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M/I HOMES OF INDIANA, L.P.
8425 WOODFIELD CROSSING BOULEVARD (100 W)
INDIANAPOLIS IN, 46240
CONTACT: MATT HOWARD
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ENGINEERING DEPARTMENT	McCORDSVILLE TOWN ENGINEER	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3604	mwitsman@mccordsville.org	MARK WITSMAN
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CABLE	COMCAST	5330 E. 65th ST INDIANAPOLIS, IN 46220	317-774-3384	matthew_stringer@cable.comcast.com	MATT STRINGER



C.A. #1-2

C.A. #1-4

EXISTING
ROCKPORT
SECTION 1

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
B*	Brookston allay clay sh. 0 to 2 percent slopes	BD	32.0	37.8%
G/A	Crisley all. loam, fine Coarse Tft. thin, 0 to 2 percent slopes	GD	34.0	40.1%
MW82	Means all. loam, 2 to 6 percent slopes, eroded	C	12.8	15.1%
M/CO	Means complex, 6 to 12 percent slopes, severely eroded	D	0.5	0.5%
S*	Shaw clay sh.	BD	5.6	6.6%
Y/A*	Utahian allay clay loam Urtian complex, 0 to 2 percent slopes	BD	0.5	0.6%
Y/A*	Crisley pit loam-Urtian loam complex, 0 to 2 percent slopes	CD	6.0	7.0%
YM82	Means all loam-Urtian loam complex, 2 to 6 percent slopes, eroded	C	0.0	0.0%
Total for Area of Interest			84.8	100.0%

ROCKPORT SECTION 2

COVER SHEET

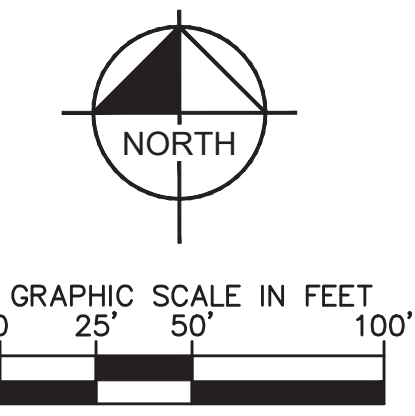
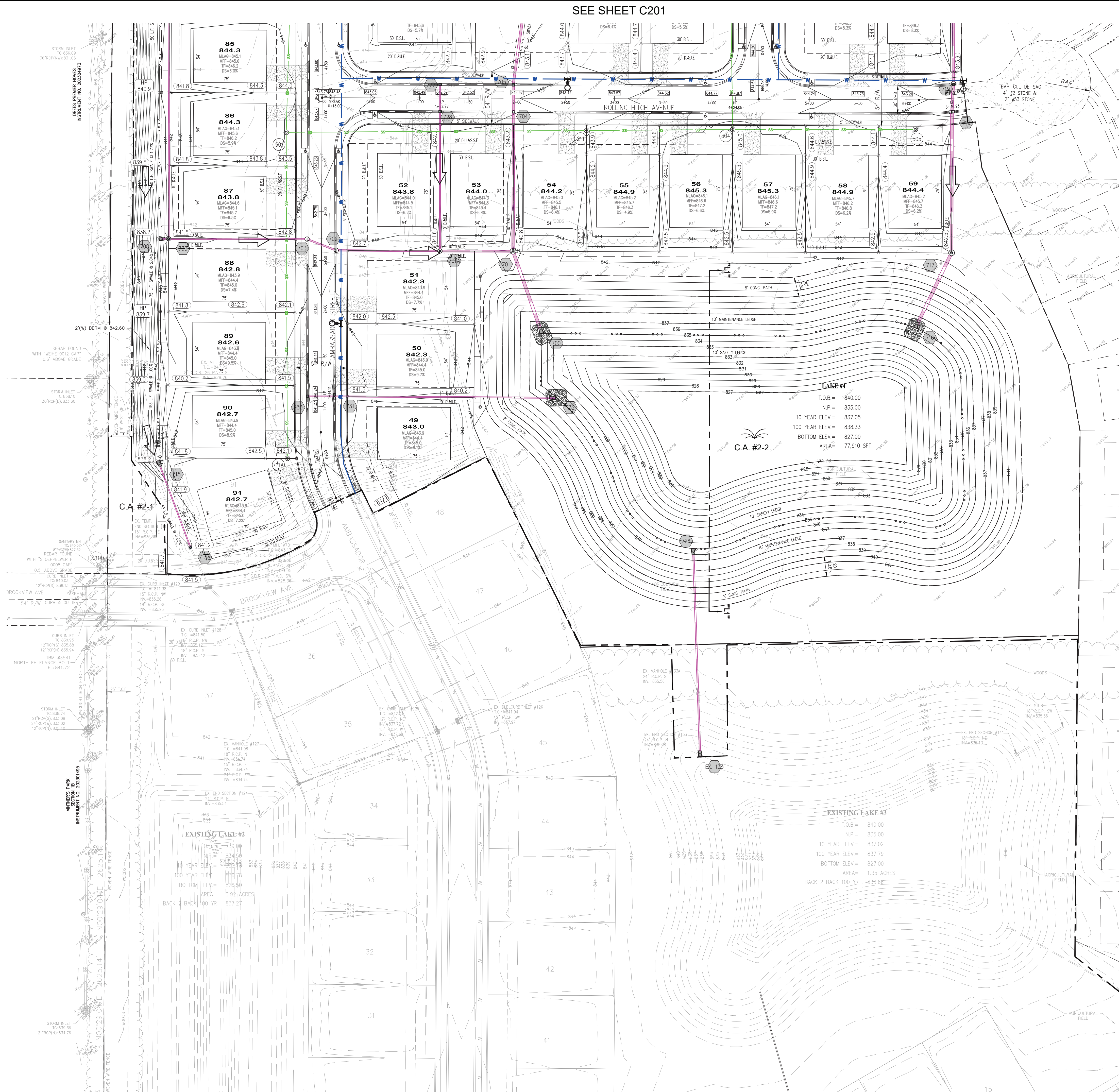
APPROVAL PENDING
NOT FOR
CONSTRUCTION

SCALE:	AS NOTED	 Kimley»Horn ©2025 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-218-9560 WWW.KIMLEY-HORN.COM
DESIGNED BY:	JSM	
DRAWN BY:	PCW	
CHECKED BY:	JSM	

[illegible]

Drawing name: K:\IND_LDEV\170150022_ML_Homes_Rockport_McCordsville_IN_SEC\1 Design\CADD\PlanSheets\COVER SHEET.dwg C100 Apr 04, 2025 11:32am by: pete.white

Drawing name: K:\IND_LDEV\170150022_M\Homes_Rockport_McCordville\IN_SECC\1 Design\CA\DD\PlanSheets\SITE DEVELOPMENT PLAN.dwg C200 Apr 04, 2025 11:33am by: srtw/white
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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.

LEGEND

	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING CONTOUR
	EXISTING SANITARY 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

- NOTES**
1. REFER TO THIS SHEET FOR STRUCTURE TABLE.
 2. REFER TO SHEET C101 FOR GENERAL NOTES.
 3. SEE SUBSURFACE DRAIN PLAN (C610) FOR MORE DETAILS.
 4. ALL TRUNCATED DOME PLATES SHALL BE BLACK.
 5. ALL TRAFFIC CONTROL AND STREET SIGNAGE AND POSTS SHALL BE BLACK.
 6. A 8" 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.
 7. ALL PATHS ARE TO BE ASPHALT UNLESS OTHERWISE NOTED ON THE PLANS.

BENCHMARKS

SEE PLANVIEW FOR LOCATIONS OF TBMs AND ELEV.

Indiana Utilities Protection Service

Call 811

before you dig

SITE DEVELOPMENT PLAN	REVISIONS	DATE	BY
ROCKPORT SECTION 2	SCALE:	AS NOTED	
	DESIGNED BY:	JSM	
	DRAWN BY:	PCW	
	CHECKED BY:	JSM	
APPROVAL PENDING NOT FOR CONSTRUCTION			
ORIGINAL ISSUE: 4-4-2025			
SHEET NUMBER			

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M/I HOMES

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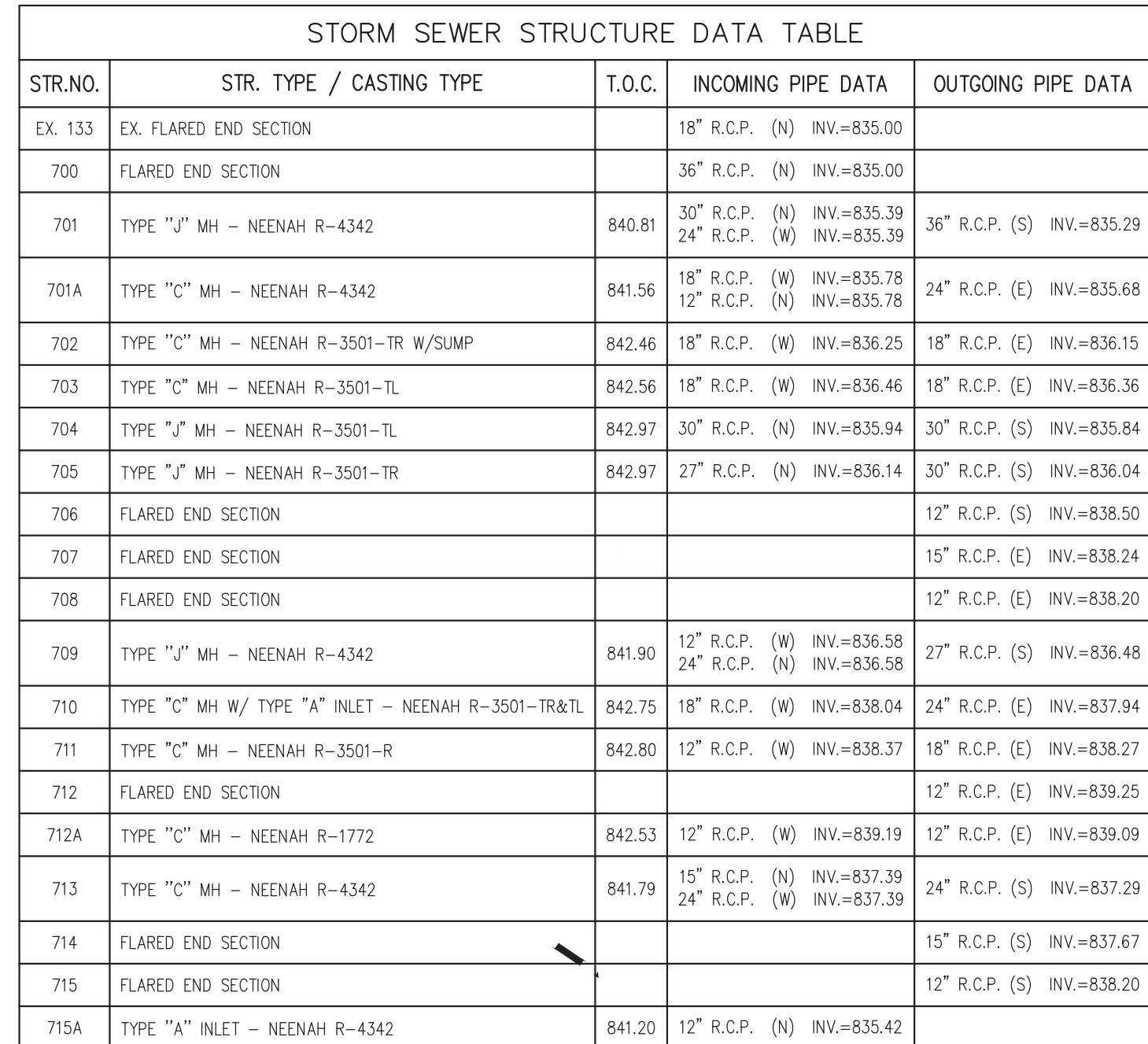
before you dig

ORIGINAL ISSUE:
4-4-2025

KHA PROJECT NO.
170150022

SHEET NUMBER

C200



SANITARY SEWER STRUCTURE DATA TABLE						
STR.NO.	STR. TYPE / CASTING TYPE		T.O.C.	INCOMING PIPE DATA		OUTGOING PIPE DATA
211	48" SAN MH	/ R-1772	844.20	8" SDR 35 PVC (E)	INV.=833.48	8" SDR 35 PVC (W) INV.=833.38
501	48" SAN MH	/ E/J-1022-2	844.30	8" SDR 35 PVC (N)	INV.=831.68	8" SDR 35 PVC (S) INV.=831.58
502	48" SAN MH	/ E/J-1022-2	843.70	8" SDR 35 PVC (NE)	INV.=835.10	8" SDR 35 PVC (S) INV.=835.00
503	48" SAN MH	/ E/J-1022-2	844.20			8" SDR 35 PVC (SW) INV.=835.93
504	48" SAN MH	/ E/J-1022-2	845.40	8" SDR 35 PVC (E)	INV.=834.50	8" SDR 35 PVC (W) INV.=834.30
505	48" SAN MH	/ E/J-1022-2	843.80	8" SDR 35 PVC (N)	INV.=834.40	8" SDR 35 PVC (W) INV.=836.38
506	48" SAN MH	/ E/J-1022-2	844.50	8" SDR 35 PVC (N)	INV.=835.69	8" SDR 35 PVC (S) INV.=835.59
507	48" SAN MH	/ E/J-1022-2	845.20			8" SDR 35 PVC (S) INV.=836.55
711A	48" SAN MH	/ E/J-1022-2	842.50	8" SDR 35 PVC (N)	INV.=829.36	



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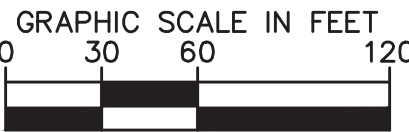
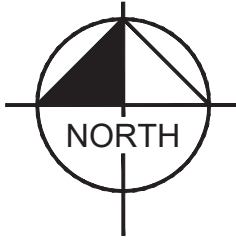
SEE PLANVIEW FOR LOCATIONS OF TBMS AND ELEVS

1. REFER TO THIS SHEET FOR STRUCTURE TABLE.
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7. ALL PATHS ARE TO BE ASPHALT UNLESS OTHERWISE NOTED ON THE PLANS.

Drawing name: K:\IND-LEVE\170150022_M_I_Homes_Rockport_McCordville\IN_SECC\Design\CADD\PlanSheets\SIGNAGE PLAN.dwg C:\20 Apr 04, 2025 11:36am by: est.white
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Indiana Utilities Protection Service



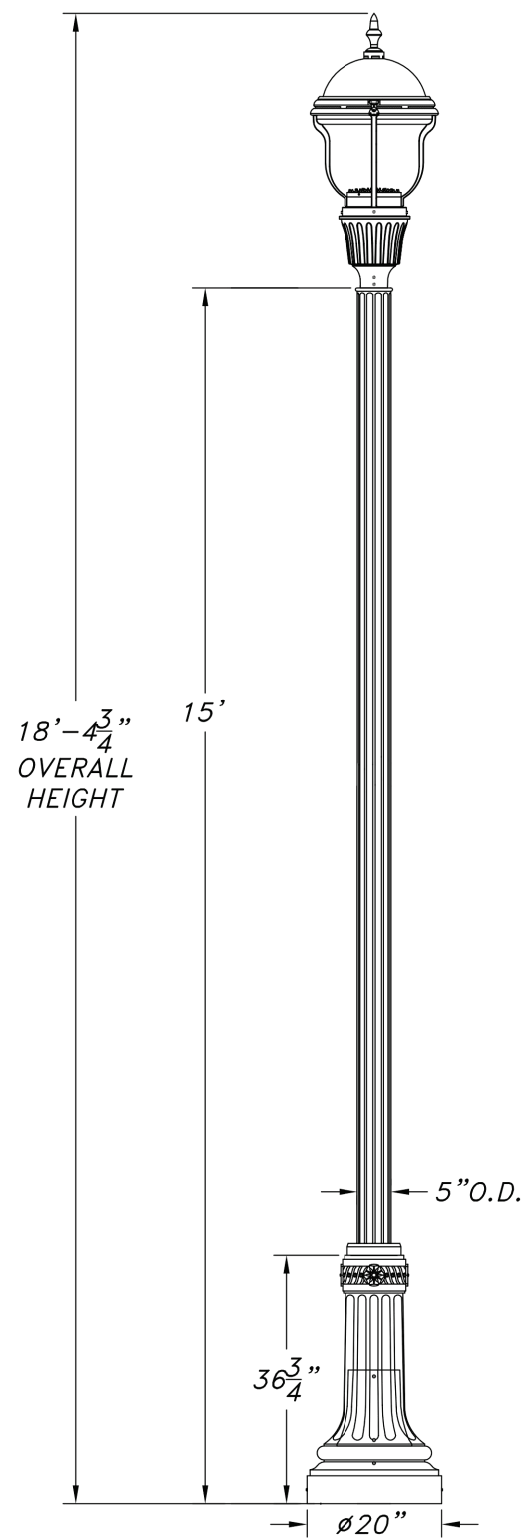
LEGEND

- ROAD NAME SIGN 2
- STOP SIGN 4
- SPEED LIMIT SIGN 3
- LIGHTING 9
- END OF ROADWAY MARKERS (3 PER SET) 1
- DEEP WATER SIGN 5

NOTES

- ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 2D: GUIDE SIGNS-CONVENTIONAL ROADS OF THE MUTCD MANUAL LATEST EDITION.
- BLACK POWDER-COATED DECORATIVE POSTS ARE REQUIRED FOR ALL TRAFFIC CONTROL & STREET SIGNAGE. (TO BE APPROVED BY TOWN STAFF)
- FOR COMBINED STOP/STREET SIGN REFERENCE EXHIBIT, SEE EXHIBIT D OF THE ROCKPORT PUD
- STREET NAME SIGNS SHALL BE WHITE WITH BLACK LETTERING

CLEVELAND-20 SERIES



SCALE: 3/8" = 1'-0"

CL-20-CS-F5-15-MOD-CR-LED

Revision # 0.____ Date: 10.08.20 Page: 1 of 1
Revision History N/A.
Niland Approval Q&S: Rod/Gibbs Customer Approval: _____

CSI POLE SPECIFICATION

- I. BASE**
Base shall be cast aluminum. Aluminum shall be certified as pure 356 copper free of any porosity, foreign materials or cosmetic fillers. Base casting shall be of uniform wall thickness with no warping or mold shifting. Minimum wall thickness shall be .250". The base casting shall have an internal sleeve up to 25" deep (depending on style chosen) to accept the pole shaft. Cast aluminum access cover shall be secured with two to four stainless steel screws. Exterior transition ring shall be cast in to the top of the base to mirror the design of the smooth or fluted shaft. There are no exterior welds to finish. The anchor bolt locations in the base shall be cast in place as part of the base casting, for maximum strength.
- II. POLE**
Pole shaft shall be seated into the base sleeve and circumferentially welded around the inside of the base. Shaft extrusion shall be of uniform wall thickness with no warping or mold shifting. Minimum wall thickness shall be .188" or .250". Exterior transition ring shall be cast in to the top of the base to mirror the design of the fluted shaft. There are no exterior welds to finish. Pole shaft shall be seamless, deep fluted extruded 6063-T6 aluminum.
- III. ANCHORAGE DETAIL**
Standards 12 feet high or less shall use 1/2" x 16" L-type anchor bolts. Standards higher than 12 feet shall use 3/4" x 24" L-type bolts.
- IV. HOUSING**
The post top shall be core cast aluminum. Aluminum shall be certified as pure 356 alloy, free of any porosity, foreign materials or cosmetic fillers. Castings shall be uniform wall thickness with no warping or mold shifting. Minimum wall thickness shall be 3/16". Electrical components are mounted in the ballast canister. The ballast canister shall be mounted in the post top with three stainless steel screws. Hydro-formed horizontal reflector is designed for a type III light distribution pattern. The reflector shall be mounted in the luminaire with three S.S. screws.
- V. ELECTRICAL**
All electrical components and materials shall be UL-recognized and wired by a certified UL technician. All Niland ballasts are high power factor rated for -30°C/-20°F starting. Medium and Mogul base sockets are 4 KV rated. The electrical assembly is provided with quick disconnects for servicing. Fixture shall be UL certified for wet locations. Optional LED unit.
- FINISHES**- Five Year Powder Coating Warranty**
Niland Company factory-applied powder coatings are warranted against peeling, excessive fading and cracking under normal climatic exposure for a period of five years from date of shipment. Damage to finish coating caused by abuse or mishandling during installation is not covered by warranty. This warranty is limited to the repair or replacement of the material involved and does not include reimbursement of consequential expenses such as installation or removal of equipment or transportation costs.
- I. STANDARD FINISH**
Satin Iron achieved by rotary sanding, blasting and phosphate conversion coating.
- II. THERMOSET POWDER PAINT FINISH**
Pretreatment shall consist of degreasing phosphate acid-etching with 140° and de-ionizing water, rinsed and oven dried.
- FINISH COAT**
Thermcoat TDC super polyester powder coat finish electrostatically applied, oven cured and bonded at approximately 420° F to a minimum dry film thickness of 1.6 mils. All Niland powders must pass a minimum 3000-hour salt-spray test for corrosion resistance. The National Association of Architectural Metal Manufacturers Metal Finishes Manual rates the outdoor life of these powders at 15-plus years.
- III. LIQUID FINISH**
Optional liquid finish is first prime coated then finished with a two part liquid epoxy coat.
- WARRANTY**
Niland Company warrants to repair or replace, at our option, any equipment that fails due to defects in material or workmanship within one year from date of shipment. This warranty does not include failures as a result of improper installation, mishandling or misapplication. This guarantee is limited to repair or replacement only and does not include reimbursement for expense of installation, removal of equipment, transportation or any other expenses that may be incurred. Authorization must be obtained from Niland Company in El Paso, Texas before any material is returned.



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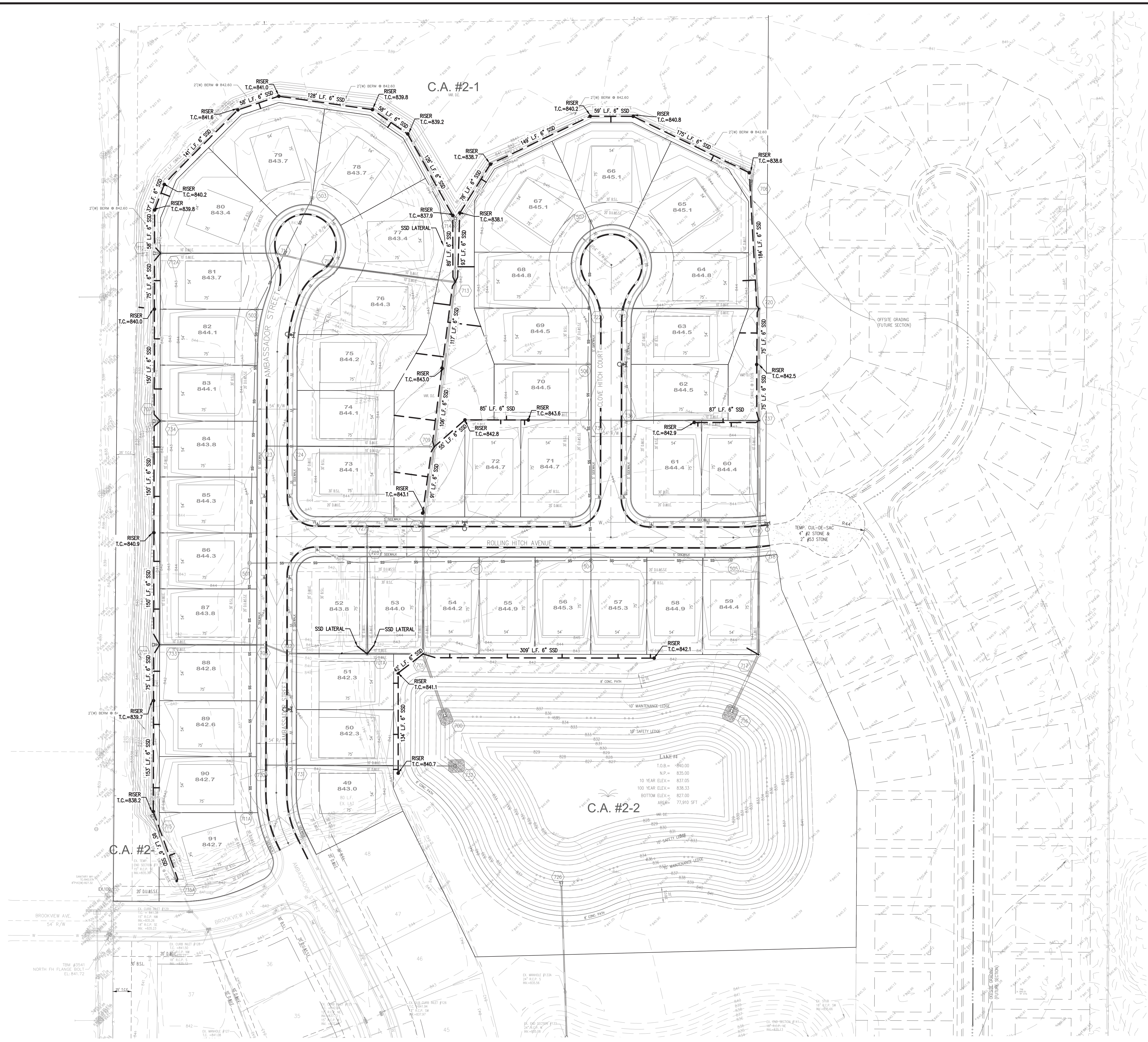
SIGNAGE PLAN

ROCKPORT
SECTION 2

ORIGINAL ISSUE:
4-4-2025
KHA PROJECT NO.
170150022
SHEET NUMBER

C420

Drawing name: K:\IND\LEV\170150022_M\Homes_Rockport_McCordville\IN_SECC\1_Design\CADD\PlanSheets\SUB SURFACE DRAIN PLAN.dwg 0810 Apr 04, 2025 11:40am by: pete.white
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LEGEND

 RISER

 PROPOSED SUB-SURFACE DRAIN

NOTES

1. ALL EXISTING SUBSURFACE TILE SHALL BE CONNECTED TO STORM SEWERS.

REVISIONS	DATE	BY
SCALE:	AS NOTED	DESIGNED BY: JSM DRAWN BY: PCW CHECKED BY: JSM
	DESIGNED BY: JSM	
	DRAWN BY: PCW	
	CHECKED BY: JSM	
APPROVAL PENDING NOT FOR CONSTRUCTION		
M/I HOMES		
SUB SURFACE DRAIN PLAN		
ROCKPORT SECTION 2		
ORIGINAL ISSUE: 4-4-2025 KHA PROJECT NO. 170150022 SHEET NUMBER C610		

Indiana Utilities Protection Service



Drawing name: K:\IND_LEV\170150022_M\Homes_Rockport_McCordville_M_SECC\1_Design\CADD\PlanSheets\CONSTRUCTION_DETAILS.dwg - 0800 Apr 04, 2025 11:40am by pte,while
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STRUCTURE DESIGN FOR WATER QUALITY IMPROVEMENT

RULE # 1- AT AN ABSOLUTE MINIMUM, STRUCTURE INTERNAL DIMENSIONS MUST BE AT LEAST LARGE ENOUGH TO ACCOMMODATE EXTERNAL DIMENSIONS OF THE SNOOT, AND ALLOW FOR A PERSON TO INSTALL IT. REFER TO BMP, INC. CAD DETAILS FOR PART DIMENSIONS. BMP RECOMMENDS STRUCTURE WALL TO BE AT LEAST 12" WIDER THAN MAXIMUM SNOOT WIDTH. FOR TRASHSCREEN, STRUCTURE MUST BE AT LEAST 6" WIDER THAN TRASHSCREEN WIDTH.

RULE #2- USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 36", 48", 72" AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 42", 52" AND 72" SIZES.

***SUMP DEPTH (Ds)-** SUMP DEPTH SHOULD BE A MINIMUM OF 36" FOR ANY NEW CONSTRUCTION FOR PIPES 12" AND LESS. FOR 15"-18" PIPE MIN. DEPTH SHOULD BE 48". OPTIMAL SIZING IS AT LEAST 2.5X TO 3X OUTLET PIPE DIAMETER (Dp) FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.

STRUCTURE DIMENSIONS- PLAN DIMENSIONS FOR A STRUCTURE SHOULD BE UP TO 7X AREA OF OUTLET PIPE FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY. FOR MANHOLES, SEE SIZING EXAMPLES BELOW FOR "R" SERIES SNOUTS.

IMPORTANT NOTICE: DO NOT CONFUSE PIPE SIZE WITH SNOOT SIZE. A SNOOT FITS OVER A PIPE, NOT IN IT. THUS, THE CORRECT SNOOT SIZE WILL ALWAYS BE BIGGER THAN THE PIPE SIZE. SNOUTS ARE AVAILABLE FOR ROUND STRUCTURES TO ACCOMMODATE PIPES OF 60" ID (71.9" OD). MAX. FOR PIPES 72" OD AND ABOVE, USE SQUARE STRUCTURES.

SIZING EXAMPLES:

OUTLET HOLE SIZE	SNOOT SIZE
11.9" O.D. OR LESS	12 F or R (R FITS 36"-48" DIAM STRUCTURE)
12.0"-17.9" O.D.	18 F or R (R FITS 48"-60" DIAM STRUCTURE)
18.0"-23.9" O.D.	24 F or R (R FITS 48"-60" DIAM STRUCTURE)
24.0"-29.9" O.D.	30 F or R (R FITS 60"-72" DIAM STRUCTURE)
30.0"-35.9" O.D.	36 FTB
30.0"-41.9" O.D.	42RTB/60 (FITS 60" DIAM STRUCTURE ONLY)
30.0"-47.9" O.D.	48 FTB
30.0"-51.9" O.D.	52RTB/72 OR /84 (FITS 72" OR 84" DIAM STRUCTURE ONLY)
48.0"-71.9" O.D.	72FTB OR 72RTB/96 (FITS 96" DIAM STRUCTURE ONLY)
72"-95.9" O.D.	96 FTB OR 96FTBB

NPSNOOT (FOR PVC OR SMALL DIAM. STRUCTURE)

UP TO 12" PIPE IN 18" ID STRUCTURE NP1218
UP TO 15" PIPE IN 24" ID STRUCTURE NP1524
UP TO 18" PIPE IN 30" ID STRUCTURE NP1830
UP TO 18" PIPE IN 36-42" ID STRUCTURE NP1836
UP TO 24" PIPE IN 30" ID STRUCTURE NP 2430

BMP, INC.

(800) 504-8008 FAX: (877)434-3197

DESCRIPTION

DATE

SCALE

SNOUT SIZING CHART

09/09/18

NONE

DRAWING NUMBER

SP-SI

MASTER THE POWER AND BEAUTY OF WATER

16024 County Rd X, Kiel, WI 53042 | 800-693-3144
www.aquamasterfountains.com

POND SIZING CHARTS

MASTERS SERIES®

60 Hz

HORSEPOWER	EFFECTIVE POND SIZE (S.A.)	MINIMUM OPERATING DEPTH (ft)
½	½	2
1	¾	3
2	1	3
3	1 - 1½	3
3½	1 - 1½	3
5	2	3
7½	3	4
10	4	4

* A pond's surface acreage is determined by multiplying its length in feet by its width in feet then dividing that total by 43,560.
A pond's actual shape and depth should be considered when selecting a system.

50 Hz

HORSEPOWER	EFFECTIVE POND SIZE (Ha.)	MINIMUM OPERATING DEPTH (m)
½	0.2	0.6
1	0.3	0.9
2	0.4	0.9
3	0.4 - 0.6	0.9
3½	0.4 - 0.6	0.9
5	0.8	0.9
7½	1.2	1.2
10	1.6	1.2

* A pond's surface acreage is determined by multiplying its length in meters by its width in meters then dividing that total by 10,000.
A pond's actual shape and depth should be considered when selecting a system.

VOLCANO II & HYDROMAX SERIES

60 Hz

HORSEPOWER	EFFECTIVE POND SIZE (S.A.)	MINIMUM OPERATING DEPTH (ft)
½	Up to ¼	2
1½	Up to 1	3
3½	1 +	3
5½	1 +	3

* A pond's surface acreage is determined by multiplying its length in feet by its width in feet then dividing that total by 43,560.
A pond's actual shape and depth should be considered when selecting a system.

50 Hz

HORSEPOWER	EFFECTIVE POND SIZE (Ha.)	MINIMUM OPERATING DEPTH (m)
½	Up to 0.3	0.6
1½	Up to 0.4	0.9
3½	0.4 +	0.9
5½	0.4 +	0.9

* A pond's surface acreage is determined by multiplying its length in meters by its width in meters then dividing that total by 10,000.
A pond's actual shape and depth should be considered when selecting a system.

Pond Sizing Charts

51

NOTES

1. FOUNTAIN MUST HAVE LIGHTING

1-5 H.P. MASTERS SERIES

AQUAMASTER	
DATE	DESCRIPTION
09/09/18	1-5 H.P. MASTERS SERIES
09/09/18	MD002-278

FIGURE 1

FIGURE 2

FIGURE 3, TOP VIEW

AQUAMASTER	
DATE	DESCRIPTION
09/09/18	7.5-10 HP MASTERS ANCHORING
09/09/18	MD001-464

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: JSM

APPROVAL PENDING
NOT FOR CONSTRUCTION

M/I HOMES

CONSTRUCTION DETAILS

ROCKPORT SECTION 2

ORIGINAL ISSUE:
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C800

REVISIONS

No.	DATE	BY