

Drawing name: K:\IND\_LDEV\170227003\_Hampton\_Walk\_Sec4B\_McCordsville\_IN\1\_Design\CADD\PlanSheets\COVER SHEET.dwg C100 COVER SHEET Feb 13, 2023 3:50pm by JoyDee  
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PLANS PREPARED BY:  
KIMLEY-HORN & ASSOCIATES  
500 EAST 96TH STREET, SUITE 300  
INDIANAPOLIS, IN 46240  
CONTACT: JOHN MCWHORTER  
PHONE: (317) 912-4129  
EMAIL: JOHN.MCWHORTER@KIMLEY-HORN.COM

PLANS PREPARED FOR:

GRAND COMMUNITIES, LLC  
FISCHER DEVELOPMENT COMPANY  
6602 E. 75TH STREET, STE. 400  
INDIANAPOLIS, IN 46250  
CONTACT: PAUL MUNOZ  
PHONE: (614) 348-6227  
EMAIL: pmunoz@fischerhomes.com

ANTICIPATED START OF CONSTRUCTION DATE: FEBRUARY 2025  
ANTICIPATED COMPLETION OF CONSTRUCTION DATE: FEBRUARY 2029

## PROJECT INFORMATION

4.85 ACRES	
42 LOTS	8.66 LOTS/ACRE
DESIGN SPEED LIMIT	25 MPH
TOTAL CA	0.82 AC±
LAKE AREA	0.00 AC±
USEABLE OPEN SPACE	0.82 AC±

## STREETS

NAME	LENGTH (LF±)
BROADVIEW LANE	111
MILL HILL WAY	321
PARSONAGE PLACE	408
ALLEY A	582
ALLEY B	177
TOTAL	1422

# HAMPTON WALK SECTION 4B McCORDSVILLE, INDIANA

## 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	bhostetler@CitizensEnergyGroup.com	BRAD HOSTETLER
TELEPHONE / COMMUNICATIONS	NINESTAR CONNECT	2243 E MAIN STREET GREENFIELD, IN 46140	317-323-2074	EMeyer@ninestarconnect.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

## TOTAL OPEN SPACE

SEC 1	7.08 AC±
SEC 2	0.41 AC±
SEC 3	12.59 AC±
SEC 4	1.29 AC±
SEC 5	0.80 AC±
TOTAL	22.17 AC±

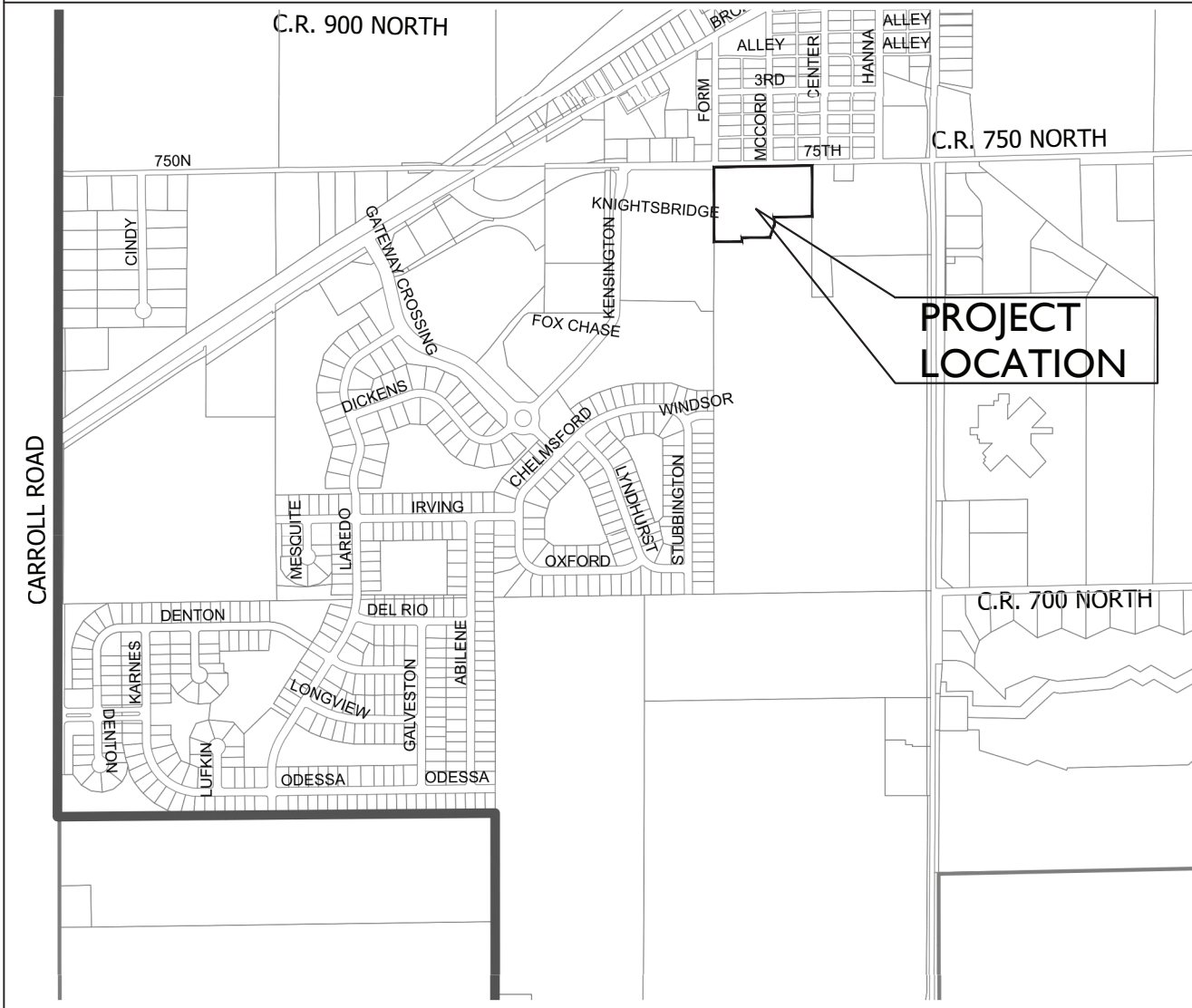
## USEABLE OPEN SPACE

SEC 1	5.17 AC±
SEC 2	0.41 AC±
SEC 3	9.08 AC±
SEC 4	1.03 AC±
SEC 5	0.80 AC±
TOTAL	16.49 AC±



## 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 4B

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

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 08 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION 597.06 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED AS INSTRUMENT NUMBER 090012712 IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 01 MINUTES 56 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL 310.04 FEET TO A POINT ON THE BOUNDARY OF HAMPTON WALK, SECTION 1 RECORDED AS INSTRUMENT NO. #202310899, IN SAID RECORDERS OFFICE, THE FOLLOWING THREE (3) COURSES BEING ON AND ALONG SAID BOUNDARY; 1) THENCE SOUTH 89 DEGREES 08 MINUTES 06 SECONDS WEST 232.32 FEET; 2) THENCE SOUTH 04 DEGREES 45 MINUTES 12 SECONDS EAST 44.45 FEET; 3) THENCE SOUTH 19 DEGREES 49 MINUTES 00 SECONDS WEST 85.58 FEET TO THE NORTHEAST CORNER OF HAMPTON WALK, SECTION 4A, RECORDED AS INSTRUMENT NUMBER

IN THE AFORESAID RECORDER'S OFFICE, THE FOLLOWING SIX (6) COURSES BEING ON AND ALONG SAID BOUNDARY; 1) THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 125.00 FEET; 2) THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST 11.38 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 123.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST; 3) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 95.70 FEET TO A POINT WHICH BEARS NORTH 73 DEGREES 45 MINUTES 39 SECONDS WEST FROM SAID RADIUS POINT; 4) THENCE NORTH 45 DEGREES 26 MINUTES 44 SECONDS WEST 54.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 177.00 FEET, THE RADIUS POINT AT WHICH BEARS SOUTH 45 DEGREES 26 MINUTES 44 SECONDS EAST; 5) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 81.92 FEET TO A POINT AT WHICH BEARS NORTH 71 DEGREES 57 MINUTES 55 SECONDS WEST FROM SAID RADIUS POINT; 7) THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 168.72 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID SECTION 26; THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST ALONG SAID WEST LINE 363.24 FEET TO THE POINT OF BEGINNING CONTAINING 4.85 ACRES MORE OR LESS.

## Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
C101	GENERAL SPECS
C110	TOPO DEMO PLAN
C200	SITE DEVELOPMENT PLAN
C210	EMERGENCY FLOOD ROUTE
C300	INITIAL EROSION CONTROL PLAN
C310	TEMP EROSION CONTROL PLAN
C320	PERMANENT EROSION CONTROL PLAN
C330	EROSION CONTROL SPECS
C332	EROSION CONTROL DETAILS
C333	EROSION CONTROL DETAILS
C334	EROSION CONTROL DETAILS
C400	STREET PLAN AND PROFILES
C410	ENTRANCE PLAN
C412	PAVEMENT PARKING PLAN
C413	MOT PLAN
C420	SIGNAGE PLAN
C500	SANITARY PLAN AND PROFILES
C600	STORM PLAN AND PROFILES
C610	SUB SURFACE DRAIN PLAN
C700	WATER PLAN
C703	CITIZENS WATER DETAILS
C800	CONSTRUCTION DETAILS
L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS
1 - 10	MCCORDSVILLE CITY DETAILS

Hydrologic Soil Group—Hancock County, Indiana

Hampton Walk Section 4B

Hydrologic Soil Group

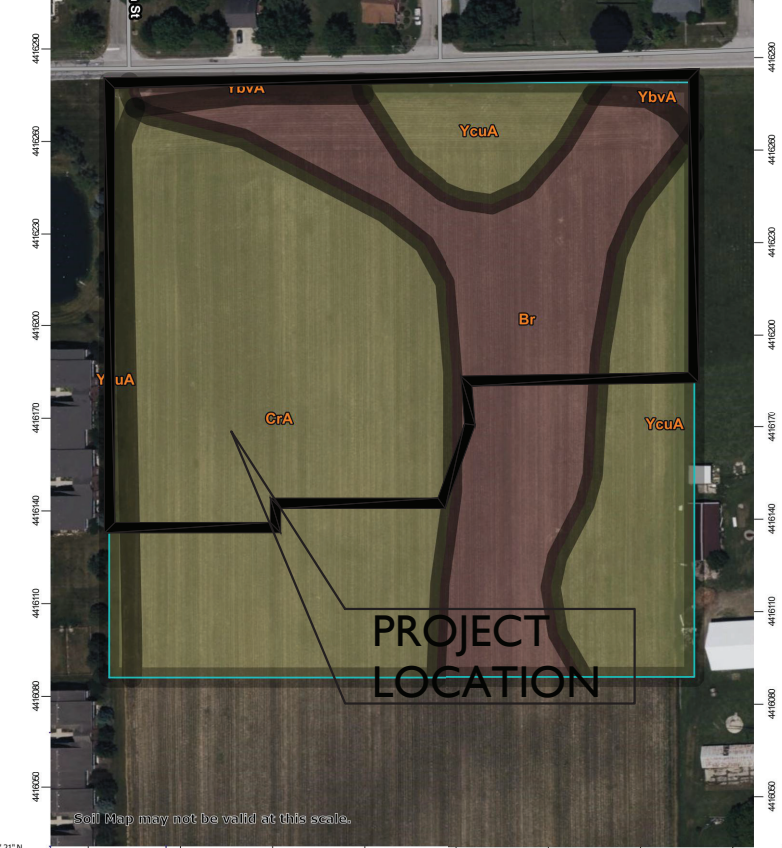
Map unit symbol	Map unit name	Rating	Area in ACSI	Percent of ACSI
B	Brookston silt clay fine, 0 to 2 percent slope	BD	2.6	28.3%
GA	Croftly all loam, fine Cobbles 10 to 20, 1 to 2 percent slope	CD	4.3	46.6%
YUA	Brookston silt clay fine, 0 to 2 percent slope	BD	0.2	1.7%
YUA	Croftly all loam, fine Cobbles 10 to 20, 1 to 2 percent slope	CD	2.1	22.4%
Totals for Area of Interest			9.1	100.0%

Natural Resources Conservation Service Web Soil Survey National Cooperative Soil Survey

5/12/2023 Page 1 of 4

Hydrologic Soil Group—Hancock County, Indiana

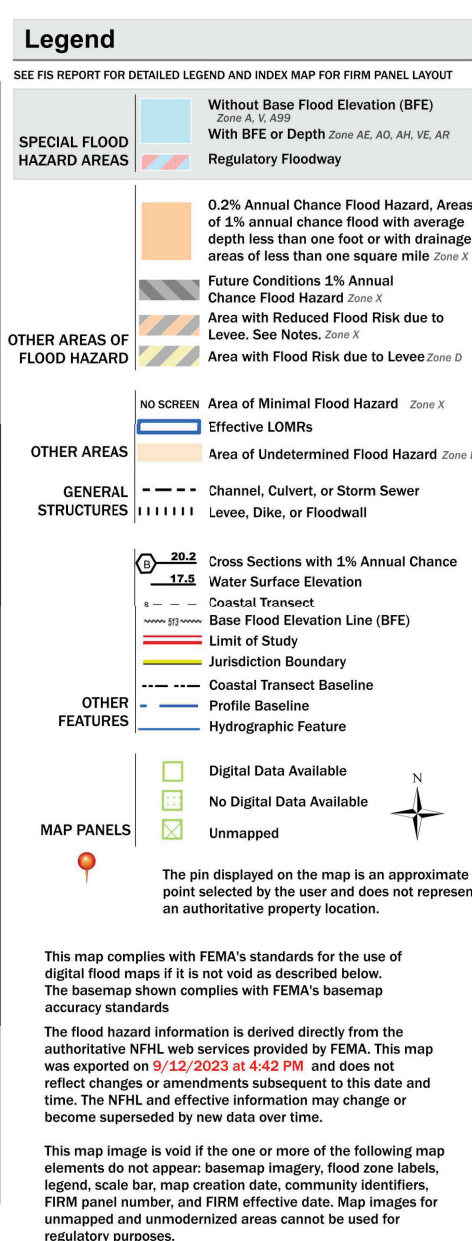
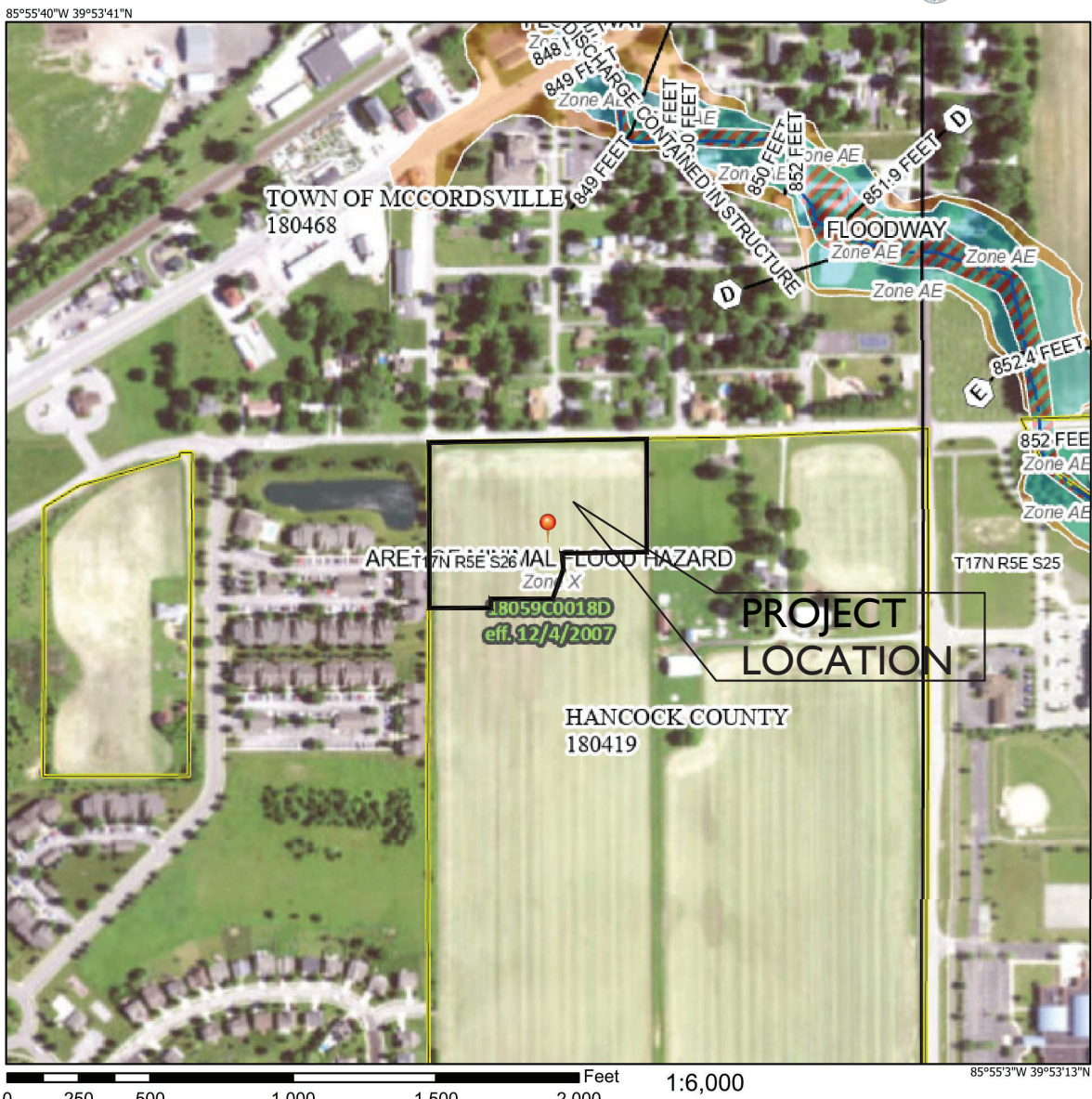
Hampton Walk Section 4B



Natural Resources Conservation Service Web Soil Survey National Cooperative Soil Survey

5/12/2023 Page 1 of 4

## National Flood Hazard Layer FIRMette



Kimley»Horn

SCALE: AS NOTED  
DESIGNED BY: JSM  
DRAWN BY: GPB  
CHECKED BY: JSM

WILLIAM A. BUTZ, JR.  
REGISTERED  
No. PE10606045  
STATE OF INDIANA  
PROFESSIONAL ENGINEER  
10/25/2023

GRAND COMMUNITIES, LLC

COVER SHEET

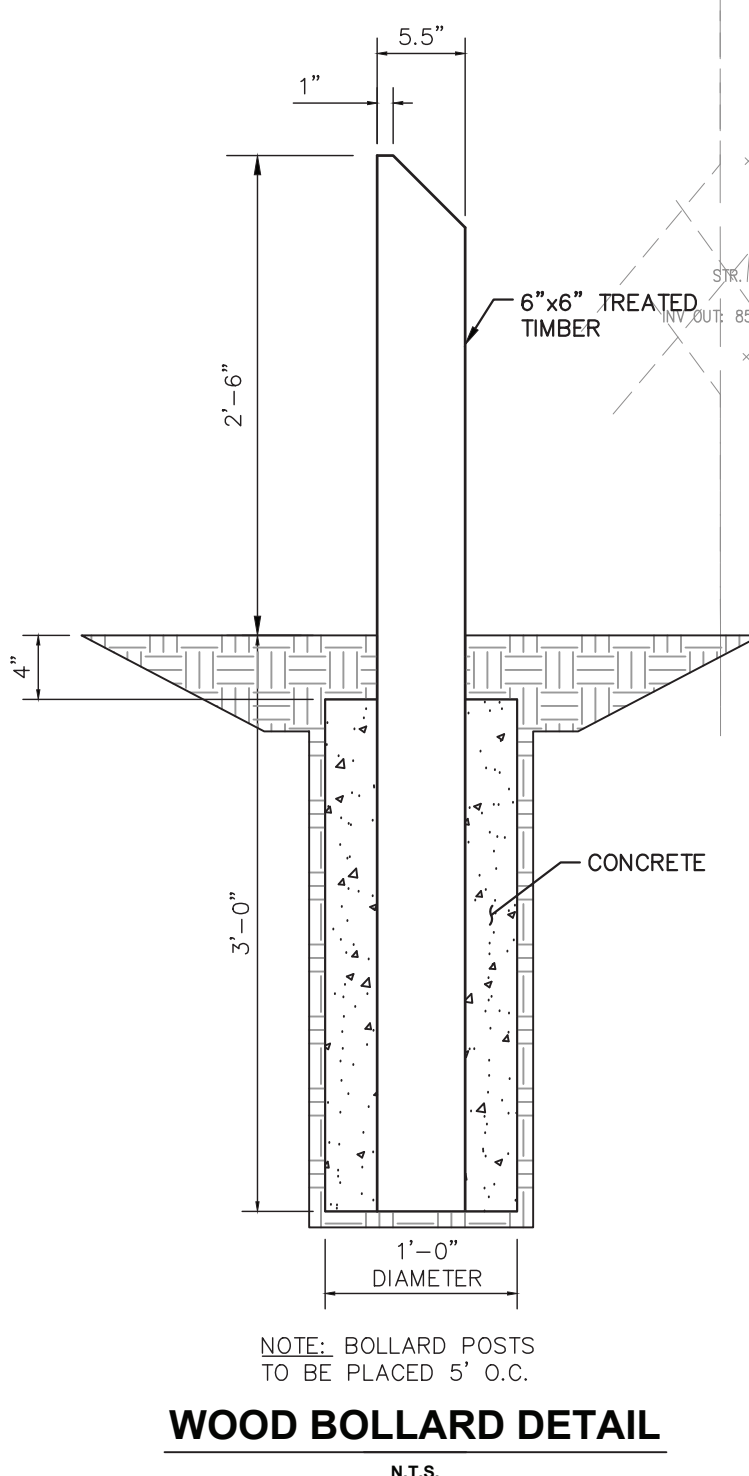
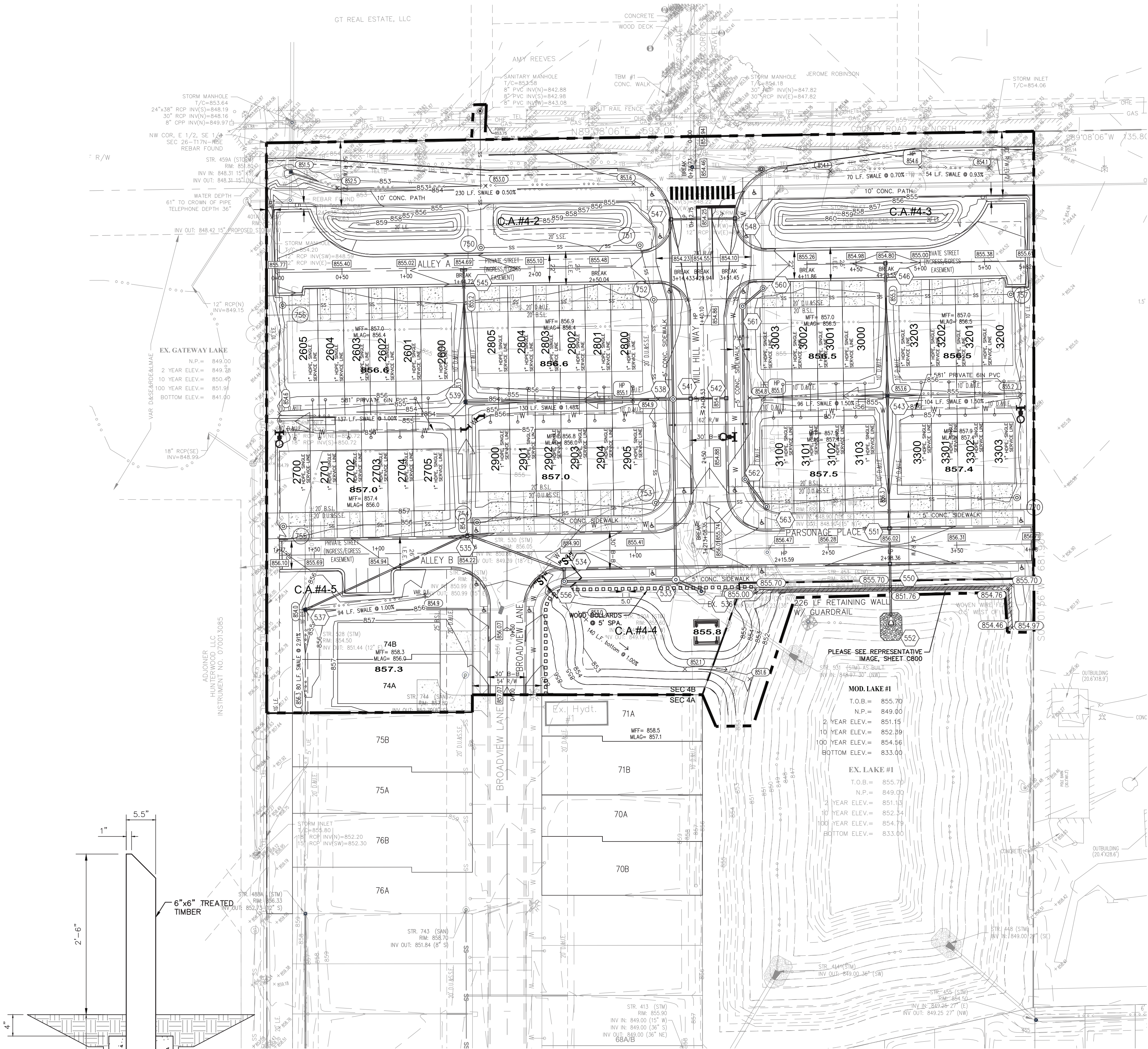
HAMPTON WALK  
SECTION 4B

ORIGINAL ISSUE:  
10/04/2024  
KHA PROJECT NO.  
170227003  
SHEET NUMBER

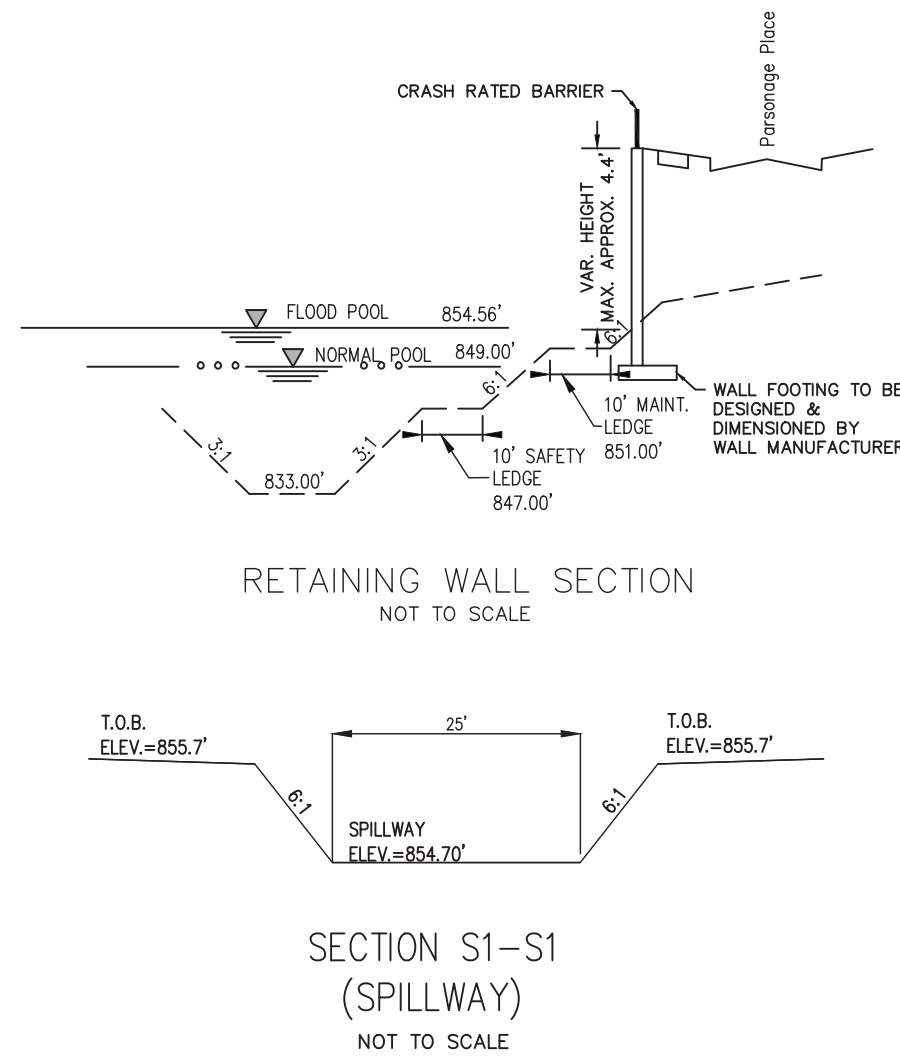
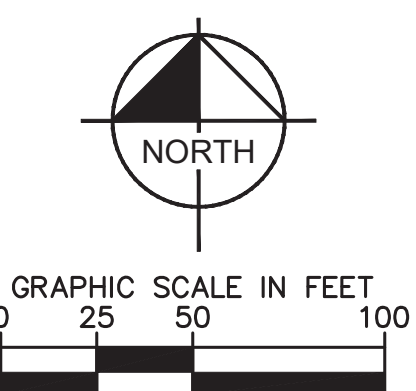
C100



Drawing name: K:\IND\_LDEV\170227003\_Hampton\_Mok\_Sec4B\_McCorville\_IN\1\_Design\CADD\PlanSheets\SITE DEVELOPMENT PLAN.dwg C200 Feb 13, 2025 3:55pm by JoeyGee  
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WOOD BOLLARD DETAIL  
N.T.S.



STORM SEWER STRUCTURE DATA TABLE				
STR.NO.	STR. TYPE / CASTING TYPE	T.O.C.	INCOMING PIPE DATA	OUTGOING PIPE DATA
EX. 536	EX. MH - EXIST		24" R.C.P. (NW) INV.=849.23	
533	TYPE "J" MH - NEENAH R-1772	855.93	18" R.C.P. (N) INV.=849.28 18" R.C.P. (W) INV.=849.38	24" R.C.P. (SE) INV.=849.28
534	TYPE "C" MH - NEENAH R-3501-TR**	854.87	15" R.C.P. (W) INV.=849.78	18" R.C.P. (S) INV.=849.68
535	TYPE "A" INLET - NEENAH R-3501-TR	854.27	12" R.C.P. (SW) INV.=850.10	15" R.C.P. (E) INV.=850.00
537	TYPE "A" INLET - NEENAH R-2560-E2	854.00		12" R.C.P. (NE) INV.=850.80
538	TYPE "C" MH - NEENAH R-1772	854.80	15" R.C.P. (N) INV.=849.68 18" R.C.P. (W) INV.=849.58 12" R.C.P. (E) INV.=849.75	18" R.C.P. (S) INV.=849.58
539	TYPE "A" INLET - NEENAH R-2560-E2	853.13	12" R.C.P. (N) INV.=849.90	18" R.C.P. (E) INV.=849.90
541	TYPE "A" INLET - NEENAH R-3501-TR**	854.55	12" R.C.P. (E) INV.=850.45	12" R.C.P. (W) INV.=850.35
542	TYPE "A" INLET - NEENAH R-3501-TR	854.55		12" R.C.P. (W) INV.=850.55
543	TYPE "A" INLET - NEENAH R-2560-E2	853.62	12" R.C.P. (N) INV.=850.45	12" R.C.P. (S) INV.=850.35
545	DBL. TYPE "A" INLET - (2)NEENAH R-3402-E	854.69		12" R.C.P. (S) INV.=851.00
546	TYPE "A" INLET - NEENAH R-3402-E	854.81		12" R.C.P. (S) INV.=851.10
547	TYPE "A" INLET - NEENAH R-3501-TR**	854.18	12" R.C.P. (E) INV.=849.96	15" R.C.P. (S) INV.=849.96
548	TYPE "A" INLET - NEENAH R-3501-TR	853.97		12" R.C.P. (W) INV.=850.12
550	TYPE "C" MH - NEENAH R-3501-TR**	856.04	12" R.C.P. (N) INV.=849.43	15" R.C.P. (S) INV.=849.33
551	TYPE "C" MH - NEENAH R-3501-TR	856.04	12" R.C.P. (N) INV.=849.83	12" R.C.P. (S) INV.=849.73
552	FLARED END SECTION (FES)		15" R.C.P. (N) INV.=849.00	
556	TYPE "C" MH - NEENAH R-1772	855.04	18" R.C.P. (N) INV.=849.59	18" R.C.P. (E) INV.=849.59
560	TYPE "C" MH - NEENAH R-1772	855.50	15" R.C.P. (SW) INV.=848.43	15" R.C.P. (N) INV.=848.43
561	TYPE "C" MH - NEENAH R-1772	855.09	15" R.C.P. (S) INV.=848.48	15" R.C.P. (NE) INV.=848.48
562	TYPE "C" MH - NEENAH R-1772	855.42	15" R.C.P. (SE) INV.=848.76	15" R.C.P. (N) INV.=848.76
563	TYPE "C" MH - NEENAH R-1772	856.88	15" R.C.P. (S) INV.=848.82	15" R.C.P. (NW) INV.=848.82

\*\* STRUCTURES DESIGNATED TO HAVE A 2' SUMP

SANITARY SEWER STRUCTURE DATA TABLE				
STR.NO.	STR. TYPE / CASTING TYPE	T.O.C.	INCOMING PIPE DATA	OUTGOING PIPE DATA
EX	EX. MH		8" PVC (S) INV.=843.08	
750	48" SAN MH / EJ 1022-2	855.70	8" PVC (E) INV.=844.34	8 PVC (N) INV.=844.14
751	48" SAN MH / EJ 1022-2	855.80	8" PVC (S) INV.=845.10	8 PVC (W) INV.=844.90
752	48" SAN MH / EJ 1022-2	856.00	8" PVC (E) INV.=845.50 8" PVC (W) INV.=845.50 8" PVC (S) INV.=845.40	8 PVC (N) INV.=845.30
753	48" SAN MH / EJ 1022-2	856.40	8" PVC (W) INV.=846.30 8" PVC (E) INV.=846.30	8 PVC (N) INV.=846.11
754	48" SAN MH / EJ 1022-2	855.30	8" PVC (W) INV.=847.03	8 PVC (E) INV.=846.93
755	48" SAN MH / EJ 1022-2	856.70		8 PVC (E) INV.=847.71
756	48" SAN MH / EJ 1022-2	856.30		8 PVC (E) INV.=848.38
757	48" SAN MH / EJ 1022-2	856.70		8 PVC (W) INV.=848.27
770	48" SAN MH / EJ 1022-2	856.80		8 PVC (W) INV.=847.57

- ### NOTES
- 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 8" WIDE YELLOW REFLECTIVE 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.

### BENCHMARKS

ORIGINATING BENCHMARK:  
BRASS DISK SET IN NORTHWEST WINGWALL OF A 32 FOOT CONCRETE BRIDGE OVER THE STANBURY AND SCHULTZ REGULATED DRAIN. MONUMENT IS LEVEL WITH THE ROAD SURFACE. IT IS LOCATED .2 MILES SOUTH OF STATE ROAD 87, 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

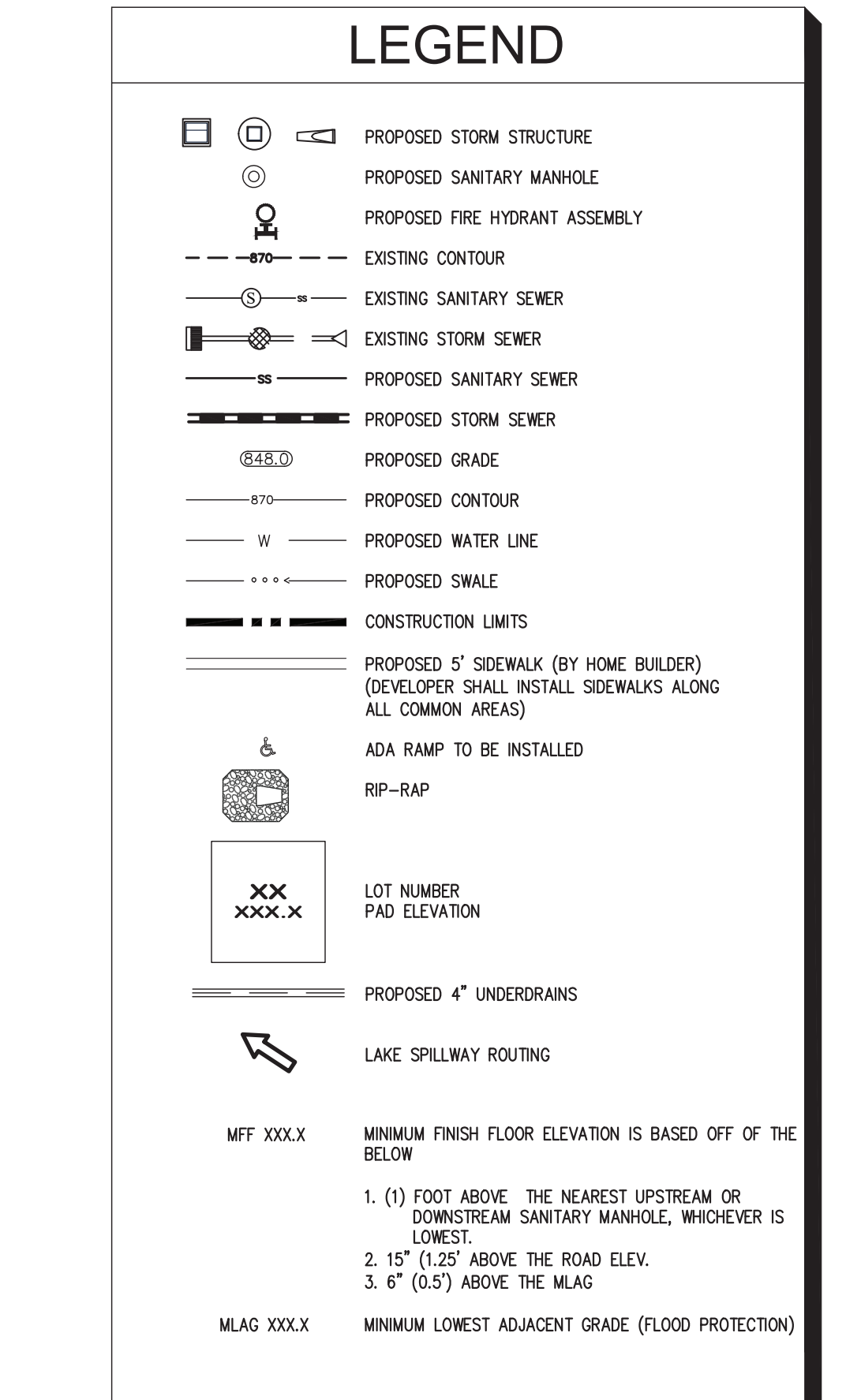
TBM #4 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 1595' SOUTH OF INTERSECTION OF 600W & 750N  
ELEVATION=860.32

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.

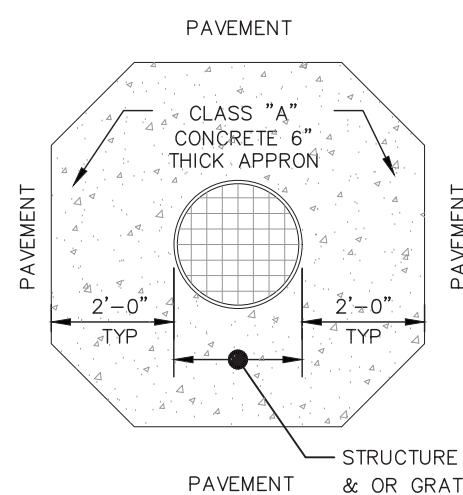
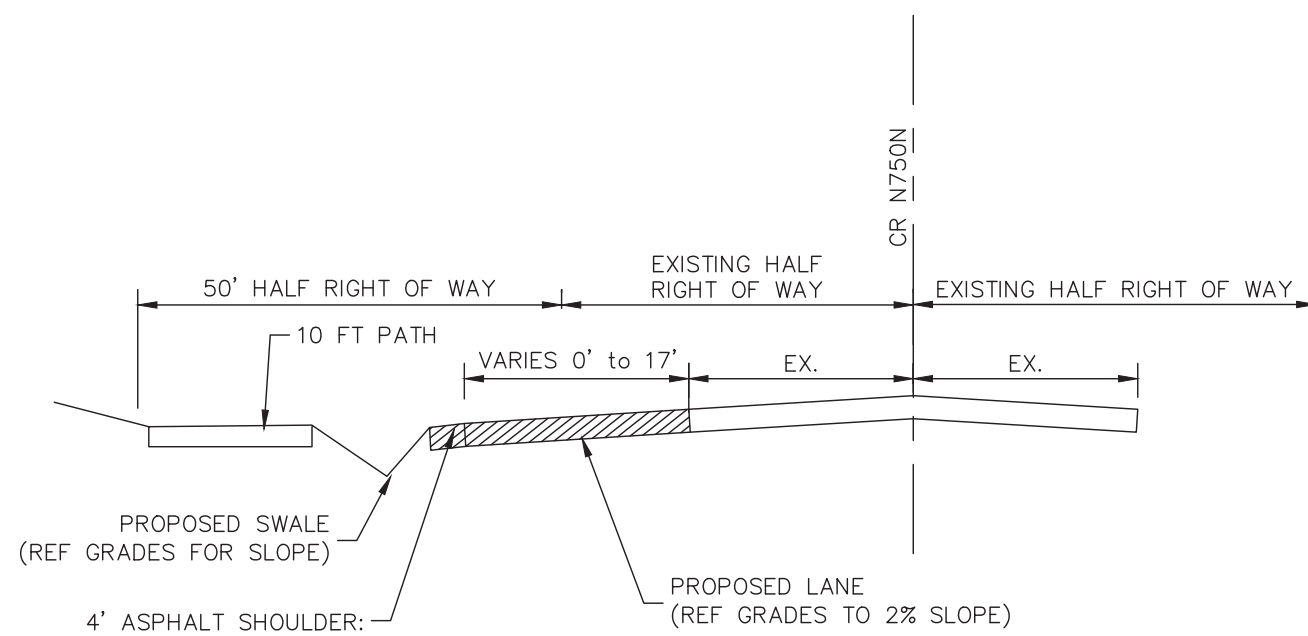
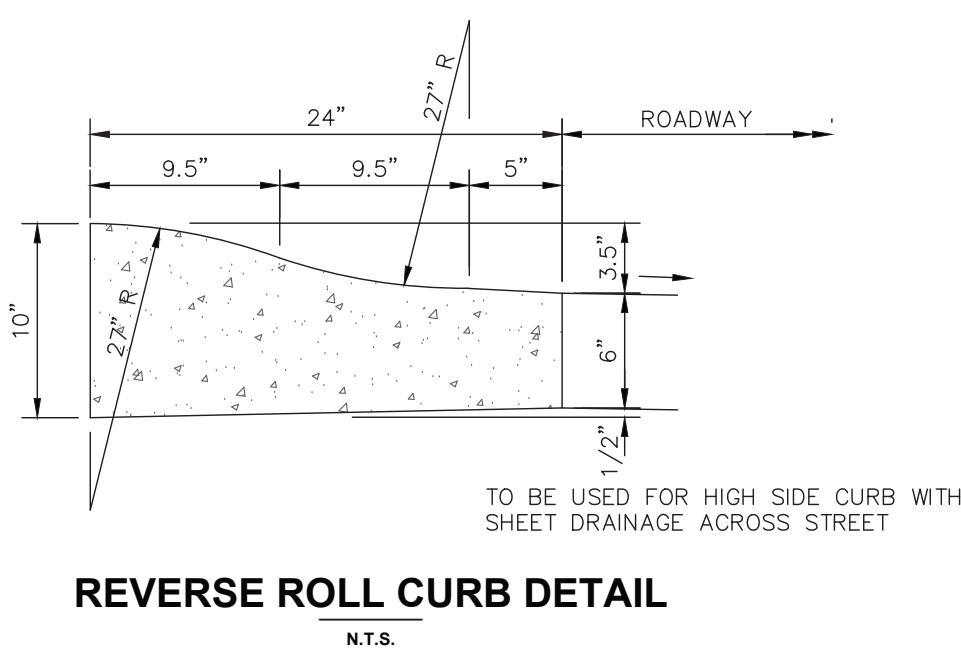
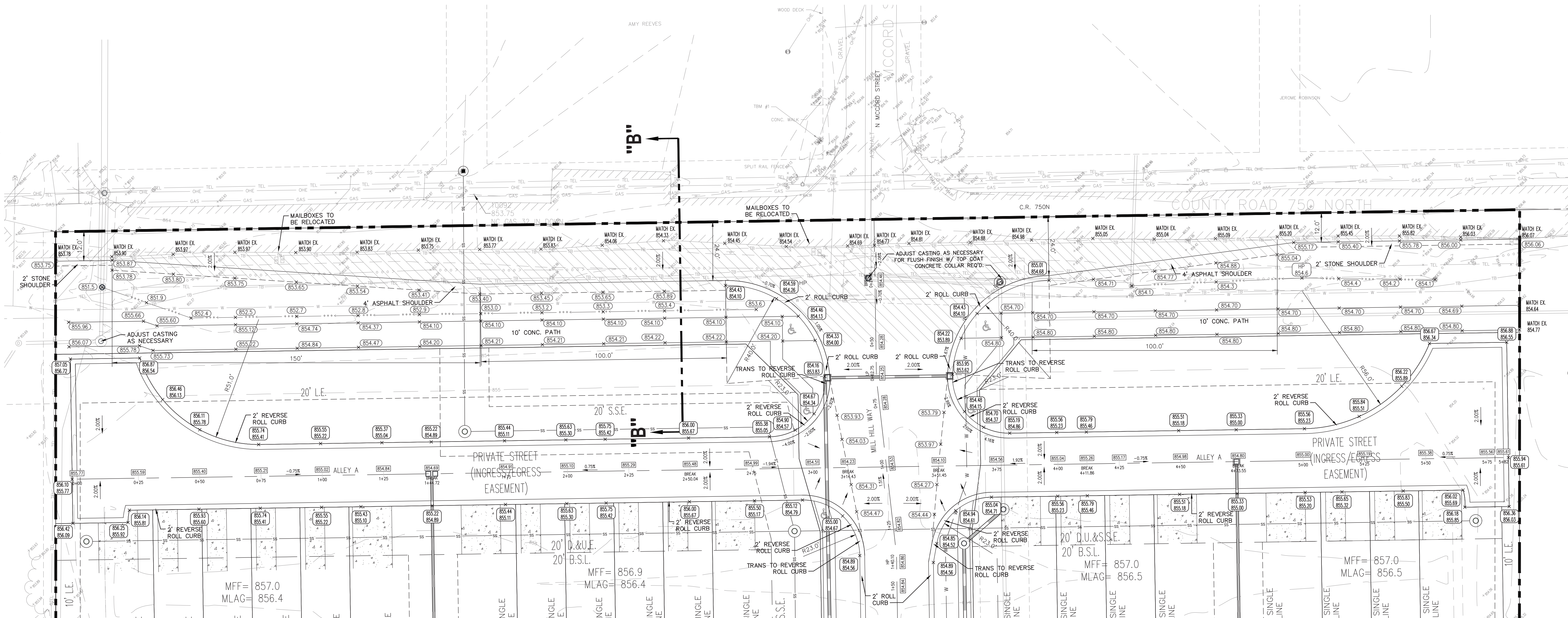


Indiana Utilities Protection Service  
**Call 811**  
before you dig

SCALE: AS NOTED	DESIGNED BY: JSM	DRAWN BY: GPB	CHECKED BY: JSM	DATE: 10/25/2023
KIMLEY-HORN & ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4123 FAX: 317-912-4123 WWW.KIMLEY-HORN.COM				
GRAND COMMUNITIES, LLC				
SITE DEVELOPMENT PLAN				
HAMPTON WALK SECTION 4B				
ORIGINAL ISSUE: 10/04/2024 KHA PROJECT NO. 170227003 SHEET NUMBER C200				
REVISIONS PER TAC COMMENTS 2/14/25 JRG 1/6/25 GWS 11/25/24 GWS DATE BY				



Drawing name: K:\IND\_LEV\170227003\_Hampton\_Walk\_Sect4B\_McCordsville\_IN\1\_Design\CADD\PlanSheets\ENTRANCE PLAN.dwg C410 ENTRANCE PLAN Feb 13, 2025 4:12pm by: Joy.Gee  
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## GENERAL NOTES

REF. TOWN OF MCCORDSVILLE STANDARD DETAIL ON SHEET 2  
MAJOR COLLECTOR CROSS SECTION WITHIN THE RIGHT-OF-WAY  
(C.R. 750N)

ENTRANCE ASPHALT SECTION (WITHIN C.R. 750N R.O.W.) IS AS FOLLOWS:

### COLLECTOR ROAD

- d = 18"
- 1.5" HMA, TYPE B, 9.5 MM SURFACE
  - 2.5" HMA, TYPE B, 19.0 MM INTERMEDIATE
  - 6" HMA, TYPE B, 25.0 MM BASE
  - 4" COMPACTED AGGREGATE BASE #3  
4" COMPACTED AGGREGATE BASE #2

### PAVEMENT CONSTRUCTION

REF. SHEET C101 FOR ADDITIONAL CONTRACTOR SPECS.



GRAPHIC SCALE IN FEET  
0 10 20 40

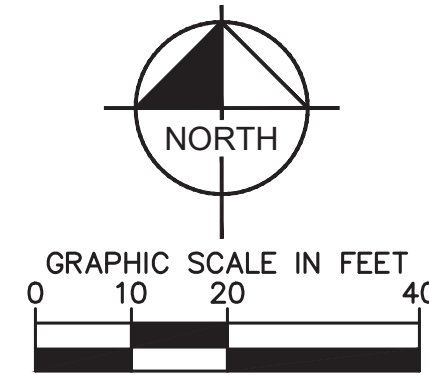
Indiana Utilities Protection Service

**Call 811**  
before you dig

SCALE: AS NOTED	DESIGNED BY: JSM	DRAWN BY: GPB	CHECKED BY: JSM	NO.	DATE
Kimley»Horn	© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4123 EMAIL: john.mohr@kimley-horn.com WWW.KIMLEY-HORN.COM	REVISIONS PER TAC COMMENTS 2/14/25 JRG	REVISIONS PER TAC COMMENTS 1/6/25 GWS	1	11/25/24
WILLIAM A. BUTZ, JR. No. PE1060045 STATE OF INDIANA PROFESSIONAL ENGINEER	10/25/2023	GRAND COMMUNITIES, LLC	ENTRANCE PLAN SECTION 4B	ORIGINAL ISSUE: 10/04/2024 KHA PROJECT NO. 170227003 SHEET NUMBER C410	



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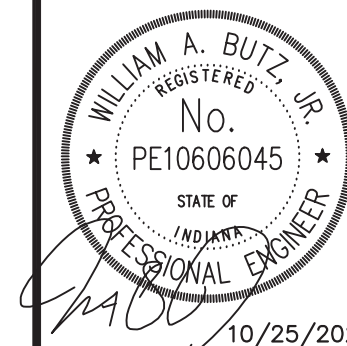
**Call 811**   
before you dig

C411

HAMPTON WALK  
SECTION 4B

## INTERSECTION DETAILS

GRAND  
COMMUNITIES,  
LLC



SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: GPB

CHECKED BY: JSM

**Kimley»»Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
500 EAST 96TH STREET, SUITE 300,  
INDIANAPOLIS, IN 46240  
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PHONE: 317-912-4123  
EMAIL: John.McWhorter@kimley-horn.com  
WWW.KIMLEY-HORN.COM

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REVISIONS PER TAC COMMENTS

REVISIONS PER TAC COMMENTS

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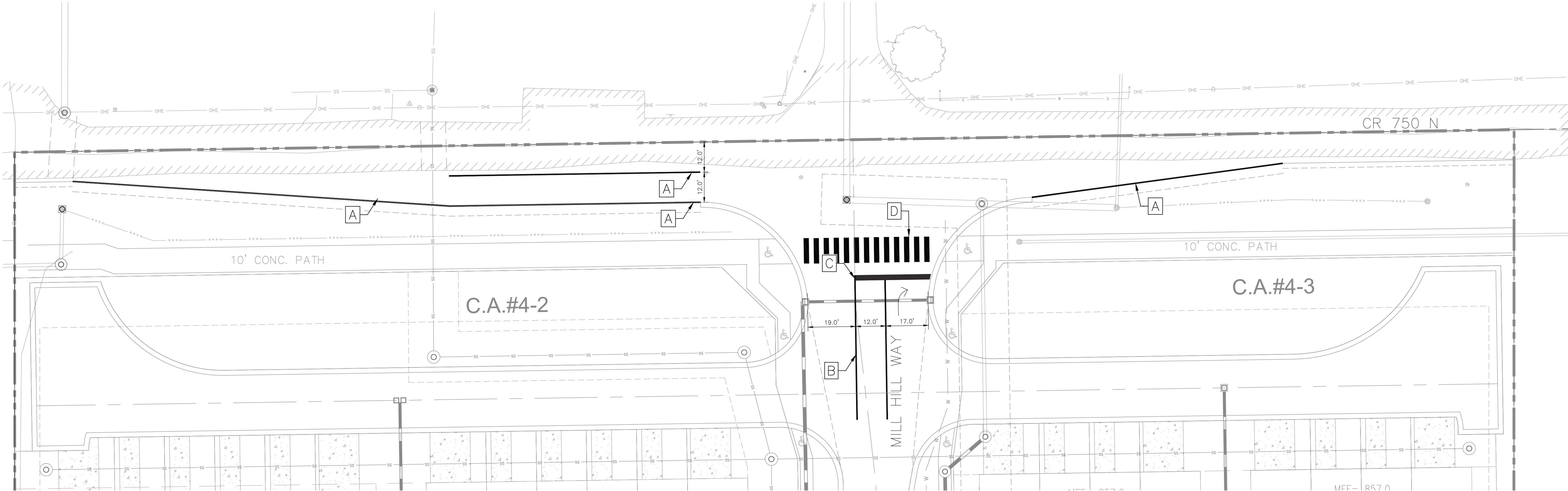
REVISIONS

REVISIONS



Drawing name: K:\IND\_LDEV\170227003\_Hampton\_Walk\_Sec4B\_McCordville\_IN\1\_Design\CADD\PlanSheets\PAVEMENT MARKING PLAN.dwg C412 Feb 13, 2025 4:14pm by Joey Gee

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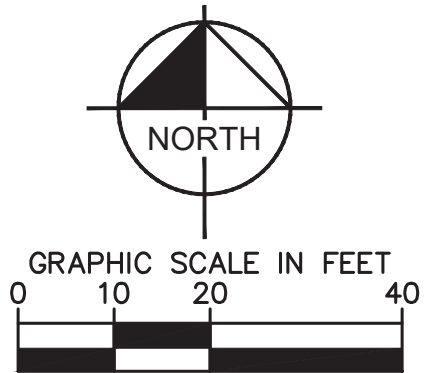


- NOTES
1. MILL EXISTING MARKINGS AS NECESSARY THAT ARE IN CONFLICT WITH PROPOSED MARKINGS

2. AN 8" WIDE YELLOW THERMOPLASTIC STRIPING SHALL BE PLACED ON TOP OF CURB ADJACENT TO ANY FIRE HYDRANT ON AN INTERNAL STREET -- EXTENDING 10' OUT FROM ANY HYDRANT IN EITHER DIRECTION.


LEGEND

A	4" WHITE THERMOPLASTIC SINGLE WHITE EDGE LINE
B	4" YELLOW, THERMOPLASTIC, DOUBLE LINE
C	24" WIDE THERMOPLASTIC STOP BAR
D	24" WIDE WHITE THERMOPLASTIC CROSS WALK STRIPING
	THERMOPLASTIC LANE INDICATION ARROW



Indiana Utilities Protection Service



HAMPTON WALK SECTION 4B		PAVEMENT PARKING PLAN		GRAND COMMUNITIES, LLC		 10/25/2023		SCALE: AS NOTED		Kimley»Horn <small>500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4123 WWW.KIMLEY-HORN.COM</small>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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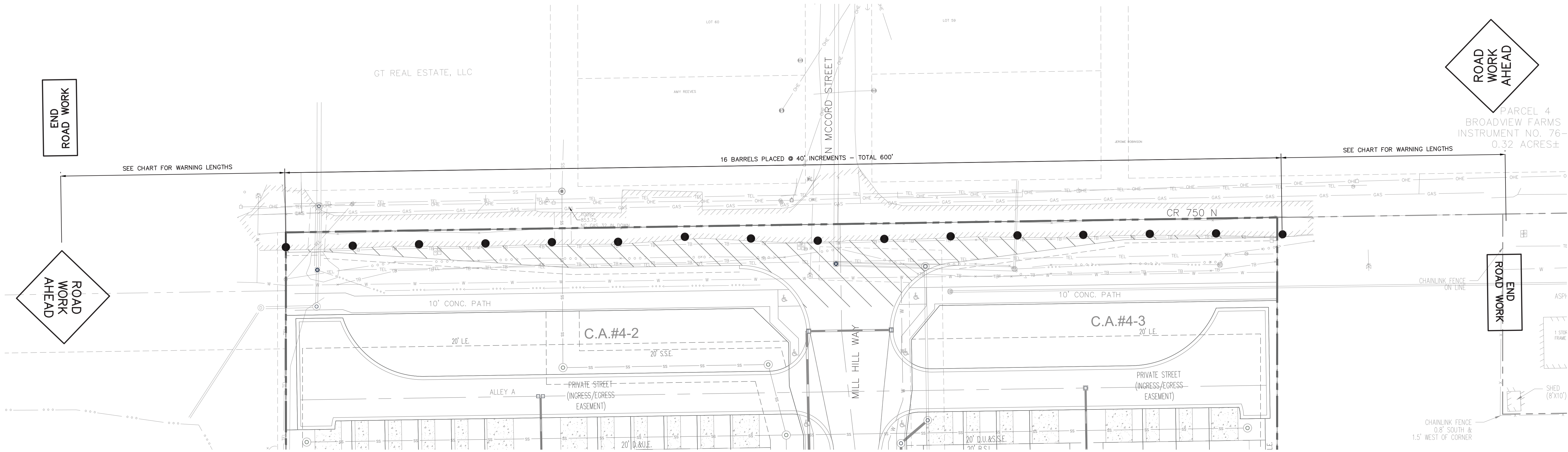
GRAND COMMUNITIES, LLC

PAVEMENT PARKING PLAN

HAMPTON WALK SECTION 4B

ORIGINAL ISSUE: 10/04/2024  
KHA PROJECT NO. 170227003  
SHEET NUMBER C412





END  
ROAD  
WORK

ROAD  
WORK  
AHEAD

ROAD  
WORK  
AHEAD

PARCEL 4  
BROADVIEW FARMS  
INSTRUMENT NO. 76-  
0.32 ACRES±

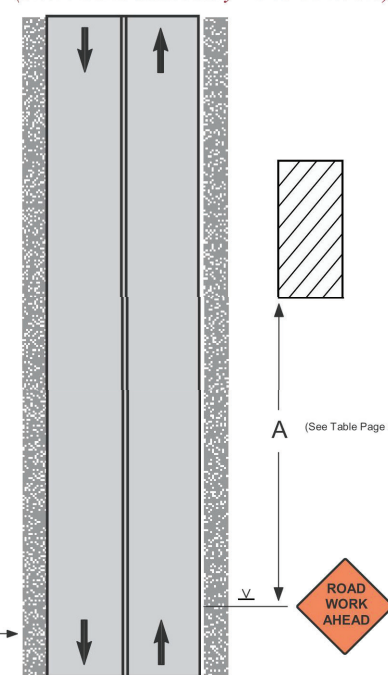
SEE CHART FOR WARNING LENGTHS

16 BARRELS PLACED @ 40' INCREMENTS - TOTAL 600'

SEE CHART FOR WARNING LENGTHS

END  
ROAD  
WORK

Work off the Traveled Lanes  
Includes Paved Shoulder < 8ft.  
(Short Term Stationary - 1 to 12 hours)



Notes:

- Other acceptable advance warning signs are those indicating SHOULDER WORK, UTILITY WORK AHEAD, or the WORKERS sign.
- An advance warning sign should be used; if the work will be performed immediately adjacent to the shoulder, if equipment will cross or move along the roadway, or if the activity may distract motorists.
- Warning signs may be eliminated if the work space is behind a barrier, more than 2 ft. behind a curb, or 15 ft. or more from the edge of any traveled lane.
- For work beyond the shoulder, all warning signs and channelizing devices are optional if a vehicle with activated warning lights is used.

21

Spacing of Advance Warning Signs

Table I: Sign Spacing (feet)

	25-30 mph	36-44 mph	45-55 mph	Multilane Divided 50 mph or higher	Expressway/ Freeway
A	100	350	500	1000	1000
B	100	350	500	1600	1600
C	100	350	500	2600	2600

Distances shown are approximate. Sign spacing should be adjusted for curves, hills, intersections, driveways, etc., to improve sign visibility.

**Warning Signs** - Construction, maintenance, traffic and utility warning signs are used extensively in street and highway work zones. These signs are normally diamond shaped, having a black symbol or message on an orange background. As a general rule, these signs are located on the right-hand side of the street or highway. Normally, the first advance warning sign used is the Added Penalty Sign (see pages 3 and 4.) Next is the ROAD WORK AHEAD sign. The UTILITY WORK AHEAD or WORKERS sign may be substituted where appropriate. Where signs are used to indicate the end of the work zone, the END ROAD WORK or END UTILITY WORK sign may be used as appropriate.

**Size** - The standard size for advance warning signs in work zones is generally 48 inches by 48 inches. Where speeds and volumes are moderately low, a minimum size of 36 inches by 36 inches may be used (see Part VI of the MUTCD for specific sign sizes). Sign sizes in contract plans or other agency documents may exceed MUTCD minimum requirements and shall be followed.

**Mounting** - Standards for height and lateral clearance of roadside signs are included in Part VI of the MUTCD. Temporary post-mounted signs should be mounted at a height of at least 7 feet, measured from the bottom of the sign. Signs mounted on Type III barricades which close any part of a road or lane should not cover more than 50 percent of the top two rails or 33 percent of the total area of the three rails. Signs mounted on other portable supports or barricades used solely as a sign support may be at lower heights, but the bottom of the sign shall be not less than one foot above the traveled way.

2

## MOT NOTES

ALL TRAFFIC MAINTENANCE MUST BE IN COMPLIANCE WITH THE INDIANA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND THE INDOT WORK ZONE SAFETY MANUAL.



GRAPHIC SCALE IN FEET  
0 15 30 60

Indiana Utilities Protection Service

**Call 811**  
before you dig

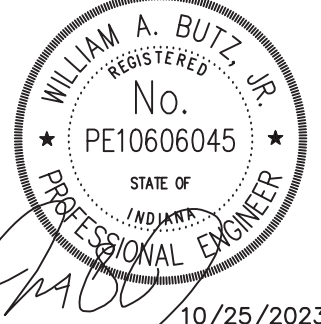
**Kinley»Horn**  
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500 EAST 96TH STREET, SUITE 300,  
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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: GPB

CHECKED BY: JSM



10/25/2023

**GRAND  
COMMUNITIES,  
LLC**

**MOT PLAN**

**HAMPTON WALK  
SECTION 4B**

ORIGINAL ISSUE:

10/04/2024

KHA PROJECT NO.

170227003

SHEET NUMBER

**C413**

REVISIONS PER TAC COMMENTS

2/14/25

JRG

REVISIONS PER TAC COMMENTS

1/6/25

GWS

REVISIONS PER TAC COMMENTS

11/25/24

GWS

REVISIONS

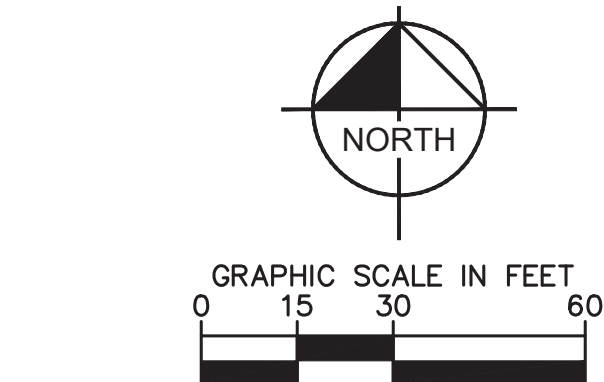
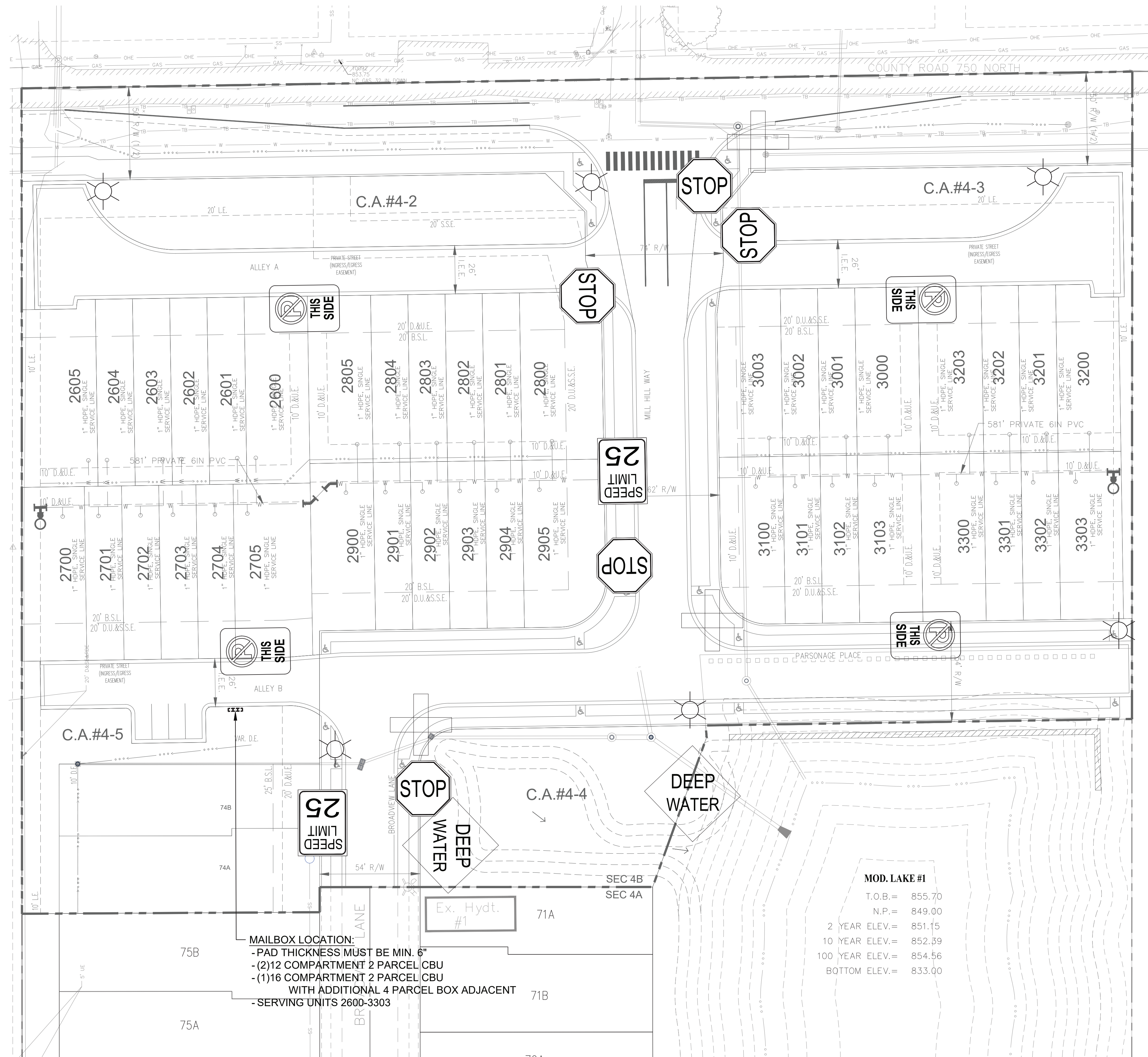
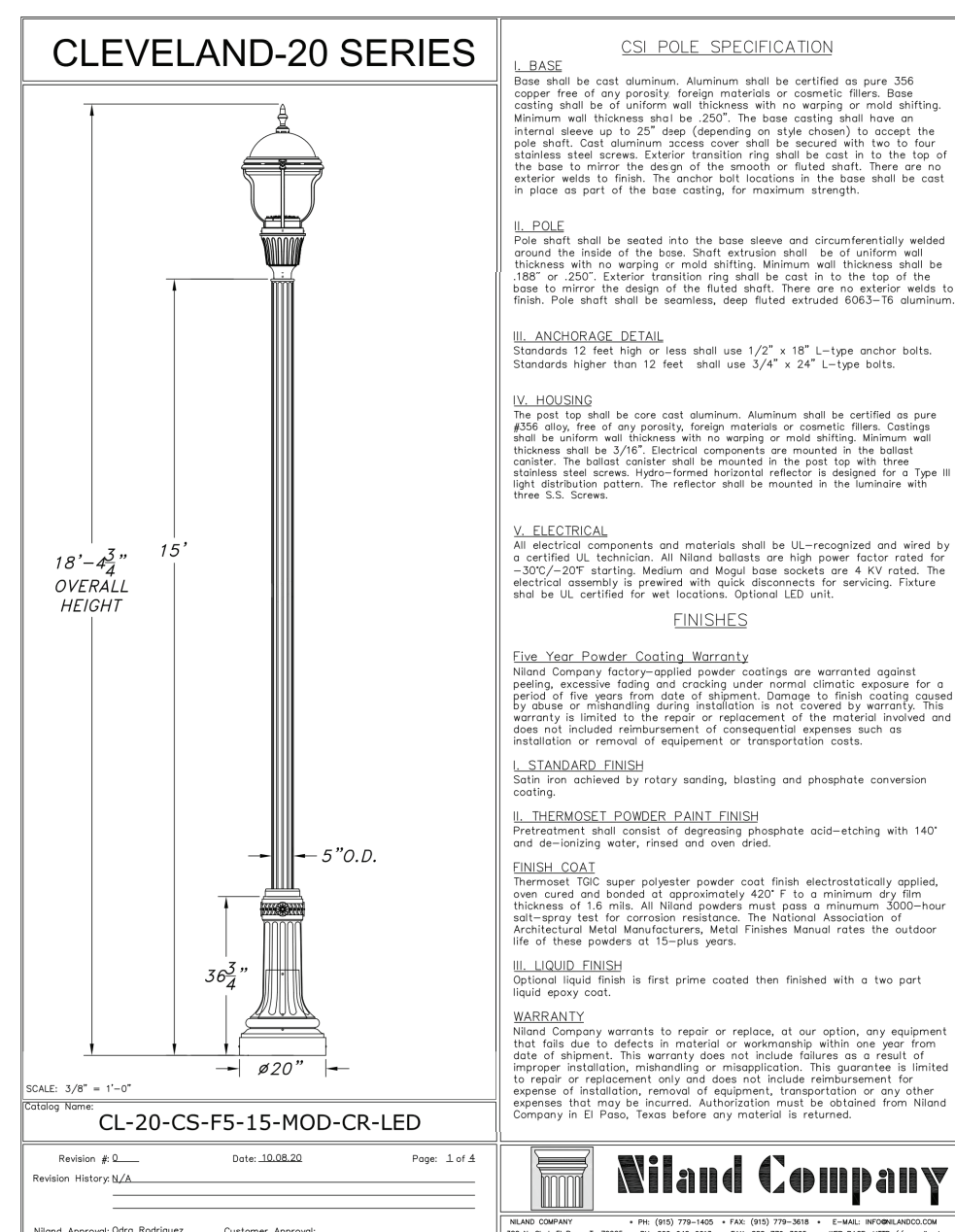
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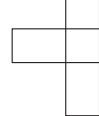

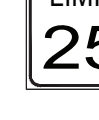

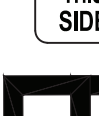


No.

DATE

BY





	ROAD NAME SIGN	3
	STOP SIGN	5
	SPEED LIMIT SIGN	2
	LIGHTING	6
	NO PARKING THIS SIDE	4
	CLUSTER MAILBOX (SEE DETAILS ON SHEET C800)	SEE PLAN
	DEEP WATER SIGN	2

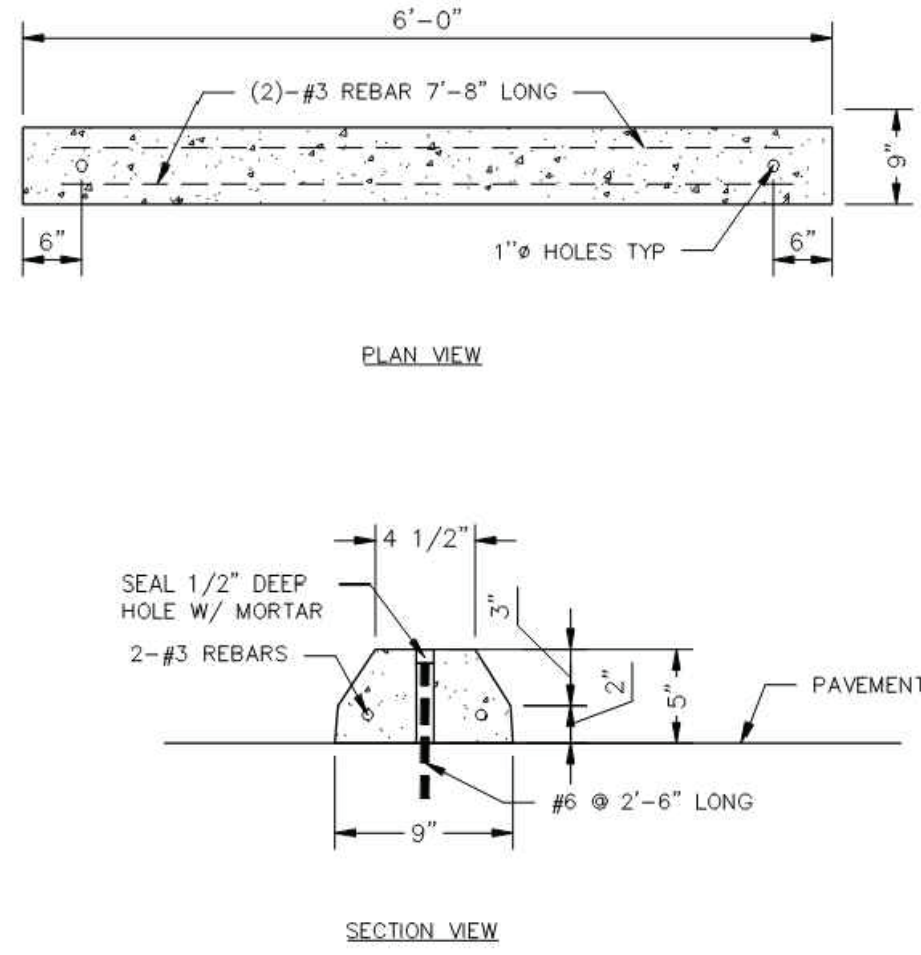
1. ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 2D: GUIDE SIGNS—CONVENTIONAL ROADS OF THE MUTCD MANUAL LATEST EDITION.
2. BLACK POWDER—COATED POSTS ARE REQUIRED FOR ALL TRAFFIC CONTROL & STREET SIGNAGE.



C420	SHEET NUMBER	KHA PROJECT NO. 170227003	ORIGINAL ISSUE: 10/04/2024	HAMPTON WALK SECTION 4B	SIGNAGE PLAN	GRAND COMMUNITIES, LLC	 10/25/2023	<div> <p><b>Kimley»Horn</b></p> <p>© 2023 KIMLEY-HORN AND ASSOCIATES, INC.</p> <p>500 EAST 86TH STREET, SUITE 300,</p> <p>CHICAGO, IL 60619-4000</p> <p>CONTACT: JOHN NEWLORTER</p> <p>PHONE: 317-912-4123</p> <p>WWW.KIMLEY-HORN.COM</p> </div> <div> <p>SCALE: AS NOTED</p> <p>DESIGNED BY: JSM</p> <p>DRAWN BY: GPB</p> <p>CHECKED BY: JSM</p> </div> <div> <p>REVISIONS PER TAC COMMENTS</p> <p>REVISIONS PER TAC COMMENTS</p> <p>REVISIONS PER TAC COMMENTS</p> <p>1</p> <p>NO.</p> </div> <div> <p>DATE</p> <p>BY</p> </div>
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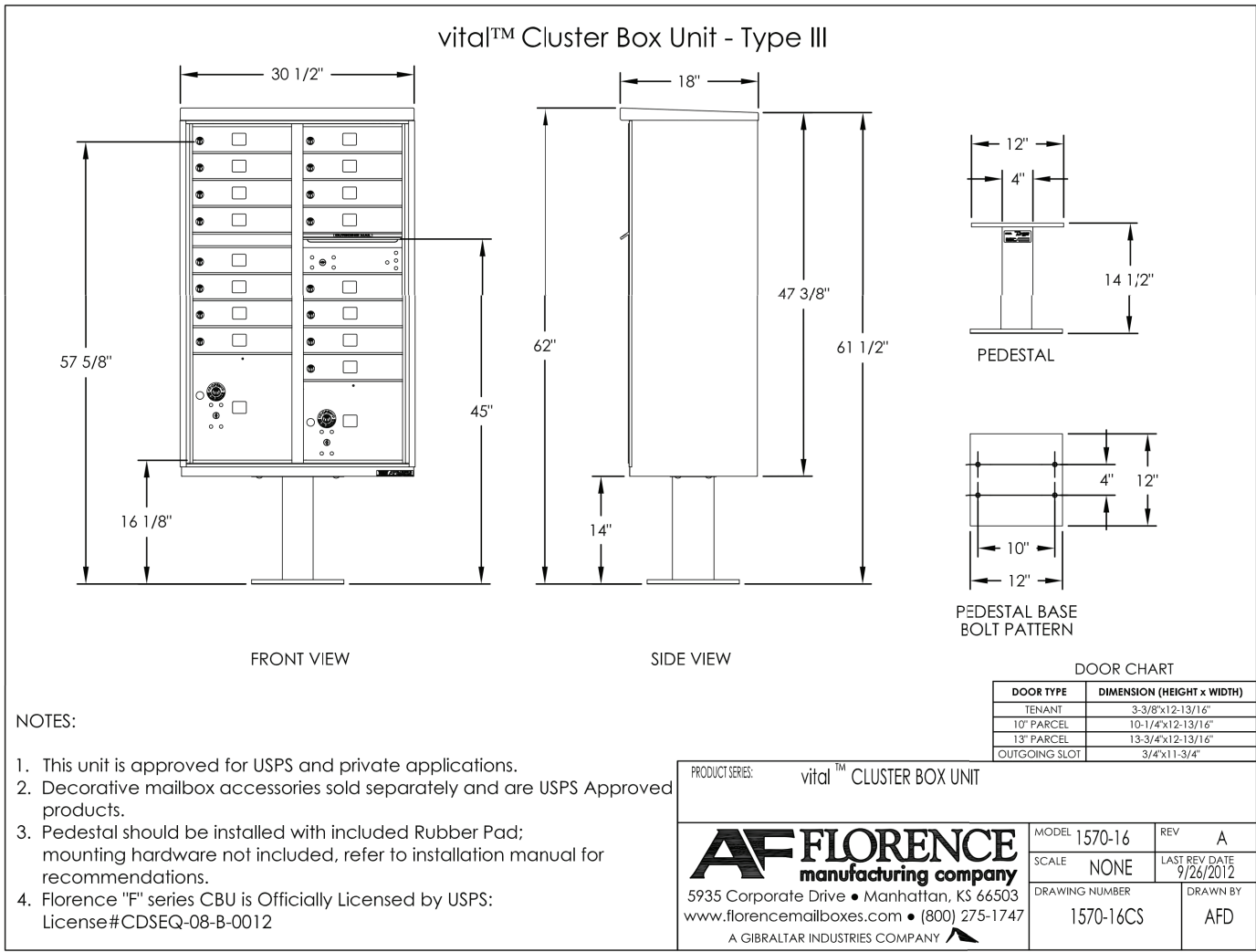
Drawing name: K:\IND\_LDEV\170227003\_Hampton\_Walk\_Sec4B\_McCordville\_IN\1\_Design\CADD\PlanSheets\CONSTRUCTION DETAILS.dwg C800 CONSTRUCTION DETAILS Feb 13, 2025 4:27pm by: Jay/Gee  
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CONCRETE PARKING BUMPER  
N.T.S.



RETAINING WALL RENDERING  
N.T.S.

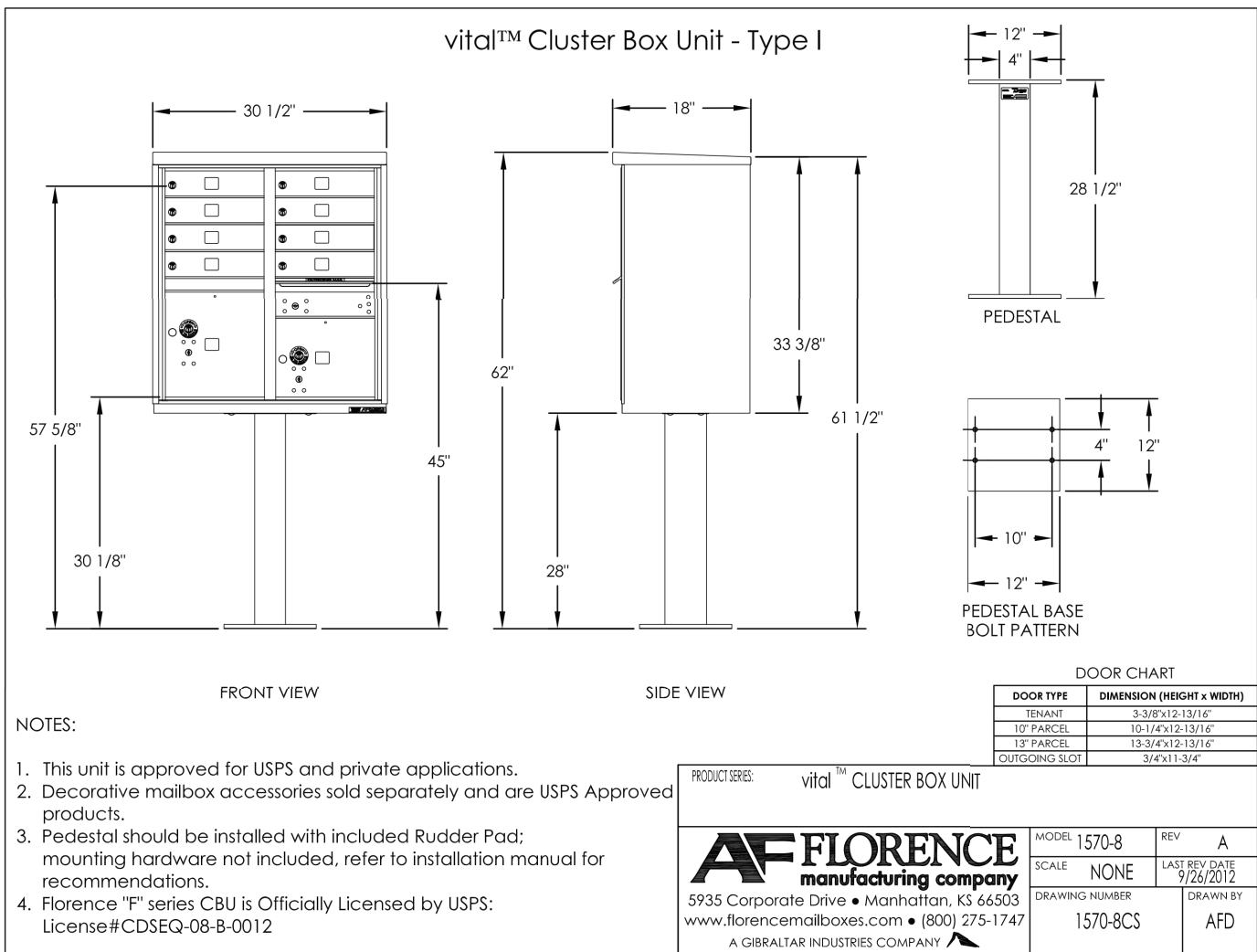


NOTES:  
1. This unit is approved for USPS and private applications.  
2. Decorative mailbox accessories sold separately and are USPS Approved products.  
3. Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.  
4. Florence "F" series CBU is Officially Licensed by USPS: License#CDSEQ-08-B-0012

PRODUCT: vital™ CLUSTER BOX UNIT

AF FLORENCE manufacturing company  
5935 Corporate Drive • Manhattan, KS 66503  
www.florencemailboxes.com • (800) 275-1747

MODEL: 1570-16 REV: A  
SCALE: NONE DATE: 9/26/2017  
DRAWING NUMBER: 1570-16CS DRAWN BY: AFD



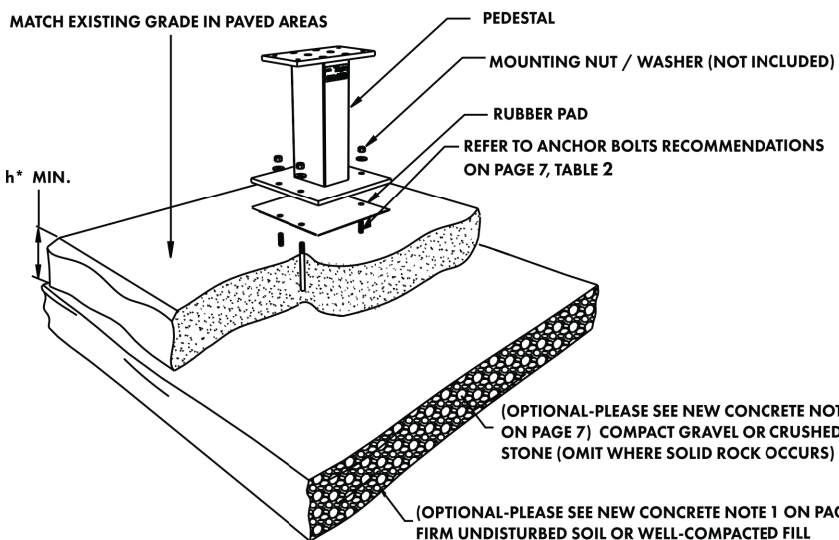
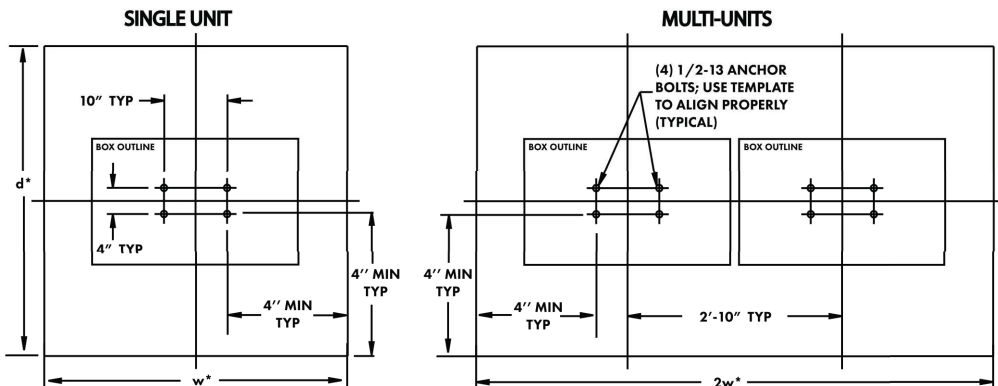
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PRODUCT: vital™ CLUSTER BOX UNIT

AF FLORENCE manufacturing company  
5935 Corporate Drive • Manhattan, KS 66503  
www.florencemailboxes.com • (800) 275-1747

MODEL: 1570-8 REV: A  
SCALE: NONE DATE: 9/26/2017  
DRAWING NUMBER: 1570-8CS DRAWN BY: AFD

### CONCRETE FOUNDATION PREPARATION vital™ cluster box unit - 1570 "F" Series



\*Pad recommendations for "h/d/w" outlined on page 7, Table 1

Page 6 of 16

91194 Rev G

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AF FLORENCE manufacturing company

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91194 Rev G

Page 7 of 16

### CONCRETE FOUNDATION PREPARATION vital™ cluster box unit - 1570 "F" Series

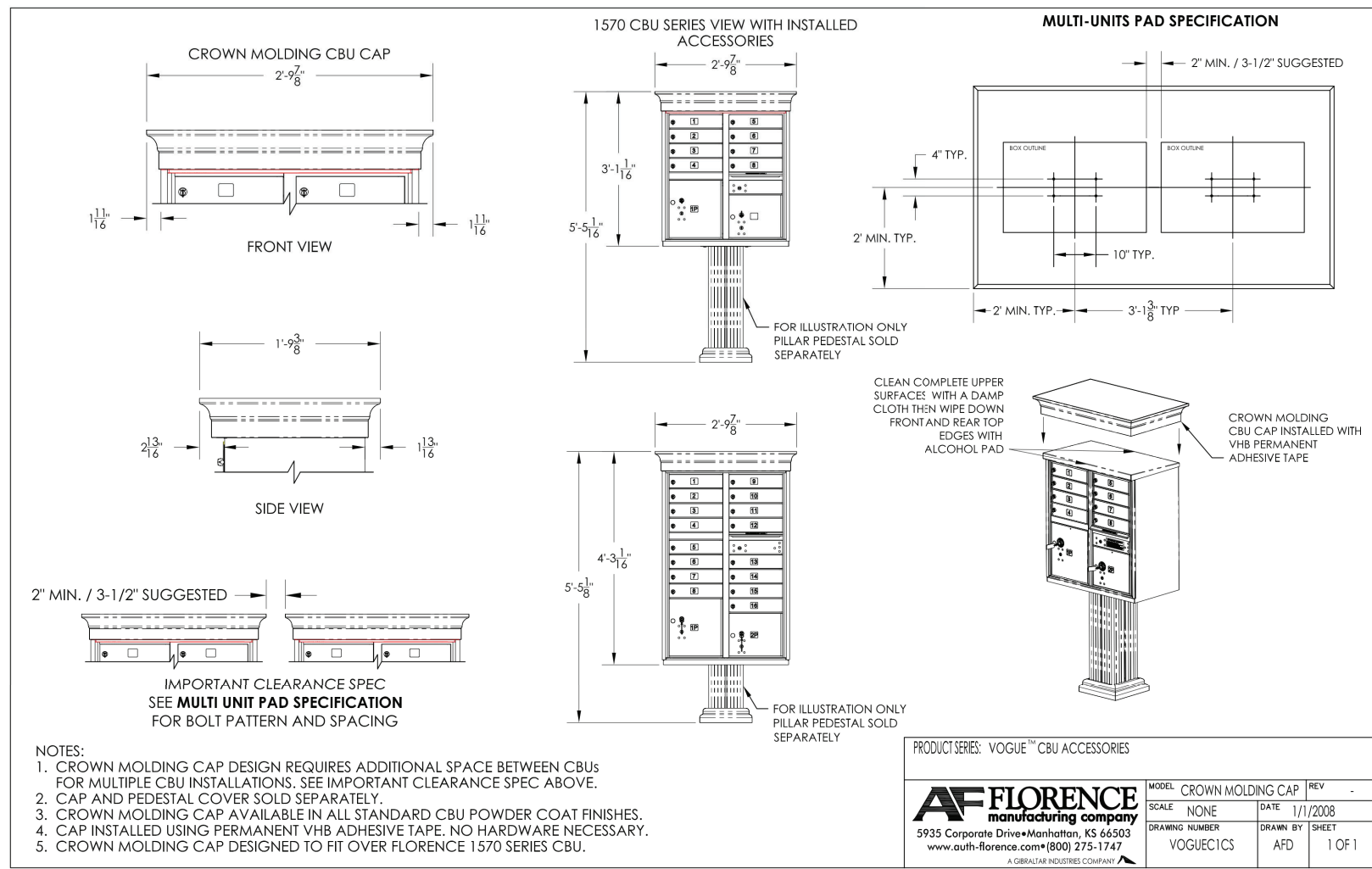
- NEW CONCRETE BASE:**
- 1) Depending on climatic and soil conditions in the area of installation, optional foundation material may be necessary as shown. Consult local building codes for recommendations.
  - 2) Refer to Table 1 for thickness (h), width (w), and depth (d) of the concrete pad alternatives.
  - 3) Concrete shall have a compressive strength of 3000 psi @ 28 days, contain 4% min - 6% max air entrainment and be placed with a 3.50-4.50 slump in accordance to 301.
  - 4) Use wire mesh as per (Standard) or fiber reinforced concrete as per (Standard).
- EXISTING CONCRETE BASE:**
- 1) Existing concrete pad must be at least 48" wide.
  - 2) Concrete base and anchor bolts may be reused if:
    - a. existing 1/2" diameter expansion anchor bolts are firmly embedded in the concrete and not damaged or corroded;
    - b. concrete foundation is not damaged; and
    - c. bolt hole pattern of the new unit matches the installed anchor bolts.
  - 3) Additional considerations include:
    - a. if concrete is only 4" thick, then option "b" in Table 2 below cannot be used
    - b. any unused, existing anchor bolts must be cut flush to the level of the concrete surface
    - c. if concrete is damaged, replacement of foundation pad is required

TABLE 1: Pad Recommendations

h (Thickness)	w (Width) min	d (Depth) min
4"	47"	47"
5"	44"	44"
6"	42"	42"
7"	40"	40"
8"	39"	39"

TABLE 2

Expansion Anchor Bolt Recommendations (or equivalent)
a. Hilli Rivin Bolt II (www.hilli.com) - 1/2 inch diameter x 5 1/2 inches overall length - Galvanized - K8 9 12-512, Stainless Steel Minimum embedment in concrete must be at least 3 1/2 inches
b. ITW Rammed Redhead Turbalt (www.itw.com) - 1/2 inch diameter x 7 inches overall length - Galvanized Minimum embedment in concrete must be at least 4 1/8 inches
c. Rawl Stud (www.rawl.com) - 1/2 inch diameter x 5 1/2 inches overall length - Galvanized Minimum embedment in concrete must be at least 4 inches



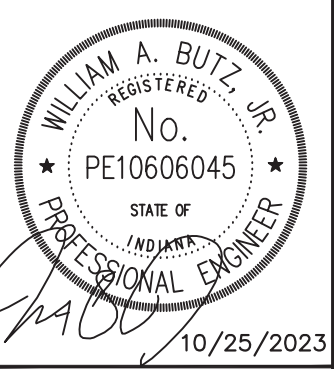
CBU'S WITH CROWN MOLDING CAP  
COLOR: BLACK

- NOTES:  
1. CROWN MOLDING CAP DESIGN REQUIRES ADDITIONAL SPACE BETWEEN CBU'S FOR MULTIPLE CBU INSTALLATIONS. SEE IMPORTANT CLEARANCE SPEC ABOVE.  
2. CAP AND PEDestal COVER SOLD SEPARATELY.  
3. CROWN MOLDING CAP AVAILABLE IN ALL STANDARD CBU POWDER COAT FINISHES.  
4. CAP INSTALLED USING PERMANENT VHB ADHESIVE TAPE. NO HARDWARE NECESSARY.  
5. CROWN MOLDING CAP DESIGNED TO FIT OVER FLORENCE 1570 SERIES CBU.

AF FLORENCE manufacturing company  
5935 Corporate Drive • Manhattan, KS 66503  
www.florencemailboxes.com • (800) 275-1747

MODEL: CROWN MOLDING CAP REV: A  
SCALE: NONE DATE: 11/20/2024  
DRAWING NUMBER: CROWN MOLDING CAP REV: A  
DRAWN BY: AFD 1 OF 1

SCALE: AS NOTED	DESIGNED BY: JSM	DRAWN BY: GPB	CHECKED BY: JSM	DATE: 10/25/2023
REVISIONS PER TAC COMMENTS	REVISIONS PER TAC COMMENTS	REVISIONS PER TAC COMMENTS	REVISIONS PER TAC COMMENTS	REVISIONS PER TAC COMMENTS
2/14/25	1/6/25	11/25/24	1	No
JRG	GWS	GWS	1	No
DATE	DATE	DATE	DATE	DATE



10/25/2023

GRAND COMMUNITIES, LLC

CONSTRUCTION DETAILS

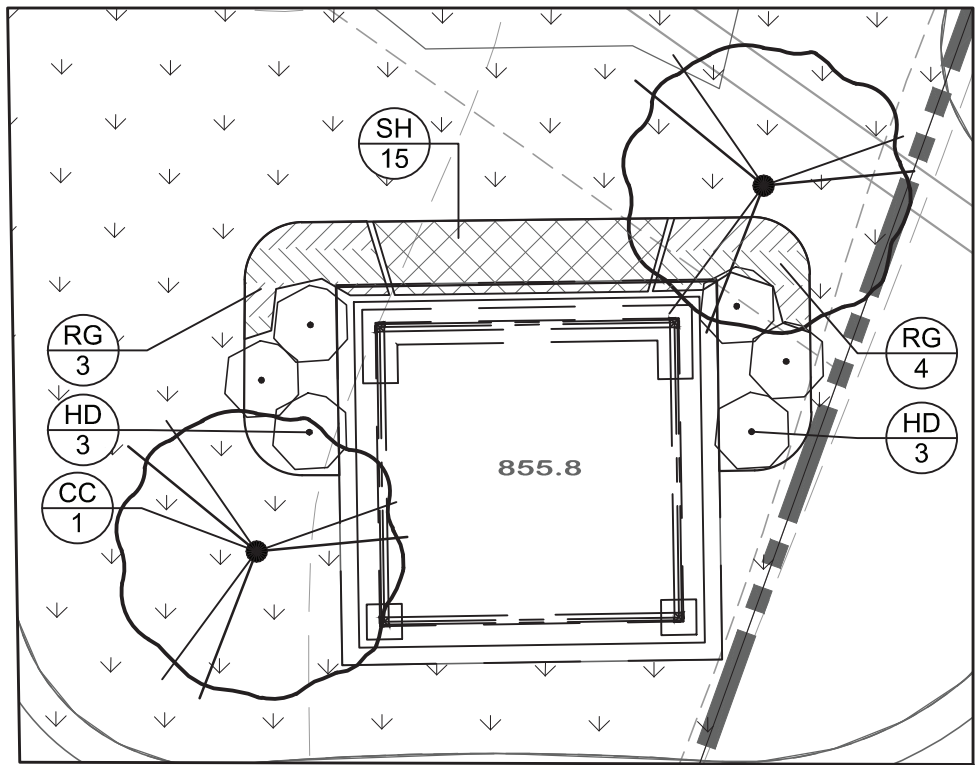
HAMPTON WALK SECTION 4B

ORIGINAL ISSUE: 10/04/2024  
KHA PROJECT NO. 170227003

SHEET NUMBER

C800








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 $1'' = 10'$ 

2

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HT</u>
<b>CANOPY TREES</b>							
	BC	12	BETULA NIGRA 'CULLY' TM	HERITAGE RIVER BIRCH	B & B	2" CAL MIN	---
	CK	4	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	B & B	2" CAL MIN	---
	GS	10	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	B & B	3.5" CAL MIN	---
	QI	7	QUERCUS IMBRICARIA	SHINGLE OAK	B & B	2" CAL MIN	---
	UP	7	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	B & B	2" CAL MIN	---
<b>EVERGREEN TREES</b>							
	PB	13	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	B & B	---	6' HT MIN
	PS	24	PINUS STROBUS	WHITE PINE	B & B	---	6' HT MIN
<b>ORNAMENTAL TREES</b>							
	CC	15	CERCIS CANADENSIS	EASTERN REDBUD	B & B	1.5" CAL MIN	---
	MS	12	MALUS X 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	B & B	1.5" CAL MIN	---
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>SIZE</u>
<b>SHRUBS</b>							
	BG	12	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	---	SEE PLAN	24" HT MIN
	HD	17	HYDRANGEA ARBORESCENS 'LIME RICKY'	LIME RICKY HYDRANGEA	---	SEE PLAN	24" HT MIN
	HR	61	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	---	SEE PLAN	24" HT MIN
	IA	17	ILEX VERTICILLATA 'NCIV1' TM	LITTLE GOBLIN RED WINTERBERRY	---	SEE PLAN	24" HT MIN
	IH	2	ILEX VERTICILLATA 'NCIV3' TM	LITTLE GOBLIN GUY WINTERBERRY	---	SEE PLAN	24" HT MIN
	IS	46	ILEX GLABRA 'ILEXFARROWTRACEY' TM	STRONGBOX INKBERRY HOLLY	---	SEE PLAN	24" HT MIN
	JF	10	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	---	SEE PLAN	24" HT MIN
	MP2	28	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	---	SEE PLAN	24" HT MIN
	RM	73	ROSA X 'MEIDRIFORA' TM	CORAL DRIFT GROUNDCOVER ROSE	---	SEE PLAN	24" HT MIN
	VM	48	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD VIBURNUM	---	SEE PLAN	24" HT MIN
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	
<b>ORNAMENTAL GRASSES</b>							
	SH	149	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	24" OC	
<b>PERENNIALS</b>							
	NB	16	NEPETA RACEMOSA 'BLUE WONDER'	BLUE WONDER CATMINT	1 GAL	24" OC	
	RG	40	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	1 GAL	36" OC	

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>
<u>ORNAMENTAL GRASSES</u>						
	SH	149	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	24" OC
<u>PERENNIALS</u>						
	NB	16	NEPETA RACEMOSA 'BLUE WONDER'	BLUE WONDER CATMINT	1 GAL	24" OC
	RG	40	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	1 GAL	36" OC



