

Planning & Building Department
6280 W. 800 N.
McCordsville, IN 46055
Phone: 317-335-3604
Fax: 317-335-9120
building@mccordsville.org

Public Hearing Information

Petitioner's Application attached

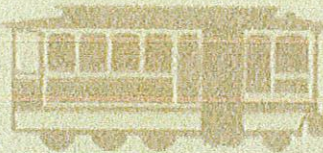
Case #: PC-18-003

Property Owner: Margie Alexander

PUD Title: Weaver's Landing

Meeting Date: Tuesday, June 19, 2018 at 6:30 p.m. at McCordsville Town Hall

*Meeting agenda and Staff Report will be available on the website by end of business day on Friday, June 15, 2018. Go to www.mccordsville.org and click on "Agendas & Minutes".



McCORDSVILLE PLAN COMMISSION
PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Zoning Ordinance Section 8.03

THIS APPLICATION IS FOR PRELIMINARY PUD PLAN ONLY. IF SUBMITTING AN APPLICATION FOR A FINAL DETAILED PLAN OR PUD AMENDMENT, PLEASE USE RESPECTIVE FORMS.

PUD Title: Weaver's Landing

Applicant Information

Name: Premier Land Company, LLC

Current Address: 11061 Mast Court
(Number) (Street)

Fortville IN 46040
(City) (State) (Zip)

Phone No.: (317) 281-7335 **E-mail Address:** edwardfhackett@aol.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Margie J. Alexander

Current Address: 5249 W. 900 North
(Number) (Street)

McCordsville IN 46055
(City) (State) (Zip)

Phone No.: (317) 372-6039 **E-mail Address:** margiealexander@gmail.com

Notification Information (list the person to whom all correspondence regarding this application should be directed)

Name: Edward f. Hackett

Current Address: 11061 Mast Court
(Number) (Street)

Fortville IN 46040
(City) (State) (Zip)

Phone No.: (317) 281-7335 **E-mail Address:** edwardfhackett@aol.com

Administrative Officer Use Only:

Existing Zoning: _____

Date Application Filed: _____

Docket No.: _____

Property Information

Property Size: 77.8 acres OR _____ square feet

Current Address: _____
(Number) (Street)

OR General Location (If no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

NE Corner of CR 700 West and CR 650 North

Applicants should note that in reviewing the Planned Unit Development Preliminary Plan application, the Plan Commission and Town Council shall pay reasonable regard to the following:

- Requirements and Intent – The extent to which the proposal fulfills the requirements and intent of the Zoning Ordinance and the Subdivision Control Ordinance.
- Planning Documents – The Comprehensive Plan and any other applicable, adopted planning studies or reports.
- Characteristics – The current conditions and the character of current structures and uses in each zoning district.
- Desired Use – The most desirable use of which the land in each district is adapted.
- Property Values – The protection of collective property values throughout the Town of McCordsville.
- Growth Management – Responsible growth and development.
- Overlay Requirements – Consistency with the requirements of all applicable overlay districts.

☒ I have attached all materials required by Article VII of the McCordsville Zoning Ordinance (refer to the McCordsville Zoning Ordinance Section 8.03, Preliminary Plan & Rezoning, as amended from time to time).

Applicant's Signature

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

[Signature]
(Applicant's Signature)

5-8-18
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

Margie Alexander
(Owner's Signature)

5-8-18
(Date)

(Owner's Signature)

(Date)

PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) – CHECKLIST

(McCordsville Zoning Ordinance: Section 8.03 – Preliminary Plan and Rezoning)

The following shall be included in the Preliminary Planned Unit Development (PUD) Application. The applicant is responsible for contacting the Administrative Officer to identify any information that is not applicable. The applicant is also required to provide any other information requested by the Administrative Officer or his/her designee to demonstrate compliance with the requirements of the McCordsville Zoning Ordinance.

PRELIMINARY Planned Unit Development (PUD) Application Checklist:

Note that Planned Unit Developments must also comply with the McCordsville Subdivision Control Ordinance (per IC 36-7-4-1513) and the provisions of Section 10.09, Development Plan Review, of the McCordsville Zoning Ordinance, as amended from time to time. If required, the Preliminary Plat and/or Site Development Plan may be filed simultaneously as the Preliminary Plan for review by the Plan Commission.

- ☐ Pre-Application Meeting (required)
- ☐ Technical Review Committee Meeting (required)
- ☐ Plan Commission Meeting (required)
- ☐ Town Council Meeting (required)
- ☐ Preliminary PUD Plan Application
- ☐ Affidavit & Consent of Property Owner(s) (if owner is someone other than applicant), 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- ☐ Copy of Deed for Property Involved, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- ☐ Filing Fee
- ☐ Preliminary Plan¹, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer of each of the following where appropriate:
The Preliminary Plan can take the form of a set of 24 inch by 36 inch sheets. The Preliminary Plan may include any graphics that will explain the features of the development. The Preliminary Plan shall include the following:
 - ☐ Cover Page and Index
 - ☐ Site Description
 - ☐ Common Holdings Map
 - ☐ Sewerage Verification

¹ In the event that the information contained herein conflicts with the applicable requirements of the McCordsville Zoning Ordinance, as amended from time to time, the regulations of the McCordsville Zoning Ordinance shall prevail.

- ☐ Existing Site Conditions (description of all existing conditions on the subject property), such as:
- Built Features
 - Easements
 - Topography
 - Natural Features
 - Historic Features
 - Other Significant Features
- ☐ Proposed Development (conceptual plan of the proposed development of the property), including.
- Street Systems
 - Land Uses
 - Open Space
 - Landscaping
 - Natural Features
 - Historic Features
 - Development Requirements
 - Written Commitments
 - Covenants
 - Drainage
 - Lighting Plan
 - Project Phasing
- ☐ Supplemental Information – Any other information requested by the Administrative Officer or Plan Commission to aid in the review of the Preliminary Plan. This may include, but is not limited to: topic areas such as traffic; utilities; tree preservation; flood hazards; and architectural design standards.

THE TOWN OF
McCordsville



Town of McCordsville
Property Owner's Consent For Review Form

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Robert E. Scott
Current Address: 6657 N. 700 West
(Number) (Street)
McCordsville IN. 46055
(City) (State) (Zip)
Phone No.: (317) 397-1309 E-mail Address: r90bmw@aol.com

The Property to be reviewed by: (Check all that apply)

☒ Town Council
☒ Plan Commission
☐ Board of Zoning Appeals

Property Information

Current Address: 6657 N. 700 West
(Number) (Street)

And Location Description (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

NE Corner of CR 700 West and CR 650 North

Property Owners Consent: I/WE, Robert E. Scott, here-by acknowledge and give consent that my/our property can be submitted for review and consideration by the aforementioned Board(s).

Property Owner's Signature: [Signature] Date: 5-9-18

Property Owner's Signature: _____ Date: _____

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 121410, THE ZONING ORDINANCE
FOR THE TOWN OF MCCORDSVILLE, INDIANA

WHEREAS, the Town Council of the Town of McCordsville, Indiana, has heretofore adopted Ordinance No. 121410 as the Zoning Ordinance; and

WHEREAS, the Town Council of McCordsville, Indiana has, after a public hearing was held on _____, 2018, received a _____ recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Zoning Ordinance in order to adopt the Premier Land Company Planned-Unit Development (PUD) Ordinance.

THEREFORE, BE IT ORDAINED by the Town Council of the Town of McCordsville, Indiana that Ordinance No. 121410 is hereby amended as follows:

Section 1. The real estate more particularly described in the attached “Exhibit A” (the “Real Estate”) is hereby zoned to the PUD designation. The Development and Architectural standards set forth in this Ordinance shall govern the development of the Real Estate, and these standards shall replace all other standards set forth in the Town of McCordsville Zoning and Subdivision Control Ordinances, as amended. Where this Ordinance is silent, the standards from the McCordsville Zoning and Subdivision Control Ordinances, dated January 2011, as amended, shall apply.

Section 2. Permitted Uses. The permitted uses, as defined by the McCordsville Zoning and Subdivision Control Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

Permitted Primary Uses:

Single-Family residential dwellings

Permitted Accessory Uses, Incidental Uses, and Structures:

Those permitted pursuant to the Town Ordinance

Permitted Temporary Uses:

Those permitted pursuant to the Town’s Zoning Ordinance

Section 3. Development Standards. Weaver's Landing will be planned as a single family residential community as depicted on the Preliminary Planned Unit Development Plan attached hereto as "Exhibit B" with the following standards:

A. Lot and Yard Standards:

1. Maximum Number of Lots	203 Lots
2. Minimum Lot Area	7,800 Square Feet
3. Minimum Lot Width at Building Line	60 feet
4. Minimum Front Yard Setback	25 feet
5. Minimum Side Yard Setback	5 feet
6. Aggregate Side Yard Setback	15 feet
7. Minimum Rear Yard Setback	25 feet
8. Minimum Livable Floor Area	1,600 square feet (single story) 1,800 square feet (multi-story)
9. Maximum Lot Coverage	45%
10. Maximum Height-Principal	35 feet

The Weaver's Landing PUD will provide a minimum of 30% open space as defined on the PUD development plan and shall contain the required drainage facilities as part of the open space calculation. The gross density for the Weaver's Landing PUD will not exceed 2.6 units per acre.

B. Architectural Standards:

The Architectural Standards for the Real Estate are attached as "Exhibit C"

C. Perimeter Landscaping Standards:

1. A Landscape buffer shall be provided along the right of way of CR 650 North, and CR 700 West. Said buffer shall consist of the following per 100 feet of frontage:
 - a. Two (2) deciduous shade tree with a minimum 2" caliper.
 - b. Three (3) evergreen trees 6' in height
 - c. One (1) ornamental tree with a minimum 2" caliper.
 - d. Six (6) shrubs.
 - e. 3'-5' high mounding shall be installed along the frontage of CR 650 North and CR 700 West with the exception of along the detention pond located in Common Area #2 at the Northeast corner of CR 650 North and CR 700 West.
2. A decorative fountain will be installed in the pond located in Common Area B within the neighborhood.

D. Tree Conservation Area:

The Tree Conservation area shall be established as shown on "Exhibit D". Within the tree conservation area no trees with a diameter at breast height (DBH) in excess of six inches or more shall be removed unless the tree is damaged diseased, dead, or is to be removed in

order to: (1) comply with the safety requirements of any governmental agency, or (2) to accommodate the installation of drainage improvements and the proposed walking path.

E. Amenities:

The Developer will install the following amenities within twenty four (24) months of recording the plat for Section 1 of Weaver's Landing.

1. Playground
2. Picnic Shelter

F. Multi-Use Paths:

The Developer will install an 8' wide asphalt path along the project frontage of CR 700 West and CR 650 North. A 5' wide mulched path will be installed through the existing woods on the Western portion of the property as depicted on concept plan "Exhibit B"

G. Lighting, Parking, Pedestrian Accessibility and Signage:

Standards of the Town's Zoning and Subdivision Control Ordinance regarding Lighting, Parking, Pedestrian Accessibility, and Signage applicable to R5 Zoning shall be applicable to the Real Estate with the following exceptions:

1. Primary Monuments: The developer shall install entry monumentation per the attached concept shown on "Exhibit E" at the entrance on CR 700 West and CR 650 North.
2. Secondary Monument: A secondary monument column will be installed at the stub street connection with Austin Trace for internal identification per the attached concept shown on "Exhibit F"

H. Model Home:

The model home constructed for Weaver's Landing shall be one of the two largest square footage floor plans offered by the builder at the time the model home permit is issued. If the builder constructs more than one model there is not restriction on the size of the second model so long as the first model complies with the above requirement.

I. Snow Removal:

The Homeowner's Association for Weaver's Landing shall be responsible for snow removal of all internal streets.

Section 4. This Ordinance shall remain in full force and effect from and after its passage and posting as required by the law within the Town of McCordsville, Indiana.

Section 5. Introduced and filed on the ____ day of _____, 2018. A motion to consider on the first reading on the day of introduction was offered and sustained by a vote of ____ in favor and ____ opposed pursuant to I.C. 36-5-2-9.8.

Duly ordained and passed this ____ day of _____, 2018 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

TOWN COUNCIL:

Larry Longman, President

Branden Williams

Tom Strayer

Barry Wood

Bryan Burney

ATTEST:

Cathy Gardner, Clerk-Treasurer

This instrument was prepared by Edward L. Walter, Attorney at Law.

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. – Edward L. Walter

“Exhibit A”

LEGAL DESCRIPTION

Weaver’s Landing – Overall Description

A part of the South Half of the Northwest Quarter of Section 35, Township 17 North, Range 5 East, in Vernon Township, Hancock County, Indiana being more particularly described as follows:

Commencing at the Southwest corner of said Quarter Section, said corner being marked by a boat spike; thence North 89 degrees 11 minutes 26 seconds East along the South line of said Quarter Section a distance of 262.44 feet to the Southeast corner of the real estate described in Instrument Number 201702494 in the Office of the Recorder, Hancock County, Indiana, said corner being marked by a Mag Nail with washer stamped “Banning Eng Firm 0060” (hereafter referred to as a Mag Nail) and the POINT OF BEGINNING of this description; thence North 00 degrees 10 minutes 21 seconds East along the East line of said real estate 166.00 feet to the Northeast corner of said real estate, said corner being marked by a rebar with cap stamped “C2LS Firm 0035”; thence South 89 degrees 11 minutes 26 seconds West along the North line of said real estate 262.44 feet to a point on the West line of said Quarter Section, said point being marked by a Mag Nail; thence North 00 degrees 10 minutes 21 seconds East along said West line 489.42 feet to the Southwest corner of the North Half of said Half Quarter Section, said corner being marked by a Mag Nail; thence North 89 degrees 11 minutes 40 seconds East along the South line of the North Half of said Half Quarter Section for a distance of 228.66 feet to a rebar with cap stamped “Banning Eng Firm 0060” (hereafter referred to as a Banning rebar); thence North 00 degrees 10 minutes 21 seconds East parallel with the West line of said Quarter Section a distance of 260.00 feet to a Banning rebar; thence South 89 degrees 11 minutes 40 seconds West parallel with the South line of the North Half of said Half Quarter Section a distance of 228.66 feet to a point on the West line of said Quarter Section, said point being marked by a Mag Nail; thence North 00 degrees 10 minutes 21 seconds East along said West line 395.52 feet to the Northwest corner of said Half Quarter Section, said corner being marked by a Mag Nail; thence North 89 degrees 12 minutes 37 seconds East along the North line of said Half Quarter Section a distance of 2668.86 feet to the Northeast corner of said Half Quarter Section, said corner being marked by a Banning rebar; thence South 00 degrees 08 minutes 17 seconds West along the East line of said Quarter Section a distance of 1310.00 feet to the Southeast corner of said Quarter Section, said corner being marked by a railroad spike; thence South 89 degrees 11 minutes 26 seconds West along the South line of said Quarter Section a distance of 2407.23 feet to the place of beginning, containing 77.927 Acres, more or less..

“Exhibit B”



"Exhibit C"

Weaver's Landing Architectural Standards

All homes constructed in Weaver's Landing shall have the following minimum standards:

1. Dimensional Shingles.
2. Main Roof pitch of 6:12 or greater, ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if warranted by the home design/styling.
3. No vents or louvers discharging from the roof of the home will be visible from the front elevation.
4. All siding shall be brick, stone, wood, cement fiber board, stucco, or vinyl. Any vinyl siding shall have a minimum thickness of .044.
5. The front elevation of all homes shall contain a minimum of a 30" masonry wainscot. The Architectural Review Committee may approve a home with a lesser masonry if warranted by the home design/styling.
6. The front elevation of any two-story home shall contain a minimum of one (1) two-foot or greater step back and one (1) gable.
7. Minimum roof overhang of nine (9) inches on all sides of a house as measured from the exterior wall material to the fascia board.
8. The rear elevation of homes on lots identified on Exhibit C-1 shall contain one (1) two-foot or greater step back and one (1) gable.
9. The rear elevation of homes on lots identified on Exhibit C-1 shall contain at least one (1) of the following (i) four sided 1st floor brick wrap, (ii) four sided brick wainscot wrap, (iii) screened-in porch, (iv) three season room, (v) morning room or (vi) covered porch.
10. There shall be not more than 10 percent of the same front elevation in the subdivision.
11. The same front elevation shall not be repeated unless it is separated by 3 homes on either side of the subject home and three immediately across the street from the subject home.
12. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
13. Unless approved by the ARC, the front porch columns shall be a minimum of six inches by six inches.
14. All ranch homes shall contain a minimum of one (1) window on all four sides with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.
15. All two-story homes shall contain a minimum of two (2) window on all four sides with the exception of a façade facing a public street which shall contain a minimum of three (3) windows.
16. With the exception of large picture windows, casement windows and small accent windows, which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.
17. Unless adjacent to masonry wrap, all windows, doors and corners shall have a minimum nominal one inch by six inch wood or vinyl surround or shutters.

18. All homes shall contain a minimum of a two car garage with a minimum width of twenty two (22) feet.
19. Front-loading garages shall contain a decorative garage door similar to those depicted on Exhibit C-2.
20. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet.
21. For any 3 car garage that faces a street, at least one of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
22. For front-loading garages the garage doors shall not comprise greater than 45 percent of the width of the front elevation for a two (2) car garage and 50 percent for a three (3) car garage.
23. All homes shall include mailboxes with uniform design.
24. All homes shall be landscaped with a minimum of one (1) deciduous tree, two (2) ornamental trees and eight (8) shrubs planted along the front foundation of the primary structure.
25. All lot fence construction shall be comprised of black coated chain link or black wrought iron or other similar appearing material such as extruded aluminum or composite material.

Exhibit C-1



Exhibit C-2

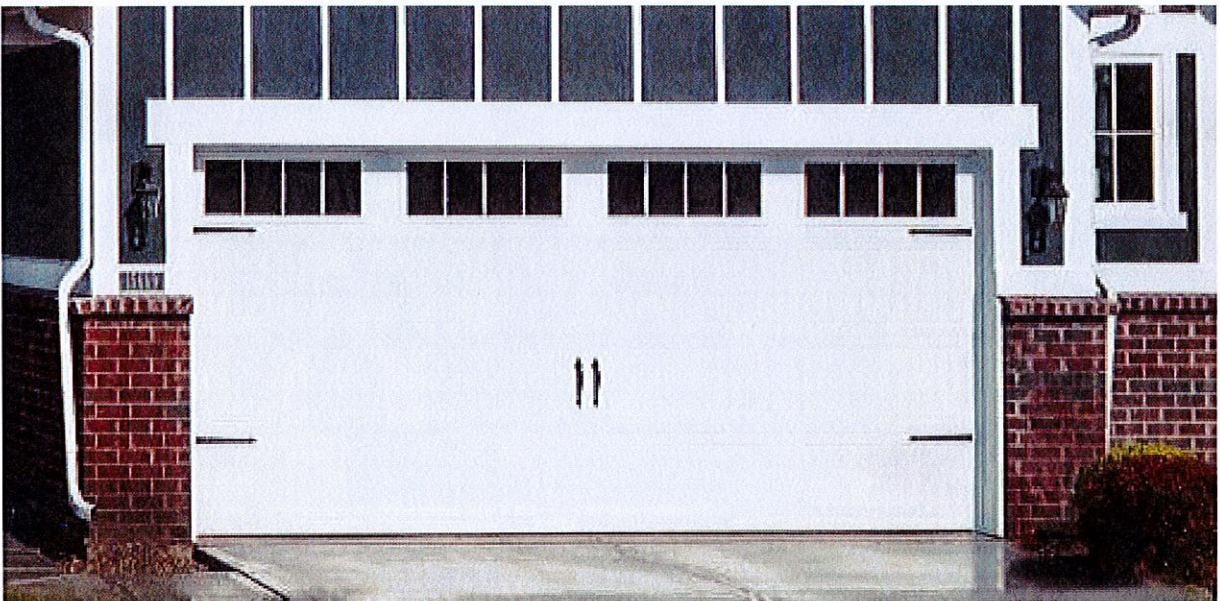
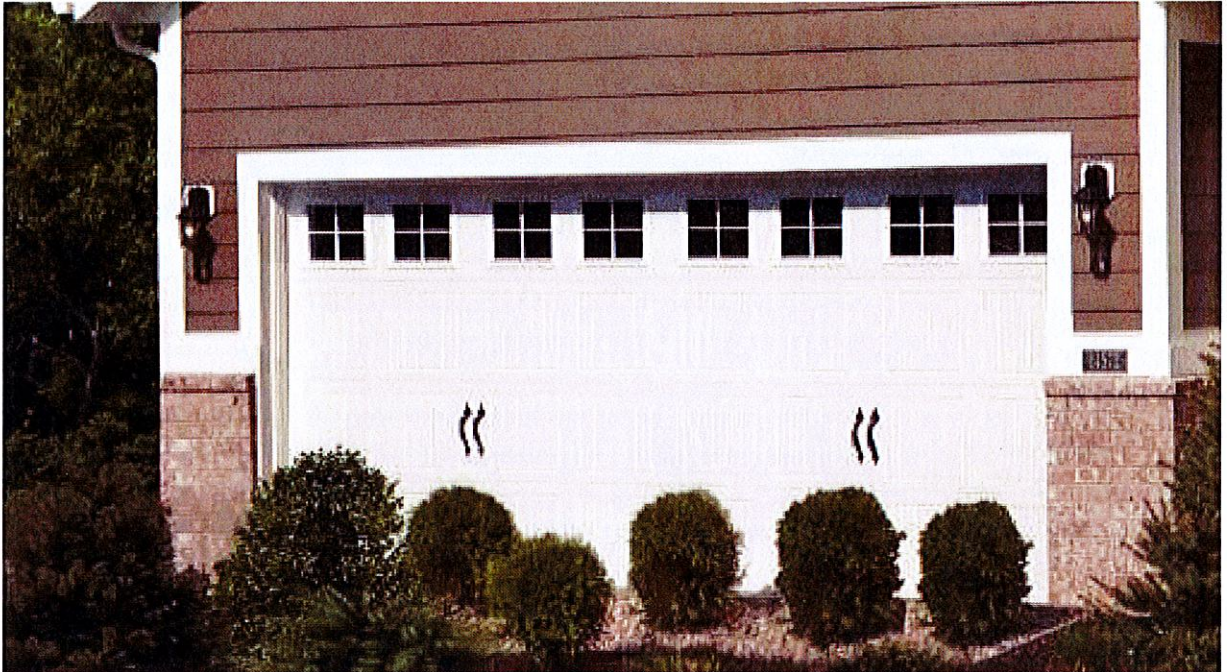
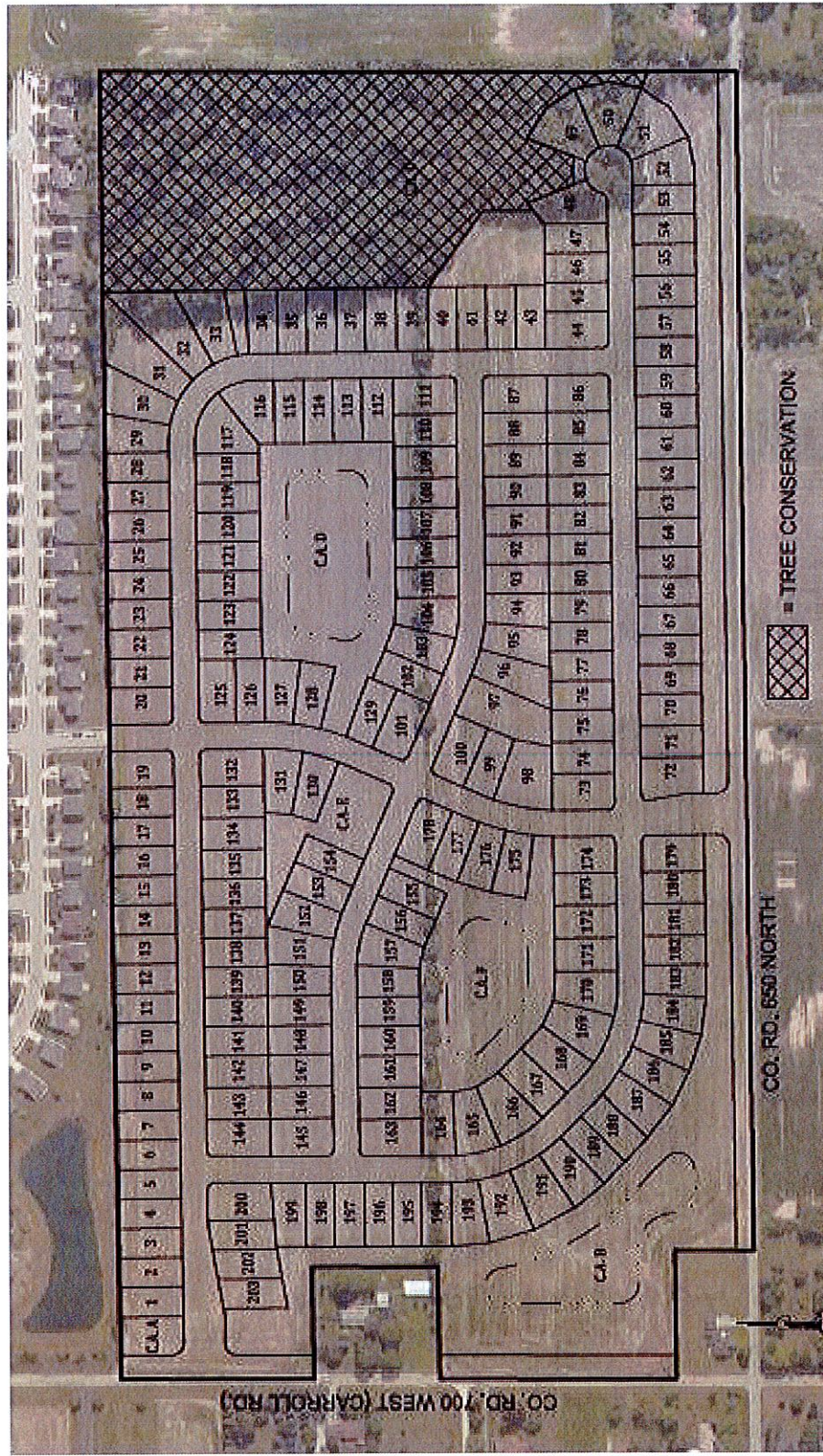


EXHIBIT "D"
WEAVER'S LANDING - TREE CONSERVATION
PREMIER LAND COMPANY, LLC

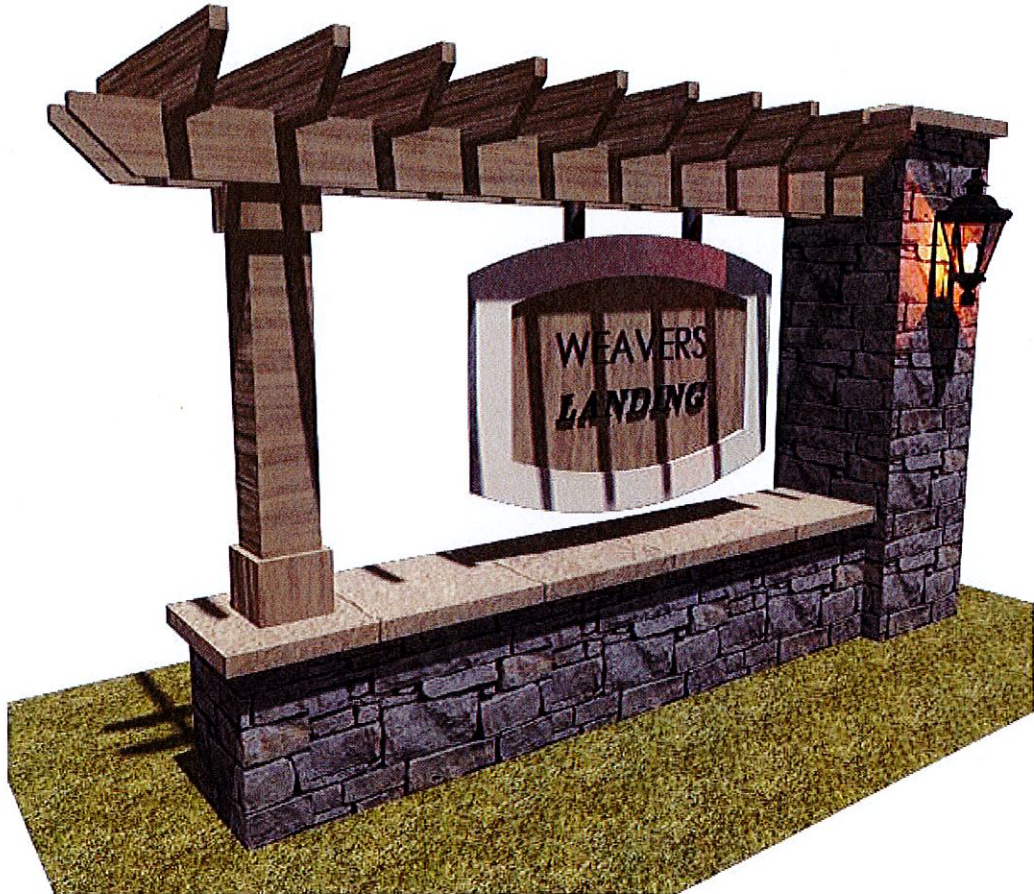


BANNING
ENGINEERING
 BANNING ENGINEERING, P.C.
 853 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46168
 BUS: (317) 707-3700
 FAX: (317) 707-3900

PAGE 1 OF 1
 JOB # 18003P
 DATE: 5/15/2018
 DRAFTED: RJC
 CHECKED: RJC

“Exhibit E”

Primary Monuments



01 | ENTRY MONUMENT A: CHARACTER IMAGE

“Exhibit F”

Secondary Monument



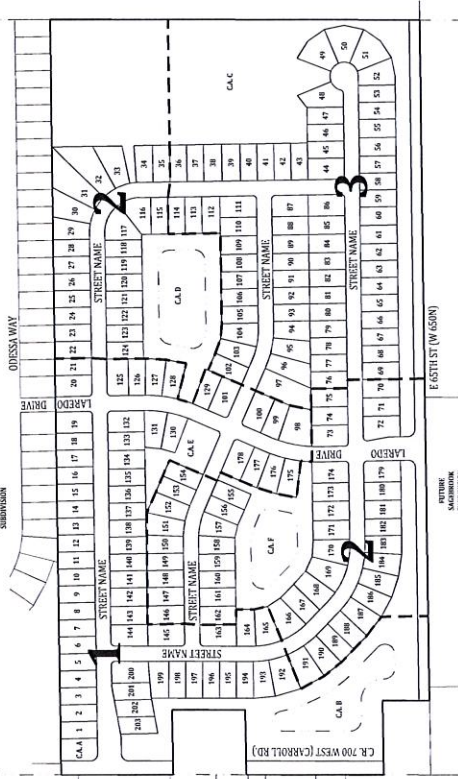
01 | IDENTIFICATION COLUMN: CHARACTER IMAGE

SECTION 35, TOWNSHIP 17N, RANGE 5E,
VERON TOWNSHIP, HANCOCK COUNTY, CR 700W &

PLANS PREPARED FOR:
Premier Land Company, LLC
11061 Mast Court
Fortville, IN 46040
317-281-7335
Contact: Edward Hackett



VICINITY MAP
NO SCALE



SITE MAP
1"=200'



LOCATION MAP
NO SCALE

[illegible]

Bawning
ENGINEERING

853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Bawning@BawningEngineering.com
WEB: www.BawningEngineering.com
CONTACT: ROBERT "JASON" COYLE

CONTACT: ROBERT "JASON" COYLE

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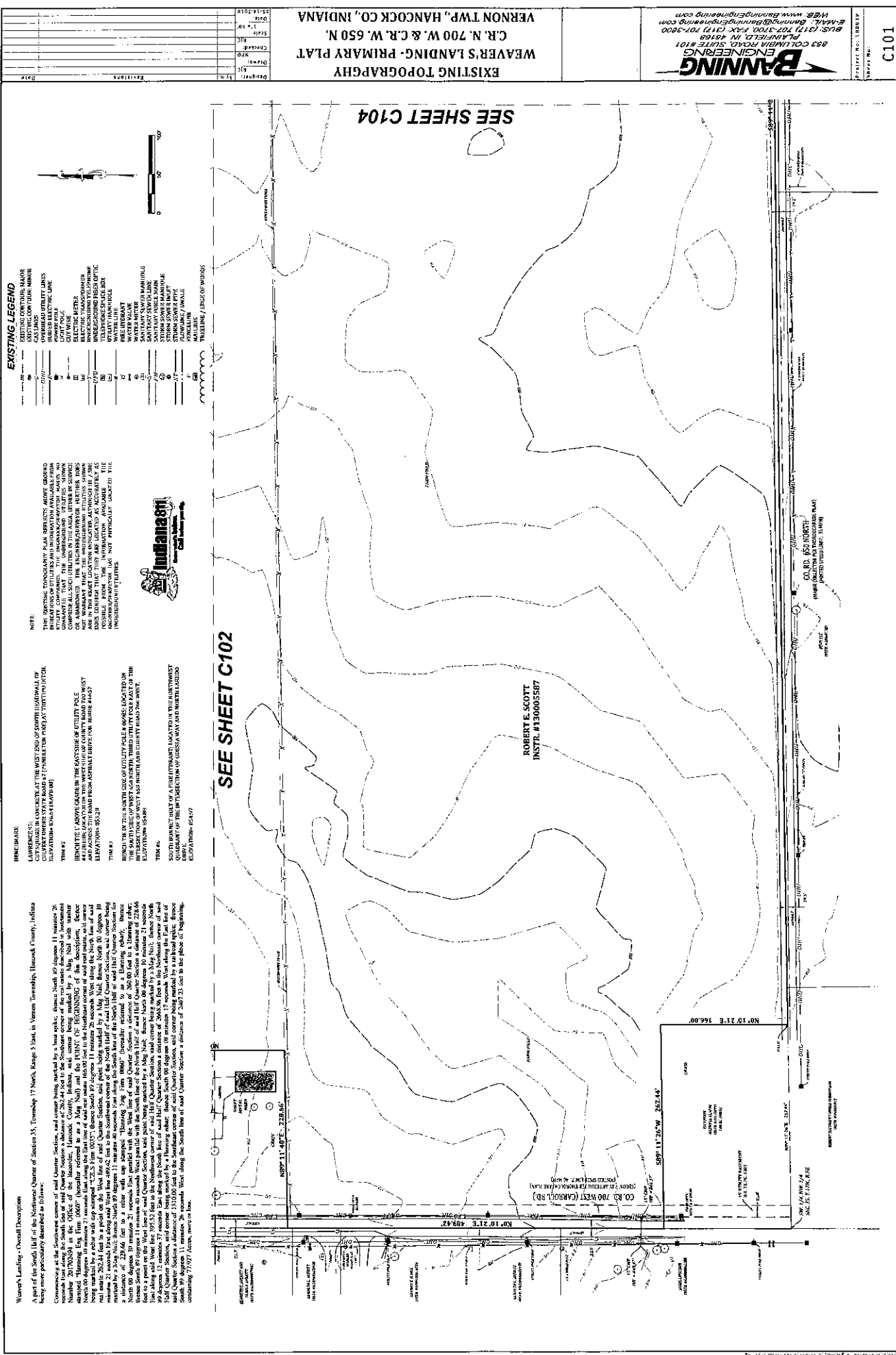
CERTIFIED BY:

u/cg

Date:	05-11-18
Project No:	18003P
Sheet No:	

C100





- EXISTING LEGEND**
- 10' --- 20' --- 30' --- 40' --- 50' --- 60' --- 70' --- 80' --- 90' --- 100' --- 110' --- 120' --- 130' --- 140' --- 150' --- 160' --- 170' --- 180' --- 190' --- 200' --- 210' --- 220' --- 230' --- 240' --- 250' --- 260' --- 270' --- 280' --- 290' --- 300' --- 310' --- 320' --- 330' --- 340' --- 350' --- 360' --- 370' --- 380' --- 390' --- 400' --- 410' --- 420' --- 430' --- 440' --- 450' --- 460' --- 470' --- 480' --- 490' --- 500' --- 510' --- 520' --- 530' --- 540' --- 550' --- 560' --- 570' --- 580' --- 590' --- 600' --- 610' --- 620' --- 630' --- 640' --- 650' --- 660' --- 670' --- 680' --- 690' --- 700' --- 710' --- 720' --- 730' --- 740' --- 750' --- 760' --- 770' --- 780' --- 790' --- 800' --- 810' --- 820' --- 830' --- 840' --- 850' --- 860' --- 870' --- 880' --- 890' --- 900' --- 910' --- 920' --- 930' --- 940' --- 950' --- 960' --- 970' --- 980' --- 990' --- 1000'

NOTE:
THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE INFORMATION IS PROVIDED AS IS, WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND NONINFRINGEMENT. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED.

REFERENCE:
CITY MAPS OF INDIANA, 1900-1910, 1920-1930, 1940-1950, 1960-1970, 1980-1990, 2000-2010, 2020-2030, 2040-2050, 2060-2070, 2080-2090, 2100-2110, 2120-2130, 2140-2150, 2160-2170, 2180-2190, 2200-2210, 2220-2230, 2240-2250, 2260-2270, 2280-2290, 2300-2310, 2320-2330, 2340-2350, 2360-2370, 2380-2390, 2400-2410, 2420-2430, 2440-2450, 2460-2470, 2480-2490, 2500-2510, 2520-2530, 2540-2550, 2560-2570, 2580-2590, 2600-2610, 2620-2630, 2640-2650, 2660-2670, 2680-2690, 2700-2710, 2720-2730, 2740-2750, 2760-2770, 2780-2790, 2800-2810, 2820-2830, 2840-2850, 2860-2870, 2880-2890, 2900-2910, 2920-2930, 2940-2950, 2960-2970, 2980-2990, 3000-3010, 3020-3030, 3040-3050, 3060-3070, 3080-3090, 3100-3110, 3120-3130, 3140-3150, 3160-3170, 3180-3190, 3200-3210, 3220-3230, 3240-3250, 3260-3270, 3280-3290, 3300-3310, 3320-3330, 3340-3350, 3360-3370, 3380-3390, 3400-3410, 3420-3430, 3440-3450, 3460-3470, 3480-3490, 3500-3510, 3520-3530, 3540-3550, 3560-3570, 3580-3590, 3600-3610, 3620-3630, 3640-3650, 3660-3670, 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BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, NJ 07068
BUS: (317) 707-1700, FAX: (317) 707-3800
E-MAIL: banning@banningengineering.com
WEB: www.banningengineering.com

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SEE SHEET C102

MARGIE J. ALEXANDER (1/2 INT.)
BRIAN L. JONES (1/4 INT.) &
ANGELA C. BURNSIDE (1/4 INT.)
INSTR. #201619365

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THESE EXISTING TOPOGRAPHY PLANS REFLECTS ABOVE-GROUND INVESTIGATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITIES COMPANIES. THE ENGINEERING SURVEY MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ACCURATELY REPRESENT THE ACTUAL UTILITIES IN THE AREA. UTILITIES ARE TO BE ABANDONED. THE SINKHOLE/SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN IN THIS EXACT LOCATION INDICATED, ALTHOUGH HE/ SHE DOES CONFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SINKHOLE/SURVEYOR HAS NOT PHYSICALLY LOCATED THE

AWRECK 95:
BY SQUARE IN CONCRETE AT THE WEST END OF SOUTH HEADWALL OF
INVERT UNDER STATE ROAD 67 (PENULETON PIKE) AT TRUTTEN DITCH
ELEVATION = 836.64 (NAVD 88)

ITEM # 2
BENCH THE 1" ABOVE GRADE IN THE EAST SIDE OF UTILITY POLE
#22231116 LOCATED ON THE WEST SIDE OF COUNTRY ROAD 700 W
AND ACROSS THE ROAD FROM ASPHALT DRIVE FOUR (10056 #6057)
ELEVATION= 653.20

DEBENTURE: IN THE NORTH SIDE OF UTILITY POLE # 08916; LOCATED ON THE SOUTH SIDE OF WEST 450 NORTH; THIRD UTILITY POLE EAST OF WEST 450 NORTH.

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 253

QUADRANT OF TIP, INTERSECTION OF ODESSA WAY AND RUNCTION
DRIVE.
ELEVATION= 354.17

SEE SHEET C103

SEE SHEET C101

ROBERT E. SCOTT
INSTR. #130005587

7-10-13-2009
 4/10/13-2009
 4/10/13-2009

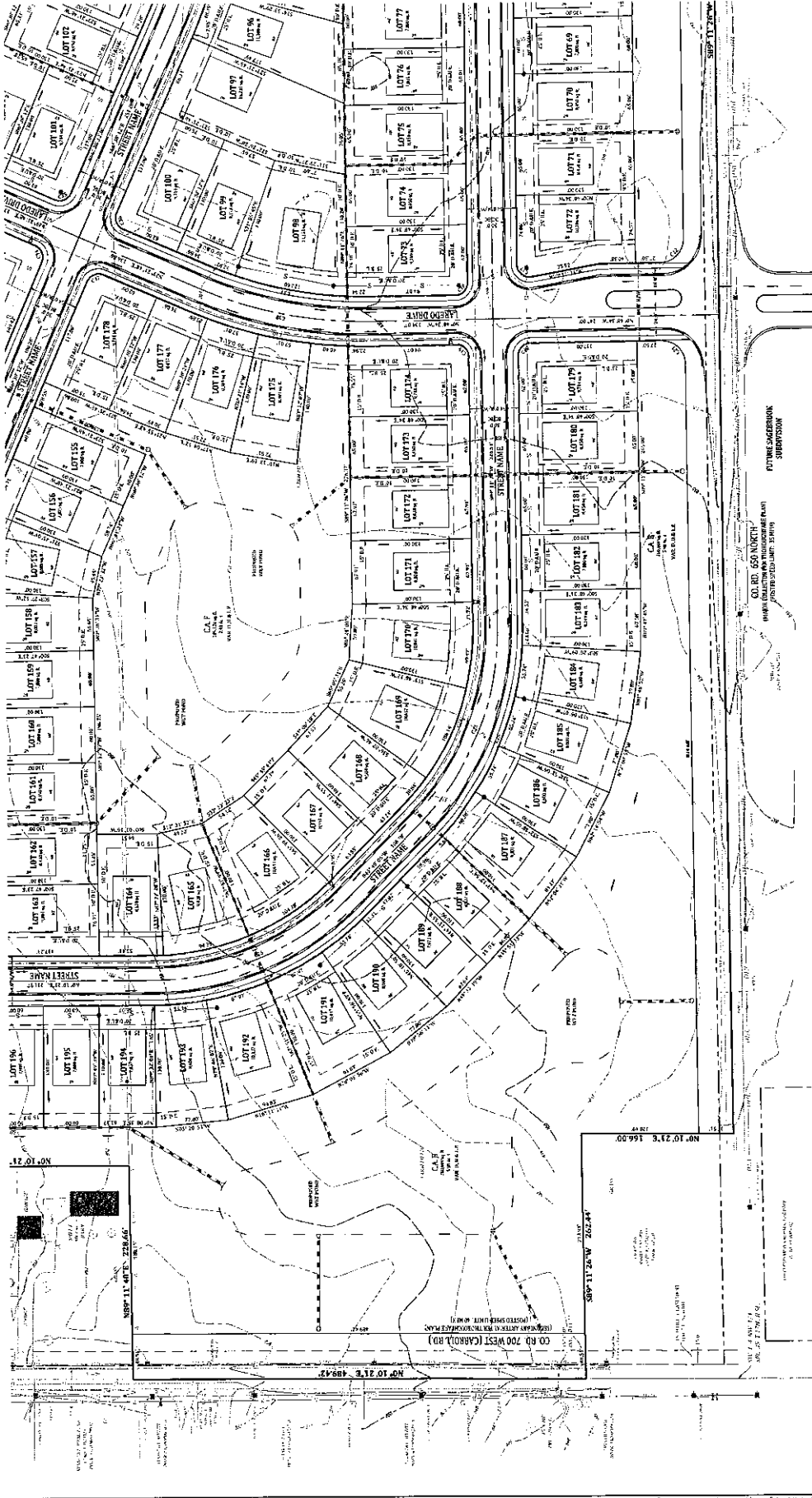
CO. RD. 650 NORTH
WAGON COLLECTOR PRR TIRING (H/VAZ PLAZ)
(POSTED SPEED LIMIT 35 MPH)

100.2%, 46.4%, 1.7%, 0.5%,

100.2%, 46.4%, 1.7%, 0.5%,

PRIMARY PLAT
WEAVER'S LANDING- PRIMARY PLAT
C.R. N. 700 W. & C.R. W. 650 N.
VERNON TWP., HANCOCK CO., INDIANA

SEE SHEET C108



SEE SHEET C106

PROPOSED LEDEND

Category	Item	Unit	Value
PASTING CONTAINER MARK	1	1	1
	2	1	1
	3	1	1
OVERHEAD UTILITIES	1	1	1
	2	1	1
	3	1	1
POWER LOSS	1	1	1
	2	1	1
	3	1	1
ELECTRIC METER	1	1	1
	2	1	1
	3	1	1
UNBROADCASTED TELEPHONE	1	1	1
	2	1	1
	3	1	1
TELEPHONE SILENCE BOX	1	1	1
	2	1	1
	3	1	1
UTILITY HANDS	1	1	1
	2	1	1
	3	1	1
FIRE HYDRANT	1	1	1
	2	1	1
	3	1	1
WATER VALVE	1	1	1
	2	1	1
	3	1	1
SANITARY SEWER MANHOLE	1	1	1
	2	1	1
	3	1	1
STORM SEWER MANHOLE	1	1	1
	2	1	1
	3	1	1
STORM SEWER PIPE	1	1	1
	2	1	1
	3	1	1
FENCIBLE	1	1	1
	2	1	1
	3	1	1

EXISTING LEGEND

26	EXISTING CONTOUR MAINT
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WEAVER'S LANDING

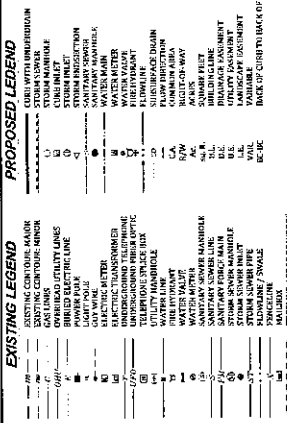
SITE PLAN SUMMARY:

NORTHWEST INTERSECTION OF C.A. # 705 W. & C.A. # 659 N.
VIENNA TOWNSHIP, HANCOCK COUNTY, INDIANA

TOTAL AREA: 77.51 AC. ±
MIN. LOT AREA: 0.1137 / 7866 SQ. Ft.
FRONT YARD SETBACK: 25'
TOTAL NUMBER OF LOTS: 33
TOTAL COMMON SPACE AREA: 24 AC. ± / 3200,755K. REQUIRE
TOTAL LOT AREA: 77.51 AC. ± / 10,700,755K. REQUIRE
DENSITY: 24 UNITS PER ACRE

SUBDIVISION STREET WIDTH: 30' W.C.B.C.
SUBDIVISION STREET R/W WIDTH: 54'
C.A. # 705 W. - SECONDARY ARTERIAL - MIN. 37' R/W
C.A. # 659 N. - MAJOR COLLECTOR - MIN. 25' R/W
POND AREA AT NORMAL POOL = 2.31 AC. ±

PRIMARY PLAT
WEAVER'S LANDING- PRIMARY PLAT
C.R. N. 700 W. & C.R. W. 650 N.
VERNON TWP., HANCOCK CO., INDIANA

[illegible]

SITE PLAN SUMMARY:

TOTAL AREA: 77.93 AC. ±

TOTAL COMMON SPACE AREA: 24.0 AC ± / 10.19% / 2.5% REQUIRED
TOTAL MOUNT-ON-WAY AREA: 14.87 AC ± / 17.7%

SUB DIVISION STREET WIDTH: 30' DE-BK

C.R. W. 659 N. - MAJOR COLLECTOR - MIN. 75' R/W

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Age Group	Percentage of Respondents
18-29	85%
30-49	80%
50-69	75%
70+	70%

$$^1\text{A}_{1g} \rightarrow \frac{1}{\sqrt{2}}(2s_{\text{O}} - 2s_{\text{N}}) \rightarrow \frac{1}{\sqrt{2}}(2s_{\text{O}} + 2s_{\text{N}}) \rightarrow \text{Fermion } \sigma_{\text{N}}^{\uparrow}$$

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527 1-23
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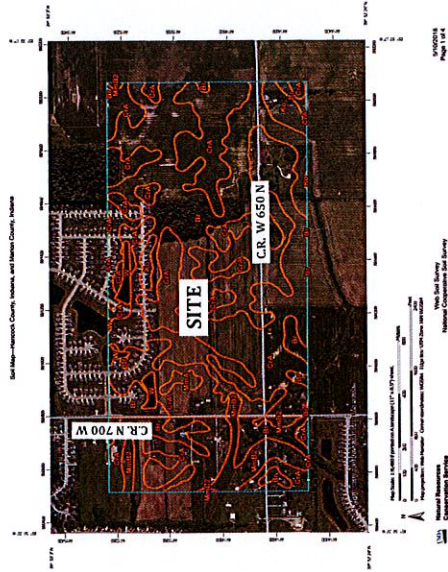
LOT 38

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SEE SHEET C108

National Flood Hazard Layer Firmette



Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	39.00'	25.00'	25.42°	84°51'31.3\"W	35.65'	35.65'
C2	30.00'	25.00'	24.58°	84°51'31.3\"W	35.66'	35.66'
C3	20.64'	13.00'	89°02'16.7\"	13.32°	54°51'31.1\"E	18.84'
C4	20.62'	13.00'	89°02'16.7\"	12.79°	84°41'17.9\"W	18.82'
C5	20.62'	13.00'	89°02'16.7\"	13.00°	54°41'17.9\"W	18.83'
C6	20.62'	13.00'	89°02'16.7\"	13.00°	54°42'17.9\"W	18.83'
C7	20.62'	13.00'	89°02'16.7\"	13.00°	54°42'17.9\"W	18.83'
C8	20.62'	13.00'	89°02'16.7\"	14.95°	84°52'17.9\"W	21.00'
C9	20.62'	13.00'	89°02'16.7\"	14.95°	84°52'17.9\"W	21.00'
C10	20.62'	13.00'	89°02'16.7\"	13.00°	54°41'17.9\"W	18.83'
C11	20.62'	13.00'	89°02'16.7\"	13.00°	54°41'17.9\"W	18.83'
C12	20.62'	13.00'	89°02'16.7\"	13.00°	54°41'17.9\"W	18.83'
C13	20.62'	13.00'	89°02'16.7\"	13.00°	54°41'17.9\"W	18.83'
C14	20.62'	13.00'	89°02'16.7\"	13.00°	54°41'17.9\"W	18.83'
C15	20.62'	13.00'	89°02'16.7\"	13.00°	54°41'17.9\"W	18.83'
C16	16.07'	13.00'	89°04'20.1\"	9.06°	52°30'13.1\"W	15.71'
C17	22.55'	13.00'	89°23'00.7\"	15.32°	84°57'56.1\"E	19.05'
C18	20.62'	13.00'	89°02'16.7\"	13.00°	54°41'17.9\"W	18.83'
C19	20.62'	13.00'	89°02'16.7\"	13.00°	54°41'17.9\"W	18.83'
C20	20.62'	13.00'	89°02'16.7\"	13.00°	54°41'17.9\"W	18.83'
C21	30.23'	25.00'	25.00°	84°51'29.0\"W	35.56'	35.56'
C22	30.23'	25.00'	25.00°	84°51'29.0\"W	35.56'	35.56'
C23	24.85'	27.00'	84°50'29.7\"	13.16°	56°01'18.0\"E	29.495'
C24	24.85'	27.00'	84°50'29.7\"	13.16°	56°01'18.0\"E	29.495'
C25	24.87'	27.00'	84°50'29.7\"	13.16°	56°01'18.0\"E	29.492'
C26	24.87'	27.00'	84°50'29.7\"	12.76°	52°46'47.3\"E	24.31'
C27	21.05'	27.00'	84°50'29.7\"	11.61°	52°46'47.3\"E	21.32'
C28	26.38'	327.00'	84°50'29.7\"	13.82°	52°46'47.3\"E	255.40'
C29	20.30'	13.00'	89°02'16.7\"	12.79°	84°41'17.9\"E	18.82'
C30	20.64'	13.00'	82°07'41.1\"	13.32°	84°56'42.1\"W	18.84'
C31	12.64'	300.00'	82°07'41.1\"	64.1°	87°04'52.1\"W	125.53'
C32	13.186'	277.00'	82°07'41.1\"	58.41°	87°04'52.1\"W	114.23'
C33	13.765'	277.00'	82°07'41.1\"	60.96°	87°04'52.1\"W	130.07'
C34	20.62'	13.00'	89°02'16.7\"	13.00°	54°42'17.9\"W	18.83'
C35	20.62'	13.00'	89°02'16.7\"	13.00°	54°42'17.9\"W	18.83'
C36	20.62'	13.00'	89°02'16.7\"	13.00°	54°41'14.1\"E	18.83'
C37	20.62'	13.00'	89°02'16.7\"	13.00°	52°16'17.9\"E	18.83'
C38	10.905'	43.00'	82°16'22.2\"	96.38°	53°16'37.9\"W	100.45'
C39	15.522'	42.00'	82°16'22.2\"	70.65°	53°16'37.9\"W	154.05'
C40	20.47'	40.00'	82°16'22.2\"	102.1°	51°16'37.9\"W	199.76'
C41	10.907'	40.00'	82°07'41.1\"	96.20°	81°17'13.7\"E	170.18'
C42	10.905'	415.14'	82°07'41.1\"	89.07°	81°17'05.6\"E	170.40'
C43	130.22'	477.00'	82°07'41.1\"	92.59°	81°17'05.6\"E	191.22'
C44	126.50'	480.00'	82°07'41.1\"	64.24°	57°04'32.1\"E	125.63'
C45	133.76'	274.46'	82°07'41.1\"	56.44°	57°04'32.1\"E	134.93'
C46	133.76'	274.46'	82°07'41.1\"	70.02°	57°04'32.1\"E	134.93'



TYPICAL ROAD CROSS SECTION
CARDONIA DRIVE

Map Unit Legend

Map Unit	Map Unit Name	Map Unit Description	Map Unit Area	Map Unit Percent
1	Map Unit 1	Map Unit 1	100.0	100.0
2	Map Unit 2	Map Unit 2	100.0	100.0
3	Map Unit 3	Map Unit 3	100.0	100.0
4	Map Unit 4	Map Unit 4	100.0	100.0
5	Map Unit 5	Map Unit 5	100.0	100.0
6	Map Unit 6	Map Unit 6	100.0	100.0
7	Map Unit 7	Map Unit 7	100.0	100.0
8	Map Unit 8	Map Unit 8	100.0	100.0
9	Map Unit 9	Map Unit 9	100.0	100.0
10	Map Unit 10	Map Unit 10	100.0	100.0
11	Map Unit 11	Map Unit 11	100.0	100.0
12	Map Unit 12	Map Unit 12	100.0	100.0
13	Map Unit 13	Map Unit 13	100.0	100.0
14	Map Unit 14	Map Unit 14	100.0	100.0
15	Map Unit 15	Map Unit 15	100.0	100.0
16	Map Unit 16	Map Unit 16	100.0	100.0
17	Map Unit 17	Map Unit 17	100.0	100.0
18	Map Unit 18	Map Unit 18	100.0	100.0
19	Map Unit 19	Map Unit 19	100.0	100.0
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23	Map Unit 23	Map Unit 23	100.0	100.0
24	Map Unit 24	Map Unit 24	100.0	100.0
25	Map Unit 25	Map Unit 25	100.0	100.0
26	Map Unit 26	Map Unit 26	100.0	100.0
27	Map Unit 27	Map Unit 27	100.0	100.0
28	Map Unit 28	Map Unit 28	100.0	100.0
29	Map Unit 29	Map Unit 29	100.0	100.0
30	Map Unit 30	Map Unit 30	100.0	100.0
31	Map Unit 31	Map Unit 31	100.0	100.0
32	Map Unit 32	Map Unit 32	100.0	100.0
33	Map Unit 33	Map Unit 33	100.0	100.0
34	Map Unit 34	Map Unit 34	100.0	100.0
35	Map Unit 35	Map Unit 35	100.0	100.0
36	Map Unit 36	Map Unit 36	100.0	100.0
37	Map Unit 37	Map Unit 37	100.0	100.0
38	Map Unit 38	Map Unit 38	100.0	100.0
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41	Map Unit 41	Map Unit 41	100.0	100.0
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51	Map Unit 51	Map Unit 51	100.0	100.0
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71	Map Unit 71	Map Unit 71	100.0	100.0
72	Map Unit 72	Map Unit 72	100.0	100.0
73	Map Unit 73	Map Unit 73	100.0	100.0
74	Map Unit 74	Map Unit 74	100.0	100.0
75	Map Unit 75	Map Unit 75	100.0	100.0
76	Map Unit 76	Map Unit 76	100.0	100.0
77	Map Unit 77	Map Unit 77	100.0	100.0
78	Map Unit 78	Map Unit 78	100.0	100.0
79	Map Unit 79	Map Unit 79	100.0	100.0
80	Map Unit 80	Map Unit 80	100.0	100.0
81	Map Unit 81	Map Unit 81	100.0	100.0
82	Map Unit 82	Map Unit 82	100.0	100.0
83	Map Unit 83	Map Unit 83	100.0	100.0
84	Map Unit 84	Map Unit 84	100.0	100.0
85	Map Unit 85	Map Unit 85	100.0	100.0
86	Map Unit 86	Map Unit 86	100.0	100.0
87	Map Unit 87	Map Unit 87	100.0	100.0
88	Map Unit 88	Map Unit 88	100.0	100.0
89	Map Unit 89	Map Unit 89	100.0	100.0
90	Map Unit 90	Map Unit 90	100.0	100.0
91	Map Unit 91	Map Unit 91	100.0	100.0
92	Map Unit 92	Map Unit 92	100.0	100.0
93	Map Unit 93	Map Unit 93	100.0	100.0
94	Map Unit 94	Map Unit 94	100.0	100.0
95	Map Unit 95	Map Unit 95	100.0	100.0
96	Map Unit 96	Map Unit 96	100.0	100.0
97	Map Unit 97	Map Unit 97	100.0	100.0
98	Map Unit 98	Map Unit 98	100.0	100.0
99	Map Unit 99	Map Unit 99	100.0	100.0
100	Map Unit 100	Map Unit 100	100.0	100.0

BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
TEL: (317) 707-3100 FAX: (317) 707-3800
E-MAIL: BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 18003
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DETAILS, SOILS & FIRM MAP
WEAVER'S LANDING - PRIMARY PLAT
C.R. N. 700 W. & C.R. W. 650 N.
VERNON TWP., HANCOCK CO., INDIANA

DATE	01-14-2018
BY	WKS
CHKD	WKS
APPD	WKS
DATE	01-14-2018