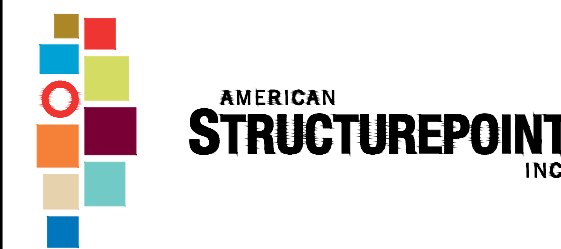


PRIMARY PLAT
FOR
CLAYBORNE
N CR 700 W & W CR 500 N
TOWN OF MCCORDSVILLE, HANCOCK COUNTY, IN



ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA



Kenneth Marchhead
CERTIFIED BY

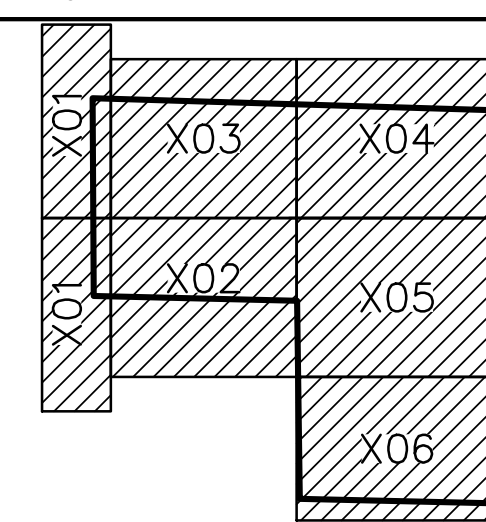
ISSUANCE INDEX

DATE:
05/02/2025
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

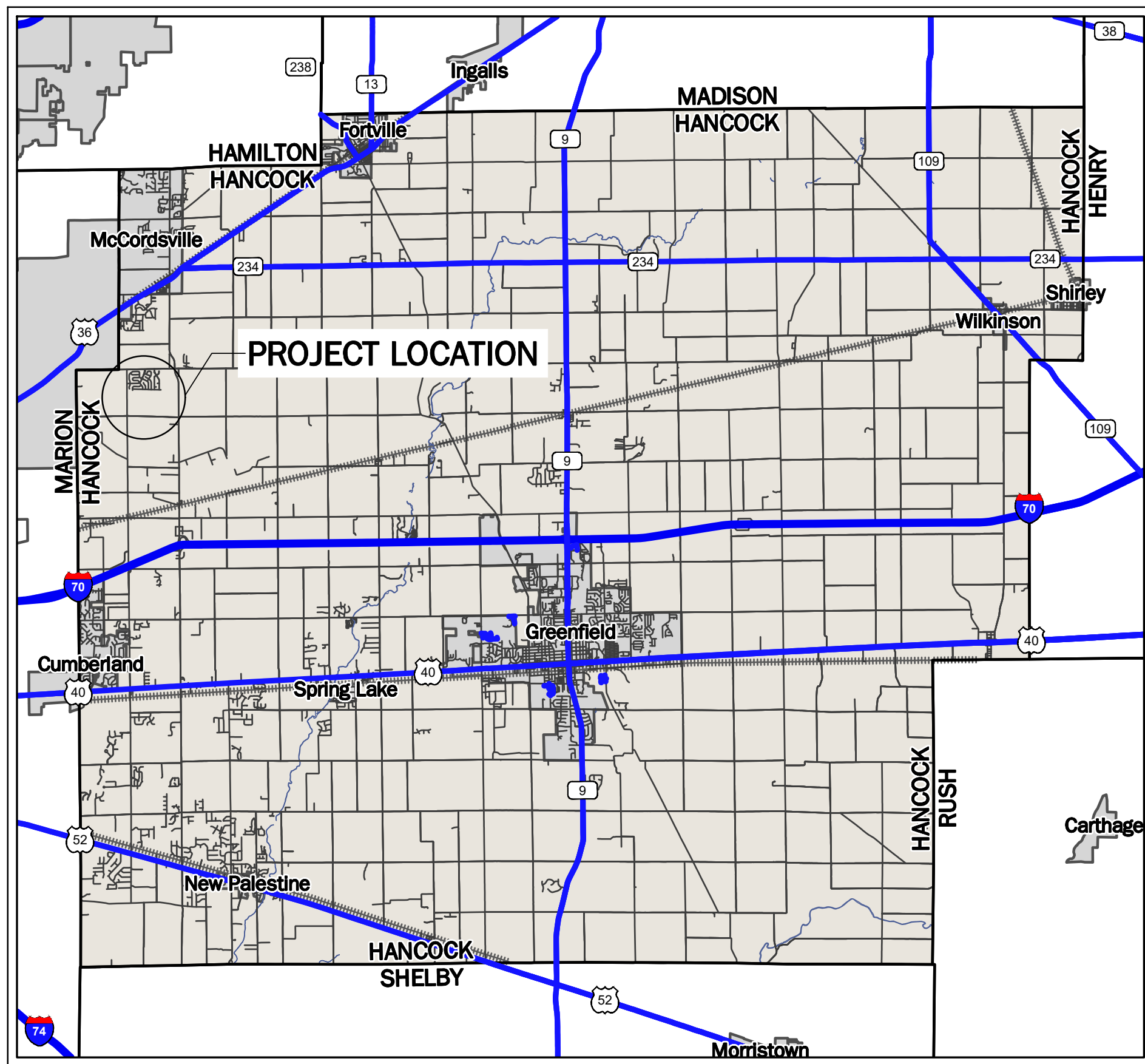
NO.	DESCRIPTION	DATE

Project Number 2024.01016



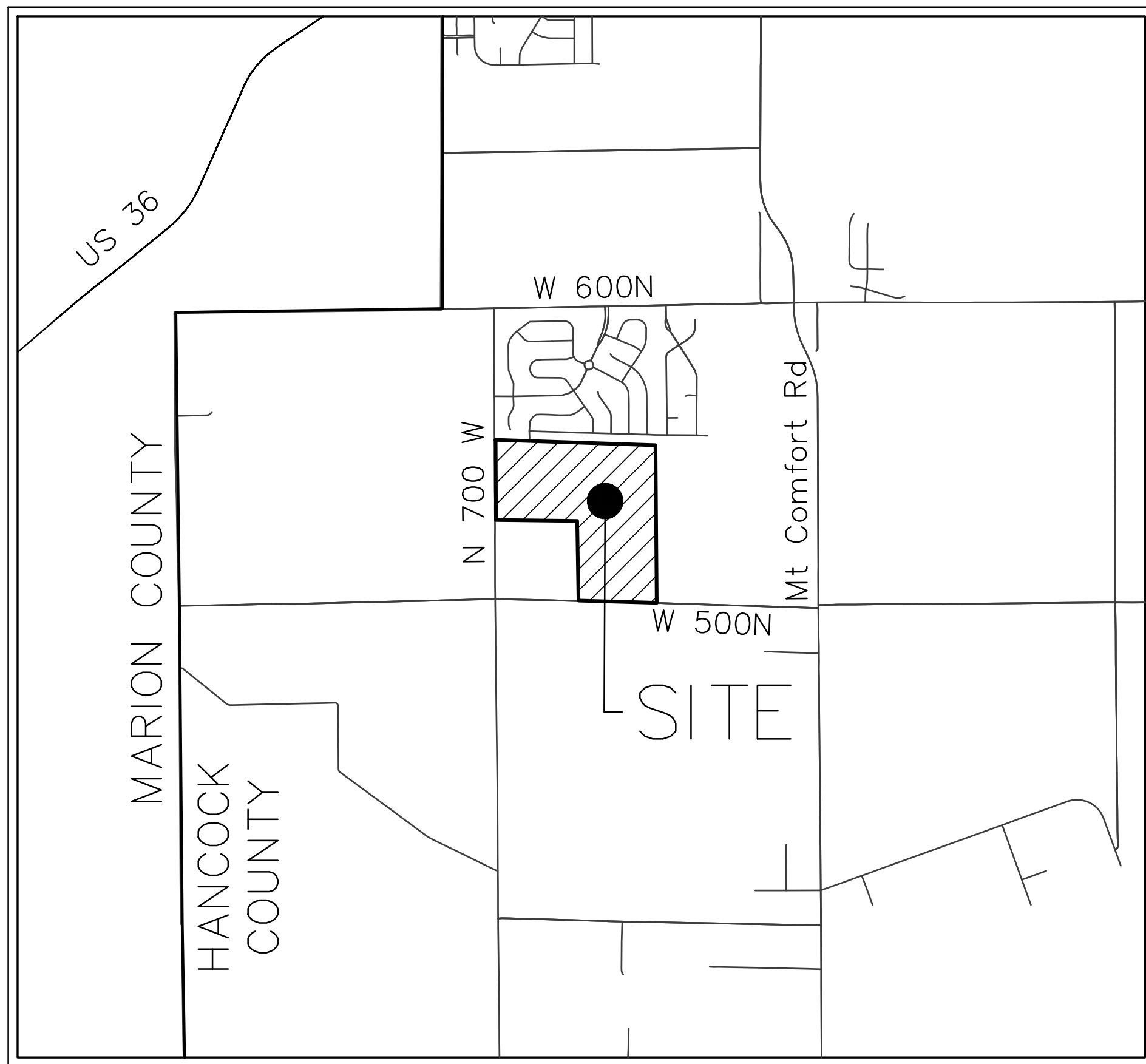
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C001



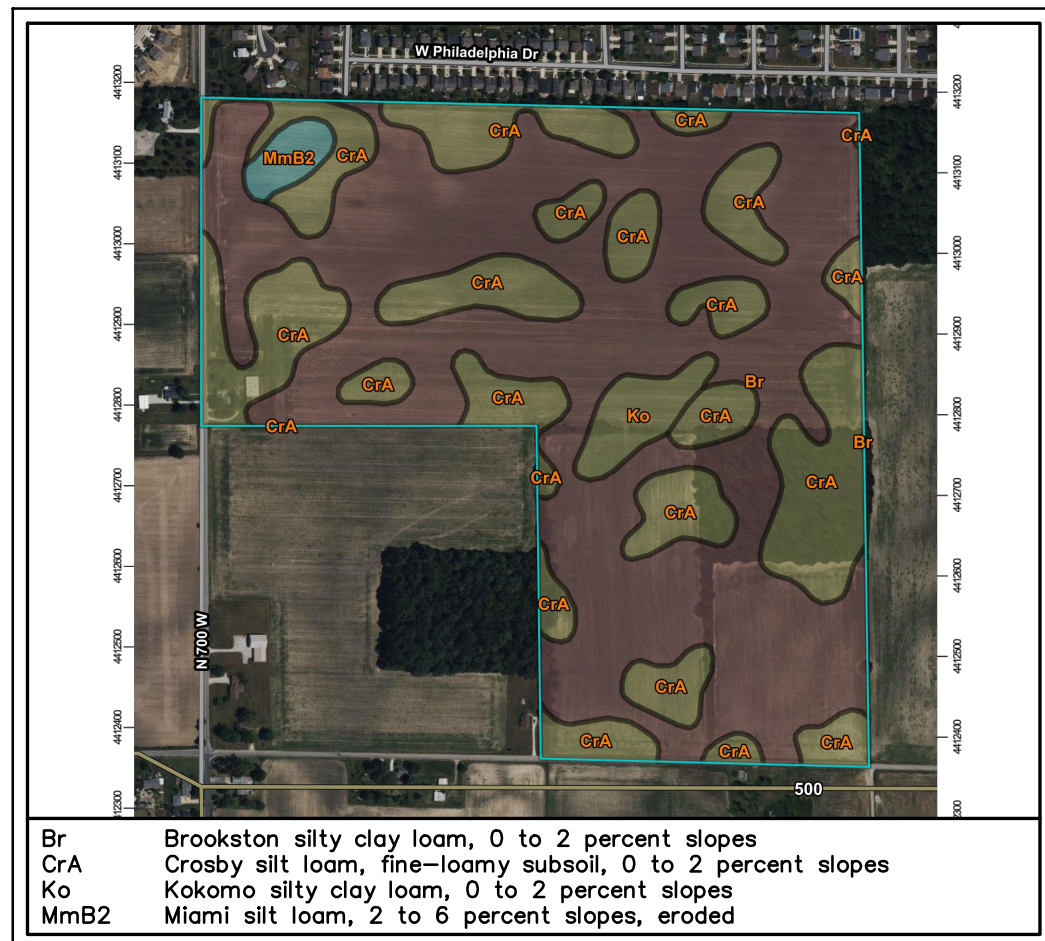
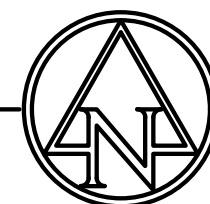
LOCATION MAP

NOT TO SCALE



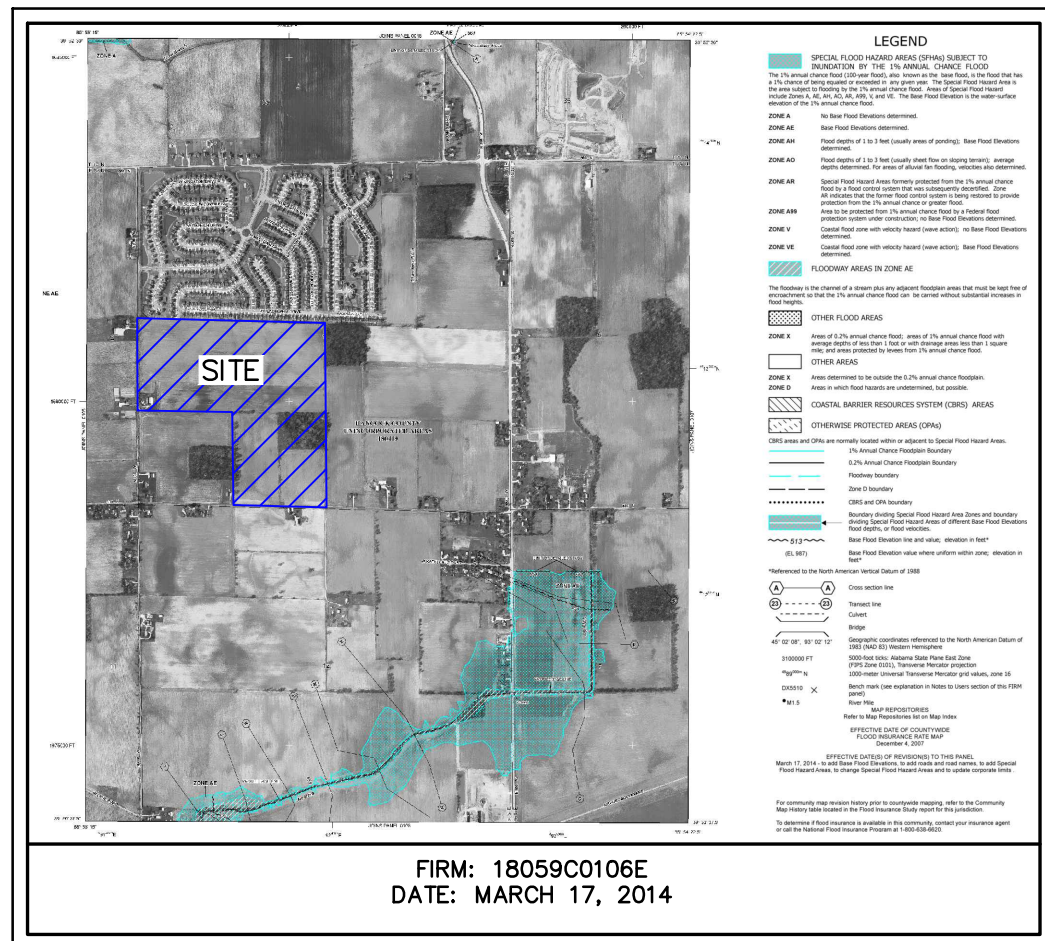
VICINITY MAP

NOT TO SCALE



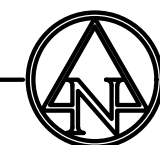
SOILS MAP

NOT TO SCALE



FEMA MAP

NOT TO SCALE



LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 1, Township 16 North, Range 5 East of the Second Principal Meridian, Hancock County, Indiana, being that 123.584-acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey dated November 25, 2024, as last revised, by Michael J. Smith, PS #20500025 of American Structurepoint, Inc. under project number 2024.01016, more particularly described as follows:

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UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	BRIGHTHOUSE NETWORKS	JASON KIRKMAN	(317) 632-9077
ELECTRIC	NINE STAR CONNECT	NINE STAR ENGINEERING	(317) 326-3131
FIBER OPTIC	NINE STAR CONNECT	NINE STAR ENGINEERING	(317) 326-3131
GAS	CENTERPOINT ENERGY	JON EASTHAM	(317) 287-2119
SANITARY SEWER	AQUA INDIANA	JIM SHIELDS	(317) 967-0503
STORM SEWER	TOWN OF MCCORDSVILLE	RON CRIDER	(317) 335-3493
TELEPHONE	CENTURYLINK	JOHN UNVERFERTH	(419) 226-6342
WATER	CITIZENS ENERGY GROUP	BRAD HOSTETLER	(317) 927-4351

BENCHMARK DATA

(NAVD 88 DATUM)

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SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±123.58 ACRES
PROPOSED PUBLIC R/W:	±20.87 ACRES (16.9%)
COMMON AREA:	±36.93 ACRES (29.9%)
NORMAL POOL POND AREA:	±8.10 ACRES (6.6%)
TOTAL LOT AREA:	±65.77 ACRES (53.2%)
TOTAL LOTS:	326
ARBOR HOME LOTS (MAX):	212 (212)
DESTINATION LOTS (MAX):	114 (114)
ARBOR LOT SIZE:	55'x130' (7,150 SF) ±25% TO BE 65'
DESTINATION LOT SIZE:	61'x130' (7,930 SF)
GROSS AREA DENSITY:	2.6 LOTS/ACRE
ARBOR AVERAGE LOT SIZE:	8,300 SF
DESTINATION AVERAGE LOT SIZE:	9,480 SF
MINIMUM FRONT SETBACK LINE (TYPICAL):	25'
MINIMUM SIDE SETBACK:	6'
MINIMUM REAR SETBACK:	15'
LOCAL ROAD LENGTH:	14,814'
CR 700W ROAD FRONTAGE:	1,340' (48.5 HALF R/W)
CR 500N ROAD FRONTAGE:	1,321' (48.5 HALF R/W)
TYPICAL R/W WIDTHS:	54' (LOCAL STREET) 81' (CR 700 WEST ENTRY)

OPEN SPACE TABLE

C.A. A	±14.08 AC	C.A. B	±9.51 AC
C.A. C	±5.02 AC	C.A. D	±3.03 AC
C.A. E	±3.13 AC	C.A. F	±1.46 AC
C.A. G	±0.24 AC	C.A. H	±0.24 AC
C.A. J	±0.22 AC		
TOTAL	±36.93 AC		

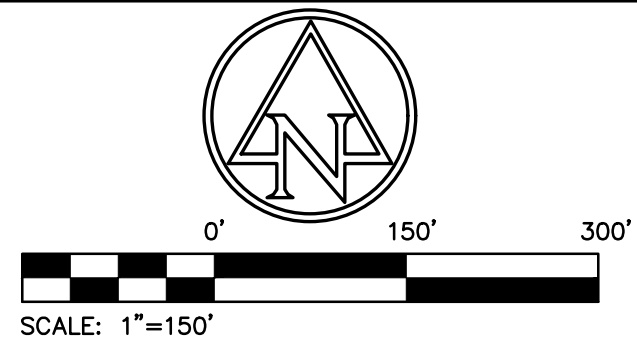
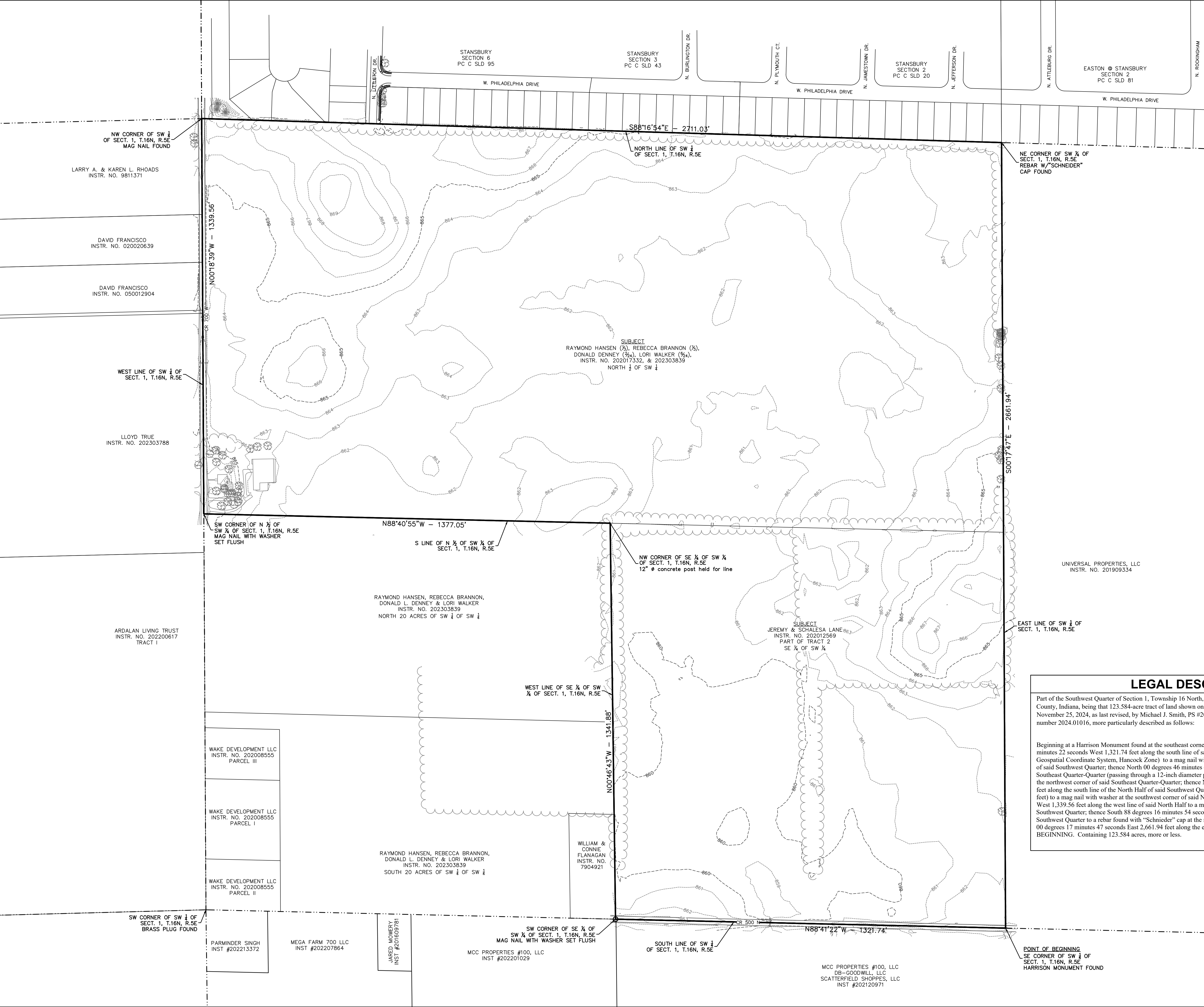
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- INDIANA UNDERGROUND -

PLOT DATE: 02/20/2025 11:04 AM
PLOT SCALE: 1"=150'
DRAWING FILE: P:\2024\0101010.D_Drainage\Civil\Construction Documents\Primary Plat\2024.0101010.CE.C100.CV - KTD.dwg
EDITED BY: MACDORHEAD
EDIT DATE: 01/20/2025



EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
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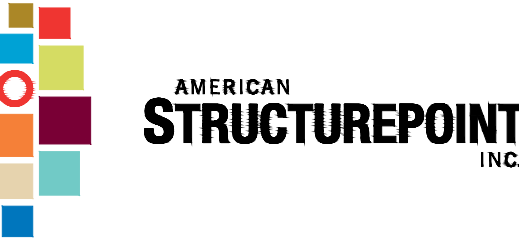
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CLAYBORNE

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Kenneth Moorhead
CERTIFIED BY

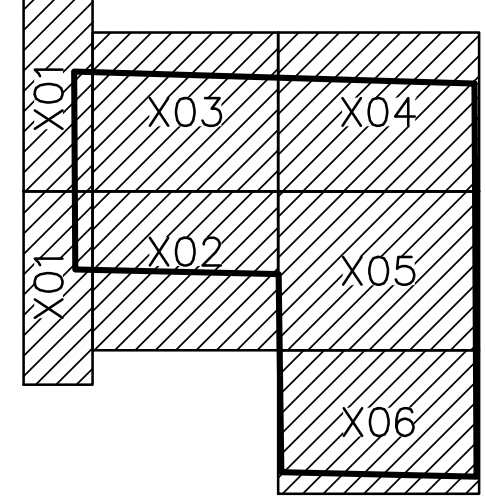
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PRIMARY PLAT

REVISION SCHEDULE

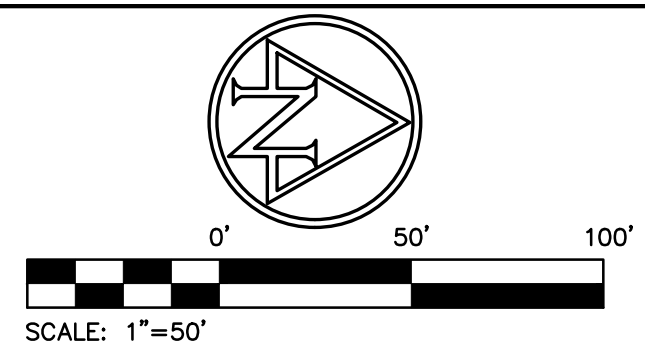
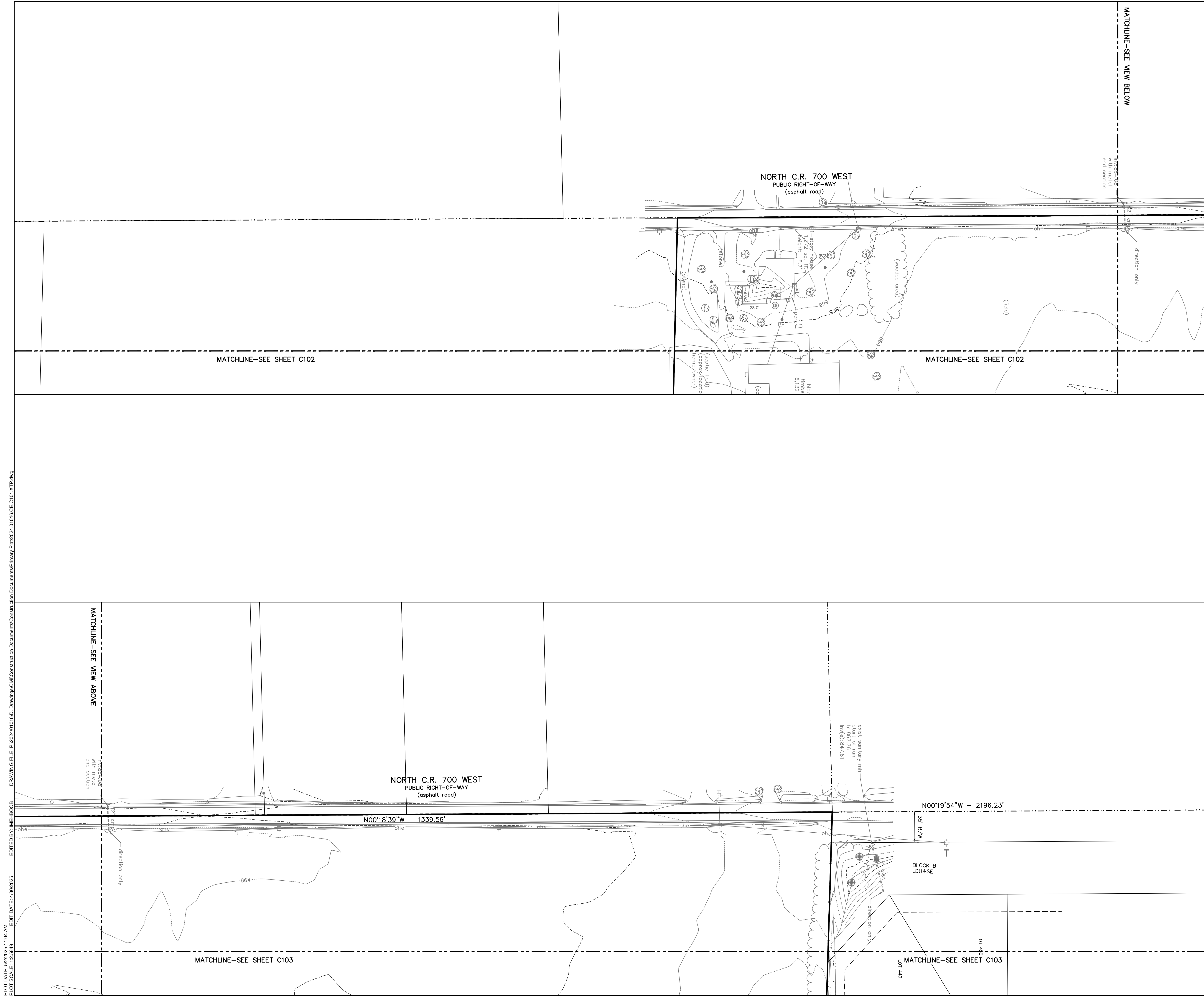
NO.	DESCRIPTION	DATE

Project Number 2024.01016



OVERALL EXISTING TOPOGRAPHY

C100



EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- oh- Overhead Electric Line
- oht- Overhead Telephone Line
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— INDIANA UNDERGROUND —

NO.	DESCRIPTION	DATE

EXISTING TOPOGRAPHY PLAN

C101

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN
STRUCTUREPOINT
INC.

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
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CLAYBORNE

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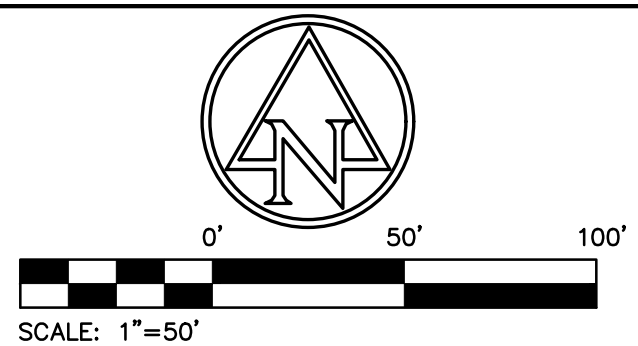
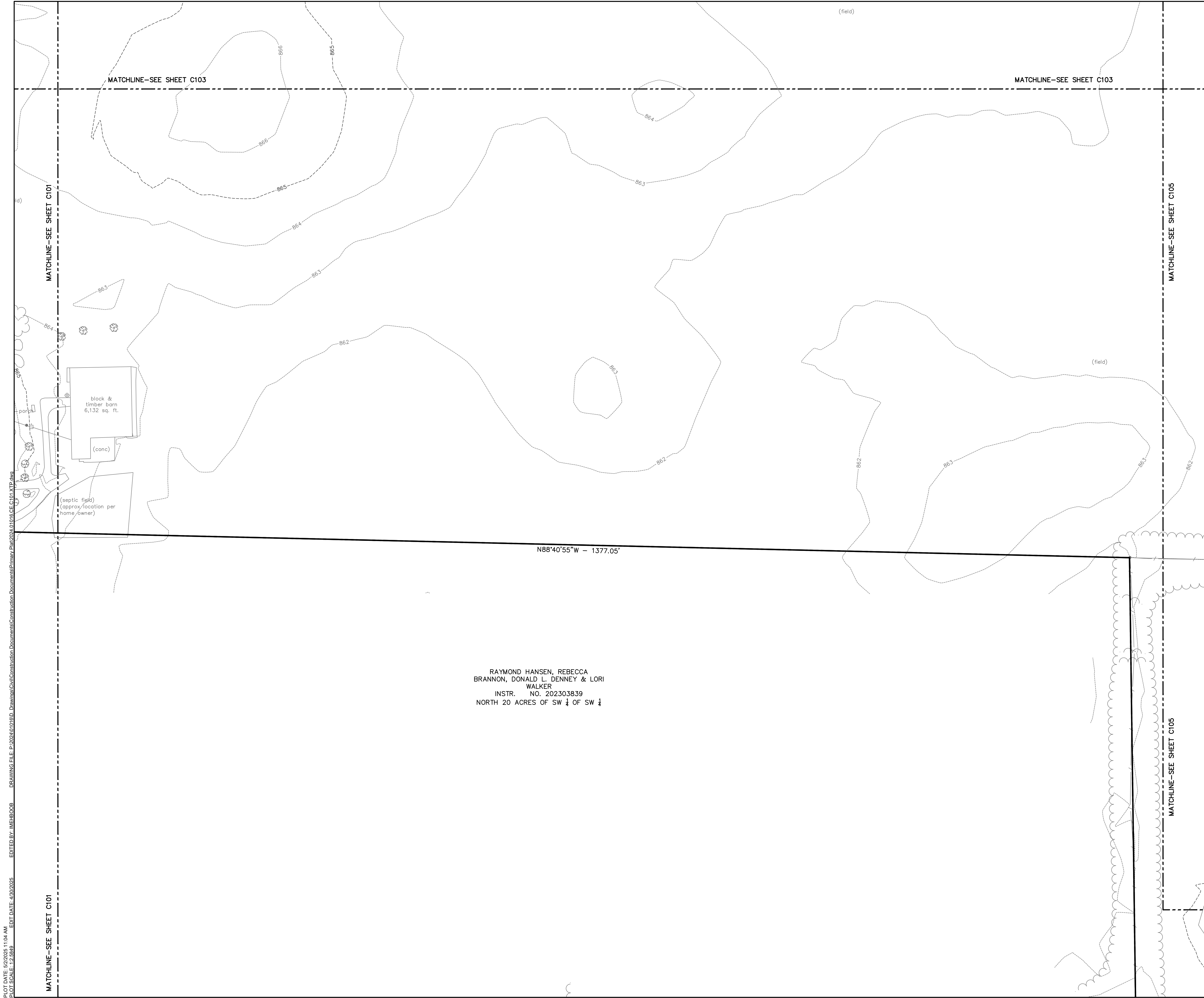
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2024.01016

X03	X04
X02	X05
	X06

EXISTING TOPOGRAPHY PLAN

C101



EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
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ELEV: 866.55'

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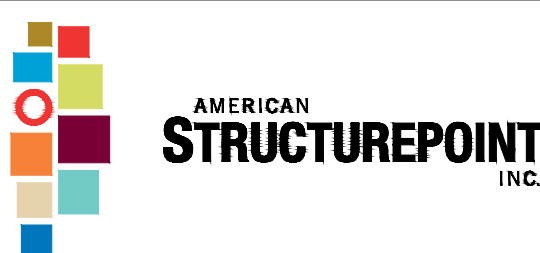
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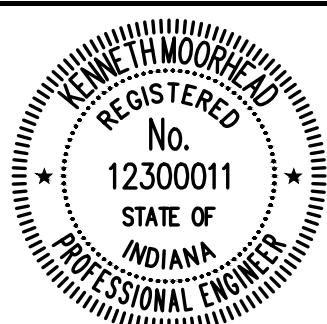
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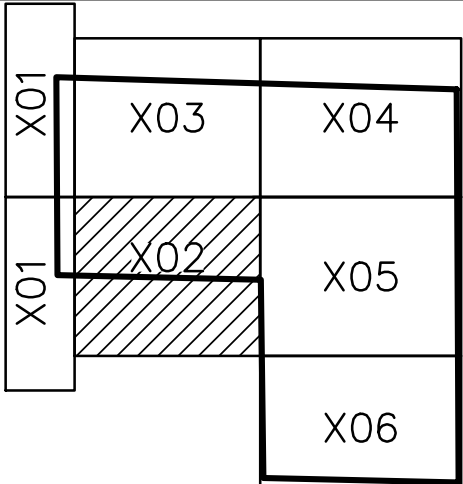


Kenneth Marshhead
CERTIFIED BY

ISSUANCE INDEX	
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REVISION SCHEDULE		
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Project Number 2024.01016



EXISTING TOPOGRAPHY PLAN

C102



0' 50' 100'
SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
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Kenneth Moarhead
CERTIFIED BY

ISSUANCE INDEX		
DATE:	05/02/2025	
PROJECT PHASE:	PRIMARY PLAT	

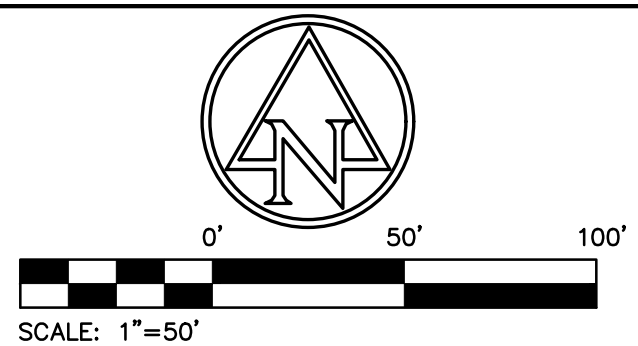
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2024.01016

X01	X03	X04
X01	X02	X05
		X06

EXISTING TOPOGRAPHY PLAN

C103



EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- Overhead Electric Line
- Overhead Telephone Line
- Edge of Trees

BENCHMARK DATA

(NAVD 88 DATUM)

BENCHMARK ELEVATIONS WERE ESTABLISHED FROM PREVIOUS JOB (2020.0092) FROM TBM #53. THE ELEVATIONS WERE THEN TRANSFERRED TO THE SITE USING DIFFERENTIAL LEVELING.

TBM #90
A MAG SPIKE IN THE NORTHEAST FACE OF A POWERPOLE (12277) LOCATED 170± WEST OF A STONE DRIVE AND 15± SOUTH OF THE CENTERLINE OF COUNTY ROAD W 500 N
ELEV: 864.06'

TBM #91
A MAG SPIKE IN THE NORTH FACE OF A POWERPOLE (12283) LOCATED 140± SOUTH OF A 6758 W 500 N RESIDENCE
ELEV: 863.24'

TBM #92
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12195) LOCATED 108± SOUTHWEST OF 5612 N PEPPEREL WAY RESIDENCE AND 38± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 867.76'

TBM #93
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12199) LOCATED 16± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 865.53'

TBM #94
A MAG SPIKE IN THE WEST FACE OF A POWERPOLE (12204) LOCATED 110± SOUTHWEST OF 5299 N 700 W RESIDENCE AND 16± EAST OF THE CENTERLINE OF COUNTY ROAD N 700 W.
ELEV: 866.55'

- GENERAL NOTES:
- CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

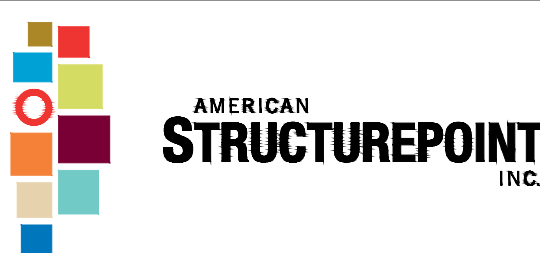
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CALL TOLL FREE "811" OR 1-800-382-5544
- INDIANA UNDERGROUND -



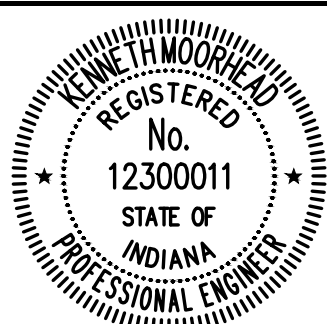
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

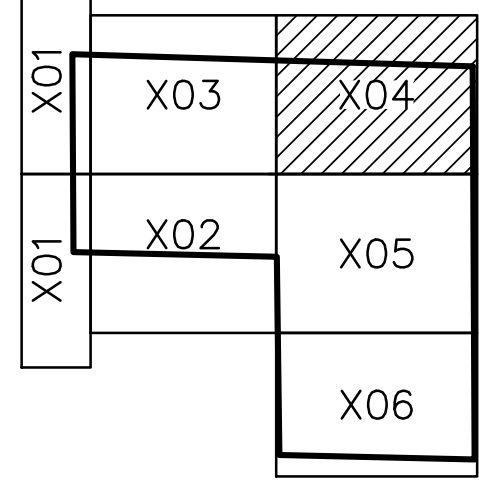


Kenneth Maschhead
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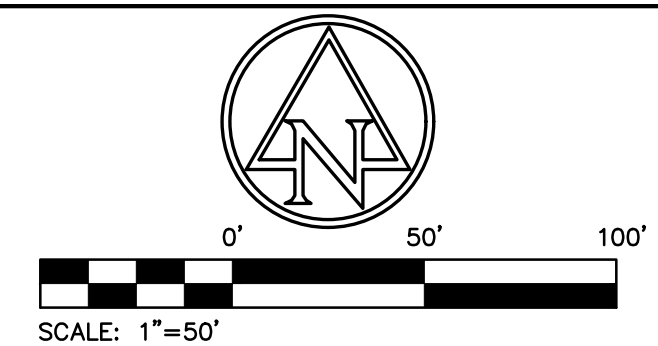
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2024.01016



EXISTING TOPOGRAPHY PLAN

C104



EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- Overhead Electric Line
- Overhead Telephone Line
- Edge of Trees

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REVISION SCHEDULE		
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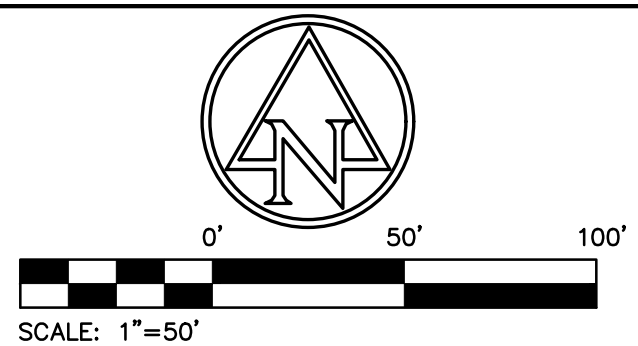
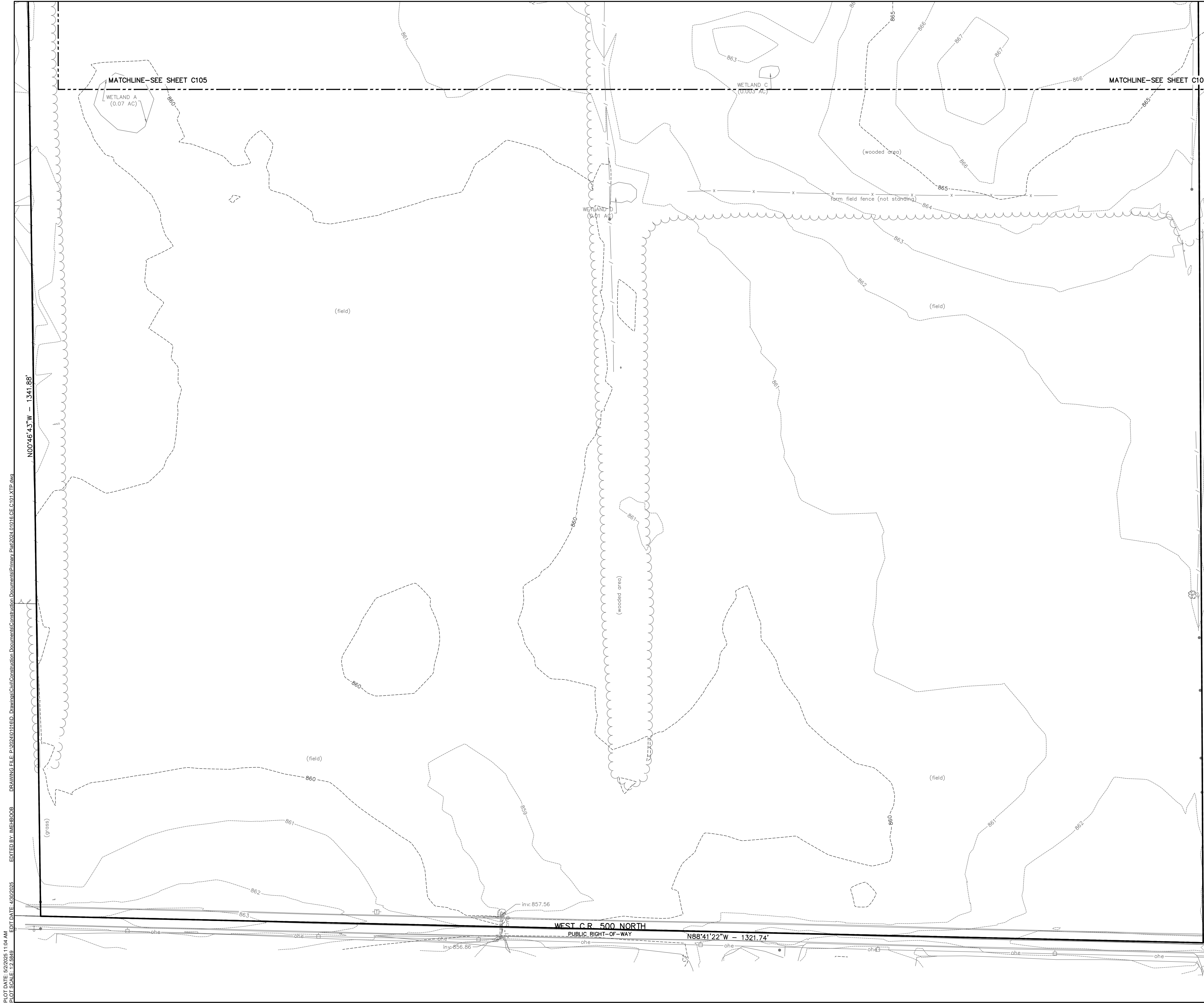
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2024.01016

X01	X03	X04
X01	X02	X05
		X06

EXISTING TOPOGRAPHY PLAN

C105



EXISTING LEGEND

- Air Conditioner
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- Electric Meter Box
- Guy Wire
- Light Pole
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- Post
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- Satellite
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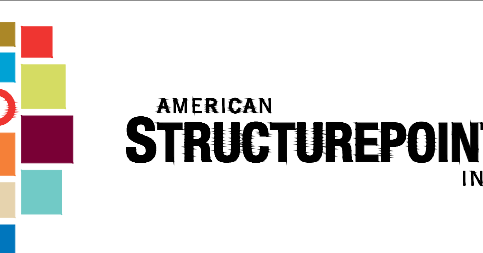
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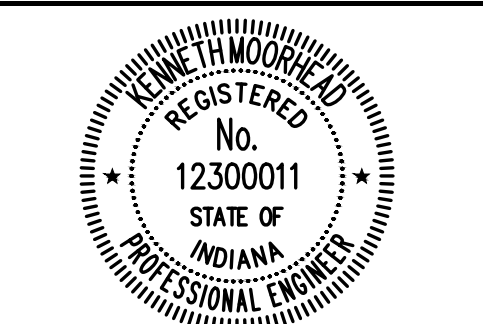
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CR 700 W & CR 500 N
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Project Number 2024.01016

X01	X03	X04
X01	X02	X05
		X06

EXISTING TOPOGRAPHY PLAN

C106

SECTION	ARBOR LOTS	DESTINATION LOTS	TOTAL LOTS	ACRES
1	26	46	72	41.62
2	32	33	65	33.02
3	22	35	57	15.47
4	60	0	60	14.93
5	72	0	72	18.54
TOTAL	212	114	326	123.58

LOT DESIGNATIONS

AREA A: ARBOR LOTS (212 LOTS)

42-45, 51-124, 141-274

LOTS 65' WIDE: 42-45, 52, 55-58, 67, 115-124, 141, 143, 144, 148, 149, 151, 152, 155-159, 161, 162, 168, 169, 174, 183, 184, 193, 194, 197, 198, 208, 209, 220, 221, 224, 237, 238, 250, 253, 254, 256-261, 263, 264, 266-272, 274

(69 LOTS TOTAL = 32%)

AREA B: DESTINATION LOTS (114 LOTS)

LOT DESIGNATIONS

AREA A: ARBOR LOTS (212 LOTS)

42-45, 51-124, 141-274

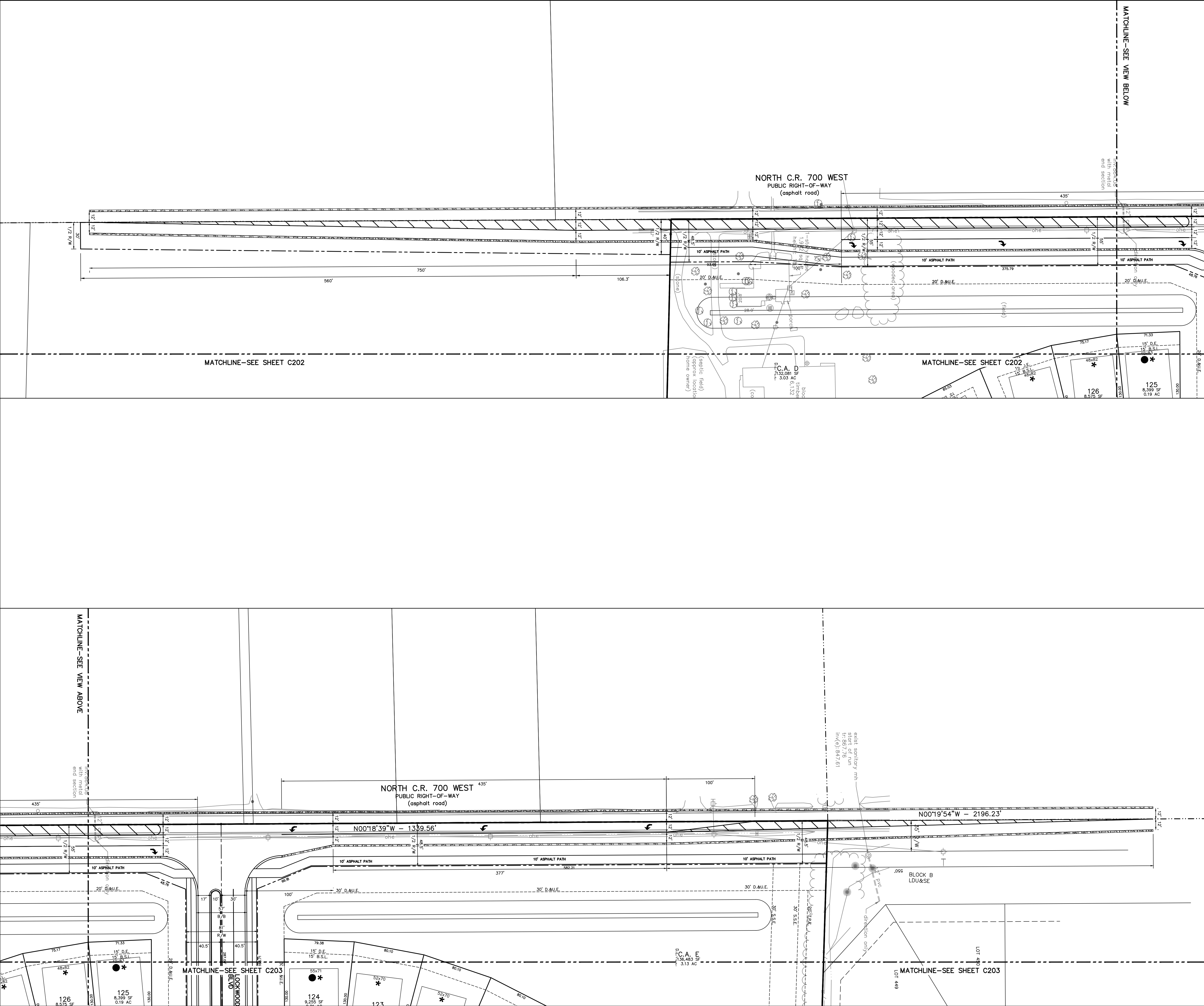
LOTS 65' WIDE: 42-45, 52, 55-158, 67, 115-124, 141, 143, 145, 147, 150, 152, 155-159, 161, 162, 168, 169, 174, 183, 184, 193, 194, 197, 198, 208, 209, 220, 221, 224, 237, 238, 250, 253, 254, 266-267, 268, 269, 266-272, 274
(69 LOTS TOTAL = 32%)

AREA B: DESTINATION LOTS (114 LOTS)

1-41, 46-50, 125-140, 275-326

NOTE: PRIVACY FENCES PROHIBITED ON LOTS 1-13, 116-141, 170-174, 298-326

PLOT DATE: 5/2/2025 11:21 AM
 PLOT SCALE: 1"=50'
 DRAWING FILE: P:\0224\01016.D - Drawings\Civil\Construction Documents\Primary Plat\024.01016.CE C201.PP.dwg
 EDIT DATE: 5/2/2025
 EDITOR: KMOORHEAD



SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- Overhead Electric Line
- Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±123.58 ACRES
PROPOSED PUBLIC R/W:	±20.87 ACRES (16.9%)
COMMON AREA:	±36.93 ACRES (29.9%)
NORMAL POOL POND AREA:	±8.10 ACRES (6.6%)
TOTAL LOT AREA:	±65.77 ACRES (53.2%)
TOTAL LOTS:	326
ARBOR HOME LOTS (MAX):	212 (212)
DESTINATION LOTS (MAX):	114 (114)
ARBOR LOT SIZE:	55'x130' (7,150 SF) ±25% TO BE 65'
DESTINATION LOT SIZE:	61'x130' (7,930 SF)
GROSS AREA DENSITY:	2.6 LOTS/ACRE
ARBOR AVERAGE LOT SIZE:	8,300 SF
DESTINATION AVERAGE LOT SIZE:	9,480 SF
MINIMUM FRONT SETBACK LINE (TYPICAL):	25'
MINIMUM SIDE SETBACK:	6'
MINIMUM REAR SETBACK:	15'
LOCAL ROAD LENGTH:	14,814'
CR 700W ROAD FRONTAGE:	1,340' (48.5 HALF R/W)
CR 500N ROAD FRONTAGE:	1,321' (48.5 HALF R/W)
TYPICAL R/W WIDTHS:	54' (LOCAL STREET) 81' (CR 700 WEST ENTRY)

OPEN SPACE TABLE

C.A. A	±14.08 AC	C.A. B	±9.51 AC
C.A. C	±5.02 AC	C.A. D	±3.03 AC
C.A. E	±3.13 AC	C.A. F	±1.46 AC
C.A. G	±0.24 AC	C.A. H	±0.24 AC
C.A. J	±0.22 AC		
TOTAL	±36.93 AC		

ARCHITECTURAL STANDARDS

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ISSUANCE INDEX

DATE:	05/02/2025
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REVISION SCHEDULE

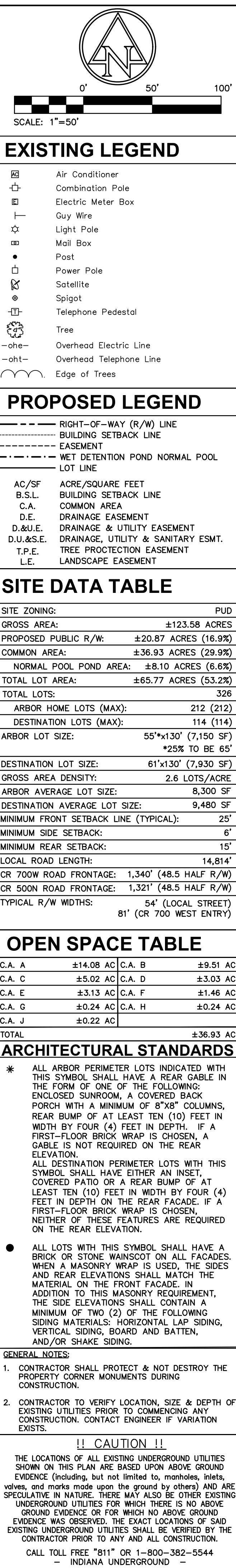
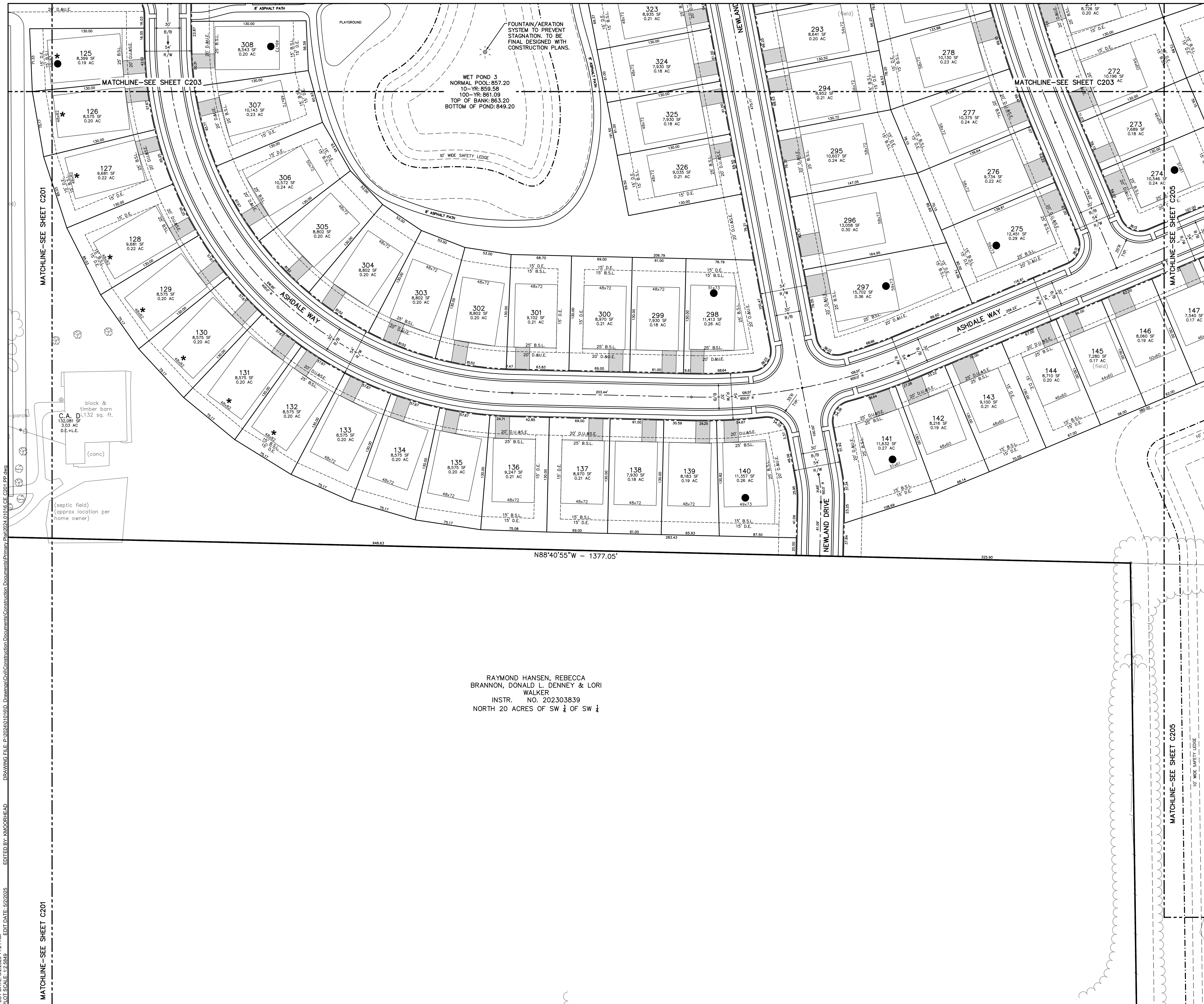
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X03	X04
X02	X05
	X06

PRIMARY PLAT


C201





ARBOR
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CR 700 W & CR 500 N
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KENNETH MOORHEAD
REGISTERED
No.
12300011
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Kenneth Moorhead
CERTIFIED BY

ISSUANCE INDEX	
DATE:	05/02/2025
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Project Number

2024.01016

X01

X01

X03

X02

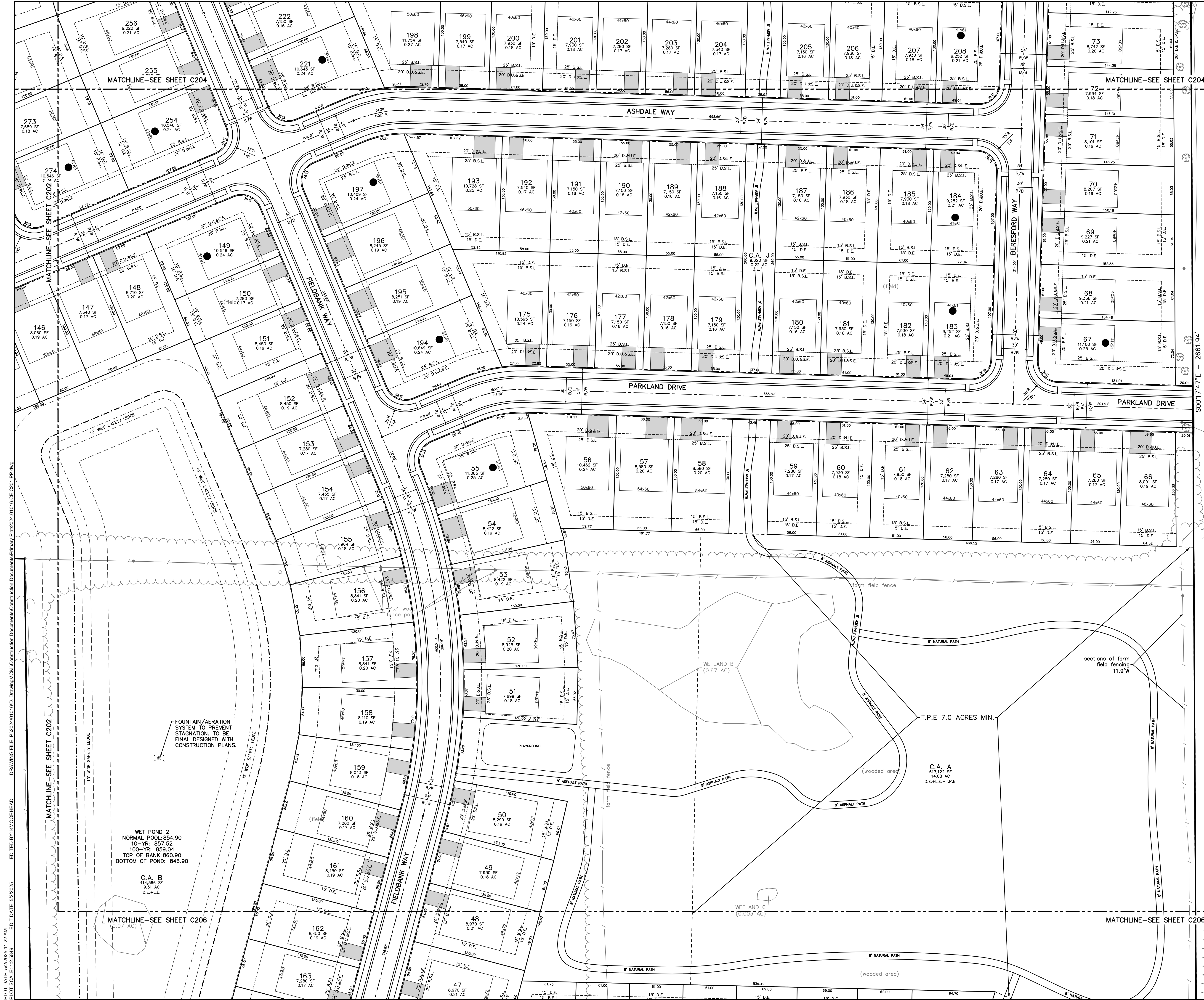
X04

X05

X06

PRIMARY PLAT

C202



0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- Overhead Electric Line
- Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL LINE
- DETENTION

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DATE:	05/02/2025
PROJECT PHASE:	PRIMARY PLAT

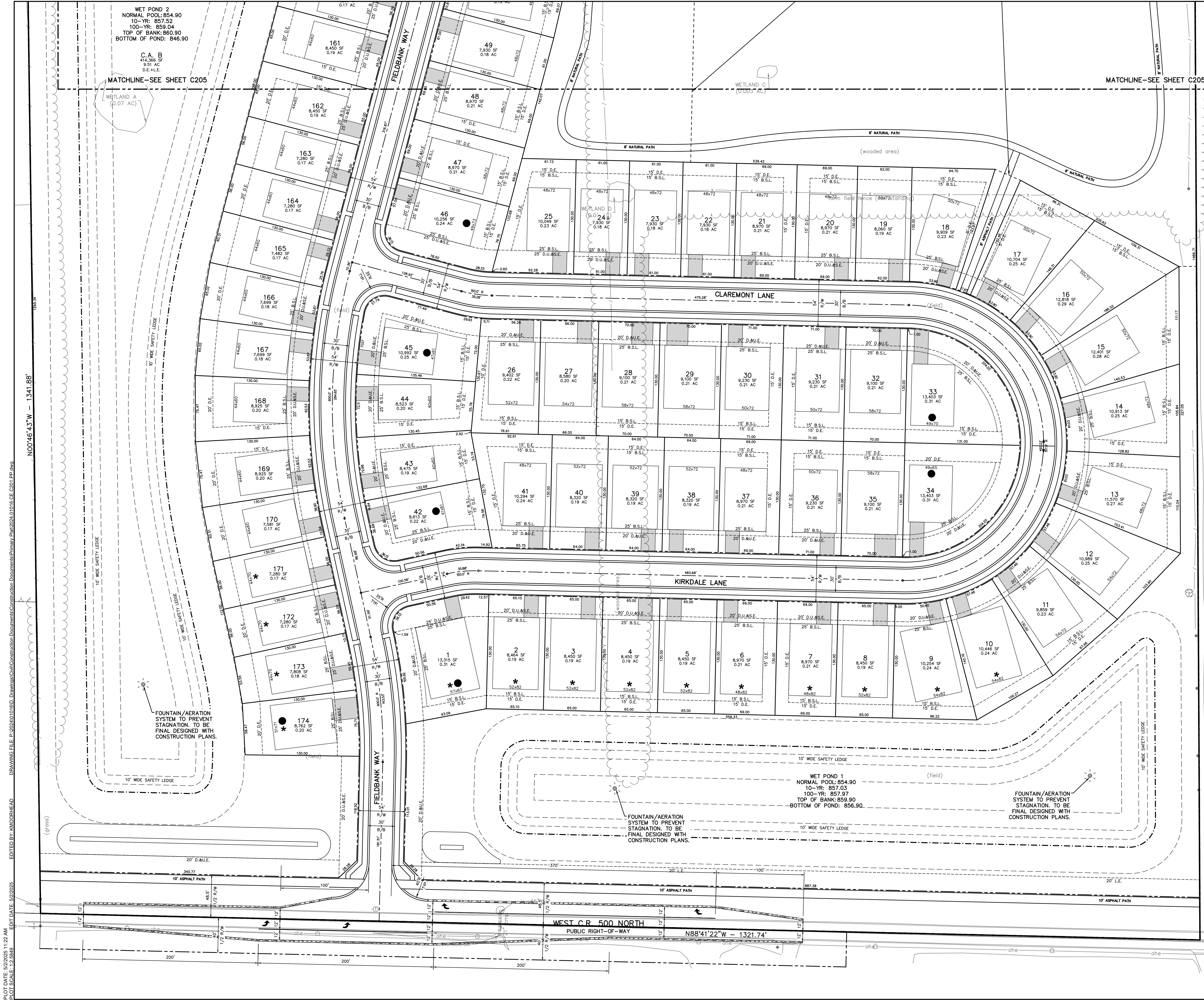
REVISION SHEET		
NO.	DESCRIPTION	DATE

Project Number 2024.01016

X01	X03	X04
X01	X02	X05
		X06

PRIMARY PLAT

C205



0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

Air Conditioner

Combination Pole

Electric Meter Box

Guy Wire

Light Pole

Mail Box

Post

Power Pole

Satellite

Spigot

Telephone Pedestal

Tree

Overhead Electric Line

Overhead Telephone Line

Edge of Trees

PROPOSED LEGEND

RIGHT-OF-WAY (R/W) LINE

BUILDING SETBACK LINE

EASEMENT

WET DETENTION POND NORMAL POOL

LOT LINE

AC/SF

ACRE/SQUARE FEET

B.S.L.

BUILDING SETBACK LINE

C.A.

COMMON AREA

D.E.

DRAINAGE EASEMENT

D.&U.E.

DRAINAGE & UTILITY EASEMENT

D.U.&S.E.

DRAINAGE, UTILITY & SANITARY ESMT.

T.P.E.

TREE PROTECTION EASEMENT

L.E.

LANDSCAPE EASEMENT

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±123.58 ACRES
PROPOSED PUBLIC R/W:	±20.87 ACRES (16.9%)
COMMON AREA:	±36.93 ACRES (29.9%)
NORMAL POOL POND AREA:	±8.10 ACRES (6.6%)
TOTAL LOT AREA:	±65.77 ACRES (53.2%)
TOTAL LOTS:	326
ARBOR HOME LOTS (MAX):	212 (212)
DESTINATION LOTS (MAX):	114 (114)
ARBOR LOT SIZE:	55'x130' (7,150 SF) ±25% TO BE 65'
DESTINATION LOT SIZE:	61'x130' (7,930 SF)
GROSS AREA DENSITY:	2.6 LOTS/ACRE
ARBOR AVERAGE LOT SIZE:	8,300 SF
DESTINATION AVERAGE LOT SIZE:	9,480 SF
MINIMUM FRONT SETBACK LINE (TYPICAL):	25'
MINIMUM SIDE SETBACK:	6'
MINIMUM REAR SETBACK:	15'
LOCAL ROAD LENGTH:	14,814'
CR 700W ROAD FRONTAGE:	1,340' (48.5 HALF R/W)
CR 500N ROAD FRONTAGE:	1,321' (48.5 HALF R/W)
TYPICAL R/W WIDTHS:	54' (LOCAL STREET) 81' (CR 700 WEST ENTRY)

OPEN SPACE TABLE

C.A. A	±14.08 AC	C.A. B	±9.51 AC
C.A. C	±5.02 AC	C.A. D	±3.03 AC
C.A. E	±3.13 AC	C.A. F	±1.46 AC
C.A. G	±0.24 AC	C.A. H	±0.24 AC
C.A. J	±0.22 AC		
TOTAL			±36.93 AC

ARCHITECTURAL STANDARDS

ALL ARBOR PERIMETER LOTS INDICATED WITH THIS SYMBOL SHALL HAVE A REAR GABLE IN THE FORM OF ONE OF THE FOLLOWING:
ENCLOSED SUNROOM, A COVERED BACK PORCH WITH A MINIMUM OF 8"x8" COLUMNS, REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH. IF A FIRST-FLOOR BRICK WRAP IS CHOSEN, A GABLE IS NOT REQUIRED ON THE REAR ELEVATION.
ALL DESTINATION PERIMETER LOTS WITH THIS SYMBOL SHALL HAVE EITHER AN INSET, COVERED PATIO OR A REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH ON THE REAR FACADE. IF A FIRST-FLOOR BRICK WRAP IS CHOSEN, NEITHER OF THESE FEATURES ARE REQUIRED ON THE REAR ELEVATION.

ALL LOTS WITH THIS SYMBOL SHALL HAVE A BRICK OR STONE WAINSCOT ON ALL FACADES. WHEN A MASONRY WRAP IS USED, THE SIDES AND REAR ELEVATIONS SHALL MATCH THE MATERIAL ON THE FRONT FACADE. IN ADDITION TO THIS MASONRY REQUIREMENT, THE SIDE ELEVATIONS SHALL CONTAIN A MINIMUM OF TWO (2) OF THE FOLLOWING SIDING MATERIALS: HORIZONTAL LAP SIDING, VERTICAL SIDING, BOARD AND BATTEN, AND/OR SHAKE SIDING.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

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CALL TOLL FREE "811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

ARBOR HOMES

9225 HARRISON PARK COURT
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CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA

REGISTERED

No.

12300011

STATE OF

INDIANA

PROFESSIONAL ENGINEER

Kenneth Mashead
CERTIFIED BY

ISSUANCE INDEX

DATE:	05/02/2025
PROJECT PHASE:	PRIMARY PLAT

REVISION SHEET

NO.	DESCRIPTION	DATE

Project Number 2024.01016

X01

X03

X04

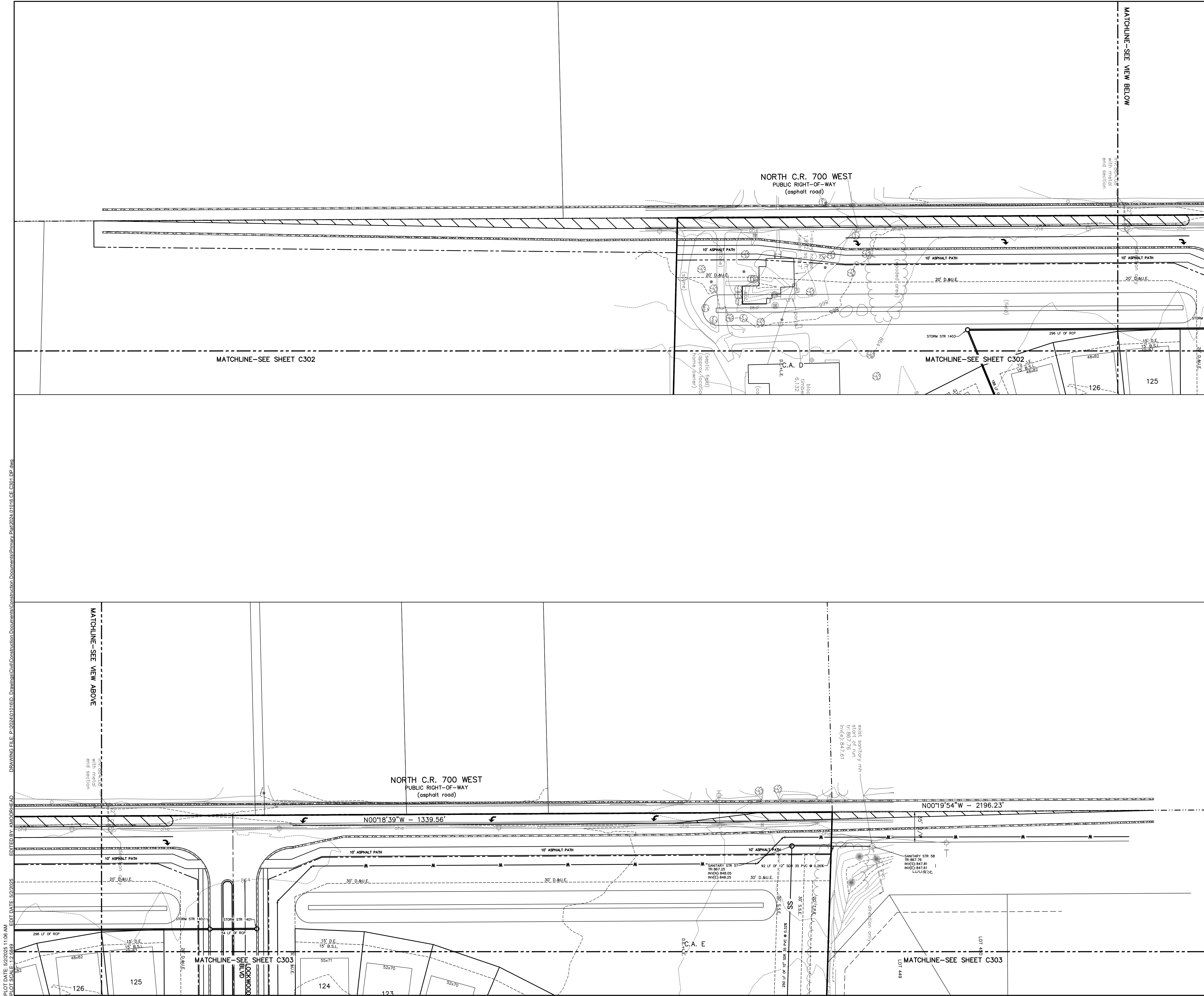
X02

X05

X06

PRIMARY PLAT

C206



0' 50' 100'
SCALE: 1"=50'

EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- Overhead Electric Line
- Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- WATER MAIN
- SANITARY MAIN
- CURB SUBSURFACE UNDERDRAIN
- STORM SEWER
- FIRE HYDRANT & WATER VALVE
- WATER TEE, CROSS & BEND
- B.S.L. BUILDING SETBACK LINE
- C.A. COMMON AREA
- D.E. DRAINAGE EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.E. DRAINAGE, UTILITY & SANITARY ESMT.
- T.P.E. TREE PROTECTION EASEMENT
- L.E. LANDSCAPE EASEMENT
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE

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Kenneth Moorhead
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ISSUANCE INDEX

DATE:	05/02/2025
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2024.01016

X03	X04
X02	X05
	X06

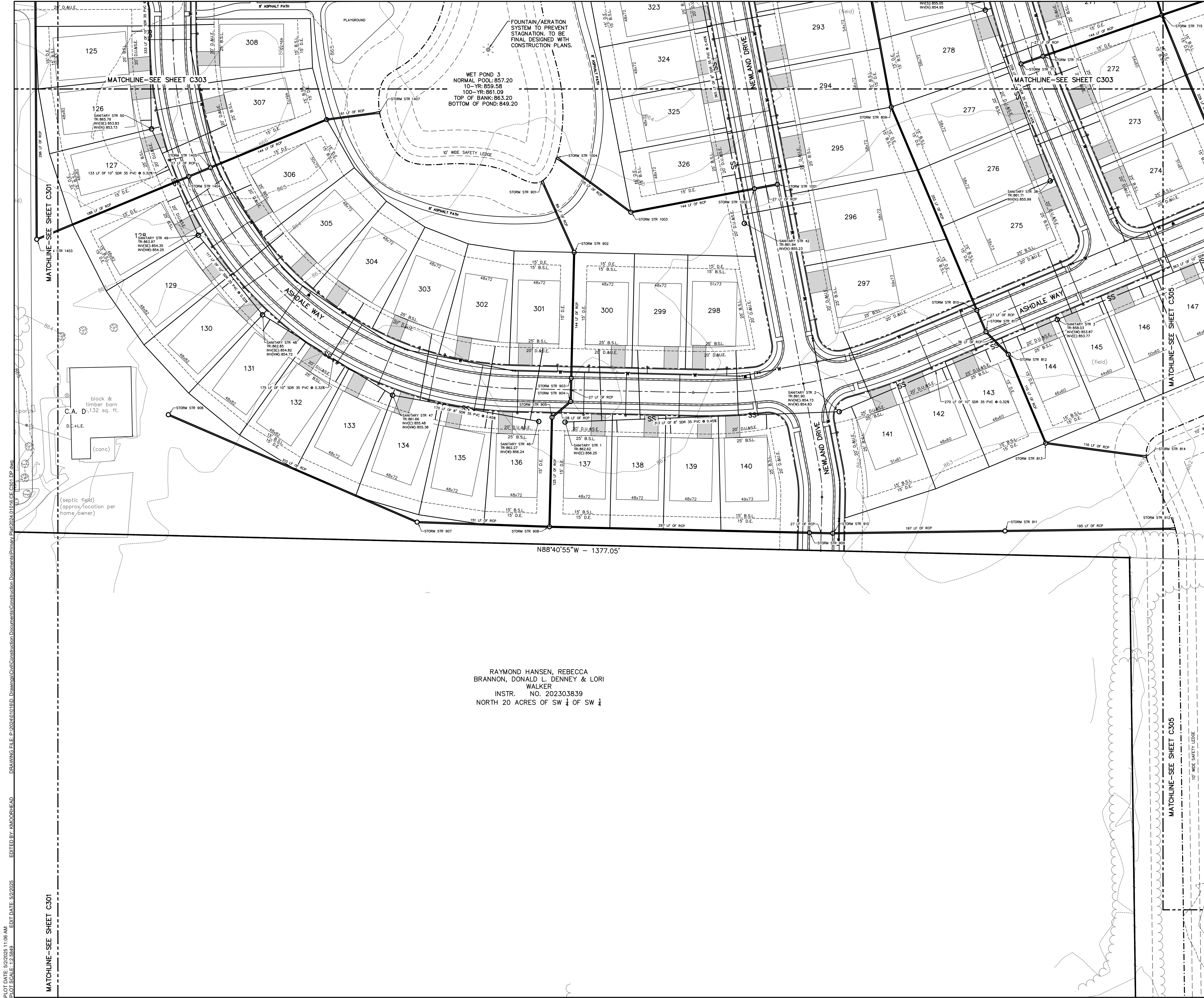
UTILITY PLAN
C301

GENERAL NOTES:

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- INDIANA UNDERGROUND -

PLOT DATE: 5/2/2025 11:06 AM
PLOT SCALE: 1"=50'
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DRAWING: Civil\Construction Documents\Drawings\Primary Plat\2024.01016.DWG
C301.DWG
EDIT DATE: 5/2/2025
EDITED BY: KMOORHEAD



EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- Overhead Electric Line
- Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- SANITARY MAIN
- CURB SUBSURFACE UNDERDRAIN
- STORM SEWER
- FIRE HYDRANT & WATER VALVE
- WATER TEE, CROSS & BEND
- BUILDING SETBACK LINE
- COMMON AREA
- DRAINAGE EASEMENT
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- TREE PROTECTION EASEMENT
- LANDSCAPE EASEMENT
- POLYVINYL CHLORIDE PIPE
- REINFORCED CONCRETE PIPE

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Kenneth Marshhead
CERTIFIED BY

ISSUANCE INDEX	
DATE:	05/02/2025
PROJECT PHASE:	
PRIMARY PLAT	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2024.01016

X01	X03	X04
X01	X02	X05
		X06

UTILITY PLAN

C302

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

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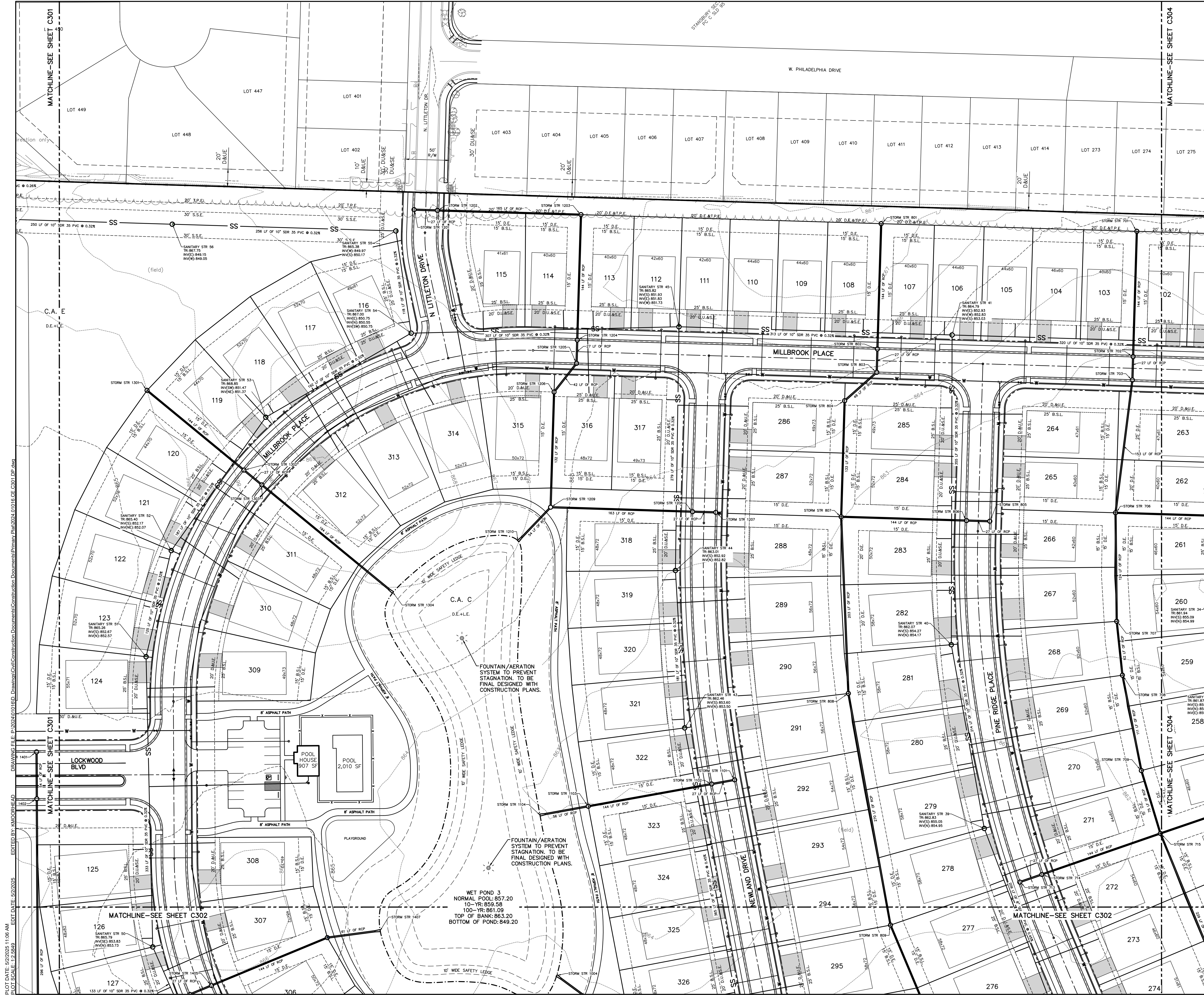
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EDIT DATE: 5/2/2025
EDITED BY: KMOORHEAD

MATCHLINE-SEE SHEET C301

MATCHLINE-SEE SHEET C305

RAYMOND HANSEN, REBECCA
BRANNON, DONALD L. DENNEY & LORI
WALKER
INSTR. NO. 202303839
NORTH 20 ACRES OF SW 1/4 OF SW 1/4

N88°40'55"W - 1377.05'



EXISTING LEGEND

- Air Conditioner
- Combination Pole
- Electric Meter Box
- Guy Wire
- Light Pole
- Mail Box
- Post
- Power Pole
- Satellite
- Spigot
- Telephone Pedestal
- Tree
- Overhead Electric Line
- Overhead Telephone Line
- Edge of Trees

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- BUILDING SETBACK LINE
- EASEMENT
- WET DETENTION POND NORMAL POOL
- LOT LINE
- WATER MAIN
- SANITARY MAIN
- CURB SUBSURFACE UNDERDRAIN
- STORM SEWER
- FIRE HYDRANT & WATER VALVE
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- L.E. LANDSCAPE EASEMENT
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Kenneth Marshhead
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DATE:	05/02/2025	
PROJECT PHASE:	PRIMARY PLAN	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2024.01016

X01	X03	X04
	X02	
		X05
		X06

UTILITY PLAN

C303

GENERAL NOTES:

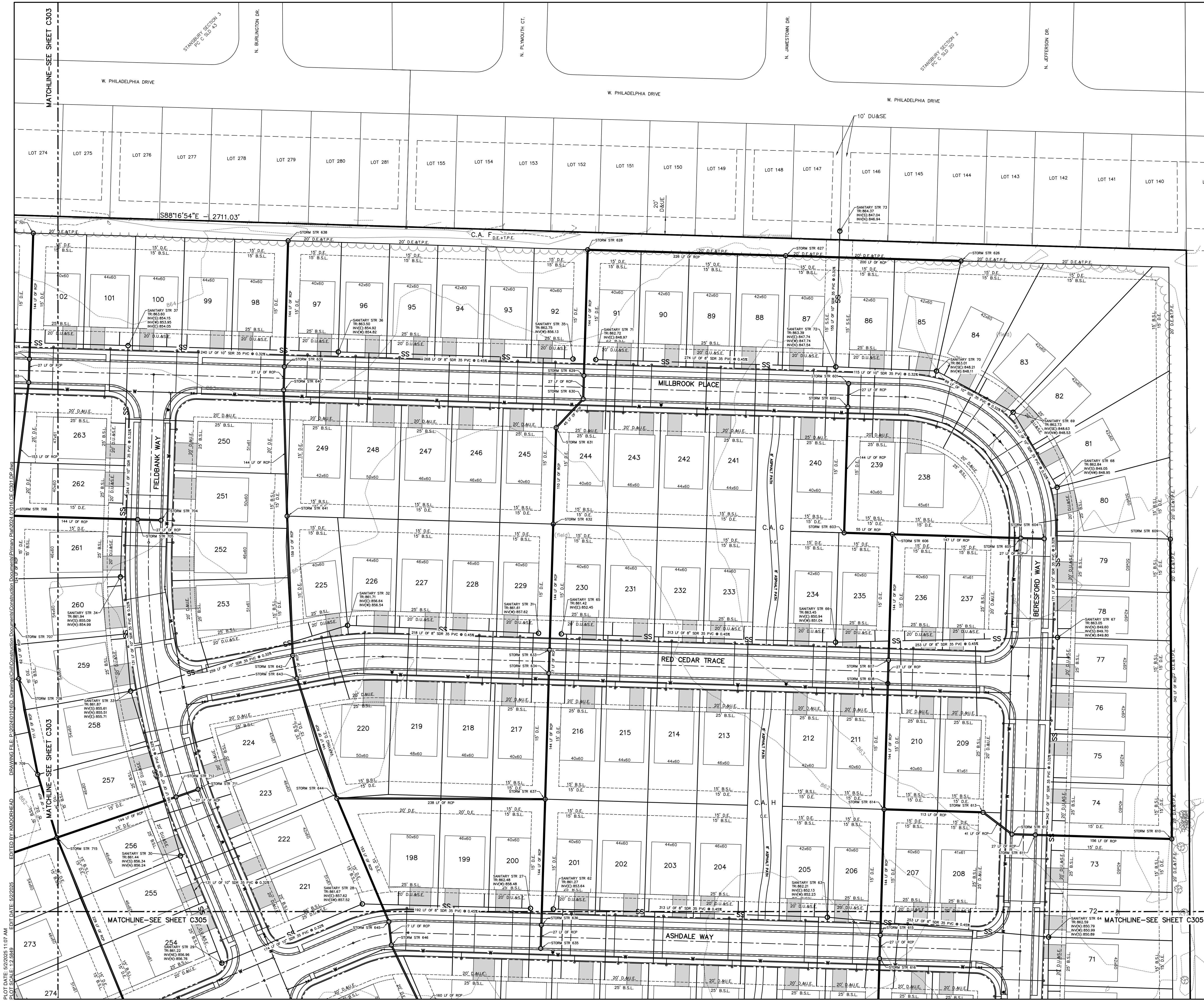
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EDIT DATE: 5/2/2025
PLOT DATE: 5/2/2025 11:06 AM
PLOT SCALE: 1"=50'



EXISTING LEGEND

	Air Conditioner
	Combination Pole
	Electric Meter Box
	Guy Wire
	Light Pole
	Mail Box
	Post
	Power Pole
	Satellite
	Spigot
	Telephone Pedestal
	Tree
	Overhead Electric Line
	Overhead Telephone Line
	Edge of Trees

PROPOSED LEGEND

	RIGHT-OF-WAY (R/W) LINE
	BUILDING SETBACK LINE
	EASEMENT
	WET DETENTION POND NORMAL POOL
	LOT LINE
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	SANITARY MAIN
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	STORM SEWER
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X01	X03	X04
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UTILITY PLAN

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C304

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		X06

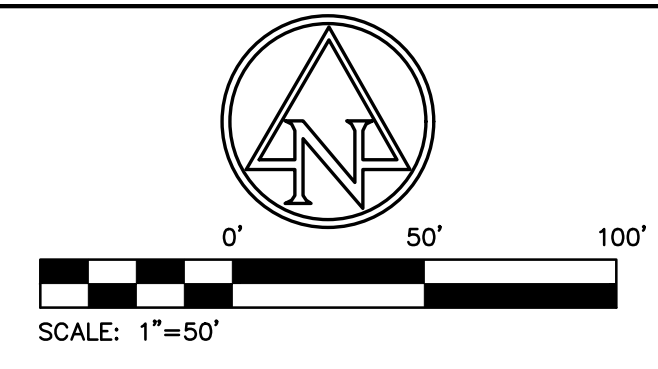
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C304



EXISTING LEGEND

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PROPOSED LEGEND

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- REINFORCED CONCRETE PIPE

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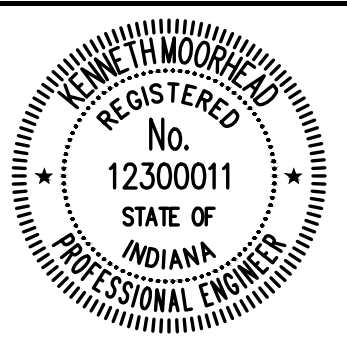
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ISSUANCE INDEX	
DATE:	05/02/2025
PROJECT PHASE:	PRIMARY PLAT

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X01	X03	X04
X01	X02	X05
		X06

UTILITY PLAN

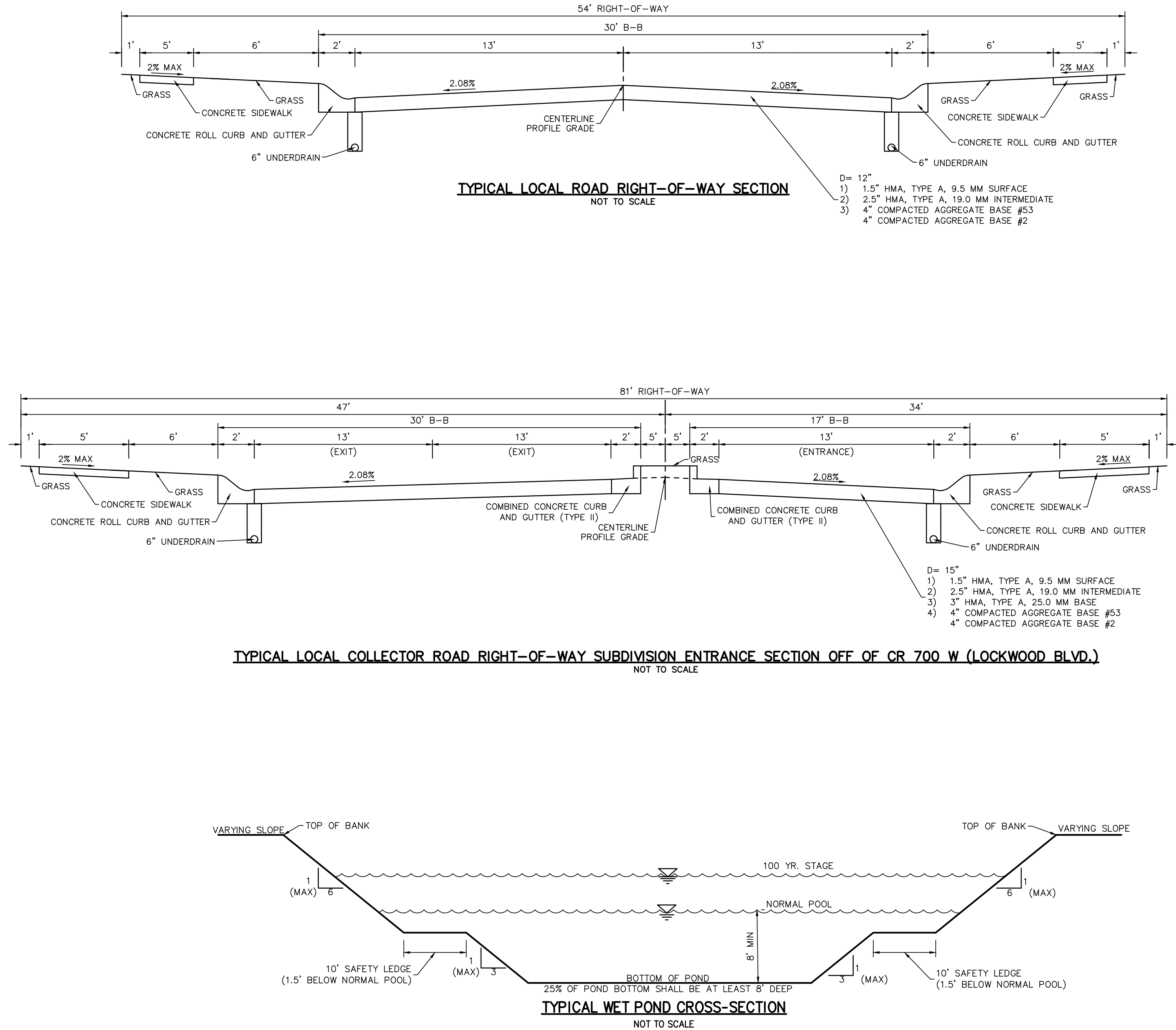
C305

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PLOT SCALE: 1"=50'
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EDIT DATE: 5/2/2025
EDITED BY: KMOORHEAD

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PLOT SCALE: 1/2"=8'-0"
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EDIT DATE: 4/30/2025
EDITED BY: JMEHBOOB



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CLAYBORNE

CR 700 W & CR 500 N
MCCORDSVILLE, INDIANA



Kenneth Mooshead
CERTIFIED BY

ISSUANCE INDEX		
DATE:	05/02/2025	
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PRIMARY PLAT		

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2024.01016

SITE DETAILS

C400