

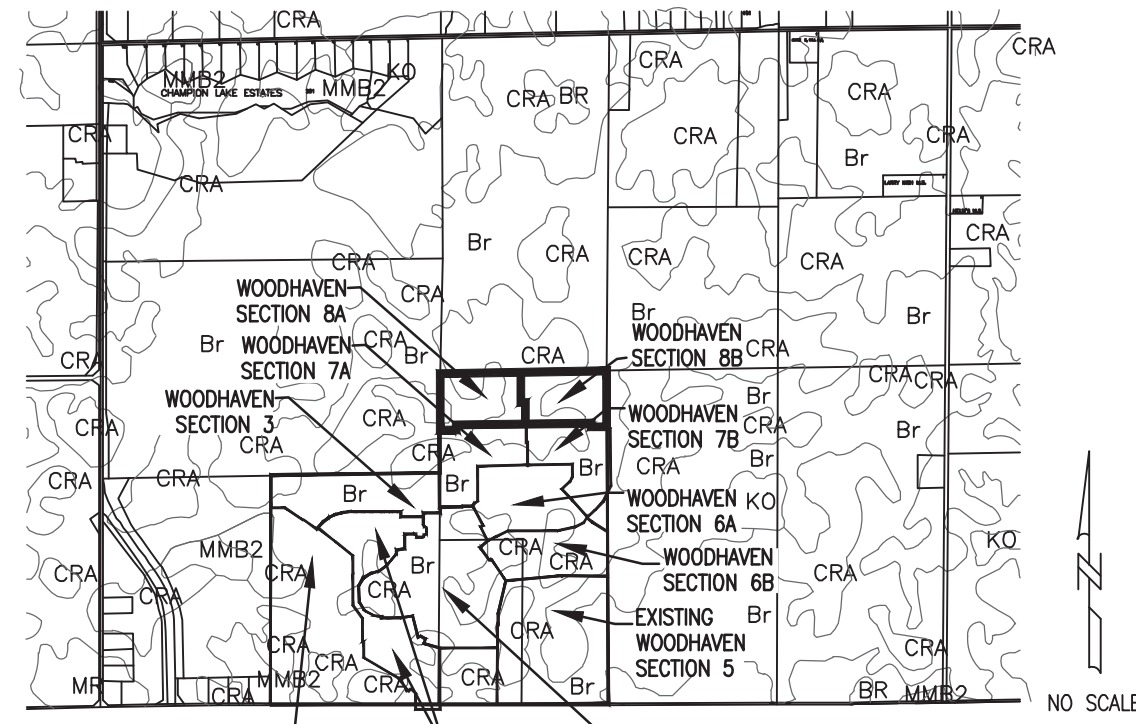
AREA MAP

★ PROJECT LOCATION

NO SCALE

# CONSTRUCTION PLANS FOR WOODHAVEN SECTION 8

## Vernon Township, McCordsville, Indiana



SOILS MAP

### GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
4. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
5. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
6. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE A TRENCH SAFETY SYSTEM DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
7. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
8. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
9. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
10. ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
11. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO DETERMINE IF ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
12. THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #1805502108 E, 18059C0107 E, 18059C02019 E, DATED MARCH 17, 2014.
13. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
14. THIS SITE DOES NOT CONTAIN ANY WETLANDS AS SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE, MCCORDSVILLE, INDIANA, NATIONAL WETLANDS INVENTORY MAP DATED 1990.

### OPERATING AUTHORITIES

TOWN OF MCCORDSVILLE ENGINEERING 6280 W 800 N MCCORDSVILLE, IN 46055 MARK WITSMAN, P.E. TEL: 317/335-3604	HANCOCK COUNTY HIGHWAY 521 W. OSAGE STREET GREENFIELD, INDIANA 46140 GARY POOLE, P.E. TEL: 317/477-1130	AQUA INDIANA, INC. (SANITARY SEWER) 5750 CASTLE CREEK PARKWAY N. DR., SUITE 314 INDIANAPOLIS, INDIANA 46250 TEL: 317/577-1390
TOWN OF MCCORDSVILLE PLANNING 6280 W 800 N MCCORDSVILLE, IN 46055 RYAN CRUM TEL: 317/335-3604	HANCOCK COUNTY SOIL & WATER 1101 W. MAIN STREET, SUITE N GREENFIELD, IN 46140 TEL: 317/462-2283	NINESTAR CONNECT (POWER, COMMUNICATIONS, CABLE TV) 2331 E. 600 NORTH GREENFIELD, INDIANA 46140-8135 ERIC MEYER TEL: 317/323-2074
TOWN OF MCCORDSVILLE PUBLIC WORKS 6280 W 800 N MCCORDSVILLE, IN 46055 RON CRIDER TEL: 317/335-3493	HANCOCK COUNTY HEALTH DEPARTMENT 111 SOUTH AMERICAN LEGION PLACE, SUITE 150 GREENFIELD, INDIANA 46140 TEL: 317/477-1125	CITIZENS ENERGY GROUP / CWA AUTHORITY, INC. (WATER) 2150 DR. MARTIN LUTHER KING, JR. STREET INDIANAPOLIS, INDIANA 46202 BRAD HOSTETLER TEL: 317/827-4351
HANCOCK COUNTY SURVEYOR 111 SOUTH AMERICAN LEGION PLACE, SUITE 171 GREENFIELD, INDIANA 46140 SUSAN BODKIN TEL: 317/477-1150	VERNON TOWNSHIP FIRE DEPARTMENT 7580 N FORM STREET MCCORDSVILLE, IN 46055 TEL: 317/485-9354	VECTREN UTILITY 101 WEST OHIO STREET SUITE 1350 INDIANAPOLIS, INDIANA 46204 TEL: 317/776-5585

### BENCHMARK INFORMATION

SSE BONNET NUT ON FIRE HYDRANT, SOUTHWEST QUADRANT OF THE INTERSECTION OF WOODHAVEN DRIVE AND WOODS EDGE DRIVE.  
ELEV. = 866.54 (NAVD 88)

LOCATION MAP

NO SCALE

PLANS PREPARED FOR  
GRAND COMMUNITIES, LTD.  
6602 E. 75TH STREET  
SUITE 400  
INDIANAPOLIS, INDIANA 46250  
TELEPHONE: (317) 457-4816  
CONTACT PERSON: Gary Carpenter  
EMAIL: gcarpenter@fisherhomes.com

PLANS PREPARED BY  
WEIHE ENGINEERS, INC.  
10505 N. COLLEGE AVE.  
INDIANAPOLIS, INDIANA 46280  
TELEPHONE: (317) 846-6611  
CONTACT PERSON: RICK M. ELLIS  
EMAIL: ellisr@weihe.net

### SHEET INDEX

SHEET NO.	DESCRIPTION
C001	TITLE SHEET
C050	EXISTING CONDITIONS
C200-C201	STORMWATER POLLUTION PREVENTION PLAN
C202-C203	STORMWATER POLLUTION PREVENTION PLAN DETAILS & SPECIFICATIONS
C300	DEVELOPMENT PLAN
C301	EMERGENCY OVERFLOW PLAN
C400-C401	STREET PLAN AND PROFILE
C402	INTERSECTION DETAIL
C403-C404	SITE DETAILS
C405	SSD AND SIGN PLAN
C500	SANITARY SEWER PLAN AND PROFILE
C600	STORM SEWER PLAN AND PROFILE
C700	WATER PLAN SHEET
C701	WATER PLAN DETAILS
C800	GENERAL SPECIFICATIONS

### TOWN OF MCCORDSVILLE STANDARDS

SHEET NO.	DESCRIPTION
1	DIRECTIONS FOR USE, GENERAL NOTES, & REVISION LOG
2	RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS
3	RIGHT-OF-WAY-DETAILS
4	UTILITY LOCATION GUIDELINES
5	DRIVE WAYS, SIDEWALKS, AND HANDICAP RAMPS
6	STORM SEWER STRUCTURE DETAILS
7	STORM SEWER BEDDING DETAILS AND GENERAL NOTES
8	SANITARY SEWER SPECIFICATIONS
9	SANITARY SEWER DETAILS
10	STORM SEWER LIFT STATION STANDARDS & GUIDELINES

### AQUA INDIANA STANDARD DETAILS

SHEET NO.	DESCRIPTION
	TITLE SHEET
1-5	SANITARY SEWER DETAILS
6-13	SANITARY SEWER SPECIFICATIONS

### LAND DESCRIPTION:

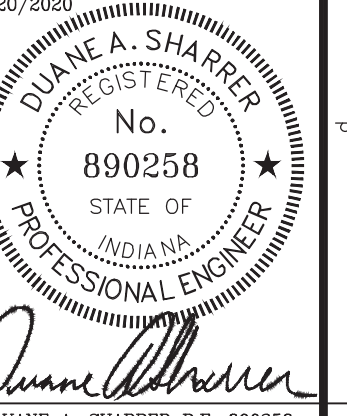
Woodhaven Section 8  
Part of the Southwest Quarter of Section 36, Township 17 North, Range 5 East of the Second Principle Meridian, situated in Vernon Township, Hancock County, Indiana and being more particularly described as follows:  
Beginning at the Northwest corner of said Southeast Quarter; thence North 89 degrees 09 minutes 50 seconds East, 133969 feet to the Northeast corner of the West Half of said Southeast Quarter; thence along the East line of the West Half of said Southeast Quarter South 00 degrees 10 minutes 02 seconds West, 452.34 feet to the northeast corner of Woodhaven, Section 7B, the plat of which is recorded as Instrument Number \_\_\_\_\_ in the Office of the Recorder of Hancock County, Indiana; thence along the north lines of said Woodhaven, Section 7B, (and Woodhaven Section 7A, the plat of which is recorded as Instrument Number 202002418 in the Office of the Recorder of Hancock County, Indiana for the next 5 calls; 1) thence North 89 degrees 53 minutes 11 seconds West, 124.83 feet; 2) thence North 00 degrees 06 minutes 49 seconds East, 29.66 feet; 3) thence South 89 degrees 33 minutes 09 seconds West, 1089.83 feet; 4) thence South 00 degrees 11 minutes 14 seconds West, 44.27 feet; 5) thence North 89 degrees 48 minutes 46 seconds West, 125.01 feet to the west line of said Southwest Quarter Section; thence along said west line North 00 degrees 11 minutes 14 seconds East, 455.26 feet to the Point of Beginning, containing 13.03 acres, more or less.

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 /fax  
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

**WEIHE ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture

PROJECT NO.: W120722-B  
DWG. NAME: 0001 Title Sheet.dwg  
DESIGNED BY: JAV  
DRAWN BY: JAV  
CHECKED BY: FINE  
DATE: 11-29-2023

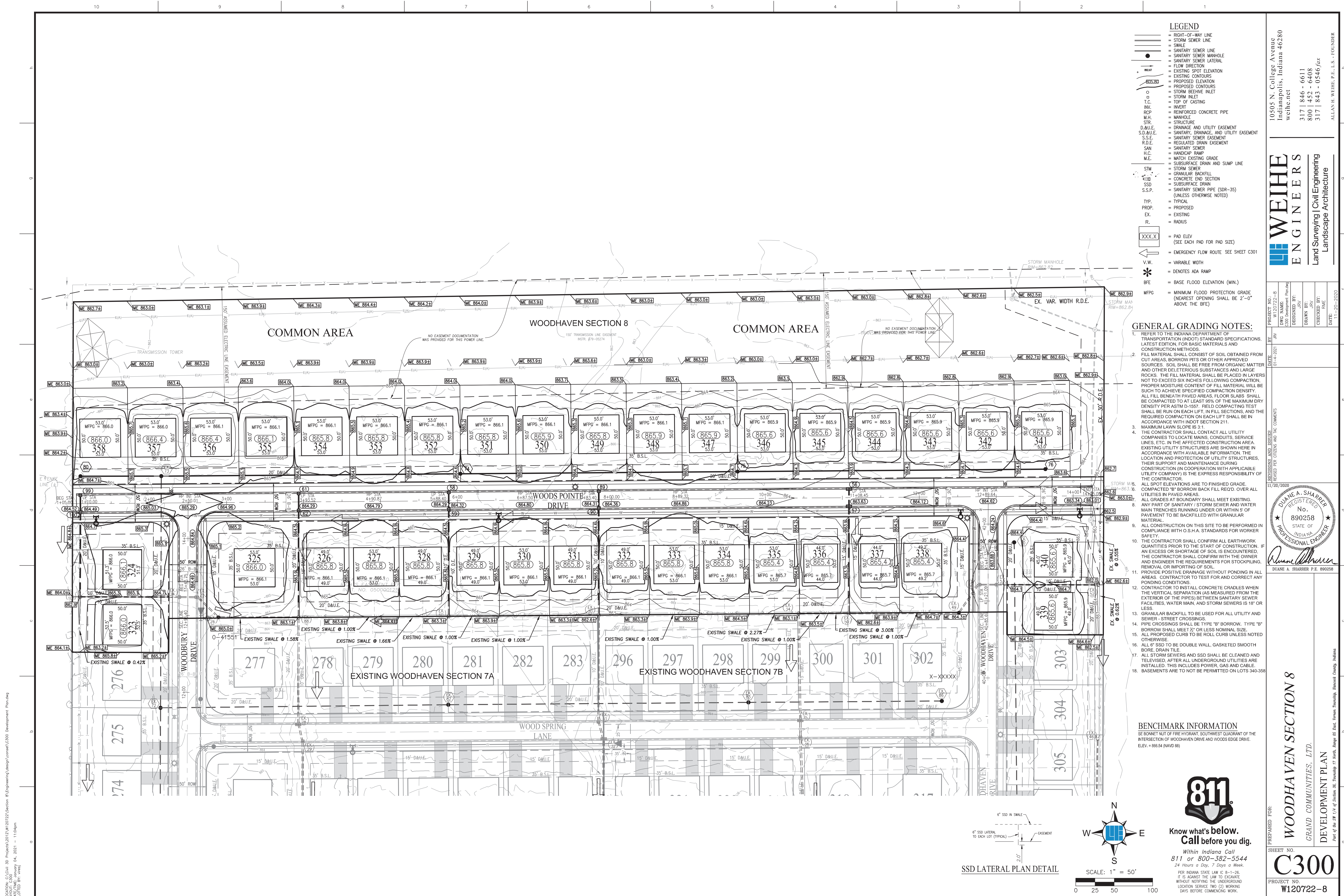
REVISIONS AND ISSUES  
DATE BY  
01-4-2021 JAV



DUANE A. SHARRER P.E. 890258

PREPARED FOR:  
**WOODHAVEN SECTION 8**  
GRAND COMMUNITIES, LTD.  
TITLE SHEET

SHEET NO.  
**C001**  
PROJECT NO.  
W120722-B



**LEGEND**

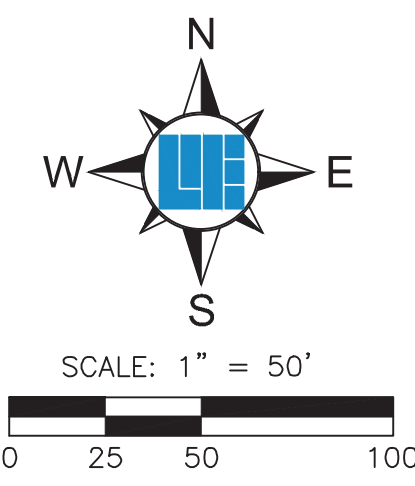
- RIGHT-OF-WAY LINE
- STORM SEWER LINE
- SWALE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LATERAL
- LOW DIRECTION
- EXISTING SPOT ELEVATION
- EXISTING CONTOURS
- PROPOSED ELEVATION
- PROPOSED CONTOURS
- STORM BEEHIVE INLET
- STORM WILET
- TOP OF CASTING
- INVERT
- REINFORCED CONCRETE PIPE
- MANHOLE
- STRUCTURE
- DRAINAGE AND UTILITY EASEMENT
- SANITARY, DRAINAGE, AND UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- REGULATED DRAIN EASEMENT
- R.D.E.
- SAN
- HANDICAP RAMP
- H.C.
- M.E.
- STM
- SSD
- S.S.P.
- TYP.
- PROP.
- EX.
- R.
- XXX.X
- V.W.
- \*W
- BFE
- MFGP

- GENERAL GRADING NOTES:**
- REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS.
  - FILL MATERIAL SHALL CONSIST OF SOIL OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. SOIL SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES AND LARGE ROCKS. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION. PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FIELD COMPACTION TEST SHALL BE RUN ON EACH LIFT IN FULL SECTIONS, AND THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
  - MAXIMUM LAWN SLOPE IS 3:1.
  - THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HEREIN IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESS RESPONSIBILITY OF THE CONTRACTOR.
  - ALL SPOT ELEVATIONS ARE TO FINISHED GRADE. COMPACTED "B" BORROW BACK FILL REQ'D. OVER ALL UTILITIES IN PAVED AREAS.
  - ALL GRADES AT BOUNDARY SHALL MEET EXISTING. ANY PART OF SANITARY STORM SEWER AND WATER MAIN TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
  - ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
  - THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF SOIL IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF SOIL.
  - PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS.
  - CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION AS MEASURED FROM THE EXTERIOR OF THE PIPES BETWEEN SANITARY SEWER FACILITIES, WATER MAIN, AND STORM SEWERS IS 18" OR LESS.
  - GRANULAR BACKFILL TO BE USED FOR ALL UTILITY AND SEWER - STREET CROSSINGS.
  - PIPE CROSSINGS SHALL BE TYPE "B" BORROW. TYPE "B" BORROW SHALL MEET 7" OR LESS NOMINAL SIZE.
  - ALL PROPOSED CURB TO BE ROLL CURB UNLESS NOTED OTHERWISE.
  - ALL 6" SSD TO BE DOUBLE WALL, GASKETED SMOOTH BORE DRAIN TILE.
  - ALL STORM SEWERS AND SSD SHALL BE CLEANED AND TELEVIEWED, AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED. THIS INCLUDES POWER, GAS AND CABLE.
  - BASEMENTS ARE TO NOT BE PERMITTED ON LOTS 340-358.

**BENCHMARK INFORMATION**  
 BE BONNET NOT OF FIRE HYDRANT, SOUTHWEST QUADRANT OF THE INTERSECTION OF WOODHAVEN DRIVE AND WOODS EDGE DRIVE.  
 ELEV. = 866.54 (NAVD 88)



Know what's below.  
 Call before you dig.  
 Within Indiana Call  
 811 or 800-382-5544  
 24 Hours a Day, 7 Days a Week.  
 PER INDIANA STATE LAW IC 8-1-26,  
 IT IS AGAINST THE LAW TO EXCAVATE  
 WITHOUT NOTIFYING THE UNDERGROUND  
 LOCATION SERVICE TWO (2) WORKING  
 DAYS BEFORE COMMENCING WORK.



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 317 | 843 - 0546 fax  
 ALLAN H. WEIHE, P.E., L.S. - FOUNDER

**WEIHE ENGINEERS**  
 Land Surveying | Civil Engineering  
 Landscape Architecture

PROJECT NO. W120722-8  
 DWG. NAME: C300 Development Plan  
 DESIGNED BY: JAV  
 DRAWN BY: JAV  
 CHECKED BY: JAV  
 DATE: 11-29-2023

DUANE A. SHARRER  
 No. 890258  
 STATE OF INDIANA  
 PROFESSIONAL ENGINEER

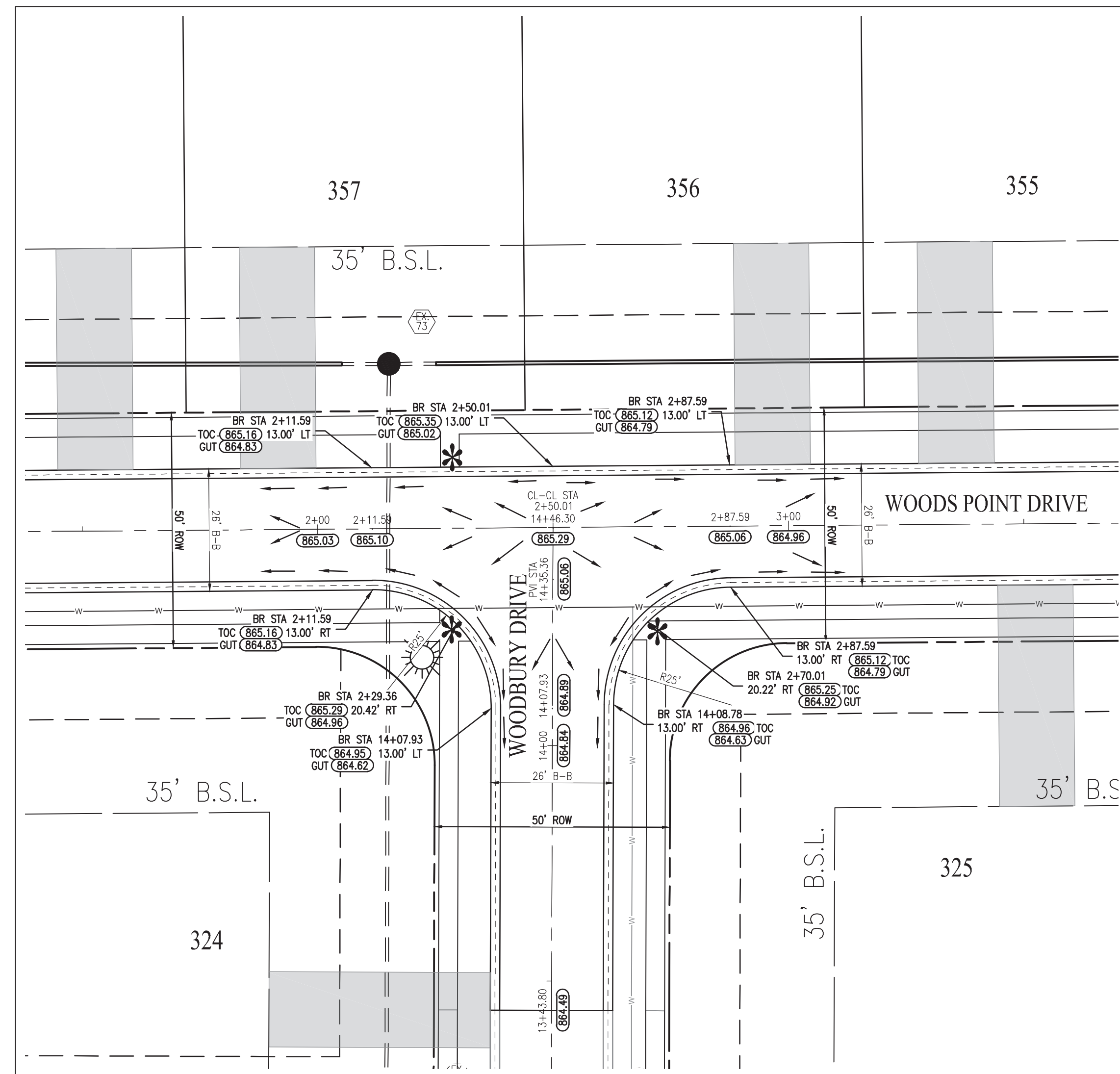
**WOODHAVEN SECTION 8**  
 GRAND COMMUNITIES, LTD.  
 DEVELOPMENT PLAN

PREPARED FOR:  
 GRAND COMMUNITIES, LTD.  
 SHEET NO. C300  
 PROJECT NO. W120722-8

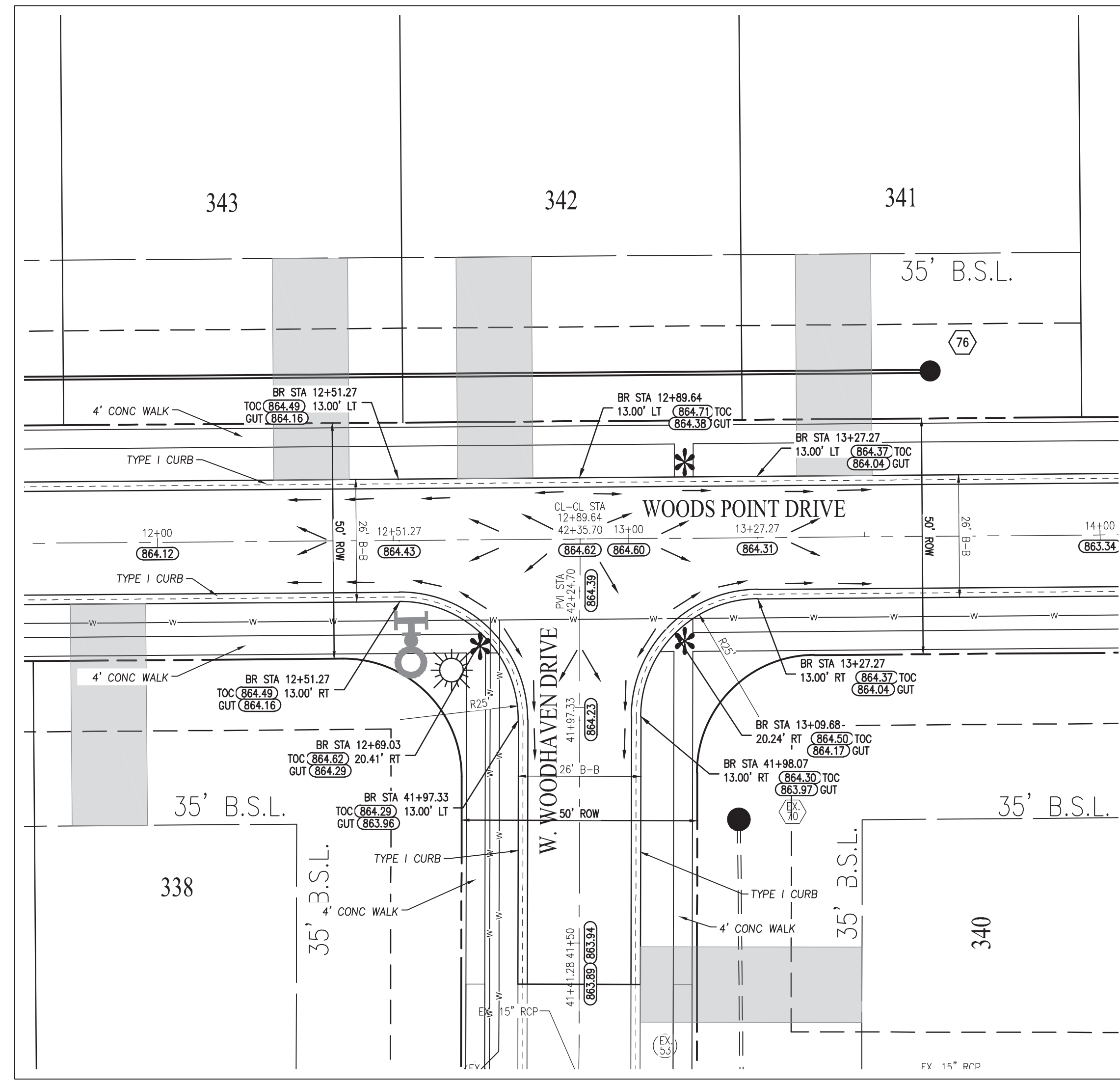
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 DATE: 11/29/2023  
 PLOTTED BY: JAV

LEGEND	
	= RIGHT-OF-WAY LINE
	= STORM SEWER LINE
	= SEWER
	= SANITARY SEWER LINE
	= SANITARY SEWER MANHOLE
	= SANITARY SEWER LATERAL
	= FLOW DIRECTION
	= EXISTING SPOT ELEVATION
	= EXISTING CONTOURS
	= PROPOSED ELEVATION
	= PROPOSED CONTOURS
	= STORM DRAIN INLET
	= STORM INLET
	= INVERT
	= TOP OF CASTING
	= MANHOLE
	= STRUCTURE
	= DRAINAGE AND UTILITY EASEMENT
	= SANITARY, DRAINAGE, AND UTILITY EASEMENT
	= SANITARY SEWER EASEMENT
	= REGULATED DRAIN EASEMENT
	= SANITARY SEWER
	= HANDICAP RAMP
	= MATCH EXISTING GRADE
	= SUBSURFACE DRAIN AND SUMP LINE
	= STORM SEWER
	= GRANULAR BACKFILL
	= CONCRETE END SECTION
	= SUBSURFACE DRAIN
	= SANITARY SEWER PIPE (SDR-35) (UNLESS OTHERWISE NOTED)
	= TYPICAL
	= PROPOSED
	= EXISTING
	= RADIUS
	= VARIABLE WIDTH
	= DENOTES ADA RAMP
	= BASE FLOOD ELEVATION (MIN.)
	= MINIMUM FLOOD PROTECTION GRADE (NEAREST OPENING SHALL BE 2'-0" ABOVE THE BFE)

- NOTES**
- TOWN OF MCCORDSVILLE STANDARD SPECIFICATIONS, LATEST EDITION, SHALL APPLY TO THIS PROJECT FOR ALL STREET IMPROVEMENTS.
  - ALL STREETS TO BE 20' IN WIDTH (MEASURED FROM B-B OF CURB) UNLESS OTHERWISE NOTED.
  - ALL RIGHTS-OF-WAY TO BE 50' IN WIDTH UNLESS OTHERWISE NOTED.
  - ALL CURB RADIAT INTERSECTIONS ARE 20' TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
  - ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
  - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
  - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATIONS OF ALL UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
  - SEE SECONDARY PLAT FOR STREET CENTERLINE GEOMETRY, EASEMENT LOCATIONS AND DESIGNATIONS.

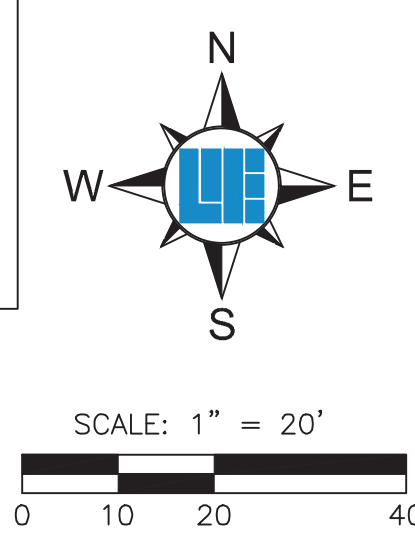


**WOODBURY DRIVE & WOODS POINT DRIVE  
INTERSECTION DETAIL**  
1" = 20'



**W. WOODHAVEN DRIVE & WOODS POINT DRIVE  
INTERSECTION DETAIL**  
1" = 20'

**BENCHMARK INFORMATION**  
SE BONNET NJT OF FIRE HYDRANT, SOUTHWEST QUADRANT OF THE INTERSECTION OF WOODHAVEN DRIVE AND WOODS EDGE DRIVE.  
ELEV. = 866.54 (NAVD 88)



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317 | 843 - 0546/fax  
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

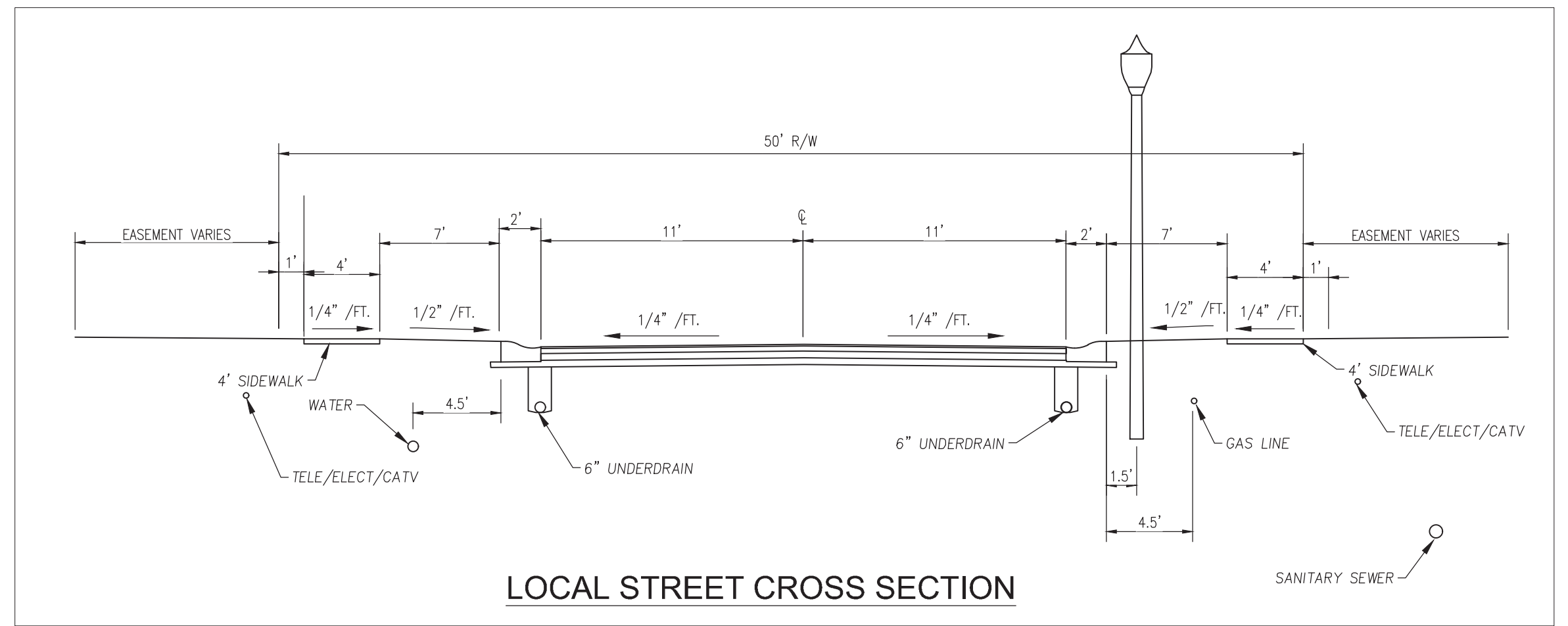
**WEIHE ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture

PROJECT NO.:	W120722-B
DWG. NAME:	C402 Intersection Plan
DESIGNED BY:	JAV
DRAWN BY:	JAV
CHECKED BY:	FME
DATE:	11-20-2020

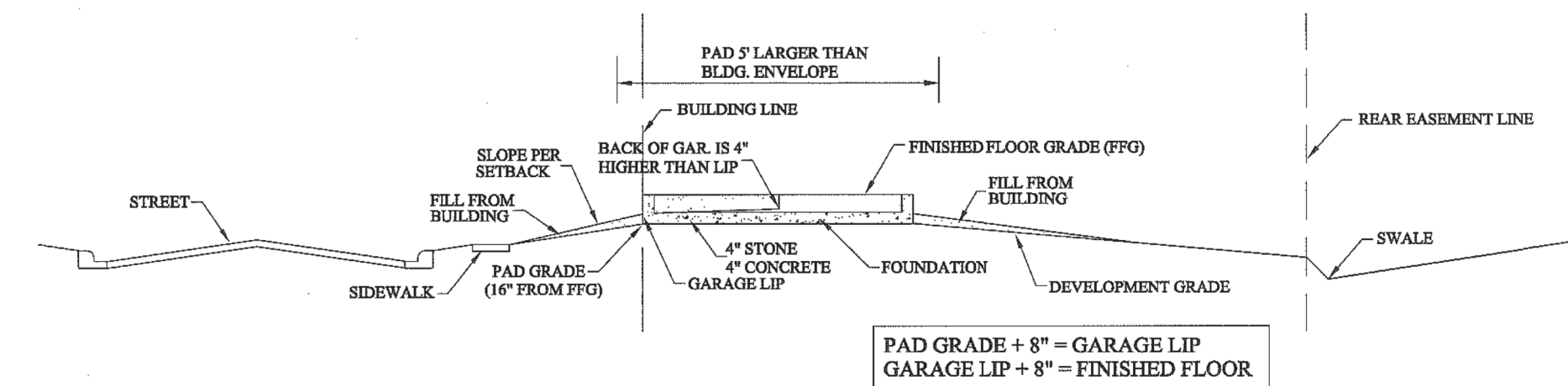
REVISIONS AND ISSUES  
REVISED PER CITIZENS AND THE COMMENTS  
11/20/2020  
**DIANE A. SHARRER**  
REGISTERED  
No. 890258  
STATE OF INDIANA  
PROFESSIONAL ENGINEER  
*Diane A. Sharrer*  
DIANE A. SHARRER P.E. 890258

PREPARED FOR:  
**WOODHAVEN SECTION 8**  
GRAND COMMUNITIES, LTD.  
INTERSECTION PLAN  
Part of the SR 16 of Section 36, Township 17 North, Range 05 East, Vermont Township, Hancock County, Indiana  
SHEET NO.  
**C402**  
PROJECT NO.  
W120722-B

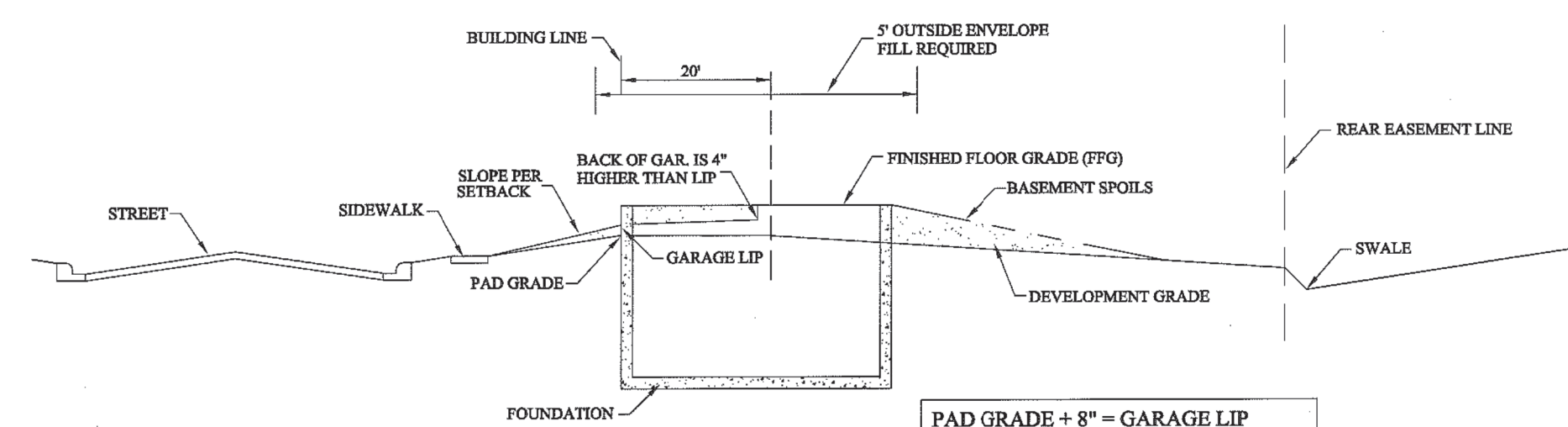
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DATE: 11/20/2020  
PLOTTER: HP DesignJet 5000PS  
PLOTTER: HP DesignJet 5000PS



LOCAL STREET CROSS SECTION



TYPICAL LOT SECTION DETAIL (SLAB)  
NO SCALE



TYPICAL LOT SECTION DETAIL (BASEMENT)  
NO SCALE

**IES CUTOFF**

D1303-12/D131AC28AC-TS/  
150HPS-120V/SLL-FDR/CFIN/BLK

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5220 SHANK ROAD PEARLAND, TX 77581  
PHONE: (281) 997-5400 FAX: (281) 997-5441  
TOLL FREE: (800) 364-0098

DATE: 8/2/2013  
QUOTES# 34489  
JOB NAME: WOODHAVEN  
DRAWN BY: J.M.

**LIGHT DISTRIBUTION**  
● TYPE V REFRACTIVE

**FINISH**  
● BLK SMOOTH SATIN BLACK  
POLYESTER POWDER COAT

**VOLTAGE**  
● 120 ○ 277 ○ 120-277  
● MULTITAP ○ SPECIFY  
○ 240 ○ 480

**LIGHT SOURCE**  
● HPS ○ 150HPS  
○ MH  
○ INDUCTION  
○ LED  
○ OTHER

FILE NAME: WOODHAVEN\_34489.dwg  
DRAWN BY: J.M.

**REVISION**

**NOTES**

**POLE DETAILS**  
Shaft: 4\"/>

Orientation/Anchor Guide  
12\"/>

Access Door

Approved By \_\_\_\_\_ Date \_\_\_\_\_

**NOTICE:** THIS DRAWING IS FOR REFERENCE ONLY. CHECK FOR LATEST REVISION PRIOR TO ORDERING. THIS DRAWING SHOULD ACCOMPANY YOUR ORDER. THANK YOU

**STREET LIGHTING**

THE PROVISIONS FOR STREET LIGHTING SHALL BE AS FOLLOWS:

(1) STREET LIGHTING, IN DEVELOPMENTS HAVING A DENSITY EQUAL TO OR GREATER THAN 0.5 UNITS PER ACRE THE DEVELOPER SHALL INSTALL OR HAVE INSTALLED WITH THE STREET CONSTRUCTION, STREET LIGHTS ADEQUATE TO LIGHT ALL ROAD INTERSECTIONS, CURVES, CUL-DE-SACS AND ENTRANCES IN THE DEVELOPMENT IN COMPLIANCE WITH THE FOLLOWING STANDARDS:

A. THE STREET LIGHT SPACING SHALL BE IN COMPLIANCE WITH THE FOLLOWING MINIMUM FOOT CANDLE REQUIREMENTS. STREET LIGHTS IN GENERAL SHALL BE ON PROPERTY LINES AND STAGGERED ON OPPOSITE SIDES OF THE STREET:

I. RESIDENTIAL ENTRANCES.....	1.2
II. RESIDENTIAL STREETS.....	0.5
III. PUBLIC OR PRIVATE PARKING LOTS.....	1.2
IV. PARK AREAS WITH PLAYGROUNDS OR WALKING/BIKING TRAILS.....	0.5

B. ALL LIGHTING COMPONENTS SHALL BE OF UTILITY QUALITY COLUMNS AND FIXTURES WITH PHOTOVOLTAIC DEVICES CONFORMING TO ANSI STANDARD C136.10. DEVELOPMENTS ARE ENCOURAGED TO INTEGRATE DECORATIVE DESIGNS WHERE PRACTICAL.

C. THE LUMINAIRE FIXTURE SHALL BE "ENVIRONMENTALLY FRIENDLY", HAVE A 150 WATT L.E.D LAMP AND HAVE A GLOBE MADE OF ACRYLIC OR NON-YELLOWING MATERIAL EXCLUDING GLASS AND MUST HAVE A CANOPY.

D. ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO THE LIGHT COLUMN, LUMINAIRE AND ADDITIONAL FIXTURES SHALL REMAIN THE PROPERTY OF THE DEVELOPER OR HOMEOWNERS ASSOCIATION WHO SHALL BE RESPONSIBLE FOR ALL THE MAINTENANCE OF SAID EQUIPMENT AS WELL AS ALL OPERATIONAL COST OF SAID EQUIPMENT.

E. STREET LIGHTING MUST COMPLY WITH SECTION 156.077 (B) OF THE COUNTY CODE.

G. ALL STREET LIGHTING WILL BE IN CONFORMANCE WITH THE WOODHAVEN ZONING COMMITMENTS.

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 fax

**WEIHE ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture

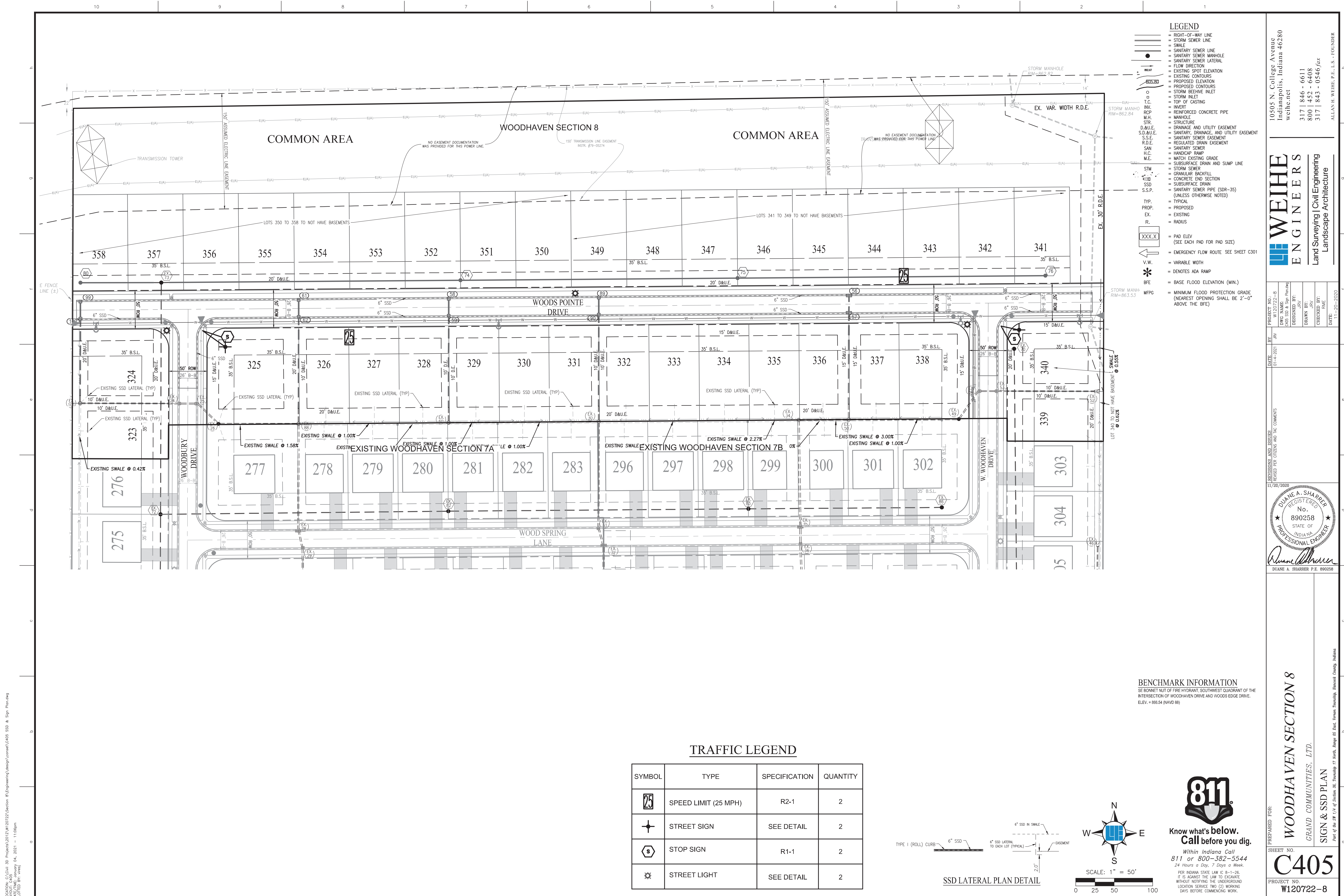
PROJECT NO.: W120722-8  
DWG NAME: C404 Site Details.dwg  
DESIGNED BY: JRY  
DRAWN BY: JRY  
CHECKED BY: JRY  
DATE: 11-20-2020

REVISIONS AND ISSUES  
REVISED PER COMMENTS AND IAC COMMENTS  
11/20/2020

DUANE A. SHARRER REGISTERED PROFESSIONAL ENGINEER  
No. 890258  
STATE OF INDIANA  
DUANE A. SHARRER P.E. 890258

PREPARED FOR:  
**WOODHAVEN SECTION 8**  
GRAND COMMUNITIES, LTD.  
SITE DETAILS  
Part of the SW 1/4 of Section 38, Township 17 North, Range 05 East, Vernon Township, Hancock County, Indiana

SHEET NO.  
**C404**  
PROJECT NO.  
W120722-8



- ### LEGEND
- RIGHT-OF-WAY LINE
  - STORM SEWER LINE
  - SWALE
  - SANITARY SEWER LINE
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER LATERAL
  - FLOW DIRECTION
  - EXISTING SPOT ELEVATION
  - EXISTING CONTOURS
  - PROPOSED ELEVATION
  - PROPOSED CONTOURS
  - STORM BEEHIVE INLET
  - STORM W/LET
  - TOP OF CASTING
  - INVERT
  - REINFORCED CONCRETE PIPE
  - MANHOLE
  - STRUCTURE
  - DRAINAGE AND UTILITY EASEMENT
  - SANITARY, DRAINAGE, AND UTILITY EASEMENT
  - SANITARY SEWER EASEMENT
  - REGULATED DRAIN EASEMENT
  - SANITARY SEWER
  - HANDICAP RAMP
  - MATCH EXISTING GRADE
  - SUBSURFACE DRAIN AND SUMP LINE
  - STORM SEWER
  - GRANULAR BACKFILL
  - CONCRETE END SECTION
  - SUBSURFACE DRAIN
  - SANITARY SEWER PIPE (SDR-35)
  - (UNLESS OTHERWISE NOTED)
  - TYP. = TYPICAL
  - PROP. = PROPOSED
  - EX. = EXISTING
  - R. = RADIUS
  - XXX.X = PAD ELEV (SEE EACH PAD FOR PAD SIZE)
  - EMERGENCY FLOW ROUTE SEE SHEET C301
  - V.W. = VARIABLE WIDTH
  - \* = DENOTES ADA RAMP
  - BFE = BASE FLOOD ELEVATION (MIN.)
  - MFCG = MINIMUM FLOOD PROTECTION GRADE (NEAREST OPENING SHALL BE 2'-0" ABOVE THE BFE)

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weilhe.net  
317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 fax  
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

**WEIHE ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture

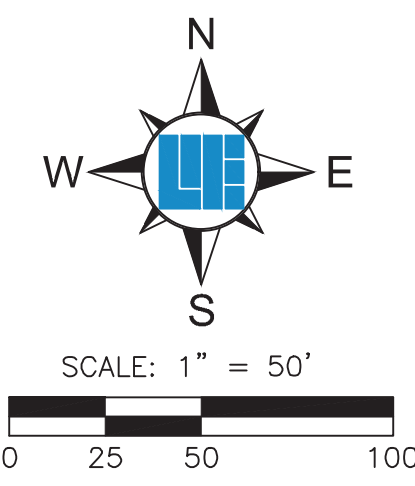
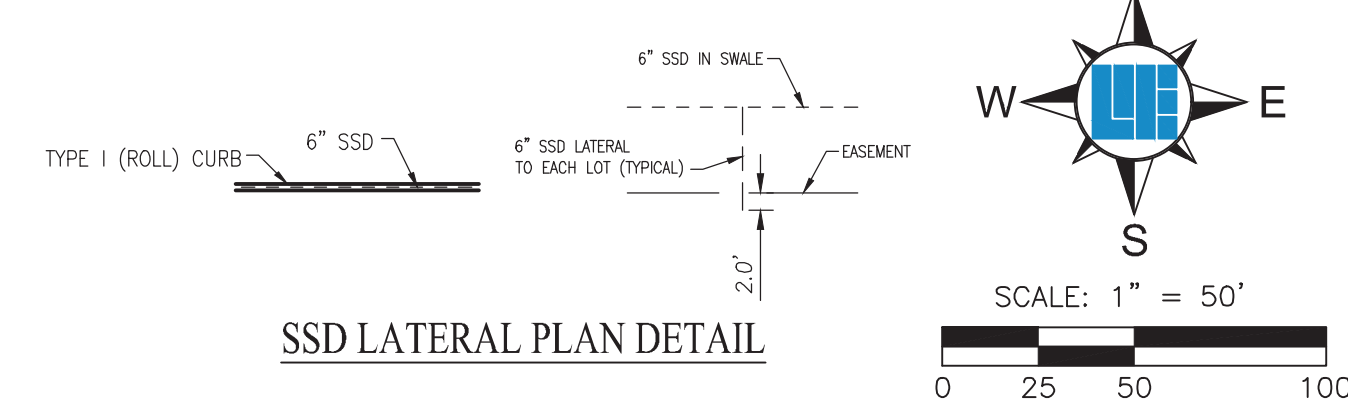
PROJECT NO.: W120722-B  
DATE: 01-14-2021  
DESIGNED BY: C405 SSD & Sign Plan  
DRAWN BY: JRV  
CHECKED BY: JRV  
DATE: 11-20-2020

DUANE A. SHARRER  
REGISTERED PROFESSIONAL ENGINEER  
No. 890258  
STATE OF INDIANA  
DUANE A. SHARRER P.E. 890258

**BENCHMARK INFORMATION**  
SE BONNET NUT OF FIRE HYDRANT, SOUTHWEST QUADRANT OF THE INTERSECTION OF WOODHAVEN DRIVE AND WOODS EDGE DRIVE.  
ELEV. = 886.54 (NAVD 88)

### TRAFFIC LEGEND

SYMBOL	TYPE	SPECIFICATION	QUANTITY
25	SPEED LIMIT (25 MPH)	R2-1	2
+	STREET SIGN	SEE DETAIL	2
S	STOP SIGN	R1-1	2
☼	STREET LIGHT	SEE DETAIL	2



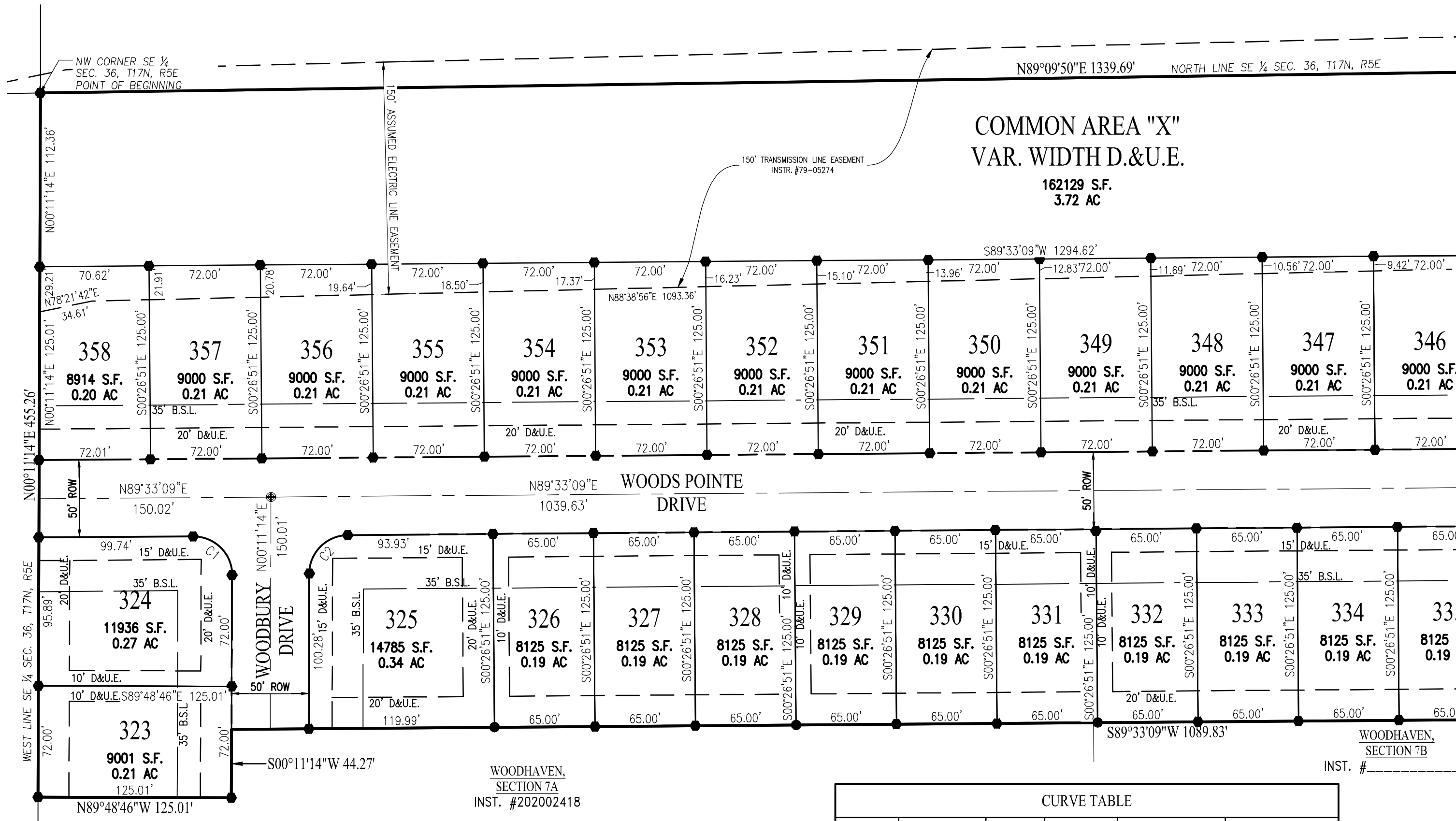
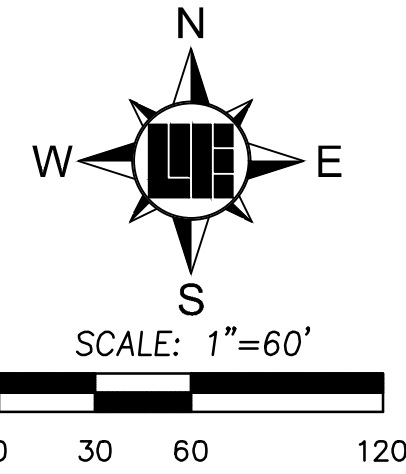
PREPARED FOR:  
**WOODHAVEN SECTION 8**  
GRAND COMMUNITIES, LTD.  
SIGN & SSD PLAN

SHEET NO.  
**C405**

PROJECT NO.  
W120722-B

LOCATION: C:\Gis\3D\Projects\2021\W120722\Section 8\Engineering\Drawings\Comm\C405 SSD & Sign Plan.dwg  
 DATE: 01/14/2021 04:20:00  
 PLOTTED BY: JRV

# WOODHAVEN SECTION 8 SECONDARY PLAT SEC. 36-T17N-R5E



SEE SHEET NO 2

**LEGEND:**

- ⊕ Represents a 5/8 inch diameter aluminum pin with aluminum cap to be set to mark street centerline control at intersections, points of curvature and points of tangency.
  - Represents 5/8 inch diameter rebar with a plastic cap stamped Weihe Engr. 0012 found.
  - All other lot corners to be marked with a 5/8 inch diameter rebar with a plastic cap stamped Weihe Engr. 0012.
  - ⊙ Construction Plans call for a drainage structure on this corner. No monument to be set.
- D.&U.E. - Drainage and Utility Easement  
 S.D.&U.E. - Sewer, Drainage and Utility Easement.  
 D.L.&U.E. - Drainage, Landscaping and Utility Easement.  
 B.S.L. - Building Setback Line  
 ROW - Right-of-Way  
 R.D.E. - Regulated Drain Easement

**SETBACK TABLE:**

**R4 ZONING:**  
 SIDE: 6'  
 REAR: 10'  
 FRONT: AS SHOWN  
 MIN. HOME SIZE:  
 RANCH: 1600 SQ. FT.  
 2 STORY: 2000 SQ. FT.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.55'	25.00'	90°38'06"	N45°07'48"W	35.55'
C2	38.99'	25.00'	89°21'54"	N44°52'12"E	35.16'
C3	39.12'	25.00'	89°39'58"	S44°43'10"E	35.25'
C4	39.03'	25.00'	89°26'20"	N44°49'59"E	35.18'

**SHEET 1 OF 4**

This instrument prepared for:  
**Grand Communities, Ltd.**  
 3940 Olympic Blvd., Suite 100  
 Erlanger, KY 41018

This instrument prepared by: **BRADY KUHN**  
**WEIHE ENGINEERS**  
 Land Surveying | Civil Engineering  
 Landscape Architecture  
 10505 N. College Avenue  
 Indianapolis, Indiana 46280  
 weihe.net  
 317 | 846 - 6611  
 800 | 452 - 6408  
 317 | 843 - 0546/fax  
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

PROJECT NO.: W120722



LAND DESCRIPTION

Part of the Southwest Quarter of Section 36, Township 17 North, Range 5 East of the Second Principle Meridian, situated in Vernon Township, Hancock County, Indiana and being more particularly described as follows:

Beginning at the Northwest corner of said Southeast Quarter; thence North 89 degrees 09 minutes 50 seconds East, 133969 feet to the Northeast corner of the West Half of said Southeast Quarter; thence along the East line of the West Half of said Southeast Quarter South 00 degrees 10 minutes 02 seconds West, 452.34 feet to the northeast corner of Woodhaven, Section 7B, the plat of which is recorded as Instrument Number \_\_\_\_\_ in the Office of the Recorder of Hancock County, Indiana; thence along the north lines of said Woodhaven, Section 7B, (and Woodhaven Section 7A, the plat of which is recorded as Instrument Number 202002418 in the Office of the Recorder of Hancock County, Indiana for the next 5 calls; 1) thence North 89 degrees 53 minutes 11 seconds West, 124.83 feet; 2) thence North 00 degrees 06 minutes 49 seconds East, 29.66 feet; 3) thence South 89 degrees 33 minutes 09 seconds West, 1089.83 feet; 4) thence South 00 degrees 11 minutes 14 seconds West, 44.27 feet; 5) thence North 89 degrees 48 minutes 46 seconds West, 125.01 feet to the west line of said Southwest Quarter Section; thence along said west line North 00 degrees 11 minutes 14 seconds East, 455.26 feet to the Point of Beginning, containing 13.03 acres, more or less.

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, Brady Kuhn, hereby certify that I am a Professional Surveyor, licensed in compliance with the laws of the State of Indiana:

This plat is based on a survey prepared by Weihe Engineers, Inc. recorded as Instrument No.140009474 in the Office of the Recorder of Hancock County, Indiana. There has been no change from matters of survey revealed by the cross-referenced survey, or any prior subdivision plats contained therein, on any lines that are common with this subdivision.

That all monuments shown hereon will exist and that the location, size, type and material are accurately shown.

Brady Kuhn Registered Land Surveyor Indiana No. 20500007

REGULATED DRAIN STATEMENT

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 drainage system. The storm drainage system and its easements that are accepted into the regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDEs). 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 the 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, within the latter easements, shall be the responsibility of the owner or homeowner association. The McCordsville Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof. This subdivision contains \_\_\_\_\_ linear feet of open ditches and \_\_\_\_\_ linear feet of subsurface drains that will be included in the Town's Regulated Drainage System."

SOCIAL SECURITY REDACTION AFFIRMATION

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. This instrument was prepared by: Joseph Trtan, Weihe Engineers, Inc.

By : Brady Kuhn

RIGHT TO FARM DEED RESTRICTION

The owner(s) of the herein described real estate, for himself, and for all future owners and occupants of said real estate, or any parcel or division thereof, for and in consideration of the right to develop the real estate for other than agricultural uses, hereby:

- 1. Acknowledges and agrees that the real estate is adjacent to an area zoned or used for agricultural purposes, which uses include, but are not limited to: a) production of crops; b) animal husbandry; c) land application of animal waste; d) raising, breeding and sale of livestock and poultry, including confinement feeding operations; e) use of farm machinery; and/or f) the sale of farm products.
2. Waives any and all objections to any agricultural uses within two miles of any boundary of the real estate.
3. Agrees that agricultural uses do not constitute a nuisance so long as they are not negligently maintained, do not cause bodily injury to third parties, or directly endanger human health.
4. Agrees that this covenant is for the benefit of Hancock County, Indiana, and for all persons engaged in agricultural uses within two miles of any boundary of the real estate and is enforceable by any of the foregoing.

DEED OF DEDICATION

I, the undersigned Todd E. Huss, on behalf of GRAND COMMUNITIES LTD., owner of the real estate shown and described herein, do hereby lay off, plat, and subdivide said real estate in accordance with the within plat. This subdivision consists of 36 lots numbered 323 through 358 inclusive and one common area labeled "X".

WOODHAVEN SECTION 8 SECONDARY PLAT SEC. 36-T17N-R5E

This subdivision shall be known and designated as Woodhaven, Section 8 All streets and alleys and public open spaces shown and not therefore dedicated are hereby dedicated to the public. Dedicated R/W in this subdivision consists of 1.837 acres (1639.67 lineal feet).

Front building setback lines are hereby established as shown on this plat, between which lines and property lines of the streets there shall be erected or maintained no building or structure. The strips of ground shown on this plat and marked "Easement" are reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, drainage facilities subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

This Subdivision is subject to covenants and restrictions, recorded as Instrument Number \_\_\_\_\_ in the Office of The Recorder of Hancock County, Indiana, and any amendments, or supplements thereto.

CERTIFICATE OF OWNERSHIP

We, Grand Communities, Ltd., do hereby certify that we are the owners of the property described in the above caption and that as such owners we have caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as our own free and voluntary act and deed.

GRAND COMMUNITIES, LTD.

a Kentucky limited partnership
By: Fischer Development Company
a Kentucky corporation
Its: General Partner

By: Todd E. Huss, President

State of \_\_\_\_\_ )
) SS:
County of \_\_\_\_\_ )

Be remembered that on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me a Notary Public in and for said County and state personally came Grand Communities Ltd. by and through Fischer Development Company, its General Partner, by and through Todd E. Huss, its President acknowledged that signing and execution of the foregoing certificate of ownership to be his voluntary act and deed. In testimony whereof, I have hereunto set my hand and affixed my notarial seal on the day and year last aforesaid.

Notary Public: \_\_\_\_\_

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

Commission Expires: \_\_\_\_\_

ACCEPTANCE OF DEDICATION

Be it resolved by the Town Council of the Town of McCordsville, Indiana, that the dedications shown on this plat are hereby approved and accepted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

TOWN COUNCIL

PLAN COMMISSION APPROVAL

Approved by the Town of McCordsville, Indiana Plan Commission in accordance with the Subdivision Control Ordinance

By : \_\_\_\_\_
President:

Secretary:

Date \_\_\_\_\_

STATEMENT OF COMMITMENT:

- 1. The minimum lot width of "R-4" lots along the northern perimeter (and which are shown with a dot on the Preliminary Site Plan dated December 16, 2003) shall be 72'.
2. A civic or community building (clubhouse) with a ground floor area of no less than 2,000 square feet will be built in the Community Park.
3. A basketball court, swing set and play set will be installed in the Community Park in substantial conformance with applicable standards.
4. The Master Planned Site Plan will provide for inter-connectivity to neighboring properties not yet developed.
5. All homes in the community shall have sod in the front yard and sod or seed on the balance of the side and rear yard. Corner lots shall have sod on both the front yard and the entire side yard facing the roadway (street-side yard).
6. All corner lots will have twelve shrubs and, either one six ft. (6') minimum height evergreen tree, or one (1) two inch (2") caliper shade trees on the side of the home facing the street (street-side yard).
7. All homes in the community shall have uniform mailboxes within each neighborhood.
8. The community will have uniform (environmentally friendly) streetlights at each entrance and every intersection of the subdivision, or pursuant to County Ordinance.
9. A community entrance masonry sign shall be installed in substantial conformance with applicable standards.
10. Street signs shall meet or exceed County standards, which will include 36" wide signs and 8" tall letters (as accepted by the County).
11. On corner Lots the driveway shall be handed on the opposite side from the intersection of the street right-of-way lines.
12. No trees shall be planted in the County right-of-way.
13. All homes in the community shall have a concrete drive.
14. The Developer's engineer and builder shall pre-plan the driveway and utility lateral locations to minimize the potential of any conflict.
15. All homes in the community shall have 4' wide sidewalks.
16. A diamond pattern PVC coated and expanded metal trashcan with liner and top shall be installed in all applicable common areas.
17. No detached outbuildings, storage sheds or above-ground pools shall be permitted in the community.
18. All appropriate utilities within the community will be trenched and located between the street curb and sidewalk (subject to the approval of the local servicing utility companies).
19. The Developer's engineer shall design all storm catch basins in the curb to be located at property corners when reasonably possible to eliminate any conflict with driveways.
20. The "Declaration of Covenants, Conditions and Restrictions" for Woodhaven shall provide for the Homeowners Association to be "professionally managed" after 75% of the homes in the community have been home-owner occupied.
21. The Homeowners Association shall not be allowed to disband.

SHEET 3 OF 4

This instrument prepared for:

Grand Communities, Ltd.
3940 Olympic Blvd., Suite 100
Erlanger, KY 41018

This instrument prepared by: BRADY KUHN



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER



STATEMENT OF COMMITMENT (CONTINUED):

22. The Declaration of Covenants, Conditions and Restrictions for Woodhaven shall require the following:

a) Provisions for a mandatory annual Association Fee to provide for the maintenance and repair of all Common Areas and facilities owned by the Association including the clubhouse, entry landscaping, playground, etc;

b) The Homeowners Association shall designate one trash removal service for the community, curbside recycling will be included if available;

c) A provision prohibiting Woodhaven homeowners from remonstrating against any possible annexation by the Town of McCordsville;

d) No fencing shall be installed on any lot without the prior review and approval of the Architectural Control Committee of the Homeowners Association;

e) No fence may extend forward beyond a point that is 10' behind the front corner of the residence, except to enclose a garage service door;

f) In order to preserve views, no fence may be constructed within 25' of the shoreline of any lake or detention pond, and fences shall be limited to 4' in height; and

g) No fence shall be higher than 6'.

23. The Homeowners Association shall not have the right to amend or remove the Non-Remonstrance Clause to Annexation by the Town of McCordsville without the Town of McCordsville's prior approval.

24. A Non-Remonstrance Clause to Annexation by the Town of McCordsville shall be reflected on the initial home buyer/property owner's deed.

25. In the event a Road Impact Fee is adopted and the collection thereof has commenced, Petitioner shall pay the approved Road Impact Fee as prescribed in said Ordinance even if a portion of the subdivision is platted prior to the implementation of said Fee. If an Ordinance has not been adopted or the collection of said Fee has not commenced prior to issuance of the last building permit for Woodhaven, this Commitment shall be null and void.

With regard to the Architectural Standards for the Real Estate zoned "R-4", the Petitioner agrees and commits as follows:

1. All homes shall have minimum 9" overhangs on all sides of the home.

2. At least 50% of the homes shall have brick or masonry on at least 50% of the front elevation (excluding windows, doors, garage doors, gables, and areas above first story roofs).

3. There shall be a minimum roof pitch of 6/12 on all homes.

4. The minimum square footage of a ranch home shall be 1,400 square feet, exclusive of porches and garages, and the minimum square footage of two-story homes shall be 1,800 square feet, exclusive of porches and garages.

5. Unless adjacent to a masonry wrap, all windows, doors and corners shall have a 1" x 6" wood or vinyl surround, or shutters or decorative trim or decorative window header.

6. Exterior fireplace chimneys shall be masonry unless placed on the rear exterior wall of the residence. All other chimneys shall be enclosed in a frame chase.

7. Half chimneys for direct vent gas fireplaces shall have a framed chase with a gable roof and vent on the side.

8. Any home on a selected lot along the perimeter of the property (and which are designated with an asterisk (\*) on the Proposed Conceptual Site Development Plan) shall have a minimum of two (2) of the following architectural features on the rear elevation of the home listed below:

- fireplace with exterior masonry chase on the rear elevation;
- roof design featuring dormers, a reverse gable or a shed roof accent;
- extended breakfast nook;
- boxed or angled bay window;
- finished living space "pop-out" or other architectural corner break (minimum 18");
- natural wood exterior trim (painted in decorative contrasting color) in lieu of vinyl corners;
- sunroom;
- rear-screened porch;
- premium landscaping enhancement consisting of one (1) additional 2" caliper deciduous or 6' tall evergreen tree and four (4) bushes or shrubs planted in the rear yard;
- brick wainscot on side or rear elevations;
- transom window treatment visible on rear of home;
- treated wood deck with decorative railing (minimum 6' x 8');
- shutters on rear windows; and

# WOODHAVEN SECTION 8 SECONDARY PLAT SEC. 36-T17N-R5E

- at least three (3) windows and a rear coach light.

9. Homes on adjoining lots as well as the one house most directly across the street shall not be constructed with the same front elevation or color.

10. A maximum of two (2) ranch style homes can be placed adjacent to each other throughout the community.

11. No more than 10% of the homes shall have the same floor plan with the exact same front elevation.

12. All vinyl siding shall have 0.40 thickness and shall be approved by the Vinyl Siding Institute through its Vinyl Siding Certification Program.

13. Every single-family dwelling shall have a minimum two-car garage.

14. Dusk to dawn coach lights shall be included with each home.

15. No duplexes, condominiums or multi-family uses of any type will be permitted.

16. All homes shall have concrete driveways.

17. All homes shall include a minimum of twelve (12) shrubs with a minimum height or spread of eighteen inches (18") in the front yard, and shall have two (2) trees in the front yard which shall include one (1) two inch (2") caliper shade tree plus either an additional two inch (2") caliper shade tree or a two inch (2") caliper ornamental tree or an evergreen tree with a minimum height of six ft. (6'). However, the New Construction Committee ("NCC") shall be permitted to waive the requirement for a homeowner to plant a second tree in their front yard should the NCC determine that the front yard is too small. This second tree shall then be planted in the side or rear yard.

This Commitment shall be binding on the Petitioner, its successors and assigns, subsequent owners of the Real Estate, and other persons acquiring an interest therein.

This Commitment may be modified or terminated only by a decision of the Hancock County Area Plan Commission made only after a public hearing after proper notice has been given.

This Commitment may be enforced jointly or severally by:

1. The Hancock County Area Plan Commission, the Hancock County Area Board of Zoning Appeals, and the Hancock County Commissioners; and
2. Property owners within the subdivision on the Real Estate.

In the event the Real Estate is annexed into an existing municipality or becomes part of a newly created municipality, the Commitments and the enforcement thereof shall be transferred to such municipality.

In the event it becomes necessary to enforce this Commitment in a court of competent jurisdiction, and the owner of the Real Estate is found to be in violation of this Commitment, the owner shall pay all reasonable costs in the enforcement of this Commitment, including attorneys fees. In the event the owner is not found to be in violation, the party bringing the action shall pay owner's reasonable attorney fees.

GENERAL STREET AND STANDARDS AND REQUIREMENTS

1. No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between two and one-half and eight feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 40 feet from the intersection of the minor street lines, and 75 feet from the intersection of arterial streets, or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended.

2. The same sight line limitations shall apply to any lot within ten feet of the intersection of a street right-of-way line with the edge of the driveway pavement or alley line. No driveway shall be located within 70 feet of the intersection of two street lines. No drainage structures shall be located within driveway limits.

3. No sump pump drains or other drains shall outlet onto the street.

4. No trees shall be planted in the county right-of-way.

5. No vehicle shall be parked on the public street for more than 24 hours.

6. Snow removal for the subdivision internal streets shall be the responsibility of the developer or homeowner's association.

7. The maintenance of all irrigation or sprinkler systems installed in the right-of-way shall be the responsibility of the individual homeowner or developer. Hancock County assumes no responsibility for maintenance or damage of any kind.

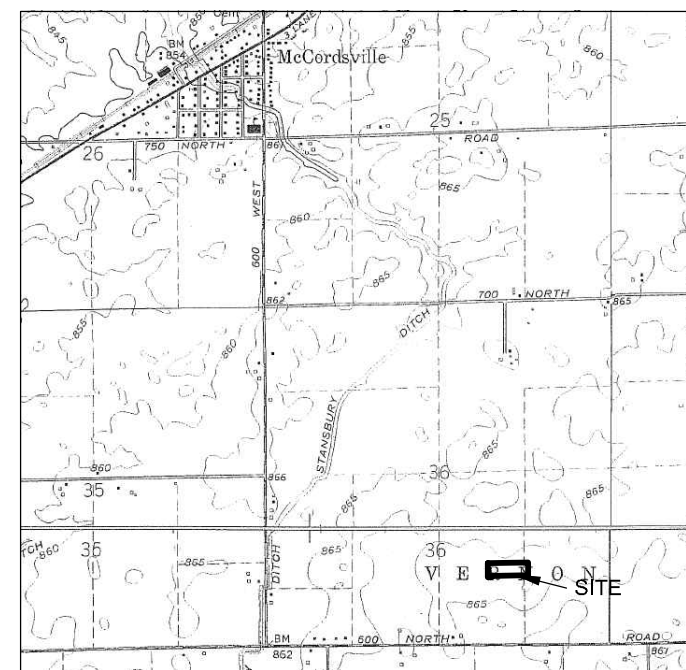
8. Each homeowner (lot owner) shall be responsible for constructing a four-foot wide concrete sidewalk of 4,000 psi concrete, four inches thick, sloped toward the street with expansion joints each 48 feet along the entire street frontage of their respective lot. The sidewalk shall be constructed prior to completing finish lot grading. The sidewalk shall be located one foot inside the street right-of-way line, (not on the lot) and parallel to the street right-of-way line. The lot owner is responsible for the repair and maintenance of the sidewalk for the initial one year from completion of residence. Thereafter, the homeowner's association shall be responsible for maintenance and upkeep of the sidewalk except for any damage done by the adjoining lot owner. All public sidewalks shall comply with all Americans with Disabilities Act (ADA), as amended, requirements and in the situation of a conflict between ADA rules, covenants or other regulations, the ADA shall govern.

9. Unless provided by the local municipality, the homeowner's association shall negotiate with and procure trash pick-up and curbside recycling services from one provider for all of the owners in the subdivision.

10. The homeowner's association shall employ a managing agent or a real estate management company to assist with the management, administration, operation, and maintenance of the subdivision.

ADDITIONAL COMMITMENT

1. Address numbers shall be included on each home.



VICINITY MAP NOT TO SCALE

SHEET 4 OF 4

This instrument prepared for:

**Grand Communities, Ltd.**  
3940 Olympic Blvd., Suite 100  
Erlanger, KY 41018

This instrument prepared by: BRADY KUHN

**WEIHE ENGINEERS**  
Land Surveying | Civil Engineering  
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PROJECT NO.: W120722