

OAKCREST PRELIMINARY PLAN

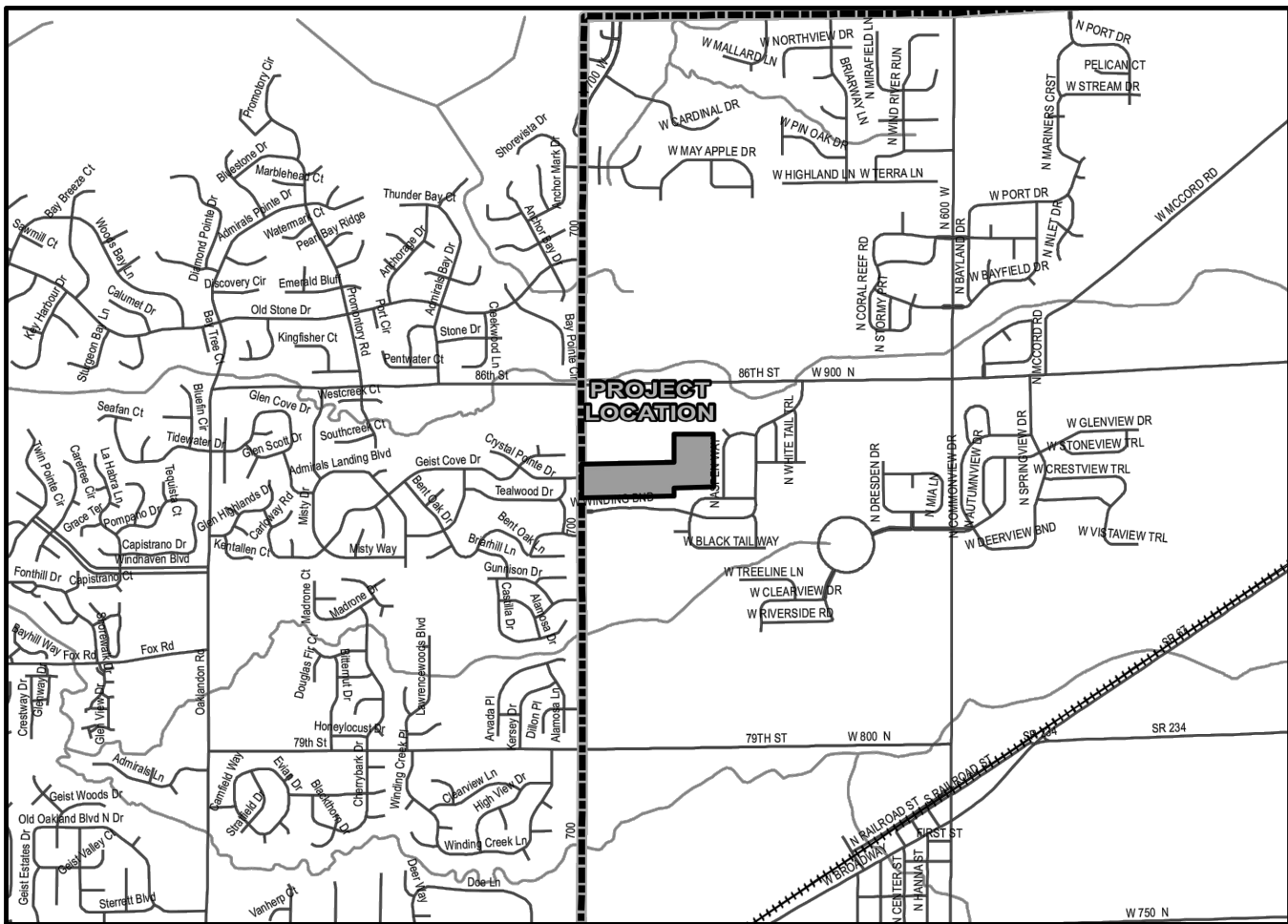
Pulte Homes of Indiana, L.L.C.

DEVELOPER:

PULTE HOMES OF INDIANA, L.L.C.
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11590 N. MERIDIAN ST., SUITE 530
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LOCATION MAP
SCALE 1" = 1 MILE



SOILS MAP
NOT TO SCALE

SOILS LEGEND
BR BROOKSTON SILTY CLAY LOAM
CrA CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES
Ko KOKOMO SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES

PROPERTY ADDRESS
8703 & 8733 N 700 WEST

SHEET LIST TABLE

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C1.0	COVER
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LAND DESCRIPTION

Part of Block "A" in Deer Crossing Block "A" Record Plat, the plat of which is recorded in Plat Cabinet C, Slide 25, Instrument Number 2009063 in the Office of the Recorder of Hancock County, Indiana, and also part of the Northwest Quarter of Section 23, Township 17 North, Range 5 East of the Second Principal Meridian, all in Vernon Township, Hancock County, Indiana, more particularly described as follows:

COMMENCING at the northwest corner of said Northwest Quarter, said point being marked by a Harrison monument; thence South 00 degrees 06 minutes 06 seconds West (grid bearing based upon Indiana State Plane - East Zone (NAD83, 2011, EPOCH 2010.0000) along the west line of said Northwest Quarter a distance of 1149.86 feet to the northwest corner of a 7.00-acre tract of land described in Instrument Number 040009601 in said Recorder's Office, said corner being the POINT OF BEGINNING; thence North 89 degrees 12 minutes 05 seconds East along the north line of said tract a distance of 1333.83 feet to the west line of said Deer Crossing Block "A" Record Plat; thence North 00 degrees 05 minutes 57 seconds East along the west line of said plot a distance of 390.65 feet; thence North 89 degrees 12 minutes 05 seconds East a distance of 573.65 feet to the east line of said plot; thence South 00 degrees 05 minutes 57 seconds West along said east line a distance of 759.44 feet to the southeast corner of said plot; thence South 89 degrees 12 minutes 05 seconds West along the south line of said plot a distance of 573.65 feet to the southwest corner thereof, being also a northwest corner of Deer Crossing, Section Five, the plat of which is recorded in Plat Cabinet C, Slide 256, Instrument Number 070007012 in said Recorder's Office; thence South 00 degrees 05 minutes 57 seconds West along a west line of said Deer Crossing, Section Five a distance of 120.99 feet; thence South 89 degrees 12 minutes 05 seconds West along a north line of said Deer Crossing, Section Five and the north line of Deer Crossing, Section Four, the plat of which is recorded in Plat Cabinet C, Slide 190, Instrument Number 050000802 in said Recorder's Office a distance of 1333.85 feet to said west line of said Northwest Quarter; thence North 00 degrees 06 minutes 06 seconds East along said west line a distance of 489.79 feet to the POINT OF BEGINNING, containing 24.996 acres, more or less.

CONTACT INFORMATION:

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REVISIONS		
DATE	DESCRIPTION	BY

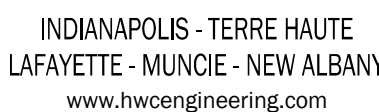


OAKCREST
PRELIMINARY PLAN
COVER
MCCORDSVILLE, INDIANA

PROFESSIONAL ENGINEER
BRANDON T. BURK
No. 10000075
STATE OF INDIANA
DRAWN BY: DC
CHECKED BY: BB
DATE: JANUARY 18, 2019
SCALE: AS SHOWN
SHEET: C1.0
COVER
JOB NUMBER: 2019-003



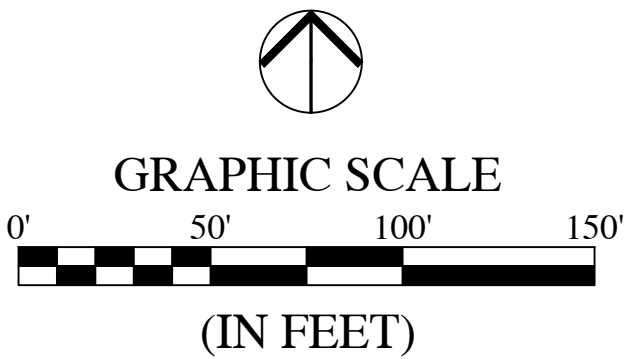
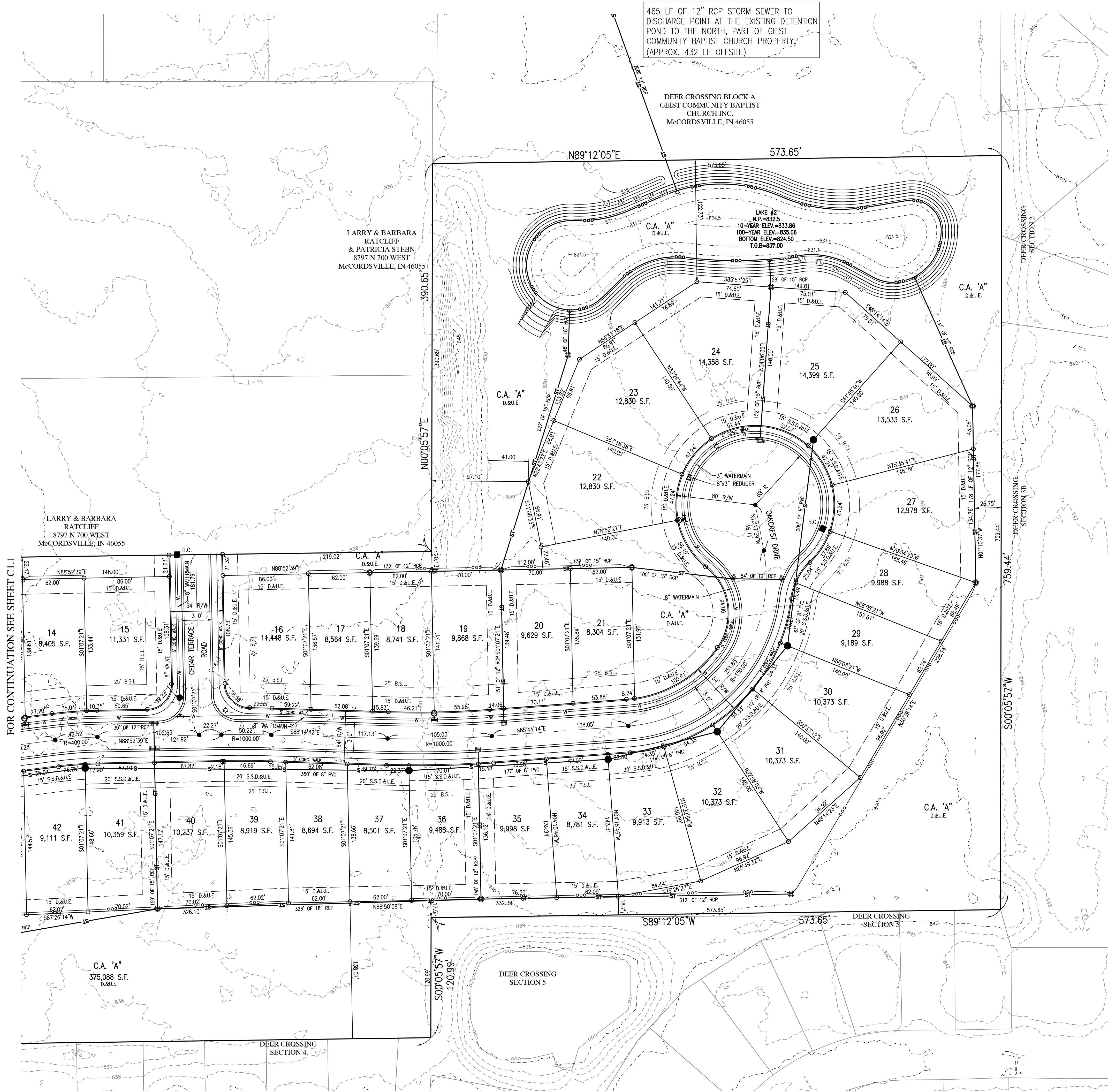
CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

$$\frac{\text{OPEN SPACE} = 9.51 \text{ AC.}}{\text{TAL ACREAGE} = 24.996 \text{ AC.}} = 38.05\%$$


MCCORDSVILLE, INDIANA

U

Plot Date: Jan 17, 2019 Plot Time: 6:35pm File Name: W:\Pulte Homes\2019-003-S Pulte- Silverleaf\Design\CAD\19003-Primary Plot Plan.dwg, Layout: C1.2 By: dchesterfield



LEGEND:		
EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
	STREET LIGHT	
BC	BACK OF CURB	
CL	CENTERLINE	
NP	NORMAL POOL (ELEVATION)	
PVC	POLYVINYL CHLORIDE PIPE	
RCP	REINFORCED CONCRETE PIPE	
C.A.	COMMON AREA	
D.E.	DRAINAGE EASEMENT	
S.S.D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT	
D.&U.E.	DRAINAGE AND UTILITY EASEMENT	
ESMT	EASEMENT	
ZS	LOT NUMBER	
B.S.L.	BUILDING SETBACK LINE	
S.F.	SQUARE FEET	
R/W	PUBLIC RIGHT-OF-WAY	

- 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

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwceengineering.com

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PRELIMINARY PLAN
PRELIMINARY PLAN
MCCORDSVILLE, INDIANA

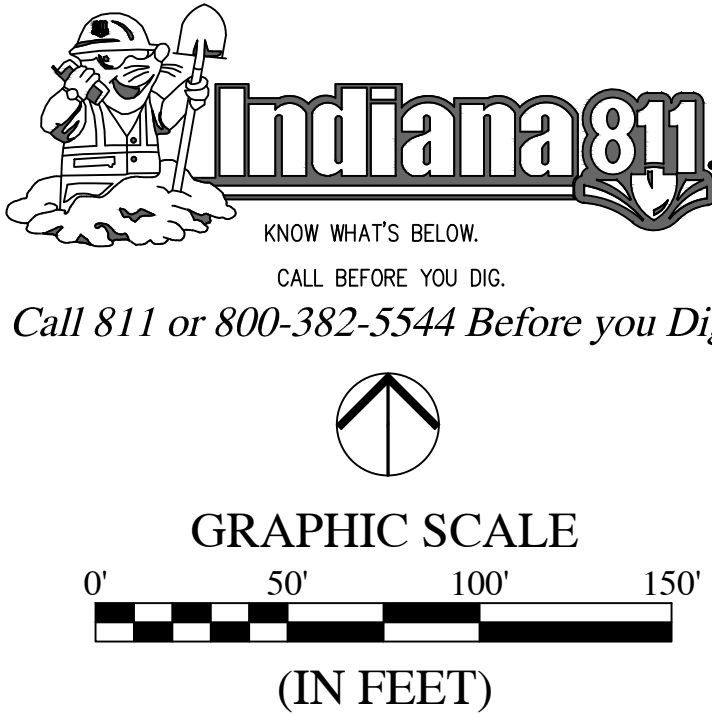
PROFESSIONAL ENGINEER
BRANDON T. BURKE
No. 10000075
STATE OF INDIANA
DRAWN BY DC
CHECKED BY BB
DATE JANUARY 18, 2019
SCALE AS SHOWN
SHEET C1.2
PRELIMINARY PLAN
JOB NUMBER 2019-003
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MASTER PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SIZE	HEIGHT	ROOT	SPACING	REMARKS
SHADE TREES									
ACE-C	3	ACER CAMPESTRE	HEDGE MAPLE		2 1/2" CAL.	8'-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
ACE-F	6	ACER FREEMANI 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE		2 1/2" CAL.	8'-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
ACE-R	5	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	YES	2 1/2" CAL.	8'-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
GLE-T	5	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST		2 1/2" CAL.	8'-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
QUE-A	6	QUERCUS ALBA	WHITE OAK	YES	2 1/2" CAL.	8'-10'	B&B	SEE PLAN	REGULAR, SYMMETRICAL FORM
QUE-R	7	QUERCUS RUBRA	RED OAK	YES	2 1/2" CAL.	8'-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
TIL-C	5	TILIA CORDATA 'GREENSPIRE'	LITTLELEAF LINDEN GREENSPIRE		2 1/2" CAL.	8'-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
EVERGREEN TREES									
ABI-C	7	AABIES CONCOLOR	WHITE FIR		-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF THE HEIGHT
PIC-A	5	PICEA ABIES	NORWAY SPRUCE		-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF THE HEIGHT
PIC-G	5	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE		-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF THE HEIGHT
PIN-S	5	PINUS STROBUS	EASTERN WHITE PINE		-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF THE HEIGHT
ORNAMENTAL TREES									
AME-G	5	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY		1 1/2" CAL.	6'	B&B	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES, TREE FORM, DENSE
CER-C	4	CERCIS CANADENSIS	EASTERN REDBUD		1 1/2" CAL.	6'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN

LEGEND:

EXISTING	PROPOSED

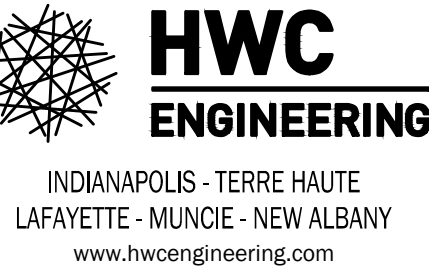


PLANTING NOTES:

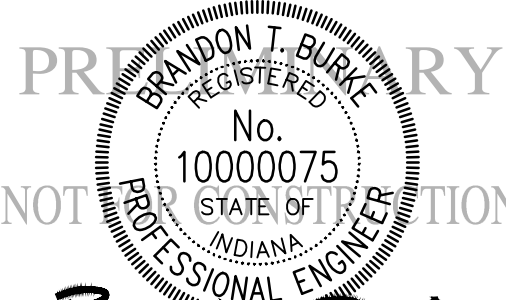
- LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS
- ALL LANDSCAPING WITHIN THE ENTRANCE MEDIAN WILL BE MAINTAINED BY THE HOA.
- PLANT LOCATION SHALL BE STAKED BY THE CONTRACTOR AND REVIEWED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS COMMENCE. ADJUST AS REQUESTED TO AVOID UTILITY CONFLICTS.
- NOTE THAT PLANT LIST QUANTITIES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO SUBMITTING THEIR BID FOR THIS PROJECT.
- ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 STANDARDS. LANDSCAPE ARCHITECT PRESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING INDUSTRY STANDARDS.
- STREET TREES ARE TO BE SPACED AT 40' O.C., TYPICAL.
- PLANTING BEDS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
- SEED AND STRAW MULCH ALL LAWN AREAS DISTURBED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE.
- REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST FULL GROWING SEASON AFTER PLANTING. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVED STAKING MATERIALS.
- EXCAVATION FOR TREE PITTS SHALL BE 2.5 TIMES DIAMETER OF ROOT BALL, SET ON UNDISTURBED SUBBASE.
- REMOVE ALL RIBBONS OR TREE TAGS AFTER APPROVAL BY LANDSCAPE ARCHITECT.
- TREES SHALL BE ALIGNED AND PLUMB AFTER WATERING AND SETTLING.
- PRUNE TREES AS REQUIRED, AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- STAKING AND GUYING TO BE AT THE DISCRETION OF THE CONTRACTOR. TREES SHALL NOT SWAY EXCESSIVELY.
- TREE SHALL BE TURNED SO BEST SIDE FACES FRONT.
- CONTRACTOR SHALL INSTALL TWO REINFORCED RUBBER HOSE SECTIONS WITH A DOUBLE STRAND OF #14 WIRE. WRAP WIRE A MINIMUM OF TWO TIMES AROUND EACH POST.
- THE FIRST STAKE SHALL BE DIRECTLY SOUTHWEST OF THE TREE TRUNK.

REVISIONS

DATE	DESCRIPTION	BY



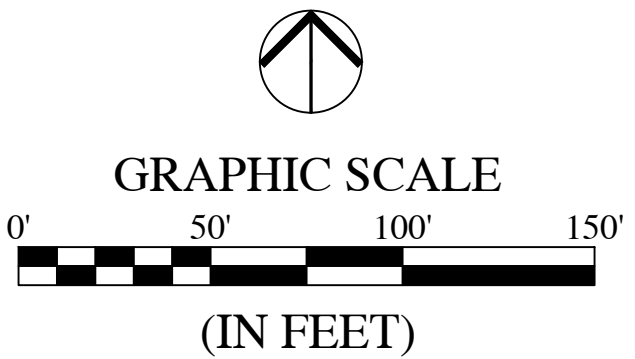
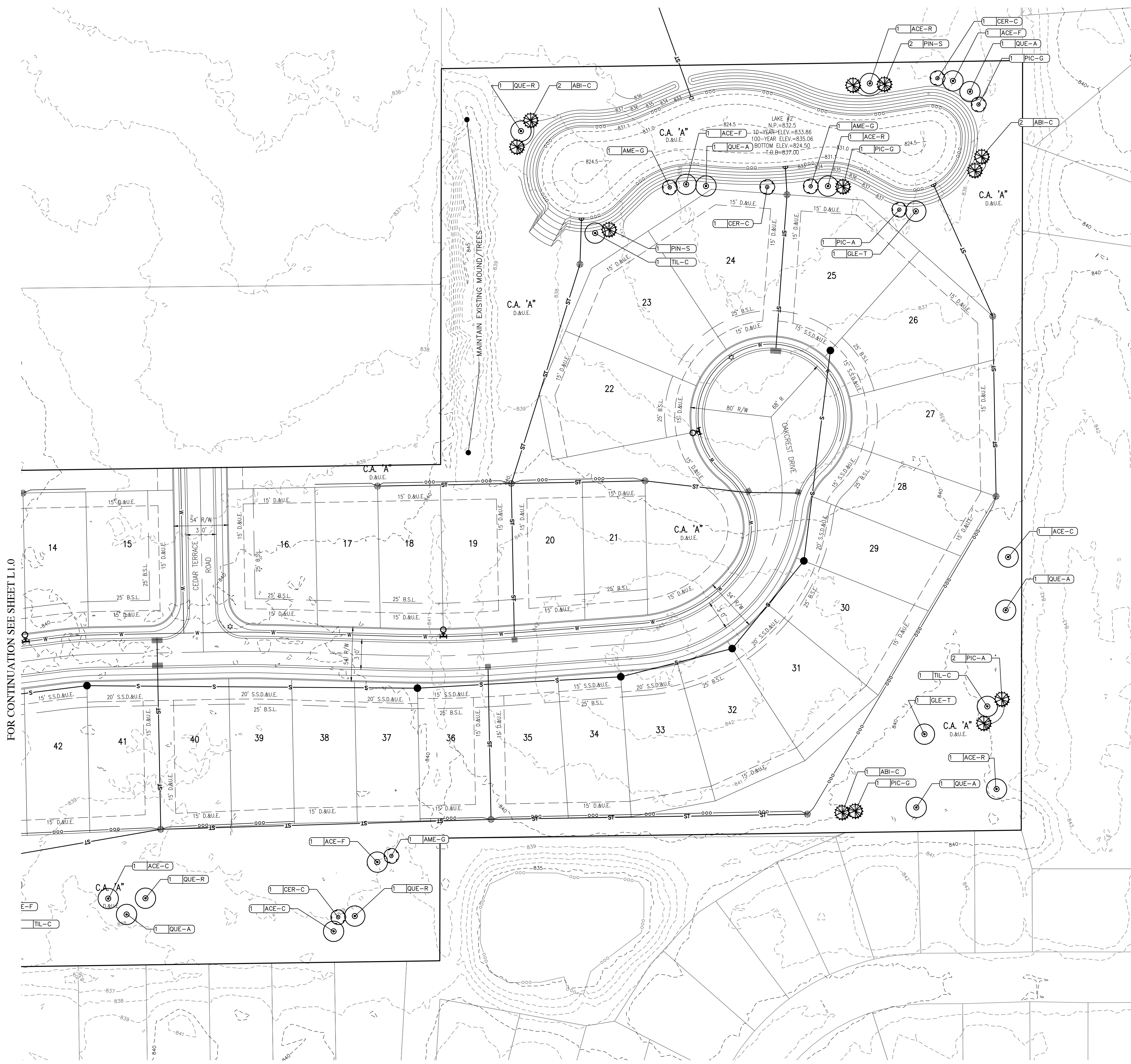
OAKCREST
PRELIMINARY PLAN
LANDSCAPE PLAN
MCCORDSVILLE, INDIANA



DRAWN BY DC	JOB NUMBER 2019-003
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SHEET	

L1.0
LANDSCAPE PLAN

Plot Date: Jan 17, 2019 Plot Time: 6:36pm File Name: W:\Pulte Homes\2019-003-S Pulte- Silverleaf\Design\CAD\19003Landscape Plan.dwg, Layout: L1.1 By: dchesterfield



LEGEND:

EXISTING	PROPOSED
EXISTING RIGHT-OF-WAY LINE	PROPOSED RIGHT-OF-WAY LINE
EXISTING EASEMENT LINE	PROPOSED EASEMENT LINE
EXISTING SETBACK LINE	PROPOSED SETBACK LINE
EXISTING CENTERLINE	PROPOSED CENTERLINE
EXISTING SWALE / FLOWLINE	PROPOSED SWALE / FLOWLINE
EXISTING SUBSURFACE DRAIN	PROPOSED SUBSURFACE DRAIN
EXISTING SANITARY SEWER	PROPOSED SANITARY SEWER
EXISTING STORM SEWER	PROPOSED STORM SEWER
EXISTING STORM CULVERT	PROPOSED STORM CULVERT
EXISTING WATER MAIN	PROPOSED WATER MAIN
EXISTING CONTOUR, MAJOR	PROPOSED CONTOUR, MAJOR
EXISTING CONTOUR, MINOR	PROPOSED CONTOUR, MINOR
EXISTING FENCE	PROPOSED FENCE
EXISTING TREE LINE	PROPOSED TREE LINE
EXISTING SANITARY MANHOLE	PROPOSED SANITARY MANHOLE
EXISTING STORM MANHOLE	PROPOSED STORM MANHOLE
EXISTING STORM INLET	PROPOSED STORM INLET
EXISTING STORM END SECTION	PROPOSED STORM END SECTION
EXISTING FIRE HYDRANT	PROPOSED FIRE HYDRANT

REVISIONS		
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LAFAYETTE - MUNCIE - NEW ALBANY
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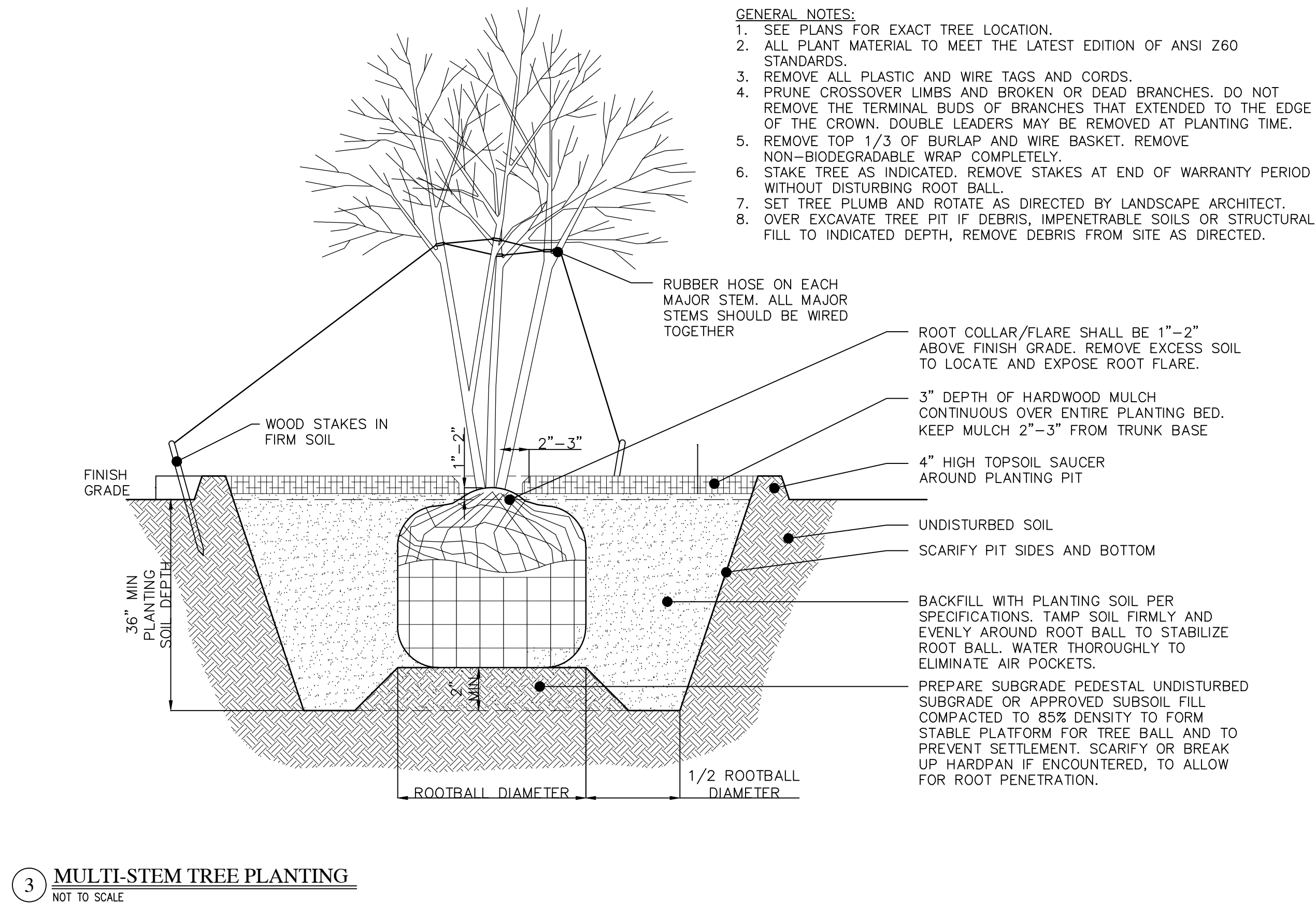
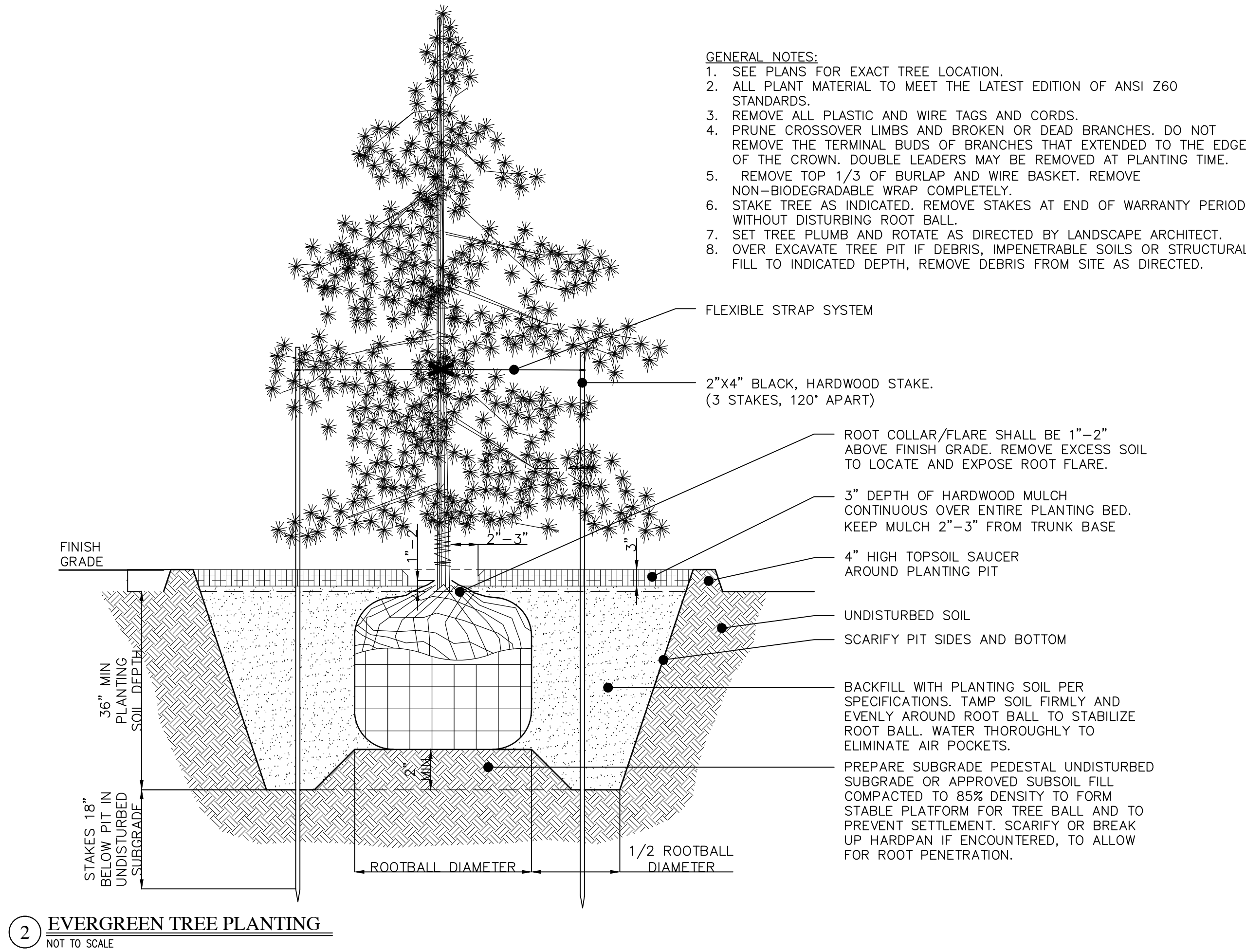
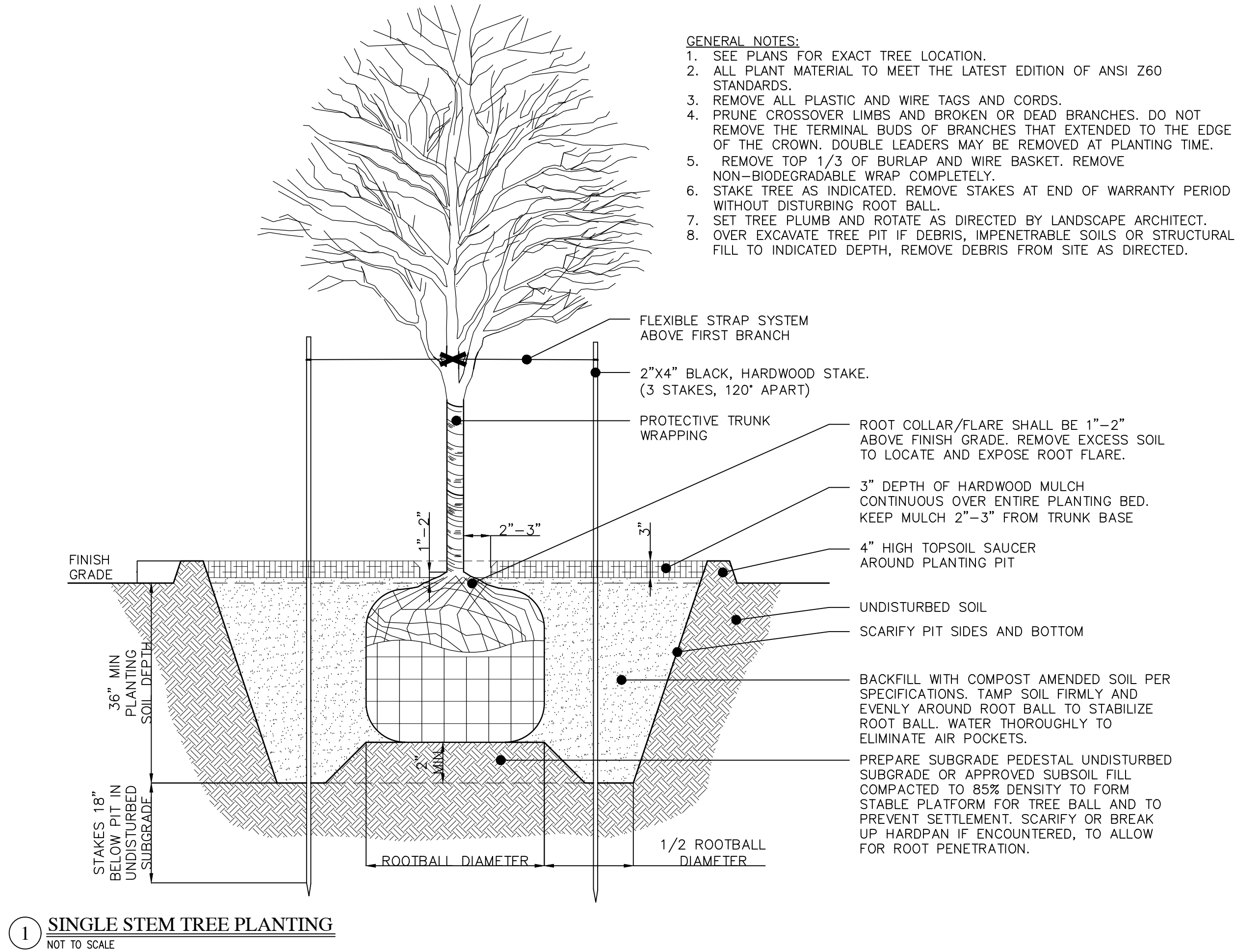
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PRELIMINARY PLAN
LANDSCAPE PLAN
MCCORDSVILLE, INDIANA

PROFESSIONAL ENGINEER
BRANDON T. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA

DRAWN BY DC	JOB NUMBER 2019-003
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SHEET	

L1.1
LANDSCAPE PLAN

Plot Date: Jan 17, 2019 Plot Time: 6:36pm File Name: W:\Pulte Homes\2019-003-S Pulte-Silverleaf\Design\CAO\19003.Landscape Plan.dwg Layout: L1.2 By: dchesterfield



REVISIONS		
DATE	DESCRIPTION	BY



OAKCREST
PRELIMINARY PLAN
LANDSCAPE DETAILS
MCCORDSVILLE, INDIANA

PROFESSIONAL ENGINEER
NOTARY
BRANDON T. BURKE
No. 10000075
STATE OF INDIANA
Professional Engineer
DRAWN BY DC
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L1.2
LANDSCAPE DETAILS