

Drawing name: K:\IND\_LIVE\000000000\_Villages\_at\_Brookside\_410-600\_McCordsville\_IN\_V2 Design\CADD\PlanSheets\Cover Sheet.dwg C100 Mar 09, 2021 1:14pm by laesha.horn

PLANS PREPARED BY:  
KIMLEY-HORN & ASSOCIATES  
250 EAST 96TH STREET, SUITE 580  
INDIANAPOLIS, IN 46240  
CONTACT: BRETT HUFF  
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EMAIL: BRETT.HUFF@KIMLEY-HORN.COM

PLANS PREPARED FOR:  
GRAND COMMUNITIES, LLC  
FISCHER DEVELOPMENT COMPANY  
6602 E. 75TH STREET, STE. 400  
INDIANAPOLIS, IN 46250  
CONTACT: GARY CARPENTER  
PHONE: (317) 457-4816  
EMAIL: gcarpenter@fischerhomes.com

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.

ANTICIPATED START OF CONSTRUCTION DATE: JUNE 2021  
ANTICIPATED COMPLETION OF CONSTRUCTION DATE: JUNE 2026

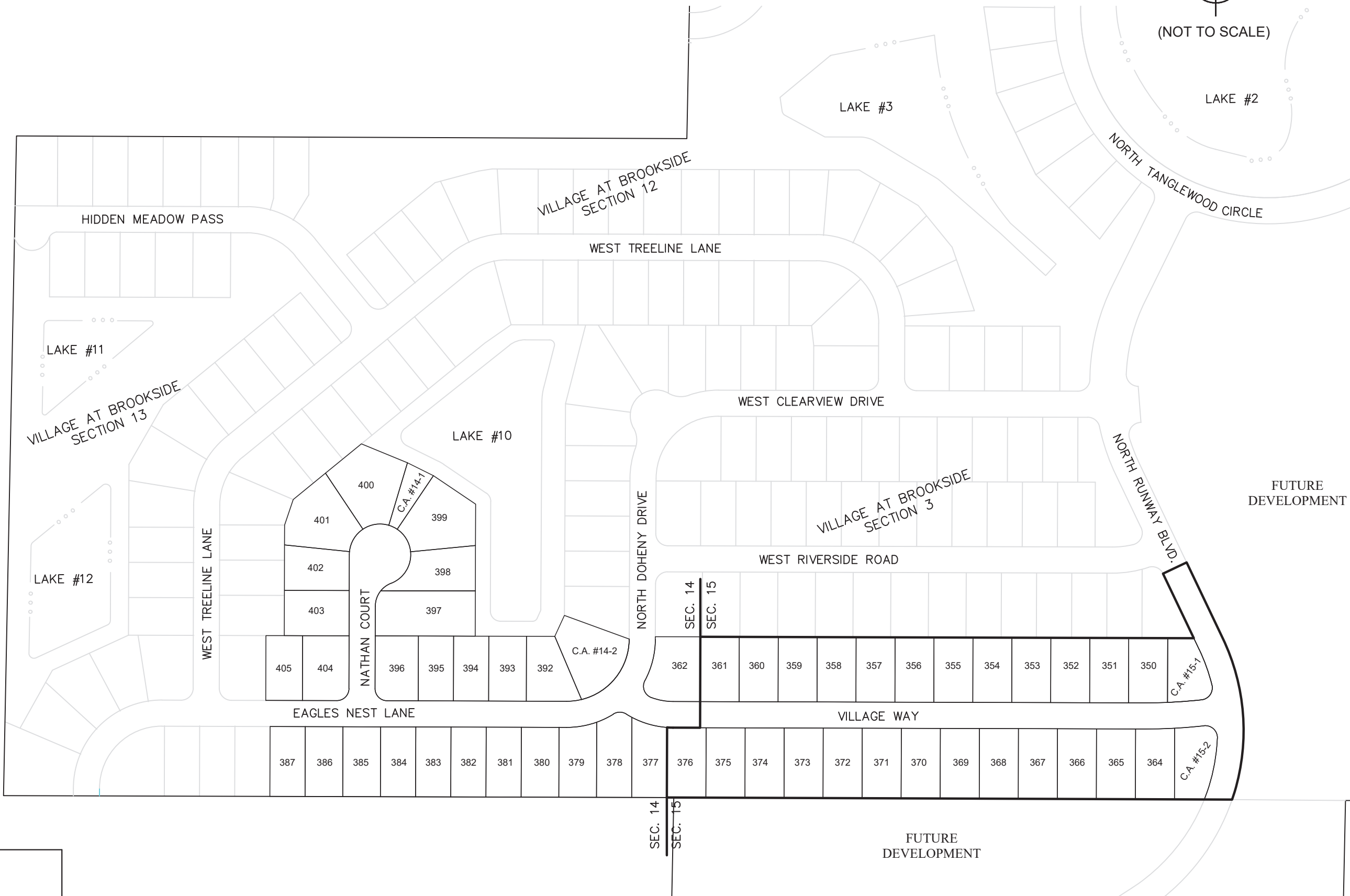
## UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
WASTEWATER STORMWATER	DEPT. OF PUBLIC WORKS	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3493	RON CRIDER
ENGINEERING DEPARTMENT	McCORDSVILLE TOWN ENGINEER	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3604	MARK WITSMAN
ELECTRICITY	NINESTAR CONNECT	2243 E MAIN STREET GREENFIELD, IN 46140	317-323-2074	ERIC MEYER
NATURAL GAS	VECTREN ENERGY	201 W SOUTH STREET GREENFIELD, IN 46140	765-648-3246	NICK DEARING
WATER	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING Jr. STREET INDIANAPOLIS, IN 46202	317-927-4351	BRAD HOSTETLER
TELEPHONE / COMMUNICATIONS	NINESTAR CONNECT	2243 E MAIN STREET GREENFIELD, IN 46140	317-323-2074	ERIC MEYER
PLANNING & ZONING	McCORDSVILLE PLANNING & BUILDING DEPT.	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3604	RYAN CRUM
FIRE DEPARTMENT	VERNON TOWNSHIP FIRE DEPT.	7580 N. FORM STREET McCORDSVILLE, IN 46055	317-335-9236	MARK ELDER
CABLE	COMCAST	5330 E. 65th ST. INDIANAPOLIS, IN 46220	317-774-3384	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	(317) 457-4816	gcarpenter@fischerhomes.com	GARY CARPENTER
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	317-912-4129	brett.huff@kimley-horn.com	BRETT HUFF

# VILLAGES AT BROOKSIDE SECTIONS 14 & 15 McCORDSVILLE, INDIANA



## PROJECT INFORMATION

17.3 ACRES	SECTION 14 (8.99 AC)	SECTION 15 (8.27 AC)
51 LOTS	2.89 LOTS/ACRE (26 LOTS)	3.02 LOTS/ACRE (25 LOTS)
DESIGN SPEED LIMIT	25 MPH	25 MPH
TOTAL C.A.	0.46 AC±	0.47 AC±
LAKE AREA	0.00 AC±	0.00 AC±
USEABLE OPEN SPACE	0.46 AC± (100%)	0.47 AC± (100%)

## STREETS (SEC. 14)

NAME	LENGTH (LF±)
EAGLES NEST LANE	826
NATHAN COURT	351
VILLAGE WAY	171

## STREETS (SEC. 15)

NAME	LENGTH (LF±)
VILLAGE WAY	1054
NORTH RUNWAY BLVD	486

### Map Unit Legend

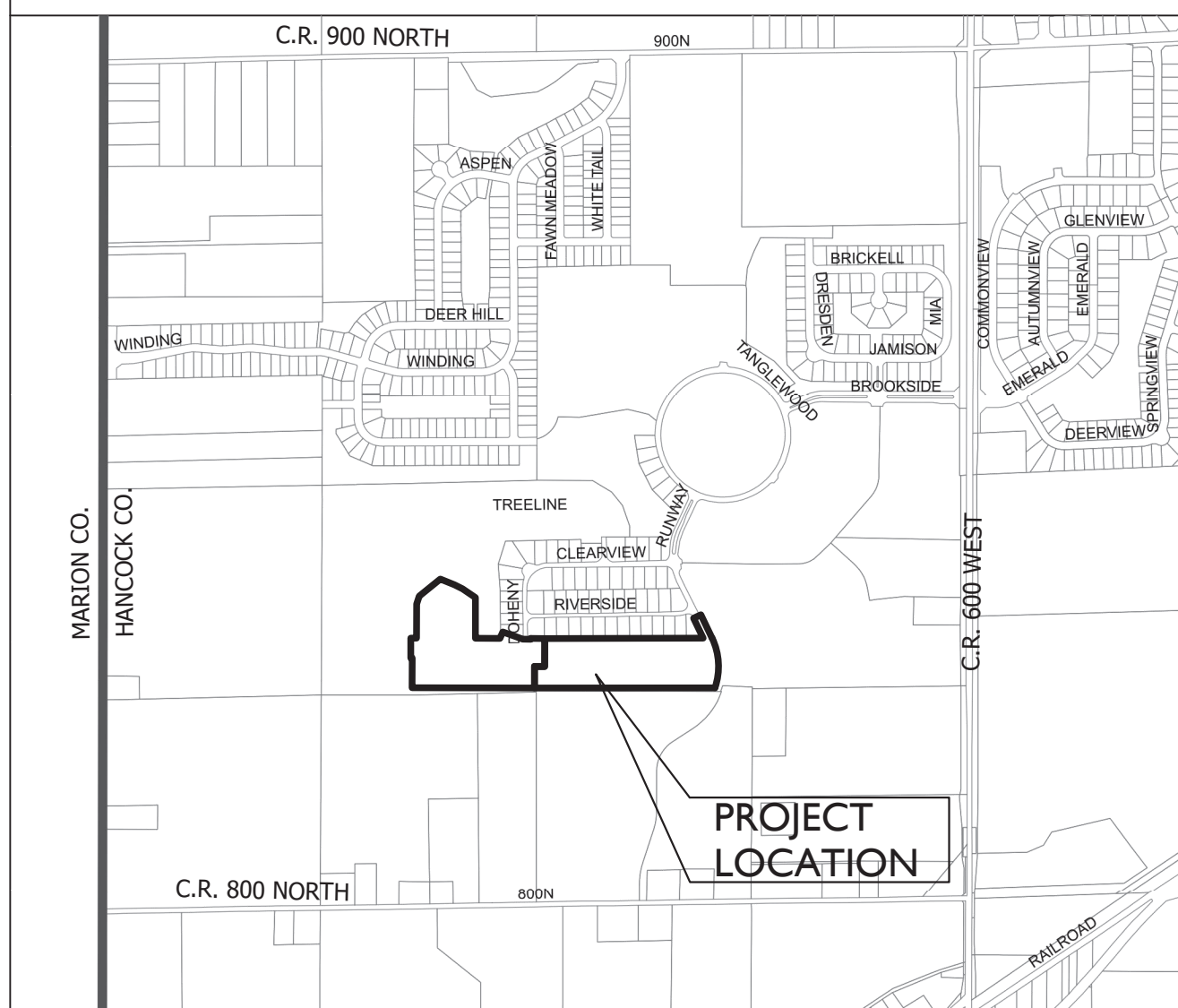
Map Unit Symbol	Map Unit Name	Acres in AGI	Percent of AGI
GA	Gravelly Wet Silt, New Castle 7th Pkgs. 0 to 2 percent slopes	3.6	25.3%
YbA	Brookston Silty clay loam loess hard pan 0 to 2 percent slopes	7.0	45.6%
YbA	Gravelly wet loam loess hard pan 0 to 2 percent slopes	4.4	28.9%
Totals for Area of Interest		15.0	100.0%

## Sheet List Table

Sheet Number	Sheet Title
C100	Cover Sheet
C101	General Specs
C110	Topo Demo Plan
C111	Topo Demo Plan
C200	Site Development Plan
C201	Site Development Plan
C210	Emergency Flood Route
C211	Emergency Flood Route
C300	Initial Erosion Control Plan
C301	Initial Erosion Control Plan
C310	Temp. Erosion Control Plan
C311	Temp. Erosion Control Plan
C320	Perm. Erosion Control Plan
C321	Perm. Erosion Control Plan
C330	Erosion Specs and Details
C331	Erosion Specs and Details
C332	Erosion Specs and Details
C333	Erosion Specs and Details
C400	Street Plan and Profile
C401	Street Plan and Profile
C410	Intersection Details
C420	Traffic Control Plan
C421	Traffic Control Plan
C500	Sanitary Plan and Profiles
C501	Sanitary Plan and Profiles
C600	Storm Plan and Profiles
C601	Storm Plan and Profiles
C610	Sub Surface Drain Plan
C611	Sub Surface Drain Plan
C700	Water Plan
C701	Water Plan
L100	Landscaping Plan
1-10	McCordsville Standard Specs & Details

## LOCATION MAP

(NOT TO SCALE)



## LEGAL DESCRIPTION

VILLAGES AT BROOKSIDE  
SECTION 14  
PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH AND RANGE 5 EAST IN HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF VILLAGES AT BROOKSIDE, SECTION 13B, RECORDED AS INSTRUMENT NUMBER 202011088, IN PLAT CABINET D, SLIDE 108, IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THE FOLLOWING SEVEN (7) COURSES ARE ON AND ALONG THE EAST BOUNDARY LINE OF SAID VILLAGES AT BROOKSIDE, SECTION 13B, 1) NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 191.00 FEET; 2) NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST 8.76 FEET; 3) NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 129.00 FEET; 4) SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST 36.50 FEET; 5) NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 220.00 FEET; 6) NORTH 18 DEGREES 43 MINUTES 19 SECONDS EAST 53.69 FEET; 7) NORTH 50 DEGREES 45 MINUTES 21 SECONDS EAST 127.16 FEET TO THE SOUTHEAST CORNER OF VILLAGES AT BROOKSIDE, SECTION 13A, RECORDED AS INSTRUMENT NUMBER 201811423, IN PLAT CABINET D, SLIDE 39 & 40, PAGES 1-5, IN SAID RECORDER'S OFFICE, THENCE CONTINUE NORTH 50 DEGREES 45 MINUTES 21 SECONDS EAST ALONG THE SOUTHERN BOUNDARY LINE OF SAID VILLAGES AT BROOKSIDE, SECTION 13A, 47.99 FEET TO THE NORTHWEST CORNER OF VILLAGES AT BROOKSIDE, SECTION 12, RECORDED AS INSTRUMENT NUMBER 201613560, IN PLAT CABINET C, SLIDE 386, IN THE AFORESAID RECORDER'S OFFICE; THE FOLLOWING SIX (6) COURSES BEING ON AND ALONG THE BOUNDARY OF SAID VILLAGES AT BROOKSIDE, SECTION 12; 1) SOUTH 67 DEGREES 39 MINUTES 12 SECONDS EAST 99.13 FEET; 2) SOUTH 63 DEGREES 42 MINUTES 48 SECONDS EAST 57.67 FEET; 3) SOUTH 55 DEGREES 55 MINUTES 53 SECONDS EAST 101.22 FEET; 4) SOUTH 00 DEGREES 09 MINUTES 44 SECONDS WEST 262.80 FEET; 5) SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST 158.30 FEET; 6) NORTH 24 DEGREES 41 MINUTES 07 SECONDS EAST 45.94 FEET TO THE SOUTHWEST CORNER OF VILLAGES AT BROOKSIDE, SECTION 3B, RECORDED AS INSTRUMENT NUMBER 130009793, IN PLAT CABINET C, SLIDE 324, IN THE AFORESAID RECORDER'S OFFICE; THE FOLLOWING FOUR (4) COURSES ARE ON AND ALONG THE BOUNDARY OF SAID VILLAGES AT BROOKSIDE, SECTION 3B; 1) SOUTH 89 DEGREES 54 MINUTES 46 SECONDS EAST 137.10 FEET; 2) SOUTH 89 DEGREES 42 MINUTES 25 SECONDS EAST 52.00 FEET; 3) NORTH 00 DEGREES 17 MINUTES 35 SECONDS EAST 5.04 FEET; 4) SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST 89.71 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 44 SECONDS WEST 181.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST 53.83 FEET TO A TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 176.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 11.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 04 DEGREES 02 MINUTES 16 SECONDS WEST 176.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 00 DEGREES 09 MINUTES 44 SECONDS WEST 139.40 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST 790.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 8.99 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH AND RANGE 5 EAST IN HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF VILLAGES AT BROOKSIDE, SECTION 3B, RECORDED AS INSTRUMENT NUMBER 130009793, IN PLAT CABINET C, SLIDE 324, IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THE FOLLOWING TWO (2) COURSES BEING ON AND ALONG THE BOUNDARY OF SAID VILLAGES AT BROOKSIDE, SECTION 3B; 1) NORTH 25 DEGREES 30 MINUTES 25 SECONDS WEST 142.32 FEET; 2) NORTH 64 DEGREES 29 MINUTES 35 SECONDS EAST 52.00 FEET; THENCE SOUTH 25 DEGREES 30 MINUTES 25 SECONDS EAST 167.17 FEET TO A TANGENT CURVE, THE RADIUS POINT BEING SOUTH 64 DEGREES 29 MINUTES 35 SECONDS WEST 426.00 FEET FROM SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 329.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 71 DEGREES 08 MINUTES 19 SECONDS EAST 426.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 89 DEGREES 47 MINUTES 19 SECONDS WEST 1,124.79 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 139.40 FEET TO A TANGENT CURVE, THE RADIUS POINT OF SAID CURVE BEING NORTH 04 DEGREES 02 MINUTES 16 SECONDS EAST 176.00 FEET FROM SAID POINT; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 11.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 00 DEGREES 09 MINUTES 44 SECONDS WEST 176.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST 53.83 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 181.00 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE AFORESAID VILLAGES AT BROOKSIDE, SECTION 3B; THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST ALONG THE SOUTHERN BOUNDARY OF SAID VILLAGES AT BROOKSIDE, SECTION 3B A DISTANCE OF 981.88 FEET TO THE PLACE OF BEGINNING, CONTAINING 8.27 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

### APPROVAL SIGN-OFF

PLAN COMMISSION APPROVAL	_____
DRAINAGE APPROVAL	_____
ADDRESS APPROVAL	_____
EROSION CONTROL APPROVAL	_____
COUNTY ENGINEER APPROVAL	_____
COUNTY SANITARIAN APPROVAL	_____
COUNTY COMMISSIONERS APPROVAL	_____

Indiana Utilities Protection Service

**Call 811**  
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Cover Sheet

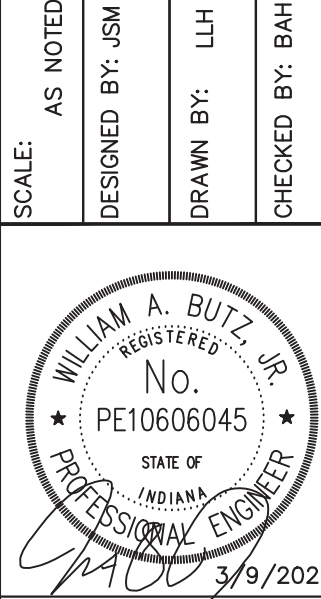
VILLAGES AT BROOKSIDE  
SECTIONS 14 & 15  
McCORDSVILLE, IN

ORIGINAL ISSUE:  
02/19/2021  
KHA PROJECT NO.  
170227002

SHEET NUMBER

C100

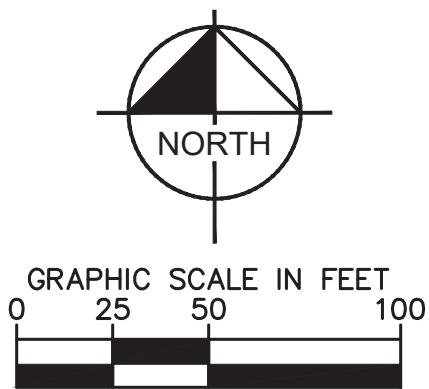
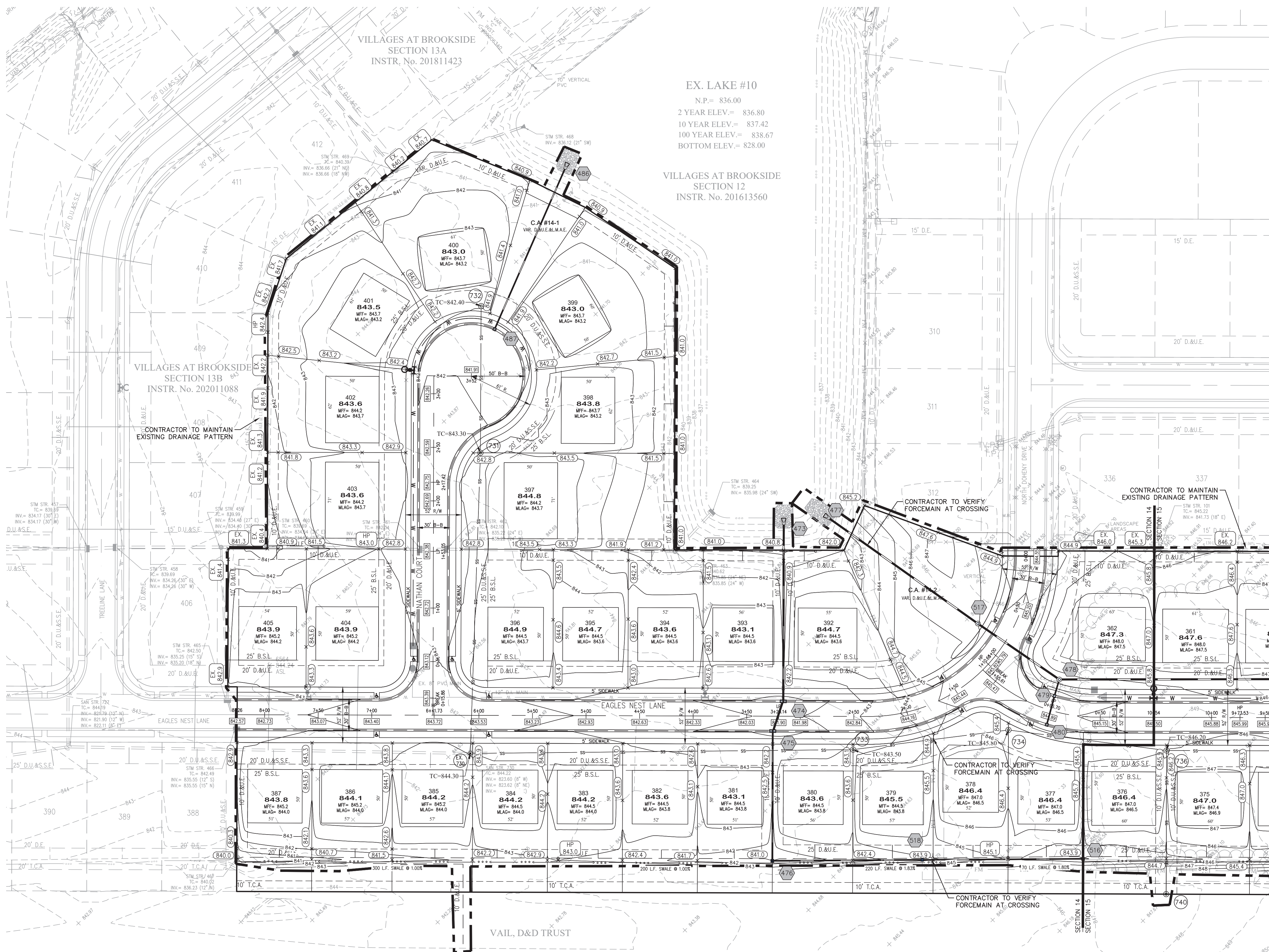
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250 EAST 96TH STREET, SUITE 580,  
INDIANAPOLIS, IN 46240  
WWW.KIMLEY-HORN.COM



REVISIONS  
DATE  
BY  
XXX  
3/9/2021  
REVISED PER TAC COMMENTS  
No.



Drawing name: K:\IND\_LDEV\000000000\_Villages\_at\_Brookside\_INV2 Design CADD\PlanSheets\Site Development Plan.dwg C200 Mar 09, 2021 1:16pm by lacyharis  
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### 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

MFF XXX.X MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW

- (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.
- 15' (1.25' ABOVE THE ROAD ELEV.
- 6" (0.5') ABOVE THE MLAG

MLAG XXX.X MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)

- ### NOTES
- REFER TO SHEET C201 FOR STRUCTURE TABLE.
  - REFER TO SHEET C101 FOR GENERAL NOTES.
  - SEE SUBSURFACE DRAIN PLAN (C610 & C611) FOR MORE DETAILS.
  - 1 SHADE, 1 ORNAMENTAL, 1 EVERGREEN AND 8 SHRUBS SHALL BE PROVIDED PER LOT AND COMMON AREAS #14-1, 14-2, 15-1, AND 15-2. ORNAMENTAL TREES AND EVERGREENS CAN BE EXCHANGED FOR EACH OTHER.

### 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.

### BENCHMARK INFO

PID J22365 (DES. -L 4 RESET 1943) - 4 MILES SW FROM FORTVILLE, ABOUT 3.95 MILES SW ALONG THE NEW YORK RAILROAD FROM STA., ABOUT 1.0 MILE NE OF THE GRAIN ELEVATOR AT MCCORDSVILLE, ABOUT 3.05 MILES NE OF THE OAKLANDON STATE BANK AS OAKLANDON, MARION COUNTY ABOUT 0.1 MILE SW OF MILE POST 267. 161 FEET SW OF SEMAPHORE SIGNAL NO. 267-2, SET IN THE TOP OF THE NE END OF THE SE HEADWALL OF RAILROAD CULVERT NO. 436A, 40 FEET N OF POLE #2, 7.5 FEET SE OF THE SE RAIL, AND ABOUT 0.5 FOOT BELOW TRACK. NOTE ---THE STAMPING ON THE MARK IS AS FOLLOWS - 414/L4. THERE IS AN "L" STAMPED AFTER THE 1943 AND TWO FIGURE FOURS BETWEEN MARK AND U.S. COAST OF THE CASTING ON THE MARK.  
ELEV. = 857.39, NGVD 29)

MATCHLINE - SEE SHEET C201

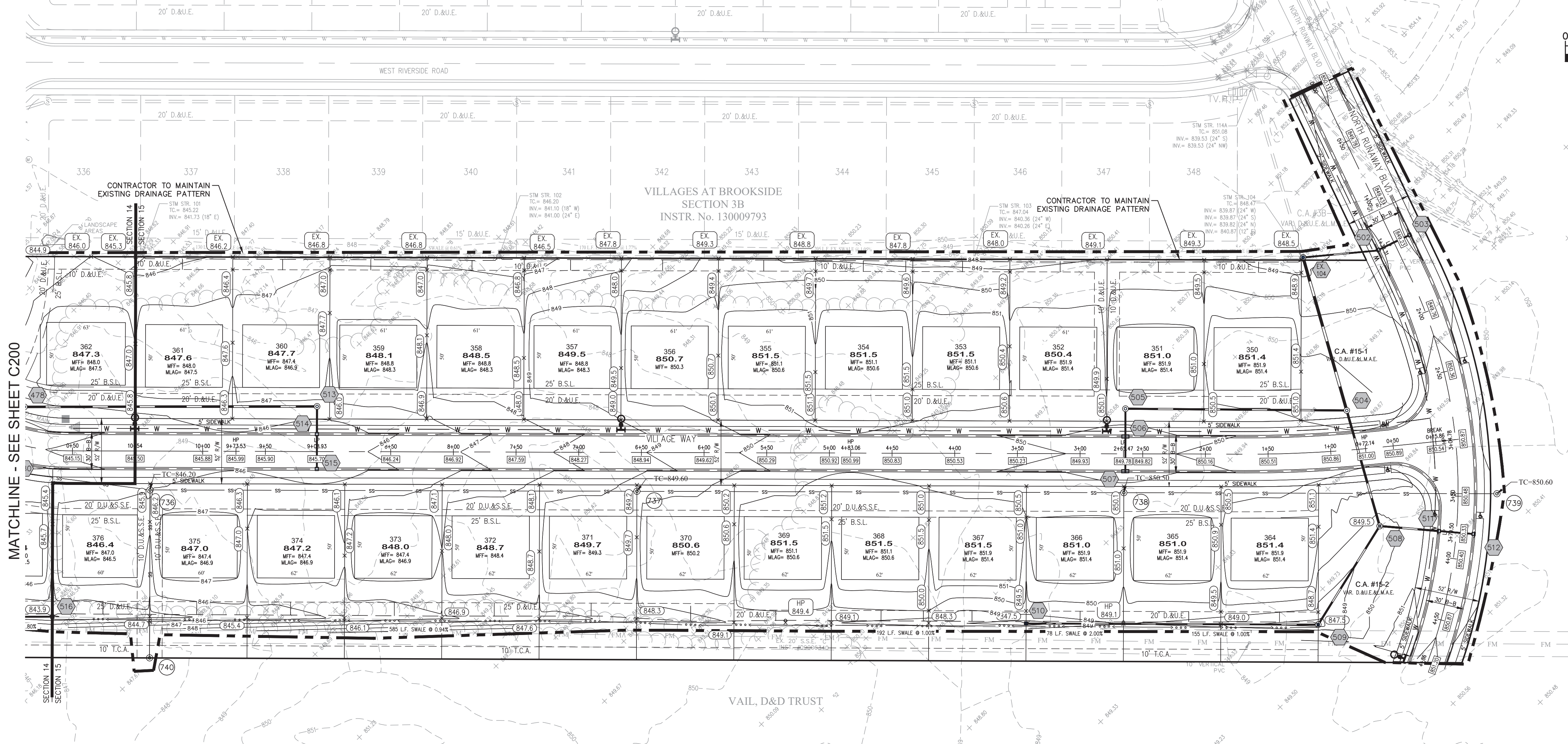
SCALE:	AS NOTED	<b>Kimley»Horn</b> © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 86TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM	DESIGNED BY: JSM	DATE	BY
DRAWN BY:	LLH		REVISED PER TAG COMMENTS	3/9/2021	XXX
CHECKED BY:	BAH		REVISIONS		
VILLAGES AT BROOKSIDE SECTIONS 14 & 15 MCCORDSVILLE, IN		FISCHER HOMES		Site Development Plan	
ORIGINAL ISSUE: 02/19/2021		KHA PROJECT NO. 170227002		SHEET NUMBER  C200	

Indiana Utilities Protection Service





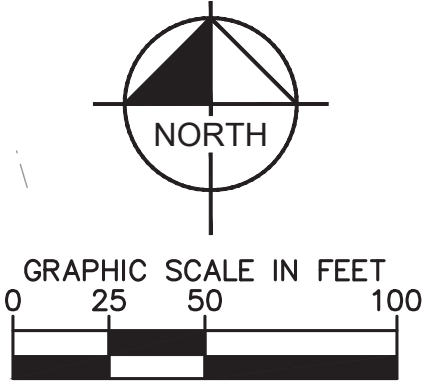
Drawing name: K:\IND\_LIVE\000000000\_Villages\_at\_Brookside\_410-600\_McCordsville\_IN\2 Design CADD\PlanSheets\Site Development Plan\dwg C201\_Mar 09, 2021 1:16pm by laeshaharis  
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MATCHLINE - SEE SHEET C200

STORM SEWER STRUCTURE DATA TABLE				
STR.NO.	STR. TYPE - CASTING TYPE	T.O.R.	INCOMING PIPE DATA	OUTGOING PIPE DATA
EX. 104	EX. MANHOLE - EXIST. (OPEN)	848.56	12" R.C.P. (E) INV.=840.87 24" R.C.P. (S) INV.=839.87	
473	FES - TRASHGUARD		18" R.C.P. (S) INV.=836.00	
474	TYPE "A" DBL. INLET - NEENAH R-3501-TR/TL W/ SUMP	841.90	18" R.C.P. (S) INV.=836.95	18" R.C.P. (N) INV.=836.85
475	TYPE "A" DBL. INLET - NEENAH R-3501-TR/TL	841.90	15" R.C.P. (S) INV.=837.14	18" R.C.P. (N) INV.=837.04
476	TYPE "A" INLET - NEENAH R-2560-E2	841.02	12" R.C.P. (E) INV.=837.60	15" R.C.P. (N) INV.=837.50
477	FES - TRASHGUARD		18" R.C.P. (SE) INV.=839.02	
478	TYPE "C" MH - NEENAH R-1772-A	845.38	18" R.C.P. (E) INV.=841.10 12" R.C.P. (S) INV.=841.10	18" R.C.P. (NW) INV.=841.00
479	TYPE "A" INLET - NEENAH R-3501-TR/TL W/ SUMP	844.89	12" R.C.P. (S) INV.=841.24	12" R.C.P. (N) INV.=841.14
480	TYPE "A" INLET - NEENAH R-3501-TR	844.89		12" R.C.P. (N) INV.=841.40
486	FES - TRASHGUARD		12" R.C.P. (SW) INV.=836.00	
487	TYPE "A" INLET - NEENAH R-3501-TR/TL	841.56		12" R.C.P. (NE) INV.=837.20
502	TYPE "A" INLET - NEENAH R-3501-TR/TL	849.23	12" R.C.P. (NE) INV.=844.29	12" R.C.P. (W) INV.=842.34
503	TYPE "A" INLET - NEENAH R-3501-TR/TL	849.23		12" R.C.P. (SW) INV.=844.89
504	TYPE "C" MH - NEENAH R-1772-A	851.31	15" R.C.P. (W) INV.=842.34 18" R.C.P. (S) INV.=842.34	24" R.C.P. (N) INV.=842.24
505	TYPE "C" MH - NEENAH R-1772-A	850.41	12" R.C.P. (S) INV.=844.80	15" R.C.P. (E) INV.=844.70
506	TYPE "A" DBL. INLET - NEENAH R-3501-TR/TL	849.78	12" R.C.P. (S) INV.=845.35	12" R.C.P. (N) INV.=845.25
507	TYPE "A" DBL. INLET - NEENAH R-3501-TR/TL	849.78		12" R.C.P. (N) INV.=845.50
508	TYPE "C" MH - NEENAH R-1772-A	849.47	15" R.C.P. (E) INV.=842.73 15" R.C.P. (SW) INV.=842.73	18" R.C.P. (N) INV.=842.63
509	TYPE "C" MH - NEENAH R-2560-E2	847.53	12" R.C.P. (W) INV.=843.17	15" R.C.P. (NE) INV.=843.07
510	TYPE "A" INLET - NEENAH R-2560-E2	847.53		12" R.C.P. (E) INV.=843.80
511	TYPE "A" INLET - NEENAH R-3501-TR/TL	850.33	12" R.C.P. (E) INV.=845.39	15" R.C.P. (W) INV.=843.66
512	TYPE "A" INLET - NEENAH R-3501-TR/TL	850.33		12" R.C.P. (W) INV.=845.99
513	TYPE "C" MH - NEENAH R-1772-A	846.61	15" R.C.P. (S) INV.=841.86	18" R.C.P. (W) INV.=841.76
514	TYPE "A" INLET - NEENAH R-3501-TR/TL W/ SUMP	845.71	12" R.C.P. (S) INV.=842.08	15" R.C.P. (N) INV.=841.98
515	TYPE "A" INLET - NEENAH R-3501-TR/TL	845.71		12" R.C.P. (N) INV.=842.21
516	TYPE "A" INLET - NEENAH R-2560-E2	843.95		12" R.C.P. (W) INV.=841.30
517	TYPE "C" MH - NEENAH R-1772	846.04	18" R.C.P. (SE) INV.=840.60	18" R.C.P. (NW) INV.=840.50
518	TYPE "A" INLET - NEENAH R-2560-E2	843.69	12" R.C.P. (E) INV.=840.85	12" R.C.P. (W) INV.=840.75

SANITARY SEWER STRUCTURE DATA TABLE				
STR.NO.	STR. TYPE / CASTING TYPE	T.O.R.	INCOMING PIPE DATA	OUTGOING PIPE DATA
EX. 730	EX. SAN. MH / EXIST.	844.30	8" S.D.R. 26 PVC (E) INV.=823.72 8" S.D.R. 35 PVC (N) INV.=832.72	
731	48" SAN. MH / R-1772-A	843.30	8" S.D.R. 35 PVC (N) INV.=834.08	8" S.D.R. 35 PVC (S) INV.=833.98
732	48" SAN. MH / R-1772-A	842.40		8" S.D.R. 35 PVC (S) INV.=834.70
733	48" SAN. MH / R-1772-A	843.50	8" S.D.R. 26 PVC (E) INV.=825.43	8" S.D.R. 26 PVC (W) INV.=825.33
734	48" SAN. MH / R-1772-A	845.80	8" S.D.R. 26 PVC (E) INV.=826.19	8" S.D.R. 26 PVC (W) INV.=826.09
736	4" SAN. MH / R-1772-A	846.20	8" S.D.R. 26 P.V.C (E) INV.=826.96 8" S.D.R. 26 PVC (S) INV.=827.06	8" S.D.R. 26 PVC (W) INV.=826.86
737	4" SAN. MH / R-1772-A	849.60	8" S.D.R. 26 P.V.C (E) INV.=828.81	8" S.D.R. 26 P.V.C (W) INV.=828.71
738	4" SAN. MH / R-1772-A	850.50	8" S.D.R. 26 P.V.C (E) INV.=830.66	8" S.D.R. 26 P.V.C (W) INV.=830.56
739	4" SAN. MH / R-1772-A	850.60		8" S.D.R. 26 P.V.C (W) INV.=832.00
740	4" SAN. MH / R-1772-A	848.20		8" S.D.R. 26 PVC (N) INV.=827.67



### 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

MFF XXX.X MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW

- (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.
- 15" (1.25') ABOVE THE ROAD ELEV.
- 6" (0.5') ABOVE THE MLAG

MLAG XXX.X MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)

### NOTES

- REFER TO SHEET C101 FOR GENERAL NOTES.
- SEE SUBSURFACE DRAIN PLAN (C610 & C611) FOR MORE DETAILS.
- 1 SHADE, 1 ORNAMENTAL, 1 EVERGREEN AND 8 SHRUBS SHALL BE PROVIDED PER LOT AND COMMON AREAS #14-1, 14-2, 15-1, AND 15-2. ORNAMENTAL TREES AND EVERGREENS CAN BE EXCHANGED FOR EACH OTHER.

### 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.

### BENCHMARK INFO

PID J22365 (DES. -L 4 RESET 1943) - 4 MILES SW FROM FORTVILLE, ABOUT 3.95 MILES SW ALONG THE NEW YORK RAILROAD FROM STA., ABOUT 1.0 MILE NE OF THE GRAIN ELEVATOR AT MCCORDSVILLE, ABOUT 3.05 MILES NE OF THE OAKLANDON STATE BANK AS OAKLANDON, MARION COUNTY ABOUT 0.1 MILE SW OF MILE POST 267. 161 FEET SW OF SEMAPHORE SIGNAL NO. 267-2. SET IN THE TOP OF THE NE END OF THE SE HEADWALL OF RAILROAD CULVERT NO. 436A, 40 FEET N OF POLE #2. 7.5 FEET SE OF THE SE RAIL, AND ABOUT 0.5 FOOT BELOW TRACK. NOTE ---THE STAMPING ON THE MARK IS AS FOLLOWS - 4L4/L4. THERE IS AN "L" STAMPED AFTER THE 1943 AND TWO FIGURE FOURS BETWEEN MARK AND U.S. COAST OF THE CASTING ON THE MARK.  
ELEV. = 857.39, NGVD 29)

Indiana Utilities Protection Service



AS NOTED

DESIGNED BY: JSM

DRAWN BY: LLH

CHECKED BY: BAH

SCALE:

DESIGNED BY: JSM

DRAWN BY: LLH

CHECKED BY: BAH

REVISIONS

DATE

BY

VILLAGES AT BROOKSIDE

SECTIONS 14 & 15

MCCORDSVILLE, IN

Site Development

Plan

ORIGINAL ISSUE:

02/19/2021

KHA PROJECT NO.

170227002

SHEET NUMBER

C201

Kimley»Horn

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INDIANAPOLIS, IN 46240

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REGISTERED PROFESSIONAL ENGINEER

WILLIAM A. BUTZ, JR.

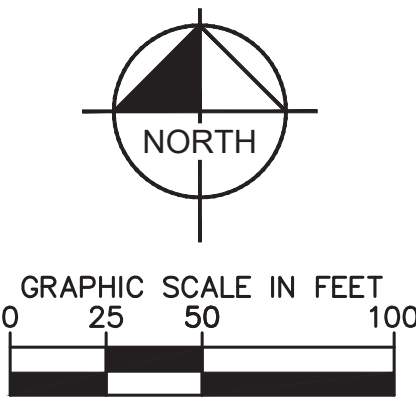
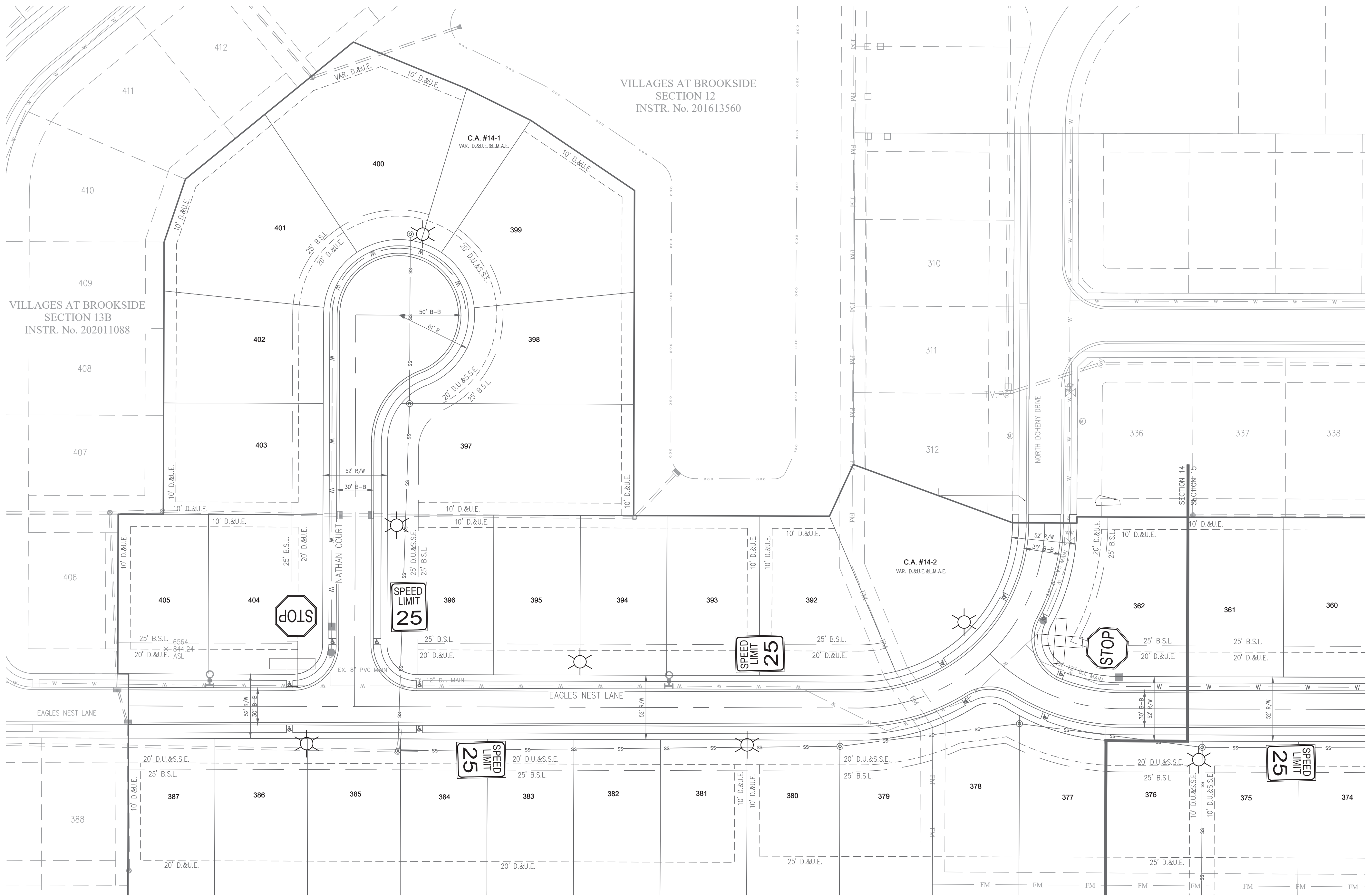
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STATE OF INDIANA

3/9/2021



Drawing name: K:\IND\_LDEV\000000000\_Villages\_at\_Brookside\_410-600\_McCordsville\_IN\2 Design\CADD\PlanSheets\Traffic Control Plan.dwg C420 Mar 09, 2021 1:23pm by: isopharris  
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LEGEND	
	ROAD NAME SIGN 3
	STOP SIGN 3
	SPEED LIMIT SIGN 5
	LIGHTING 12
	TYPE III CONSTRUCTION BARRICADE 1

**NOTES**

ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 2D: GUIDE SIGNS-CONVENTIONAL ROADS OF THE MUTCD MANUAL LATEST EDITION.

ALL TRAFFIC CONTROL AND STREET SIGNS SHALL UTILIZE THE TOWN OF MCCORDSVILLE STANDARD POLE. SEE TOWN'S SPECIFICATIONS.

ALL STREET LIGHTS INSTALLED IN THIS SECTION SHALL MATCH THE EXISTING STREET LIGHTS USED IN PREVIOUS SECTIONS OF THE VILLAGES AT BROOKSIDE.

Indiana Utilities Protection Service

**Call 811**  
before you dig

VILLAGES AT BROOKSIDE SECTIONS 14 & 15 MCCORDSVILLE, IN		Traffic Control Plan	
ORIGINAL ISSUE: 02/19/2021		KHA PROJECT NO. 170227002	
SHEET NUMBER		C420	
No.		Revisions	
No.		Date	
No.		By	
No.		Comments	
No.		Revised Per TAC	
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