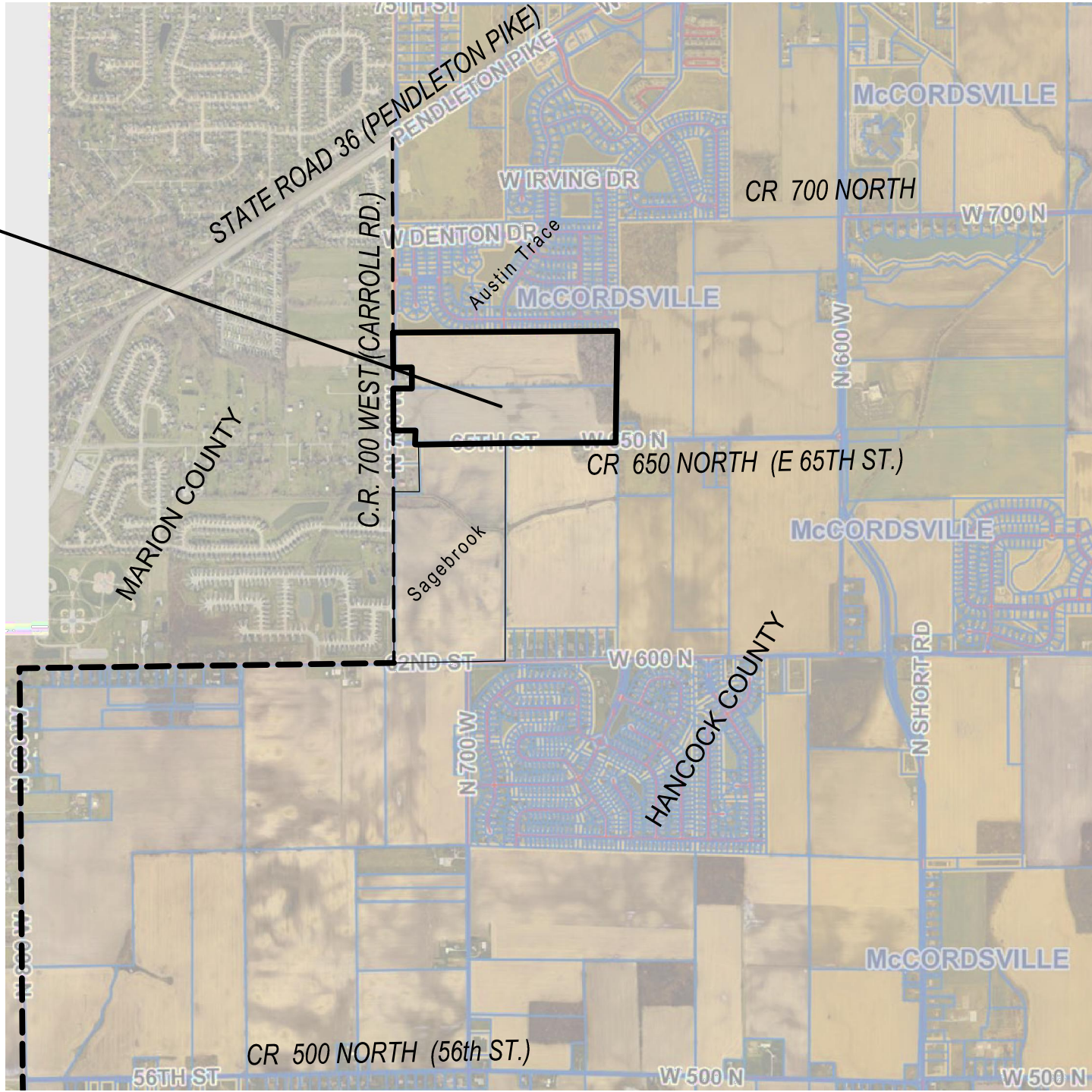


WEAVER'S LANDING - SECTION 1

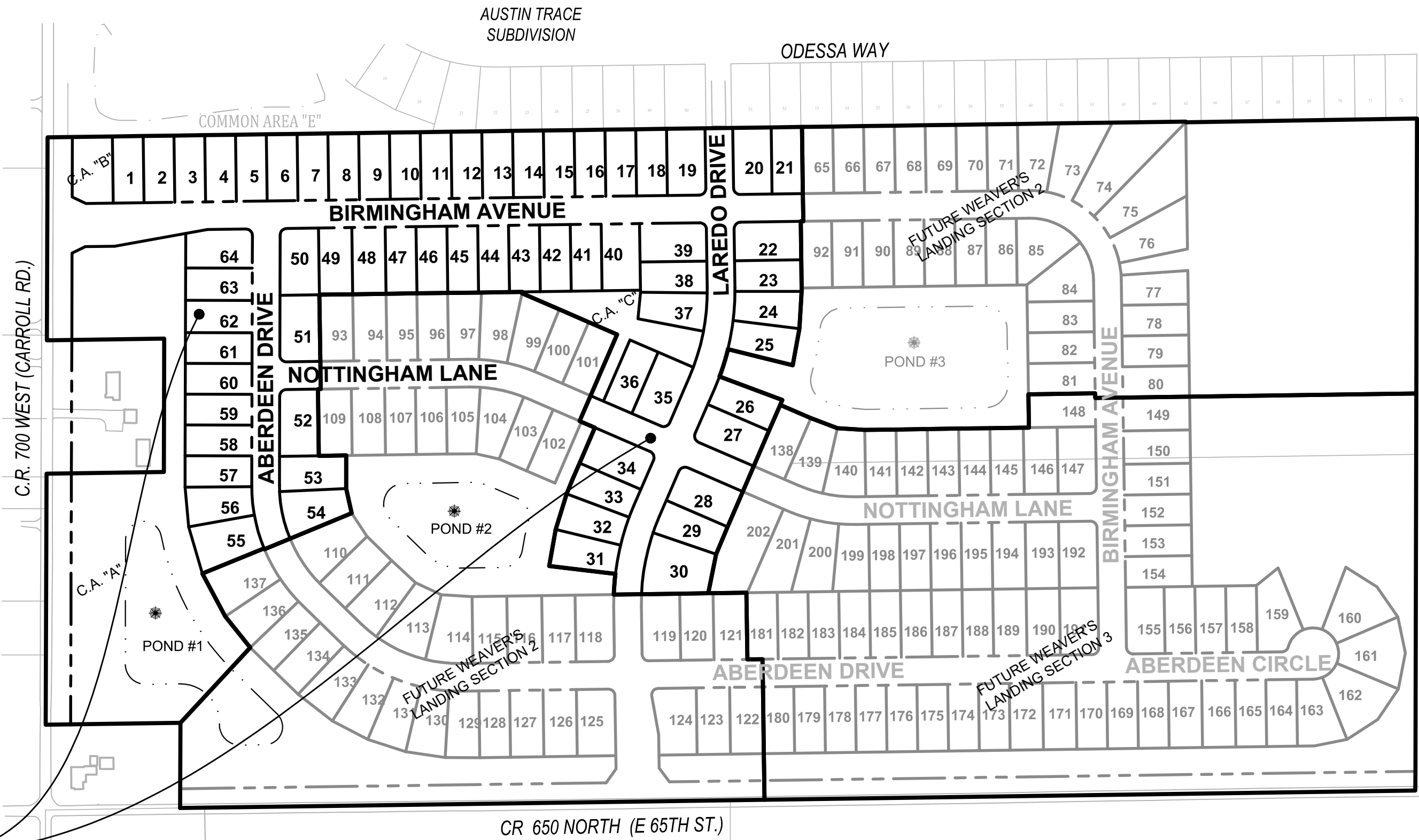
SECTION 35, TOWNSHIP 17N, RANGE 5E,
VERNON TOWNSHIP, HANCOCK COUNTY, CR 700W & CR 650N
PROJECT LOCATION: 39° 52'48" N 85° 56'16" W
ZONED: PUD (ORDINANCE NO. 091118A)
CONSTRUCTION PLANS

PLANS PREPARED FOR:
Premier Land Company,LLC
9084 Technology Drive, Suite 200
Fishers, IN 46037
317-339-0924
Contact: Mark T. Roberts
Email: toddroberts1@comcast.net

PROJECT
LOCATION



AREA MAP
NO SCALE



SITE MAP
1"=200'



LOCATION MAP
NO SCALE

OPERATING AUTHORITIES & AREA UTILITIES

VECTREN (GREENFIELD) 2345 E. Main St. Danville, IN 46122 317-718-3639 Holly Columbia	SANITARY & STORM MCCORDSVILLE PUBLIC WORKS 6280 W. CR 800 North McCordsville, IN 46055 317-335 -3493 Ron Crider	WATER CITIZENS ENERGY GROUP - WATER CWA Authority, Inc. 2150 Dr. Martin Luther King, Jr. Street Indianapolis, IN 46202 317-927-4351 Attn.: Brad Hostetler
ELECTRIC INDIANAPOLIS POWER & LIGHT COMPANY 317-261-5203 Rhonda Williams	TELEPHONE AT&T - DISTRIBUTION 240 N. Meridian St., Room 1791 Indianapolis, IN 46204 317-265-3050 Matt Spindler	CABLE TELEVISION BRIGHT HOUSE NETWORKS 3030 Roosevelt Ave Indianapolis, IN 46218 317-632-9077 Jason Kirkman
ELECTRIC NINE STAR CONNECT (FORMERLY HANCOCK TELECOM) 2243 E. Main St. Greenfield, IN 46140 317-323-2090	TELEPHONE NINE STAR CONNECT (FORMERLY HANCOCK TELECOM) 2243 E. Main St. Greenfield, IN 46140 317-323-2090 Jennifer McMillan	CABLE TELEVISION COMCAST CABLEVISION 5330 East 65th Street Indianapolis, IN 46220 317-594-6509
SCHOOL DISTRICT Mt. Vernon Community School Corp. 1806 West State Road 234 Fortville, IN 46040 Dr. Shane Robbins	POLICE HANCOCK COUNTY SHERIFF'S DEPT. 123 E. Main St. Greenfield, IN 46140 317-477-1147	CR 700 WEST (CARROLL ROAD) Department of Business & Neighborhood Services City of Indianapolis 1200 Madison Avenue, Suite 100 Indianapolis, IN 46225 317-327-8977 Attn.: Jacque Cross
FIRE DEPARTMENT McCordsville Fire Station 7580 Form Street McCordsville, IN 46055 317-335-2268 Attn.: Tom Alexander		

STREET NAME CHART

LINE	STREET NAME	STREET LENGTH
A	BIRMINGHAM AVENUE	1473'
B	NOTTINGHAM LANE	453'
D	ABERDEEN DRIVE	644'
E	LAREDO DRIVE	941'

COMMON AREA CHART

COMMON AREA	ACRE
A	182,844 sf.
B	10,130 sf.
C	23,120 sf.

SHEET INDEX

SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	OVERALL PLAN
C102	EXISTING TOPOGRAPHY
C103-C104	SIDEWALK STREET LIGHT, AND SIGN PLAN
C110-C111	GRADING AND DRAINAGE PLAN
C112	SSD PLAN
C115-C116	PONDING PLAN
C200-C202	STREET PLAN & PROFILE
C203-C204	INTERSECTION DETAILS
C205-C206	ENTRANCE PLAN & TRAFFIC MAINTENANCE
C300	SANITARY SEWER PLAN
C301-C303	SANITARY SEWER PLAN & PROFILES
C310-C312	STORM SEWER PLAN & PROFILES
C320-C321	WATER MAIN PLAN (CITIZENS WATER)
C400	INITIAL EROSION CONTROL PLAN
C401-C402	FINAL EROSION CONTROL PLAN
C403	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
C500	EROSION CONTROL DETAILS
	LANDSCAPING PLAN (By Others)
	PLAT
	TOWN OF MCCORDSVILLE STANDARDS

REVISIONS

NUMBER	DESCRIPTION	DATE
	PER PLANNING & BUILDING TAC AND TOWN ENGINEER COMMENTS	01-02-19
	PER DRAINAGE (CBBEL) AND WATER (CEG) COMMENTS	01-28-19

PLANS PREPARED BY:

BANNING
ENGINEERING

853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

CONTACT: ROBERT J. STATON

CONSTRUCTION DOCUMENTS

PROJECT MANAGER: _____ DATE: _____
THESE PLANS ARE NOT TO BE CONSIDERED FINAL OR TO BE UTILIZED FOR
CONSTRUCTION UNLESS SIGNED AND DATED BY THE APPROPRIATE BANNING
ENGINEERING PROJECT MANAGER.
THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT
OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR
LOCATION REPORT.



CERTIFIED BY:

W. Chad Ziegler

Date: 11-26-18
Project No: 18003P-S1
Sheet No:

C100

Weaver's Landing - Overall Description

A part of the South Half of the Northwest Quarter of Section 35, Township 17 North, Range 5 East, in Vernon Township, Hancock County, Indiana being more particularly described as follows:

Commencing at the Southwest corner of said Quarter Section, said corner being marked by a boat spike; thence North 89 degrees 11 minutes 26 seconds East along the South line of said Quarter Section a distance of 262.44 feet to the Southeast corner of the real estate described in Instrument Number 201702494 in the Office of the Recorder, Hancock County, Indiana, said corner being marked by a Mag Nail with washer stamped "Banning Eng Firm 0060" (hereafter referred to as a Mag Nail) and the POINT OF BEGINNING of this description; thence North 00 degrees 10 minutes 21 seconds East along the East line of said real estate 166.00 feet to the Northeast corner of said real estate, said corner being marked by a rebar with cap stamped "C2LS Firm 0035"; thence South 89 degrees 11 minutes 26 seconds West along the North line of said real estate 262.44 feet to a point on the West line of said Quarter Section, said point being marked by a Mag Nail; thence North 00 degrees 10 minutes 21 seconds East along said West line 489.42 feet to the Southwest corner of the North Half of said Half Quarter Section, said corner being marked by a Mag Nail; thence North 89 degrees 11 minutes 40 seconds East along the South line of the North Half of said Half Quarter Section for a distance of 228.66 feet to a rebar with cap stamped "Banning Eng Firm 0060" (hereafter referred to as a Banning rebar); thence North 00 degrees 10 minutes 21 seconds East parallel with the West line of said Quarter Section a distance of 260.00 feet to a Banning rebar; thence South 89 degrees 11 minutes 40 seconds West parallel with the South line of the North Half of said Half Quarter Section a distance of 228.66 feet to a point on the West line of said Quarter Section, said point being marked by a Mag Nail; thence North 00 degrees 10 minutes 21 seconds East along said West line 395.52 feet to the Northwest corner of said Half Quarter Section, said corner being marked by a Mag Nail; thence North 89 degrees 12 minutes 37 seconds East along the North line of said Half Quarter Section a distance of 2668.86 feet to the Northeast corner of said Half Quarter Section, said corner being marked by a Banning rebar; thence South 00 degrees 08 minutes 17 seconds West along the East line of said Quarter Section a distance of 1310.00 feet to the Southeast corner of said Quarter Section, said corner being marked by a railroad spike; thence South 89 degrees 11 minutes 26 seconds West along the South line of said Quarter Section a distance of 2407.23 feet to the place of beginning, containing 77.927 Acres, more or less.

Weaver's Landing - Section 1 Description

That portion of the South Half of the Northwest Quarter of Section 35, Township 17 North, Range 5 East of the Second Principal Meridian in Hancock County, Indiana, being described as follows:

BEGINNING at a mag nail with washer stamped "Banning Eng. Firm #0060" marking the southwest corner of Austin Trace, Section 2 as per plat thereof recorded as Instrument Number 010000799 in the Office of the Recorder of Hancock County, Indiana, also being the northwest corner of said South Half of the Northwest Quarter; thence North 89 degrees 12 minutes 37 seconds East along the north line thereof 1,470.41 feet; thence South 00 degrees 47 minutes 23 seconds East 184.00 feet; thence South 89 degrees 12 minutes 37 seconds West 5.00 feet; thence South 00 degrees 47 minutes 23 seconds East 136.65 feet; thence South 03 degrees 35 minutes 37 seconds West 72.51 feet; thence South 10 degrees 22 minutes 57 seconds West 72.51 feet; thence North 76 degrees 11 minutes 36 seconds West 130.00 feet to the beginning of a non-tangent curve to the right having a radius of 477.00 feet and a central angle of 06 degrees 41 minutes 15 seconds, the radius point of which bears North 76 degrees 11 minutes 36 seconds West; thence southwesterly along the arc of said curve 55.68 feet to a point which bears South 69 degrees 30 minutes 21 seconds East from said radius point; thence South 69 degrees 30 minutes 21 seconds East 130.76 feet; thence South 23 degrees 12 minutes 28 seconds West 326.93 feet; thence South 11 degrees 29 minutes 27 seconds West 77.69 feet; thence South 89 degrees 11 minutes 26 seconds West 184.07 feet; to the beginning of a non-tangent curve to the right having a radius of 477.00 feet and a central angle of 04 degrees 51 minutes 09 seconds, the radius point of which bears South 88 degrees 03 minutes 16 seconds East; thence northeasterly along the arc of said curve 40.40 feet to a point which bears North 83 degrees 12 minutes 07 seconds West from said radius point; thence North 83 degrees 12 minutes 07 seconds West 130.00 feet; thence North 10 degrees 13 minutes 19 seconds East 72.51 feet; thence North 17 degrees 04 minutes 12 seconds East 72.51 feet; thence North 21 degrees 55 minutes 43 seconds East 30.39 feet; thence North 23 degrees 21 minutes 48 seconds East 34.86 feet; thence North 23 degrees 21 minutes 48 seconds East 75.00 feet; thence North 66 degrees 38 minutes 12 seconds West 32.42 feet; thence North 23 degrees 21 minutes 48 seconds East 184.00 feet; thence North 66 degrees 38 minutes 12 seconds West 201.80 feet; thence North 12 degrees 06 minutes 24 seconds East 2.86 feet; thence South 89 degrees 12 minutes 37 seconds West 395.41 feet; thence South 00 degrees 47 minutes 23 seconds East 184.00 feet; thence South 89 degrees 12 minutes 37 seconds West 5.27 feet; thence South 00 degrees 47 minutes 23 seconds East 130.00 feet; thence North 89 degrees 12 minutes 37 seconds East 53.25 feet; thence South 00 degrees 01 minutes 16 seconds West 64.57 feet; thence South 12 degrees 31 minutes 52 seconds East 49.20 feet; thence South 87 degrees 33 minutes 49 seconds West 184.00 feet; to the beginning of a non-tangent curve to the right having a radius of 327.00 feet and a central angle of 00 degrees 17 minutes 36 seconds, the radius point of which bears North 67 degrees 33 minutes 49 seconds East; thence northwesterly along the arc of said curve 1.67 feet to a point which bears South 67 degrees 51 minutes 25 seconds West from said radius point; thence South 67 degrees 51 minutes 25 seconds West 130.00 feet; thence South 28 degrees 05 minutes 56 seconds East 94.83 feet; thence South 38 degrees 56 minutes 11 seconds East 77.80 feet; thence South 42 degrees 52 minutes 09 seconds West 200.23 feet to the northeast corner of the land of Maxwell Klapak as described in Instrument Number 201702494 in said county records; thence South 89 degrees 11 minutes 26 seconds West along the north line of said land 262.44 feet to the west line of said South Half of the Northwest Quarter; thence North 00 degrees 10 minutes 21 seconds East 489.42 feet to the southwest corner of the land of Robert Scott as described in Instrument Number 73-6297 in said county records; thence North 89 degrees 11 minutes 40 seconds East along the south line and the easterly prolongation thereof 228.66 feet to the southeast corner of the land of as described in Instrument Number in said county records; thence North 00 degrees 10 minutes 21 seconds East along the east line thereof 260.00 feet; thence South 89 degrees 11 minutes 40 seconds West along the north line and the westerly prolongation thereof 228.66 feet to the west line of said South Half of the Northwest Quarter; thence North 00 degrees 10 minutes 21 seconds East along said west line 395.52 feet to the POINT OF BEGINNING, 22.618 acres, more or less.

PROPOSED
WEAVER'S
LANDING
SECTION 1

MICHAEL F. FOGLEMAN
INSTR. #A199300167535

JEROEN G. URBANUS &
JERI L. URBANUS
INSTR. #A201700057189

POOL, POOLHOUSE,
AND PARKING (BY
OTHERS)

DESMOND WOODS
INSTR. #A200900045412

KENNETH E. AVERITT AND
DENIS A. AVERITT
INSTR. #A2008000079942

KENNETH E. AVERITT
INSTR. #A200900020938

DEANNA K. NANCE
INSTR.
#A199100078720

KENNETH E. AVERITT
INSTR. #A200900020938

JAMES LIPSCOMB
INSTR. #A200900062288

ROBERT SHERMAN'S MINOR SUBDIVISION
INSTR. #950005912

BEVO, LLC
INSTR. #201607385

CR 650 NORTH (E 65TH ST.)

PLATINUM HONOR REVOCABLE
TRUST DATED JULY 25, 2002
INSTR. #130014350



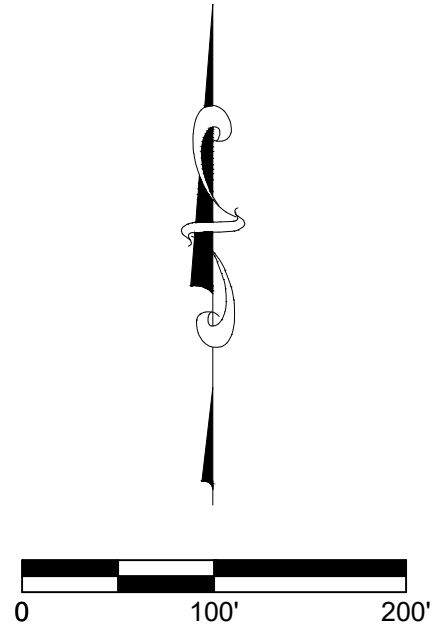
OVERALL PLAN
WEAVER'S LANDING - SECTION ONE
CR 700 WEST & CR 650 WEST
McCORDSVILLE, INDIANA



BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

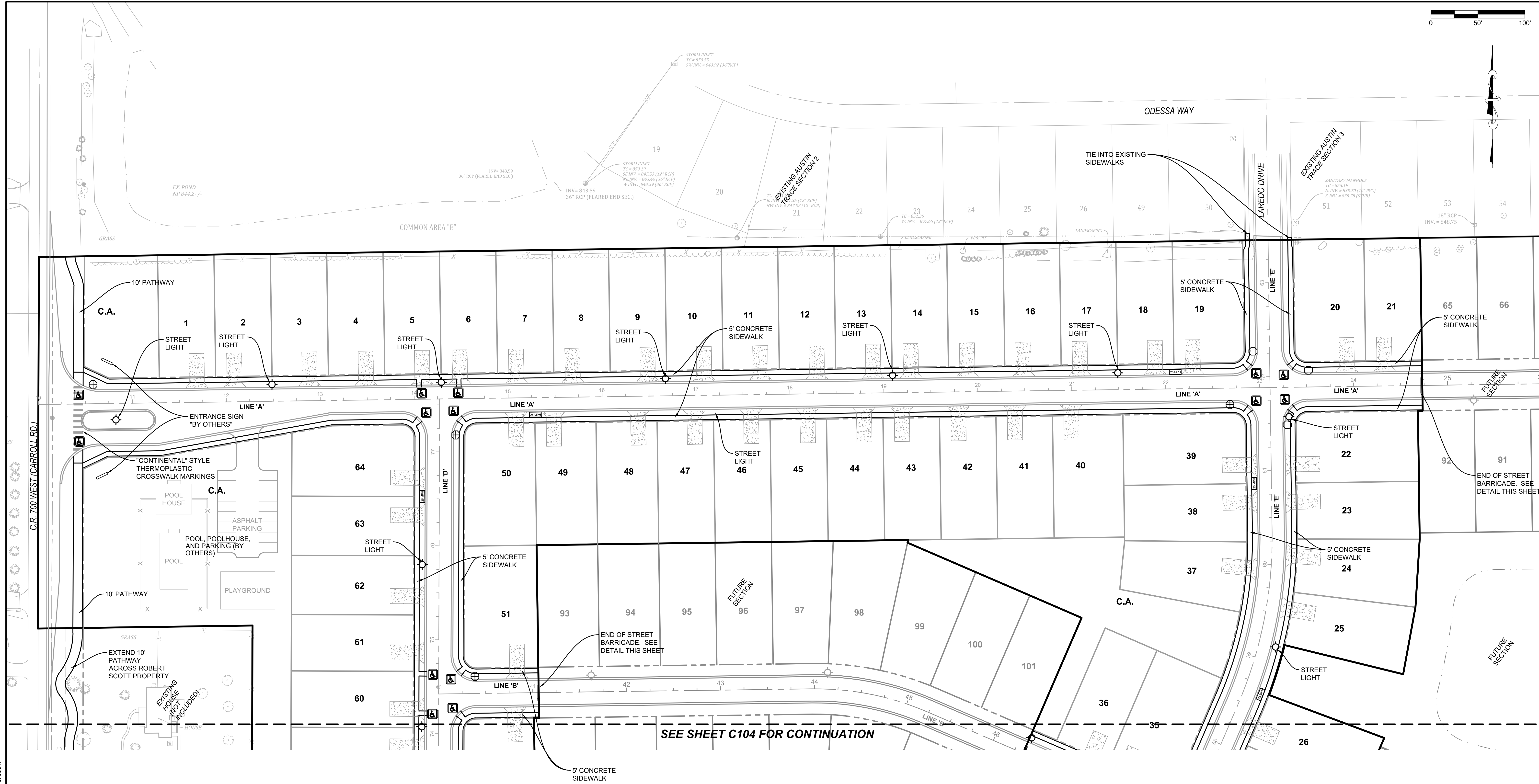
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Sheet No:

C101

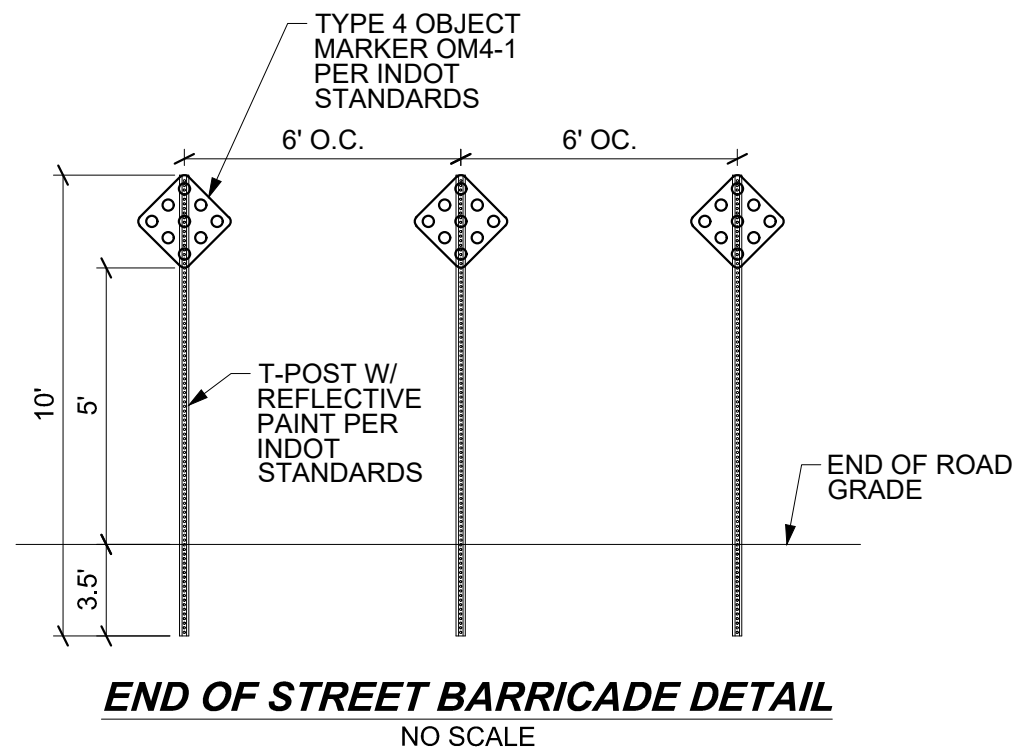


Date	01-02-19
Revisions	01-26-19
Rev	1
Description	PER TAC AND TOWN ENGINEER COMMENT LETTERS
Rev	2
Description	PER DRAINAGE (CBBU) & WATER (CEG) COMMENTS
Rev	3
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SEE SHEET C104 FOR CONTINUATION



STREET NAME CHART

LINE	STREET NAME
A	BIRMINGHAM AVENUE
B	NOTTINGHAM LANE
D	ABERDEEN DRIVE / CIRCLE
E	LAREDO DRIVE

NOTES:

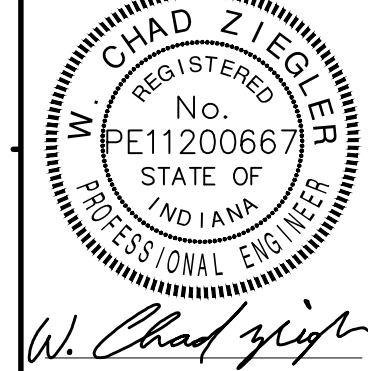
- SEE TOWN OF McCORDSVILLE STANDARDS FOR STANDARD INTERNAL SIDEWALK SPECIFICATIONS.
- REGULATORY / WARNING SIGNS AND PAVEMENT SHALL BE PER TOWN OF McCORDSVILLE AND MUTCD.
- ANY TREE REMOVAL SHALL BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
- LANDSCAPING PLAN BY OTHERS.

LEGEND

- (8) SPEED LIMIT SIGN (25 MPH)
- (5) STOP AND STREET NAME SIGN
- (6) STOP SIGN
- STREET NAME CHANGE LOCATION
- (18) CURB RAMP LOCATION (SEE HANCOCK COUNTY STANDARDS FOR TACTILE STRIP DETAIL)
- (6) END OF STREET BARRICADE - SEE DETAIL THIS SHEET
- (9) WARNING "DEEP WATER, NO SWIMMING"
- (14) STREET LIGHT (PER TOWN OF McCORDSVILLE)
- FUTURE STREET LIGHT LOCATION



SIDEWALK, SIGNAGE, AND LIGHT PLAN
WEAVER'S LANDING - SECTION ONE
CR 700 WEST & CR 650 WEST
McCORDSVILLE, INDIANA



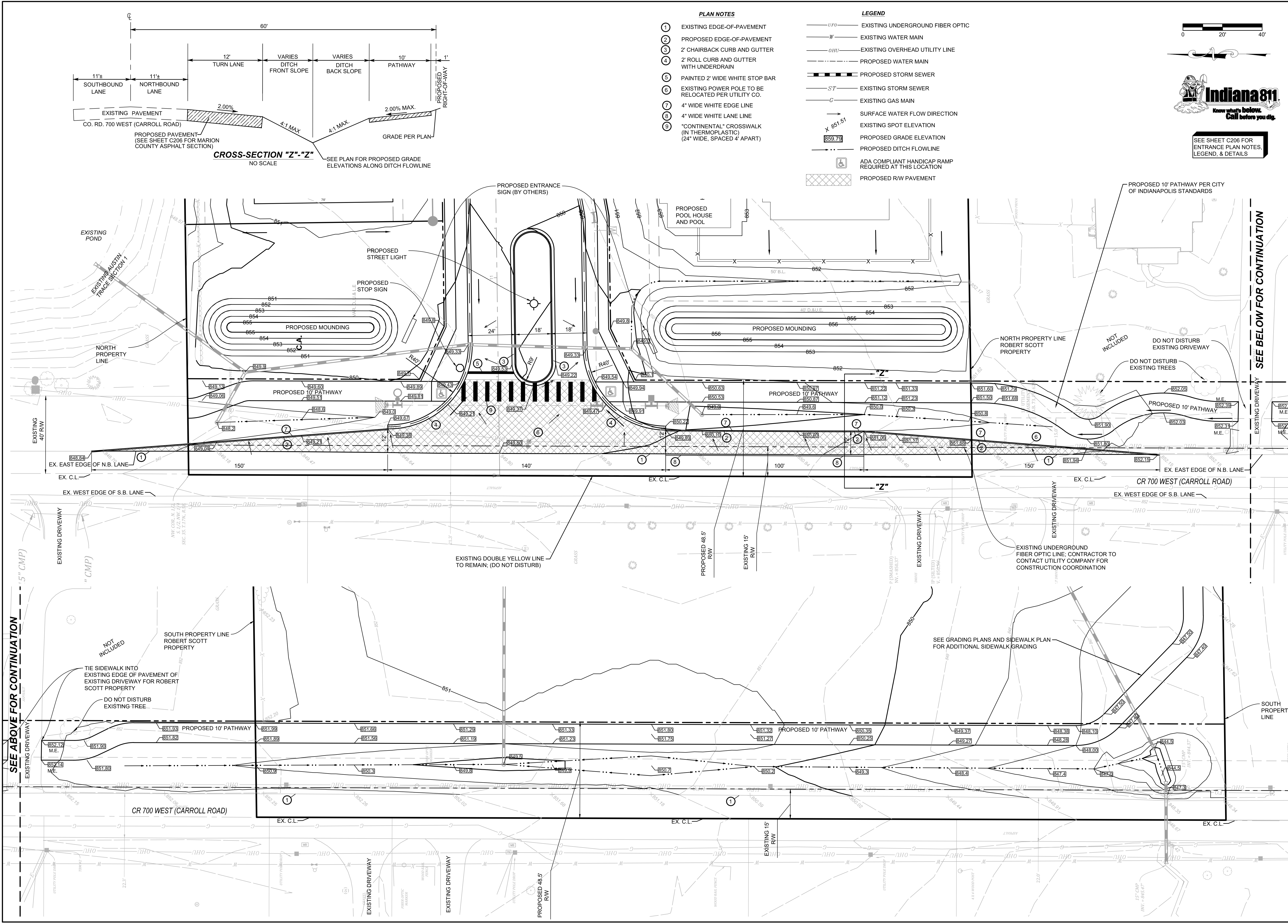
BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #701
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 18003P-S1

Sheet No:

C103

Revisions	Designated	Drawn	Checked	Scale	Date
Date	Sym.	TMF		1" = 50'	11-28-18
01-02-19	GAF				
01-28-19					
PER TAC AND TOWN ENGINEER COMMENT LETTERS					
PER DRAINAGE (GBBEL) & WATER (CEG) COMMENTS					



ENTRANCE PLAN
WEAVER'S LANDING - SECTION ONE
CR 700 WEST & CR 650 WEST
McCordsville, Indiana

CHAD ZIEGLER
REGISTERED
No. PE11200667
STATE OF
INDIANA
PROFESSIONAL ENGINEER

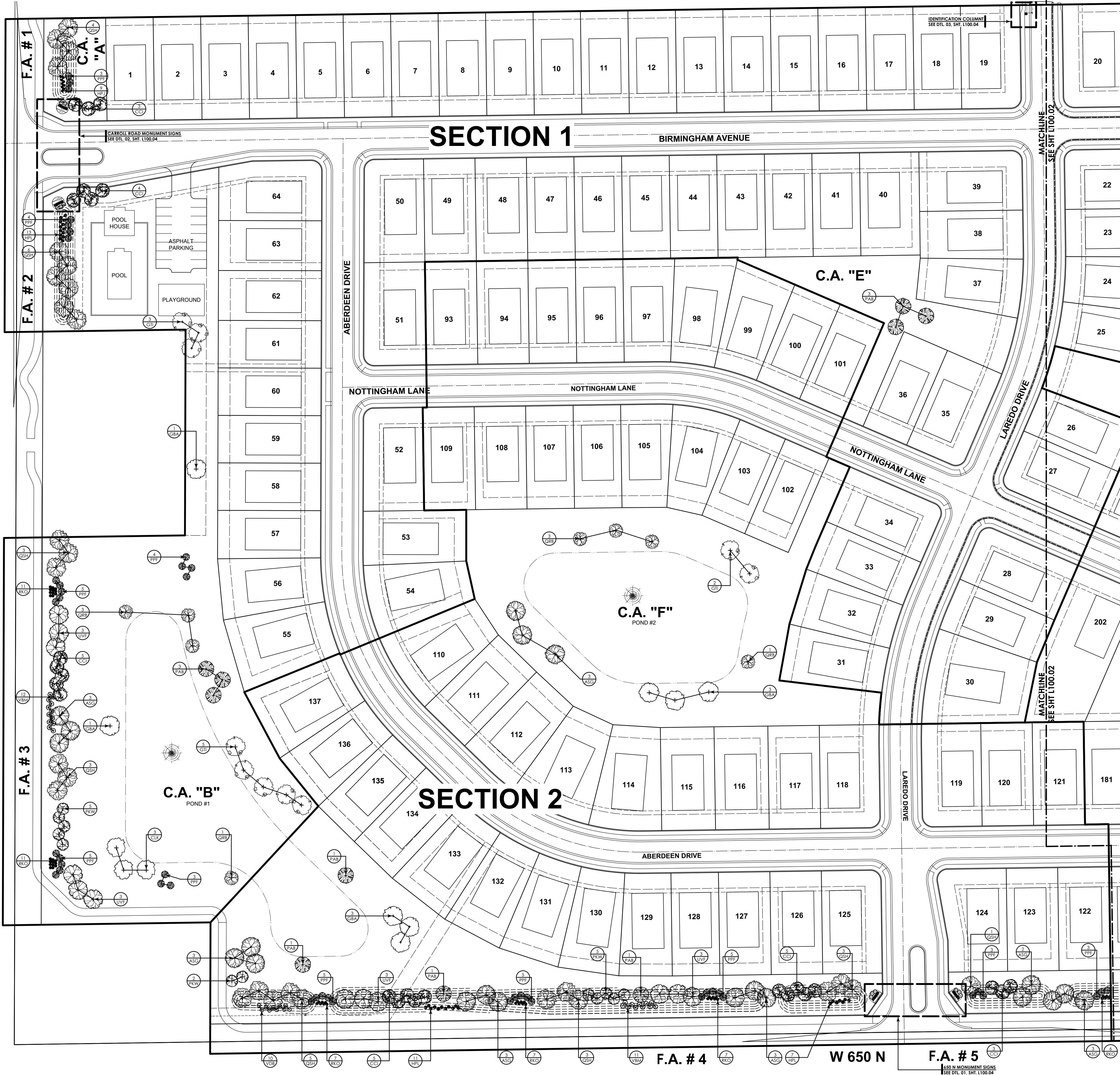
W. Chad Ziegler

Project No: 1803P-S1
Sheet No: C205

Revisions
Date: 01-28-19
Sym: GAF
Designated: GAF
Drawn: GAF
Checked: GAF
Scale: 1" = 20'
Date: 11-28-18

PER TAC AND TOWN ENGINEER COMMENT LETTERS
PER DRAINAGE (DBEL) & WATER (CEG) COMMENTS

CARROLL ROAD



COMMON AREA (C.A.)

PROPOSED: 5 TREES PER ACRE
2 ORNAMENTAL TREES IS EQUIVALENT TO 1 SHADE TREE
C.A. "A": = 10,230 SF: 1 SHADE TREE REQUIRED = 1 SHADE TREE PROVIDED
C.A. "B": = 6.35 ACRES x 5 SHADE TREES/ACRE REQUIRED = 31.75: 20 SHADE TREES PROVIDED,
12 EVERGREEN TREES PROVIDED
C.A. "E": = 23,120 SF: 3 TREES REQUIRED: 3 EVERGREEN TREES PROVIDED
C.A. "F": = 2.4 ACRES x 5 SHADE/ACRE TREES REQUIRED = 12: 12 SHADE TREES PROVIDED

ROAD FRONTAGE AREA (F.A.)

PROPOSED: 7 TREES PER 100 LF
-3 SHADE TREES
-2 EVERGREEN TREES
-2 ORNAMENTAL TREES
PROPOSED: 7 SHRUBS PER 100 LF
F.A. # 1 = 131 LF OF FRONTAGE
PROVIDED: 4 SHADE TREES, 3 EVERGREEN TREES, 3 ORNAMENTAL TREES, & 9 SHRUBS
F.A. # 2 = 182 LF OF FRONTAGE
PROVIDED: 6 SHADE TREES, 4 EVERGREEN TREES, 4 ORNAMENTAL TREES, & 13 SHRUBS
F.A. # 3 = 489 LF OF FRONTAGE
PROVIDED: 15 SHADE TREES, 10 EVERGREEN TREES, 10 ORNAMENTAL TREES, & 34 SHRUBS
F.A. # 4 = 851 LF OF FRONTAGE
PROVIDED: 26 SHADE TREES, 17 EVERGREEN TREES, 17 ORNAMENTAL TREES, & 60 SHRUBS
F.A. # 5 = 127 LF OF FRONTAGE
PROVIDED: 4 SHADE TREES, 3 EVERGREEN TREES, 3 ORNAMENTAL TREES, & 9 SHRUBS

GENERAL NOTE:
1. FOR PLANT SCHEDULE INFORMATION, REFER TO SHEET L100.05.



PO BOX 276
McCordsville, IN 46055
(317) 220-0722

WEAVERS LANDING
C.R. N. 700 W. & C.R. W. 650 N.
VERNON TWP., HANCOCK CO.,
MCCORDSVILLE, INDIANA

03 SEE THIS SHT.	12/20/18
02 SEE THIS SHT.	11/26/18
01 SEE THIS SHT.	05/15/18
NO. REVISION/ISSUE	DATE



DATE ISSUED: MAY 14, 2018
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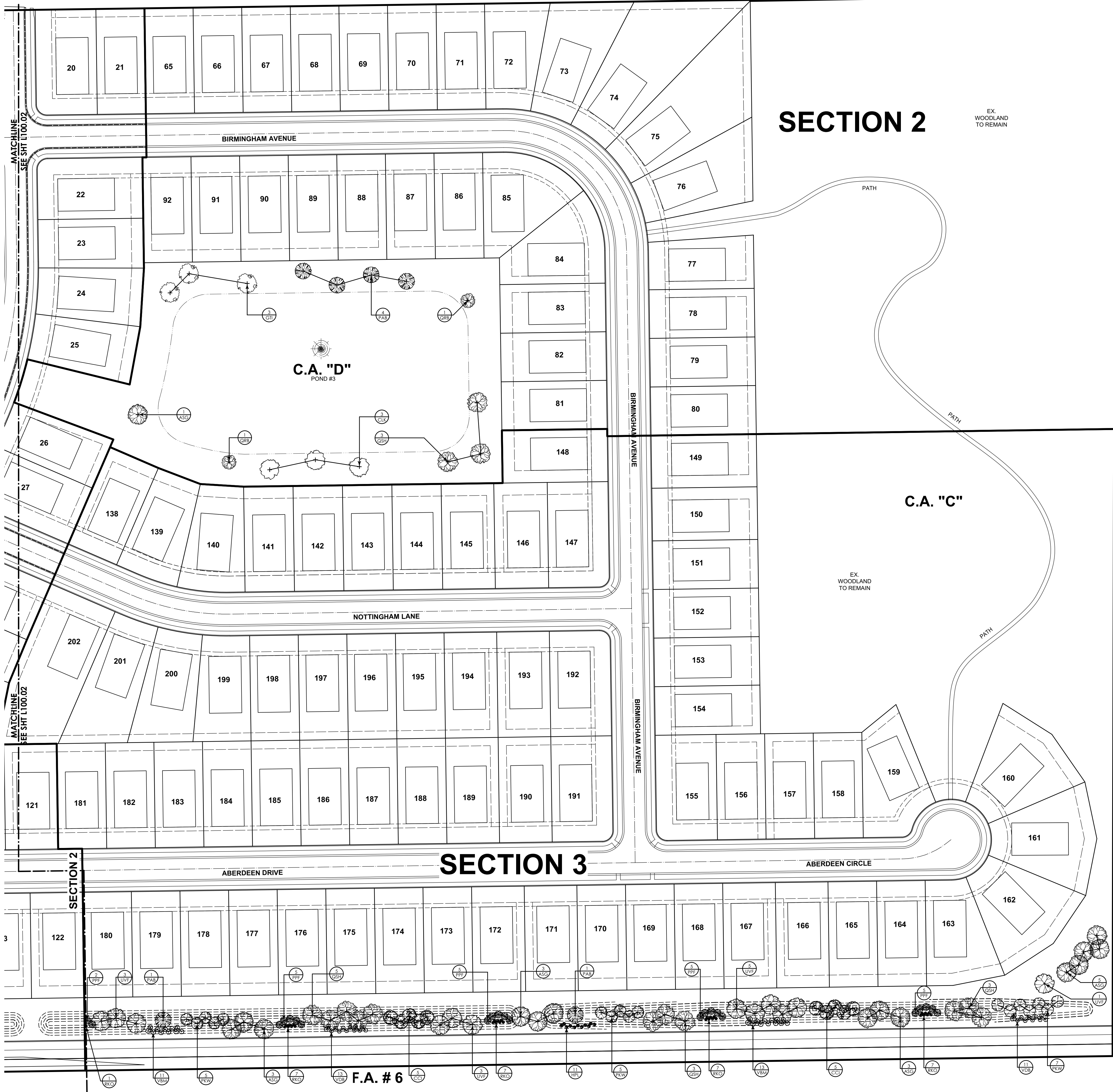
SITE PLANTING PLAN

L100.01

PROJECT NUMBER 20180031



SCALE: 1" = 60'-0"
GRAPHIC SCALE 30' 0 60' 120'



COMMON AREA (C.A.)
PROPOSED: 5 TREES PER ACRE
2 ORNAMENTAL TREES IS EQUIVALENT TO 1 SHADE TREE
C.A. "C": = 9.15 ACRES; EXISTING WOODLAND TO REMAIN: NO TREES REQUIRED
C.A. "D": = 3.05 ACRES x 5 SHADE/ACRE TREES REQUIRED = 15.28: 12 SHADE TREES PROVIDED,
4 EVERGREEN TREES PROVIDED

ROAD FRONTAGE AREA (F.A.)
PROPOSED: 7 TREES PER 100 LF
-3 SHADE TREES
-2 EVERGREEN TREES
-2 ORNAMENTAL TREES
PROPOSED: 7 SHRUBS PER 100 LF

F.A. # 6 = 1,340 LF OF FRONTAGE
PROVIDED: 40 SHADE TREES, 27 EVERGREEN TREES, 27 ORNAMENTAL TREES, & 94 SHRUBS


GENERAL NOTE:
1. FOR PLANT SCHEDULE INFORMATION, REFER TO SHEET L100.05.



PO BOX 276
McCordsville, IN 46055
(317) 220-0722

WEAVERS LANDING
C.R. N. 700 W. & C.R. W. 650 N.
VERNON TWP., HANCOCK CO.,
MCCORDSVILLE, INDIANA

03 SEE THIS SHT.	12/20/18
02 SEE THIS SHT.	11/26/18
01 SEE THIS SHT.	05/15/18
NO. REVISION/ISSUE	DATE


NORTH


DATE ISSUED: MAY 14, 2018

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SITE PLANTING PLAN

L100.02

PROJECT NUMBER 20180031


Know what's below. Call before you dig.

SCALE: 1" = 60'-0"
GRAPHIC SCALE 30' 0 60' 120'

03	SEE THIS SHT.	12/20/18
02	SEE THIS SHT.	11/26/18
01	SEE THIS SHT.	05/15/18
NO. REVISION/ISSUE		DATE



DATE ISSUED: MAY 14, 2018

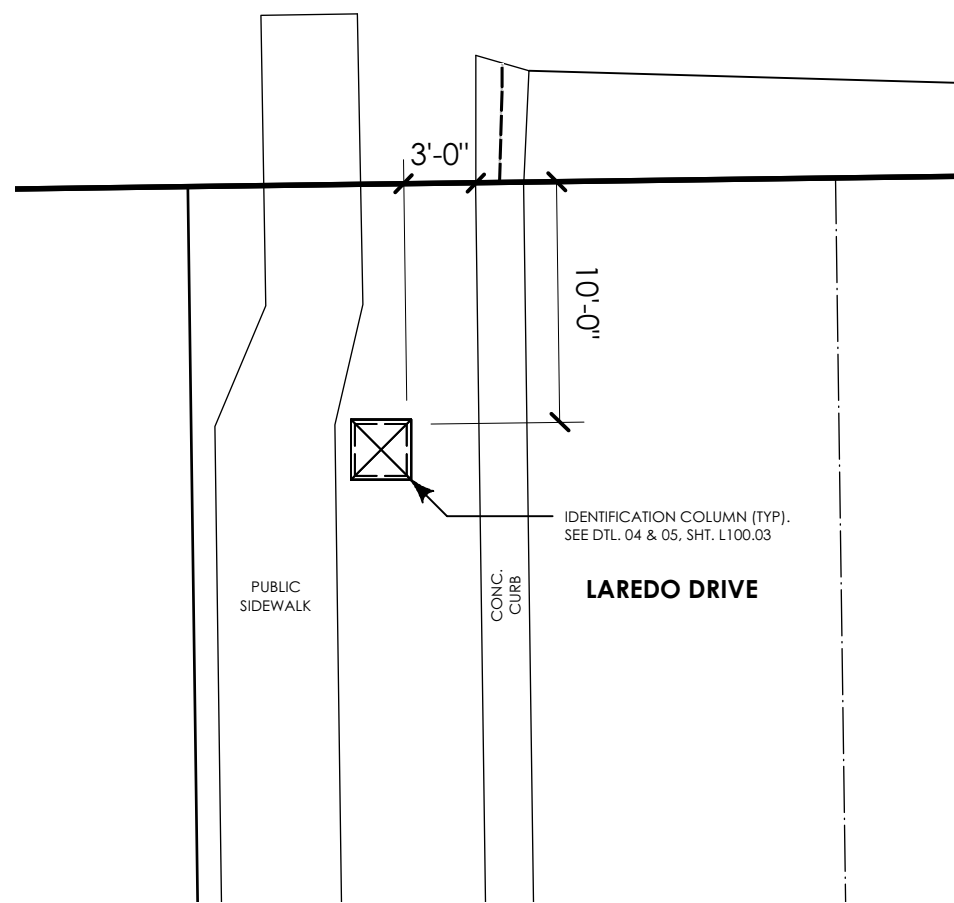
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ENTRY PLANTING &
LAYOUT PLAN

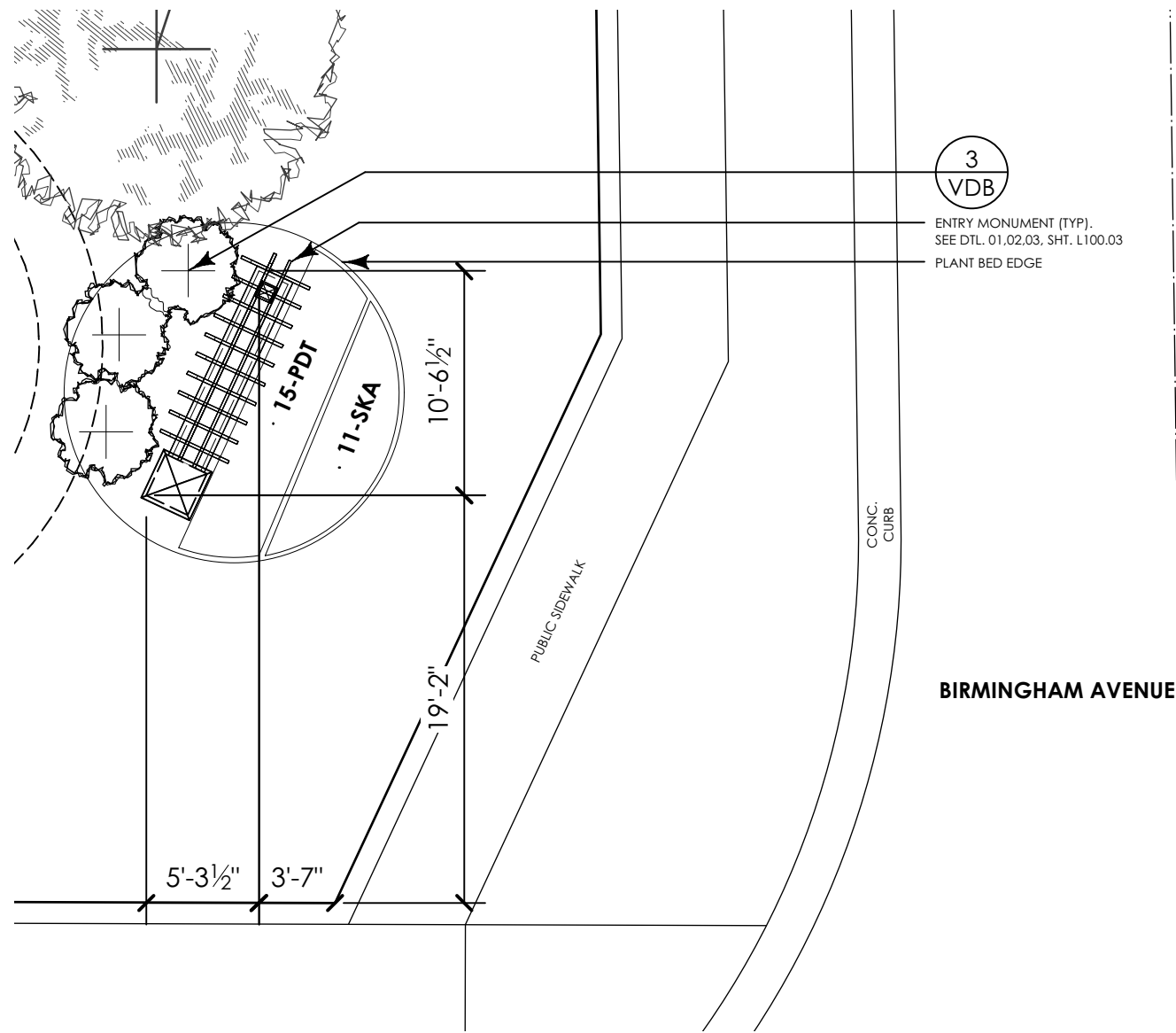
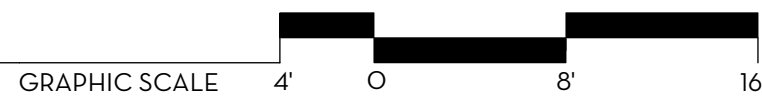
L100.04

PROJECT NUMBER 20180031

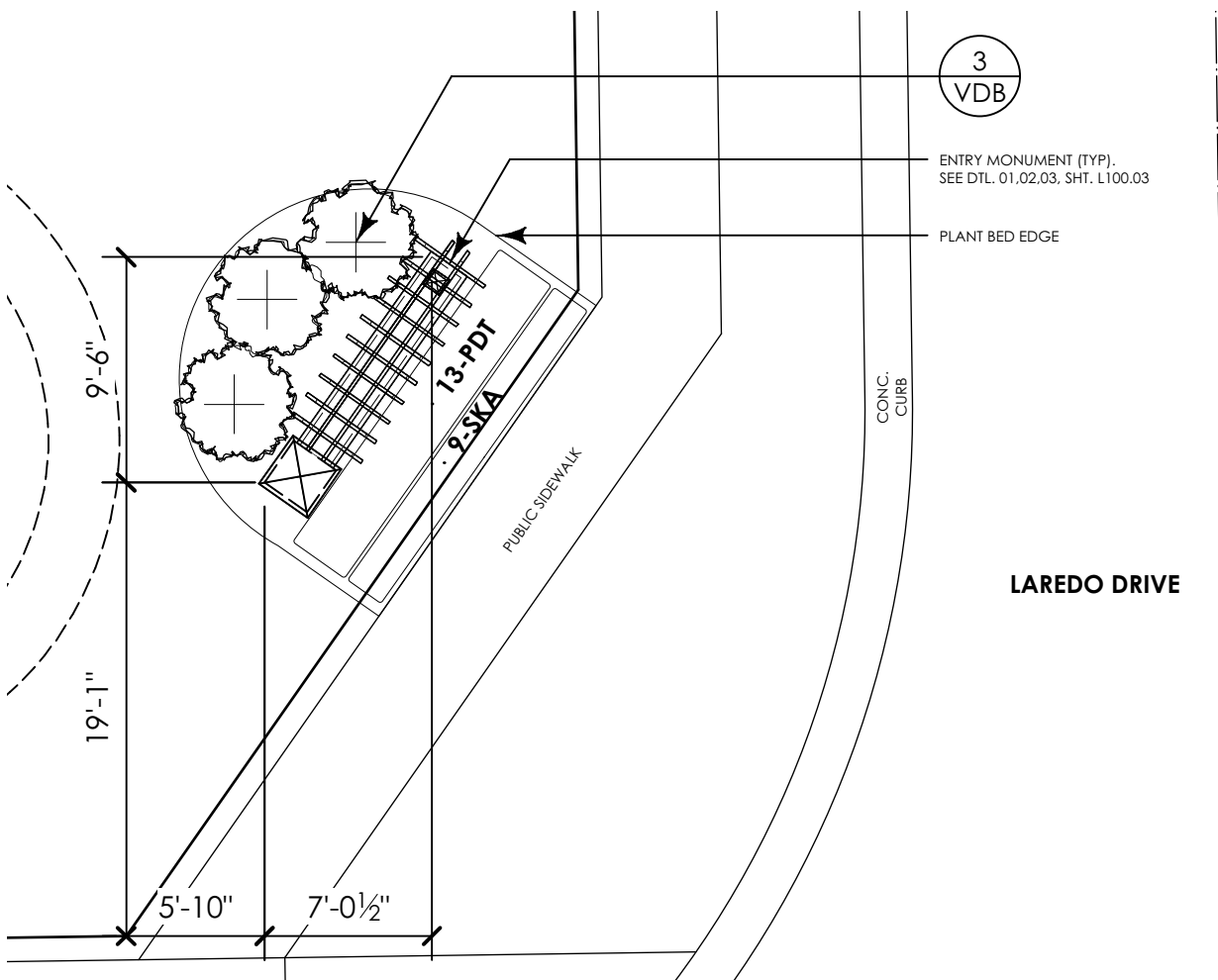
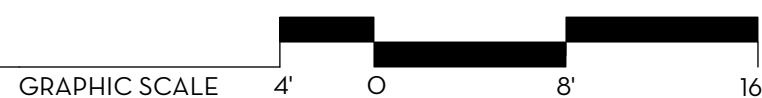
GENERAL NOTE:
1. FOR PLANT SCHEDULE INFORMATION, REFER
TO SHEET L100.05.



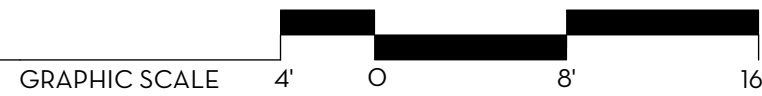
03 IDENTIFICATION COLUMN LAYOUT PLAN
SCALE: 1/8" = 1'-0"



02 CARROLL ROAD ENTRY: PLANTING & LAYOUT PLAN
SCALE: 1/8" = 1'-0"



01 650 NORTH ENTRY: PLANTING & LAYOUT PLAN
SCALE: 1/8" = 1'-0"



03	SEE THIS SHT.	12/20/18
02	SEE THIS SHT.	11/26/18
01	SEE THIS SHT.	05/15/18
NO. REVISION/ISSUE		DATE

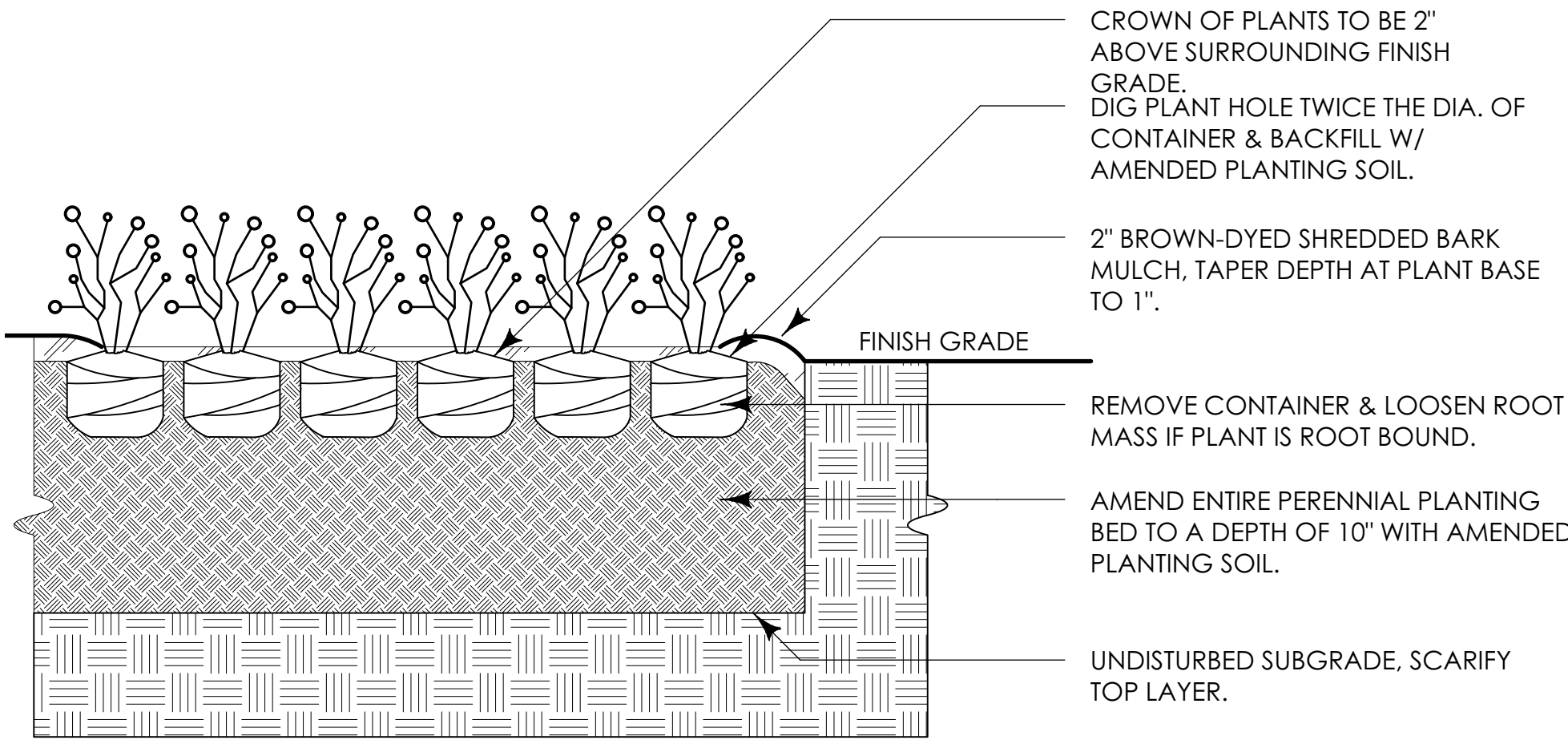


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PLANTING DETAILS

L100.05

PROJECT NUMBER 20180031



05 | PERENNIAL PLANTING

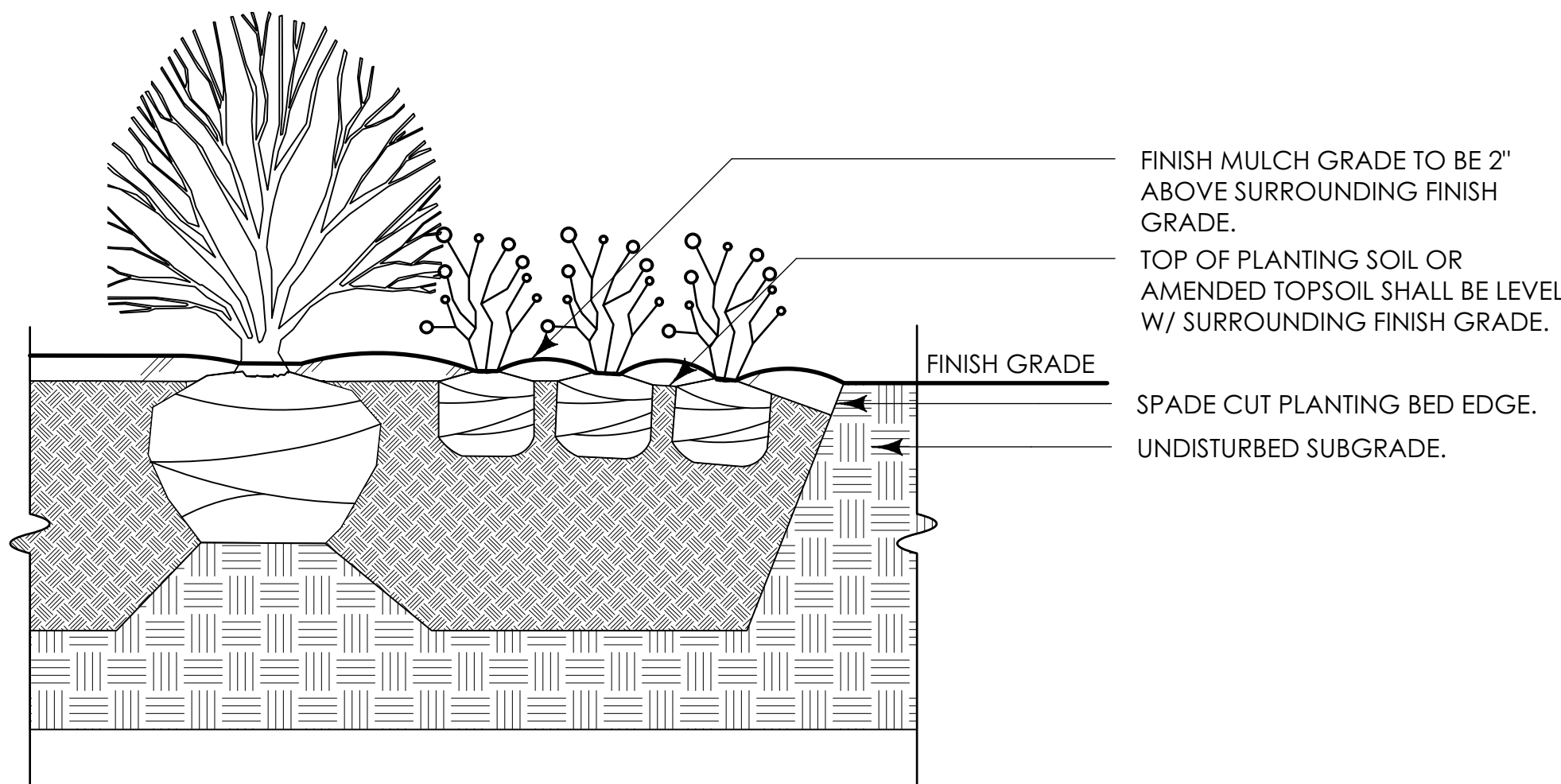
SCALE: NTS

PLANT SCHEDULE - SECTION 1					
	Key Code	Scheduled Size	Common Name	Latin Name	Comments
Trees	ASG	2 1/2" Caliper	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'	Locate as shown
	CCI	1 1/2" Caliper	Thornless Cockspur Hawthorn	Crataegus crus-galli var inermis	Locate as shown
	CLK	2 1/2" Caliper	American Yellowwood	Cladrastis kentukea	Locate as shown
	GBA	2 1/2" Caliper	Autumn Gold Maidenhair Tree	Ginkgo biloba 'Autumn Gold'	Locate as shown
	GHI	2 1/2" Caliper	Imperial Thornless Honeylocust	Gleditsia triacanthos inermis 'Impcole'	Locate as shown
	PAB	7'-8' Height	Norway Spruce	Picea abies	Locate as shown
	PKW	1 1/2" Caliper	Kwanzan Flowering Cherry	Prunus serrulata 'Kwanzan'	Locate as shown
	PPF	7'-8' Height	Colorado Spruce	Picea pungens 'Fat Albert'	Locate as shown
	QRB	2 1/2" Caliper	Regal Prince Oak	Quercus robur x bicolor 'Long'	Locate as shown
	QSH	2 1/2" Caliper	Shumard Oak	Quercus shumardii	Locate as shown
	UVF	2 1/2" Caliper	Valley Forge Elm	Ulmus americana 'Valley Forge'	Locate as shown
Shrubs	HPJ	3 Gallon	Little Lime Hydrangea	Hydrangea paniculata 'Jane'	36" O.C.
	HPL	3 Gallon	Lime Light Hydrangea	Hydrangea paniculata 'Limelight'	48" O.C.
	RKO	3 Gallon	Double Knock Out Shrub Rose	Rosa x 'Radtko'	36" O.C.
	VBM	3 Gallon	Mahawk Viburnum	Viburnum x burkwoodii 'Mahawk'	48" O.C.

PLANT SCHEDULE - SECTION 2					
	Key Code	Scheduled Size	Common Name	Latin Name	Comments
Trees	ASG	2 1/2" Caliper	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'	Locate as shown
	CCI	1 1/2" Caliper	Thornless Cockspur Hawthorn	Crataegus crus-galli var inermis	Locate as shown
	CLK	2 1/2" Caliper	American Yellowwood	Cladrastis kentukea	Locate as shown
	GBA	2 1/2" Caliper	Autumn Gold Maidenhair Tree	Ginkgo biloba 'Autumn Gold'	Locate as shown
	GHI	2 1/2" Caliper	Imperial Thornless Honeylocust	Gleditsia triacanthos inermis 'Impcole'	Locate as shown
	PAB	7'-8' Height	Norway Spruce	Picea abies	Locate as shown
	PKW	1 1/2" Caliper	Kwanzan Flowering Cherry	Prunus serrulata 'Kwanzan'	Locate as shown
	PPF	7'-8' Height	Colorado Spruce	Picea pungens 'Fat Albert'	Locate as shown
	QRB	2 1/2" Caliper	Regal Prince Oak	Quercus robur x bicolor 'Long'	Locate as shown
	QSH	2 1/2" Caliper	Shumard Oak	Quercus shumardii	Locate as shown
	UVF	2 1/2" Caliper	Valley Forge Elm	Ulmus americana 'Valley Forge'	Locate as shown
Shrubs	HPL	3 Gallon	Lime Light Hydrangea	Hydrangea paniculata 'Limelight'	48" O.C.
	RKO	3 Gallon	Double Knock Out Shrub Rose	Rosa x 'Radtko'	36" O.C.
	VBM	3 Gallon	Mahawk Viburnum	Viburnum x burkwoodii 'Mahawk'	48" O.C.
	VDB	3 Gallon	Blue Muffin Arrowwood Viburnum	Viburnum dentatum 'Blue Muffin'	48" O.C.

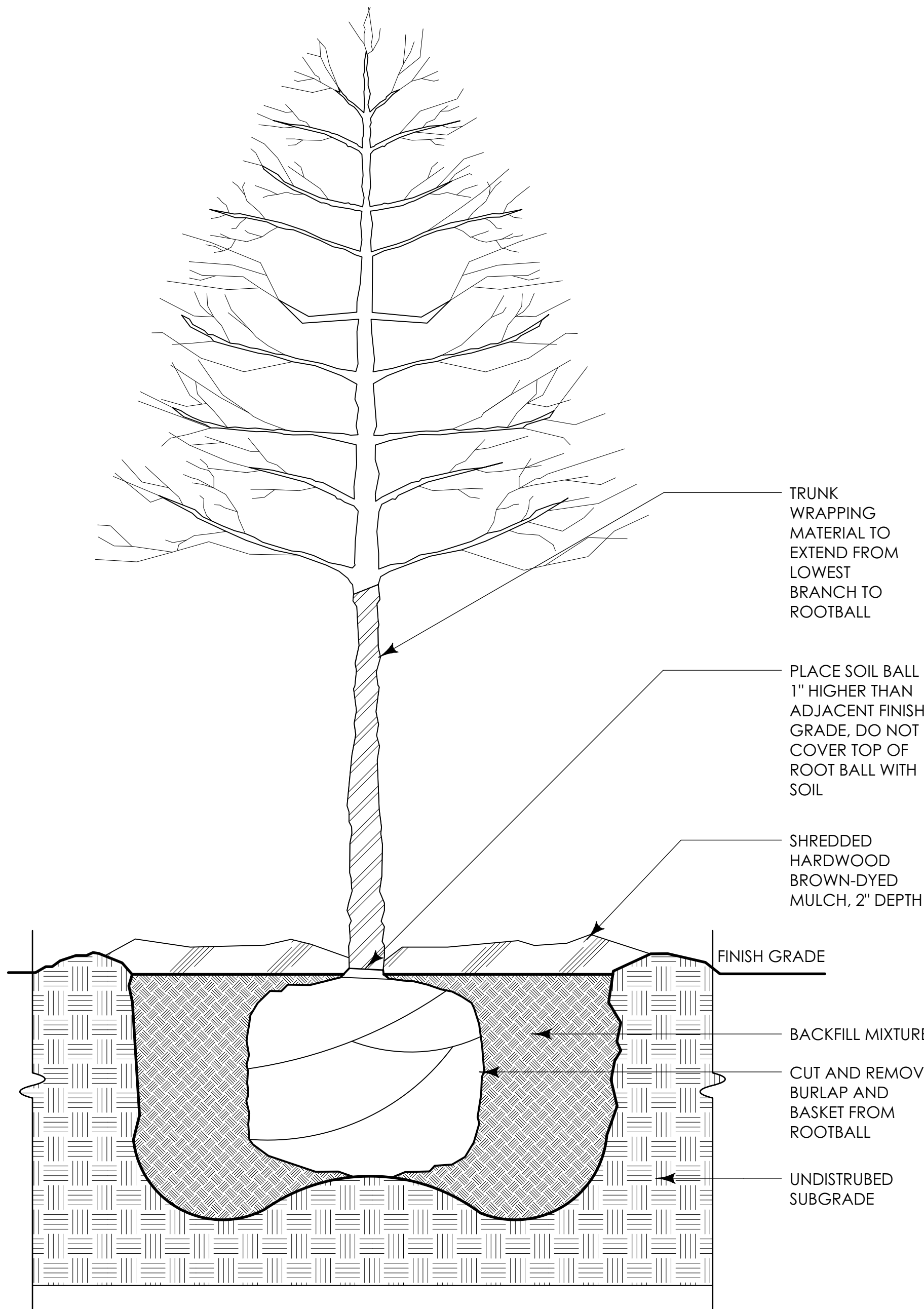
PLANT SCHEDULE - SECTION 3					
	Key Code	Scheduled Size	Common Name	Latin Name	Comments
Trees	ASG	2 1/2" Caliper	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'	Locate as shown
	CCI	1 1/2" Caliper	Thornless Cockspur Hawthorn	Crataegus crus-galli var inermis	Locate as shown
	PAB	7'-8' Height	Norway Spruce	Picea abies	Locate as shown
	PKW	1 1/2" Caliper	Kwanzan Flowering Cherry	Prunus serrulata 'Kwanzan'	Locate as shown
	PPF	7'-8' Height	Colorado Spruce	Picea pungens 'Fat Albert'	Locate as shown
	QSH	2 1/2" Caliper	Shumard Oak	Quercus shumardii	Locate as shown
	UVF	2 1/2" Caliper	Valley Forge Elm	Ulmus americana 'Valley Forge'	Locate as shown
Shrubs	HPL	3 Gallon	Lime Light Hydrangea	Hydrangea paniculata 'Limelight'	48" O.C.
	RKO	3 Gallon	Double Knock Out Shrub Rose	Rosa x 'Radtko'	36" O.C.
	VBM	3 Gallon	Mahawk Viburnum	Viburnum x burkwoodii 'Mahawk'	48" O.C.
	VDB	3 Gallon	Blue Muffin Arrowwood Viburnum	Viburnum dentatum 'Blue Muffin'	48" O.C.

PLANT SCHEDULE - ENTRY					
	Key Code	Scheduled Size	Common Name	Latin Name	Comments
Shrubs	VDB	3 Gallon	Blue Muffin Arrowwood Viburnum	Viburnum dentatum 'Blue Muffin'	48" O.C.
Perennials	PDT	1 Gallon	Dark Towers Penstemon	Penstemon 'Dark Towers'	24" O.C.
	SKA	1 Gallon	Yellow Stonecrop	Sedum kamtschaticum var elaeagnanum	20" O.C.



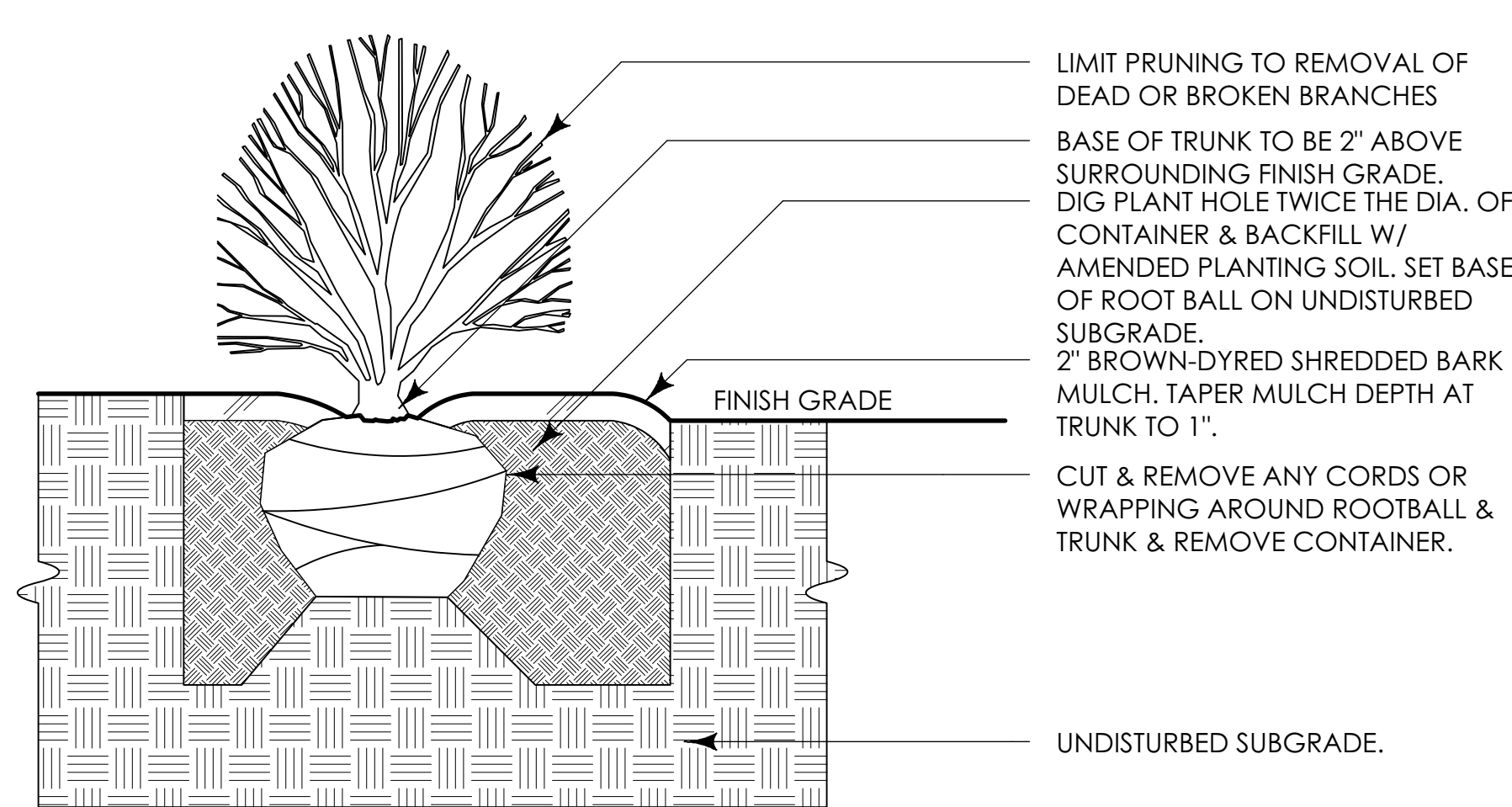
04 | PLANTING BED EDGE

SCALE: NTS



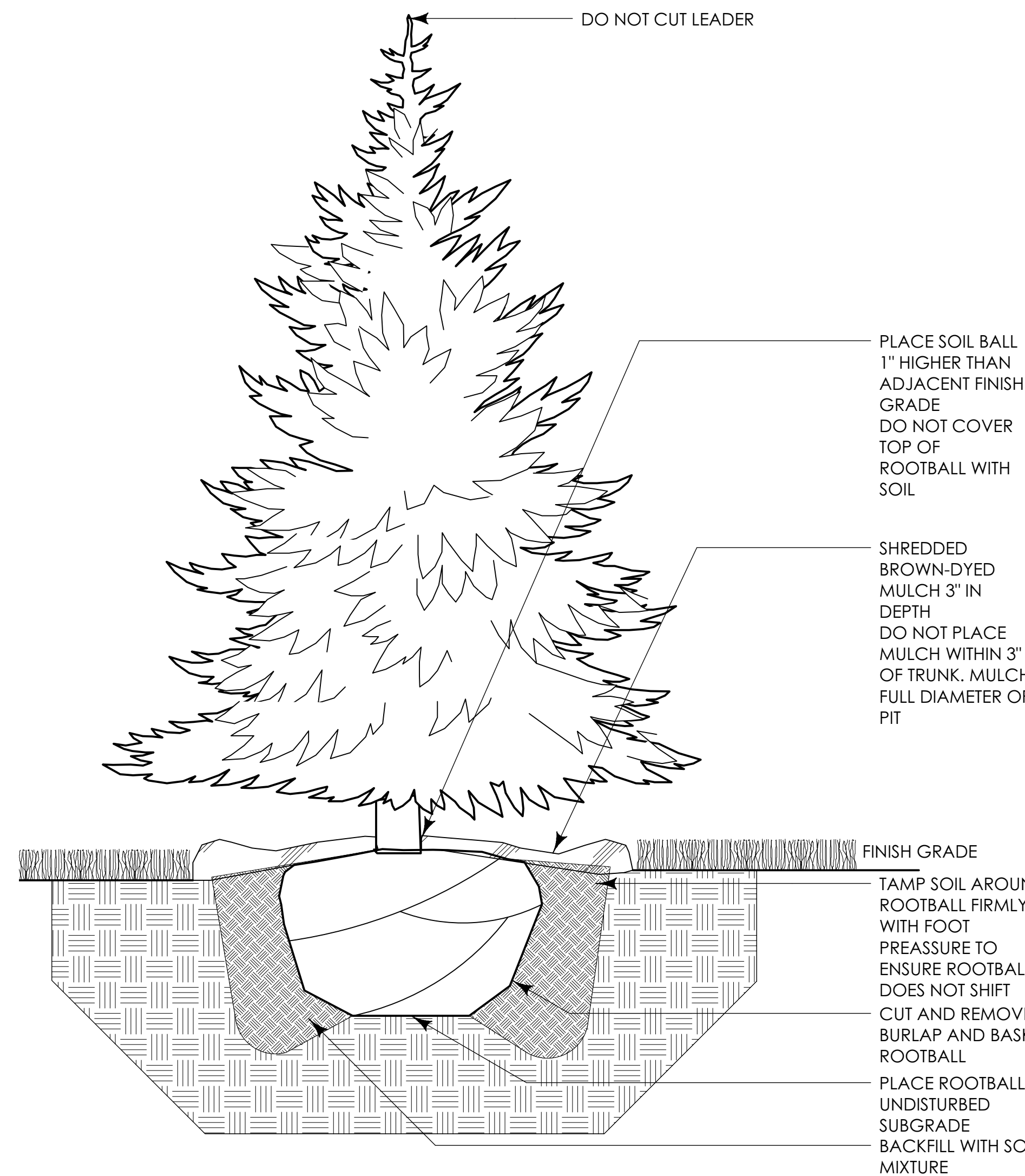
02 | DECIDUOUS TREE PLANTING

SCALE: NTS



03 | SHRUB PLANTING

SCALE: NTS



01 | EVERGREEN TREE PLANTING

SCALE: NTS

PART OF THE S. 1/2, NW 1/4 SEC. 35-T17N-R5E
HANCOCK COUNTY, INDIANA



Brian L. Haggard - Professional Surveyor - Indiana - # LS29800001



PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: DM
Checked:	Date:	Checked:	Date:	Checked:	Date:	Scale: 1"=50'
REVISIONS						Date: 1/2/19
						Project: 18003P
						Sheet 1 of 4

Sheet 1 of 4

PART OF THE S. 1/2, NW 1/4 SEC. 35-T17N-R5E
HANCOCK COUNTY, INDIANA



Brian L. Haggard - Professional Surveyor - Indiana - # LS29800001



PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: DM
Checked:	Date:	Checked:	Date:	Checked:	Date:	Scale: 1"=50'
REVISIONS						Date: 1/2/19
						Project: 18003P
						Sheet 2 of 4

Sheet 2 of 4

WEAVER'S LANDING, SECTION 1 - FINAL PLAT

PART OF THE S. 1/2, NW 1/4 SEC. 35-T17N-R5E
HANCOCK COUNTY, INDIANA

WEAVER'S LANDING, SECTION 1 - FINAL PLAT

PART OF THE S. 1/2, NW 1/4 SEC. 35-T17N-R5E
HANCOCK COUNTY, INDIANA

I, the undersigned Professional Surveyor, hereby certify that the included plat correctly represents a subdivision of a part of the South Half of the Northwest Quarter of Section 35, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, said part more particularly described as follows:

LAND DESCRIPTION

That portion of the South Half of the Northwest Quarter of Section 35, Township 17 North, Range 5 East of the Second Principal Meridian in Hancock County, Indiana, being described as follows:

BEGINNING at a mag nail with washer stamped "Banning Eng. Firm #0060" marking the southwest corner of Austin Trace, Section 2 as per plat thereof recorded as Instrument Number 010000799 in the Office of the Recorder of Hancock County, Indiana, also being the northwest corner of said South Half of the Northwest Quarter; thence North 89 degrees 12 minutes 37 seconds East along the north line thereof 1,470.41 feet; thence South 00 degrees 47 minutes 23 seconds East 184.00 feet; thence South 89 degrees 12 minutes 37 seconds West 72.51 feet; thence South 10 degrees 22 minutes 57 seconds West 72.51 feet; thence North 76 degrees 11 minutes 36 seconds West 130.00 feet to the beginning of a non-tangent curve to the right having a radius of 477.00 feet and a central angle of 06 degrees 41 minutes 15 seconds, the radius point of which bears North 76 degrees 11 minutes 36 seconds West; thence southwesterly along the arc of said curve 55.68 feet to a point which bears South 69 degrees 30 minutes 21 seconds East from said radius point; thence South 69 degrees 30 minutes 21 seconds East 130.76 feet; thence South 23 degrees 21 minutes 48 seconds West 269.28 feet; thence South 22 degrees 28 minutes 54 seconds West 57.65 feet; thence South 11 degrees 29 minutes 27 seconds West 77.69 feet; thence South 89 degrees 11 minutes 26 seconds West 184.07 feet to the beginning of a non-tangent curve to the right having a radius of 477.00 feet and a central angle of 04 degrees 51 minutes 09 seconds, the radius point of which bears South 88 degrees 03 minutes 16 seconds East; thence northeasterly along the arc of said curve 40.40 feet to a point which bears North 83 degrees 12 minutes 07 seconds West from said radius point; thence North 83 degrees 12 minutes 07 seconds West 130.00 feet; thence North 10 degrees 13 minutes 19 seconds East 72.51 feet; thence North 17 degrees 04 minutes 12 seconds East 72.51 feet; thence North 21 degrees 55 minutes 43 seconds East 30.39 feet; thence North 23 degrees 21 minutes 48 seconds East 109.86 feet; thence North 66 degrees 38 minutes 12 seconds West 201.80 feet; thence North 12 degrees 06 minutes 24 seconds East 2.86 feet; thence South 89 degrees 12 minutes 37 seconds West 395.41 feet; thence South 00 degrees 47 minutes 23 seconds East 184.00 feet; thence South 89 degrees 12 minutes 37 seconds West 5.27 feet; thence South 00 degrees 47 minutes 23 seconds East 130.00 feet; thence North 89 degrees 12 minutes 37 seconds East 53.25 feet; thence South 00 degrees 01 minutes 16 seconds West 64.57 feet; thence South 12 degrees 31 minutes 52 seconds East 49.20 feet; thence South 67 degrees 33 minutes 49 seconds West 184.00 feet; to the beginning of a non-tangent curve to the right having a radius of 327.00 feet and a central angle of 00 degrees 17 minutes 36 seconds, the radius point of which bears North 67 degrees 33 minutes 49 seconds East; thence northwesterly along the arc of said curve 1.67 feet to a point which bears South 67 degrees 51 minutes 25 seconds West from said radius point; thence South 67 degrees 51 minutes 25 seconds West 130.00 feet; thence South 28 degrees 05 minutes 56 seconds East 94.83 feet; thence South 38 degrees 56 minutes 11 seconds East 77.80 feet; thence South 42 degrees 52 minutes 09 seconds West 200.23 feet to the northeast corner of the land of Maxwell Klapak as described in Instrument Number 201702494 in said county records; thence South 89 degrees 11 minutes 26 seconds West along the north line of said land 262.44 feet to the west line of said South Half of the Northwest Quarter; thence North 00 degrees 10 minutes 21 seconds East 489.42 feet to the southwest corner of the land of Robert Scott as described in Instrument Number 73-6297 in said county records; thence North 89 degrees 11 minutes 40 seconds East along the south line and the easterly prolongation thereof 228.66 feet to the southeast corner of the land of _____ as described in Instrument Number _____ in said county records; thence North 00 degrees 10 minutes 21 seconds East along the east line thereof 260.00 feet; thence South 89 degrees 11 minutes 40 seconds West along the north line and the westerly prolongation thereof 228.66 feet to the west line of said South Half of the Northwest Quarter; thence North 00 degrees 10 minutes 21 seconds East along said west line 395.52 feet to the POINT OF BEGINNING, 22.615 acres, more or less.

This subdivision consists of 64 lots numbered 1-64 (all inclusive) and 3 Common Areas labeled "A", "B" and "C". The size of lots and width of streets are shown in feet and decimal parts thereof.

I further certify that I am a Professional Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross-referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-referenced survey on any lines that are common with the new subdivision.

Witness my signature this ____ day of _____, 201__.

Brian L. Haggard
#LS29800001 - State of Indiana

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Premier Land Company, LLC, owners of the real estate described in Instrument # _____ as recorded in the Hancock County Recorder's Office, do hereby certify that we have laid off, platted and subdivided, said real estate in accordance with the within plat. We do further certify that this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as Weaver's Landing, Section 1. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

A perpetual utility easement is hereby granted to any private or public utility or municipal department, their successors and assigns, within the area shown on the plat and marked "Utility Easement", to install, lay, construct, renew, operate, maintain and remove conduits, cables, pipes, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone, internet, cable tv, electric and gas, sewer and water service as a part of the respective utility systems; also is granted (subject to the prior rights of the public therein or other governing codes and ordinances) the right to use the streets and lots with aerial service wires to serve adjacent lots and street lights, the right to cut down and remove or trim and keep trimmed any trees or shrubs that interfere or threaten to interfere with any of the said private or public utility equipment, and the right is hereby granted to enter upon the lots at all times for all of the purposes aforesaid. No permanent structures, fences, or trees shall be placed on said area as shown on the plat and marked "Utility Easement," but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid user or the rights herein granted.

In addition, this Deed shall dedicate to the Town of McCordsville, Indiana, any and all sewer infrastructure installed for, by or on behalf of the undersigned, said infrastructure to include but not be limited to the sewer collection system, force main, lift station, or any other component part of the sewer system which serves the subject subdivision.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby maintained in violation hereof, is hereby dedicated to the Town of McCordsville, Indiana, its assigns or designated agent or representative.

CERTIFICATE OF OWNERSHIP

LEGEND

- D. - DRAINAGE
- U. - UTILITY
- L. - LANDSCAPE
- E. - EASEMENT
- R/W - RIGHT OF WAY
- B.S.L. - BUILDING SETBACK LINE
- SQ. FT. - SQUARE FEET
- XXXX - ADDRESS
- - 5/8" REBAR WITH CAP STAMPED "BANNING ENG FIRM #0060" SET
- - 5/8" REBAR WITH ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060" SET
- ⊗ - MAG NAIL WITH WASHER STAMPED "BANNING ENG FIRM #0060" SET

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDED OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.

○ DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

● DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

Premier Land Company, LLC, does hereby certify that it is the owner of the property described in the above caption and that as such owner it has caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as its free and voluntary act and deed.

Owner _____

Signature _____

Title _____

State of Indiana)

County of _____) ss

Before me, the undersigned, a Notary Public in for said County and State, personally appeared _____ and acknowledged the execution of this Instrument as his voluntary act and deed and affixed his signature hereto.

Witness my signature and seal this ____ day of _____, 201__.

Notary Public _____

Be it resolved by the McCordsville Town Council of McCordsville, Indiana, that the dedications shown on this plat are approved and accepted this ____ day of _____, 201__.

President _____

MCCORDSVILLE ADVISORY PLAN COMMISSION

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission the ____ day of _____, 201__, under the authority provided by:

Devin L. Stetter _____ John F. Price _____

NOTES:

1) Cross-reference is hereby made to a survey plat dated _____ prepared by Banning Engineering.

2) Dedicated Right-of-Way in this subdivision consists of 4.668 acres and 3512 lineal feet as measured along the centerline of the road.

SUPPLEMENTARY DECLARATION

This plat, together with all lots, streets, common areas, and real estate described herein is subject in all respects to the Declaration of Covenants Conditions and Restrictions of Weaver's Landing recorded with the Recorder of Hancock County Indiana, in Instrument # _____ (the "Covenants"), and this constitutes, a supplement declaration within the meaning of the Covenants.

DRAINAGE COVENANT

Channels, tile drains 8-inch or larger, inlets and outlets of detention and retention ponds, and appurtenances thereto within designated drain easements are extensions of the McCordsville's stormwater drainage system and are the responsibility of the McCordsville Drainage Board and/or the McCordsville Public Works Commissioner. Drainage swales and tile drains less than 8-inch in inside diameter shall be the responsibility of the property owner or homeowner association.

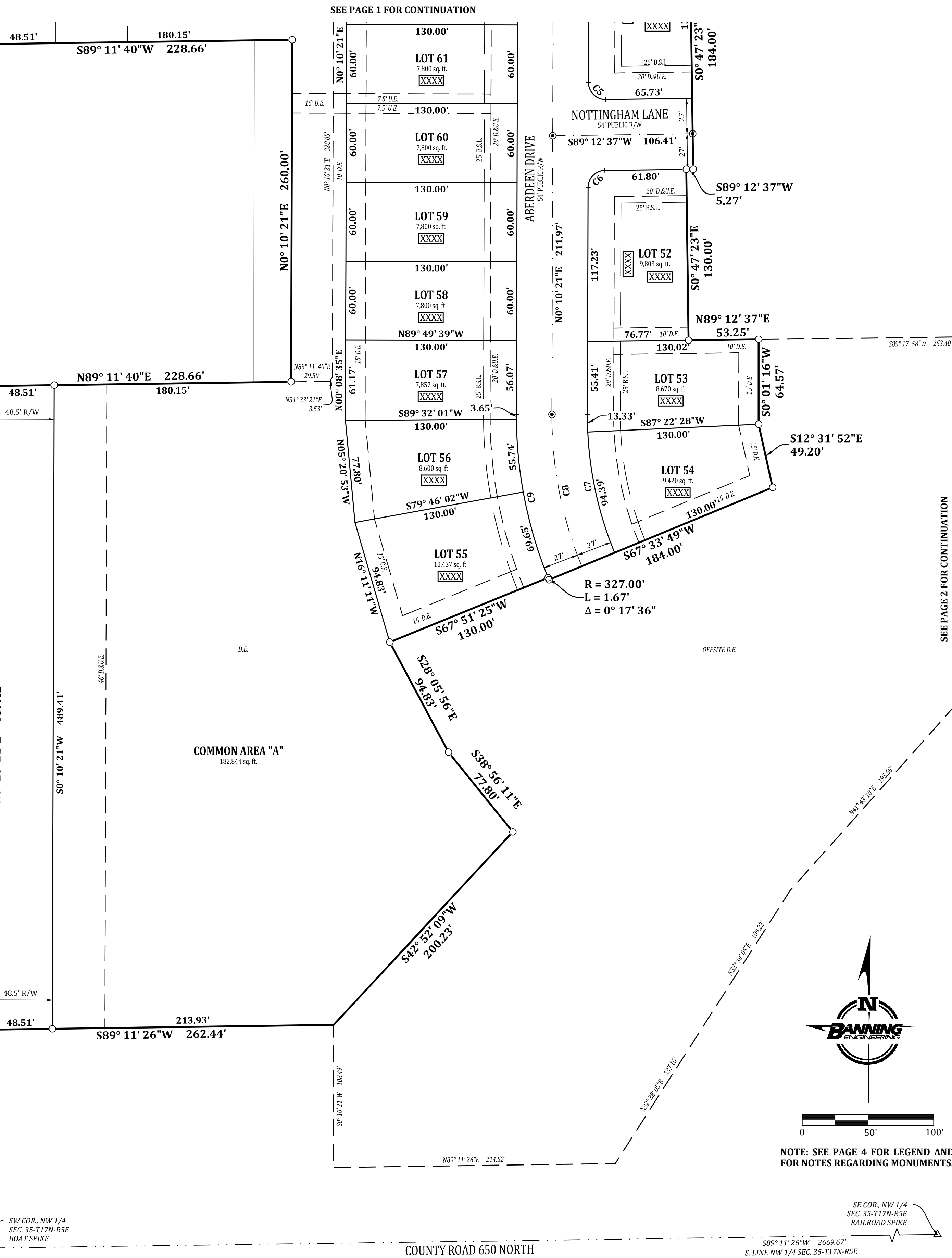
A petition addressed to the McCordsville Drainage Board has been filed in duplicate with the McCordsville Town Engineer, requesting that the subdivision's storm drainage system and its easements be accepted into the regulated drain system. Channels, tile drains 8-inch or larger, inlets and outlets of detention and retention ponds, and appurtenances thereto within designated drain easements are extensions of the McCordsville's stormwater drainage system and are the responsibility of the McCordsville Drainage Board and/or the McCordsville Public Works Commissioner. Drainage swales and tile drains less than 8-inch in inside diameter shall be the responsibility of the property owner or homeowner association. The storm drainage system and its easements that are accepted in to the regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDE's). Regulated Drainage Easements are stormwater easements and drainage rights of way that are hereby dedicated to the public and to McCordsville, Indiana, for the sole and exclusive purpose of controlling surface water and/or for installation, operation, and maintenance of storm sewer and tile drains as defined in McCordsville Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code. All other storm drainage easements have not been accepted into the town's system. All drainage improvements performed relative to the conveyance of Stormwater runoff and the perpetual maintenance thereof, with the latter easements, shall be the responsibility of the owner or homeowner association. The McCordsville Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof. This subdivision contains ____ linear feet of open ditches and ____ feet of subsurface drains that will be included in the Town's Regulated Drainage System.

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Brian L. Haggard

MINIMUM REQUIREMENTS	
Minimum Lot Area	7,800 square feet
Minimum Lot Width at Building Line	60'
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	6'
Aggregate Side Yard Setback	15'
Minimum Rear Yard Setback	25'
Minimum Livable Floor Area	1,600 square feet (single story)
	1,900 square feet (multi-story)
Maximum Lot Coverage	40%
Maximum Height - Principal	35'

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	39.69'	25.00'	90°57'44"	25.42'	S45°18'31"E	35.65'
C2	38.85'	25.00'	89°02'16"	24.58'	S44°41'29"W	35.06'
C3	20.64'	13.00'	90°57'44"	13.22'	N45°18'31"W	18.54'
C4	20.20'	13.00'	89°02'16"	12.78'	S44°41'29"W	18.23'
C5	20.64'	13.00'	90°57'44"	13.22'	S45°18'31"E	18.54'
C6	20.20'	13.00'	89°02'16"	12.78'	S44°41'29"W	18.23'
C7	107.73'	273.00'	22°36'32"	54.57'	S11°07'55"E	107.03'
C8	118.38'	300.00'	22°36'32"	59.97'	S11°07'55"E	117.61'
C9	129.03'	327.00'	22°36'32"	65.37'	S11°07'55"E	128.20'
C10	20.42'	13.00'	90°00'00"	13.00'	N44°12'37"E	18.38'
C11	20.42'	13.00'	90°00'00"	13.00'	S45°47'23"E	18.38'
C12	20.42'	13.00'	90°00'00"	13.00'	S44°12'37"W	18.38'

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C13	20.42'	13.00'	90°00'00"	13.00'	N45°47'23"W	18.38'
C14	178.32'	423.00'	24°09'11"	90.50'	N11°17'13"E	177.00'
C15	189.70'	450.00'	24°09'11"	96.28'	N11°17'13"E	188.30'
C16	201.08'	477.00'	24°09'11"	102.06'	N11°17'13"E	199.59'
C17	20.42'	13.00'	90°00'00"	13.00'	N68°21'48"E	18.38'
C18	20.42'	13.00'	90°00'00"	13.00'	S21°38'12"E	18.38'
C19	20.42'	13.00'	90°00'00"	13.00'	S68°21'48"W	18.38'
C20	20.42'	13.00'	90°00'00"	13.00'	N21°38'12"W	18.38'
C21	155.52'	423.00'	21°03'57"	78.65'	S12°49'50"W	154.65'
C22	166.92'	450.00'	21°15'08"	84.43'	S12°44'14"W	165.96'
C23	178.31'	477.00'	21°25'04"	90.21'	S12°39'16"W	177.27'



Witness my signature this ____ day of _____, 201__.

Signature _____

Brian L. Haggard - Professional Surveyor - Indiana - # LS29800001

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WEB: www.BanningEngineering.com

Revisions	PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: DM
	Checked:	Date:	Checked:	Date:	Checked:	Date:	
							Scale: 1"=50'
							Date: 1/2/19
							Project: 18003P
							Sheet 3 of 4

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Revisions	PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: DM
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							Scale: NA
							Date: 1/2/19
							Project: 18003P
							Sheet 4 of 4

PART OF THE S. 1/2, NW 1/4 SEC. 35-T17N-R5E
HANCOCK COUNTY, INDIANA



Signature_____

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