

# JACOBI FARMS

## PRELIMINARY PLAN

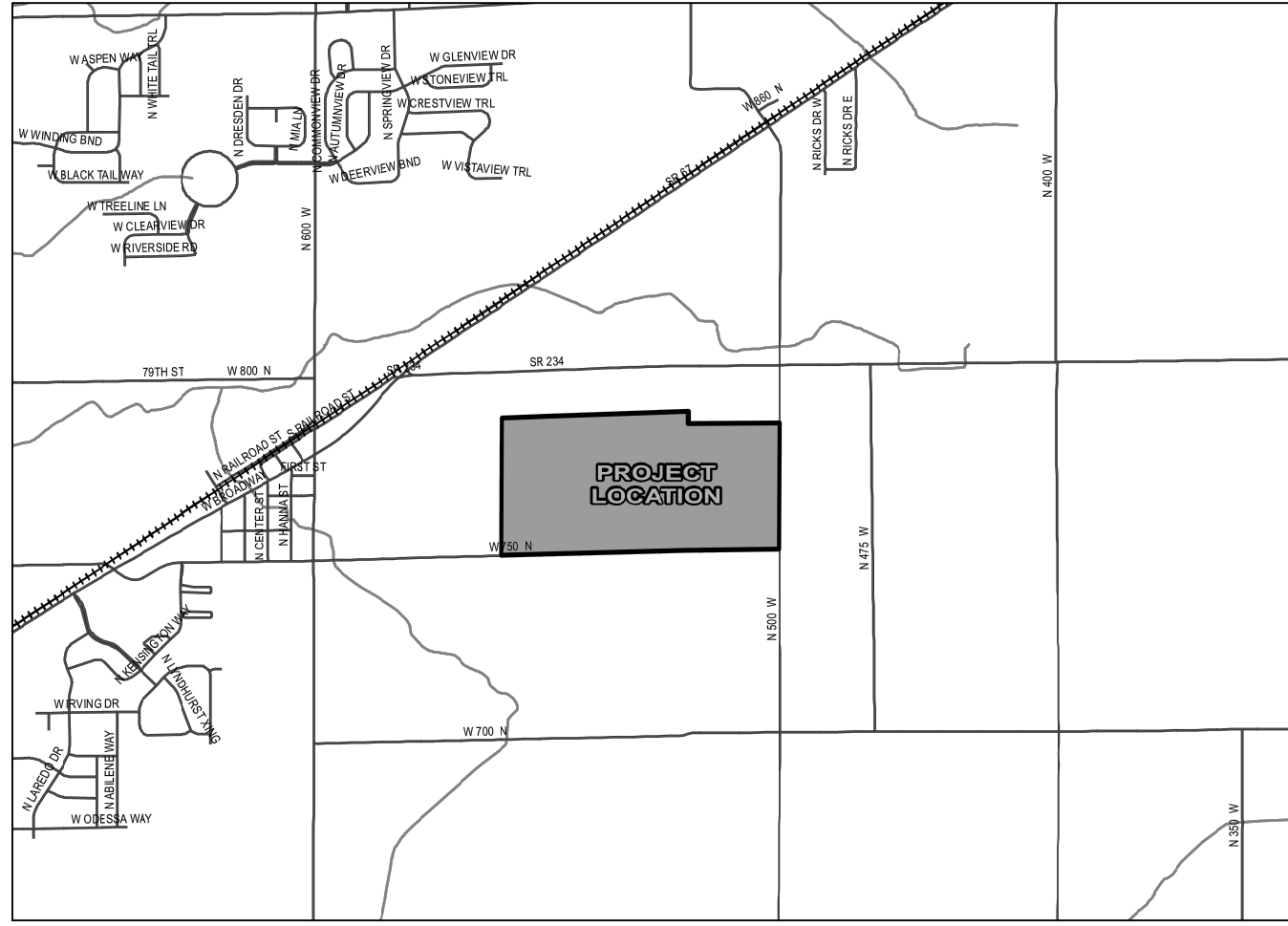
### Pulte Homes of Indiana, L.L.C.

**DEVELOPER:**  
 PULTE HOMES OF INDIANA, L.L.C.  
 REX RAMAGE  
 11590 N. MERIDIAN ST., SUITE 530  
 CARMEL, INDIANA 46032  
 (317) 575-2350  
 Rex.Ramage@pultegroup.com

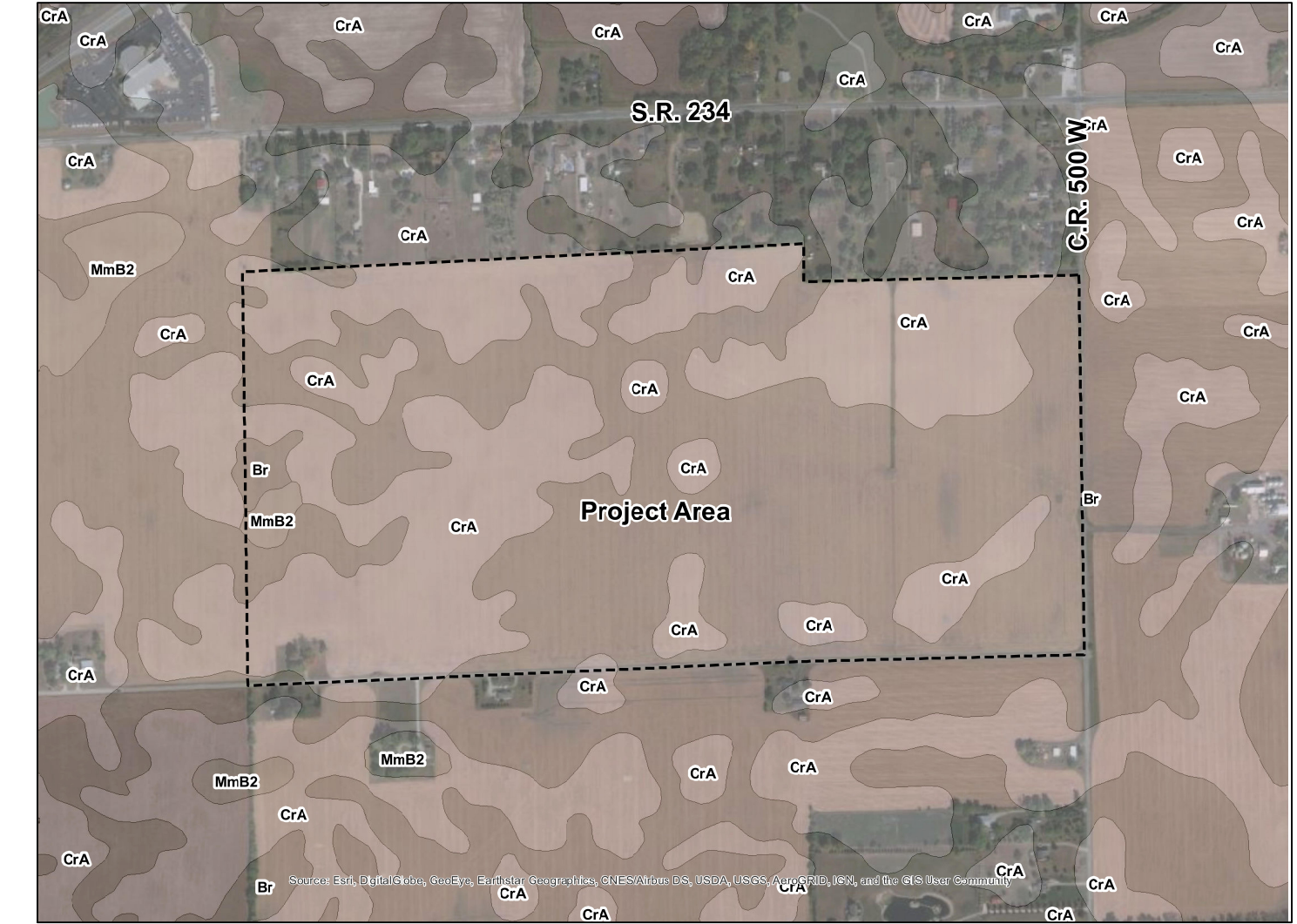
**CIVIL ENGINEER and SURVEYOR:**  
 HWC ENGINEERING  
 135 N. PENNSYLVANIA ST., SUITE 2800  
 INDIANAPOLIS, IN 46204  
 (317) 347-3663  
 bburke@hwcengineering.com

**PROPERTY ADDRESS**  
 5560 W 750N  
 MCCORDSVILLE, IN 46055

	DEVELOPMENT STANDARDS			
	AREA A TOWN CENTER TRANSITION AREA	AREA B NEO-TRADITIONAL AREA	AREA C MEDIUM DENSITY AREA	AREA D LOW DENSITY AREA
ACTUAL NUMBER OF LOTS	88	94	266	37
MAX. NUMBER OF LOTS	100	125	275	40
MIN. LOT AREA	1,000 SF	6,600 SF	7,700 SF	11,000 SF
MIN. LOT WIDTH	20'	53'	62'	80'
MIN. LOT FRONTAGE	20'	30'	30'	30'
MIN. FRONT YARD SETBACK	10'	20'	25'	30'
MIN. SIDE YARD SETBACK	7.5'	5'	5'	4'
MIN. BUILDING SEPARATION	15'	10'	10'	15'
MIN. REAR YARD SETBACK	20'	15'	15'	15'
MIN. HOME SIZE	1,500 SF	1,600 SF (1s) 2,100 SF (2s)	1,800 SF (1s) 2,400 SF (2s)	2,300 SF (1s) 2,600 SF (2s)
MIN. GROUND FLOOR LIVING AREA	300 SF	N/A	N/A	N/A
MAX. LOT COVERAGE	N/A	55%	55%	50%
MAX. STRUCTURE HEIGHT	40'	35'	35'	35'



**LOCATION MAP**  
 SCALE 1" = 1 MILE



**SOILS MAP**  
 NOT TO SCALE

**SOILS LEGEND**  
 BR BROOKSTON SILTY CLAY LOAM  
 CRA CROSBY SILTY LOAM, 0 TO 3 PERCENT SLOPES  
 MMB2 MIAMI SILTY LOAM, 2 TO 6 PERCENT SLOPES, ERODED

### SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1-C1.6	DEVELOPMENT PLAN
C1.7-C1.9	DEVELOPMENT PLAN (OFFSITE)
C1.10	STREET CROSS SECTION DETAILS
C2.0-C2.5	PRIMARY PLAT PLAN
C3.0	OPEN SPACE PLAN
L1.0-L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE DETAILS
L1.7-L1.9	LANDSCAPE MONUMENT DETAILS

### SURVEYED LAND DESCRIPTION

A part of the Northeast Quarter of Section 25, Township 17 North, Range 5 East and part of the West Half of the Northwest Quarter of Section 30, Township 17 North, Range 6 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana; based upon a survey by HWC Engineering, job number 2021-064, certified by Adam J. Beery, PLS #20700069; more particularly described as follows:

BEGINNING at the southwest corner of the Northeast Quarter of said Section 25 marked by a MAG nail; thence North 00 degrees 07 minutes 52 seconds East (bearings based upon Indiana State Plane East Zone Coordinate System) along the west line of said Northeast Quarter Section a distance of 1978.40 feet; thence North 88 degrees 00 minutes 44 seconds East a distance of 682.64 feet to a point 1,982.60 feet north of the south line of said Northeast Quarter Section; thence North 87 degrees 58 minutes 26 seconds East a distance of 2005.29 feet to a point on the east line of said Northeast Quarter Section 1,996.90 feet north of the southeast corner thereof; thence South 00 degrees 25 minutes 32 seconds West along east line a distance of 181.60 feet to a point 1,815.00 feet (110 rods per Instrument Number 130001610 as recorded in the Office of the Recorder, Hancock County, Indiana) north of the southeast corner thereof; thence North 89 degrees 29 minutes 13 seconds East parallel with the south line of the West Half of the Northwest Quarter of said Section 30 a distance of 1316.47 feet to the east line of said Half Quarter Section; thence South 00 degrees 02 minutes 16 seconds West along east line a distance of 1814.84 feet to the southeast corner of said Half Quarter Section; thence South 89 degrees 29 minutes 13 seconds West along the south line of said Half Quarter Section a distance of 1328.75 feet to the southwest corner of said Half Quarter Section marked by a MAG nail; thence South 88 degrees 21 minutes 52 seconds West along the south line of the Northeast Quarter of said Section 25 a distance of 2,677.06 feet to the POINT OF BEGINNING, containing 177.401 acres, more or less.

### CONTACT INFORMATION:

**TOWN OF MCCORDSVILLE PLANNING AND BUILDING DEPT**  
 RYAN CRUM  
 6280 W 800 N  
 McCordsville, Indiana 46055  
 P: (317) 335-3604  
 rcrum@mccordsville.org

**TOWN OF MCCORDSVILLE ENGINEERING DEPARTMENT**  
 MARK WITSMAN  
 6280 W 800 N  
 McCordsville, IN 46055  
 P: (317) 335-3604  
 mwitsman@mccordsville.org

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

**MCCORDSVILLE FIRE DEPARTMENT**  
 7580 N Form Street  
 McCordsville, Indiana 46055  
 P: (317) 335-9236

**HANCOCK COUNTY SURVEYOR**  
 SUSAN BODKIN  
 Hancock County Annex  
 111 American Legion Place,  
 Suite 171  
 Greenfield, Indiana 46140  
 P: (317) 477-1150  
 sbodkin@hancockingov.org

**HANCOCK COUNTY HIGHWAY DEPT**  
 GARY POOL  
 921 W. Osage Street  
 Greenfield, Indiana 46140  
 P: (317) 477-1130  
 gpool@hancockingov.org

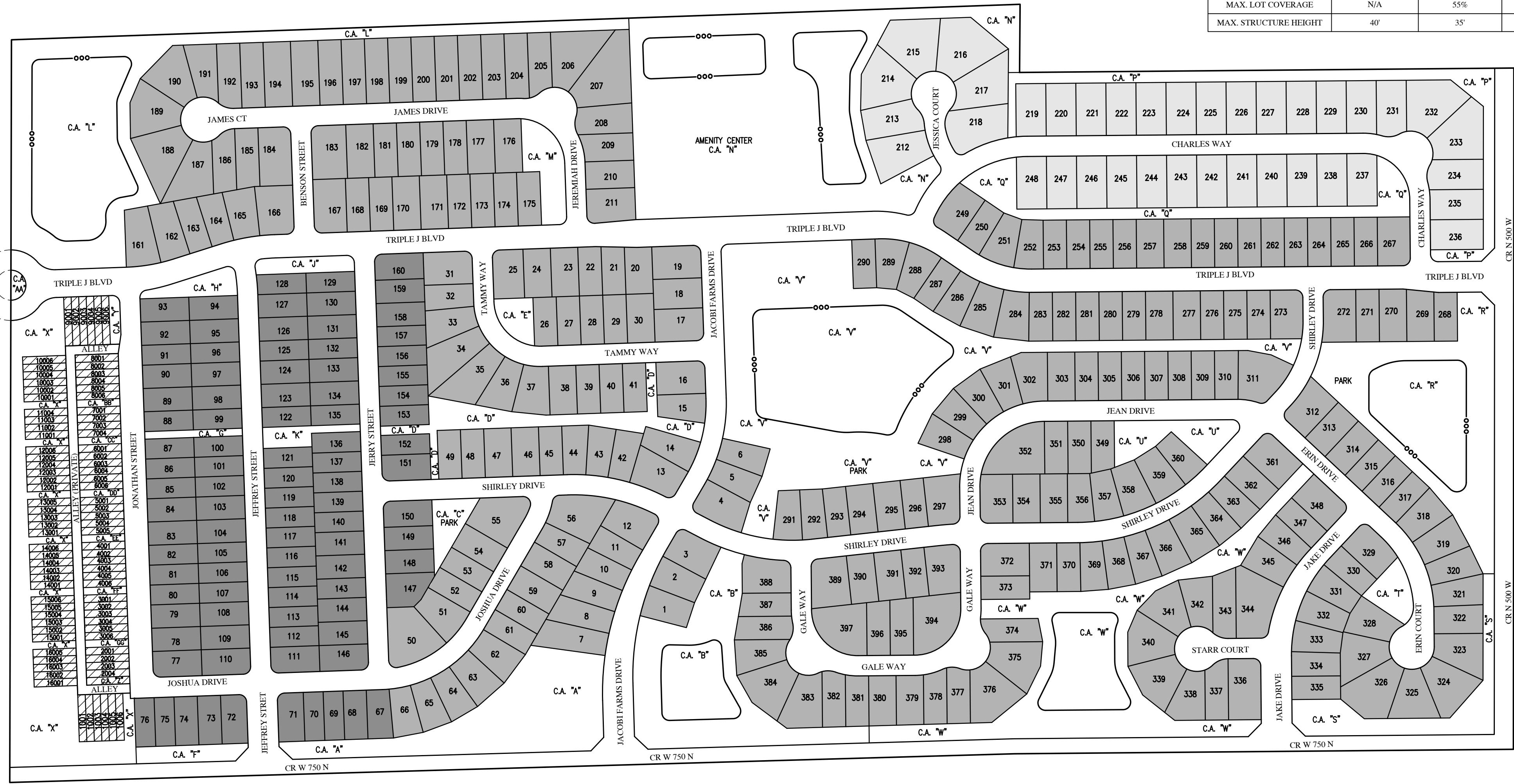
**NINESTAR CONNECT (Electric & Telecom)**  
 ERIC MEYER (317) 323-2074  
 2243 East Main Street  
 Greenfield, Indiana 46140  
 EMEYER@NINESTARCONNECT.COM

**CITIZENS ENERGY GROUP / CWA AUTHORITY, INC. (WATER)**  
 BRAD HOSTETLER  
 2150 DR. MARTIN LUTHER KING JR. STREET  
 INDIANAPOLIS, INDIANA 46202  
 P: (317) 927-4351  
 BHOSTETLER@CITIZENSENERGYGROUP.COM

**WESTERN SANDRA CASEY**  
 16000 Allisonville Road  
 Noblesville, Indiana 46061  
 P: (317) 776-5532,  
 F: (317) 776-5553  
 Mailing Address: P.O. Box 1700  
 Noblesville, Indiana 46061  
 sandra.casey@centerpointenergy.com

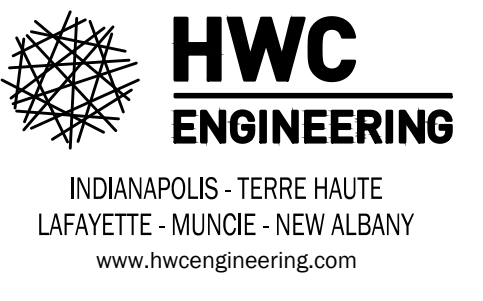
**COMCAST**  
 MATT STRINGER  
 5330 E. 65th Street  
 Indianapolis, IN 46220  
 P: (317) 774-3384  
 F: (317) 219-5090  
 mthestringer@cable.comcast.com

**AT&T**  
 BRIAN WENTE  
 240 N Meridian Street  
 2nd Floor, Room 280  
 Indianapolis, Indiana 46202  
 P: (317) 252-4222  
 bw1917@att.com



**SITE MAP**  
 SCALE: 1" = 200'

REVISIONS		
DATE	DESCRIPTION	BY



**JACOBI FARMS PRELIMINARY PLAN**  
**MCCORDSVILLE, INDIANA**  
**COVER**

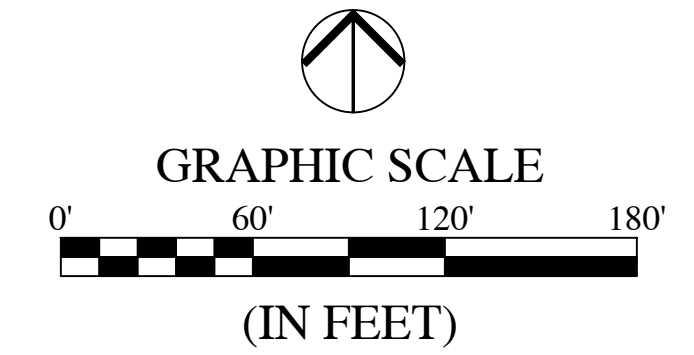


DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 13, 2021	
SCALE AS SHOWN	
SHEET	

**C1.0**  
 COVER

File Name: W:\Pulte Homes\2021-064-A\_Pulte-McCordsville\_Jacobi\_Prop\Design\CAD\21064-A-Cover\_Sheet\_PP.dwg, Layout: C1.0  
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 Oct 14, 2021  
 By: bburke

FOR CONTINUATION SEE SHEET C1.4



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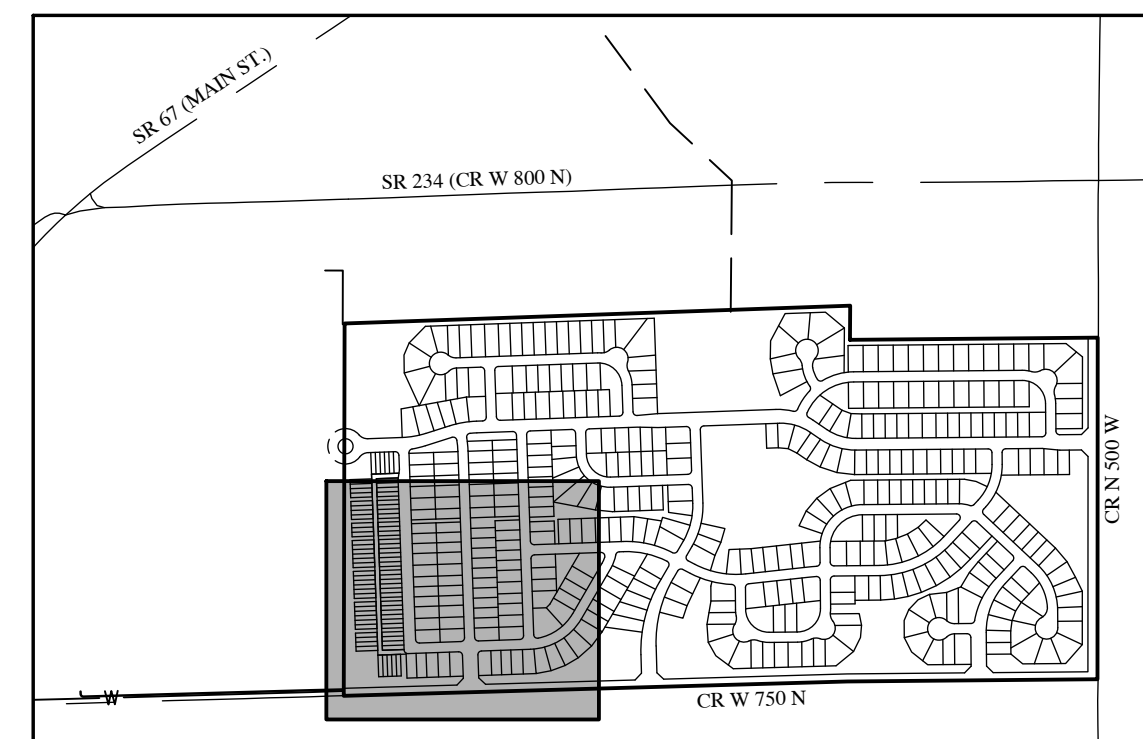
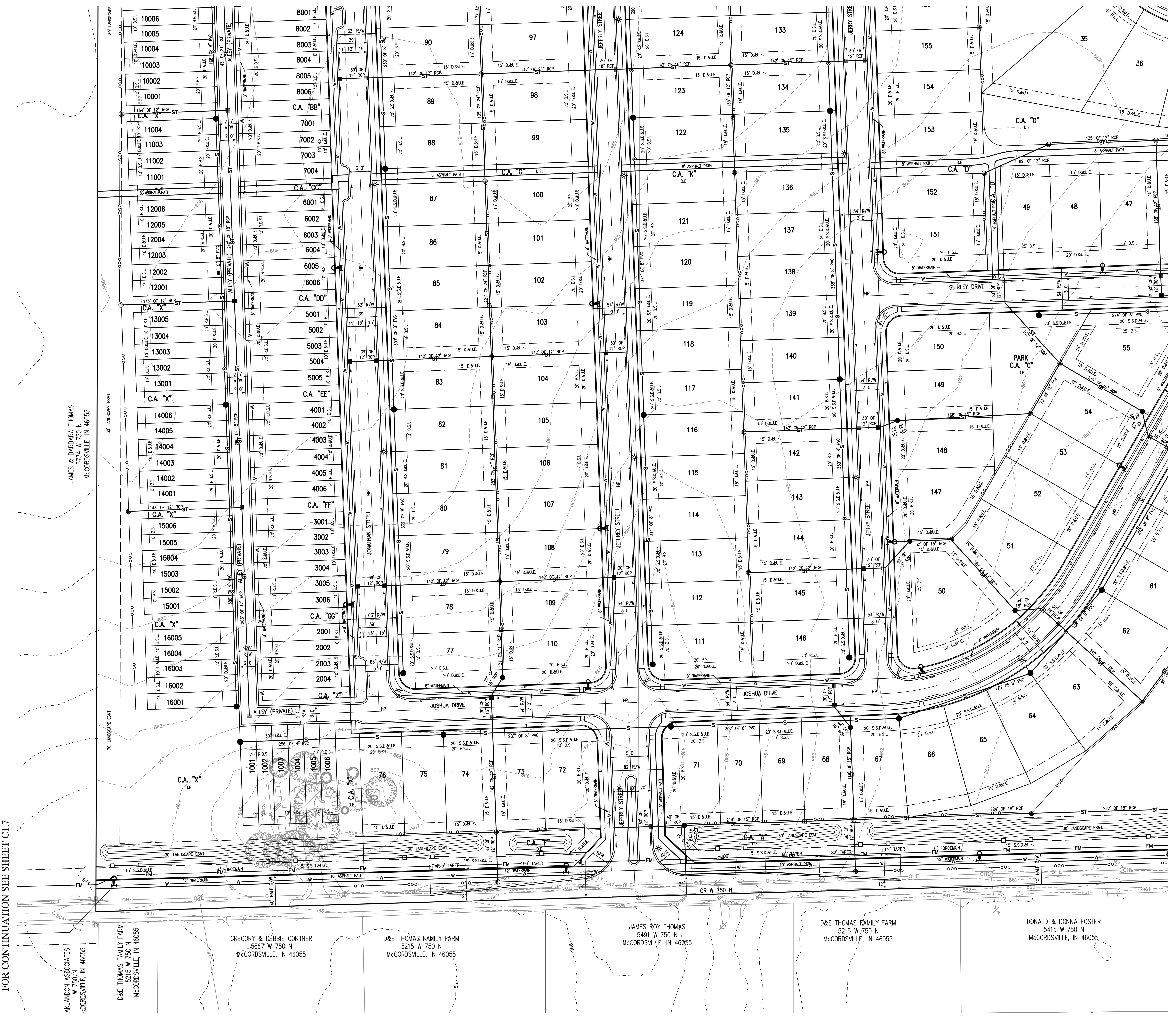
EXISTING	PROPOSED

ABBREVIATIONS:

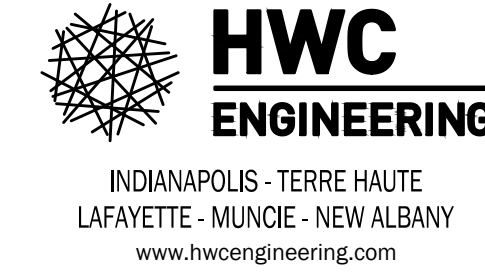
CL	- CENTERLINE	CA	- COMMON AREA
NP	- NORMAL POOL (ELEVATION)	25	- LOT NUMBER
R/W	- RIGHT-OF-WAY	BC	- BACK OF CURB
S.T.	- SQUARE FEET	FL	- FLOW LINE
R	- RADIUS	PVC	- POLYVINYL CHLORIDE PIPE
B.S.L.	- BUILDING SETBACK LINE	RCP	- REINFORCED CONCRETE PIPE
L.E.	- LANDSCAPE EASEMENT		
D.E.	- DRAINAGE EASEMENT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

FOR CONTINUATION SEE SHEET C1.2

FOR CONTINUATION SEE SHEET C1.7



REVISIONS		
DATE	DESCRIPTION	BY



**JACOBI FARMS PRELIMINARY PLAN**  
**MCCORDSVILLE, INDIANA**  
**DEVELOPMENT PLAN**

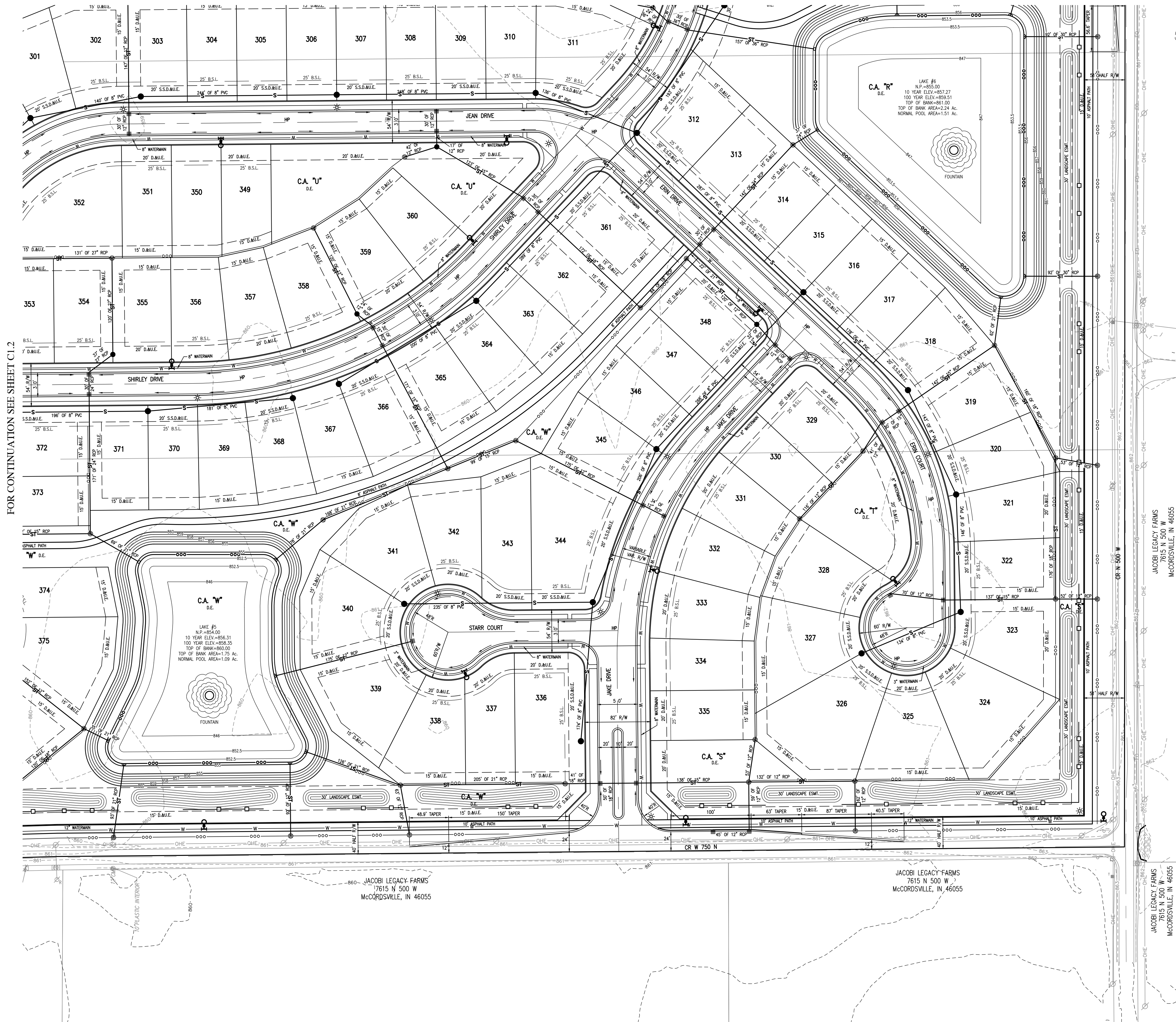


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CHECKED BY	BB
DATE	OCTOBER 13, 2021
SCALE	AS SHOWN
SHEET	C1.1
JOB NUMBER	2021-064-A

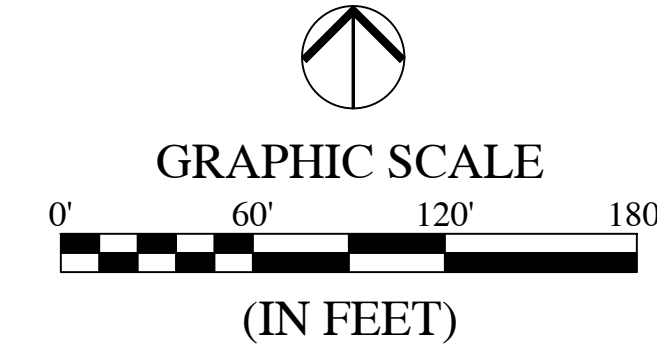
**C1.1**  
**DEVELOPMENT PLAN**



FOR CONTINUATION SEE SHEET C1.6



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

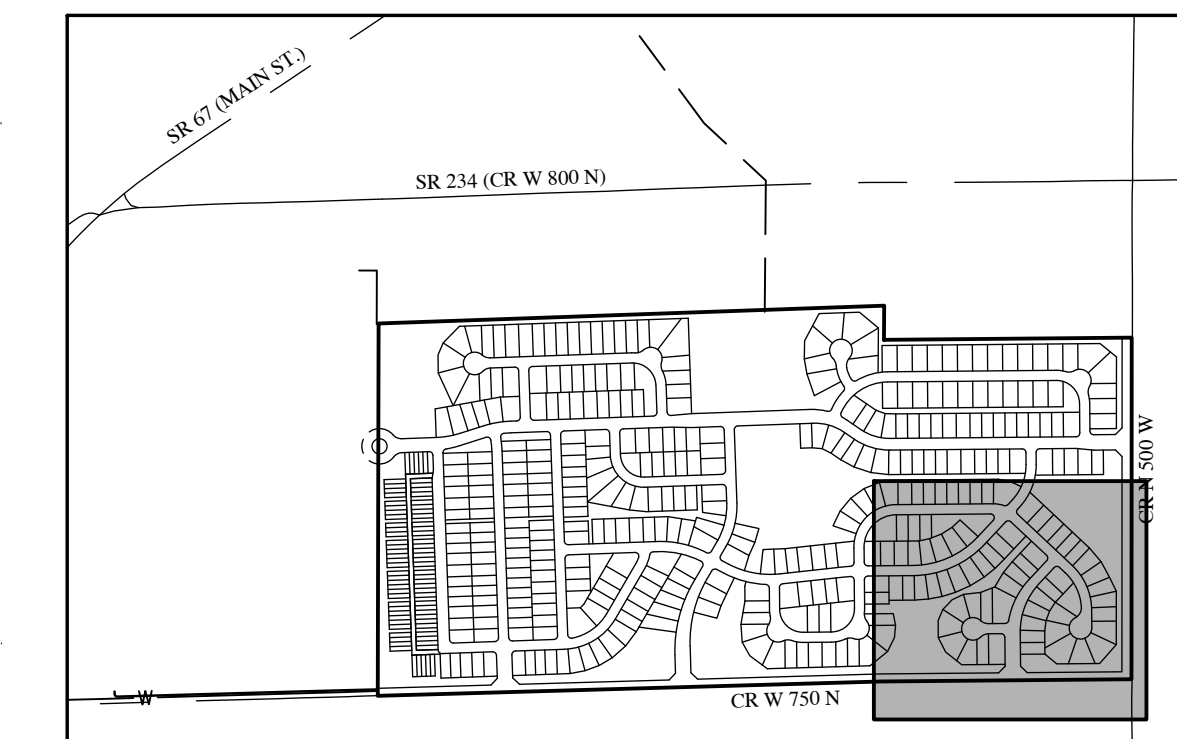


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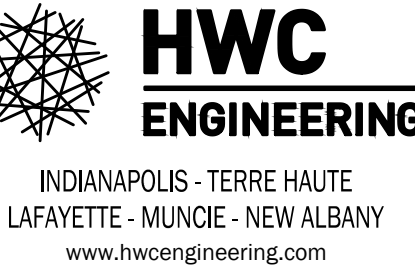
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ABBREVIATIONS:

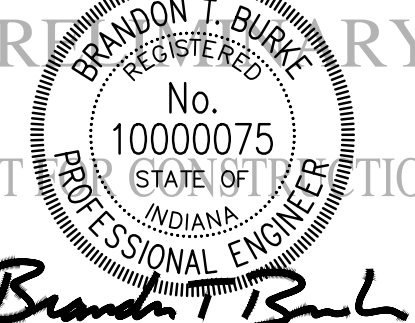
Table of abbreviations: CL - CENTERLINE, NP - NORMAL POOL (ELEVATION), R/W - RIGHT-OF-WAY, S.F. - SQUARE FEET, R - RADIUS, B.S.L. - BUILDING SETBACK LINE, L.E. - LANDSCAPE EASEMENT, D.E. - DRAINAGE EASEMENT, R.D.E. - REGULATED DRAINAGE EASEMENT, D.&U.E. - DRAINAGE AND UTILITY EASEMENT, S.S.D.&U.E. -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



REVISIONS table with columns: DATE, DESCRIPTION, BY.



JACOBI FARMS PRELIMINARY PLAN MCCORDSVILLE, INDIANA DEVELOPMENT PLAN



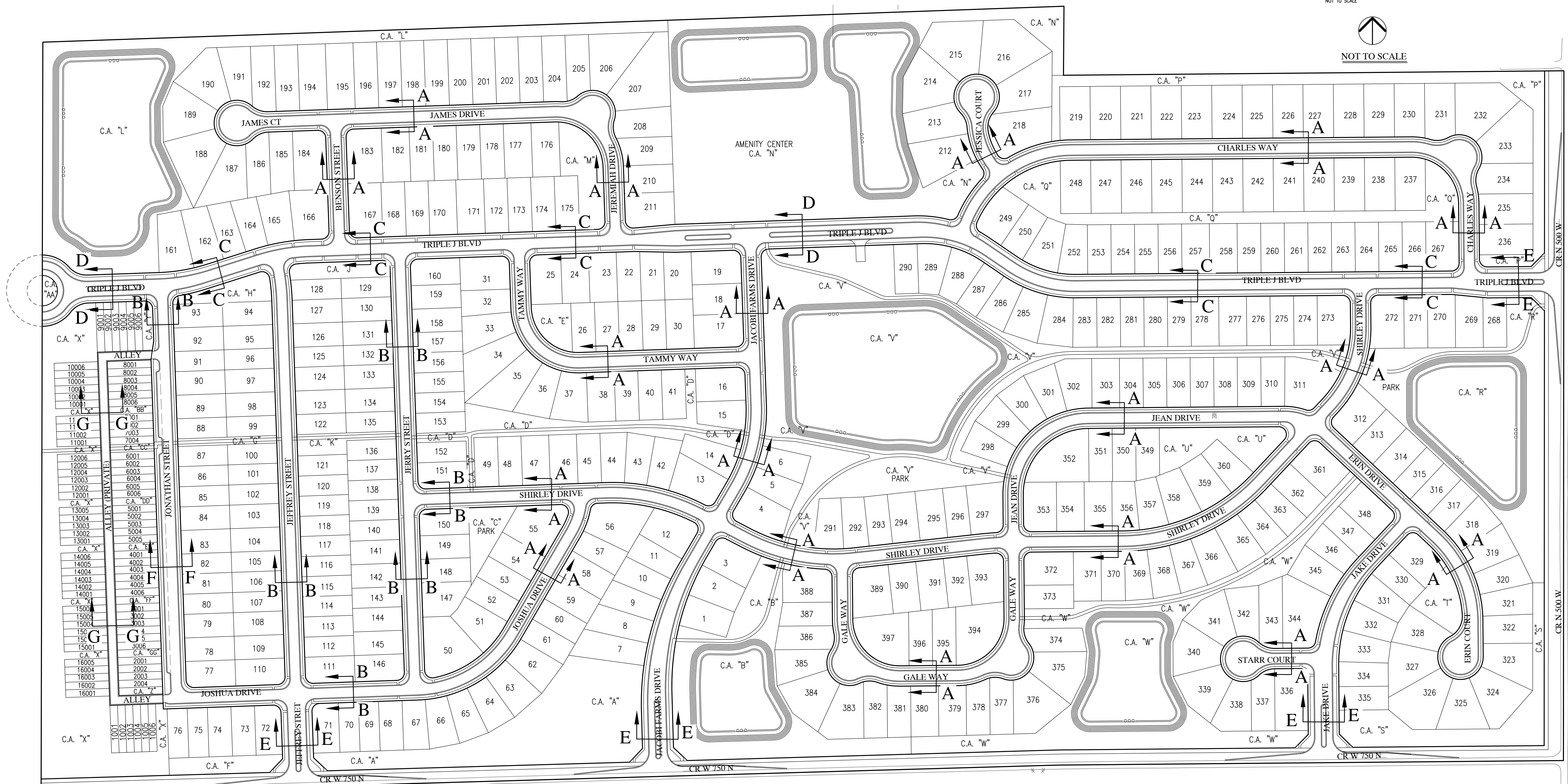
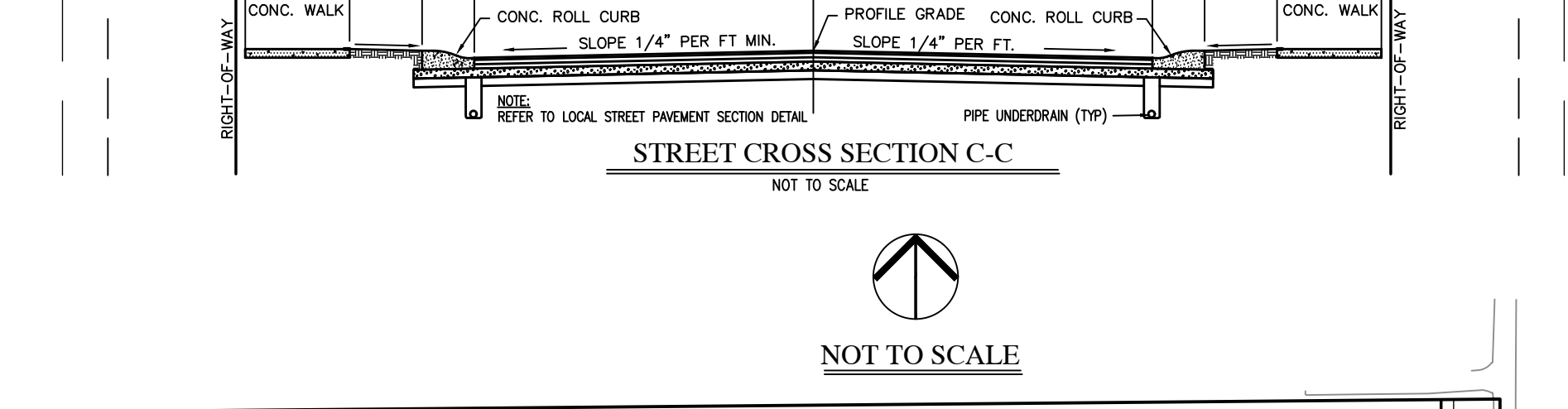
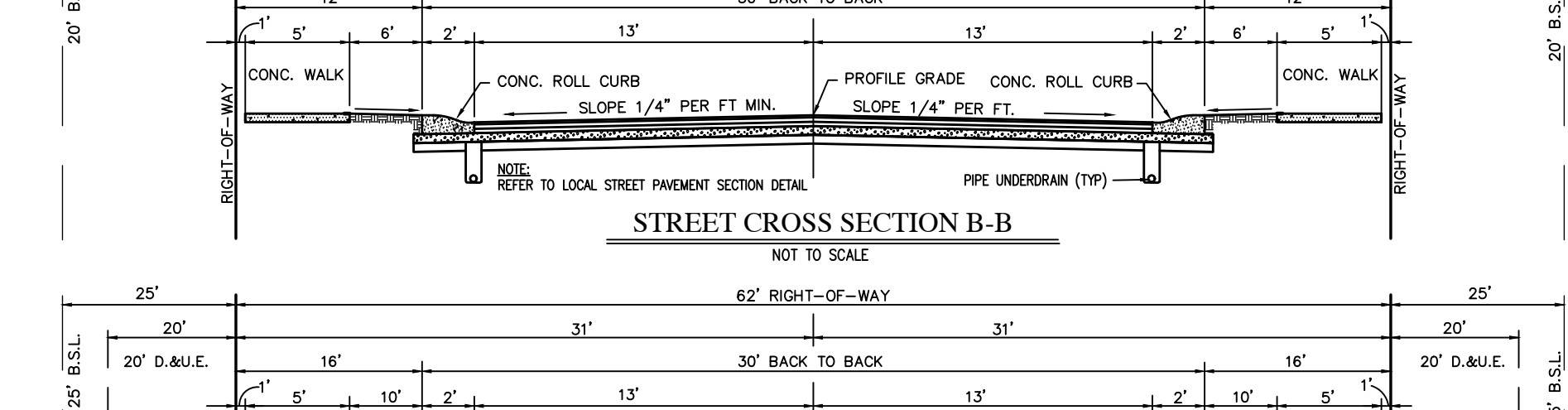
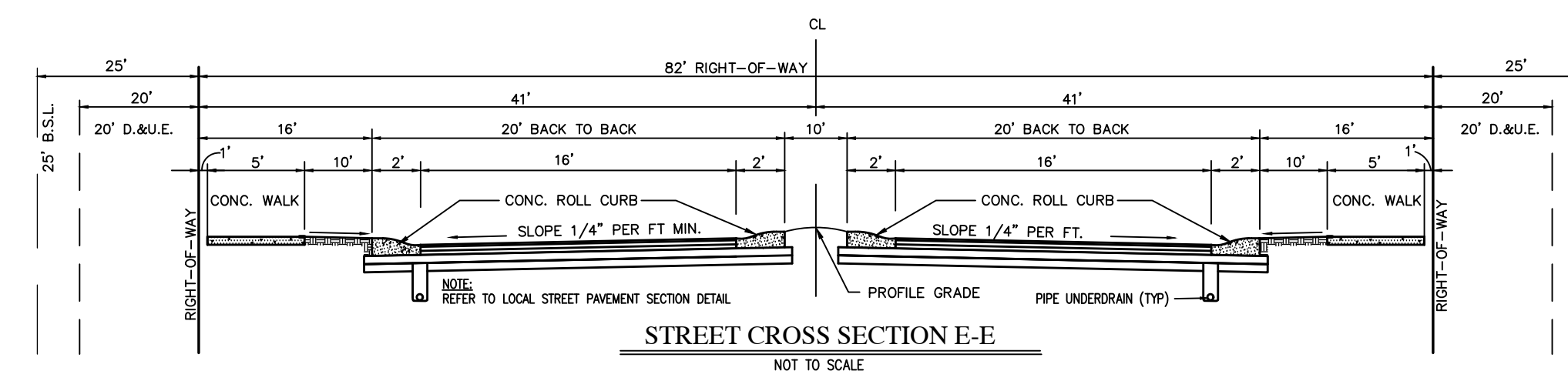
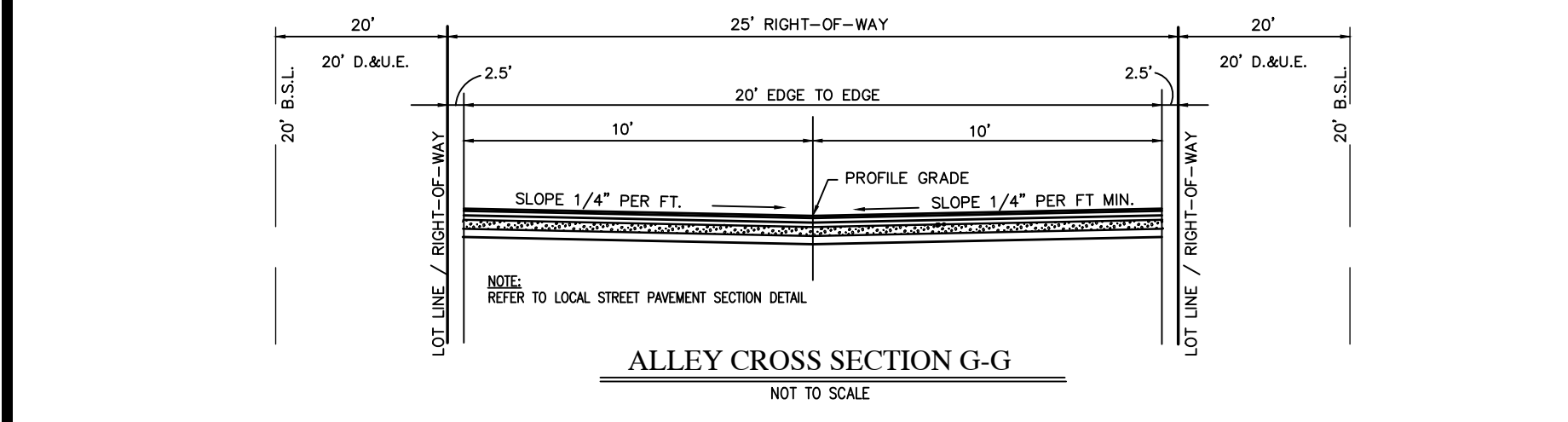
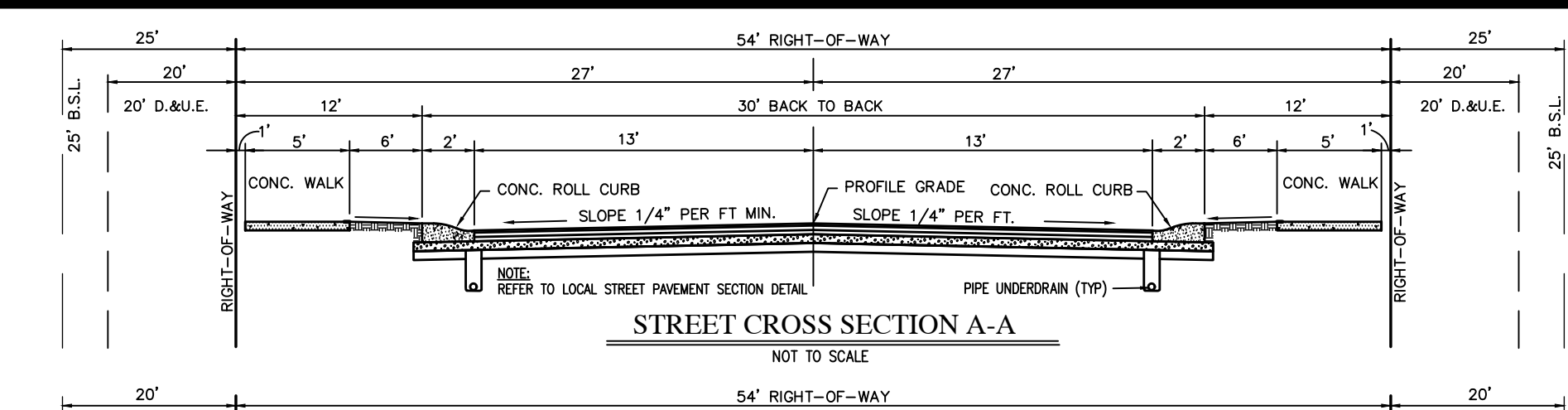
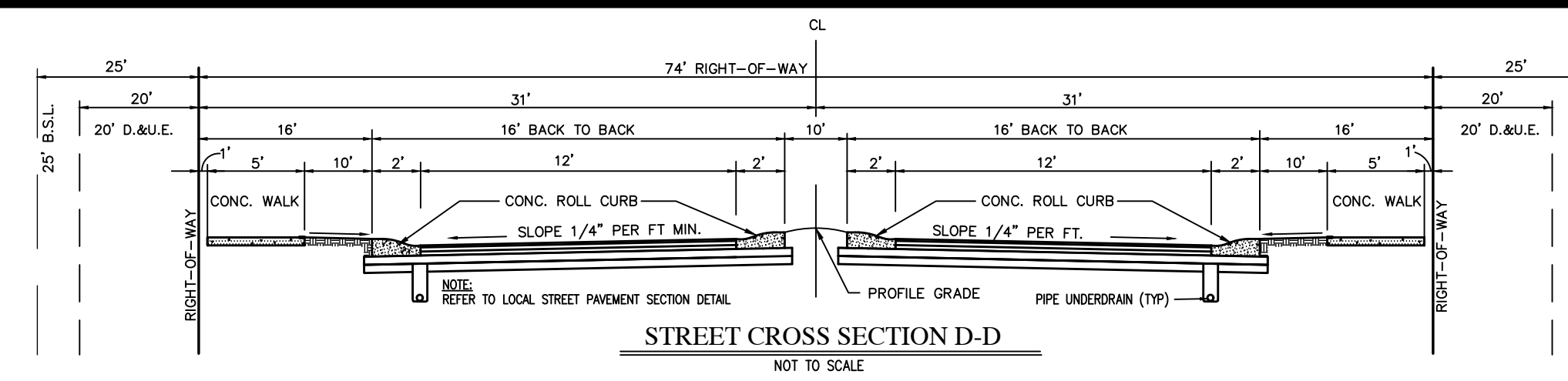
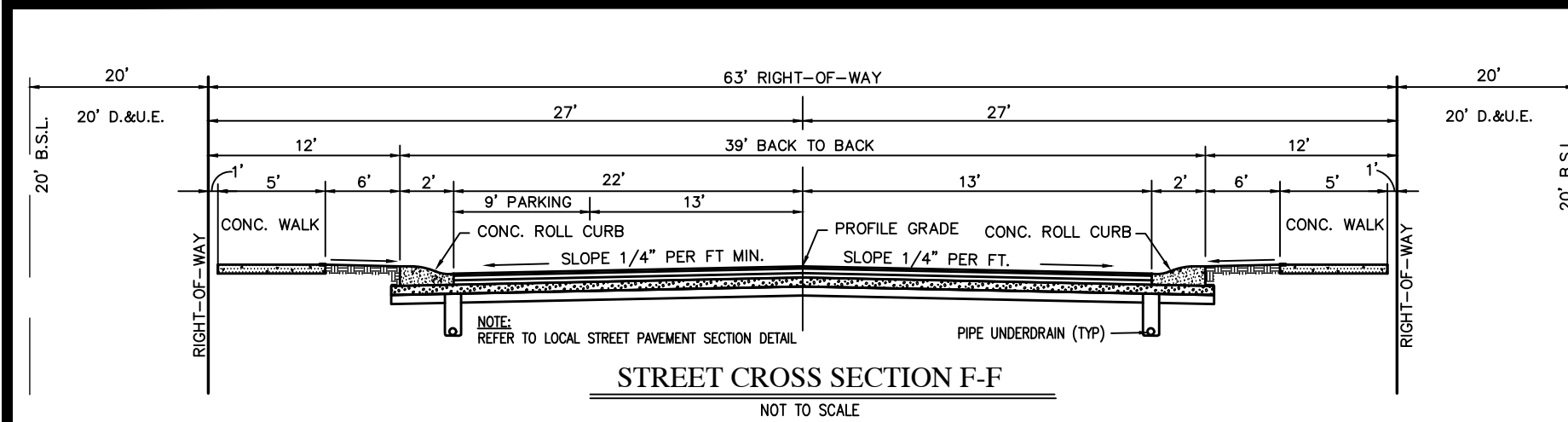
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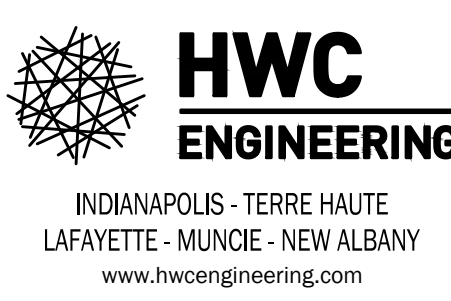




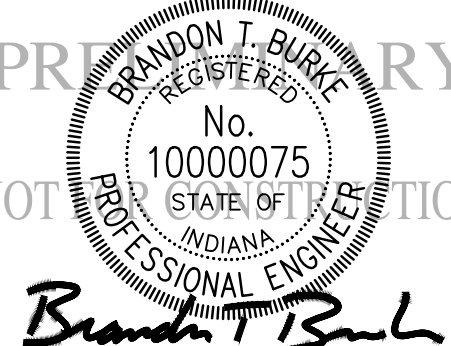
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REVISIONS		
DATE	DESCRIPTION	BY



JACOBI FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA  
STREET CROSS SECTION DETAILS



DRAWN BY DC	CHECKED BY BB	JOB NUMBER 2021-064-A
DATE OCTOBER 13, 2021	SCALE AS SHOWN	SHEET
<b>C1.10</b>		
STREET CROSS SECTION DETAILS		

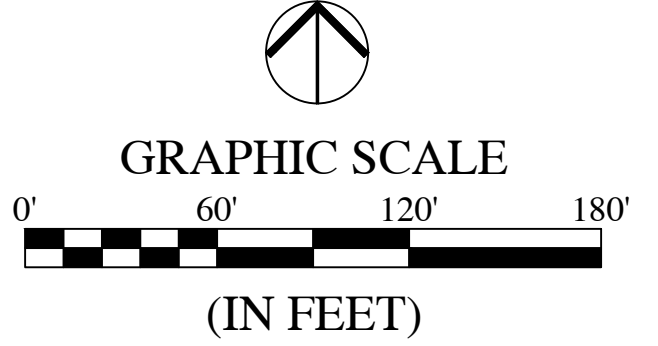
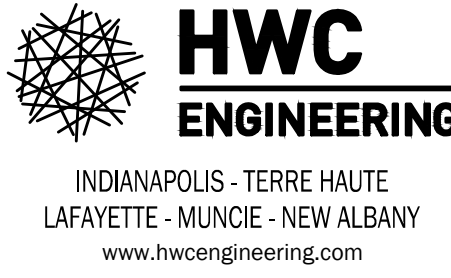


JAME: McC

FOR CONTINUATION SEE SHEET C2.3



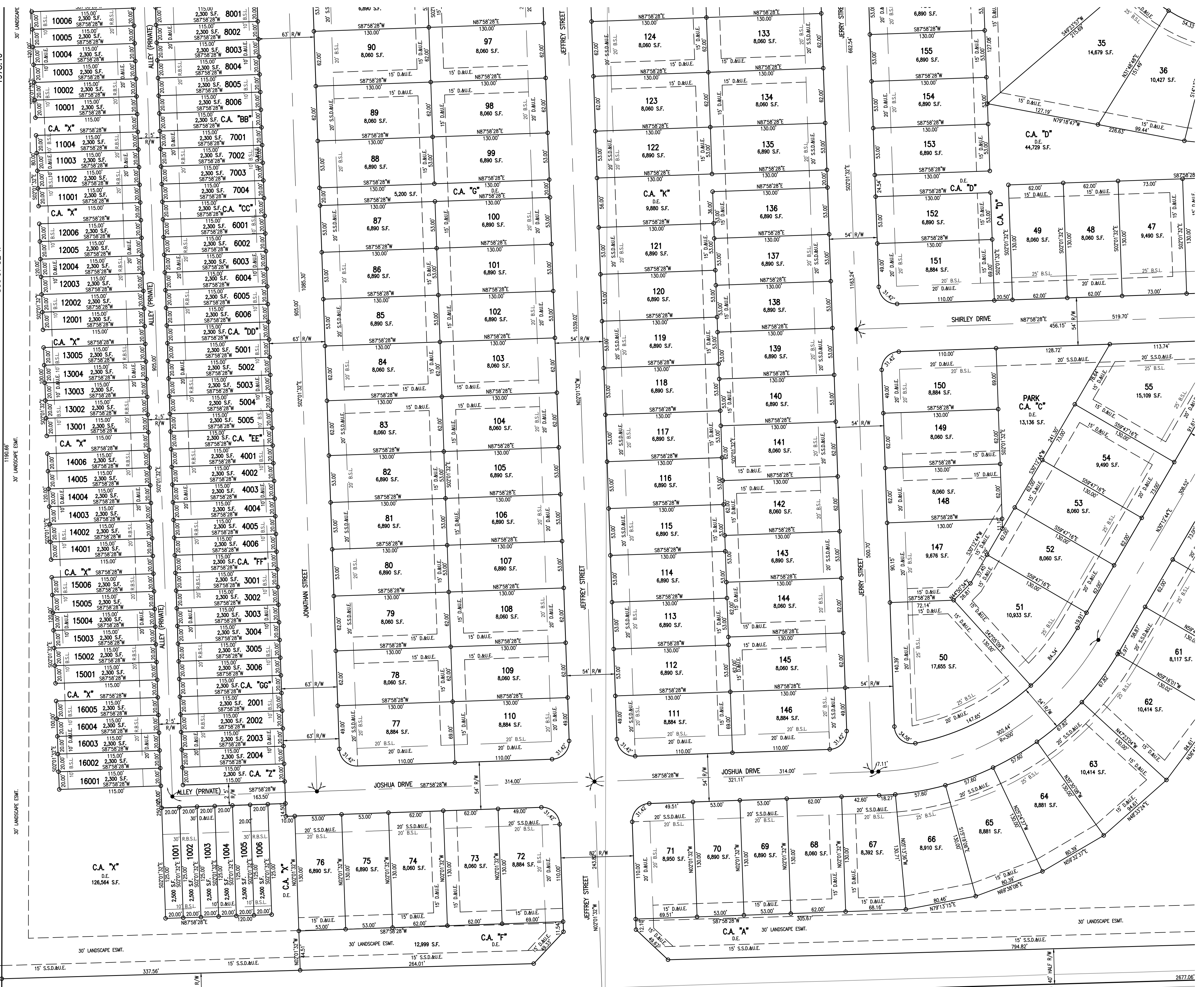
REVISIONS		
DATE	DESCRIPTION	BY



LEGEND:	
EXISTING	PROPOSED
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ABBREVIATIONS:	
CL	- CENTERLINE
CA	- COMMON AREA
25	- LOT NUMBER
R/W	- RIGHT-OF-WAY
S.F.	- SQUARE FEET
R	- RADIUS
B.S.L.	- BUILDING SETBACK LINE
L.E.	- LANDSCAPE EASEMENT
D.E.	- DRAINAGE EASEMENT
R.D.E.	- REGULATED DRAINAGE EASEMENT
D.&U.E.	- DRAINAGE AND UTILITY EASEMENT
S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT

- SUBDIVISION MONUMENTS
- DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE
  - DENOTES A 5/8" REBAR 24" LONG WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.



FOR CONTINUATION SEE SHEET C2.1

SW COR., NE QTR. SEC.25, T17N, R05E  
MAC HALL FOUND  
NO H.C.S TIES

OKLANDON ASSOCIATES  
750 N MCCORDSVILLE, IN 46055

D&E THOMAS FAMILY FARM  
5215 W 750 N  
MCCORDSVILLE, IN 46055

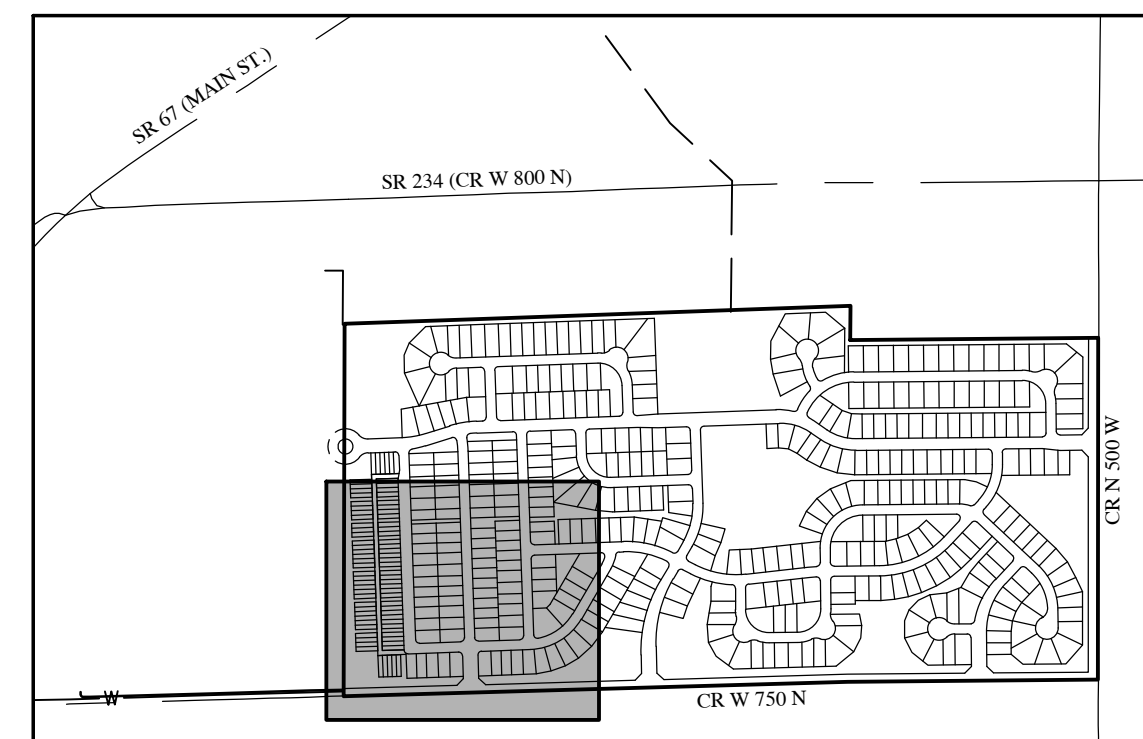
GREGORY & DEBBIE CORTNER  
5567 W 750 N  
MCCORDSVILLE, IN 46055

D&E THOMAS FAMILY FARM  
5215 W 750 N  
MCCORDSVILLE, IN 46055

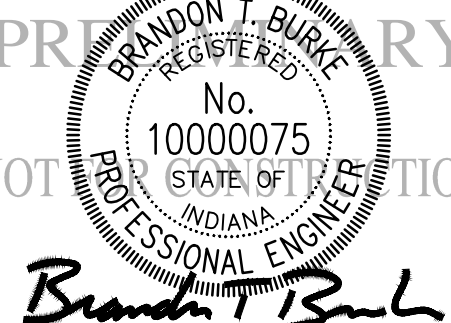
JAMES ROY THOMAS  
5491 W 750 N  
MCCORDSVILLE, IN 46055

D&E THOMAS FAMILY FARM  
5215 W 750 N  
MCCORDSVILLE, IN 46055

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

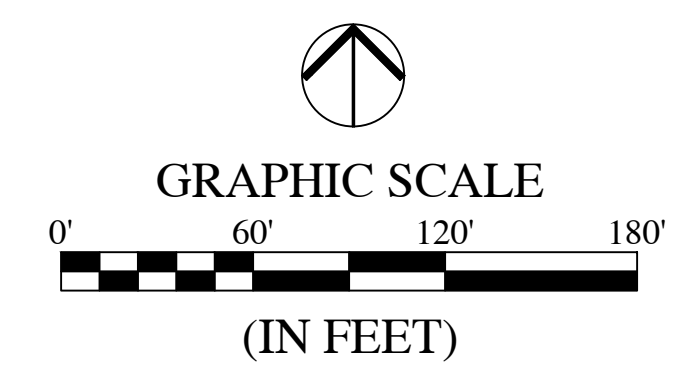


JACOBI FARMS PRELIMINARY PLAN  
MCCORDSVILLE, INDIANA  
PRIMARY PLAT PLAN



DRAWN BY: DC  
CHECKED BY: BB  
DATE: OCTOBER 13, 2021  
SCALE: AS SHOWN  
SHEET: C2.0  
PRIMARY PLAT PLAN

FOR CONTINUATION SEE SHEET C2.4



**LEGEND:**

EXISTING	PROPOSED

- ABBREVIATIONS:**
- CL - CENTERLINE
  - CA - COMMON AREA
  - 25 - LOT NUMBER
  - R/W - RIGHT-OF-WAY
  - S.F. - SQUARE FEET
  - R - RADIUS
  - B.S.L. - BUILDING SETBACK LINE
  - L.E. - LANDSCAPE EASEMENT
  - D.E. - DRAINAGE EASEMENT
  - R.D.E. - REGULATED DRAINAGE EASEMENT
  - D.&U.E. - DRAINAGE AND UTILITY EASEMENT
  - S.S.D.&U.E. - SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT

- SUBDIVISION MONUMENTS**
- DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE
  - DENOTES A 5/8" REBAR 24" LONG WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

**REVISIONS**

DATE	DESCRIPTION	BY



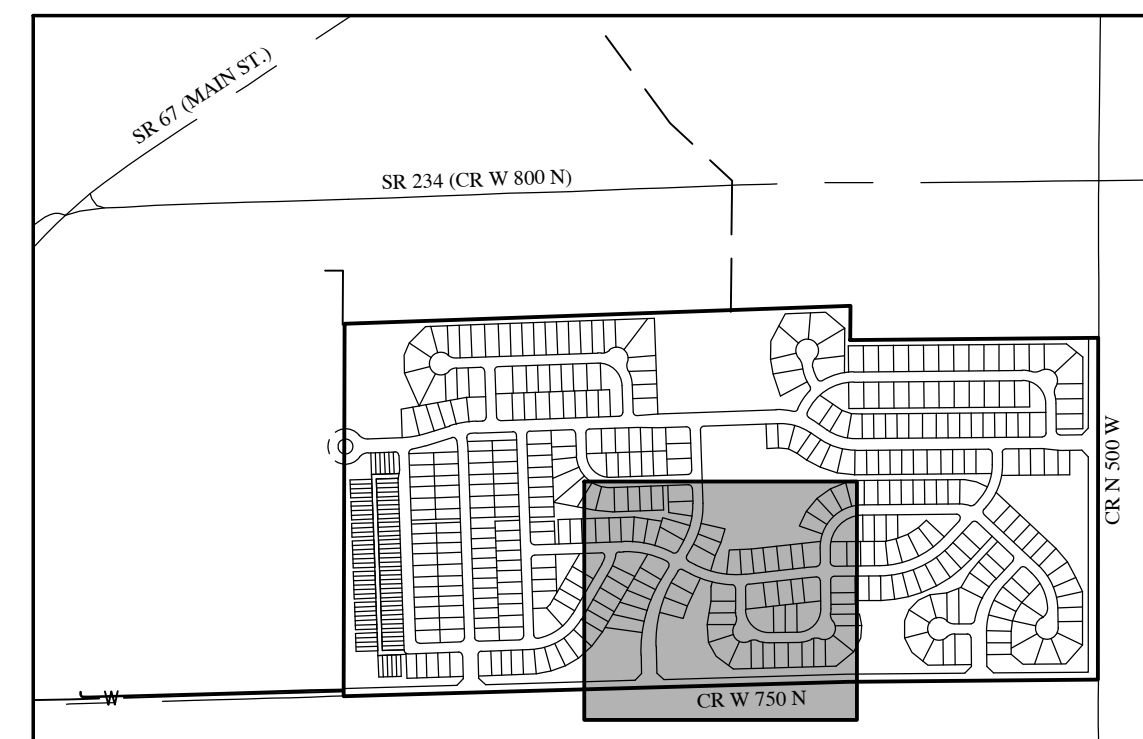
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**MCCORDSVILLE, INDIANA**  
**PRIMARY PLAT PLAN**

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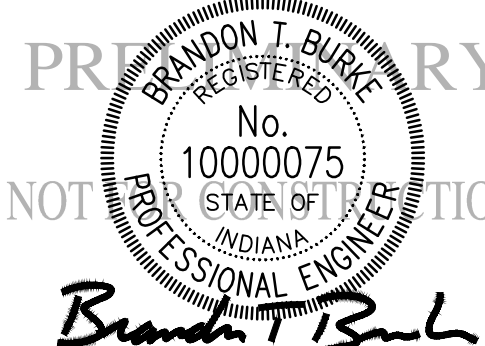


D&E THOMAS FAMILY FARM  
5215 W 750 N  
McCordsville, IN 46055

LOWELL & SUSAN THOMAS  
5215 W 750 N  
McCordsville, IN 46055



**KEYMAP**  
NOT TO SCALE



DRAWN BY  
DC

CHECKED BY  
BB

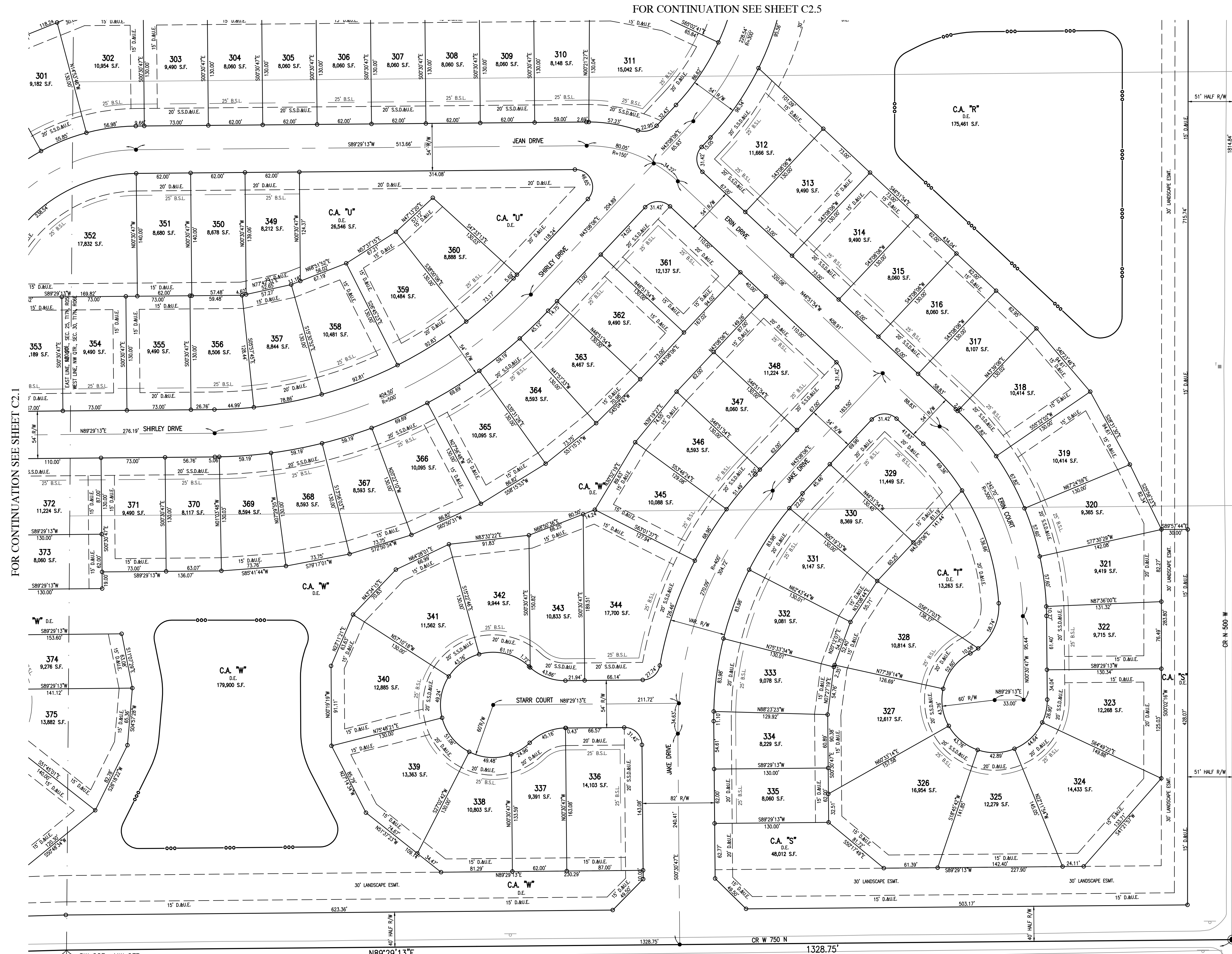
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OCTOBER 13, 2021

SCALE  
AS SHOWN

SHEET

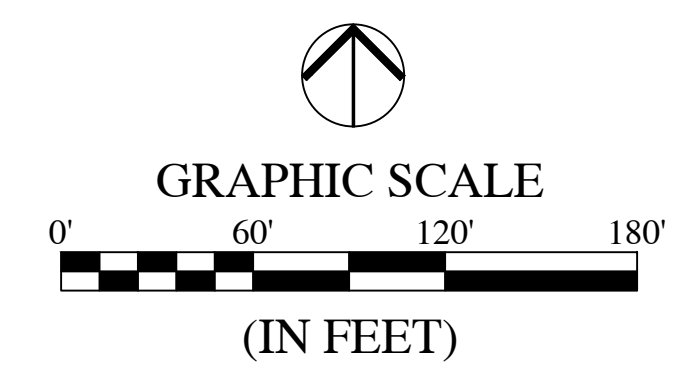
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PRIMARY PLAT PLAN

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FOR CONTINUATION SEE SHEET C2.1

FOR CONTINUATION SEE SHEET C2.5



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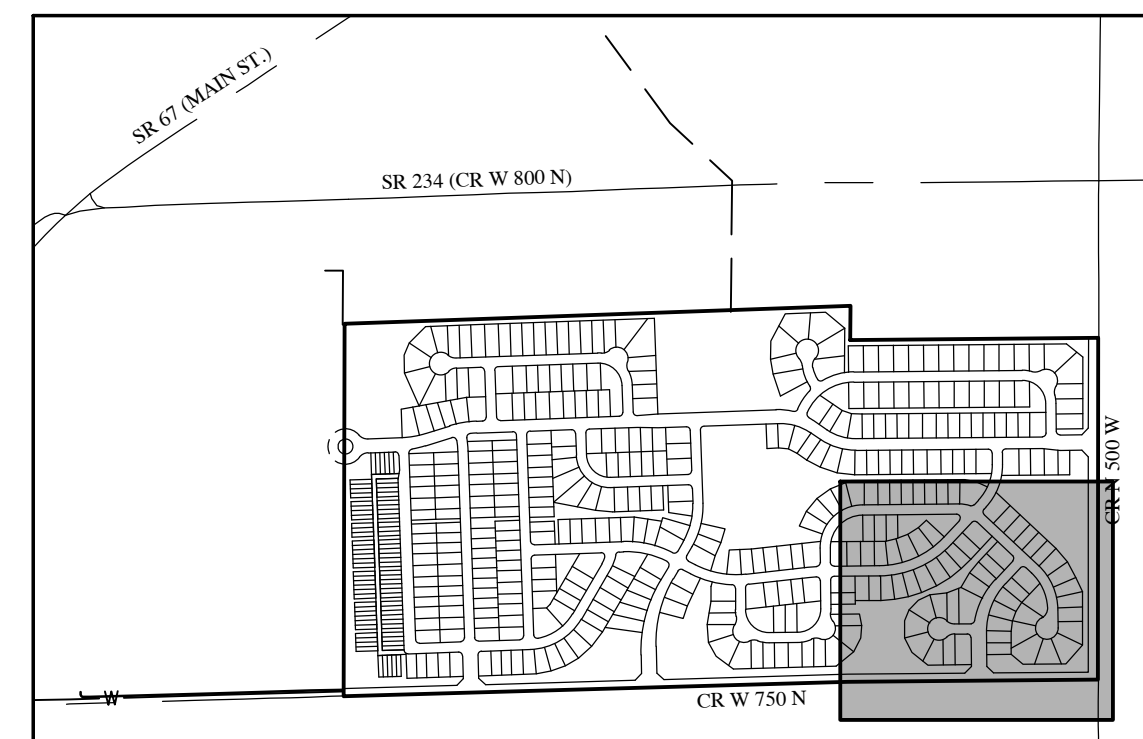
EXISTING	PROPOSED
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- ABBREVIATIONS:**
- CL - CENTERLINE
  - CA - COMMON AREA
  - 25 - LOT NUMBER
  - R/W - RIGHT-OF-WAY
  - S.F. - SQUARE FEET
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  - L.E. - LANDSCAPE EASEMENT
  - D.E. - DRAINAGE EASEMENT
  - R.D.E. - REGULATED DRAINAGE EASEMENT
  - D.&U.E. - DRAINAGE AND UTILITY EASEMENT
  - S.S.D.&U.E. - SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT

- SUBDIVISION MONUMENTS**
- DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE
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JACOBI LEGACY FARMS  
7615 N 500 W  
MCCORDSVILLE, IN 46055

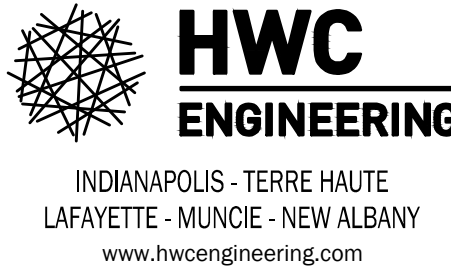
JACOBI LEGACY FARMS  
7615 N 500 W  
MCCORDSVILLE, IN 46055



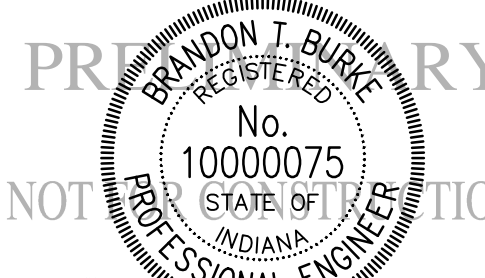
**KEYMAP**  
NOT TO SCALE

**REVISIONS**

DATE	DESCRIPTION	BY



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



**BRANDON J. BURKE**

DRAWN BY	DC
CHECKED BY	BB
DATE	OCTOBER 13, 2021
SCALE	AS SHOWN
SHEET	

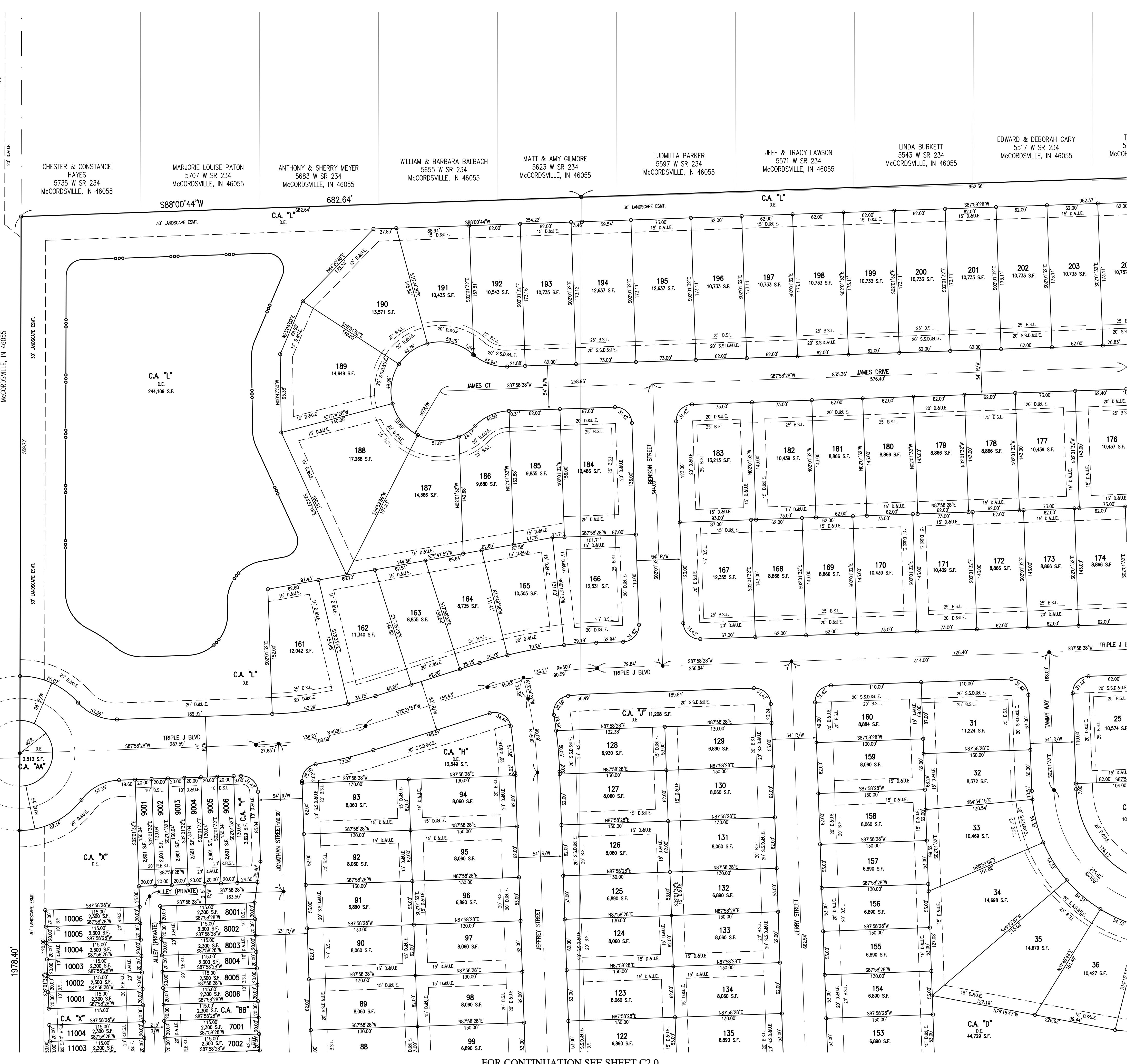
**C2.2**  
PRIMARY PLAT PLAN

Plot Date: Oct 14, 2021 Plot Time: 1:08pm File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobsi Prop.\Design\CAD\21064-A Primary Plat Plan PP.dwg, Layout: C2.3 By: bburke

McCordsville, LLC  
5871 W SR 234  
ORDSVILLE, IN 46055

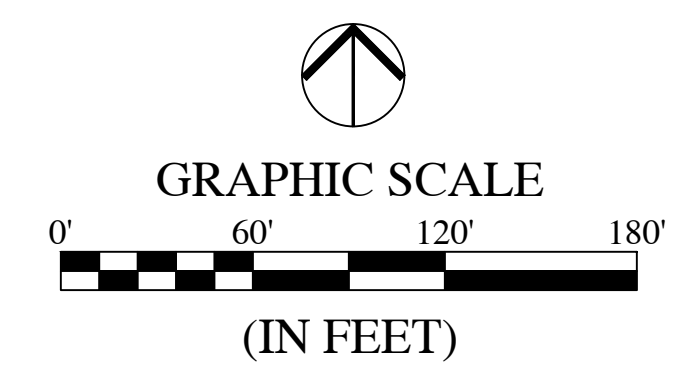
TOWER MCCORDSVILLE, LLC  
5871 W SR 234  
MCCORDSVILLE, IN 46055

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

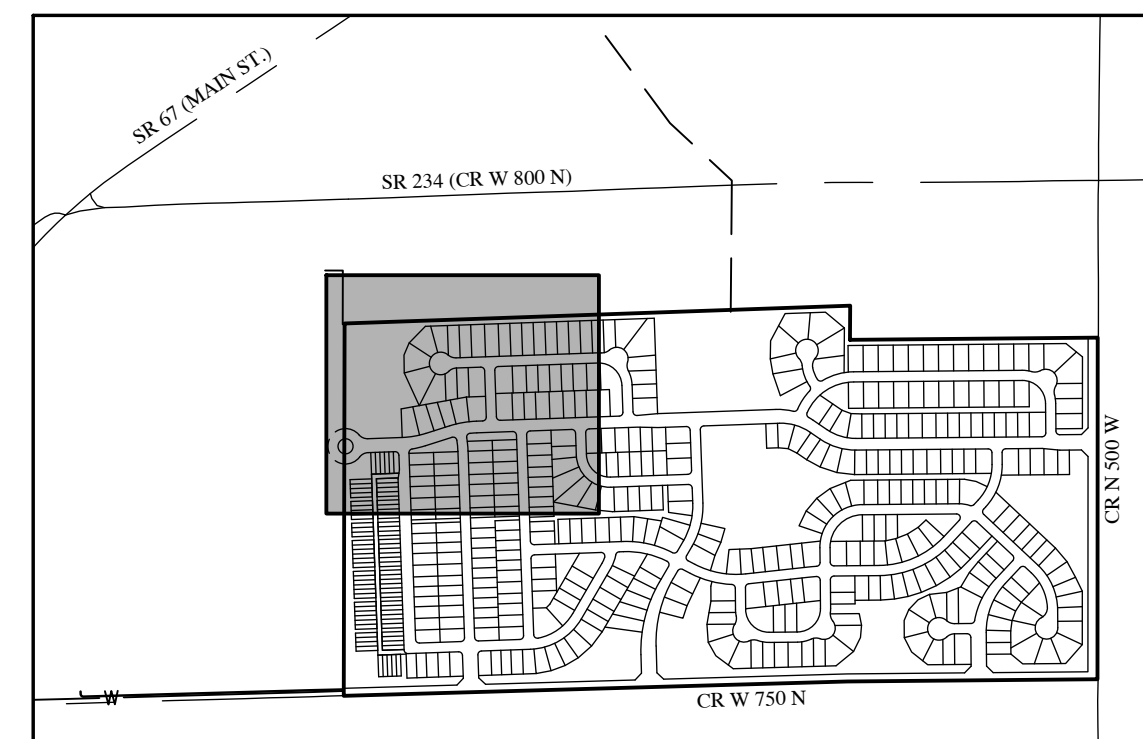


FOR CONTINUATION SEE SHEET C2.0

FOR CONTINUATION SEE SHEET C2.4

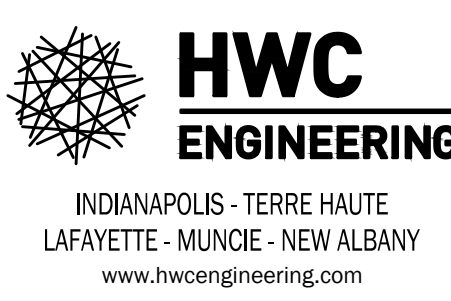


- LEGEND:**
- |          |          |
|----------|----------|
| EXISTING | PROPOSED |
| —        | —        |
| —        | —        |
| —        | —        |
| —        | —        |
- ABBREVIATIONS:**
- CL - CENTERLINE
  - CA - COMMON AREA
  - 25 - LOT NUMBER
  - R/W - RIGHT-OF-WAY
  - S.F. - SQUARE FEET
  - R - RADIUS
  - B.S.L. - BUILDING SETBACK LINE
  - L.E. - LANDSCAPE EASEMENT
  - D.E. - DRAINAGE EASEMENT
  - R.D.E. - REGULATED DRAINAGE EASEMENT
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KEYMAP  
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY



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

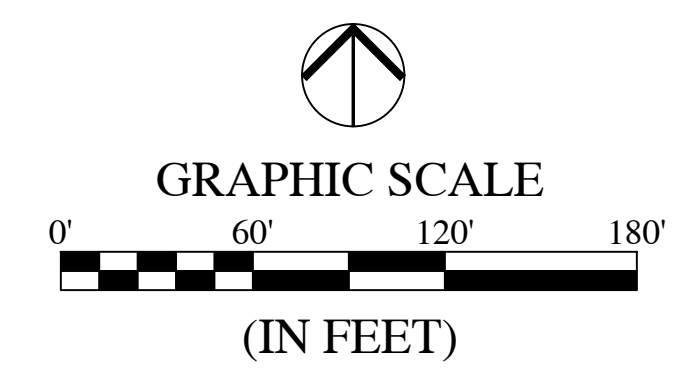
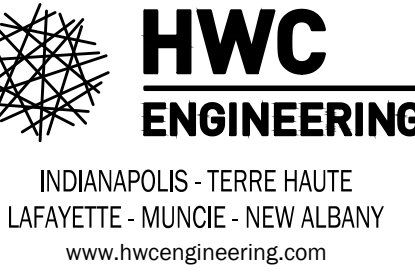


DRAWN BY: DC  
 CHECKED BY: BB  
 DATE: OCTOBER 13, 2021  
 SCALE: AS SHOWN  
 SHEET: C2.3  
 PRIMARY PLAT PLAN  
 JOB NUMBER: 2021-064-A  
 © 2021

File Name: W:\Pulte Homes\2021-064-A\_Pulte - McCordsville\Jacobi Prop.Design\CAD\21064-A\_Primary Plat Plan PP.dwg, Layout: C2.4  
 Plot Date: Oct 14, 2021 Plot Time: 1:08pm By: bburke



REVISIONS		
DATE	DESCRIPTION	BY

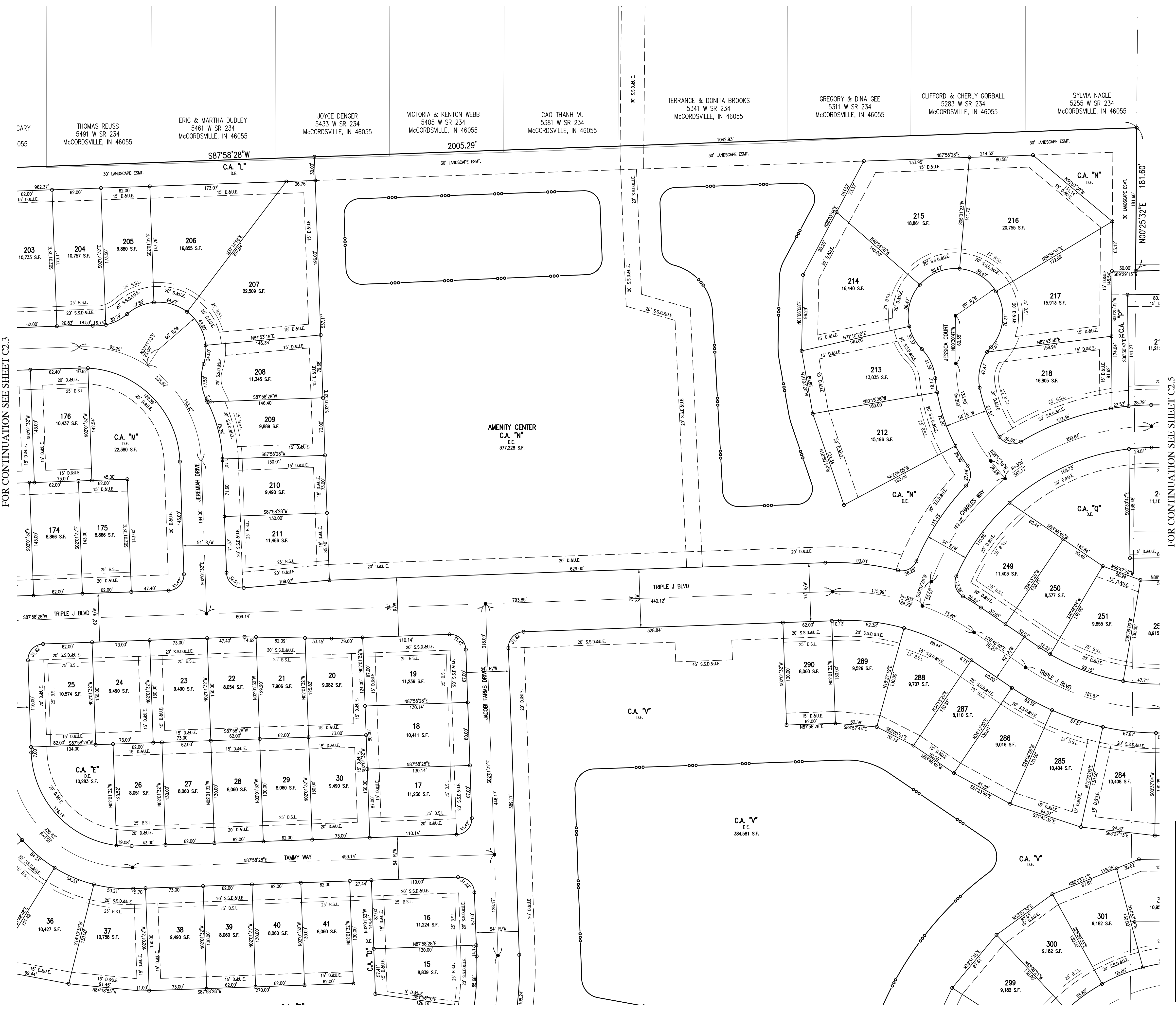


**LEGEND:**

EXISTING	PROPOSED
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  - CA - COMMON AREA
  - 25 - LOT NUMBER
  - R/W - RIGHT-OF-WAY
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  - S.S.D.&U.E. - SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT

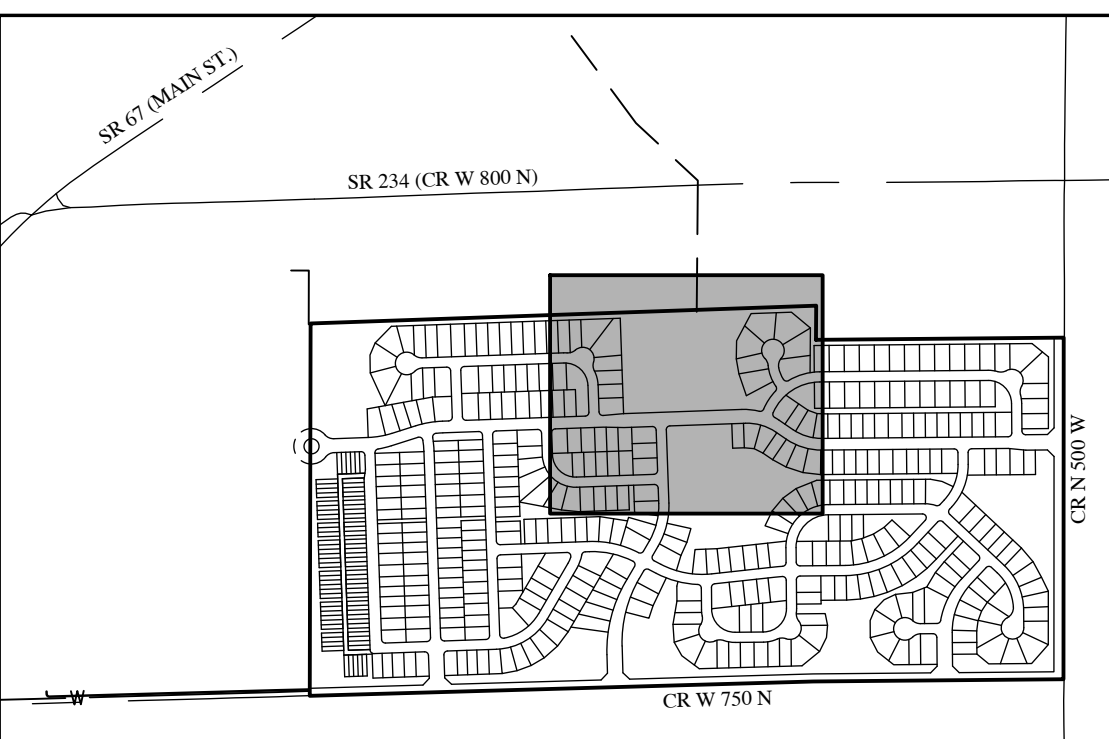
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FOR CONTINUATION SEE SHEET C2.3

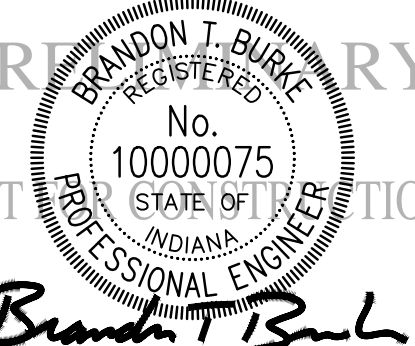
FOR CONTINUATION SEE SHEET C2.5

FOR CONTINUATION SEE SHEET C2.1



KEYMAP NOT TO SCALE

JACOBI FARMS PRELIMINARY PLAN  
 MCCORDSVILLE, INDIANA  
 PRIMARY PLAT PLAN

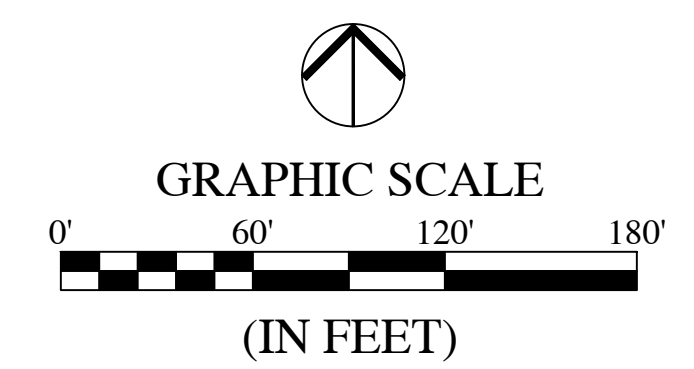


BRANDON J. BURK  
 No. 10000075  
 STATE OF INDIANA  
 PROFESSIONAL ENGINEER

DRAWN BY	DC
CHECKED BY	BB
DATE	OCTOBER 13, 2021
SCALE	AS SHOWN
SHEET	

C2.4  
 PRIMARY PLAT PLAN

Plot Date: Oct 14, 2021 Plot Time: 1:09pm File Name: W:\Pulte Homes\2021-064-A Pulte - McCordsville\Design\CAD\21064-A Primary Plat Plan PP.dwg, Layout: C2.5 By: bburke



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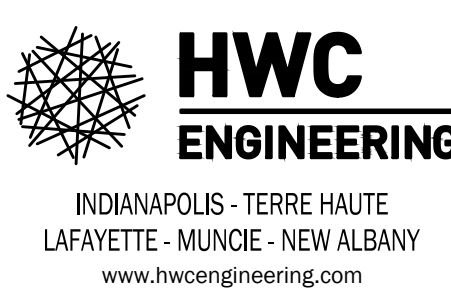
EXISTING	PROPOSED
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**REVISIONS**

DATE	DESCRIPTION	BY

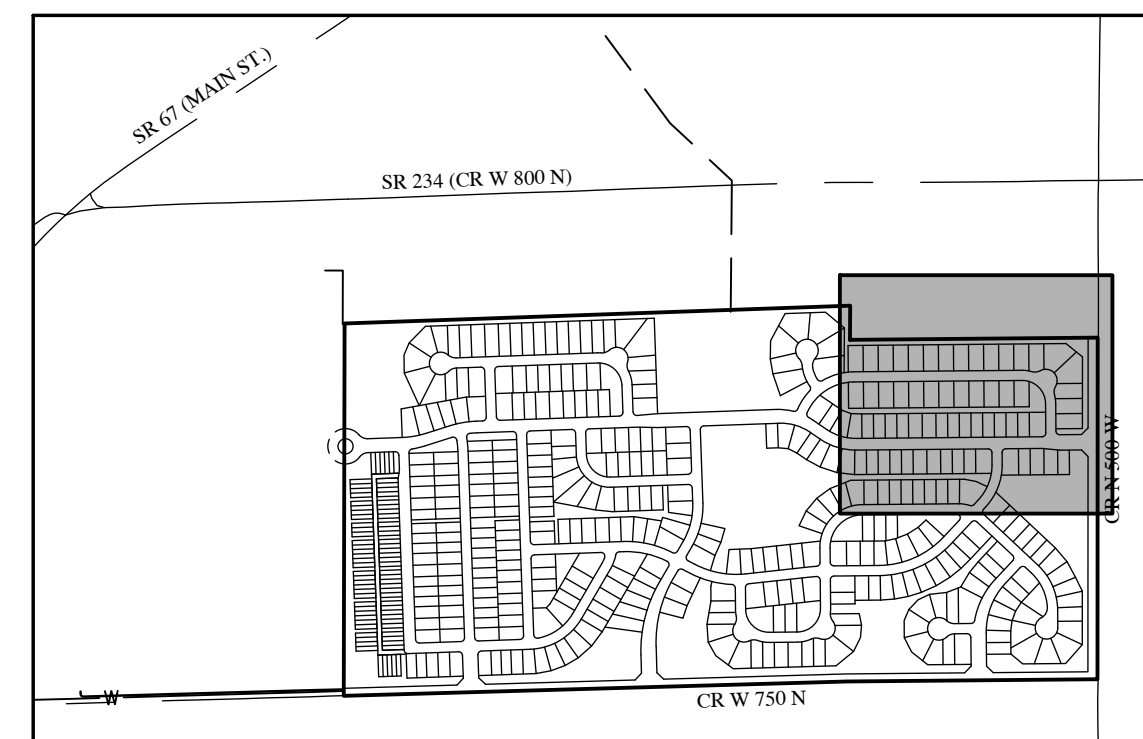


**JACOBI FARMS PRELIMINARY PLAN**  
**MCCORDSVILLE, INDIANA**  
**PRIMARY PLAT PLAN**



CHARLES & LARRY JACOBI & LEANN MCELROY  
 2890 N 4750 W  
 MCCORDSVILLE, IN 46055

JACOBI LEGACY FARMS  
 2890 N 4750 W  
 MCCORDSVILLE, IN 46055



**KEYMAP**  
NOT TO SCALE

FOR CONTINUATION SEE SHEET C2.2



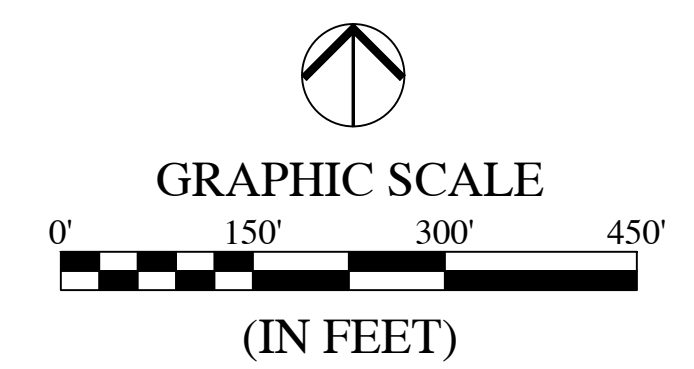
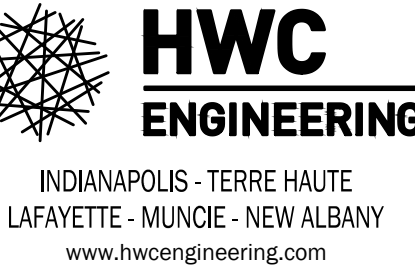
DRAWN BY: DC  
 CHECKED BY: BB  
 DATE: OCTOBER 13, 2021  
 SCALE: AS SHOWN  
 SHEET

**C2.5**  
PRIMARY PLAT PLAN

Plot Date: Oct 14, 2021 Plot Time: 1:10pm File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobsi Prop.Design\CAD\21064-A.Open Space Plan\_PP.dwg, Layout: C3.0 By: bburke



REVISIONS		
DATE	DESCRIPTION	BY



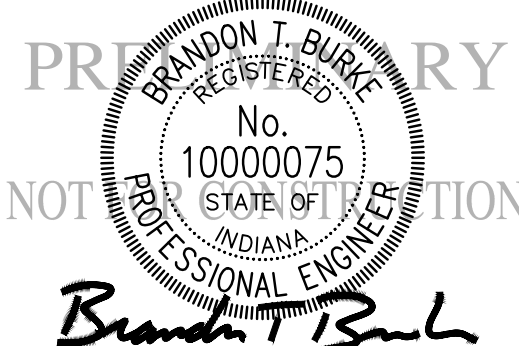
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CA "A" = 110,717 SF	
CA "B" = 133,983 SF	
CA "C" = 13,136 SF	
CA "D" = 44,729 SF	
CA "E" = 10,283 SF	
CA "F" = 12,999 SF	
CA "G" = 5,200 SF	
CA "H" = 12,549 SF	
CA "J" = 11,208 SF	
CA "K" = 9,880 SF	
CA "L" = 244,109 SF	
CA "M" = 22,380 SF	
CA "N" = 377,228 SF	
CA "P" = 63,293 SF	
CA "Q" = 54,564 SF	
CA "R" = 175,461 SF	
CA "S" = 48,012 SF	

OPEN SPACE SUMMARY	
CA "T" = 13,263 SF	
CA "U" = 26,546 SF	
CA "V" = 384,581 SF	
CA "W" = 179,900 SF	
CA "X" = 126,564 SF	
CA "Y" = 3,629 SF	
CA "Z" = 2,300 SF	
CA "AA" = 2,513 SF	
CA "BB" = 2,300 SF	
CA "CC" = 2,300 SF	
CA "DD" = 2,300 SF	
CA "EE" = 2,300 SF	
CA "FF" = 2,300 SF	
CA "GG" = 2,300 SF	
TOTAL OPEN SPACE = 2,102,827 SF	
TOTAL OPEN SPACE = 48.27 ACRES	

OPEN SPACE  
 OPEN SPACE = 48.27 AC.  
 TOTAL ACREAGE = 177.40 AC. = 27.21%



**JACOBI FARMS PRELIMINARY PLAN**  
**MCCORDSVILLE, INDIANA**  
**OPEN SPACE PLAN**



DRAWN BY	DC
CHECKED BY	BB
DATE	OCTOBER 13, 2021
SCALE	AS SHOWN
SHEET	

C3.0

OPEN SPACE PLAN