

By: keichhorn  
File Name: W:\GoldAtlantic Homes\2019-263-E Lennar-McCord Pointe Sec. 5\Design\CAD\19263E.zbase.dwg, Layout: PLAT 1-2  
Plot Date: Dec 12, 2019  
Plot Time: 12:23pm

THIS INSTRUMENT PREPARED BY:

KRISTOPHER K. EICHHORN  
HWC ENGINEERING  
135 N. PENNSYLVANIA STREET, SUITE 2800  
INDIANAPOLIS, INDIANA 46204  
PHONE: (317) 347-3663

DEVELOPED BY:  
LENNAR HOMES OF INDIANA, INC.  
9025 NORTH RIVER ROAD, SUITE 100  
INDIANAPOLIS, IN 46240  
PHONE: (317) 659-3200

ZONED McCORD POINTE AMENDED PUD ORDINANCE NO. 101017B, AN ORDINANCE AMENDING THE TOWN OF McCORDSVILLE ZONING ORDINANCE NO. 121410, AS AMENDED.

DEVELOPMENT STANDARDS

MAXIMUM NUMBER OF LOTS	197
MINIMUM LOT AREA	7,500 SQ. FT
MINIMUM LOT WIDTH AT BUILDING LINE	60
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	5 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MINIMUM LIVABLE FLOOR AREA	1,500 SF (SINGLE STORY) 1,800 SF (MULTI STORY)
MIN. GROUND FLOOR LIVING AREA	900 SF (MULTI STORY)
MAXIMUM LOT COVERAGE	45%*
MAXIMUM HEIGHT - PRINCIPAL	35 FEET

\*NOTE: LOTS 61,62,73-77 HAVE MAXIMUM LOT COVERAGE OF 55% PER ORDINANCE 091019 RECORDED AS INST. #201909743 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

# McCORD POINTE SECTION 5

## SECONDARY PLAT

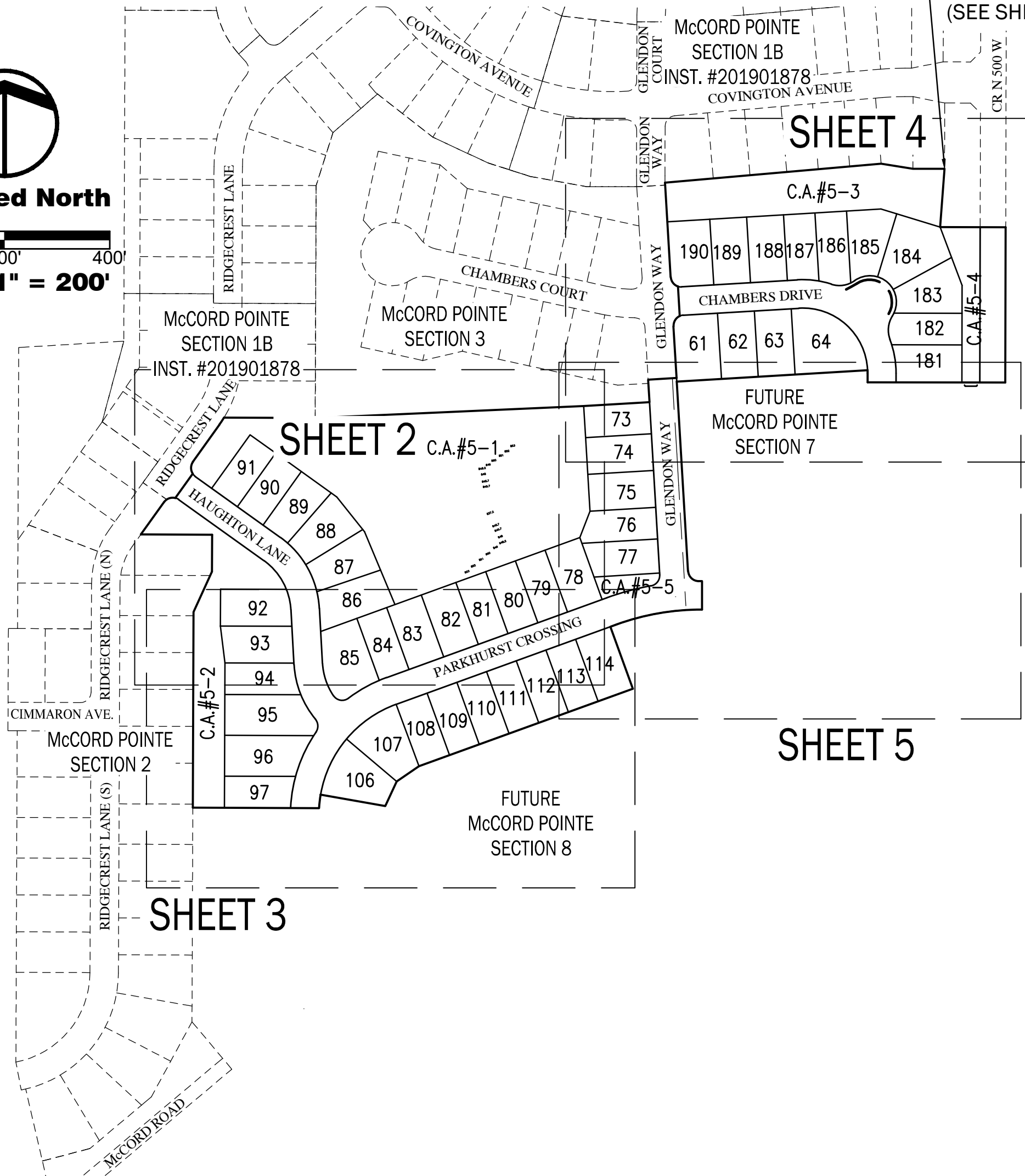
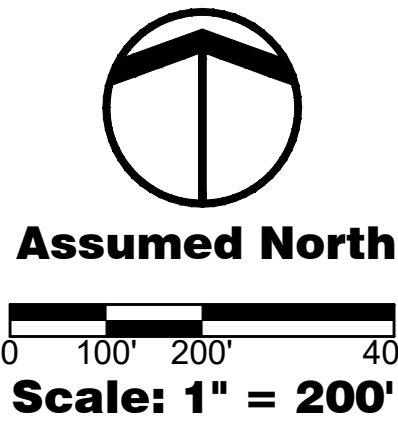
### TOWN OF McCORDSVILLE

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA  
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_



Site Map

SCALE: 1" = 100'

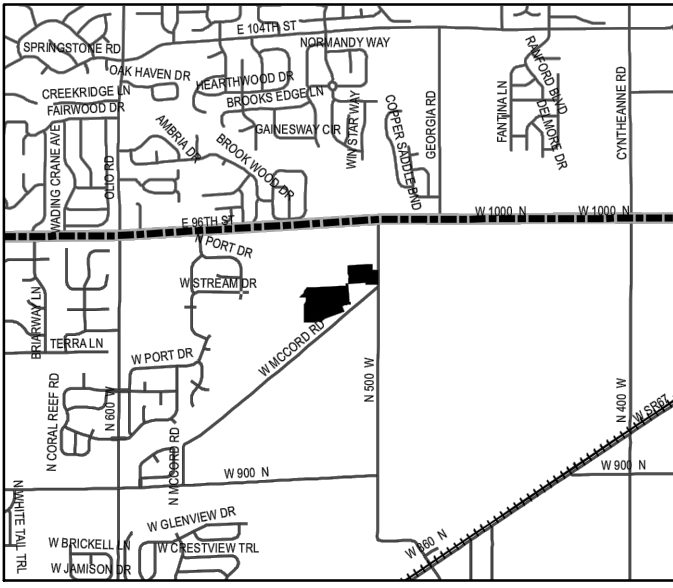
SEE SHEET 1 FOR CURVE TABLE  
SEE SHEET 6 FOR LAND DESCRIPTION

Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	5.62'	123.00'	5.62'	N01°10'06"W	2°37'08"
C-2	30.18'	20.00'	27.39'	S46°38'03"E	86°26'58"
C-3	165.58'	473.00'	164.73'	S80°06'46"W	20°03'24"
C-4	25.84'	223.00'	25.82'	S06°35'47"W	6°38'17"
C-5	24.26'	20.00'	22.80'	S70°21'07"W	69°30'46"
C-6	24.26'	20.00'	22.80'	S00°50'21"W	69°30'46"
C-7	16.32'	227.00'	16.32'	N33°32'09"E	4°07'10"
C-8	24.26'	20.00'	22.80'	S31°20'49"W	69°30'46"
C-9	24.25'	20.00'	22.79'	S38°06'12"E	69°27'32"
C-10	4.52'	3749.85'	4.52'	N01°36'49"W	0°04'09"
C-11	65.38'	177.00'	65.01'	N10°26'25"W	21°09'45"
C-12	122.46'	150.00'	119.08'	N23°14'48"W	46°46'31"
C-13	195.21'	123.00'	175.36'	N47°56'37"W	90°55'54"
C-14	122.46'	150.00'	119.08'	N70°01'19"W	46°46'31"
C-15	65.38'	177.00'	65.01'	N82°49'41"W	21°09'45"
C-16	46.50'	50.00'	44.84'	N81°06'38"E	53°17'08"
C-17	137.70'	50.00'	98.13'	N46°38'03"W	157°47'46"
C-18	46.50'	50.00'	44.84'	S05°37'16"W	53°17'08"
C-19	50.82'	500.00'	50.80'	S87°13'45"W	5°49'25"
C-20	124.21'	500.00'	123.89'	S77°12'03"W	14°13'59"
C-21	28.97'	20.00'	26.50'	N38°04'54"E	82°58'56"
C-22	87.27'	527.00'	87.17'	S74°49'43"W	9°29'18"
C-23	234.18'	223.00'	223.57'	S39°59'59"W	60°10'08"
C-24	116.40'	250.00'	115.35'	S56°44'47"W	26°40'33"
C-25	82.56'	277.00'	82.26'	S61°32'44"W	17°04'39"
C-26	32.50'	20.00'	29.04'	S80°26'26"E	93°06'19"
C-27	25.96'	20.00'	24.18'	N02°36'56"W	74°22'36"
C-28	176.54'	250.00'	172.90'	S23°10'41"W	40°27'39"
C-29	65.98'	123.00'	65.19'	S18°31'15"E	30°44'02"
C-30	113.22'	177.00'	111.30'	S21°28'44"E	36°39'00"
C-31	113.72'	150.00'	111.02'	S24°52'22"E	43°26'16"
C-32	110.02'	123.00'	106.39'	N28°46'46"W	51°15'03"
C-33	134.17'	150.00'	129.75'	N28°46'45"W	51°15'02"
C-34	158.32'	177.00'	153.10'	N28°46'45"W	51°15'02"
C-35	7.15'	20.00'	7.11'	S83°09'57"E	20°29'14"
C-36	7.15'	20.00'	7.11'	S76°20'49"W	20°29'14"
C-37	7.15'	20.00'	7.11'	S44°09'39"E	20°29'14"
C-38	7.15'	20.00'	7.11'	N64°38'53"W	20°29'14"

Kristopher K. Eichhorn  
Professional Surveyor No. 21000230



SHEET 1 OF 6



Vicinity Map

Not to Scale

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Assumed North

Scale: 1" = 50'

# McCORD POINTE SECTION 5

## SECONDARY PLAT

### TOWN OF McCORDSVILLE

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA  
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: \_\_\_\_\_

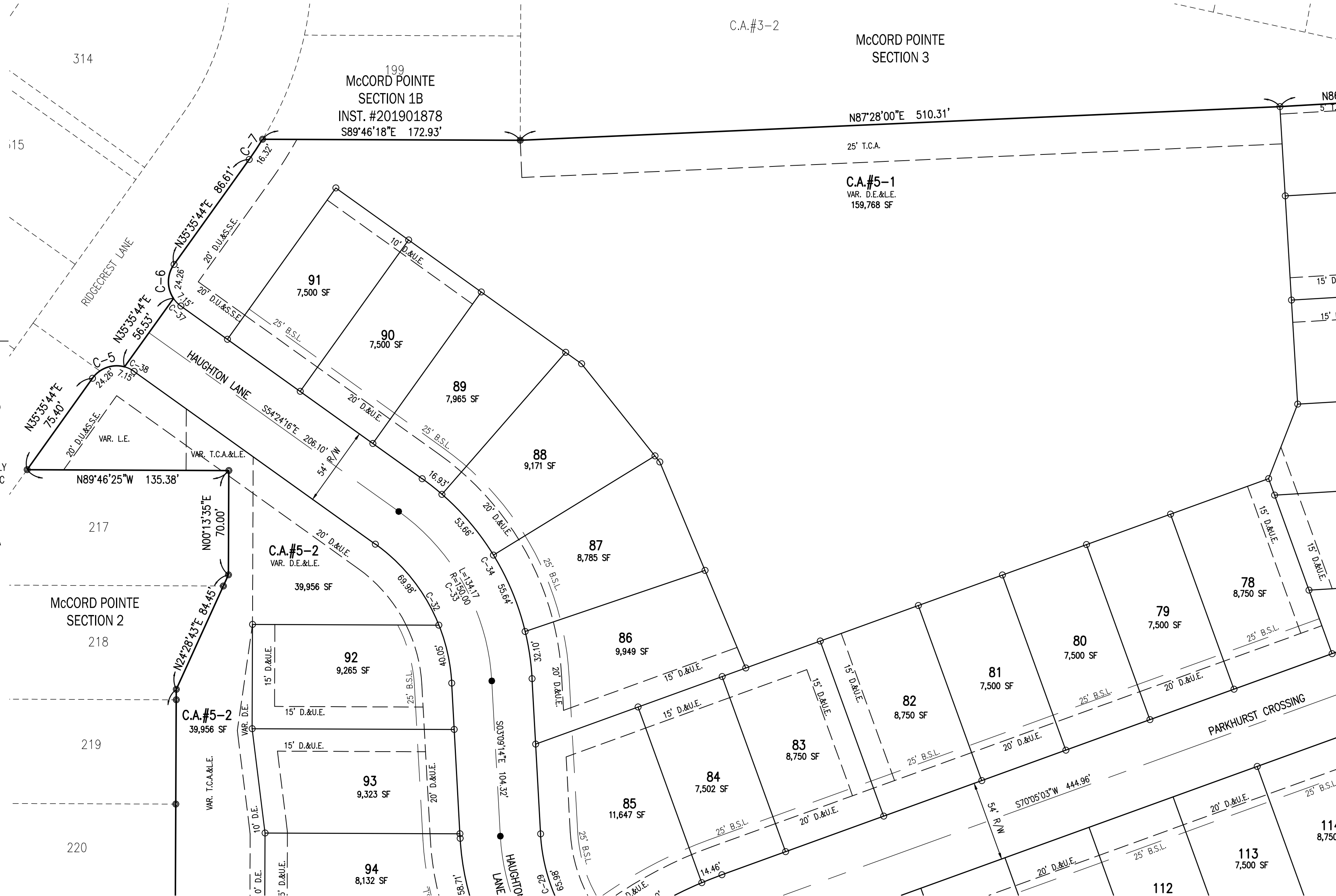
CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_

LEGEND	
25	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
R.D.E.	REGULATED DRAIN EASEMENT
L.E.	LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT OF WAY
C.A.	COMMON AREA
S.F.	SQUARE FEET
AC	ACRES
R	RADIUS
N.A.E.	NON ACCESS EASEMENT
T.C.A.	TREE CONSERVATION AREA
M.L.A.G.	MINIMUM LOWEST ADJACENT GRADE STREET ADDRESS

LEGEND	
RIGHT-OF-WAY LINE	_____
LOT LINE	_____
BOUNDARY LINE	_____
EASEMENT LINE	_____
SETBACK LINE	_____
CENTERLINE	_____
SECTION LINE	_____

- 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 30" 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.
  - ☒ DENOTES 4"x4" CONCRETE MONUMENT SET VERTICALLY IN PLACE WITH A 5/8" REBAR WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH
  - DENOTES FOUND 5/8" REBAR 30" LONG WITH CAP STAMPED "S&A FIRM #0008"
  - ☒ DENOTES FOUND 4"x4" CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, FLUSH WITH GRADE



SEE SHEET 1 FOR CURVE TABLE  
SEE SHEET 6 FOR LAND DESCRIPTION

FOR CONTINUATION SEE SHEET 3 OF 6

Kristopher K. Eichhorn  
Professional Surveyor No. 21000230



SHEET 2 OF 6

FOR CONTINUATION SEE SHEET 4 OF 6  
FOR CONTINUATION SEE SHEET 5 OF 6

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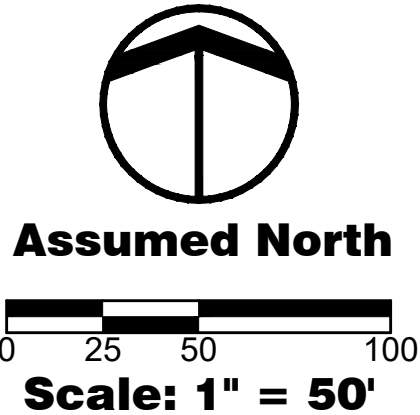
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LEGEND	
25	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
R.D.E.	REGULATED DRAIN EASEMENT
L.E.	LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT OF WAY
C.A.	COMMON AREA
S.F.	SQUARE FEET
AC	ACRES
R	RADIUS
N.A.E.	NON ACCESS EASEMENT
T.C.A.	TREE CONSERVATION AREA
M.L.A.G.	MINIMUM LOWEST ADJACENT GRADE STREET ADDRESS

LEGEND	
RIGHT-OF-WAY LINE	
LOT LINE	
BOUNDARY LINE	
EASEMENT LINE	
SETBACK LINE	
CENTERLINE	
SECTION LINE	

SUBDIVISION MONUMENTS	
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# McCORD POINTE SECTION 5

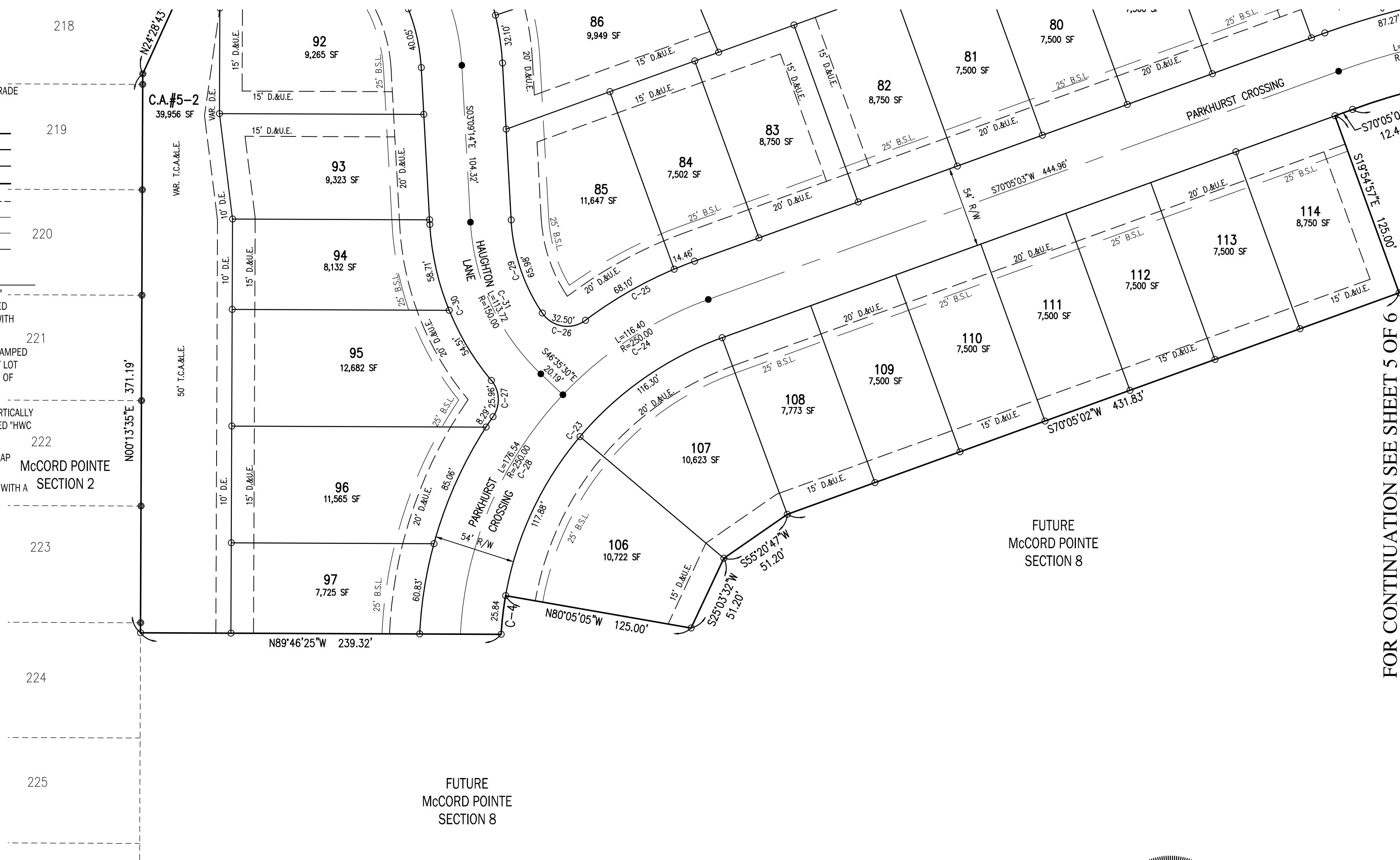
## SECONDARY PLAT

### TOWN OF McCORDSVILLE

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA  
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: \_\_\_\_\_  
CABINET: \_\_\_\_\_  
SLIDE: \_\_\_\_\_

FOR CONTINUATION SEE SHEET 2 OF 6



FOR CONTINUATION SEE SHEET 5 OF 6

SEE SHEET 1 FOR CURVE TABLE  
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SHEET 3 OF 6

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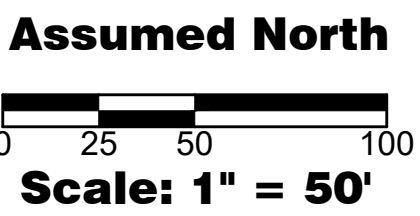
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LEGEND	
RIGHT-OF-WAY LINE	
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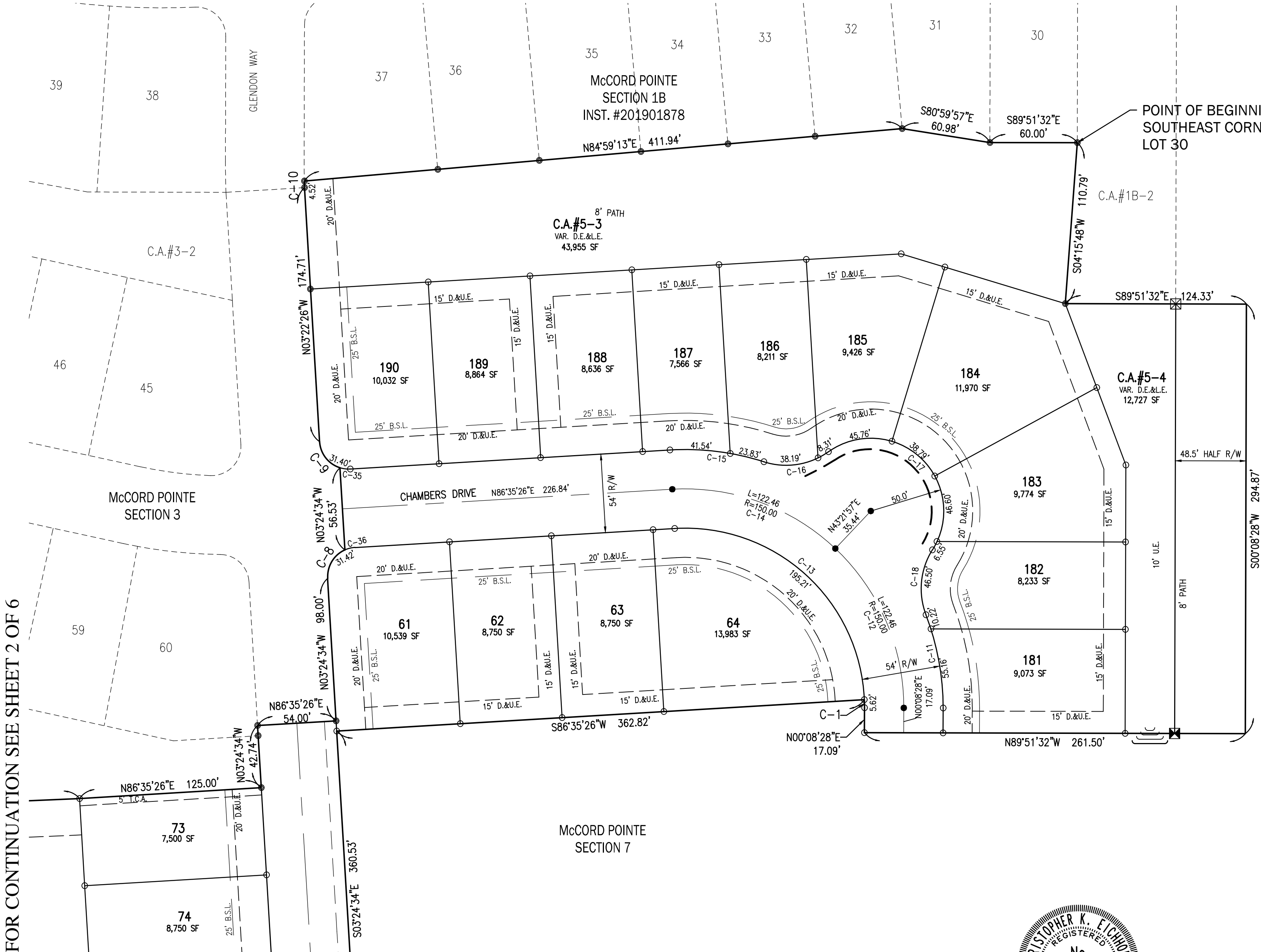
# McCORD POINTE SECTION 5

## SECONDARY PLAT

### TOWN OF McCORDSVILLE

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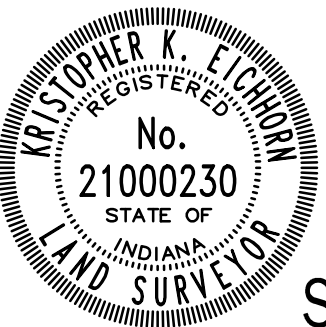


FOR CONTINUATION SEE SHEET 2 OF 6

FOR CONTINUATION SEE SHEET 5 OF 6

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Professional Surveyor No. 21000230



SHEET 4 OF 6



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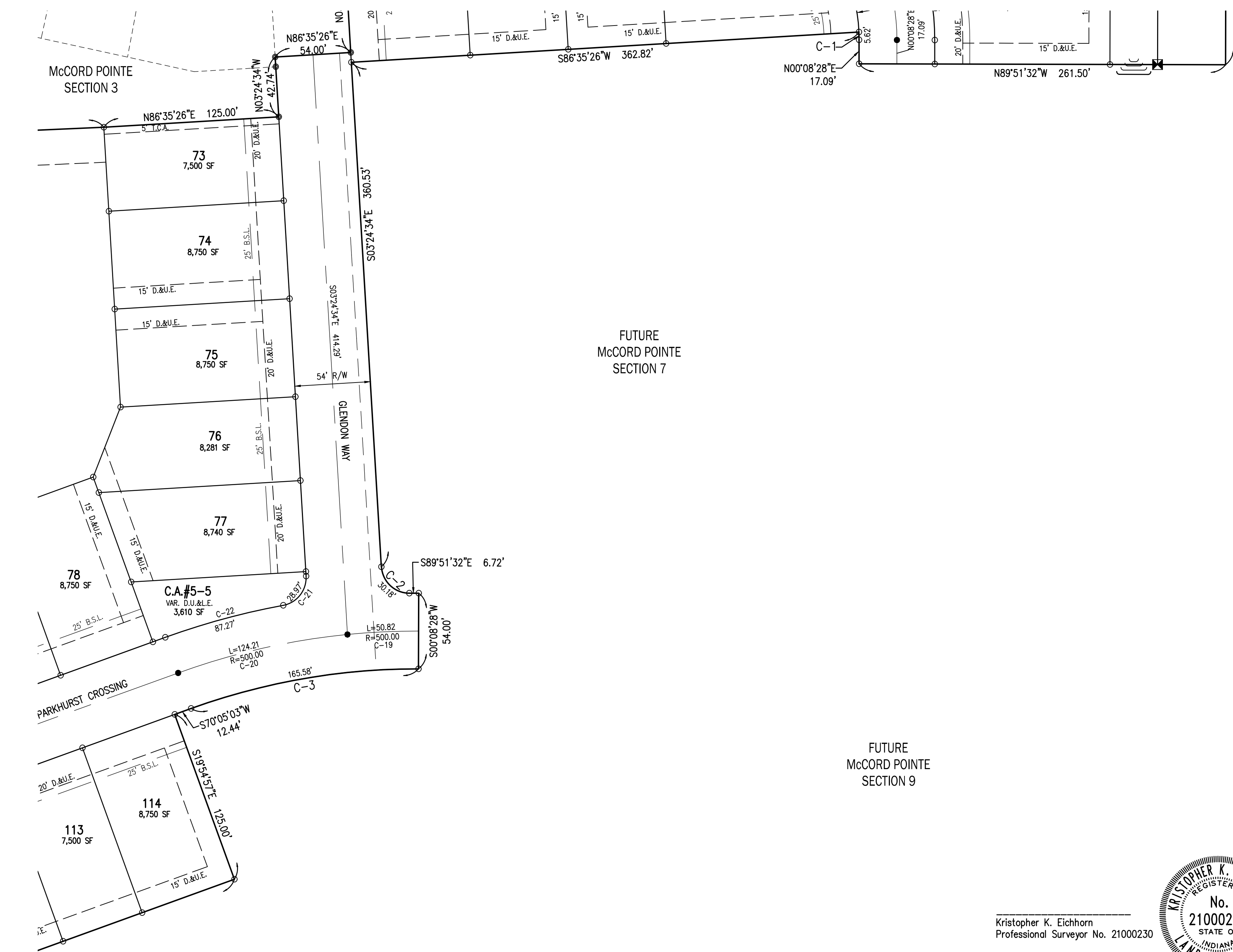
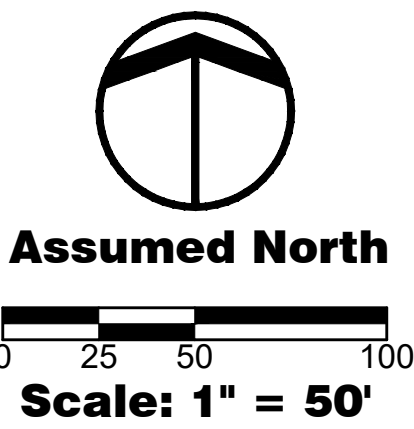
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S.S.D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
R.D.E.	REGULATED DRAIN EASEMENT
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N.A.E.	NON ACCESS EASEMENT
T.C.A.	TREE CONSERVATION AREA
M.L.A.G.	MINIMUM LOWEST ADJACENT GRADE STREET ADDRESS
1234	

LEGEND	
RIGHT-OF-WAY LINE	_____
LOT LINE	_____
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SEE SHEET 1 FOR CURVE TABLE  
SEE SHEET 6 FOR LAND DESCRIPTION

# McCORD POINTE SECTION 5

## SECONDARY PLAT

### TOWN OF MCCORDSVILLE

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA  
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: \_\_\_\_\_  
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Kristopher K. Eichhorn  
Professional Surveyor No. 21000230

SHEET 5 OF 6

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I, the undersigned Registered Land Surveyor, hereby certify that the included plat correctly represents a subdivision of part of the Northeast Quarter of Section 13, Township 17 North, Range 5 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana being more particularly described as follows:

BEGINNING at the southeast corner of Lot 30 in McCord Pointe, Section 1B, per plat recorded in Plat Cabinet D, Slide 50-52 as Instrument Number 201901878 in the Office of the Recorder of Hancock County, Indiana; thence South 04 degrees 15 minutes 48 seconds West (assumed bearing per said plat) along a west line of said plat a distance of 110.79 feet to a southwest corner thereof; thence South 89 degrees 51 minutes 32 seconds East along a south line of said plat a distance of 124.33 feet to the east line of said quarter section; thence South 00 degrees 08 minutes 28 seconds West along said east line a distance of 294.87 feet; thence North 89 degrees 51 minutes 32 seconds West a distance of 261.50 feet; thence North 00 degrees 08 minutes 28 seconds East a distance of 17.09 feet to the point of curvature of a curve to the left having a radius of 123.00 feet being subtended by a long chord having a bearing of North 01 degrees 10 minutes 06 seconds West and a chord length of 5.62 feet; thence northerly along said curve an arc distance of 5.62 feet; thence South 86 degrees 35 minutes 26 seconds West a distance of 362.82 feet; thence South 03 degrees 24 minutes 34 seconds East a distance of 360.53 feet to the point of curvature of a curve to the left having a radius of 20.00 feet being subtended by a long chord having a bearing of South 46 degrees 38 minutes 03 seconds East and a chord length of 27.59 feet; thence southeasterly along said curve an arc distance of 30.18 feet; thence South 89 degrees 51 minutes 32 seconds East a distance of 6.72 feet; thence South 00 degrees 08 minutes 28 seconds West a distance of 54.00 feet to a point on a non-tangent curve to the left having a radius of 473.00 feet being subtended by a long chord having a bearing of South 80 degrees 06 minutes 46 seconds West and a chord length of 164.73 feet; thence westerly along said curve an arc distance of 165.58 feet; thence South 70 degrees 05 minutes 03 seconds West a distance of 12.44 feet; thence South 19 degrees 54 minutes 57 seconds East a distance of 125.00 feet; thence South 70 degrees 05 minutes 02 seconds West a distance of 431.83 feet; thence South 55 degrees 20 minutes 47 seconds West a distance of 51.20 feet; thence South 25 degrees 03 minutes 32 seconds West a distance of 51.20 feet; thence North 80 degrees 05 minutes 05 seconds West a distance of 125.00 feet to a point on a non-tangent curve to the left having a radius of 223.00 feet being subtended by a long chord having a bearing of South 06 degrees 35 minutes 47 seconds West and a chord length of 25.82 feet; thence southerly along said curve an arc distance of 25.84 feet; thence North 89 degrees 46 minutes 25 seconds West a distance of 239.32 feet to an east line of McCord Pointe, Section 2 and the following five (5) courses are along the easterly and northerly lines of said McCord Pointe, Section 2; (1) thence North 00 degrees 13 minutes 35 seconds East a distance of 371.19 feet; (2) thence North 24 degrees 28 minutes 43 seconds East a distance of 84.45 feet; (3) thence North 00 degrees 13 minutes 35 seconds East a distance of 70.00 feet; (4) thence North 89 degrees 46 minutes 25 seconds West a distance of 135.38 feet; (5) thence North 35 degrees 35 minutes 44 seconds East a distance of 75.40 feet to the point of curvature of a curve to the right having a radius of 20.00 feet being subtended by a long chord having a bearing of North 70 degrees 21 minutes 07 seconds East and a chord length of 22.80 feet; thence easterly along said curve being along an easterly line of said McCord Pointe, Section 2 and also being along an east line of said McCord Pointe, Section 1B an arc distance of 24.26 feet and the following five (5) courses are along the easterly and southerly lines of said McCord Pointe, Section 1B; (1) thence North 35 degrees 35 minutes 44 seconds East a distance of 56.53 feet to a point on a non-tangent curve to the right having a radius of 20.00 feet being subtended by a long chord having a bearing of North 00 degrees 50 minutes 21 seconds East and a chord length of 22.80 feet; (2) thence northerly along said curve an arc distance of 24.26 feet; (3) thence North 35 degrees 35 minutes 44 seconds East a distance of 86.61 feet to the point of curvature of a curve to the left having a radius of 227.00 feet being subtended by a long chord having a bearing of North 33 degrees 32 minutes 09 seconds East and a chord length of 16.32 feet; (4) thence northeasterly along said curve an arc distance of 16.32 feet; (5) thence South 89 degrees 46 minutes 18 seconds East a distance of 172.93 feet to the southeast corner of Lot 199 in said McCord Pointe, Section 1B also being the southwest corner of Common Area #3-2 in McCord Pointe, Section 3 and the following nine (9) courses are along the southerly and easterly lines of said McCord Pointe, Section 3; (1) thence North 87 degrees 28 minutes 00 seconds East a distance of 510.31 feet; (2) thence North 86 degrees 35 minutes 26 seconds East a distance of 125.00 feet; (3) thence North 03 degrees 24 minutes 34 seconds West a distance of 42.74 feet; (4) thence North 86 degrees 35 minutes 26 seconds East a distance of 54.00 feet; (5) thence North 03 degrees 24 minutes 34 seconds West a distance of 98.00 feet to the point of curvature of a curve to the right having a radius of 20.00 feet being subtended by a long chord having a bearing of North 31 degrees 20 minutes 49 seconds East and a chord length of 22.80 feet; (6) thence northeasterly along said curve an arc distance of 24.26 feet; (7) thence North 03 degrees 24 minutes 34 seconds West a distance of 56.53 feet to a point on a non-tangent curve to the right having a radius of 20.00 feet being subtended by a long chord having a bearing of North 38 degrees 06 minutes 12 seconds West and a chord length of 22.79 feet; (8) thence northwesterly along said curve an arc distance of 24.25 feet; (9) thence North 03 degrees 22 minutes 26 seconds West a distance of 174.71 feet to the point of curvature of a curve to the right having a radius of 473.00 feet being subtended by a long chord having a bearing of North 01 degrees 36 minutes 49 seconds West and a chord length of 4.52 feet, said point being a southeast corner of said McCord Pointe, Section 1B and the following four (4) courses are along the easterly and southerly lines of said McCord Pointe, Section 1B; (1) thence northerly along said curve an arc distance of 4.52 feet; (2) thence North 84 degrees 59 minutes 13 seconds East a distance of 411.84 feet; (3) thence South 80 degrees 59 minutes 57 seconds East a distance of 60.98 feet; (4) thence South 89 degrees 51 minutes 32 seconds East a distance of 60.00 feet to the POINT OF BEGINNING, containing 19.160 acres, more or less.

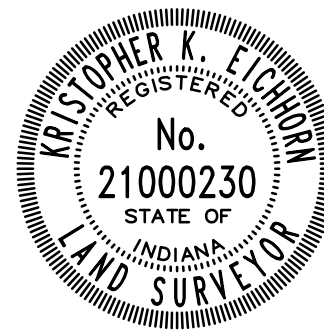
This subdivision consists of 48 lots numbered 61-64, 73-97, 106-114, 181-190, all inclusive, and 5 Common Areas denoted as CA #5-1, CA #5-2, CA #5-3, CA #5-4 and CA #5-5.

Cross-Reference is hereby made to a survey plat prepared by Stoeppelwerth & Associates, Inc. in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, recorded as Instrument Number 201805353 in the Office of the Recorder of Hancock County, Indiana.

I further certify that I am a Registered Land 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 by signature this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Kristopher K. Eichhorn  
Professional Surveyor No. 21000230



# McCORD POINTE SECTION 5

## SECONDARY PLAT

### TOWN OF MCCORDSVILLE

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA  
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: \_\_\_\_\_  
CABINET: \_\_\_\_\_  
SLIDE: \_\_\_\_\_

#### ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Lennar Homes of Indiana, Inc., a Delaware Corporation, owners of the real estate shown and described on the plat herein and recorded in the Office of the Recorder of Hancock County, Indiana, do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. We further certify that this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as McCord Pointe, Section 5. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Dedicated right-of-way in this subdivision consists of 3.031 acres and 2,430 lineal feet as measured along the centerline of the road.

Title to the foregoing real estate is subject to a certain Declaration of Covenants, Conditions and Restrictions for McCord Pointe, recorded as Instrument Number 201900184 in the Office of the Recorder of Hancock County, Indiana, and amended by Instrument Number 201903207 in said Recorder's Office, as the same may be amended or supplemented. Such Declaration and the Covenants and Restrictions set forth therein run with the land described hereon and are incorporated herein by reference. Each owner of a lot depicted on this plat shall take title to such lot subject to the terms and conditions of the Declaration.

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.

Tree Conservation Area - A tree conservation area is shown on this plat an abbreviated as "T.C.A.". Within the tree conservation area, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with the safety requirements of any governmental agency; or (2) to accommodate the installation of drainage utilities, street connections, walking path or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree conservation area.

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

We, Lennar Homes of Indiana, Inc., do hereby certify that we are 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.

Owner/Developer  
Lennar Homes of Indiana, Inc., a Delaware Corporation  
By: \_\_\_\_\_  
Keith Lash, Vice President Land Acquisition and Development

State of Indiana )  
County of Hamilton )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Keith Lash, Vice President Land Acquisition and Development, Lennar Homes of Indiana, Inc., and acknowledged the execution of this instrument as his voluntary act and deed and affirmed his signature thereto.

Witness my signature and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public

Printed Name

County of Residence: \_\_\_\_\_

My commission expires: \_\_\_\_\_

#### 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 sewers 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 0 linear feet of open ditches and 0 feet of subsurface drains that will be included in the Town's Regulated Drainage System.

#### TOWN APPROVAL

#### 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:

Signature \_\_\_\_\_ Signature \_\_\_\_\_

Printed Name \_\_\_\_\_ Printed Name \_\_\_\_\_

#### REDACTION STATEMENT

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. Kristopher K. Eichhorn

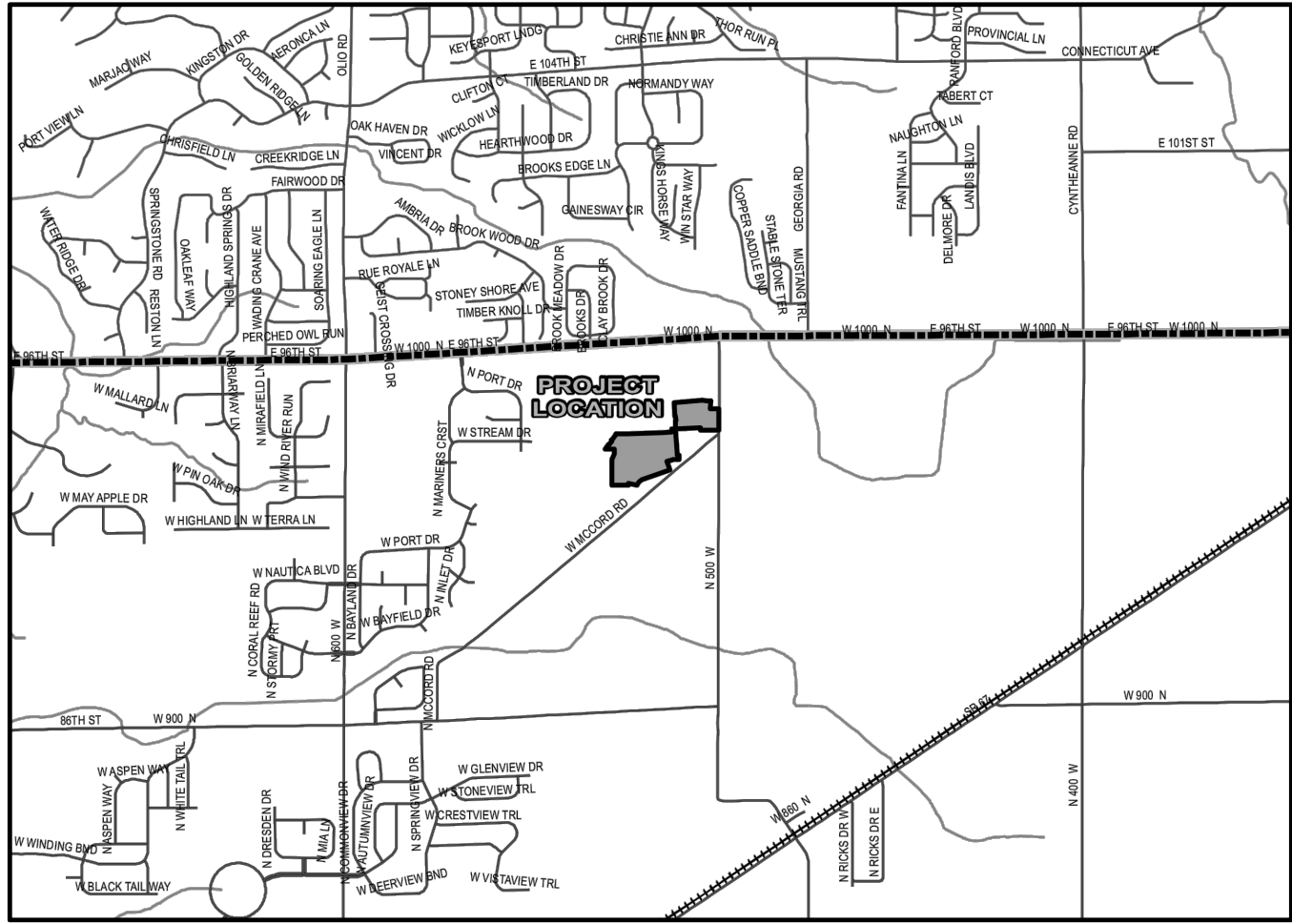
#### PUD, COVENANTS & OTHER NOTES

The subject tract is zoned McCord Pointe Amended PUD ORDINANCE No. 101017B and Ordinance amending the Town of McCordsville ZONING ORDINANCE No. 121410, as amended.

SHEET 6 OF 6



File Name: W:\CalAtlantic Homes\2019-263-E Lennar-McCord Pointe Sec. 5\Design\CAD\19263E.Cover Sheet.dwg, Layout: C1.0  
Plot Date: Dec 12, 2019  
Plot Time: 12:23pm  
By: keichhorn



LOCATION MAP  
SCALE 1"= 1 MILE

DEVELOPER:

LENNAR HOMES OF INDIANA, INC.  
BILL BRYANT  
9025 NORTH RIVER ROAD, SUITE 100  
INDIANAPOLIS, INDIANA 46240  
(317) 450-4634

CIVIL ENGINEER and SURVEYOR:

HWC ENGINEERING  
135 N. PENNSYLVANIA ST., SUITE 2800  
INDIANAPOLIS, IN 46204  
(317) 347-3663  
keichhorn@hwcengineering.com

COMMON AREAS	
C.A.#5-1	3.67 AC
C.A.#5-2	0.92 AC
C.A.#5-3	1.01 AC
C.A.#5-4	0.28 AC
C.A.#5-5	0.08 AC
TOTAL	5.96 AC

LINEAR FOOTAGE OF STREETS	
CHAMBERS DRIVE	500 LF
GLENDON WAY	414 LF
HAUGHTON LANE	913 LF
PARKHURST CROSSING	579 LF
TOTAL	2,406 LF

ZONED McCORD POINTE AMENDED PUD ORDINANCE NO. 101017B, AN ORDINANCE AMENDING THE TOWN OF MCCORDSVILLE ZONING ORDINANCE NO. 121410, AS AMENDED.

DEVELOPMENT STANDARDS

	AREA "A"
MAXIMUM NUMBER OF LOTS	197
MINIMUM LOT AREA	7,500 SQ. FT
MINIMUM LOT WIDTH	
AT BUILDING LINE	60
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	5 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MINIMUM LIVABLE FLOOR AREA	1,500 SF (SINGLE STORY) 1,800 SF (MULTI STORY)
MAXIMUM LOT COVERAGE	45%*
MAXIMUM HEIGHT - PRINCIPAL	35 FEET

\*NOTE: LOTS 61,62,73-77 HAVE MAXIMUM LOT COVERAGE OF 55% PER ORDINANCE 091019 RECORDED AS INST. #201909743 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

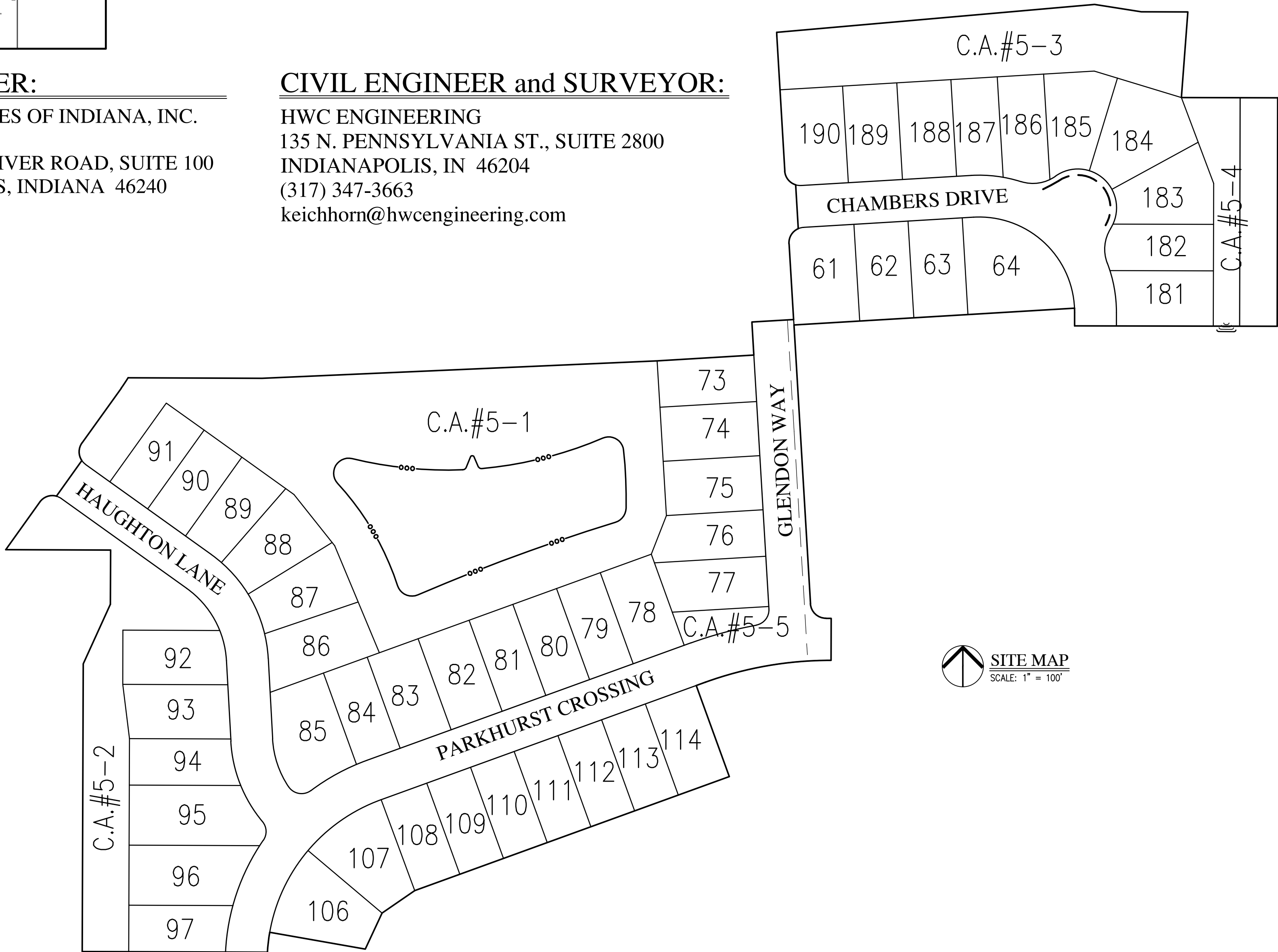
SITE DATA

LOTS: 48  
DISTURBED AREA: 19.16 AC  
START CONSTRUCTION: MARCH 2020  
END CONSTRUCTION: MARCH 2025

PLAN COMMISSION APPROVAL \_\_\_\_\_  
DRAINAGE APPROVAL \_\_\_\_\_  
ADDRESS APPROVAL \_\_\_\_\_  
EROSION CONTROL APPROVAL \_\_\_\_\_  
COUNTY ENGINEER APPROVAL \_\_\_\_\_  
COUNTY SANITARIAN APPROVAL \_\_\_\_\_  
COUNTY COMMISSIONERS APPROVAL \_\_\_\_\_

# McCORD POINTE SECTION 5

## Lennar Homes of Indiana, Inc.



SITE MAP  
SCALE: 1" = 100'

SOILS MAP  
NOT TO SCALE



SOIL DESCRIPTIONS/LIMITATIONS

- Br - Brookston silty clay loam, 0 to 2 percent slopes**  
For the construction of local roads and streets, this soil is rated very limited due to a high potential for ponding, limited depth to a saturated zone (water table), high potential for frost action, moderate potential for shrink/swell action, and low strength. For the construction of homes, this soil is rated very limited due to a limited depth to a saturated zone (water table) and high potential for ponding. The potential for shrink/swell action is low however.
- CrA - Crosby silty loam, fine-loamy subsoil, 0 to 2 percent slopes**  
For the construction of local roads and streets, this soil is rated very limited due to a high potential for frost action, limited depth to a saturated zone (water table), and low strength. For the construction of homes, this soil is rated very limited due to a limited depth to a saturated zone (water table).

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1-C1.2	DEVELOPMENT PLAN
C1.3-C1.4	PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION & DEMOLITION PLAN
C1.5-C1.6	ACTIVE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C1.7-C1.8	POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C1.9-C1.10	EMERGENCY FLOOD ROUTE PLAN
C1.11	MASTER UTILITY PLAN
C1.12-C1.13	SUBSURFACE DRAIN PLAN
C2.0-C2.2	STREET PLAN & PROFILE
C3.0	INTERSECTION & CUL-DE-SAC DETAILS
C3.1	TRAFFIC CONTROL AND LIGHTING PLAN
C4.0-C4.2	SANITARY SEWER PLAN & PROFILE
C6.0-C6.3	STORM SEWER PLAN & PROFILE
C7.0-C7.1	WATER DISTRIBUTION PLAN
C7.2	WATER DISTRIBUTION PLAN OAKCREST OFFSITE
C8.0	STORMWATER POLLUTION PREVENTION NOTES
C8.1-C8.3	STORMWATER POLLUTION PREVENTION DETAILS
C8.4	CONSTRUCTION DETAILS
C8.5	CITIZENS WATER DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS

McCORDSVILLE TOWN STANDARDS  
SHEET LIST TABLE

Sheet Title	Sheet Description
1	DIRECTIONS FOR USE & GENERAL NOTES
2	RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS
3	RIGHT-OF-WAY DETAILS
4	UTILITY LOCATION GUIDELINES
5	DRIVE WAY & HANDICAP RAMP DETAILS
6	STORM SEWER STRUCTURE DETAILS
7	STORM SEWER BEDDING DETAILS AND GENERAL NOTES
8	SANITARY SEWER SPECIFICATIONS
9	SANITARY SEWER DETAILS
10	SANITARY SEWER LIFT STATION STANDARDS & GUIDELINES

CONTACT INFORMATION:

<b>CITIZENS ENERGY GROUP/ CWA AUTHORITY, INC. (WATER)</b> BRAD HOSTETLER 2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, INDIANA 46202 P: (317) 927-4351 BHOSTETLER@CITIZENSENERGYGROUP.COM	<b>NINESTAR CONNECT (Electric &amp; Telecom)</b> ERIC MEYER (317) 323-2074 2243 East Main Street Greenfield, Indiana 46140 EMEYER@NINESTARCONNECT.COM	<b>COMCAST</b> MATT STRINGER 5330 E. 65th Street Indianapolis, IN 46220 P: (317) 774-3384 F: (317) 219-5090 matthew_stringer@cable.comcast.com	<b>VECTREN</b> SANDRA CASEY 16000 Allisonville Road Noblesville, Indiana 46061 P: (317) 776-5532 F: (317) 776-5553 Mailing Address: P.O. Box 1700 Noblesville, Indiana 46061 sandra.casey@centerpointenergy.com
<b>MCCORDSVILLE FIRE DEPARTMENT</b> 7580 N Form Street McCordsville, Indiana 46055 P: (317) 335-9236	<b>TOWN OF MCCORDSVILLE PLANNING AND BUILDING DEPT</b> RYAN CRUM 6280 W 800 N McCordsville, Indiana 46055 P: (317) 335-3604 rcrum@mccordsville.org	<b>TOWN OF MCCORDSVILLE ENGINEERING DEPARTMENT</b> MARK WITSMAN 6280 W 800 N McCordsville, IN 46055 P: (317) 335-3604 mwitsman@mccordsville.org	<b>TOWN OF MCCORDSVILLE PUBLIC WORKS</b> RON CRIDER 6280 W 800 N McCordsville, IN 46055 P: (317) 335-3493 rcrider@mccordsville.org

REVISIONS		
DATE	DESCRIPTION	BY

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

MCCORD POINTE SECTION 5  
MCCORDSVILLE, INDIANA  
COVER SHEET

PROFESSIONAL ENGINEER  
No. 11400758  
STATE OF INDIANA  
NOTARY PUBLIC  
K. Keichhorn  
DRAWN BY: GJA/TS  
CHECKED BY: KE  
DATE: DECEMBER 3, 2019  
SCALE: AS SHOWN  
SHEET  
JOB NUMBER: 2019-003-A  
**C1.0**  
COVER SHEET





(IN FEET)

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	
	FLOW ARROW	
	SPOT ELEVATION	
	PAVEMENT ELEVATION	
	A.D.A. HANDICAP RAMP	
	2' ROLL CURB	
	POND SIGNAGE	
	4 FT CONC. APRON (SEE CONCRETE SECTION - SHEET C3.2)	
	20' SAFETY RAMP @ 6:1 SLOPE (CONSTRUCTED WITH COMPACTED CLAY)	
	2' ROLL CURB (REVERSE SLOPE)	
	SSD CLEANOUT	
	SANITARY CLEANOUT	

ABBREVIATIONS:

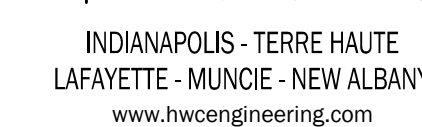
BC	— BACK OF CURB	TB	— TOP OF BANK GRADE
CL	— CENTERLINE	TC	— TOP OF CASTING GRADE
FG	— FINISHED GRADE	PAD	— PAD GRADE
FL	— FLOW LINE	MFPG	— MINIMUM FLOOD PROTECTION GRADE
HP	— HIGH POINT	MFFE	— MINIMUM FINISH FLOOR ELEVATION
INV	— INVERT ELEVATION	TW	— TOP OF WALL
LP	— LOW POINT	IEE	— INGRESS / EGRESS EASEMENT
ME	— MATCH EXISTING GRADE	2S	— LOT NUMBER
NP	— NORMAL POOL (ELEVATION)	C.A.	— COMMON AREA
PC	— POINT OF CURVATURE	D.E.	— DRAINAGE EASEMENT
PRC	— POINT OF REVERSE CURVATURE	S.S.D.&U.E.	— SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
PT	— POINT OF TANGENCY	D.&U.E.	— DRAINAGE AND UTILITY EASEMENT
PVC	— POLYVINYL CHLORIDE PIPE	ESM	— EASEMENT
PVI	— POINT OF VERTICAL INTERSECTION	B.S.L.	— BUILDING SETBACK LINE
RCP	— REINFORCED CONCRETE PIPE	R/W	— RIGHT-OF-WAY

SEE SHEET C1.2 FOR OVERALL  
GENERAL PROJECT NOTES.

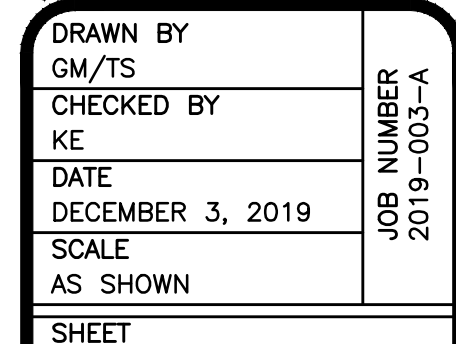
**BENCHMARK INFORMATION:**

CUT SQUARE ON BACK OF CURB AT INTERSECTION OF  
NORTH ANCHOR BEND AND NORTH MARINERS CREST.  
SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION  
3' WEST OF A FIRE HYDRANT.  
ELEVATION = 847.28 (NGVD 29)

## REVISIONS



**MCCORD POINTE SECTION 5  
MCCORDSVILLE, INDIANA  
DEVELOPMENT PLAN**



## C1.1

DEVELOPMENT PLAN



LEGEND:

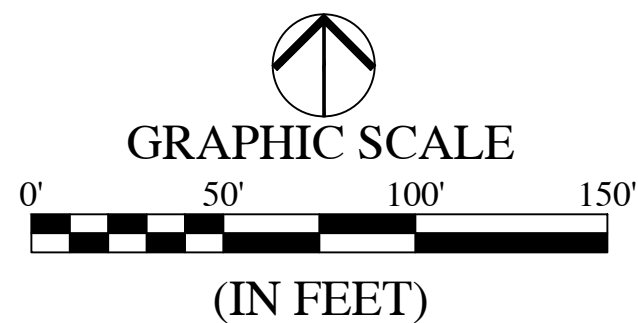
EXISTING	PROPOSED
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
	SWALE / FLOWLINE
	SUBSURFACE DRAIN
	SANITARY SEWER
	STORM SEWER
	STORM CULVERT
	WATER MAIN
	CONTOUR, MAJOR
	CONTOUR, MINOR
	FENCE
	TREE LINE
	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET
	STORM END SECTION
	FIRE HYDRANT
	STREET LIGHT
	FLOW ARROW
	SPOT ELEVATION
	PAVEMENT ELEVATION
	A.D.A. HANDICAP RAMP
	2' ROLL CURB
	POND SIGNAGE
	4 FT CONC. APRON (SEE CONCRETE SECTION - SHEET C3.2)
	20' SAFETY RAMP @ 6:1 SLOPE (CONSTRUCTED WITH COMPACTED CLAY)
	2' ROLL CURB (REVERSE SLOPE)
	SSD CLEANOUT
	SANITARY CLEANOUT

ABBREVIATIONS:

BC	- BACK OF CURB	TB	- TOP OF BANK GRADE
CL	- CENTERLINE	TC	- TOP OF CASTING GRADE
FG	- FINISHED GRADE	PAD	- PAD GRADE
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INV	- INVERT ELEVATION	TW	- TOP OF WALL
LP	- LOW POINT	IEE	- INGRESS / EGRESS EASEMENT
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RCP	- REINFORCED CONCRETE PIPE	R/W	- RIGHT-OF-WAY

BENCHMARK INFORMATION:

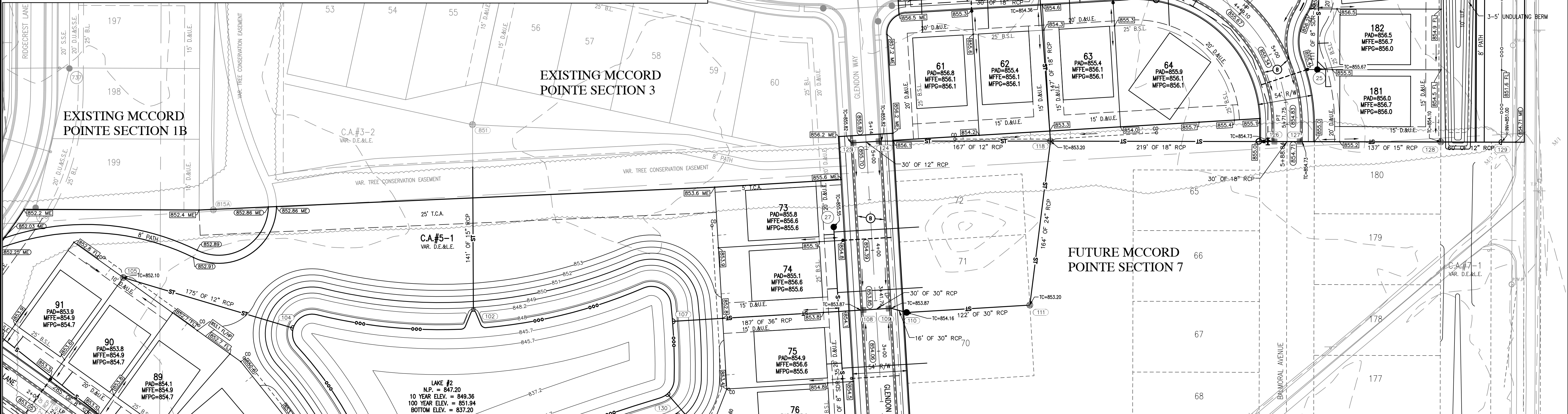
OUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST. SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT.  
ELEVATION = 847.28 (NGVD 29)



REVISIONS

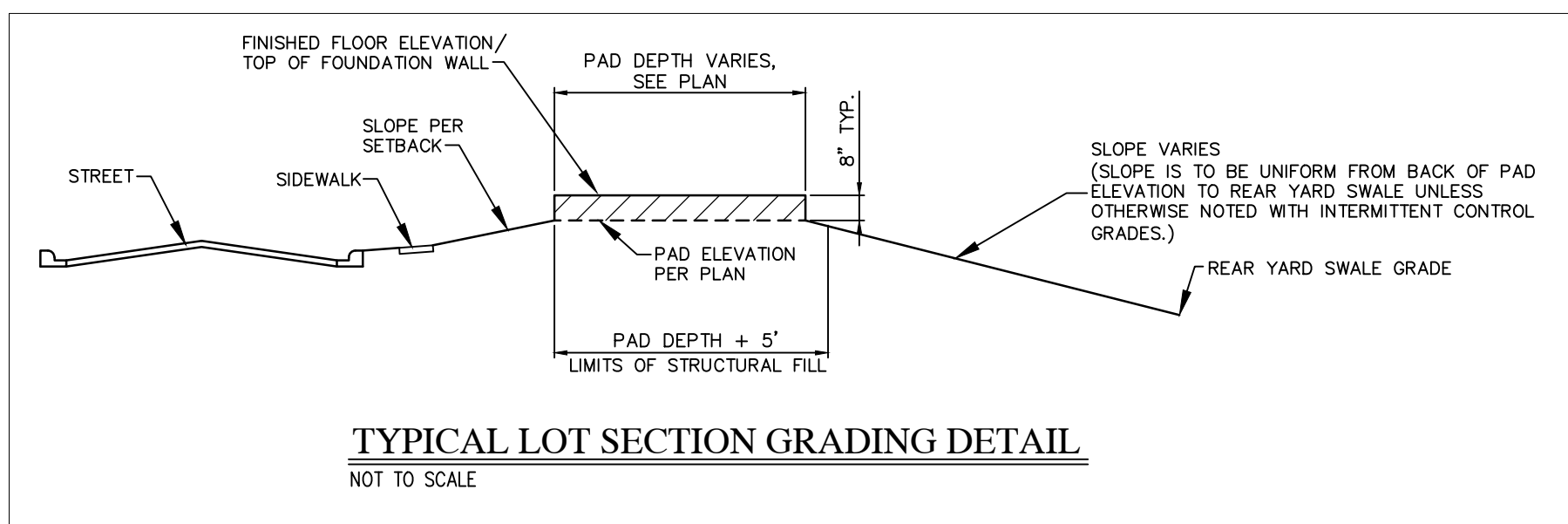


MCCORD POINTE SECTION 5  
MCCORDSVILLE, INDIANA  
DEVELOPMENT PLAN



FOR CONTINUATION SEE SHEET C1.1

- OVERALL GENERAL PROJECT NOTES
- NOT ALL GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTORS BENEFIT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES IN HIS WORK AREA WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT FROM THAT SHOWN ON THE DRAWINGS. ALL EXISTING UTILITIES ENCOUNTERED IN THE WORK, WHETHER IN PUBLIC RIGHTS OF WAY OR ON PRIVATE PROPERTY, SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE. ANY UTILITIES WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION TO SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY. IF MINOR CONFLICTS ARISE, THE CONTRACTOR MAY SHIFT THE PROPOSED LOCATION OF THE INSTALLATION OF THE WORK. BEFORE WORKING WITH OR AROUND UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.
  - SAFETY PROVISIONS FOR THE WORK SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE INDIANA OSHA AND ANY OTHER LOCAL STATE OR FEDERAL AGENCY HAVING JURISDICTION, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR SHALL AT MINIMUM, PROVIDE TRAFFIC CONTROL AS REQUIRED TO SAFELY PROTECT THE GENERAL PUBLIC, THE CONTRACTOR'S WORK FORCES AND THE WORK. TRAFFIC CONTROL SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIAL PROVISIONS, STANDARD DETAILS AND GENERAL INSTRUCTIONS TO FIELD EMPLOYEES. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. THE OPTION OF THE OWNER AND/OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, FENCES, WARNING SIGNS, FLASHING LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, SAFETY MEETING REQUIREMENTS AND AGENCY REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY PRECAUTIONS, THERE WILL BE NO SEPARATE OR ADDITIONAL PAYMENT FOR THIS WORK.
  - WHERE PROPERTY MARKERS, SECTION CORNERS, SURVEY MARKS OR BENCHMARKS, SUCH AS STONES, PIPES, OR OTHER SUCH MONUMENTS ARE ENCOUNTERED AND CONFLICT WITH THE WORK, THE ENGINEER SHALL BE NOTIFIED BEFORE THEY ARE DISTURBED. THE MARKERS SHALL BE PROTECTED AFTER THE OWNER, ENGINEER, AND AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR REFERENCED THEIR LOCATIONS.
  - ALL MATERIALS DENOTED "SALVAGED" SHALL BE STORED AND PROTECTED AT THE SITE FOR THE OWNER TO COLLECT OR FOR THE CONTRACTOR TO RE-USE AS INDICATED.
  - THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER.
  - ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.
  - CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.
  - REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED HOUSE PADS. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO STORM SEWER SYSTEM OR LAKE. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS.
  - CONTRACTOR SHALL STAMP THE LETTER "S" IN THE CURB PERPENDICULAR TO THE LATERAL MARKER.
  - STRUCTURES RECEIVING SUB-SURFACE DRAIN (SSD) SHALL HAVE BOTH PORTS CORE DRILLED. "T" OR "Y" BLIND CONNECTIONS ARE NOT ALLOWED.
  - ALL STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE--DRAINS TO WATERWAY".
  - STRUCTURAL FILL: SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). SHALL BE FREE OF ORGANIC MATERIAL, DEBRIS, DELETERIOUS MATERIALS AND FROZEN SOLIDS.
  - ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE SHOULDERS AND SIGNAGE. REPAIRS (I.E. STRIPING) SHALL COINCIDE WITH THE ADJOINING ROAD.
  - CLAY POND LINES ARE REQUIRED IF SIGNIFICANT SAND OR GRAVEL STRATIFICATIONS ARE ENCOUNTERED DURING EXCAVATION OF POND.
  - ALL COMMON AREA SIDEWALKS OR PATHS ARE TO BE CONSTRUCTED AS PART OF THE SITE INFRASTRUCTURE. INDIVIDUAL LOT SIDEWALKS TO BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION.

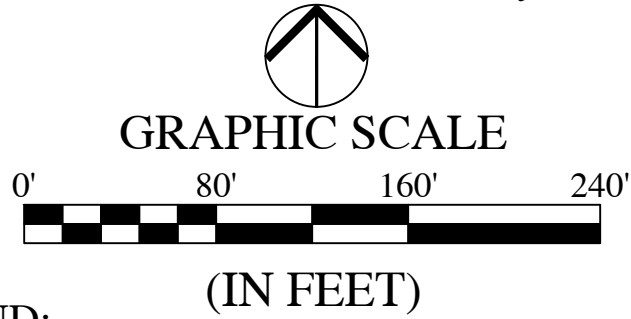
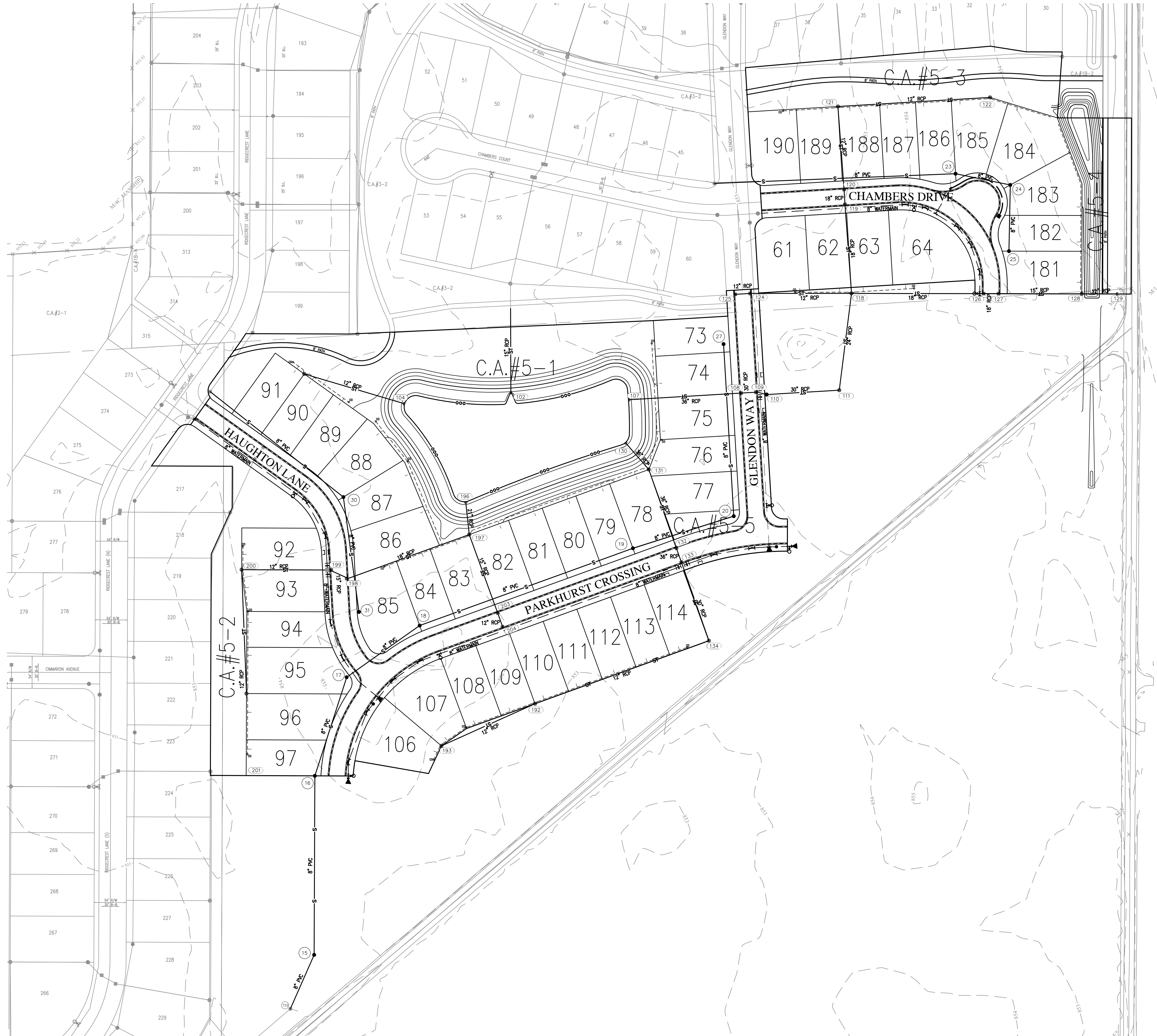


TYPICAL LOT SECTION GRADING DETAIL  
NOT TO SCALE

PROFESSIONAL ENGINEER  
No. 11400758  
STATE OF INDIANA  
NOTARY PUBLIC  
Kirsten K. Richman  
DRAWN BY: GM/TS  
CHECKED BY: KE  
DATE: DECEMBER 3, 2019  
SCALE: AS SHOWN  
JOB NUMBER: 2019-003-A  
SHEET

C1.2  
DEVELOPMENT PLAN





LEGEND:

EXISTING	PROPOSED
--- RIGHT-OF-WAY LINE	--- RIGHT-OF-WAY LINE
--- EASEMENT LINE	--- EASEMENT LINE
--- SETBACK LINE	--- SETBACK LINE
--- CENTERLINE	--- CENTERLINE
--- SWALE / FLOWLINE	--- SWALE / FLOWLINE
--- SUBSURFACE DRAIN	--- SUBSURFACE DRAIN
--- SANITARY SEWER	--- SANITARY SEWER
--- STORM SEWER	--- STORM SEWER
--- STORM CULVERT	--- STORM CULVERT
--- WATER MAIN	--- WATER MAIN
--- CONTOUR, MAJOR	--- CONTOUR, MAJOR
--- CONTOUR, MINOR	--- CONTOUR, MINOR
--- FENCE	--- FENCE
--- TREE LINE	--- TREE LINE
--- SANITARY MANHOLE	--- SANITARY MANHOLE
--- STORM MANHOLE	--- STORM MANHOLE
--- STORM INLET	--- STORM INLET
--- STORM END SECTION	--- STORM END SECTION
--- FIRE HYDRANT	--- FIRE HYDRANT
--- STREET LIGHT	--- STREET LIGHT
--- FLOW ARROW	--- FLOW ARROW
--- SPOT ELEVATION	--- SPOT ELEVATION
--- PAVEMENT ELEVATION	--- PAVEMENT ELEVATION
--- A.D.A. HANDICAP RAMP	--- A.D.A. HANDICAP RAMP
--- 2' ROLL CURB	--- 2' ROLL CURB
--- POND SIGNAGE	--- POND SIGNAGE
--- 4 FT CONC. APRON (SEE CONCRETE SECTION - SHEET C3.2)	--- 4 FT CONC. APRON (SEE CONCRETE SECTION - SHEET C3.2)
--- 20' SAFETY RAMP @ 6:1 SLOPE (CONSTRUCTED WITH COMPACTED CLAY)	--- 20' SAFETY RAMP @ 6:1 SLOPE (CONSTRUCTED WITH COMPACTED CLAY)
--- 2' ROLL CURB (REVERSE SLOPE)	--- 2' ROLL CURB (REVERSE SLOPE)
--- SSD CLEANOUT	--- SSD CLEANOUT
--- SANITARY CLEANOUT	--- SANITARY CLEANOUT

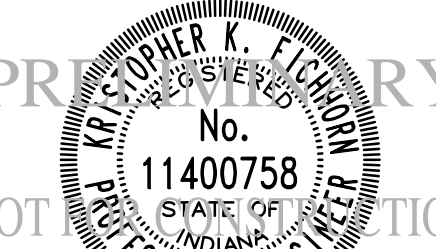
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REVISIONS	

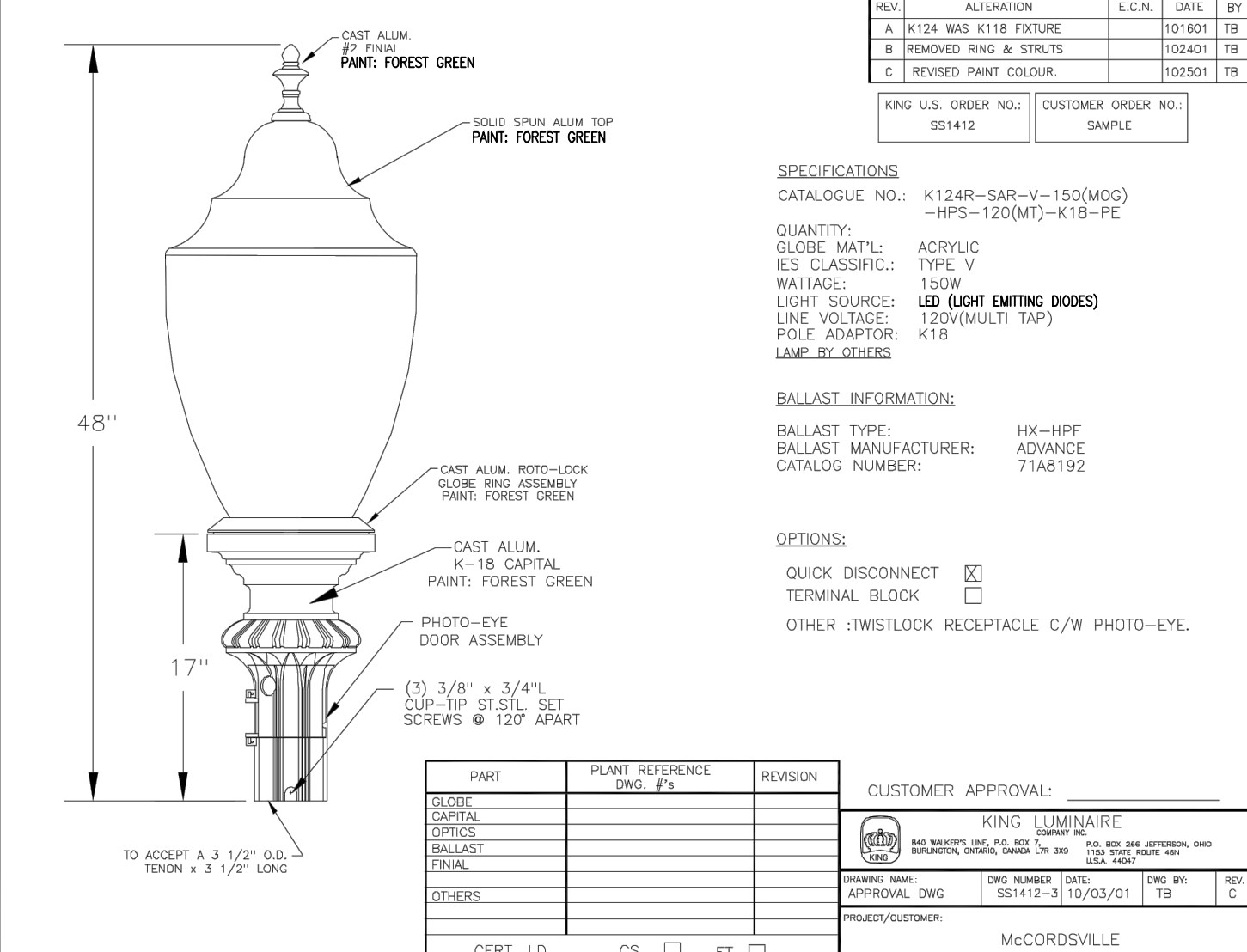


MCCORD POINTE SECTION 5  
MCCORDSVILLE, INDIANA  
MASTER UTILITY PLAN



DRAWN BY GM/TS	JOB NUMBER 2019-003-A
CHECKED BY KE	
DATE DECEMBER 3, 2019	
SCALE AS SHOWN	
SHEET	

C1.11  
MASTER UTILITY PLAN



PROF. DR. KRISTOPHER K. EICKHORN  
No. 11400758  
STATE OF INDIANA  
PROFESSIONAL ENGINEER

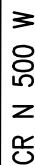
*Kristopher K. Eickhorn*

DRAWN BY TD/CM	JOB NUMBER 2019-003-A
CHECKED BY KE	
DATE DECEMBER 3, 2019	
SCALE AS SHOWN	
SHEET	

C3.1

TRAFFIC CONTROL  
AND  
LIGHTING PLAN



4' MIN

SUPPLEMENTAL TREE PLANTINGS AT A RATE OF 5 TREES PER ACRE

*Call 811 or 800-382-5544 Before you Dig.*

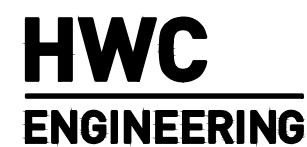


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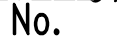


www.hwcengineering.com

## LANDSCAPE PLAN

NOT A STATE OF CONSTRUCTION



Kristian K. Eide

GM/TS

GM/TS	BER --A
CHECKED BY	

CHECKED BY  
KF

RE	NU 0-0
DATE	

DATE  
DECEMBER 3 2019

DECEMBER 9, 2019	JC 20
SCALE	

AS SHOWN

RE ENTRY	
QUEST	

LANDSCAPE PLAN