

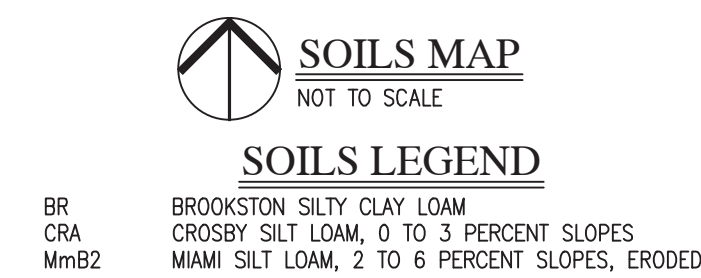
LOCATION MAP
SCALE 1" = 1 MILE

SUMMERTON SECTION 1

Lennar Homes of Indiana, Inc.

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

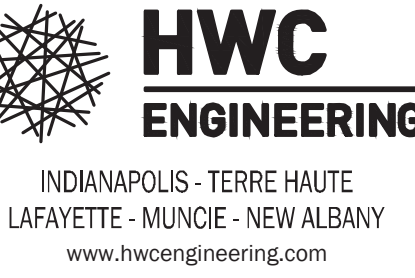
CIVIL ENGINEER and SURVEYOR:
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
(317) 347-3663
keichhorn@hwcengineering.com



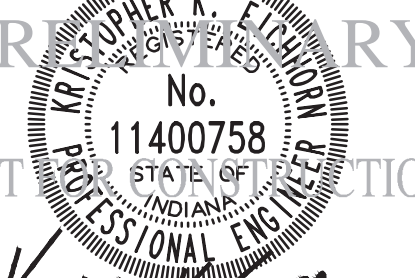
SHEET LIST TABLE

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C1.0	COVER
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C1.4-C1.7	DEVELOPMENT PLAN
C1.8-C1.11	PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION & DEMOLITION PLAN
C1.12-C1.15	ACTIVE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C1.16-C1.19	POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C1.20-C1.21	EMERGENCY FLOOD ROUTE PLAN
C1.22	MASTER UTILITY PLAN
C1.23-C1.24	SUBSURFACE DRAIN PLAN
C2.0-C2.1	STREET PLAN & PROFILE
C3.0	ENTRANCE PLAN
C3.1	MAINTENANCE OF TRAFFIC PLAN
C3.2	INTERSECTION & CUL-DE-SAC DETAILS
C3.3	TRAFFIC CONTROL AND LIGHTING PLAN
C4.0-C4.4	SANITARY SEWER PLAN & PROFILE
C6.0-C6.3	STORM SEWER PLAN & PROFILE
C7.0-C7.1	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-L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE DETAILS

REVISIONS		
DATE	DESCRIPTION	BY

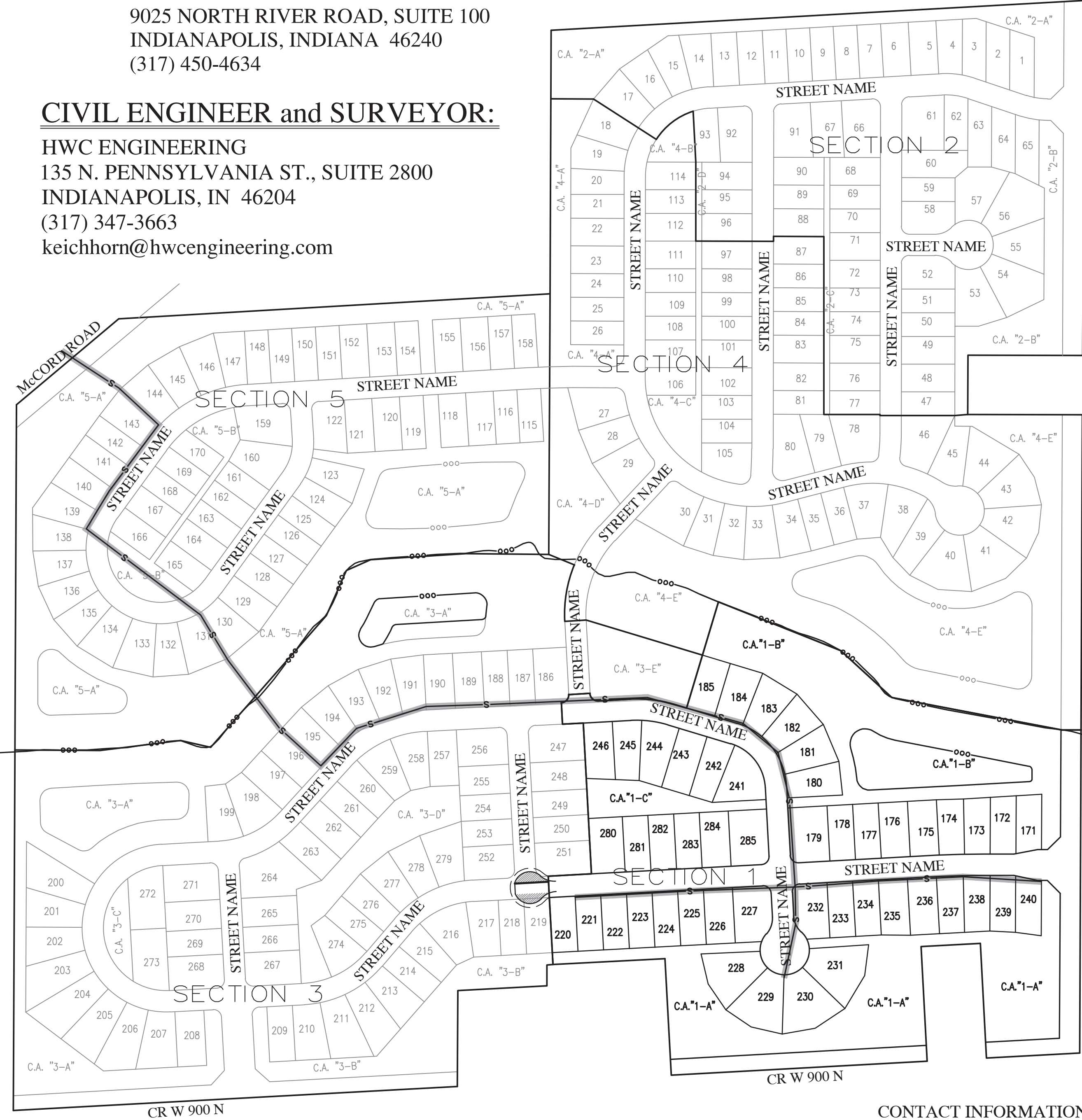


SUMMERTON SECTION 1
MCCORDSVILLE, INDIANA
COVER



DRAWN BY DC	JOB NUMBER 2020-235-A
CHECKED BY KE	
DATE JUNE 18, 2021	
SCALE AS SHOWN	
SHEET	

C1.0
COVER



COMMON AREAS	
C.A. #1-A	4.30 AC
C.A. #1-B	14.54 AC
C.A. #1-C	0.60 AC
TOTAL	9.44 AC

LINEAR FOOTAGE OF STREET	
STREET NAME	1,346 LF
STREET NAME	848 LF
STREET NAME	192 LF
STREET NAME	47 LF
TOTAL	2,433 LF

ZONED SUMMERTON AMENDED PUD ORDINANCE NO. _____ AN ORDINANCE AMENDING THE TOWN OF MCCORDSVILLE ZONING ORDINANCE NO. 121410, AS AMENDED.

DEVELOPMENT STANDARDS

AREA "B"

MAXIMUM NUMBER OF LOTS	116
MINIMUM LOT AREA	8,450 SQ. FT
MINIMUM LOT WIDTH	65
AT BUILDING LINE	25 FEET
MINIMUM FRONT YARD SETBACK	7.5 FEET
MINIMUM SIDE YARD SETBACK	15 FEET
MINIMUM REAR YARD SETBACK	1,500 SF (SINGLE STORY)
MINIMUM LIVABLE FLOOR AREA	1,800 SF (MULTI STORY)
MIN. GROUND FLOOR LIVING AREA	900 SF (MULTI STORY)
MAXIMUM LOT COVERAGE	50%
MAXIMUM HEIGHT - PRINCIPAL	35 FEET

SITE DATA

LOTS:	48
DISTURBED AREA:	30.5 AC
START CONSTRUCTION:	SEPTEMBER 2021
END CONSTRUCTION:	SEPTEMBER 2026

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

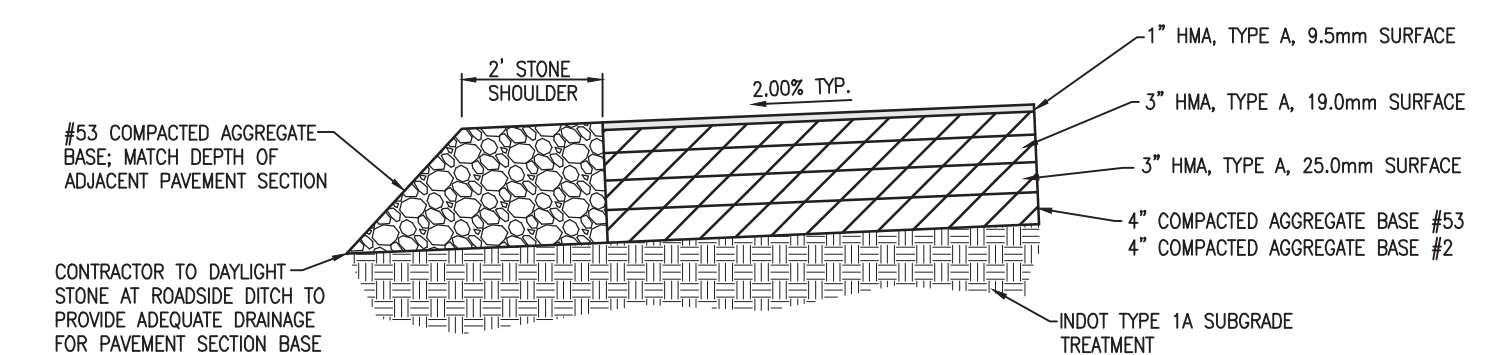
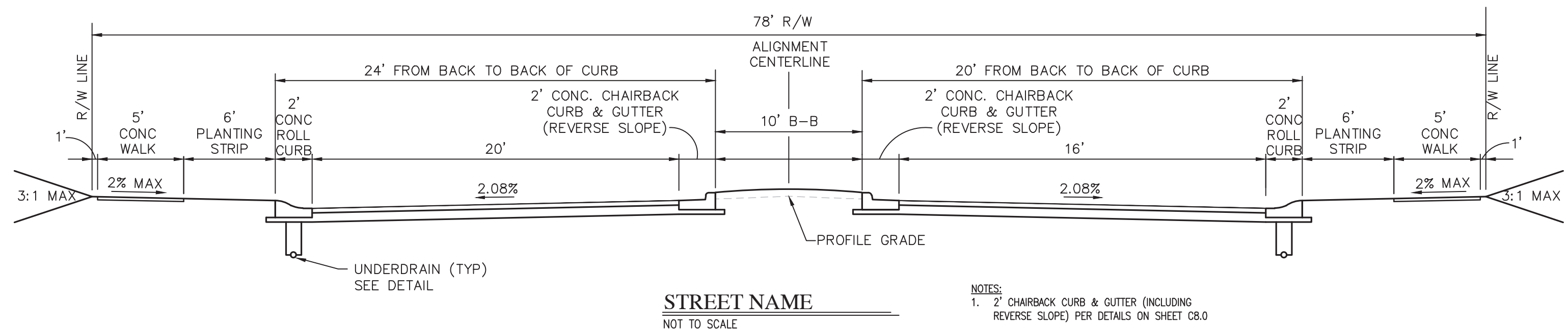
NORTH FORK DRY BRANCH
(SCHULTZ & SCHULTZ REGULATED DRAIN)



SITE MAP LEGEND
SANITARY SEWER TO BE INSTALLED WITH SECTION 1 CONSTRUCTION PLANS.

CONTACT INFORMATION:

CITIZENS ENERGY GROUP / CWA AUTHORITY, INC. (WATER) BRAD HOSTETLER 2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, INDIANA 46202 P: (317) 927-4551 BHOSTETLER@CITIZENSENERGYGROUP.COM	MCCORDSVILLE FIRE DEPARTMENT 7580 N Form Street McCordsville, Indiana 46055 P: (317) 335-9236	COMCAST WATT STRINGER 5330 E. 65th Street Indianapolis, IN 46220 P: (317) 774-3384 F: (317) 219-5090 matthew_stringer@cable.comcast.com	VECTREN SANDRA CASEY 16000 Allisonville Road Noblesville, Indiana 46061 P: (317) 776-5532 F: (317) 776-5533 Mailing Address: P.O. Box 1700 Noblesville, Indiana 46061 sandra.casey@centerpointenergy.com
NINESTAR CONNECT (Electric & Telecom) ERIC MEYER (317) 323-2074 2243 East Main Street Greenfield, Indiana 46140 EMEYER@NINESTARCONNECT.COM	TOWN OF MCCORDSVILLE PLANNING AND BUILDING DEPT RYAN CRUM 6280 W 800 N McCordsville, Indiana 46055 P: (317) 335-3604 rcrum@mccordsville.org	TOWN OF MCCORDSVILLE ENGINEERING DEPARTMENT MARK WITSMAN 6280 W 800 N McCordsville, IN 46055 P: (317) 335-3604 mwitsman@mccordsville.org	TOWN OF MCCORDSVILLE PUBLIC WORKS RON CRIDER 6280 W 800 N McCordsville, IN 46055 P: (317) 335-3493 rcrider@mccordsville.org



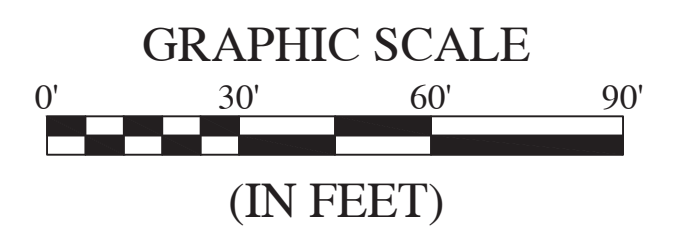
TYPICAL PAVEMENT SECTION FOR PROPOSED ACCEL/DECEL LANES & TAPERS, PASSING BLISTER, & STONE SHOULDER
NOT TO SCALE

GENERAL NOTES

1. THE USE OF THERMOPLASTIC PAVEMENT MARKINGS IS REQUIRED ON ASPHALT PAVEMENT WITHIN THE RIGHT-OF-WAY. THE USE OF EPOXY STRIPING IS REQUIRED ON CONCRETE WITHIN THE RIGHT-OF-WAY.
2. LIGHTING, SIGNS, IRRIGATION LINES, ETC. MUST BE CONSTRUCTED TO MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET FROM THE CENTER OF THE SANITARY SEWER FACILITIES.
3. STREET LIGHTS ARE REQUIRED TO MATCH EXISTING STREET LIGHTS. TO INCLUDE POLE TYPE, FIXTURE TYPE, HEIGHT OF FIXTURE ETC.
4. ALL STREET LIGHTING SHALL BE INSTALLED WITH REFLECTORS OR OTHER SUCH DEVICES OR CONTROLS SO THAT LIGHT IS REFLECTED DOWNWARD TO MITIGATE LIGHT SPILLOVER.
5. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE SHOULDERS AND SIGNAGE.

ABBREVIATIONS:

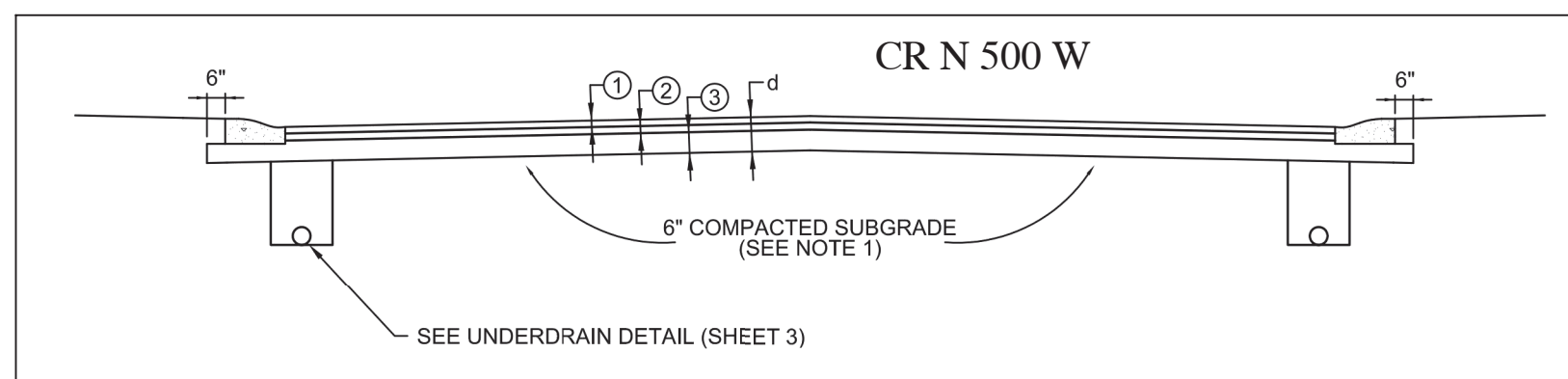
- BR - BEGIN RADIUS
- CL - CENTERLINE
- GUT - GUTTER GRADE
- HP - HIGH POINT
- LP - LOW POINT
- ME - MATCH EXISTING GRADE
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PVI - POINT OF VERTICAL INTERSECTION
- R - RADIUS
- TC - TOP OF CURB/TOP OF CASTING GRADE



LEGEND:

EXISTING	PROPOSED
---	--- RIGHT-OF-WAY LINE
---	--- EASEMENT LINE
---	--- SETBACK LINE
---	--- CENTERLINE
---	--- SWALE / FLOWLINE
---	--- SUBSURFACE DRAIN
---	--- SANITARY SEWER
---	--- STORM SEWER
---	--- STORM CULVERT
---	--- WATER MAIN
⊙	⊙ SANITARY MANHOLE
⊙	⊙ STORM MANHOLE
⊙	⊙ STORM INLET
⊙	⊙ STORM END SECTION
⊙	⊙ FIRE HYDRANT
→	→ FLOW ARROW
XXX.X	XXX.X SPOT ELEVATION
XXX.XX	XXX.XX PAVEMENT ELEVATION
A	A.A HANDICAP RAMP
B	B 2' ROLL CURB
C	C 2' ROLL CURB & GUTTER (REVERSE SLOPE)
▨	▨ PROPOSED 2' STONE SHOULDER, 8" DEEP COMPACTED #53 STONE
▨	▨ PROPOSED FULL-DEPTH PAVEMENT IN CR W 500 N. R/W

- NOTES:
1. ALL EXISTING 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.
 2. UTILITY CONFLICTS (INCLUDING UTILITY POLES) MUST BE COMPLETELY RESOLVED PRIOR TO CONSTRUCTION OF ACCEL/DECEL LANES, PASSING BLISTER LANES AND/OR LEFT TURN LANES. CONSTRUCTION OF THESE LANES INCLUDES BUT IS NOT LIMITED TO EXCAVATION, EMBANKMENT, PAVING AND SUBGRADE PREPARATION.

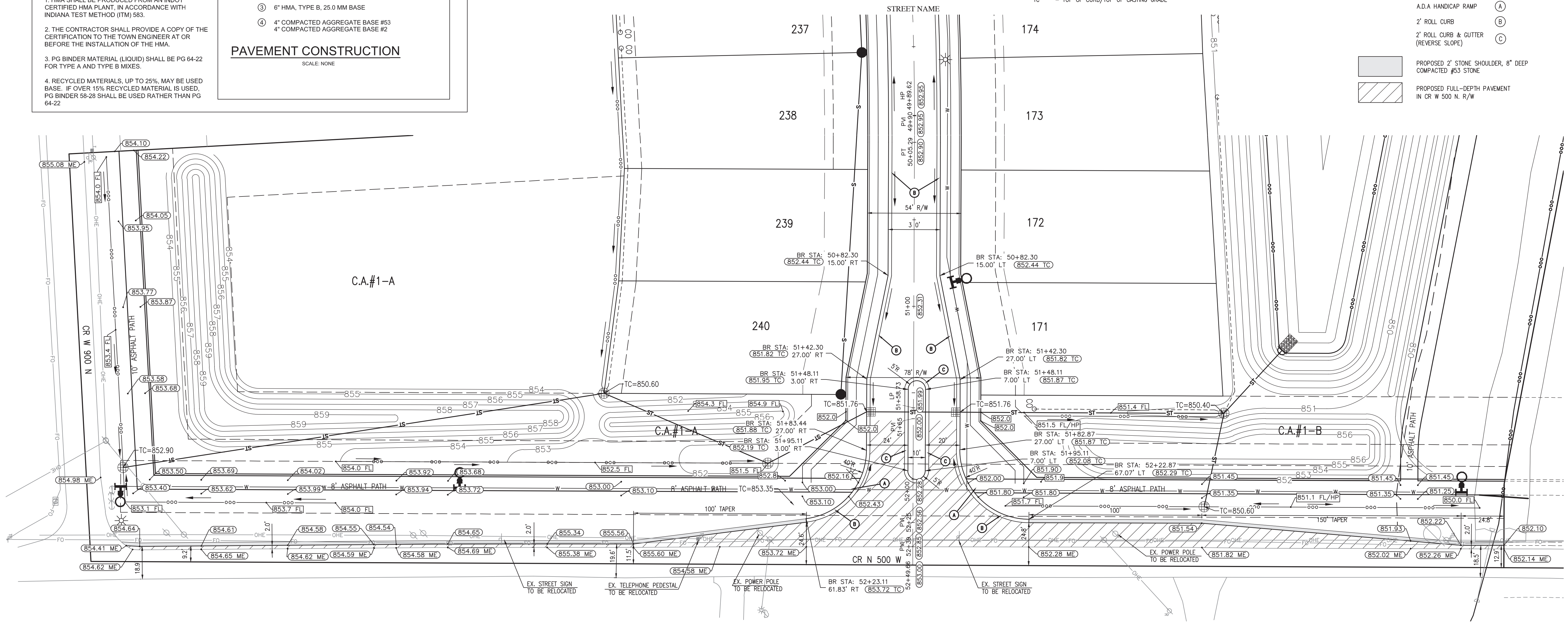


COLLECTOR ROAD
d = 18"

1. 1" HMA, TYPE B, 9.5 MM SURFACE
2. 3" HMA, TYPE B, 19.0 MM INTERMEDIATE
3. 6" HMA, TYPE B, 25.0 MM BASE
4. 4" COMPACTED AGGREGATE BASE #53
4. 4" COMPACTED AGGREGATE BASE #2

PAVEMENT CONSTRUCTION
SCALE: NONE

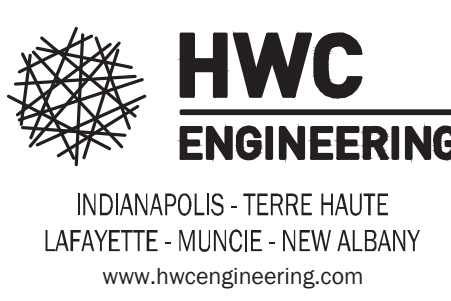
- NOTES:
1. HMA SHALL BE PRODUCED FROM AN INDOT CERTIFIED HMA PLANT, IN ACCORDANCE WITH INDIANA TEST METHOD (ITM) 563.
 2. THE CONTRACTOR SHALL PROVIDE A COPY OF THE CERTIFICATION TO THE TOWN ENGINEER AT OR BEFORE THE INSTALLATION OF THE HMA.
 3. PG BINDER MATERIAL (LIQUID) SHALL BE PG 64-22 FOR TYPE A AND TYPE B MIXES.
 4. RECYCLED MATERIALS, UP TO 25%, MAY BE USED BASE. IF OVER 15% RECYCLED MATERIAL IS USED, PG BINDER 58-28 SHALL BE USED RATHER THAN PG 64-22.



STREET NAME & CR N 500 W
SCALE: 1" = 30'

REVISIONS

DATE	DESCRIPTION	BY



SUMMERTON SECTION 1
MCCORDSVILLE, INDIANA
ENTRANCE PLAN



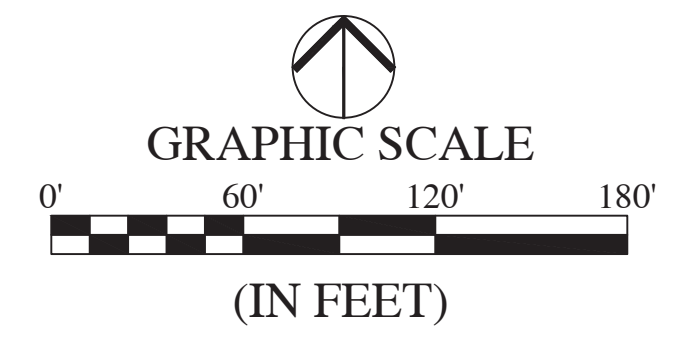
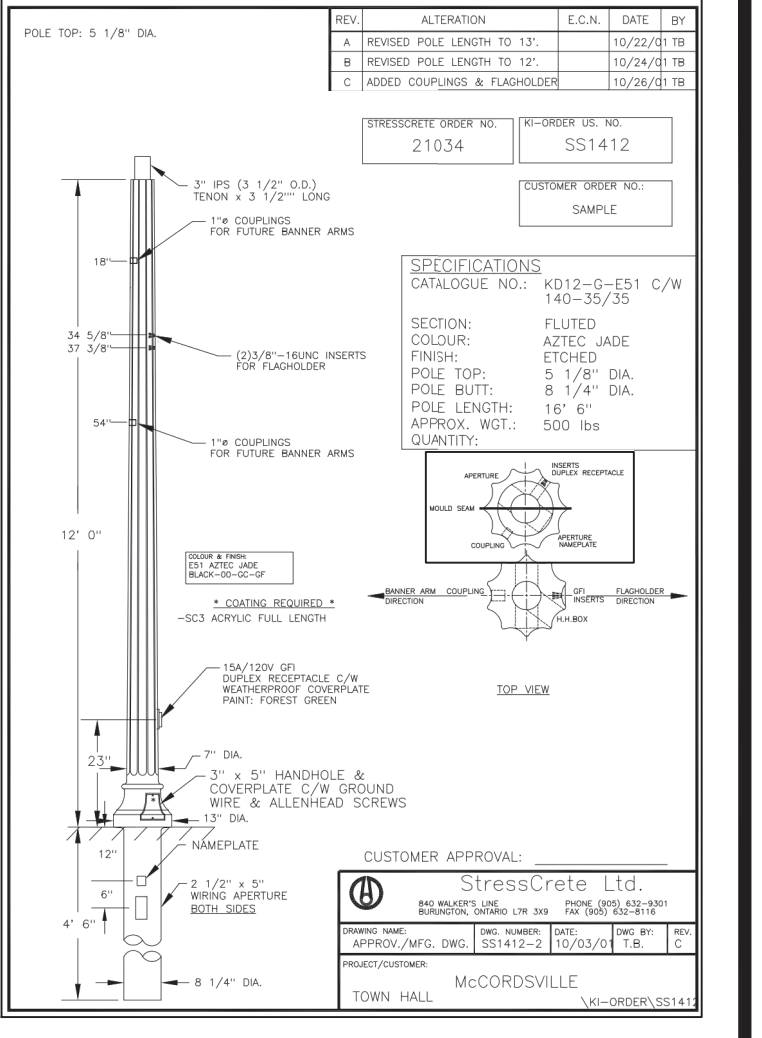
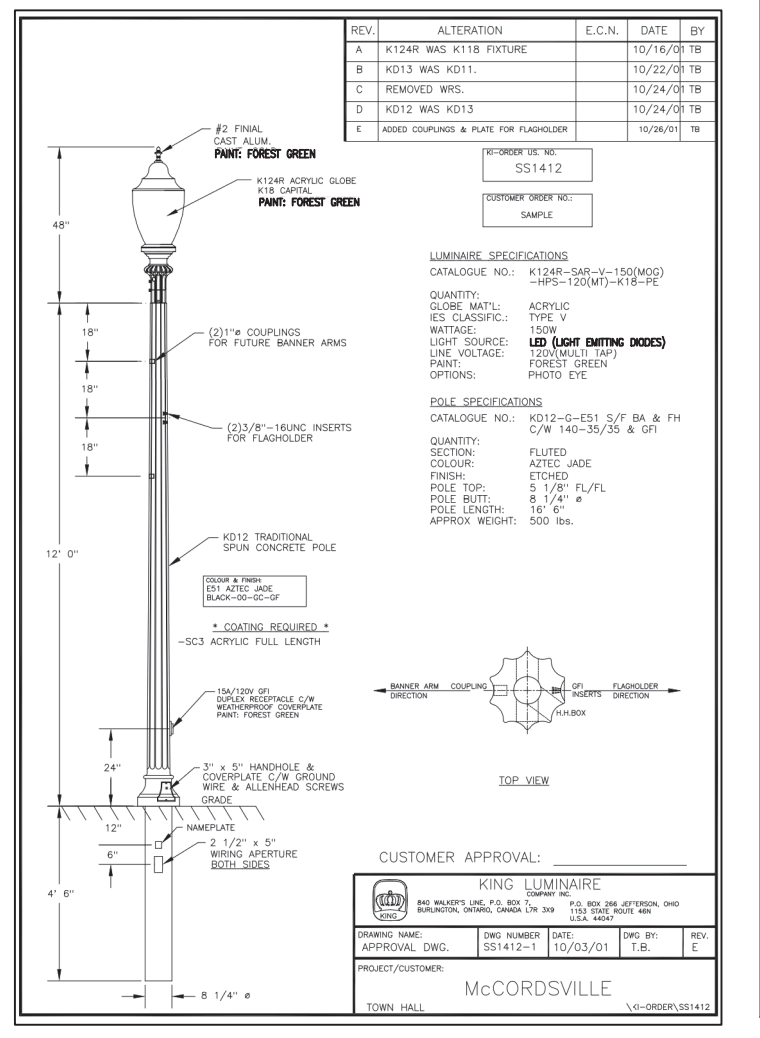
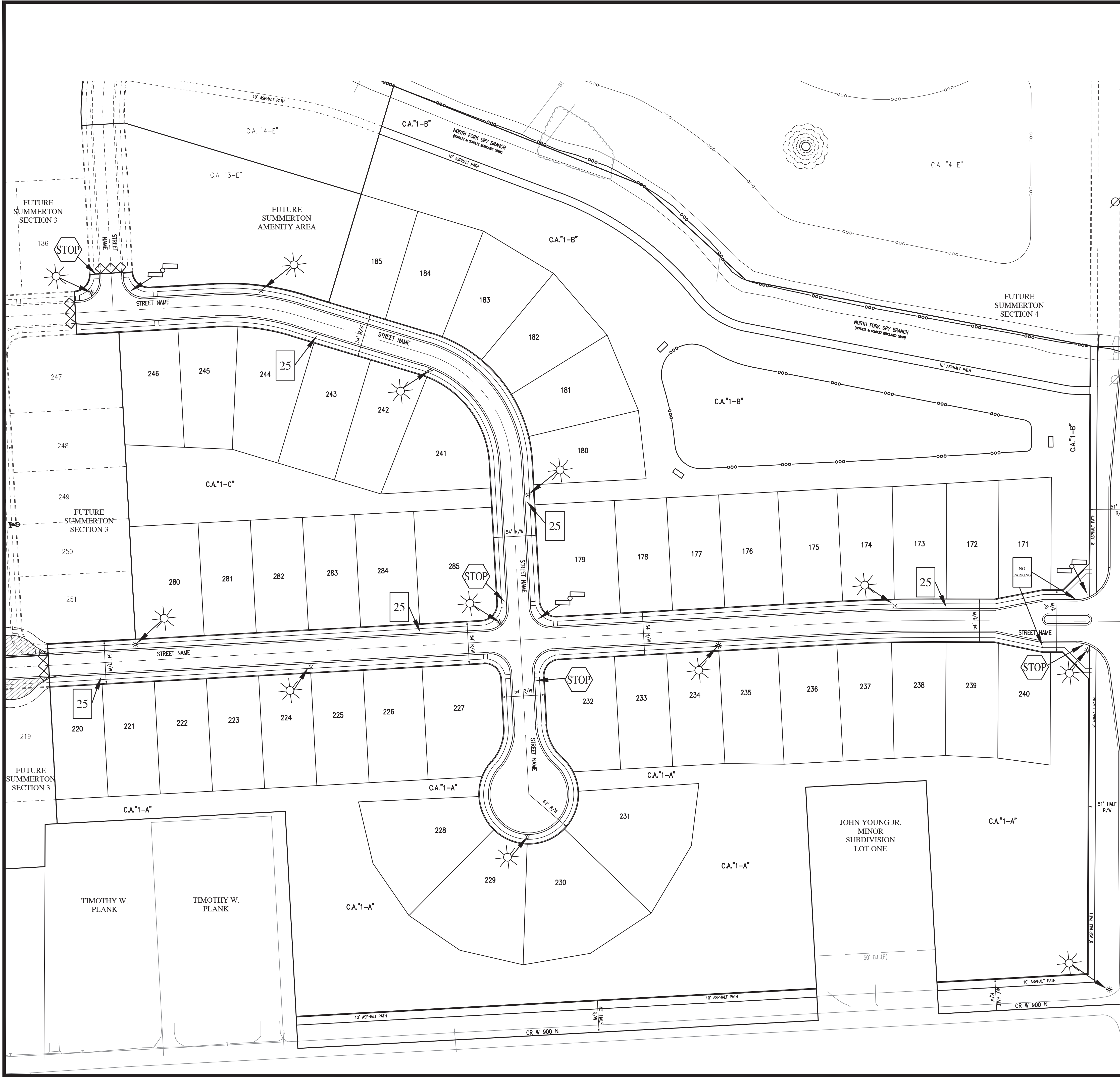
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CHECKED BY: KE
DATE: JUNE 18, 2021
SCALE: AS SHOWN
SHEET

JOB NUMBER: 2020-725-A

C3.0
ENTRANCE PLAN

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File Name: W:\Lennor\2020-235-A_Lennor-Summerton-2020-235-A_Traffic_Control_Plan.dwg, Layout: C3.3
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 Plot Time: 1:34pm
 By: temith

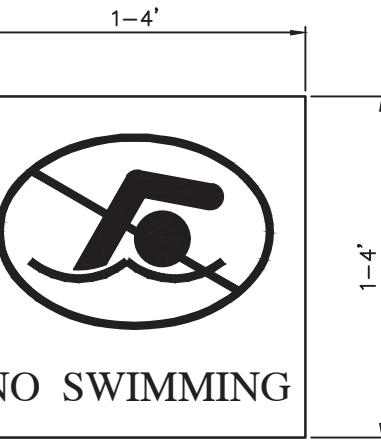


GENERAL NOTES

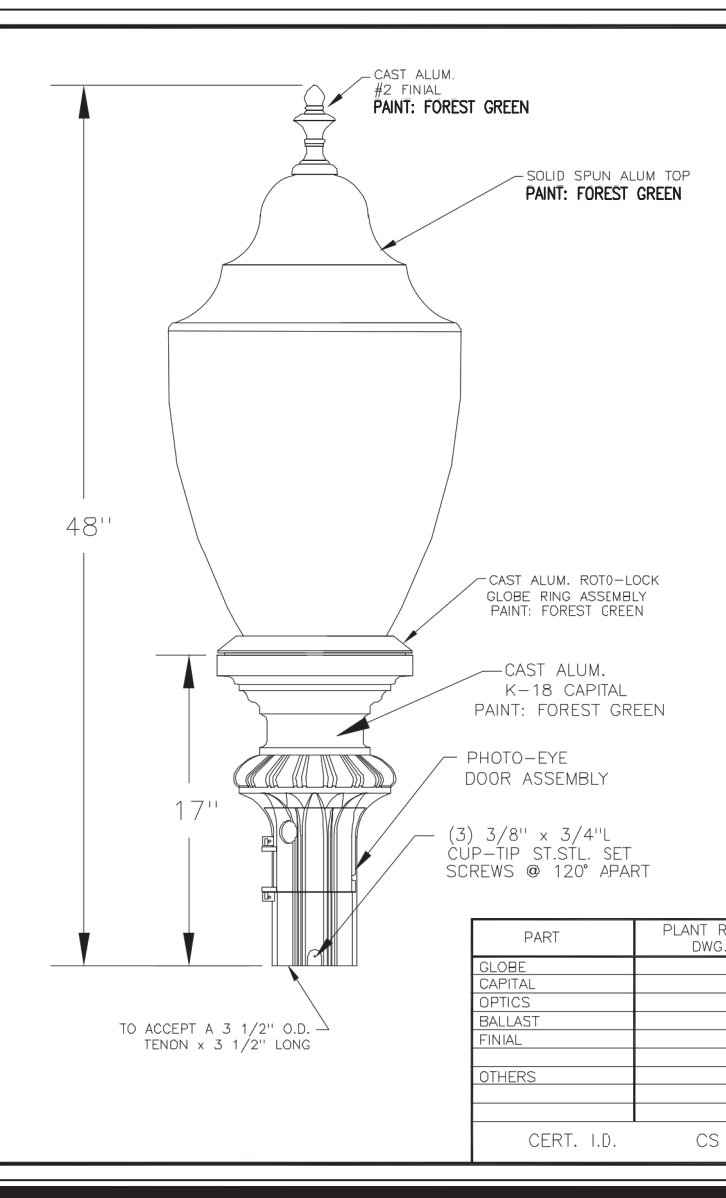
1. LIGHTING, SIGNS, IRRIGATION LINES, ETC. MUST BE CONSTRUCTED TO MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET FROM THE CENTER OF THE SANITARY SEWER FACILITIES.
2. STREET LIGHTS ARE REQUIRED TO MATCH EXISTING STREET LIGHTS. TO INCLUDE POLE TYPE, FIXTURE TYPE, HEIGHT OF FIXTURE, ETC.
3. ALL STREET LIGHTING SHALL BE INSTALLED WITH REFLECTORS OR OTHER SUCH DEVICES OR CONTROLS SO THAT LIGHT IS REFLECTED DOWNWARD TO MITIGATE LIGHT SPILLOVER. ALL STREET LIGHTS ARE TO BE FULL CUT-OFF AND DARK SKY COMPLIANT.

LEGEND:

EXISTING	RIGHT-OF-WAY LINE	PROPOSED
		STOP SIGN
		SPEED LIMIT SIGN
		STREET NAME SIGN
		END OF ROAD MARKER: TYPE II CONSTRUCTION BARRICADE
		HIGH POWERED LED STREET LIGHT (SEE TOWN OF MCCORDSVILLE ZONING ORDINANCE, EXHIBIT C).
		NOTE: ALL STREET LIGHTS TO BE FULL CUT-OFF AND DARK SKY COMPLIANT
		POND SAFETY SIGN



POND SAFETY SIGN
NOT TO SCALE



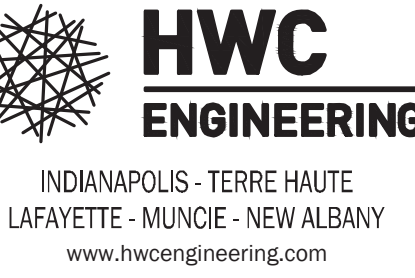
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B	REVISED POND SAFETY SIGN		10/18/21	TS
C	REVISED POND SAFETY SIGN		10/18/21	TS

REV	ALTERATION	E.C.A.	DATE	BY
A	REVISED POND SAFETY SIGN		10/18/21	TS
B	REVISED POND SAFETY SIGN		10/18/21	TS
C	REVISED POND SAFETY SIGN		10/18/21	TS

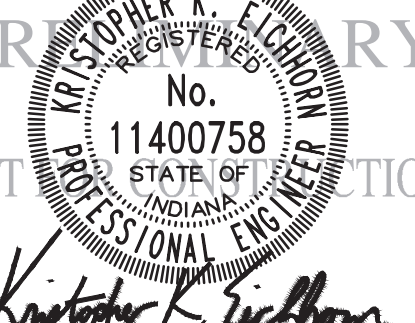
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C	REVISED POND SAFETY SIGN		10/18/21	TS

REV	ALTERATION	E.C.A.	DATE	BY
A	REVISED POND SAFETY SIGN		10/18/21	TS
B	REVISED POND SAFETY SIGN		10/18/21	TS
C	REVISED POND SAFETY SIGN		10/18/21	TS

REVISIONS		
DATE	DESCRIPTION	BY



SUMMERTON SECTION 1
MCCORDSVILLE, INDIANA
TRAFFIC CONTROL & LIGHTING PLAN



DRAWN BY TS	JOB NUMBER 2020-235-A
CHECKED BY KE	
DATE JUNE 18, 2021	
SCALE AS SHOWN	
SHEET	

C3.3

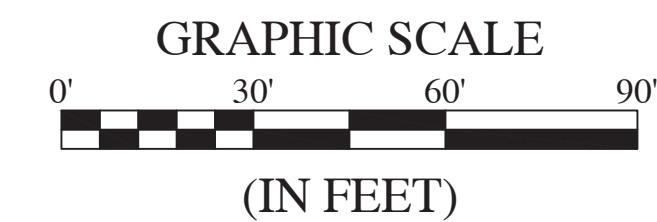
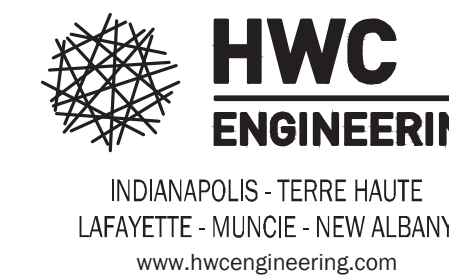
TRAFFIC CONTROL & LIGHTING PLAN

NOTE: SEE SHEET L1.2 FOR PLANT SCHEDULE.



REVISIONS

Table with columns: DATE, DESCRIPTION, BY



LEGEND:

Legend table with columns: EXISTING, PROPOSED. Includes symbols for right-of-way line, easement line, centerline, swale, drain, sewer, culvert, water main, contours, fence, tree line, manholes, inlets, end sections, hydrants, and street lights.

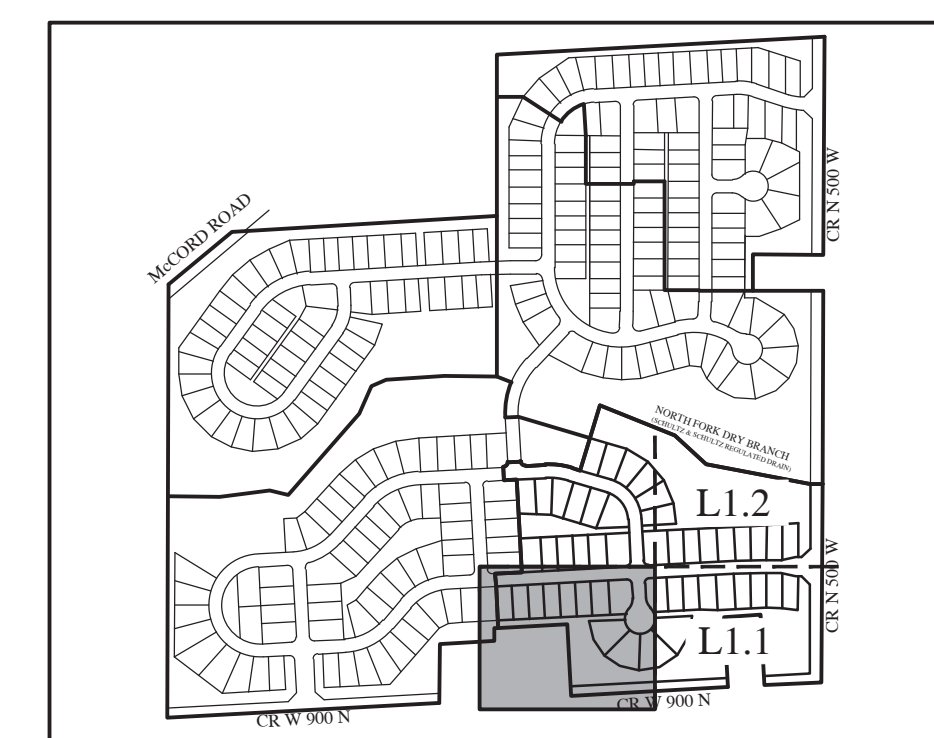
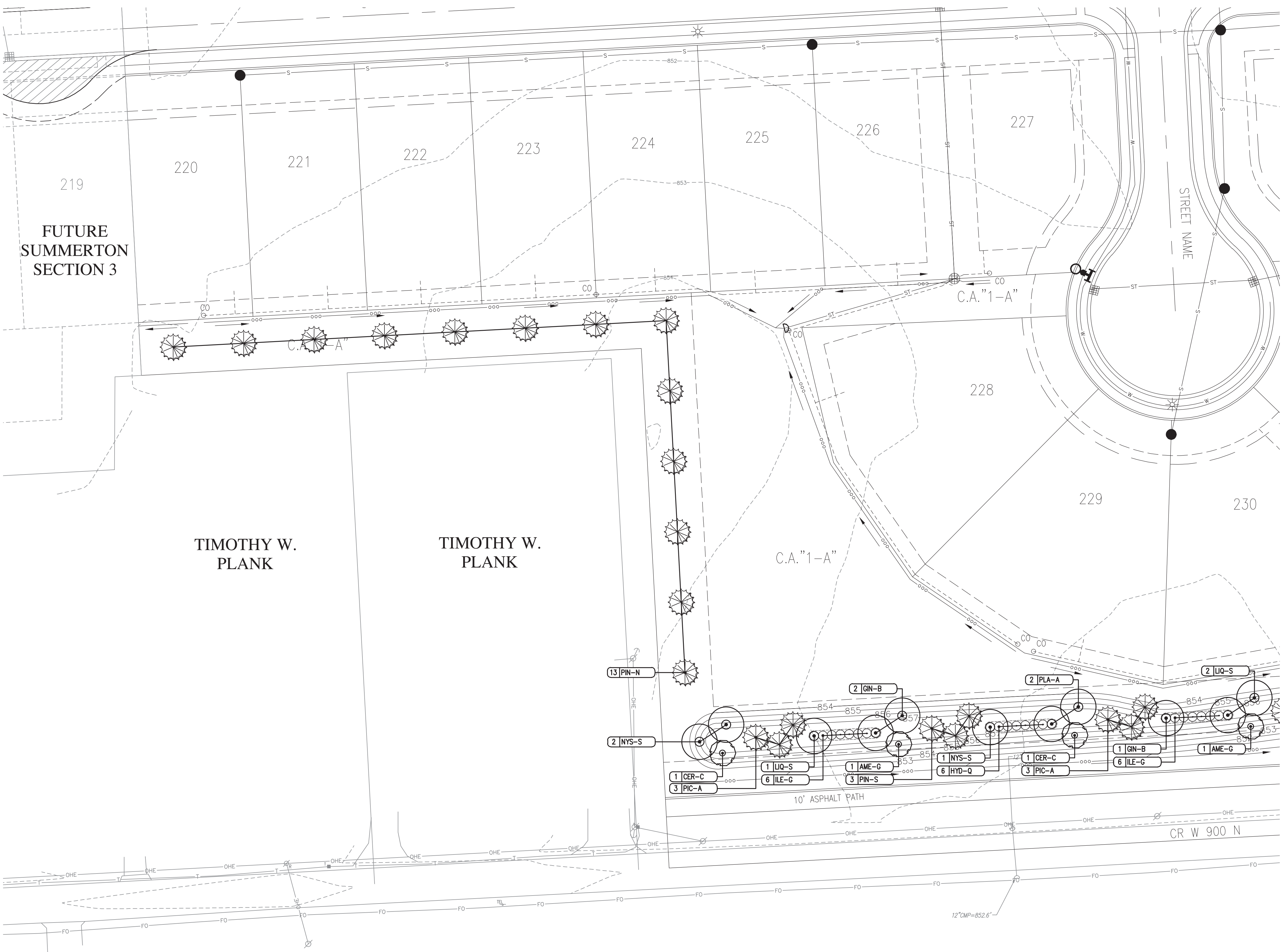
LANDSCAPE LEGEND:

Landscape legend table with columns: QUANTITY / KEY, and symbols for shade tree, evergreen tree, ornamental tree, and shrub.

LANDSCAPE REQUIREMENTS

PERIMETER LANDSCAPE
BUFFER 1: REQUIRES THREE (3) EVERGREEN TREES 5-6 FEET IN HEIGHT, ONE (1) ORNAMENTAL TREE WITH A MINIMUM 2" CALIPER, THREE (3) DECIDUOUS SHADE TREES WITH A MINIMUM 2" CALIPER, SIX (6) SHRUBS, AND A 3-5 FEET HIGH CONTINUOUS MOUNDING.
TOTAL LENGTH OF FRONTAGE: 1,307 LFT
TOTAL SHADE TREES REQUIRED: 39 TREES
TOTAL EVERGREEN TREES REQUIRED: 39 TREES
TOTAL ORNAMENTAL TREES REQUIRED: 13 SHRUBS
TOTAL SHRUBS REQUIRED: 78 SHRUBS
TOTAL SHADE TREES PROVIDED: 41 TREES
TOTAL EVERGREEN TREES PROVIDED: 39 TREES
TOTAL ORNAMENTAL TREES PROVIDED: 14 TREES
TOTAL SHRUBS PROVIDED: 78 SHRUBS
CONTINUOUS MOUNDING 3-5 FEET HIGH PROVIDED: YES
BUFFER 2: REQUIRES THREE (3) EVERGREEN TREES A MINIMUM OF 6 FEET IN HEIGHT TO BE SPACED FORTY (40) FEET ON CENTER.
TOTAL LENGTH OF BUFFER: 1,092 LFT
TOTAL EVERGREEN TREES REQUIRED: 27 TREES
TOTAL EVERGREEN TREES PROVIDED: 29 TREES

FOR CONTINUATION SEE SHEET L1.1



SUMMERTON SECTION 1
MCCORDSVILLE, INDIANA
LANDSCAPE PLAN

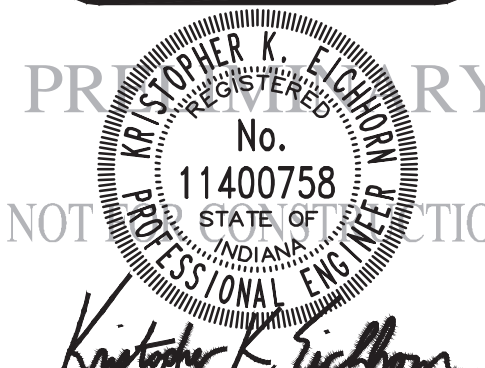


Table with fields: DRAWN BY (DC), CHECKED BY (KE), DATE (JUNE 18, 2021), SCALE (AS SHOWN), SHEET

L1.0 LANDSCAPE PLAN

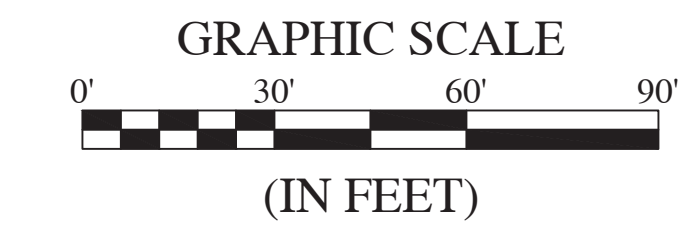
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NOTE: SEE SHEET L1.2 FOR PLANT SCHEDULE.

FOR CONTINUATION SEE SHEET L1.2



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



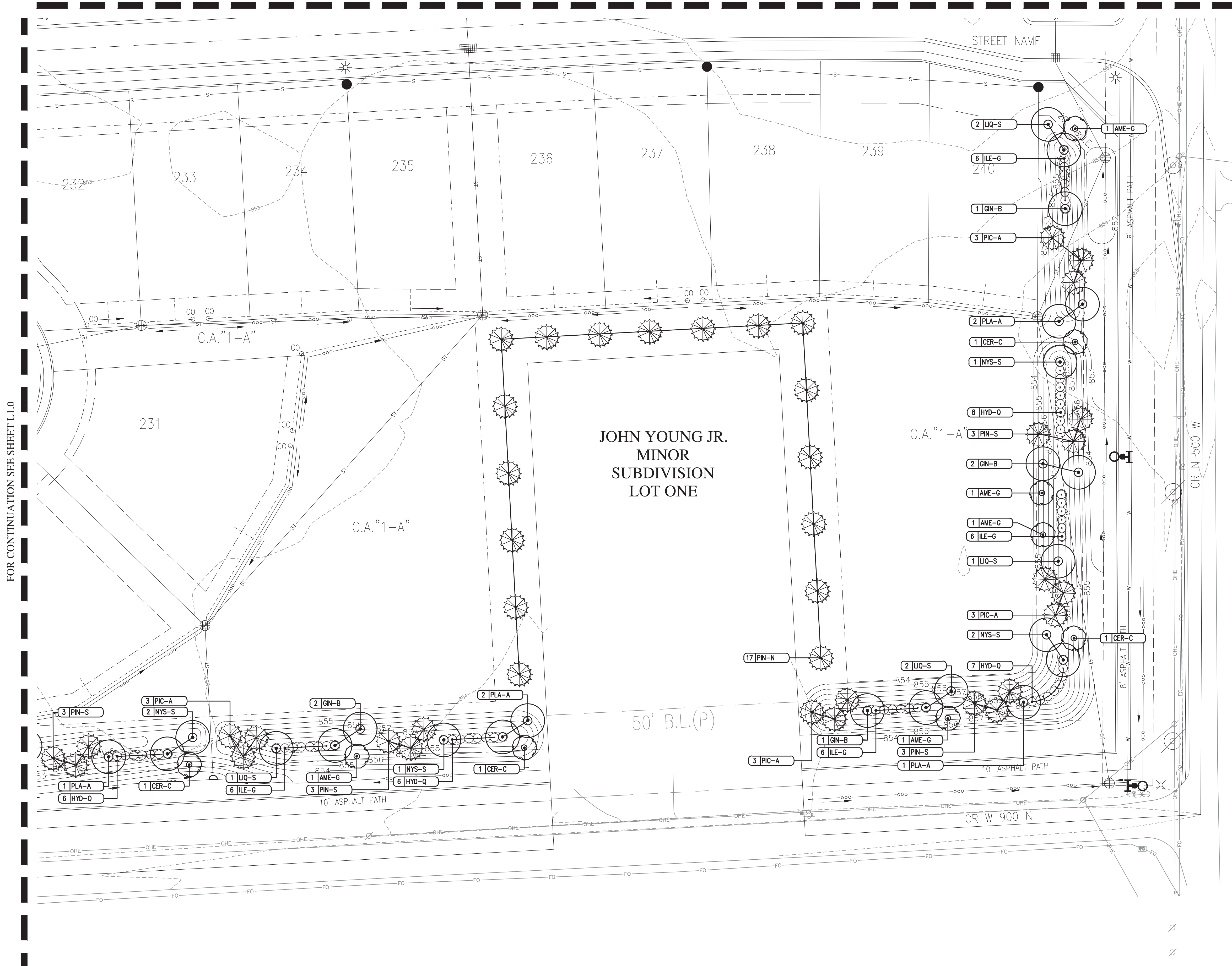
LEGEND:

Table with two columns: EXISTING and PROPOSED. Rows include symbols for 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.

LANDSCAPE LEGEND:

Table with symbols and keys for LANDSCAPE LEGEND: QUANTITY / KEY, SPADE EDGE, SHADE TREE, EVERGREEN TREE, ORNAMENTAL TREE, SHRUB.

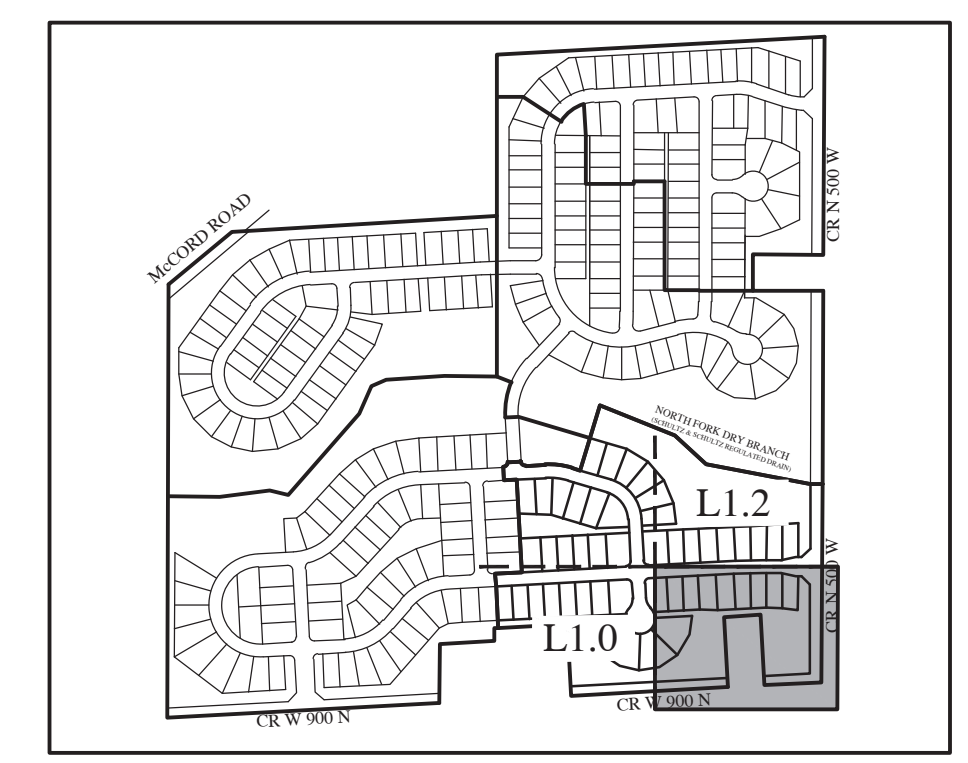
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Plot Date: Jul 13, 2021 Plot Time: 1:46pm



REVISIONS table with columns: DATE, DESCRIPTION, BY

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

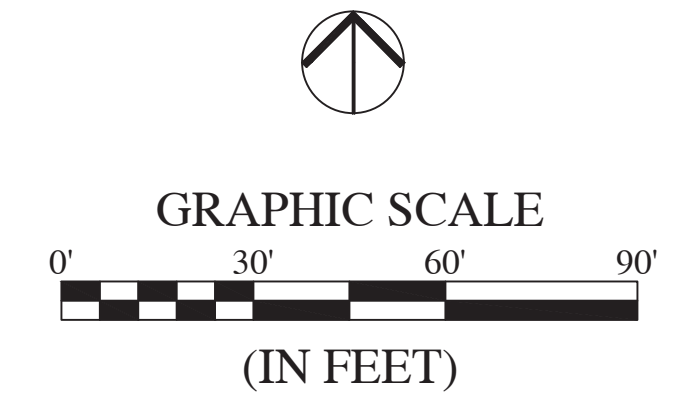
SUMMERTON SECTION I
MCCORDSVILLE, INDIANA
LANDSCAPE PLAN



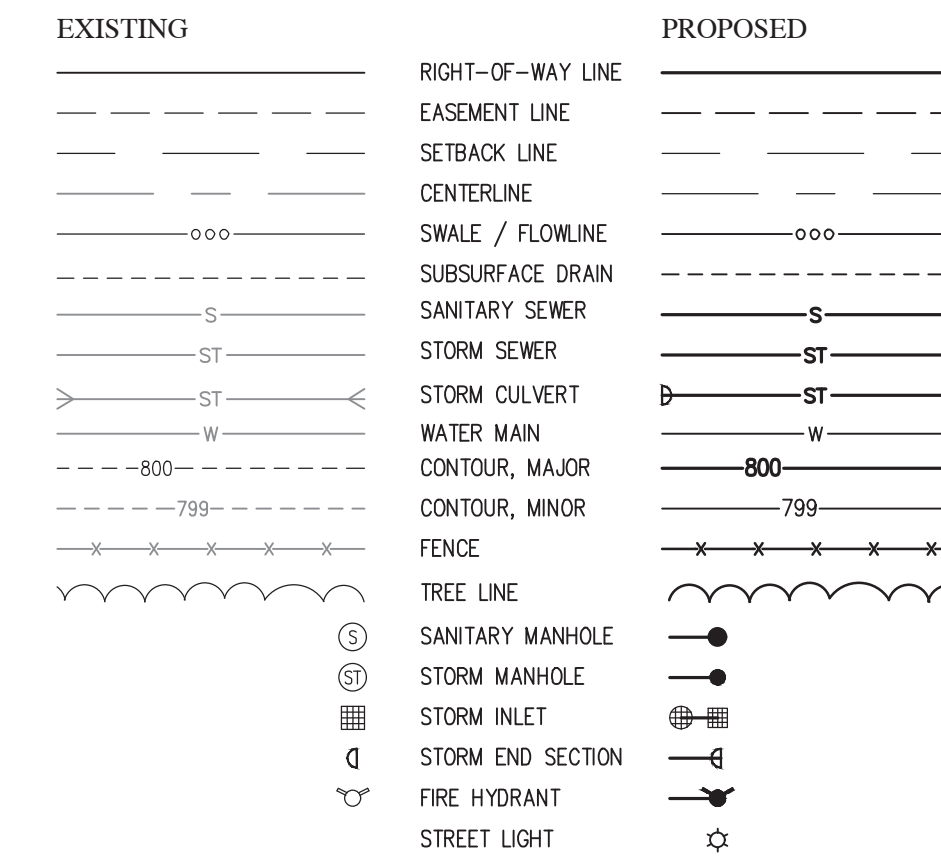
Professional Engineer seal for Christopher K. E. Chidlow, No. 11400758, State of Indiana.
DRAWN BY: DC
CHECKED BY: KE
DATE: JUNE 18, 2021
SCALE: AS SHOWN
SHEET: L1.1
JOB NUMBER: 2020-235-A

PLANT SCHEDULE

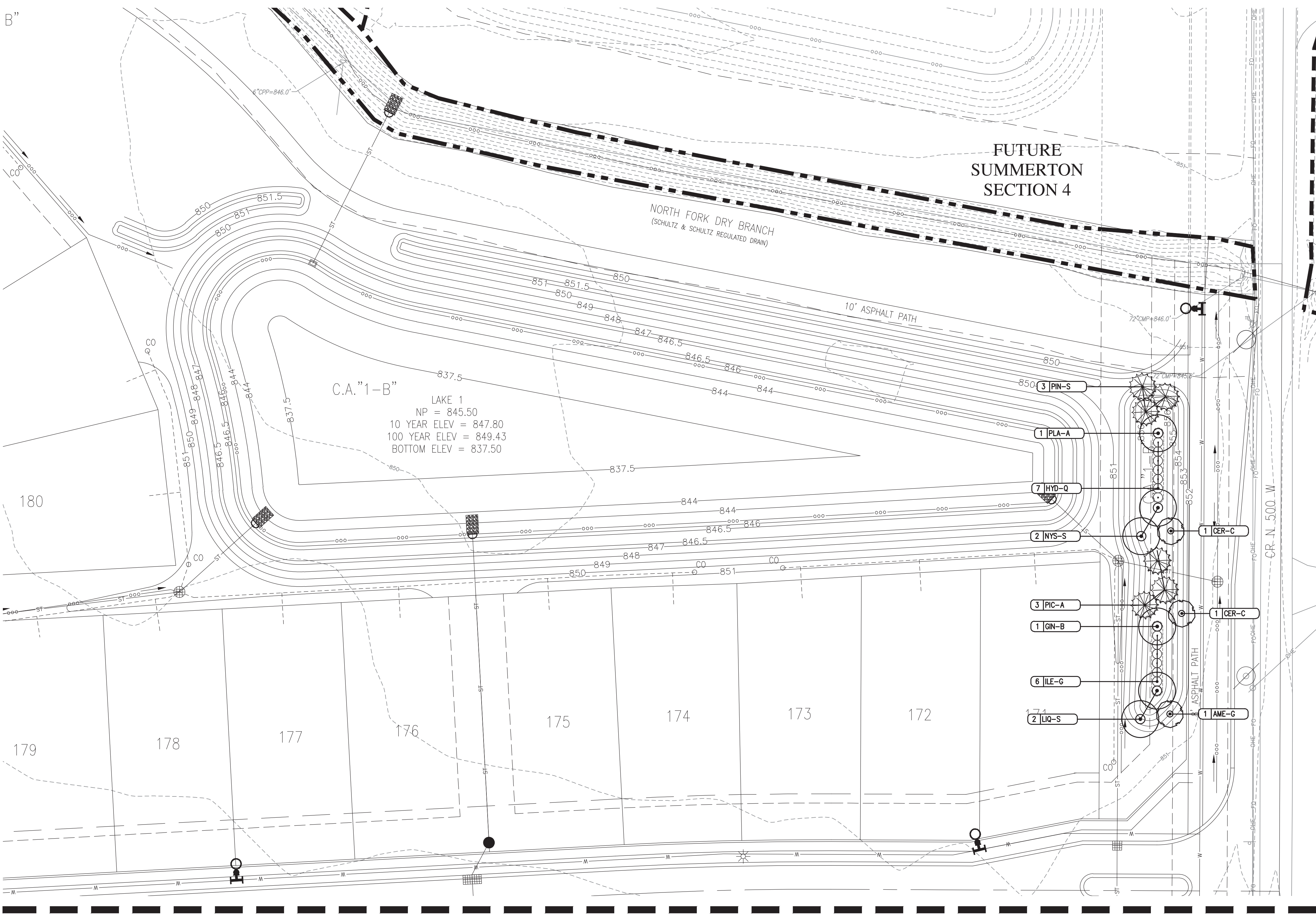
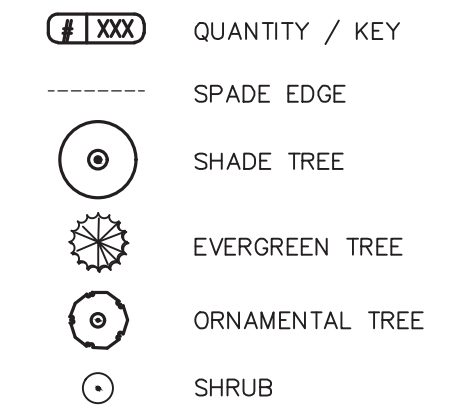
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HGT	ROOT	SPACING	REMARKS
SHADE TREES								
GIN-B	10	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2"	12'	B&B	SEE PLAN	CENTRAL LEADER - MALE ONLY
LIQ-S	11	LIQUIDAMBAR STYRACIFLUA 'ROTUNDALOBA'	FRUITLESS SWEETGUM	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
NYS-S	11	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM/WILDFIRE TUPELO	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
PLA-A	9	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
EVERGREEN TREES								
PIC-A	21	PICEA ABIES	NORWAY SPRUCE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIN-N	29	PINUS NIGRA	BLACK PINE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIN-S	18	PINUS STROBUS	EASTERN WHITE PINE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
ORNAMENTAL TREES								
AME-G	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
CER-C	7	CERCIS CANADENSIS	REDBUD	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
SHRUBS								
HYD-Q	37	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	-	18"	#5 CONT	SEE PLAN	FULL IN POT
ILE-G	42	ILEX GLABRA 'DENSE'	DENSE COMPACT INKBERRY	-	18"	#5 CONT	SEE PLAN	FULL IN POT



LEGEND:

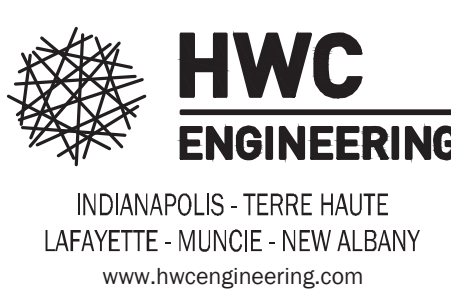


LANDSCAPE LEGEND:

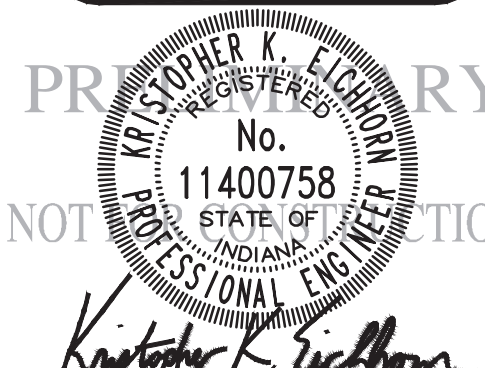


C.A. "1-B" LAKE 1
NP = 845.50
10 YEAR ELEV = 847.80
100 YEAR ELEV = 849.43
BOTTOM ELEV = 837.50

REVISIONS		
DATE	DESCRIPTION	BY



**SUMMERTON SECTION 1
MCCORDSVILLE, INDIANA
LANDSCAPE PLAN**



DRAWN BY
DC

CHECKED BY
KE

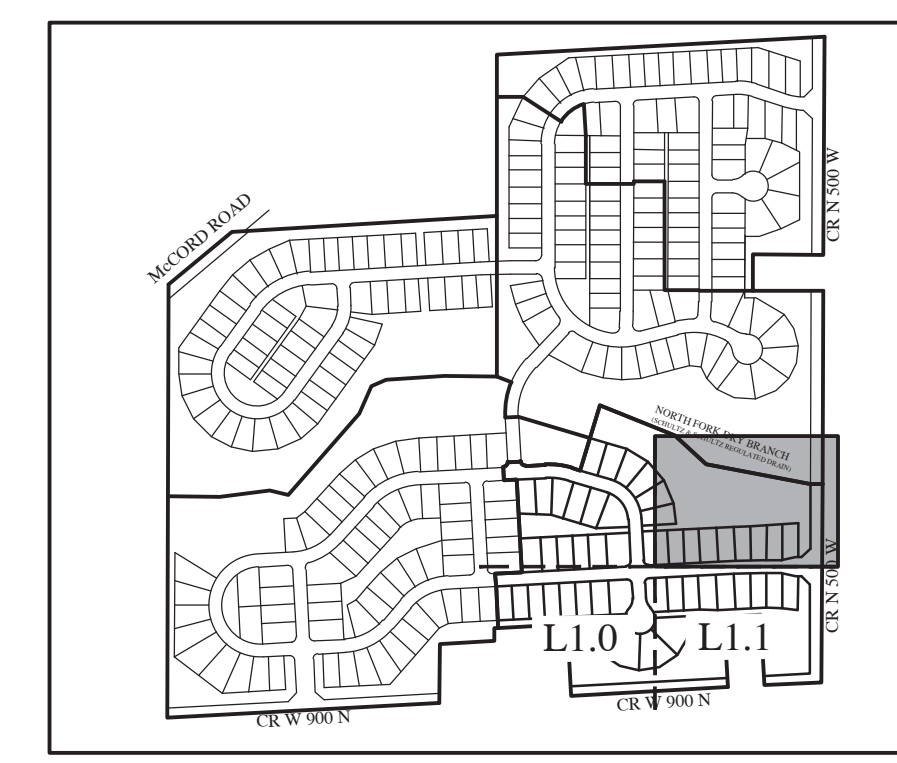
DATE
JUNE 18, 2021

SCALE
AS SHOWN

SHEET

JOB NUMBER
2020-235-A

L1.2
LANDSCAPE PLAN



Plot Date: Jul 13, 2021 Plot Time: 1:46pm File Name: W:\Lennor\2020-235-A Lennor- Summertone - Summertone - Landscape Plan.dwg Layout: L1.2 By: tomith

FOR CONTINUATION SEE SHEET L1.1