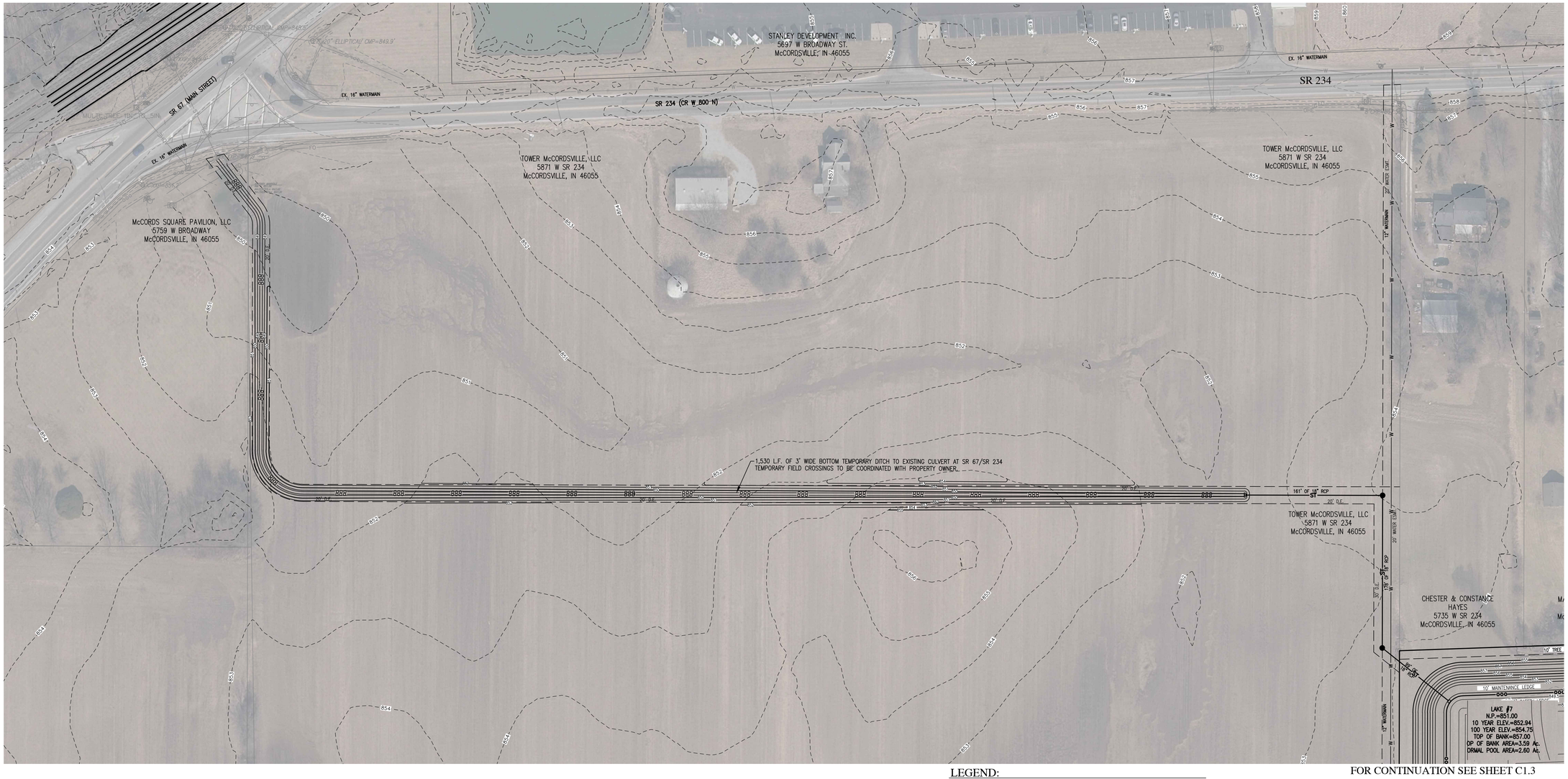

FOR CONTINUATION SEE SHEET C1.3

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LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
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S	SANITARY SEWER	S
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G	NATURAL GAS PIPELINE	
P	PETROLEUM PIPELINE	
800	CONTOUR, MAJOR	800
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	FENCE	
	TREE LINE	
S	SANITARY MANHOLE	
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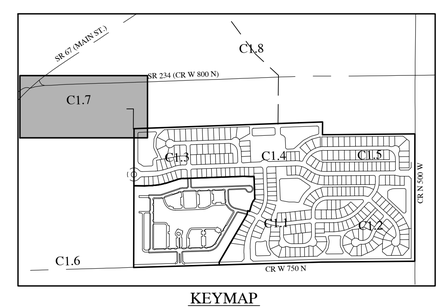
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	



KEYMAP

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING

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JACOBI LEGACY FARMS PRELIMINARY PLAN
McCORDSVILLE, INDIANA
DEVELOPMENT PLAN

PRELIMINARY

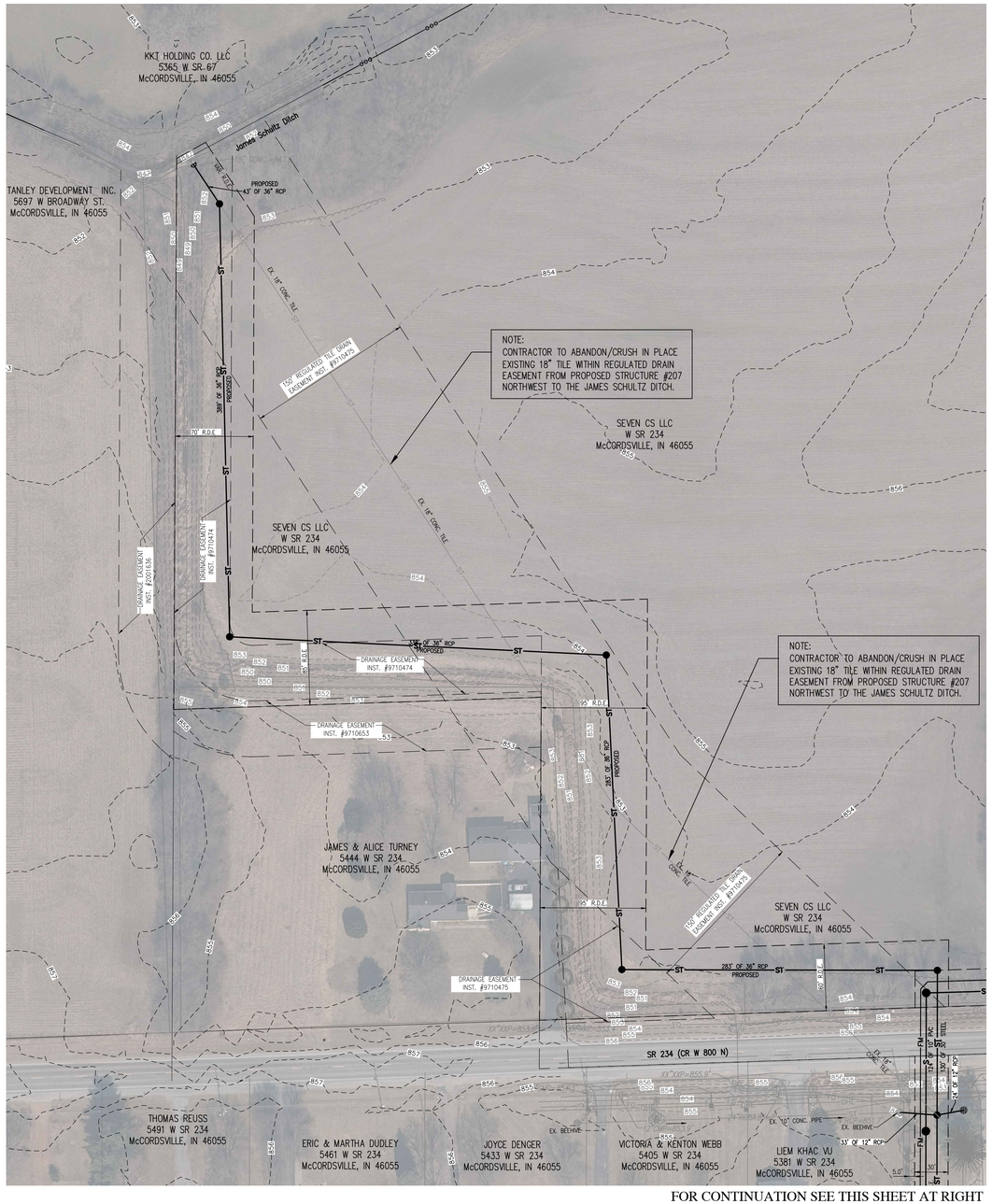
NOT FOR CONSTRUCTION

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

Brandon J. Burke

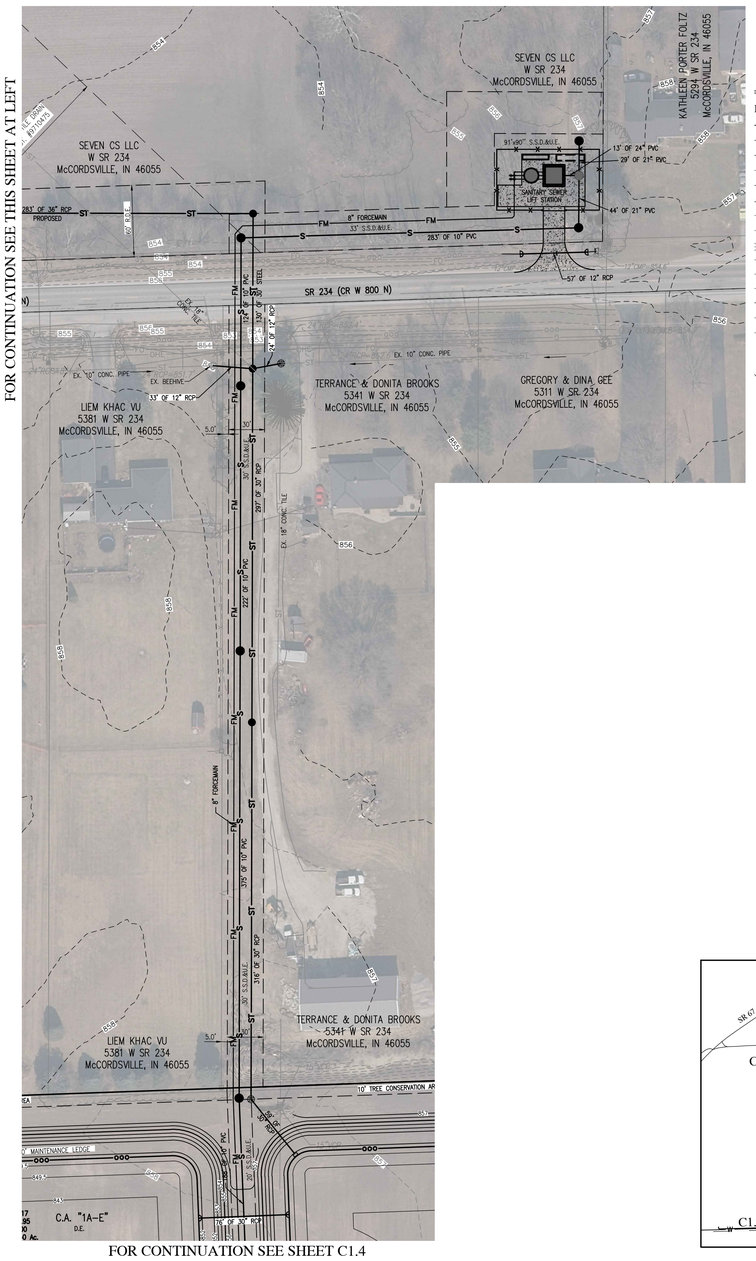
DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET C1.7 DEVELOPMENT PLAN	

Plot Date: Oct 04, 2024 Plot Time: 11:40am File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobi Prop\Design\CAD\21064-A Development Plan PP.dwg, Layout: C1.7 By: dchesterfield



FOR CONTINUATION SEE THIS SHEET AT RIGHT

FOR CONTINUATION SEE THIS SHEET AT LEFT



FOR CONTINUATION SEE SHEET C1.4

Indiana 811
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GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	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	
P	PETROLEUM PIPELINE	
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	FARM-STYLE FENCE	(SEE SHEET L1.6 FOR DETAIL)
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
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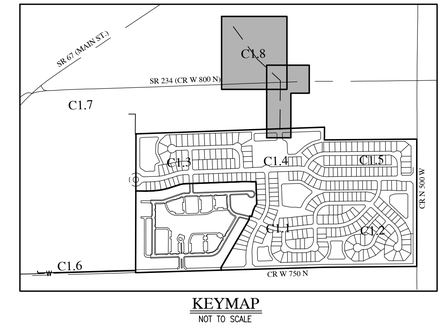

KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

HWC ENGINEERING
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JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
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DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET C1.8 DEVELOPMENT PLAN	

Plot Date: Oct 04, 2024 Plot Time: 11:40am File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobi Prop\Design\CAD\21064-A Development Plan PP.dwg, Layout: C1.8 By: dchesterfield

FOR CONTINUATION SEE SHEET C1.10

FOR CONTINUATION SEE SHEET C1.12

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

GRAPHIC SCALE
0' 40' 80' 120'
(IN FEET)

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:

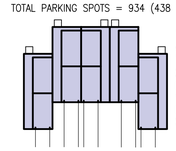
TOWNHOUSES: 164 UNITS (46 END UNITS WITH REDUCED DRIVEWAY LENGTH)
GARAGE PARKING SPOTS = 328
DRIVEWAY PARKING SPOTS = 118

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

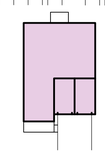
COTTAGES WITH GARAGE: 74 UNITS
GARAGE PARKING SPOTS = 74
DRIVEWAY PARKING SPOTS = 74

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

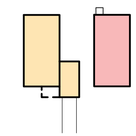
TOTAL PARKING SPOTS = 934 (438 BEING GARAGE PARKING SPOTS)



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	74	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	-	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 wainscot.

REVISIONS

DATE	DESCRIPTION	BY

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

PRELIMINARY
NOT FOR CONSTRUCTION

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

Brandon T. Burke

DRAWN BY DC	JOB NUMBER 2024-309-S
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- Jacobi Farms\Design\CAD\24309S_Development Plan PP.dwg, Layout: C1.9 By: dchesterfield

FOR CONTINUATION SEE SHEET C1.9

FOR CONTINUATION SEE SHEET C1.9

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GRAPHIC SCALE
0' 40' 80' 120'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
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
S	SANITARY MANHOLE	
ST	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:

1. THE TOWN SHALL NOT BE RESPONSIBLE FOR REPAIRS ON ANY ALLEY.
2. 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.
3. THE TOWN SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL ON ANY INTERNAL STREETS OR ALLEY.

Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	152.24'	150.00'	145.79'	N59°17'18"E	58°09'09"
C-2	195.04'	150.00'	181.59'	S39°16'34"E	74°30'05"
C-3	43.45'	150.00'	43.30'	S79°40'36"W	16°35'45"
C-4	49.09'	150.00'	48.87'	N80°45'18"E	18°45'08"

	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[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	-	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 wainscot.

REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
www.hwcengineering.com

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

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

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	

Plot Date: Oct 04, 2024 Plot Time: 11:41am 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

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GRAPHIC SCALE

0' 40' 80' 120'

(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
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
(S)	SANITARY MANHOLE	
(ST)	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:

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2. 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.
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Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	152.24'	150.00'	145.79'	N59°17'18"E	58°09'09"
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C-4	49.09'	150.00'	48.87'	N80°45'18"E	18°45'08"

	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[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	-	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.
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REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
www.hwcengineering.com

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

PRELIMINARY
NOT FOR CONSTRUCTION

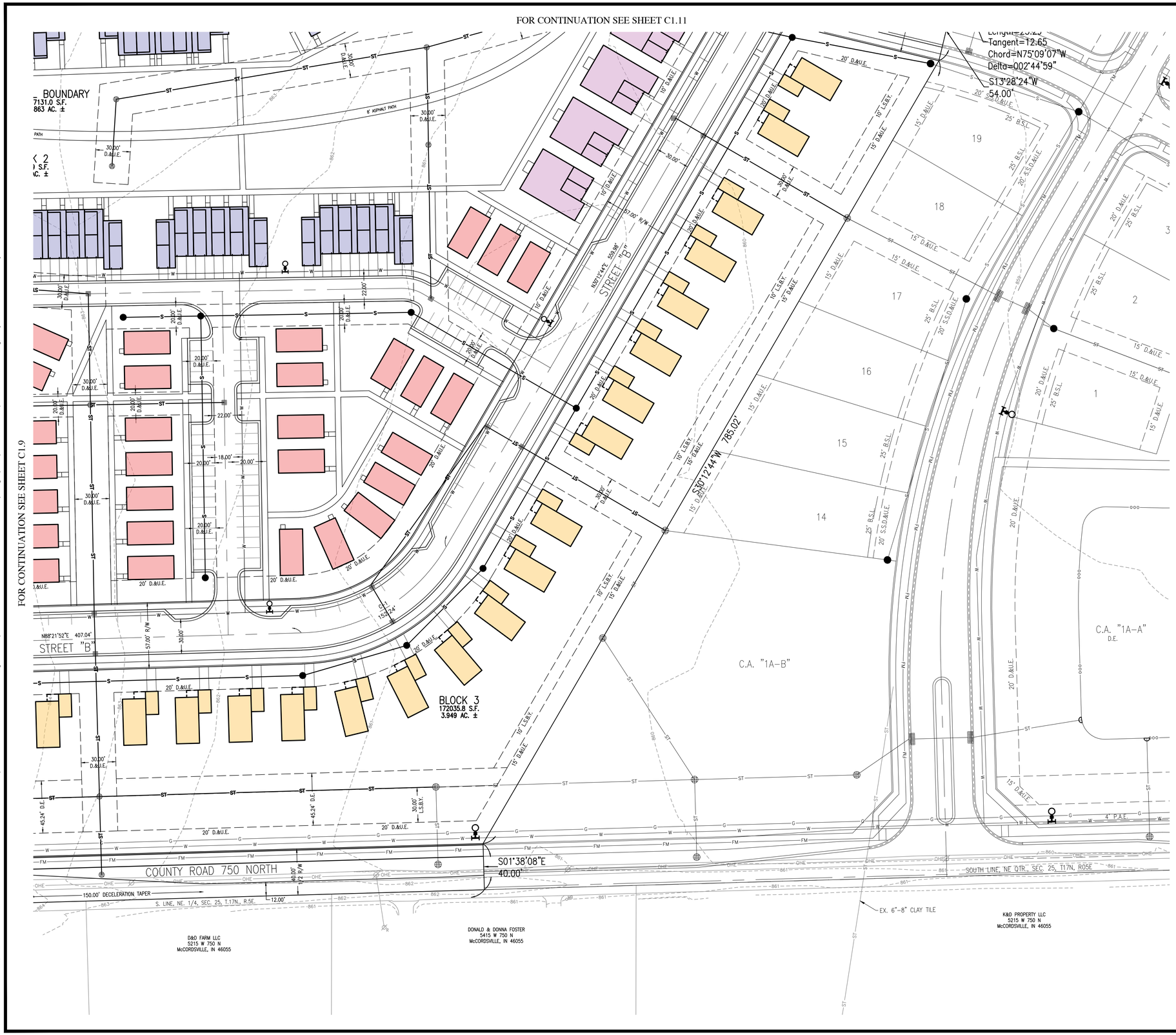
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

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

C1.11

AREA "A" DEVELOPMENT PLAN

Plot Date: Oct 04, 2024 Plot Time: 11:42am File Name: W:\LMS Real Estate Investment Mgmt LLC\2024-309-S LMS REIM- Jacobi Forms\Design\CAD\243095_Development Plan PP.dwg, Layout: C1.11 By: dchesterfield



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GRAPHIC SCALE
0' 40' 80' 120'
(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
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	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[1]	-	16'	52'	40'	30'
Minimum Lot Frontage[2]	-	16'	50'	40'	30'
Minimum Front Yard Setback	-	10'	10'	10'	10'
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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	-	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.
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REVISIONS

DATE	DESCRIPTION	BY

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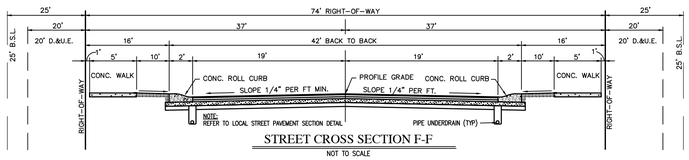
JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
AREA "A" DEVELOPMENT PLAN

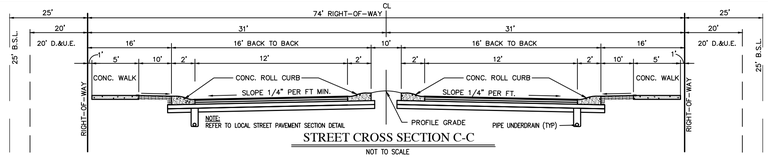
PRELIMINARY NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC
CHECKED BY BB
DATE OCTOBER 4, 2024
SCALE AS SHOWN
JOB NUMBER 2024-309-S
SHEET
C1.12
AREA "A" DEVELOPMENT PLAN



STREET CROSS SECTION F-F

NOT TO SCALE



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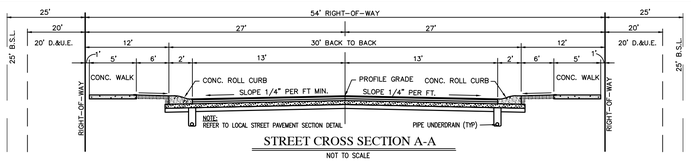

STREET CROSS SECTION A-A

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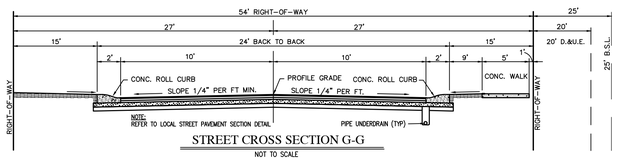

STREET CROSS SECTION G-G

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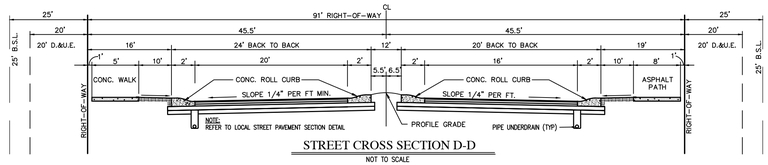

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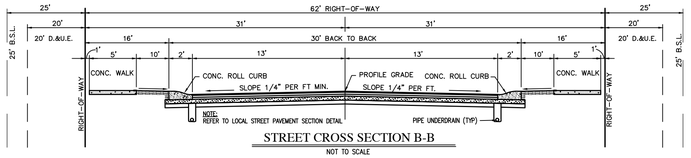

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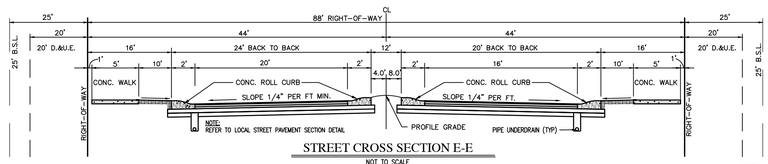
NOT TO SCALE



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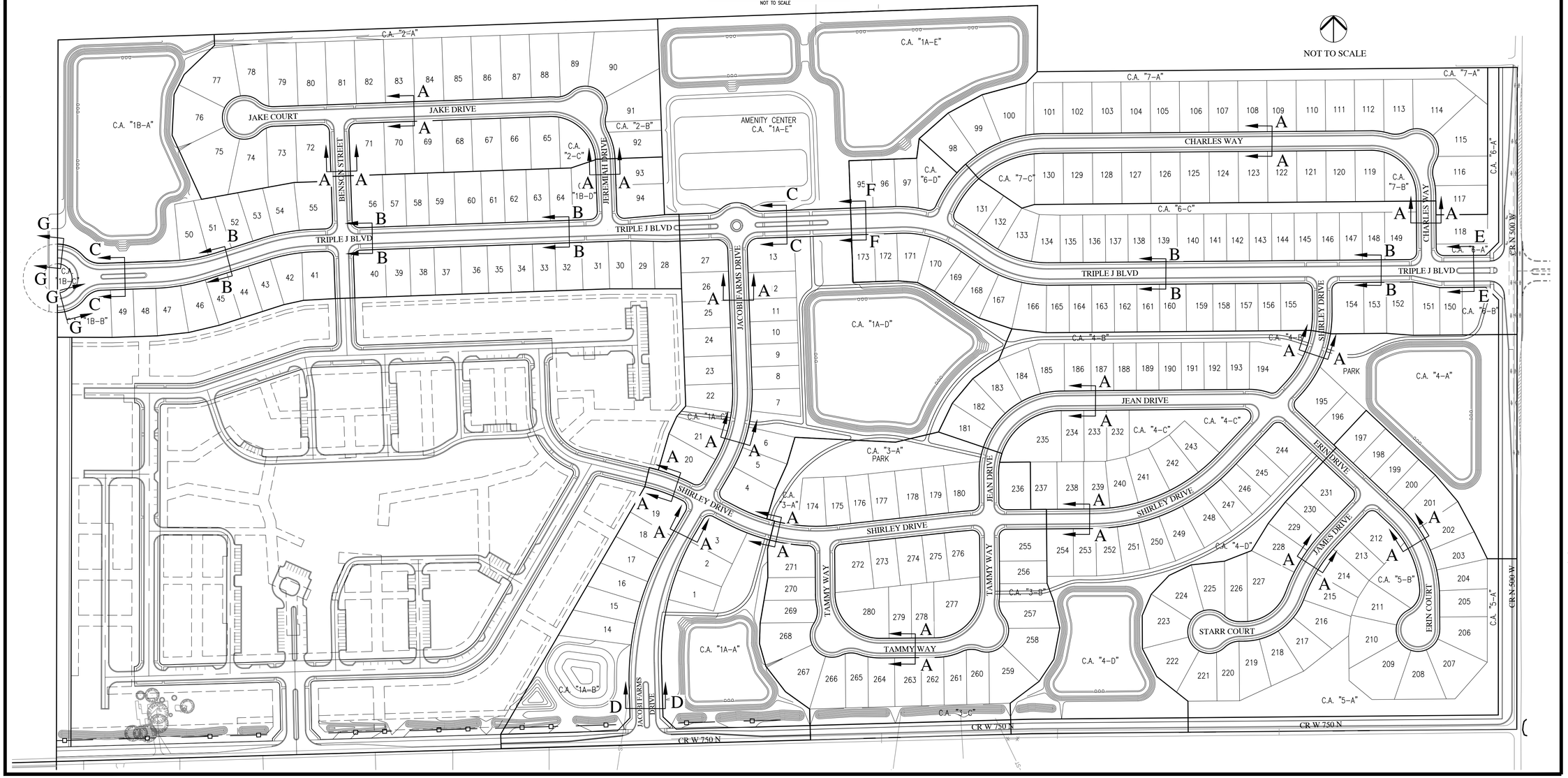

Plot Date: Oct 04, 2024 Plot Time: 11:43am File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobi Prop\Design\CAD\21064-A.Development Plan PP.dwg, Layout: C1.13 By: dchesterfield

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DATE	DESCRIPTION	BY

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JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA

STREET CROSS SECTION DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION

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

DRAWN BY DC	JOB NUMBER 2021-064-A
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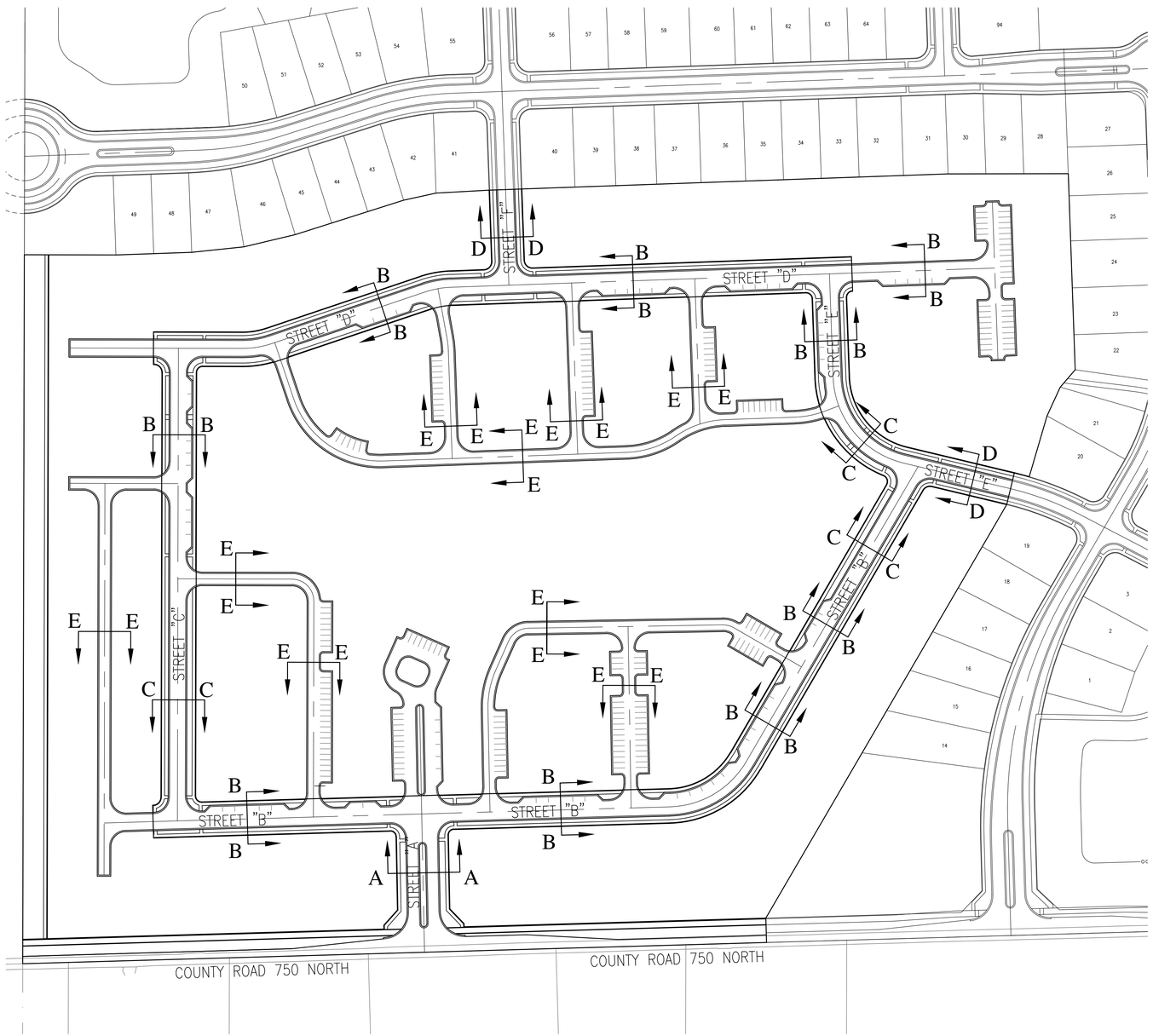
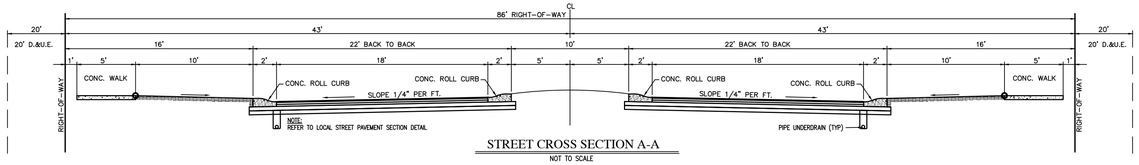
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET C1.13 STREET CROSS SECTION DETAILS	





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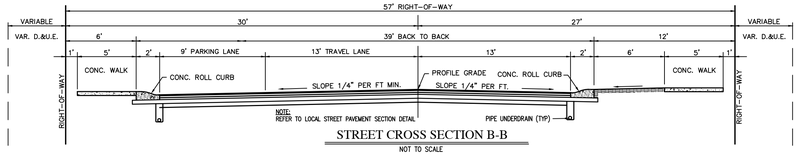

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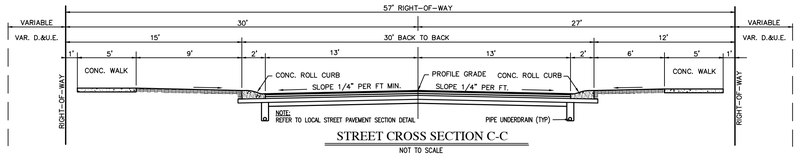

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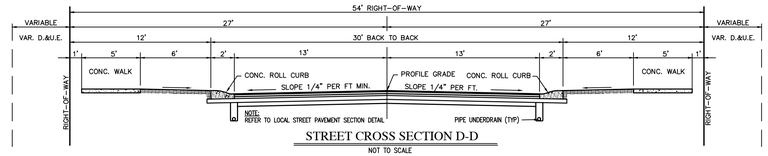

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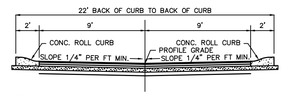

NOTE:
REFER TO LOCAL STREET PAVEMENT SECTION DETAIL.
DEPENDING ON THE LOCATION, ALLEY COULD SLOPE ENTIRELY TO CONC. ROLL CURB ON EITHER SIDE OF THE ALLEY. CONC. ROLL CURB IS A REVERSE ROLL CURB WHEN ON THE HIGH SIDE.

ALLEY CROSS SECTION E-E
NOT TO SCALE

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

NOTE:
SCALE: 1" = 100'

GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

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

REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
www.hwcengineering.com

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

PRELIMINARY
NOT FOR CONSTRUCTION

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

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

Plot Date: Oct 04, 2024 Plot Time: 11:43am File Name: W:\LMS Real Estate Investment Mgmt LLC\2024-309-S LMS REIM- Jacobi Farms\Design\CAD\24309S_Street_X-Sec PP.dwg Layout: C1.14 By: dchesterfield

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Indiana 811
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CALL BEFORE YOU DIG.
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GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

LEGEND:

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

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.

KEYMAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
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JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
PRIMARY PLAT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET C2.0 PRIMARY PLAT PLAN	

FOR CONTINUATION SEE SHEET C2.4

FOR CONTINUATION SEE SHEET C2.0

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

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

LEGEND:

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

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
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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

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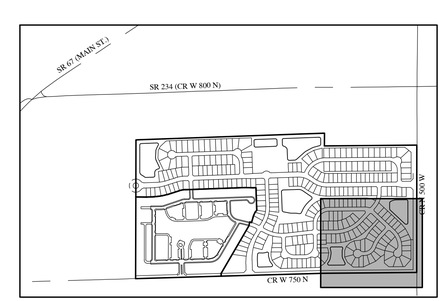

KEYMAP
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REVISIONS		
DATE	DESCRIPTION	BY

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JACOBI LEGACY FARMS
McCORDSVILLE, INDIANA
PRIMARY PLAT PLAN

PRELIMINARY
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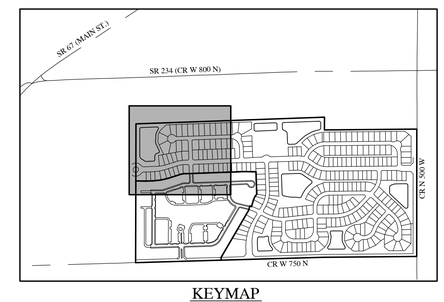
BRANDON T. BUBAK REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

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 Jacobi Prop\Design\CAD\21064-A.Primary Plat Plan PP.dwg, Layout: C2.1 By: dchesterfield



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

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
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REVISIONS

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JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
PRIMARY PLAT PLAN

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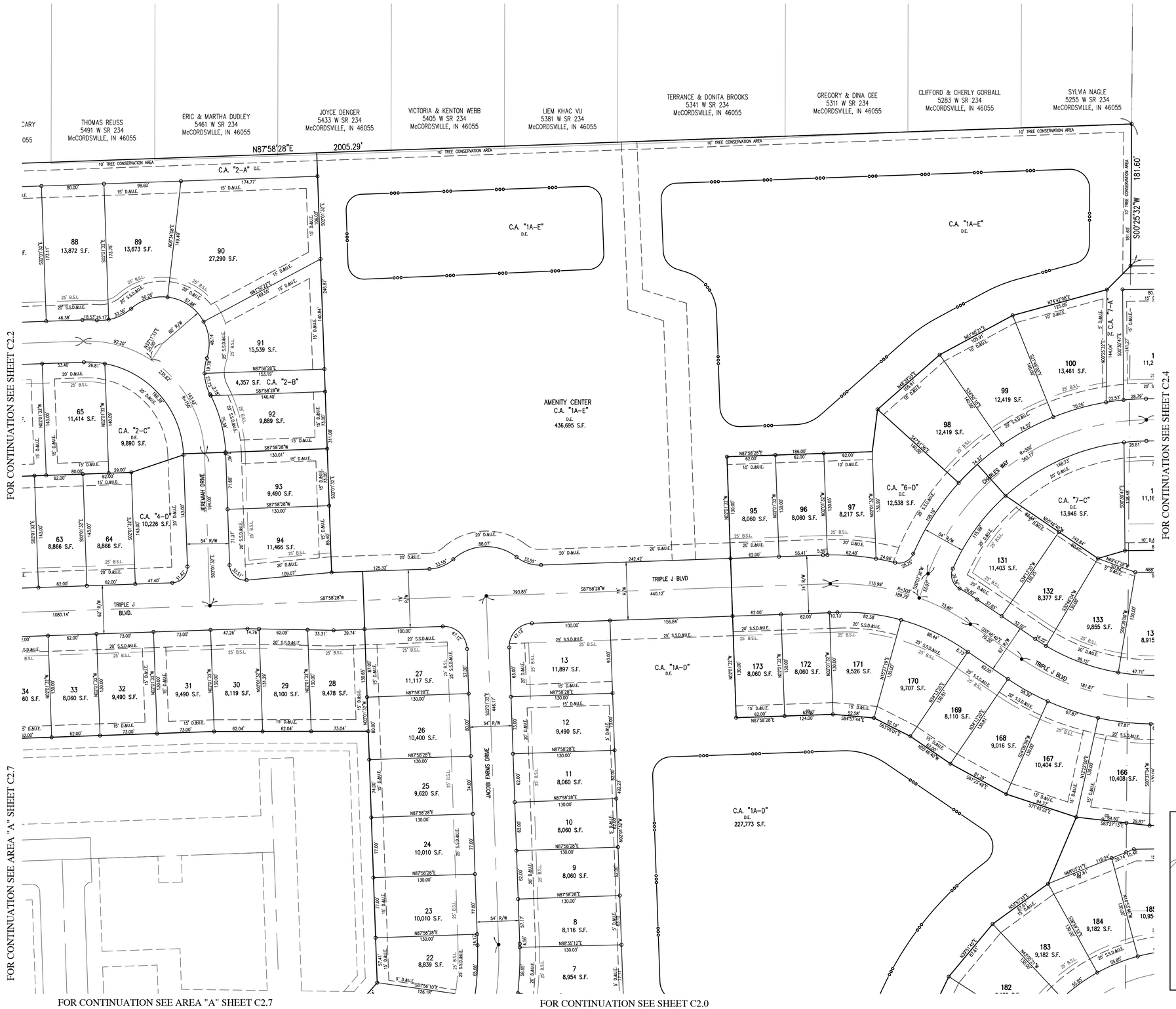
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET C2.2 PRIMARY PLAT PLAN	

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



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

LEGEND:

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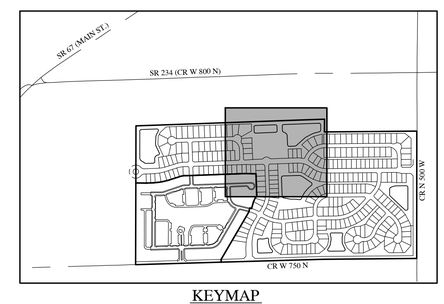

KEYMAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY

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JACOBI LEGACY FARMS PRELIMINARY PLAT
MCCORDSVILLE, INDIANA

PRIMARY PLAT PLAN

PRELIMINARY
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REGISTERED
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PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET C2.3 PRIMARY PLAT PLAN	

Plot Date: Oct 04, 2024 Plot Time: 11:45am File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobi Prop\Design\CAD\21064-A.Primary Plat Plan PP.dwg, Layout: C2.3 By: dchesterfield

FOR CONTINUATION SEE SHEET C2.3

FOR CONTINUATION SEE SHEET C2.1

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GRAPHIC SCALE
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LEGEND:

EXISTING		PROPOSED
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SUBDIVISION MONUMENTS

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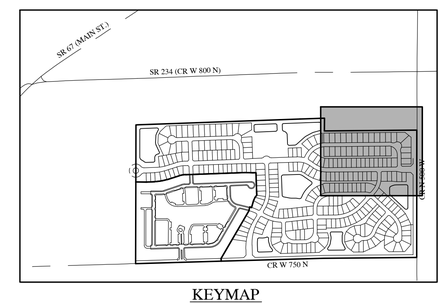

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DATE	DESCRIPTION	BY

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JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
PRIMARY PLAT PLAN

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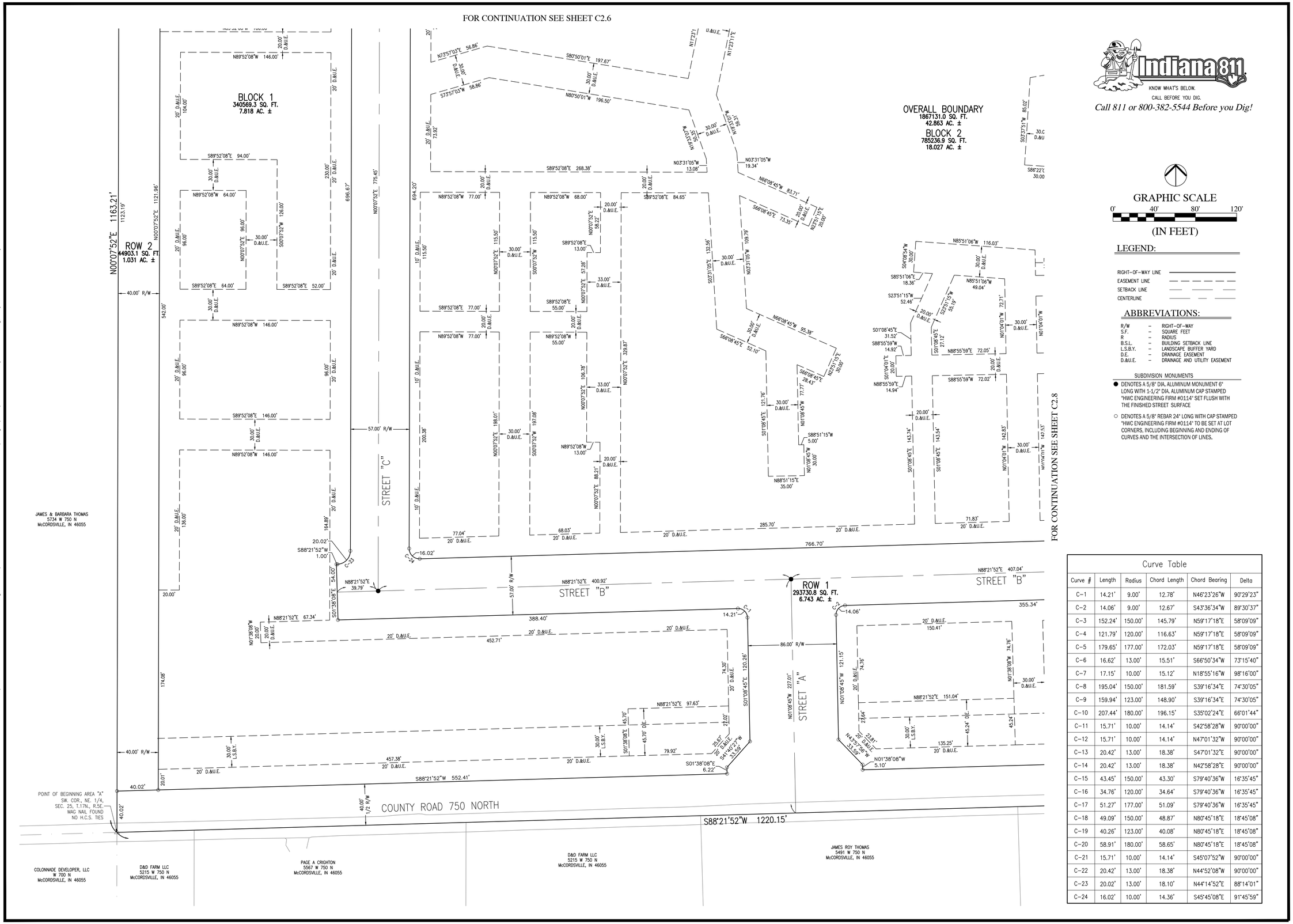
DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET C2.4 PRIMARY PLAT PLAN	

Plot Date: Oct 04, 2024 Plot Time: 11:45am File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobi Prop\Design\CAD\21064-A.Primary Plat Plan PP.dwg, Layout: C2.4 By: dchesterfield



Plot Date: Oct 04, 2024 Plot Time: 11:45am File Name: W:\LMS Real Estate Investment Mgmt LLC\2024-309-S LMS REIM- Jacobi Farms\Design\CAD\243095.Primary Plat PP.dwg, Layout: C2.5 By: dchesterfield

REVISIONS

DATE	DESCRIPTION	BY

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GRAPHIC SCALE
0' 40' 80' 120'
(IN FEET)

LEGEND:

RIGHT-OF-WAY LINE
EASEMENT LINE
SETBACK LINE
CENTERLINE

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Curve Table

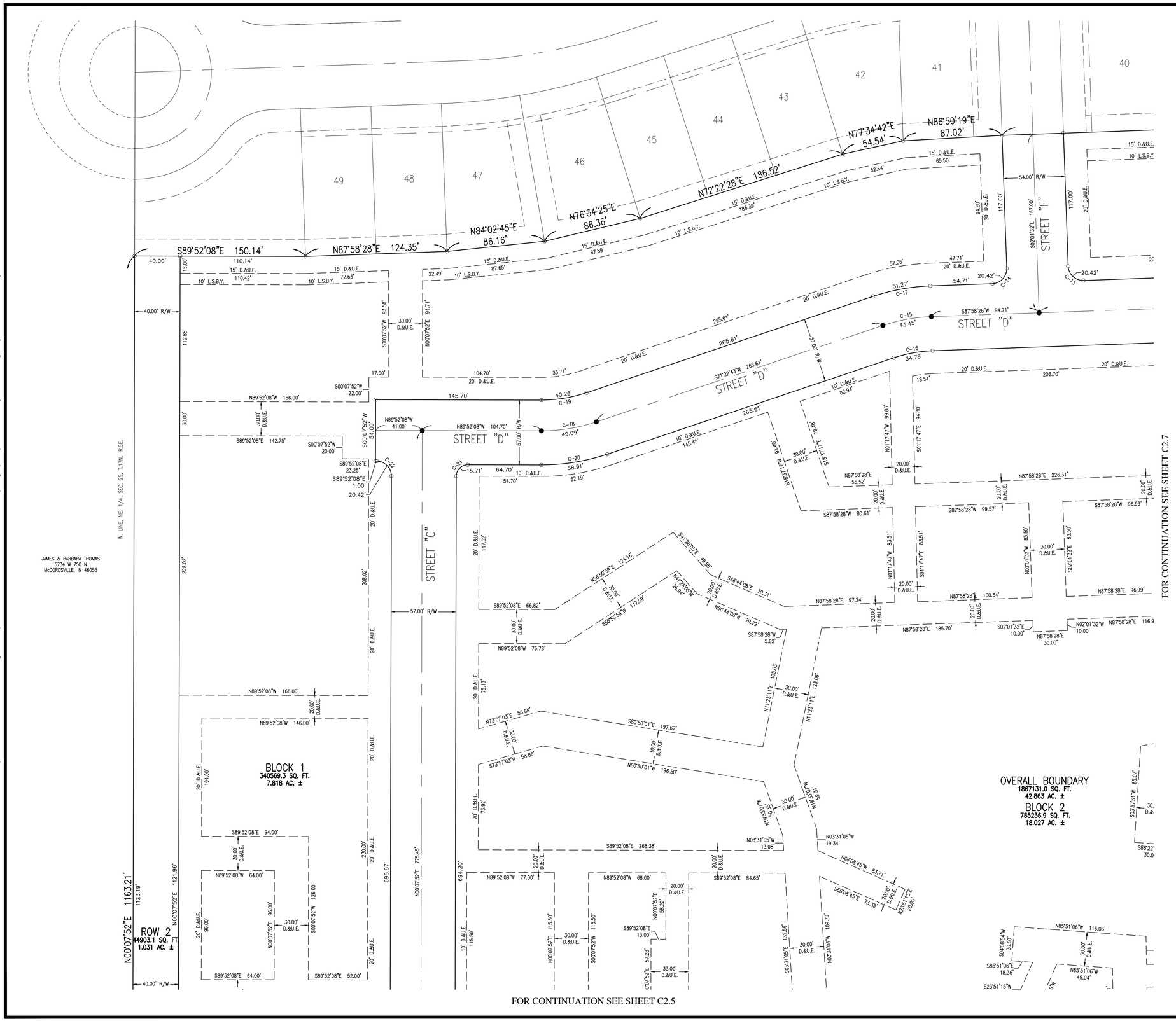
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	14.21'	9.00'	12.78'	N46°23'26"W	90°29'23"
C-2	14.06'	9.00'	12.67'	S43°36'34"W	89°30'37"
C-3	152.24'	150.00'	145.79'	N59°17'18"E	58°09'09"
C-4	121.79'	120.00'	116.63'	N59°17'18"E	58°09'09"
C-5	179.65'	177.00'	172.03'	N59°17'18"E	58°09'09"
C-6	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"

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

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

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

SHEET
C2.5
AREA "A" PRIMIARY PLAT PLAN



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GRAPHIC SCALE
0' 40' 80' 120'
(IN FEET)

LEGEND:

RIGHT-OF-WAY LINE
EASEMENT LINE
SETBACK LINE
CENTERLINE

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REVISIONS

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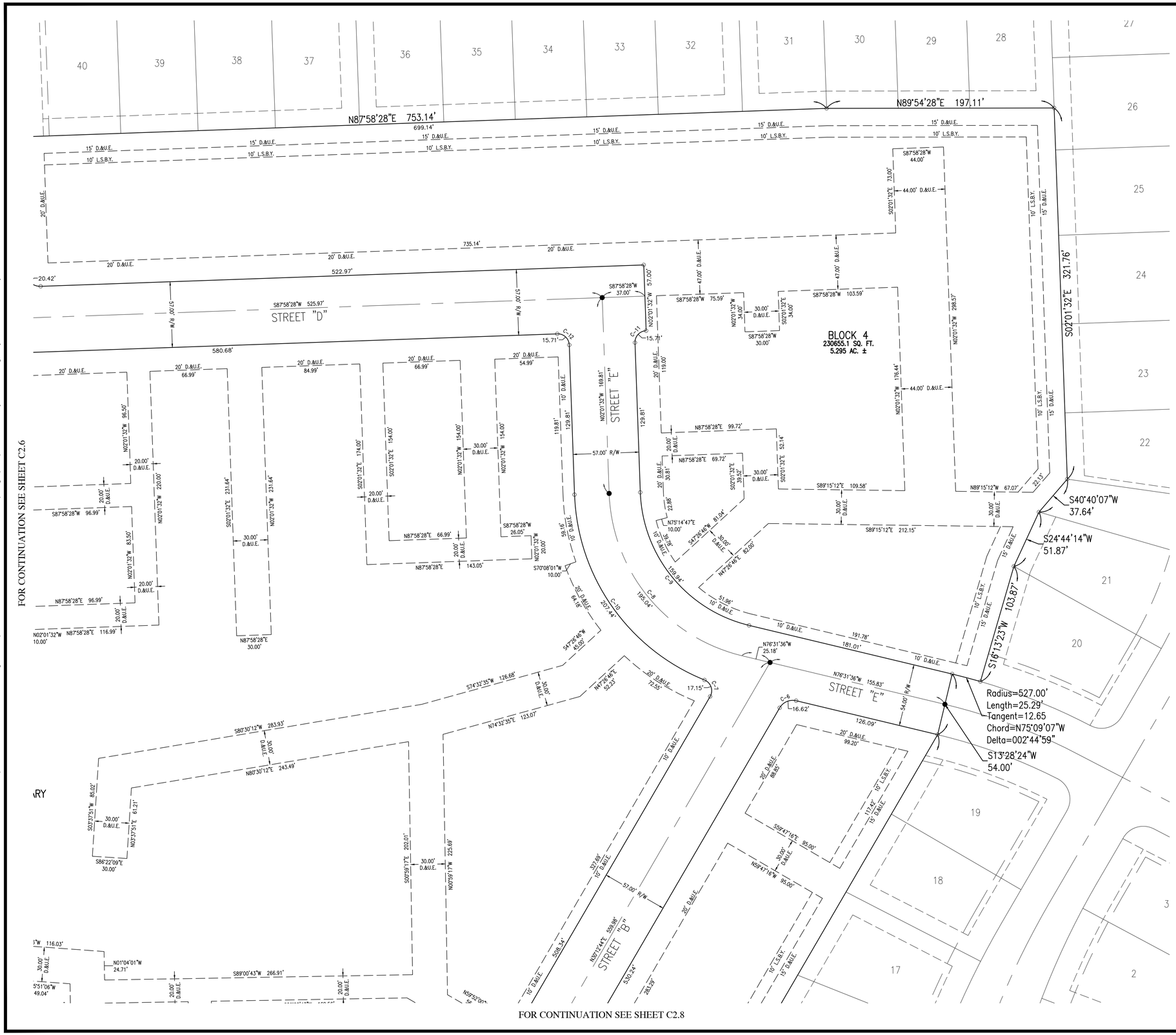
SCALE AS SHOWN	
SHEET C2.6	

AREA "A" PRIMIARY PLAT PLAN

Plot Date: Oct 04, 2024 Plot Time: 11:45am File Name: W:\LMS Real Estate Investment Mgmt LLC\2024-309-S LMS REIM- Jacobi Farms\Design\CAD\24309S.Primary Plat PP.dwg, Layout: C2.6 By: dchesterfield



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JACOBI LEGACY FARMS PRELIMINARY PLAN
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SHEET
C2.7
AREA "A" PRIMIARY PLAT PLAN

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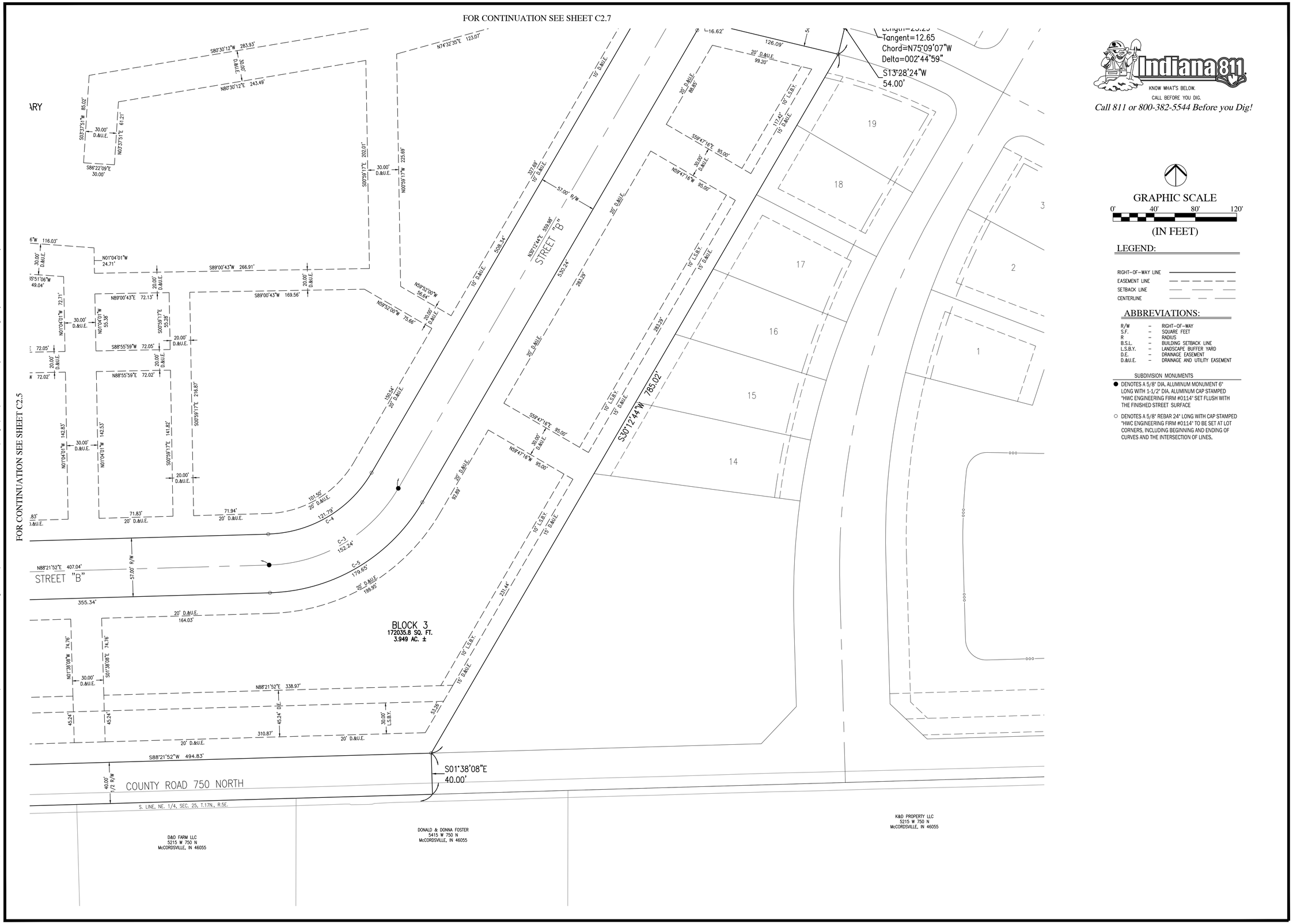

Plot Date: Oct 04, 2024 Plot Time: 11:45am File Name: W:\LMS Real Estate Investment Mgmt LLC\2024-309-S LMS REIM- Jacobi Farms\Design\CAD\243095_Primary Plat PP.dwg, Layout: C2.8 By: dchesterfield

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SHEET C2.8 AREA "A" PRIMIARY PLAT PLAN	

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

$$\frac{\text{OPEN SPACE} = 42.24\ \text{AC.}}{\text{TOTAL ACREAGE} = 134.54\ \text{AC.}} = 31.40\%$$

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GRAPHIC SCALE
0' 150' 300' 450'
(IN FEET)

REVISIONS		
DATE	DESCRIPTION	BY

HWC ENGINEERING
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JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
OPEN SPACE PLAN

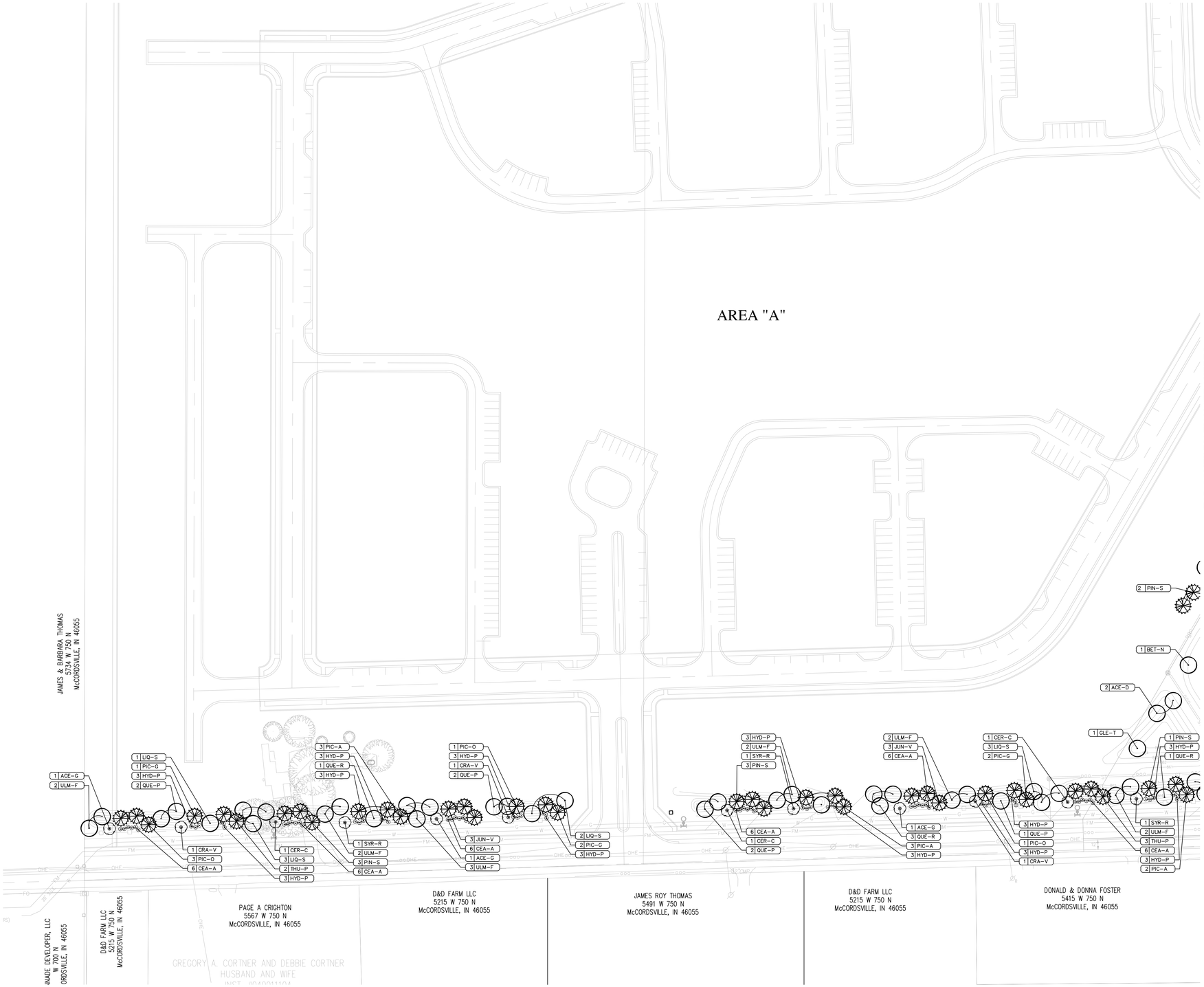
PRELIMINARY
NOT FOR CONSTRUCTION

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

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

C3.0
OPEN SPACE PLAN

Plot Date: Oct 04, 2024 Plot Time: 11:46am File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobi Prop\Design\CAD\21064-A.Open Space Plan PP.dwg, Layout: C3.0 By: dchesterfield



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

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

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

LEGEND:

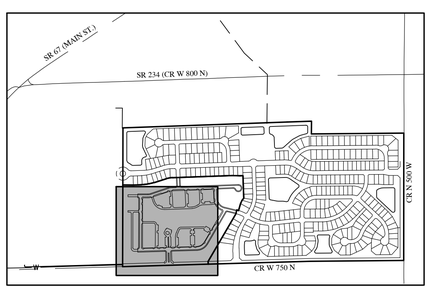
- QUANTITY KEY
- SHADE TREE – 8' TALL, MIN. 2" CALIPER
- EVERGREEN TREE – MIN. 6'' TALL
- ORNAMENTAL TREE – 2" CALIPER
- SHRUB – 18" TALL (MIN)
- STREET TREE
  - 1 PER LOT, LIMITED TO 10' TREE LAWN AREAS
  - NO STREET TREES IN TOWNHOME DISTRICT
- SPADE EDGE
- FARM–STYLE FENCE

LEGEND:

EXISTING		PROPOSED
	RIGHT–OF–WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	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

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MCCORDSVILLE, INDIANA
LANDSCAPE PLAN

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BRANDON T. BUBAKE
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DRAWN BY DC	JOB NUMBER 2021-064-A
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SCALE AS SHOWN	
SHEET L1.0 LANDSCAPE PLAN	

FOR CONTINUATION SEE SHEET L1.4

FOR CONTINUATION SEE SHEET L1.2

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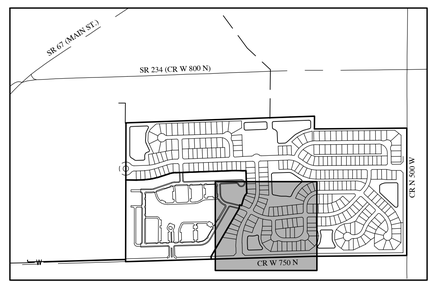

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SHEET L1.1 LANDSCAPE PLAN	

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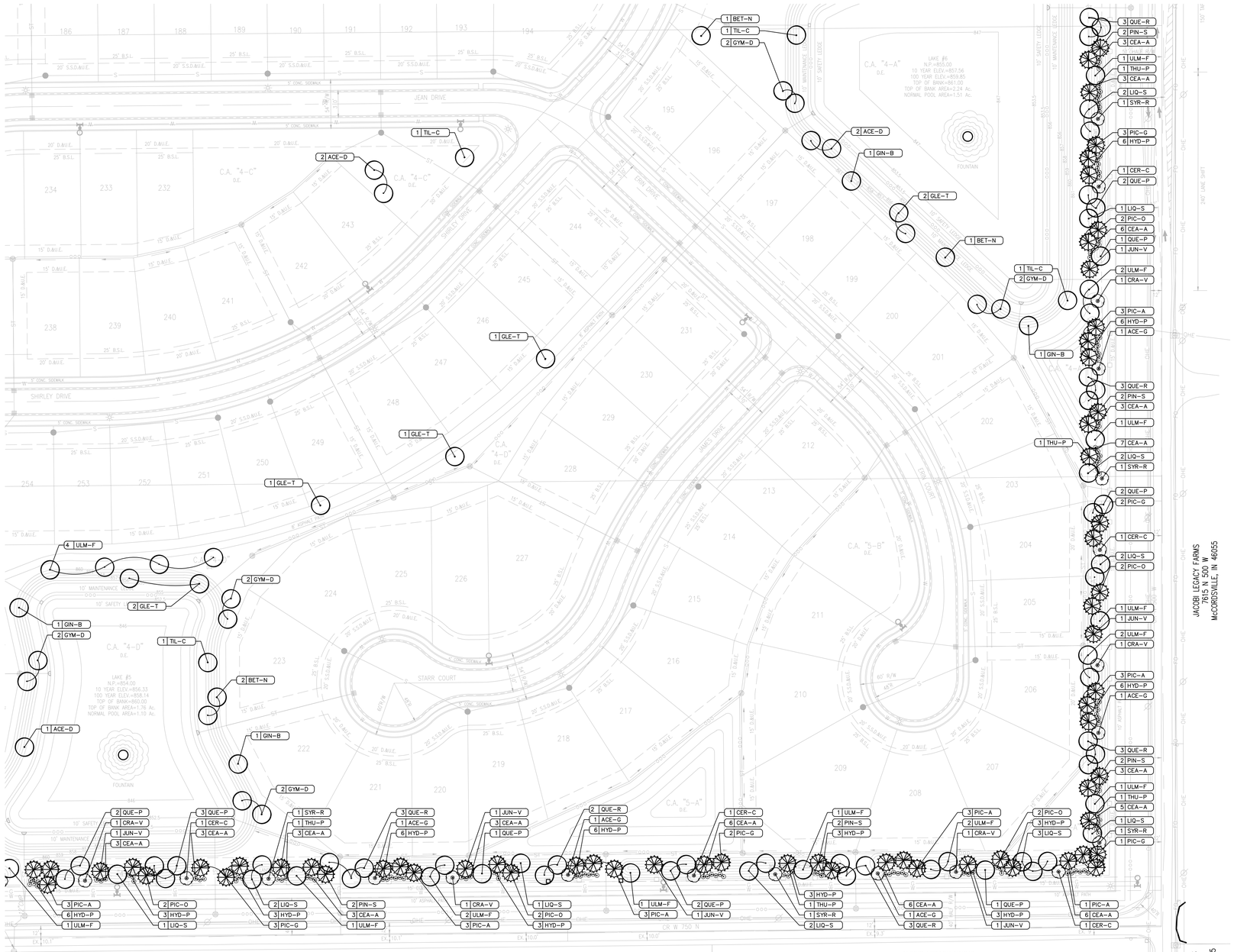
FOR CONTINUATION SEE SHEET L1.5

FOR CONTINUATION SEE SHEET L1.1



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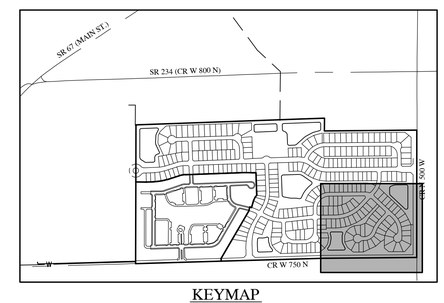

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SHEET L1.2 LANDSCAPE PLAN	

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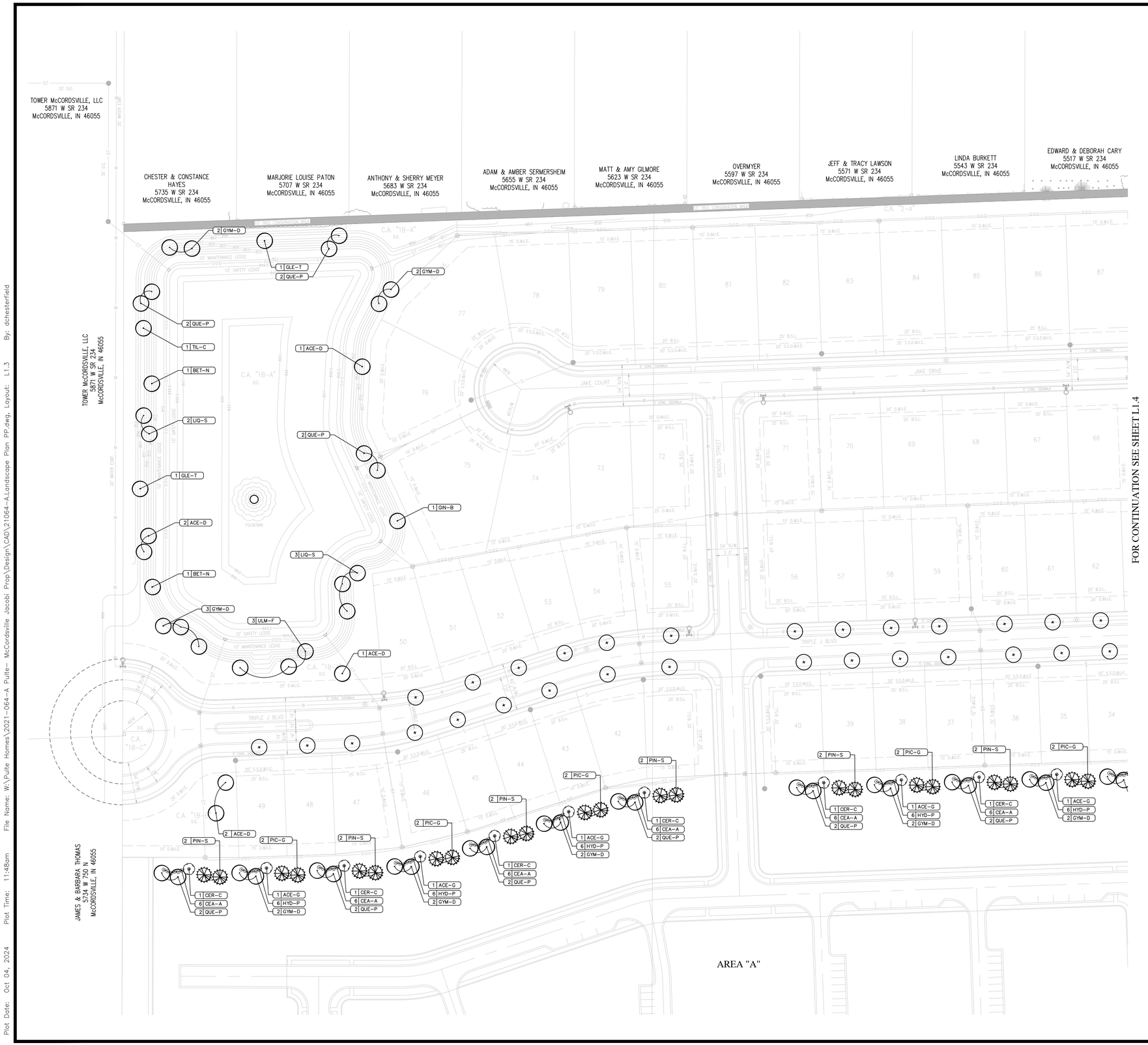

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	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
S	SANITARY SEWER	S
ST	STORM SEWER	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
X X X X	FENCE	X X X X
	TREE LINE	
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	FIRE HYDRANT	

NOTE:
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NOTE:
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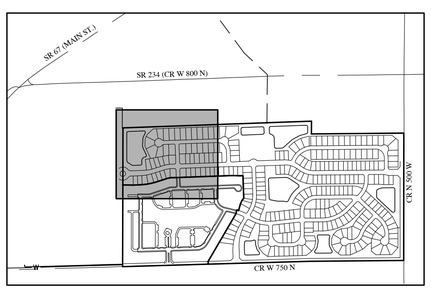

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BRANDON T. BUBAKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

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SHEET L1.3 LANDSCAPE PLAN	

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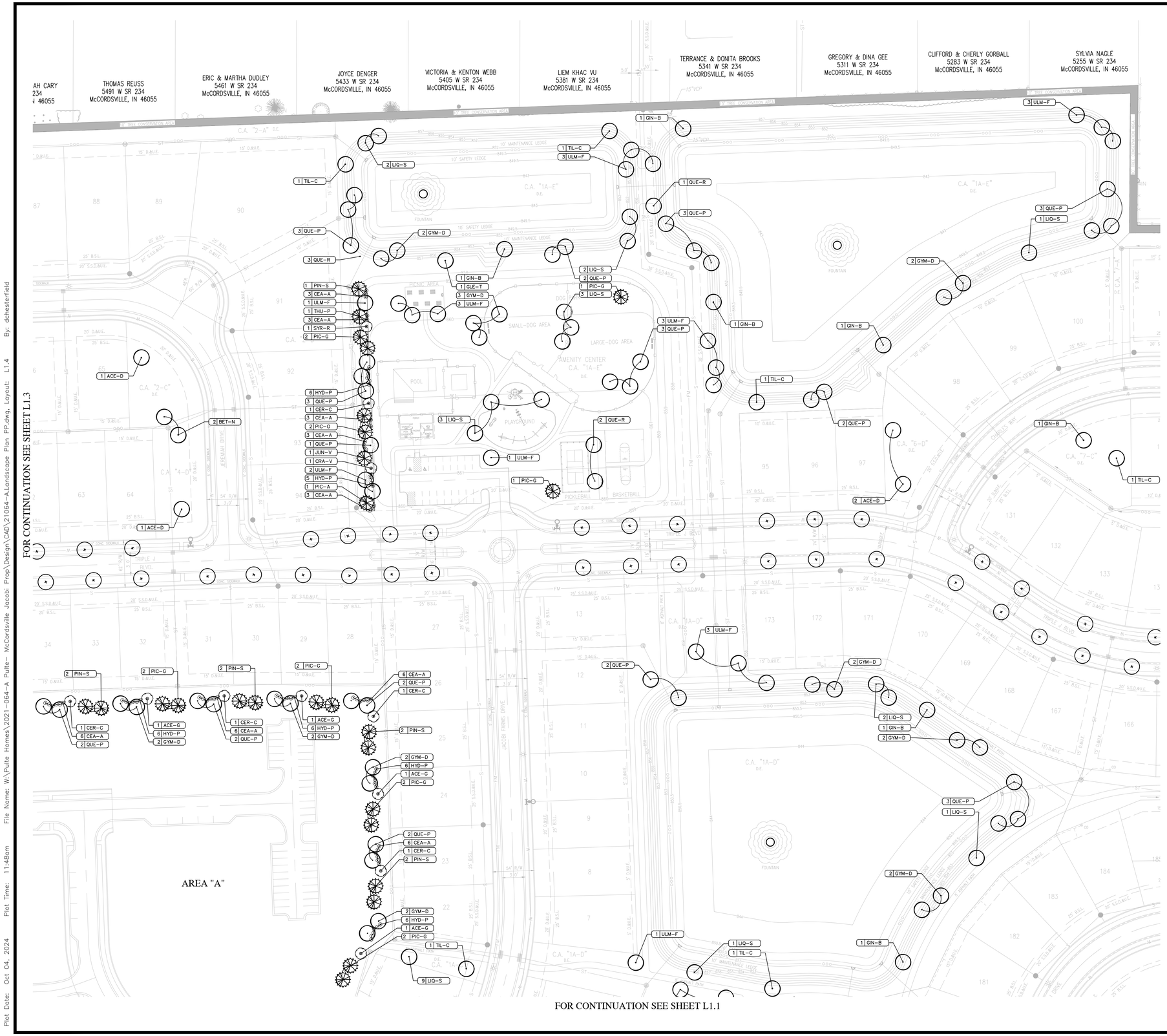

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NOTE:
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NOTE:
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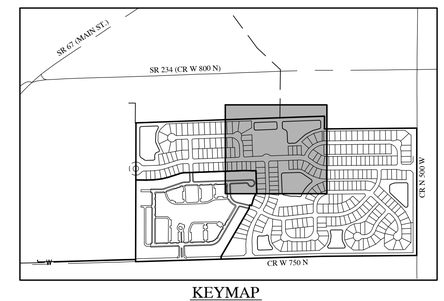

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MASTER PLANT SCHEDULE

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	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
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	CENTRAL LEADER
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.
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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

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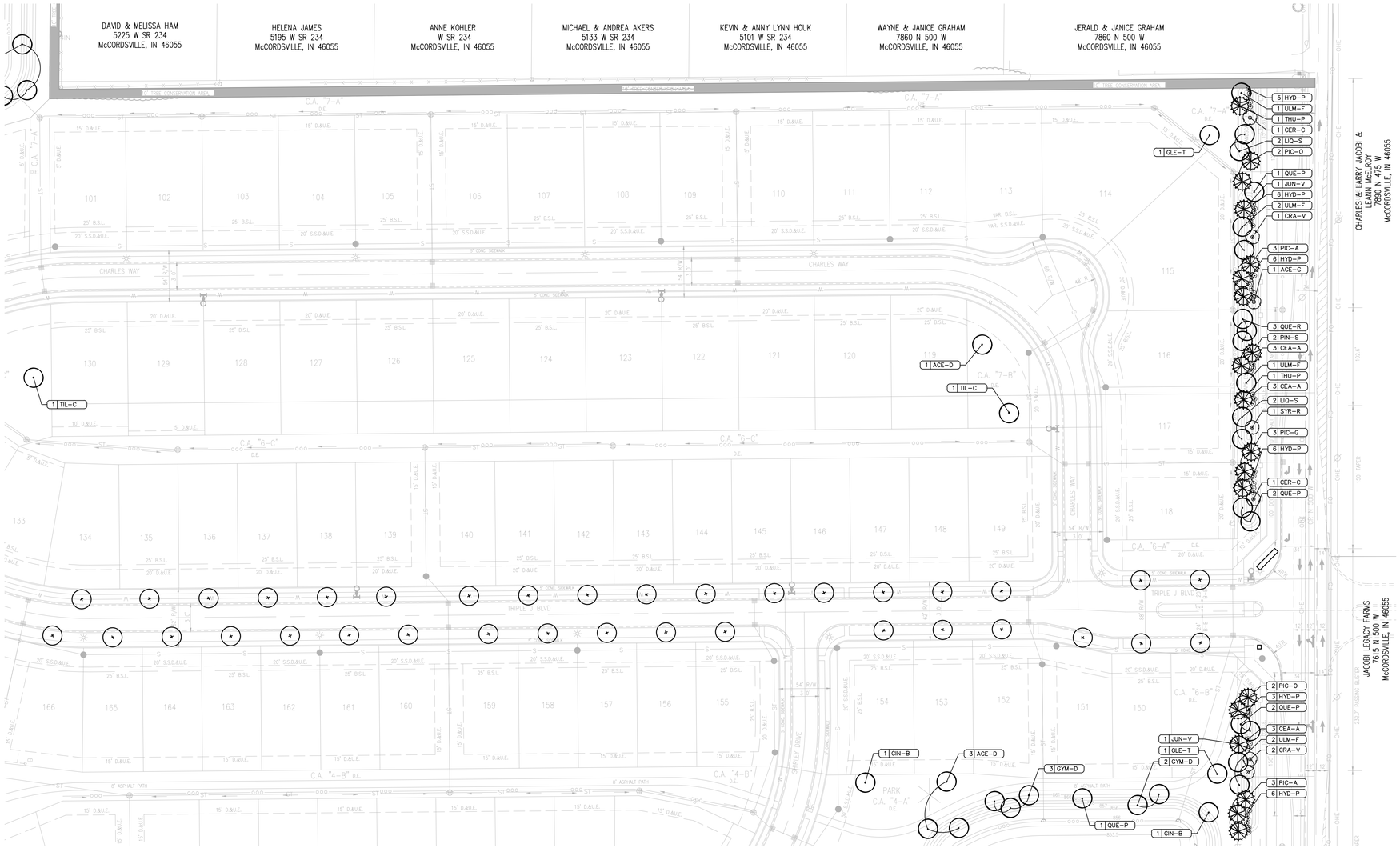

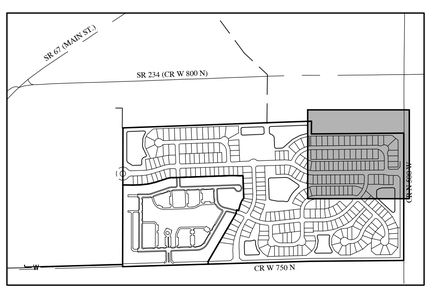

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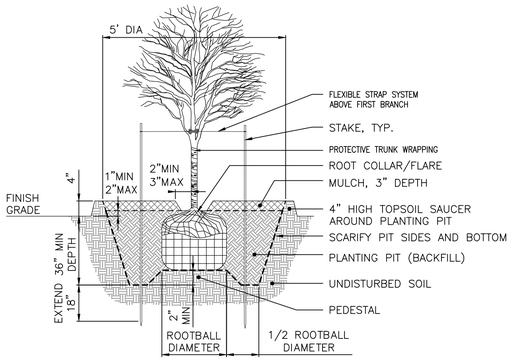
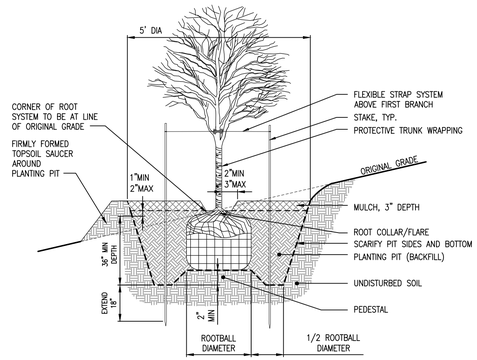
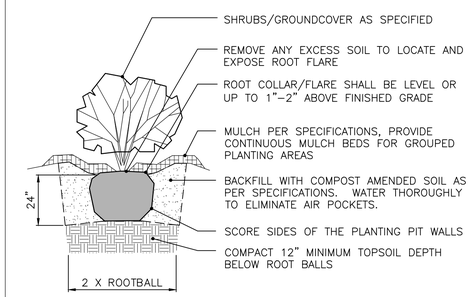
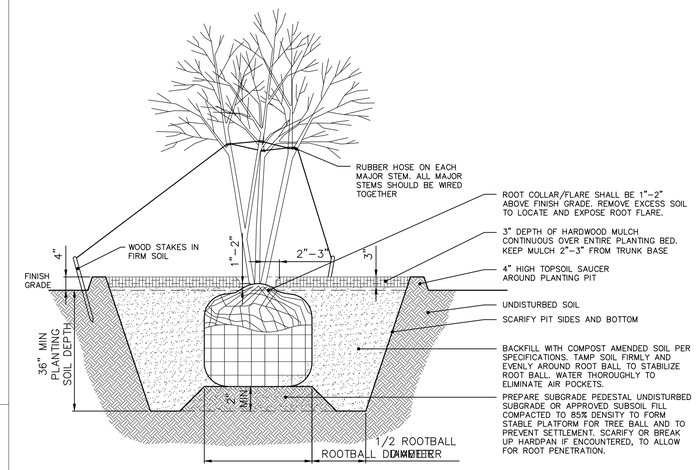


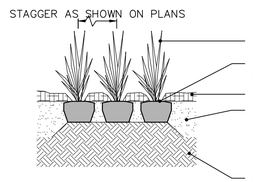
1 SINGLE STEM TREE PLANTING
NOT TO SCALE





5 ROOTBALL GUYING SYSTEM
NOT TO SCALE

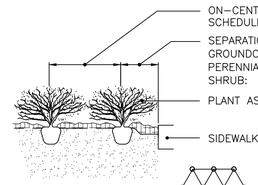




2 PERENNIALS AND GRASSES
NOT TO SCALE

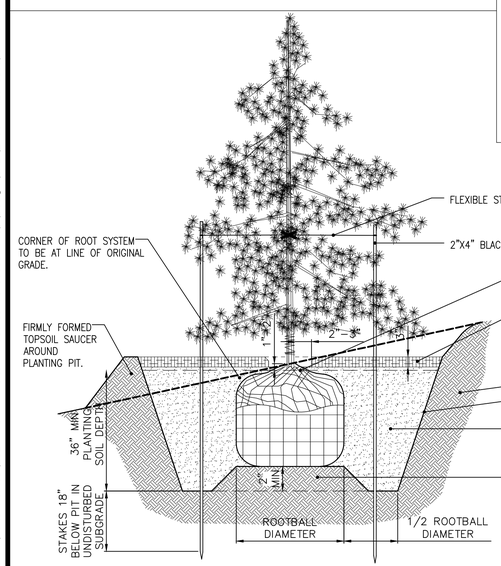
TREE INSTALLATION NOTES:

1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE CROWN. DOUBLE LEADERS MAY BE REMOVED AT PLANTING TIME.
5. REMOVE TOP 1/3 OF BURLAP AND WIRE BASKET. REMOVE NON-BIODEGRADABLE WRAP COMPLETELY.
6. PREPARE SUBGRADE PEDESTAL UNDISTURBED SUBGRADE OR APPROVED SUBSOIL FILL COMPACTED TO 85% DENSITY TO FORM STABLE PLATFORM FOR TREE BALL AND TO PREVENT SETTLEMENT. SCARIFY OR BREAK UP HARDPAN IF ENCOUNTERED, TO ALLOW FOR ROOT PENETRATION.
7. SET TREE PLUMB AND ROTATE AS DIRECTED BY LANDSCAPE ARCHITECT.
8. ROOT COLLAR/FLARE SHALL BE 1" TO 2" ABOVE FINISH GRADE. REMOVE EXCESS SOIL TO LOCATE AND EXPOSE ROOT FLARE.
9. OVER EXCAVATE TREE PIT IF DEBRIS, IMPENETRABLE SOILS OR STRUCTURAL FILL TO INDICATED DEPTH (36" MIN), REMOVE DEBRIS FROM SITE AS DIRECTED.
10. STAKE TREE WITH THREE (3) 2"X4" BLACK, HARDWOOD STAKE SET 120° APART, EXTEND STAKES 18" BELOW PIT INTO UNDISTURBED SUBGRADE. REMOVE STAKES AT END OF WARRANTY PERIOD WITHOUT DISTURBING ROOT BALL.
11. BACKFILL WITH COMPOST AMENDED SOIL PER SPECIFICATIONS. TAMP SOIL FIRMLY AND EVENLY AROUND ROOT BALL TO STABILIZE ROOT BALL. WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
12. INSTALL 3" DEPTH OF HARDWOOD MULCH CONTINUOUS OVER ENTIRE PLANTING BED. KEEP MULCH 2" TO 3" FROM TRUNK BASE. FOR SINGLE TREES LOCATED OUTSIDE OF PLANTING BED, INSTALL 5' DIA. MULCH RING.



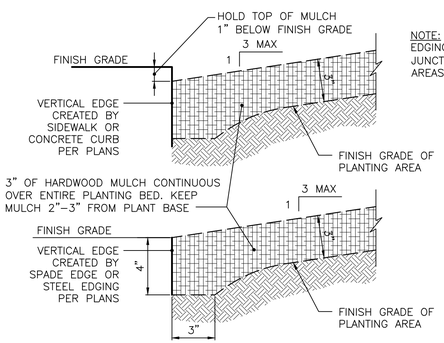
ALL GROUNDCOVER BEDS SHALL BE PLANTED USING TRIANGULAR PLANTING SCHEME. SEE PLANTING SCHEDULE FOR ON-CENTER PLANTING DIMENSION.

6 PLANT SPACING
NOT TO SCALE



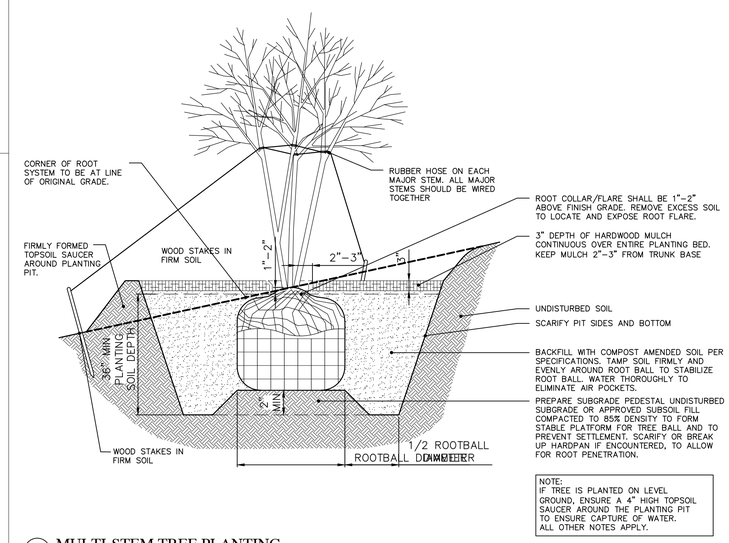
NOTE:
IF TREE IS PLANTED ON LEVEL GROUND, ENSURE A 4" HIGH TOPSOIL SAUCER AROUND THE PLANTING PIT TO ENSURE CAPTURE OF WATER.
ALL OTHER NOTES APPLY.

3 EVERGREEN TREE PLANTING
NOT TO SCALE



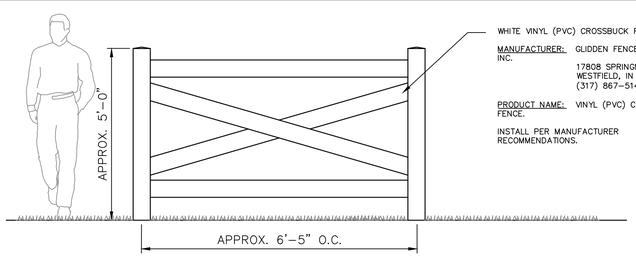
NOTE:
EDGING SHALL BE INSTALLED AT ALL JUNCTIONS OF PLANTING/ MULCH AREAS FOR CONTAINMENT OF MULCH.

7 PLANTING BED PERIMETER
NOT TO SCALE



NOTE:
IF TREE IS PLANTED ON LEVEL GROUND, ENSURE A 4" HIGH TOPSOIL SAUCER AROUND THE PLANTING PIT TO ENSURE CAPTURE OF WATER.
ALL OTHER NOTES APPLY.

8 MULTI-STEM TREE PLANTING
NOT TO SCALE



4 DECORATIVE PERIMETER FENCE
NOT TO SCALE

LANDSCAPE GENERAL NOTES:

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

REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
www.hwcengineering.com

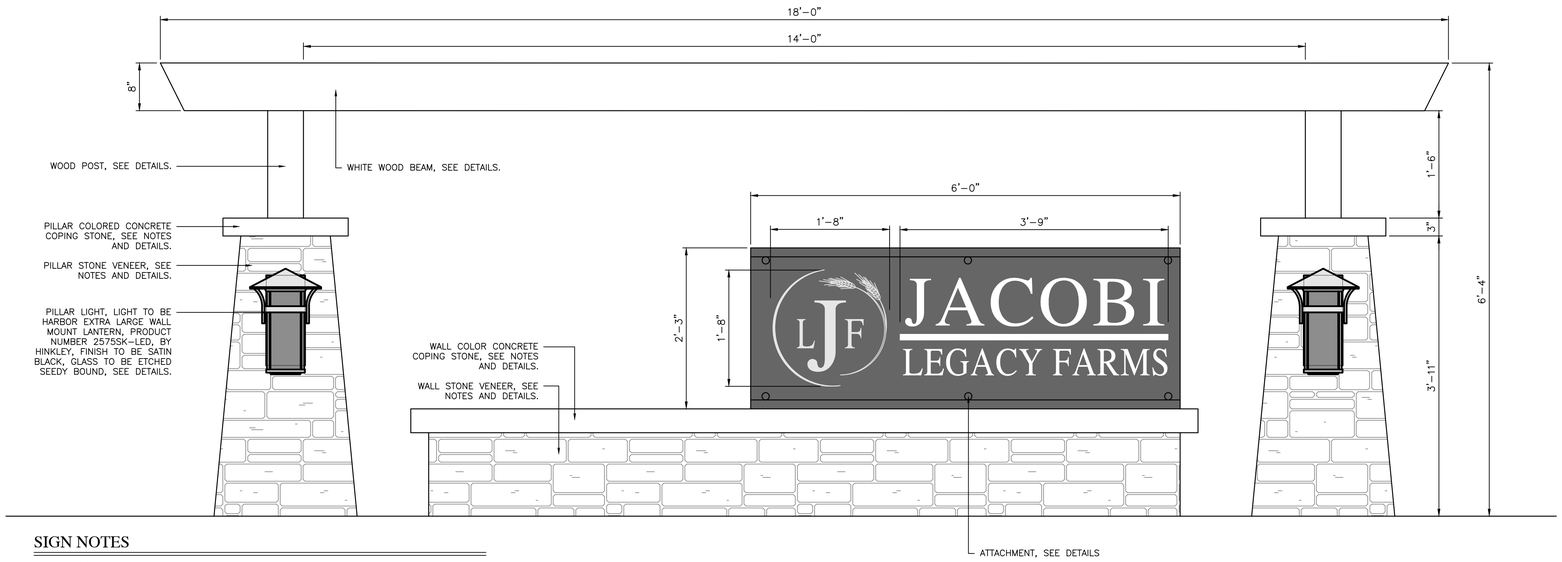
JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
LANDSCAPE DETAILS

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

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

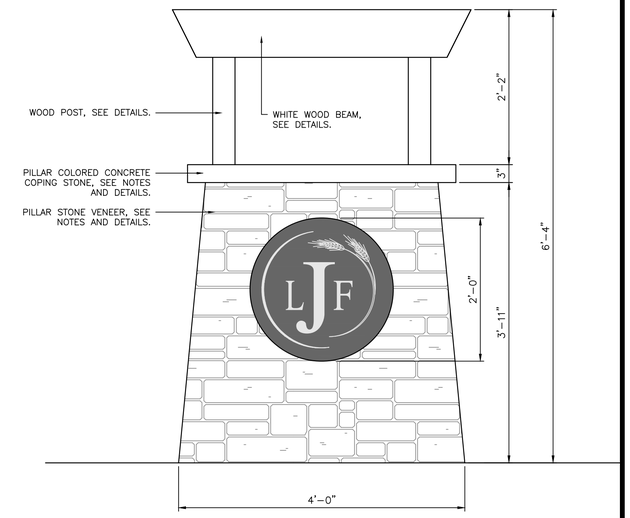
SHEET
L1.6
LANDSCAPE DETAILS

File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobi Prop\Design\CAD\21064-A Landscape Plan PP.dwg, Layout: L1.6 By: dchesterfield
Plot Date: Oct 04, 2024 Plot Time: 11:48am



ELEVATION

SCALE: 1" = 1'-0"



ELEVATION

SCALE: 1" = 1'-0"

2 ENTRY COLUMN DETAIL

SCALE AS SHOWN

SIGN NOTES

GENERAL NOTES:

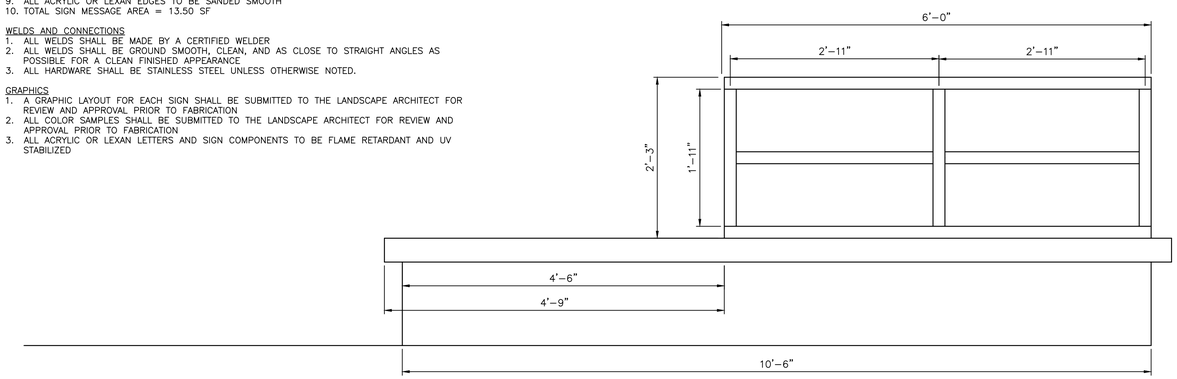
1. DETAILS ARE FOR DESIGN INTENT ONLY, CONTRACTOR TO PROVIDE SHOP DRAWINGS AS NOTED BELOW.
2. CONTRACTOR TO COORDINATE AND FIELD VERIFY SIGN LOCATION WITH OWNER PRIOR TO INSTALLATION.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL SIGN PANELS, LETTERING, AND COMPONENTS FABRICATION
4. CONTRACTOR SHALL 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.

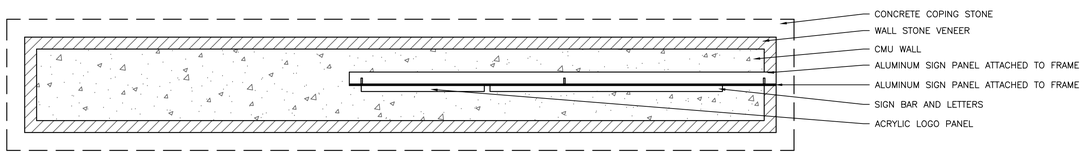
GRAPHICS

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



FRAMING ELEVATION

SCALE: 1" = 1'-0"



PLAN

SCALE: 1" = 1'-0"

1 ENTRY MONUMENT (CR W 750 N) DETAILS

SCALE AS SHOWN

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REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
www.hwcengineering.com

JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
LANDSCAPE MONUMENT DETAILS

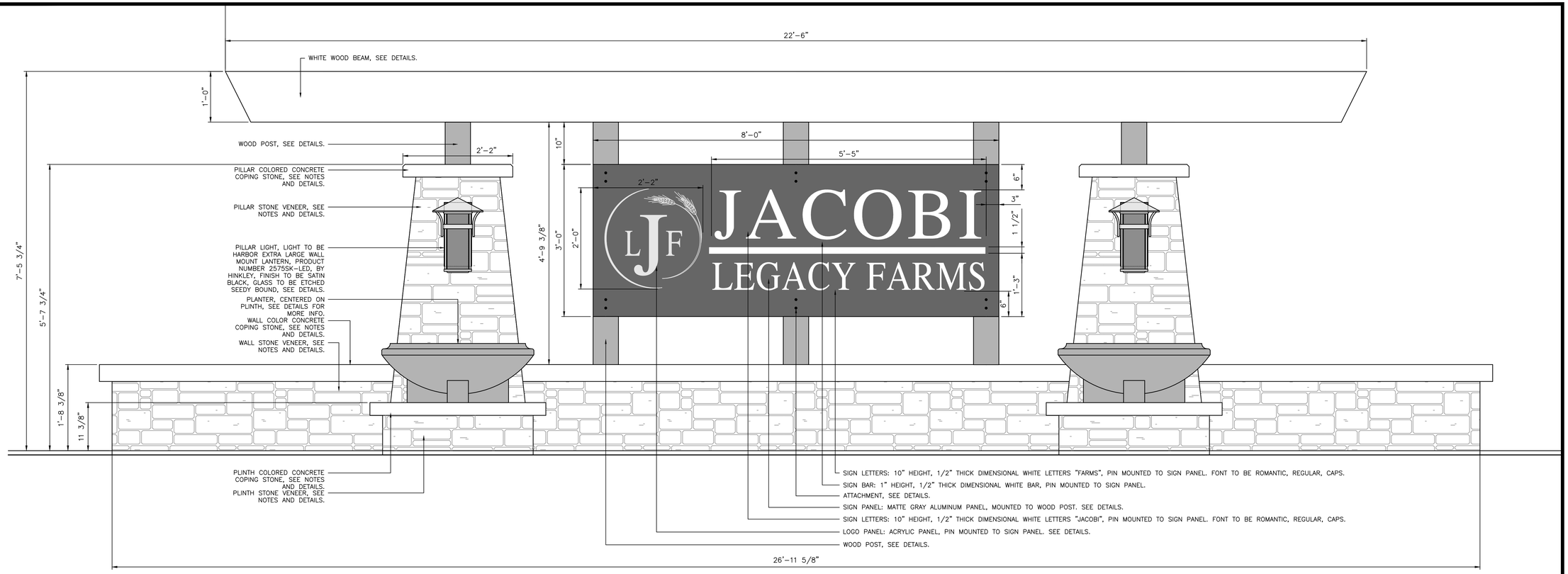
PRELIMINARY
NOT FOR CONSTRUCTION

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

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

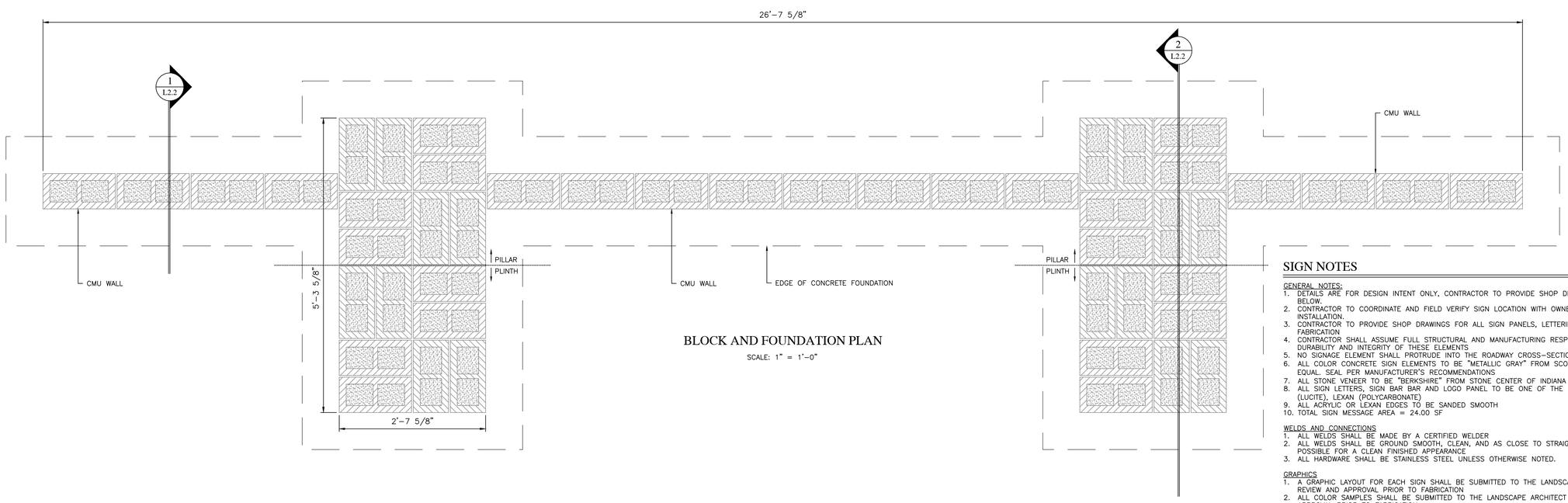
L1.7

LANDSCAPE MONUMENT DETAILS



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.
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3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL SIGN PANELS, LETTERING, AND COMPONENTS FABRICATION
4. CONTRACTOR SHALL ASSUME FULL STRUCTURAL AND MANUFACTURING RESPONSIBILITIES FOR DURABILITY AND INTEGRITY OF THESE ELEMENTS
5. NO SIGNAGE ELEMENT SHALL PROTRUDE INTO THE ROADWAY CROSS-SECTION OR RIGHT-OF-WAY
6. ALL COLOR CONCRETE SIGN ELEMENTS TO BE "METALLIC GRAY" FROM SCOFIELD OR APPROVED EQUAL. SEAL PER MANUFACTURER'S RECOMMENDATIONS
7. ALL STONE VENEER TO BE "BERKSHIRE" FROM STONE CENTER OF INDIANA OR APPROVED EQUAL
8. ALL SIGN LETTERS, SIGN BAR 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

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

1 ENTRY MONUMENT (CR 500 W) DETAILS

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY

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JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA

LANDSCAPE MONUMENT DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION

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

DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET L1.8	

LANDSCAPE MONUMENT DETAILS

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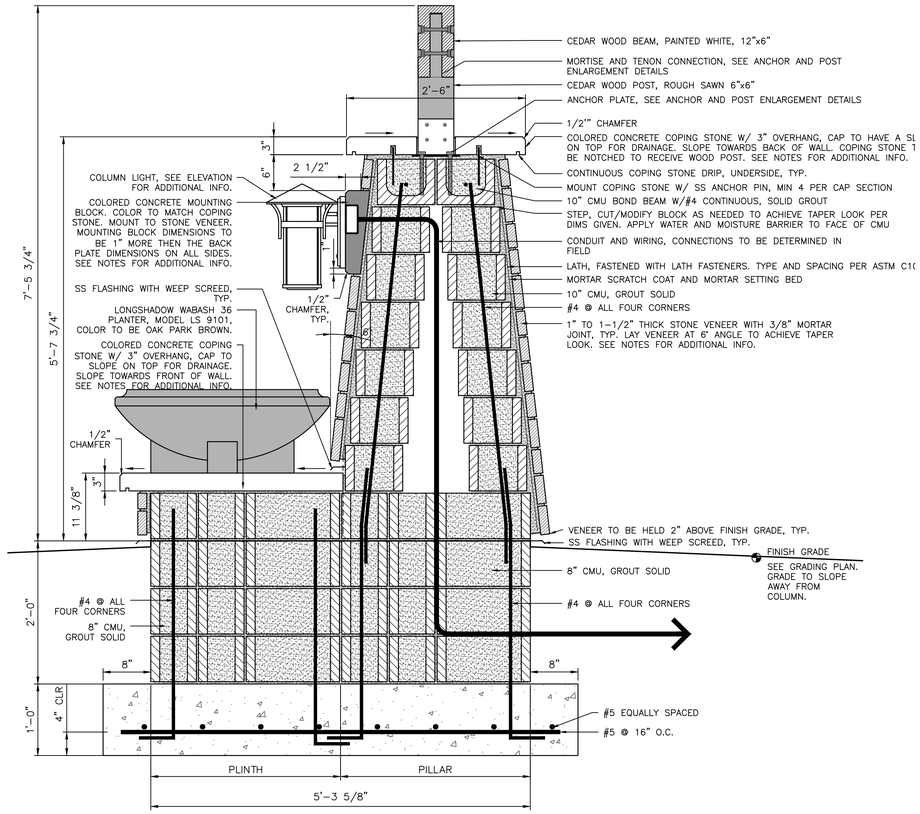
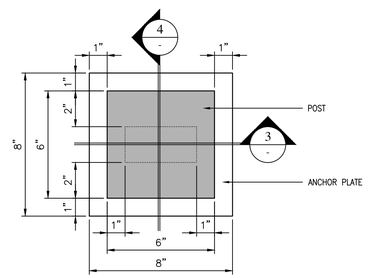


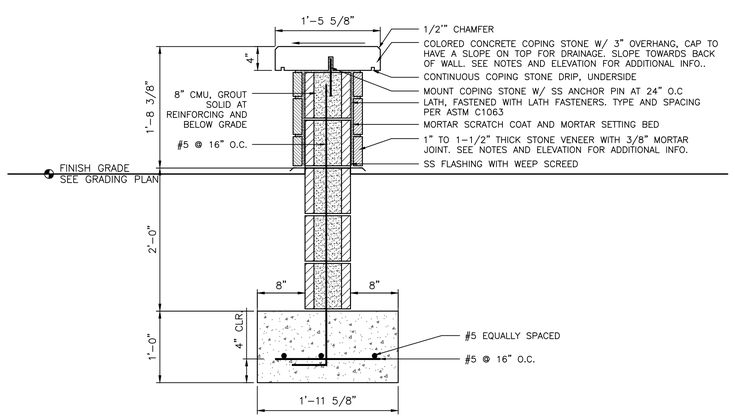
2 PILLAR AND PLINTH SECTION
SCALE: 1" = 1'-0"

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.

SIGN LOGO
SCALE: 1" = 1'-0"

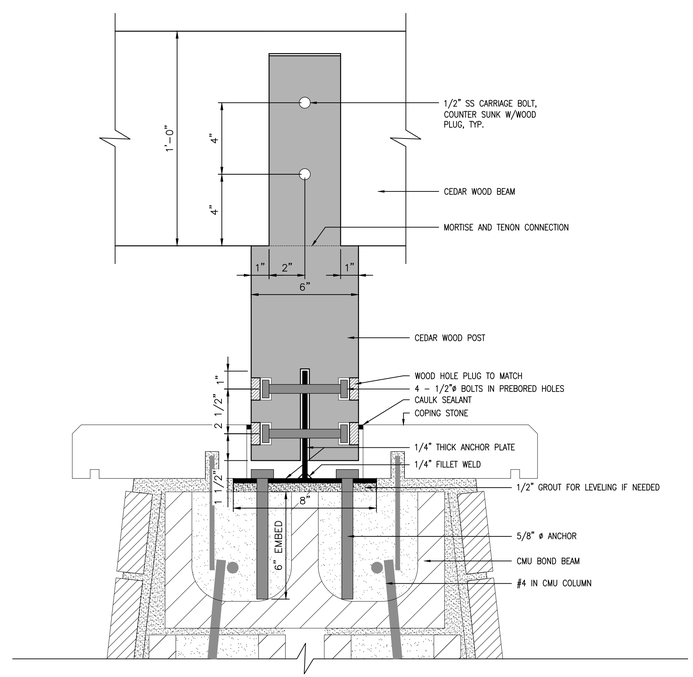


ANCHOR PLATE AND POST PLAN
SCALE: 3" = 1'-0"

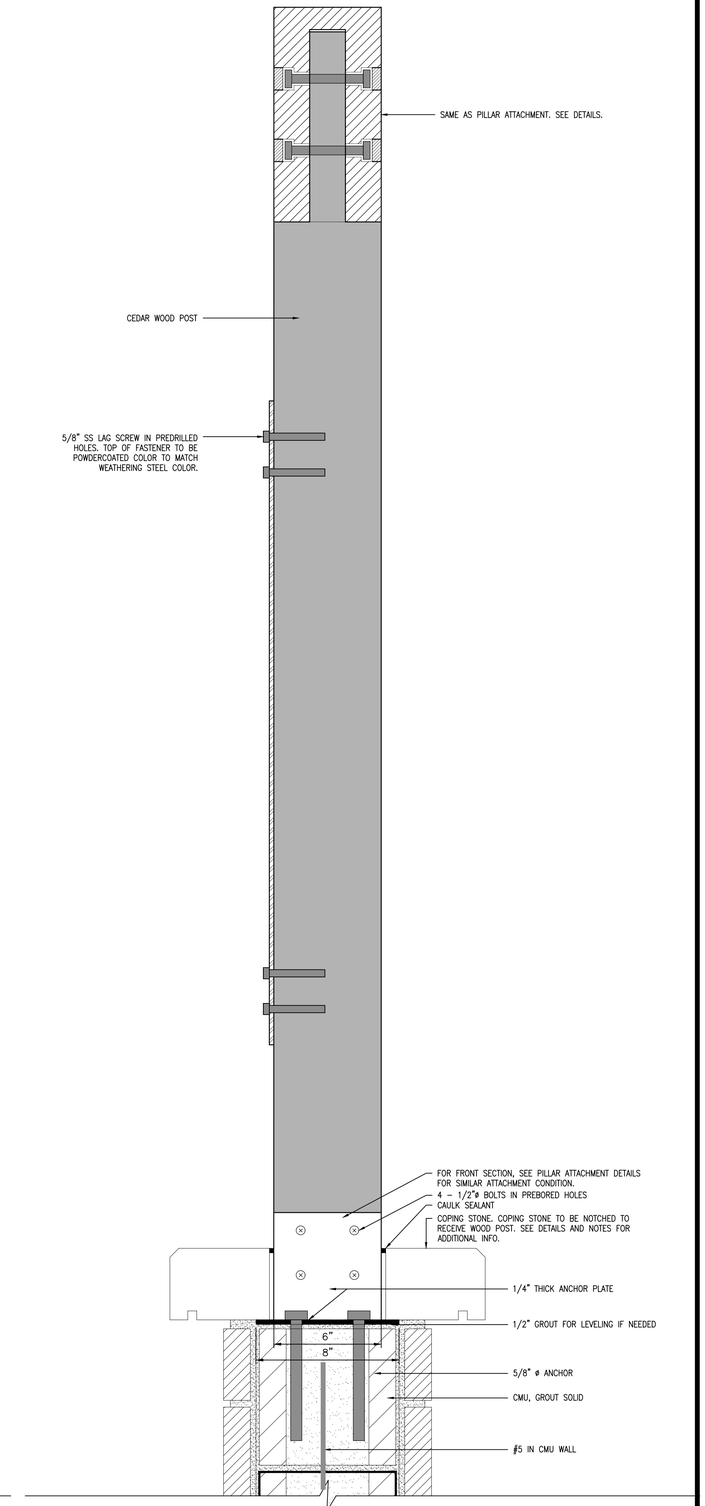


1 WALL SECTION
SCALE: 1" = 1'-0"

1 MONUMENT SIGN DETAILS
SCALE AS NOTED



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

HWC ENGINEERING
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JACOBI LEGACY FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
LANDSCAPE MONUMENT DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 4, 2024	
SCALE AS SHOWN	
SHEET L1.9 LANDSCAPE MONUMENT DETAILS	

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