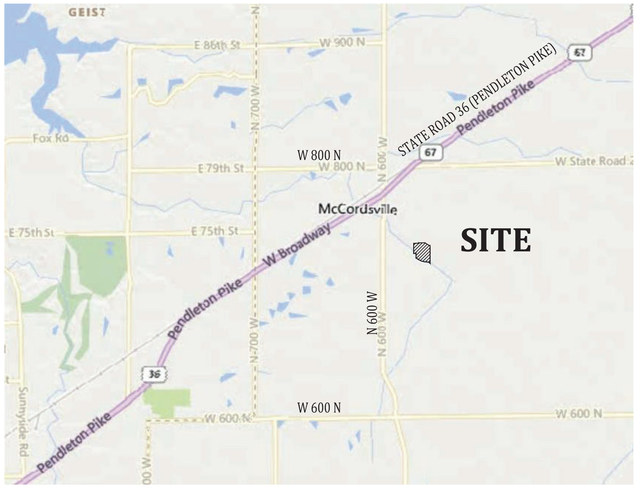
COLONNADE - SECTION 2

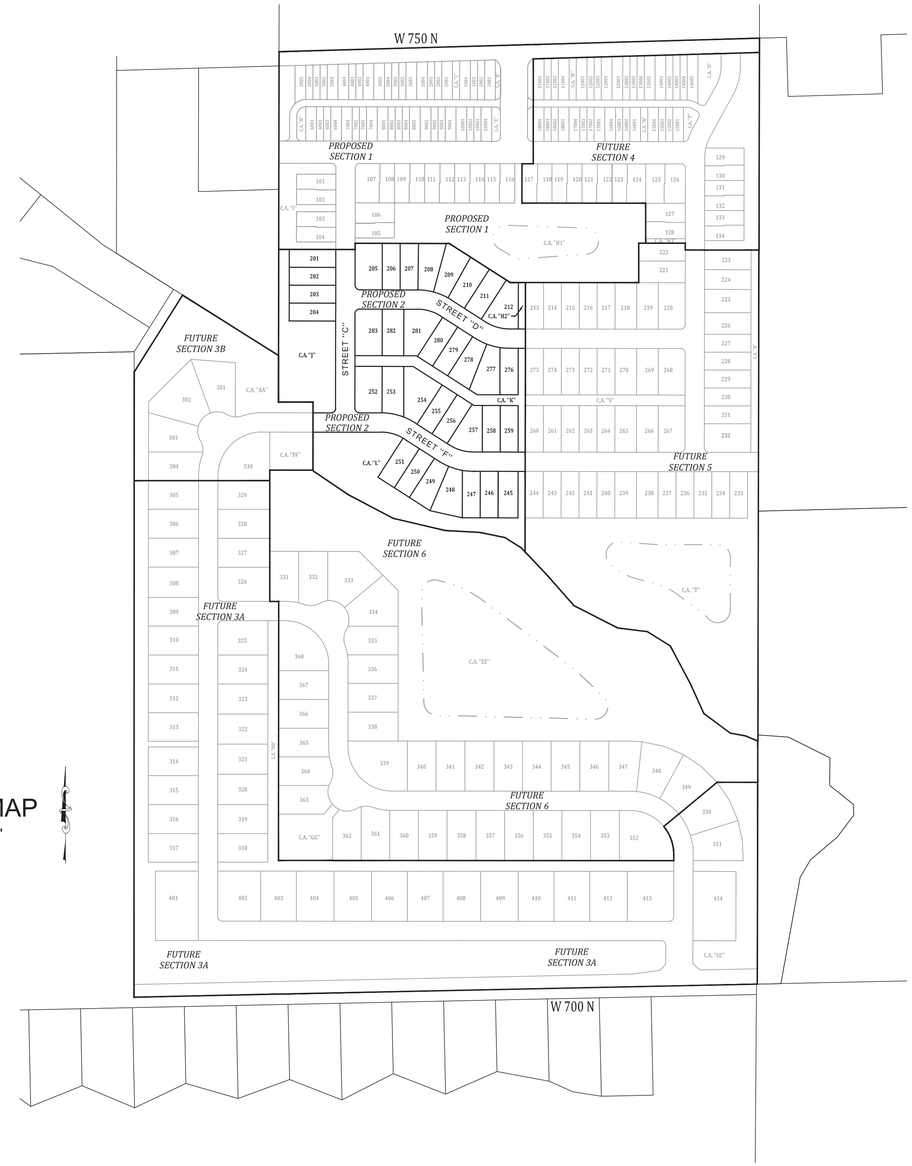
SECTION 25, TOWNSHIP 17N, RANGE 5E,
VERNON TOWNSHIP, HANCOCK COUNTY, CR 750W & CR 600N
ZONED: PUD

PLANS PREPARED FOR:
COLONNADE DEVELOPER, LLC
ATTN.: TIMOTHY J. WALTER, P.E.
VICE PRESIDENT - DEVELOPMENT
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, IN 46256
PH.: 317-863-2057
EMAIL: TWALTER@PLATINUM-PROPERTIES.COM



VICINITY MAP
NO SCALE

LOCATION MAP
NO SCALE



SITE MAP
1"=200'

OPERATING AUTHORITIES & AREA UTILITIES

GAS
CITIZENS ENERGY GROUP
2150 Dr. Martin Luther King Jr St
Indianapolis, IN 46200
317-927-4684
Richard Miller, Jr.

SANITARY, STORM, & WATER
MCCORDSVILLE PUBLIC WORKS
5759 W. Broadway
McCordsville, IN 46055
317-335 -3604
Mark Witsman

CABLE TELEVISION
BRIGHT HOUSE NETWORKS
3030 Roosevelt Ave
Indianapolis, IN 46218
317-632-9077
Jason Kirkman

GAS
CENTERPOINT ENERGY
16000 Allisonville Road
Noblesville, Indiana 46061
317-776-5532
Sandra Casey

TELEPHONE
AT&T - DISTRIBUTION
240 N. Meridian St., Room 1791
Indianapolis, IN 46204
317-265-3050
Matt Spindler

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
NINE STAR CONNECT
2243 E. Main St.
Greenfield, IN 46140
317-323-2074
Eric Meyer

SCHOOL DISTRICT
MT. VERNON COMM. SCH. CORP.
1806 West State Road 234
Fortville, IN 46040
Dr. Shane Robbins

FIRE DEPARTMENT
MCCORDSVILLE FIRE STATION
7580 Form Street
McCordsville, IN 46055
317-335-2268
Attn.: Tom Alexander

POLICE
McCORDSVILLE POLICE DEPT.
6280 West CR 800 North
McCordsville, IN 46055
317-335-2812

CABLE TELEVISION
COMCAST CABLEVISION
5330 East 65th Street
Indianapolis, IN 46220
317-774-3384
Matt Stringer

SHEET INDEX

SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	OVERALL PLAN
C102 - C105	EXISTING TOPOGRAPHY
C107	SIDEWALK STREET LIGHT, AND SIGN PLAN
C110-C111	GRADING AND DRAINAGE PLAN
C112	OVERFLOW PLAN
C113	SSD PLAN
C200-C201	STREET PLAN & PROFILE
C220	INTERSECTION DETAILS
C300	SANITARY SEWER PLAN
C301-C302	SANITARY SEWER PLAN & PROFILES
C310-C311	STORM SEWER PLAN & PROFILES
C320	WATER MAIN PLAN (CITIZENS WATER)
C400-C401	INITIAL EROSION CONTROL PLAN
C410-C411	FINAL EROSION CONTROL PLAN
C420-C421	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
C500	EROSION CONTROL DETAILS
C503	STORM DETAILS
C525	CITIZENS WATER DETAILS
	TOWN OF McCORDSVILLE STANDARDS
	LANDSCAPING PLAN (By Others)
	PLAT

REVISIONS

NUMBER	DESCRIPTION	DATE
	REVISIONS PER TRC COMMENTS	05-03-2022

SECTION 2 STREET NAME CHART

STREET	NAME	STREET LENGTH
C	CELLA LANE	483.7'
D	PALAZZO LANE	530.4'
F	CLOISTER LANE	620.4'

PROJECT SUMMARY

TOTAL AREA OF SECTION 2:	11.03 ACRES ±
NUMBER OF LOTS:	35
TOTAL AREA OF LOTS:	6.12 ACRES ±
NUMBER OF COMMON AREAS:	4
TOTAL AREA OF COMMON AREAS:	2.95 ACRES ±
TOTAL LENGTH OF STREETS:	1634.5 L.F. OR .31 MILES
TOTAL AREA OF DEDICATED RIGHT-OF-WAY:	1.96 ACRES ±

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.

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 "JASON" COYLE

MULTIPLE PROFESSIONALS ARE IN RESPONSIBLE CHARGE FOR THE PREPARATION AND DESIGN OF THIS PLAN SET. BELOW IS A LIST OF THE PROFESSIONALS INVOLVED WITH THIS PROJECT AND THE DISCIPLINES THEY ARE IN RESPONSIBLE CHARGE OF. EACH OF THE PLAN SHEETS BEARS THE SEAL AND SIGNATURE OF THE PROFESSIONAL IN RESPONSIBLE CHARGE FOR THAT SHEET.

- ROBERT JASON COYLE, PROFESSIONAL SURVEYOR, STATE OF INDIANA, PS # LS20900155
  SUBDIVISION LAYOUT, STREETS, GRADING AND EROSION CONTROL
- W. CHAD ZIEGLER, PROFESSIONAL ENGINEER, STATE OF INDIANA, PE # PE11200667
  SANITARY SEWER, STORM SEWER, DRAINAGE CALCULATIONS AND REPORTS, AND WATER MAIN

CERTIFIED: 03-18-2022

CERTIFIED: 03-18-2022

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

W. CHAD ZIEGLER REGISTERED No. PE11200667 STATE OF INDIANA PROFESSIONAL ENGINEER

Indiana 811 Know what's below. Call before you dig.

Date:	03-18-22
Project No:	21177P-S2
Sheet No:	C100

COLONNADE - SECTION 2

Land Description
Colonnade, Section 2

A part of the East Half of the Southwest Quarter of Section 25, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, and being more particularly described as follows:

BEGINNING at a PK nail marking the Northwest corner of the East Half of said Southwest Quarter; thence South 00 degrees 05 minutes 02 seconds West along the west line of said East Half 552.87 feet to the POINT OF BEGINNING; thence South 89 degrees 54 minutes 58 seconds East 213.54 feet; thence North 00 degrees 05 minutes 02 seconds East 17.32 feet; thence South 89 degrees 54 minutes 58 seconds East 263.30 feet; thence South 57 degrees 19 minutes 35 seconds East 202.03 feet; thence South 89 degrees 54 minutes 58 seconds East 42.78 feet; thence South 00 degrees 05 minutes 02 seconds West 752.91 feet to the center of Thomas Stansbury Regulated Drainage Ditch; (the following Eight (8) calls are along the centerline of said ditch); 1) thence North 43 degrees 29 minutes 24 seconds West 15.29 feet; 2) thence North 57 degrees 40 minutes 30 seconds West 53.78 feet; 3) thence North 78 degrees 24 minutes 04 seconds West 71.68 feet; 4) thence North 86 degrees 49 minutes 05 seconds West 97.41 feet; 5) thence North 76 degrees 47 minutes 16 seconds West 149.60 feet; 6) thence North 62 degrees 08 minutes 30 seconds West 142.07 feet; 7) thence North 55 degrees 55 minutes 12 seconds West 116.88 feet; 8) thence North 28 degrees 45 minutes 52 seconds West 3.04 feet; thence North 00 degrees 05 minutes 02 seconds East 190.19 feet; thence North 89 degrees 54 minutes 58 seconds West 96.54 feet to the west line of said East Half; thence North 00 degrees 05 minutes 02 seconds East along said west line 426.68 feet to the POINT OF BEGINNING, containing 11.031 acres, more or less.

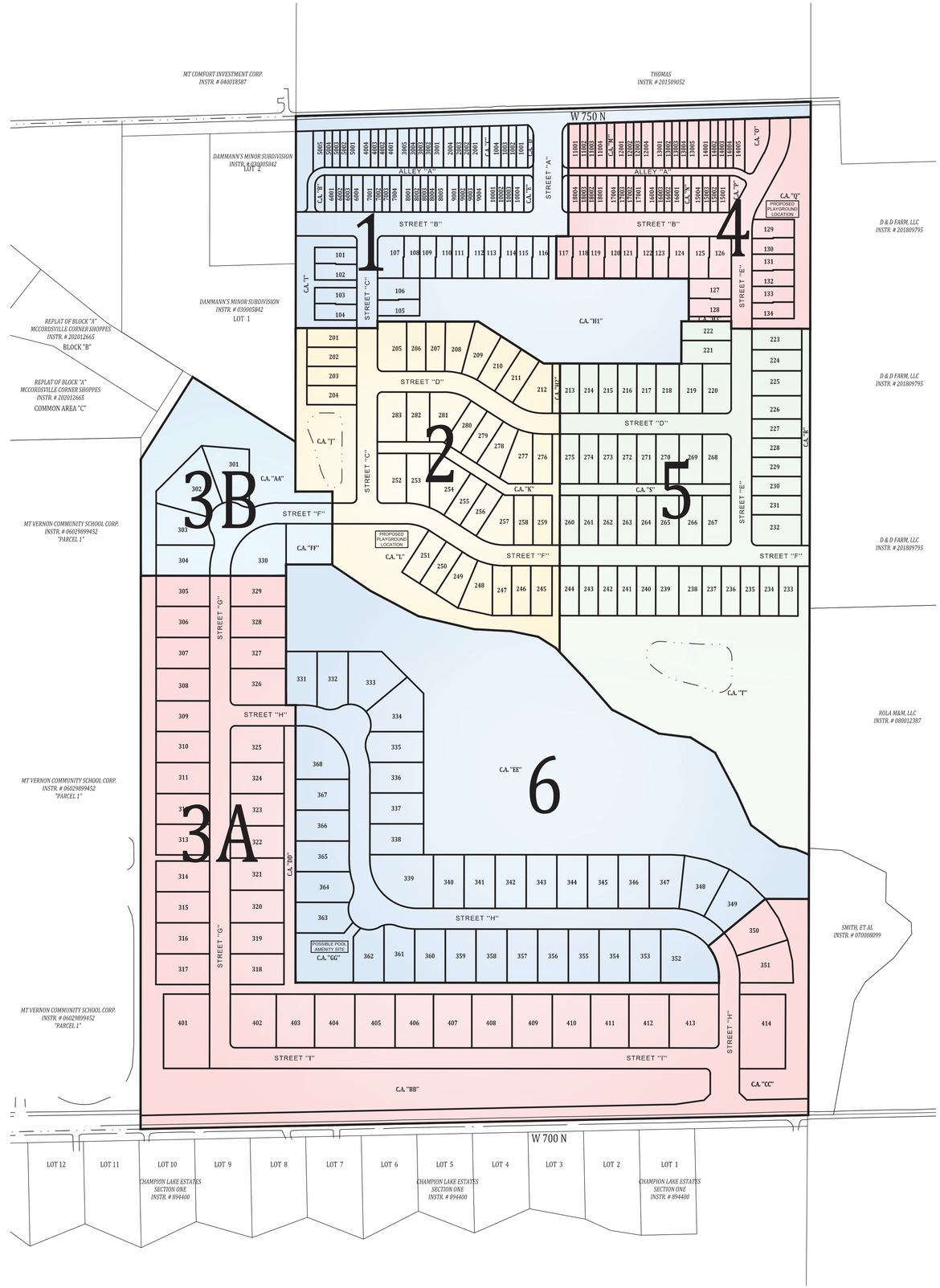
This subdivision consists of 35 lots number 201 through 212, 245 through 259, & 276 through 283 and 4 Common Area labeled "J" through "L" and "H-2". The size of lots and width of streets are shown in feet and decimal parts thereof.

STREET NAME CHART

STREET	NAME
ALLEY A	
A	COLONNADE PARKWAY
B	ARCADE BLVD
C	CELLA LANE
D	PALAZZO LANE
E	PERISTYLE LANE
F	CLOISTER LANE
G	PORTICO LANE
H	BELVEDERE LANE
I	CUPOLA LANE

0 150' 300'

Indiana 811
Know what's below. Call before you dig.



Sym.	Revisions	Date
	REVISIONS PER TRC COMMENTS	05-03-2022

Designed: RJC / JJB
Drawn: RJC / JJB / AGL
Checked: RJC
Scale: 1"= 150'
Date: 03-18-2022

OVERALL PLAN
COLONNADE - SECTION 2
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

ROBERT JASON COLLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

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

Project No: 21177P-S2
Sheet No: C101

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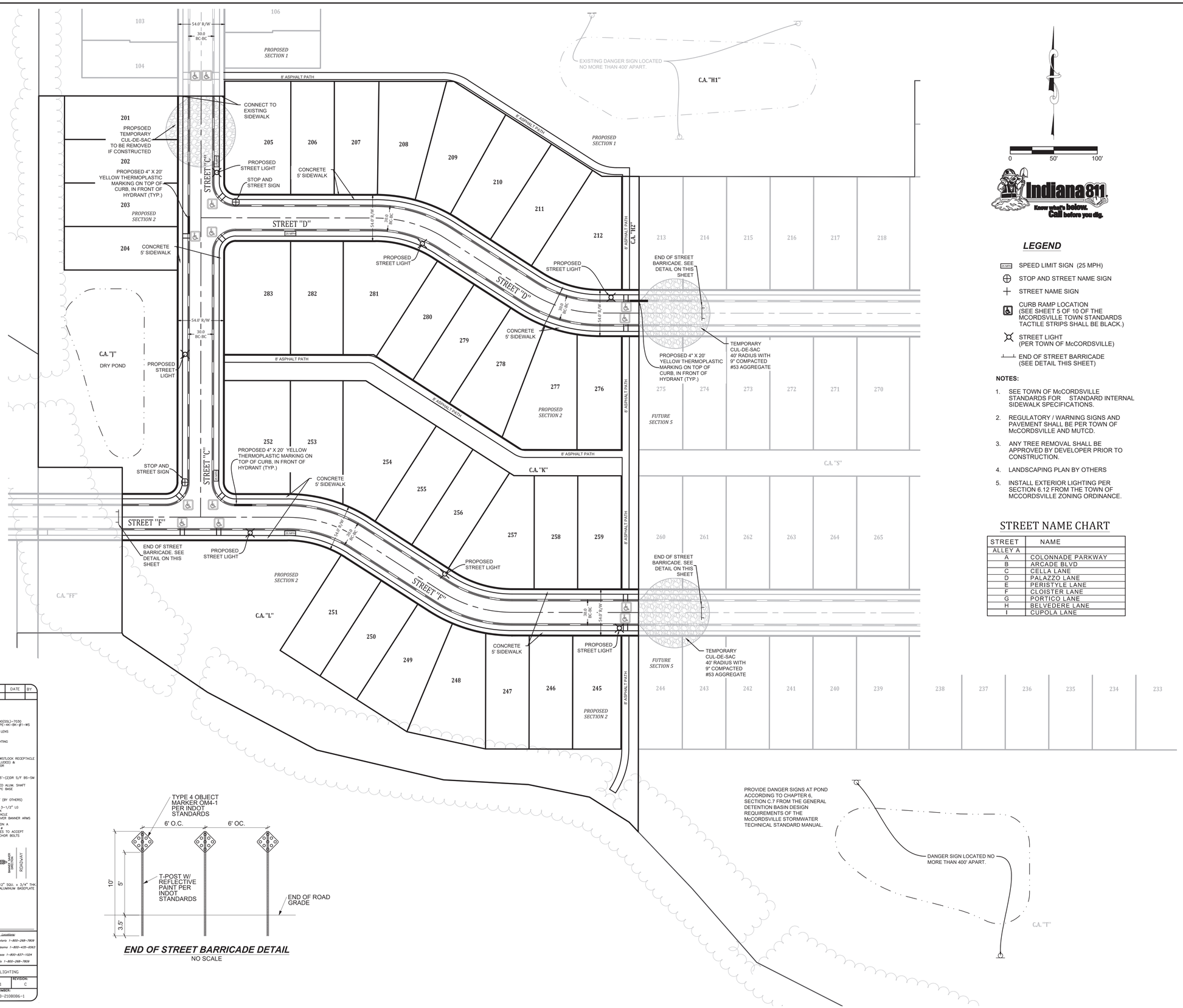


LEGEND

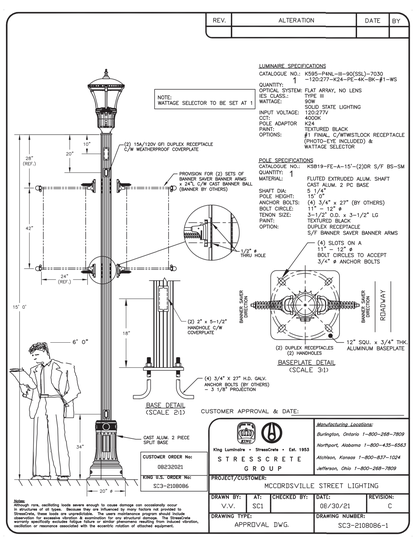
- SPEED LIMIT SIGN (25 MPH)
- STOP AND STREET NAME SIGN
- STREET NAME SIGN
- CURB RAMP LOCATION (SEE SHEET 5 OF 10 OF THE MCORDSVILLE TOWN STANDARDS TACTILE STRIPS SHALL BE BLACK.)
- STREET LIGHT (PER TOWN OF McCORDSVILLE)
- END OF STREET BARRICADE (SEE DETAIL THIS SHEET)

NOTES:

1. SEE TOWN OF McCORDSVILLE STANDARDS FOR STANDARD INTERNAL SIDEWALK SPECIFICATIONS.
2. REGULATORY / WARNING SIGNS AND PAVEMENT SHALL BE PER TOWN OF McCORDSVILLE AND MUTCD.
3. ANY TREE REMOVAL SHALL BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
4. LANDSCAPING PLAN BY OTHERS
5. INSTALL EXTERIOR LIGHTING PER SECTION 6.12 FROM THE TOWN OF MCCORDSVILLE ZONING ORDINANCE.

STREET NAME CHART

STREET	NAME
ALLEY A	
A	COLONNADE PARKWAY
B	ARCADE BLVD
C	CELLA LANE
D	PALAZZO LANE
E	PERISTYLE LANE
F	CLOISTER LANE
G	PORTICO LANE
H	BELVEDERE LANE
I	CUPOLA LANE



END OF STREET BARRICADE DETAIL
NO SCALE

Sym.	Revisions	Date
	REVISIONS PER TRC COMMENTS	05-03-2022

Designed: RJC / JJB
Drawn: RJC / JJB / AGL
Checked: RJC
Scale: 1" = 50'
Date: 03-18-2022

SIDEWALK, SIGNAGE, AND LIGHT PLAN
COLONNADE - SECTION 2
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

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

Project No: 21177P-S2
Sheet No: C107

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EXISTING LEGEND

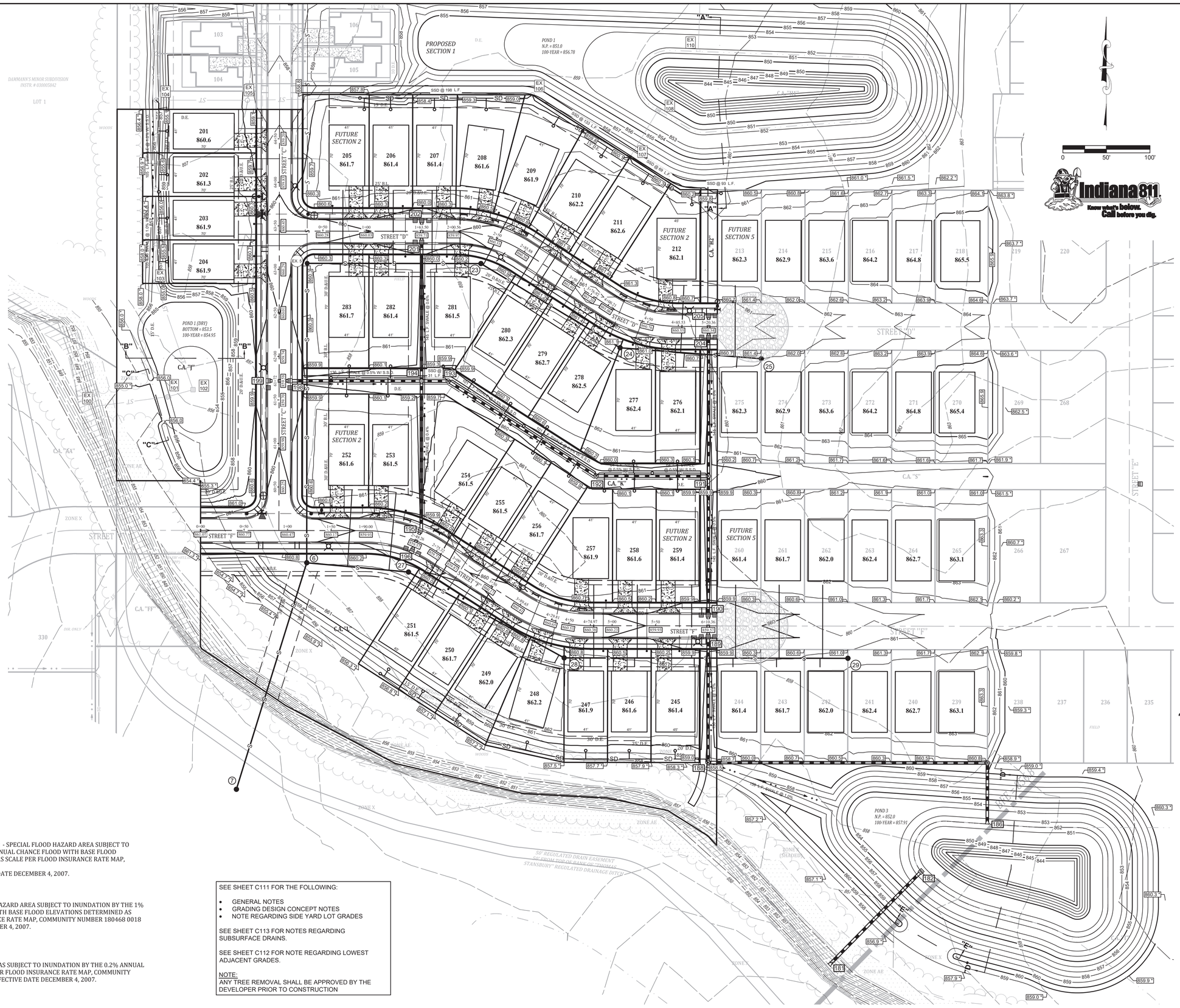
- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- SUBSURFACE DRAIN
- SSD LATERAL
- SANITARY FORCEMAIN
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER LINE - PROPOSED
- BEND
- BLOWOFF ASSEMBLY
- CROSS, TEE
- FIRE HYDRANT W/ VALVE
- KICKER BLOCK
- REDUCER
- AIR RELEASE VALVE
- WATER METER
- WATER STOP
- WATER VALVE
- 1 / 924.0 / VAR. — LOT NUMBER / PAD ELEVATION
- 775.0 / 774.8 * — GRADE BOX / GRADE BOX - MATCH EXISTING
- EMERGENCY FLOOD ROUTING PONDING AREAS
- EMERGENCY FLOOD ROUTE

STREET NAME CHART

STREET	NAME
ALLEY A	
A	COLONNADE PARKWAY
B	ARCADE BLVD
C	CELLA LANE
D	PALAZZO LANE
E	PERISTYLE LANE
F	CLOISTER LANE
G	PORTICO LANE
H	BELVEDERE LANE
I	CUPOLA LANE



ZONE AE (FLOODWAY AREA) - SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED AS SCALE PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER
180468 0018 D, EFFECTIVE DATE DECEMBER 4, 2007.

ZONE AE - SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED AS SCALE PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 180468 0018 D, EFFECTIVE DATE DECEMBER 4, 2007.

ZONE X - OTHER FLOOD AREAS SUBJECT TO INUNDATION BY THE 0.2% ANNUAL CHANCE FLOOD AS SCALE PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 180468 0018 D, EFFECTIVE DATE DECEMBER 4, 2007.

SEE SHEET C111 FOR THE FOLLOWING:

- GENERAL NOTES
- GRADING DESIGN CONCEPT NOTES
- NOTE REGARDING SIDE YARD LOT GRADES

SEE SHEET C113 FOR NOTES REGARDING SUBSURFACE DRAINS.

SEE SHEET C112 FOR NOTE REGARDING LOWEST ADJACENT GRADES.

NOTE:
ANY TREE REMOVAL SHALL BE APPROVED BY THE DEVELOPER PRIOR TO CONSTRUCTION

Sym.	Revisions	Date
	REVISIONS PER TRC COMMENTS	05-03-2022

Designed: RJC / JJB
Drawn: RJC / JJB / AGL
Checked: RJC
Scale: 1" = 50'
Date: 03-18-2022

GRADING & DRAINAGE PLAN
COLONNADE - SECTION 2
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

ROBERT JASON COYLE
REGISTERED No. LS20900155 STATE OF INDIANA
LAND SURVEYOR

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

Project No: 21177P-S2
Sheet No: C110

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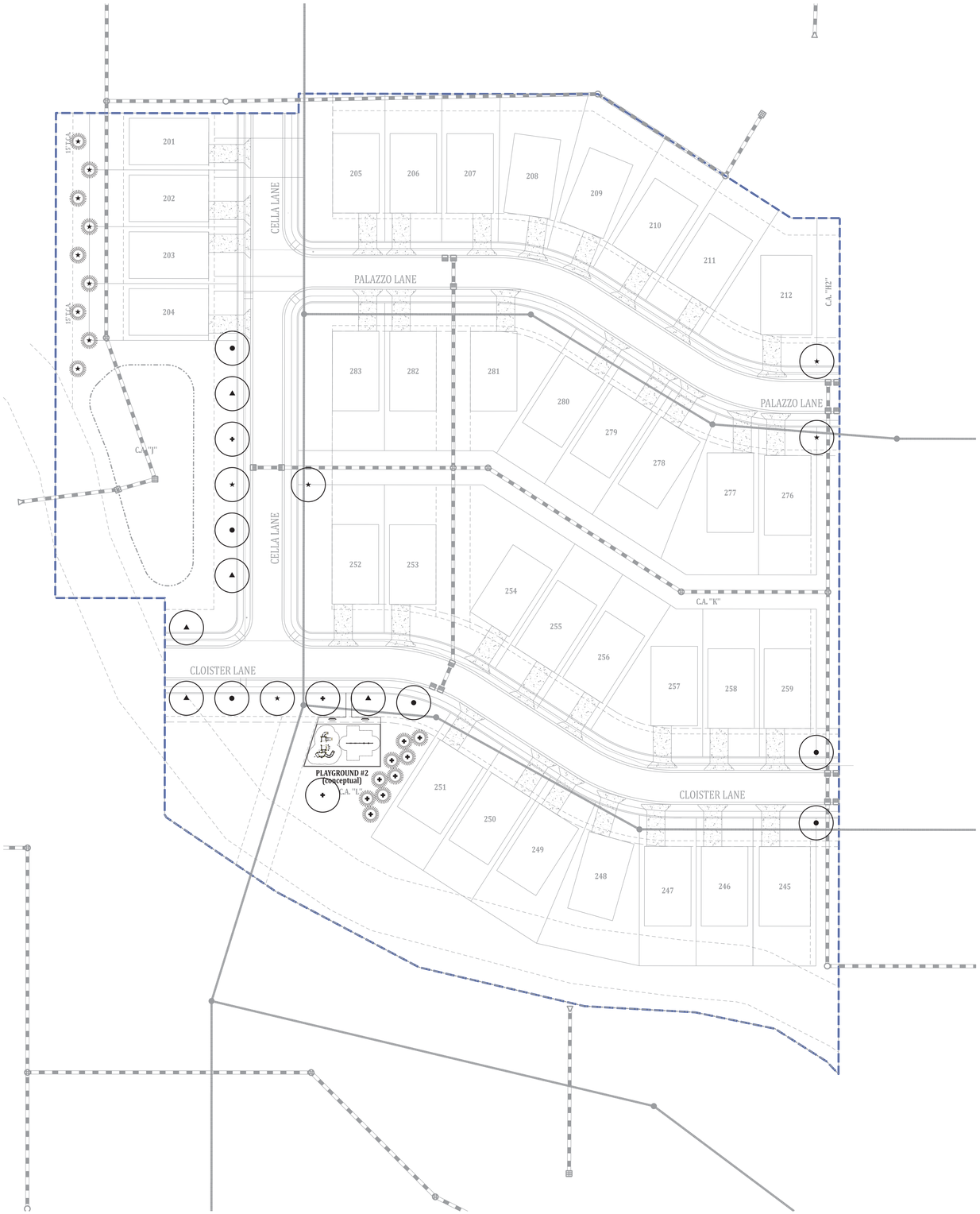


PLANT SCHEDULE:

Shade Trees (2.5") by Developer:

- Acer saccharum 'Green Mountain' - 5 (Green Mountain Sugar Maple)
- Gleditsia triacanthos var. inermis 'Skycole' - 6 (Skyline Honeylocust)
- Quercus bicolor - 5 (Swamp White Oak)
- Tilia tomentosa 'Sterling' - 3 (Sterling Linden)

Evergreen Trees (6') by Developer:

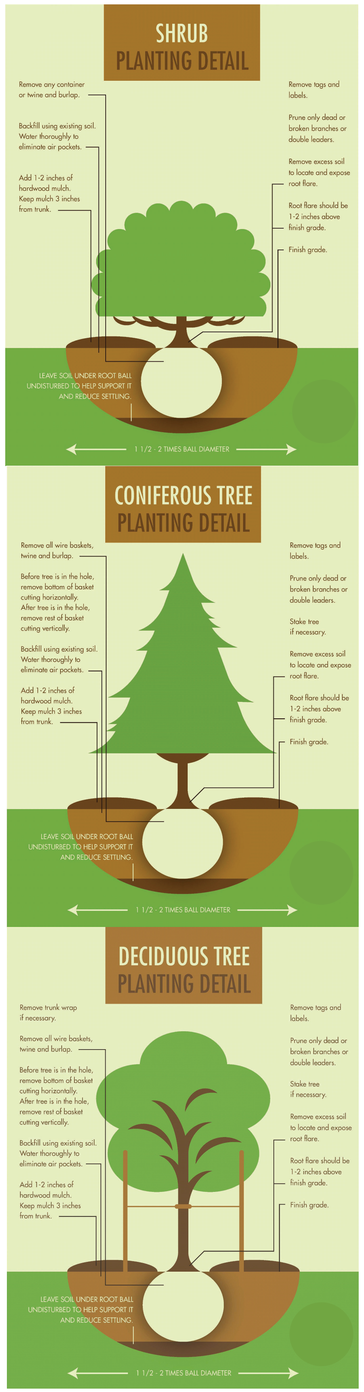
- Picea abies - 9 (Norway Spruce)
- Thuja plicata 'Green Giant' - 9 (Green Giant Arborvitae)

GRAPHIC SCALE

0' 50' 100' 150'

(IN FEET)

N



Indiana 811
Know what's below.
Call before you dig.

Sym.	Revisions	Date
	MODIFIED PLAN PER APRIL 7, 2022 T.A.C. COMMENTS.	05-03-2022

Designed: EWS
Drawn: EWS
Checked: EWS
Scale: 1"=50'
Date: 03-25-22

LANDSCAPE PLAN

COLONNADE - SECTION 2 - DEVELOPMENT PLAN

TOWN OF MCCORDSVILLE VERNON TWP., HANCOCK CO., 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

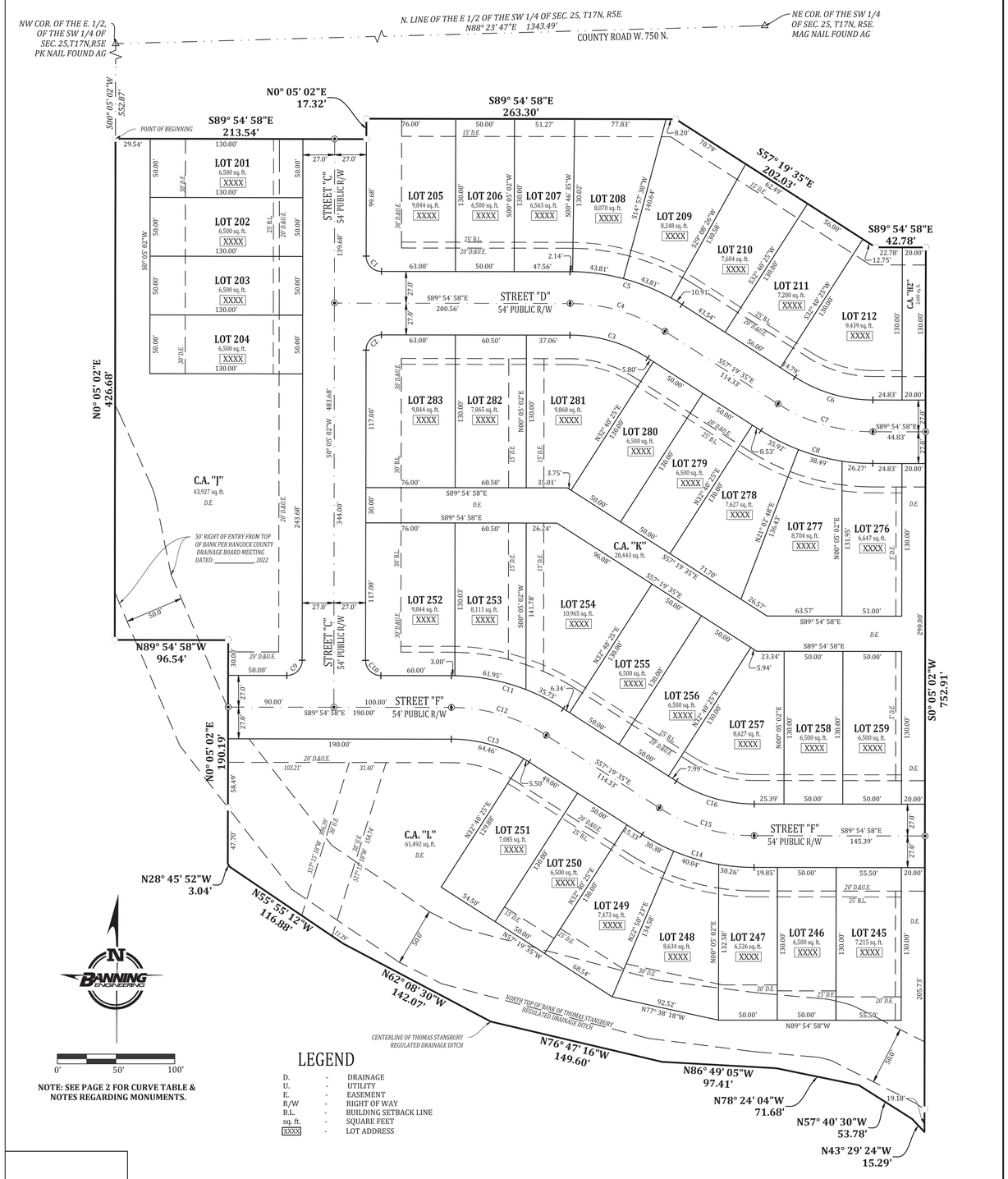
Project No: 21177P-S1

Sheet No: L-1

COLONNADE, SECTION 2 - FINAL PLAT

INSTR. NO. : _____
CABINET : _____
SLIDE : _____

PART OF THE E. 1/2, SW 1/4 SEC. 25-T17N-R5E
HANCOCK COUNTY, INDIANA



NOTE: SEE PAGE 2 FOR CURVE TABLE & NOTES REGARDING MONUMENTS.

LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
E.	-	EASEMENT
R/W	-	RIGHT OF WAY
B.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET
XXXX	-	LOT ADDRESS

Witness my signature this _____ day of _____, 20____.

Signature_____

Jonathan D. Polson - Professional Surveyor - Indiana - # LS21500011

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

PRELIMINARY PLAT	FINAL PLAT	RECORDING
Checked: Date:	Checked: Date:	Checked: Date:

Revisions

Drawn: CH
Scale: 1"=50'
Date: 3/09/2022
Project: 21177-S2
Sheet 1 of 2

COLONNADE, SECTION 2 - FINAL PLAT

INSTR. NO. : _____
CABINET : _____
SLIDE : _____

PART OF THE E. 1/2, SW 1/4 SEC. 25-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 East Half of the Southwest Quarter of Section 25, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, said part more particularly described as follows:

Land Description
Colonnade, Section 2

A part of the East Half of the Southwest Quarter of Section 25, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, and being more particularly described as follows:

BEGINNING at a PK nail marking the Northwest corner of the East Half of said Southwest Quarter; thence South 00 degrees 05 minutes 02 seconds West along the west line of said East Half 552.87 feet to the POINT OF BEGINNING; thence South 89 degrees 54 minutes 58 seconds East 213.54 feet; thence North 00 degrees 05 minutes 02 seconds East 17.32 feet; thence South 89 degrees 54 minutes 58 seconds East 263.30 feet; thence South 57 degrees 19 minutes 35 seconds East 202.03 feet; thence South 89 degrees 54 minutes 58 seconds East 42.78 feet; thence South 00 degrees 05 minutes 02 seconds West 752.91 feet to the center of Thomas Stansbury Regulated Drainage Ditch; (the following Eight (8) calls are along the centerline of said ditch); 1) thence North 43 degrees 29 minutes 24 seconds West 15.29 feet; 2) thence North 57 degrees 40 minutes 30 seconds West 53.78 feet; 3) thence North 78 degrees 24 minutes 04 seconds West 71.68 feet; 4) thence North 86 degrees 49 minutes 05 seconds West 97.41 feet; 5) thence North 76 degrees 47 minutes 16 seconds West 149.60 feet; 6) thence North 62 degrees 08 minutes 30 seconds West 142.07 feet; 7) thence North 55 degrees 55 minutes 12 seconds West 116.88 feet; 8) thence North 28 degrees 45 minutes 52 seconds West 3.04 feet; thence North 00 degrees 05 minutes 02 seconds East 190.19 feet; thence North 89 degrees 54 minutes 58 seconds West 96.54 feet to the west line of said East Half; thence North 00 degrees 05 minutes 02 seconds East along said west line 426.68 feet to the POINT OF BEGINNING, containing 11.031 acres, more or less.

This subdivision consists of 35 lots number 201 through 212, 245 through 259, & 276 through 283 and 4 Common Area labeled "J" through "L" and "H-2". 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 _____, 20____.

_____
Jonathan D. Polson, P.S
#LS21500011 - State of Indiana

ACCEPTANCE OF DEED OF DEDICATION
We, the undersigned Oaklandon Associates, owners of the real estate described in Instrument Number 100011704 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 Colonnade, Section 2. 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
Oaklandon Associates, 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.

Signature _____

Printed _____

Title _____

State of Indiana)
)
County of _____)

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 _____, 20____.

_____
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 _____, 20____.

_____
President- Tom Strayer

McCORDSVILLE ADVISORY PLAN COMMISSION
This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission the _____ day of _____, 20____, under the authority provided by:

_____ _____

NOTES:
1) Cross-reference is hereby made to a ALTA/ NSPS Land Title Survey of record, recorded as Instrument Number _____ in the Office of the Recorder of Hancock County, Indiana.

2) Dedicated Right-of-Way in this subdivision consists of 1.962 acres and 1634 lineal feet as measured along the centerline of the road.

3) The subject tract is zoned _____.

4) The Town of McCordsville is not responsible for snow plowing of the local roads within this subdivision.

5) The Town of McCordsville shall not be responsible for any maintenance or repairs on any alley.

6) The Town of McCordsville shall not be responsible for maintenance of any landscape, signage, or other features installed in the right-of-way. Examples of this are landscaped medians and landscaped curb bulb-outs and islands.

7) The Homeowner's Association for Colonnade shall be responsible for snow removal of all internal streets.

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 _____ 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.

This instrument was prepared by Jonathan D. Polson, Banning Engineering, 853 Columbia Road, Suite 101, Plainfield, IN 46168.

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. Jonathan D. Polson

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	20.42'	13.00'	090°00'00"	13.00'	N44°54'58"W	18.38'
C2	20.42'	13.00'	090°00'00"	13.00'	N45°05'02"E	18.38'
C3	69.96'	123.00'	032°35'23"	35.96'	S73°37'17"E	69.02'
C4	85.32'	150.00'	032°35'23"	43.85'	S73°37'17"E	84.17'
C5	100.68'	177.00'	032°35'23"	51.74'	S73°37'17"E	99.33'
C6	69.96'	123.00'	032°35'23"	35.96'	S73°37'17"E	69.02'
C7	85.32'	150.00'	032°35'23"	43.85'	S73°37'17"E	84.17'
C8	100.68'	177.00'	032°35'23"	51.74'	S73°37'17"E	99.33'
C9	20.42'	13.00'	090°00'00"	13.00'	S45°05'02"W	18.38'
C10	20.42'	13.00'	090°00'00"	13.00'	N44°54'58"W	18.38'
C11	100.68'	177.00'	032°35'23"	51.74'	S73°37'17"E	99.33'
C12	85.32'	150.00'	032°35'23"	43.85'	S73°37'17"E	84.17'
C13	69.96'	123.00'	032°35'23"	35.96'	S73°37'17"E	69.02'
C14	100.68'	177.00'	032°35'23"	51.74'	S73°37'17"E	99.33'
C15	85.32'	150.00'	032°35'23"	43.85'	S73°37'17"E	84.17'
C16	69.96'	123.00'	032°35'23"	35.96'	S73°37'17"E	69.02'

Bulk Standards Data Table	
Development Standards for Area C - 50' Wide	
Minimum Lot Area	6,500 Square Feet
Minimum Lot Width at Building Line	50 feet
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	15 feet
Maximum Lot Coverage	50%
Maximum Height- Principal	35 feet
Minimum Building Separation	10 feet
Minimum setback on either side of the structure. Homes with masonry on the side elevations may encroach in the Min. side-yard setback a maximum of 6 inches. Minimum building separation does not nclude roof overhangs or masonry wainscot	

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 RECORDATION 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.

⊗ DENOTES A MAG NAIL WITH WASHER STAMPED "BANNING ENG FIRM #0060" SET OR FOUND

BANNING ENGINEERING
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PLAINFIELD, IN 46168
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PRELIMINARY PLAT	FINAL PLAT	RECORDING
Checked: Date:	Checked: Date:	Checked: Date:

Revisions

Drawn: CH
Scale: N/A
Date: 3/09/2022
Project: 21177-S2
Sheet 2 of 2