

Drawing name: K:\IND_LDEV\170227003_Hampton_Walk_Sec5_McCordsville.IN\1 Design\CADD\PlanSheets\COVER SHEET.dwg C100 COVER SHEET Sep 22, 2023 8:23am by: Jey/Dee

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PLANS PREPARED FOR:

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6602 E. 75TH STREET, STE. 400
INDIANAPOLIS, IN 46250
CONTACT: PAUL MUNOZ
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ANTICIPATED START OF CONSTRUCTION DATE: SEPTEMBER 2023
ANTICIPATED COMPLETION OF CONSTRUCTION DATE: SEPTEMBER 2028

UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
WASTEWATER STORMWATER	DEPT. OF PUBLIC WORKS	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3493	rcrider@mccordsville.org	RON CRIDER
ENGINEERING DEPARTMENT	McCORDSVILLE TOWN ENGINEER	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3604	mwitsman@mccordsville.org	MARK WITSMAN
ELECTRICITY	AES INDIANA	1230 W MORRIS STREET INDIANAPOLIS, IN 46221	317-220-1379	katherine.ford@aes.com	KATIE FORD
NATURAL GAS	VECTREN ENERGY	201 W SOUTH STREET GREENFIELD, IN 46140	765-648-3246	ndearing@vectren.com	NICK DEARING
WATER	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING Jr. STREET INDIANAPOLIS, IN 46202	317-927-4351	bhosteller@CitizensEnergyGroup.com	BRAD HOSTETLER
TELEPHONE / COMMUNICATIONS	NINESTAR CONNECT	2243 E MAIN STREET GREENFIELD, IN 46140	317-323-2074	EMeyer@ninstarconnect.com	ERIC MEYER
PLANNING & ZONING	McCORDSVILLE PLANNING & BUILDING DEPT.	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3604	rcrum@mccordsville.org	RYAN CRUM
FIRE DEPARTMENT	VERNON TOWNSHIP FIRE DEPT.	7580 N. FORM STREET McCORDSVILLE, IN 46055	317-335-9236	mark.elder@vernonfire.us	MARK ELDER
CABLE	COMCAST	5330 E. 65th ST. INDIANAPOLIS, IN 46220	317-774-3384	matthew_stringer@cable.comcast.com	MATT STRINGER

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	GRAND COMMUNITIES, LLC FISCHER DEVELOPMENT CO.	6602 E. 75TH STREET, STE 400 INDIANAPOLIS, IN 46250	(765) 513-6535	PMUNOZ@fischerhomes.com	PAUL MUNOZ
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	317-912-4129	john.mcwhorter@kimley-horn.com	JOHN MCWHORTER

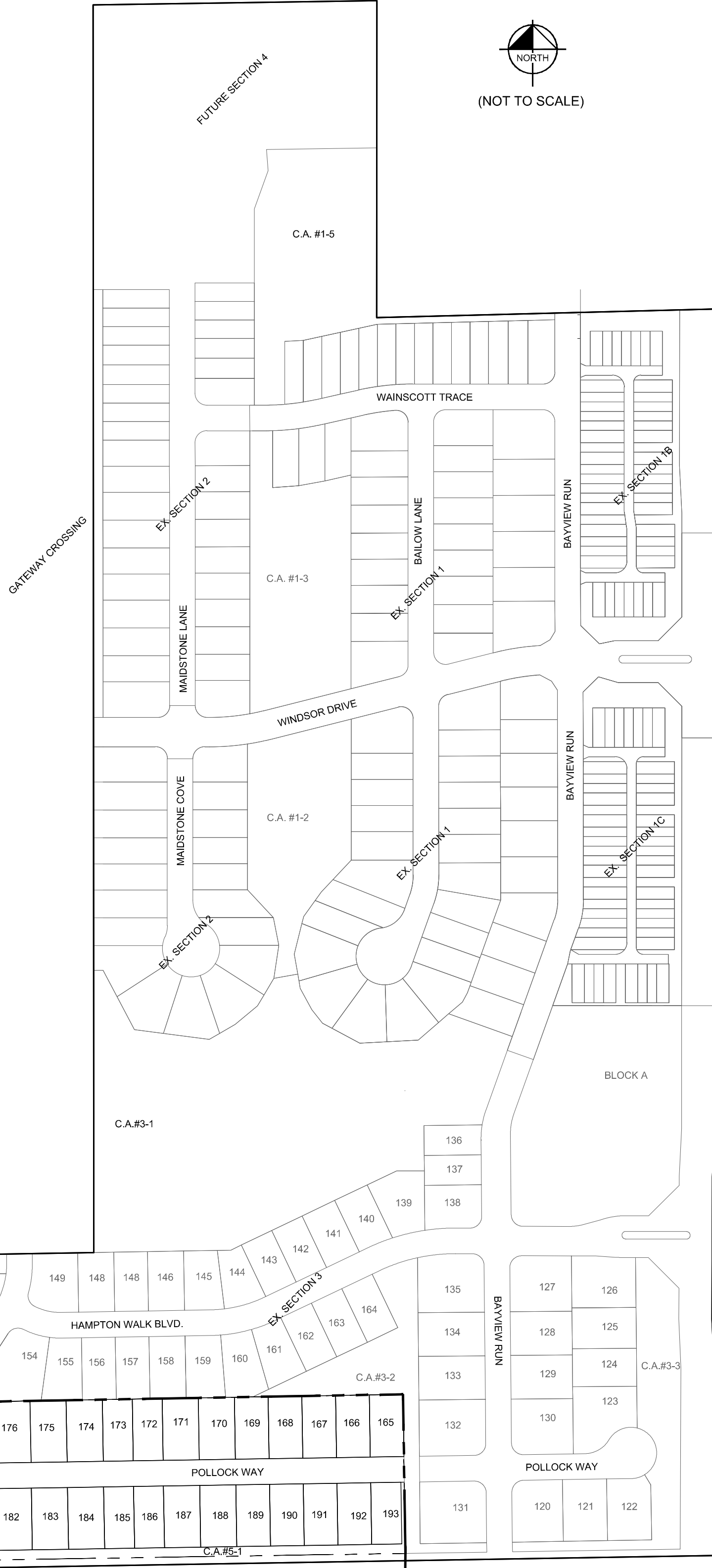
USEABLE OPEN SPACE

SEC 1	5.17 AC±
SEC 2	0.41 AC±
SEC 3	9.08 AC±
SEC 4	1.33 AC±
SEC 5	0.66 AC±
TOTAL	16.65 AC±

STREETS

NAME	LENGTH (LF±)
POLLOCK WAY	939
MONTAUK DRIVE	354
TOTAL	1293

HAMPTON WALK SECTION 5 McCORDSVILLE, INDIANA

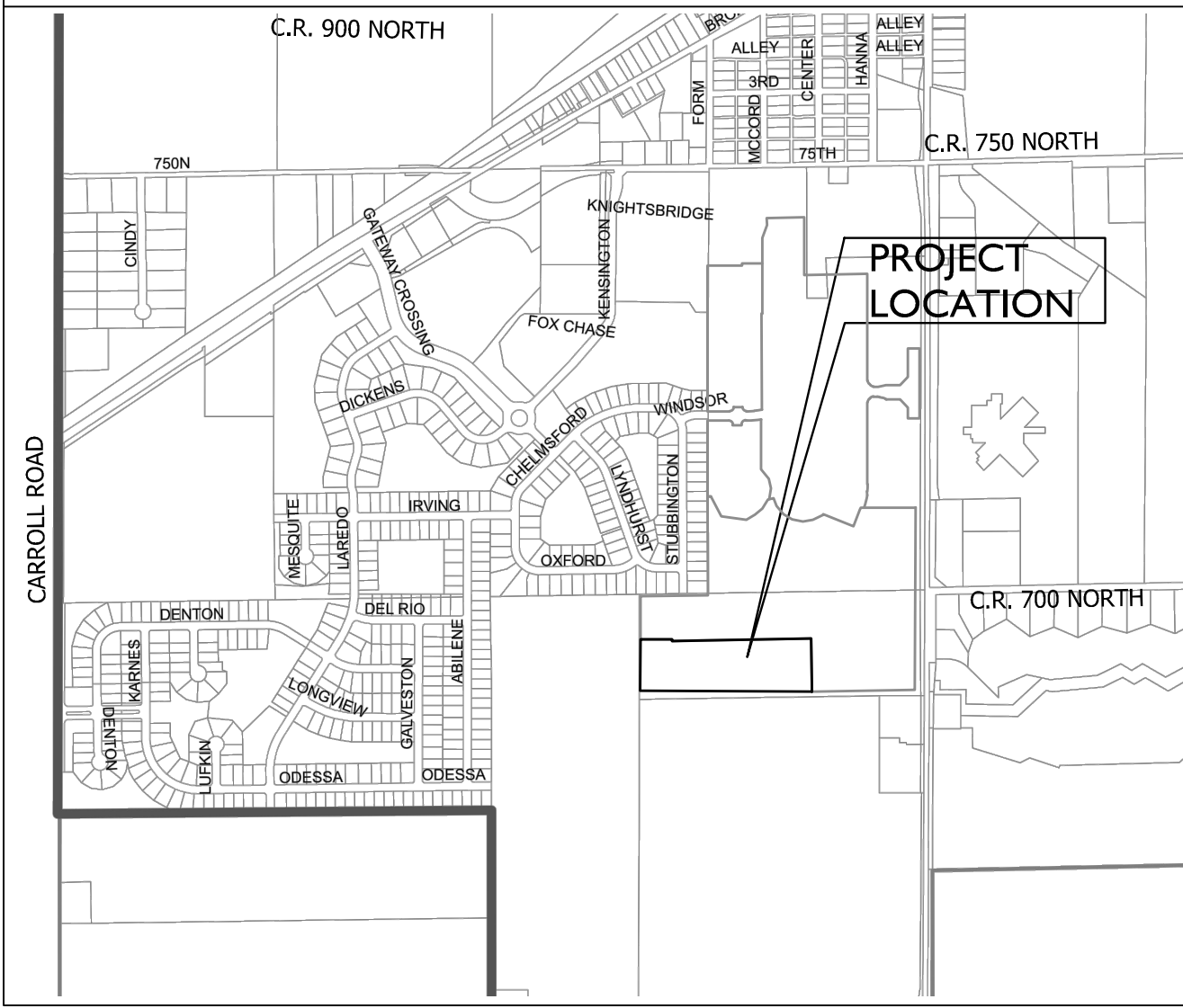


Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
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C110	TOPO DEMO PLAN
C200	SITE DEVELOPMENT PLAN
C210	EMERGENCY FLOOD ROUTE
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C320	PERMANENT EROSION CONTROL PLAN
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3	McCORDSVILLE CITY DETAILS
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5	McCORDSVILLE CITY DETAILS
6	McCORDSVILLE CITY DETAILS
7	McCORDSVILLE CITY DETAILS
8	McCORDSVILLE CITY DETAILS
9	McCORDSVILLE CITY DETAILS
10	McCORDSVILLE CITY DETAILS

LOCATION MAP

(NOT TO SCALE)



INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION TO BE USED WITH THESE PLANS UNLESS ALTERNATE SPECIFICATIONS ARE SHOWN WITHIN.

THESE PLANS MEET THE MOST CURRENT ADA STANDARDS.

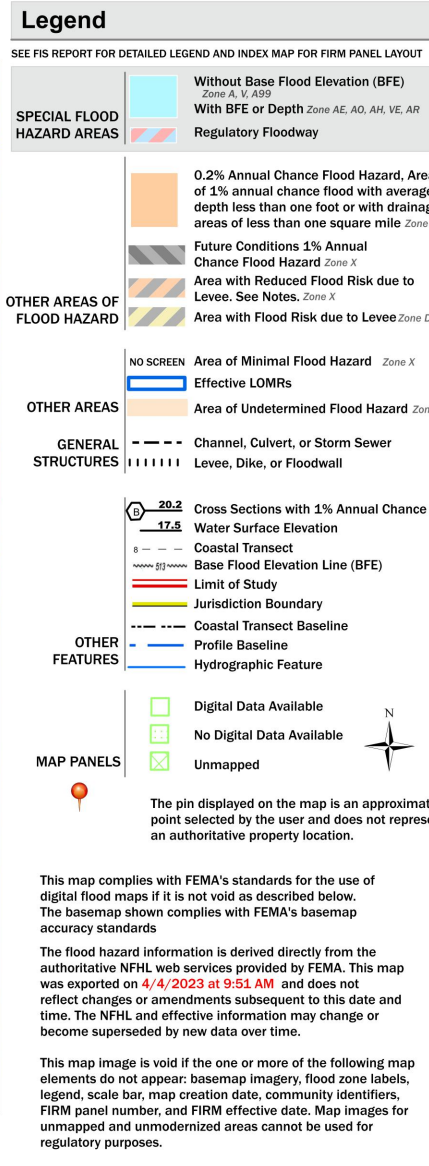
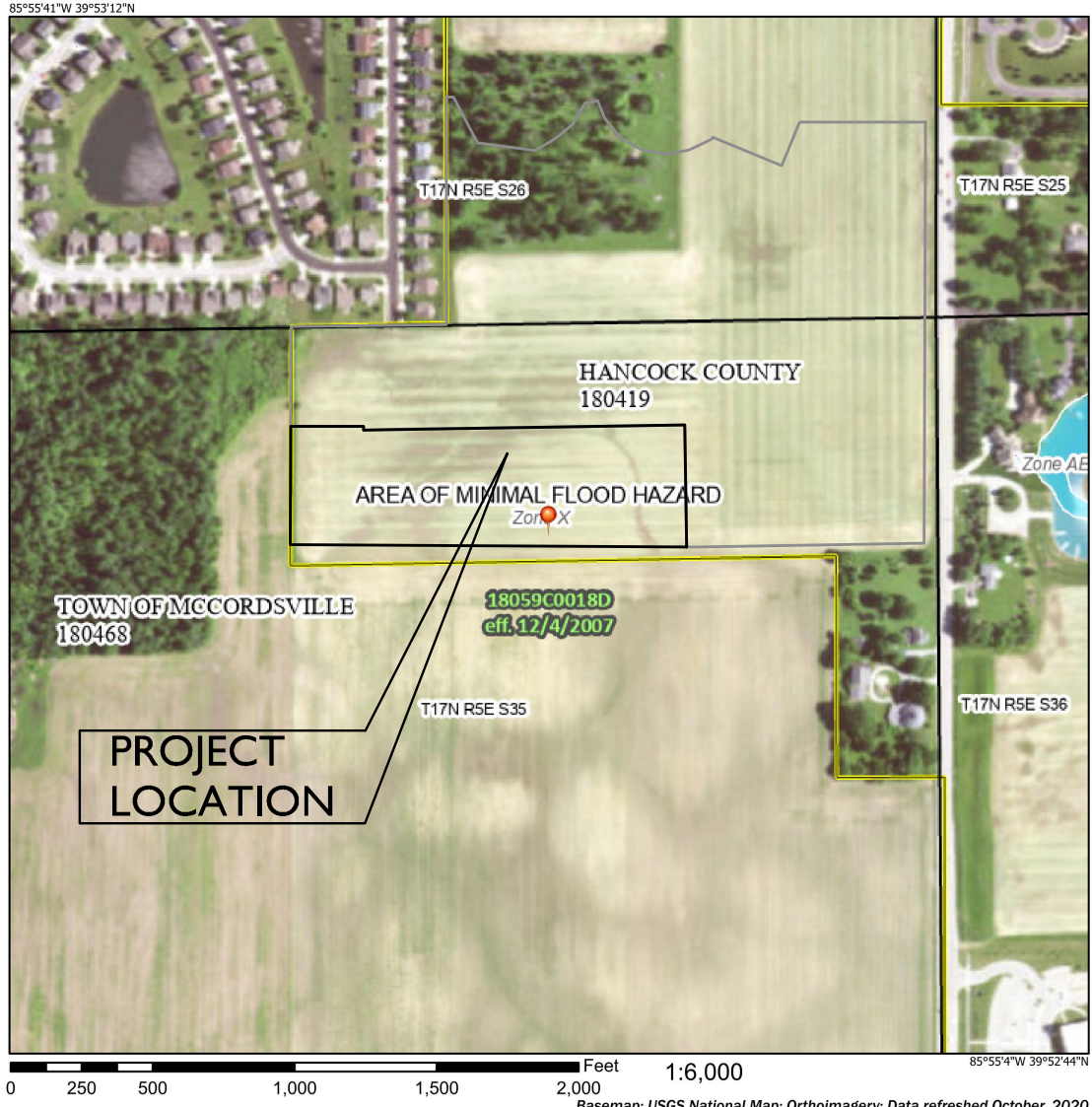
LEGAL DESCRIPTION

HAMPTON WALK, SECTION 5

PART OF THE SOUTHEAST QUARTER OF SECTION 26 TOWNSHIP 17 NORTH, RANGE 5 EAST IN HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

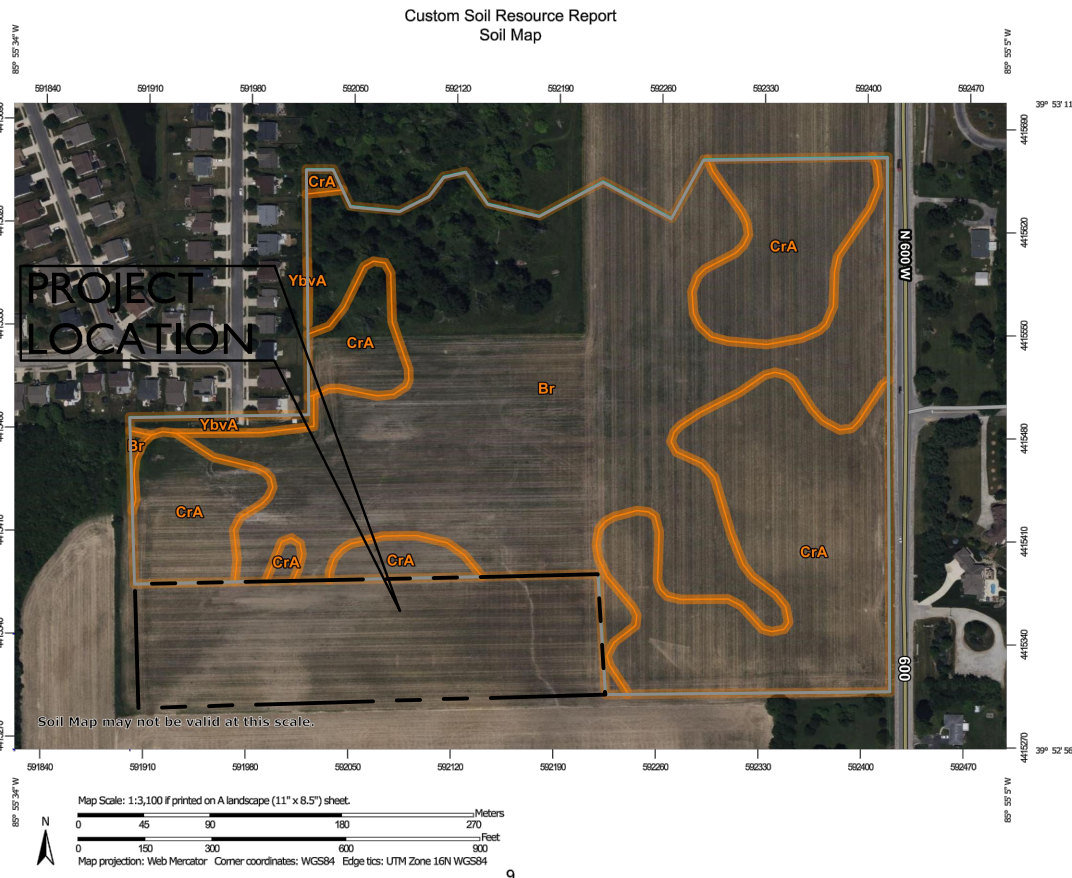
BEGINNING AT THE SOUTHWEST CORNER OF HAMPTON WALK, SECTION 3, RECORDED AS INSTRUMENT NUMBER _____ IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THE FOLLOWING FOUR (4) COURSES BEING ON AND ALONG THE BOUNDARY OF SAID HAMPTON WALK, SECTION 1; 1) THENCE SOUTH 89 DEGREES 40 MINUTES 26 SECONDS EAST 199.00 FEET; 2) THENCE SOUTH 00 DEGREES 19 MINUTES 34 SECONDS WEST 9.54 FEET; 3) THENCE NORTH 88 DEGREES 59 MINUTES 12 SECONDS EAST 875.92 FEET; 4) THENCE SOUTH 00 DEGREES 51 MINUTES 10 SECONDS EAST 335.15 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF LAIN FARMS INC. RECORDED AS INSTRUMENT NUMBER 82-2778 IN SAID RECORDERS OFFICE; THENCE SOUTH 89 DEGREES 05 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE 1,081.83 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND RECORDED AS INSTRUMENT NUMBER 82-2776 IN THE AFORESAID RECORDERS OFFICE; THENCE NORTH 00 DEGREES 19 MINUTES 34 SECONDS EAST ALONG SAID EAST LINE 347.60 FEET TO THE POINT OF BEGINNING, CONTAINING 8.33 ACRES MORE OR LESS.

National Flood Hazard Layer FIRMette



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Dr	Drainage only (dry stream, 0 to 2 percent slopes)	19.6	58.4%
CVA	County alluvium, New Castle 181 Park, 0 to 2 percent slopes	13.6	40.5%
Yuck	Drainage only (dry stream) Urban land complex, 0 to 2 percent slopes	0.4	1.1%
Totals for Area of Interest		33.6	100.0%



GRAND
COMMUNITIES,
LLC

COVER SHEET

HAMPTON WALK
SECTION 5

ORIGINAL ISSUE:
09/22/2023
KHA PROJECT NO.
170227003

SHEET NUMBER

C100

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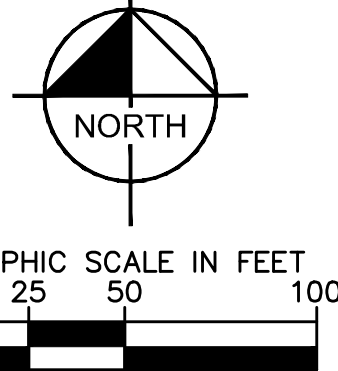
REVISIONS

DATE

BY

Drawing name: K:\IND_LDEV\170227003_Hampton_Walk_Sec5_McCordville\IN\1 Design\CADD\ParStations\SITE DEVELOPMENT PLAN.dwg C200 SITE DEVELOPMENT PLAN Sep 21, 2023 4:12pm by Grant.Shortridge
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SAGAUS SITE PLAN SHALL BE AVAILABLE
FOR REVIEW DATED NOVEMBER 20, 2023
INST. NO. 82-2776



LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED WATER LINE
- PROPOSED SWALE
- CONSTRUCTION LIMITS
- PROPOSED 5' SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED
- RIP-RAP
- LOT NUMBER
PAD ELEVATION
- PROPOSED 4" UNDERDRAINS
- LAKE SPILLWAY ROUTING
- MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW
- 1. (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.
- 2. 15" (1.25') ABOVE THE ROAD ELEV.
- 3. 6" (0.5') ABOVE THE MLAG
- MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)

NOTES

- REFER TO THIS SHEET FOR STRUCTURE TABLE.
- REFER TO SHEET C101 FOR GENERAL NOTES.
- SEE SUBSURFACE DRAIN PLAN (C610) FOR MORE DETAILS.
- ALL TRUNCATED DOME PLATES SHALL BE BLACK.
- ALL TRAFFIC CONTROL AND STREET SIGNAGE AND POSTS SHALL BE BLACK.
- A 4" WIDE YELLOW THERMOPLASTIC STRIPING SHALL BE PLACED ON TOP OF CURBS ADJACENT TO ALL FIRE HYDRANTS ON ANY INTERNAL STREET WITHIN THIS SUBDIVISION - EXTENDING 10' OUT FROM ANY HYDRANT IN EITHER DIRECTION.
- ALL PATHS ARE TO BE ASPHALT UNLESS OTHERWISE NOTED ON THE PLANS.

BENCHMARKS

ORIGINATING BENCHMARK:
BRASS DISK SET IN NORTHWEST WINGWALL OF A 32 FOOT CONCRETE BRIDGE OVER THE STANSBURY AND SCHULTZ REGULATED DRAIN. MONUMENT IS LEVEL WITH THE ROAD SURFACE. IT IS LOCATED 2 MILES SOUTH OF STATE ROAD 67, 281 FEET EAST OF THE CENTERLINE OF COUNTY ROAD 600 W. AND 12.5 FEET NORTH OF THE CENTERLINE OF COUNTY ROAD 705 N.
ELEVATION = 856.83 (NAVD 88)

TBM #1 CUT 'X' IN NNE TOP FLANGE BOLT ON FIRE HYDRANT AT NW CORNER OF INTERSECTION OF 750N & MCCORD STREET
ELEVATION=856.09

TBM #2 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W AT GRAVEL DRIVE NEAR NORTHEAST CORNER OF SITE
ELEVATION=858.34

TBM #3 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 1090' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=859.93

TBM #4 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 1595' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=860.32

TBM #5 TOP WSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 2070' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=859.04

TBM #6 TOP WSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 3225' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=867.65

UTILITY CROSSINGS

CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE ARE NO CROSSING CONFLICTS. CONFLICTS THAT ARE DISCOVERED AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

STORM SEWER STRUCTURE DATA TABLE

STR.NO.	STR. TYPE / CASTING TYPE	T.O.R.	INCOMING PIPE DATA	OUTGOING PIPE DATA
EX. 728	EX. MH / EX.	859.20	8" S.D.R. 35 PVC (E) INV.=849.22 10" S.D.R. 35 PVC (S) INV.=849.12	
729	MH / EJ 1022-2	859.20		10 S.D.R. 35 PVC (N) INV.=850.02
731	MH / EJ 1022-2	858.10	8" S.D.R. 35 PVC (E) INV.=850.99	8 S.D.R. 35 PVC (W) INV.=850.89
732	MH / EJ 1022-2	860.00		8 S.D.R. 35 PVC (W) INV.=852.68

STORM SEWER STRUCTURE DATA TABLE

STR.NO.	STR. TYPE - CASTING TYPE	T.O.R.	INCOMING PIPE DATA	OUTGOING PIPE DATA
EX. 509	EX. MH - EXIST.	856.00	18" R.C.P. (E) INV.=851.44	
EX. 543	EX. MH - EXIST.	856.50	18" R.C.P. (S) INV.=852.20	
EX. 513	EX. INLET - EXIST.	856.70	12" R.C.P. (S) INV.=852.60	
297	FLARED END SECTION			12" R.C.P. (N) INV.=855.56
298	DBL. TYPE "A" INLET - (2) NEENAH R-3501-R	857.24	12" R.C.P. (S) INV.=853.20	15" R.C.P. (N) INV.=853.00
299	DBL. TYPE "A" INLET - NEENAH R-3501-TR&TL	857.24	15" R.C.P. (S) INV.=852.85	18" R.C.P. (N) INV.=852.85
550	TYPE "A" INLET - NEENAH R-3501-TR	858.46		12" R.C.P. (E) INV.=853.41
552	TYPE "A" INLET - NEENAH R-3501-R	857.19	15" R.C.P. (S) INV.=852.72	15" R.C.P. (N) INV.=852.72
552A	TYPE "C" MH - NEENAH R-1772-A	857.58	12" R.C.P. (S) INV.=853.15 12" R.C.P. (W) INV.=852.77	15" R.C.P. (N) INV.=852.77
554A	TYPE "A" INLET - NEENAH R-2560	856.27	18" R.C.P. (S) INV.=851.60	18" R.C.P. (N) INV.=851.55
556	FLARED END SECTION			12" R.C.P. (N) INV.=855.60
558	TYPE "A" INLET - NEENAH R-3501-TR	858.46	12" R.C.P. (W) INV.=853.32	12" R.C.P. (E) INV.=853.32
559	FLARED END SECTION			12" R.C.P. (N) INV.=856.00
561	DBL. TYPE "A" INLET - NEENAH R-3501-TR&TL	857.19	15" R.C.P. (S) INV.=852.63	18" R.C.P. (N) INV.=852.63

Indiana Utilities Protection Service



AS NOTED
DESIGNED BY JSM
DRAWN BY: PCW
CHECKED BY: BAH

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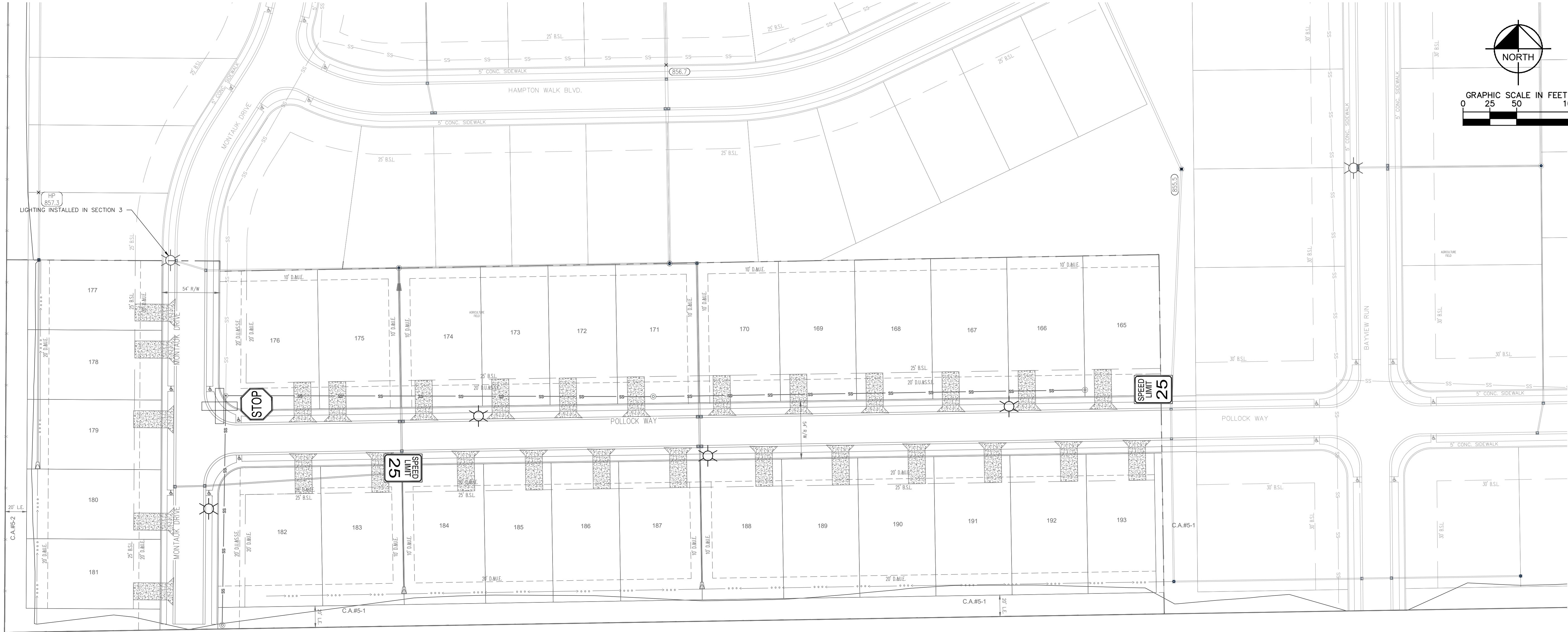
GRAND COMMUNITIES, LLC
SITE DEVELOPMENT PLAN

HAMPTON WALK SECTION 5

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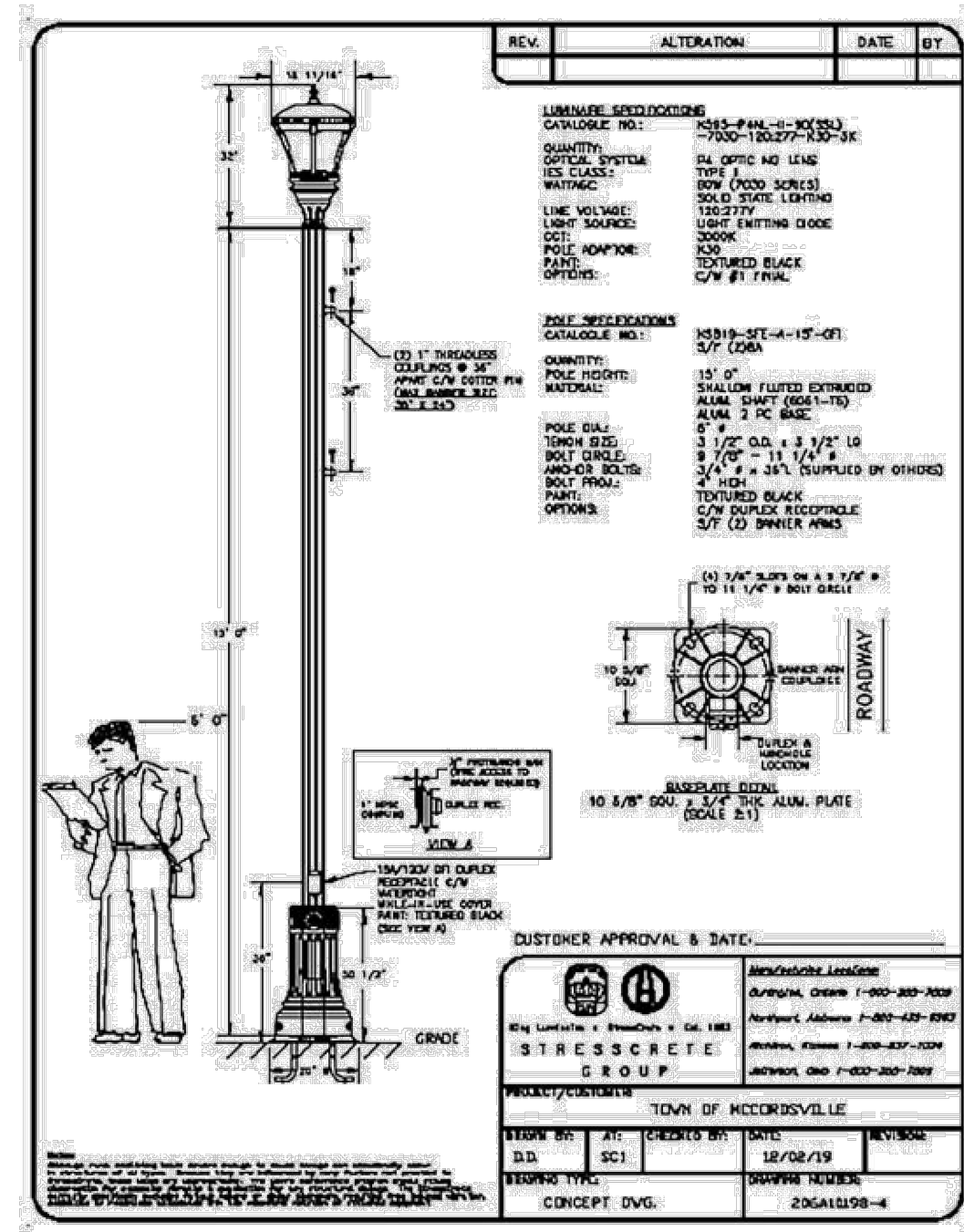
Drawing name: K:\IND_LIVE\170227003_Hampton_Walk_Sec5_McCordsville.IN\1 Design\Drawings\Signing Plan.dwg C420 TRAFFIC CONTROL PLAN Sep 22, 2023 6:42am by: Grant Shortridge
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ADJONER
LAIN FARMS, INC.
INST. NO. 82-2776

NOTES

1. ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 2D: GUIDE SIGNS-CONVENTIONAL ROADS OF THE MUTCD MANUAL LATEST EDITION.
2. ALL TRAFFIC CONTROL AND STREET SIGNS SHALL UTILIZE THE TOWN OF MCCORDSVILLE STANDARD POLE. SEE TOWN'S SPECIFICATIONS.
3. BLACK POWDER-COATED POSTS ARE REQUIRED FOR ALL TRAFFIC CONTROL & STREET SIGNAGE.



STANDARD LIGHTING DETAIL

LEGEND

- | | | |
|--|------------------|---|
| | ROAD NAME SIGN | 1 |
| | STOP SIGN | 1 |
| | SPEED LIMIT SIGN | 2 |
| | LIGHTING | 4 |

Indiana Utilities Protection Service

Call 811
before you dig

GRAND
COMMUNITIES,
LLC

SIGNING PLAN

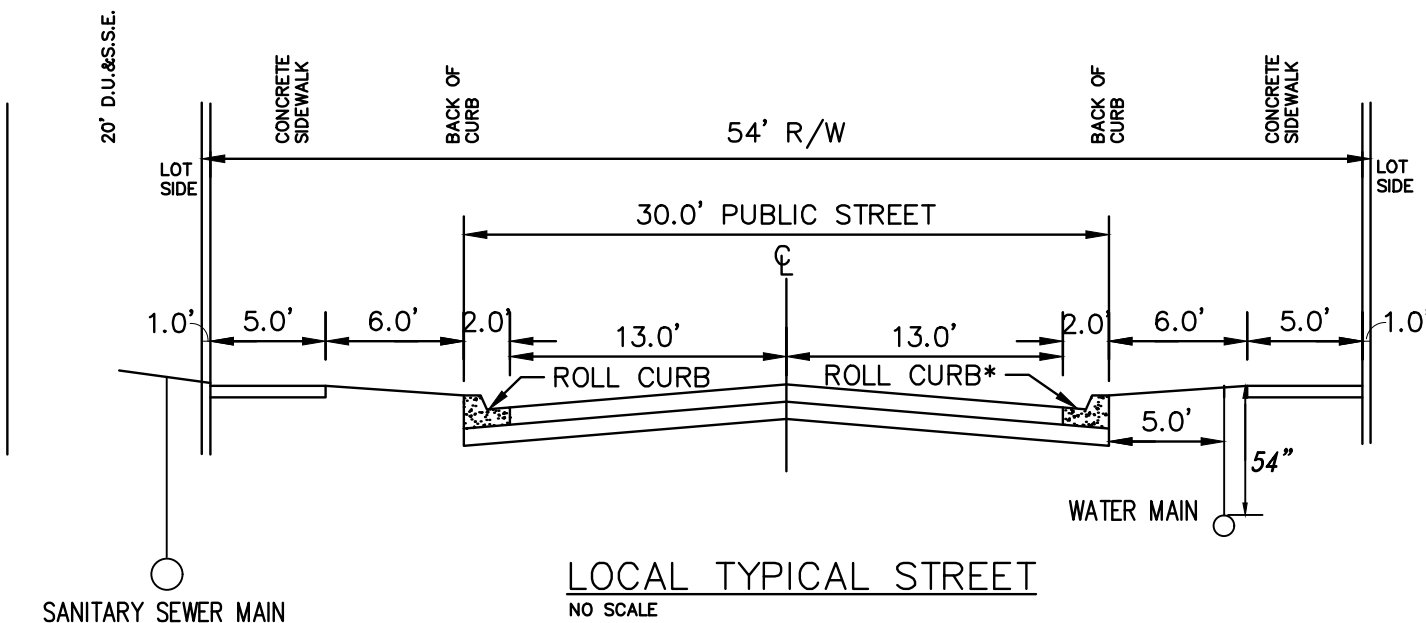
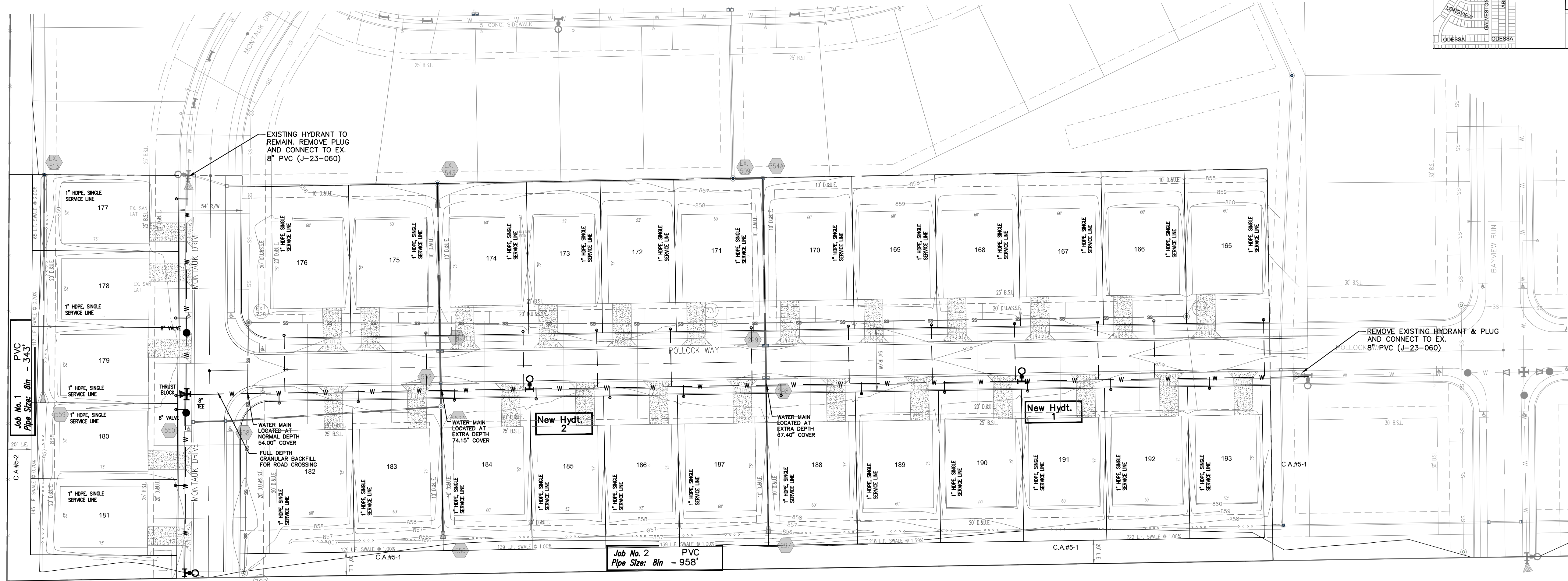
HAMPTON WALK
SECTION 5

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DRAWN BY: PCW
CHECKED BY: BAH
No. REVISIONS DATE BY

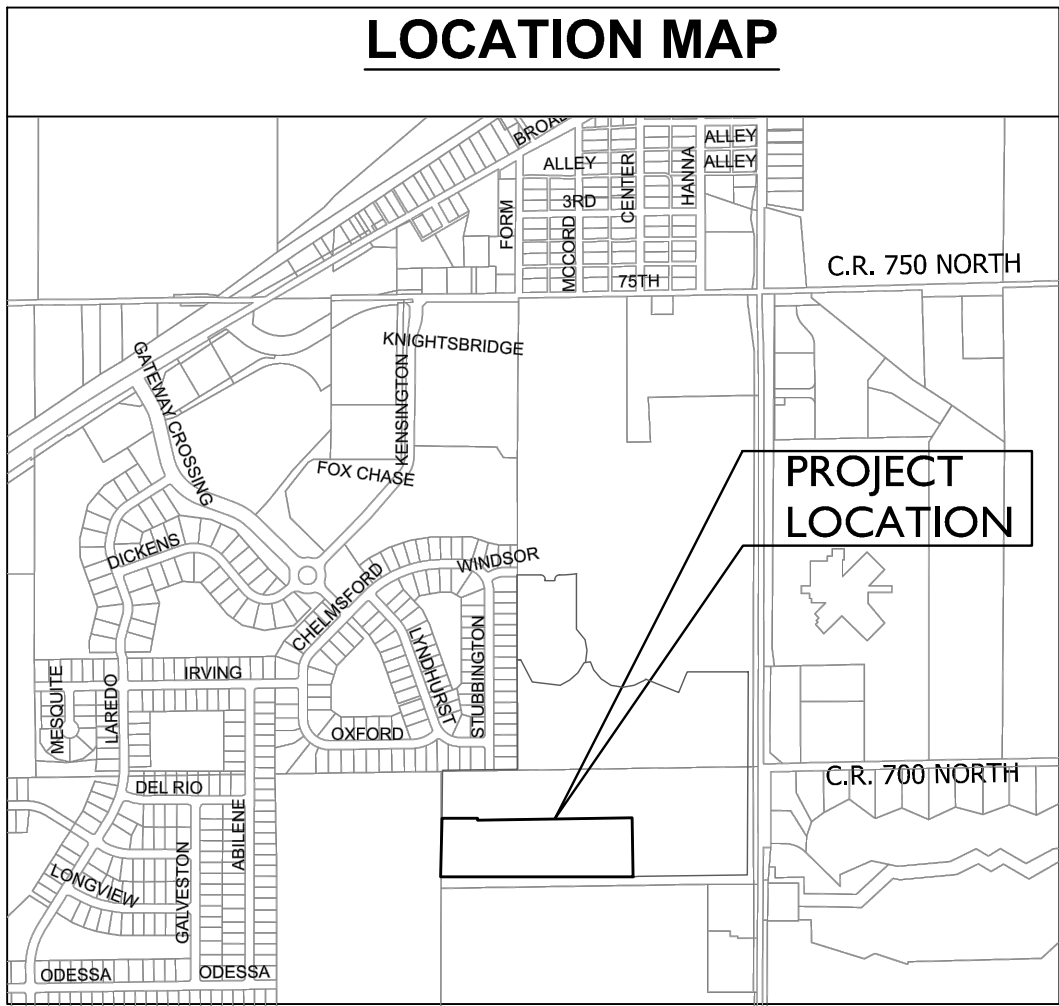
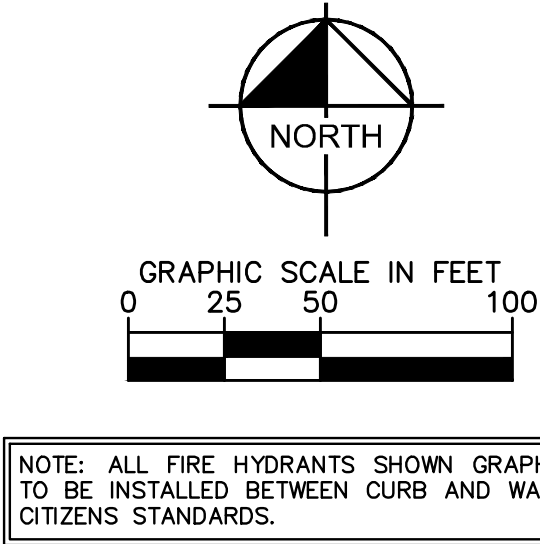
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- ### NOTES
- SEE CITIZENS 2023 WATER STANDARDS FOR THE INSTALLATION OF WATER MAINS, SERVICE LINES, METERS AND APPURTENANCES LATEST VERSION.
 - MINIMUM COVER OVER TOP OF ALL WATERMAINS TO BE 54" FROM FINISH GRADE.
 - VALVES ARE TO BE PLACED IN GRASS AREAS.
 - STANDARD PRACTICE "O" INSTALLATION OF RESTRAINTS MUST BE FOLLOWED DURING CONSTRUCTION OF WATER MAIN. ANY QUESTIONS, ASK CEG INSPECTOR.
 - ALL WATER MAINS MUST MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND A MINIMUM OF 18" VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWERS.
 - FULL DEPTH GRANULAR BACKFILL IS REQUIRED ON ALL ROAD CROSSINGS.
 - CONTRACTOR SHALL INSTALL TRACING WIRE ALONG ALL PIPE INSTALLATIONS.
 - HYDRANTS SHALL BE INSTALLED WITH A STORZ CONNECTION. REFER TO TABLE 7.07.1 OF THE 2023 CEG WATER STANDARDS MANUAL.

PROPOSED LEGEND

	HYDRANT		KICKER BLOCK
	HYDRANT WITH VALVE		CROSS
	VALVE		TEE
	BEND		PLUG
	REDUCER		PROPOSED WATER
	BLOWOFF		EXISTING WATER
1 - INCH WATER SERVICE LATERAL W/ 3/4 - INCH METER PIT FOR SINGLE SERVICES			



CITIZENS WATER PROJECT LEGEND				
Project Name: HAMPTON WALK SEC. 5				
Project Number: J-23-108				
JOB #	Street Name	Pipe Size	Pipe Type	Total Pipe
1	MONTAUK DRIVE	8"	PVC	343'
2	POLLOCK WAY	8"	PVC	958'
# of Service Lines			TOTAL	1,301'
29	SERVICE LINE PIPE	1"	HDPE	743'

Project Name
Project Number
Dist. Map. No.
Map Grid No.
Lots
Tax Code
Pressure Dist.
Drafter
Date

HAMPTON WALK, SECTION 5
J-23-108
846
IN30_0402
29
30016
CUMBERLAND
KIMLEY HORN/PCW
9/22/2023

Indiana Utilities Protection Service



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GRAND COMMUNITIES, LLC

WATER PLAN

HAMPTON WALK SECTION 5

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