



Planning & Building Department
6280 W 800N
McCordsville, IN 46055
Phone: 317.335.3604
Email: building@mccordsville.org

PUBLIC HEARING INFORMATION

Case #: PC-22-015

Title: Hartman Capital's request for rezone of +/- 68 acres, located at 6579 W CR 650N from County R2.5 to Sycamore Drive PUD

Meeting Date: this petition is currently scheduled to be heard at the August 16th Plan Commission meeting

*Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mccordsville.org and click on "Agendas & Minutes".

**McCCORDSVILLE PLAN COMMISSION
REZONING / ZONING MAP AMENDMENT APPLICATION**

Zoning Ordinance Section 10.06

Applicant Information

Name: Hartman Capital, LLC
Current Address: 505 S Fifth Street
(Number) (Street)
Champaign IL 61820
(City) (State) (Zip)
Phone No.: 217-359-5835 E-mail Address: kunkel@jsmliving.com

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

Name: Platinum Honor Revocable Trust, Nancy Daw, Trustee
Current Address: 4110 Rittencamp Ct.
(Number) (Street)
Indianapolis IN 46250
(City) (State) (Zip)
Phone No.: 317-913-9110 E-mail Address: busybodies2003@yahoo.com

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

Name: Scott Kunkel
Current Address: 505 S Fifth Street
(Number) (Street)
Champaign IL 61820
(City) (State) (Zip)
Phone No.: 217-359-5835 E-mail Address: kunkel@jsmliving.com

Property Information

Current Address: 6579 W 650 N, Vernon Township, Hancock County, IN
(Number) (Street)

Administrative Officer Use Only:

Existing Zoning: _____

Future Land Use: _____

Date Application Filed: _____

Docket No.: _____

Subdivision Name (if applicable): Meridian Homes at Sycamore Drive

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

Current Zoning: R-2 (Hancock County) Requested Zoning: Planned Development

Explain the reason(s) why the applicant has proposed this zoning change (attach additional pages as necessary): Proposed planned development will provide high-quality single family homes for a variety of occupants for which traditional owner occupied single family residential is not a good fit. This includes young families, professionals with jobs requiring frequent travel or relocation, empty-nesters desiring greater flexibility for travel and reduced maintenance responsibilities, and others in the "renters by choice category. This neighborhood fills an important void in the current housing options in McCordsville and western Hancock County. All homes are consistently and professionally maintained, including landscape maintenance. A significant green space amenity is provide at the south end of the site for the use of neighborhood residents and for future inclusion of the potential regional hike/bike trail.

Rezoning / Zoning Map Amendment Criteria

The Indiana Code and the McCordsville Zoning Ordinance establishes specific criteria to which both the Plan Commission and legislative body must *pay reasonable regard* to when considering a rezoning request. The criteria are listed below; please explain how this request will address each criterion.

Will the rezoning support the *McCordsville Comprehensive Plan* and other applicable, adopted planning studies or reports?

YES NO

Please Explain (attach additional pages as necessary): The Comprehensive Plan does not include the subject parcel. The proposed use is consistent with the site's current R-2 Hancock County Zoning district without requiring any variances or exceptions.

Will the rezoning be compatible with *surrounding current conditions* and the character of current structure and uses?

YES NO

Please Explain (attach additional pages as necessary): Surrounding land uses to the north, west, and south are single family residential. The land to the east is agricultural. Proposed construction of similar quality.

Will the rezoning result in the property being used for the *highest and best use* for which land in each district is adapted?

YES NO

Please Explain (attach additional pages as necessary): The location of the parcel, site access, and on site constraints point toward residential as the highest and best use.

Will the rezoning affect *property values* throughout the Town's planning jurisdiction?

YES NO

Please Explain (attach additional pages as necessary): The quality of construction and ongoing professional maintenance will provide equivalent or better long term outcomes compared to traditional single family.

Will the rezoning result in *responsible growth and development*?

YES NO

Please Explain (attach additional pages as necessary): The proposed development will provide greater continuity of municipal boundaries and maintain similar use and traffic patterns aligned with existing development.

Applicant's Signature

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



July 11, 2022

(Applicant's Signature)

(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.

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

REZONING / ZONING MAP AMENDMENT - APPLICATION CHECKLIST

(McCordsville Zoning Ordinance: Section 10.06 Zoning Map Amendment/Rezoning)

The following shall be included in a Zoning Map Amendment/Rezoning 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.

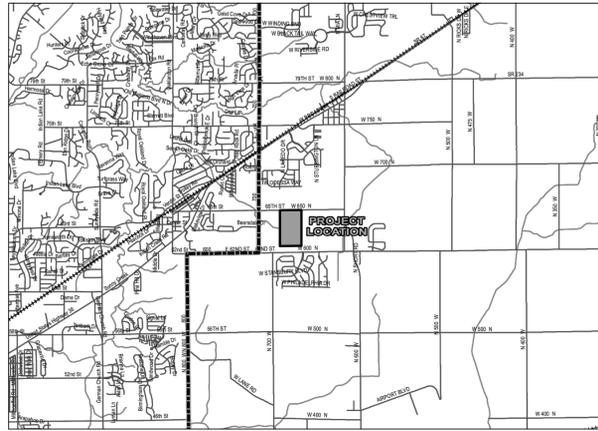
Rezoning / Zoning Map Amendment Application Checklist:

- Rezoning / Zoning Amendment 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, including a legal description, any covenants or commitments, 5 copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- Filing Fee
- Supporting Information¹, 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)
 - Site Plan (conceptual site plan showing all features relevant to the application)
 - Vicinity Map (showing the use and zoning of all properties within 600 feet of the property subject to the rezoning request)
 - Statement of Intent
 - Fiscal Impact Study (if applicable)
 - AUTOCADD shape files (if applicable)

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.

MERIDIAN HOMES AT SYCAMORE DRIVE PRELIMINARY PLAT

Hartman Capital LLC
Vernon Township, Sec. 35, T5N, R5E



LOCATION MAP
SCALE 1" = 1 MILE

DEVELOPER:
HARTMAN CAPITAL LLC
SCOTT KUNKEL
505 S. FIFTH STREET
CHAMPAIGN, ILLINOIS 61820
kunkel@jmliving.com

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

SURVEYED LAND DESCRIPTION

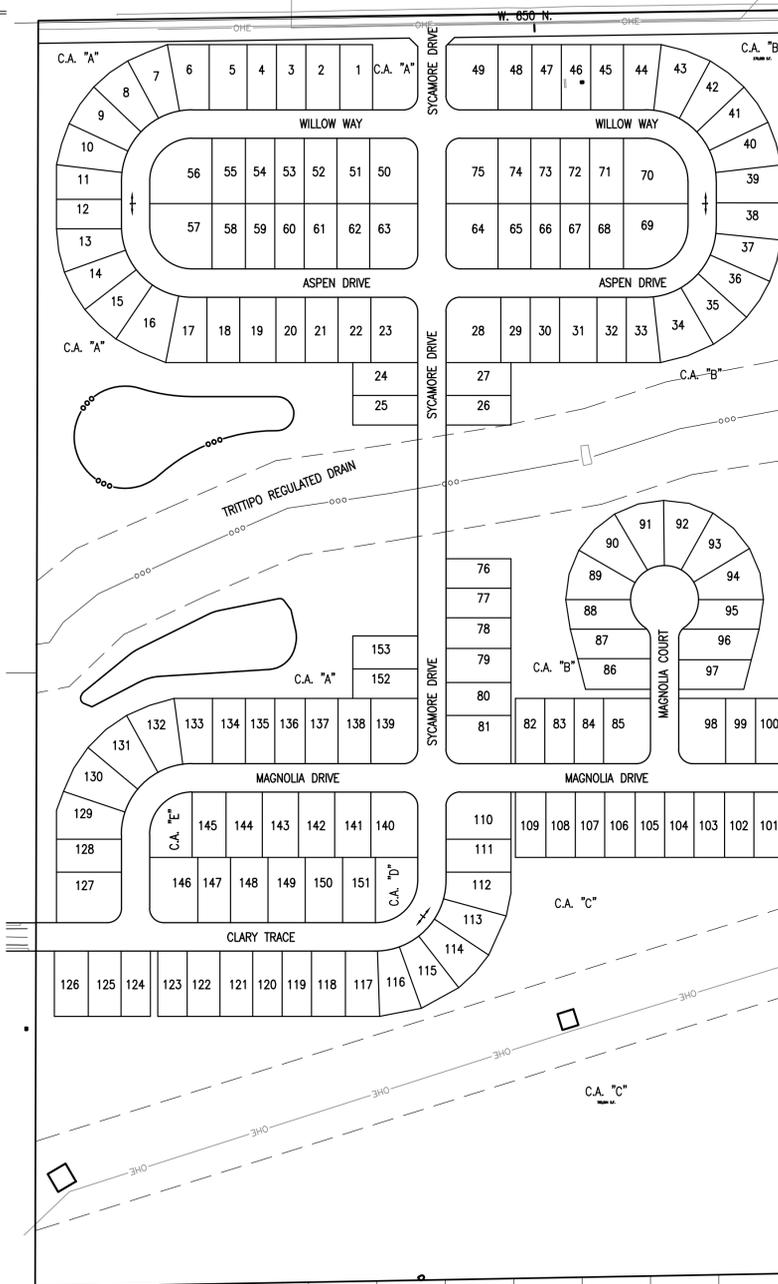
The East Half of the Southwest Quarter of Section 35, Township 17 North, Range 5 East of the Second Principal Meridian in Hancock County, Indiana and excepting twelve acres of uniform width off the entire south side thereof being a 68.33 acre tract of land shown on the plat of a boundary retracement survey of said tract certified by Steven W. Reeves PLS #20400005 on May 17, 2022 as HWC Engineering project number 2022-016-S (all references to monuments and courses herein are as shown on said plat of survey) being more particularly described as follows:

COMMENCING at a Harrison monument at the Northwest corner of the Southwest Quarter of said Section 35; thence North 89 degrees 11 minutes 26 seconds East (basis of bearing - Indiana State Plane Coordinate System - East Zone) along the North line of said Quarter a distance of 1,334.83 feet to the northwest corner of the East Half of said Southwest Quarter, being also the northeast corner of the Sagebrook Subdivision Section 4, as per plat thereof recorded as Instrument No. 202002605 in the Office of the Recorder of said County, and the POINT OF BEGINNING; thence continuing North 89 degrees 11 minutes 26 seconds East along the North line of said Half-Quarter a distance of 1,334.83 feet to the northeast corner of said Quarter; thence South 00 degrees 04 minutes 08 seconds West along the East line of said Quarter a distance of 2,225.12 feet to the northeast corner of Country View Estates, as per plat thereof recorded in Plat Cabinet B, Slide 236 as Instrument No. 9410049; thence South 88 degrees 58 minutes 00 seconds West along the north line thereof a distance of 1,337.60 feet to the West line of the East Half of said Southwest Quarter and a point on the east line of the Sagebrook Subdivision Section 1, as per plat thereof recorded as Instrument No. 201704283; thence North 00 degrees 08 minutes 16 seconds East along the West line of said East Half a distance of 2,230.39 feet to the Point of Beginning.

Containing 68.33 acres, more or less.

FLOOD HAZARD STATEMENT:

THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND DOES NOT LIE WITHIN A FLOOD ZONE. REFER TO FEMA MAPS #18059C0018D EFFECTIVE DATE DECEMBER 4, 2007 & 18059C0106E EFFECTIVE DATE MARCH 17, 2014.



PROPERTY ADDRESS
6579 W 650 N
McCordsville, IN 46055

SITE MAP
SCALE: 1" = 150'



SOILS MAP
NOT TO SCALE

SOILS LEGEND

Br
Cra
BROOKSTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
CROSBY SILT LOAM, NEW CASTLE TILL PLAIN, 0 TO 2 PERCENT SLOPES

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL EXISTING CONDITIONS PLAN
C1.2	OVERALL SITE AND DRAINAGE PLAN
C2.0-C2.2	PRIMARY PLAT PLAN
C3.0	OVERALL PRELIMINARY EROSION CONTROL PLAN

ACREAGE =	68.33
LOTS =	162
ZONING =	R2.5

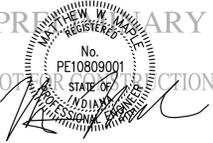
CONTACT INFORMATION:

GAS VECTREN - GREENFIELD 2520 LINCOLN DRIVE CLARKSVILLE, INDIANA 47129 (317) 323-2082 MARY BARBER	MINSTAR CONNECT (Cable) 2331 EAST 600N GREENFIELD, IN 46140 (317) 323-2714 BRADLEY HENDERSON	ROAD HANCOCK COUNTY HIGHWAY DEPARTMENT 921 W. OSAGE ST. GREENFIELD, IN 46140 (260) 477-1130 RANDY MOORE / GARY POOLE
MINSTAR CONNECT (Electric & Telecom) 2331 EAST 600N GREENFIELD, IN 46140 (317) 323-2714 BRADLEY HENDERSON	CITIZENS ENERGY GROUP (WATER) 2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, INDIANA 46202 (317) 264-7715	DRAINAGE HANCOCK COUNTY SURVEYOR HANCOCK COUNTY ANNEX 111 S. AMERICAN LEGION PLACE, SUITE 171 GREENFIELD, IN 46140 (317) 477-1150 SUSAN BOOKIN
SANITARY WESTERN HANCOCK UTILITIES C/O AQUA INDIANA, INC. 5750 CASTLE CREEK PARKWAY N. DR., ST. 314 INDIANAPOLIS, IN 46250 (317) 577-1390 KERAN TANSY / JIM SHIELDS	TRANSMISSION LINE IPL TRANSMISSION DESIGN GROUP AND MAINTENANCE GROUP 1230 W. MORRIS ST. INDIANAPOLIS, IN 46221 (317) 261-8686 DANA SMITH	FIRE DEPARTMENT VERNON TOWNSHIP FIRE STATION 600 VITALITY DRIVE FORTVILLE, IN 46040 (317) 649-6012 JOSH EARLY
POlice HANCOCK COUNTY SHERIFF'S DEPT. 123 EAST MAIN STREET GREENFIELD, IN 46140 (317) 477-1147	SCHOOL DISTRICT MT. VERNON COMMUNITY SCHOOL CORP. 1806 WEST STATE ROAD 234 FORTVILLE, IN 46040 (317) 485-3100	PLAN COMMISSION HANCOCK COUNTY ANNEX 111 S. AMERICAN LEGION PLACE, SUITE 146 GREENFIELD, IN 46140 (317) 477-1134 MICHAEL DALE, ACP

REVISIONS		
DATE	DESCRIPTION	BY



MERIDIAN HOMES AT SYCAMORE DRIVE PRELIMINARY PLAT
HANCOCK COUNTY, INDIANA
COVER



DRAWN BY TD/MM	JOB NUMBER 2022-016-A
CHECKED BY MM	
DATE MAY 27, 2022	
SCALE AS SHOWN	
SHEET	

C1.0
COVER

Plot Date: Jun 24, 2022
 Plot Time: 9:04am
 File Name: W:\Hartman Capital LLC\2022-016-A - Hartman Primary Plat\Design\CAD\20216-A-Cover_Sheet.dwg, Layout: C1.0
 By: tabvis

ABBREVIATIONS:

BC	- BACK OF CURB	B.S.L.	- BUILDING SETBACK LINE
CL	- CENTERLINE	S.F.	- SQUARE FEET
FL	- FLOW LINE	R/W	- PUBLIC RIGHT-OF-WAY
NP	- NORMAL POOL (ELEVATION)		
PVC	- POLYVINYL CHLORIDE PIPE		
RCP	- REINFORCED CONCRETE PIPE		
C.A.	- COMMON AREA		
D.E.	- DRAINAGE EASEMENT		
S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT		
D.&U.E.	- DRAINAGE AND UTILITY EASEMENT		
P.S.E.	- PERMANENT STORMWATER EASEMENT		
P.A.E.	- PEDESTRIAN ACCESS EASEMENT		
T.P.E.	- TREE PRESERVATION EASEMENT		
ESMT.	- EASEMENT		
25	- LOT NUMBER		

LEGEND:

	RIGHT-OF-WAY LINE		TREE LINE
	EASEMENT LINE		SANITARY MANHOLE
	SETBACK LINE		STORM MANHOLE
	CENTERLINE		STORM INLET
	SWALE / FLOWLINE		STORM END SECTION
	SUBSURFACE DRAIN		FIRE HYDRANT
	SANITARY SEWER		FLOW ARROW
	STORM SEWER		
	STORM CULVERT		
	WATER MAIN		
	CONTOUR, MAJOR		
	CONTOUR, MINOR		
	FENCE		

KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG!
Call 811 or 800-382-5544 Before you Dig!
GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THIS INSTRUMENT PREPARED BY:
MICHAEL G. JUDT
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, INDIANA 46204
PHONE: (317) 347-3663
PROFESSIONAL SURVEYOR #21500017

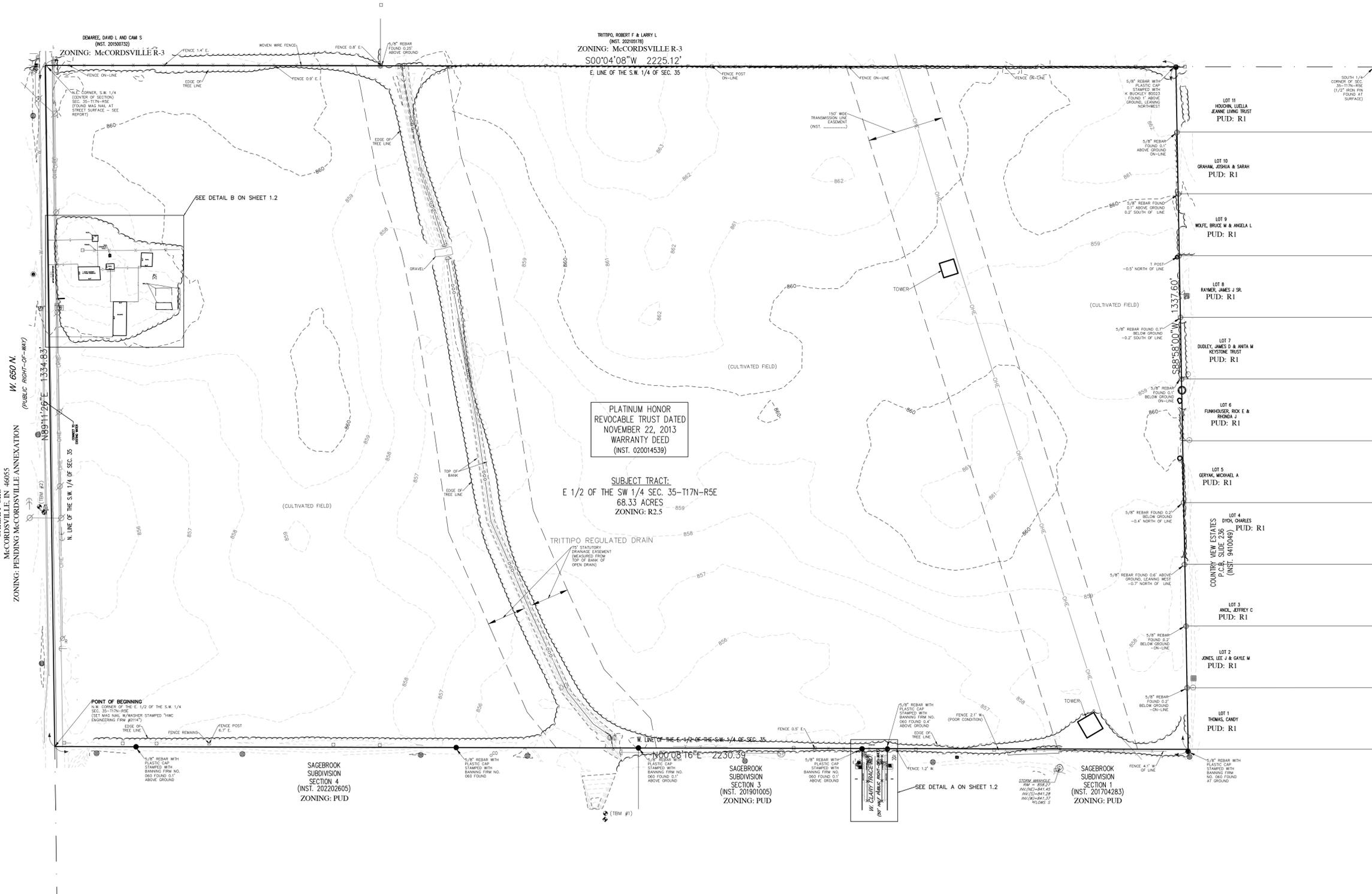
REVISIONS		
DATE	DESCRIPTION	BY

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

MERIDIAN HOMES AT SYCAMORE DRIVE PRELIMINARY PLAT
HANCOCK COUNTY, INDIANA
OVERALL EXISTING CONDITIONS PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
No. PE10809001
STATE OF INDIANA
Professional Engineer Seal

DRAWN BY TD/MM	JOB NUMBER 2022-016-A
CHECKED BY MM	
DATE MAY 27, 2022	SHEET
SCALE AS SHOWN	
C1.1 OVERALL EXISTING CONDITIONS PLAN	



File Name: W:\Hortman Capital LLC\2022-016-A - Hortman Primary Plat\Design\CAD\22016-A-Overall Existing Conditions Plan.dwg, Layout: C1.1
 Plot Time: 11:17pm
 Plot Date: Jun 23, 2022

Plot Date: Jun 23, 2022 Plot Time: 11:18pm File Name: W:\Hartman Capital LLC\2022-016-A - Hartman Primary Plat\Design\CAD\22016-A-Overall Site Plan.dwg Layout: C1.2 By: Idavis

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

ABBREVIATIONS:

- | | | | |
|-------------|-------------------------------------------------|--------|-------------------------|
| BC | - BACK OF CURB | B.S.L. | - BUILDING SETBACK LINE |
| CL | - CENTERLINE | S.F. | - SQUARE FEET |
| FL | - FLOW LINE | R/W | - PUBLIC RIGHT-OF-WAY |
| NP | - NORMAL POOL (ELEVATION) | | |
| PVC | - POLYVINYL CHLORIDE PIPE | | |
| RCP | - REINFORCED CONCRETE PIPE | | |
| C.A. | - COMMON AREA | | |
| D.E. | - DRAINAGE EASEMENT | | |
| S.S.D.&U.E. | - SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT | | |
| D.&U.E. | - DRAINAGE AND UTILITY EASEMENT | | |
| P.S.E. | - PERMANENT STORMWATER EASEMENT | | |
| P.A.E. | - PEDESTRIAN ACCESS EASEMENT | | |
| T.P.E. | - TREE PRESERVATION EASEMENT | | |
| ESMT. | - EASEMENT | | |
| 25 | - LOT NUMBER | | |

LEGEND:

- | | | | | | | | |
|--|-------------------|--|------------------|--|-------------------|--|------------------|
| | EXISTING | | PROPOSED | | EXISTING | | PROPOSED |
| | RIGHT-OF-WAY LINE | | EASEMENT LINE | | TREE LINE | | SANITARY MANHOLE |
| | SETBACK LINE | | CENTERLINE | | STORM MANHOLE | | STORM INLET |
| | SWALE / FLOWLINE | | SUBSURFACE DRAIN | | STORM END SECTION | | FIRE HYDRANT |
| | SANITARY SEWER | | STORM SEWER | | FLOW ARROW | | STREET LIGHT |
| | STORM CULVERT | | WATER MAIN | | | | |
| | CONTOUR, MAJOR | | CONTOUR, MINOR | | | | |
| | FENCE | | | | | | |

KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG!
Call 811 or 800-382-5544 Before you Dig!
GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

REVISIONS		
DATE	DESCRIPTION	BY

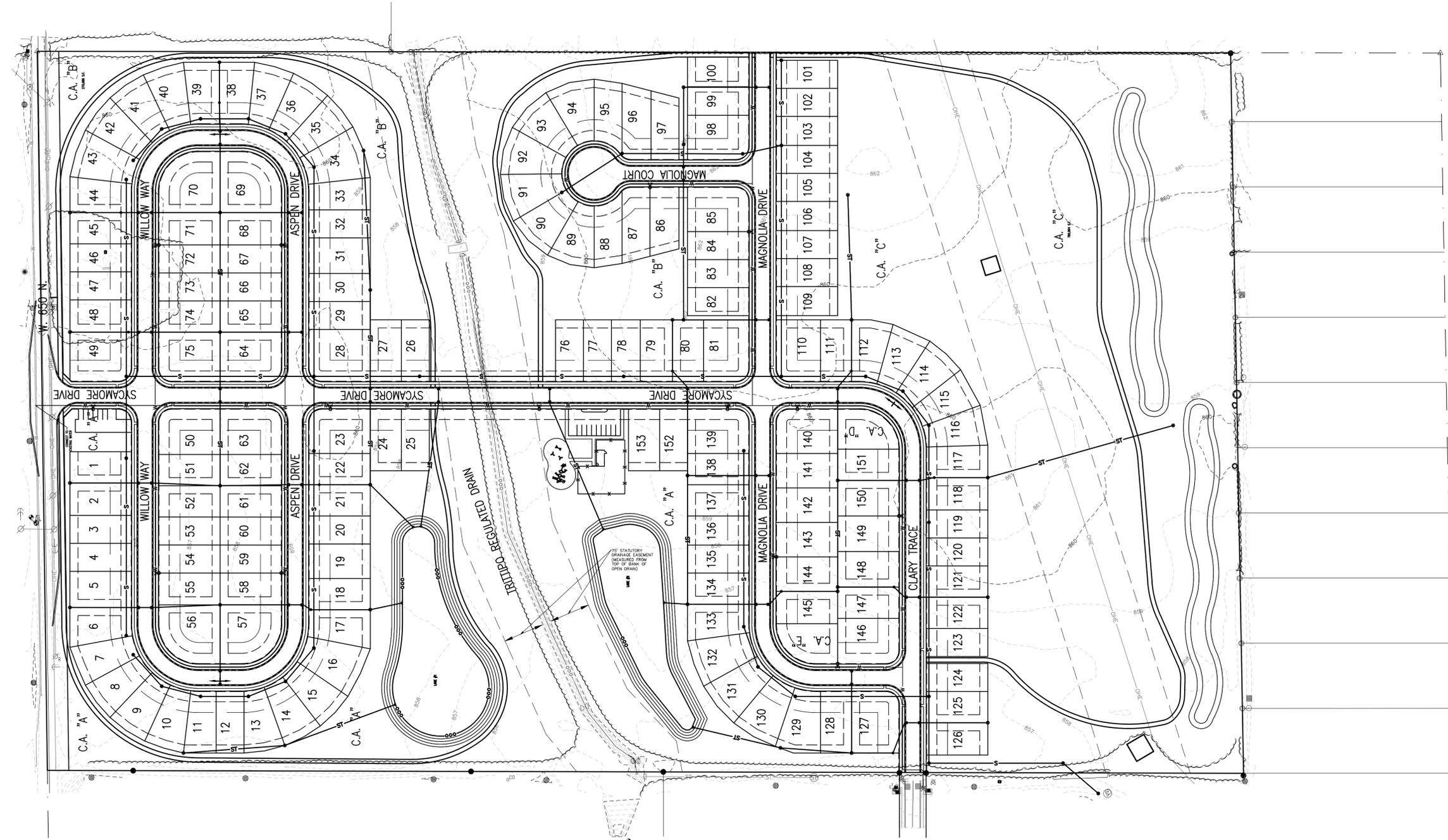
HWC
ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwceengineering.com

**MERIDIAN HOMES AT SYCAMORE DRIVE PRELIMINARY PLAT
HANCOCK COUNTY, INDIANA
OVERALL SITE AND DRAINAGE PLAN**

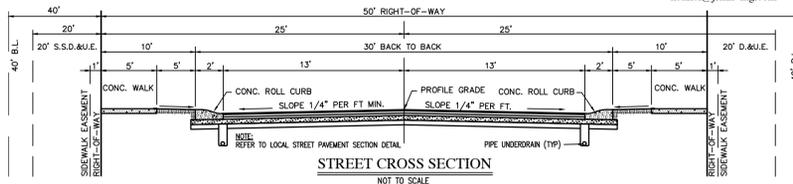
PRELIMINARY
No. PE10809001
NOTARIAL SECTION
STATE OF INDIANA
JULY 1, 2022

DRAWN BY TD/MM	JOB NUMBER 2022-016-A
CHECKED BY MM	
DATE MAY 27, 2022	
SCALE AS SHOWN	
SHEET	

C1.2
OVERALL SITE AND DRAINAGE PLAN



SEE SHEET C2.1 & C2.2 FOR ASPHALT PATH/TRAIL PAVEMENT SECTION.



DEVELOPER:
HARTMAN CAPITAL LLC
SCOTT KUNKEL
505 S. FIFTH STREET
CHAMPAIGN, ILLINOIS 61820
kunkel@jmslinc.com

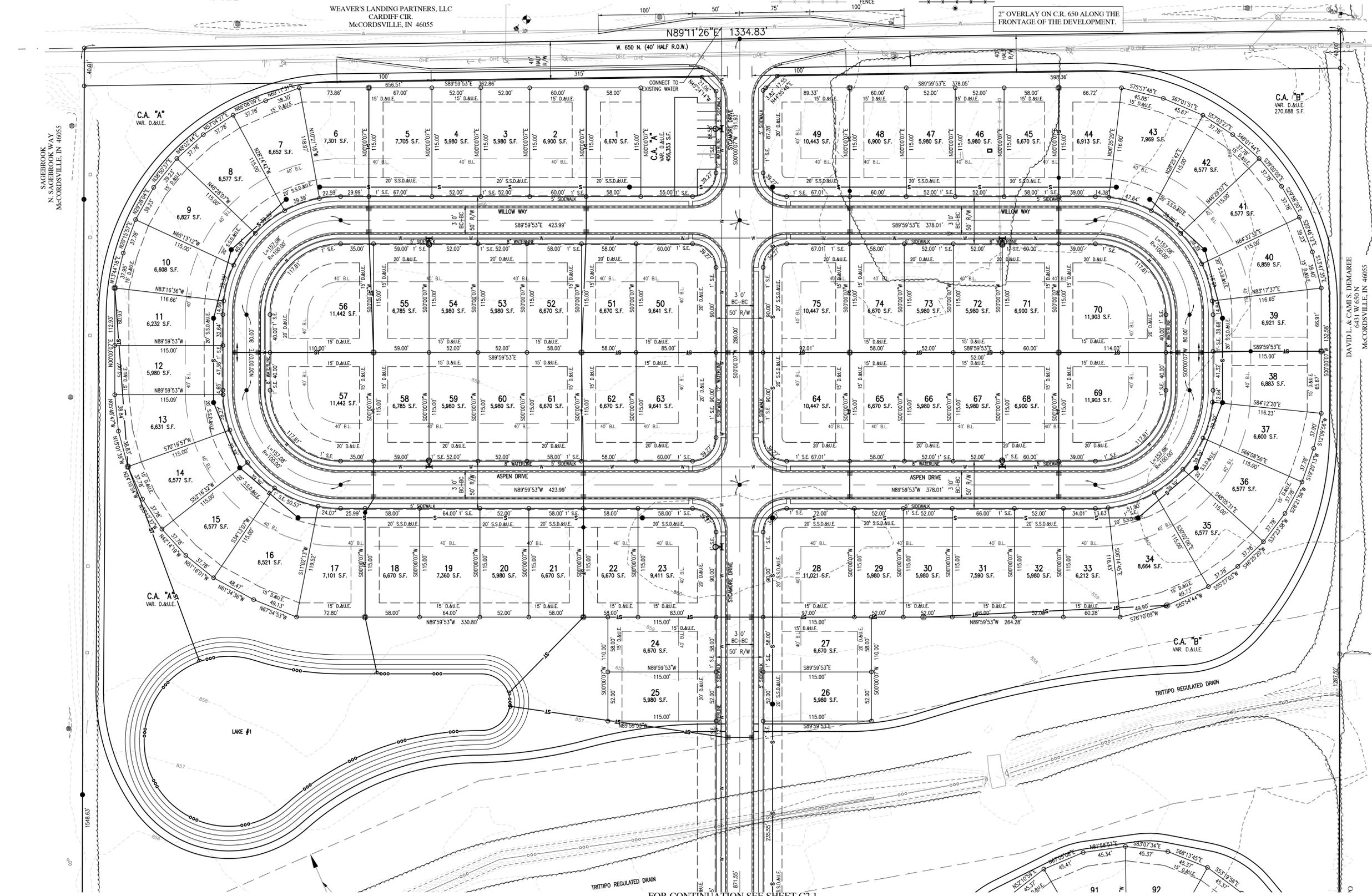
- ABBREVIATIONS:**
- BC - BACK OF CURB
 - CL - CENTERLINE
 - FL - FLOW LINE
 - NP - NORMAL POOL (ELEVATION)
 - PVC - POLYVINYL CHLORIDE PIPE
 - RCP - REINFORCED CONCRETE PIPE
 - C.A. - COMMON AREA
 - D.E. - DRAINAGE EASEMENT
 - S.S.D.&U.E. - SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
 - D.&U.E. - DRAINAGE AND UTILITY EASEMENT
 - P.S.E. - PERMANENT STORMWATER EASEMENT
 - P.A.E. - PEDESTRIAN ACCESS EASEMENT
 - T.P.E. - TREE PRESERVATION EASEMENT
 - ESMT. - EASEMENT
 - 25 - LOT NUMBER
- LEGEND:**
- EXISTING: RIGHT-OF-WAY LINE, EASEMENT LINE, SETBACK LINE, CENTERLINE, SWALE / FLOWLINE, SUBSURFACE DRAIN, SANITARY SEWER, STORM SEWER, STORM CULVERT, WATER MAIN, CONTOUR, MAJOR, CONTOUR, MINOR
 - PROPOSED: RIGHT-OF-WAY LINE, EASEMENT LINE, SETBACK LINE, CENTERLINE, SWALE / FLOWLINE, SUBSURFACE DRAIN, SANITARY SEWER, STORM SEWER, STORM CULVERT, WATER MAIN, CONTOUR, MAJOR, CONTOUR, MINOR
 - EXISTING: TREE LINE, SANITARY MANHOLE, STORM MANHOLE, STORM INLET, STORM END SECTION, FIRE HYDRANT, FLOW ARROW, STREET LIGHT
 - PROPOSED: TREE LINE, SANITARY MANHOLE, STORM MANHOLE, STORM INLET, STORM END SECTION, FIRE HYDRANT, FLOW ARROW, STREET LIGHT

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!
GRAPHIC SCALE
(IN FEET)

Vernon Township, Sec. 35, T5N, R5E

WEAVER'S LANDING PARTNERS, LLC
CARDIFF CIR.
McCordsville, IN 46055



REVISIONS		
DATE	DESCRIPTION	BY

HWC
ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwceengineering.com

MERIDIAN HOMES AT SYCAMORE DRIVE PRELIMINARY PLAT
HANCOCK COUNTY, INDIANA
PRIMARY PLAT PLAN

PRELIMINARY
No. PE10809001
NOTARIAL STATE OF INDIANA
JULIA A. HARTMAN
PLAT BOOK 10809001 PAGE 1

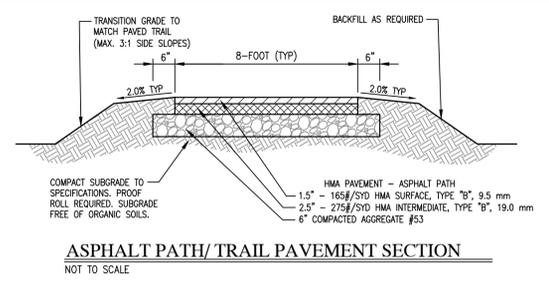
DRAWN BY TD/MM	JOB NUMBER 2022-016-A
CHECKED BY MM	
DATE MAY 27, 2022	
SCALE AS SHOWN	
SHEET	

C2.0
PRIMARY PLAT PLAN

Plot Date: Jun 23, 2022 Plot Time: 11:19pm File Name: W:\Hartman Capital LLC\2022-016-A - Hartman Primary Plat\Design\CAD\2021-6-A-Primary Plat Plan.dwg Layout: C2.0 By: tdavis

FOR CONTINUATION SEE SHEET C2.1

Plot Date: Jun 23, 2022 Plot Time: 11:19pm File Name: W:\Hartman Capital LLC\2022-016-A - Hartman Primary Plat\Design\CAD\2022-016-A-Primary Plat Plan.dwg Layout: C2.2 By: tdavis



DEVELOPER:
HARTMAN CAPITAL LLC
SCOTT KUNKEL
505 S. FIFTH STREET
CHAMPAIGN, ILLINOIS 61820
kunkel@jmliving.com

- ABBREVIATIONS:**
- BC - BACK OF CURB
 - CL - CENTERLINE
 - FL - FLOW LINE
 - NP - NORMAL POOL (ELEVATION)
 - PVC - POLYVINYL CHLORIDE PIPE
 - RCP - REINFORCED CONCRETE PIPE
 - C.A. - COMMON AREA
 - D.E. - DRAINAGE EASEMENT
 - S.S.D.&U.E. - SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
 - D.&U.E. - DRAINAGE AND UTILITY EASEMENT
 - P.S.E. - PERMANENT STORMWATER EASEMENT
 - P.A.E. - PEDESTRIAN ACCESS EASEMENT
 - T.P.E. - TREE PRESERVATION EASEMENT
 - ESMT. - EASEMENT
 - 25 - LOT NUMBER

- LEGEND:**
- B.S.L. - BUILDING SETBACK LINE
 - S.F. - SQUARE FEET
 - R/W - PUBLIC RIGHT-OF-WAY

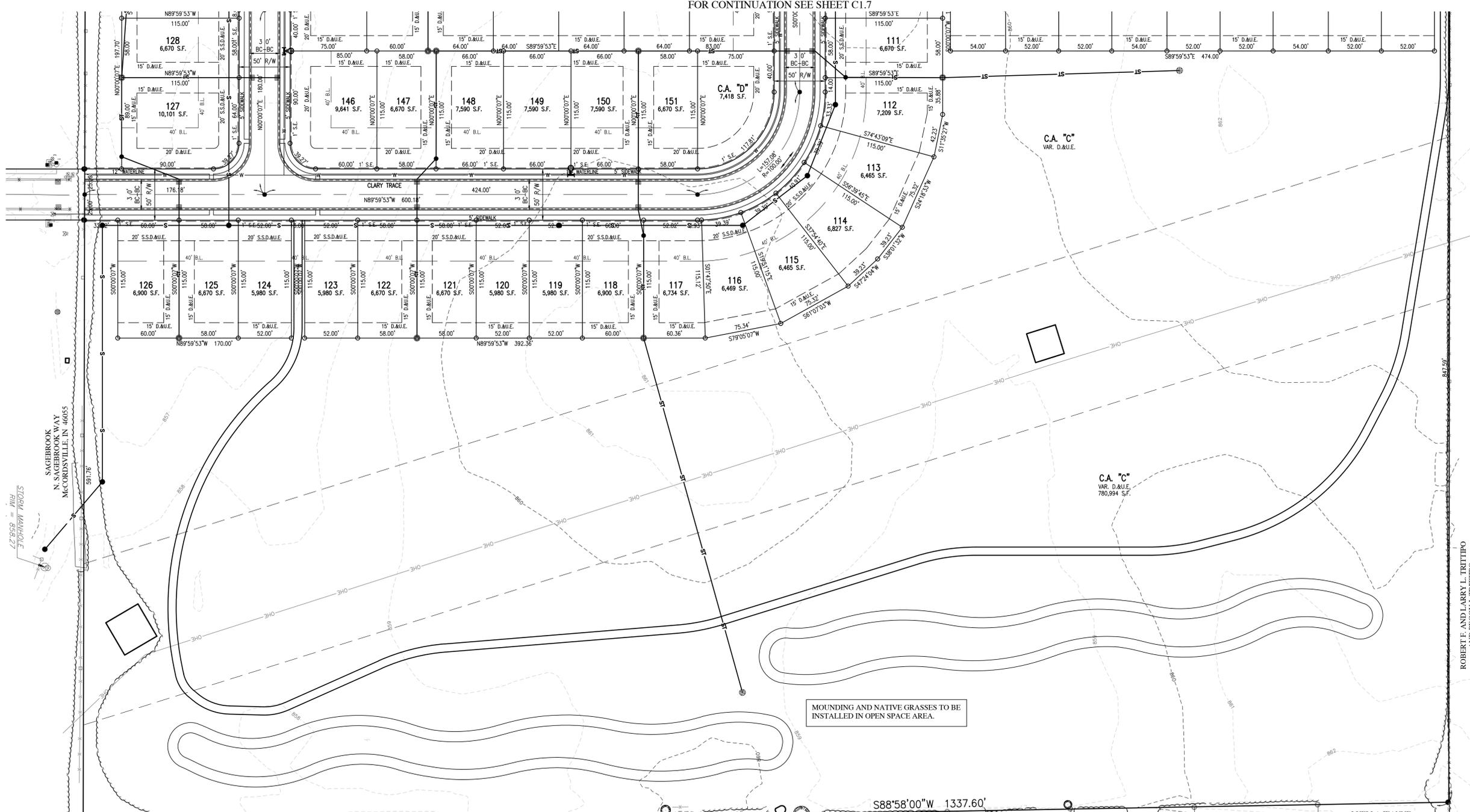
- LEGEND:**
- EXISTING: RIGHT-OF-WAY LINE, EASEMENT LINE, SETBACK LINE, CENTERLINE, SWALE / FLOWLINE, SUBSURFACE DRAIN, SANITARY SEWER, STORM SEWER, STORM CULVERT, WATER MAIN, CONTOUR, MAJOR, MINOR, FENCE
 - PROPOSED: RIGHT-OF-WAY LINE, EASEMENT LINE, SETBACK LINE, CENTERLINE, SWALE / FLOWLINE, SUBSURFACE DRAIN, SANITARY SEWER, STORM SEWER, STORM CULVERT, WATER MAIN, CONTOUR, MAJOR, MINOR, FENCE
 - EXISTING: TREE LINE, SANITARY MANHOLE, STORM MANHOLE, STORM INLET, FIRE HYDRANT, STORM END SECTION, FLOW ARROW, STREET LIGHT
 - PROPOSED: TREE LINE, SANITARY MANHOLE, STORM MANHOLE, STORM INLET, FIRE HYDRANT, STORM END SECTION, FLOW ARROW, STREET LIGHT

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!
GRAPHIC SCALE
(IN FEET)

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

Vernon Township, Sec. 35, T5N, R5E

FOR CONTINUATION SEE SHEET C1.7



MOUNDING AND NATIVE GRASSES TO BE INSTALLED IN OPEN SPACE AREA.

- CANDY THOMAS 6738 W 600 N McCORDSVILLE, IN 46055
- LEE J. & GAYLE M. JONES 6716 W 600 N McCORDSVILLE, IN 46055
- JEFFREY C. ANCIL 6692 W 600 N McCORDSVILLE, IN 46055
- CHARLES DYCH 6670 W 600 N McCORDSVILLE, IN 46055
- MICHAEL A. GERYAK 6646 W 600 N McCORDSVILLE, IN 46055
- RICK E. & RHONDA J. FUNKHOUSER 6624 W 600 N McCORDSVILLE, IN 46055
- JAMES D. & ANITA M. KEYSTONE DUDLEY TRUST 6578 W 600 N McCORDSVILLE, IN 46055
- JAMES J. RAYMER SR. 6578 W 600 N McCORDSVILLE, IN 46055
- BRUCE M. & ANGELA L. WOLFE 6556 W 600 N McCORDSVILLE, IN 46055
- JOSHUA & SARAH GRAHAM 6532 W 600 N McCORDSVILLE, IN 46055
- LUELLA JEANNE HOUCHEIN LIVING TRUST 6510 W 600 N McCORDSVILLE, IN 46055

REVISIONS		
DATE	DESCRIPTION	BY

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwceengineering.com

MERIDIAN HOMES AT SYCAMORE DRIVE PRELIMINARY PLAT
HANCOCK COUNTY, INDIANA
PRIMARY PLAT PLAN

PREPARED BY: MATTHEW W. MAZUR
REGISTERED PROFESSIONAL ENGINEER
No. PE10809001
STATE OF INDIANA
NOTARIAL PUBLIC COMMISSION EXPIRES 12/31/2024

DRAWN BY: TD/MM
CHECKED BY: MM
DATE: MAY 27, 2022
SCALE: AS SHOWN
SHEET: C2.2
PRIMARY PLAT PLAN

JOB NUMBER: 2022-016-A

© 2022

- NOTES:**
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED.
 - THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREET.
 - THIS SHEET IS TO BE USED FOR STORMWATER POLLUTION PREVENTION PURPOSES ONLY.
 - GEOTEXTILE FABRIC SHALL BE PLACED UNDER STONE LAYER OF THE CONSTRUCTION ENTRANCE.
 - ALL PORTABLE TOILETS MUST BE ANCHORED TO PREVENT SPILLS.
 - WHERE EXISTING DRAIN TILES OR FIELD TILES ARE ENCOUNTERED WHERE APPLICABLE, INTERCEPT EXISTING TILES AND TIE THEM INTO THE STORM SYSTEM.
 - SHOULD THE CONTRACTOR CHOOSE TO UTILIZE LIME STABILIZATION FOR SOIL SUBGRADE UNDER PAVED AREAS, PLEASE REFERENCE NOTES ON CONSTRUCTION PLAN SHEET C8.0. WHILE THE NOTES ON SHEET C8.0 SHALL SERVE AS GENERAL GUIDELINES FOR USE OF LIME STABILIZATION, THE CONTRACTOR SHALL ADHERE TO SPECIFIC GUIDELINES AND SPECIFICATIONS FOR TRANSPORTATION, HANDLING, APPLICATION, CONTAINMENT AND SAFETY OF THE STABILIZATION MATERIAL AS OUTLINED BY THE MANUFACTURER AND/OR SUPPLIER.

LEGEND

- TEMPORARY SEEDING
- PERMANENT SEEDING / SODDING
- TEMPORARY "DROP INLET PROTECTION BASKET"
- TEMPORARY CURB INLET PROTECTION SEE SHEET C8.1 FOR DETAIL
- CONSTRUCTION LIMITS
- EROSION CONTROL BLANKET

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

GRAPHIC SCALE

0' 100' 200' 300'

(IN FEET)

REVISIONS		
DATE	DESCRIPTION	BY

HWC ENGINEERING

INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

**MERIDIAN HOMES AT SYCAMORE DRIVE PRELIMINARY PLAT
HANCOCK COUNTY, INDIANA**

**OVERALL PRELIMINARY EROSION
CONTROL PLAN**

PRELIMINARY REGISTERED PROFESSIONAL ENGINEER

No. PE10809001
STATE OF INDIANA

DRAWN BY TD/MM	JOB NUMBER 2022-016-A
CHECKED BY MM	
DATE MAY 27, 2022	
SCALE AS SHOWN	
SHEET	

C3.0

OVERALL PRELIMINARY
EROSION CONTROL PLAN

