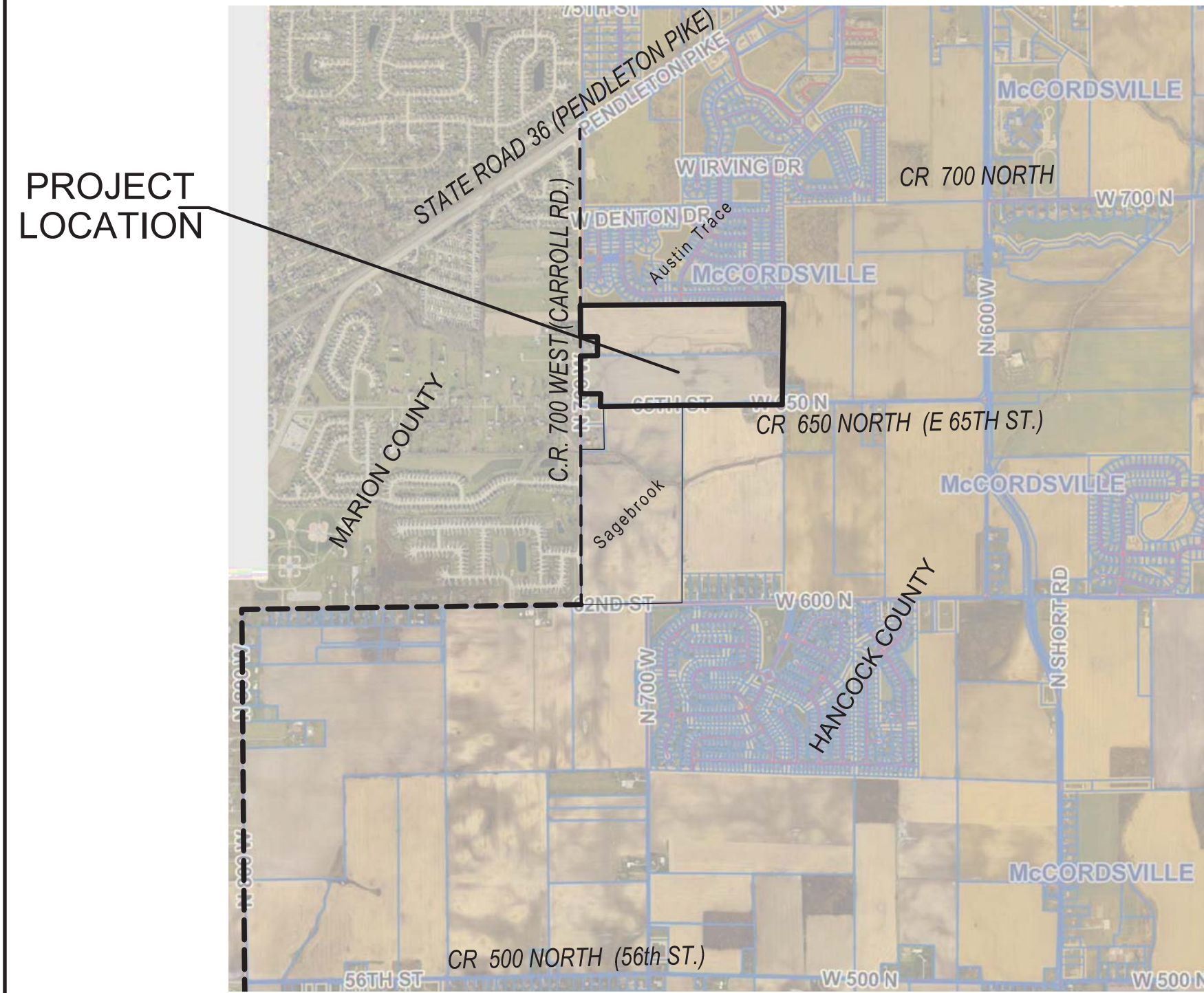


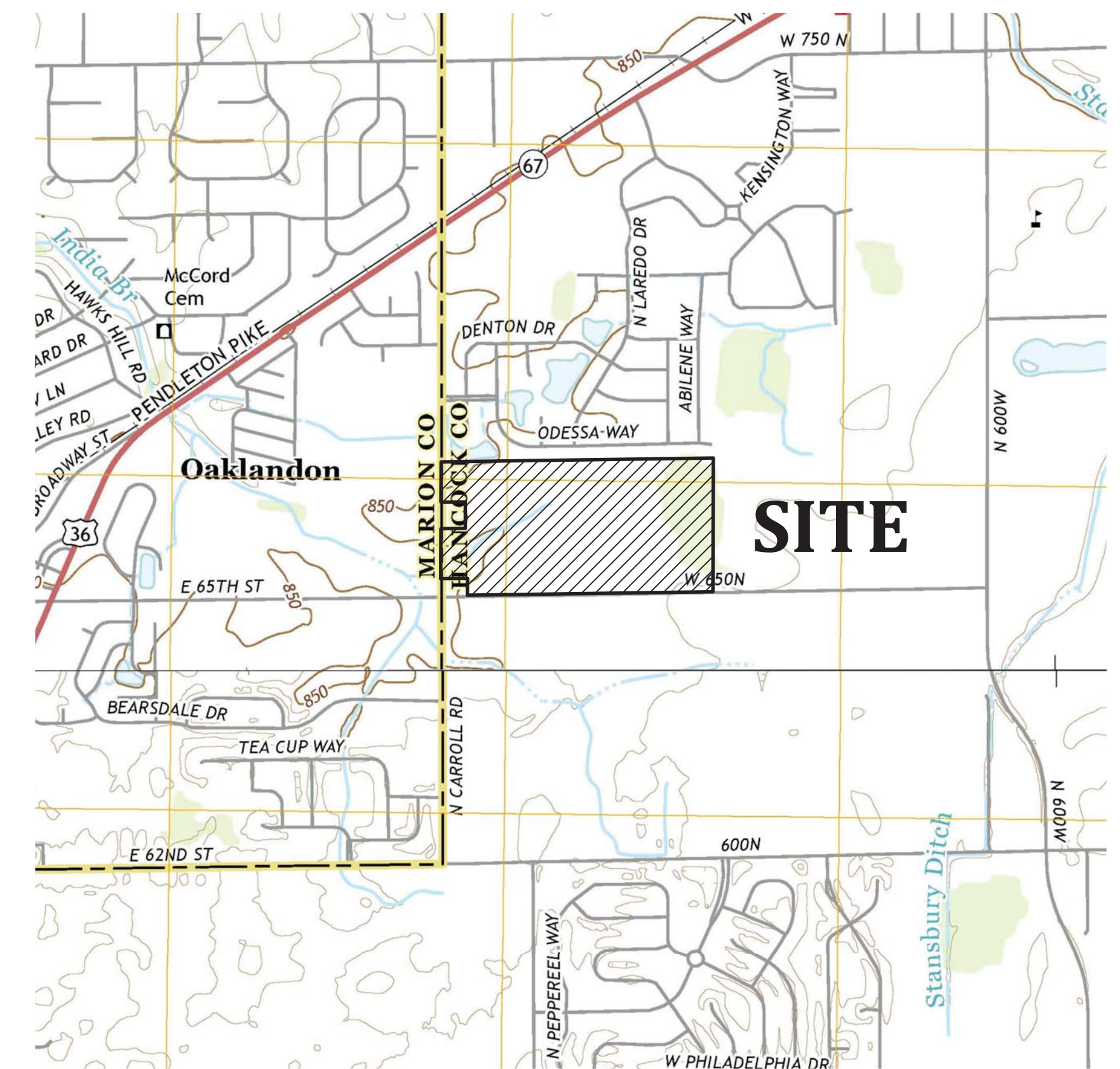
WEAVER'S LANDING - SECTION 2

SECTION 35, TOWNSHIP 17N, RANGE 5E,
 VERNON TOWNSHIP, HANCOCK COUNTY, CR 700W & CR 650N
 PROJECT LOCATION(S): 39° 52'48.9" N 85° 55'58.6" W; 39° 52'37.4" N 85° 56'05.0" W
 ZONED: PUD (ORDINANCE NO. 091118A)
 CONSTRUCTION PLANS

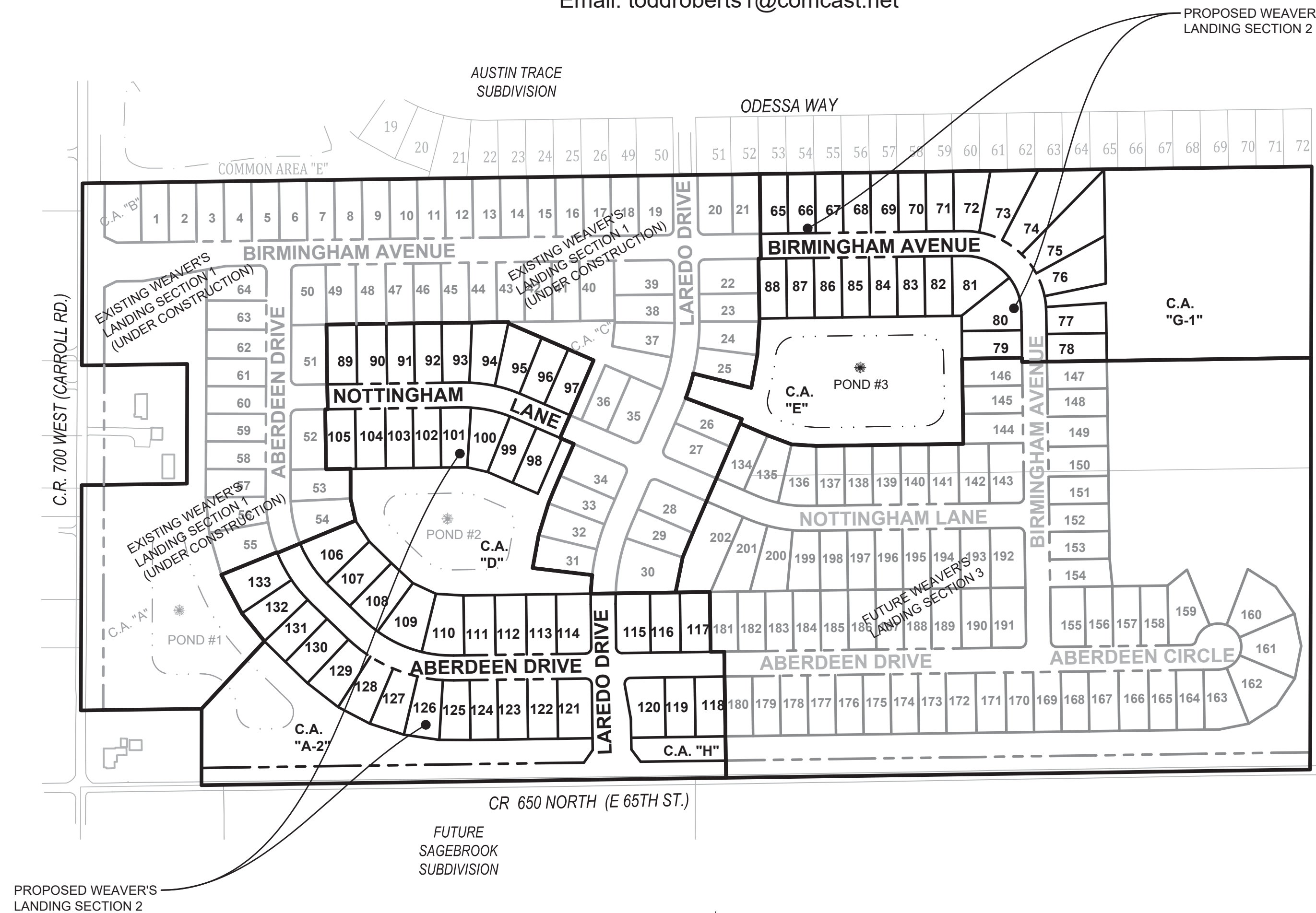
PLANS PREPARED FOR:
 Premier Land Company, LLC
 11691 Fall Creek Road, Suite 210
 Indianapolis, IN 46256
 317-339-0924
 Contact: Mark Todd Roberts
 Email: toddroberts1@comcast.net



AREA MAP
NO SCALE



LOCATION MAP
NO SCALE



SITE MAP
1"=200'

OPERATING AUTHORITIES & AREA UTILITIES

GAS 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 NINE STAR CONNECT (FORMERLY HANCOCK TELECOM) 2243 E. Main St. Greenfield, IN 46140 317-323-2090	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
SCHOOL DISTRICT Mt. Vernon Community School Corp. 1806 West State Road 234 Fortville, IN 46040 Dr. Shane Robbins	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
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	

STREET NAME CHART

LINE	STREET NAME	STREET LENGTH
A	BIRMINGHAM AVENUE	676'
B	NOTTINGHAM LANE	528'
C	ABERDEEN DRIVE	941'
D	ABERDEEN DRIVE	112'
E	LAREDO DRIVE	404'
F	BIRMINGHAM AVENUE	109'

COMMON AREA CHART

COMMON AREA	AREA
A-2	94,073 sf +/-
D	105,120 sf +/-
E	133,073 sf +/-
G-1	190,315 sf +/-
H	10,476 sf +/-

SHEET INDEX

SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	OVERALL PLAN
C102	EXISTING TOPOGRAPHY
C103-C104	SIDEWALK STREET LIGHT, AND SIGN PLAN
C110-C112	GRADING AND DRAINAGE PLAN
C113	SSD PLAN
C115-C116	PONDING PLAN
C200-C202	STREET PLAN & PROFILE
C203	INTERSECTION DETAILS
C204	ENTRANCE PLAN & TRAFFIC MAINTENANCE
C300-C301	SANITARY SEWER PLAN
C302-C304	SANITARY SEWER PLAN & PROFILES
C310-C311	STORM SEWER PLAN & PROFILES
C320-C321	WATER MAIN PLAN (CITIZENS WATER)
C400	INITIAL EROSION CONTROL PLAN
C401-C403	FINAL EROSION CONTROL PLAN
C404	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
C500	EROSION CONTROL DETAILS
C501-C502	CITIZENS WATER DETAILS
	LANDSCAPING PLAN (By Others)
	PLAT
	TOWN OF MCCORDSVILLE STANDARDS

REVISIONS

NUMBER	DESCRIPTION	DATE

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: 10-18-19
 Project No: 18003P-S2
 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 2 Description

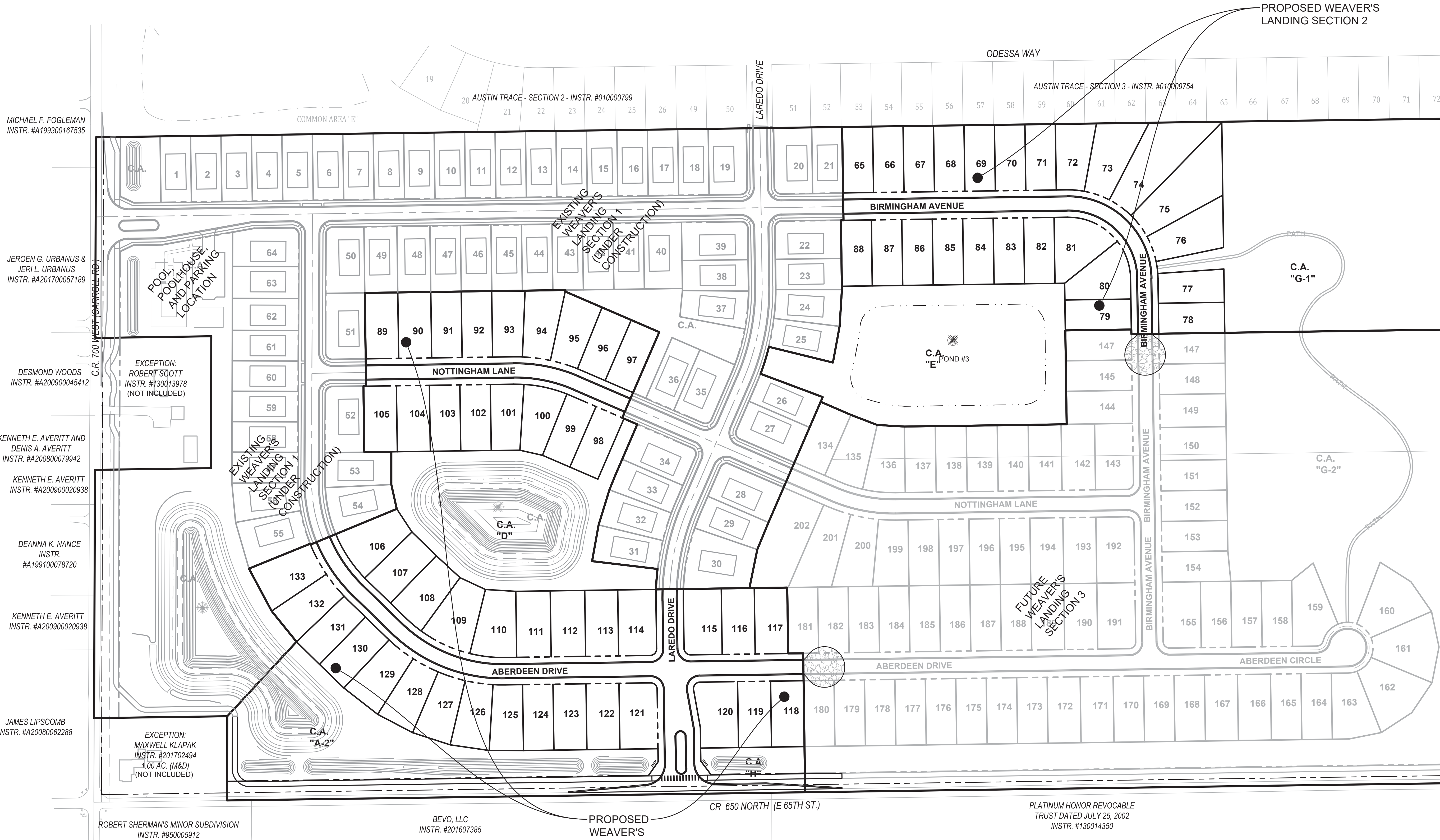
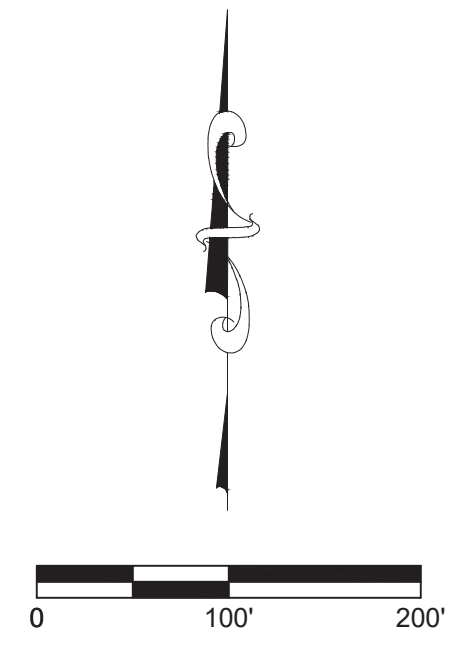
Part of the South Half of the Northwest Quarter of Section 35, Township 17 North, Range 5 East of the Second Principal Meridian in Hancock County, Indiana, being a part of that land shown on the plat of the ALTA/NSPS Land Title Survey of said land certified by Brian L. Haggard, PS #LS2980001 on June 12, 2018 as Banning Engineering's project number 18003 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

North Tract

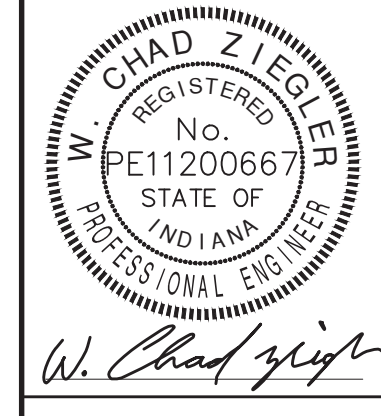
Commencing at a mag nail with washer stamped "Banning Eng. Firm #0060" marking the northwest corner of said South Half; thence North 89 degrees 12 minutes 37 seconds East along the north line of said South Half and the north line of Weaver's Landing, Section 1, per plat thereof recorded in Instrument Number _____ in the Office of the Recorder of Hancock County, Indiana 1470.41 feet to the northeast corner of said Weaver's Landing, Section 1 and the POINT OF BEGINNING; thence continue North 89 degrees 12 minutes 37 seconds East along the north line of said South Half 1,198.45 feet to the northeast corner of said South Half; thence South 00 degrees 08 minutes 17 seconds West along the east line of said South Half 415.88 feet; thence South 89 degrees 11 minutes 26 seconds West 627.88 feet; thence North 00 degrees 48 minutes 34 seconds West 9.00 feet; thence South 89 degrees 11 minutes 26 seconds West 130.00 feet; thence South 00 degrees 11 minutes 26 seconds West 130.00 feet; thence North 66 degrees 06 minutes 47 seconds West 55.38 feet; thence North 66 degrees 38 minutes 12 seconds West 65.00 feet to the easterly line of said Weaver's Landing, Section 1; thence the following nine (9) calls along said easterly line: 1) North 23 degrees 21 minutes 48 seconds East 10.28 feet; 2) North 69 degrees 30 minutes 21 seconds West 130.78 feet to the beginning of a non-tangent curve to the left 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 89 degrees 30 minutes 21 seconds West; 3) northeasterly along the arc of said curve 55.88 feet to a point which bears South 76 degrees 11 minutes 36 seconds East from said radius point; 4) South 76 degrees 11 minutes 36 seconds East 130.00 feet; 5) North 10 degrees 22 minutes 57 seconds East 72.51 feet; 6) North 03 degrees 35 minutes 37 seconds East 72.51 feet; 7) North 00 degrees 47 minutes 23 seconds West 136.65 feet; 8) North 89 degrees 12 minutes 37 seconds East 5.00 feet; 9) North 00 degrees 47 minutes 23 seconds West 184.00 feet to the POINT OF BEGINNING, containing 13.439 acres, more or less.

South Tract

Commencing at a boat spike marking the southwest corner of said Northwest Quarter; thence North 89 degrees 11 minutes 26 seconds East along the south line thereof 262.44 feet to a mag nail with washer stamped "Banning Eng. Firm #0060" marking the southeast corner of the land of Klapak as described in Instrument Number 201702494 in said recorder's office and the POINT OF BEGINNING; thence North 00 degrees 10 minutes 21 seconds East along the east line of said land of Klapak 166.00 feet to a 5/8 inch rebar with cap stamped "C2LS Firm 0035" marking the southeast corner of Common Area "A" in said Weaver's Landing, Section 1; thence the following twenty-four (24) calls along the southerly lines of said Weaver's Landing, Section 1: 1) North 42 degrees 52 minutes 09 seconds East 200.23 feet; 2) North 38 degrees 56 minutes 11 seconds West 77.80 feet; 3) North 28 degrees 05 minutes 56 seconds West 94.83 feet; 4) North 67 degrees 51 minutes 25 seconds East 130.00 feet to the beginning of a non-tangent curve to the left 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 51 minutes 25 seconds East; 5) southeasterly along the arc of said curve 1.67 feet to a point which bears South 67 degrees 33 minutes 49 seconds West from said radius point; 6) North 67 degrees 33 minutes 49 seconds East 184.00 feet; 7) North 12 degrees 31 minutes 52 seconds West 49.20 feet; 8) North 00 degrees 01 minute 16 seconds East 64.57 feet; 9) South 89 degrees 12 minutes 37 seconds West 53.25 feet; 10) North 00 degrees 47 minutes 23 seconds West 130.00 feet; 11) North 89 degrees 12 minutes 37 seconds East 5.27 feet; 12) North 00 degrees 47 minutes 23 seconds West 184.00 feet; 13) North 89 degrees 12 minutes 37 seconds East 395.41 feet; 14) South 12 degrees 06 minutes 24 seconds West 2.86 feet; 15) South 66 degrees 38 minutes 12 seconds East 201.80 feet; 16) South 23 degrees 21 minutes 48 seconds West 184.00 feet; 17) South 66 degrees 38 minutes 12 seconds East 32.42 feet; 18) South 23 degrees 21 minutes 48 seconds West 109.86 feet; 19) South 21 degrees 55 minutes 43 seconds West 30.39 feet; 20) South 17 degrees 04 minutes 12 seconds West 72.51 feet; 21) South 10 degrees 13 minutes 19 seconds West 72.51 feet; 22) South 83 degrees 12 minutes 07 seconds East 130.00 feet to the beginning of a non-tangent curve to the left 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 83 degrees 12 minutes 07 seconds East; 23) southerly along the arc of said curve 40.40 feet to a point which bears North 88 degrees 03 minutes 16 seconds West from said radius point; 24) North 89 degrees 11 minutes 26 seconds East 258.45 feet; thence South 00 degrees 48 minutes 34 seconds East 130.00 feet; thence North 89 degrees 11 minutes 26 seconds East 29.57 feet; thence South 00 degrees 48 minutes 34 seconds East 274.00 feet to the south line of said Northwest Quarter; thence South 89 degrees 11 minutes 26 seconds West along said south line 1,138.90 feet to the POINT OF BEGINNING, containing 17.258 acres, more or less.

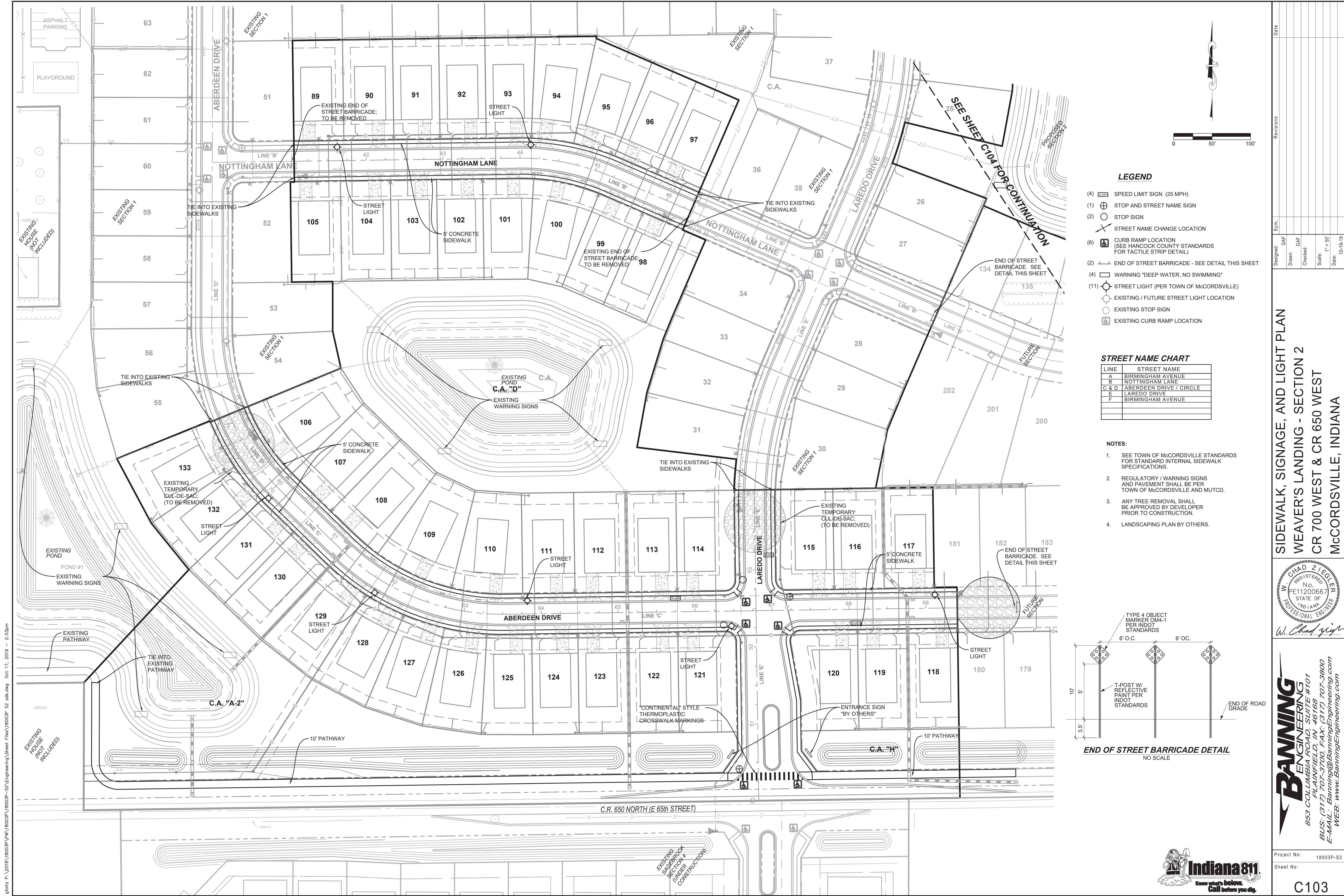


**OVERALL PLAN
WEAVER'S LANDING - SECTION 2
CR 700 WEST & CR 650 WEST
McCordsville, Indiana**



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LEGEND

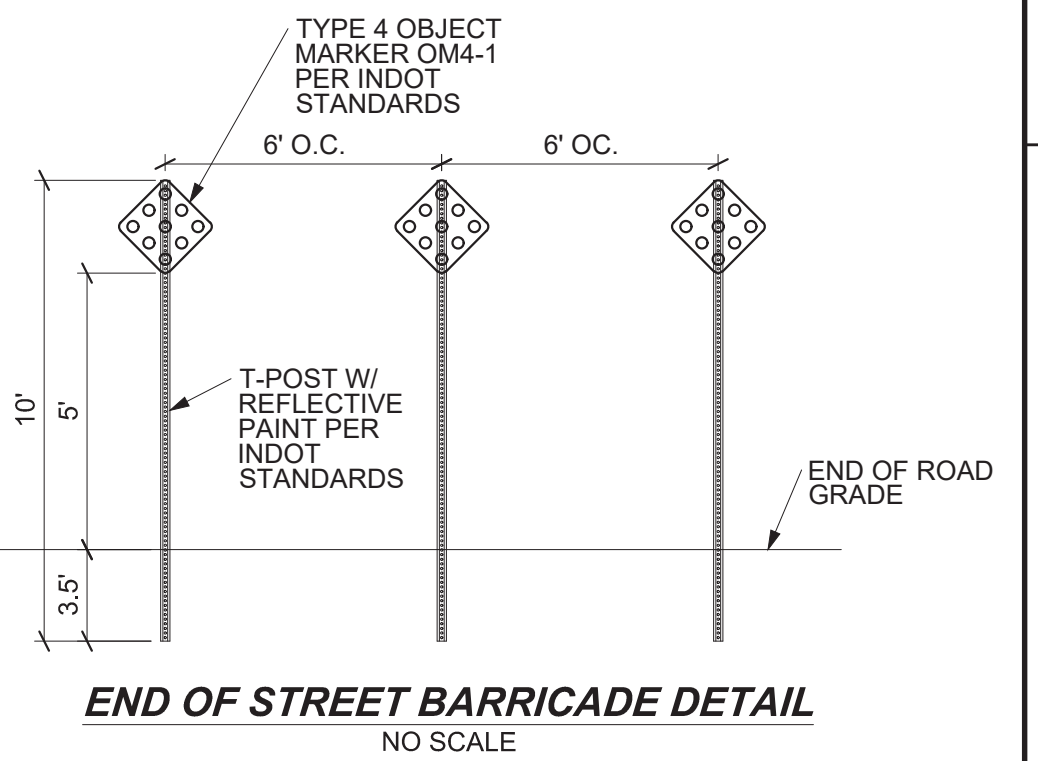
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- (1) [Symbol] STOP AND STREET NAME SIGN
- (2) [Symbol] STOP SIGN
- [Symbol] STREET NAME CHANGE LOCATION
- (6) [Symbol] CURB RAMP LOCATION (SEE HANCOCK COUNTY STANDARDS FOR TACTILE STRIP DETAIL)
- (2) [Symbol] END OF STREET BARRICADE - SEE DETAIL THIS SHEET
- (4) [Symbol] WARNING "DEEP WATER, NO SWIMMING"
- (11) [Symbol] STREET LIGHT (PER TOWN OF McCORDSVILLE)
- [Symbol] EXISTING / FUTURE STREET LIGHT LOCATION
- [Symbol] EXISTING STOP SIGN
- [Symbol] EXISTING CURB RAMP LOCATION

STREET NAME CHART

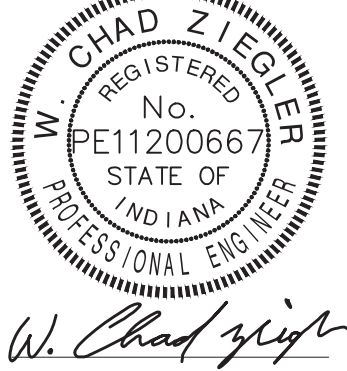
LINE	STREET NAME
A	BIRMINGHAM AVENUE
B	NOTTINGHAM LANE
C & D	ABERDEEN DRIVE / CIRCLE
E	LAREDO DRIVE
F	BIRMINGHAM AVENUE

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.



SIDEWALK, SIGNAGE, AND LIGHT PLAN
WEAVER'S LANDING - SECTION 2
CR 700 WEST & CR 650 WEST
MCCORDSVILLE, INDIANA

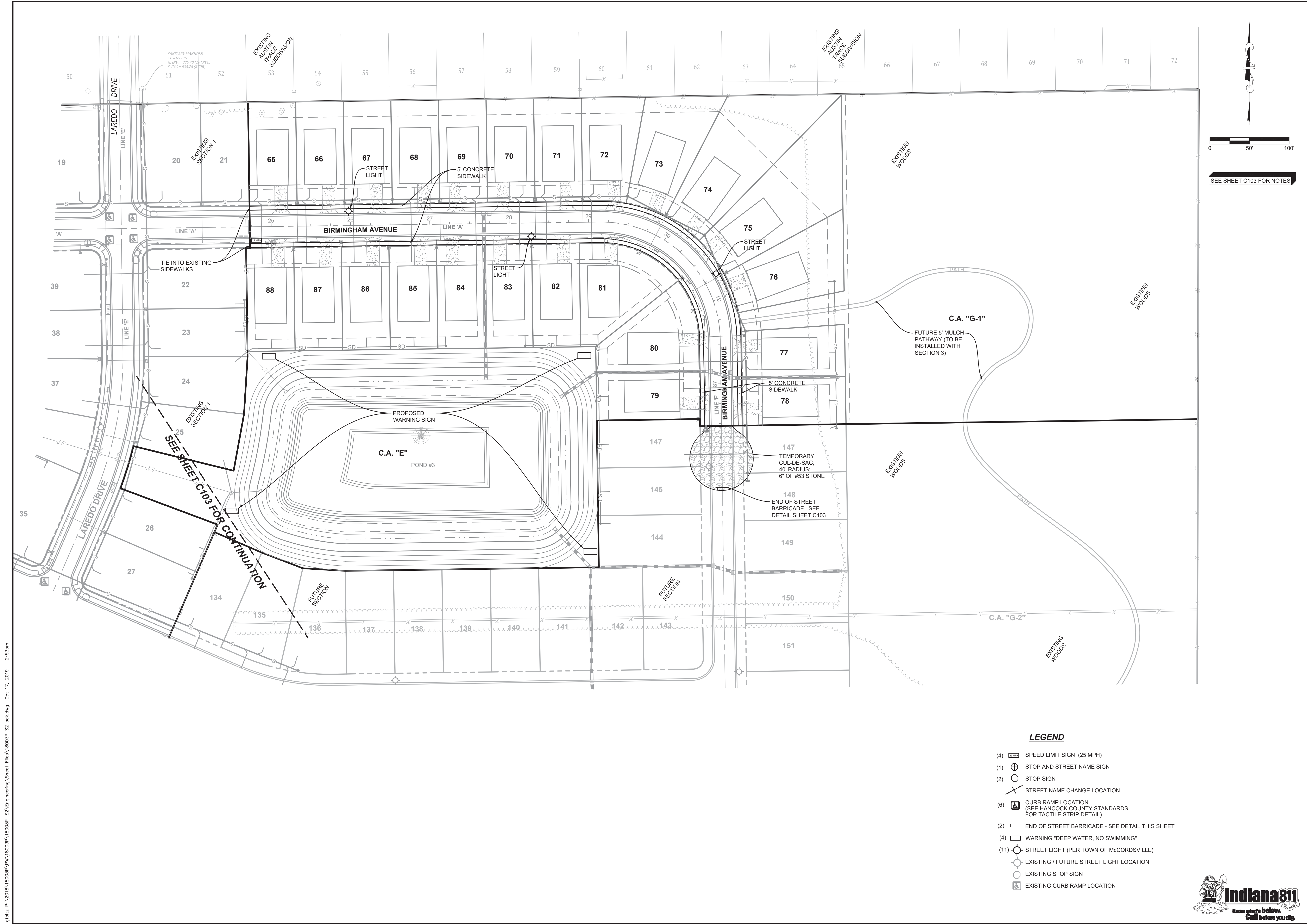


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Project No: 18003P-S2
Sheet No:

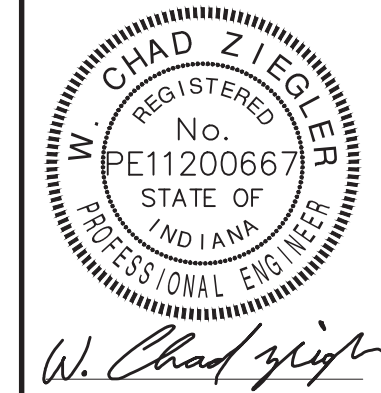


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SEE SHEET C103 FOR NOTES

**SIDEWALK, SIGNAGE, AND LIGHT PLAN
WEAVER'S LANDING - SECTION 2
CR 700 WEST & CR 650 WEST
McCordsville, Indiana**



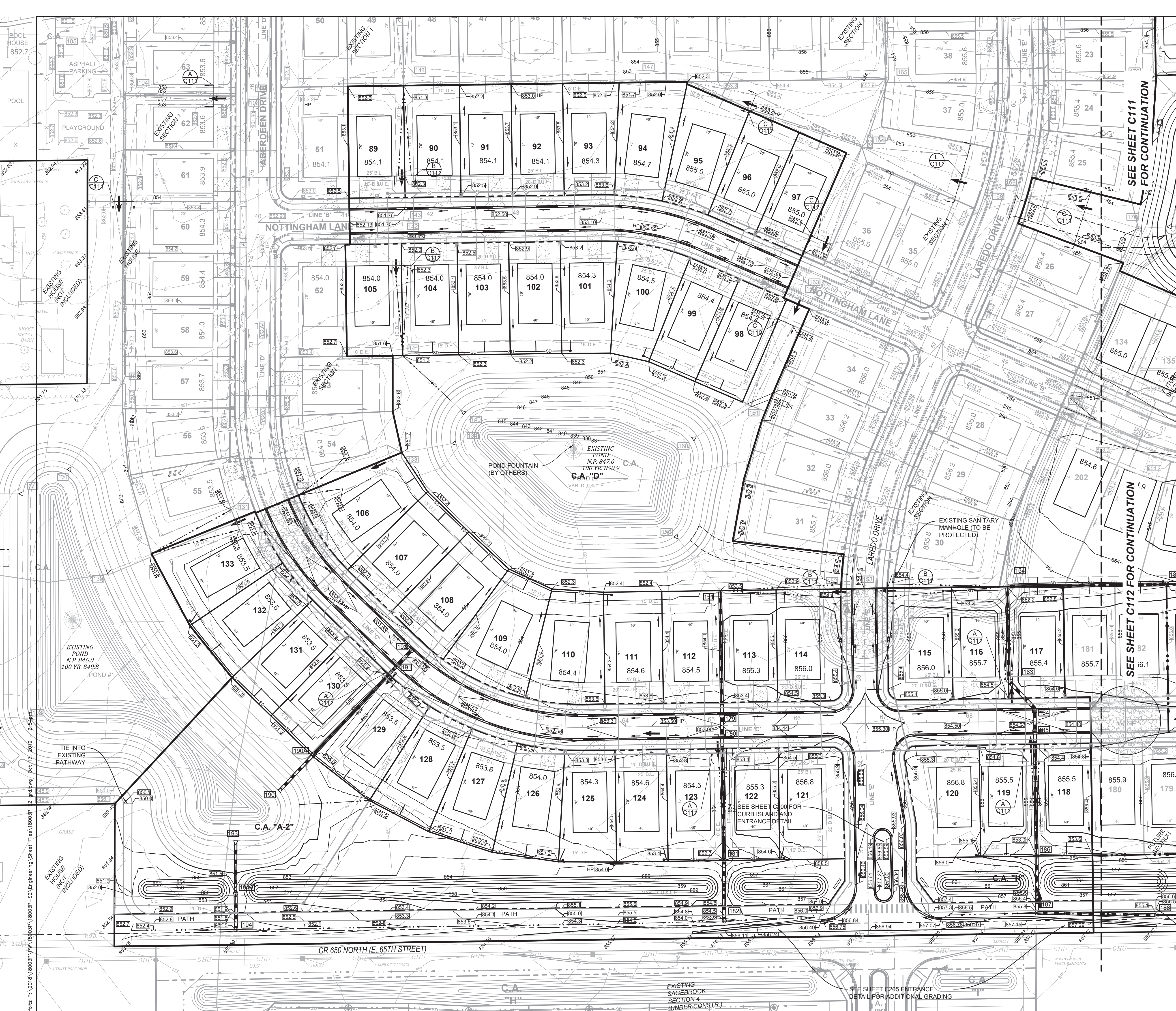
BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #701
PLAINFIELD, IN 46168
BUS: (317) 707-3700; FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

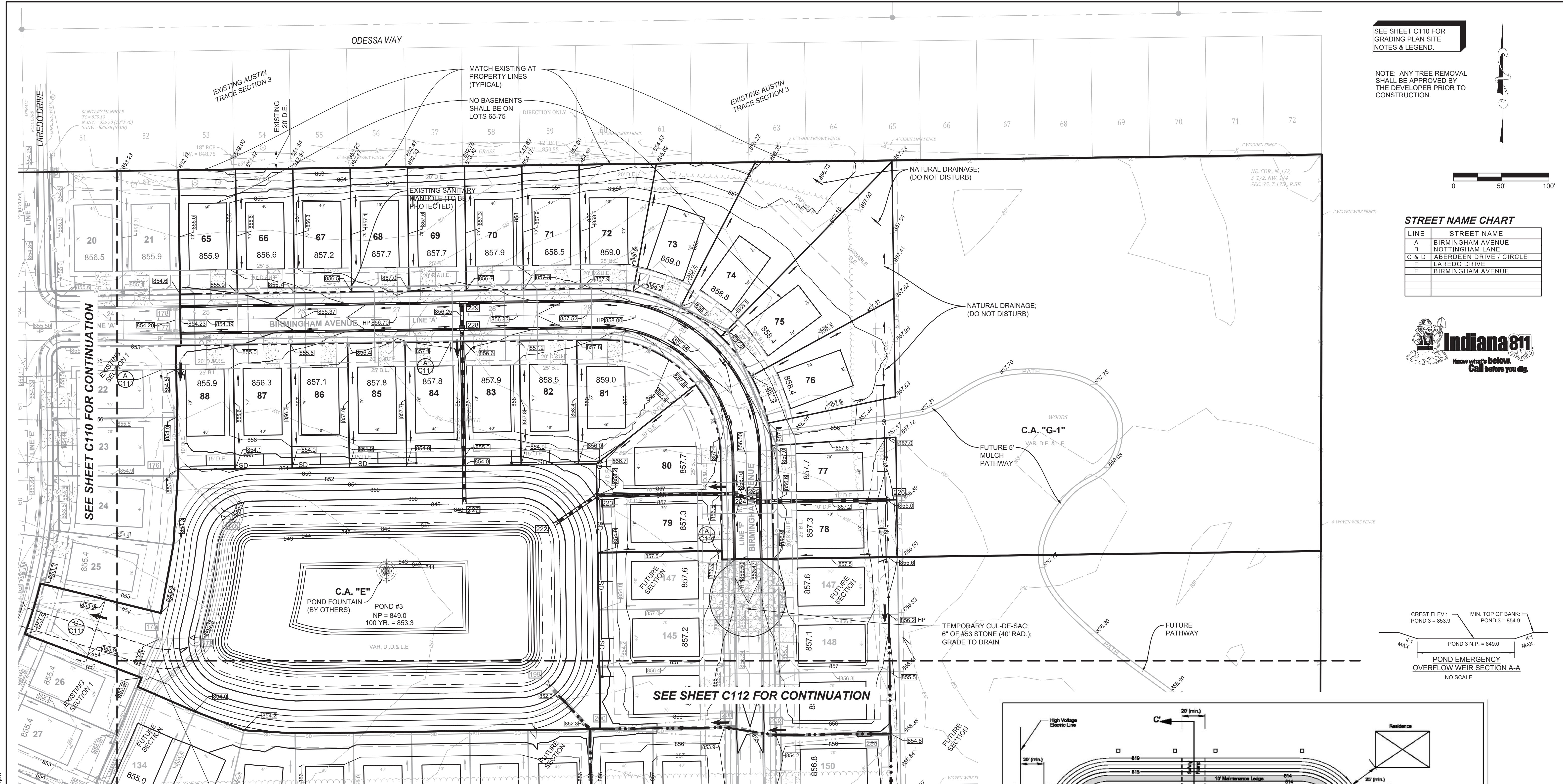
Project No: 18003P-S2
Sheet No:

- LEGEND**
- (4) [Symbol] SPEED LIMIT SIGN (25 MPH)
 - (1) [Symbol] STOP AND STREET NAME SIGN
 - (2) [Symbol] STOP SIGN
 - [Symbol] STREET NAME CHANGE LOCATION
 - (6) [Symbol] CURB RAMP LOCATION (SEE HANCOCK COUNTY STANDARDS FOR TACTILE STRIP DETAIL)
 - (2) [Symbol] END OF STREET BARRICADE - SEE DETAIL THIS SHEET
 - (4) [Symbol] WARNING "DEEP WATER, NO SWIMMING"
 - (11) [Symbol] STREET LIGHT (PER TOWN OF McCORDSVILLE)
 - [Symbol] EXISTING / FUTURE STREET LIGHT LOCATION
 - [Symbol] EXISTING STOP SIGN
 - [Symbol] EXISTING CURB RAMP LOCATION



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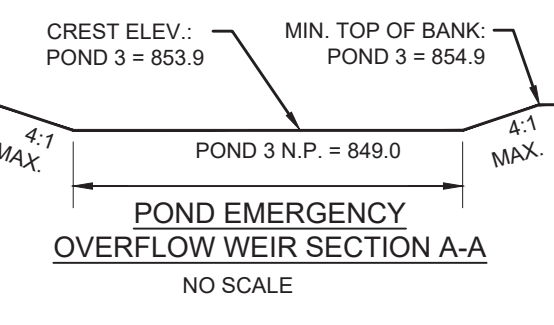


SEE SHEET C110 FOR GRADING PLAN SITE NOTES & LEGEND.

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

STREET NAME CHART

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



SEE SHEET C110 FOR CONTINUATION

SEE SHEET C112 FOR CONTINUATION

GENERAL NOTES

- STANDARD SPECIFICATIONS
 - THE TOWN OF McCORDSVILLE SPECIFICATIONS SHALL APPLY FOR STREETS & STORM SEWERS.
 - CITIZENS ENERGY GROUP SPECIFICATIONS SHALL APPLY FOR WATERMANS.
 - THE TOWN OF McCORDSVILLE SPECIFICATIONS SHALL APPLY FOR SANITARY SEWERS.
 - GAS, ELECTRIC, PHONE AND CABLE TV UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND CONDITIONS. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITIES FOR PROPER STAKING AND LOCATIONS FOR EACH PRIOR TO CONSTRUCTION.
- ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH NOTICE, THEY SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
- ANY PARTS OF THE SANITARY OR STORM SEWER TRENCH WHICH LIES UNDER PAVED AREAS OR WITHIN 5 FEET THEREOF SHALL BE BACK FILLED WITH GRANULAR MATERIAL AS SHOWN IN THE DETAILS.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH OSHA STANDARDS.
- RIP-RAP IS REQUIRED ON ALL END SECTIONS OUTFALL PIPES. SEE EROSION AND SEDIMENT CONTROL PLAN FOR EXACT SIZE AND LOCATION.
- CONTRACTOR TO STOCKPILE TOPSOIL AT THE LOCATION SHOWN ON THE PLANS.
- IN ANY AREA OF CONSTRUCTION WHERE FIELD TILES CROSS THE PROPOSED HOUSE PAD, TILES SHALL BE REMOVED AND BACK FILLED. ALL FIELD TILES INTERCEPTED SHALL BE PERPETUATED INTO THE STORM SEWER SYSTEM OR LAKES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ANY CIRCUMSTANCE WHERE THIS CANNOT BE ACCOMPLISHED.
- ALL FILL AREAS SHALL BE COMPACTED TO MEET THE DENSITY OF THE SPECIFICATION SHEET OR DETAIL.
- DECORATIVE SIGNS, SPRINKLER SYSTEMS, TREES, LANDSCAPING MOUNDS, OR OTHER SUCH AMENITIES ARE NOT PERMITTED IN THE STREET RIGHT-OF-WAY UNLESS APPROVED BY THE TOWN OF McCORDSVILLE.
- ALL STREETS SHALL HAVE A PIPE UNDERDRAIN INSTALLED PER THE TOWN OF McCORDSVILLE DETAILS.
- ALL SWALES SHALL INCLUDE UNDERDRAIN PIPE PER THE TOWN OF McCORDSVILLE STANDARDS.
- ALL ACCESSIBLE HANDICAP PATHWAYS, SIDEWALKS AND DRIVE CROSSINGS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE OR THE LATEST REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). HANDICAP RAMPS SHALL NOT EXCEED 1/12 SLOPE AND 2% CROSS SLOPE OR THE LATEST REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF McCORDSVILLE AT LEAST 72 HOURS PRIOR TO ANY BONDED OR BANK CREDIT LETTER SITE IMPROVEMENTS ARE INSTALLED. A PRE-CONSTRUCTION MEETING SHALL BE SET UP WITH THE TOWN, CONTRACTOR, ENGINEER & DEVELOPER PRIOR TO ANY CONSTRUCTION.

PROPOSED SAFETY RAMP LOCATION 6:1 MAXIMUM SLOPE (PER TOWN STANDARDS)

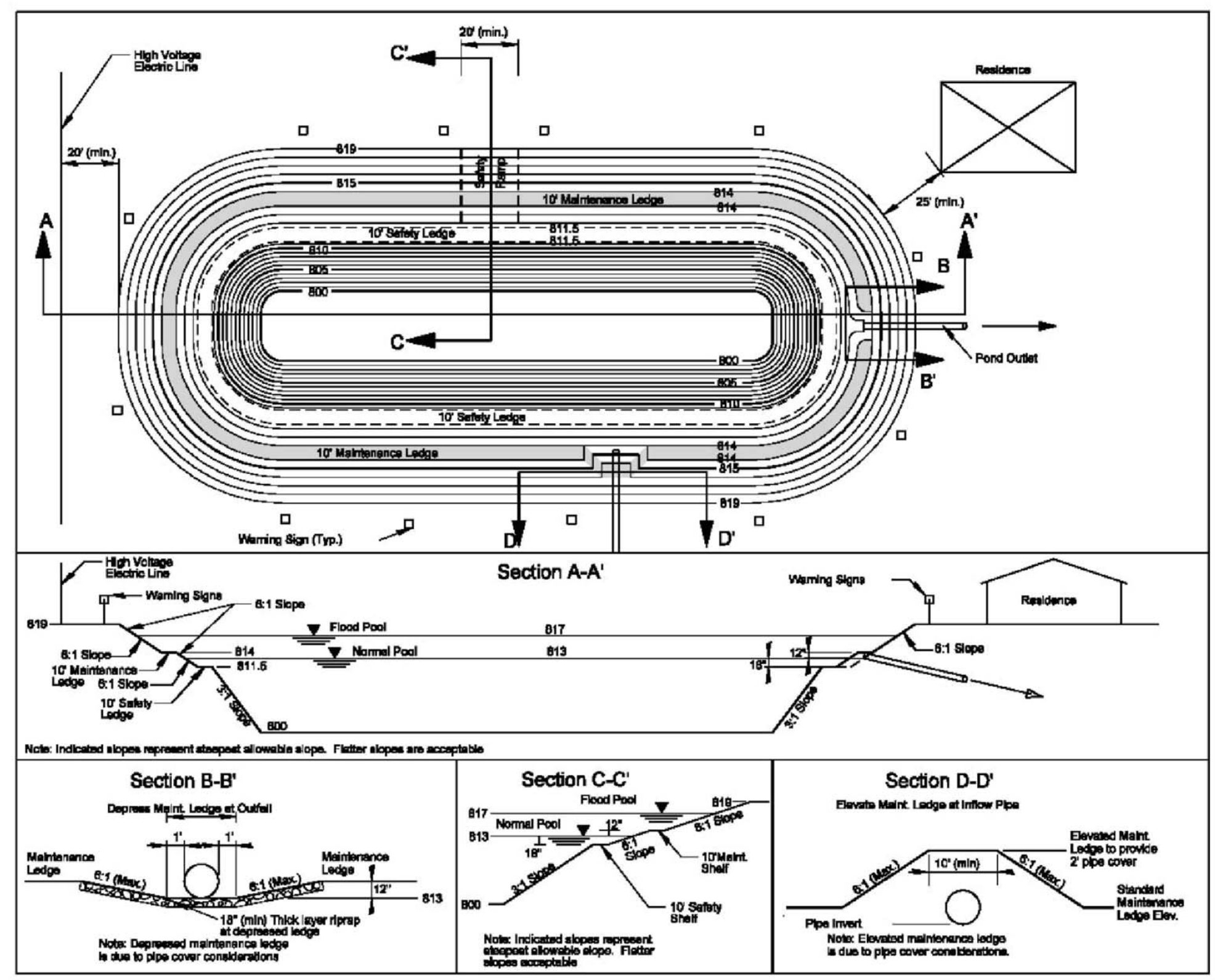
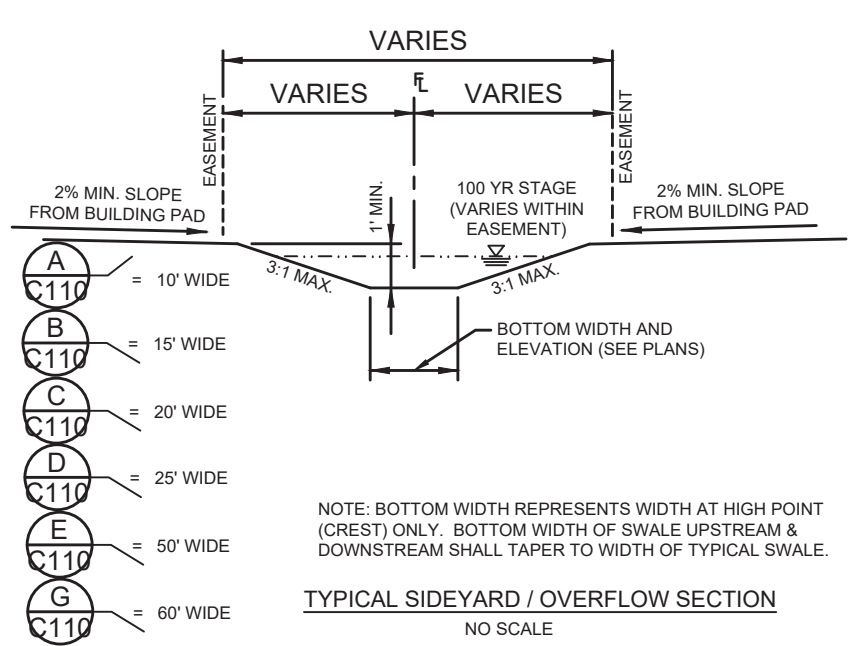
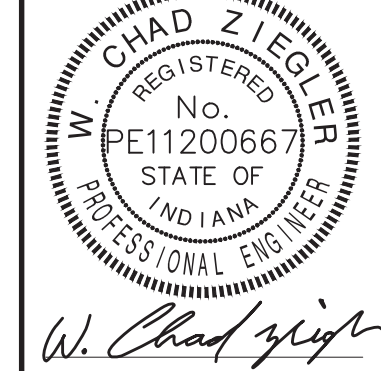


FIGURE 6-2 Weir - Bottom Detention Facility - Without Fence

GRADING & DRAINAGE PLAN
WEAVER'S LANDING - SECTION 2
CR 700 WEST & CR 650 WEST
McCORDSVILLE, INDIANA

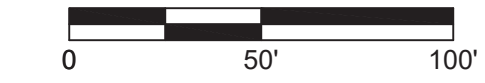


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E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 18003P-52
Sheet No:

STREET NAME CHART

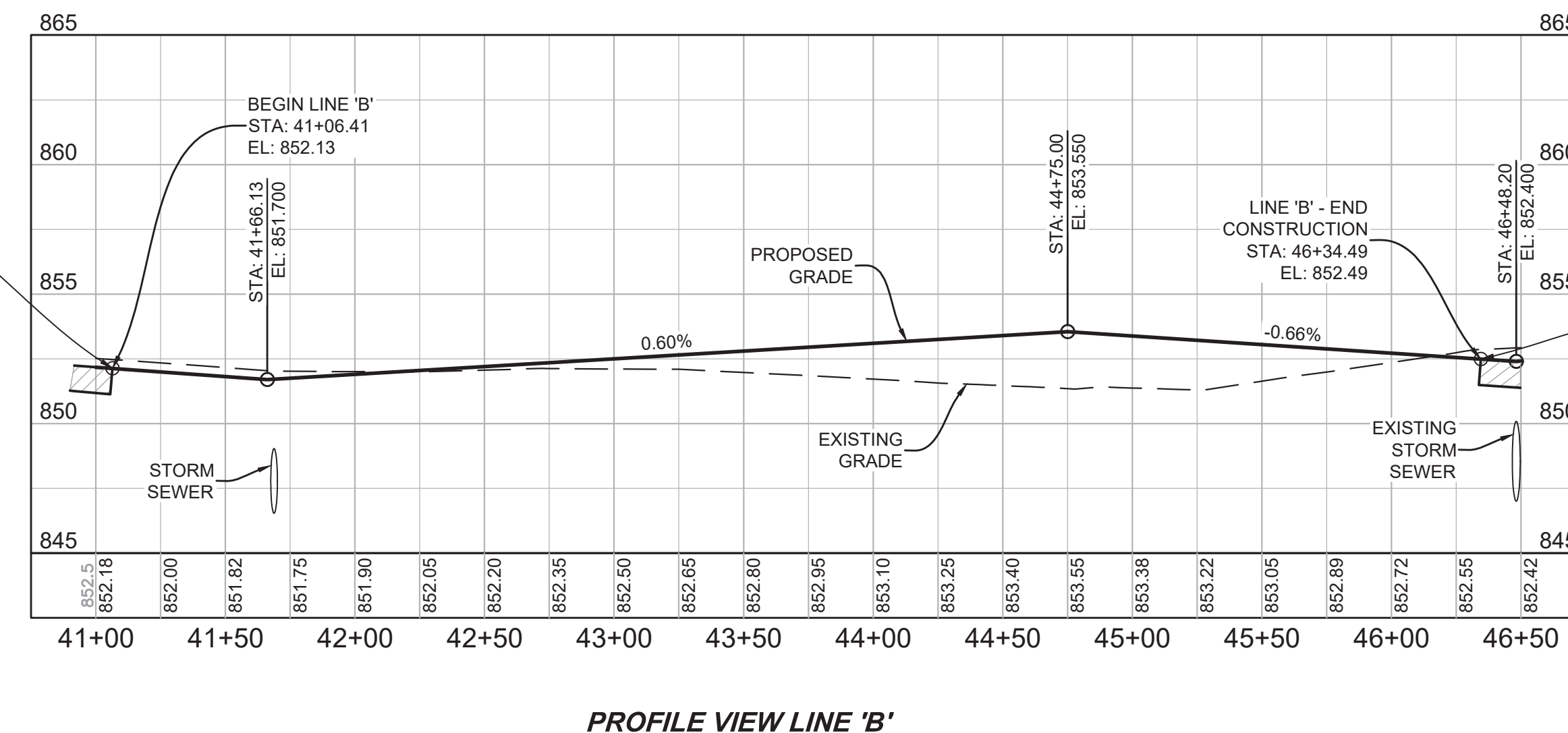
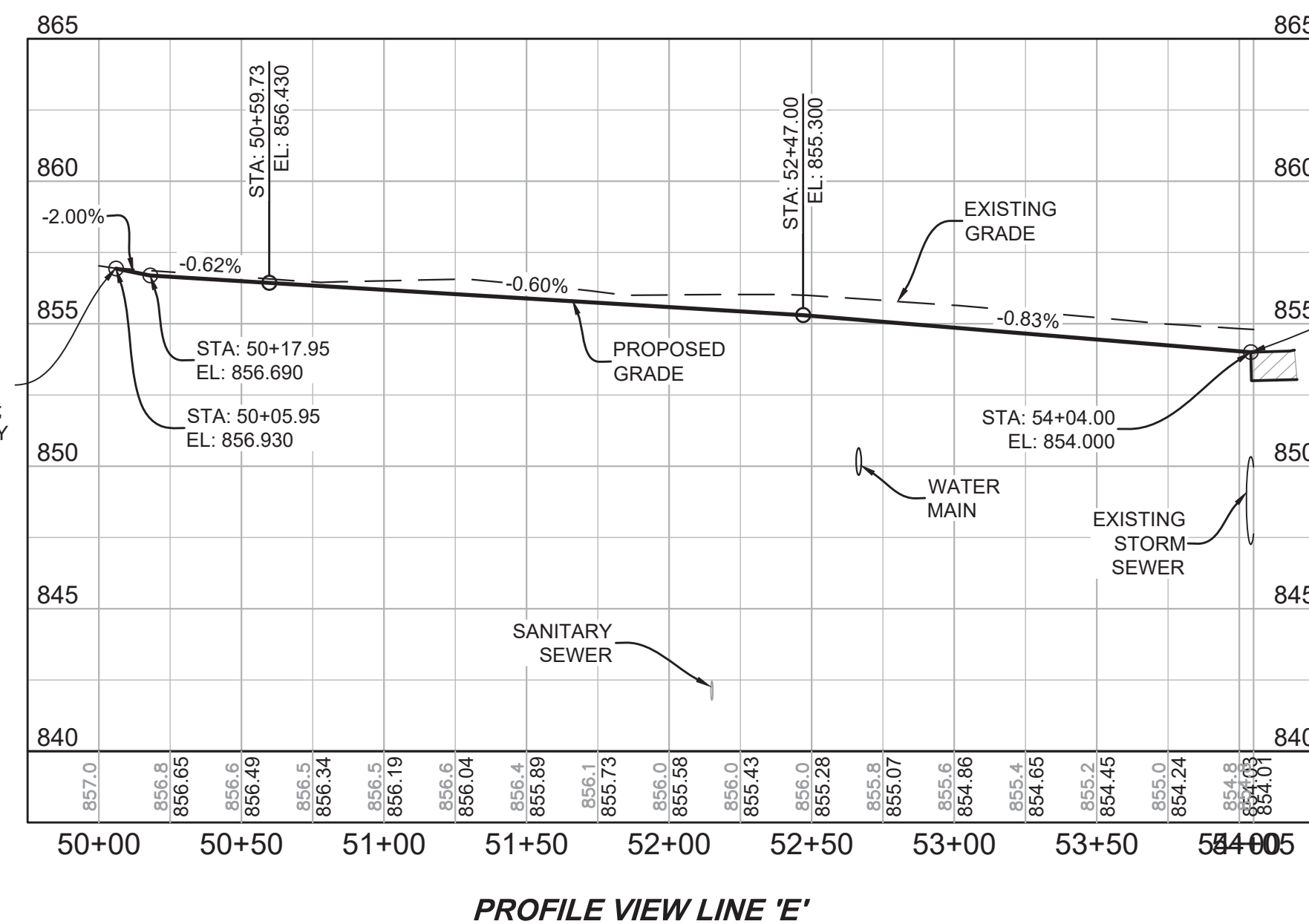
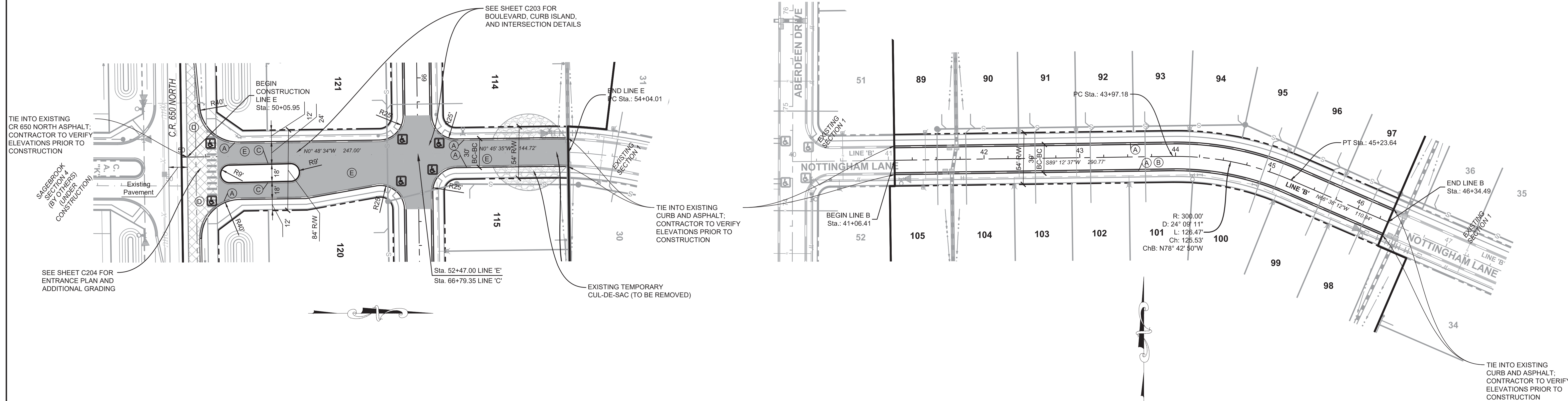
LINE	STREET NAME
A	BIRMINGHAM AVENUE
B	NOTTINGHAM LANE
C & D	ABERDEEN DRIVE / CIRCLE
E	LAREDO DRIVE
F	BIRMINGHAM AVENUE



SEE SHEET C200 FOR NOTES

PLAN NOTES:

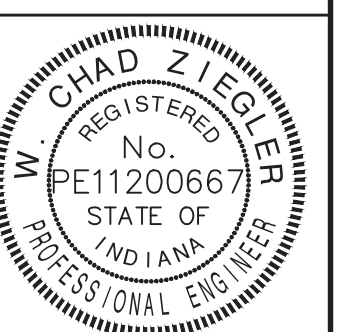
- (A) SUBDIVISION 2' CONCRETE ROLL CURB AND GUTTER. SEE TOWN OF McCORDSVILLE STANDARD DETAILS SHEET 3 OF 10.
- (B) LOCAL RESIDENTIAL STREET PAVEMENT SECTION. SEE TOWN OF McCORDSVILLE STANDARD DETAILS SHEET 2 OF 10.
- (C) 2' COMBINED CONCRETE CURB AND GUTTER. SEE TOWN OF McCORDSVILLE STANDARD DETAILS SHEET 3 OF 10.
- (D) PAVEMENT PER CITY OF INDIANAPOLIS STANDARDS. SEE SHEET C206.
- (E) LOCAL ARTERIAL ROAD PAVEMENT SECTION. SEE TOWN OF McCORDSVILLE STANDARD DETAILS SHEET 2 OF 10.
- (A) CURB RAMP. SEE TOWN OF McCORDSVILLE STANDARD DETAILS ON SHEET 5 OF 10.



PROFILE VIEW LINE 'B'

PROFILE VIEW LINE 'E'

**STREET PLAN AND PROFILES
WEAVER'S LANDING - SECTION 2
CR 700 WEST & CR 650 WEST
McCORDSVILLE, INDIANA**



W. Chad Ziegler

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Project No: 18003P-S2

Sheet No:

C201



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PLAN NOTES:

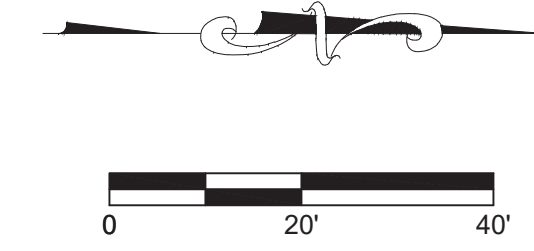
- (A) SUBDIVISION 2' CONCRETE ROLL CURB AND GUTTER SEE TOWN OF McCORDSVILLE STANDARD DETAILS SHEET 3 OF 10.
- (B) LOCAL RESIDENTIAL STREET PAVEMENT SECTION. SEE TOWN OF McCORDSVILLE STANDARD DETAILS SHEET 2 OF 10.
- (C) 2' COMBINED CONCRETE CURB AND GUTTER. SEE TOWN OF McCORDSVILLE STANDARD DETAILS SHEET 3 OF 10.
- (D) PAVEMENT PER TOWN OF McCORDSVILLE STANDARDS
- (E) LOCAL ARTERIAL ROAD PAVEMENT SECTION. SEE TOWN OF McCORDSVILLE STANDARD DETAILS SHEET 2 OF 10.
- (A) CURB RAMP. SEE TOWN OF McCORDSVILLE STANDARD DETAILS ON SHEET 5 OF 10.

NOTES:

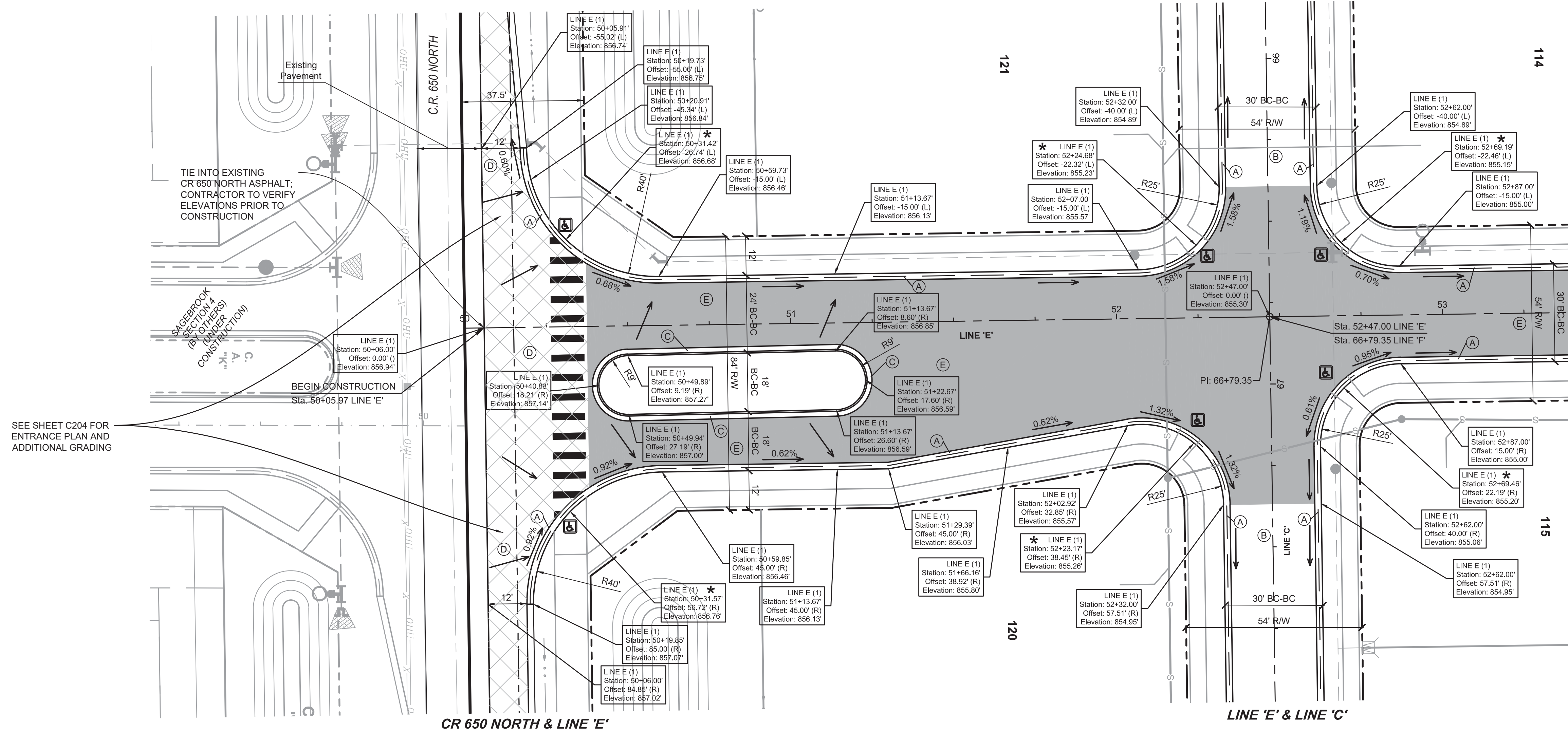
1. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
2. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES BEFORE CONSTRUCTION BEGINS.
4. BACK OF CURB GRADES ARE NOT EQUAL TO THE PROFILE GRADE.
5. SLOPES ACROSS CURB RAMPS SHALL BE LESS THAN 2%.
6. FOR STREET CROSS SECTIONS SEE TOWN OF McCORDSVILLE STANDARD DETAILS SHEET 2 OF 10.
7. FOR 30' WIDE STREET (BC-BC) THE BACK OF CURB GRADE IS 0.03' HIGHER THAN THE PROFILE GRADE.

STREET NAME CHART

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



* NOTE: TC ELEVATION SHOWN IN THIS LOCATION IS FOR TYPICAL CURB. ACTUAL TC ELEVATION WILL BE LOWER FOR DEPRESSED HANDICAP RAMP AT THIS POINT. FLOW LINE ELEVATION SHALL BE CALCULATED FROM TC SHOWN.



INTERSECTION DETAILS
WEAVER'S LANDING - SECTION 2
CR 700 WEST & CR 650 WEST
MCCORDSVILLE, INDIANA



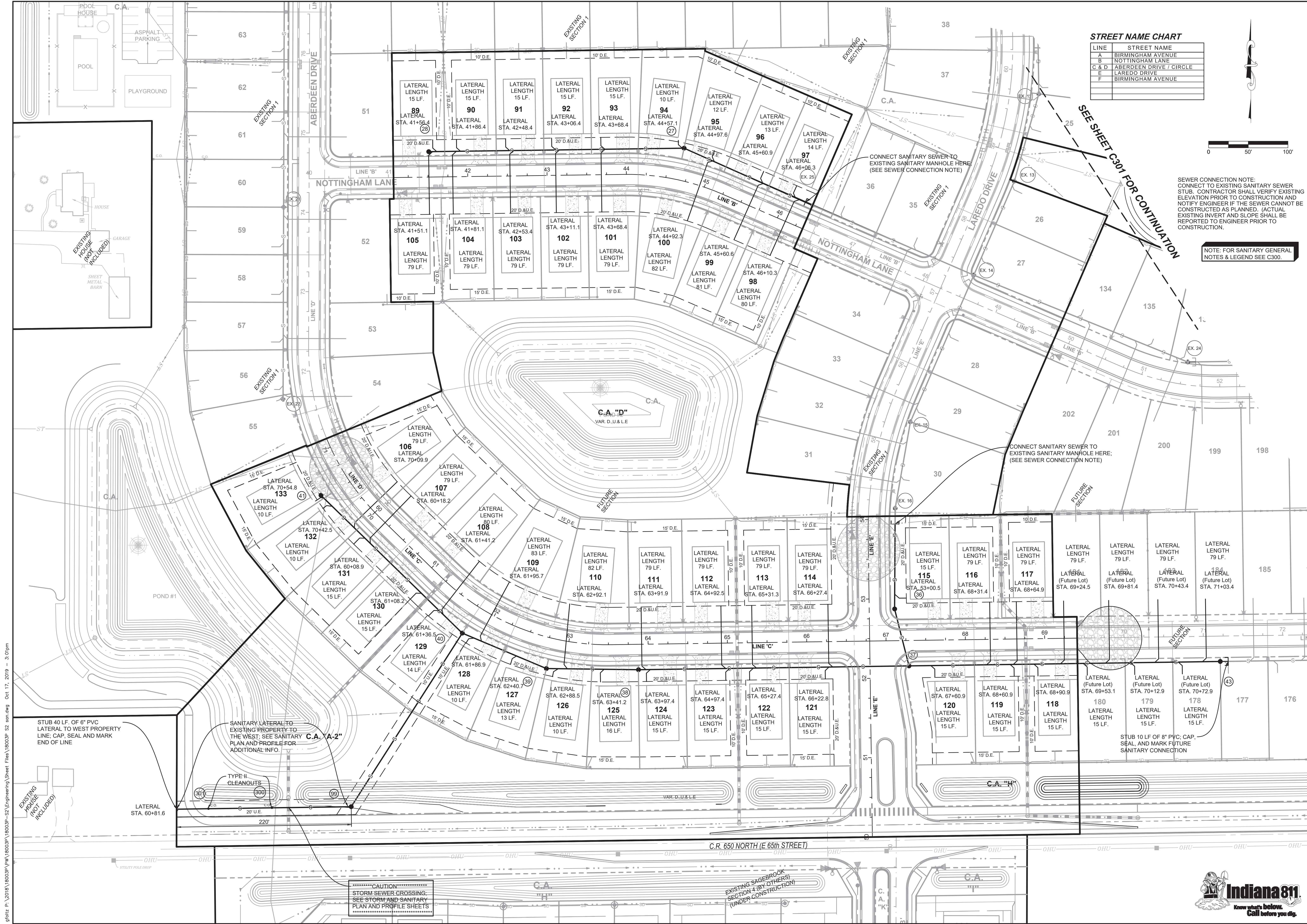
W. Chad Ziegler

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Project No: 18003P-S2
 Sheet No:

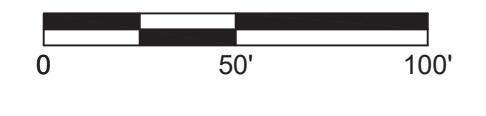
C203





STREET NAME CHART

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



SEWER CONNECTION NOTE:
 CONNECT TO EXISTING SANITARY SEWER STUB. CONTRACTOR SHALL VERIFY EXISTING ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF THE SEWER CANNOT BE CONSTRUCTED AS PLANNED. (ACTUAL EXISTING INVERT AND SLOPE SHALL BE REPORTED TO ENGINEER PRIOR TO CONSTRUCTION.)

NOTE: FOR SANITARY GENERAL NOTES & LEGEND SEE C300.

SEE SHEET C301 FOR CONTINUATION

Project No: 18003P-S2
 Sheet No: C300

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

CHAD ZIEGLER
 REGISTERED PROFESSIONAL ENGINEER
 No. PE11200667
 STATE OF INDIANA

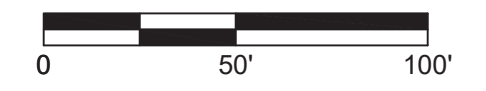
Project Name: **SANITARY SEWER PLAN
 WEAVER'S LANDING - SECTION 2
 CR 700 WEST & CR 650 WEST
 MCCORDSVILLE, INDIANA**

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CONNECT SANITARY SEWER TO EXISTING SANITARY MANHOLE HERE: (SEE SEWER CONNECTION NOTE)

STREET NAME CHART

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



NOTE: FOR SANITARY GENERAL NOTES & LEGEND SEE C300.

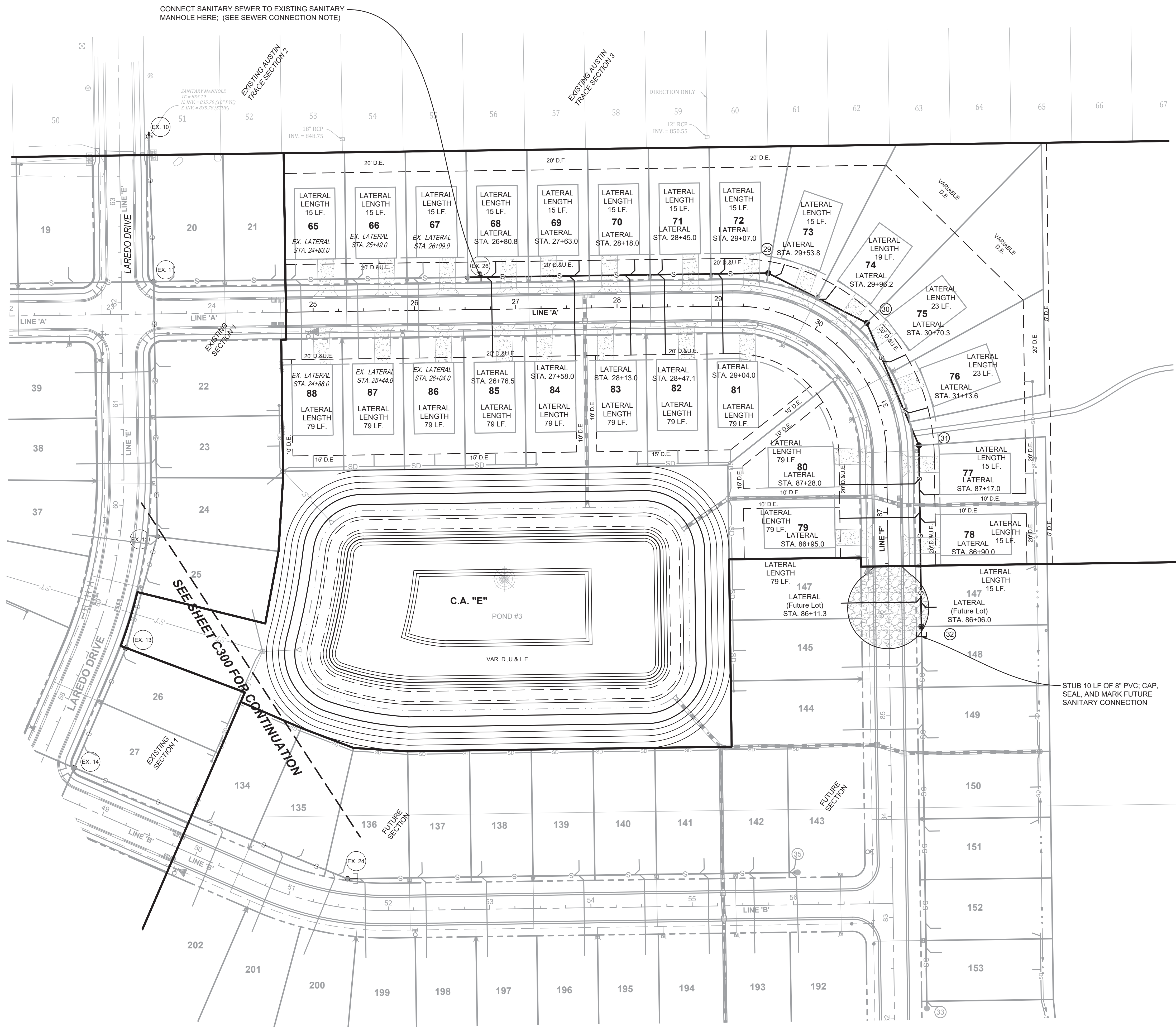
SANITARY SEWER LEGEND

- S — SANITARY SEWER
- SANITARY MH
- (10) SANITARY STRUCTURE NO.
- T — SANITARY LATERAL
- S — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- — — PROPOSED STORM SEWER
- — — PROPOSED WATER MAIN

SEWER CONNECTION NOTE:
CONNECT TO EXISTING SANITARY SEWER STUB. CONTRACTOR SHALL VERIFY EXISTING ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF THE SEWER CANNOT BE CONSTRUCTED AS PLANNED. (ACTUAL EXISTING INVERT AND SLOPE SHALL BE REPORTED TO ENGINEER PRIOR TO CONSTRUCTION.)

SANITARY SEWER GENERAL NOTE:

- All sewers, manholes and castings shall be per the Town of McCordsville Sanitary District.
- It shall be the contractors responsibility to field verify all utility locations before any construction begins.
- All construction activity on this site are to be performed in compliance with OSHA standards.
- Wye and laterals are stationed off of the street centerline stationing.
- All wye connections shall have a minimum of 5' extension connected to the wye, or laterals to the opposite side of the roadway shall be extended to the utility and drainage easement of the lot. The end of the laterals shall be plugged or capped with a above ground marker at the terminus of the lateral.
- Laterals to the opposite side of the roadway shall be extended to the utility and drainage easement of the lot.
- All sanitary sewer laterals that cross the street must be backfilled with full depth granular backfill.
- There is to be a minimum of 10 feet horizontal separation and 18 inches vertical separation between the sanitary sewer and the water line.
- Any sanitary sewer and storm sewer crossings with less than 2 feet of vertical separation shall be concrete encased.
- All sanitary sewer mains 15 feet and deeper use SDR 26 pipe. All other sanitary sewer mains use SDR 35 pipe.

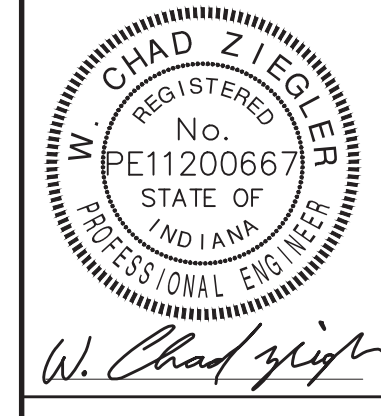


SEE SHEET C300 FOR CONTINUATION

STUB 10 LF OF 8" PVC, CAP, SEAL, AND MARK FUTURE SANITARY CONNECTION

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SANITARY SEWER PLAN
WEAVER'S LANDING - SECTION 2
CR 700 WEST & CR 650 WEST
MCCORDSVILLE, INDIANA



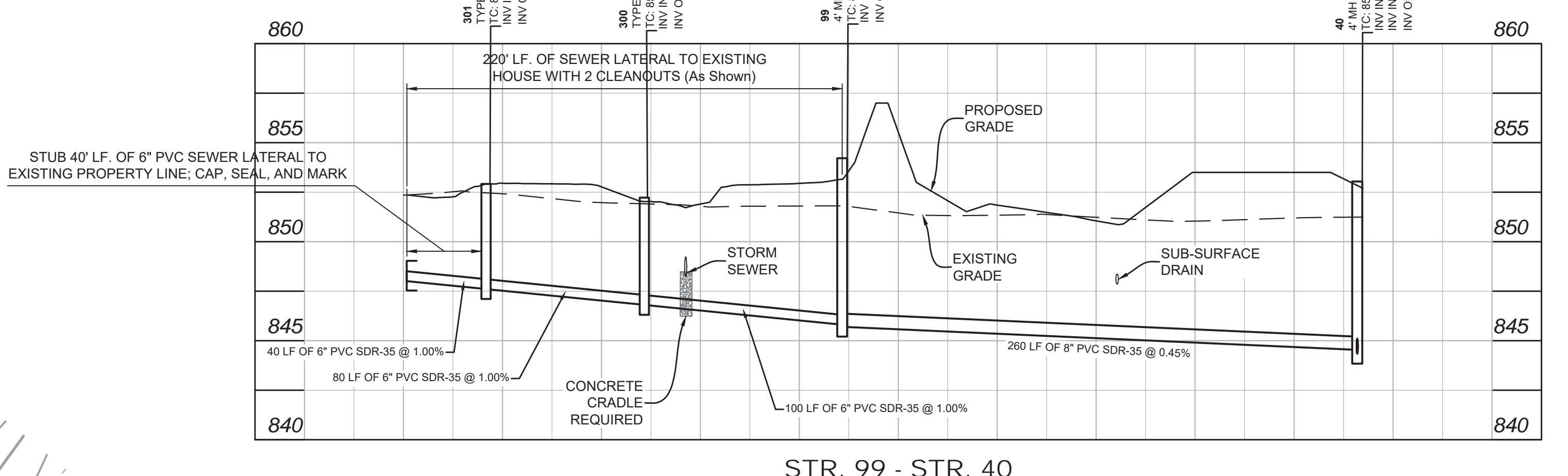
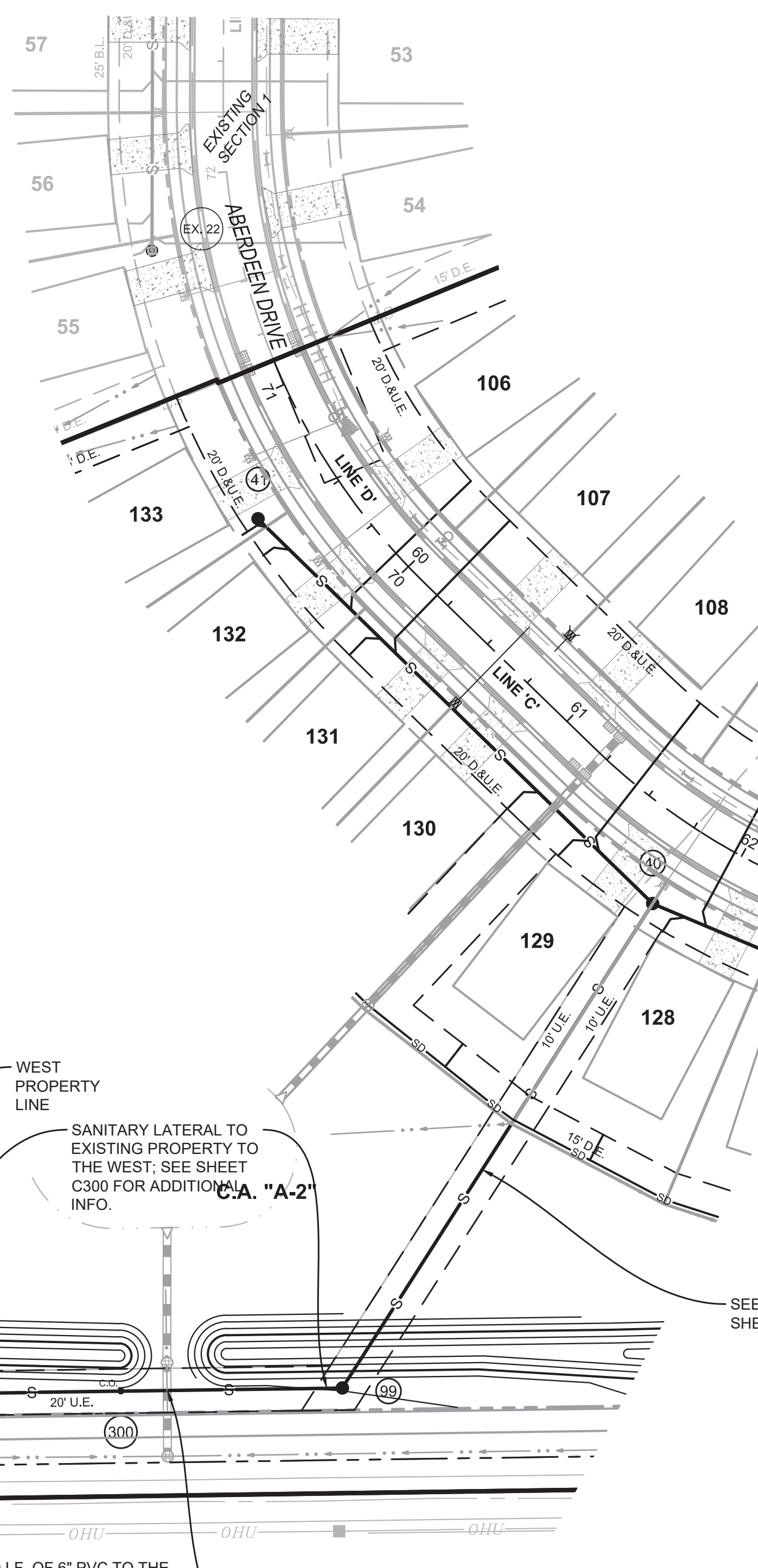
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Project No: 18003P-S2
Sheet No:

C301

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SEWER CONNECTION NOTE:
CONNECT TO EXISTING SANITARY SEWER STUB. CONTRACTOR SHALL VERIFY EXISTING ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF THE SEWER CANNOT BE CONSTRUCTED AS PLANNED. (ACTUAL EXISTING INVERT AND SLOPE SHALL BE REPORTED TO ENGINEER PRIOR TO CONSTRUCTION.)

STREET NAME CHART

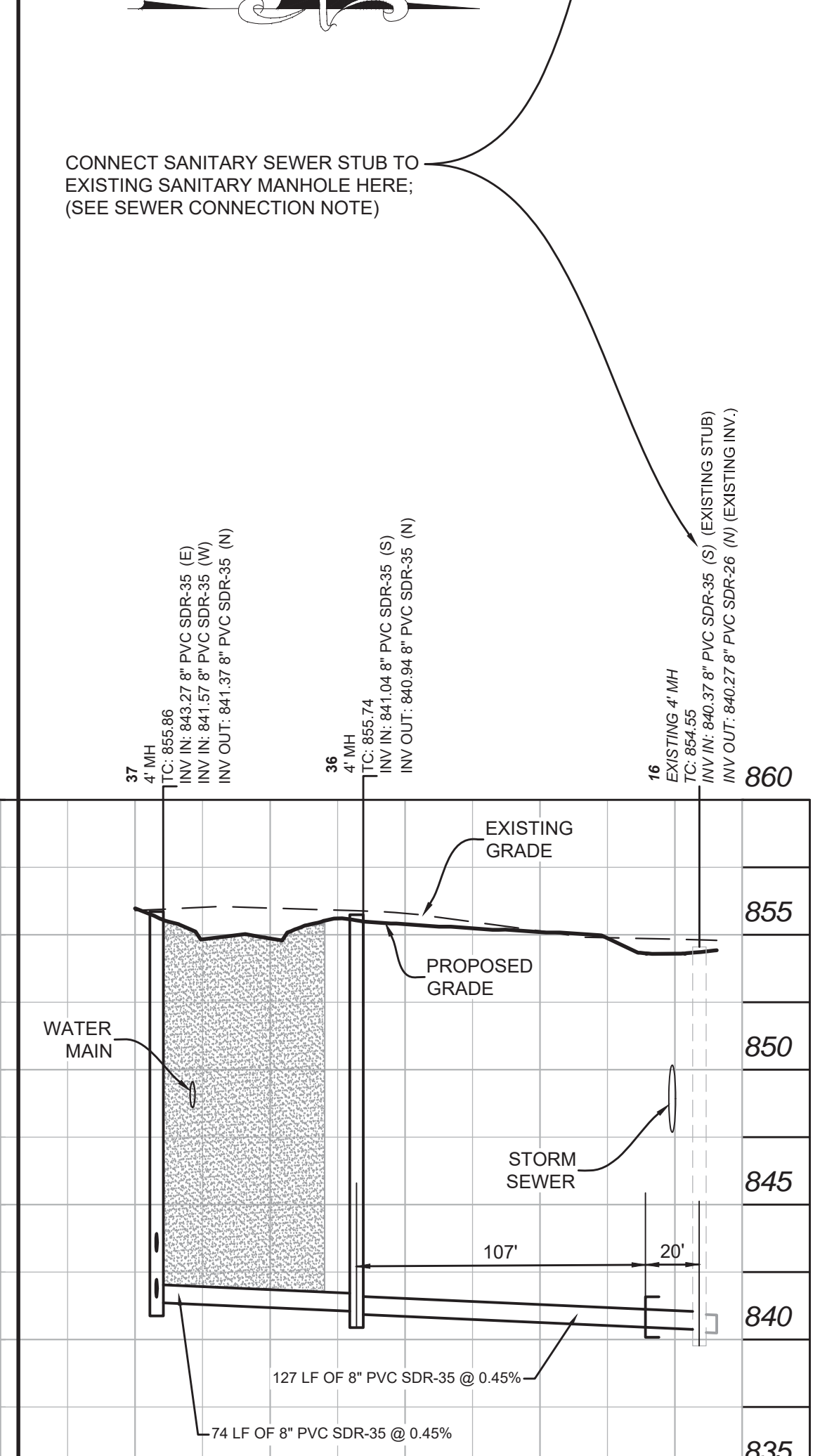
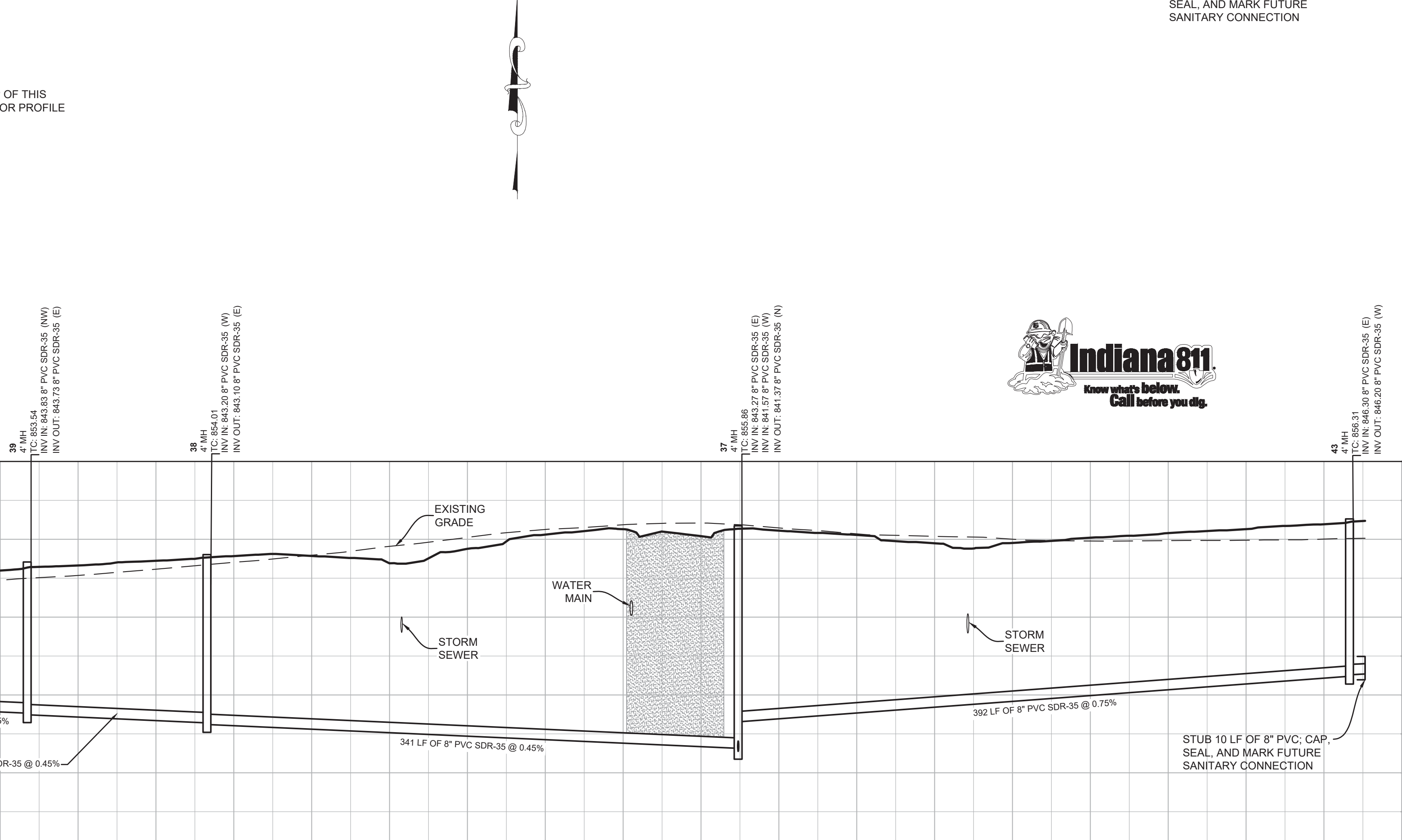
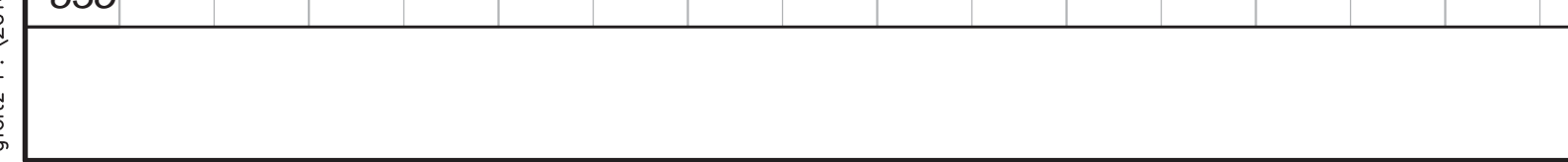
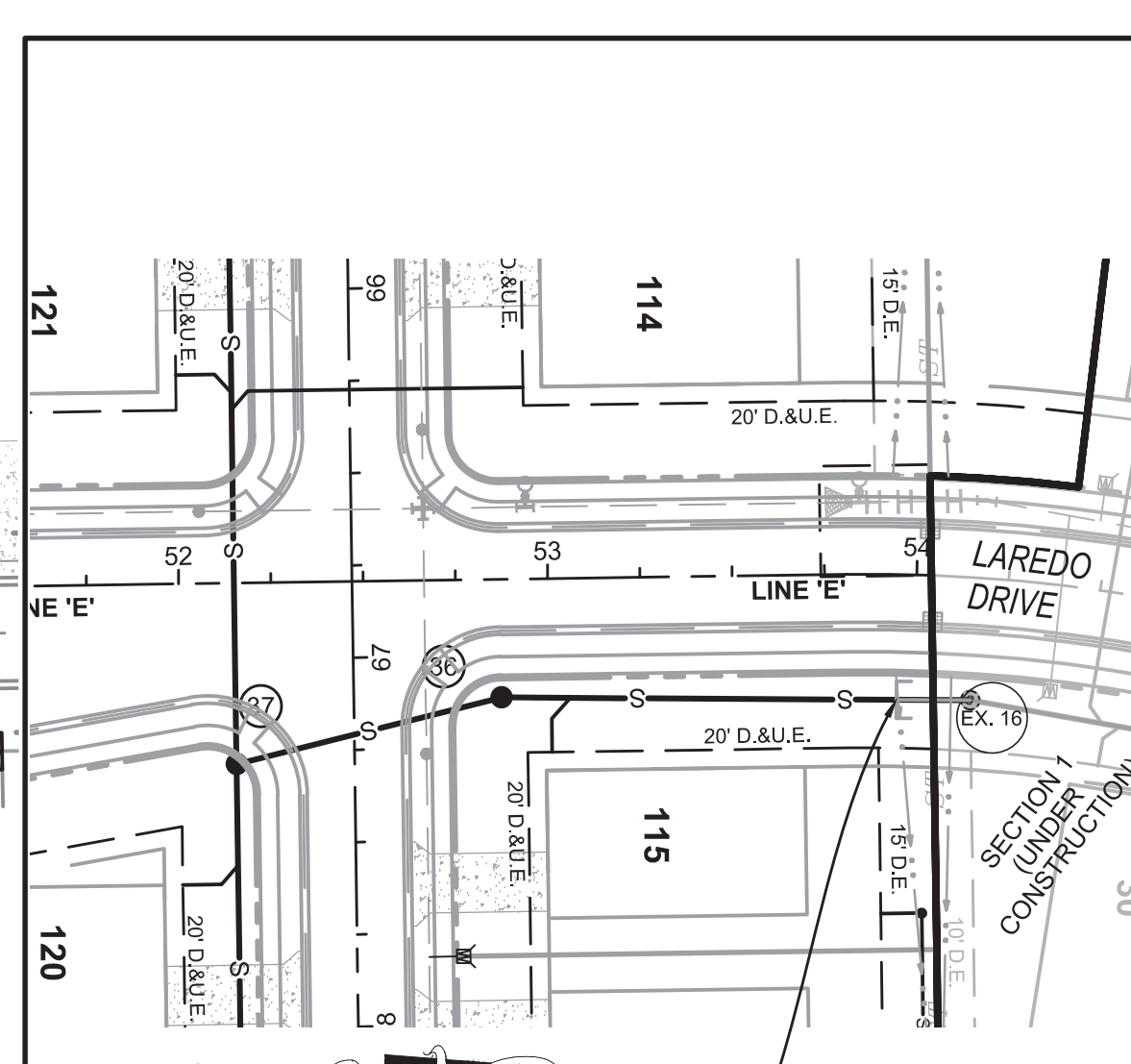
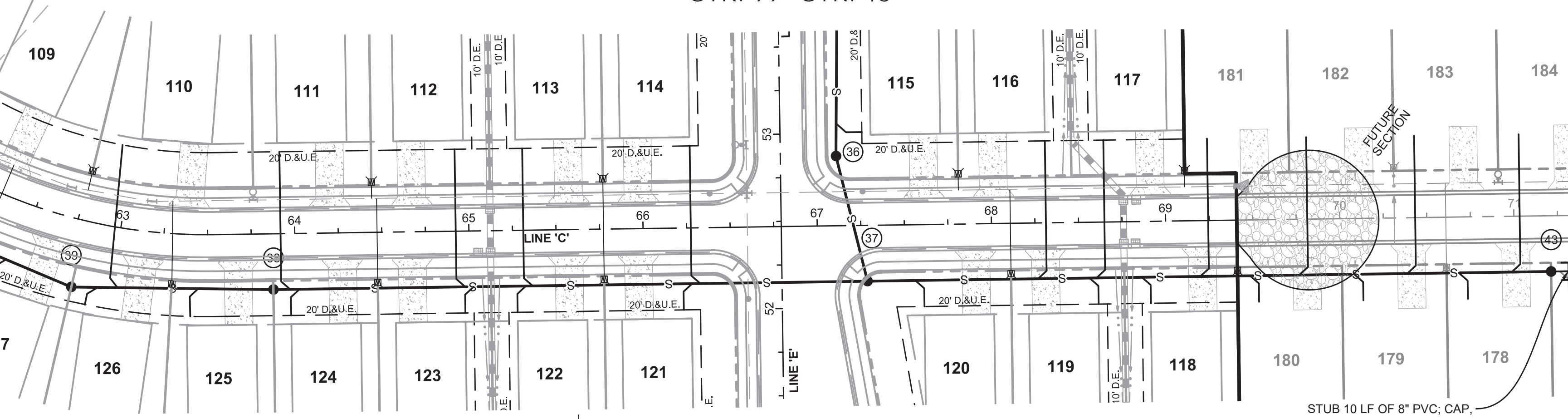
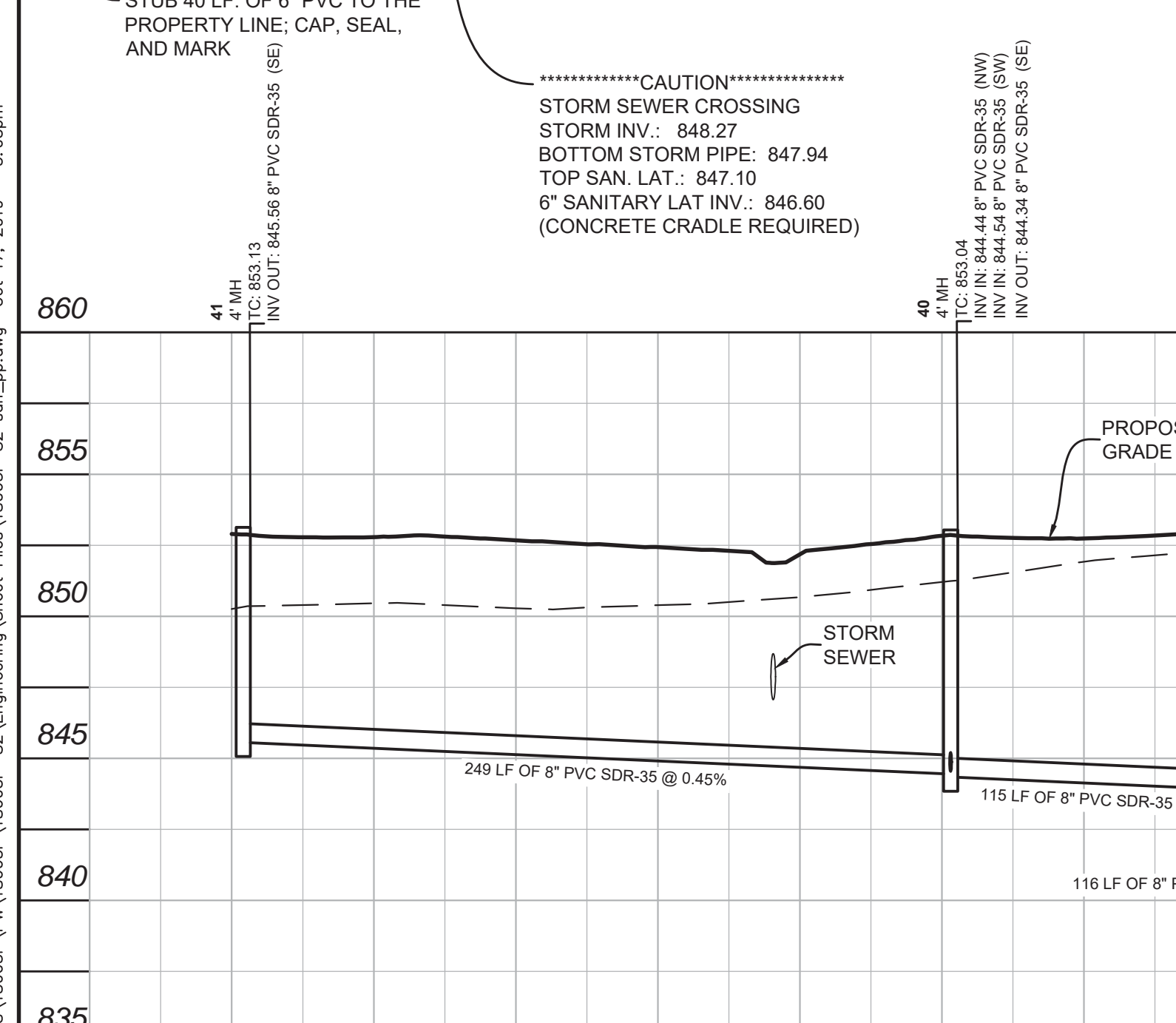
LINE	STREET NAME
A	BIRMINGHAM AVENUE
B	NOTTINGHAM LANE
C & D	ABERDEEN DRIVE / CIRCLE
E	LAREDO DRIVE
F	BIRMINGHAM AVENUE

SANITARY SEWER LEGEND

- S — SANITARY SEWER
- SANITARY MH
- (10) SANITARY STRUCTURE NO.
- S — SANITARY LATERAL
- S — EXISTING SANITARY SEWER
- S — EXISTING STORM SEWER
- S — PROPOSED STORM SEWER

GRANULAR BACKFILL PER TOWN STANDARDS

NOTE: FOR SANITARY GENERAL NOTES SEE SHEET C301.



Project No: 18003P-52
Sheet No: C302

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CHAD ZIEGLER
REGISTERED PROFESSIONAL ENGINEER
No. PE11200667
STATE OF INDIANA

DESIGNED: GAF
DRAWN: GAF
CHECKED: GAF
SCALE: 1" = 50'
DATE: 10-18-19

SANITARY SEWER PLAN & PROFILE
WEAVER'S LANDING - SECTION 2
CR 700 WEST & CR 650 WEST
MCCORDSVILLE, INDIANA

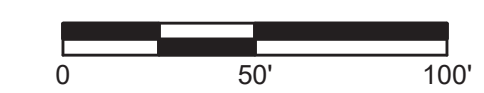


NOTE: FOR SANITARY GENERAL NOTES SEE SHEET C301.

GRANULAR BACKFILL PER TOWN STANDARDS

STREET NAME CHART

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



SANITARY SEWER LEGEND

- S — SANITARY SEWER
- SANITARY MH
- (10) SANITARY STRUCTURE NO.
- L — SANITARY LATERAL
- S — EXISTING SANITARY SEWER
- S7 — EXISTING STORM SEWER
- S7 — PROPOSED STORM SEWER

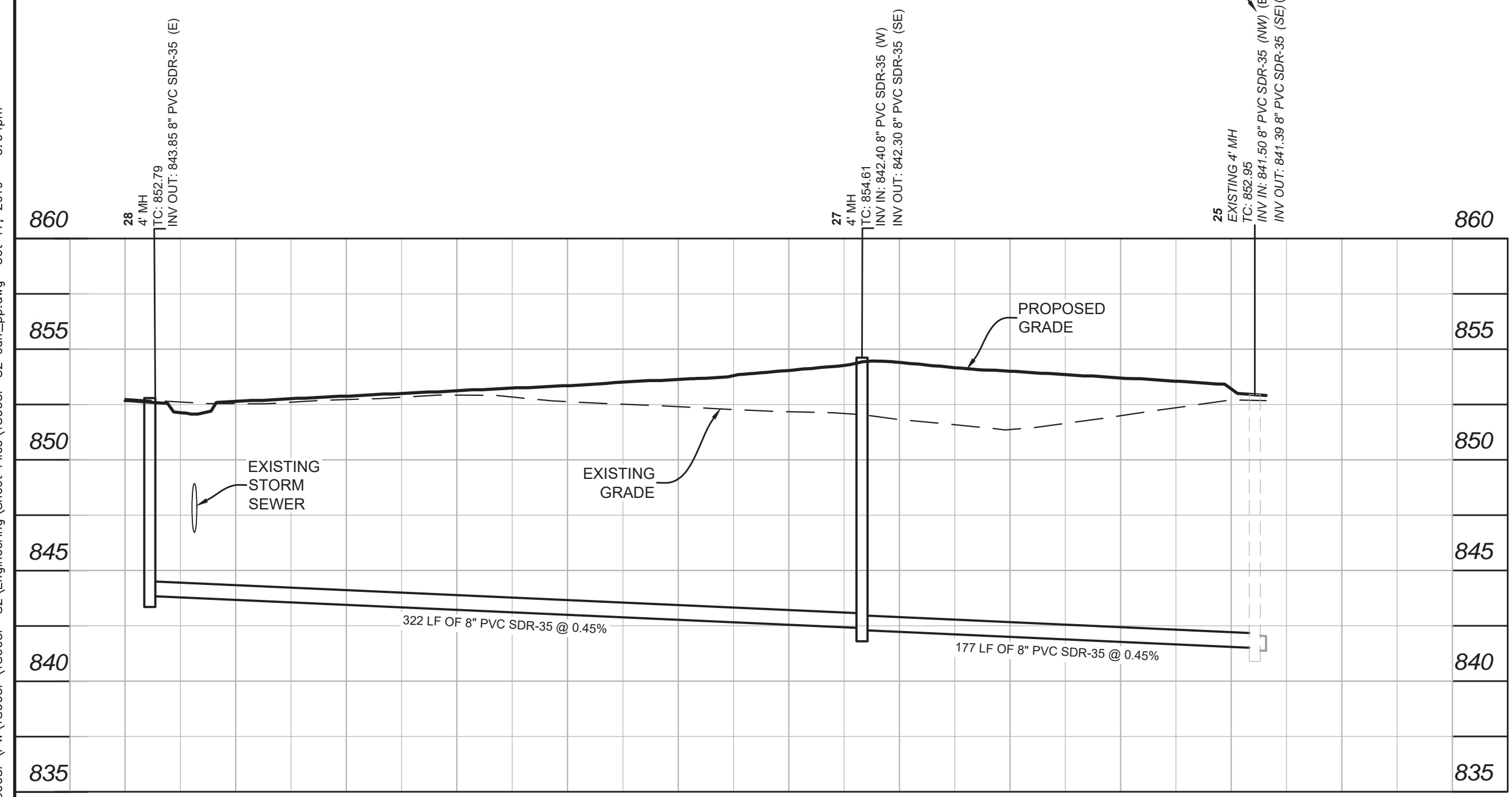
SEWER CONNECTION NOTE:
 CONNECT TO EXISTING SANITARY SEWER STUB.
 CONTRACTOR SHALL VERIFY EXISTING ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF THE SEWER CANNOT BE CONSTRUCTED AS PLANNED. (ACTUAL EXISTING INVERT AND SLOPE SHALL BE REPORTED TO ENGINEER PRIOR TO CONSTRUCTION.)



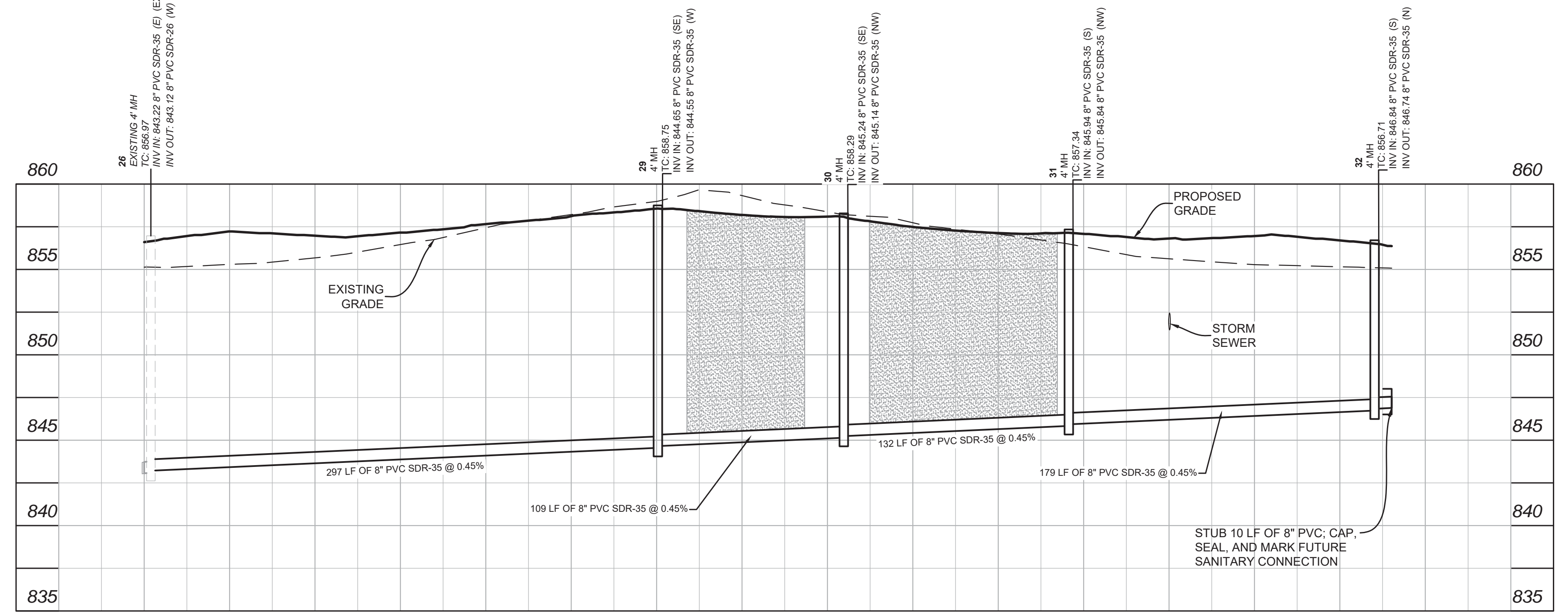
CONNECT SANITARY SEWER STUB TO EXISTING SANITARY MANHOLE HERE; (SEE SEWER CONNECTION NOTE)

CONNECT SANITARY SEWER STUB TO EXISTING SANITARY MANHOLE HERE; (SEE SEWER CONNECTION NOTE)

STUB 10 LF OF 8" PVC, CAP, SEAL, AND MARK FUTURE SANITARY CONNECTION

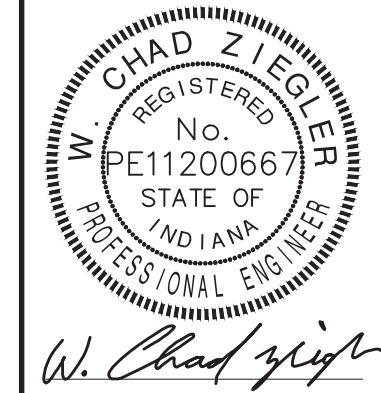


STR. 28 - STR. 25



STR. 26 - STR. 33

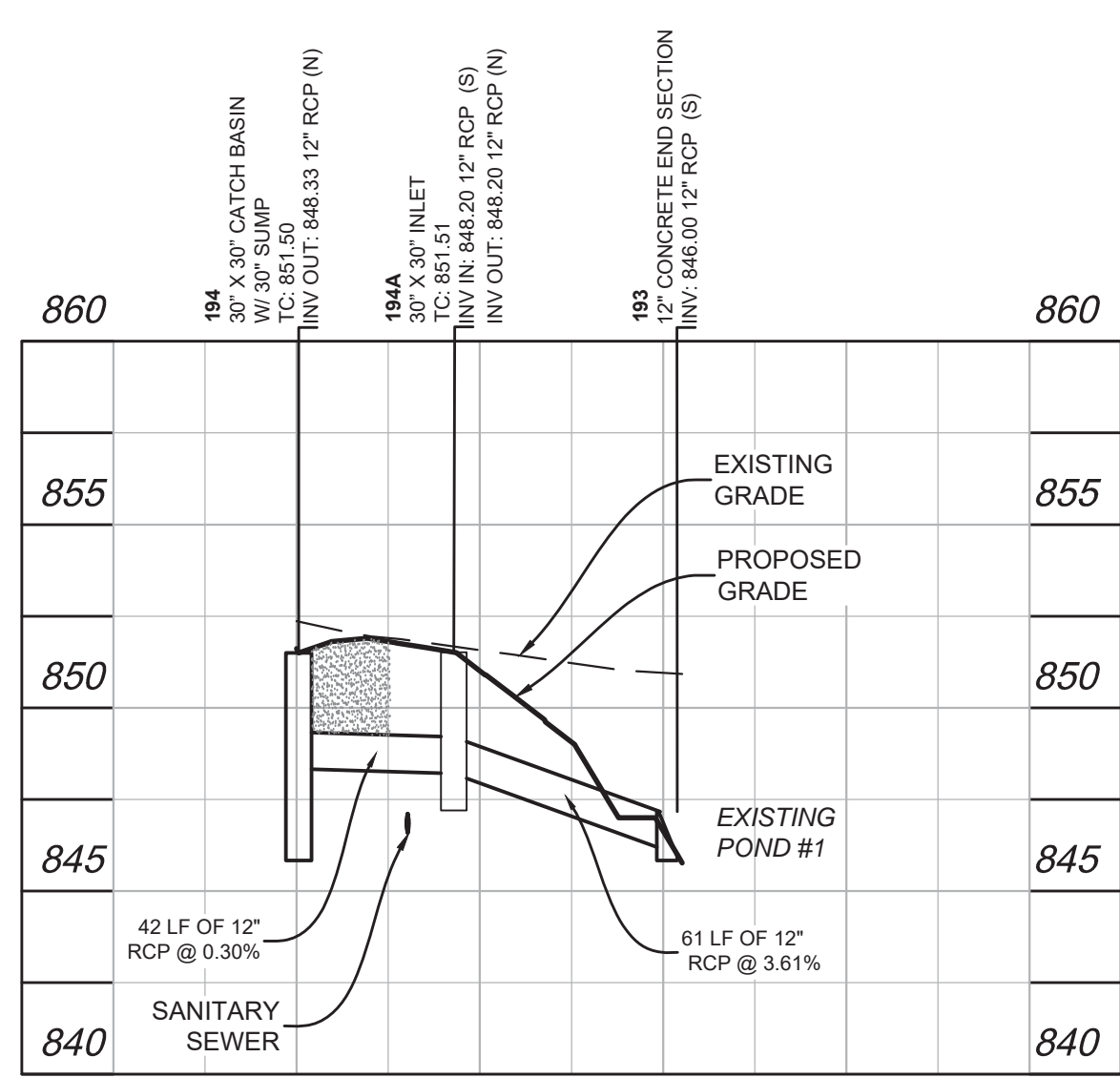
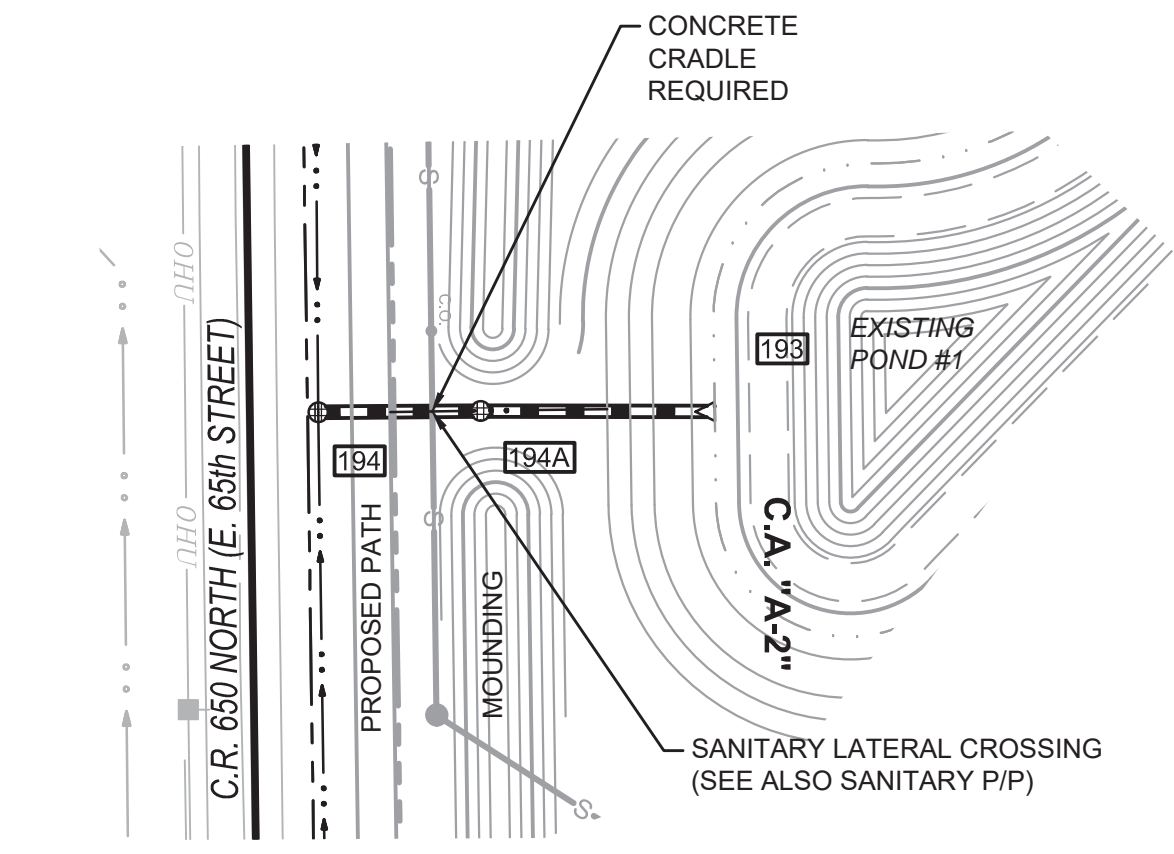
SANITARY SEWER PLAN & PROFILE
 WEAVER'S LANDING - SECTION 2
 CR 700 WEST & CR 650 WEST
 MCCORDSVILLE, INDIANA



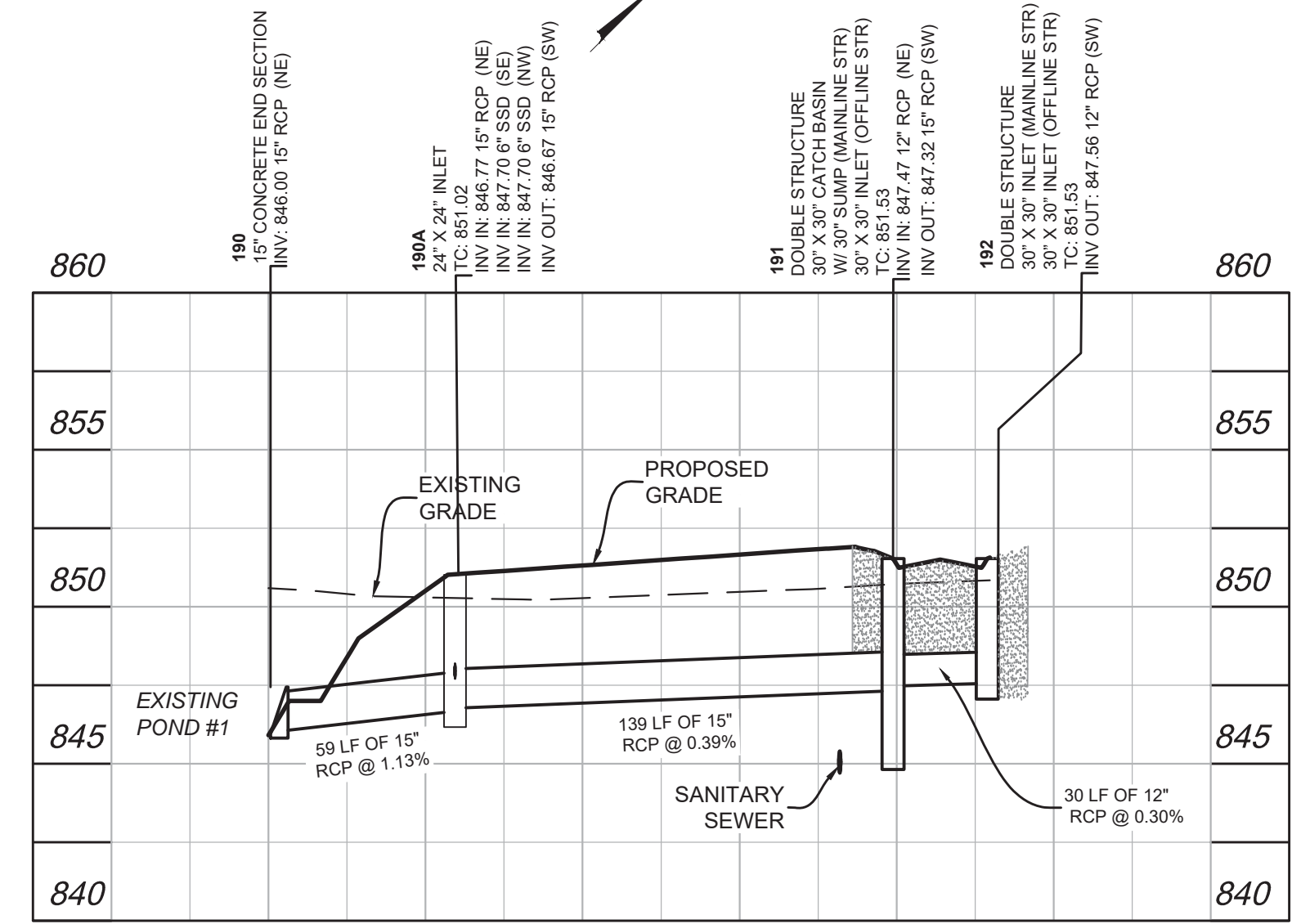
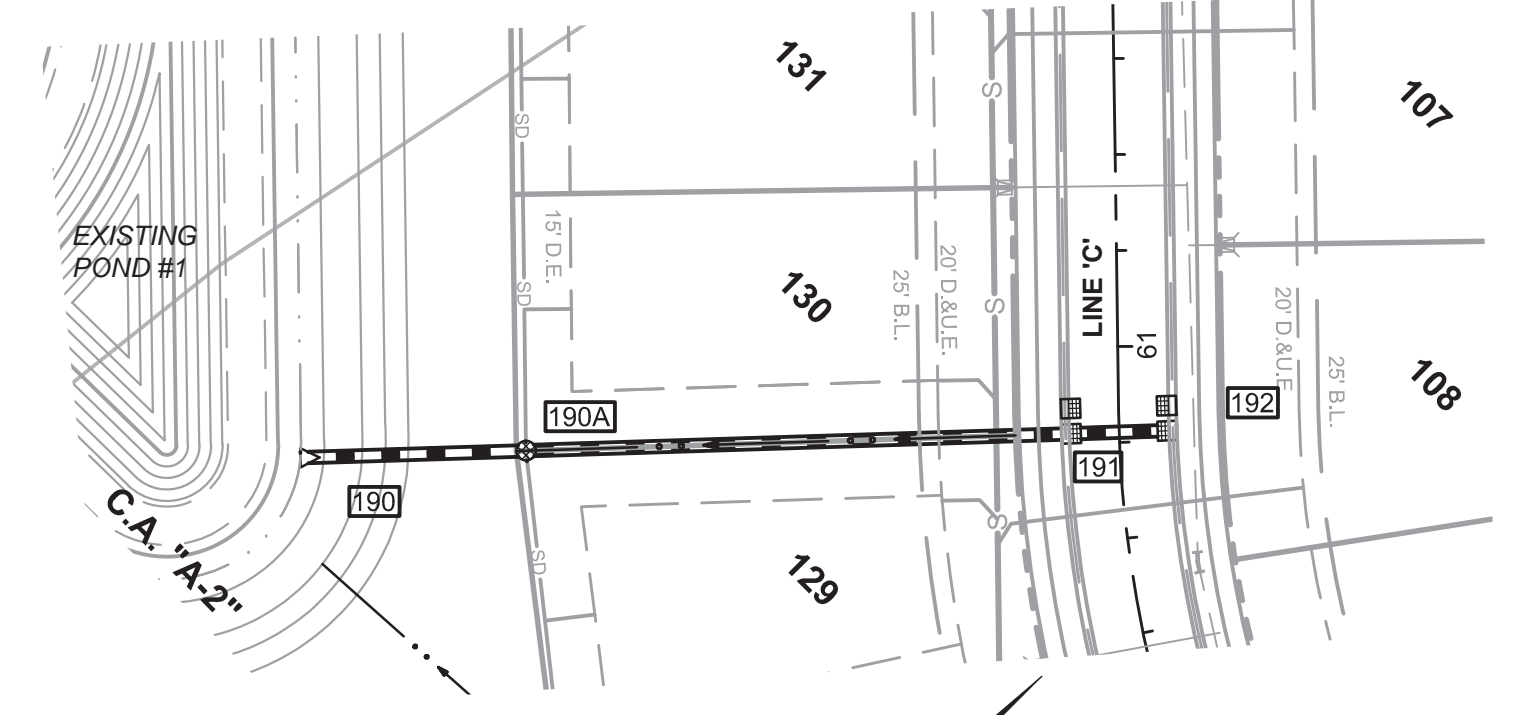
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Project No: 18003P-S2
 Sheet No:

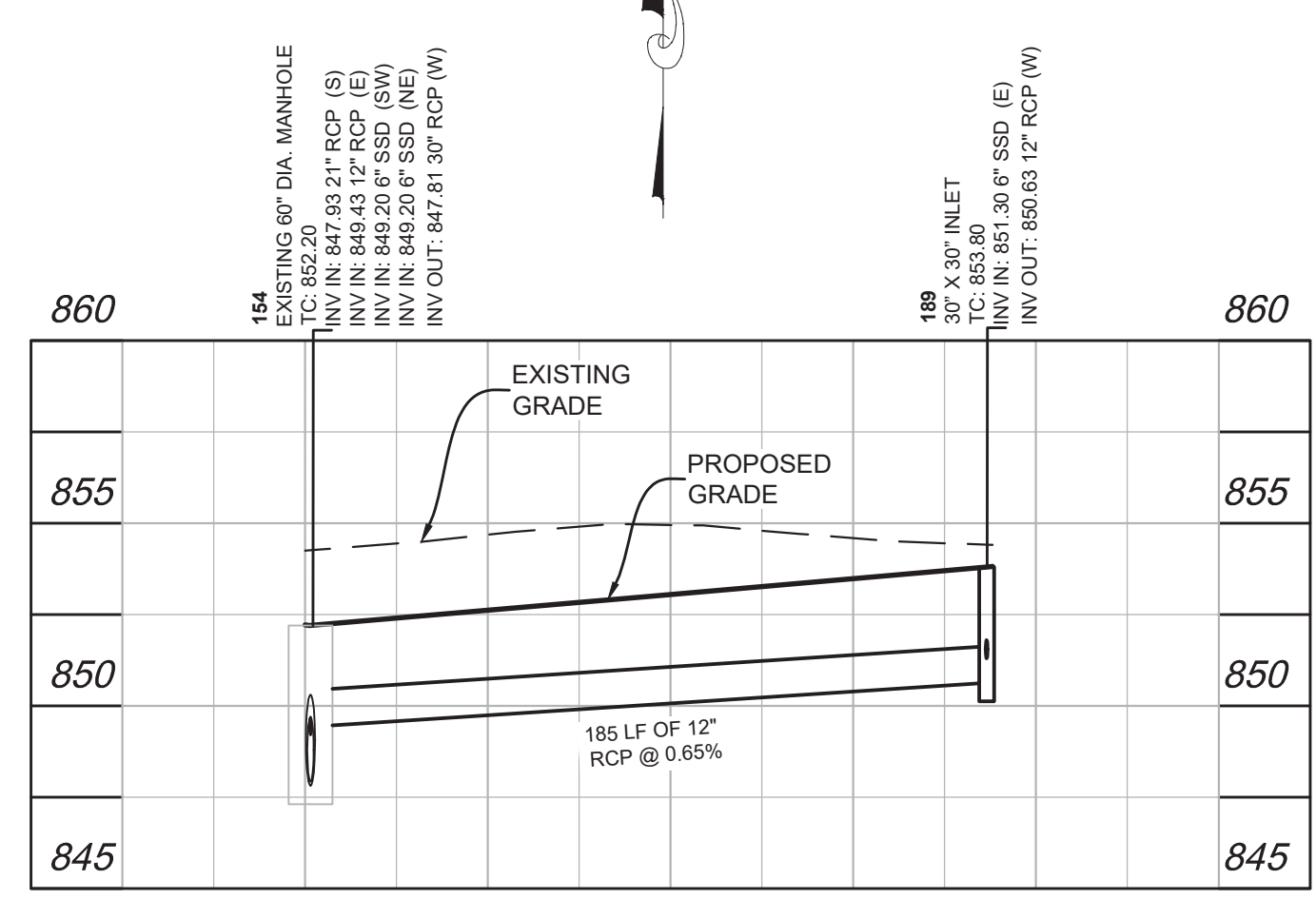
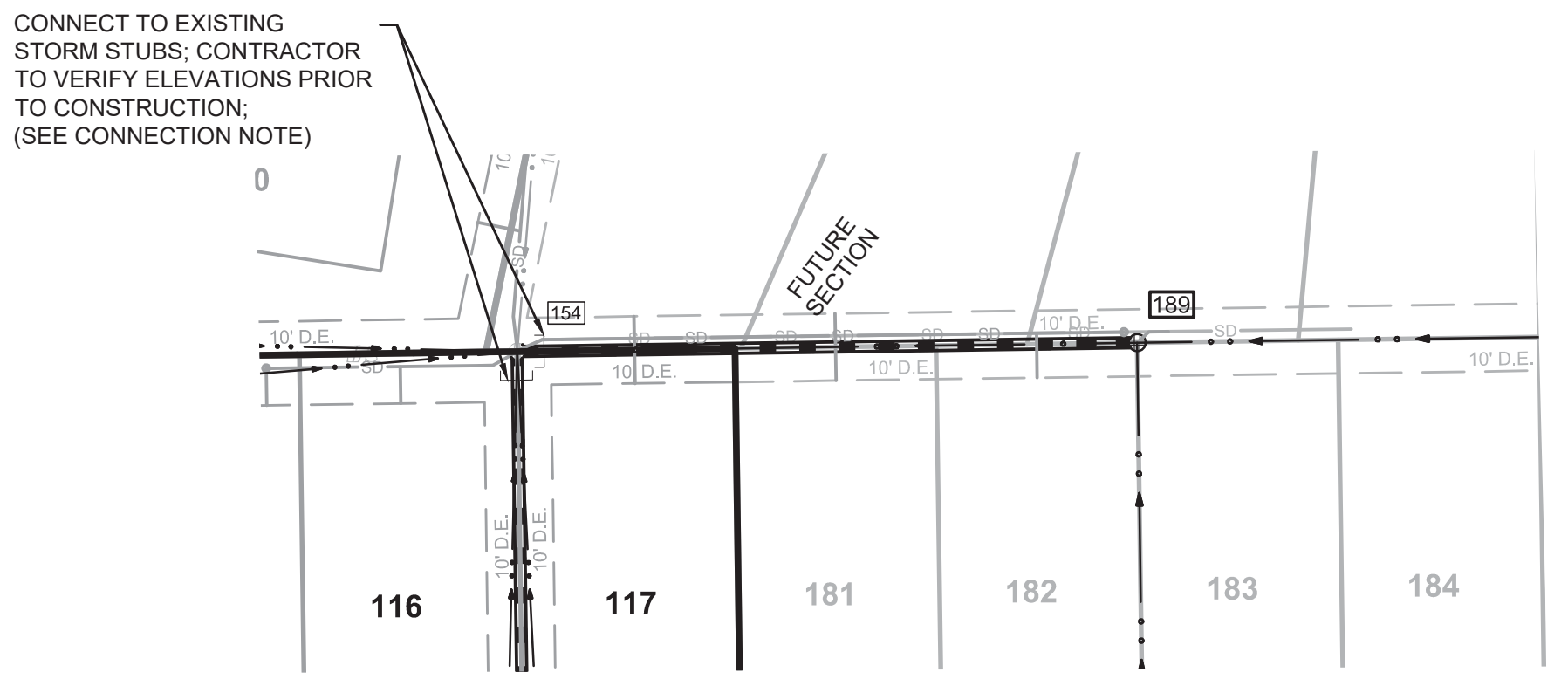
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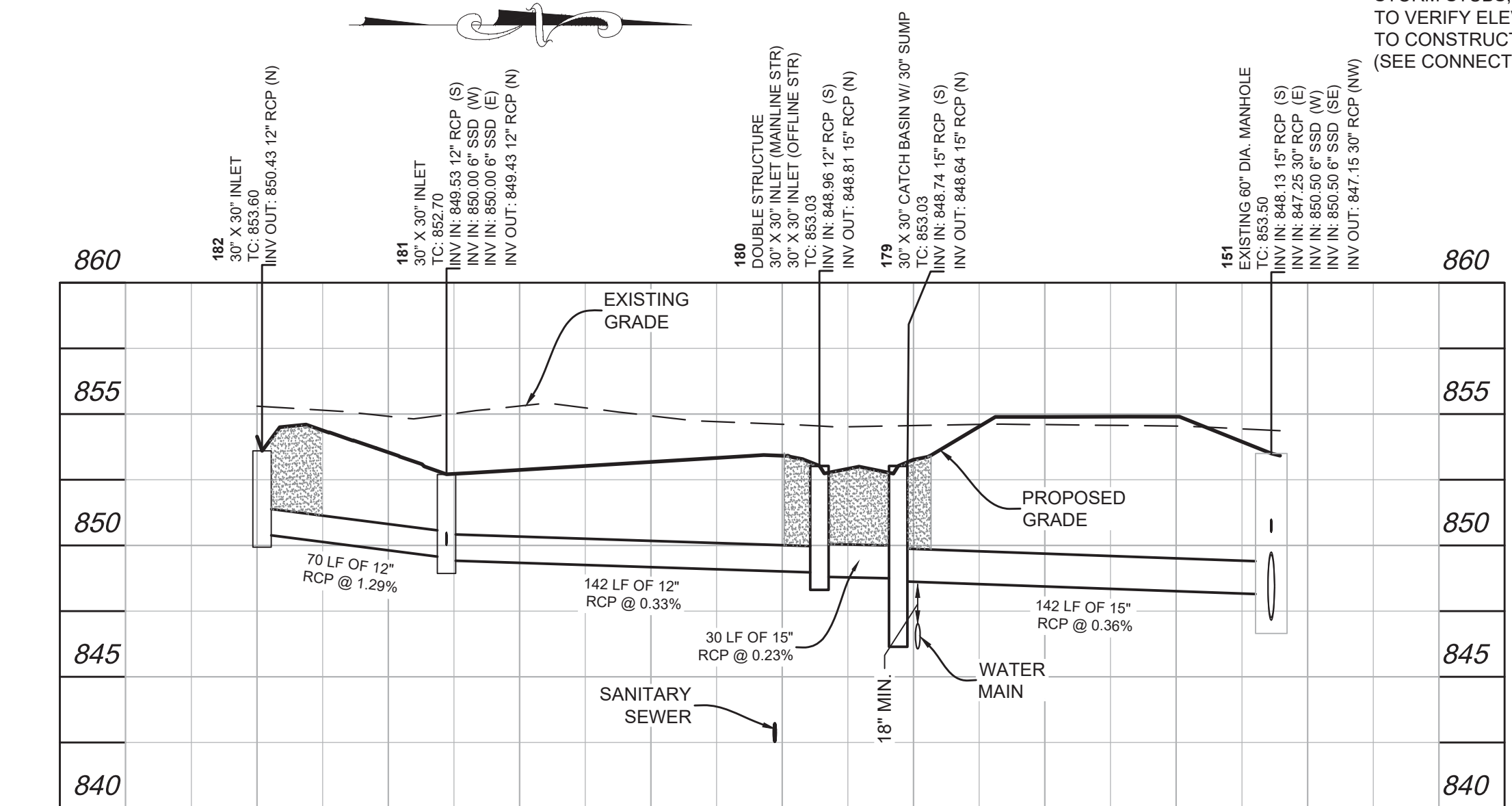
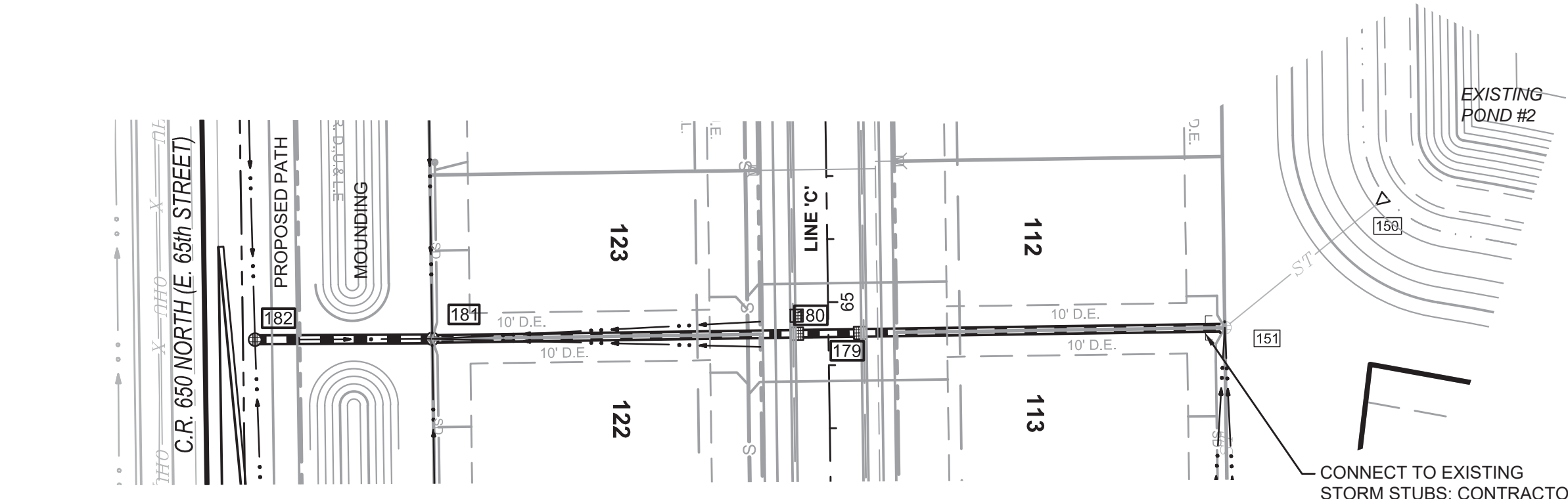
STR. 193 - STR. 194



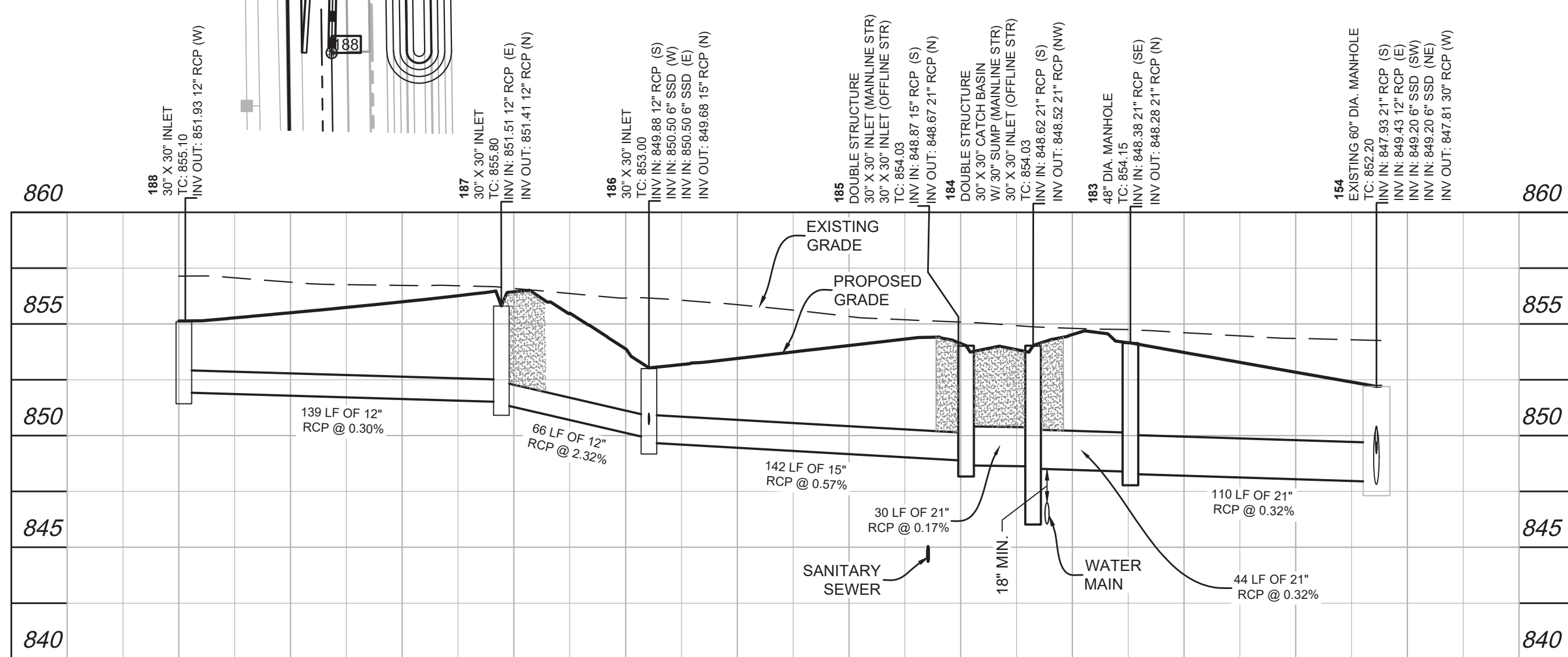
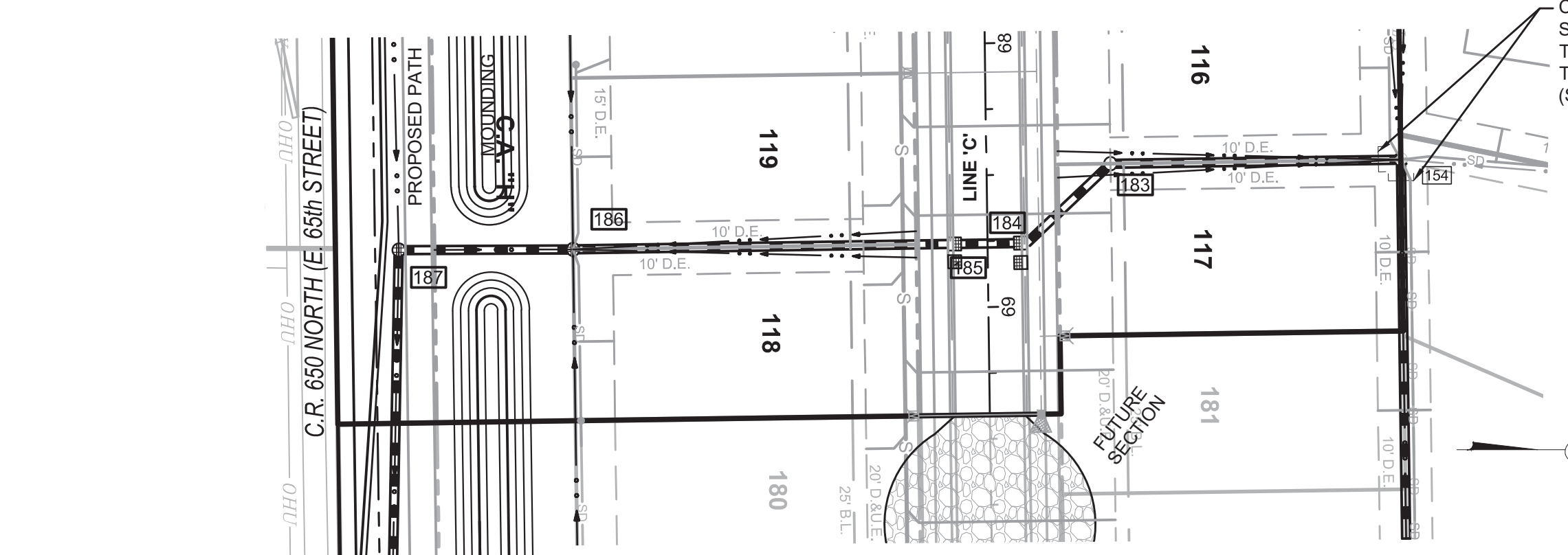
STR. 190 - STR. 192



STR. 154 - STR. 189

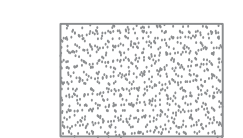


STR. 151 - STR. 182



STR. 154 - STR. 188

GRANULAR BACKFILL PER TOWN STANDARDS



STORM SEWER GENERAL NOTES

- All storm sewer construction shall be per Town of McCordsville Details and Specifications.
- It shall be the Contractor's responsibility to field verify the location of all utilities before construction begins.
- All construction activity on this site to be performed in compliance with applicable O.S.H.A. Standards
- All storm sewer castings shall be per Town of McCordsville details and specifications.
- End sections shall be RCP with toe anchors.
- Backfill required for all street crossings.
- In any area of construction where field ties cross the proposed house pad, ties shall be removed and backfilled. All field ties intercepted shall be perpetuated into the storm sewer system or lakes. The Contractor shall notify the Engineer and Owner in any circumstance where this cannot be accomplished.
- There shall be a minimum of 10 feet horizontal separation and 18 inches vertical separation between the sanitary sewer and water lines.
- Any sanitary sewer and storm sewer crossings with less than 2 feet of vertical separation shall be concrete encased.

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

CONNECTION NOTE: CONTRACTOR TO VERIFY ELEVATION OF STUBBED LINES PRIOR TO CONSTRUCTION AND CONTACT ENGINEER IF SUBSTANTIALLY DIFFERENT THAN NOTED.

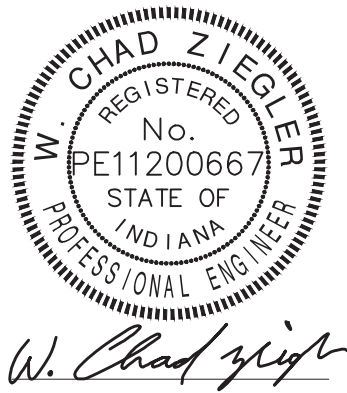
STREET NAME CHART

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

STORM SEWER LEGEND

- STORM SEWER
- SANITARY SEWER
- WATER LINE
- STORM MANHOLE
- STORM INLETS
- CURB INLET
- END SECTION

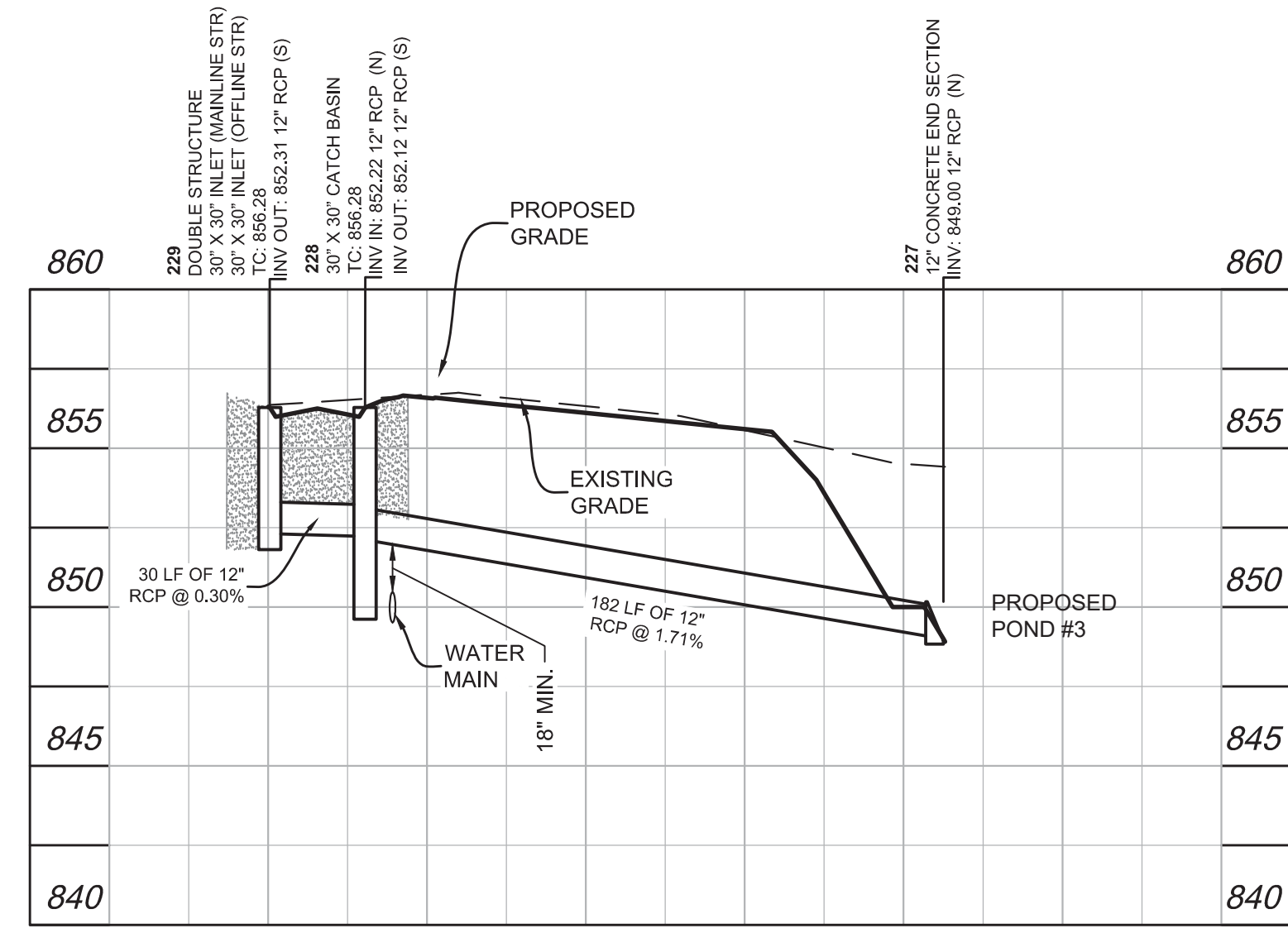
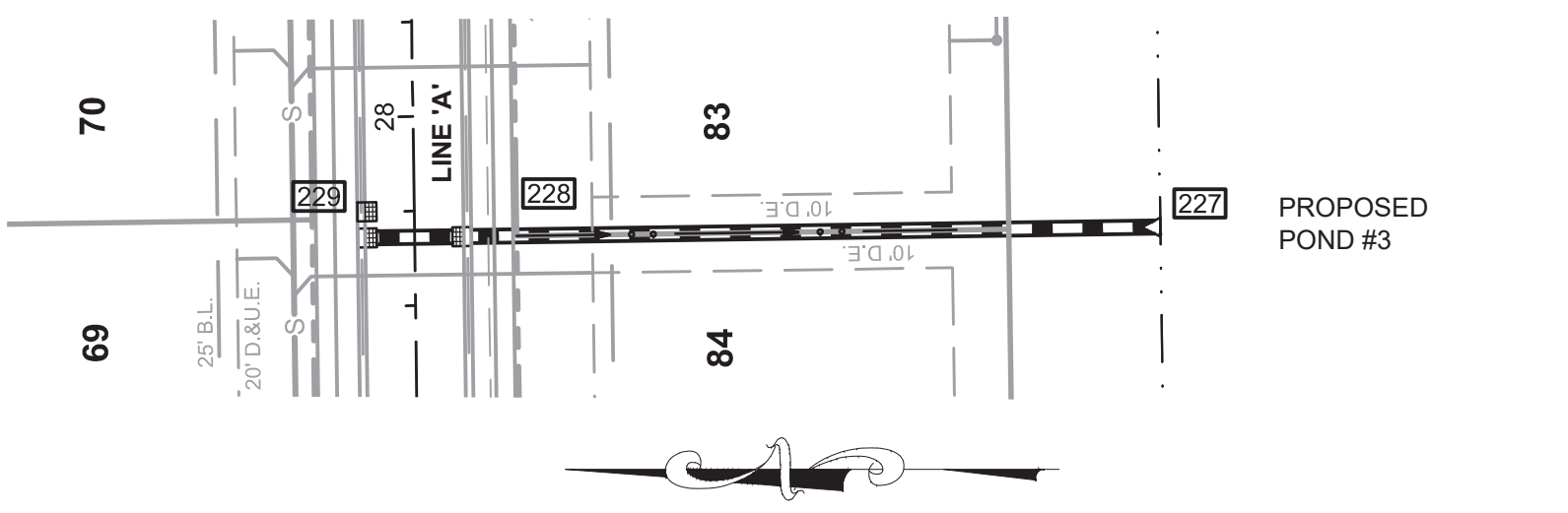
STORM SEWER PLAN AND D PROFILES
WEAVER'S LANDING - SECTION 2
CR 700 WEST & CR 650 WEST
McCordsville, Indiana



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Project No: 18003P-52
Sheet No:





STR. 227 - STR. 229

STREET NAME CHART

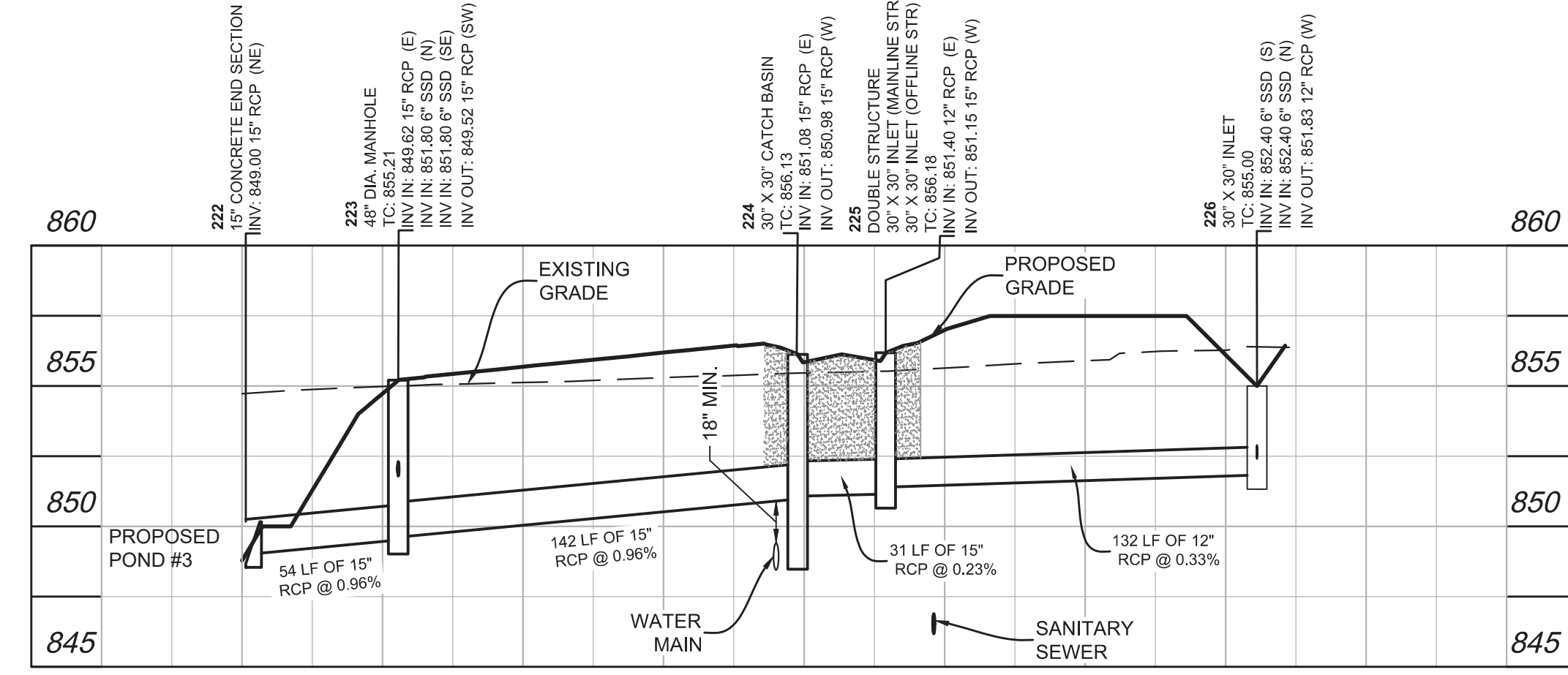
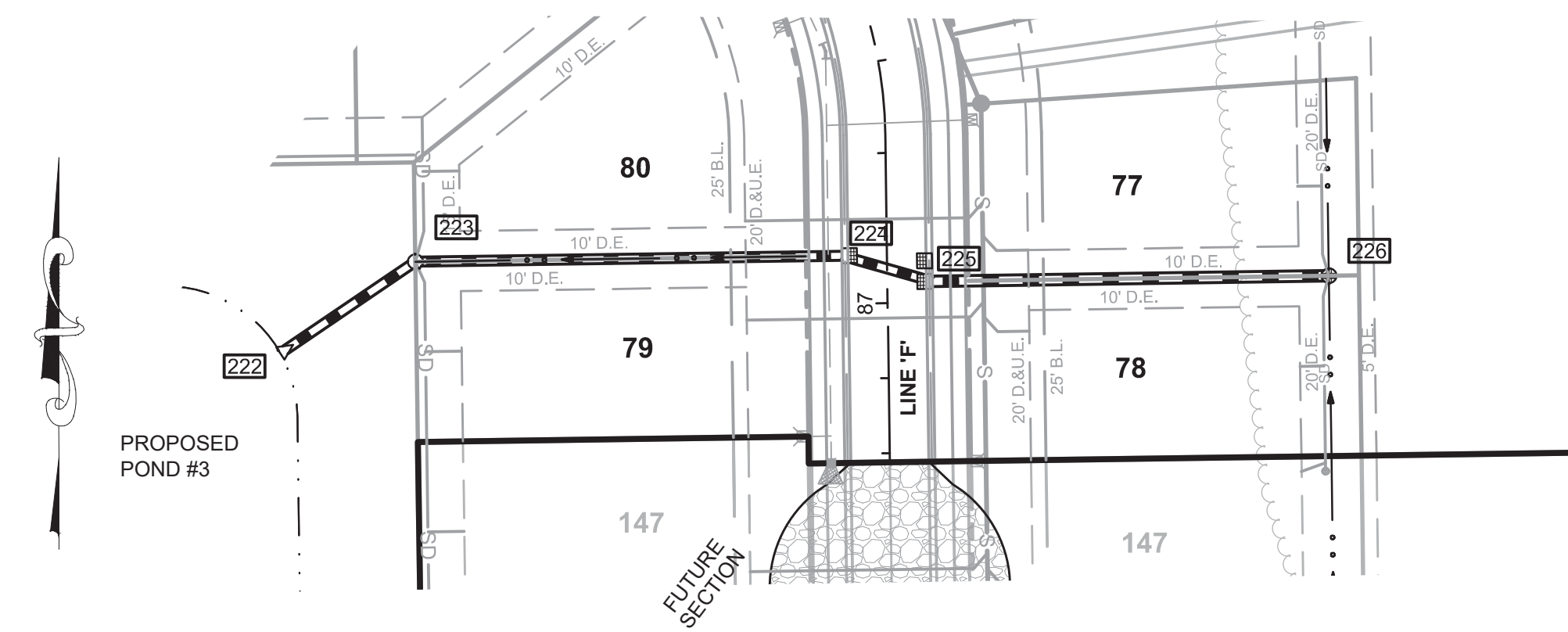
LINE	STREET NAME
A	BIRMINGHAM AVENUE
B	NOTTINGHAM LANE
C & D	ABERDEEN DRIVE / CIRCLE
E	LAREDO DRIVE
F	BIRMINGHAM AVENUE

STORM SEWER LEGEND

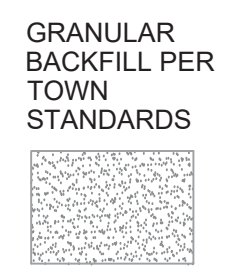
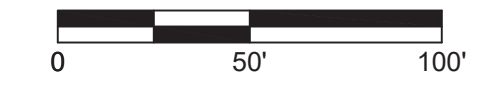
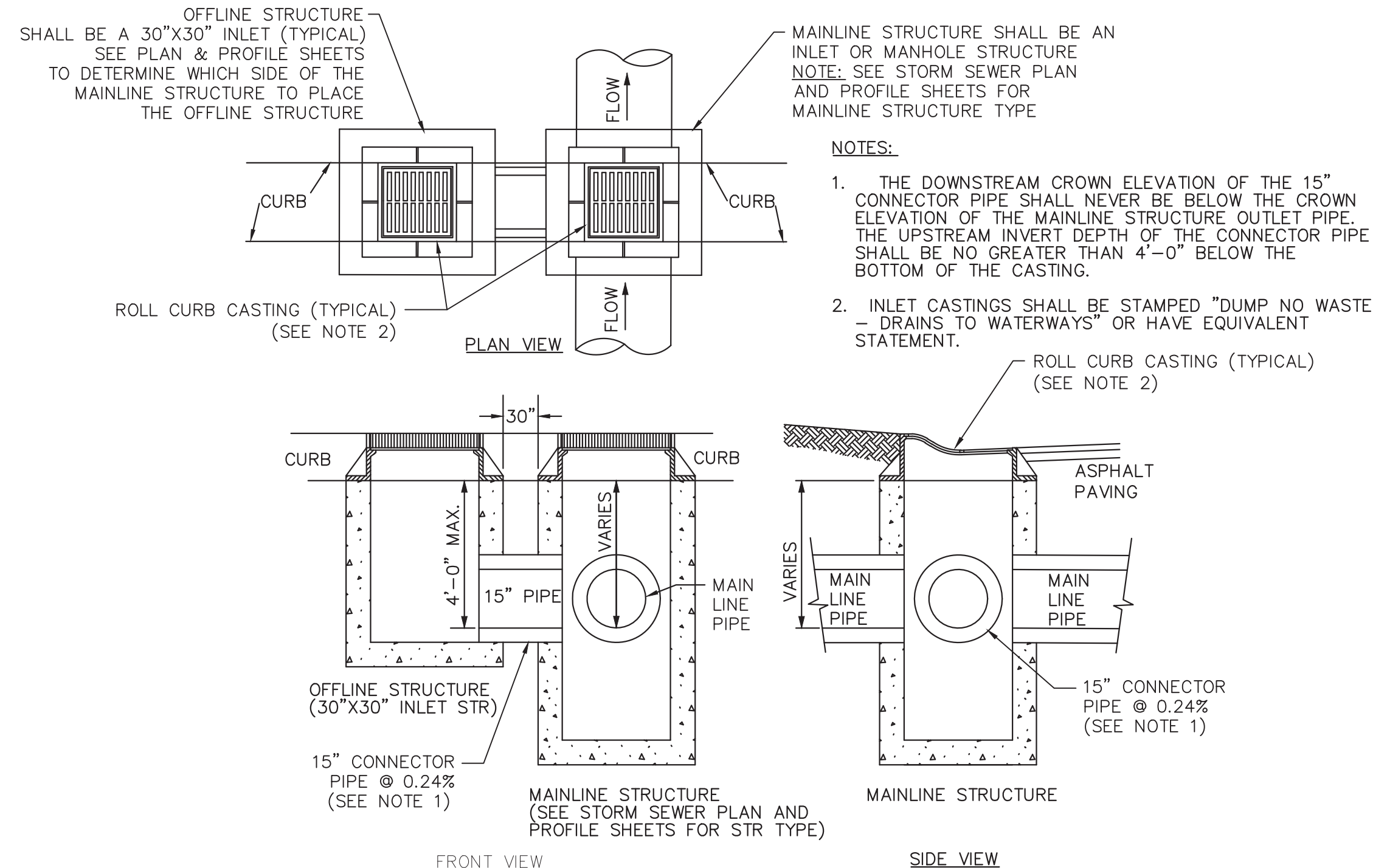
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- STORM MANHOLE
- STORM INLETS
- CURB INLET
- END SECTION

NOTE TO CONTRACTOR: ANY TREE REMOVAL SHALL BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
SEE SHEET C310 FOR STORM SEWER NOTES.

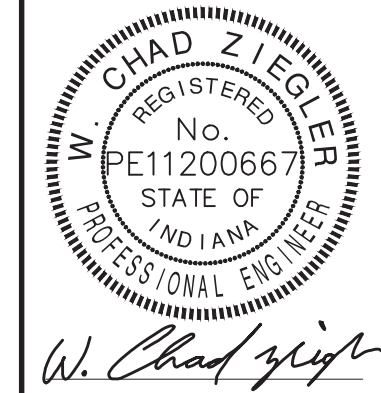
CONNECTION NOTE: CONTRACTOR TO VERIFY ELEVATION OF STUBBED LINES PRIOR TO CONSTRUCTION AND CONTACT ENGINEER IF SUBSTANTIALLY DIFFERENT THAN NOTED.



STR. 222 - STR. 226



STORM SEWER PLAN AND D PROFILES
WEAVER'S LANDING - SECTION 2
CR 700 WEST & CR 650 WEST
McCordsville, Indiana



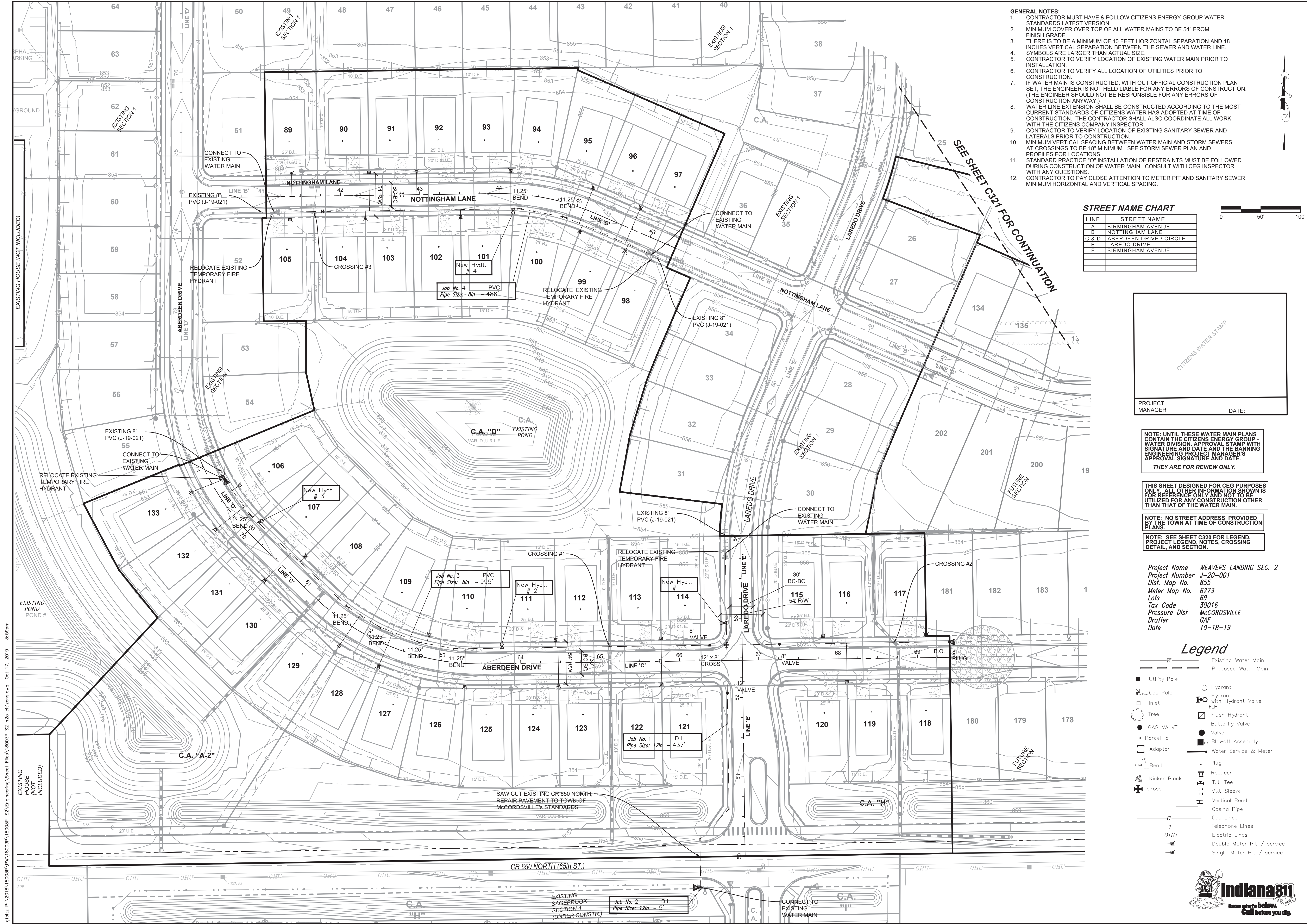
BANNING ENGINEERING
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Project No: 18003P-S2
Sheet No:

C311

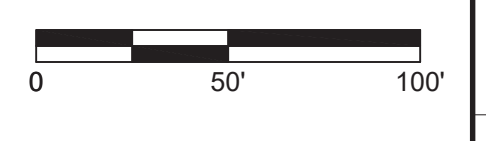
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- GENERAL NOTES:**
- CONTRACTOR MUST HAVE & FOLLOW CITIZENS ENERGY GROUP WATER STANDARDS LATEST VERSION.
 - MINIMUM COVER OVER TOP OF ALL WATER MAINS TO BE 54" FROM FINISH GRADE.
 - THERE IS TO BE A MINIMUM OF 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION BETWEEN THE SEWER AND WATER LINE. SYMBOLS ARE LARGER THAN ACTUAL SIZE.
 - CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER MAIN PRIOR TO INSTALLATION.
 - CONTRACTOR TO VERIFY ALL LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
 - IF WATER MAIN IS CONSTRUCTED, WITH OUT OFFICIAL CONSTRUCTION PLAN SET, THE ENGINEER IS NOT HELD LIABLE FOR ANY ERRORS OF CONSTRUCTION. (THE ENGINEER SHOULD NOT BE RESPONSIBLE FOR ANY ERRORS OF CONSTRUCTION ANYWAY.)
 - WATER LINE EXTENSION SHALL BE CONSTRUCTED ACCORDING TO THE MOST CURRENT STANDARDS OF CITIZENS WATER HAS ADOPTED AT TIME OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE ALL WORK WITH THE CITIZENS COMPANY INSPECTOR.
 - CONTRACTOR TO VERIFY LOCATION OF EXISTING SANITARY SEWER AND LATERALS PRIOR TO CONSTRUCTION.
 - MINIMUM VERTICAL SPACING BETWEEN WATER MAIN AND STORM SEWERS AT CROSSINGS TO BE 18" MINIMUM. SEE STORM SEWER PLAN AND PROFILES FOR LOCATIONS.
 - STANDARD PRACTICE "O" INSTALLATION OF RESTRAINTS MUST BE FOLLOWED DURING CONSTRUCTION OF WATER MAIN. CONSULT WITH CEG INSPECTOR WITH ANY QUESTIONS.
 - CONTRACTOR TO PAY CLOSE ATTENTION TO METER PIT AND SANITARY SEWER MINIMUM HORIZONTAL AND VERTICAL SPACING.

STREET NAME CHART

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



CITIZENS WATER STAMP

PROJECT MANAGER: _____ DATE: _____

NOTE: UNTIL THESE WATER MAIN PLANS CONTAIN THE CITIZENS ENERGY GROUP - WATER DIVISION APPROVAL STAMP WITH SIGNATURE AND DATE AND THE BANNING ENGINEERING PROJECT MANAGER'S APPROVAL SIGNATURE AND DATE. **THEY ARE FOR REVIEW ONLY.**

THIS SHEET DESIGNED FOR CEG PURPOSES ONLY. OTHER INFORMATION SHOWN IS FOR REFERENCE ONLY AND NOT TO BE UTILIZED FOR ANY CONSTRUCTION OTHER THAN THAT OF THE WATER MAIN.

NOTE: NO STREET ADDRESS PROVIDED BY THE TOWN AT TIME OF CONSTRUCTION PLANS.

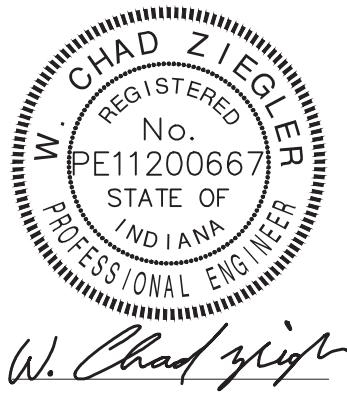
NOTE: SEE SHEET C320 FOR LEGEND, PROJECT LEGEND, NOTES, CROSSING DETAIL, AND SECTION.

Project Name WEAVERS LANDING SEC. 2
 Project Number J-20-001
 Dist. Map No. 855
 Meter Map No. 6273
 Lots 69
 Tax Code 30016
 Pressure Dist McCORDSVILLE
 Drafter GAF
 Date 10-18-19

Legend

- Existing Water Main
- Proposed Water Main
- Utility Pole
- Gas Pole
- Inlet
- Tree
- Parcel Id
- Adaptor
- Bend
- Kicker Block
- Cross
- Hydrant
- Hydrant with Hydrant Valve
- FLH
- Flush Hydrant
- Butterfly Valve
- Valve
- Blowoff Assembly
- Water Service & Meter
- Plug
- Reducer
- T.J. Tee
- M.J. Sleeve
- Vertical Bend
- Casing Pipe
- Gas Lines
- Telephone Lines
- Electric Lines
- Double Meter Pit / service
- Single Meter Pit / service

**CITIZENS WATER MAIN PLAN
 WEAVER'S LANDING - SECTION 2
 CR 700 WEST & CR 650 WEST
 McCORDSVILLE, INDIANA**

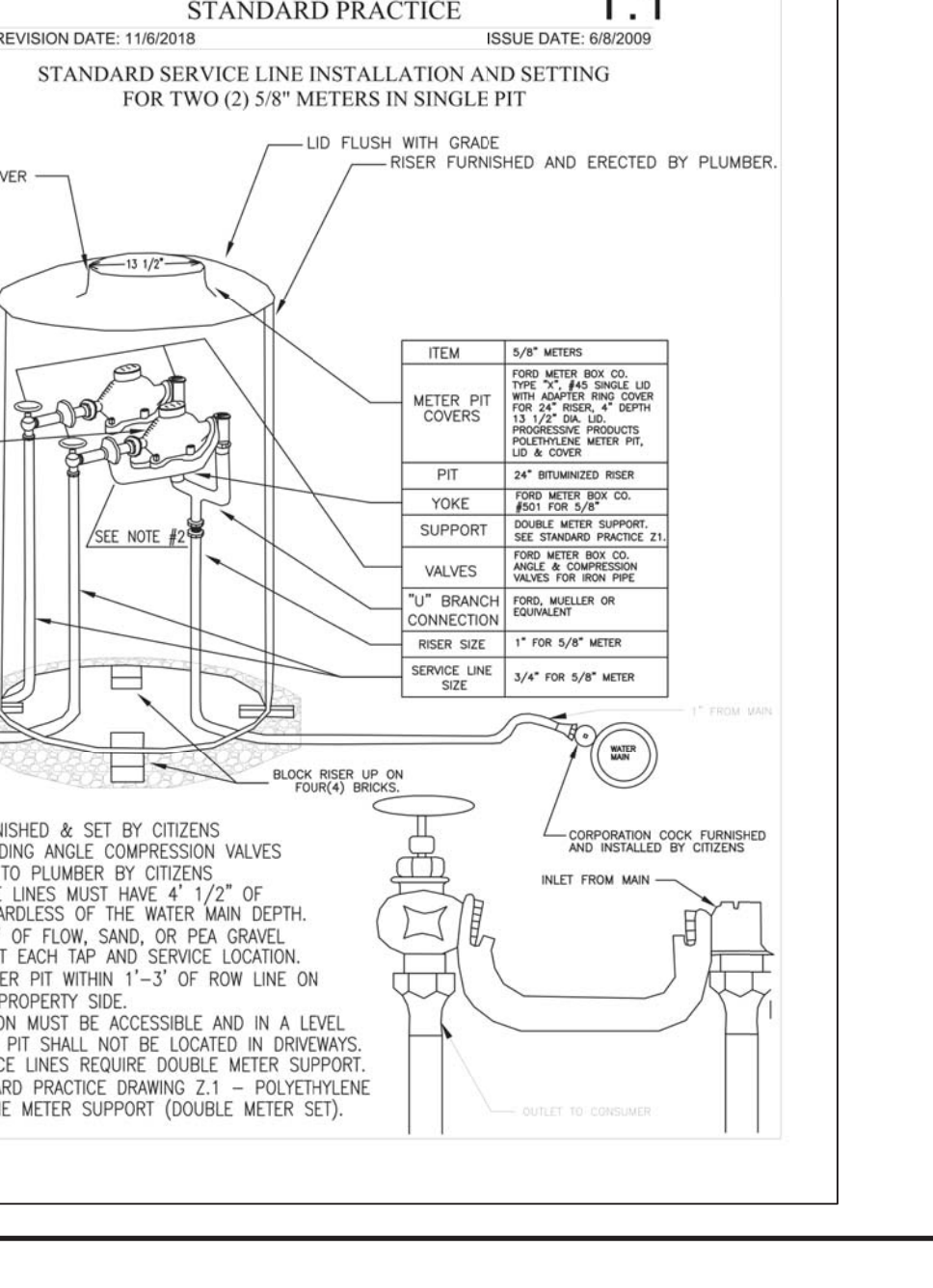
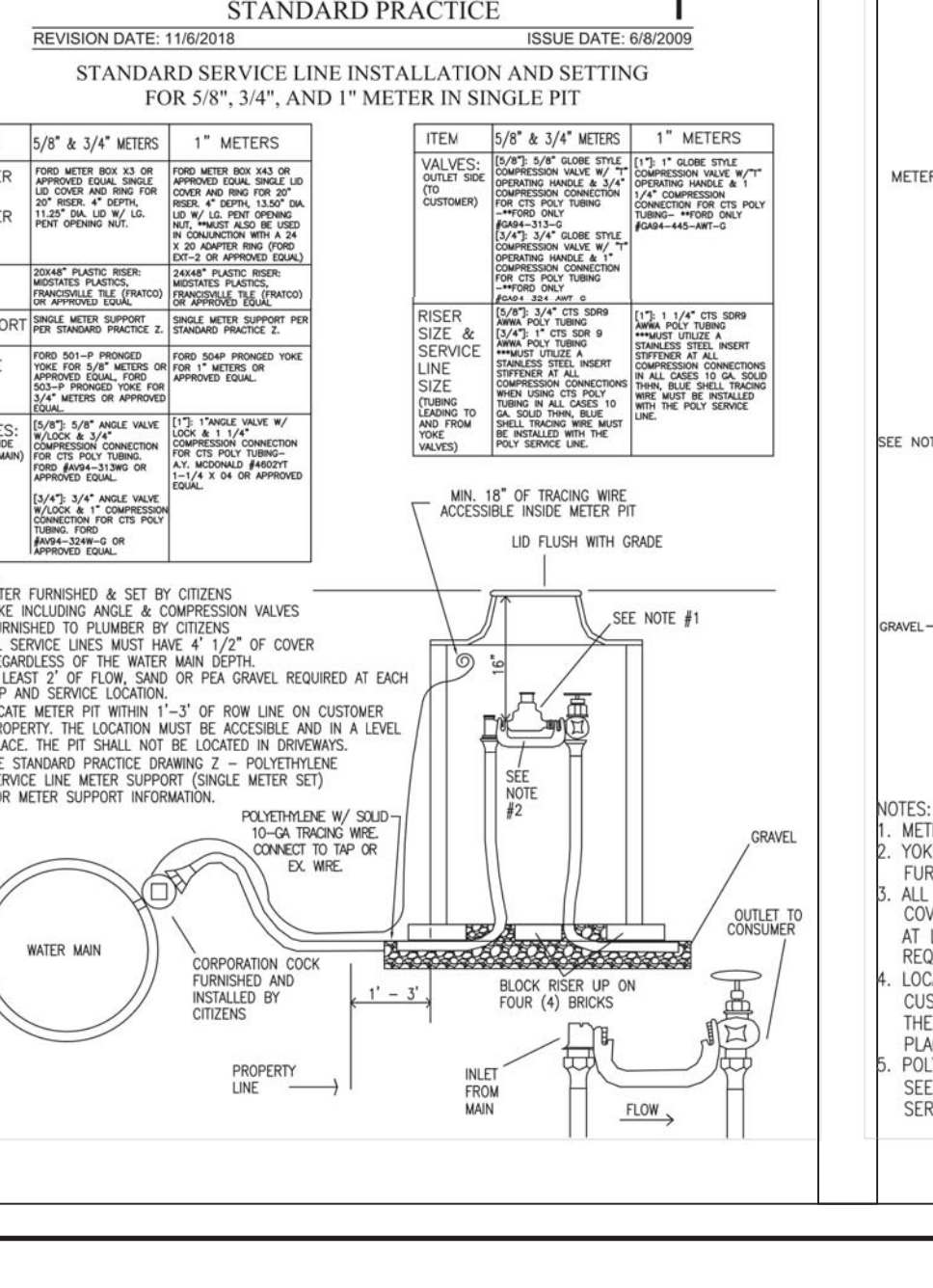
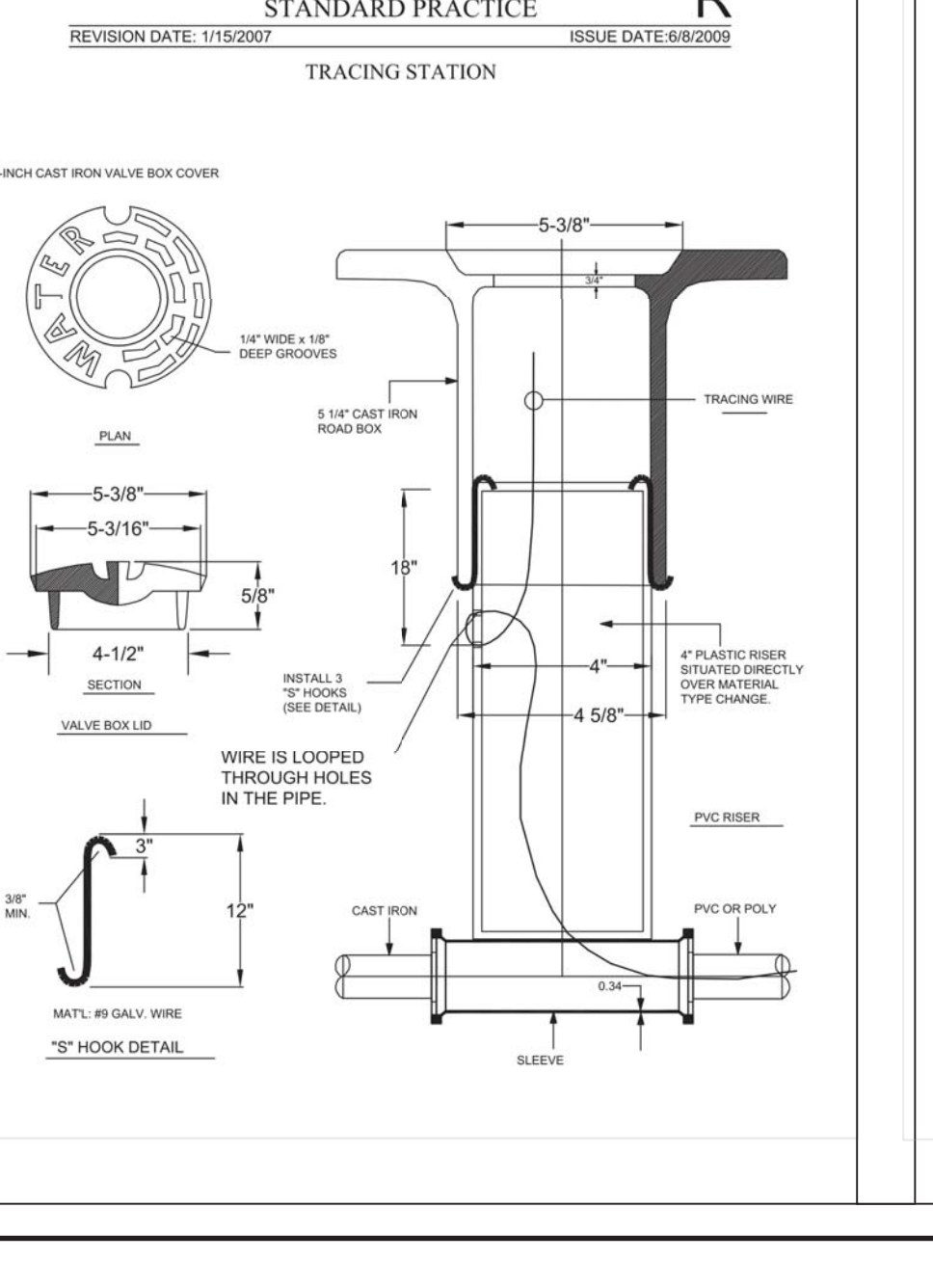
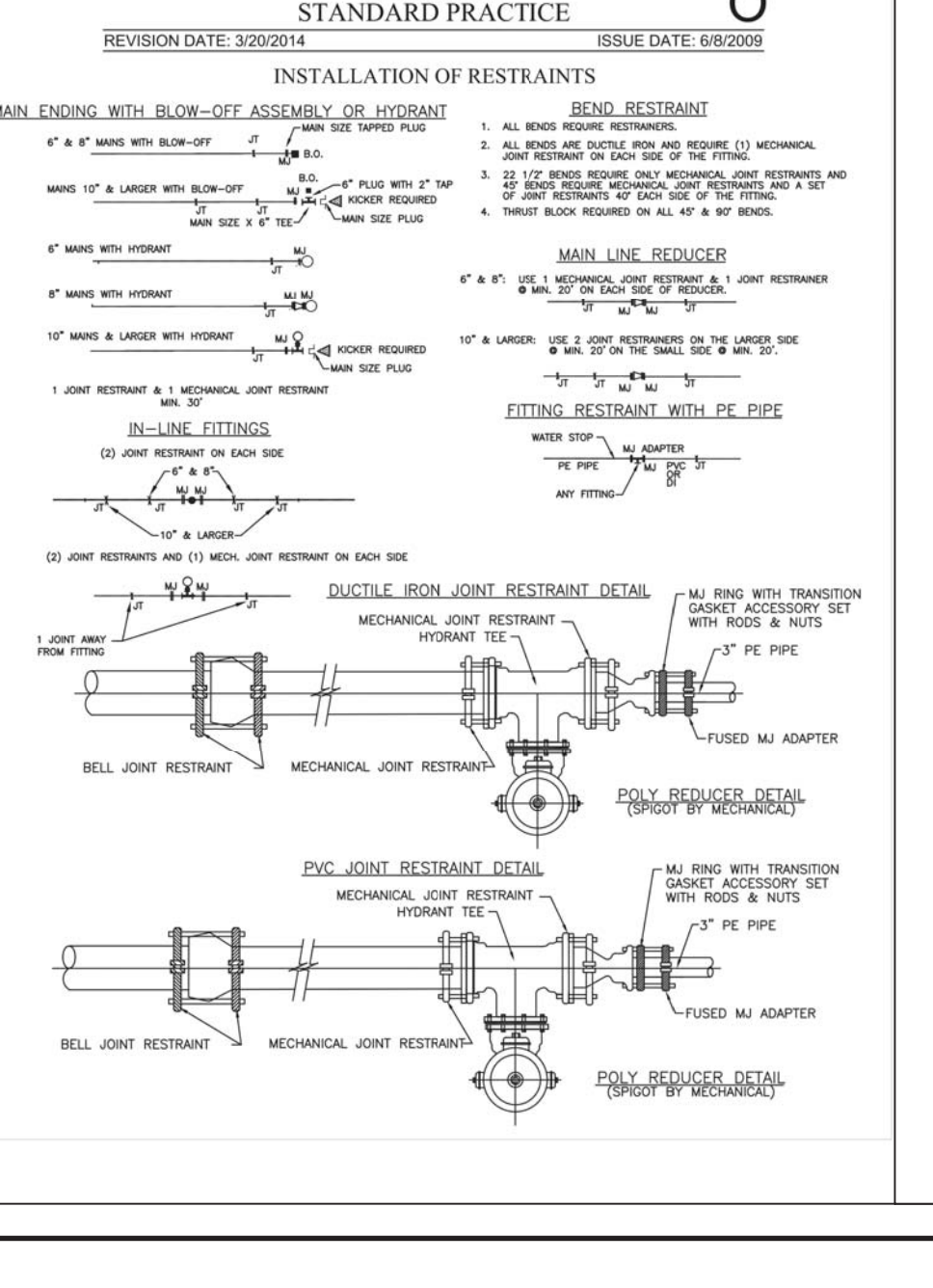
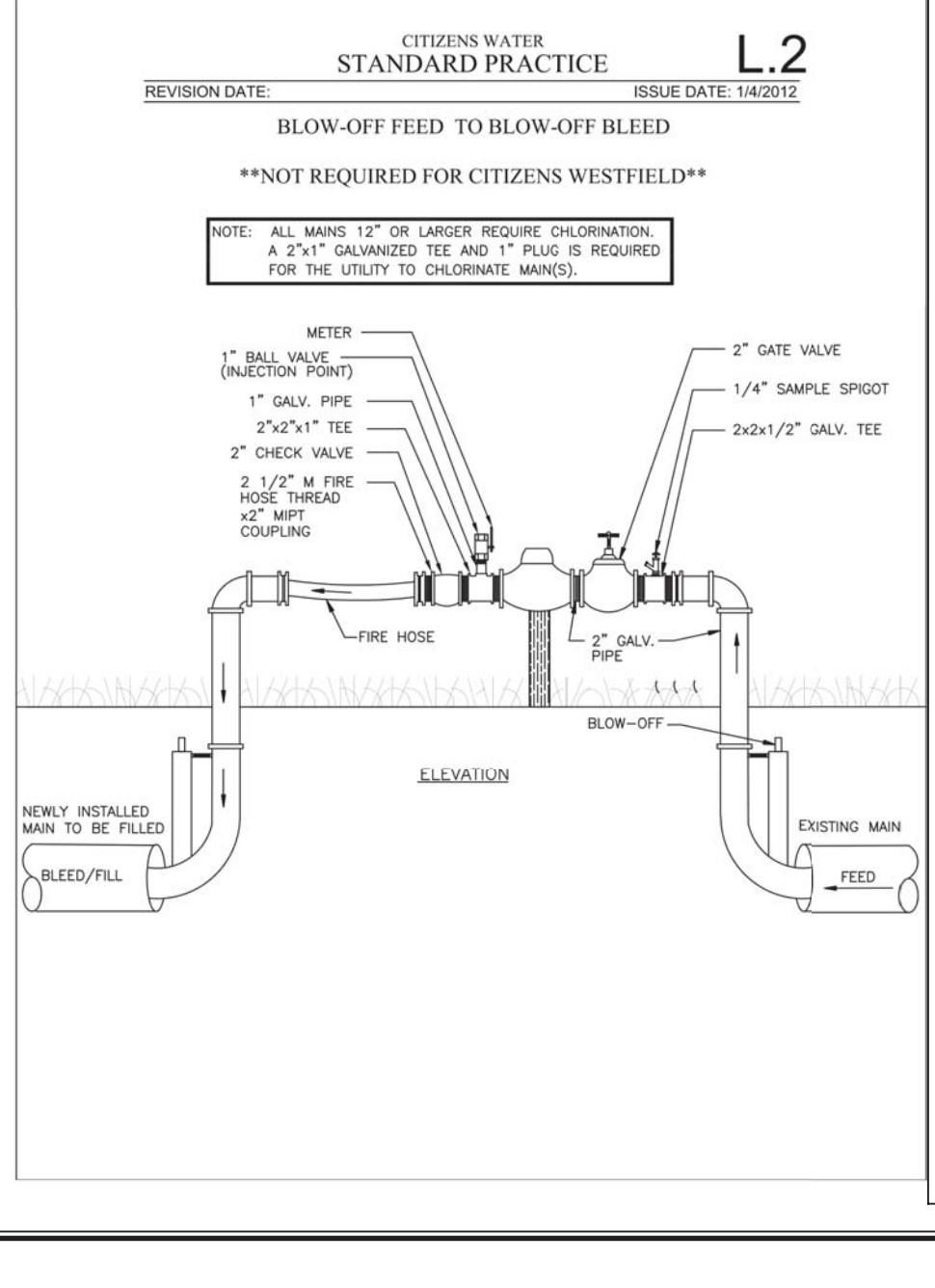
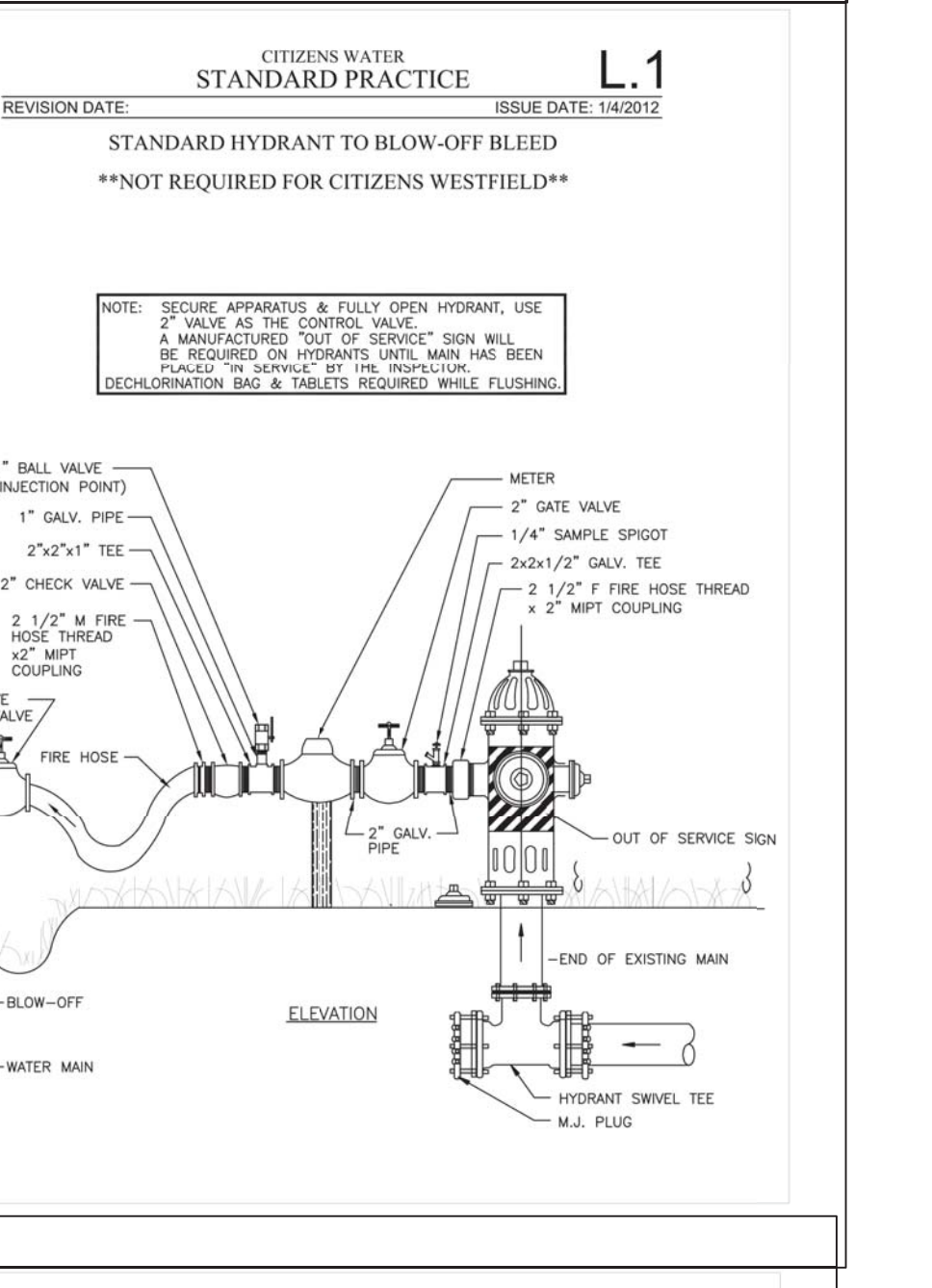
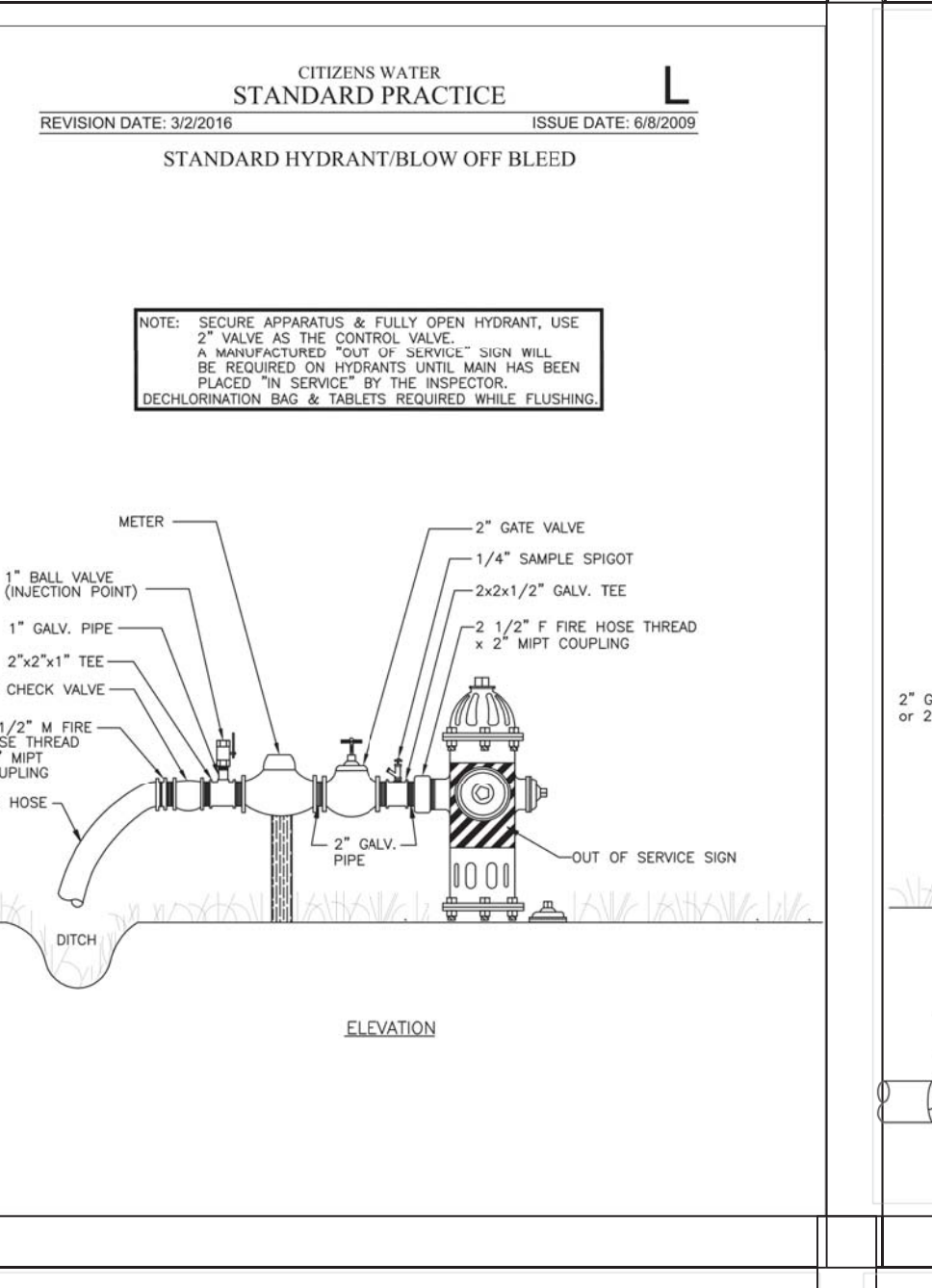
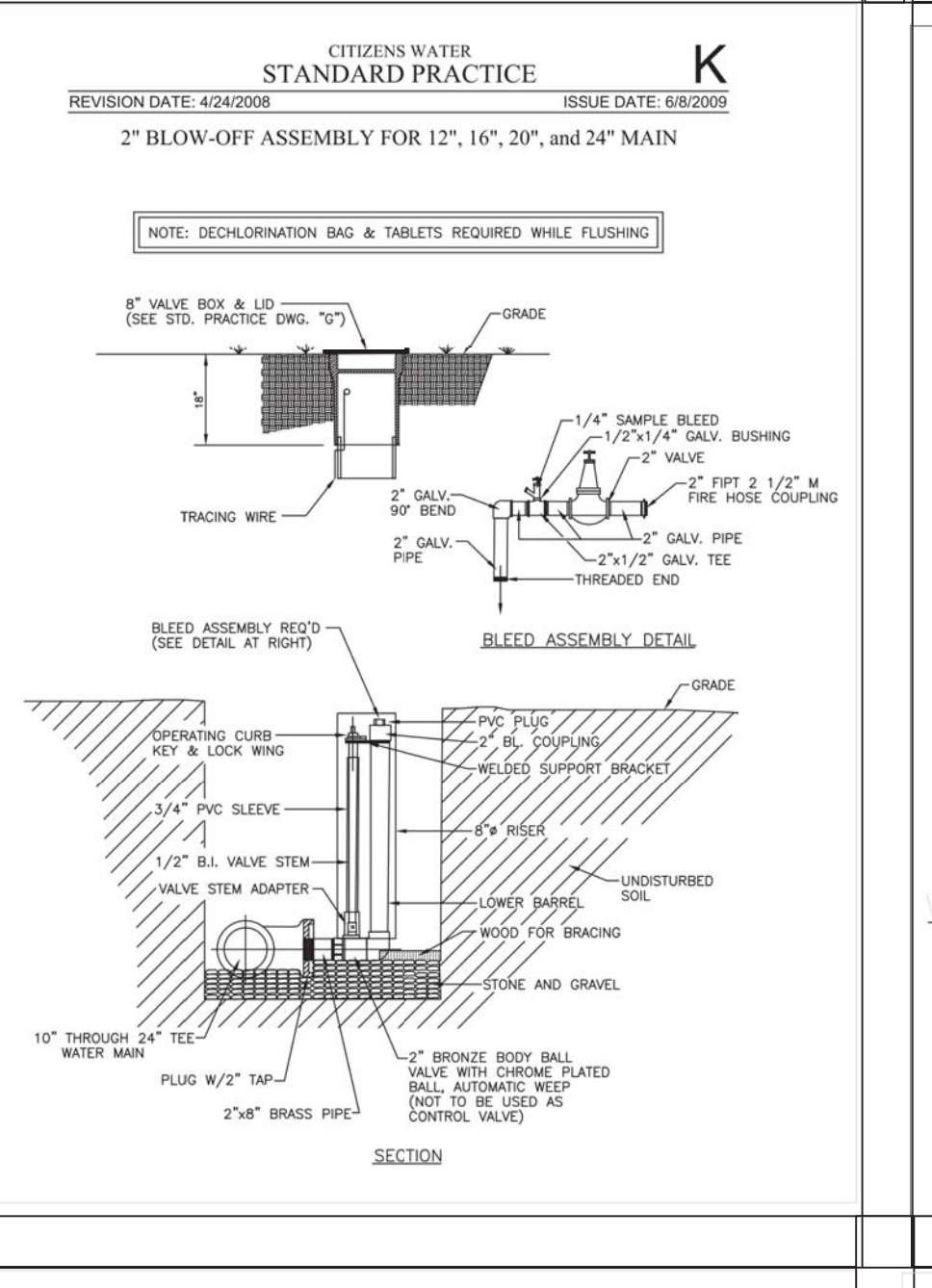
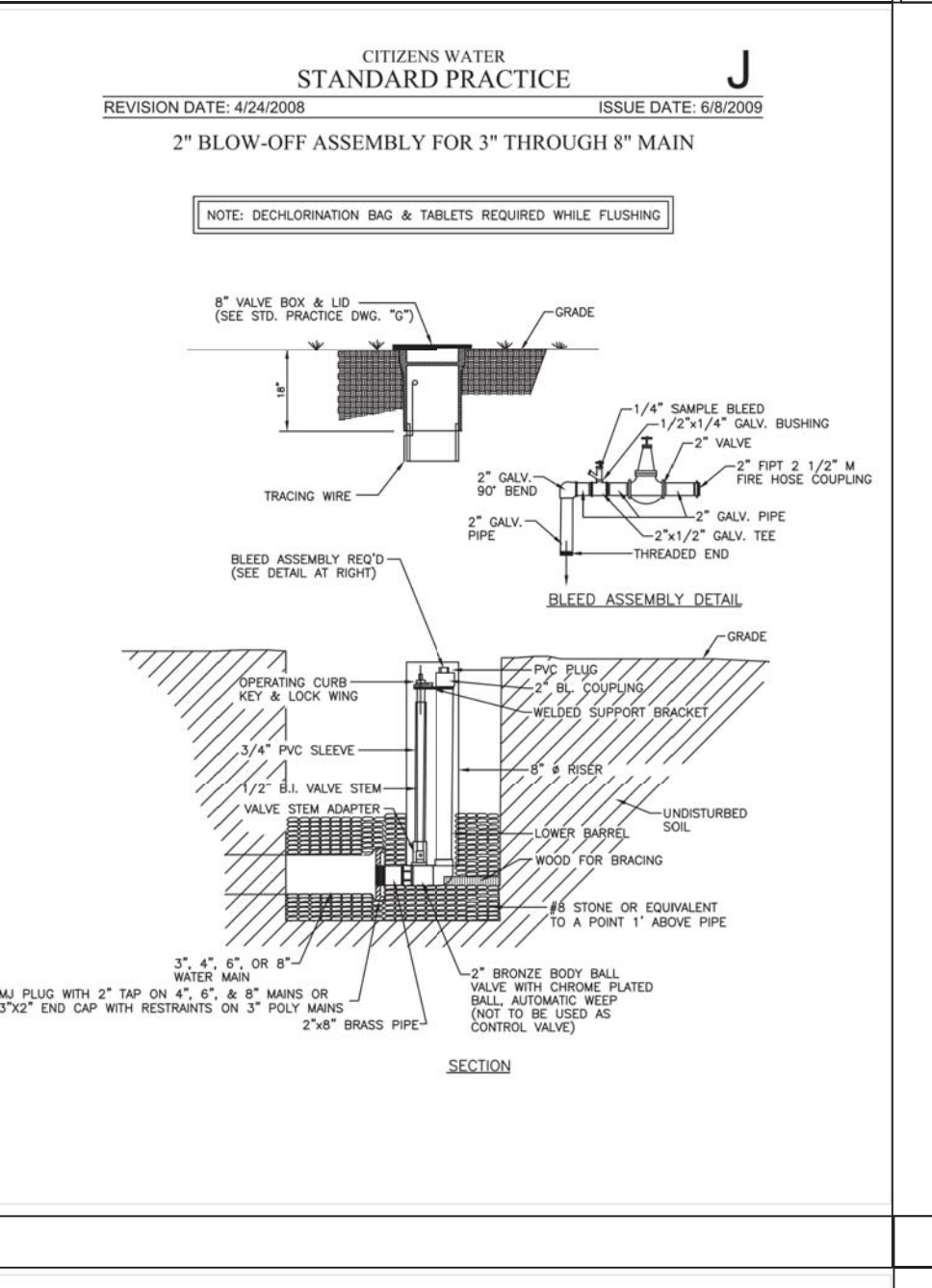
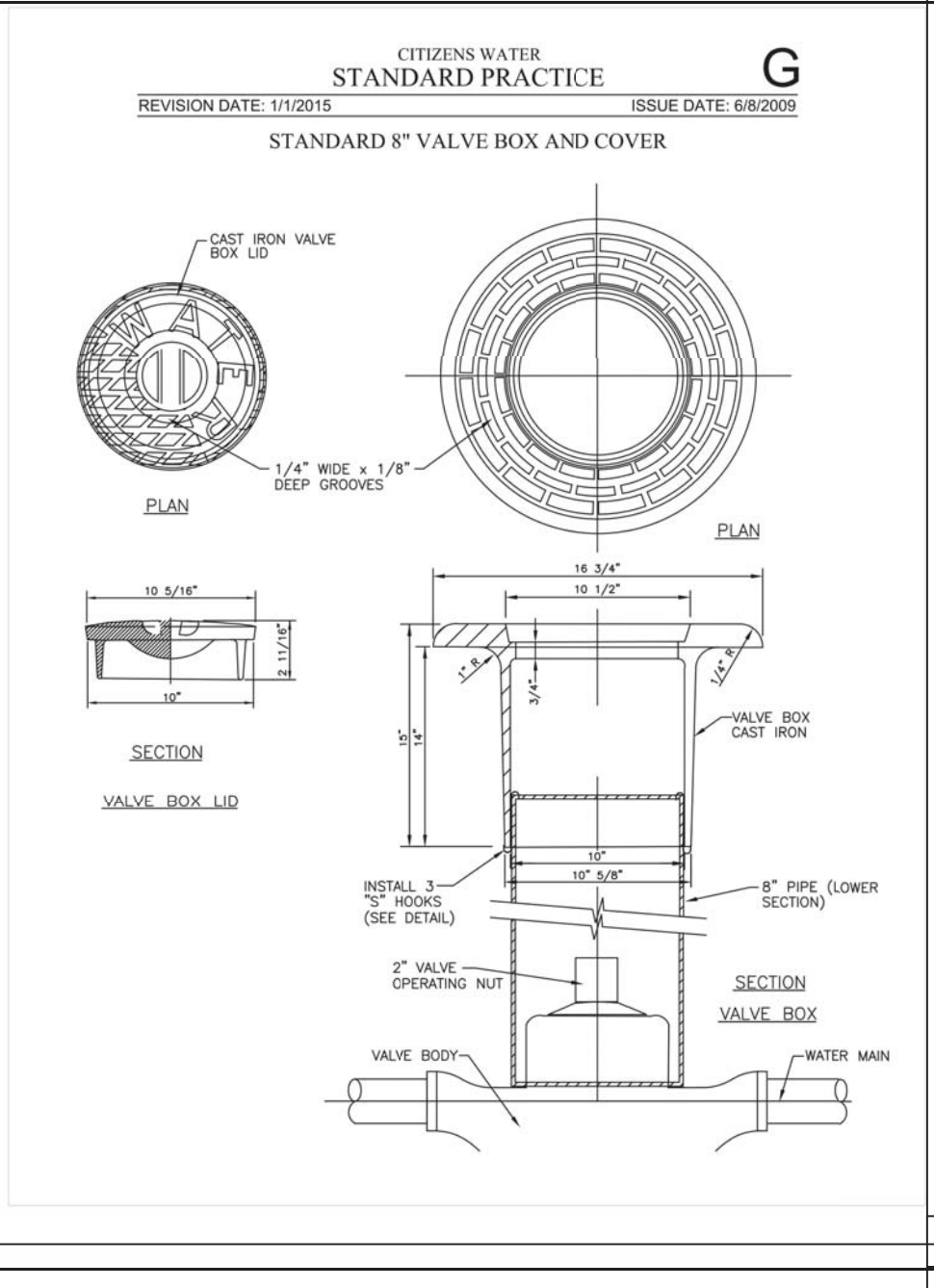
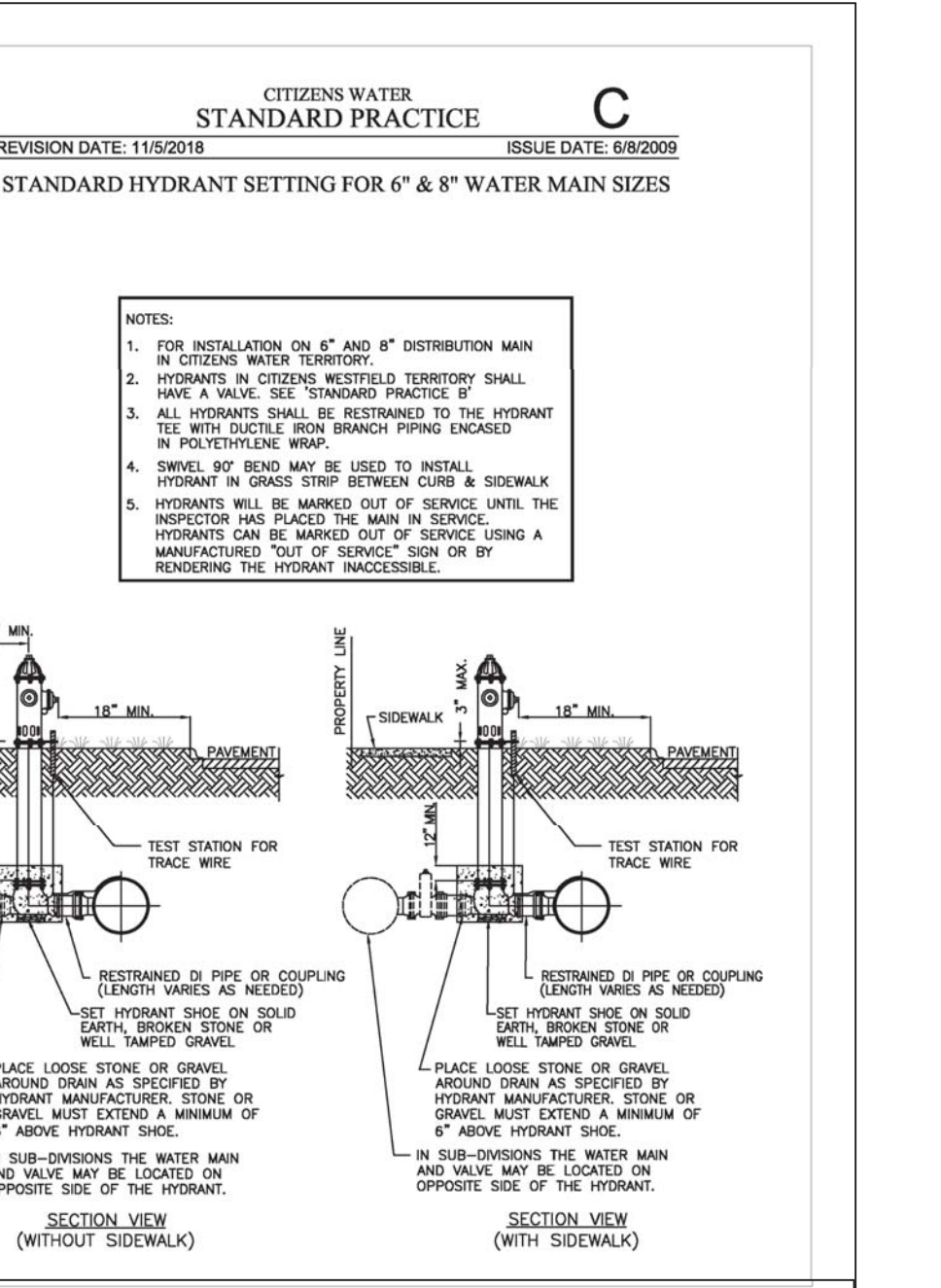
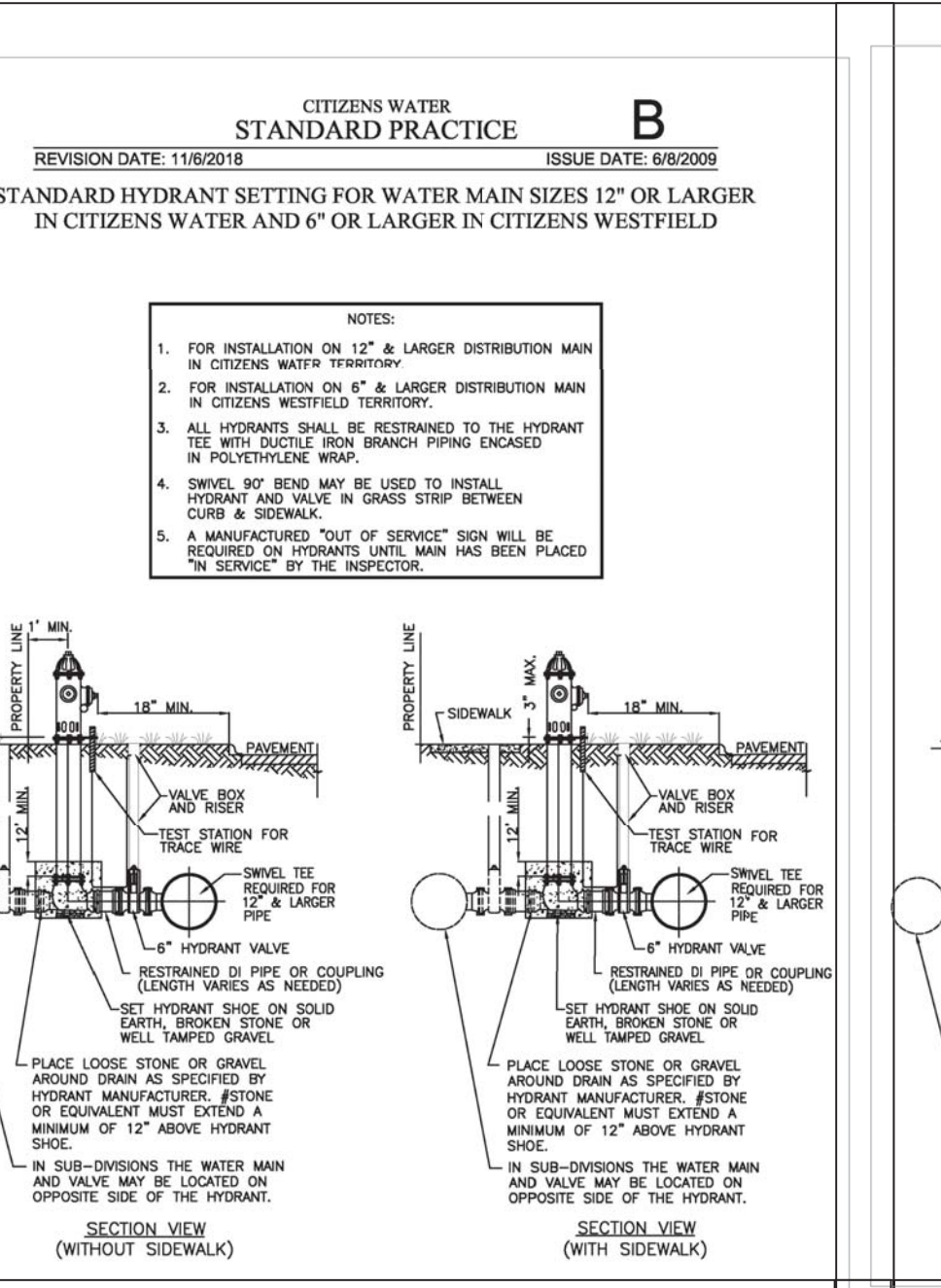
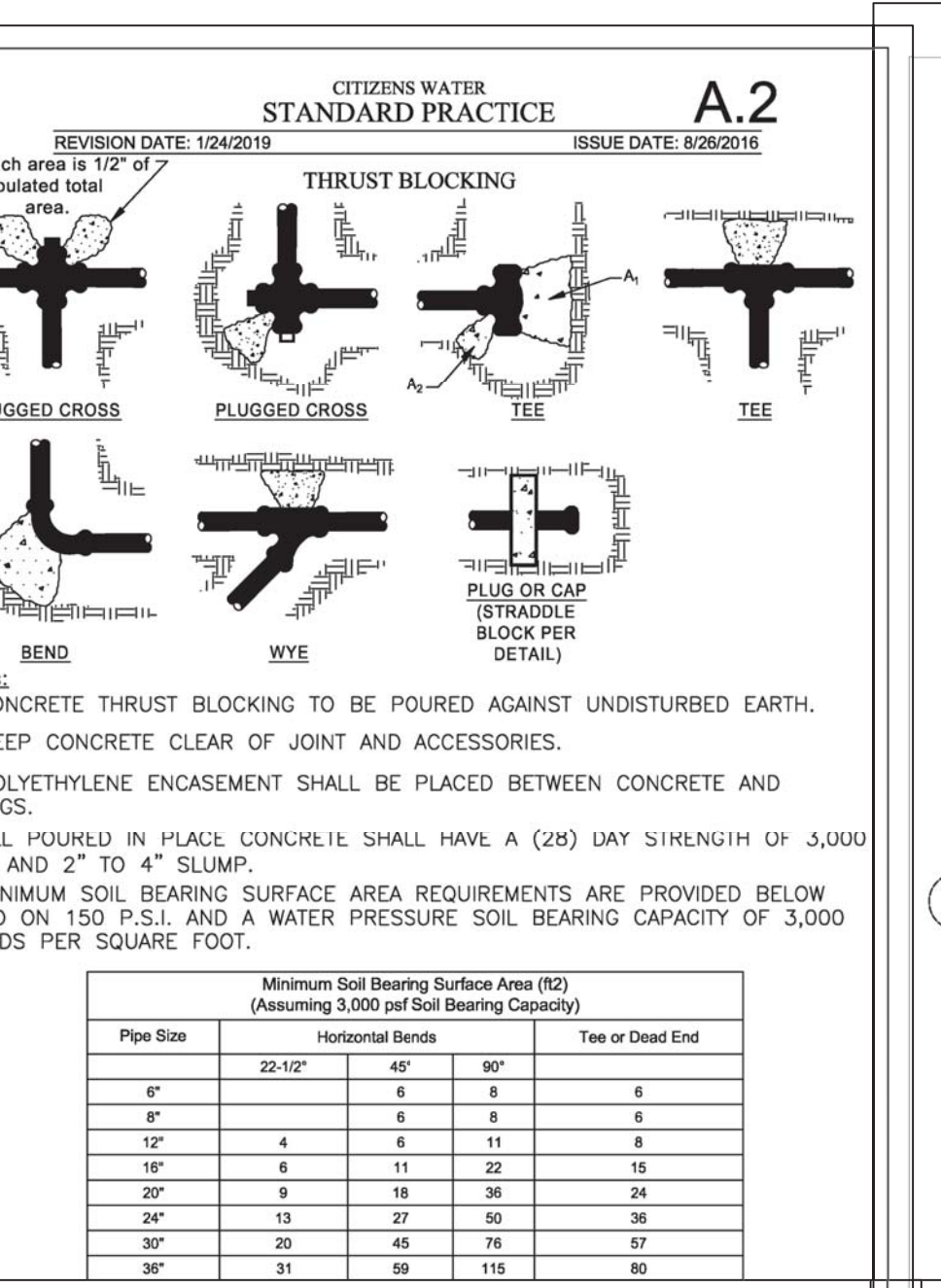
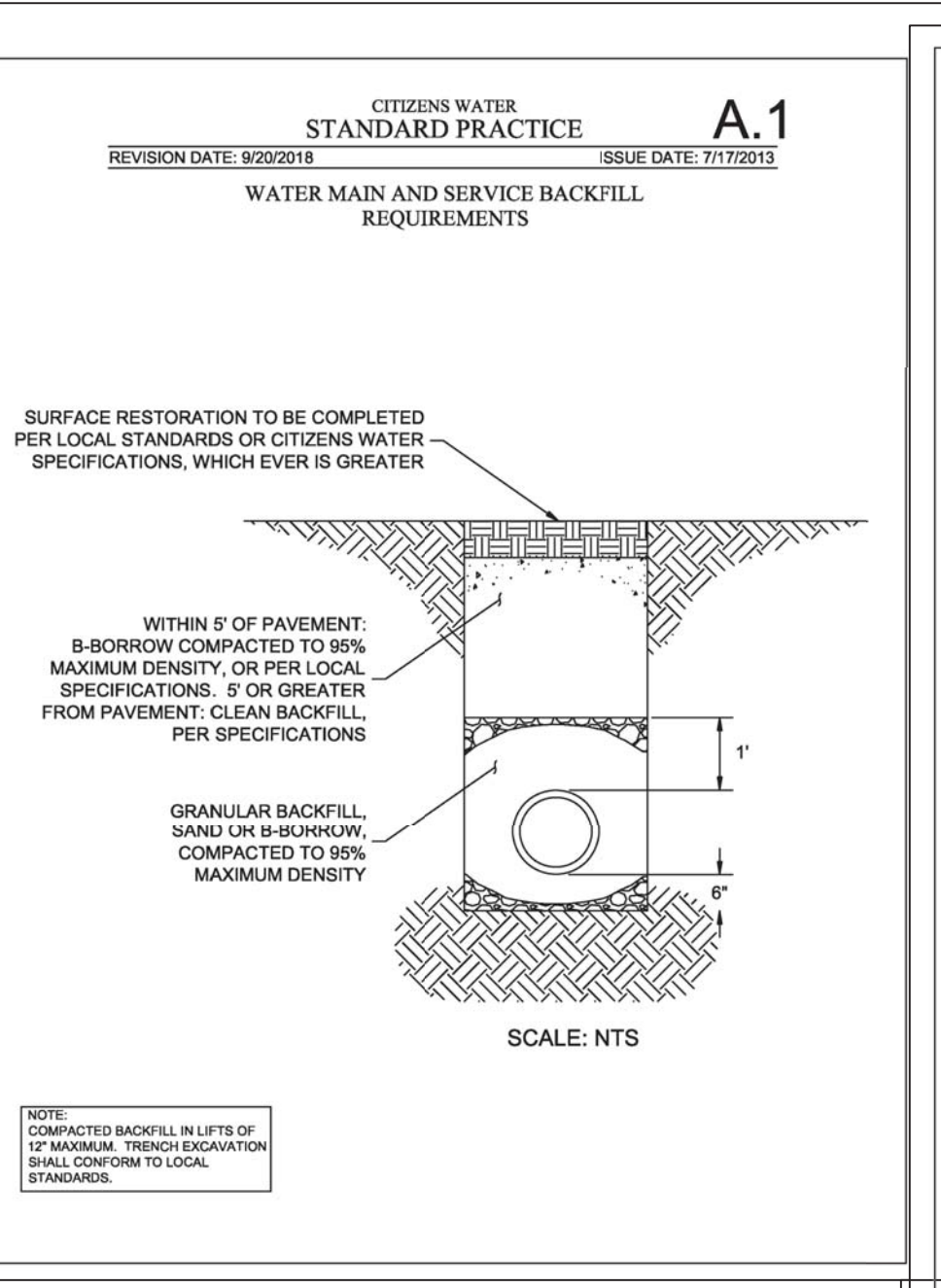
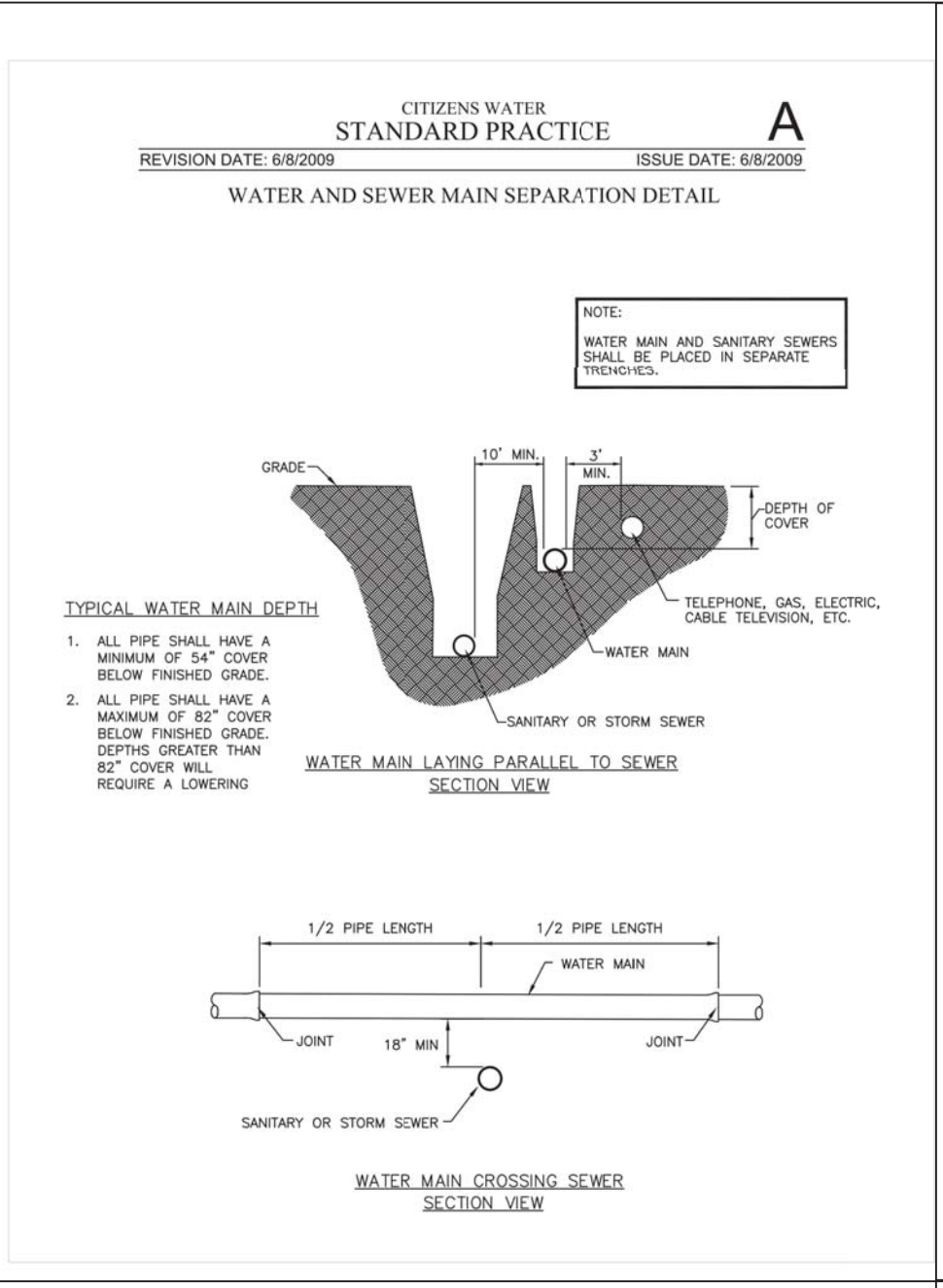


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 PLAINFIELD, IN 46168
 BUS: (317) 707-3700 FAX: (317) 707-3800
 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com



Project No: 18003P-S2
 Sheet No: C320

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Project No: 18003P-S2
Sheet No: C501

WATER MAIN DETAILS - CITIZENS WATER
WEAVER'S LANDING - SECTION 2
CR 700 WEST & CR 650 WEST
MCCORDSVILLE, INDIANA

W. Chad Ziegler
REGISTERED PROFESSIONAL ENGINEER
No. PE11200667
STATE OF INDIANA

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3600
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Designed: GAF
Drawn: GAF
Checked: GAF
Scale: NONE
Date: 10-15-19



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

04	SEE THIS SHT.	10/14/19
03	SEE THIS SHT.	12/20/18
02	SEE THIS SHT.	11/26/18
01	SEE THIS SHT.	05/15/18
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DATE ISSUED: MAY 14, 2018
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SITE PLANTING PLAN

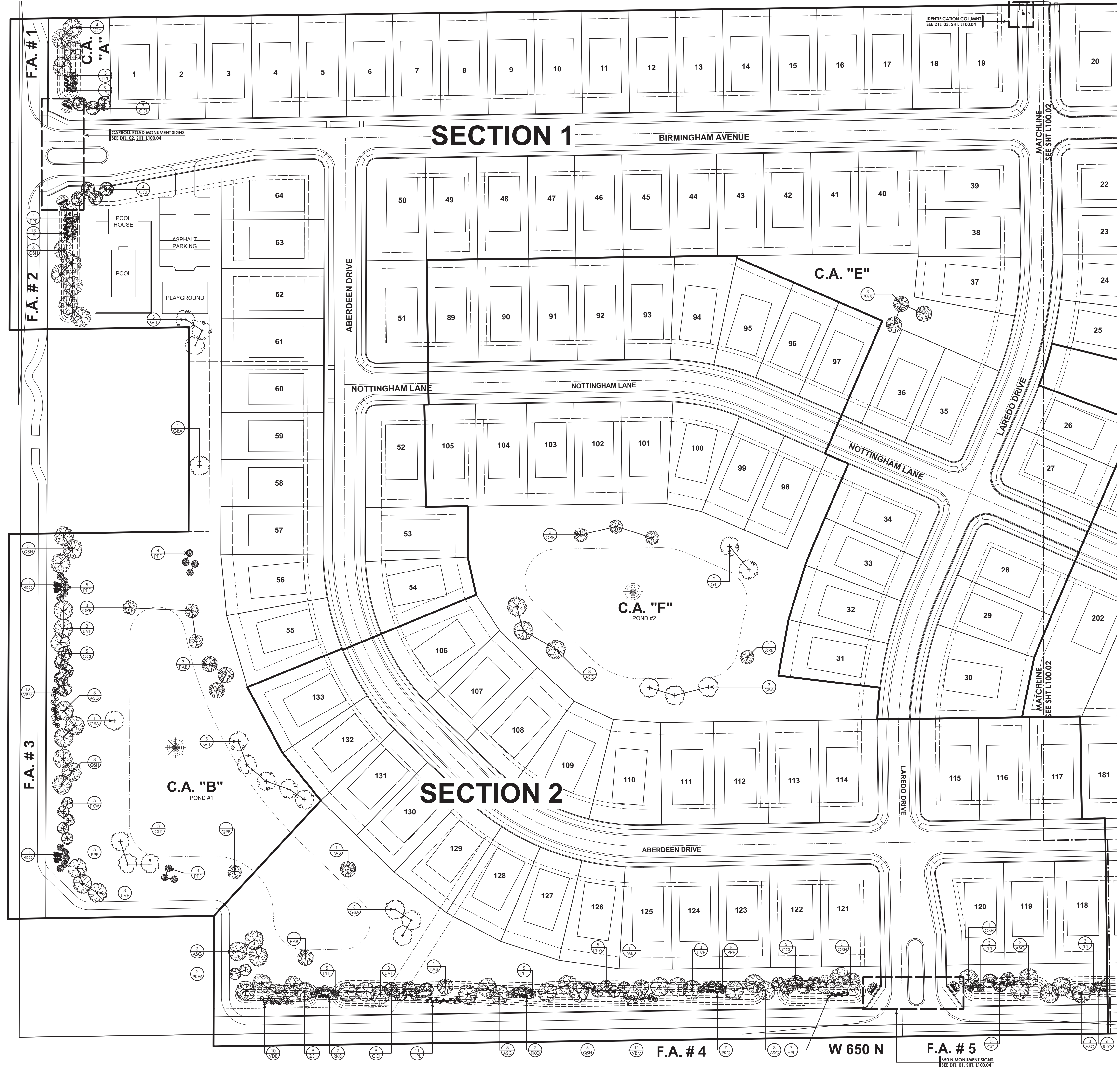
L100.01
PROJECT NUMBER 20180031

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.



CARROLL ROAD

SECTION 1

SECTION 2

BIRMINGHAM AVENUE

ABERDEEN DRIVE

NOTTINGHAM LANE

NOTTINGHAM LANE

C.A. "E"

C.A. "F"
POND #2

C.A. "B"
POND #1

ABERDEEN DRIVE

F.A. # 4

W 650 N

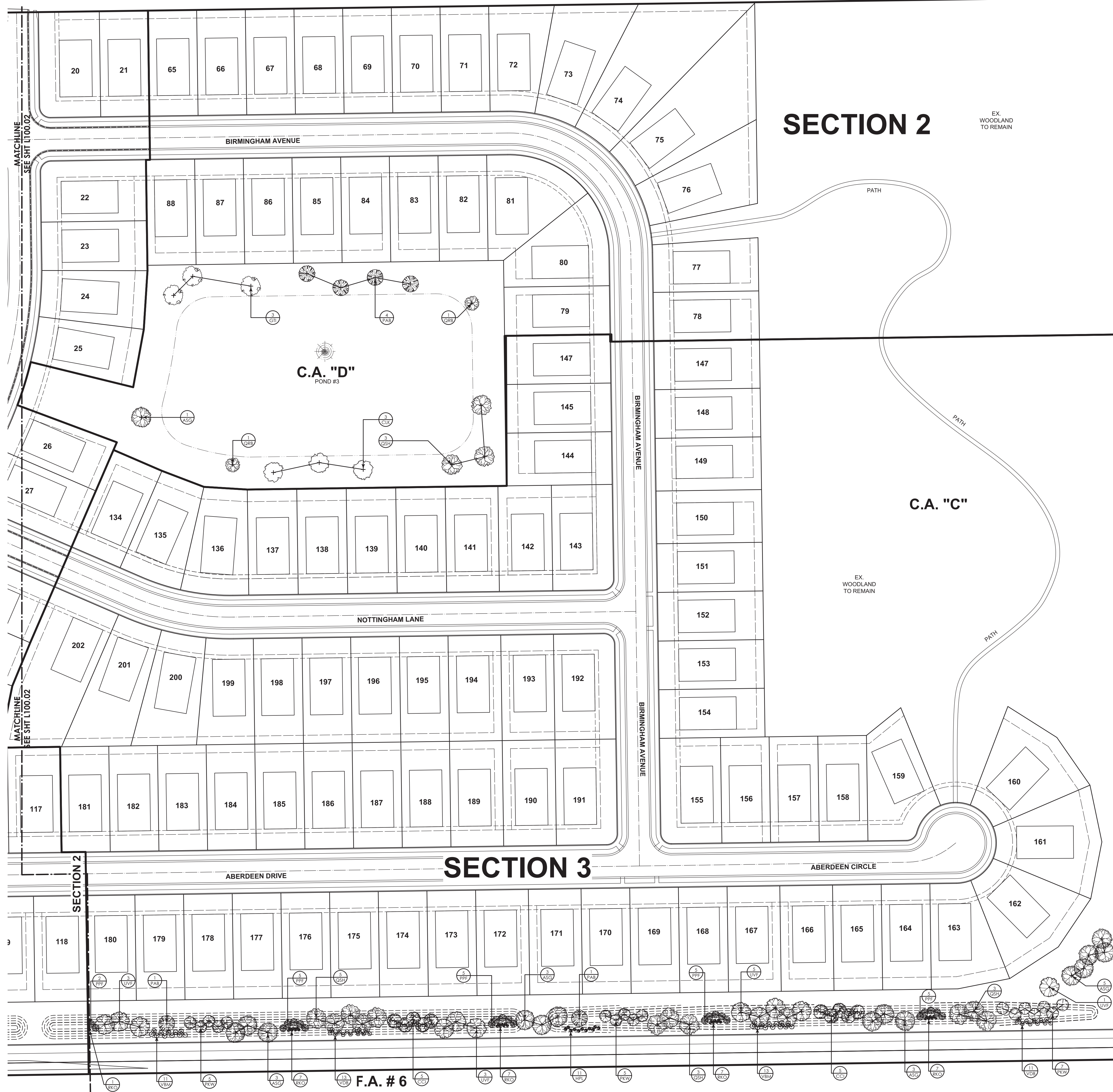
F.A. # 5

IDENTIFICATION COLUMN
SEE DET. 03, SHT. L100.04

MATCHLINE
SEE SHT. L100.02

MATCHLINE
SEE SHT. L100.02

SEE MONUMENT SIGNS
SEE DET. 01, SHT. L100.04



SECTION 2

SECTION 3

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/TREE 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.



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

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03	SEE THIS SHT.	12/20/18
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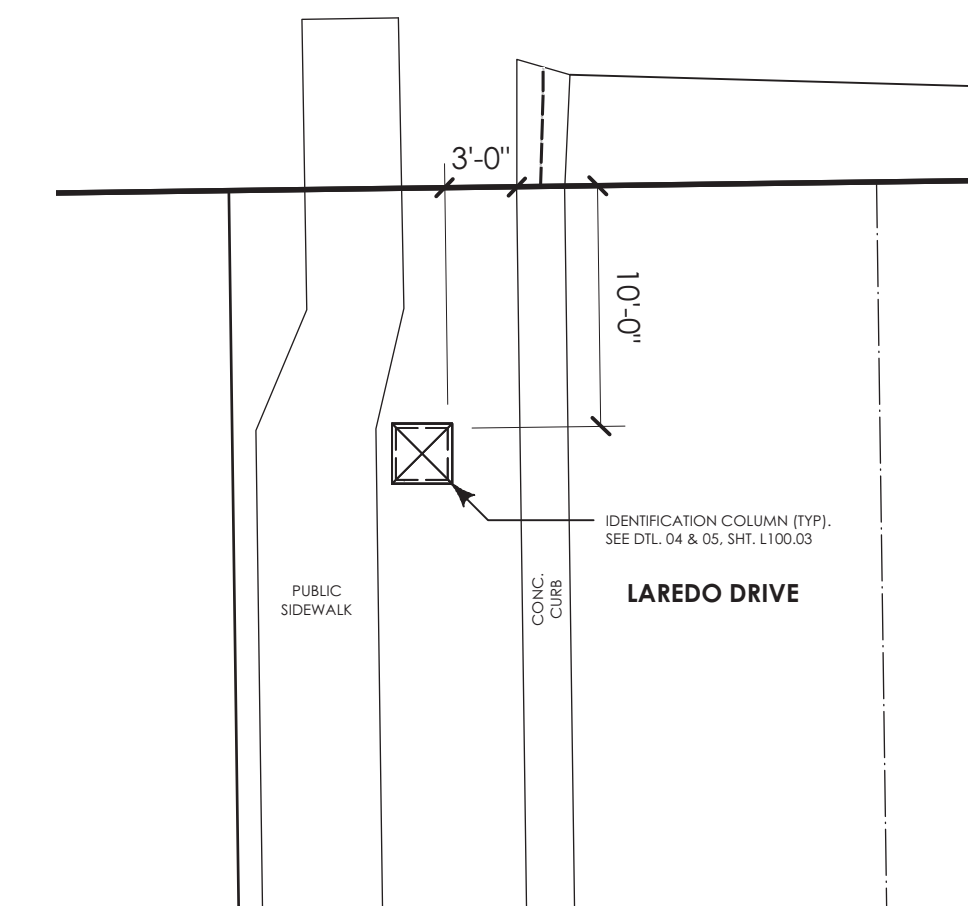
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 GRAPHIC SCALE 30' 0 60' 120'

SITE PLANTING PLAN

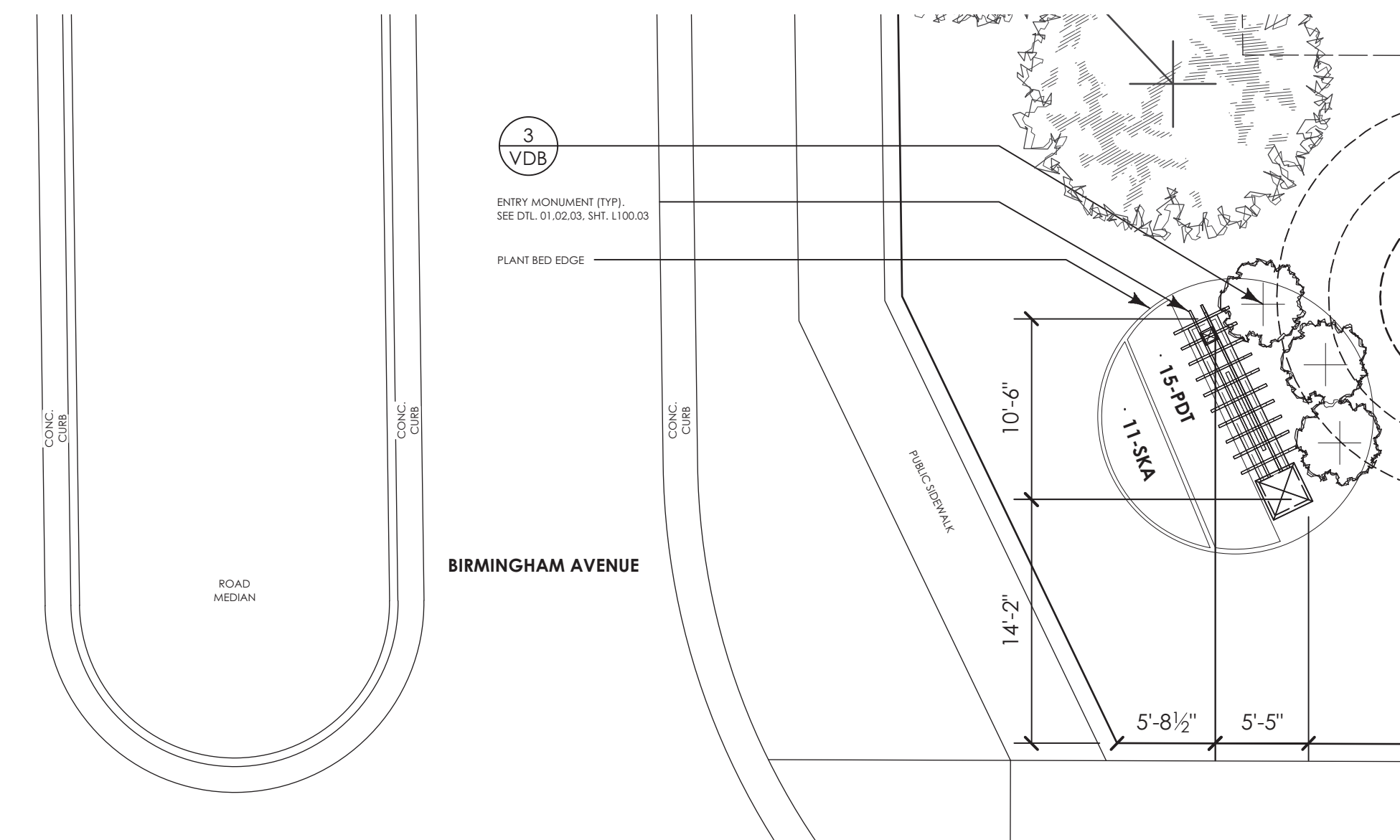
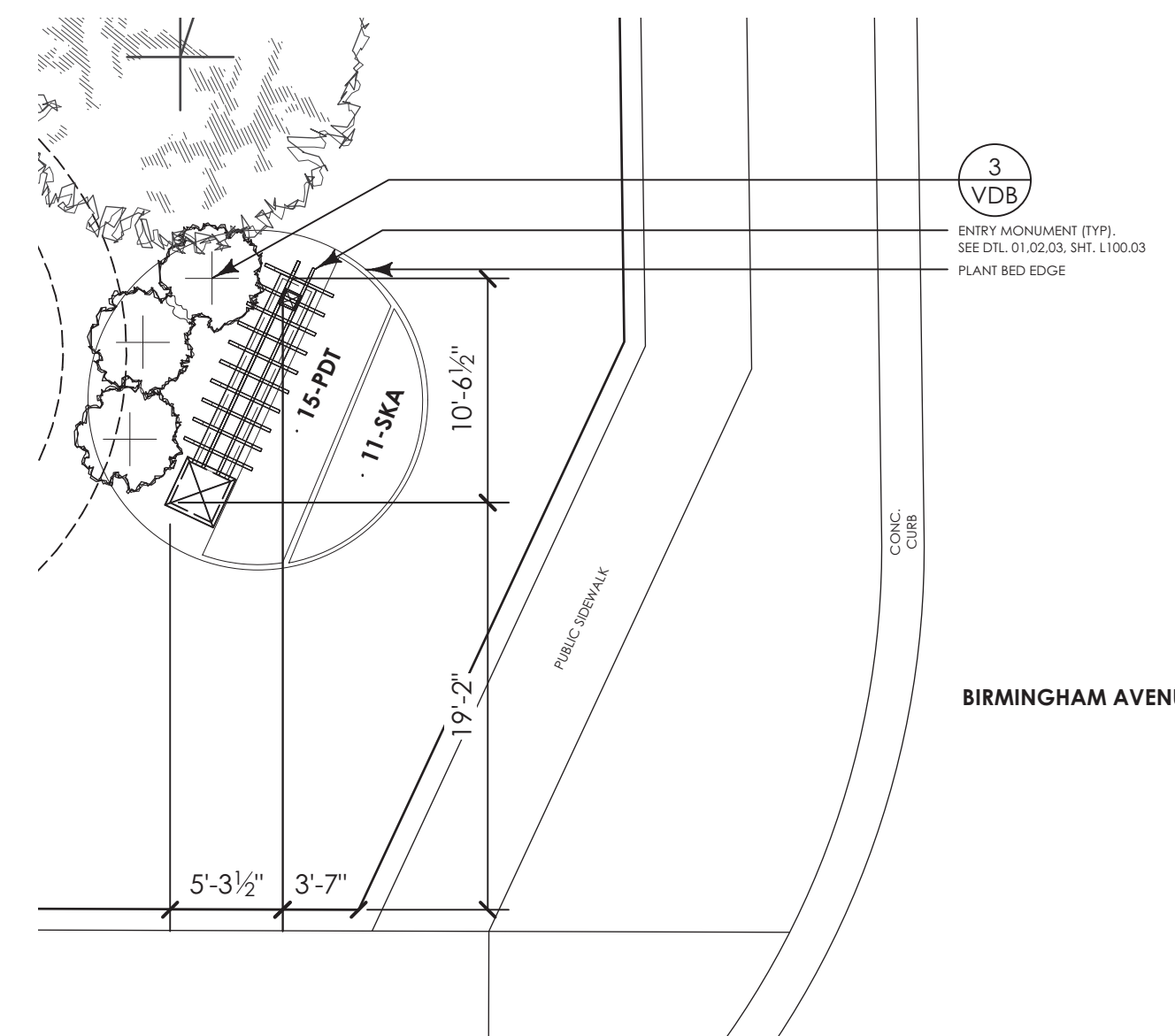
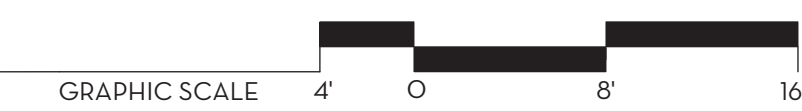
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PROJECT NUMBER 20180031

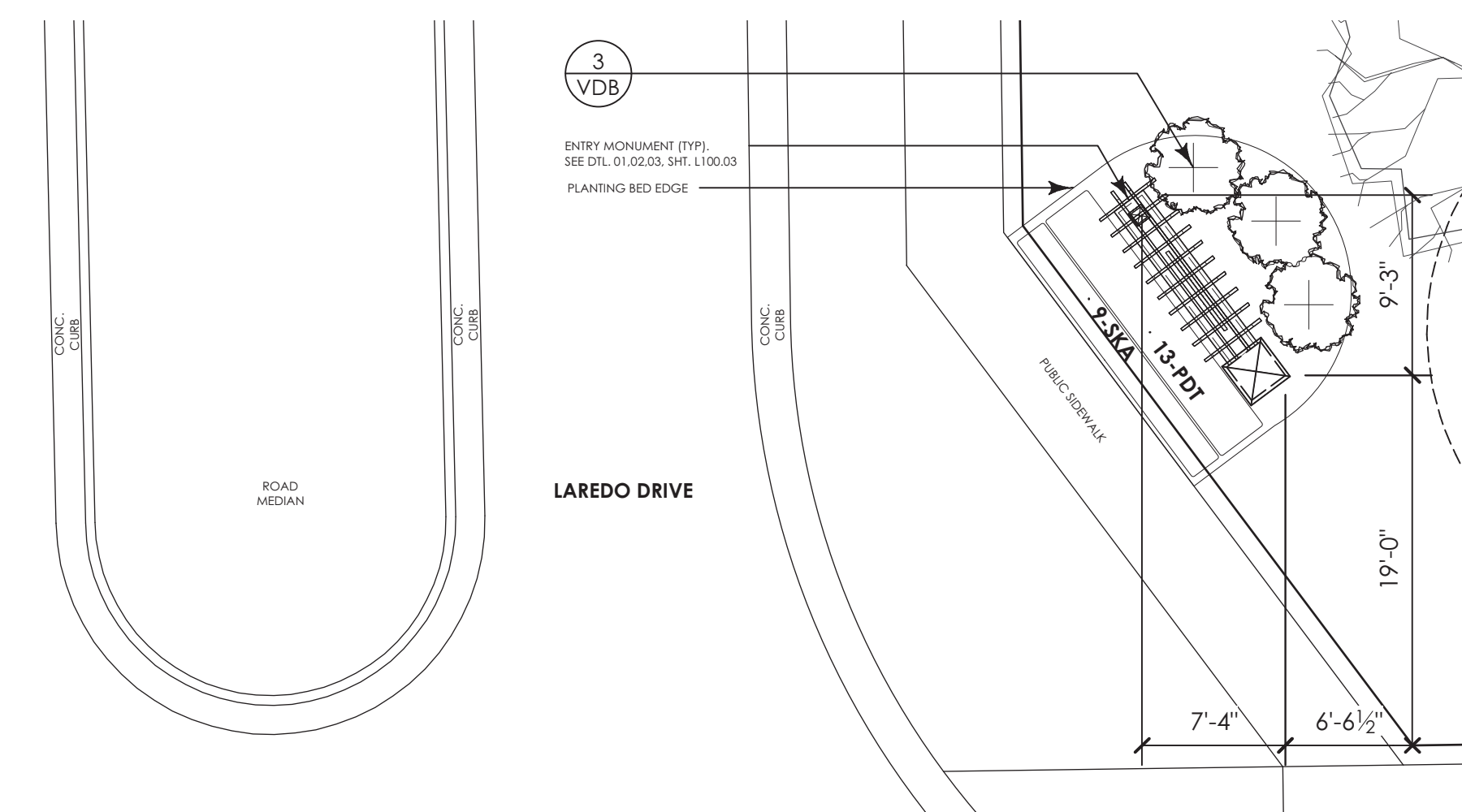
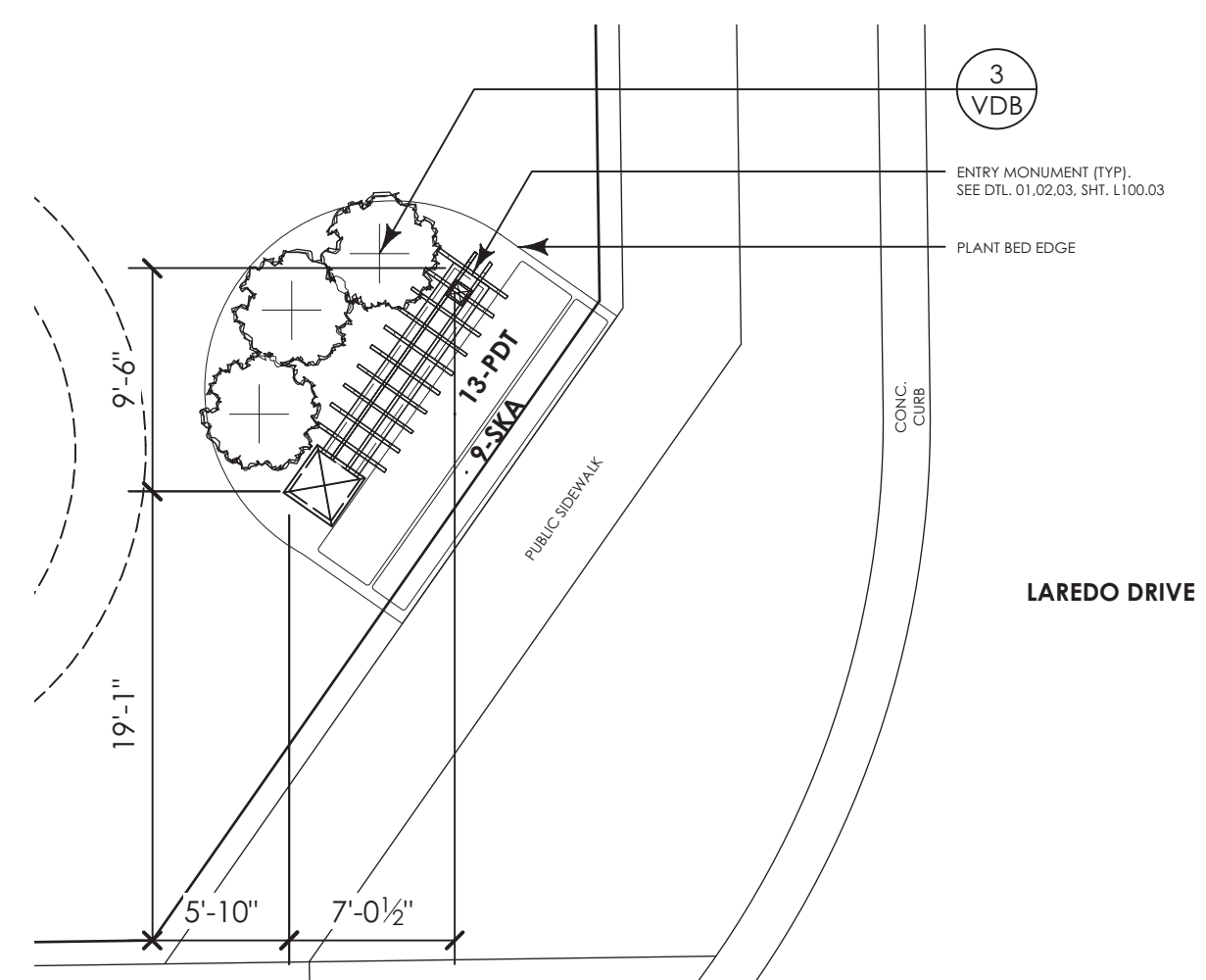
GENERAL NOTE:
1. FOR PLANT SCHEDULE INFORMATION, REFER TO SHEET L100.05.



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"



WEAVERS LANDING
C.R. N. 700 W. & C.R. W. 650 N.
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MCCORDSVILLE, INDIANA

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ENTRY PLANTING & LAYOUT PLAN

L100.04

PROJECT NUMBER 20180031