OPERATING AUTHORITIES & AREA UTILITIES

5759 W. Broadway

317-335 -3604

Mark Witsman

Matt Spindler

2243 E. Main St.

Greenfield, IN 46140

McCordsville, IN 46055

VICINITY MAP

NO SCALE

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

16000 Allisonville Road Noblesville, Indiana 46061 Indianapolis, IN 46204 317-776-5532 317-265-3050

ELECTRIC INDIANAPOLIS POWER & LIGHT COMPANY 317-261-5203 Rhonda Williams

Sandra Casey

FIRE DEPARTMENT MCCORDSVILLE FIRE STATION 7580 Form Street McCordsville, IN 46055 317-335-2268

Attn.: Tom Alexander

317-323-2074 Eric Meyer

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

WATER CITIZENS ENERGY GROUP - WATER 240 N. Meridian St., Room 1791 CWA Authority, Inc. 2150 Dr. Martin Luther King, Jr. Street Indianapolis, IN 46202 317-927-4351 Attn.: Brad Hostetler SCHOOL DISTRICT MT. VERNON COMM. SCH. CORP. 1806 West State Road 234 Fortville, IN 46040

Dr. Shane Robbins

3030 Roosevelt Ave

Jason Kirkman

Indianapolis, IN 46218

5330 East 65th Street Indianapolis, IN 46220 317-774-3384 Matt Stringer

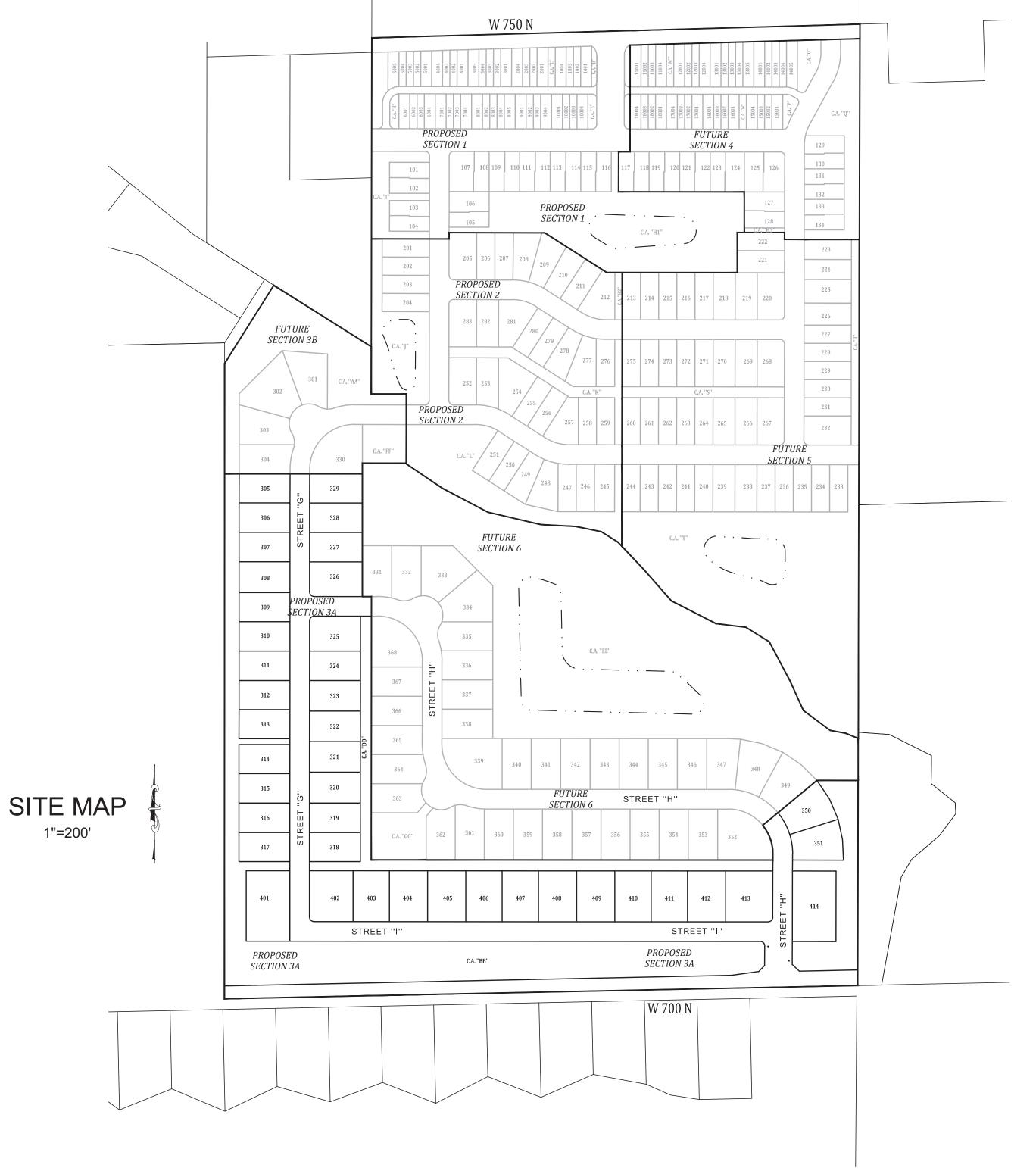
SHEET INDEX SHEET NO DESCRIPTION C100 TITLE SHEET C101 OVERALL PLAN C110-C113 **EXISTING TOPOGRAPHY** C120-C121 SIDEWALK STREET LIGHT, AND SIGN PLAN C130-C133 GRADING AND DRAINAGE PLAN C140-C142 OVERFLOW PLAN C150-C152 SSD PLAN C200-C202 STREET PLAN & PROFILE C210-C211 ENTRANCE DETAILS C220 INTERSECTION DETAILS C300-C301 SANITARY SEWER PLAN C302-C305 SANITARY SEWER PLAN & PROFILES C310-C315 STORM SEWER PLAN & PROFILES C320-C321 WATER MAIN PLAN (CITIZENS WATER) C322 OFF-SITE WATER MAIN PLAN (CITIZENS WATER) INITIAL EROSION CONTROL PLAN C400-C403 C410-C413 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

COLONNADE - SECTION 3A

SECTION 25, TOWNSHIP 17N, RANGE 5E, VERNON TOWNSHIP, HANCOCK COUNTY, CR W 700 N & CR N 600W **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



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

SECTION 3A STREET NAME CHART

STREET	NAME	STREET LENGTH
G	PORTICO LANE	1258.5'
Н	BELVEDERE LANE	1323.4'
1	CUPOLA LANE	669.5'





PROJECT SUMMARY

TOTAL AREA OF SECTION 3A: 25.26 ACRES ± NUMBER OF LOTS: TOTAL AREA OF LOTS: 12.42 ACRES ± NUMBER OF COMMON AREAS: TOTAL AREA OF COMMON AREAS: 7.39 ACRES ± 3251.43 L.F. OR .62 MILES TOTAL LENGTH OF STREETS: TOTAL AREA OF DEDICATED RIGHT-OF-WAY: 5.44 ACRES ±

CONSTRUCTION DOCUMENTS

PROJECT MANAGER:

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:

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

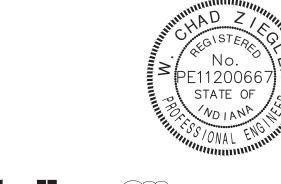
MULTIPLE PROFESSIONALS ARE IN RESPONSIBLE CHARGE FOR THE PREPARATION AND DESIGN OF THIS PLAN SET. BELOW IS A LIST OF THE PROFESSIONALS INVOLVED WITH THIS PROJECT AND THE DISCIPLINES THEY ARE IN RESPONSIBLE CHARGE OF. EACH OF THE PLAN SHEETS BEARS THE SEAL AND SIGNATURE OF THE PROFESSIONAL IN RESPONSIBLE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

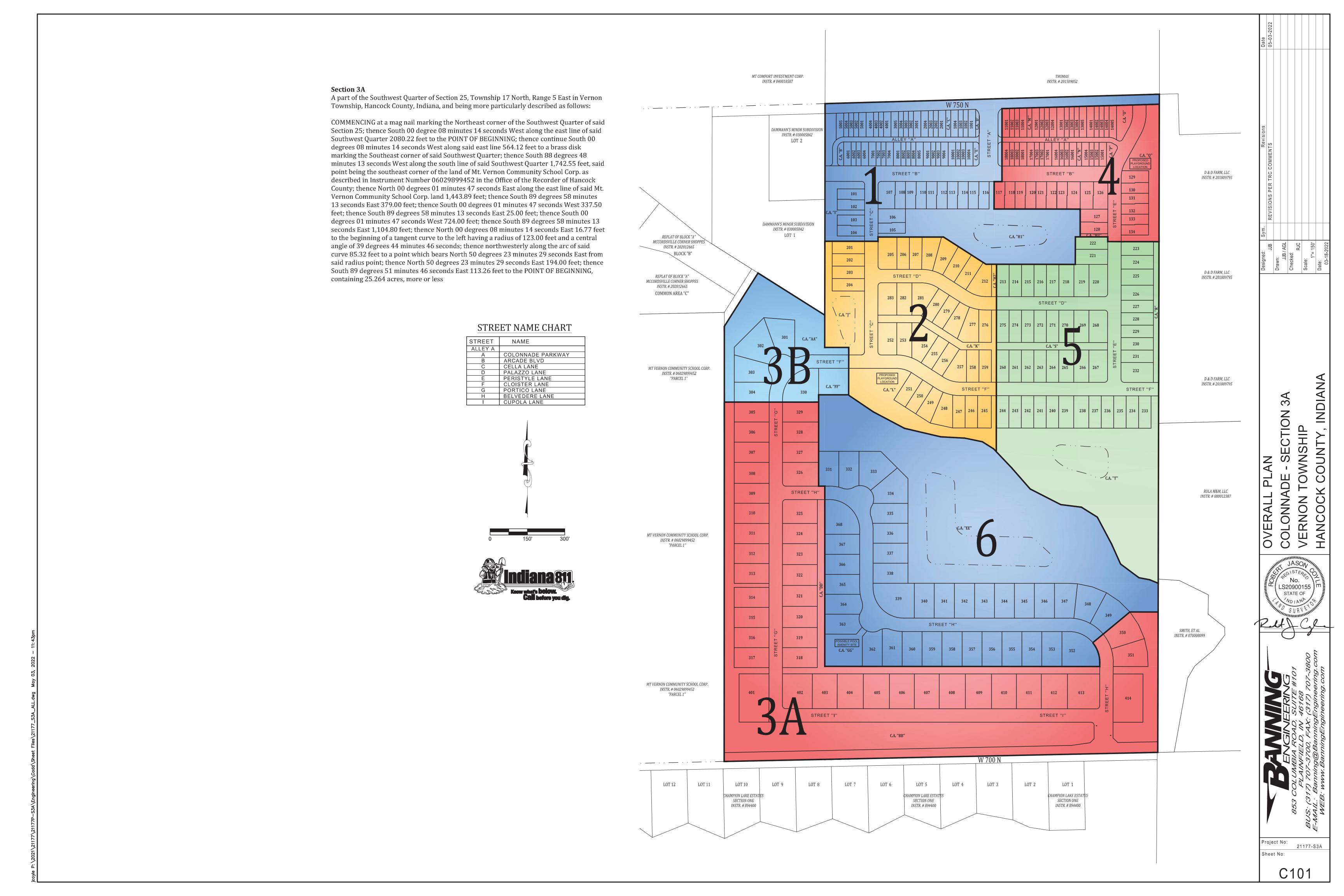
SANITARY SEWER, STORM SEWER, DRAINAGE CALCULATIONS AND REPORTS, AND WATER MAIN

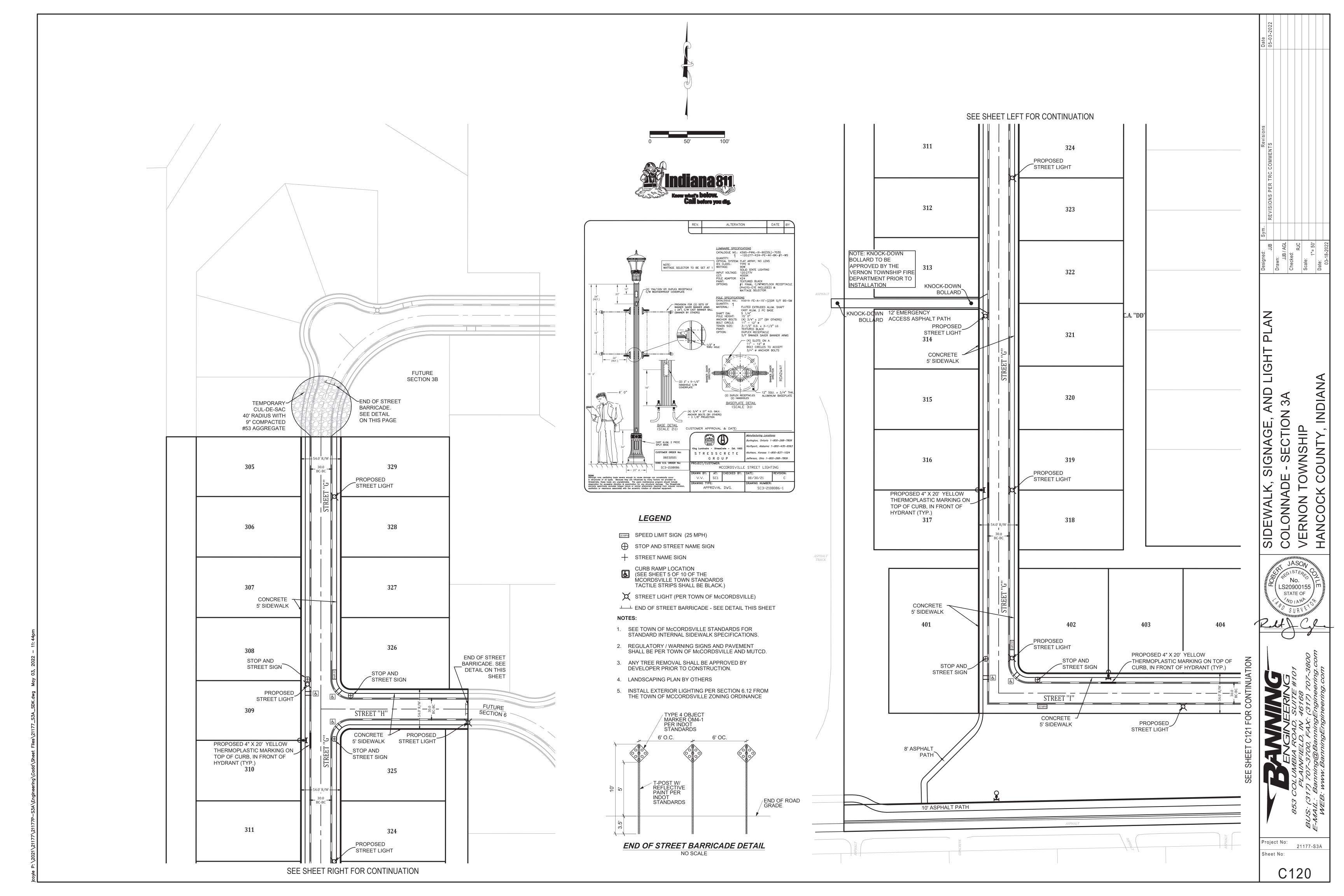


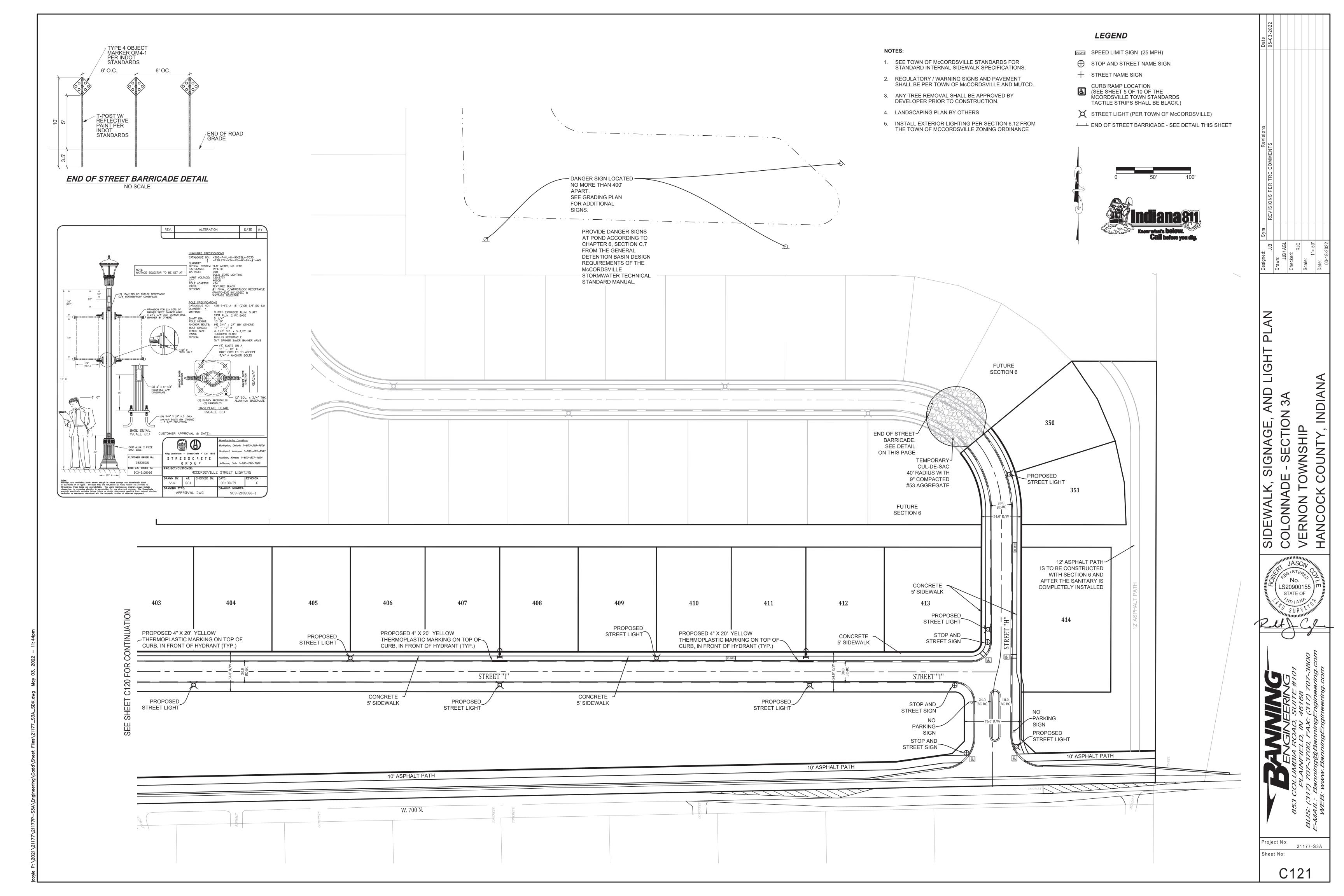


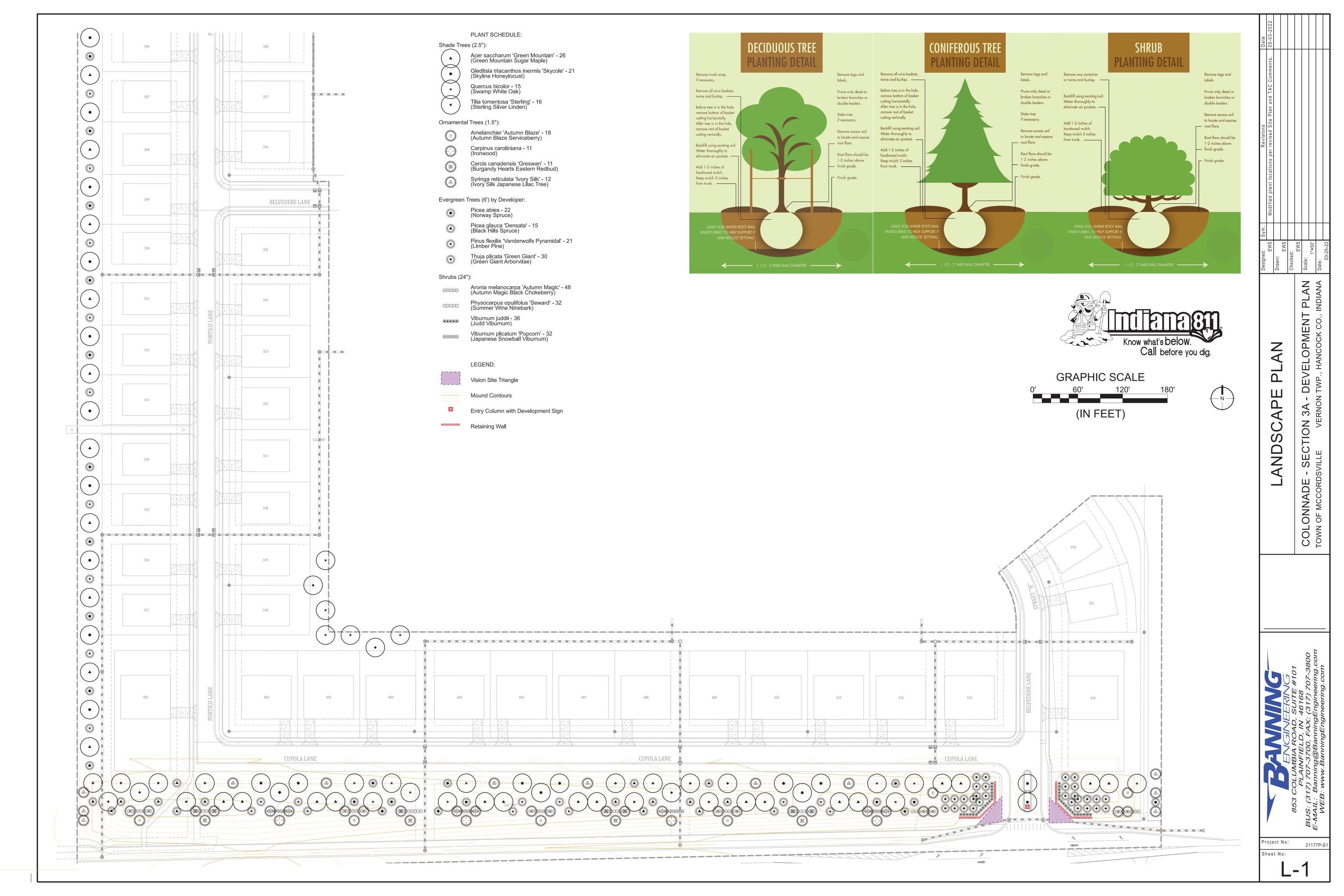


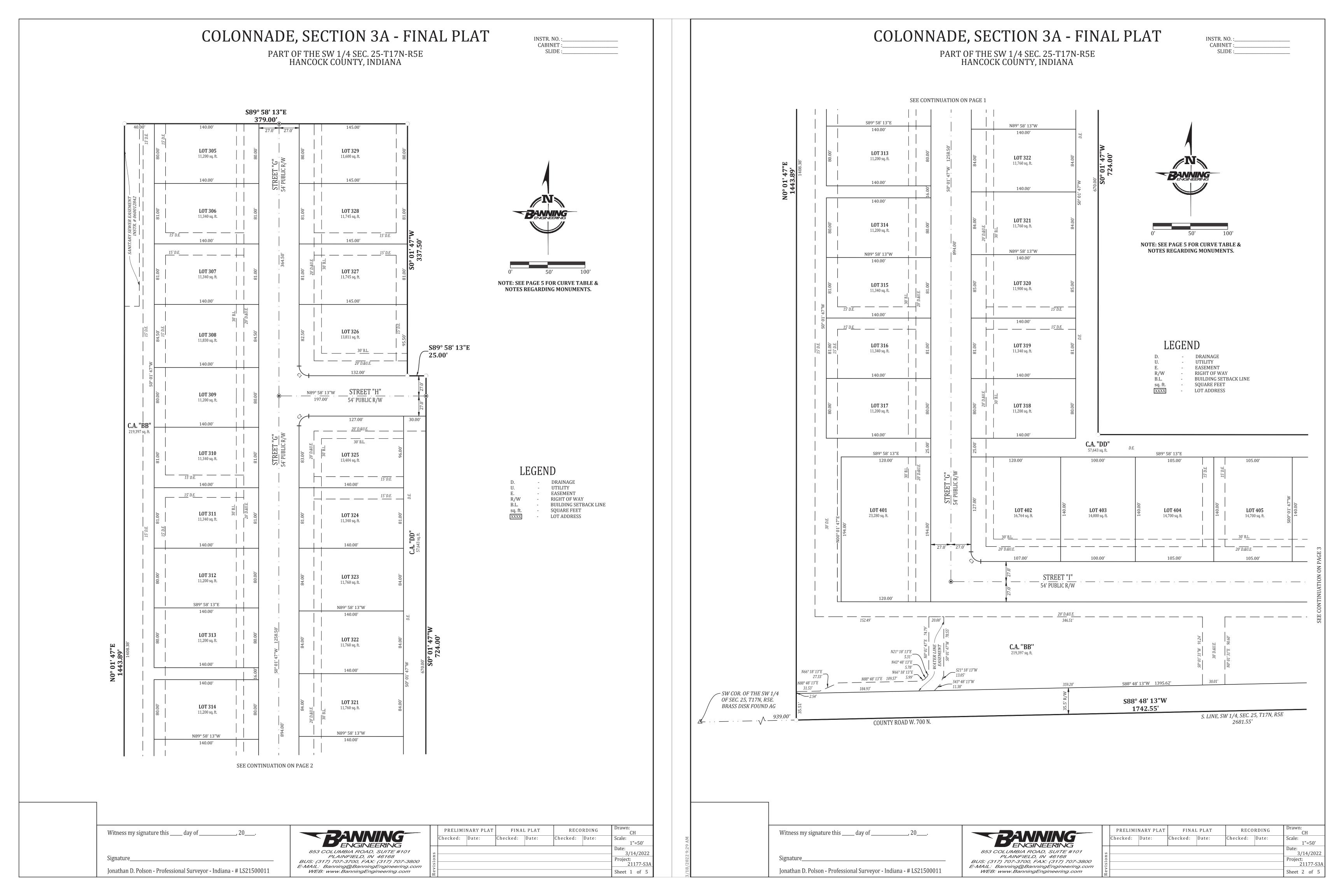
03-18-22 Project No: 21177P-S3A Sheet No:



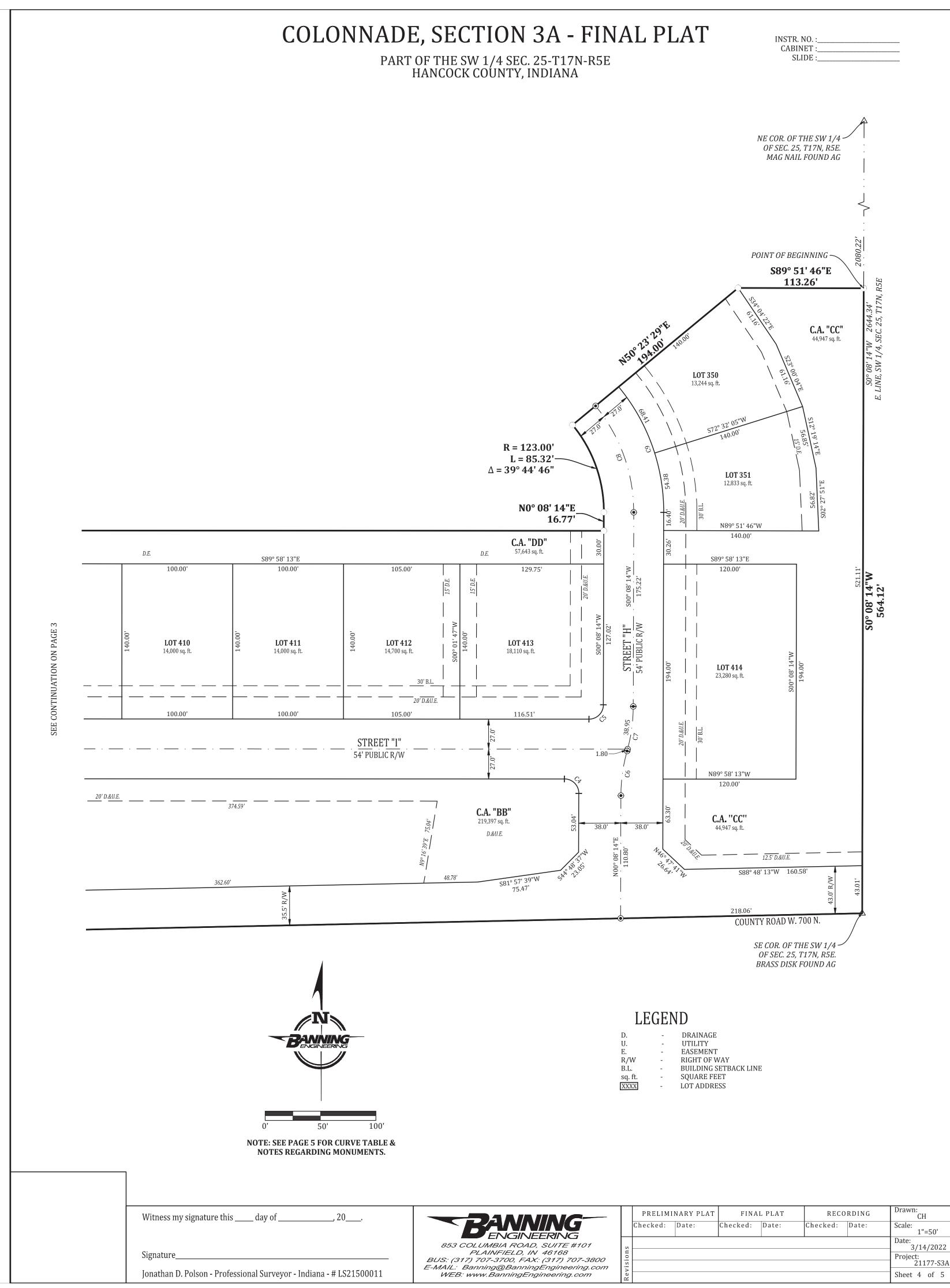








COLONNADE, SECTION 3A - FINAL PLAT INSTR. NO. : CABINET: PART OF THE SW 1/4 SEC. 25-T17N-R5E HANCOCK COUNTY, INDIANA SLIDE: LEGEND - DRAINAGE - UTILITY - EASEMENT - RIGHT OF WAY BUILDING SETBACK LINE SQUARE FEET LOT ADDRESS NOTE: SEE PAGE 5 FOR CURVE TABLE & NOTES REGARDING MONUMENTS. \$89° 58' 13"E 1104.80' **C.A. "DD"** 57,643 sq. ft. S89° 58' 13"E LOT 406 **LOT 407 LOT 411** 14,000 sq. ft. LOT 405 LOT 410 14,700 sq. ft. 14,000 sq. ft. 14,000 sq. ft. 14,000 sq. ft. **C.A. "BB"** 219,397 sq. ft. S88° 48' 13"W COUNTY ROAD W. 700 N. S. LINE, SW 1/4, SEC. 25, T17N, R5E 1742.55' PRELIMINARY PLAT FINAL PLAT RECORDING Witness my signature this _____ day of ______, 20_____. Checked: Date: Checked: Date: 1"=50' 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168 3/14/2022 Project: 21177-S3A BUS: (317) 707-3700, FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com Jonathan D. Polson - Professional Surveyor - Indiana - # LS21500011 WEB: www.BanningEngineering.com



COLONNADE, SECTION 3A - FINAL PLAT

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

INSTR. NO.:	
CABINET :	
SLIDE :	

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 3A

A part 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:

COMMENCING at a mag nail marking the Northeast corner of the Southwest Quarter of said Section 25; thence South 00 degree 08 minutes 14 seconds West along the east line of said Southwest Quarter 2080.22 feet to the POINT OF BEGINNING; thence continue South 00 degrees 08 minutes 14 seconds West along said east line 564.12 feet to a brass disk marking the Southeast corner of said Southwest Quarter; thence South 88 degrees 48 minutes 13 seconds West along the south line of said Southwest Quarter 1,742.55 feet, said point being the southeast corner of the land of Mt. Vernon Community School Corp. as described in Instrument Number 06029899452 in the Office of the Recorder of Hancock County; thence North 00 degrees 01 minute 47 seconds East along the east line of said Mt. Vernon Community School Corp. land 1,443.89 feet; thence South 89 degrees 58 minutes 13 seconds East 379.00 feet; thence South 00 degrees 01 minute 47 seconds West 337.50 feet; thence South 89 degrees 58 minutes 13 seconds East 25.00 feet; thence South 00 degrees 01 minute 47 seconds West 724.00 feet; thence South 89 degrees 58 minutes 13 seconds East 1,104.80 feet; thence North 00 degrees 08 minutes 14 seconds East 16.77 feet to the beginning of a tangent curve to the left having a radius of 123.00 feet and a central angle of 39 degrees 44 minutes 46 seconds; thence northwesterly along the arc of said curve 85.32 feet to a point which bears North 50 degrees 23 minutes 29 seconds East 194.00 feet; thence South 89 degrees 51 minutes 46 seconds East 113.26 feet to the POINT OF BEGINNING, containing 25.264 acres, more or less

This subdivision consists of 41 lots number 305 through 329, 350 through 351, & 401 through 414 and 3 Common Area labeled "BB", "CC" and "DD". 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 Colonnade Developer, LLC, owner of the real estate described in Instrument Number ______ 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 3A. 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.

Bulk Standards Data Table				
Development Standards for Area D - 80' Wide				
Minimum Lot Area 11,200 Square Feet				
Minimum Lot Width at Building Line	80 feet			
Minimum Front Yard Setback	30 feet			
Minimum Side Yard Setback	15 feet			
Minimum Rear Yard Setback	15 feet			
Minimum Lot Coverage	50%			
Maximum Height- Principal	35 feet			
Minimum Building Separation	30 feet			
Minimum setback on either side of the structure. Homes with				

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

Development Standards for Area E - 100' Wide					
Minimum Lot Area 14,000 Square Feet					
Minimum Lot Width at Building Line	100 feet				
Minimum Front Yard Setback	30 feet				
Minimum Side Yard Setback	10 feet				
Minimum Rear Yard Setback	15 feet				
Minimum Lot Coverage 45%					
Maximum Height- Principal 35 feet					
Minimum Building Separation 30 feet					
Minimum setback on either side of the structure. Homes with					
masonry on the side elevations may encroach in the Min. side-					

masonry on the side elevations may encroach in the Min. sideyard 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.

CERTIFICATE	OF OWNERSH
-------------	------------

Colonnade Developer, 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.

Signature		
Printed		
Title		
State of Indiana		
State of Indiana County of	_)	
	ed, a Notary Public in for said County and State, personally appearedument as his voluntary act and deed and affixed his signature hereto.	and acknowledg
Witness my signature and	seal this day of, 20	

Notary Public

President- Tom Strave

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:

OTES:

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 5.443 acres and 3053 lineal feet as measured along the centerline of the road.

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 DECLARATIO

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°58'13"W	18.38'
C2	20.42'	13.00'	090°00'00"	13.00'	N45°01'47"E	18.38'
C3	20.42'	13.00'	090°00'00"	13.00'	N44°58'13"W	18.38'
C4	20.44'	13.00'	090°06'28"	13.02'	S44°54'59"E	18.40'
C5	20.40'	13.00'	089°53'32"	12.98'	S45°05'01"W	18.37'
C6	40.75'	150.00'	015°33'49"	20.50'	S07°55'09"W	40.62'
C7	40.75'	150.00'	015°33'49"	20.50'	S07°55'09"W	40.62'
C8	104.05'	150.00'	039°44'46"	54.22'	S19°44'08"E	101.98'
С9	122.78'	177.00'	039°44'46"	63.98'	S19°44'08"E	120.34'

BANNING	
853 COLUMBIA ROAD, SUITE #101	ſ
PLAINFIELD. IN 46168	ı
BUS: (317) 707-3700, FAX: (317) 707-3800	ı
E-MAIL: Banning@BanningEngineering.com	ı
WEB: www.BanningEngineering.com	1

PRELIMINARY PLAT	FINAI	L PLAT	RECO	RDING	CH
hecked: Date:	Checked:	Date:	Checked:	Date:	Scale: N/A
					Date: 3/14/2022 Project: 21177-S3A Sheet 5 of 5