

Drawing name: K:\NO\_LDEV\170369000-JC Partners\_McCords Square Pavilion\_McCordsville-IN\2 Design\CADD\PlanSheets\C0.0-TITLE SHEET.dwg CD.0 Jan 24, 2023 5:06pm by: Karmen Denton  
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Indiana Utilities Protection Service



# FINAL ENGINEERING PLANS

# McCORDS SQUARE PAVILION

## WEST BROADWAY STREET

## TOWN OF McCORDSVILLE, IN 46055

### PROJECT TEAM

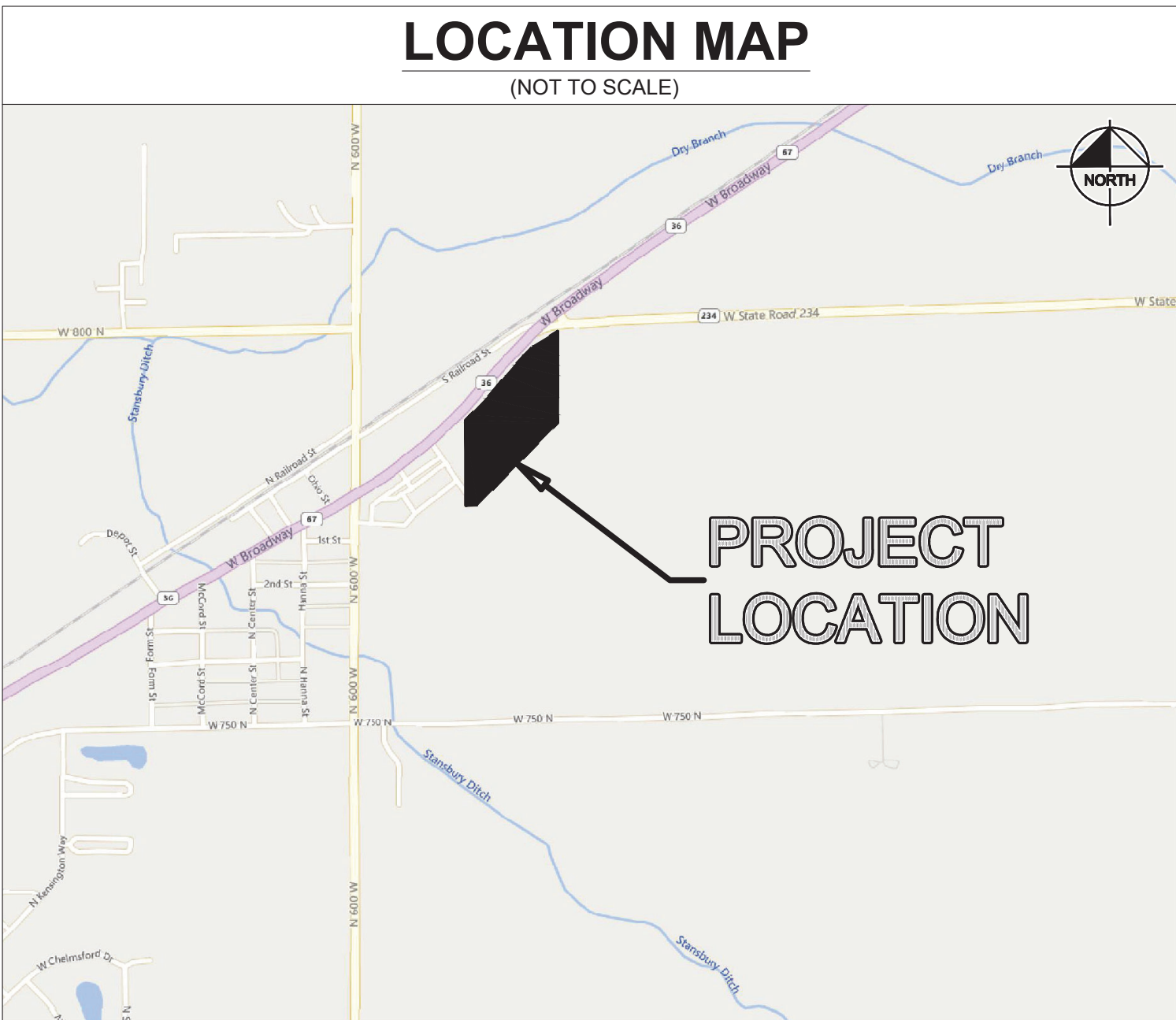
ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER/OWNER	JC PARTNERS, LLC	5750 E. 91ST ST., STE C, INDIANAPOLIS, IN 46250	(317) 845-0885	JEFF CLARK
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 218-9560	BILL BUTZ, PE
LAND SURVEYOR	CENTRAL STATES CONSULTING, LLC	23-B NORTH GREEN STREET, BROWNSBURG, IN 46112	(317) 858-8662	DONALD R. MOSSON

### UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	McCORDSVILLE ENGINEERING DEPARTMENT	6280 W 800 N McCORDSVILLE, IN 46055	(317) 335-3604	MARK WITSMAN
WATER	CITIZENS ENERGY GROUP/CWA AUTHORITY, INC.	2150 DR MARTIN LUTHER KING JR ST., INDIANAPOLIS, IN 46202	(317) 927-4351	BRAD HOSTETLER
STREETS	McCORDSVILLE PUBLIC WORKS	6280 W 800 N McCORDSVILLE, IN 46055	(317) 335-3493	RON CRIDER
STORM SEWER	McCORDSVILLE PUBLIC WORKS	6280 W 800 N McCORDSVILLE, IN 46055	(317) 335-3493	RON CRIDER
ELECTRICITY	DUKE ENERGY SERVICE AND INSTALLATION DEPT.	2727 CENTRAL AVE, COLUMBUS, IN 47201	(317) 774-0246	RYAN DAUGHERTY
NATURAL GAS	CENTERPOINT ENERGY	101 W OHIO ST, INDIANAPOLIS, IN 46204	(800) 227-1376	DAVID SHERRY
TELEPHONE / COMMUNICATIONS	NINESTAR CONNECT	2243 E MAIN ST GREENFIELD, IN 46140	(317) 323-2081	JASON WARRICK
PLANNING & ZONING	McCORDSVILLE PLANNING AND BUILDING DEPARTMENT	6280 W 800 N McCORDSVILLE, IN 46055	(317) 335-3604	RYAN CRUM

### LOCATION MAP

(NOT TO SCALE)



PROJECT  
LOCATION

### HANCOCK COUNTY

CONSTRUCTION OF ±405 LF PUBLIC ROADS AND ±5.53 AC MASS GRADING  
WITH SUPPORTING INFRASTRUCTURE ON ±8.50 AC. PROJECT IS IN  
SECTION 25 OF T17N, R5E IN THE TOWN OF McCORDSVILLE, HANCOCK  
COUNTY, INDIANA.

### LEGAL DESCRIPTION

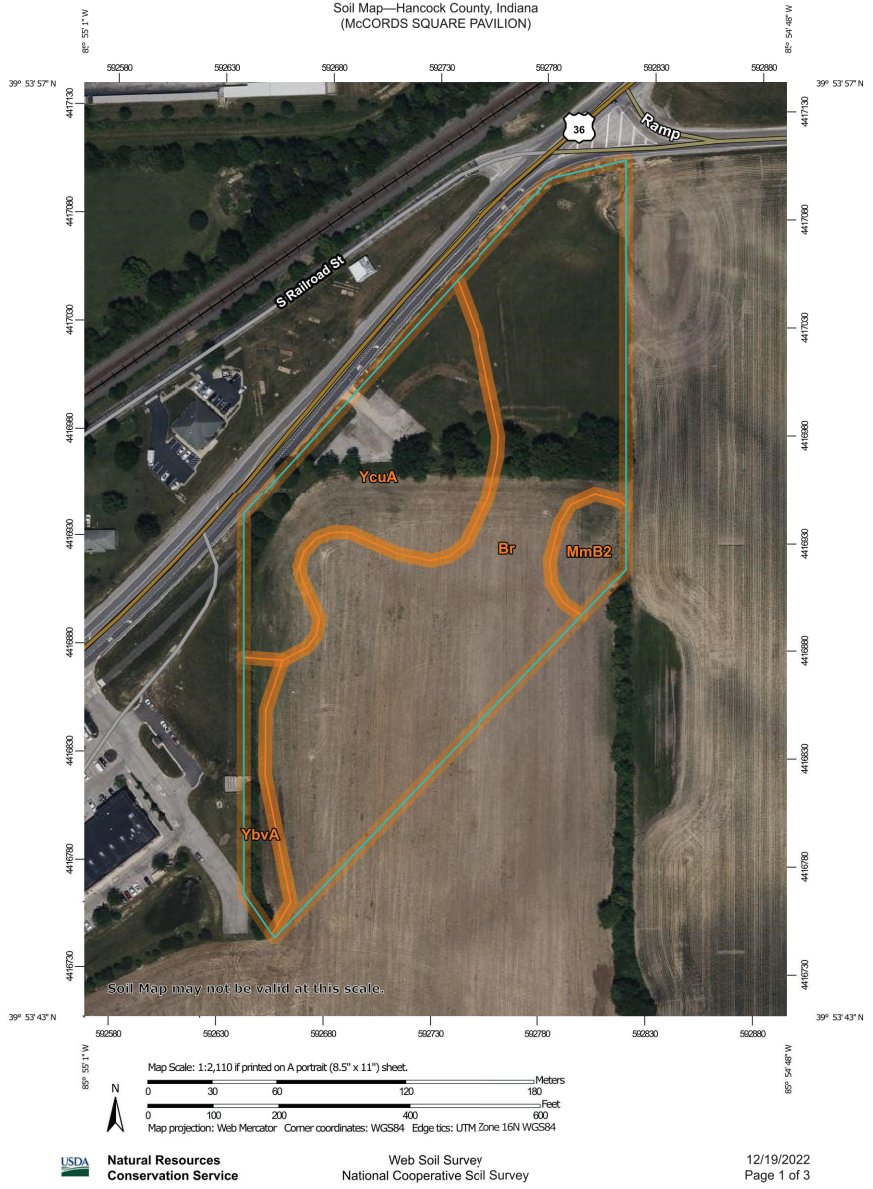
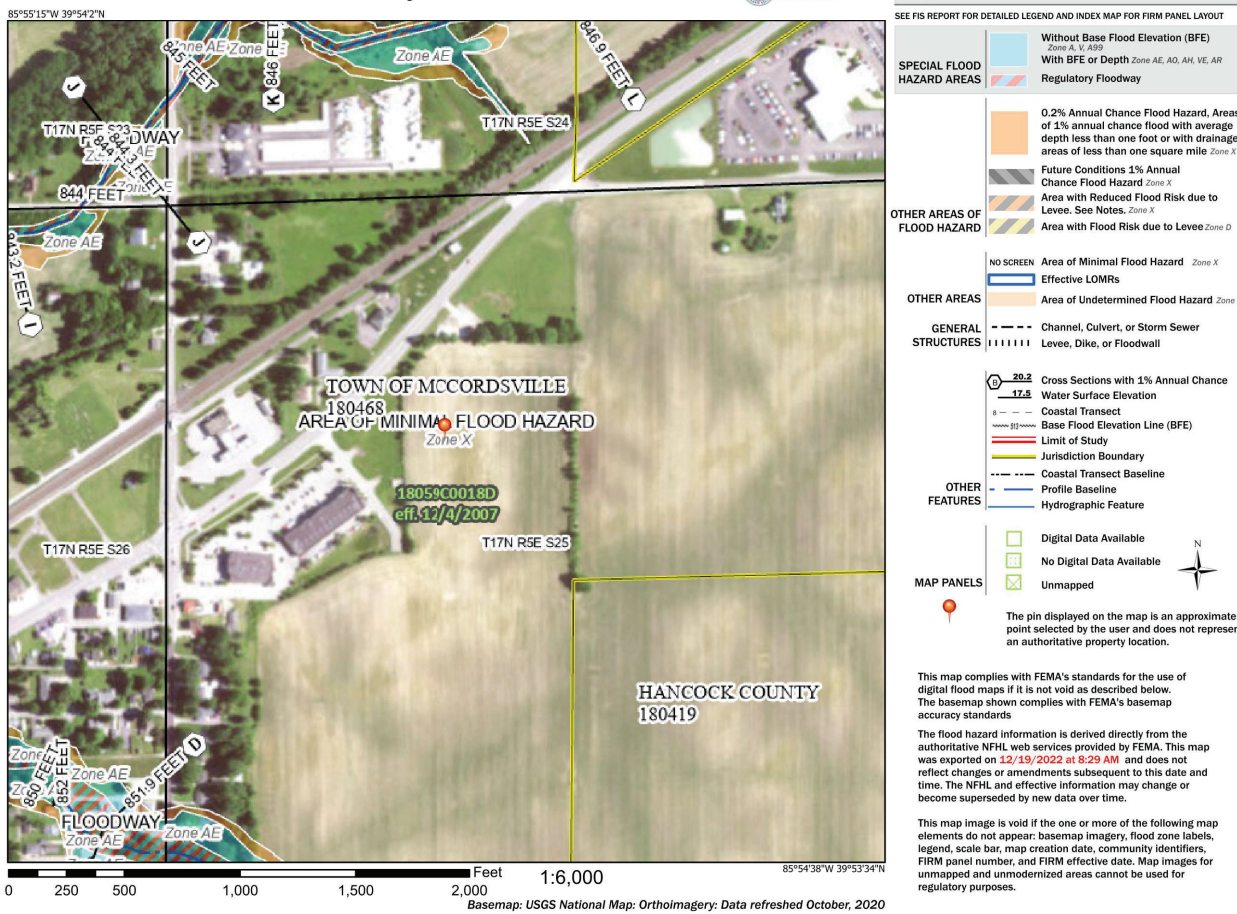
A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH,  
RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, ALSO BEING  
PART OF THE TRACT OF LAND GRANTED TO McCORD SQUARE INVESTMENTS  
LLC ("McCORD TRACT") RECORDED AS INSTRUMENT NUMBER 202114781 AND  
PART OF THE TRACT OF LAND GRANTED TO TOWN OF McCORDSVILLE ("TOWN  
TRACT"), RECORDED AS INSTRUMENT NUMBER 9409188, BOTH RECORDED IN  
THE OFFICE OF THE RECORDER IN HANCOCK COUNTY, INDIANA.

\*SEE FULL SURVEY FOR DETAILED DESCRIPTION.

### NOTES

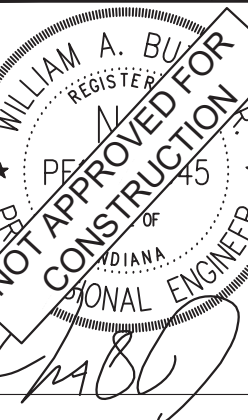
THE DEVELOPER UNDERSTANDS ALL REQUIREMENTS OF THE McCORD SQUARE PUD. ANY  
REQUIREMENTS THAT ARE NOT CONSTRUCTED WITH THIS PLAN-SET SHALL NOT BE INTERPRETED  
AS A WAIVER OF THE REQUIREMENT(S). ANY REQUIREMENTS NOT MET OR INSTALLED WITH THIS  
PLAN- SET WILL BE REQUIRED ON FUTURE SUBMITTALS FOR THE REAL ESTATE.

### National Flood Hazard Layer FIRMette



**Kimley-Horn**  
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250 EAST 96TH STREET, SUITE 580,  
INDIANAPOLIS, IN 46240  
INDIANAPOLIS, IN 46240  
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
DESIGNED BY: KED  
DRAWN BY: KED  
CHECKED BY: AMM



TITLE SHEET

McCORDS SQUARE  
PAVILION  
WEST BROADWAY STREET  
McCORDSVILLE, IN, 46055

ORIGINAL ISSUE:  
12/23/2022  
KHA PROJECT NO.  
170369000

SHEET NUMBER

C0.0



Drawing name: K:\NO\_LDE\170369000\_00\_Peterson\_McCord Square Pavilion\_McCordsville-IN\2 Design\CADD\PlanSheets\C2-0-OVERALL EXISTING CONDITIONS AND DEMO PLAN.dwg C2-0 Jan 24, 2023 3:39pm by Kimmey-Horn and Associates, Inc.  
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Indiana Utilities Protection Service

# Call 811

before you dig

**GRAPHIC SCALE IN FEET**  
0 25' 50' 100'

**NORTH**

## DEMOLITION LEGEND

A. ---	SAWCUT LINE
B. //	CURB REMOVAL
C.	FENCE REMOVAL
D. X X X X X X X X	UTILITY REMOVAL
E. [Cross-hatched box]	CONCRETE REMOVAL
F. [Diagonal hatched box]	FULL-DEPTH ASPHALT REMOVAL
G. [Stippled box]	TREE REMOVAL
H. ○	ITEM TO BE RELOCATED
I. X	ITEM TO BE REMOVED
J. □	ITEM TO REMAIN, PROTECT THROUGHOUT DURATION OF CONSTRUCTION
K. [Box with text]	ADJUST CASTING / STRUCTURE TO PROPOSED GRADE

## GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

REVISIONS		DATE	BY

**Kimley-Horn**

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PH: 317.555.8800  
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: KED

DRAWN BY: KED

CHECKED BY: AMH

**WILLIAM A. BULL**

REGISTERED PROFESSIONAL ENGINEER

NO. 14802

STATE OF INDIANA

## EXISTING CONDITIONS AND DEMO PLAN

**McCords Square Pavilion**

WEST BROADWAY STREET

McCordsville, IN, 46055

ORIGINAL ISSUE: 12/23/2022

KHA PROJECT NO. 170369000

SHEET NUMBER

# C2.0









- [illegible]

SCALE:	AS NOTED
DESIGNED BY:	KED
DRAWN BY:	KED
CHECKED BY:	AMM



McCords Square  
Pavilion  
West Broadway Street  
McCordsville, IN, 46055

ORIGINAL ISSUE: 12/23/2022
KHA PROJECT NO. 170369000
SHEET NUMBER

C5.0

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GRAPHIC SCALE IN FEET  
0 25 50 100

**GRADING LEGEND**

- XXX.XX FINISHED GRADE SPOT ELEVATION
- TC XXX.XX TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
- EL XXX.XX FLOW LINE SPOT ELEVATION
- ME XXX.XX MATCH EXISTING SPOT ELEVATION
- FF XXX.XX FINISHED FLOOR SPOT ELEVATION
- FG XXX.XX FINISHED GRADE NEAR BUILDING SPOT ELEVATION
- TW XXX.XX TOP OF WALL SPOT ELEVATION
- BW XXX.XX BOTTOM OF WALL SPOT ELEVATION
- R XXX.XX RIM ELEVATION
- STR XX R XXX.XX STRUCTURE ID & RIM ELEVATION
- STR XX INV XXX.XX STRUCTURE ID & INVERT ELEVATION
- 620 PROPOSED CONTOUR
- RIDGE LINE
- XXX% SLOPE AND FLOW DIRECTION
- 100-YEAR OVERLAND OVERFLOW ROUTE
- DETENTION BASIN 100-YEAR EMERGENCY
- PROPOSED SWALE
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER STRUCTURES
- PROPOSED LIGHT POLES
- PROPOSED TRANSFORMER PAD

**DRY DETENTION POND SCHEMATIC SECTION**  
N.T.S.

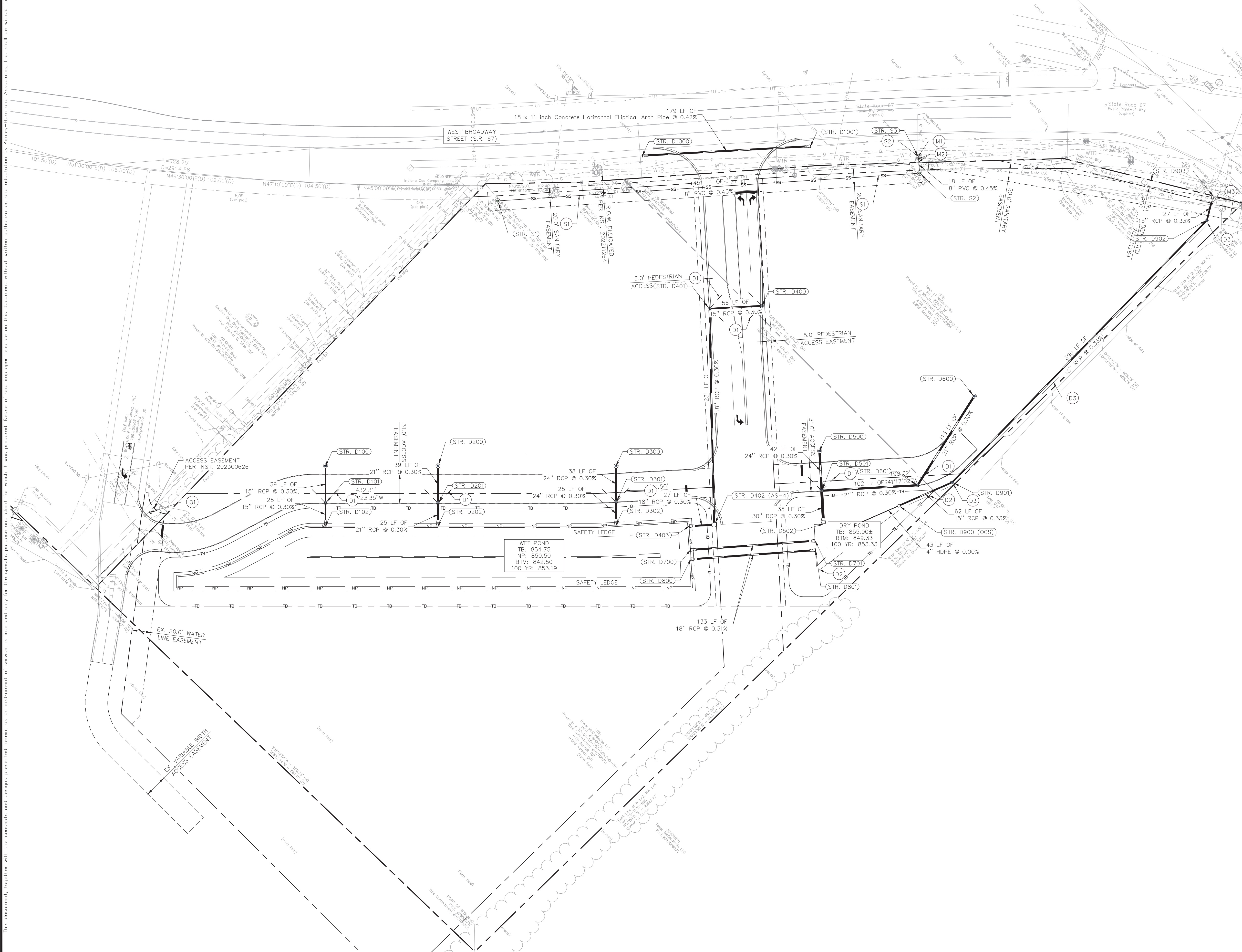
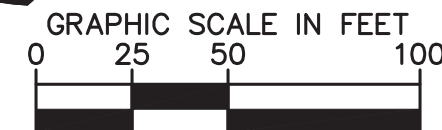
**WET DETENTION POND SCHEMATIC SECTION A-A**  
N.T.S.

**EMERGENCY OVERFLOW WEIR SECTION**  
N.T.S.

**GENERAL PLAN NOTES**  
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	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED ROOF DRAIN LINE
	PROPOSED UNDERDRAIN
	PROPOSED SWALE
	PROPOSED STORM SEWER LINE
	STRUCTURE ID
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY LATERAL LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED FIRE PROTECTION LINE
	PROPOSED WATER VALVE BOX, PIV, METER FIRE HYDRANT, FIRE DEPT CONN. & VAULT
	PROPOSED WATER BENDS & TEE
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (BY OTHERS)

(D) STORM SEWER

- D1. SPIDER DRAIN
- D2. DRY POND UNDERDRAIN – INVERT ELEVATION: 848" (SEE DETAILS)
- D3. PERFORMED UNDERDRAIN – INVERT ELEVATION: 848" (SEE DETAILS)

(5) SANITARY SEWER

- S1. SANITARY LINE – SEE SHEET C6.1 FOR PLAN AND PROFILE SHEET.
- S2. CORE DRILL EXISTING MANHOLE AND CONNECT WITH WATERTIGHT CONNECTOR.

(6) GAS LINE



- G1. RELOCATED GAS PEDESTALS. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY PRIOR TO RELOCATION.

(M) MISCELLANEOUS

- M1. CONTRACTOR TO COORDINATE CONNECTION WITH UTILITY PROVIDER.
- M2. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH AND SIZE OF EXISTING UTILITY TO ENSURE CONFLICTS DO NOT EXIST WITH PROPOSED UTILITIES.
- M3. POTENTIAL UTILITY CONFLICT. ALL (WATER, SANITARY, DRAINAGE STORM) CROSSINGS TO HAVE 18" MIN. VERTICAL CLEARANCE. ALL WATER SERVICE LINES TO REMAIN PERPENDICULAR AT CROSSING IN SUCH THAT IT FORMS AN ANGLE BETWEEN 45° AND 90°.

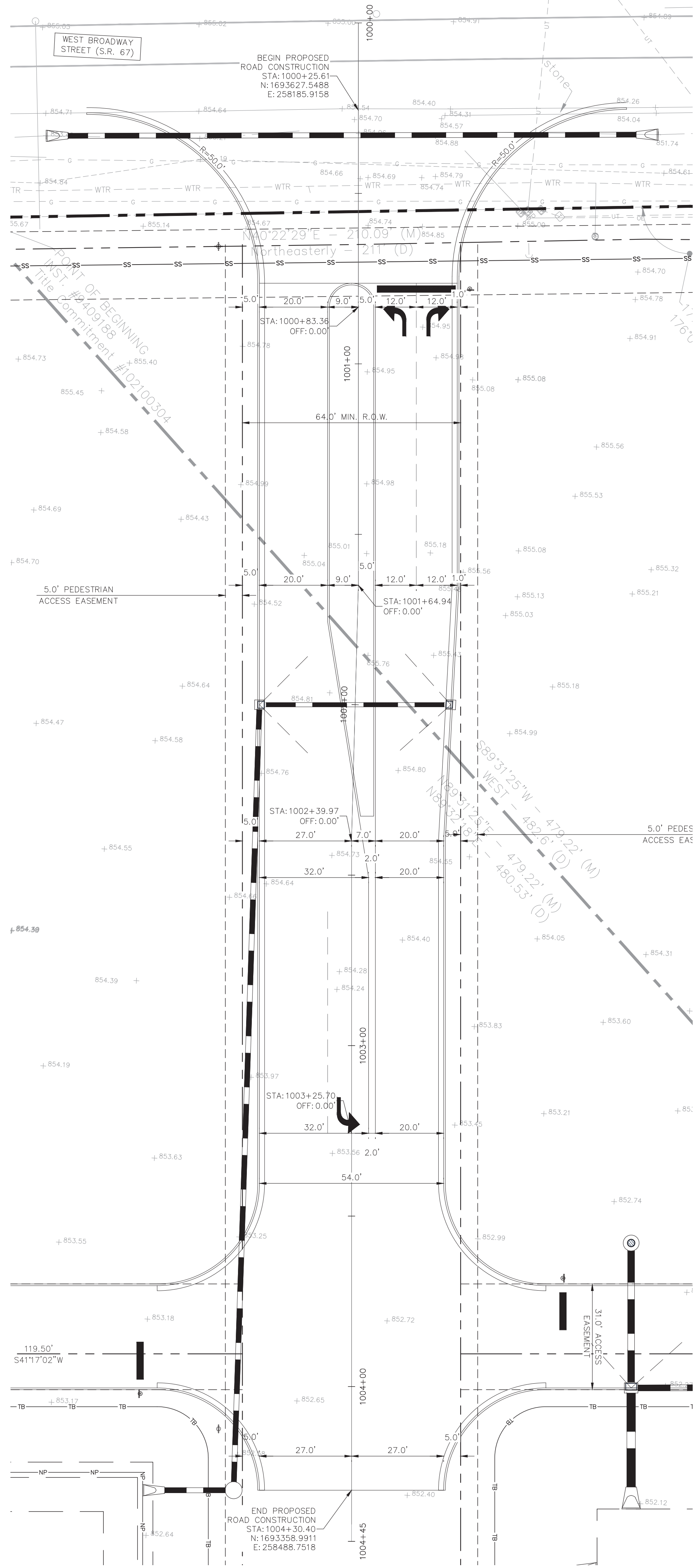
NOTE: CONTRACTOR TO VERIFY WATER, SANITARY, GAS, & ETC LOCATIONS SIZES AND TYPES WITH MEP PLANS PRIOR TO ORDERING MATERIALS.

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McCORDS SQUARE PAVILION WEST BROADWAY STREET McCORDSVILLE, IN, 46055	UTILITY PLAN		SCALE:	AS NOTED	 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 PHONE: 317-218-8560 WWW.KIMLEY-HORN.COM	DESIGNED BY: KED	DRAWN BY: KED	CHECKED BY: AMM	No.	REVISIONS	DATE	BY
				RESIGNED BY: KED								
ORIGINAL ISSUE: 12/23/2022	KHA PROJECT NO. 170369000	SHEET NUMBER	C6.0									



Drawing name: K:\NO-DE\17036900-00-Partners\_McCordsville\17036900-00-ROADWAY ALIGNMENT AND CROSS SECTIONS.dwg R7.0 Jan 24, 2023 3:01pm by: Karen Deaton  
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LEGEND

1

110 LBS/SYS, QC/QA-HMA, SURFACE, 9.5 mm ON  
330 LBS/SYS, QC/QA-HMA, INTERMEDIATE, 19.0 mm ON  
660 LBS/SYS, QC/QA-HMA, BASE, 25.0 mm ON  
4 IN. COMPACTED AGGREGATE BASE, NO. 53 ON  
4 IN. COMPACTED AGGREGATE, NO. 2 STONE ON  
SUBGRADE TREATMENT TYPE 1B (CHEMICALLY MODIFIED WITH 4.5% HIGH CALCIUM HYDRATED LIME OR CEMENT)  
(SEE TOWN OF McCORDSVILLE TOWN STANDARDS, SHEET 2)

2

TYPE II CONCRETE CURB AND GUTTER  
(SEE TOWN OF McCORDSVILLE TOWN STANDARDS, SHEET 3)

3

6" UNDERDRAIN  
(SEE TOWN OF McCORDSVILLE TOWN STANDARDS, SHEET 3)

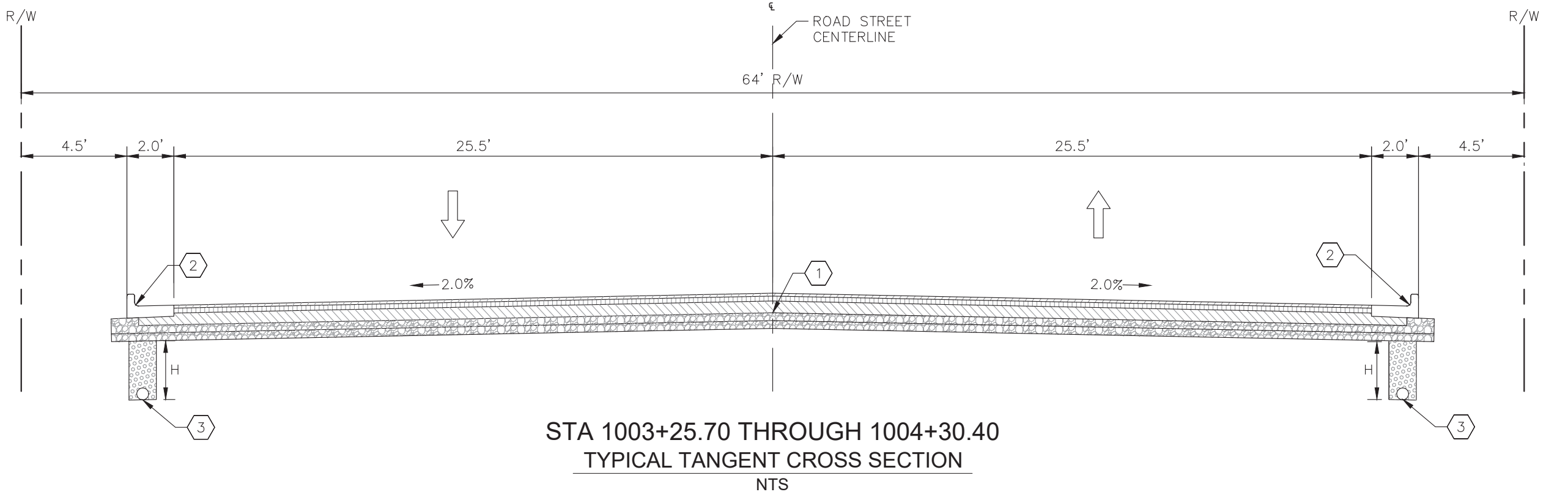
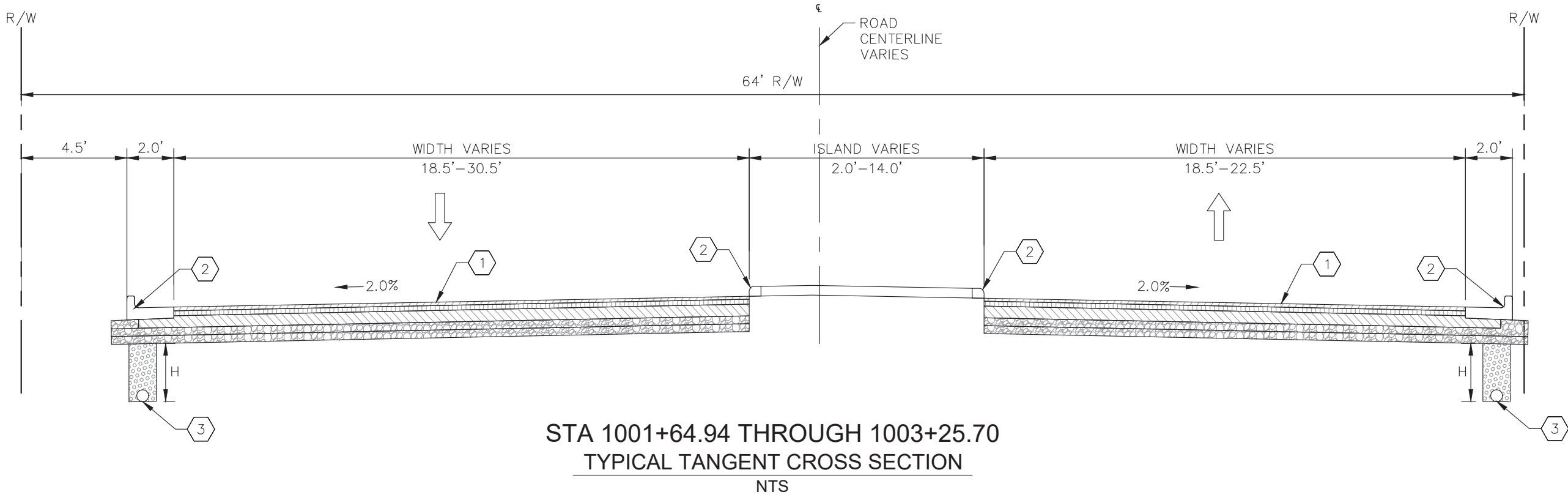
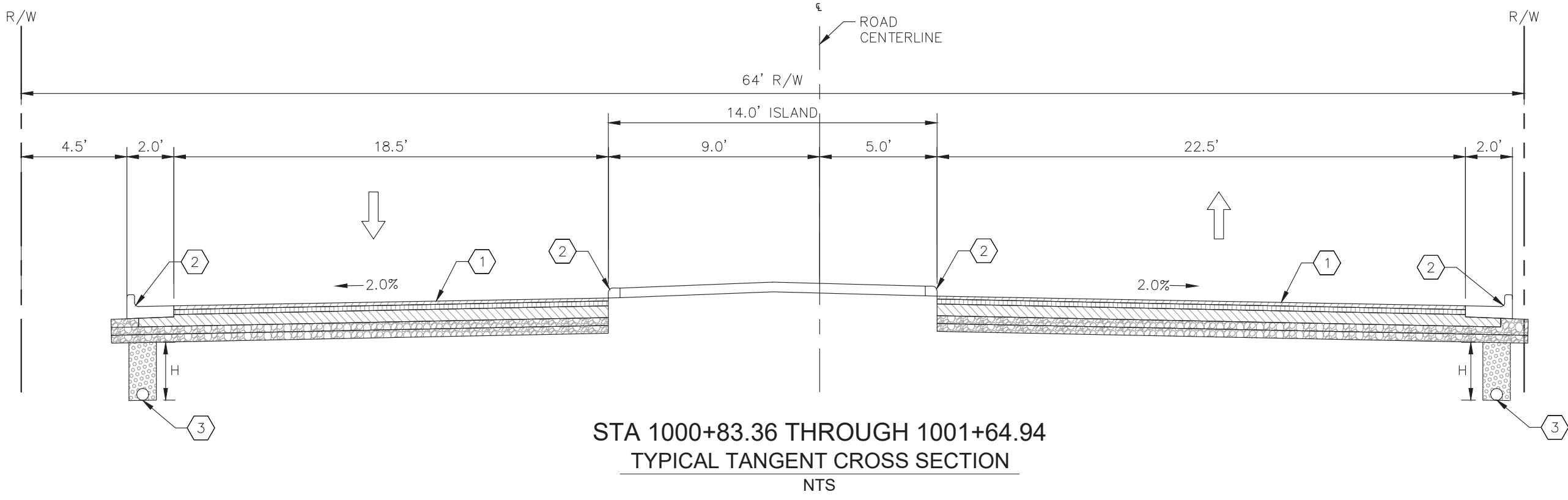
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NORTH

GRAPHIC SCALE IN FEET  
0 10' 20' 40'



Kimley-Horn

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AS NOTED  
DESIGNED BY: KED  
DRAWN BY: KED  
CHECKED BY: AMM

WILLIAM A. BULL

REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

1/24/2023

ROADWAY ALIGNMENT AND CROSS SECTIONS

McCords Square Pavilion  
West Broadway Street  
McCordsville, IN, 46055

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