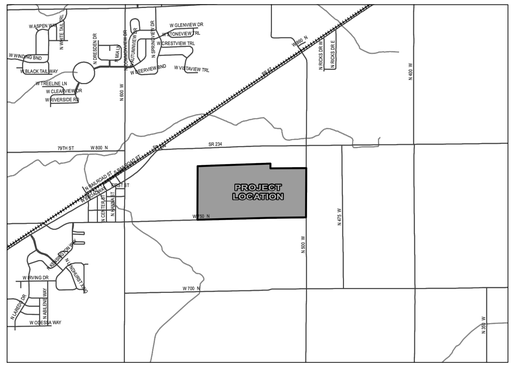
JACOBI FARMS PRELIMINARY PLAN

Pulte Homes of Indiana, L.L.C.



LOCATION MAP
SCALE 1" = 1 MILE

DEVELOPER:

PULTE HOMES OF INDIANA, L.L.C.
REX RAMAGE
11590 N. MERIDIAN ST., SUITE 530
CARMEL, INDIANA 46032
(317) 575-2350
Rex.Ramage@pultegroup.com

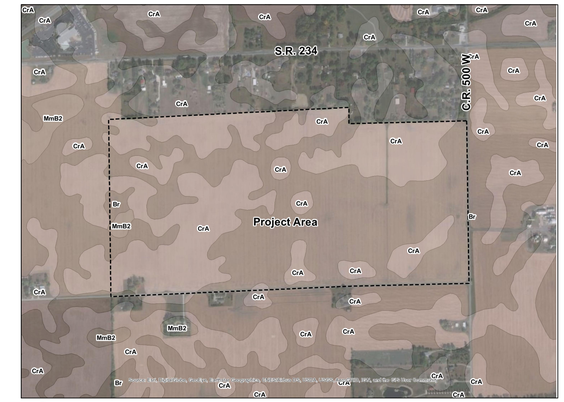
CIVIL ENGINEER and SURVEYOR:

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

PROPERTY ADDRESS
5560 W 750N
McCORDSVILLE, IN 46055

DEVELOPMENT STANDARDS

	AREA A TOWN CENTER TRANSITION AREA	AREA B NEO-TRADITIONAL AREA	AREA C MEDIUM DENSITY AREA	AREA D LOW DENSITY AREA
ACTUAL NUMBER OF LOTS	88	94	260	37
MAX. NUMBER OF LOTS	100	125	275	40
MIN. LOT AREA	1,000 SF	6,600 SF	7,700 SF	11,000 SF
MIN. LOT WIDTH	20'	53'	62'	80'
MIN. LOT FRONTAGE	20'	30'	30'	30'
MIN. FRONT YARD SETBACK	10'	20'	25'	30'
MIN. SIDE YARD SETBACK	7.5'	5'	5'	4'
MIN. BUILDING SEPARATION	15'	10'	10'	15'
MIN. REAR YARD SETBACK	20'	15'	15'	15'
MIN. HOME SIZE	1,500 SF	1,600 SF (1s) 2,100 SF (2s)	1,800 SF (1s) 2,400 SF (2s)	2,300 SF (1s) 2,600 SF (2s)
MIN. GROUND FLOOR LIVING AREA	300 SF	N/A	N/A	N/A
MAX. LOT COVERAGE	N/A	55%	55%	50%
MAX. STRUCTURE HEIGHT	40'	35'	35'	35'



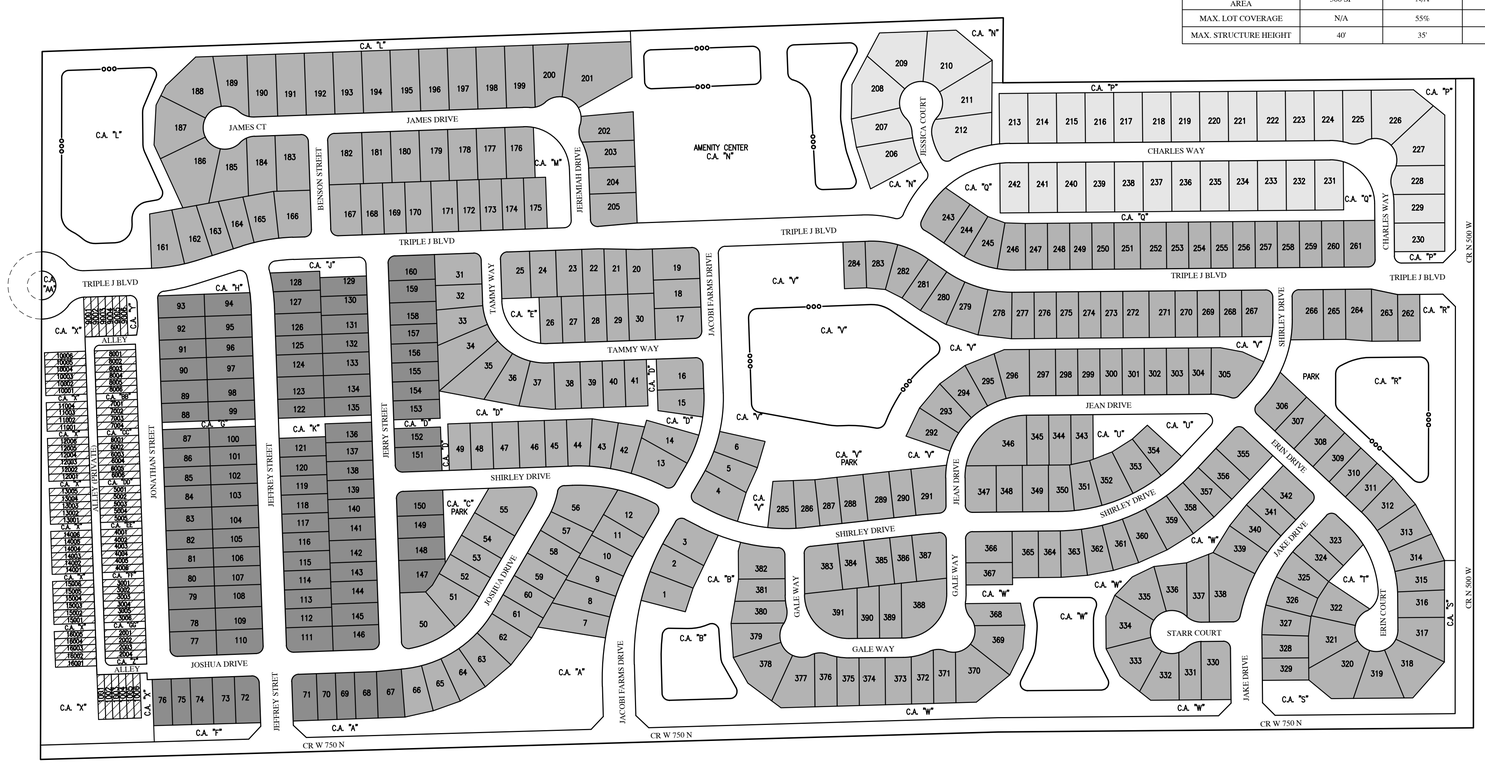
SOILS MAP
NOT TO SCALE

SOILS LEGEND

BR	BROOKSTON SILTY CLAY LOAM
CRA	CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES
MmB2	MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1-C1.6	DEVELOPMENT PLAN
C1.7-C1.9	DEVELOPMENT PLAN (OFFSITE)
C1.10	STREET CROSS SECTION DETAILS
C2.0-C2.5	PRIMARY PLAT PLAN
C3.0	OPEN SPACE PLAN
L1.0-L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE DETAILS
L1.7-L1.9	LANDSCAPE MONUMENT DETAILS



SITE MAP
SCALE: 1" = 200'

SURVEYED LAND DESCRIPTION

A part of the Northeast Quarter of Section 25, Township 17 North, Range 5 East and part of the West Half of the Northwest Quarter of Section 30, Township 17 North, Range 6 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana; based upon a survey by HWC Engineering, job number 2021-064, certified by Adam J. Beery, PLS #20700069; more particularly described as follows:

BEGINNING at the southwest corner of the Northeast Quarter of said Section 25 marked by a MAG nail; thence North 00 degrees 07 minutes 52 seconds East (bearings based upon Indiana State Plane East Zone Coordinate System) along the west line of said Northeast Quarter Section a distance of 1978.40 feet; thence North 88 degrees 00 minutes 44 seconds East a distance of 682.64 feet to a point 1,982.60 feet north of the south line of said Northeast Quarter Section; thence North 87 degrees 58 minutes 28 seconds East a distance of 2005.29 feet to a point on the east line of said Northeast Quarter Section 1,996.60 feet north of the southeast corner thereof; thence South 00 degrees 25 minutes 32 seconds West along said east line a distance of 181.60 feet to a point 1,815.00 feet (110 rods per Instrument Number 130001610 as recorded in the Office of the Recorder, Hancock County, Indiana) north of the southeast corner thereof; thence North 89 degrees 29 minutes 13 seconds East parallel with the south line of the West Half of the Northwest Quarter of said Section 30 a distance of 1316.47 feet to the east line of said Half Quarter Section; thence South 00 degrees 02 minutes 16 seconds West along said east line a distance of 1814.84 feet to the southeast corner of said Half Quarter Section; thence South 89 degrees 29 minutes 13 seconds West along the south line of said Half Quarter Section a distance of 1328.75 feet to the southwest corner of said Half Quarter Section marked by a MAG nail; thence South 88 degrees 21 minutes 52 seconds West along the south line of the Northeast Quarter of said Section 25 a distance of 2,677.06 feet to the POINT OF BEGINNING, containing 177.401 acres, more or less.

CONTACT INFORMATION:

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PERMITS REGULATORY INVESTIGATOR
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AT&T
BRIAN WENTE
240 N Meridian Street
2nd Floor, Room 280
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P: (317) 252-4222
bw1917@att.com

REVISIONS

DATE	DESCRIPTION	BY
11/16/21	REVISED PER TAC COMMENTS	DC/KS

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LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

JACOBI FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
COVER

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY DC
CHECKED BY BB
DATE OCTOBER 13, 2021
SCALE AS SHOWN
JOB NUMBER 2021-064-A
SHEET
C1.0
COVER

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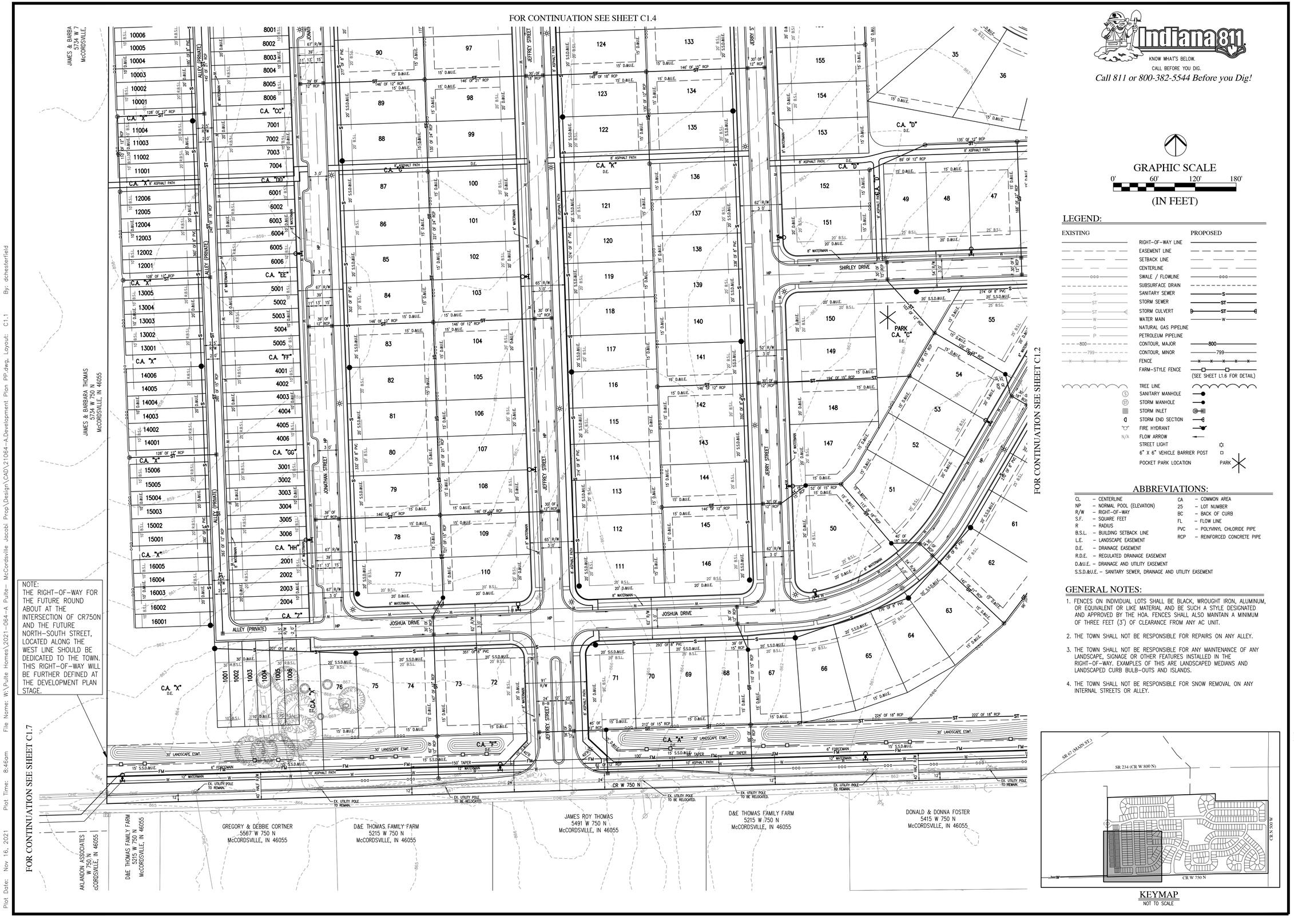
Plot Date: Nov 16, 2021 Plot Time: 8:45am File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobi Prop\Design\CAD\21064-A Cover Sheet PP.dwg, Layout: C1.0 By: dchesterfield



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

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
G	NATURAL GAS PIPELINE	
P	PETROLEUM PIPELINE	
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x x	FENCE	x x x x x
	FARM-STYLE FENCE	(SEE SHEET L1.6 FOR DETAIL)
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	STREET LIGHT	
	6" X 6" VEHICLE BARRIER POST	
	POCKET PARK LOCATION	PARK

ABBREVIATIONS:

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GENERAL NOTES:

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KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY
11/16/21	REVISED PER TAC COMMENTS	DC/KS

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LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

JACOBI FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BUBAK REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 13, 2021	
SCALE AS SHOWN	
SHEET C1.1 DEVELOPMENT PLAN	

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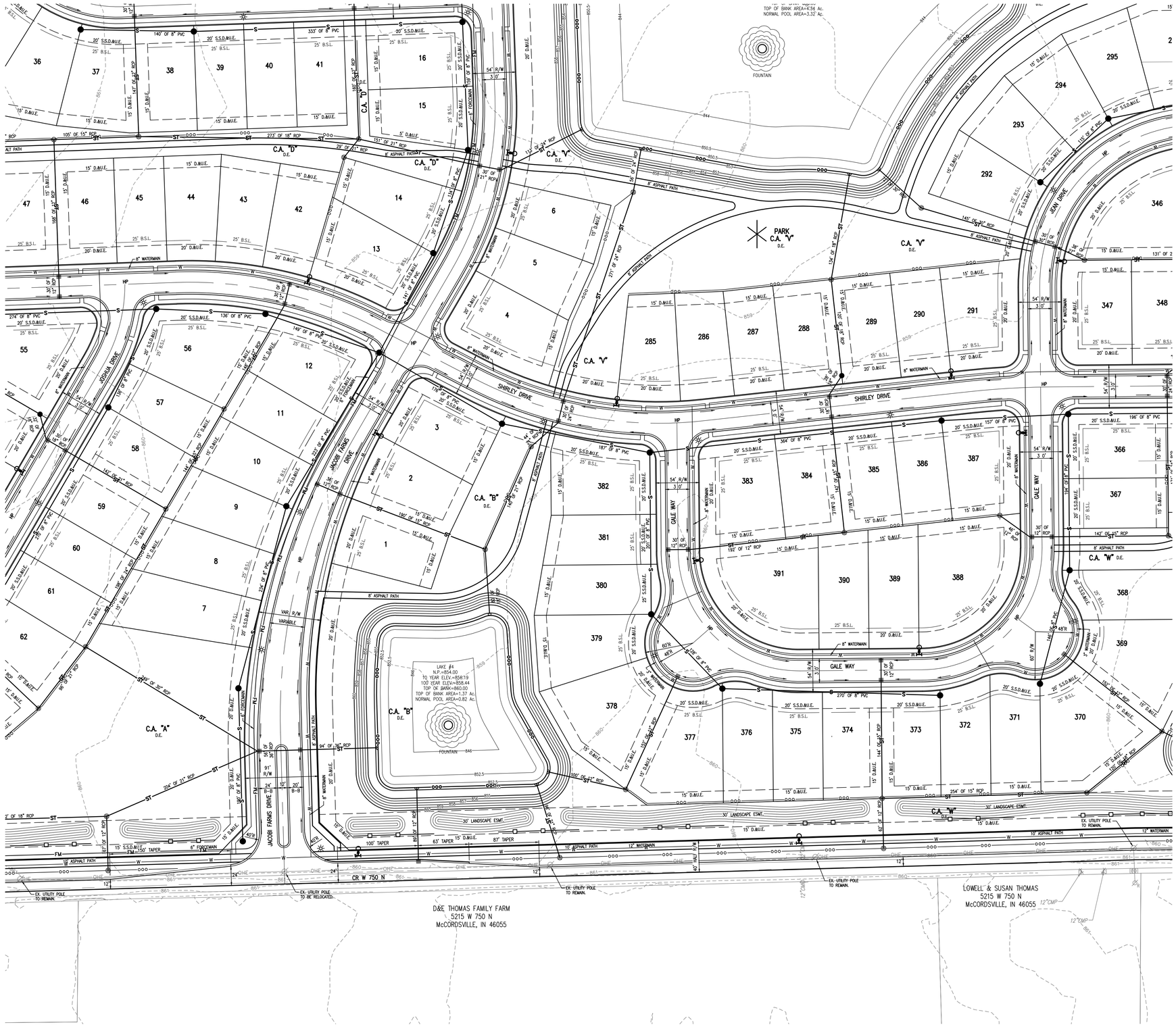
FOR CONTINUATION SEE SHEET C1.5

FOR CONTINUATION SEE SHEET C1.1

FOR CONTINUATION SEE SHEET C1.3



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GRAPHIC SCALE

0' 60' 120' 180'

(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
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800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x x	FENCE	x x x x x
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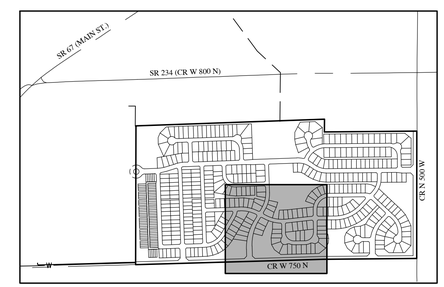

KEYMAP
NOT TO SCALE

REVISIONS

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JACOBI FARMS PRELIMINARY PLAN
McCORDSVILLE, INDIANA
DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

BRANDON T. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

Brandon T. Burke

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CHECKED BY BB	
DATE OCTOBER 13, 2021	
SCALE AS SHOWN	
SHEET C1.2	

DEVELOPMENT PLAN

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FOR CONTINUATION SEE SHEET C1.6

FOR CONTINUATION SEE SHEET C1.2

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GRAPHIC SCALE

0' 60' 120' 180'

(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
G	NATURAL GAS PIPELINE	
P	PETROLEUM PIPELINE	
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x x	FENCE	x x x x x
	FARM-STYLE FENCE	(SEE SHEET L1.6 FOR DETAIL)
	TREE LINE	
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	STORM INLET	
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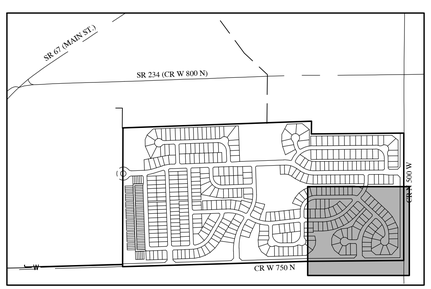

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SHEET C1.3 DEVELOPMENT PLAN	

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FOR CONTINUATION SEE SHEET C1.8

NOTE:
THE RIGHT-OF-WAY FOR THE FUTURE ROUND ABOUT WILL BE FURTHER DEFINED AT THE DEVELOPMENT PLAN STAGE.

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0' 60' 120' 180'
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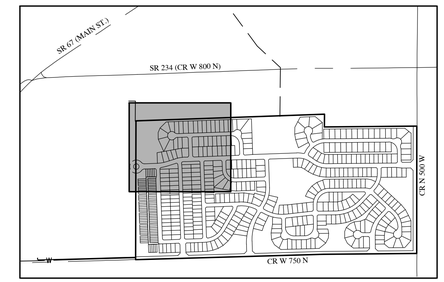

KEYMAP
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DATE OCTOBER 13, 2021	
SCALE AS SHOWN	
SHEET C1.4 DEVELOPMENT PLAN	

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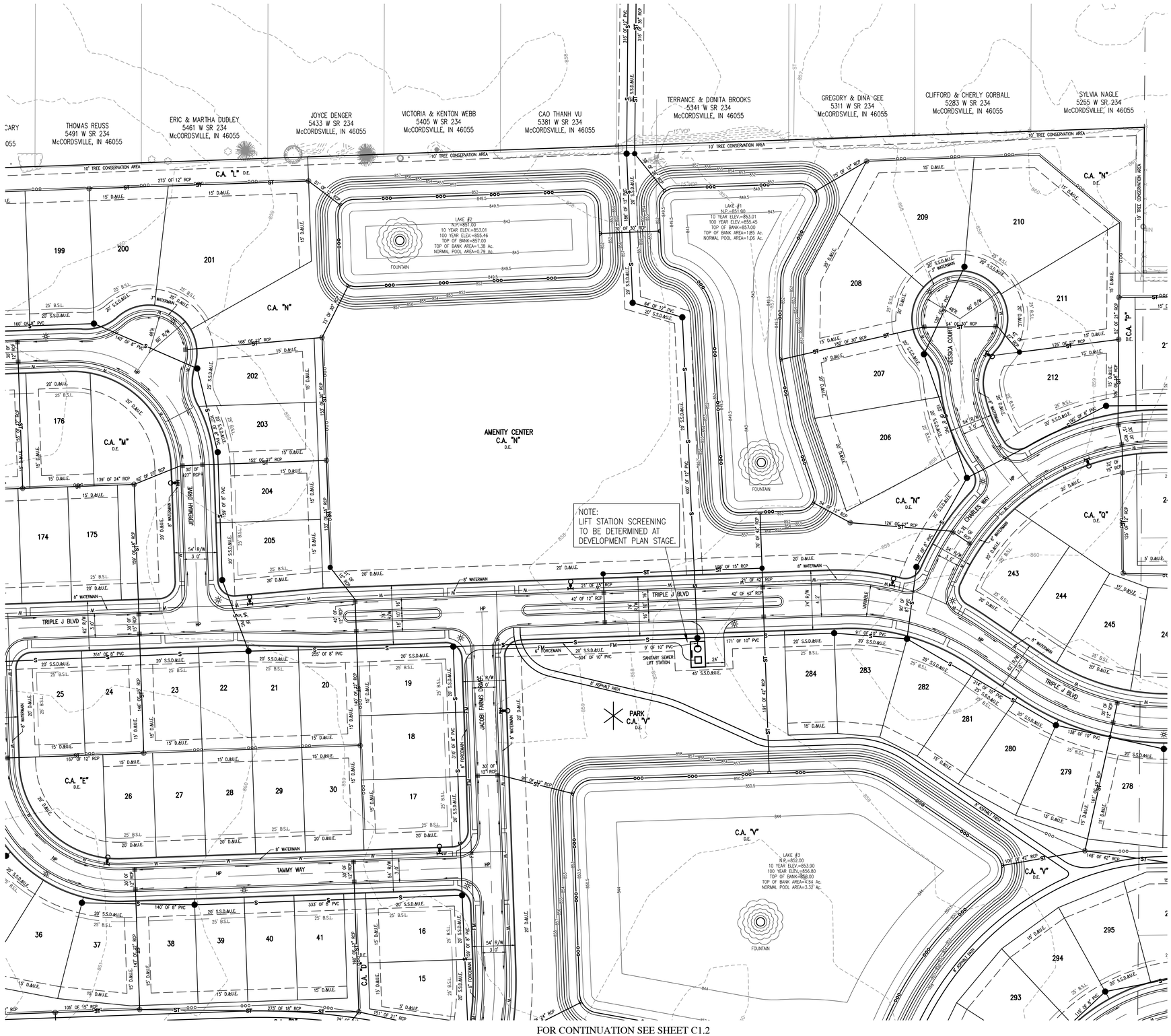
FOR CONTINUATION SEE SHEET C1.9

FOR CONTINUATION SEE SHEET C1.4



FOR CONTINUATION SEE SHEET C1.6

FOR CONTINUATION SEE SHEET C1.2

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

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

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
G	NATURAL GAS PIPELINE	
P	PETROLEUM PIPELINE	
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x x	FENCE	x x x x x
	FARM-STYLE FENCE	(SEE SHEET L1.6 FOR DETAIL)
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	STREET LIGHT	
	6" X 6" VEHICLE BARRIER POST	
	POCKET PARK LOCATION	PARK

ABBREVIATIONS:

CL	– CENTERLINE	CA	– COMMON AREA
NP	– NORMAL POOL (ELEVATION)	25	– LOT NUMBER
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R	– RADIUS	PVC	– POLYVINYL CHLORIDE PIPE
B.S.L.	– BUILDING SETBACK LINE	RCP	– REINFORCED CONCRETE PIPE
L.E.	– LANDSCAPE EASEMENT		
D.E.	– DRAINAGE EASEMENT		
R.D.E.	– REGULATED DRAINAGE EASEMENT		
D.&U.E.	– DRAINAGE AND UTILITY EASEMENT		
S.S.D.&U.E.	– SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT		

GENERAL NOTES:

1. FENCES ON INDIVIDUAL LOTS SHALL BE BLACK, WROUGHT IRON, ALUMINUM, OR EQUIVALENT OR LIKE MATERIAL AND BE SUCH A STYLE DESIGNATED AND APPROVED BY THE HOA. FENCES SHALL ALSO MAINTAIN A MINIMUM OF THREE FEET (3') OF CLEARANCE FROM ANY AC UNIT.
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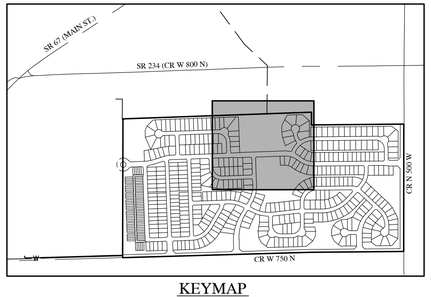

KEYMAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY
11/16/21	REVISED PER TAC COMMENTS	DC/KS

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LAFAYETTE - MUNCIE - NEW ALBANY
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JACOBI FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 13, 2021	
SCALE AS SHOWN	
SHEET C1.5 DEVELOPMENT PLAN	

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

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
G	NATURAL GAS PIPELINE	
P	PETROLEUM PIPELINE	
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x x	FENCE	x x x x x
	FARM-STYLE FENCE	(SEE SHEET L1.6 FOR DETAIL)
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	STREET LIGHT	
	6" X 6" VEHICLE BARRIER POST	
	POCKET PARK LOCATION	PARK

ABBREVIATIONS:

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L.E.	– LANDSCAPE EASEMENT		
D.E.	– DRAINAGE EASEMENT		
R.D.E.	– REGULATED DRAINAGE EASEMENT		
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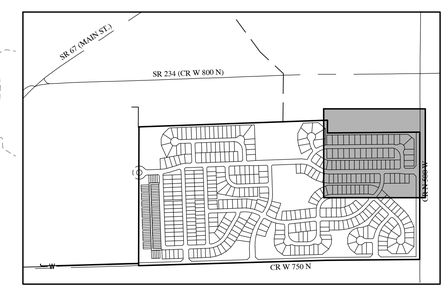

KEYMAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY
11/16/21	REVISED PER TAC COMMENTS	DC/KS

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MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN

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PROFESSIONAL ENGINEER

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DATE OCTOBER 13, 2021	
SCALE AS SHOWN	
SHEET C1.6 DEVELOPMENT PLAN	

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GRAPHIC SCALE

0' 60' 120' 180'

(IN FEET)

Indiana 811

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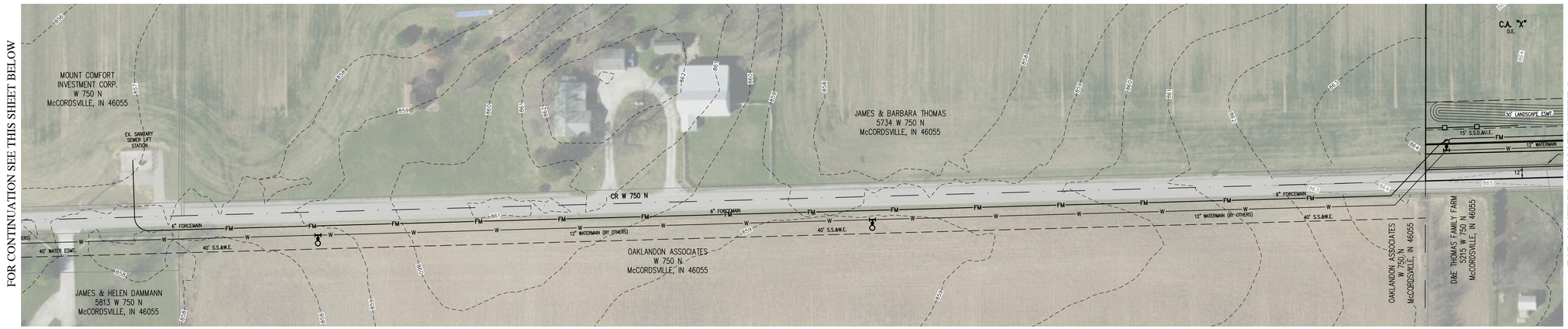

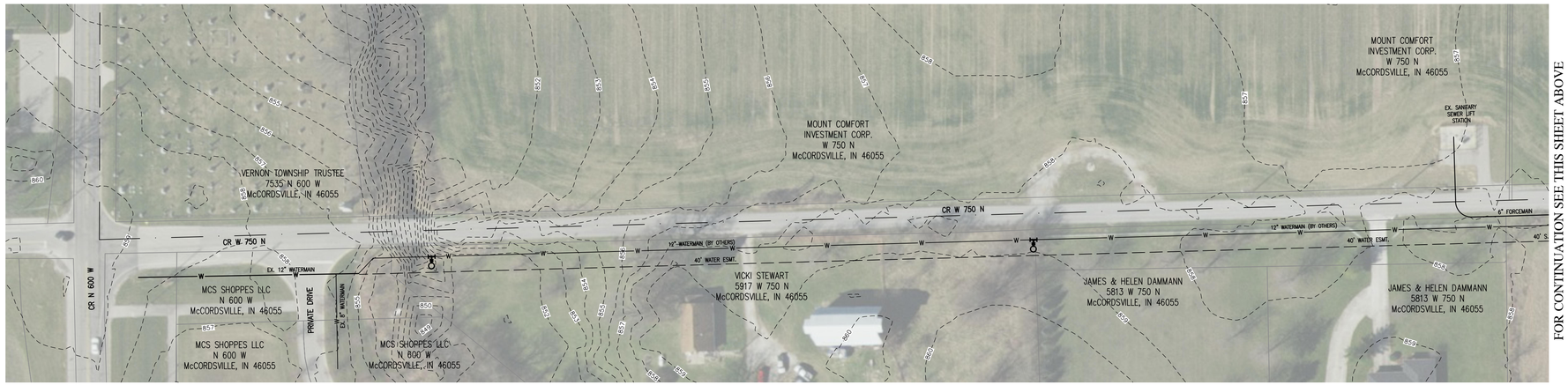

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
G	NATURAL GAS PIPELINE	
P	PETROLEUM PIPELINE	
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	FARM-STYLE FENCE	(SEE SHEET L1.6 FOR DETAIL)
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
	STREET LIGHT	
	6" X 6" VEHICLE BARRIER POST	
	POCKET PARK LOCATION	PARK

ABBREVIATIONS:

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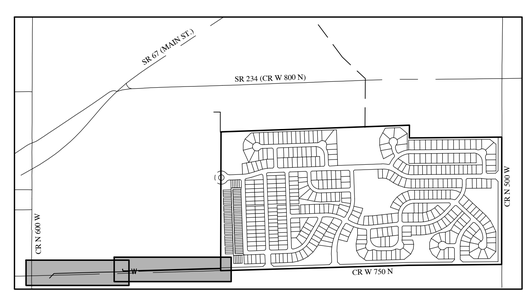

KEYMAP

NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY
11/16/21	REVISED PER TAC COMMENTS	DC/KS

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JACOBI FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN (OFFSITE)

PRELIMINARY NOT FOR CONSTRUCTION

BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

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CHECKED BY BB	
DATE OCTOBER 13, 2021	
SCALE AS SHOWN	
SHEET C1.7 DEVELOPMENT PLAN (OFFSITE)	

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GRAPHIC SCALE

0' 60' 120' 180'

(IN FEET)

Indiana 811

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FOR CONTINUATION SEE SHEET C1.4

ABBREVIATIONS:

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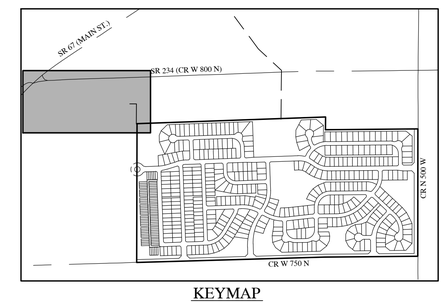
LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
G	NATURAL GAS PIPELINE	
P	PETROLEUM PIPELINE	
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	



KEYMAP

NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY
11/16/21	REVISED PER TAC COMMENTS	DC/KS

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JACOBI FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
DEVELOPMENT PLAN (OFFSITE)

PRELIMINARY
NOT FOR CONSTRUCTION

BRANDON T. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 13, 2021	
SCALE AS SHOWN	
SHEET	

C1.8

DEVELOPMENT PLAN (OFFSITE)

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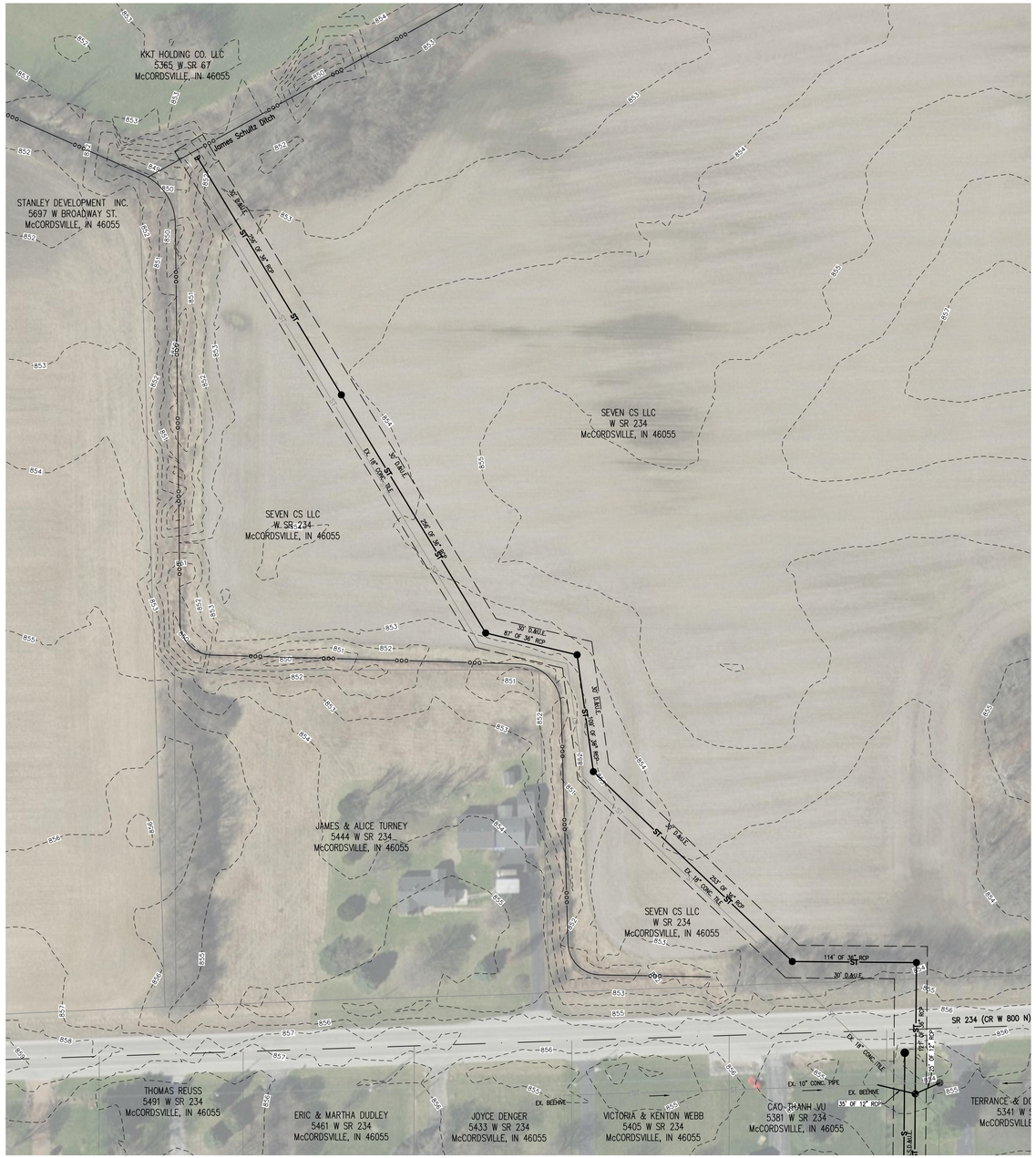

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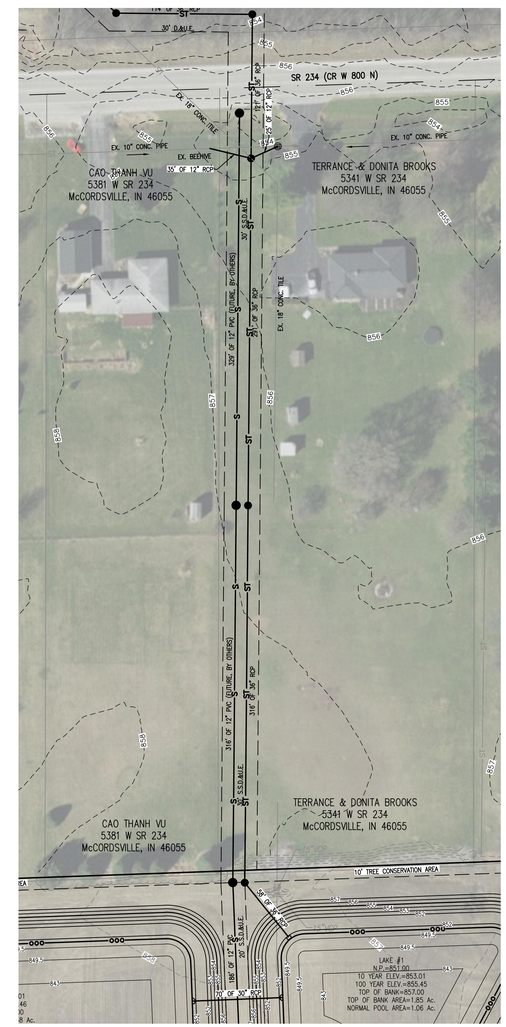

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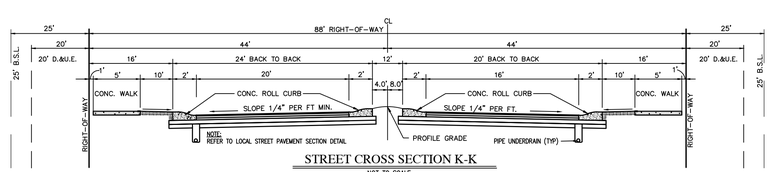

STREET CROSS SECTION K-K

NOT TO SCALE

FOR STREET CROSS SECTIONS A THROUGH J, SEE SHEET C1.10

Indiana 811

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GRAPHIC SCALE

0' 60' 120' 180'

(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	D ST G
W	WATER MAIN	W
G	NATURAL GAS PIPELINE	
P	PETROLEUM PIPELINE	
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
X X X X X	FENCE	X X X X X
	FARM-STYLE FENCE	(SEE SHEET L1.6 FOR DETAIL)
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
G	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
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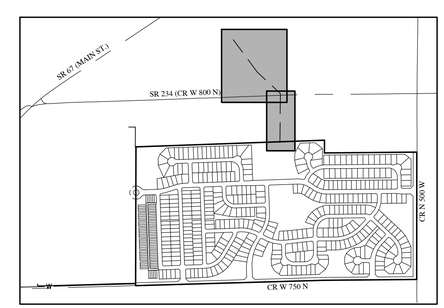

KEYMAP

NOT TO SCALE

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SHEET C1.9 DEVELOPMENT PLAN (OFFSITE)	

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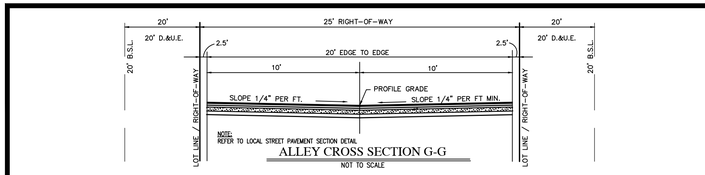
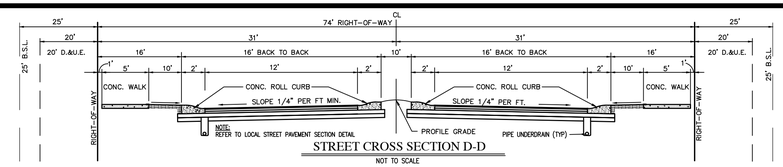
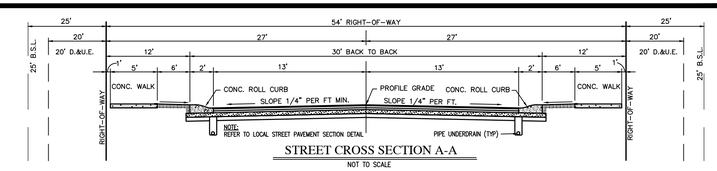


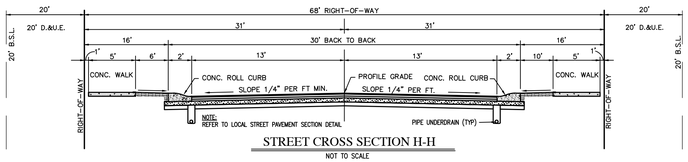
ALLEY CROSS SECTION G-G
NOT TO SCALE



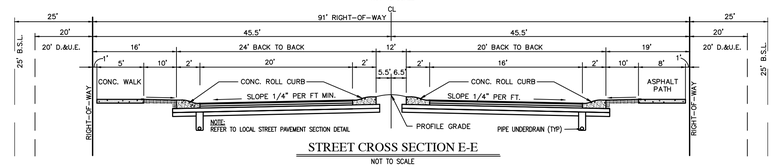
STREET CROSS SECTION D-D
NOT TO SCALE



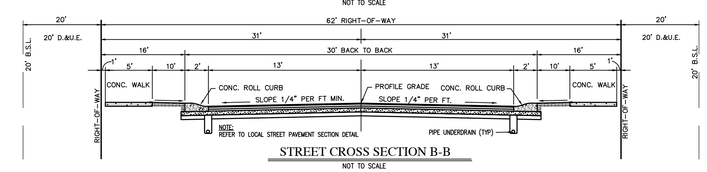
STREET CROSS SECTION A-A
NOT TO SCALE



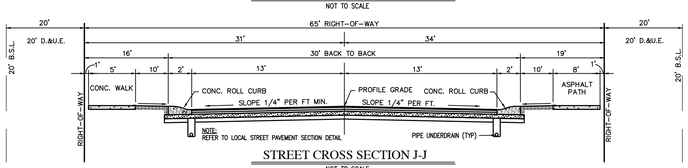
STREET CROSS SECTION H-H
NOT TO SCALE



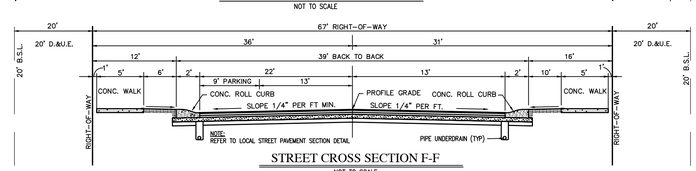
STREET CROSS SECTION E-E
NOT TO SCALE



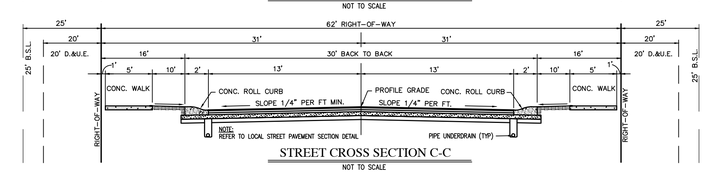
STREET CROSS SECTION B-B
NOT TO SCALE



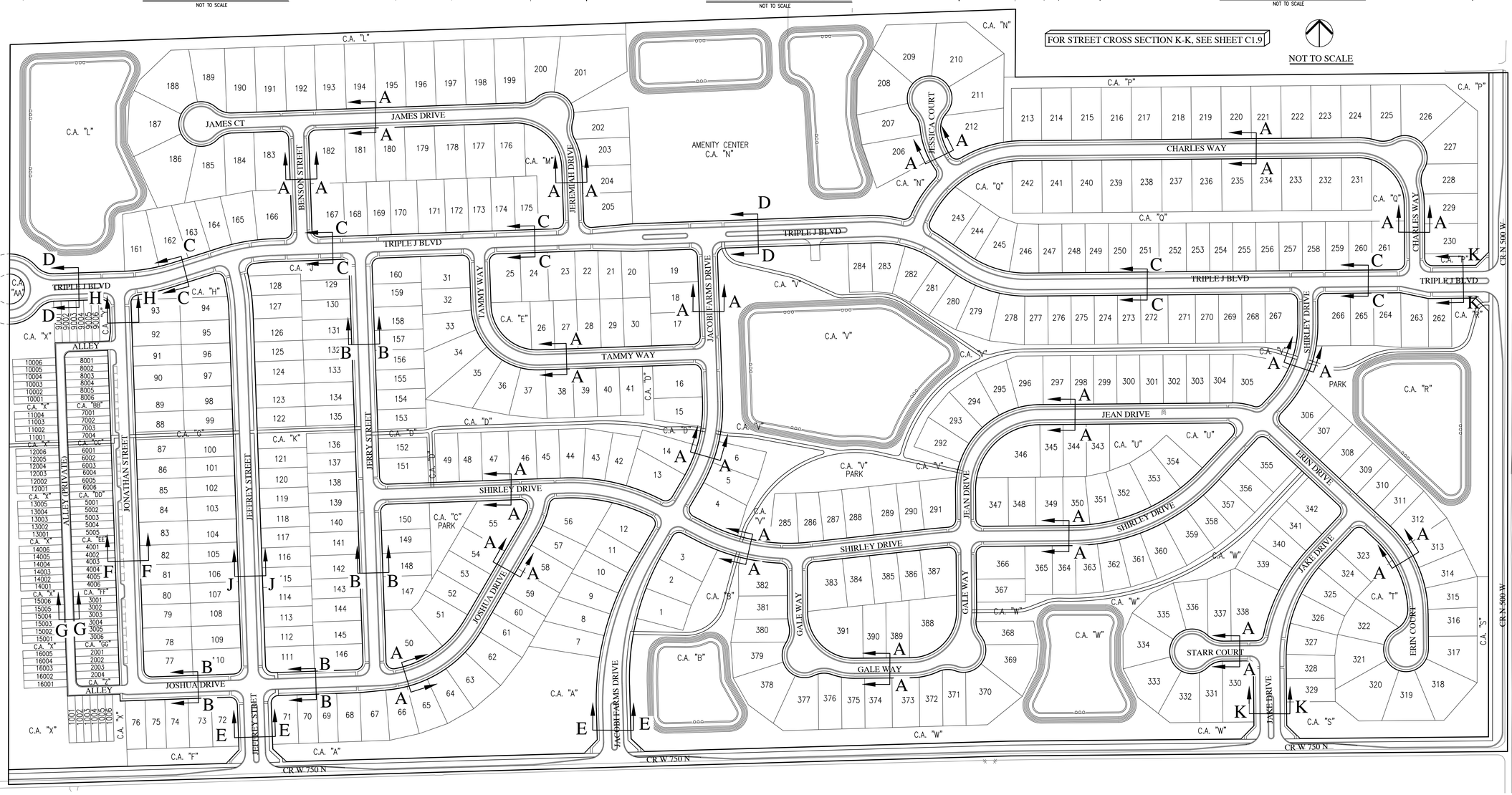
STREET CROSS SECTION J-J
NOT TO SCALE



STREET CROSS SECTION F-F
NOT TO SCALE



STREET CROSS SECTION C-C
NOT TO SCALE



REVISIONS		
DATE	DESCRIPTION	BY
11/16/21	REVISED PER TAC COMMENTS	DC/KS

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JACOBI FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA

STREET CROSS SECTION DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION

BRANDON T. BUBAK
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY	JOB NUMBER
DC	2021-064-A
CHECKED BY	
BB	
DATE	
OCTOBER 13, 2021	
SCALE	
AS SHOWN	
SHEET	

C1.10

STREET CROSS SECTION DETAILS

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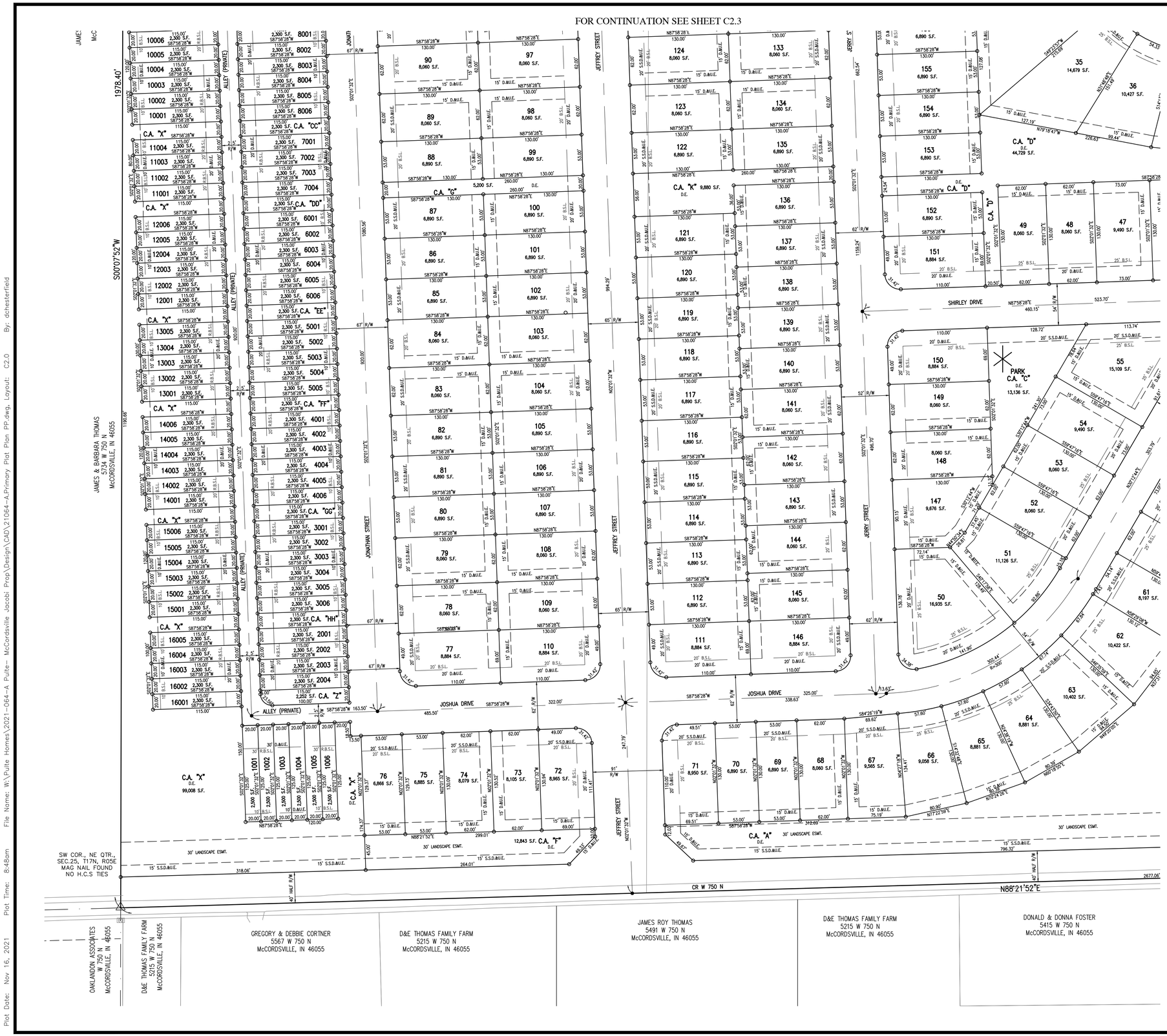

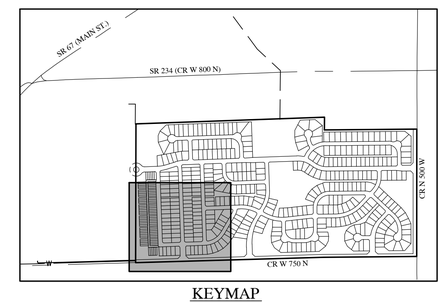

KEYMAP
NOT TO SCALE

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

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

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	

ABBREVIATIONS:

- CL – CENTERLINE
- CA – COMMON AREA
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- B.S.L. – BUILDING SETBACK LINE
- L.E. – LANDSCAPE EASEMENT
- D.E. – DRAINAGE EASEMENT
- R.D.E. – REGULATED DRAINAGE EASEMENT
- D.&U.E. – DRAINAGE AND UTILITY EASEMENT
- S.S.D.&U.E. – SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
- PARK – POCKET PARK LOCATION

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 24" 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.

REVISIONS

DATE	DESCRIPTION	BY
11/16/21	REVISED PER TAC COMMENTS	DC/KS

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JACOBI FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
PRIMARY PLAT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2021-064-A
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DATE OCTOBER 13, 2021	
SCALE AS SHOWN	
SHEET C2.0 PRIMARY PLAT PLAN	

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

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	

ABBREVIATIONS:

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SUBDIVISION MONUMENTS

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KEYMAP
NOT TO SCALE

REVISIONS

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MCCORDSVILLE, INDIANA
PRIMARY PLAT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

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DATE OCTOBER 13, 2021	
SCALE AS SHOWN	
SHEET C2.1 PRIMARY PLAT PLAN	

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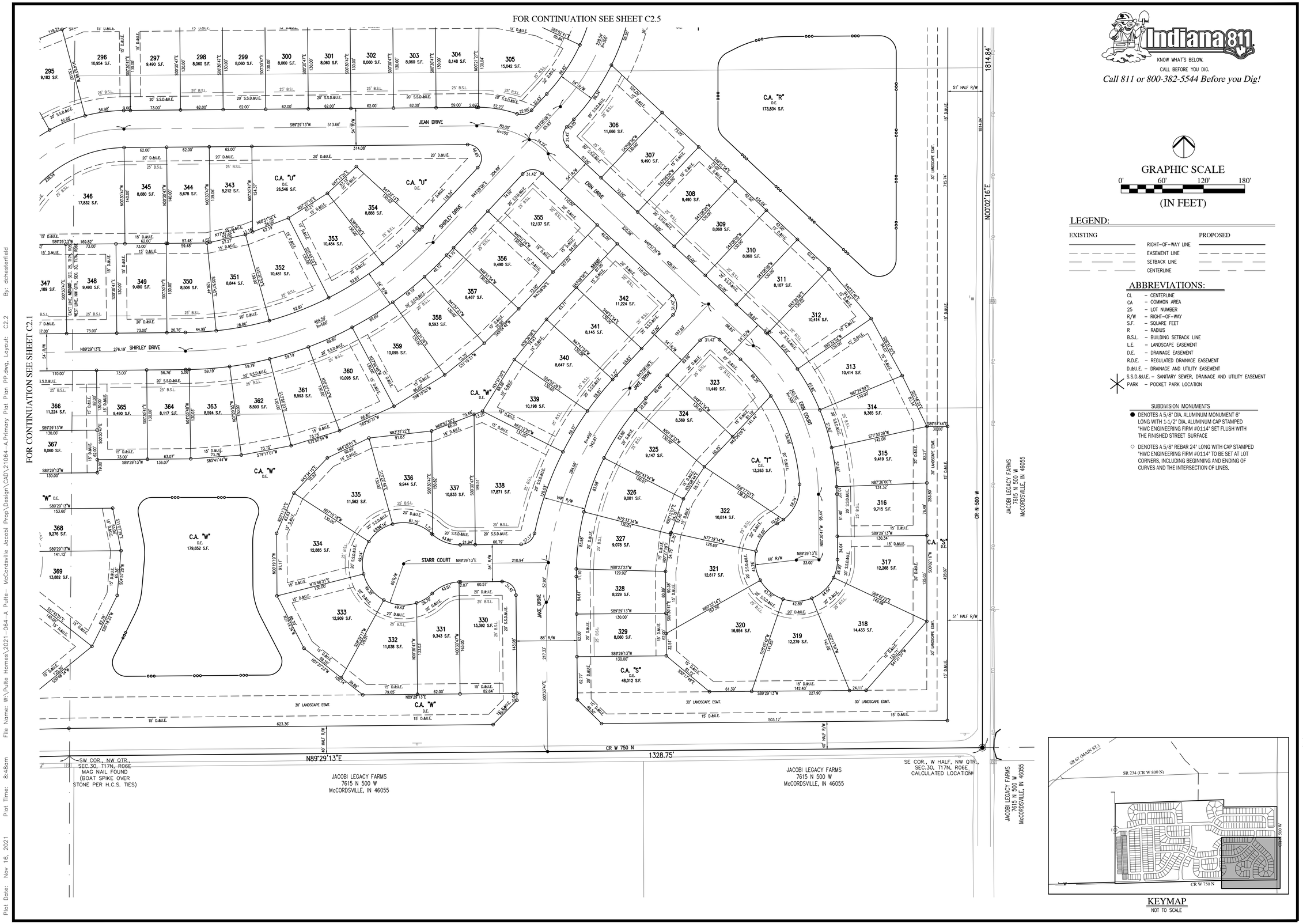

KEYMAP
NOT TO SCALE

Indiana 811
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GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	

ABBREVIATIONS:

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JACOBI FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
PRIMARY PLAT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

BRANDON T. BUBAKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

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SHEET C2.2 PRIMARY PLAT PLAN	

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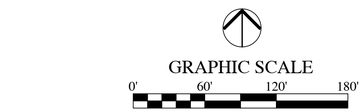

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	

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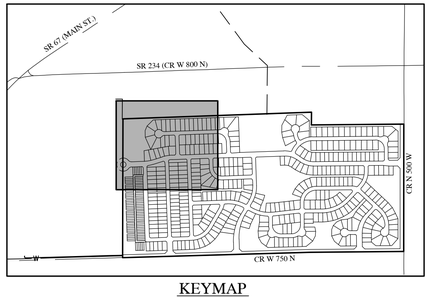

KEYMAP
NOT TO SCALE

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11/16/21	REVISED PER TAC COMMENTS	DC/KS

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JACOBI FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
PRIMARY PLAT PLAN

PRELIMINARY NOT FOR CONSTRUCTION
BRANDON J. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

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DATE OCTOBER 13, 2021	
SCALE AS SHOWN	
SHEET C2.3 PRIMARY PLAT PLAN	

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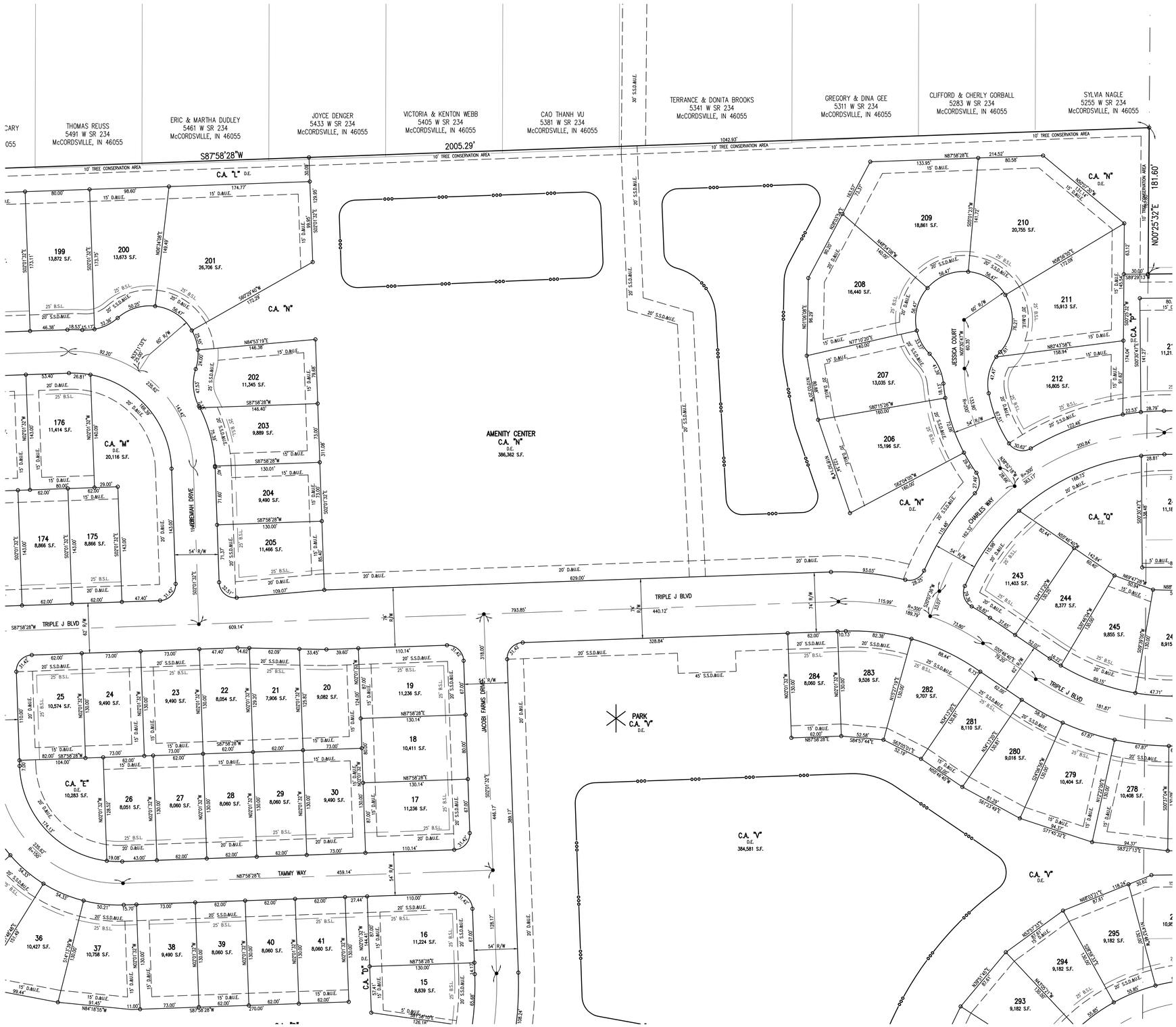

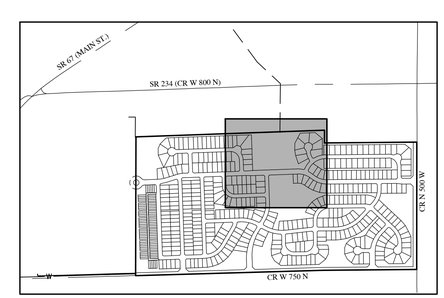

KEYMAP
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Indiana 811
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GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	

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REVISIONS

DATE	DESCRIPTION	BY
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JACOBI FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
PRIMARY PLAT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

BRANDON T. BUBAKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 13, 2021	
SCALE AS SHOWN	
SHEET C2.4 PRIMARY PLAT PLAN	

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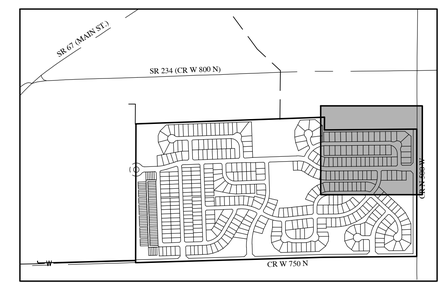

KEYMAP
NOT TO SCALE

Indiana 811
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GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	

ABBREVIATIONS:

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SUBDIVISION MONUMENTS

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JACOBI FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
PRIMARY PLAT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BUBAKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 13, 2021	
SCALE AS SHOWN	
SHEET C2.5 PRIMARY PLAT PLAN	

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OPEN SPACE SUMMARY
CA "A" = 110,373 SF
CA "B" = 133,983 SF
CA "C" = 13,136 SF
CA "D" = 44,729 SF
CA "E" = 10,283 SF
CA "F" = 12,843 SF
CA "G" = 5,200 SF
CA "H" = 8,959 SF
CA "J" = 11,620 SF
CA "K" = 9,880 SF
CA "L" = 242,996 SF
CA "M" = 20,116 SF
CA "N" = 377,228 SF
CA "P" = 63,293 SF
CA "Q" = 54,564 SF
CA "R" = 173,834 SF
CA "S" = 48,012 SF

OPEN SPACE SUMMARY
CA "T" = 13,263 SF
CA "U" = 26,546 SF
CA "V" = 384,581 SF
CA "W" = 179,652 SF
CA "X" = 99,008 SF
CA "Y" = 3,078 SF
CA "Z" = 2,252 SF
CA "AA" = 2,513 SF
CA "BB" = 1,677 SF
CA "CC" = 2,300 SF
CA "DD" = 2,300 SF
CA "EE" = 2,300 SF
CA "FF" = 2,300 SF
CA "GG" = 2,300 SF
CA "HH" = 2,300 SF
TOTAL OPEN SPACE = 2,067,419 SF
TOTAL OPEN SPACE = 47.46 ACRES

OPEN SPACE

OPEN SPACE

$$\frac{\text{OPEN SPACE} = 47.46\text{ AC.}}{\text{TOTAL ACREAGE} = 177.40\text{ AC.}} = 26.75\%$$

Indiana 811
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GRAPHIC SCALE
0' 150' 300' 450'
(IN FEET)

REVISIONS		
DATE	DESCRIPTION	BY
11/16/21	REVISED PER TAC COMMENTS	DC/KS

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OPEN SPACE PLAN

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DATE OCTOBER 13, 2021	
SCALE AS SHOWN	
SHEET C3.0 OPEN SPACE PLAN	

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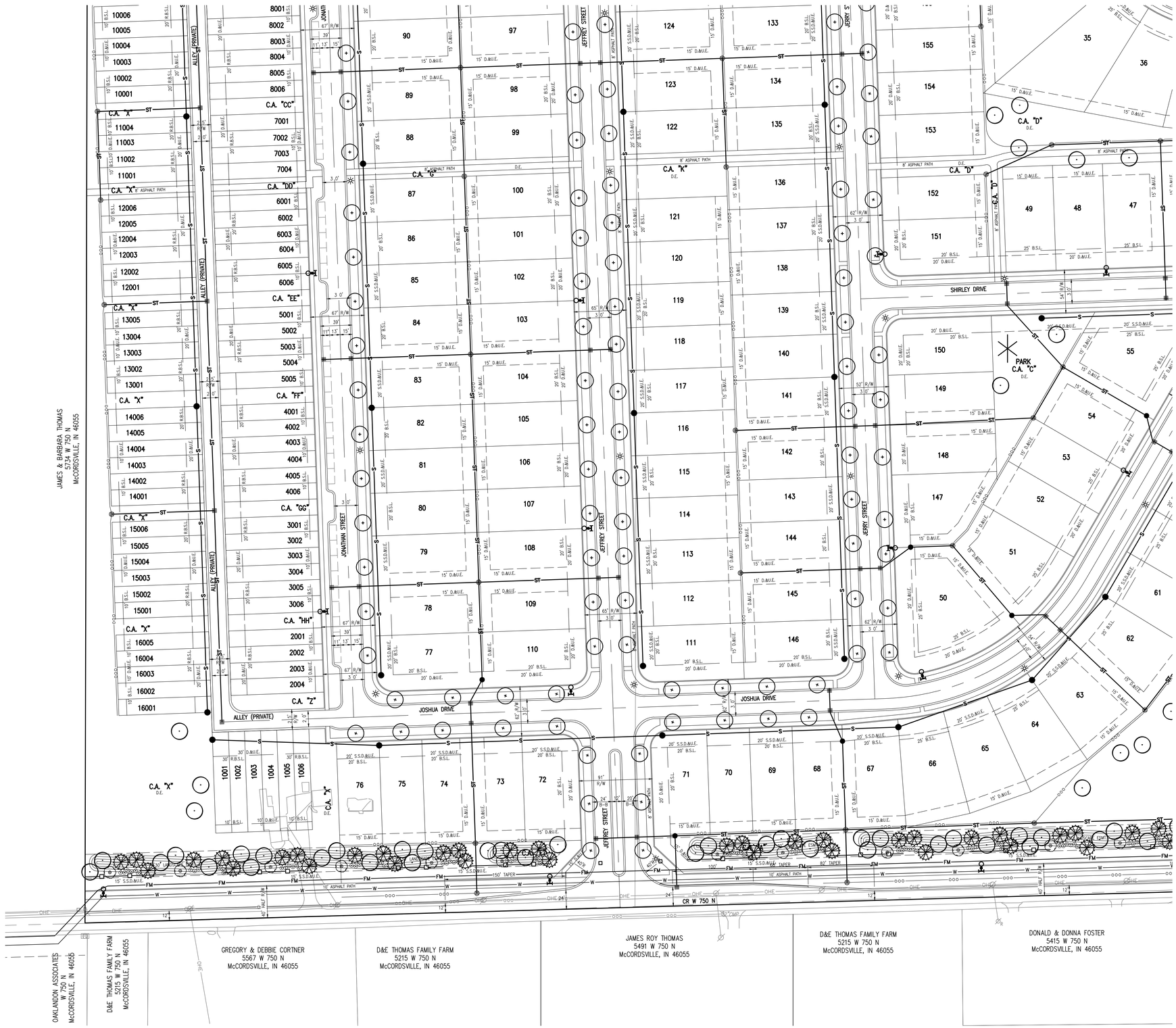
FOR CONTINUATION SEE SHEET L1.3



FOR CONTINUATION SEE SHEET L1.1

Indiana 811
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GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

LEGEND:

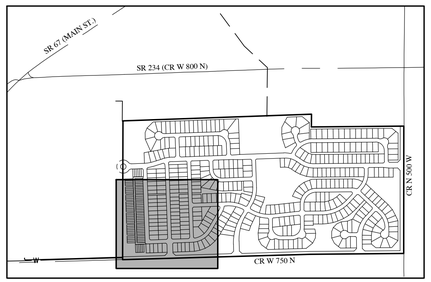
- QUANTITY KEY
- SHADE TREE – 8' TALL, MIN. 2" CALIPER
- EVERGREEN TREE – MIN. 6" TALL
- ORNAMENTAL TREE – 2" CALIPER
- SHRUB – 18" TALL (MIN)
- STREET TREE – 1 PER LOT, LIMITED TO 10' TREE LAWN AREAS – NO STREET TREES IN TOWNHOME DISTRICT
- SPADE EDGE
- FARM-STYLE FENCE

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	

NOTE:
SEE SHEET L1.6 FOR LANDSCAPE NOTES.

NOTE:
SEE SHEET L1.5 FOR MASTER PLANT SCHEDULE.



KEYMAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY
11/16/21	REVISED PER TAC COMMENTS	DC/KS

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JACOBI FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 13, 2021	
SCALE AS SHOWN	
SHEET L1.0 LANDSCAPE PLAN	

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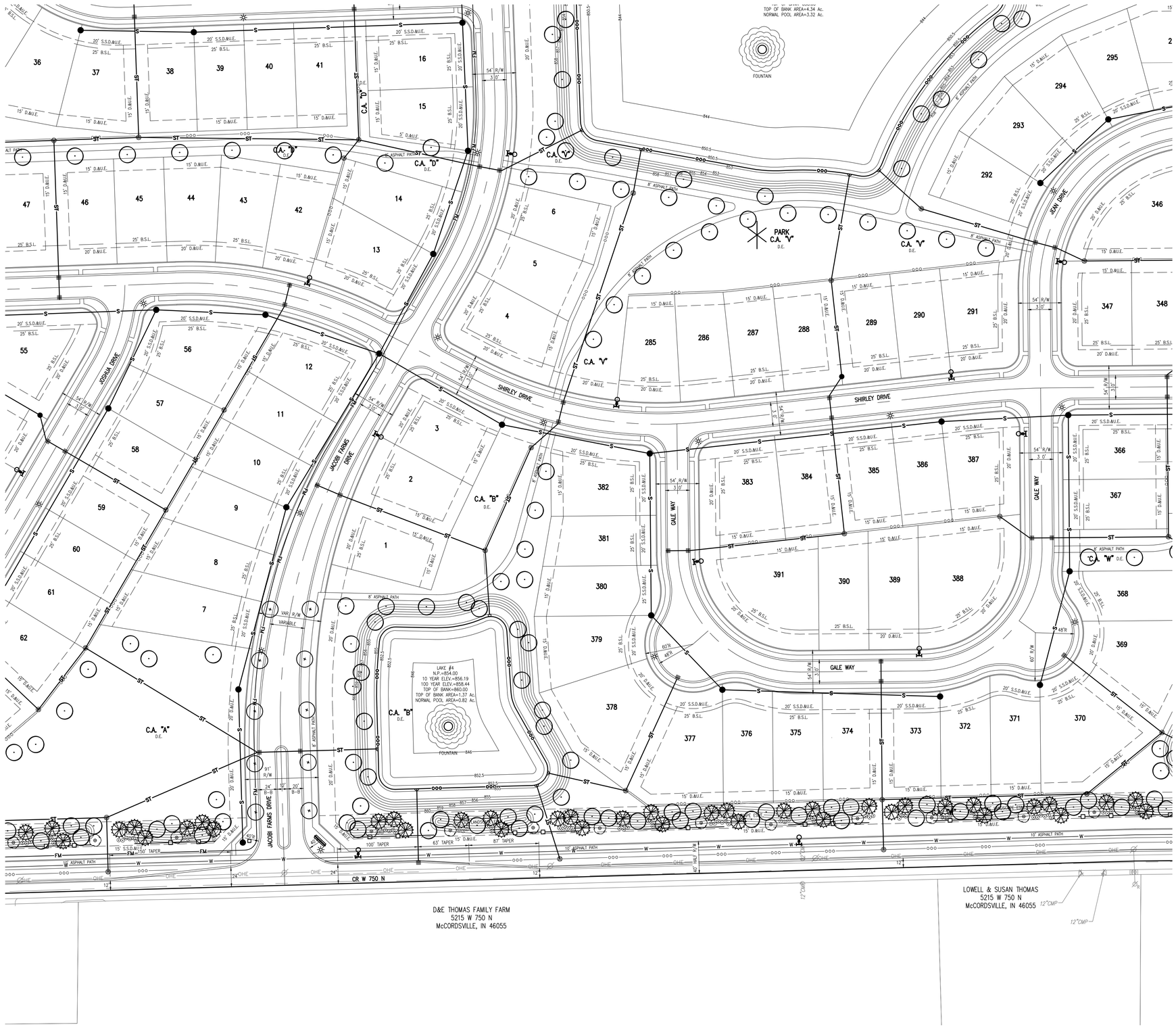
FOR CONTINUATION SEE SHEET L1.4

FOR CONTINUATION SEE SHEET L1.0

FOR CONTINUATION SEE SHEET L1.2



Indiana 811
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CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

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

LEGEND:

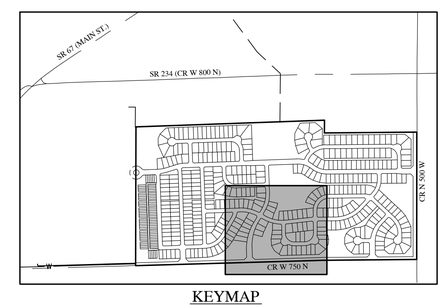
- # XXX — QUANTITY KEY
- SHADE TREE – 8' TALL, MIN. 2" CALIPER
- EVERGREEN TREE – MIN. 6" TALL
- ORNAMENTAL TREE – 2" CALIPER
- SHRUB – 18" TALL (MIN)
- STREET TREE
  - 1 PER LOT, LIMITED TO 10' TREE LAWN AREAS
  - NO STREET TREES IN TOWNHOME DISTRICT
- SPADE EDGE
- FARM–STYLE FENCE

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
S	SANITARY SEWER	S
ST	STORM SEWER	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x x	FENCE	x x x x x
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	

NOTE:
SEE SHEET L1.6 FOR LANDSCAPE NOTES.

NOTE:
SEE SHEET L1.5 FOR MASTER PLANT SCHEDULE.



KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY
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McCORDSVILLE, INDIANA
LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

BRANDON J. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

Brandon J. Burke

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SHEET L1.1 LANDSCAPE PLAN	

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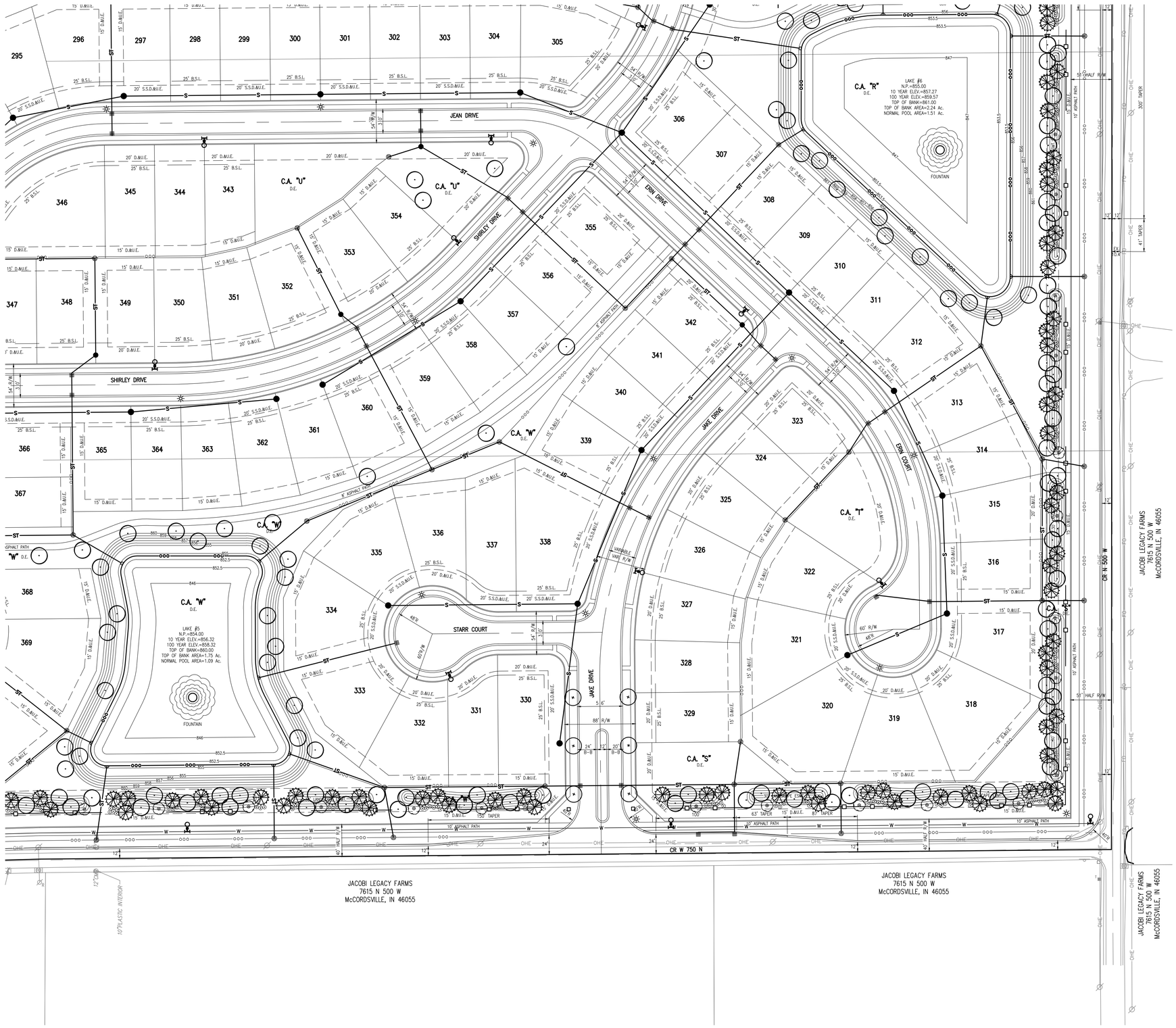
FOR CONTINUATION SEE SHEET L1.1



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	CENTERLINE	
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ST	STORM SEWER	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
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	STORM END SECTION	
	FIRE HYDRANT	

NOTE:
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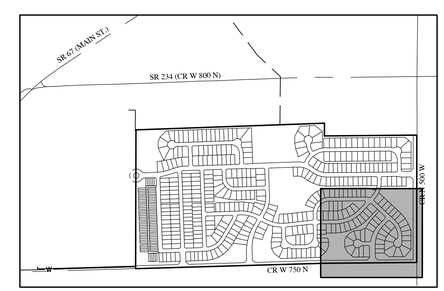
NOTE:
SEE SHEET L1.5 FOR MASTER PLANT SCHEDULE.



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McCORDSVILLE, INDIANA
LANDSCAPE PLAN

PRELIMINARY
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BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

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FOR CONTINUATION SEE SHEET L1.0

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L1.3
LANDSCAPE PLAN

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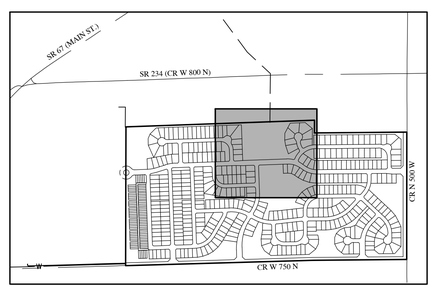

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MASTER PLANT SCHEDULE

SHADE TREES								
ACE-D		*ACER DAVIDII X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
BET-N		*BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
GLE-T		*GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
GIN-B		*GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER - MALE ONLY
LIQ-S		LIQUIDAMBAR STYRACIFLUA 'ROTUNDALOBA'	FRUITLESS SWEETGUM	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
QUE-P		QUERCUS PALUSTRIS	PIN OAK	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
QUE-R		QUERCUS ROBUR F. FASTIGIATA	COLUMNAR ENGLISH OAK	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
TIL-C		*TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
ULM-F		ULMUS X 'FRONTIER'	FRONTIER ELM	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
ORNAMENTAL TREES								
ACE-G		ACER GRISEUM	PAPERBARK MAPLE	-	8' - 10'	B&B	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES
CER-C		CERCIS CANADENSIS	REDBUD	-	8' - 10'	B&B	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES
CRA-V		CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
SYR-R		SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	2"	8' - 10'	B&B	SEE PLAN	CENTRAL LEADER
EVGREEN TREES								
ABI-C		ABIES CONCOLOR	WHITE FIR	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
JUN-V		JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIC-A		PICEA ABIES	NORWAY SPRUCE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIC-G		PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIN-S		PINUS STROBUS	EASTERN WHITE PINE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
THU-P		THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
SHRUBS								
BUX-G		BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	-	18"	#5 CONT	36" O.C.	FULL IN POT
GROUNDCOVERS								
NEP-F		NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	-	-	QUART	18" O.C.	FULL IN POT

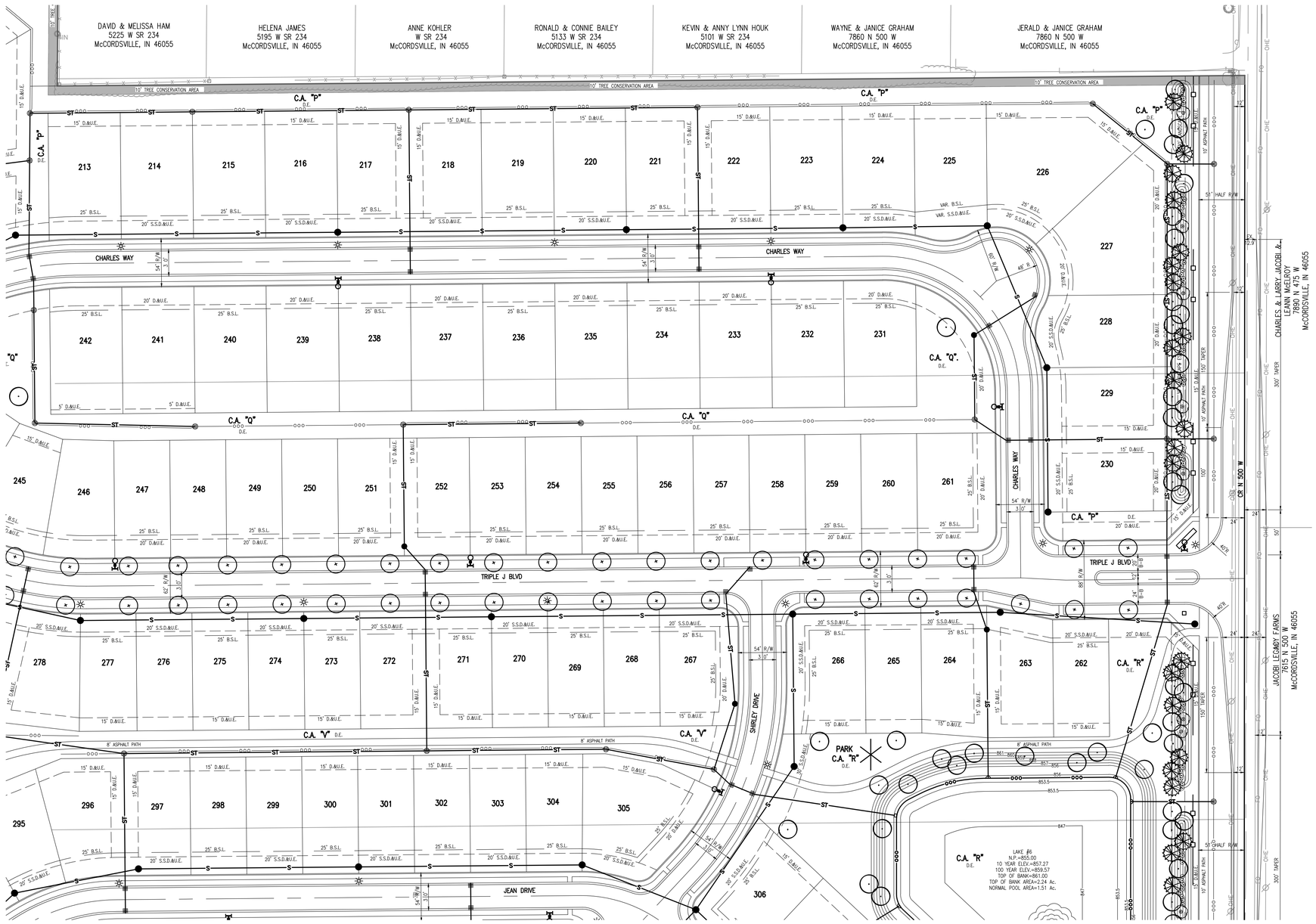
* INDICATES A STREET TREE SPECIES

PERIMETER LANDSCAPING REQUIREMENTS:

SOUTH PERIMETER (CR 750 N)
- 40' WIDE LANDSCAPE BUFFER
- (3) SHADE / DECIDUOUS TREES PER 100 LF, MIN. 2" CAL.
- (3) EVERGREEN TREES PER 100 LF, MIN. 6' HT.
- (1) ORNAMENTAL TREE PER 100 LF, MIN. 2" CAL.
- (6) SHRUBS PER 100 LF, MIN. 18" HT.

EAST PERIMETER (CR 500 W)
- 20' WIDE LANDSCAPE BUFFER
- (3) SHADE / DECIDUOUS TREES PER 100 LF, MIN. 2" CAL.
- (3) EVERGREEN TREES PER 100 LF, MIN. 6' HT.
- (1) ORNAMENTAL TREE PER 100 LF, MIN. 2" CAL.
- (6) SHRUBS PER 100 LF, MIN. 18" HT.

NORTH PERIMETER
- PROTECT A 10' WIDE TREE CONSERVATION AREA



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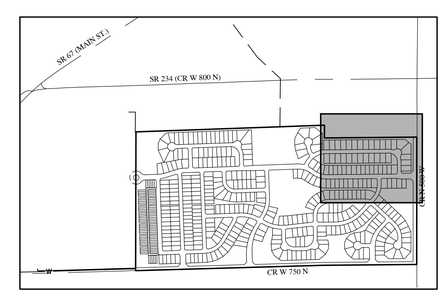

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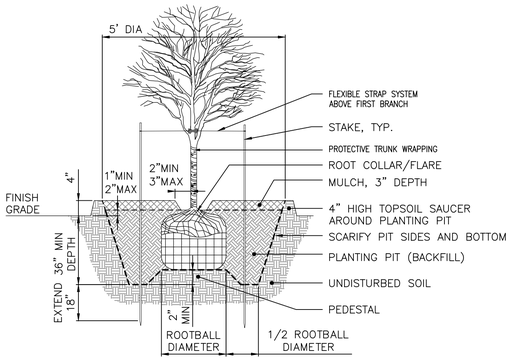
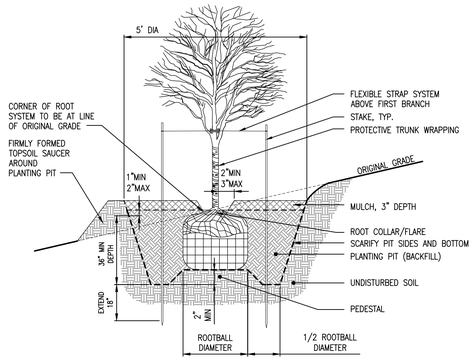
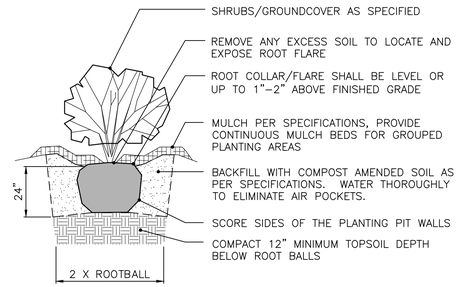
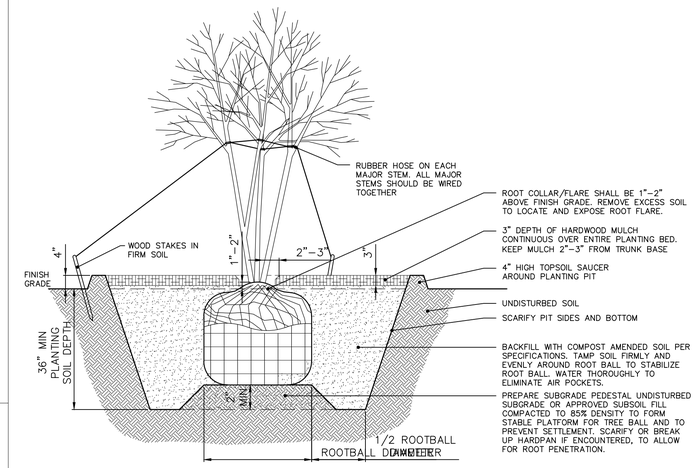


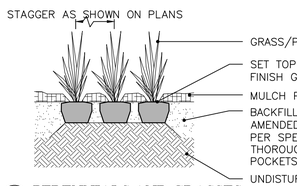
1 SINGLE STEM TREE PLANTING
NOT TO SCALE





5 ROOTBALL GUYING SYSTEM
NOT TO SCALE

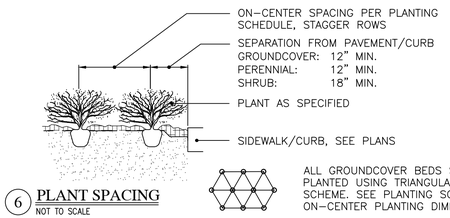




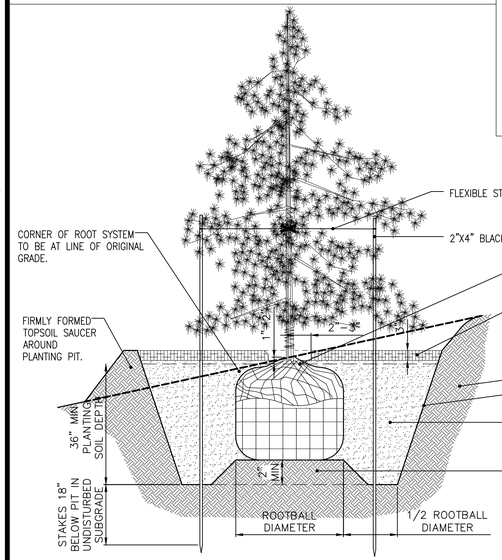
2 PERENNIALS AND GRASSES
NOT TO SCALE

TREE INSTALLATION NOTES:

1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE CROWN. DOUBLE LEADERS MAY BE REMOVED AT PLANTING TIME.
5. REMOVE TOP 1/3 OF BURLAP AND WIRE BASKET. REMOVE NON-BIODEGRADABLE WRAP COMPLETELY.
6. PREPARE SUBGRADE PEDESTAL UNDISTURBED SUBGRADE OR APPROVED SUBSOIL FILL COMPACTED TO 85% DENSITY TO FORM STABLE PLATFORM FOR TREE BALL AND TO PREVENT SETTLEMENT. SCARIFY OR BREAK UP HARDPAN IF ENCOUNTERED, TO ALLOW FOR ROOT PENETRATION.
7. SET TREE PLUMB AND ROTATE AS DIRECTED BY LANDSCAPE ARCHITECT.
8. ROOT COLLAR/FLARE SHALL BE 1" TO 2" ABOVE FINISH GRADE. REMOVE EXCESS SOIL TO LOCATE AND EXPOSE ROOT FLARE.
9. OVER EXCAVATE TREE PIT IF DEBRIS, IMPENETRABLE SOILS OR STRUCTURAL FILL TO INDICATED DEPTH (36" MIN), REMOVE DEBRIS FROM SITE AS DIRECTED.
10. STAKE TREE WITH THREE (3) 2"X4" BLACK, HARDWOOD STAKE SET 120° APART. EXTEND STAKES 18" BELOW PIT INTO UNDISTURBED SUBGRADE. REMOVE STAKES AT END OF WARRANTY PERIOD WITHOUT DISTURBING ROOT BALL.
11. BACKFILL WITH COMPOST AMENDED SOIL PER SPECIFICATIONS. TAMP SOIL FIRMLY AND EVENLY AROUND ROOT BALL TO STABILIZE ROOT BALL. WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
12. INSTALL 3" DEPTH OF HARDWOOD MULCH CONTINUOUS OVER ENTIRE PLANTING BED. KEEP MULCH 2" TO 3" FROM TRUNK BASE. FOR SINGLE TREES LOCATED OUTSIDE OF PLANTING BED, INSTALL 5' DIA. MULCH RING.

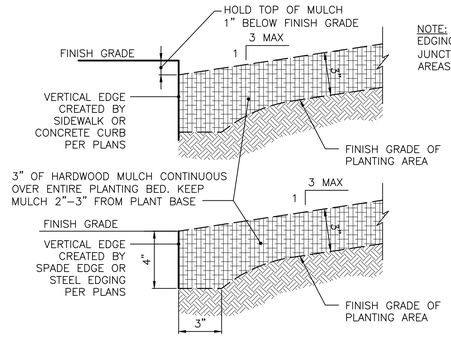


6 PLANT SPACING
NOT TO SCALE



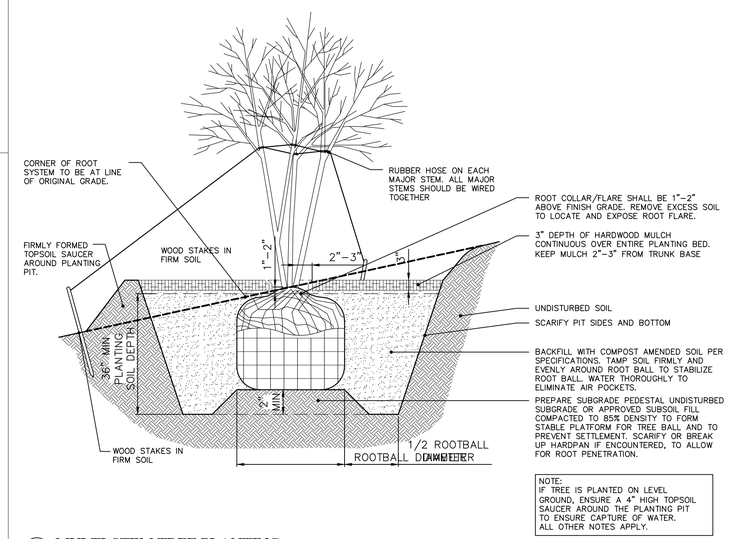
NOTE:
IF TREE IS PLANTED ON LEVEL GROUND, ENSURE A 4" HIGH TOPSOIL SAUCER AROUND THE PLANTING PIT TO ENSURE CAPTURE OF WATER.
ALL OTHER NOTES APPLY.

3 EVERGREEN TREE PLANTING
NOT TO SCALE



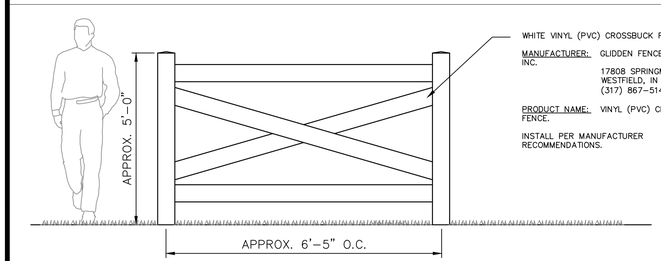
NOTE:
EDGING SHALL BE INSTALLED AT ALL JUNCTIONS OF PLANTING/ MULCH AREAS FOR CONTAINMENT OF MULCH.

7 PLANTING BED PERIMETER
NOT TO SCALE



NOTE:
IF TREE IS PLANTED ON LEVEL GROUND, ENSURE A 4" HIGH TOPSOIL SAUCER AROUND THE PLANTING PIT TO ENSURE CAPTURE OF WATER.
ALL OTHER NOTES APPLY.

8 MULTI-STEM TREE PLANTING
NOT TO SCALE



4 DECORATIVE PERIMETER FENCE
NOT TO SCALE

LANDSCAPE GENERAL NOTES:

1. NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.
2. CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK, AND SHALL COORDINATE ALL LANDSCAPE WORK WITH CIVIL AND ELECTRICAL DRAWINGS, PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN, AND REPAIR UTILITIES DAMAGED DURING OPERATIONS AT CONTRACTOR'S EXPENSE.
3. ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.
4. ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.
5. CONTRACTOR IS REQUIRED TO NOTIFY LANDSCAPE ARCHITECT OF ANTICIPATED INSTALLATION DATES ONE WEEK PRIOR TO ARRIVAL OF PLANT MATERIAL ON SITE. THE LANDSCAPE ARCHITECT WILL BE AVAILABLE TO REVIEW AND TAG TREES AT THE NURSERY. THE LANDSCAPE ARCHITECT SHALL INSPECT THE QUALITY OF PLANT MATERIAL ON-SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR.
6. NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS.
7. CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION AND AS SPECIFIED THROUGHOUT THE MAINTENANCE PERIOD. THE OWNER IS RESPONSIBLE FOR WATERING PER CONTRACTOR'S WRITTEN MAINTENANCE INSTRUCTIONS THROUGHOUT THE GUARANTEE PERIOD. SEE NOTE 19. FOR MAINTENANCE AND GUARANTEE PERIOD REQUIREMENTS.
8. THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
9. MULCH: FINELY SHREDDED HARDWOOD BARK, AGED TO BE APPLIED AT A THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS. RENEWAL OF MULCH DURING THE GUARANTEE PERIOD SHALL BE PERFORMED BY THE OWNER AS NEEDED. SEE NOTE 19. FOR MAINTENANCE AND GUARANTEE PERIOD REQUIREMENTS.ALL INTERIOR PARKING LOT PLANTING AREAS TO RECEIVE MULCH UNLESS NOTED OTHERWISE.
10. SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
11. ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADE, UNLESS NOTED OTHERWISE.
12. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLAN SYMBOLS AND THE QUANTITY LABEL, THE PLAN SYMBOLS SHALL TAKE PRECEDENCE.
13. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ALL PAVEMENT AND ROUGH GRADING HAS BEEN FINISHED AND APPROVED. LANDSCAPE INSTALLATION SHALL NOT BE PHASED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL SHALL BE INSTALLED IN ONE MOBILIZATION AT THE END OF THE PROJECT UNLESS OTHERWISE NOTED.
14. PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE.
15. STAKES AND GUY WIRES USED TO SUPPORT PLANTING MATERIALS SHALL BE REMOVED AFTER ONE YEAR.
16. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOTBOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED 1/2 – 1" ABOVE GRADE LEVEL.
17. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN THREE VERTICAL LOCATIONS.
18. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
19. MAINTENANCE PERIOD: CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANT MAINTENANCE AND REPLACEMENT THROUGHOUT CONSTRUCTION. UPON RECEIVING WRITTEN ACCEPTANCE FROM THE LANDSCAPE ARCHITECT, CONTRACTOR'S MAINTENANCE PERIOD IS COMPLETE AND GUARANTEE PERIOD BEGINS. OWNER ACCEPTS MAINTENANCE OF PLANTS AND LANDSCAPE BEDS AT START OF GUARANTEE PERIOD PER CONTRACTORS WRITTEN MAINTENANCE INSTRUCTIONS.
20. WARRANTY: LANDSCAPE CONTRACTOR SHALL WARRANTY ALL NEW PLANT MATERIAL THROUGH ONE YEAR FROM THE TIME OF WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT ESTABLISHING THE START OF THE GUARANTEE PERIOD.
21. REPLACEMENTS: AT THE CONCLUSION OF THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT WILL PERFORM A FINAL INSPECTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY THE LANDSCAPE ARCHITECT AT THAT TIME WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER. REPLACEMENT PLANT MATERIAL IS TO BE PROVIDED WITH AN ADDITIONAL ONE-YEAR WARRANTY AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE LANDSCAPE ARCHITECT ONE FINAL TIME AT THE CONCLUSION OF THAT PERIOD.

REVISIONS

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JACOBI FARMS PRELIMINARY PLAN
MCCORDSVILLE, INDIANA
LANDSCAPE DETAILS

PRELIMINARY NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2021-064-A
CHECKED BY BB	
DATE OCTOBER 13, 2021	
SCALE AS SHOWN	
SHEET L1.6 LANDSCAPE DETAILS	

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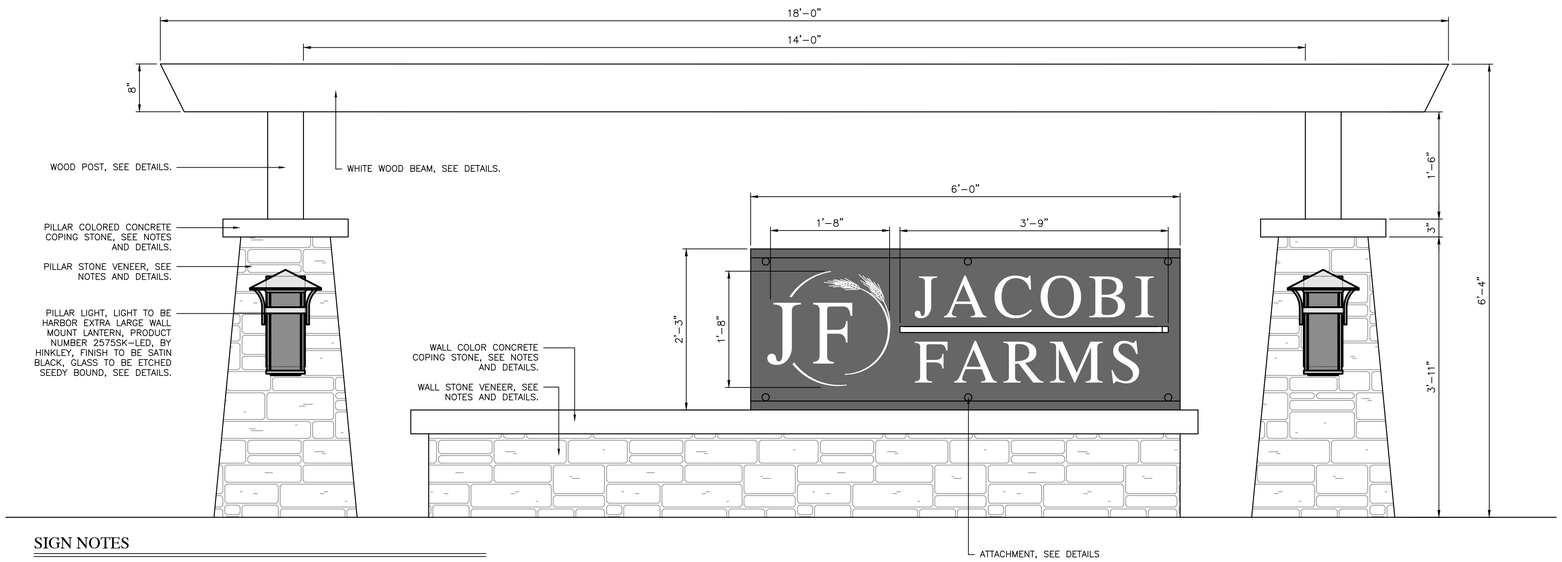
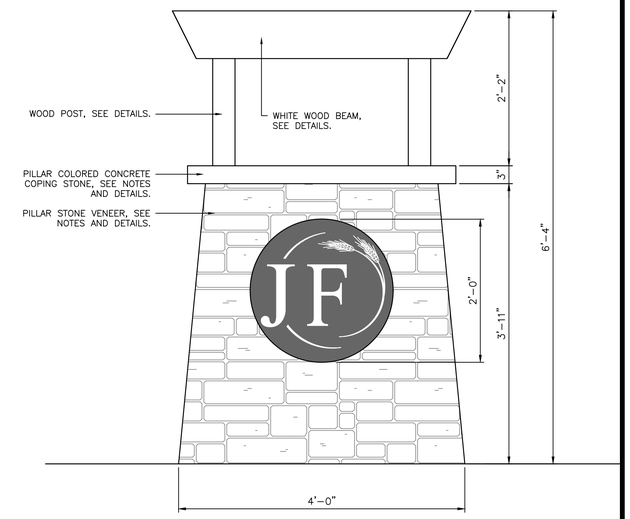
Plot Date: Nov 16, 2021 Plot Time: 8:49am



ELEVATION

SCALE: 1" = 1'-0"



ELEVATION

SCALE: 1" = 1'-0"

2 ENTRY COLUMN DETAIL

SCALE AS SHOWN

SIGN NOTES

GENERAL NOTES:

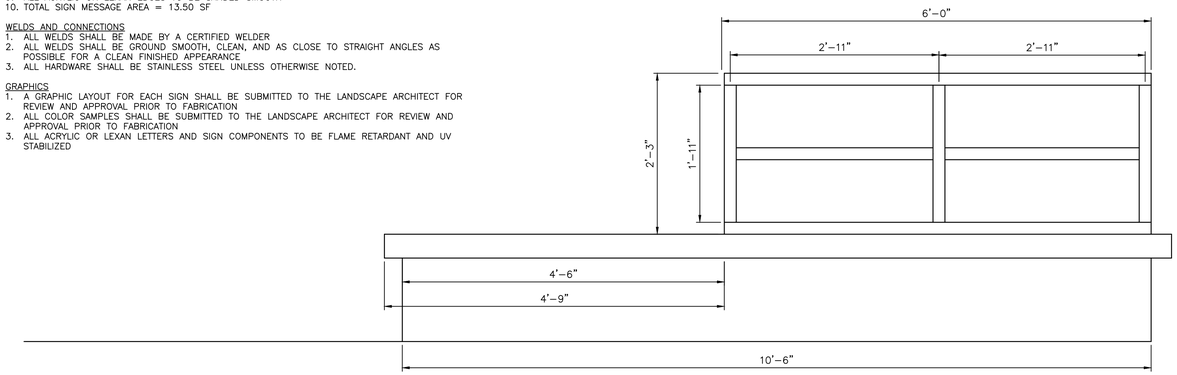
1. DETAILS ARE FOR DESIGN INTENT ONLY, CONTRACTOR TO PROVIDE SHOP DRAWINGS AS NOTED BELOW.
2. CONTRACTOR TO COORDINATE AND FIELD VERIFY SIGN LOCATION WITH OWNER PRIOR TO INSTALLATION.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL SIGN PANELS, LETTERING, AND COMPONENTS FABRICATION
4. CONTRACTOR SHALL ASSUME FULL STRUCTURAL AND MANUFACTURING RESPONSIBILITIES FOR DURABILITY AND INTEGRITY OF THESE ELEMENTS
5. NO SIGNAGE ELEMENT SHALL PROTRUDE INTO THE ROADWAY CROSS-SECTION OR RIGHT-OF-WAY
6. ALL COLOR CONCRETE SIGN ELEMENTS TO BE "METALLIC GRAY" FROM SCOFIELD OR APPROVED EQUAL. SEAL PER MANUFACTURER'S RECOMMENDATIONS
7. ALL STONE VENEER TO BE "BERKSHIRE" FROM STONE CENTER OF INDIANA OR APPROVED EQUAL
8. ALL SIGN LETTERS, SIGN BAR BAR AND LOGO PANEL TO BE ONE OF THE FOLLOWING: ACRYLIC (LUCITE), LEXAN (POLYCARBONATE)
9. ALL ACRYLIC OR LEXAN EDGES TO BE SANDED SMOOTH
10. TOTAL SIGN MESSAGE AREA = 13.50 SF

WELDS AND CONNECTIONS

1. ALL WELDS SHALL BE MADE BY A CERTIFIED WELDER
2. ALL WELDS SHALL BE GROUND SMOOTH, CLEAN, AND AS CLOSE TO STRAIGHT ANGLES AS POSSIBLE FOR A CLEAN FINISHED APPEARANCE
3. ALL HARDWARE SHALL BE STAINLESS STEEL UNLESS OTHERWISE NOTED.

GRAPHICS

1. A GRAPHIC LAYOUT FOR EACH SIGN SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION
2. ALL COLOR SAMPLES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION
3. ALL ACRYLIC OR LEXAN LETTERS AND SIGN COMPONENTS TO BE FLAME RETARDANT AND UV STABILIZED



FRAMING ELEVATION

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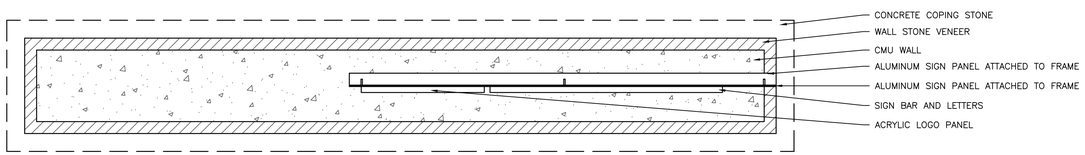

PLAN

SCALE: 1" = 1'-0"

1 ENTRY MONUMENT (CR W 750 N) DETAILS

SCALE AS SHOWN

Plot Date: Nov 16, 2021 Plot Time: 8:49am File Name: W:\Pulte Homes\2021-064-A Pulte- McCordsville Jacobi Prop\Design\CAD\21064-A.Landscape Plan PP.dwg, Layout: L1.7 By: dchesterfield

REVISIONS

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MCCORDSVILLE, INDIANA

LANDSCAPE MONUMENT DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION

BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

Brandon T. Burke

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SHEET	

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LANDSCAPE MONUMENT DETAILS

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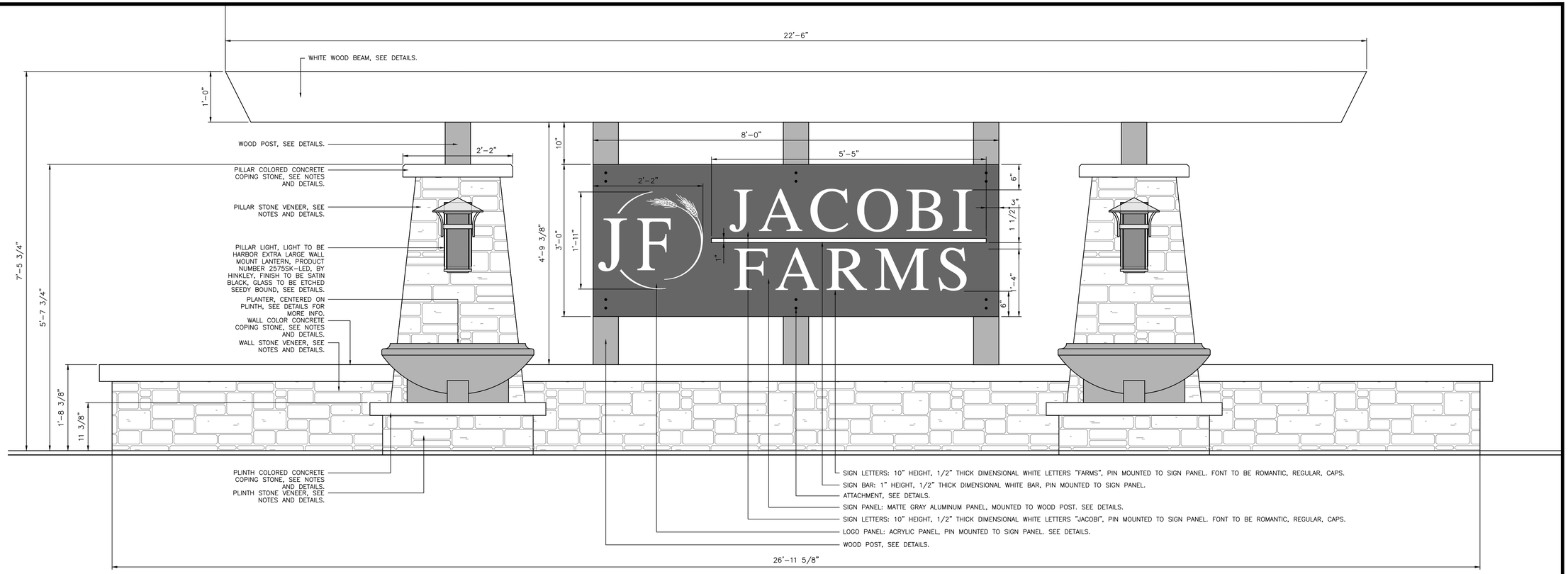
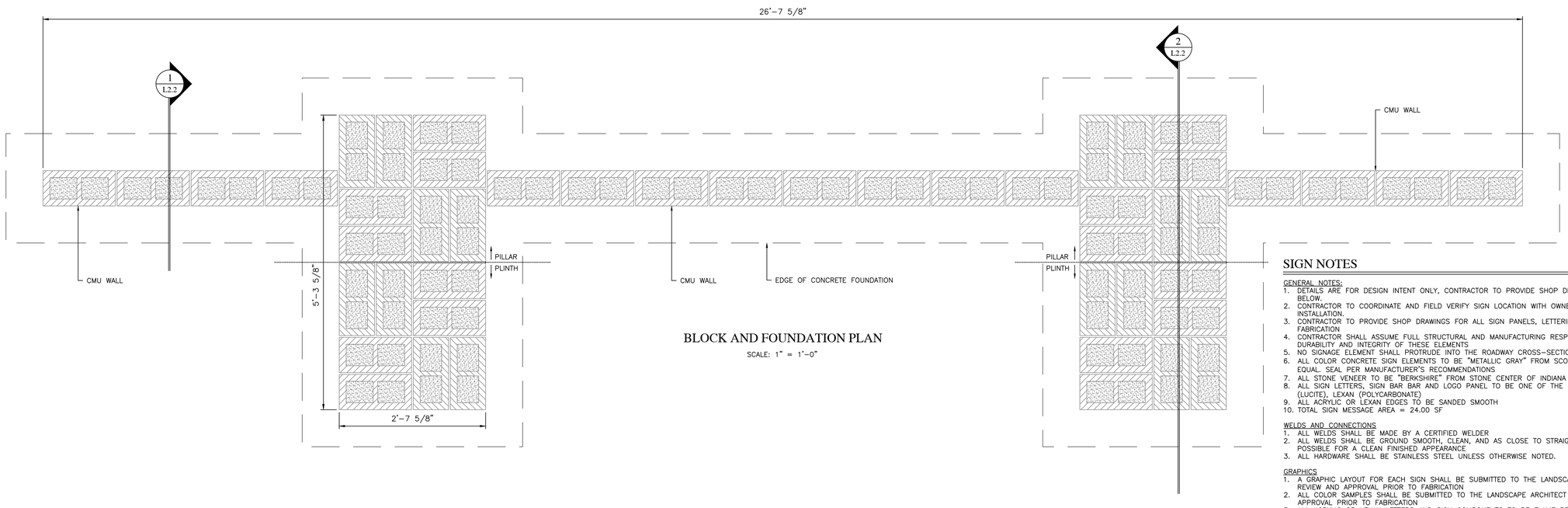


ELEVATION

SCALE: 1" = 1'-0"



BLOCK AND FOUNDATION PLAN

SCALE: 1" = 1'-0"

SIGN NOTES

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8. ALL SIGN LETTERS, SIGN BAR BAR AND LOGO PANEL TO BE ONE OF THE FOLLOWING: ACRYLIC (LUCITE), LEXAN (POLYCARBONATE)
9. ALL ACRYLIC OR LEXAN EDGES TO BE SANDED SMOOTH
10. TOTAL SIGN MESSAGE AREA = 24.00 SF

WELDS AND CONNECTIONS

1. ALL WELDS SHALL BE MADE BY A CERTIFIED WELDER
2. ALL WELDS SHALL BE GROUND SMOOTH, CLEAN, AND AS CLOSE TO STRAIGHT ANGLES AS POSSIBLE FOR A CLEAN FINISHED APPEARANCE
3. ALL HARDWARE SHALL BE STAINLESS STEEL UNLESS OTHERWISE NOTED.

GRAPHICS

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3. ALL ACRYLIC OR LEXAN LETTERS AND SIGN COMPONENTS TO BE FLAME RETARDANT AND UV STABILIZED

1 ENTRY MONUMENT (CR 500 W) DETAILS

NOT TO SCALE

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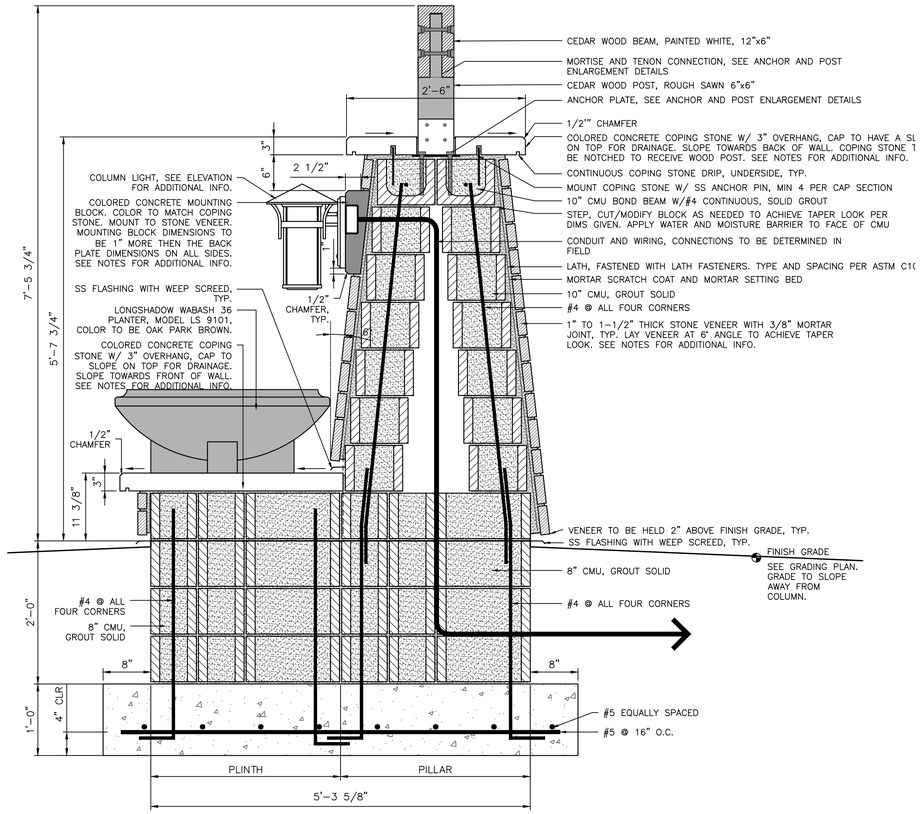

2 PILLAR AND PLINTH SECTION
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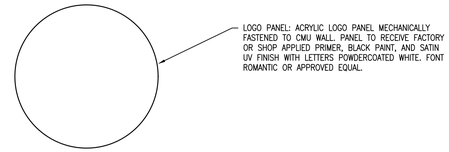

SIGN LOGO
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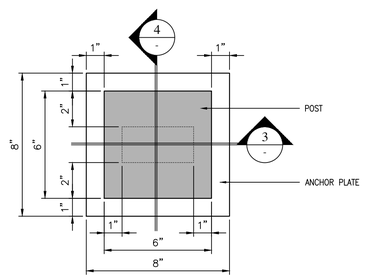
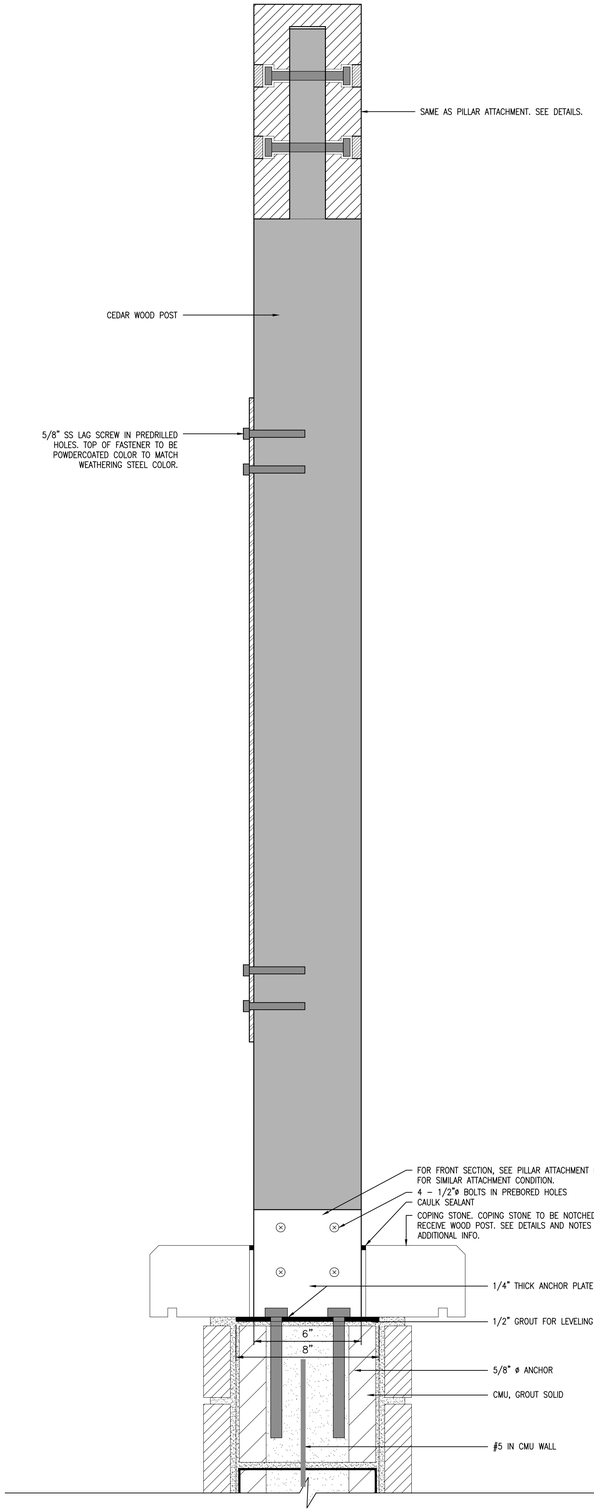
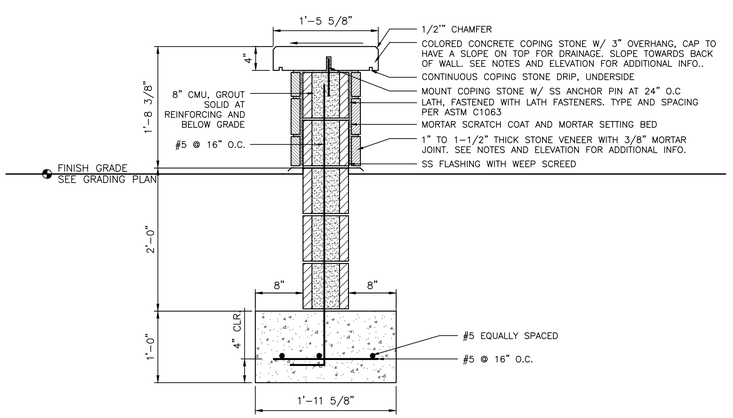


ANCHOR PLATE AND POST PLAN
SCALE: 3" = 1'-0"



WALL: ANCHOR PLATE & WOOD POST
ENLARGEMENT DETAILS
SCALE: 3" = 1'-0"



1 WALL SECTION
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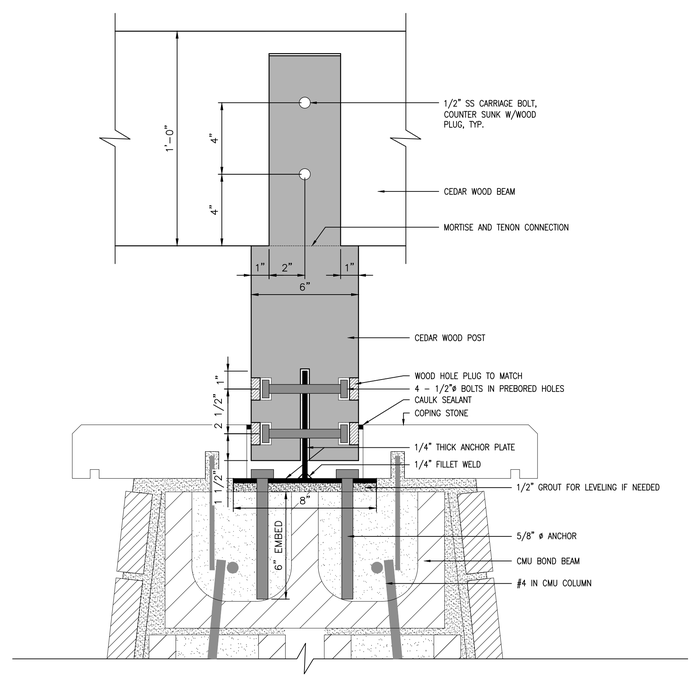

3 PILLAR: ANCHOR PLATE & WOOD POST ENLARGEMENT DETAILS
SCALE: 3" = 1'-0"

1 MONUMENT SIGN DETAILS
SCALE AS NOTED

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