

LOCATION MAP
SCALE 1" = 1/2 MI.

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
ketchum@hwcengineering.com

COMMON AREAS	
CA#6-1	424 AC
CA#6-2	657 AC
CA#6-3	677 AC
TOTAL	538 AC

LINEAR FOOTAGE OF STREETS	
DUNCAN COURT	253 LF
HIGHVIEW LANE	567 LF
TIMBERCREST WAY	828 LF
TOTAL	1,648 LF

ZONED McCORDSVILLE AMENDED PLD ORDINANCE NO. 100-017R, AN ORDINANCE AMENDING THE TOWN OF McCORDSVILLE ZONING ORDINANCE NO. 121-040, AS AMENDED.

DEVELOPMENT STANDARDS

MAXIMUM NUMBER OF LOTS
MINIMUM LOT AREA
MINIMUM LOT WIDTH
MINIMUM FRONT YARD SETBACK
MINIMUM SIDE YARD SETBACK
MINIMUM REAR YARD SETBACK
MINIMUM LIVABLE FLOOR AREA
MINIMUM FIRST FLOOR LIVING AREA
MINIMUM HEIGHT - PRINCIPAL

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

McCORD POINTE SECTION 6

Lennar Homes of Indiana, Inc.



SOILS MAP
NOT TO SCALE

SOILS LEGEND
B-1
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B-100

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-C2.1	STREET PLAN & PROFILE
C3.0	INTERSECTION & CUL-DESAC DETAILS
C3.1	TRAFFIC CONTROL AND LIGHTING PLAN
C4.0-C4.1	SANITARY SEWER PLAN & PROFILE
C6.0	STORM SEWER PLAN & PROFILE
C7.0	WATER DISTRIBUTION PLAN
C8.0	STORMWATER POLLUTION PREVENTION NOTES
C8.1-C8.4	STORMWATER POLLUTION PREVENTION DETAILS
C8.5	CONSTRUCTION DETAILS
C8.6	CITIZENS WATER DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS

SITE MAP
SCALE 1" = 200'

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
8	SANITARY SEWER SPECIFICATIONS
9	SANITARY SEWER DETAILS
10	SANITARY SEWER LIFT STATION STANDARDS & GUIDELINES

CONTACT INFORMATION:

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WWW.HWCENGINEERING.COM

CONTRACT: McCordsville, Indiana 46055
PROJECT: McCordsville, Indiana 46055
DATE: 10/12/2020
SCALE: 1" = 200'

DESIGNER: HWC ENGINEERING, INC. (HWC) 135 N. PENNSYLVANIA ST., SUITE 2800, INDIANAPOLIS, IN 46204
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WWW.HWCENGINEERING.COM

REVISIONS	
DATE	DESCRIPTION
8/12	TAC COMMENTS HWC



McCORD POINTE SECTION 6 COVER



DESIGNED BY	DAVID A. KETCHUM
CHECKED BY	DAVID A. KETCHUM
DATE	JULY 2020
SCALE	1" = 200'
SHEET	1

C1.0
COVER

HOW MANY TIMES
 HAVE YOU DUG?
 Call 811 or 800-382-5544 Before you Dig!

REVISIONS		
W/2	TAC COMMENTS	HWC

HWC ENGINEERING
 INDIANAPOLIS, INDIANA
 LAFAYETTE, INDIANA
 NEW ALBANY, INDIANA

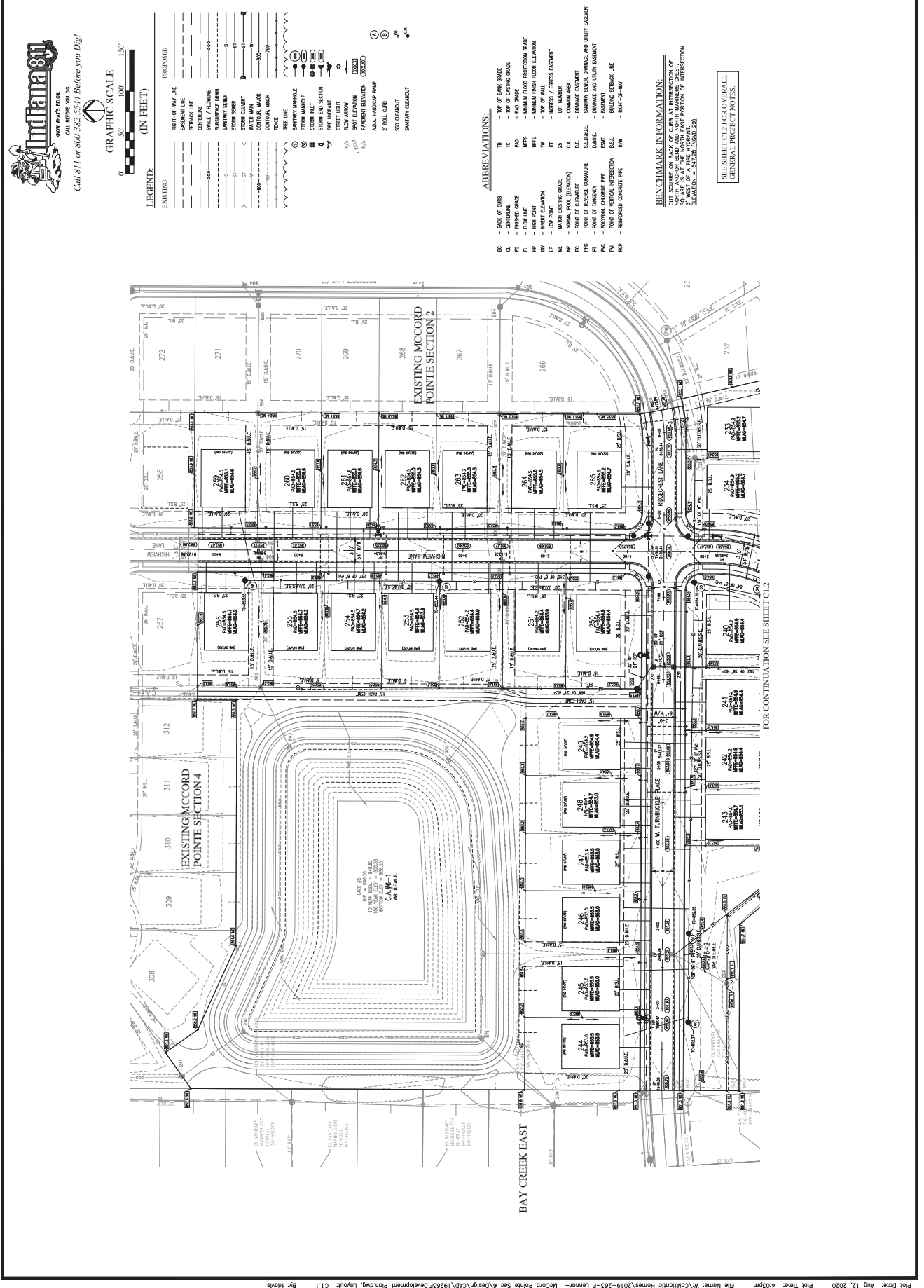
MCCORD POINTE SECTION 6 MCCORDSVILLE, INDIANA DEVELOPMENT PLAN

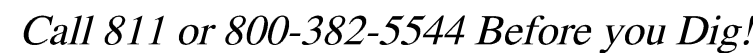
PROFESSIONAL ENGINEER
 MATTHEW J. LENNOR
 No. 1400738
 State of Indiana

DRAWN BY: [blank]
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 DATE: [blank]
 SCALE: [blank]
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C1.1
 DEVELOPMENT PLAN

© 2020





(IN FEET)

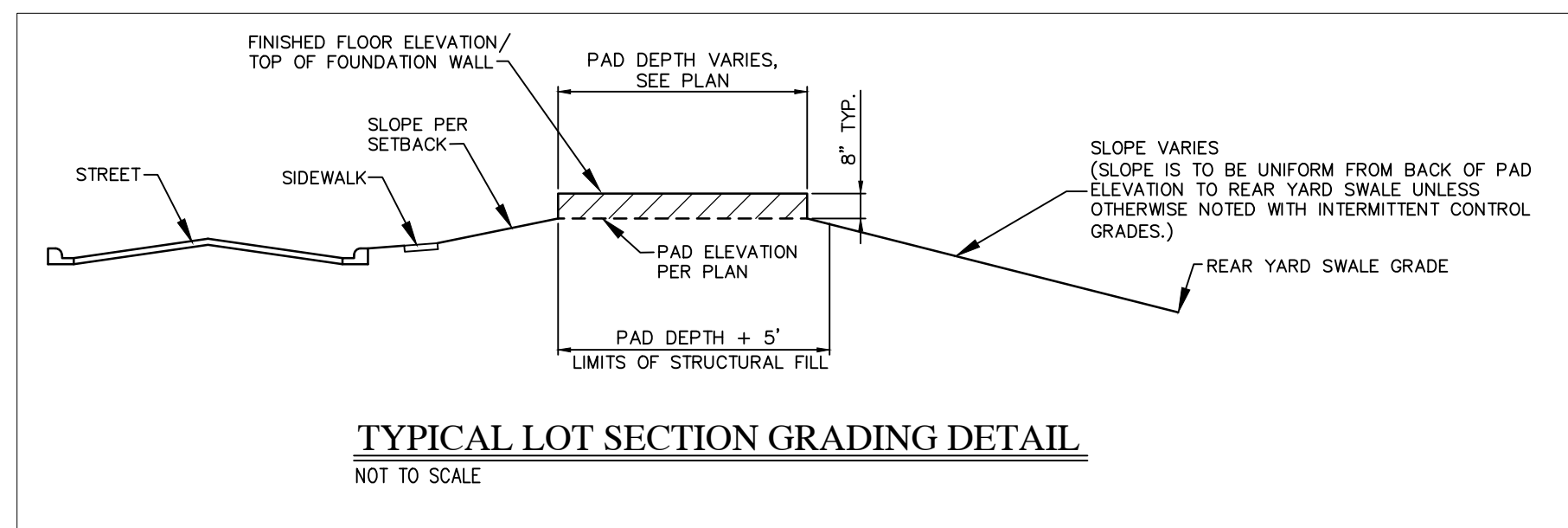
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FOR CONTINUATION SEE SHEET C1.1

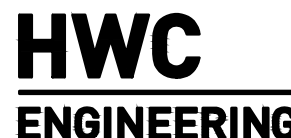
EXISTING MCCORD POINTE SECTION 2

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	ZS	- 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.E.U.E.	- DRAINAGE AND UTILITY EASEMENT
PVC	- POLYVINYL CHLORIDE PIPE	ES&E	- EASEMENT
PVI	- POINT OF VERTICAL INTERSECTION	B.S.L.	- BUILDING SETBACK LINE
RC	- REINFORCED CONCRETE PIPE	R/W	- RIGHT-OF-WAY

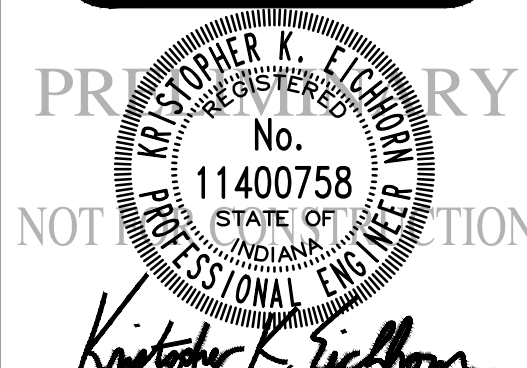
CUT SQUARE ON BACK OF CURB AT INTERSECTION OF
NORTH ANCHOR BEND AND NORTH MARINERS CREST.
SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION
3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)



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MCCORD POINTE SECTION 6
MCCORDSVILLE, INDIANA

DEVELOPMENT PLAN

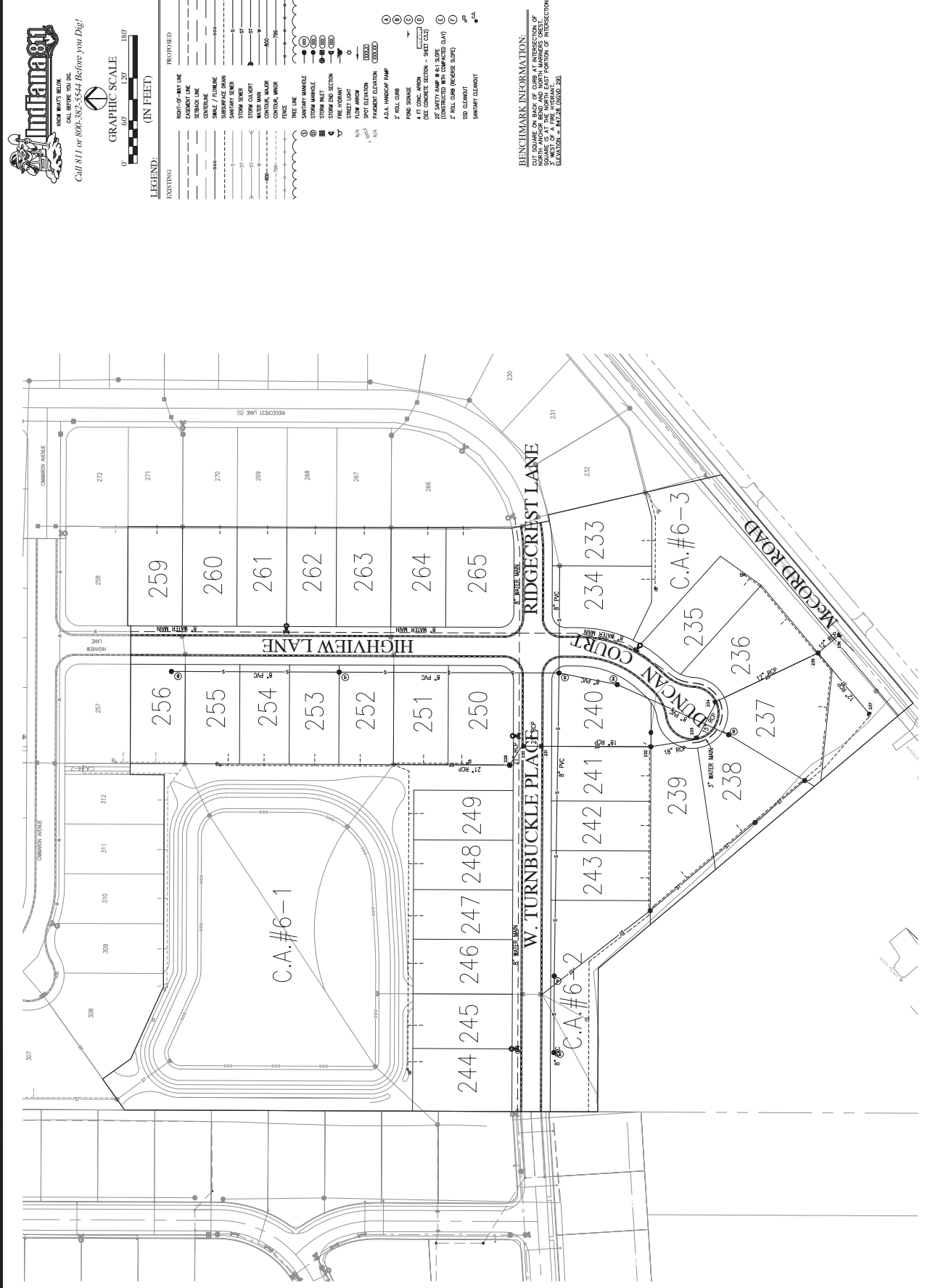


DRAWN BY TS
CHECKED BY KE
DATE JULY 2020
SCALE AS SHOWN
SHEET

JOB NUMBER
2019-263-F

C1.2

DEVELOPMENT PLAN



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).

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!


0' 60' 120' 180'
GRAPHIC SCALE
(IN FEET)

GRAPHIC SCALE
60' 120' 180'
(IN FEET)

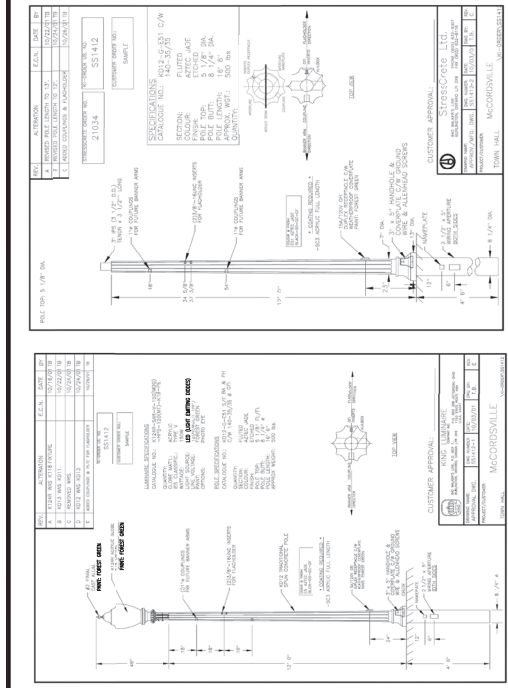
REV	DATE	BY	REVISIONS
1	07/20	ME	TAC COMMENTS

HWC
ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MOBILE - NEW ALBANY
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MCCORD POINTE SECTION 6
MCCORDSVILLE, INDIANA
TRAFFIC CONTROL PLAN

PROFESSIONAL ENGINEER
STATE OF INDIANA
1400738
JULY 2020
SCALE
AS SHOWN
SHEET

C3.1
TRAFFIC CONTROL PLAN
© 2020



Indiana 811
OUR MATRONS
CALL BEFORE YOU DIG!
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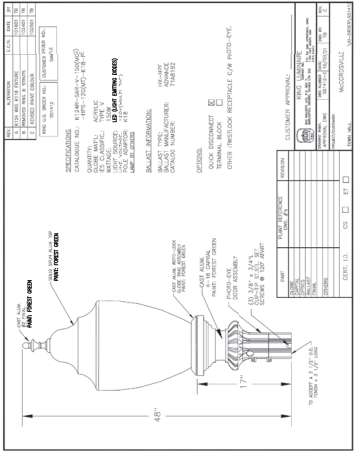


LEGEND:
EXISTING
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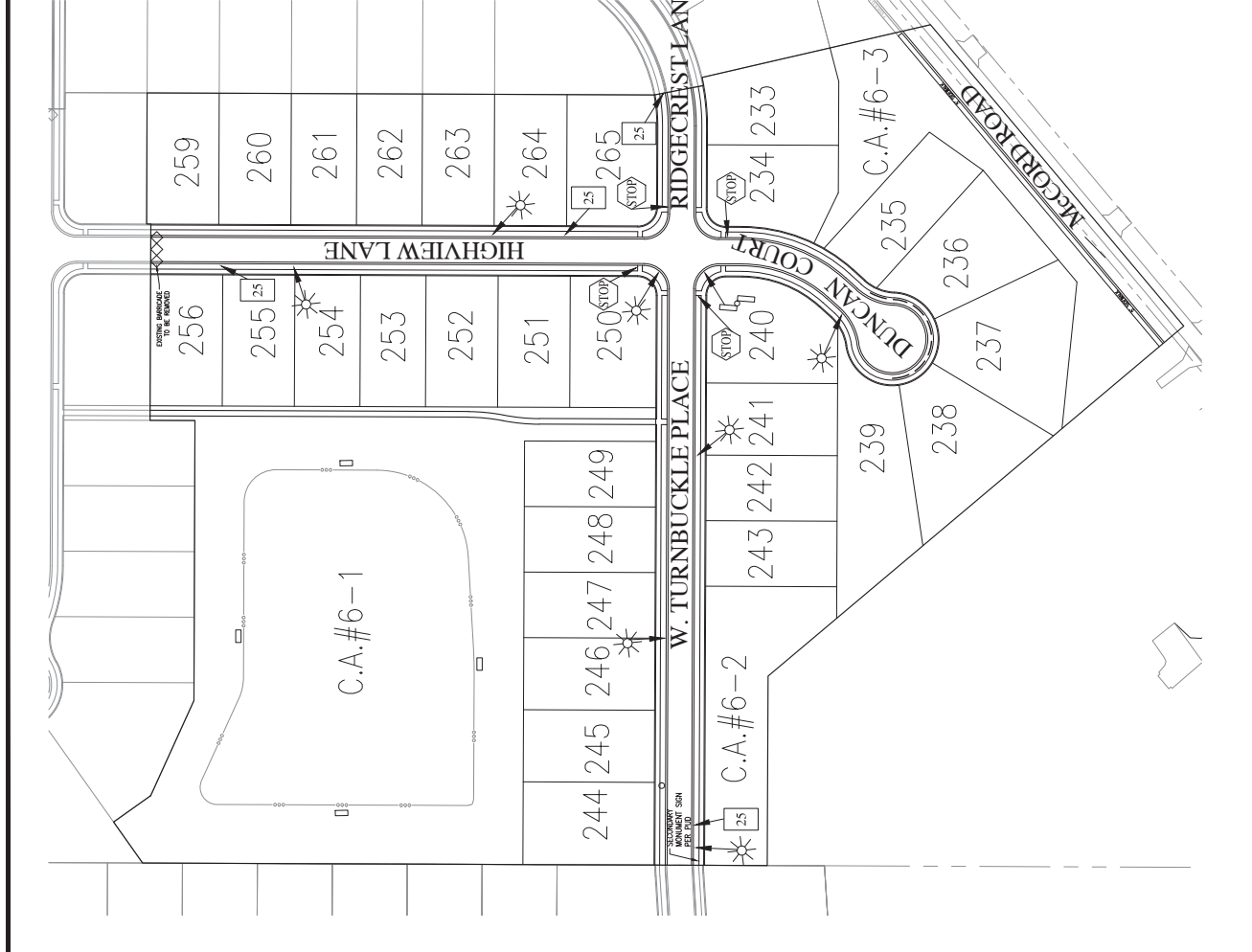
NO SWIMMING
POND SAFETY SIGN
NOT TO SCALE

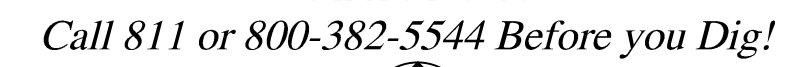
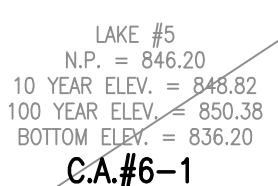
1. SIZE SHALL BE A MINIMUM OF ONE SQUARE FOOT.
2. LOCATION SHALL BE LOCATED IN THE CENTER OF THE POND.
3. A SIGN MUST BE PLACED AT THE PUBLIC ACCESS POINT TO THE POND.
4. THE SIGN MUST BE PLACED AT THE PUBLIC ACCESS POINT TO THE POND.
5. THE SIGN MUST BE PLACED AT THE PUBLIC ACCESS POINT TO THE POND.

RIGHT-OF-WAY LINE
STOP SIGN
SPEED LIMIT SIGN
STREET NAME SIGN
END OF ROAD SIGN
TYPE II CONSTRUCTION
BARRELS
RED PNEUMATIC LED
USE TYPE OF MCCORDSVILLE
ZONING DISTANCE DASH C1
USE TYPE OF MCCORDSVILLE
CUT-OFF AND DOWN 30' COMPLIANT
POND SAFETY SIGN



- GENERAL NOTES**
1. LIGHTING, SIGNS, IRRIGATION LINES, ETC. MUST BE CONSTRUCTED TO MATCH EXISTING STREET LIGHTS.
 2. STREET LIGHTS ARE REQUIRED TO MATCH EXISTING STREET LIGHTS.
 3. TO INCLUDE POLE TYPE, HEIGHT, TYPE, HEIGHT OF FIXTURE, ETC.
 4. ALL STREET LIGHTS SHALL BE INSTALLED WITH REDUCED GLASS TO MITIGATE LIGHT SPILLOVER. ALL STREET LIGHTS ARE REQUIRED TO BE FULL CUT-OFF AND DOWN 30' COMPLIANT.





(IN FEET)

EXISTING

☐ A
☐ B
☐ C
☐ D

☐ E
☐ F
☐ C.O.

QUANTITY / KEY

ENTRY MONUMENT

PERENNIAL BED

SHADE TREE

EVERGREEN TREE


ORNAMENTAL TREE

DECIDUOUS SHRUB

GRASSES

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
AS	ACER SCCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	5	2" B&B	CENTRAL LEADER, HEADED UP TO 4' MIN
CV	CRATEAGUS VIRDIS 'WINTER KING'	WINTER KING HAWTHORN	1	2" B&B	GOOD BRANCH STRUCTURE HEADED UP TO 4' MIN
PA	PICEA ABIES	NORWAY SPRUCE	7	6" B&B	SINGLE LEADER, FULL, MATCHING SPECIMENS
PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	6	2" B&B	CENTRAL LEADER, HEADED UP TO 4' MIN

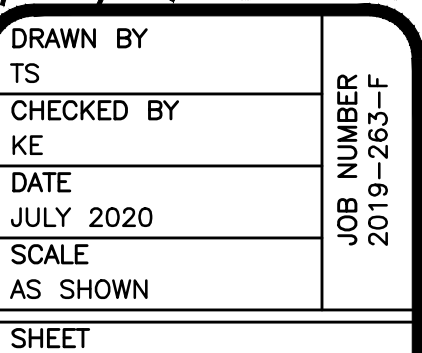
SUPPLEMENTAL TREE PLANTINGS AT A RATE OF 5 TREES PER ACRE ARE REQUIRED IN CA 4-1 AND CA 4-2.



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LAFAYETTE - MUNCIE - NEW ALBANY
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LANDSCAPE PLAN



LANDSCAPE PLAN

Plot Date: Aug 14, 2020
Plot Time: 4:03pm
File Name: W:\CalAtlantic Homes\2019-263-F Lennar-McCord Pointe Sec 6\Design\CAD\19263F_zbosedwg, Layout: Plot 1-2
By: tsmith

THIS INSTRUMENT PREPARED BY:
KRISTOPHER K. EICHHORN
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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 135
MINIMUM LOT AREA 9,000 SQ. FT
MINIMUM LOT WIDTH AT BUILDING LINE 70
MINIMUM FRONT YARD SETBACK 25 FEET
MINIMUM SIDE YARD SETBACK 7.5 FEET
MINIMUM REAR YARD SETBACK 25 FEET
MINIMUM LIVABLE FLOOR AREA 1,500 SF (SINGLE STORY)
1,800 SF (MULTI STORY)
900 SF (MULTI STORY)
MIN. GROUND FLOOR LIVING AREA 1,800 SF (MULTI STORY)
MAXIMUM LOT COVERAGE 40%
MAXIMUM HEIGHT - PRINCIPAL 35 FEET

ALL SNOW REMOVAL IS THE RESPONSIBILITY OF THE HOA AND NOT THE TOWN.

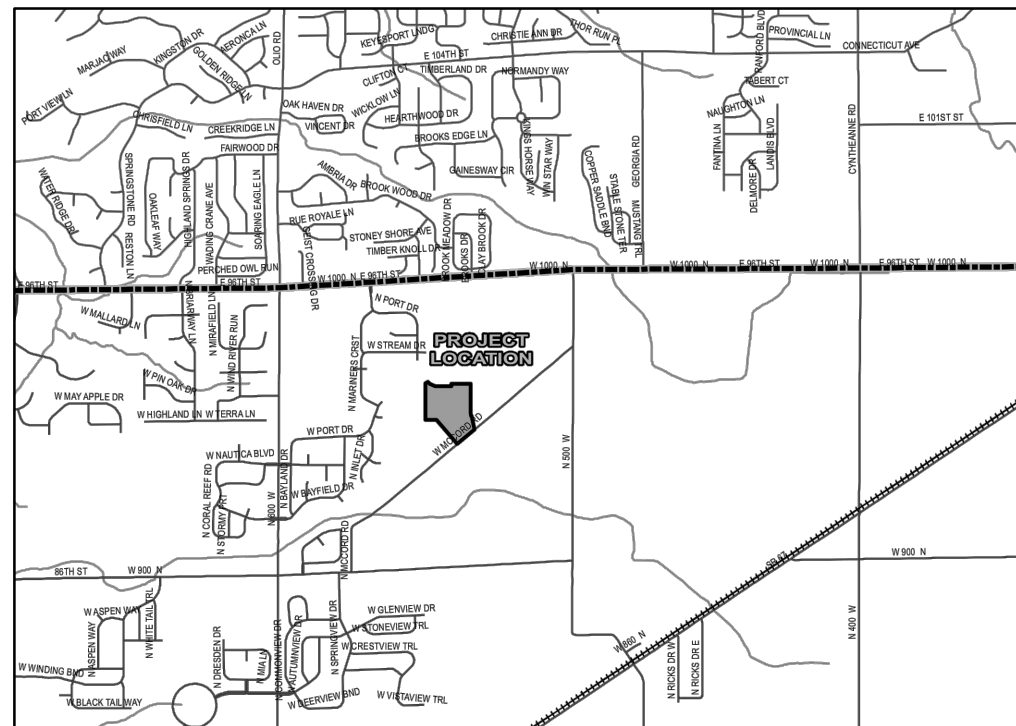
McCORD POINTE SECTION 6

SECONDARY PLAT

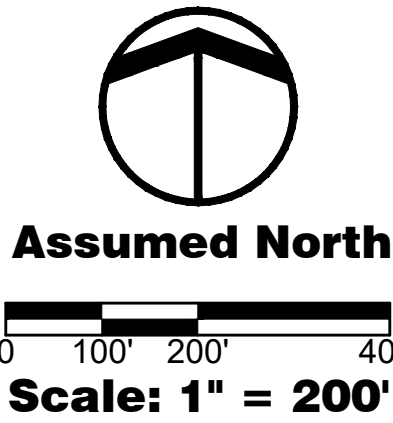
TOWN OF McCORDSVILLE

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

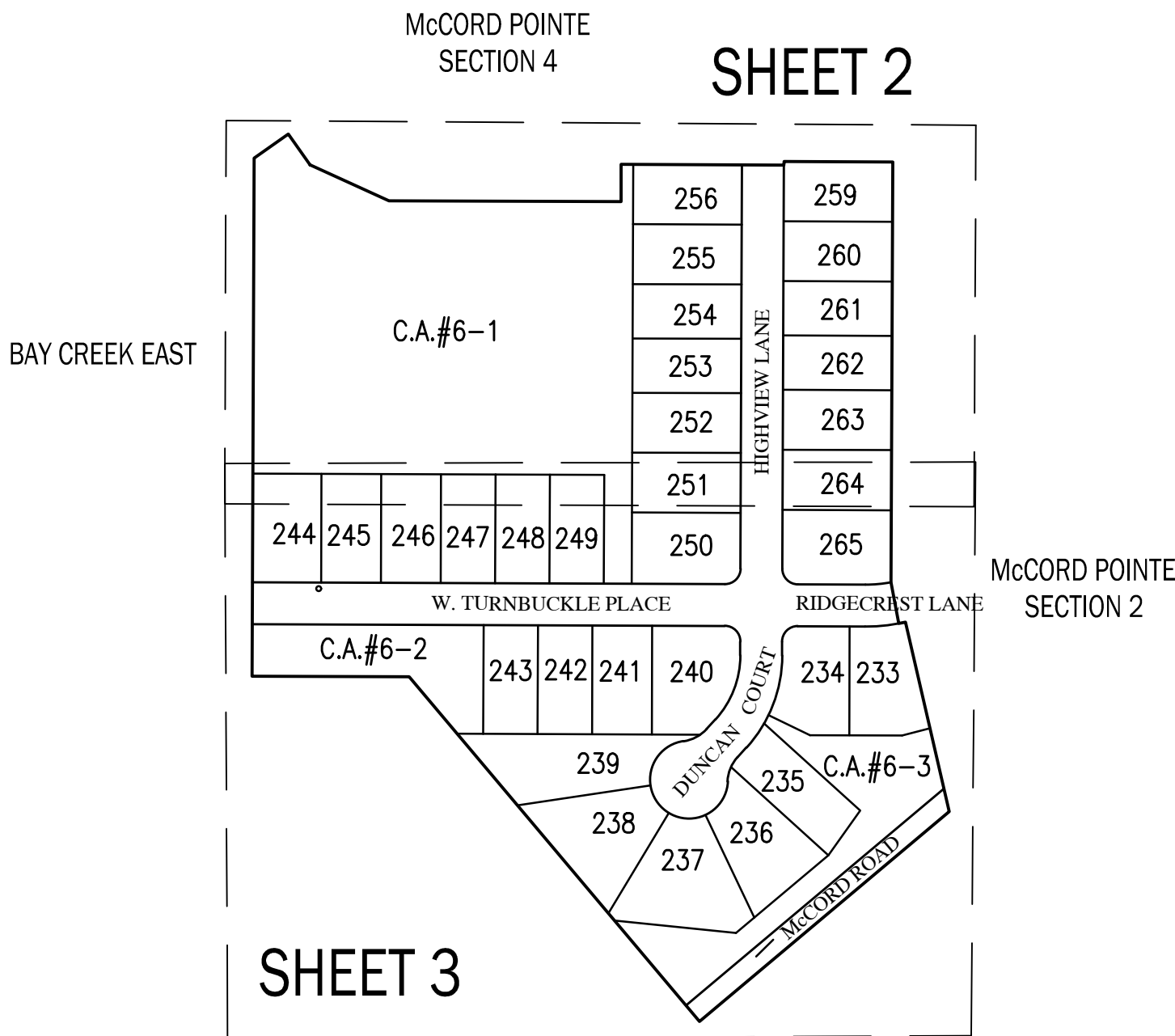
INSTRUMENT No.:
CABINET:
SLIDE:



Vicinity Map
Not to Scale



Scale: 1" = 200'



Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	8.80'	227.00'	8.80'	N78°07'08"E	2'13'17"
C-2	43.58'	227.00'	43.51'	N84°43'44"E	10°59'55"
C-3	38.39'	200.00'	38.33'	N84°43'44"E	10°59'55"
C-4	33.21'	173.00'	33.16'	N84°43'44"E	10°59'55"
C-5	31.42'	20.00'	28.28'	S44°46'22"E	89°59'53"
C-6	31.42'	20.00'	28.28'	N45°13'38"E	90°00'07"
C-7	31.42'	20.00'	28.28'	N44°46'22"W	89°59'53"
C-8	31.42'	20.00'	28.28'	S45°13'38"W	90°00'07"
C-9	129.64'	177.00'	126.76'	N21°12'30"E	41°57'52"
C-10	109.86'	150.00'	107.42'	N21°12'30"E	41°57'52"
C-11	90.09'	123.00'	88.09'	N21°12'30"E	41°57'52"
C-12	34.60'	50.00'	33.91'	N62°00'49"E	39°38'46"
C-13	34.60'	50.00'	33.91'	S22°22'03"W	39°38'46"
C-14	226.28'	50.00'	77.00'	S47°48'34"E	259°17'32"

ALL SNOW REMOVAL IS THE RESPONSIBILITY OF THE HOA AND NOT THE TOWN.

Site Map

SCALE: 1" = 200'

SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 4 FOR LAND DESCRIPTION

Kristopher K. Eichhorn
Professional Surveyor No. 21000230

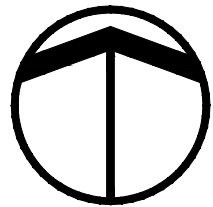


SHEET 1 OF 4

Plot Date: Aug 14, 2020
Plot Time: 4:03pm
File Name: W:\CalAtlantic Homes\2019-263-F Lennar-McCord Pointe Sec 6\Design\CAD\19263F_zbosedwg, Layout: Plot 1-2
By: tsmith

THIS INSTRUMENT PREPARED BY:
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DEVELOPED BY:
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Scale: 1" = 50'

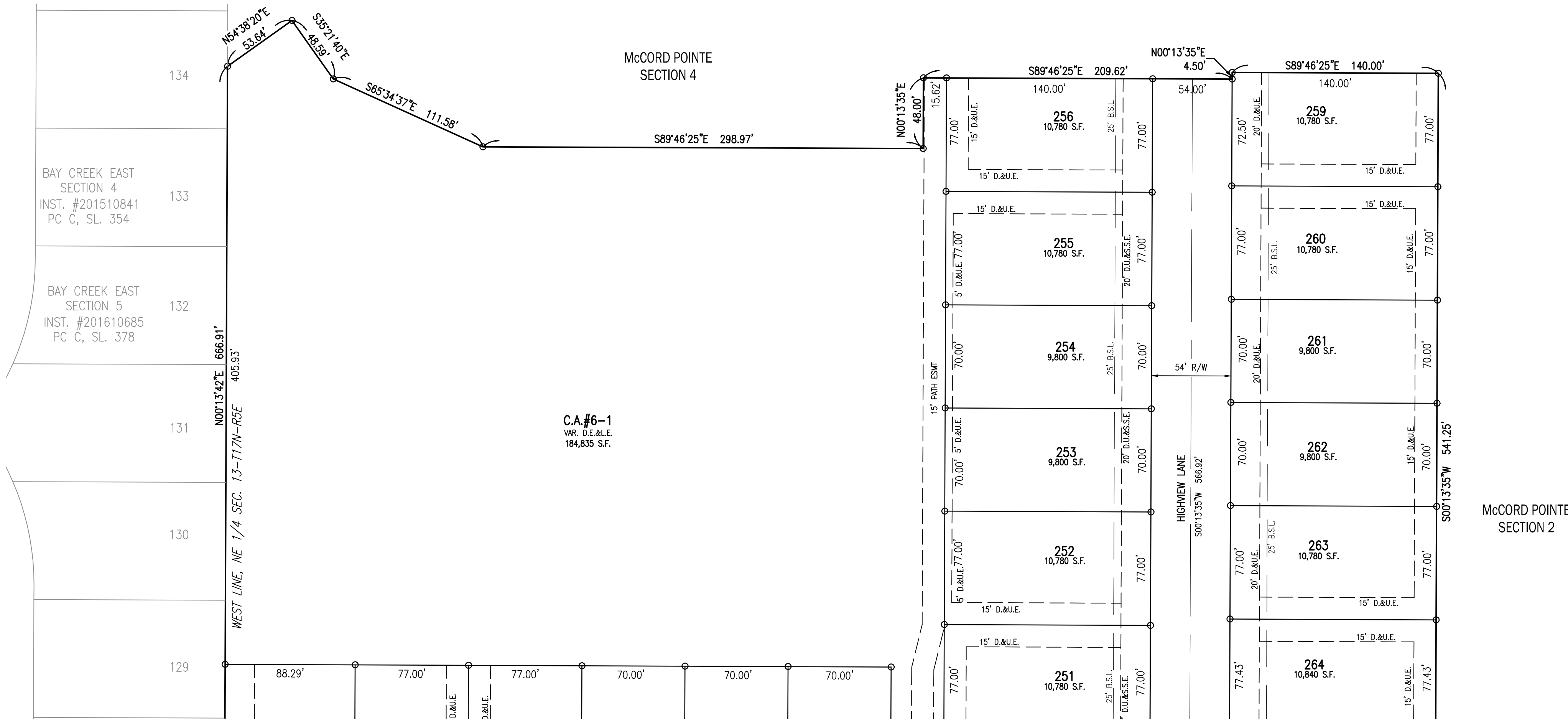
McCORD POINTE SECTION 6

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 3 OF 4

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
P.A.E. PEDESTRIAN ACCESS EASEMENT
R/W RIGHT OF WAY
C.A. COMMON AREA
S.F. SQUARE FEET
AC ACRES
R RADIUS
N.A.E. NON ACCESS EASEMENT
M.L.A.G. MINIMUM LOWEST ADJACENT GRADE
[1234] 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 4 FOR LAND DESCRIPTION

Kristopher K. Eichhorn
Professional Surveyor No. 21000230



SHEET 2 OF 4

SHEET 3 OF 4

SHEET 4 OF 4