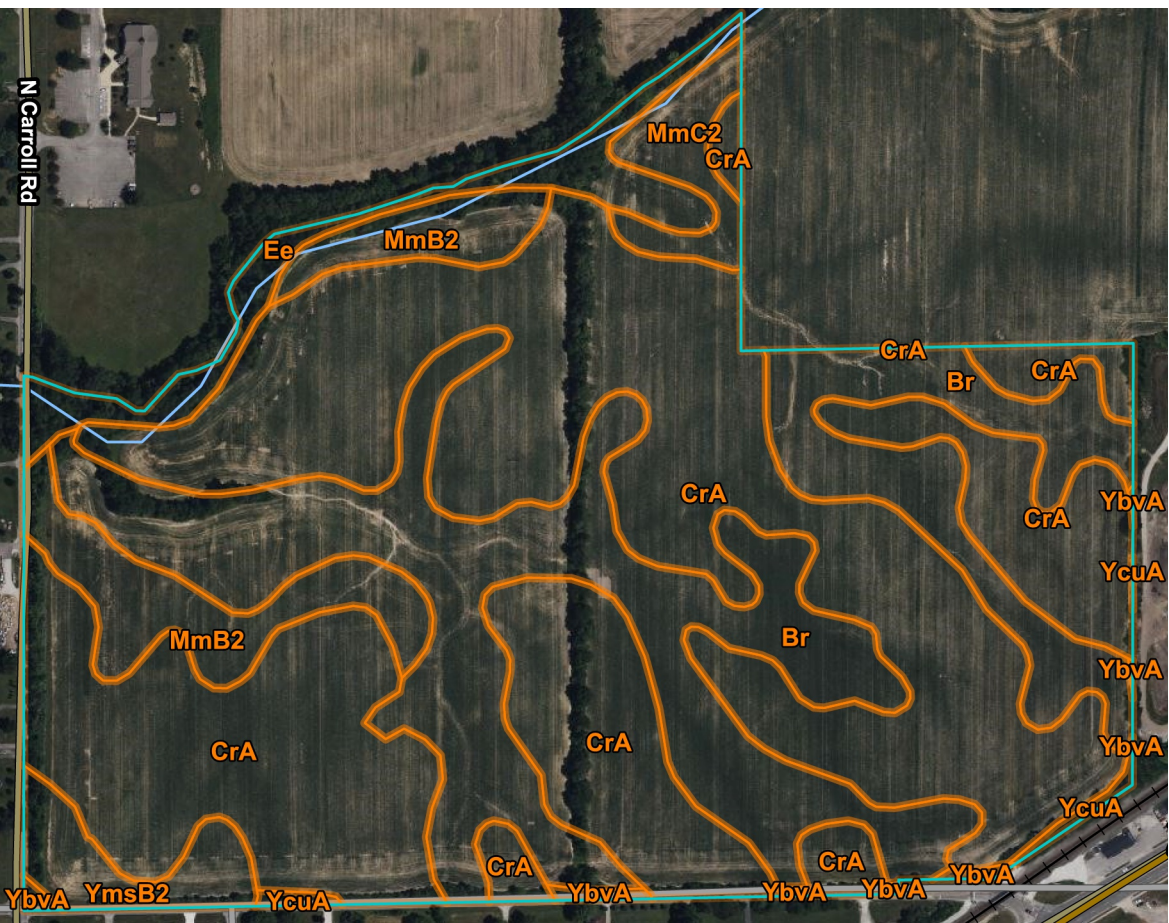


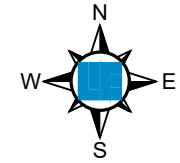
OVERALL DEVELOPMENT PLAN & PRIMARY PLAT FOR
CREEKSIDE

CR 750 N & CR700 W
McCordsville, IN 46055

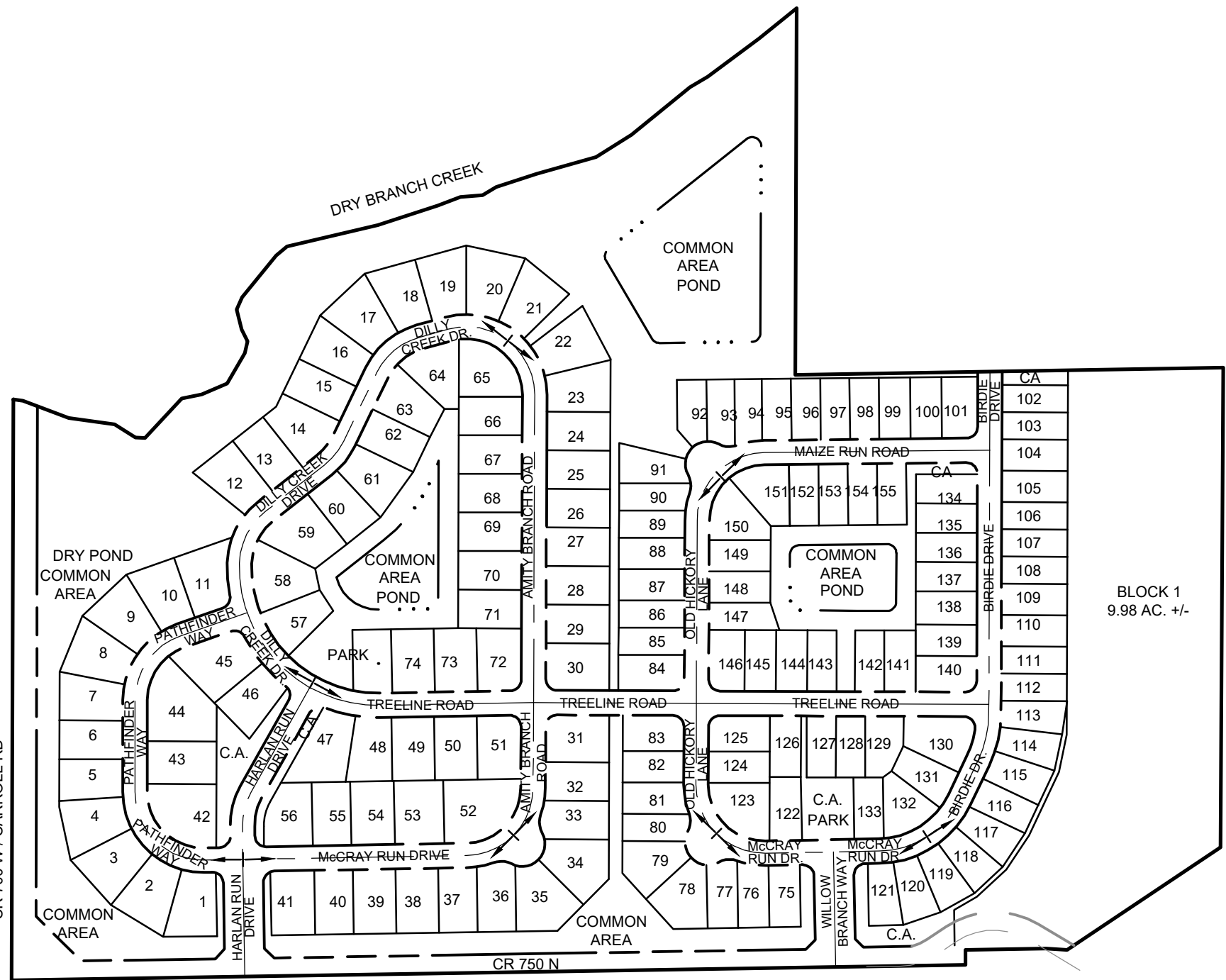
NW 1/4 SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST,
VERNON TOWNSHIP, HANCOCK COUNTY



SOILS MAP



SOIL SERIES	SOIL DESCRIPTION
Br	BROOKSTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
CrA	CROSBY SILT LOAM, FINE-LOAMY SUBSOIL, 0 TO 2 PERCENT SLOPES
Ee	EeL SILT LOAM, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED
MmB2	MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES
MmC2	MIAMI SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
YbVA	BROOKSTON SILTY CLAY LOAM-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPE
YcuA	CROSBY SILT LOAM-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES
YmsB2	MIAMI SILT LOAM-URBAN LAND COMPLEX, 2 TO 6 PERCENT SLOPES, ERODED



SITE MAP

DEVELOPMENT STANDARDS	
AREA A	
NUMBER OF LOTS	75
MINIMUM LOT AREA	11,050 SF
MINIMUM LOT WIDTH	85'
MINIMUM SETBACK LINES	
FRONT YARD	30'
SIDE YARD	6'
REAR YARD	15'
SECONDARY FRONTAGE SETBACK LINES	
SIDE YARD	6'
REAR YARD	15'
AREA B	
NUMBER OF LOTS	81
MINIMUM LOT AREA	8,700 SF
MINIMUM LOT WIDTH	60'
MINIMUM SETBACK LINES	
FRONT YARD	25'
SIDE YARD	6'
REAR YARD	15'
SECONDARY FRONTAGE SETBACK LINES	
SIDE YARD	6'
REAR YARD	15'
BLOCK 1	
MINIMUM SETBACK LINES	
FRONT YARD	40'
SIDE YARD	20'
REAR YARD	20'

ADJACENT ZONING	
NORTH	R1
SOUTH	R1
EAST	R1
WEST	DA

PROPOSED CONDITIONS	
PROJECT AREA	91.14 AC
PROPOSED LOTS	156
PROPOSED DENSITY	1.71 UNITS/ACRE

COMMON AREAS	
TOTAL	1,077,846 SF (24.74 AC)

OPEN SPACE CALCULATIONS	
OVERALL SITE	81.16 AC
TOTAL OPEN SPACE	24.74 AC
OPEN SPACE PERCENTAGE	30.48%



PLANS PREPARED FOR
DREES HOMES, LLC
900 E 96TH STREET, SUITE 100
INDIANAPOLIS, IN 46240
TELEPHONE: (858) 204-7152
CONTACT PERSON: CAITLIN DOPHER
EMAIL: CDOPHER@DREESHOMES.COM



PLANS PREPARED BY
WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: RICK M. ELLIS
EMAIL: ELLISR@WEIHE.NET



VICINITY MAP

★ PROJECT LOCATION

SHEET INDEX	
SHEET NO.	DESCRIPTION
P001	COVER SHEET
P100 - P104	EXISTING TOPOGRAPHY
P200 - P204	DEVELOPMENT PLAN
P205-P206	OFFSITE UTILITY PLAN
P300 - P304	PRIMARY PLAT
P400	STREET LIGHTING PLAN
P500-P504	PRELIMINARY EROSION CONTROL PLAN

LEGAL DESCRIPTION PER THIS SURVEY:

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, BEING THAT 91.14 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT PREPARED BY JOEL EDWARDS, - INDIANA PROFESSIONAL SURVEYOR NUMBER LS22400019 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W240553, DATED MARCH 28, 2025 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, MARKED BY A BRASS PLUG; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 10 MINUTES 55 SECONDS EAST 1279.07 FEET TO THE CENTER OF THE JAMES SCHULTZ LEGAL DRAIN AS LOCATED IN MARCH 2025, MARKED BY A MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" (HEREINAFTER "WEIHE NAIL"); THENCE ALONG SAID CENTERLINE THE FOLLOWING TWENTY-SEVEN (27) COURSES:
1) SOUTH 81 DEGREES 45 MINUTES 55 SECONDS EAST 20.92 FEET;
2) SOUTH 89 DEGREES 17 MINUTES 02 SECONDS EAST 107.58 FEET;
3) SOUTH 82 DEGREES 05 MINUTES 22 SECONDS EAST 102.18 FEET;
4) SOUTH 57 DEGREES 44 MINUTES 55 SECONDS EAST 54.39 FEET;
5) SOUTH 87 DEGREES 58 MINUTES 40 SECONDS EAST 21.30 FEET;
6) NORTH 43 DEGREES 02 MINUTES 23 SECONDS EAST 188.88 FEET;
7) NORTH 77 DEGREES 31 MINUTES 47 SECONDS EAST 44.64 FEET;
8) NORTH 66 DEGREES 47 MINUTES 57 SECONDS EAST 61.23 FEET;
9) NORTH 30 DEGREES 09 MINUTES 28 SECONDS EAST 77.26 FEET;
10) NORTH 12 DEGREES 59 MINUTES 57 SECONDS EAST 26.65 FEET;
11) NORTH 27 DEGREES 22 MINUTES 33 SECONDS WEST 28.82 FEET;
12) NORTH 13 DEGREES 54 MINUTES 28 SECONDS WEST 45.08 FEET;
13) NORTH 24 DEGREES 30 MINUTES 20 SECONDS EAST 29.61 FEET;
14) NORTH 38 DEGREES 58 MINUTES 30 SECONDS EAST 119.68 FEET;
15) NORTH 50 DEGREES 27 MINUTES 37 SECONDS EAST 31.31 FEET;
16) NORTH 76 DEGREES 48 MINUTES 15 SECONDS EAST 205.22 FEET;
17) NORTH 72 DEGREES 03 MINUTES 36 SECONDS EAST 136.89 FEET;
18) NORTH 69 DEGREES 04 MINUTES 56 SECONDS EAST 53.84 FEET;
19) NORTH 85 DEGREES 47 MINUTES 13 SECONDS EAST 48.27 FEET;
20) NORTH 59 DEGREES 36 MINUTES 39 SECONDS EAST 35.54 FEET;
21) NORTH 71 DEGREES 27 MINUTES 50 SECONDS EAST 93.63 FEET;
22) NORTH 74 DEGREES 25 MINUTES 54 SECONDS EAST 135.93 FEET;
23) NORTH 57 DEGREES 45 MINUTES 30 SECONDS EAST 92.61 FEET;
24) NORTH 50 DEGREES 56 MINUTES 27 SECONDS EAST 165.69 FEET;
25) NORTH 58 DEGREES 33 MINUTES 33 SECONDS EAST 45.36 FEET;
26) NORTH 53 DEGREES 37 MINUTES 48 SECONDS EAST 140.61 FEET;
27) NORTH 50 DEGREES 58 MINUTES 31 SECONDS EAST 107.27 FEET TO THE EAST LINE OF THE LANDS OF M. KIM VAIL, STEPHEN C. VAIL, SHARLA JO PINO, AND VERNIE JOY EADS AS DESCRIBED IN INSTRUMENT NUMBER 202216574 (ALL REFERENCE DOCUMENTS ARE IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA);

THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES:
1) SOUTH 00 DEGREES 14 MINUTES 19 SECONDS WEST 807.86 FEET TO A FIVE-EIGHTHS INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" (HEREINAFTER "WEIHE REBAR"), PASSING THROUGH A WEIHE REBAR AT 24.00 FEET TO THE EXTENSION OF THE SOUTH LINE OF A 17 ACRE TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 202001287;
2) ALONG SAID SOUTH LINE AND EXTENSION THEREOF NORTH 89 DEGREES 05 MINUTES 34 SECONDS EAST 942.63 FEET TO THE EAST LINE OF SAID QUARTER SECTION, MARKED BY A CHISELED "X" IN A STONE;

THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS WEST 1056.46 FEET TO THE NORTHERLY RIGHT OF WAY OF THE CSX RAILROAD, FORMERLY CLEVELAND, CINCINNATI, CHICAGO, AND ST. LOUIS RAILWAY COMPANY PER VALUATION MAP V-40, SHEET 38 DATED JUNE 30, 1915, MARKED BY A WEIHE REBAR; THENCE ALONG SAID NORTHERLY RIGHT OF WAY SOUTH 56 DEGREES 14 MINUTES 21 SECONDS WEST 407.12 FEET TO THE NORTH LINE OF THE LANDS OF THE STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 02020469; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING THREE (3) COURSES:
1) NORTH 85 DEGREES 57 MINUTES 55 SECONDS WEST 47.07 FEET;
2) SOUTH 89 DEGREES 08 MINUTES 16 SECONDS WEST 177.03 FEET, MARKED BY A WEIHE REBAR;
3) SOUTH 00 DEGREES 51 MINUTES 45 SECONDS EAST 33.59 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, MARKED BY A WEIHE NAIL;

THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 05 MINUTES 14 SECONDS WEST 2102.00 FEET TO THE POINT OF BEGINNING, CONTAINING 91.14 ACRES, MORE OR LESS.

NOTE:
FURTHER RESIDENTIAL SUBDIVISION
OF BLOCK 1 WILL NEED TO BE
PRIMARY PLATTED AGAIN

OPERATING AUTHORITIES

TOWN OF MCCORDSVILLE
PLANNING & BUILDING DEPT.
ATTENTION: RYAN CRUM
6280 W 800 N
MCCORDSVILLE, IN 46055
317-335-3604
rcrum@mccordsville.org

TOWN OF MCCORDSVILLE
ENGINEERING DEPT.
ATTENTION: MARK WITSMAN
6280 W 800 N
MCCORDSVILLE, IN 46055
317-335-3604
mwitsman@mccordsville.org

TOWN OF MCCORDSVILLE
PUBLIC WORKS
ATTENTION: RON CRIDER
6280 W 800 N
MCCORDSVILLE, IN 46055
317-335-3493
rcrider@mccordsville.org

MCCORDSVILLE FIRE DEPARTMENT
7580 N FORM STREET
FORTVILLE, IN 46055
317-335-9236

INDOT - GREENFIELD SUBDISTRICT
ATTENTION: VALERIE COCKRUM
32 S BROADWAY
GREENFIELD, IN 46140
855-463-6848
vcockrum@indot.in.gov

HANCOCK COUNTY SURVEYOR'S OFFICE
ATTENTION: CHAD COUGHENOUR
111 S AMERICAN LEGION PLACE, SUITE 171
GREENFIELD, IN 46140
317-477-1150
hcan-surveyor@hancockin.gov

HANCOCK COUNTY HIGHWAY DEPT.
ATTENTION: GARY POOL
921 W OSAGE ST
GREENFIELD, IN 46140
317-323-2074
ermeier@ninestarconnect.com

NINESTAR CONNECT (ELECTRIC)
ATTENTION: ERIC MEYER
2243 E MAIN STREET
GREENFIELD, IN 46140
317-252-4222
emeyer@ninestarconnect.com

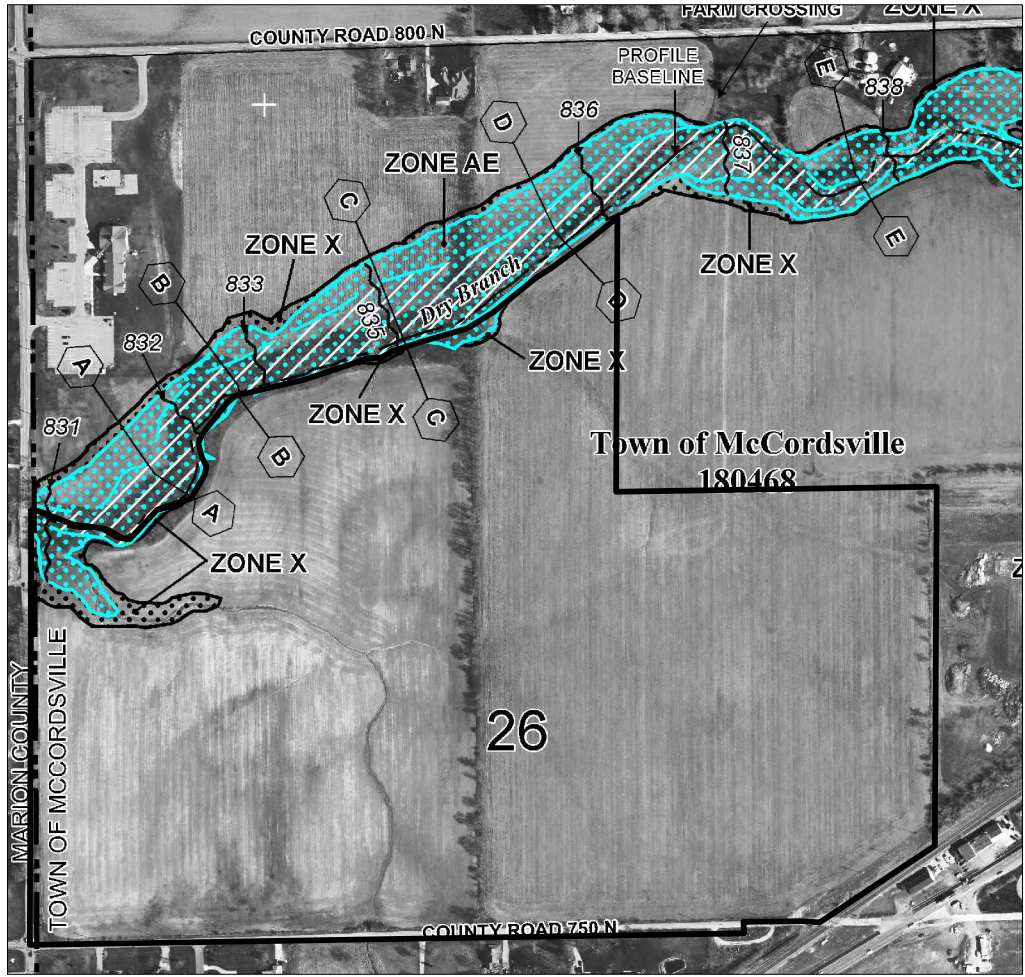
CITIZENS ENERGY GROUP / CWA AUTHORITY, INC. (WATER)
ATTENTION: BRAD HOSTETLER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, IN 46202
317-827-4351
bhostetler@citizensenergygroup.com

CENTERPOINT ENERGY (GAS)
ATTENTION: SANDRA CASEY
16000 ALLISONVILLE RD
NOBLESVILLE, IN 46060
317-776-6532
sandra.casey@centerpointenergy.com

COMCAST CABLE
ATTENTION: MATT STRINGER
5350 E 66TH STREET
INDIANAPOLIS, IN 46220
317-774-3384

AT&T (TELEPHONE)
ATTENTION: BRIAN WENTE
240 N MERIDIAN STREET, 2ND FLOOR, RM 280
INDIANAPOLIS, IN 46220
317-252-4222
bw1917@att.com

LOCATION: H:\2024\W240553\Engineering\landmark\landmark\p100_DISTING TOPO.dwg
DATE/TIME: May 16, 2025 - 3:27pm
PLOTTER: B1, dowed



FEMA MAP



KEY MAP

LEGEND

	ASPHALT		UNDERGROUND GAS
	CONCRETE (CONC)		UNDERGROUND WATER
	STONE		UNDERGROUND ELECTRIC
	FEMA FLOODWAY		UNDERGROUND COMMUNICATIONS
	FEMA FLOODPLAIN		UNDERGROUND FIBER OPTIC CABLE
	EXISTING WETLANDS		UNIDENTIFIED OVERHEAD UTILITY
ROW	RIGHT OF WAY		FORCE MAIN
CPP	CORRUGATED PLASTIC PIPE		SANITARY SEWER
RCP	REINFORCED CONCRETE PIPE		STORM SEWER
PVC	POLYVINYL CHLORIDE PIPE		RIGHT OF WAY LINE
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CHAIN LINK FENCE
	REBAR FOUND		BOARD FENCE
	5/8" Ø REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" SET		WROUGHT IRON FENCE
	HARRISON MONUMENT FOUND		FARM FENCE
	PK OR MAG NAIL FOUND		GUARD RAIL
	MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" SET		BOUNDARY LINE
	BRASS OR ALUM. PLUG FOUND		FLOW LINE
	CUT "X" FOUND/SET		SECTION LINE
	RIGHT OF WAY MONUMENT FOUND		INDEX CONTOUR
	OTHER MONUMENT		INTERMEDIATE CONTOUR
	TEMPORARY BENCH MARK		EDGE OF WOODS
	GAS VALVE		SIGN
	UTILITY POLE		POST
	GUY ANCHOR		MAIL BOX
	ELECTRIC METER		BOLLARD
	STREET LIGHT		GATE POST
	ELECTRIC HANDHOLE		DECIDUOUS TREE
	UTILITY POLE W/ LIGHT		
	UTILITY POLE W/ TRANSFORMER		
	COMMUNICATIONS HANDHOLE		
	COMMUNICATIONS PEDESTAL		
	CABLE TELEVISION PEDESTAL		
	FIBER OPTIC MARKER		
	BEEHIVE INLET		
	SQUARE INLET		
	STORM MANHOLE		
	SANITARY SEWER MANHOLE		

NOTES:

1. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES. AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.

LEGAL DESCRIPTION PER THIS SURVEY:

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, BEING THAT 91.14 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT PREPARED BY JOEL EDWARDS, INDIANA PROFESSIONAL SURVEYOR NUMBER LS22400019 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W240553, DATED MARCH 28, 2025 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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- 3) SOUTH 92 DEGREES 05 MINUTES 52 SECONDS EAST 102.18 FEET;
- 4) SOUTH 57 DEGREES 44 MINUTES 55 SECONDS EAST 54.39 FEET;
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- 16) NORTH 76 DEGREES 48 MINUTES 15 SECONDS EAST 205.22 FEET;
- 17) NORTH 72 DEGREES 03 MINUTES 36 SECONDS EAST 138.89 FEET;
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- 19) NORTH 85 DEGREES 47 MINUTES 13 SECONDS EAST 48.27 FEET;
- 20) NORTH 59 DEGREES 36 MINUTES 39 SECONDS EAST 35.34 FEET;
- 21) NORTH 71 DEGREES 27 MINUTES 50 SECONDS EAST 93.63 FEET;
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2) ALONG SAID SOUTH LINE AND EXTENSION THEREOF NORTH 89 DEGREES 03 MINUTES 34 SECONDS EAST 942.63 FEET TO THE EAST LINE OF SAID QUARTER SECTION, MARKED BY A CHISELED "X" IN A STONE;

THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS WEST 1056.46 FEET TO THE NORTHERLY RIGHT OF WAY OF THE CSX RAILROAD, FORMERLY CLEVELAND, CINCINNATI, CHICAGO, AND ST. LOUIS RAILWAY COMPANY PER VALUATION MAP V-40, SHEET 38 DATED JUNE 30, 1915, MARKED BY A WEIHE REBAR; THENCE ALONG SAID NORTHERLY RIGHT OF WAY SOUTH 56 DEGREES 14 MINUTES 21 SECONDS WEST 407.12 FEET TO THE NORTH LINE OF THE LANDS OF THE STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 0200020469; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING THREE (3) COURSES:
1) NORTH 85 DEGREES 57 MINUTES 55 SECONDS WEST 47.07 FEET;

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THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 05 MINUTES 14 SECONDS WEST 2102.00 FEET TO THE POINT OF BEGINNING, CONTAINING 91.14 ACRES, MORE OR LESS.

PROJECT BM - L4 RESET

4 MI SW FROM FORTVILLE.
ABOUT 3.95 MILES SOUTHWEST ALONG THE NEW YORK CENTRAL RAILROAD FROM THE STA., ABOUT 1.0 MILE NORTHEAST OF THE GRAIN ELEVATOR AT MC CORDSVILLE, ABOUT 3.05 MILES NORTHEAST OF THE OAKLANDON STATE BANK AT OAKLANDON, MARION COUNTY, ABOUT 0.1 MILE SOUTHWEST OF MILE POST 267, 161 FEET SOUTHWEST OF SEMAPHORE SIGNAL NO. 267-2, SET IN THE TOP OF THE NORTHEAST END OF THE SOUTHEAST HEAD WALL OF RAILROAD CULVERT NO. 438A, 40 FEET NORTH OF POLE 267/6, 7.5 FEET SOUTHEAST OF THE SOUTHEAST RAIL, AND ABOUT 0.5 FOOT BELOW THE TRACK. NOTE- THE STAMPING ON THE MARK IS AS FOLLOWS: AN L, STAMPED AFTER THE 1943 AND TWO FIGURE FOURS BETWEEN MARK AND U.S. COAST OF THE CASTING ON THE MARK.
MEASURED ELEV. 856.66 (NAVD 88)
RECORD ELEV. 857.00 (NAVD 88)

SITE TBM #60

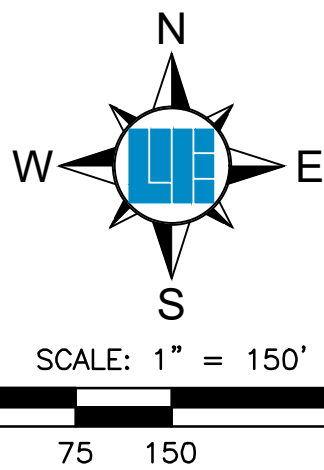
NORTH BOLT OF A FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE CHRIST PRESBYTERIAN CHURCH, NORTH OF THE NORTHWEST CORNER OF THE SITE.
ELEV. 842.00 (NAVD 88)

SITE TBM #61

BENCH TIE SET 1.5 FEET ABOVE GRADE ON THE NORTH SIDE OF UTILITY POLE NUMBER 81-281-HA, LOCATED AT THE SOUTHEAST CORNER OF W CR 750 N AND N CR 700 W.
ELEV. 842.01 (NAVD 88)

SITE TBM #62

MAG NAIL SET AT THE TOP OF A RIGHT-OF-WAY MONUMENT ON THE SOUTH SIDE OF W CR 750 N, APPROXIMATELY 32 FEET SOUTH OF A MAG NAIL SET IN W CR 750 N AT A SOUTHEASTERLY CORNER OF THE SITE.
ELEV. 852.28 (NAVD 88)



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 (ax)
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO.	W240553
DWG NAME	P100 EXISTING TOPO
DESIGNED BY	ALLAN H. WEIHE
DRAWN BY	JWH
CHECKED BY	RME
DATE	04/22/2025

REVISIONS AND ISSUES	DATE
05/13/2025	

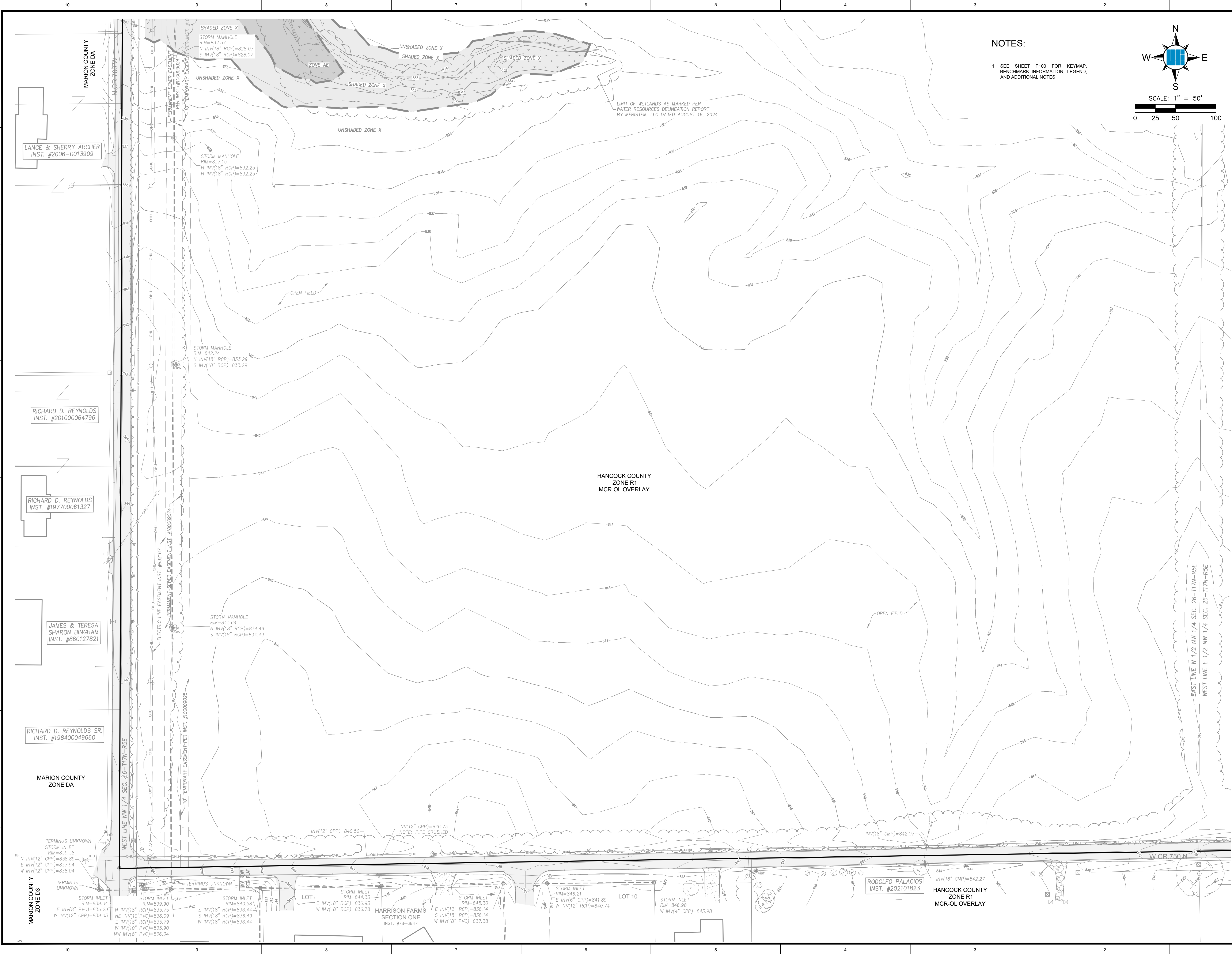
APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
EXISTING TOPOGRAPHY
Part of the Northwest Quarter of Section 26, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana

SHEET NO.
P100

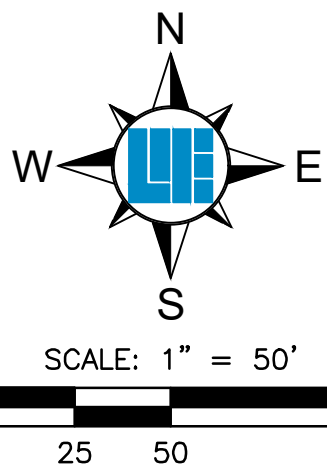
PROJECT NO.
W240553

LOCATION: H:\2024\W240553\Engineering\landscaping\landscaping\p100_035360_TPO.dwg
DATE: 05/13/2025
TIME: 16:20:55
PLOT BY: dloed



NOTES:

- SEE SHEET P100 FOR KEYMAP, BENCHMARK INFORMATION, LEGEND, AND ADDITIONAL NOTES



REVISIONS AND ISSUES		PROJECT NO.	BY	DATE
		W240553		
		DWG NAME		
		P100 EXISTING TOPO		
		DESIGNED BY		
		BE		
		DRAWN BY		
		JWH		
		CHECKED BY		
		RME		
		DATE		04/22/2025

APPROVAL PENDING
NOT FOR CONSTRUCTION

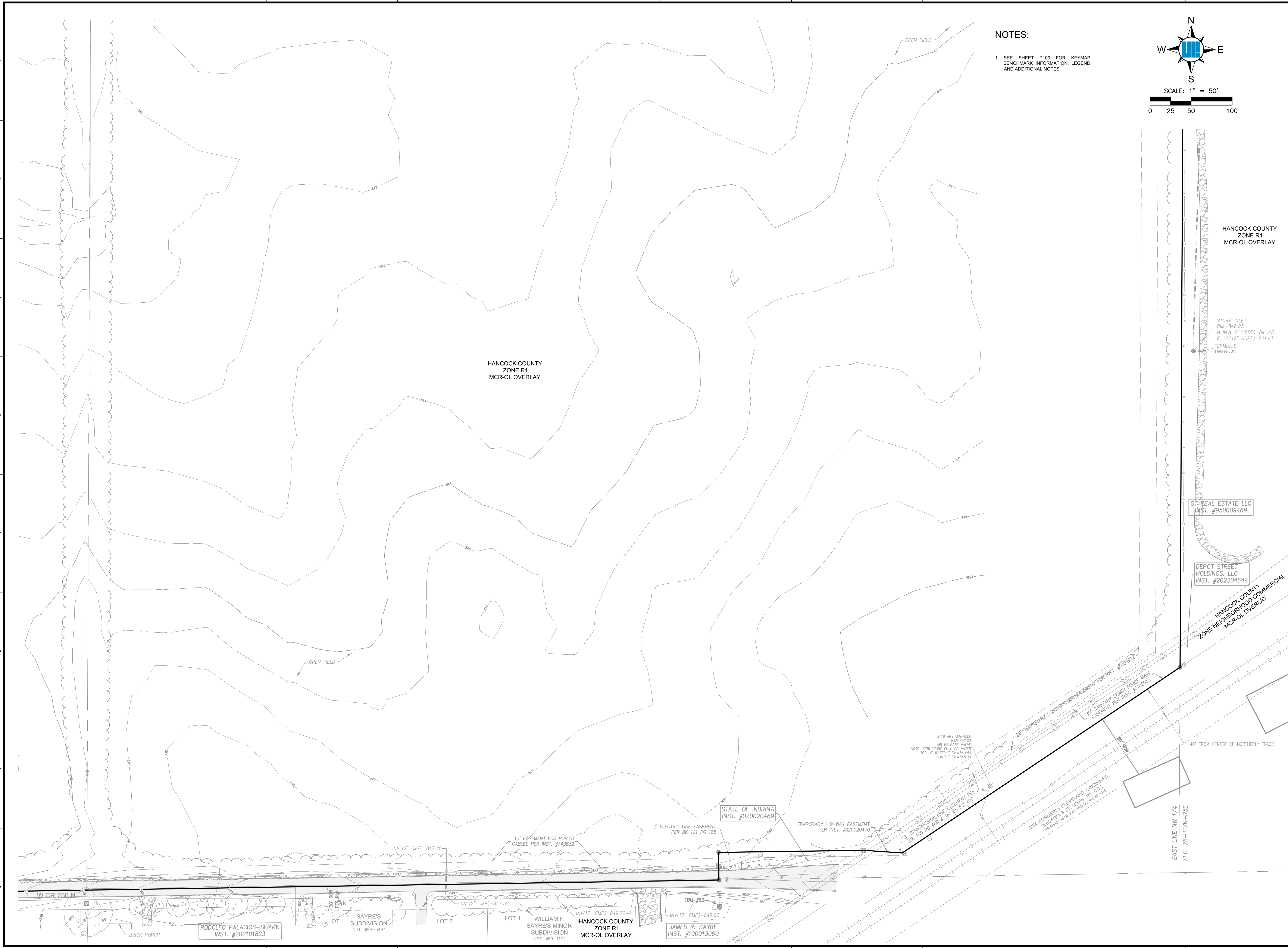
PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
EXISTING TOPOGRAPHY
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vernon Township, Hancock County, Indiana

SHEET NO.
P101
PROJECT NO.
W240553

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

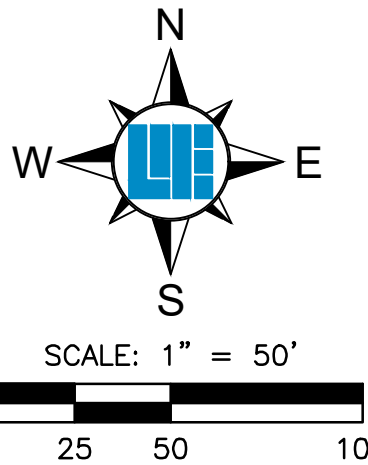
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

Location: H:\2024\W240553\Engineering\plan\p100_DSLING TOPO.dwg
User: jay
Date/Time: May 16, 2025 - 3:27pm
Plotted By: dreed



NOTES:

1. SEE SHEET P100 FOR KEYMAP,
BENCHMARK INFORMATION, LEGEND,
AND ADDITIONAL NOTES



HANCOCK COUNTY
ZONE R1
MCR-OL OVERLAY

STORM INLET
RIM=848.23
N INV(12\"/>

GT REAL ESTATE LLC
INST. #950009469

DEPOT STREET
HOLDINGS, LLC
INST. #202304644

HANCOCK COUNTY
ZONE NEIGHBORHOOD COMMERCIAL
MCR-OL OVERLAY

EAST LINE NW 1/4
SEC. 26-177N-R5E

40' FROM CENTER OF NORTHERLY TRACK

20' TEMPORARY CONSTRUCTION EASEMENT PER INST. #0202912
30' SANITARY SEWER FORCE MAIN
EASEMENT PER INST. #0202912

CSX (FORMERLY CLEVELAND CINCINNATI,
CHICAGO & ST. LOUIS RY. CO.)
PER SHEET MAP RECORDED IN BK 119

34\"/>

TEMPORARY HIGHWAY EASEMENT
PER INST. #020020470

STATE OF INDIANA
INST. #020020469

2' ELECTRIC LINE EASEMENT
PER BK 121 PG 188

10' EASEMENT FOR BURIED
CABLES PER INST. #743832

INV(12\"/>

SAYRE'S
SUBDIVISION
INST. #89-3484

RODOLFO PALACIOS-SERVIN
INST. #202101823

LOT 1
WILLIAM F.
SAYRE'S MINOR
SUBDIVISION
INST. #89-1152

HANCOCK COUNTY
ZONE R1
MCR-OL OVERLAY

JAMES R. SAYRE
INST. #100013060

PROJECT NO.	W240553
DWG NAME	P100 EXISTING TOPO
DESIGNED BY	REE
DRAWN BY	JWH
CHECKED BY	RME
DATE	04/22/2025

REVISIONS AND ISSUES

05/13/2025

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:

CREEKSIDE

CR 750 N & CR700 W, McCordsville, IN 46055

EXISTING TOPOGRAPHY

Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

SHEET NO.

P102

PROJECT NO.

W240553

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 /ax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

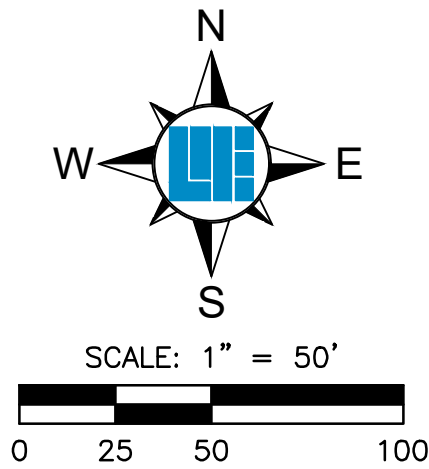
Land Surveying | Civil Engineering
Landscape Architecture

Build with confidence.

Location: H:\2024\W240553\Engineering\landmark\landmark\part\p100_DK5100_TPO.dwg
User: jay
Date: May 16, 2025 - 3:27pm
Plotted By: dwood

NOTES:

1. SEE SHEET P100 FOR KEYMAP,
BENCHMARK INFORMATION, LEGEND,
AND ADDITIONAL NOTES



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Indianapolis, Indiana 46280
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317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
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WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO.	W240553
DWG NAME	P100 EXISTING TOPO
DESIGNED BY	REE
DRAWN BY	JWH
CHECKED BY	RME
DATE	04/22/2025

APPROVAL PENDING
NOT FOR CONSTRUCTION

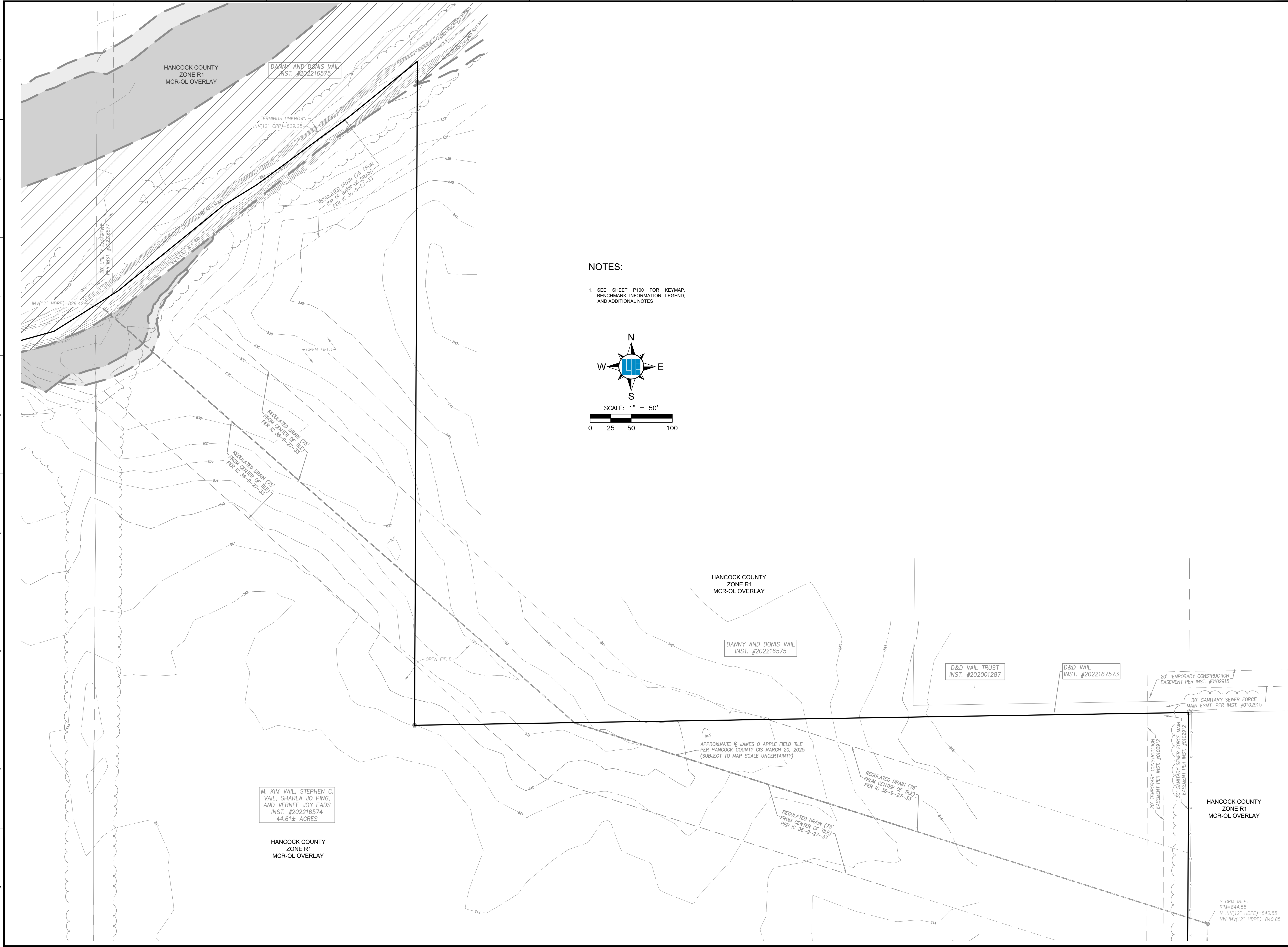
PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055

SHEET NO.
P103

PROJECT NO.
W240553

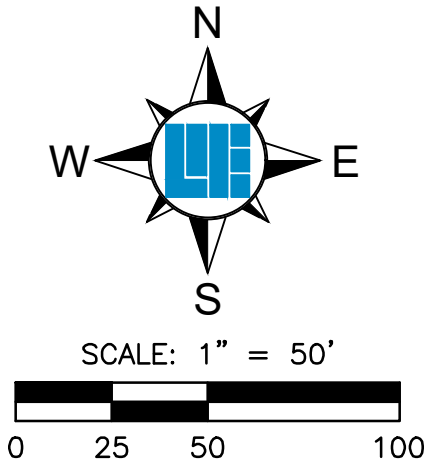
EXISTING TOPOGRAPHY
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vernon Township, Hancock County, Indiana

LOCATION: H:\2024\W240553\Engineering\landscaping\landscaping\p100_035100 TOPO.dwg
DATE/TIME: May 16, 2025 - 3:27pm
PLOTED BY: dloed



NOTES:

- SEE SHEET P100 FOR KEYMAP, BENCHMARK INFORMATION, LEGEND, AND ADDITIONAL NOTES



PREPARED FOR: CREEKSIDE CR 750 N & CR700 W, McCordsville, IN 46055 EXISTING TOPOGRAPHY Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vernon Township, Hancock County, Indiana	SHEET NO. P104	PROJECT NO. W240553	REVISIONS AND ISSUES		PROJECT NO.: W240553 DWG NAME: P100 EXISTING TOPO DESIGNED BY: JHE DRAWN BY: JWH CHECKED BY: RME DATE: 04/22/2025	WEIHE ENGINEERS Land Surveying Civil Engineering Landscape Architecture <i>Build with confidence.</i>	10505 N. College Avenue Indianapolis, Indiana 46280 weihe.net 317 846 - 6611 800 452 - 6408 317 843 - 0546 /ax ALLAN H. WEIHE, P.E., L.S. - FOUNDER
			APPROVAL PENDING NOT FOR CONSTRUCTION				

BOULEVARD ENTRANCE CROSS SECTION
(1" = 10')

TYPICAL LOCAL STREET CROSS SECTION
(1" = 10')

LEGEND

- = PROPERTY BOUNDARY
- = ADJOINER
- = RIGHT-OF-WAY LINE
- = BUILDING SETBACK LINE (B.S.L.)
- = EASEMENT
- = PROPOSED WATER
- = EXISTING WATER
- = PROPOSED FIRE HYDRANT
- = PROPOSED STORM SEWER LINE
- = PROPOSED STORM MANHOLE
- = PROPOSED STORM INLET
- = PROPOSED CONCRETE END SECTION
- = EXISTING STORM SEWER LINE
- = EXISTING STORM INLET
- = NORMAL POOL
- = PROPOSED SANITARY SEWER LINE
- = PROPOSED SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER MANHOLE
- = PROPOSED CURB
- = PROPOSED 5' CONCRETE WALK
- = PROPOSED 10' ASPHALT PATH
- = PROPOSED CENTERLINE
- = DRAINAGE AND UTILITY EASEMENT
- = DRAINAGE UTILITY AND SANITARY EASEMENT
- = DRAINAGE UTILITY SANITARY AND ACCESS EASEMENT
- = TREE CONSERVATION EASEMENT
- = RIGHT-OF-WAY
- = BACK TO BACK (CURB)
- = REINFORCED CONCRETE PIE (OR APPROVED EQUAL)
- = WATER MAIN EASEMENT
- = REBAR FOUND
- = RIGHT OF WAY MONUMENT FOUND
- = OTHER MONUMENT
- = TEMPORARY BENCH MARK
- = SECTION LINE
- = EXISTING GAS LINE
- = PROPOSED GAS LINE RELOCATION
- = EMERGENCY FLOOD ROUTING
- = PROPOSED STREET LIGHT LOCATION

- FEMA FLOODWAY
- FEMA FLOODPLAIN
- EXISTING WETLANDS

NOTES:

- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MCCORDSVILLE'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITY STANDARDS.
- ALL STREET RIGHT-OF-WAY MONUMENTS TO BE ROUNDED OFF WITH A 25' RADIUS UNLESS OTHERWISE NOTED.
- ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
- ALL INTERIOR RIGHT-OF-WAY WIDTHS TO BE 54' UNLESS OTHERWISE NOTED.
- ALL INTERIOR STREET WIDTHS TO BE 30' UNLESS OTHERWISE NOTED.
- ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
- LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXISTING UTILITIES TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
- TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE 'C' LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
- THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P201.
- ON-SITE DETENTION SHALL BE ENGINEERED AND SHOWN AS LOTS FURTHER DEVELOP.
- NO DRAINAGE EASEMENT OR A COMBINATION DRAINAGE AND UTILITY EASEMENT SHALL BE LOCATED WITHIN A TREE PRESERVATION EASEMENT.
- DURING CONSTRUCTION FIRE APPARATUS ACCESS ROADS SHALL BE CONSTRUCTED TO THE TOWN OF MCCORDSVILLE STANDARDS AND SPECIFICATIONS AND SHALL BE PROVIDED WITH A MINIMUM SURFACE OF COMPACTED STONE OR IF THE BUILDING IS BEING CONSTRUCTED OF COMBUSTIBLE MATERIALS IT SHALL HAVE A MINIMUM OF ASPHALT BINDER.
- APPROVED FIRE-FIGHTING WATER SUPPLIES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS ON THE SITE. (IFC 3312.1)
- APPROVED FIRE APPARATUS ACCESS ROADWAYS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS ON THE SITE.
- TEMPORARY ADDRESS SIGNAGE SHALL ALSO BE PROVIDED DURING CONSTRUCTION. (IFC 3310.1)
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED DRIVING SURFACE WIDTH OF NOT LESS THAN 20 FEET (20 FEET ADJACENT TO FIRE HYDRANTS) TO EACH EDGE OF THE PAVEMENT AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. (IFC 503.2.1 & D103.1)

LEGAL DESCRIPTION PER THIS SURVEY:

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, BEING THAT 91.14 ACRES TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT PREPARED BY JOEL EDWARDS, - INDIANA PROFESSIONAL SURVEYOR NUMBER LS2400019 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W240553, DATED MARCH 28, 2025 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, MARKED BY A BRASS PLUG; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 55 MINUTES 55 SECONDS EAST 1279.07 FEET TO THE CENTER OF THE JAMES SCHULTZ LEGAL DRAIN AS LOCATED IN MARCH 2025, MARKED BY A MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" (HEREINAFTER "WEIHE NAIL"); THENCE ALONG SAID CENTERLINE THE FOLLOWING TWENTY-SEVEN (27) COURSES:
- 1) SOUTH 81 DEGREES 45 MINUTES 55 SECONDS EAST 20.92 FEET;
 - 2) SOUTH 69 DEGREES 17 MINUTES 52 SECONDS EAST 107.58 FEET;
 - 3) SOUTH 82 DEGREES 05 MINUTES 22 SECONDS EAST 102.18 FEET;
 - 4) SOUTH 57 DEGREES 44 MINUTES 55 SECONDS EAST 54.39 FEET;
 - 5) SOUTH 87 DEGREES 56 MINUTES 40 SECONDS EAST 21.30 FEET;
 - 6) NORTH 43 DEGREES 02 MINUTES 23 SECONDS EAST 188.88 FEET;
 - 7) NORTH 77 DEGREES 31 MINUTES 17 SECONDS EAST 44.64 FEET;
 - 8) NORTH 66 DEGREES 47 MINUTES 57 SECONDS EAST 61.23 FEET;
 - 9) NORTH 30 DEGREES 09 MINUTES 28 SECONDS EAST 77.26 FEET;
 - 10) NORTH 12 DEGREES 38 MINUTES 57 SECONDS EAST 26.65 FEET;
 - 11) NORTH 27 DEGREES 22 MINUTES 33 SECONDS WEST 28.82 FEET;
 - 12) NORTH 13 DEGREES 54 MINUTES 28 SECONDS WEST 45.08 FEET;
 - 13) NORTH 24 DEGREES 30 MINUTES 20 SECONDS EAST 29.81 FEET;
 - 14) NORTH 38 DEGREES 59 MINUTES 30 SECONDS EAST 118.68 FEET;
 - 15) NORTH 50 DEGREES 27 MINUTES 37 SECONDS EAST 31.31 FEET;
 - 16) NORTH 76 DEGREES 48 MINUTES 15 SECONDS EAST 205.22 FEET;
 - 17) NORTH 72 DEGREES 03 MINUTES 36 SECONDS EAST 138.89 FEET;
 - 18) NORTH 69 DEGREES 04 MINUTES 56 SECONDS EAST 53.94 FEET;
 - 19) NORTH 85 DEGREES 47 MINUTES 13 SECONDS EAST 48.27 FEET;
 - 20) NORTH 99 DEGREES 36 MINUTES 39 SECONDS EAST 35.54 FEET;
 - 21) NORTH 71 DEGREES 27 MINUTES 50 SECONDS EAST 93.63 FEET;
 - 22) NORTH 74 DEGREES 25 MINUTES 54 SECONDS EAST 135.93 FEET;
 - 23) NORTH 57 DEGREES 45 MINUTES 30 SECONDS EAST 92.81 FEET;
 - 24) NORTH 50 DEGREES 56 MINUTES 27 SECONDS EAST 165.69 FEET;
 - 25) NORTH 58 DEGREES 33 MINUTES 53 SECONDS EAST 45.38 FEET;
 - 26) NORTH 53 DEGREES 37 MINUTES 48 SECONDS EAST 140.61 FEET;
 - 27) NORTH 50 DEGREES 58 MINUTES 31 SECONDS EAST 107.27 FEET TO THE EAST LINE OF THE LANDS OF M. KIM VAIL, STEPHEN C. VAIL, SHARLA JO PING, AND VERNEE JOY EADS AS DESCRIBED IN INSTRUMENT NUMBER 202216574 (ALL REFERENCE DOCUMENTS ARE IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA).

- THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES:
- 1) SOUTH 00 DEGREES 14 MINUTES 19 SECONDS WEST 807.09 FEET TO A FIVE-EIGHTHS INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" (HEREINAFTER "WEIHE REBAR"), PASSING THROUGH A WEIHE REBAR AT 25.00 FEET TO THE EXTENSION OF THE SOUTH LINE OF A 17 ACRES TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 202001287;
 - 2) ALONG SAID SOUTH LINE AND EXTENSION THEREOF NORTH 89 DEGREES 03 MINUTES 34 SECONDS EAST 942.03 FEET TO THE EAST LINE OF SAID QUARTER SECTION, MARKED BY A CHISELED "X" IN A STONE.
- THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS WEST 1056.46 FEET TO THE NORTHERLY RIGHT OF WAY OF THE CSX RAILROAD, FORMERLY CLEVELAND, CINCINNATI, CHICAGO, AND ST. LOUIS RAILWAY COMPANY PER VALUATION MAP V-40, SHEET 38 DATED JUNE 30, 1915, MARKED BY A WEIHE REBAR; THENCE ALONG SAID NORTHERLY RIGHT OF WAY SOUTH 56 DEGREES 14 MINUTES 21 SECONDS WEST 407.12 FEET TO THE NORTH LINE OF THE LANDS OF THE STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 020020469; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING THREE (3) COURSES:
- 1) NORTH 85 DEGREES 57 MINUTES 52 SECONDS WEST 47.07 FEET;
 - 2) SOUTH 89 DEGREES 08 MINUTES 16 SECONDS WEST 177.03 FEET, MARKED BY A WEIHE REBAR;
 - 3) SOUTH 00 DEGREES 51 MINUTES 45 SECONDS EAST 33.59 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, MARKED BY A WEIHE NAIL.

THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 05 MINUTES 14 SECONDS WEST 2102.00 FEET TO THE POINT OF BEGINNING, CONTAINING 91.14 ACRES, MORE OR LESS.

PROJECT BM - L4 RESET

4 MI SW FROM FORTVILLE.
ABOUT 3.95 MILES SOUTHWEST ALONG THE NEW YORK CENTRAL RAILROAD FROM THE STA., ABOUT 1.0 MILE NORTHEAST OF THE GRAIN ELEVATOR AT MC CORDSVILLE, ABOUT 3.05 MILES NORTHEAST OF THE OAKLANDON STATE BANK AT OAKLANDON, MARION COUNTY, ABOUT 0.1 MILE SOUTHWEST OF MILE POST 267, 161 FEET SOUTHWEST OF SEMAPHORE SIGNAL NO. 267-2, SET IN THE TOP OF THE NORTHEAST END OF THE SOUTHEAST WALL OF RAILROAD CULVERT NO. 4394, 40 FEET NORTH OF POLE 26716, 7.5 FEET SOUTHWEST OF THE SOUTHEAST RAIL, AND ABOUT 0.5 FOOT BELOW THE TRACK. NOTE- THE STAMPING ON THE MARK IS AS FOLLOWS - 4L41L 4, THERE IS AN L STAMPED AFTER THE 1943 AND TWO FIGURE FOURS BETWEEN MARK AND U.S. COAST OF THE CASTING ON THE MARK.
ELEV. 856.66 (NAVD 88)

SITE TBM #60

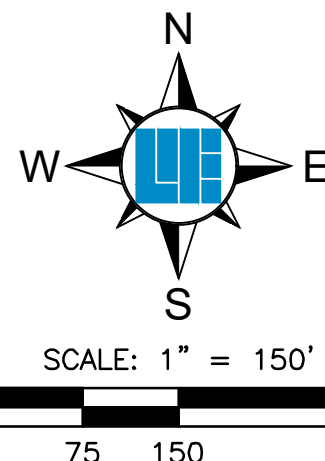
NORTH BOLT OF A FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE CHRIST PRESBYTERIAN CHURCH, NORTH OF THE NORTHWEST CORNER OF THE SITE.
ELEV. 842.00 (NAVD 88)

SITE TBM #61

BENCH TIE SET 1.5 FEET ABOVE GRADE ON THE NORTH SIDE OF UTILITY POLE NUMBER 81-281-HA, LOCATED AT THE SOUTHEAST CORNER OF W CR 750 N AND N CR 700 W.
ELEV. 842.01 (NAVD 88)

SITE TBM #62

MAG NAIL SET AT THE TOP OF A RIGHT-OF-WAY MONUMENT ON THE SOUTH SIDE OF W CR 750 N, APPROXIMATELY 32 FEET SOUTH OF A MAG NAIL SET IN W CR 750 N AT A SOUTHEASTERLY CORNER OF THE SITE.
ELEV. 852.28 (NAVD 88)



PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
DEVELOPMENT PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana
SHEET NO.
P200
PROJECT NO.
W240553

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	DWG NAME	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
	05/13/2025		W240553	#200 DEVELOPMENT PLAN	JWH	JWH	RME	04/22/2025

APPROVAL PENDING
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Indianapolis, Indiana 46280
weihe.net
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800 | 452 - 6408
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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

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KEY MAP

LOCATION: IN 2024 W240553 Engineering/planetary/planetary plan/2020 DEVELOPMENT PLAN/PLAN
DATE/TIME: May 16, 2025 - 3:22pm
PLOT BY: dms

FUTURE ROUNDABOUT ROW WILL
BE FURTHER DEFINED AT
THE DEVELOPMENT
PLAN STAGE

TERMINUS UNKNOWN
STORM INLET
RIM=839.38
N INV(12" CPP)=838.89
E INV(12" CPP)=837.94
W INV(12" CPP)=838.04

TERMINUS UNKNOWN
STORM INLET
RIM=839.04
E INV(8" PVC)=836.29
W INV(12" CPP)=839.03

STORM INLET
RIM=839.90
W INV(18" RCP)=836.44
NE INV(10" PVC)=836.09
E INV(18" RCP)=835.79
W INV(10" PVC)=835.90

STORM INLET
RIM=840.58
E INV(18" RCP)=836.44
S INV(18" RCP)=836.49
W INV(18" RCP)=836.44

STORM INLET
RIM=844.33
E INV(12" RCP)=836.93
W INV(18" RCP)=836.78

STORM INLET
RIM=845.30
E INV(12" RCP)=838.14
S INV(18" RCP)=837.38

STORM INLET
RIM=846.27
E INV(6" CPP)=841.89
W INV(12" RCP)=840.74

STORM INLET
RIM=846.98
W INV(4" CPP)=843.98

STORM INLET
RIM=846.98
W INV(4" CPP)=843.98

STORM INLET
RIM=846.98
W INV(4" CPP)=843.98

STORM INLET
RIM=846.98
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STORM INLET
RIM=846.98
W INV(4" CPP)=843.98

STORM INLET
RIM=846.98
W INV(4" CPP)=843.98

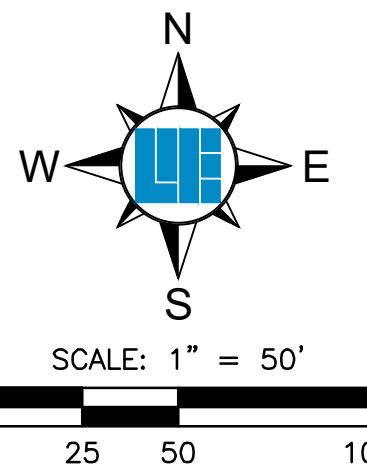


NOTES:

1. SEE SHEET P200 FOR ADDITIONAL
NOTES AND LEGENDS



Know what's below.
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Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
FOR INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



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Indianapolis, Indiana 46280
weihh.net

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800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO.	W240553
DWG NAME	200 DEVELOPMENT PLAN
DESIGNED BY	WEE
DRAWN BY	JWH
CHECKED BY	RME
DATE	04/22/2025

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CREEKSIDE

CR 750 N & CR700 W, McCordsville, IN 46055

DEVELOPMENT PLAN

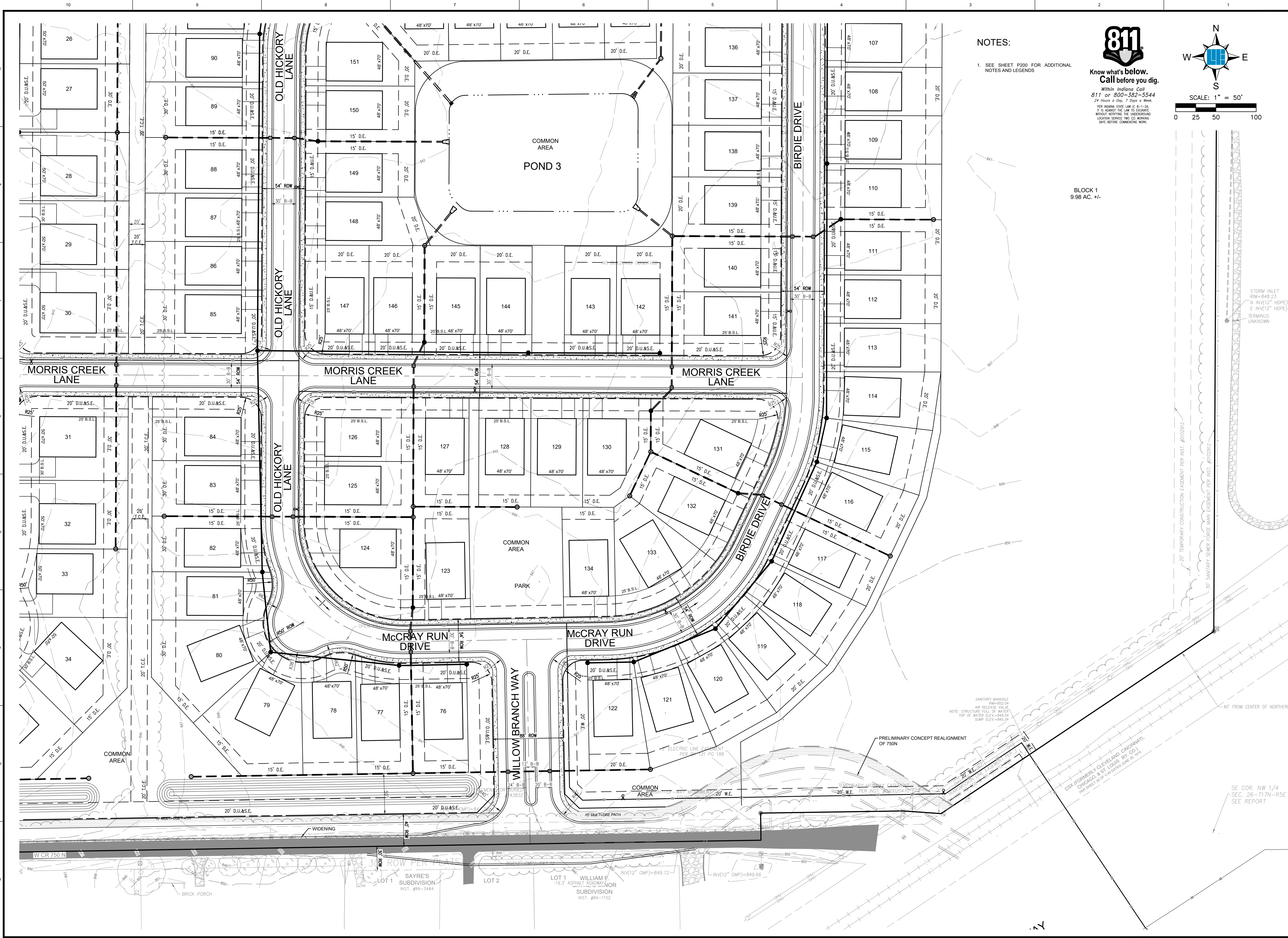
SHEET NO.

P201

PROJECT NO.

W240553

LOCATION: I:\2024\W240553\Engineering\preliminary\p200 DEVELOPMENT PLAN.dwg
DATE/TIME: May 16, 2025 - 3:22pm
PLOTTER BY: dms

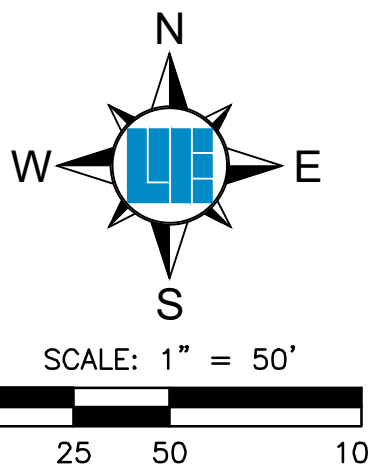


NOTES:

1. SEE SHEET P200 FOR ADDITIONAL NOTES AND LEGENDS



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IT IS AGAINST THE LAW TO EXCAVATE,
WITHOUT NOTIFYING THE UNDERGROUND
UTILITY SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



BLOCK 1
9.98 AC. +/-

STORM INLET
RIM=848.23
N INV(12" HDPE)
E INV(12" HDPE)
TERMINUS
UNKNOWN

REVISIONS AND ISSUES	
DATE	BY
05/13/2025	
PROJECT NO. W240553	
DWG NAME P200 DEVELOPMENT PLAN	
DESIGNED BY JWH	
CHECKED BY JWH	
DATE 04/22/2025	

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
DEVELOPMENT PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vernon Township, Hancock County, Indiana

SHEET NO.
P202
PROJECT NO.
W240553

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317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LOCATION: H:\2024\W240553\Engineering\landscaping\landscaping\p200 DEVELOPMENT PLAN.dwg
DATE/TIME: May 16, 2025 - 3:22pm
PLOTED BY: dion

NOTES:

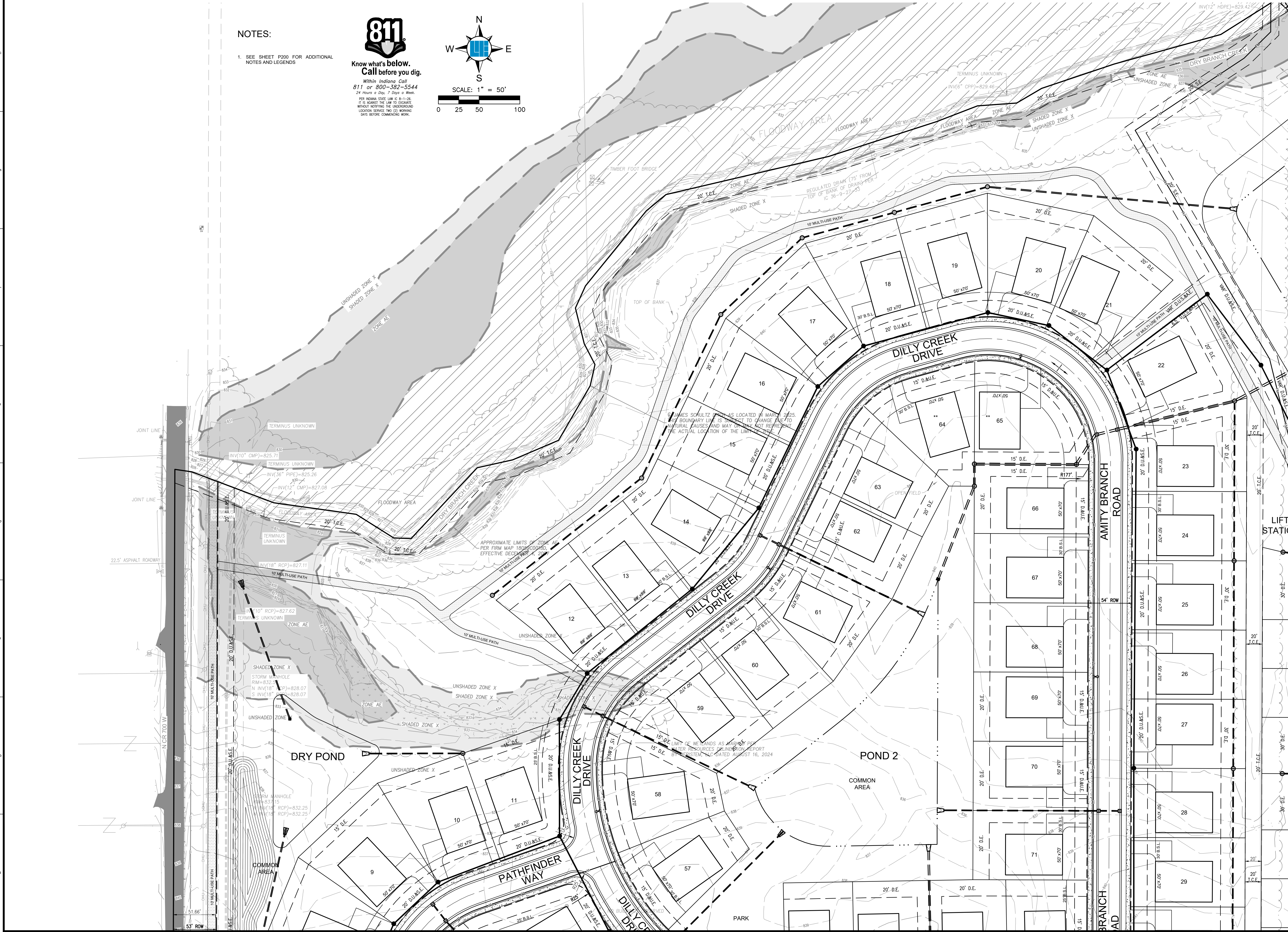
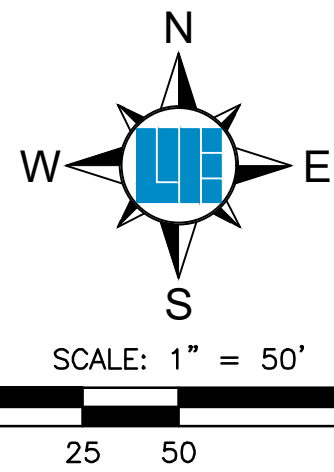
1. SEE SHEET P200 FOR ADDITIONAL NOTES AND LEGENDS



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24 Hours a Day, 7 Days a Week.
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IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



PROJECT NO.	W240553
DWG NAME	P200 DEVELOPMENT PLAN
DESIGNED BY	WHE
DRAWN BY	JWH
CHECKED BY	RME
DATE	04/22/2025

APPROVAL PENDING
NOT FOR CONSTRUCTION

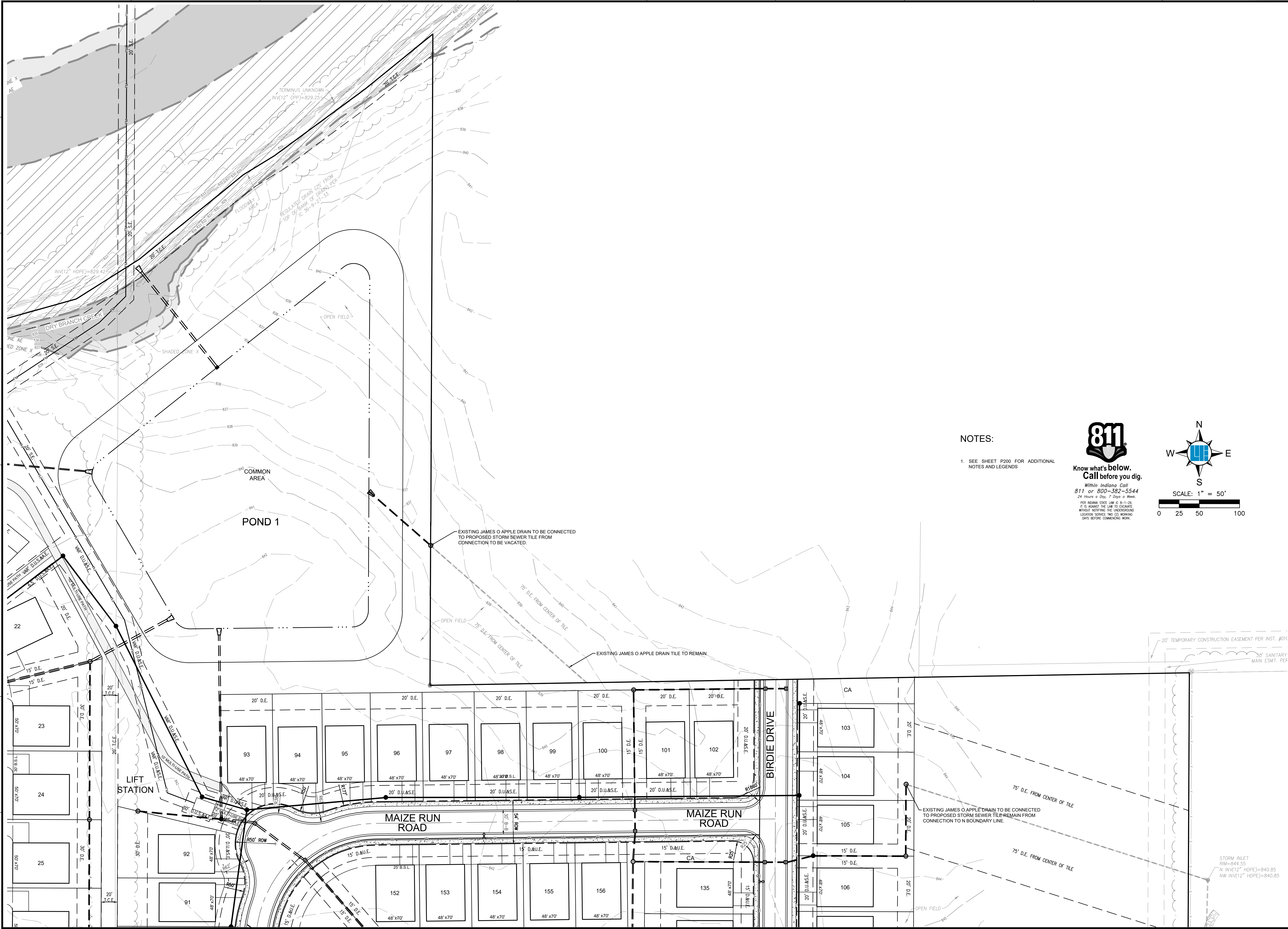
PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
DEVELOPMENT PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

SHEET NO.
P203
PROJECT NO.
W240553

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800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

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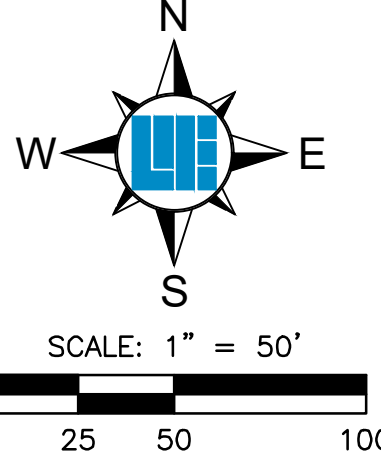
LOCATION: IN:2024\W240553\Engineering\landscaping\landscaping\p200 DEVELOPMENT PLAN.dwg
DATE/TIME: May 16, 2025 - 3:22pm
PLOTTER BY: dwood



NOTES:

1. SEE SHEET P200 FOR ADDITIONAL NOTES AND LEGENDS

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WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	DWG NAME	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
			W240553	P200 DEVELOPMENT PLAN	BE	JWH	RME	04/22/2025

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
DEVELOPMENT PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vernon Township, Hancock County, Indiana

SHEET NO.
P204
PROJECT NO.
W240553

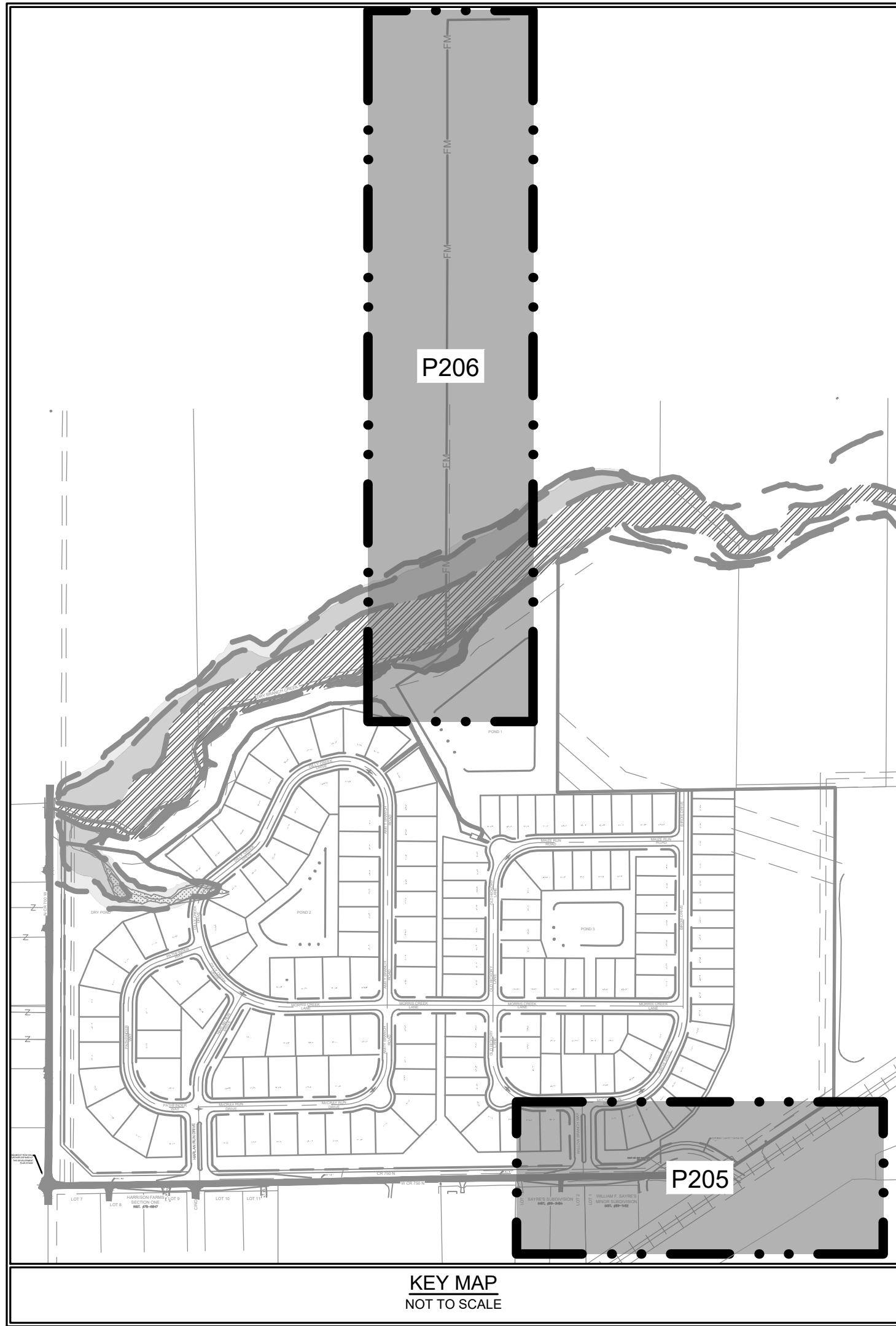
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LOCATION: I:\2024\W240553\Engineering\Sanitary\plan\200 DEVELOPMENT PLAN.dwg
DATE/TIME: May 16, 2025 - 3:23pm
PLOTED BY: dwood

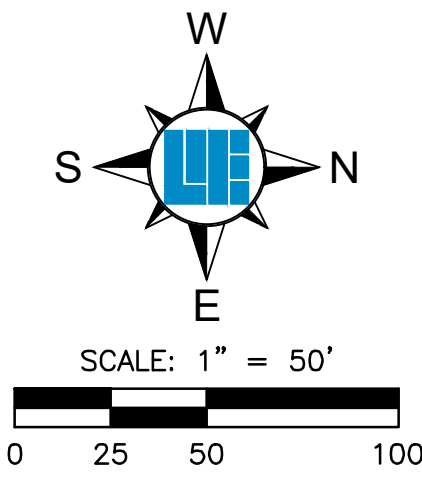


OFFSITE FORCE MAIN EXTENSION



NOTES:

- SEE SHEET P200 FOR ADDITIONAL NOTES AND LEGENDS



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PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

REVISIONS AND ISSUES		PROJECT NO.	BY	DATE
		W240553		
		DWG NAME		
		46055 DEVELOPMENT PLAN		
		DESIGNED BY		
		BE		
		DRAWN BY		
		JWH		
		CHECKED BY		
		RME		
		DATE		04/22/2025

APPROVAL PENDING
NOT FOR CONSTRUCTION

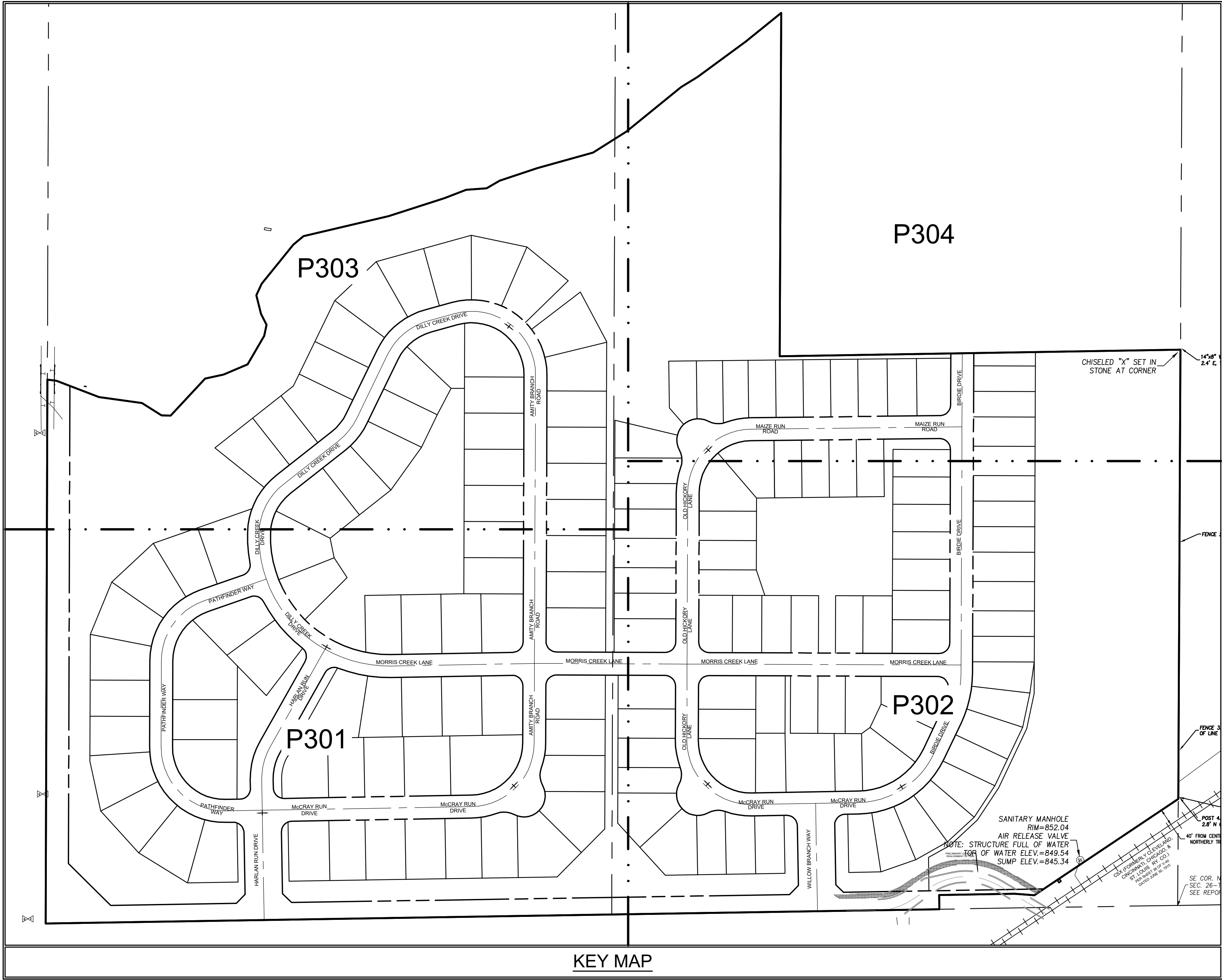
PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
OFFSITE UTILITY PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vernon Township, Hancock County, Indiana

SHEET NO.
P206
PROJECT NO.
W240553

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LOCATION: H:\2024\W240553\Engineering\primary\primary plat\P300 PRIMARY PLAT.dwg
DATE/TIME: May 16, 2025 - 3:23pm
PLOT BY: dms



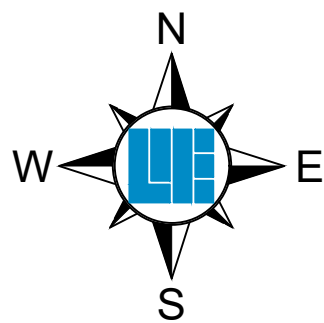
KEY MAP

NOTES:

- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MCCORDSVILLE'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER STANDARDS.
- ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 25' RADIUS UNLESS OTHERWISE NOTED.
- ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
- ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 54' UNLESS OTHERWISE NOTED.
- ALL INTERIOR STREET WIDTHS TO BE 30' UNLESS OTHERWISE NOTED.
- ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
- LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
- TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
- THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P001.
- ON-SITE DETENTION SHALL BE ENGINEERED AND SHOWN AS LOTS FURTHER DEVELOP.
- NO DRAINAGE EASEMENT OR A COMBINATION DRAINAGE AND UTILITY EASEMENT SHALL BE LOCATED WITHIN A TREE PRESERVATION EASEMENT.
- DURING CONSTRUCTION FIRE APPARATUS ACCESS ROADS SHALL BE CONSTRUCTED TO THE TOWN OF MCCORDSVILLE STANDARDS AND SPECIFICATIONS AND SHALL BE PROVIDED WITH A MINIMUM SURFACE OF COMPACTED STONE OR IF THE BUILDING IS BEING CONSTRUCTED OF COMBUSTIBLE MATERIALS IT SHALL HAVE A MINIMUM OF ASPHALT BINDER.
- APPROVED FIREFIGHTING WATER SUPPLIES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS ON THE SITE. (IFC 3312.1)
- APPROVED FIRE APPARATUS ACCESS ROADWAYS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS ON THE SITE.
- TEMPORARY ADDRESS SIGNAGE SHALL ALSO BE PROVIDED DURING CONSTRUCTION. (IFC 3310.1)
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED DRIVING SURFACE WIDTH OF NOT LESS THAN 20 FEET (26 FEET ADJACENT TO FIRE HYDRANTS) TO EACH EDGE OF THE PAVEMENT AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. (IFC 503.2.1 & D103.1)

LEGEND

- = PROPERTY BOUNDARY
- - - = ADJOINER
- - - - - = RIGHT-OF-WAY LINE
- - - - - = BUILDING SETBACK LINE (B.S.L.)
- - - - - = EASEMENT
- - - - - = NORMAL POOL
- - - - - = PROPOSED CENTERLINE
- - - - - = SECTION LINE
- D.E. = DRAINAGE EASEMENT
- R.D.E. = REGULATED DRAINAGE EASEMENT
- D.U.E. = DRAINAGE AND UTILITY EASEMENT
- D.U.&S.E. = DRAINAGE UTILITY AND SANITARY EASEMENT
- D.U.S.&A.E. = DRAINAGE, UTILITY, SANITARY, & ACCESS EASEMENT
- T.C.E. = TREE CONSERVATION EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- ROW = RIGHT-OF-WAY



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WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PROJECT NO:	W240553
DWG NAME:	P300 PRIMARY PLAT
DESIGNED BY:	WEE
DRAWN BY:	JWH
CHECKED BY:	RME
DATE:	04/22/2025

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	05/13/2025	APPROVAL PENDING NOT FOR CONSTRUCTION

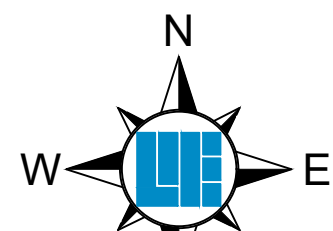
PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
PRIMARY PLAT
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vernon Township, Hancock County, Indiana

SHEET NO.
P300
PROJECT NO.
W240553

LOCATION: H:\2024\W240553\Engineering\landscaping\landscaping\p300 PRIMARY PLAT.dwg
DATE/TIME: May 16, 2025 - 3:23pm
PLOTTER BY: dwood

NOTES:

- SEE SHEET P300 FOR KEY MAP, LEGEND, CURVE TABLE, AND ADDITIONAL NOTES



SW COR. NW 1/4
SEC. 26-T17N-R5E
BASS PLUG FOUND

WEST LINE NW 1/4 SEC. 26-T17N-R5E

PERMANENT SEWER EASEMENT PER INST. #10009024
10' TEMPORARY EASEMENT PER INST. #10009025
ELECTRIC LINE EASEMENT INST. #892167
PERMANENT SEWER EASEMENT INST. #10009024
10' TEMPORARY EASEMENT PER INST. #10009025

LANCE & SHERRY ARCHER
INST. #2006-0013909

RICHARD D. REYNOLDS
INST. #201000064796

RICHARD D. REYNOLDS
INST. #197700061327

JAMES & TERESA
SHARON BINGHAM
INST. #860127821

RICHARD D. REYNOLDS SR.
INST. #198400049660



RODOLFO PALACIOS
INST. #202101823

REVISIONS AND ISSUES		DATE	BY	PROJECT NO.
				W205553
				DWG NAME:
				P300 PRIMARY PLAT
				DESIGNED BY:
				BEE
				DRAWN BY:
				JWH
				CHECKED BY:
				RME
				DATE:
				04/22/2025

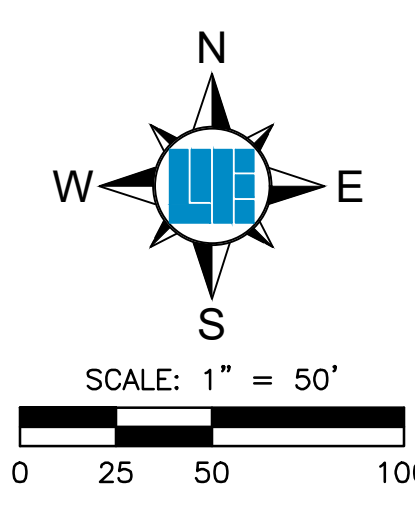
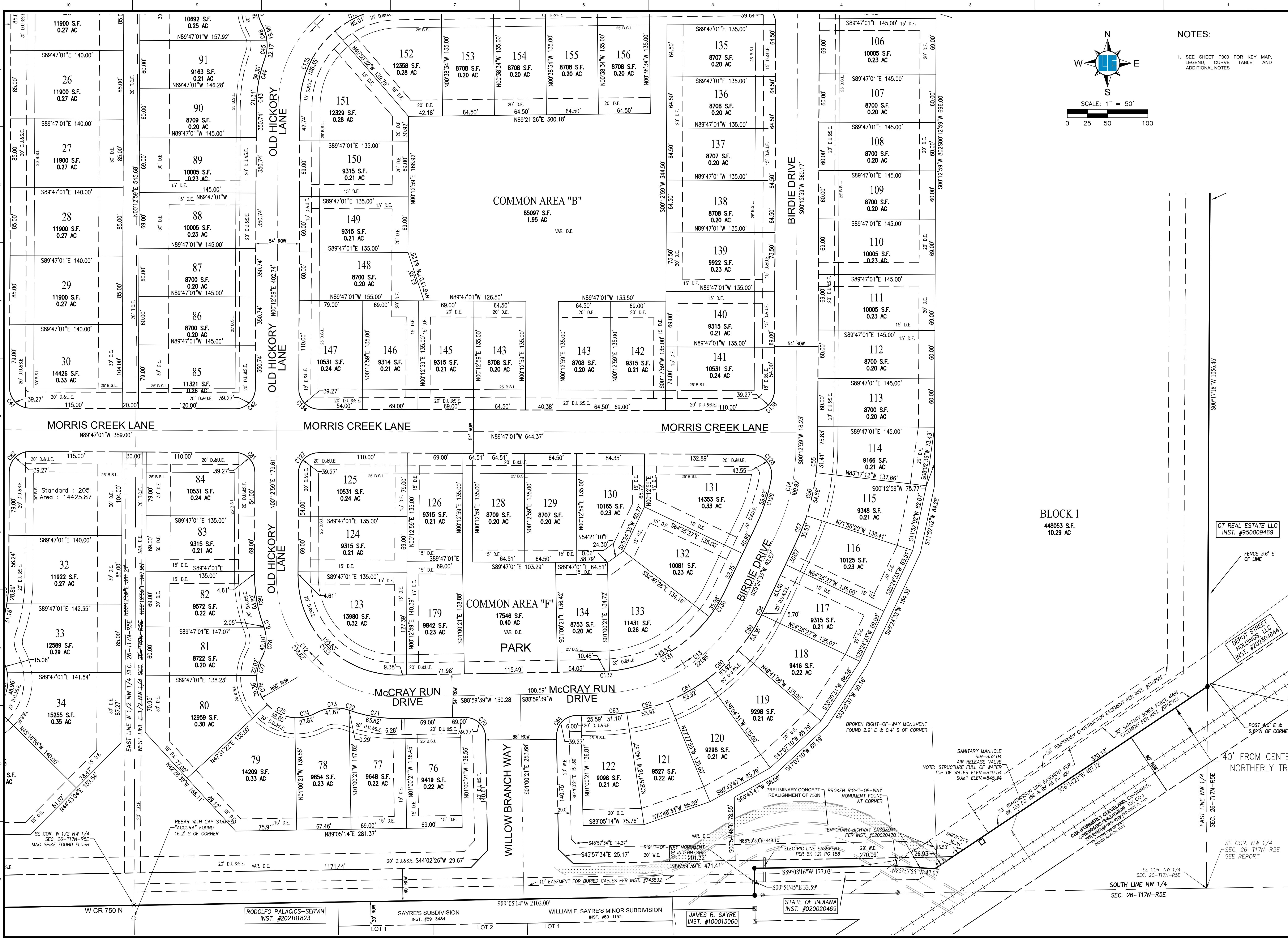
APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
PRIMARY PLAT
SHEET NO.
P301
PROJECT NO.
W240553

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LOCATION: H:\2024\W240553\Engineering\landscaping\landscaping\p300 PRIMARY PLAT.dwg
DATE/TIME: May 16, 2025 - 3:23pm
PLOTTER: B1, dtd



NOTES:
1. SEE SHEET P300 FOR KEY MAP, LEGEND, CURVE TABLE, AND ADDITIONAL NOTES

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800 | 452 - 6408
317 | 843 - 0546 fax

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PROJECT NO.: W240553
DWG NAME: P300 PRIMARY PLAT
DESIGNED BY: JHE
DRAWN BY: JWH
CHECKED BY: RME
DATE: 04/22/2025

REVISIONS AND ISSUES
05/13/2025

APPROVAL PENDING
NOT FOR CONSTRUCTION

GT REAL ESTATE LLC
INST. #950009469

DEPOT STREET
HOLDINGS LLC
INST. #202304644

PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055

PRIMARY PLAT

Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

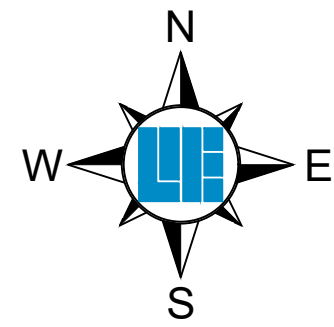
SHEET NO.
P302

PROJECT NO.
W240553

LOCATION: H:\2024\W240553\Engineering\landscaping\landscaping\p300 PRIMARY PLAT.dwg
DATE/TIME: May 16, 2025 - 3:23pm
PLOTTER BY: dward

NOTES:

1. SEE SHEET P300 FOR KEY MAP, LEGEND, CURVE TABLE, AND ADDITIONAL NOTES



SCALE: 1" = 50'

DAN AND SHERYL VAIL
INST. #202205093

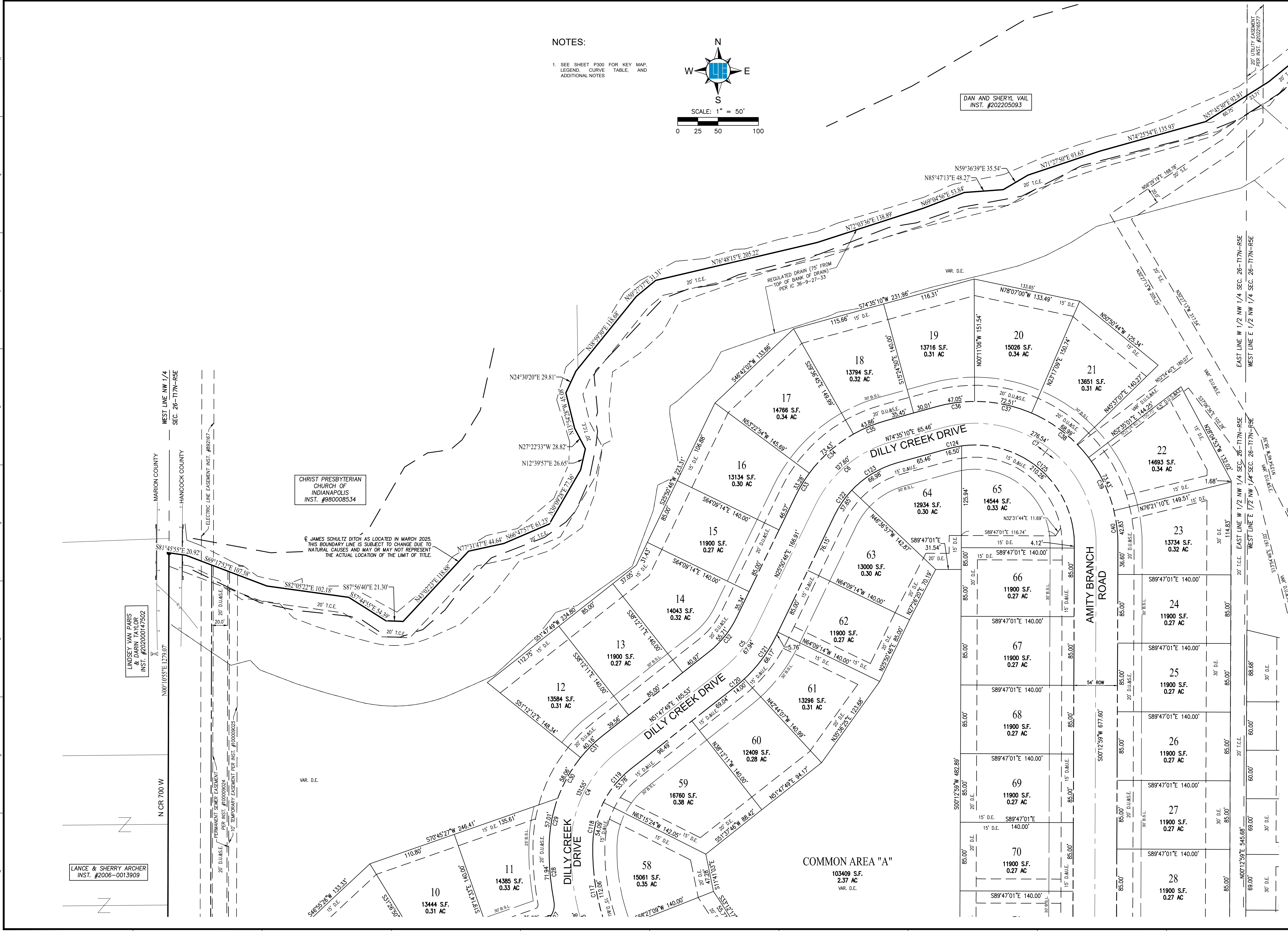
CHRIST PRESBYTERIAN
CHURCH OF
INDIANAPOLIS
INST. #980008534

© JAMES SCHULTZ DITCH AS LOCATED IN MARCH 2025.
THIS BOUNDARY LINE IS SUBJECT TO CHANGE DUE TO
NATURAL CAUSES AND MAY OR MAY NOT REPRESENT
THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

LINSEY VAN PARIS
& DARIN TAYLOR
INST. #202000147502

LANCE & SHERRY ARCHER
INST. #2006-0013909

COMMON AREA "A"
103409 S.F.
2.37 AC
VAR. D.E.



PROJECT NO.	W240553
DWG NAME	P300 PRIMARY PLAT
DESIGNED BY	WHE
DRAWN BY	JWH
CHECKED BY	RME
DATE	04/22/2025

APPROVAL PENDING
NOT FOR CONSTRUCTION

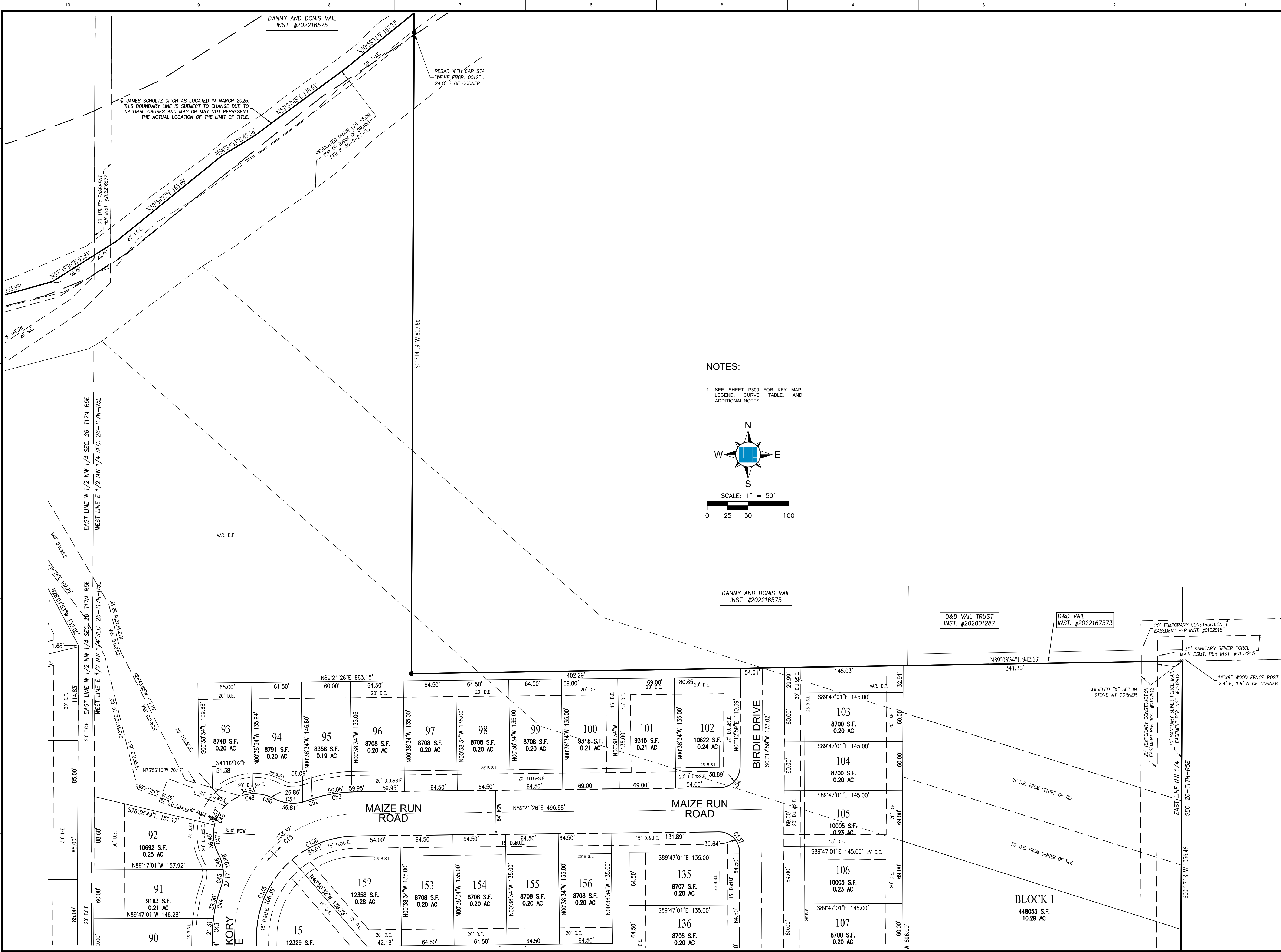
PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
PRIMARY PLAT
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

SHEET NO.
P303
PROJECT NO.
W240553

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LOCATION: H:\2024\W240553\Engineering\landscaping\primary plat\p300 PRIMARY PLAT.dwg
DATE/TIME: May 16, 2025 - 3:23pm
PLOTTED BY: dwood



PROJECT NO. W240553
DWG NAME P300 PRIMARY PLAT
DESIGNED BY JWH
DRAWN BY JWH
CHECKED BY RME
DATE 04/22/2025

BY
DATE

REVISIONS AND ISSUES

05/13/2025

APPROVAL PENDING
NOT FOR CONSTRUCTION

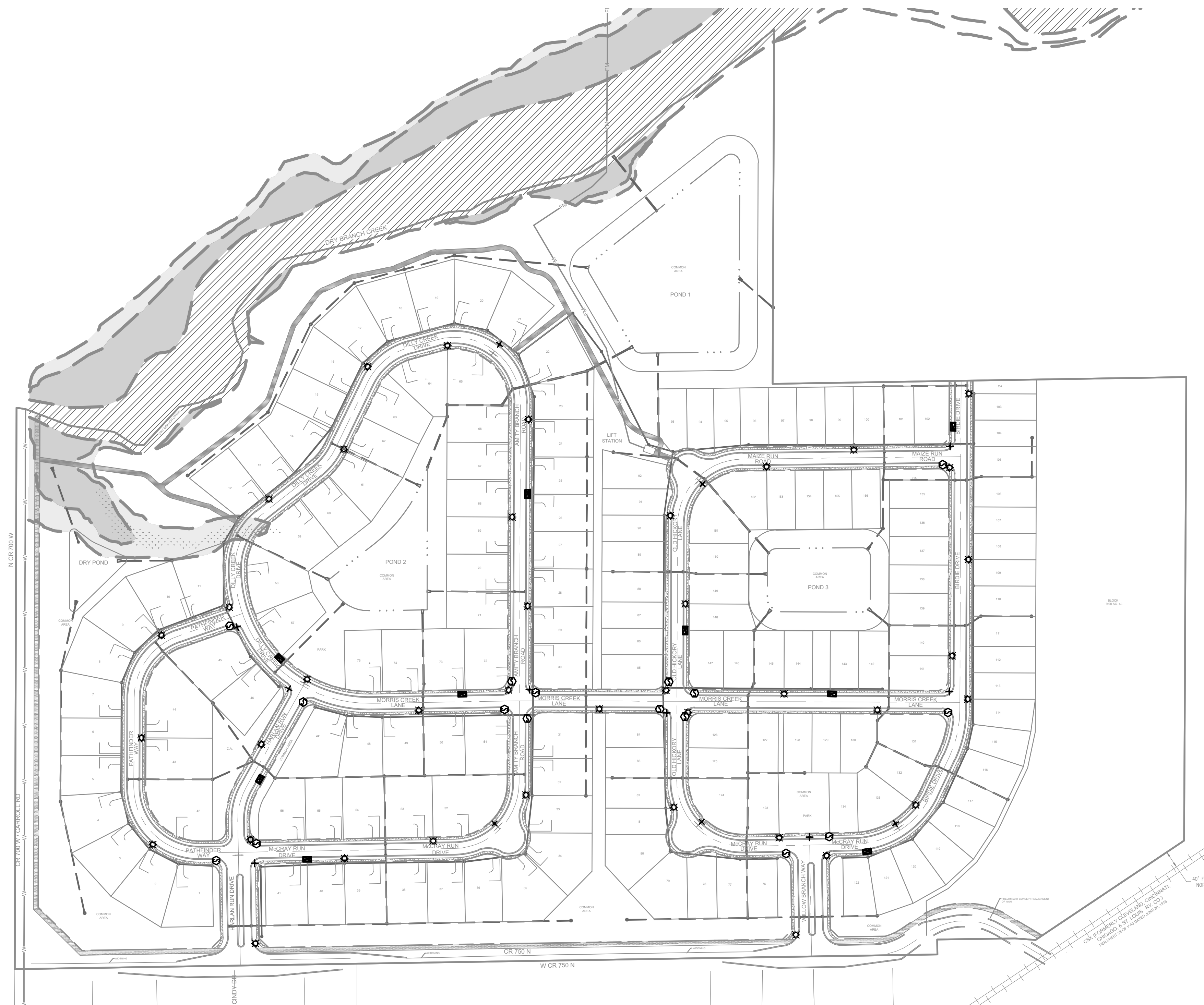
PREPARED FOR
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055

SHEET NO.
P304

PROJECT NO.
W240553

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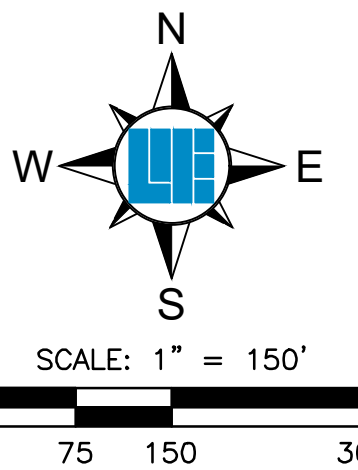


LEGEND

- | | | | |
|--|-----------------------------|--|--------------------------------------|
| | = PROPERTY BOUNDARY | | = PROPOSED STORM SEWER LINE |
| | = ADJOINER | | = PROPOSED STORM MANHOLE |
| | = RIGHT-OF-WAY LINE | | = PROPOSED STORM INLET |
| | = PROPOSED CENTERLINE | | = PROPOSED CONCRETE END SECTION |
| | = PROPOSED CURB | | = EXISTING STORM SEWER LINE |
| | = PROPOSED 5' CONCRETE WALK | | = EXISTING STORM INLET |
| | = PROPOSED 10' ASPHALT PATH | | = NORMAL POOL |
| | FEMA FLOODWAY | | = PROPOSED SANITARY SEWER LINE |
| | FEMA FLOODPLAIN | | = PROPOSED SANITARY SEWER MANHOLE |
| | EXISTING WETLANDS | | = EXISTING SANITARY SEWER MANHOLE |
| | | | = PROPOSED STREET LIGHT LOCATION |
| | | | = PROPOSED STREET SIGN LOCATION |
| | | | = PROPOSED STOP SIGN LOCATION |
| | | | = PROPOSED SPEED LIMIT SIGN LOCATION |

NOTES:

- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE EXCAVATED OR RECONSTRUCTED SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO STANDARD UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER STANDARDS. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND AVOIDING ANY UTILITIES THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF ANY NECESSARY SHUT-OUT, LOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
4. MATERIALS AND WORKSMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, AND CITY OF CHICAGO STANDARDS AND SPECIFICATIONS.
5. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SERVICE AT THE LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P001.



PROJECT NO.

W240553

SHEET NO.

P400

PREPARED FOR:

CREEKSIDE

CR 750 N & CR700 W, McCordsville, IN 46055

SIGNAGE & STREET LIGHTING

Drawn at the Northwest corner of Section 36, Township 17 North, Range 6 East, Monroeville, Indiana

[illegible]

APPROVAL PENDING
NOT FOR CONSTRUCTION

WEIHE
ENGINEERS

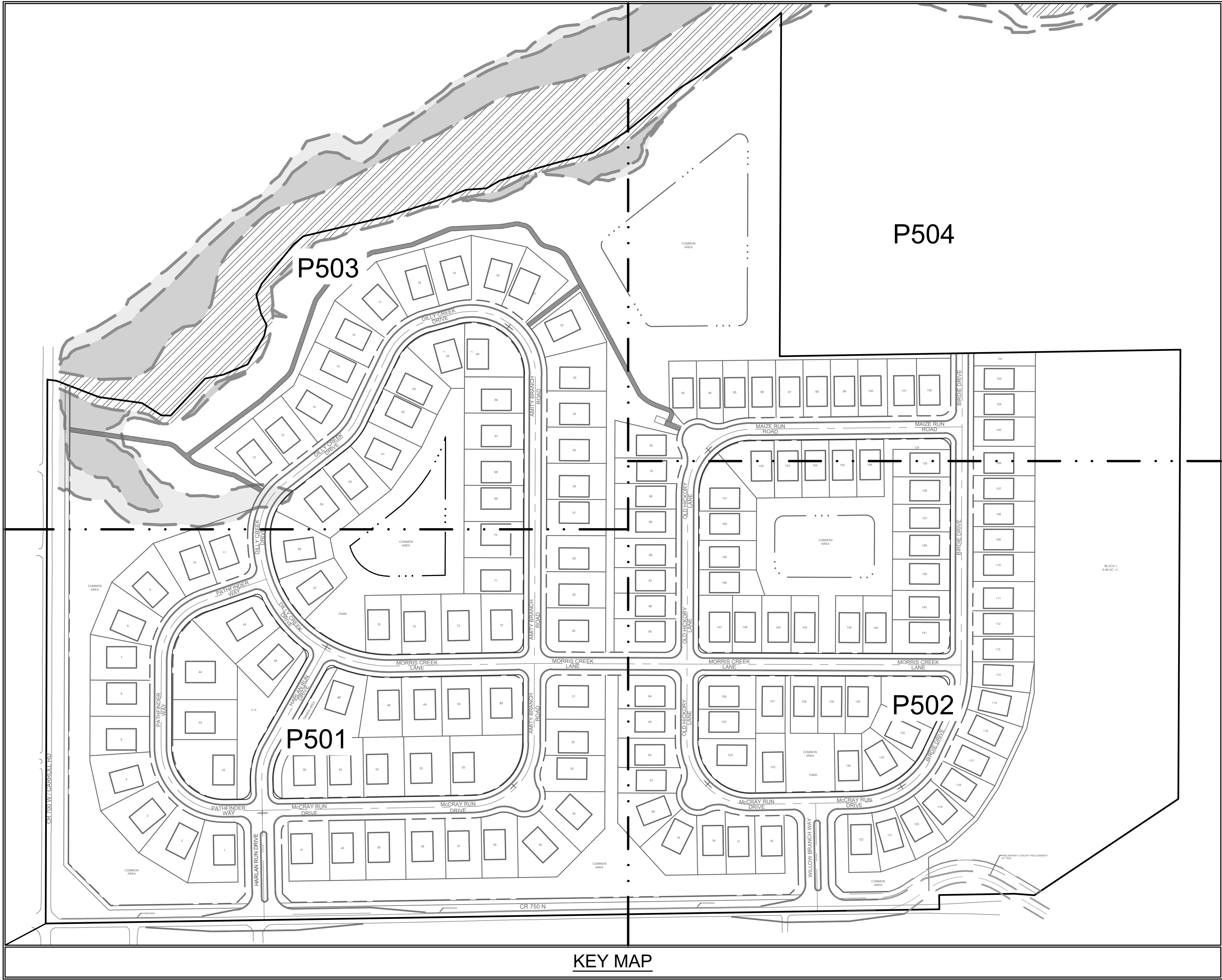
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800 | 452 - 6408
317 | 843 - 0546 *fax*

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Indianapolis, Indiana 46228
weibe.net



ALLAN H. WEIHE, P.E., P.L.S., FOUNDER

LOCATION: H:\2024\W240553\Engineering\preliminary\preliminary plan\500 PRELIM SHEET.dwg
DATE/TIME: May 16, 2025 - 3:24pm
PLOTED BY: dwood



KEY MAP

LEGEND

-  INLET PROTECTION (DANDY SACKS AND WIRE SILT FENCES) FOR PROPOSED STRUCTURES (SEE TOWN OF MCCORDSVILLE STANDARD DETAILS)
-  SEEDING (AT A MINIMUM, MULCH IS REQUIRED)
-  EROSION CONTROL BLANKET (USE STAPLE PATTERN N.A.G. S150.)
-  LOCATION WHERE STORMWATER LEAVES SITE
-  TREE PROTECTION FENCE

NOTES:

- ALL DISTURBED AREAS THAT WILL BE POTENTIALLY IDLE FOR 15 DAYS OR MORE TO BE STABILIZED (SEEDED, MULCHED, ETC) IMMEDIATELY.
- NO EARTHMOVING MAY TAKE PLACE WITHOUT AN APPROVED STORMWATER POLLUTION PREVENTION PLAN.
- ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES MAY BE REQUIRED IN THE FIELD BY THE MS4 REPRESENTATIVE.
- THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREETS.
- SILT FENCE SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION PLANS PRIOR TO ANY EARTHWORK.
- ALL WORK WITHIN THE RIGHT-OF-WAY SHALL MEET CURRENT LOCAL CONSTRUCTION STANDARDS.
- THE CONTRACTOR SHALL PROTECT EXISTING RIGHT-OF-WAY INFRASTRUCTURE AND BE RESPONSIBLE FOR RESTORATION AS NECESSARY.
- THE TOWN OF MCCORDSVILLE IS THE REVIEW AUTHORITY FOR THE EROSION CONTROL ACTIVITIES REQUIRING CONTACT, PRE-CONSTRUCTION MEETING INVITATION, SELF-MONITORING REPORT DELIVERY TO THEIR MS4 REPRESENTATIVE.
- NOTICE OF THE SCHEDULED DATE FOR COMPLETION OF CONSTRUCTION SHALL BE PROVIDED TO THE MS4 REPRESENTATIVE AT LEAST SEVENTY TWO (72) HOURS PRIOR TO COMPLETION. THE CONTRACTOR OR OWNER WILL SCHEDULE THE FINAL INSPECTION; THE STORM DRAIN AND SITE GRADING PERFORMANCE SURETIES WILL BE RELEASED AFTER SUBMITTAL AND APPROVAL.
- LATITUDE = 39° 53' 39" N, LONGITUDE = 85° 56' 00" W
- HYDROLOGIC UNIT CODE: 051202010904

LEGAL DESCRIPTION PER THIS SURVEY:

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, BEING THAT 91.14 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT PREPARED BY JOEL EDWARDS, - INDIANA PROFESSIONAL SURVEYOR NUMBER LS24001018 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W240553, DATED MARCH 28, 2025 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, MARKED BY A BRASS PLUG; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 10 MINUTES 55 SECONDS EAST 1279.07 FEET TO THE CENTER OF THE JAMES SCHULTZ LEGAL DRAIN AS LOCATED IN MARCH 2025, MARKED BY A MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" (HEREINAFTER "WEIHE NAIL"); THENCE ALONG SAID CENTERLINE THE FOLLOWING TWENTY-SEVEN (27) COURSES:

- SOUTH 81 DEGREES 45 MINUTES 55 SECONDS EAST 20.92 FEET;
- SOUTH 69 DEGREES 17 MINUTES 52 SECONDS EAST 107.58 FEET;
- SOUTH 82 DEGREES 05 MINUTES 22 SECONDS EAST 102.18 FEET;
- SOUTH 57 DEGREES 44 MINUTES 55 SECONDS EAST 54.39 FEET;
- SOUTH 87 DEGREES 56 MINUTES 40 SECONDS EAST 21.30 FEET;
- NORTH 43 DEGREES 02 MINUTES 20 SECONDS EAST 188.88 FEET;
- NORTH 77 DEGREES 31 MINUTES 47 SECONDS EAST 44.64 FEET;
- NORTH 66 DEGREES 47 MINUTES 57 SECONDS EAST 61.23 FEET;
- NORTH 30 DEGREES 09 MINUTES 28 SECONDS EAST 77.26 FEET;
- NORTH 12 DEGREES 39 MINUTES 57 SECONDS EAST 26.65 FEET;
- NORTH 27 DEGREES 22 MINUTES 33 SECONDS WEST 28.82 FEET;
- NORTH 13 DEGREES 54 MINUTES 28 SECONDS WEST 45.08 FEET;
- NORTH 24 DEGREES 30 MINUTES 20 SECONDS EAST 29.81 FEET;
- NORTH 38 DEGREES 59 MINUTES 30 SECONDS EAST 118.88 FEET;
- NORTH 50 DEGREES 27 MINUTES 37 SECONDS EAST 31.31 FEET;
- NORTH 76 DEGREES 48 MINUTES 15 SECONDS EAST 205.22 FEET;
- NORTH 72 DEGREES 03 MINUTES 36 SECONDS EAST 138.89 FEET;
- NORTH 69 DEGREES 04 MINUTES 55 SECONDS EAST 53.94 FEET;
- NORTH 85 DEGREES 47 MINUTES 13 SECONDS EAST 48.27 FEET;
- NORTH 59 DEGREES 36 MINUTES 39 SECONDS EAST 35.54 FEET;
- NORTH 71 DEGREES 27 MINUTES 50 SECONDS EAST 93.63 FEET;
- NORTH 74 DEGREES 25 MINUTES 54 SECONDS EAST 135.93 FEET;
- NORTH 57 DEGREES 45 MINUTES 30 SECONDS EAST 92.81 FEET;
- NORTH 50 DEGREES 56 MINUTES 27 SECONDS EAST 165.69 FEET;
- NORTH 58 DEGREES 33 MINUTES 53 SECONDS EAST 45.36 FEET;
- NORTH 53 DEGREES 37 MINUTES 48 SECONDS EAST 140.61 FEET;
- NORTH 50 DEGREES 58 MINUTES 31 SECONDS EAST 107.27 FEET TO THE EAST LINE OF THE LANDS OF M. KIM VAIL, STEPHEN C. VAIL, SHARLA JOY PING, AND VERNEE JOY EADS AS DESCRIBED IN INSTRUMENT NUMBER 202216574 (ALL REFERENCE DOCUMENTS ARE IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA);

THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES:

- SOUTH 00 DEGREES 14 MINUTES 19 SECONDS WEST 807.86 FEET TO A FIVE-EIGHTHS INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" (HEREINAFTER "WEIHE REBAR"), PASSING THROUGH A WEIHE REBAR AT 25.00 FEET TO THE EXTENSION OF THE SOUTH LINE OF A 17 ACRE TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 202001287;
- ALONG SAID SOUTH LINE AND EXTENSION THEREOF NORTH 89 DEGREES 03 MINUTES 34 SECONDS EAST 942.63 FEET TO THE EAST LINE OF SAID QUARTER SECTION, MARKED BY A CHISELED "X" IN A STONE.

THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS WEST 1056.46 FEET TO THE NORTHERLY RIGHT OF WAY OF THE CSX RAILROAD, FORMERLY CLEVELAND, CINCINNATI, AND ST. LOUIS RAILWAY COMPANY PER VALUATION MAP V-40, SHEET 38 DATED JUNE 30, 1915, MARKED BY A WEIHE REBAR; THENCE ALONG SAID NORTHERLY RIGHT OF WAY SOUTH 56 DEGREES 14 MINUTES 21 SECONDS WEST 407.12 FEET TO THE NORTH LINE OF THE LANDS OF THE STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 020020489; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING THREE (3) COURSES:

- NORTH 85 DEGREES 57 MINUTES 55 SECONDS WEST 47.07 FEET;
- SOUTH 89 DEGREES 08 MINUTES 16 SECONDS WEST 177.03 FEET, MARKED BY A WEIHE REBAR;
- SOUTH 00 DEGREES 51 MINUTES 45 SECONDS EAST 33.59 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, MARKED BY A WEIHE NAIL.

THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 05 MINUTES 14 SECONDS WEST 2102.00 FEET TO THE POINT OF BEGINNING, CONTAINING 91.14 ACRES, MORE OR LESS.

PROJECT BM - L4 RESET

4 MI SW FROM FORTVILLE.
ABOUT 3.95 MILES SOUTHWEST ALONG THE NEW YORK CENTRAL RAILROAD FROM THE STA., ABOUT 1.0 MILE NORTHEAST OF THE GRAIN ELEVATOR AT MCCORDSVILLE, ABOUT 3.05 MILES NORTHEAST OF THE OAKLANDON STATE BANK AT OAKLANDON, MARION COUNTY, ABOUT 0.1 MILE SOUTHWEST OF MILE POST 267, 161 FEET SOUTHWEST OF SEMAPHORE SIGNAL NO. 267-2, SET IN THE TOP OF THE NORTHEAST END OF THE SOUTHEAST HEAD WALL OF RAILROAD CULVERT NO. 438A, 40 FEET NORTH OF POLE 287B, 7.5 FEET SOUTHEAST OF THE SOUTHEAST RAIL AND ABOUT 0.5 FOOT BELOW THE TRACK.
NOTE-- THE STAMPING ON THE MARK IS AS FOLLOW - 4L4/L 4. THERE IS AN L STAMPED AFTER THE 1943 AND TWO FIGURE FOURS BETWEEN MARK AND U.S. COAST OF THE CASTING ON THE MARK.
ELEV. 856.66 (NAVD 88)

SITE TBM #60

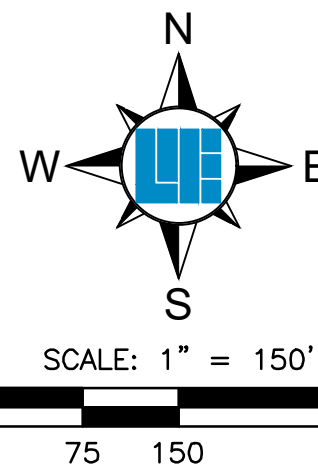
NORTH BOLT OF A FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE CHRIST PRESBYTERIAN CHURCH, NORTH OF THE NORTHWEST CORNER OF THE SITE.
ELEV. 842.00 (NAVD 88)

SITE TBM #61

BENCH TIE SET 1.5 FEET ABOVE GRADE ON THE NORTH SIDE OF UTILITY POLE NUMBER 81-281-HA, LOCATED AT THE SOUTHEAST CORNER OF W CR 750 N AND N CR 700 W.
ELEV. 842.01 (NAVD 88)

SITE TBM #62

MAG NAIL SET AT THE TOP OF A RIGHT-OF-WAY MONUMENT ON THE SOUTH SIDE OF W CR 750 N, APPROXIMATELY 42 FEET SOUTH OF A MAG NAIL SET IN W CR 750 N AT A SOUTHEASTERLY CORNER OF THE SITE.
ELEV. 852.28 (NAVD 88)



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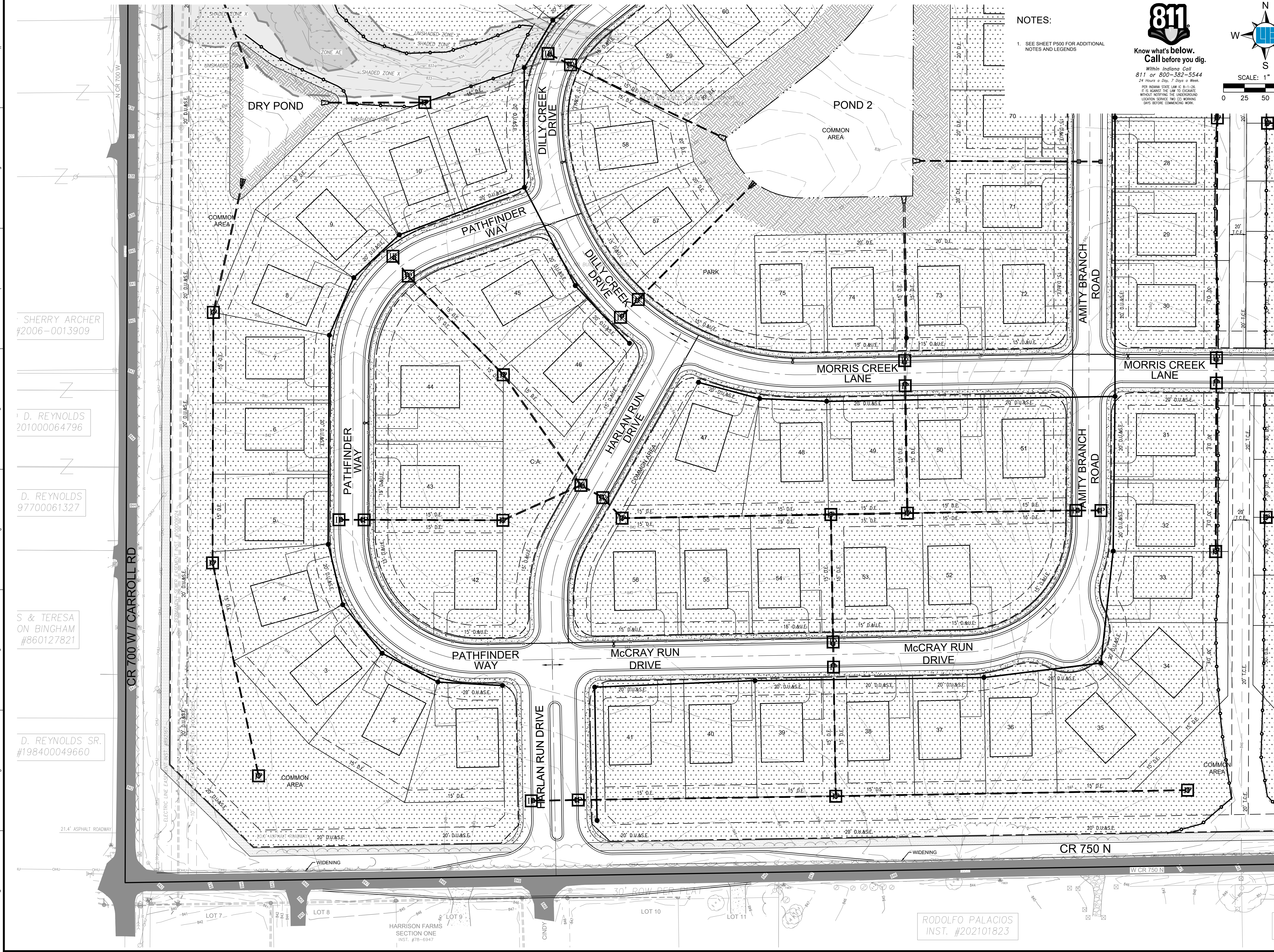
PROJECT NO.	W240553
DWG NAME	P500 PRELIM SWPPP
DESIGNED BY	WBE
DRAWN BY	JWH
CHECKED BY	RME
DATE	04/22/2025

REVISIONS AND ISSUES	DATE	BY

05/13/2025
APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
PRELIMINARY EROSION CONTROL PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana
SHEET NO.
P500
PROJECT NO.
W240553

LOCATION: IN 2024 W240553 (Engineering) preliminary plan P500 PRELIM SHEET.dwg
DATE/TIME: May 16, 2025 - 3:24pm
PLOTTER BY: dion

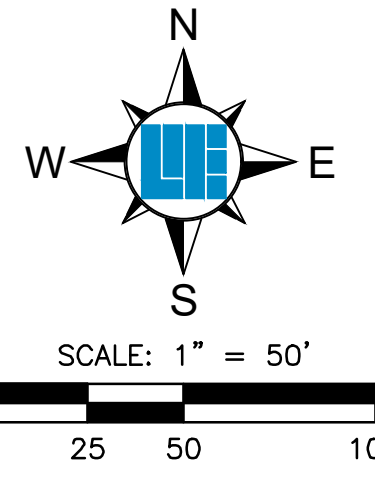


NOTES:

- SEE SHEET P500 FOR ADDITIONAL NOTES AND LEGENDS



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DAYS BEFORE COMMENCING WORK.



SHERRY ARCHER
#2006-0013909

D. REYNOLDS
201000064796

D. REYNOLDS
97700061327

S & TERESA
ON BINGHAM
#860127821

D. REYNOLDS SR.
#198400049660

RODOLFO PALACIOS
INST. #202101823

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Indianapolis, Indiana 46280
weihh.net
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317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

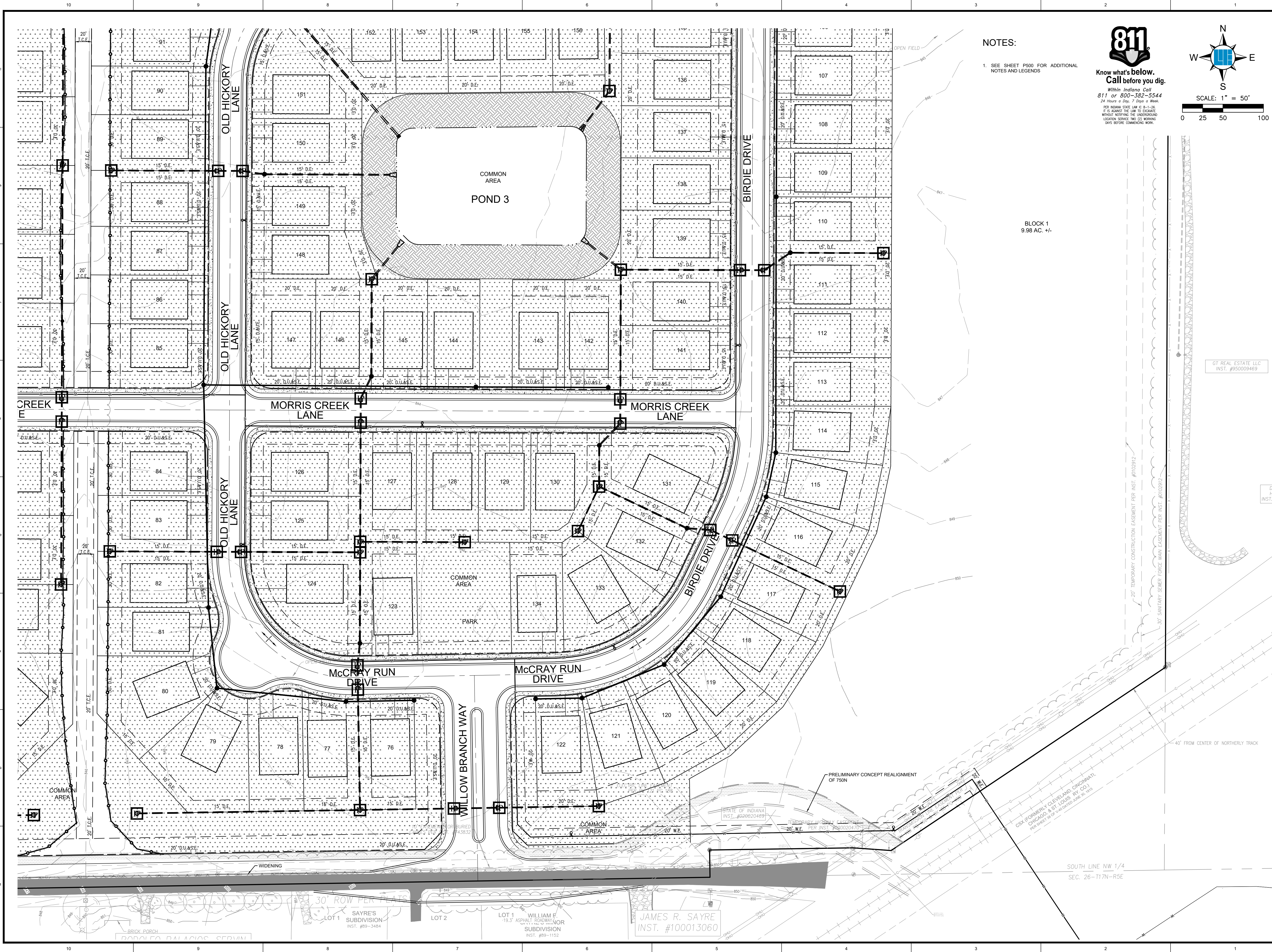
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PROJECT NO.	W240553
DWG NAME	P500 PRELIM SWPPP
DESIGNED BY	REE
DRAWN BY	JWH
CHECKED BY	RME
DATE	04/22/2025

APPROVAL PENDING
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PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
PRELIMINARY EROSION CONTROL PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana
SHEET NO.
P501
PROJECT NO.
W240553

LOCATION: IN 2024 W240553 (Engineering) Preliminary plan P500 PRELIM SHEET.dwg
DATE/TIME: May 16, 2025 - 3:25pm
PLOTTER BY: dmsd

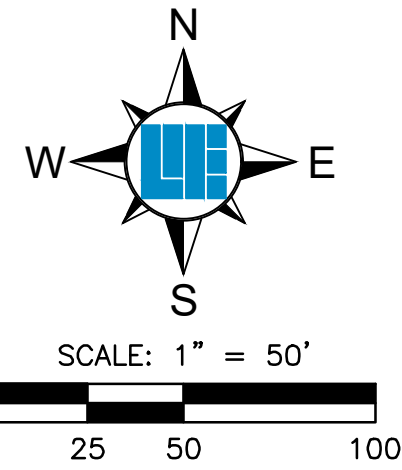


NOTES:

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BLOCK 1
9.98 AC. +/-

GT REAL ESTATE LLC
INST. #950003469

D.H.
INST.

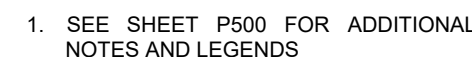
REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
05/13/2025			W240553
			DWG NAME
			P500 PRELIM SWPPP
			DESIGNED BY
			BE
			DRAWN BY
			JWH
			CHECKED BY
			RME
			DATE
			04/22/2025

APPROVAL PENDING
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PREPARED FOR
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
PRELIMINARY EROSION CONTROL PLAN
Part of the Northwest Quarter of Section 26, Township 17 North, Range 5 East, Vermion Township, Hancock County, Indiana
SHEET NO.
P502
PROJECT NO.
W240553

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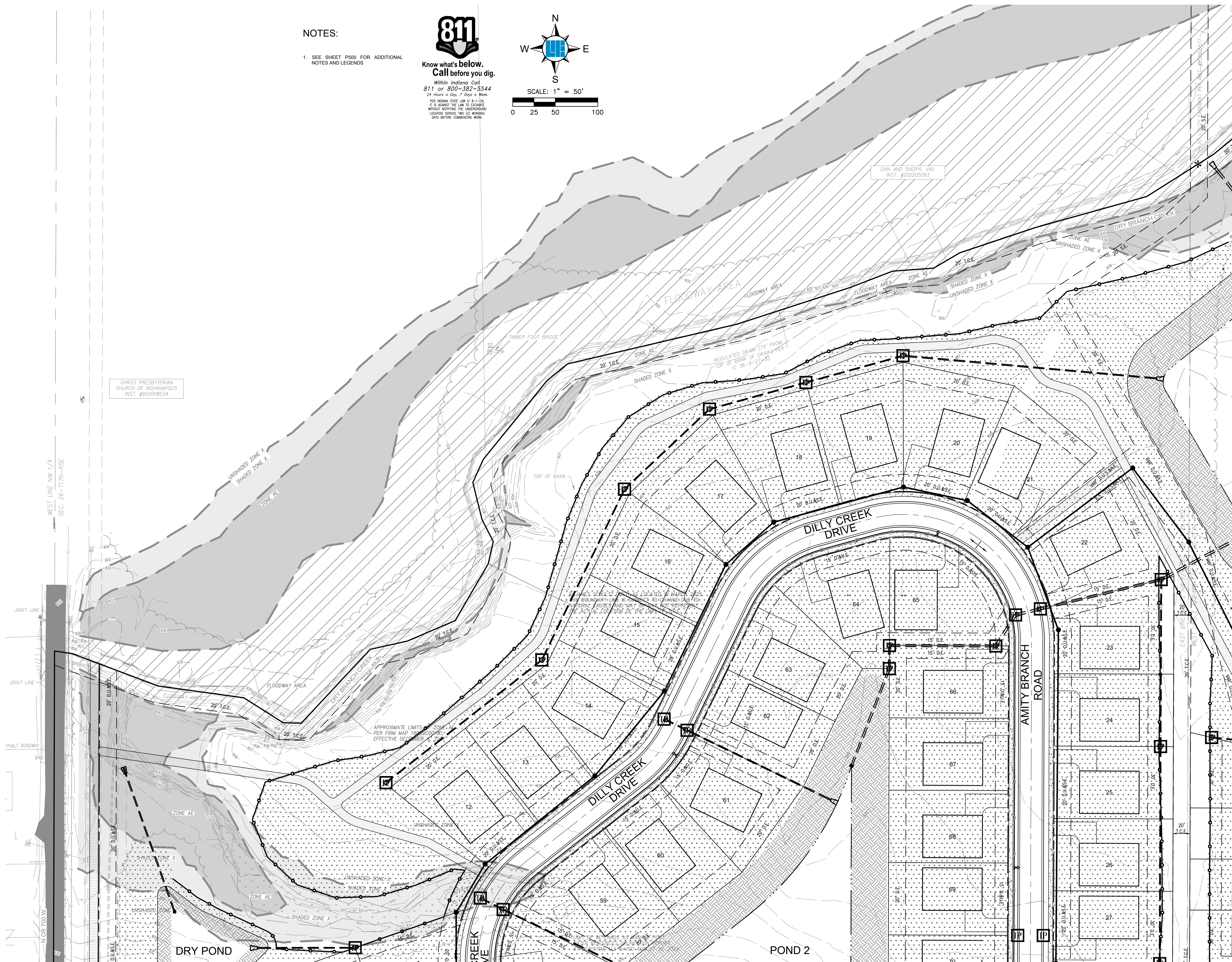
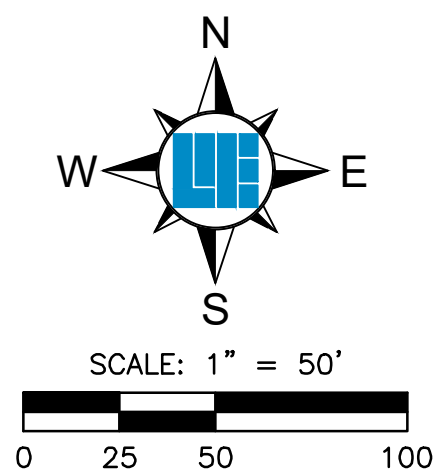


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LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



LOCATION: H:\2024\W240553\Engineering\preliminary\preliminary plot\p500 PRELIM SWPPP.dwg
 LAYOUT: P503
 DATE/TIME: May 16, 2025 - 3:25pm
 PLOTTED BY: daniel

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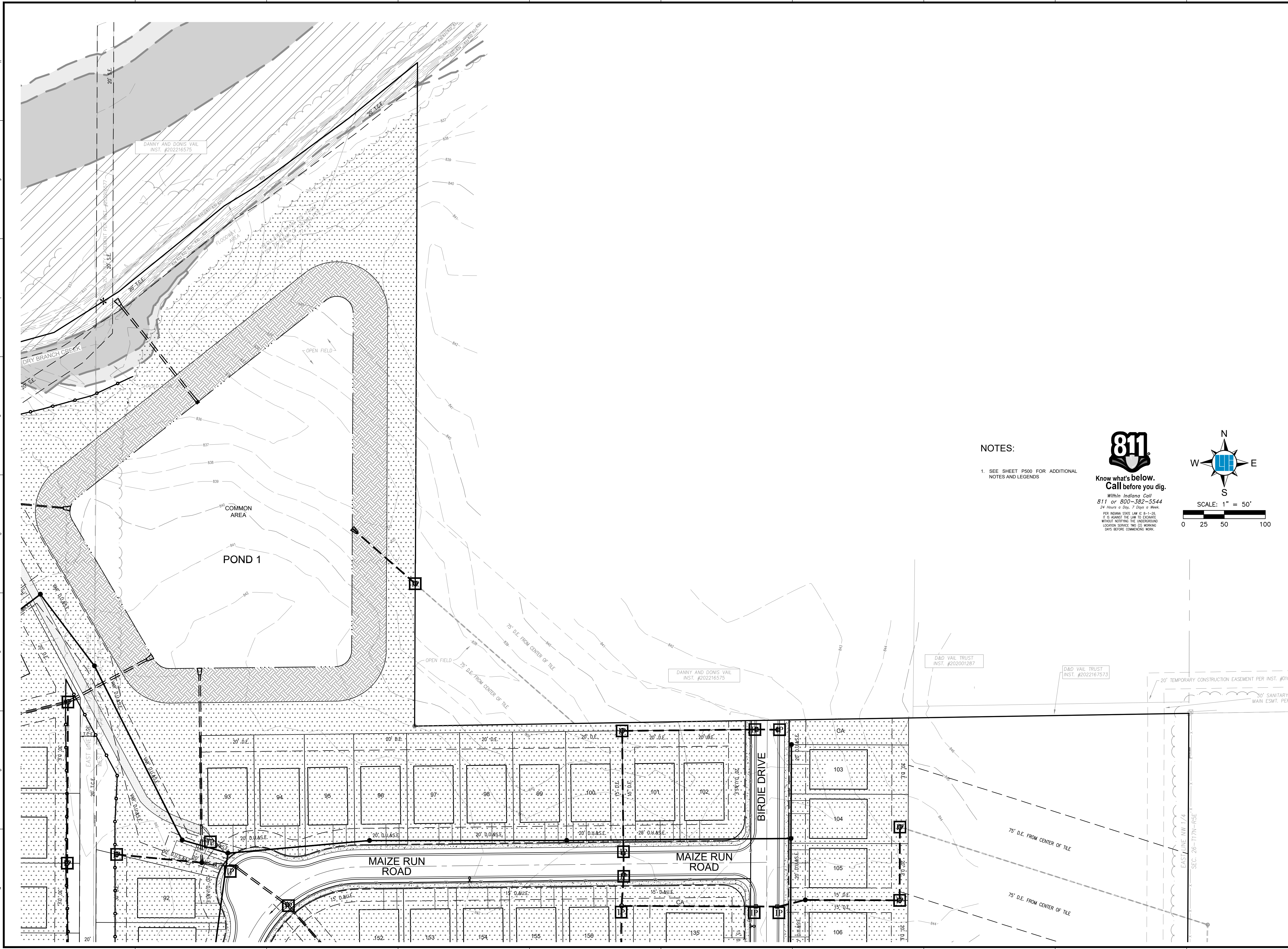
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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
			W040553
			DWG NAME
			FORM PRELIM SWMP
			DESIGNED BY:
			BEE
			DRAWN BY:
			JWH
			CHECKED BY:
			RME
			DATE: 10/06/05

APPROVAL PENDING
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PROJECT NO. W240553	
SHEET NO. P503	
PREPARED FOR: CREEKSIDE	CR 750 N & CR700 W, McCordsville, IN 46055
PRELIMINARY EROSION CONTROL PLAN	
Part of the Northwest Quarter of Section 26, Township 17 North, Range 5 East, Vermion Township, Hancock County, Indiana	

LOCATION: IN 2024 W240553 (Engineering) Preliminary plan P500 PRELIM SHEET.dwg
DATE/TIME: May 16, 2025 - 3:25pm
PLOTTED BY: dloed



NOTES:

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LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

SCALE: 1" = 50'

PREPARED FOR:
CREEKSIDE
CR 750 N & CR700 W, McCordsville, IN 46055
Part of the Northwest Quarter of Section 26, Township 17 North, Range 6 East, Vermion Township, Hancock County, Indiana

P500
PROJECT NO.
W240553

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PROJECT NO.	BY	DATE	REVISIONS AND ISSUES
W240553			
P500 PRELIM SWPPP			
DESIGNED BY: JWH			
DRAWN BY: JWH			
CHECKED BY: RME			
DATE: 04/22/2025			

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