

Drawing name: K:\IND\_LDEV\170329000\Citiescape-SEC-Mt Comfort-Rd\McCORDSVILLE\_IN\X2\_Design\CADD\PlanSheets\COVER\_SHEET.dwg C100 Feb 16, 2023 3:24pm by: JoeYDee

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANS PREPARED BY:

KIMLEY-HORN & ASSOCIATES  
250 EAST 96TH STREET, SUITE 580  
INDIANAPOLIS, IN 46240  
CONTACT: JOHN MCWHORTER  
PHONE: (317) 912-4123  
EMAIL: JOHN.MCWHORTER@KIMLEY-HORN.COM

PLANS PREPARED FOR:

CITYSCAPE RESIDENTIAL  
10 WEST CARMEL DRIVE, STE. 200  
CARMEL, IN 46032  
CONTACT: JENNIFER SEWELL  
PHONE: (419) 439-7802  
EMAIL: JSEWELL@CITYSCAPERESIDENTIAL.COM

ANTICIPATED START OF CONSTRUCTION DATE: AUG 2023  
ANTICIPATED COMPLETION OF CONSTRUCTION DATE: AUG 2024

PROJECT INFORMATION

28.49 ACRES	
166 UNITS	5.83 UNITS/ACRE
DESIGN SPEED LIMIT	25 MPH
LAKE AREA	2.30 AC±
USEABLE OPEN SPACE	10.42 AC± (82%)

STREETS

NAME	LENGTH (LF±)
STREET A	1198
STREET B	898
STREET C	1116
STREET D	668
TOTAL	3880

# ENGINEERING PLANS

# PARKFIELD

## SEC MT. COMFORT RD & CR W 600 N

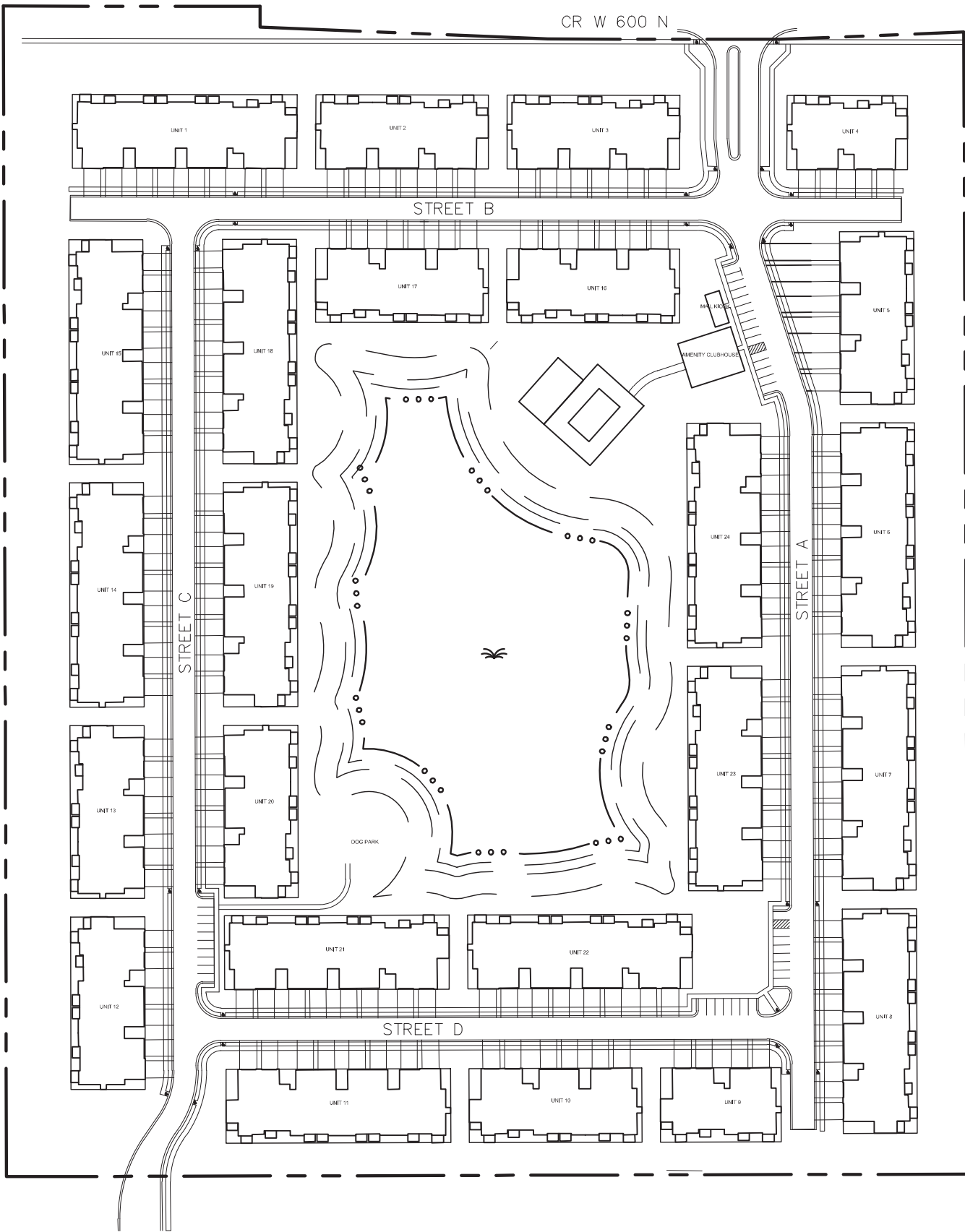
## McCORDSVILLE, IN 46055

UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	AQUA INDIANA	5750 CASTLE CREEK PARKWAY NORTH DR., SUITE 314, INDIANAPOLIS, IN 46250	317-577-1390	JIM SHIELDS, P.E.
ENGINEERING DEPARTMENT	McCORDSVILLE TOWN ENGINEER	6280 W 800 N McCORDSVILLE, IN 46055	317-355-3604	MARK WITSMAN
WATER	CITIZENS ENERGY GROUP/CWA AUTHORITY, INC	2150 DR MARTIN LUTHER KING JR ST., INDIANAPOLIS, IN 46202	317-927-4351	BRAD HOSTETLER
NATURAL GAS	CENTERPOINT ENERGY	16222 ALLISONVILLE RD., NOBLESVILLE, IN 46060	317-260-5477	JAY BOSER
ELECTRICITY	NINE STAR CONNECT	2243 EAST MAIN ST. GREENFIELD, IN 46140	317-326-3131	
TELEPHONE / COMMUNICATIONS	NINESTAR CONNECT	2243 EAST MAIN ST. GREENFIELD, IN 46140	317-323-2081	JASON WARRICK
FIRE DEPARTMENT	VERNON TOWNSHIP FIRE DEPT.	7850 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
PLANNING AND ZONING	McCORDSVILLE PLANNING AND BUILDING DEPARTMENT	6280 W 800 N McCORDSVILLE, IN 46055	317-355-3604	RYAN CRUM

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER/OWNER	CITYSCAPE RESIDENTIAL	10 W CARMEL DR., SUITE 200 CARMEL, IN 46032	317-574-1600	JENNIFER SEWELL
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	317-218-9560	BRYAN SHEWARD, P.E.
ENVIRONMENTAL ENGINEER	EARTH SOURCE, INC.	14921 HAND RD, FORT WAYNE, IN 46818	260-489-8511	ERIC ELLINGSON
LANDSCAPE ARCHITECT	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	317-218-9560	MICHELE DYER, PLA
LAND SURVEYOR	SURVEY FIRST	25 WEST MARION ST, DANVILLE, IN 46122	317-745-9000	TIMOTHY D. HIGBEE, PE, PS



HANCOCK COUNTY

CONSTRUCTION OF A 166 UNIT TOWNHOME DEVELOPMENT FOR  
CITYSCAPE RESIDENTIAL ON ±28.49 AC. PROJECT IS IN SECTION 6 OF T16N,  
R6E IN THE TOWN OF McCORDSVILLE, HANCOCK COUNTY, INDIANA

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16  
NORTH, RANGE 6 EAST OF THE SECOND PRINCIPAL MERIDIAN IN  
BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA DESCRIBED  
AS FOLLOWS:

BEGINNING AT A BRASS MONUMENT FOUND AT THE NORTHWEST  
CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES  
54 MINUTES 30 SECONDS EAST 277.22 FEET TO A MAG NAIL  
WITH WASHER STAMPED "HIGBIE 20100067" SET; THENCE SOUTH  
00 DEGREES 03 MINUTES 52 SECONDS WEST 22.44 FEET TO A  
REBAR WITH CAP STAMPED "HIGBIE 20100067" SET (HEREAFTER  
"REBAR CAP SET") ON THE SOUTH RIGHT OF WAY LINE OF  
COUNTY ROAD 600 NORTH PER DEED TO HANCOCK COUNTY  
RECORDED AS INSTRUMENT NUMBER 040008442 IN THE OFFICE  
OF THE HANCOCK COUNTY RECORDER; THENCE ALONG SAID  
SOUTH RIGHT OF WAY FOR THE NEXT THREE (3) CALLS: 1)  
SOUTH 87 DEGREES 38 MINUTES 42 SECONDS EAST 311.03 FEET  
TO A REBAR CAP SET; 2.) THENCE SOUTH 89 DEGREES 56  
MINUTES 08 SECONDS EAST 250.44 FEET TO A REBAR CAP SET;  
3.) THENCE NORTH 87 DEGREES 46 MINUTES MINUTES 26  
SECONDS EAST 199.46 FEET TO A REBAR CAP SET ON THE WEST  
LINE OF ROBERT V. ROSEBROCK PER DEED RECORDED AS  
INSTRUMENT NUMBER 030000128; THENCE ALONG SAID WEST  
LINE, SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST 1234.56  
FEET TO A REBAR CAP SET; THENCE SOUTH 89 DEGREES 50  
MINUTES 31 SECONDS WEST 1039.13 FEET TO A REBAR CAP SET  
ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE  
ALONG SAID WEST LINE NORTH 00 DEGREES 09 MINUTES 30  
SECONDS WEST 1265.62 FEET TO THE POINT OF BEGINNING,  
CONTAINING 29.572 ACRES MORE OR LESS AND SUBJECT TO ANY  
EASEMENTS AND RIGHTS OF WAY OF RECORD.

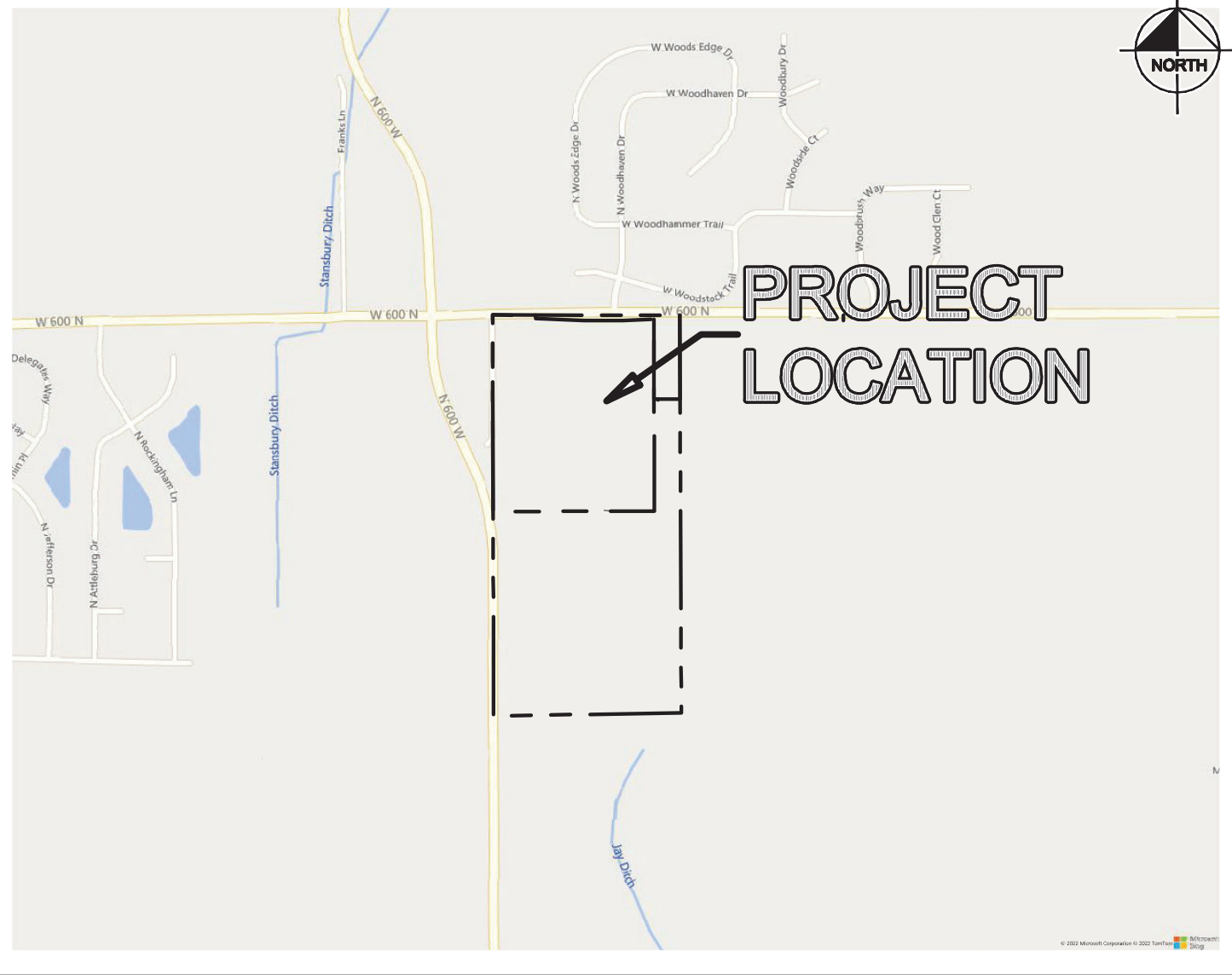
BENCHMARKS

SITE BENCHMARKS:  
#100 NORTHING 1683470.263  
EASTING 259865.972  
ELEV. 862.94  
5/8" REBAR WITH RED CAP  
"SURVEY FIRST CONTROL"  
#102 NORTHING 1683481.571  
EASTING 258226.716  
ELEV. 865.22  
MAG NAIL FOUND (POINT 102)  
SET BY OTHERS

SURVEY CONTROL WAS SET USING RTK GPS USING THE INDIANA NETWORK  
NTRIP, NAD 83, INDIANA STATE PLANE EAST, US FOOT AND NAVD88  
GEOID12B GRAVITY MODEL.

LOCATION MAP

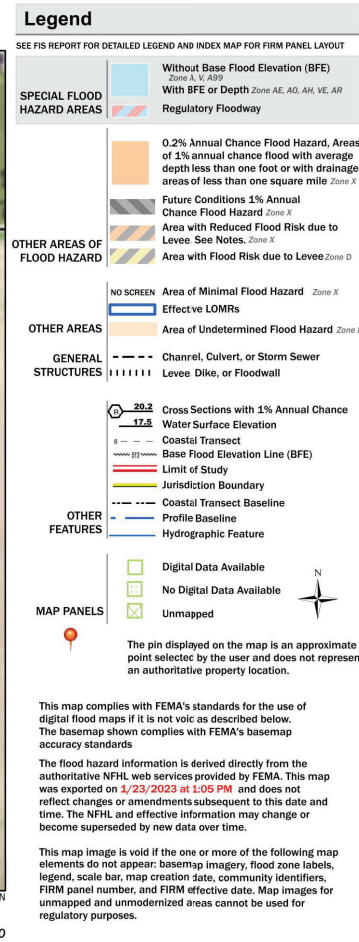
(NOT TO SCALE)



Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
V1.0-V1.4	ALTA SURVEY
C101	GENERAL SPECS
C102	TOPO DEMO PLAN
C200	SITE DEVELOPMENT PLAN
C201	SITE DEVELOPMENT PLAN
C210	EMERGENCY FLOOD ROUTE
C300	INITIAL EROSION CONTROL PLAN
C310	TEMP EROSION CONTROL PLAN
C320	PERM EROSION CONTROL PLAN
C330	EROSION CONTROL SPECS
C332	EROSION CONTROL DETAILS
C333	EROSION CONTROL DETAILS
C334	EROSION CONTROL DETAILS
C400	STREET PLAN AND PROFILE
C401	STREET PLAN AND PROFILE
C402	STREET PLAN AND PROFILE
C403	STREET PLAN AND PROFILE
C410	ENTRANCE PLAN
C411	ENTRANCE PLAN
C411	MOT PLAN
C412	PAVEMENT MARKING PLAN
C420	SIGNAGE PLAN
C500	SANITARY PLAN AND PROFILES
C501	SANITARY PLAN AND PROFILES
C502	SANITARY PLAN AND PROFILES
C503	SANITARY PLAN AND PROFILES
C504	SANITARY PLAN AND PROFILES
C505	SANITARY PLAN AND PROFILES
C600	STORM PLAN AND PROFILES
C601	STORM PLAN AND PROFILES
C602	STORM PLAN AND PROFILES
C620	SUBSURFACE PLAN
C621	SUBSURFACE PLAN
C700	WATER PLAN
C701	WATER PLAN
C703	CITIZENS WATER DETAILS
C704	CITIZENS WATER DETAILS
C800	CONSTRUCTION DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L103	LANDSCAPE PLAN
* 1 - 10	McCORDSVILLE STANDARD SPECS & DETAILS
* 1 - 20	AQUA INDIANA STATE SANITARY SEWER STANDARDS

National Flood Hazard Layer FIRMette



PROJECT LOCATION

Kimley»Horn

©2023 KIMLEY-HORN AND ASSOCIATES, INC.  
250 EAST 96TH STREET, SUITE 580,  
INDIANAPOLIS, IN 46240  
WWW.KIMLEY-HORN.COM

BRYAN ALLEN  
REGISTERED PROFESSIONAL ENGINEER  
NOT APPROVED FOR CONSTRUCTION  
Bryan Sheward

CITYSCAPE  
RESIDENTIAL

COVER SHEET

CITYSCAPE  
PARKFIELD  
SEC MT. COMFORT RD. & CR W 600 N  
McCORDSVILLE, IN 46055

ORIGINAL ISSUE:  
2/17/2023  
KHA PROJECT NO.  
170329000

SHEET NUMBER

C100

Indiana Utilities Protection Service

Call 811  
before you dig

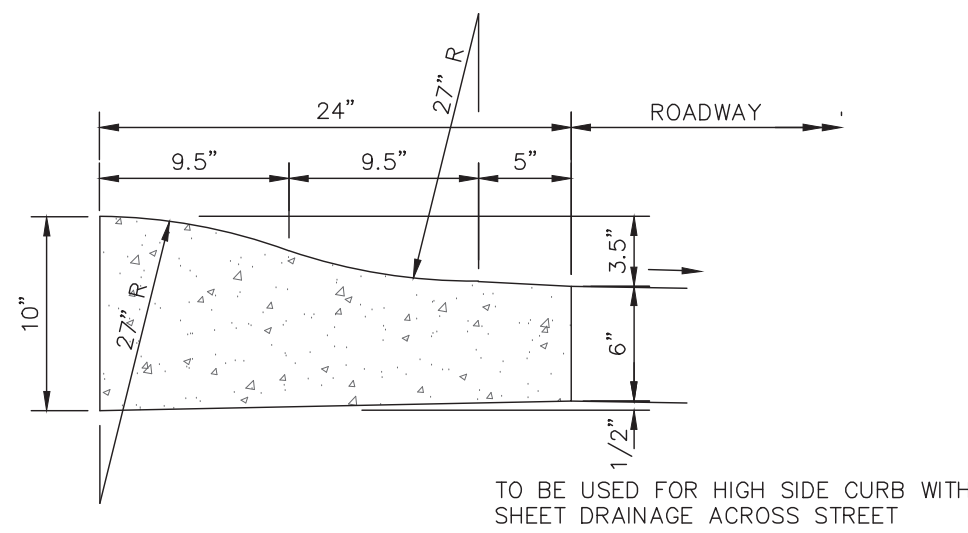




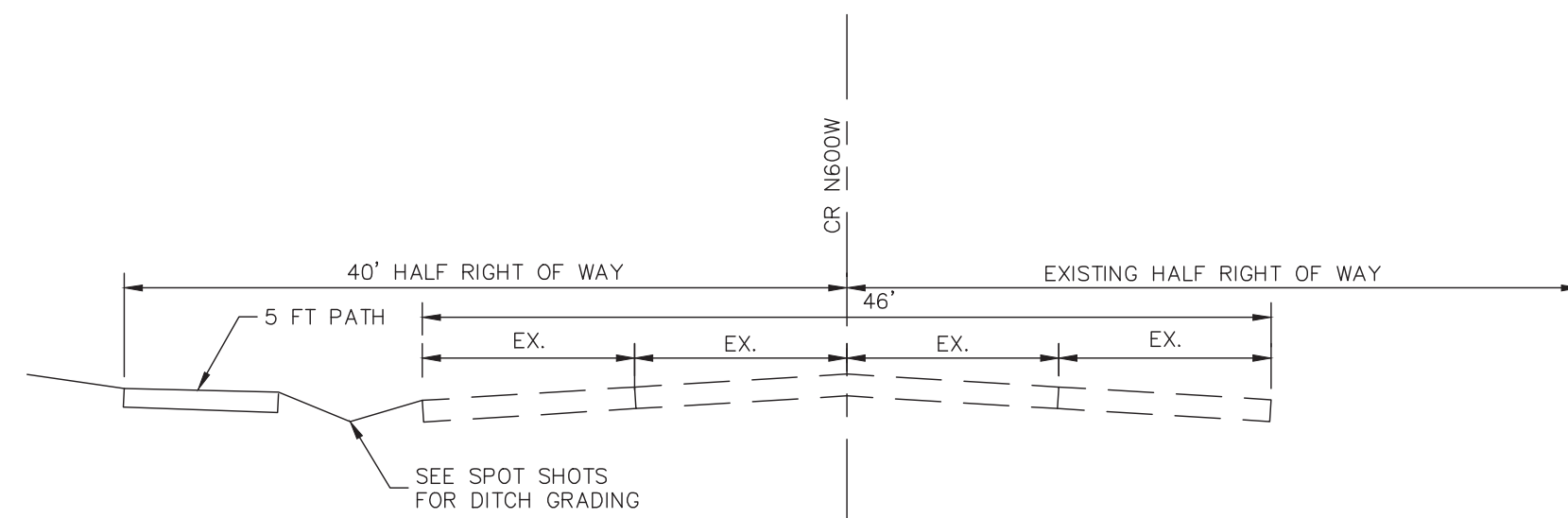










**REVERSE ROLL CURB DETAIL**  
N.T.S.



B — B  
N.T.S.

## GENERAL NOTES

-  PAVEMENT TRANSITION  
 REF. TOWN OF MCCORDSVILLE STANDARD DETAIL ON SHEET 2  
 ARTERIAL CROSS SECTION WITHIN THE RIGHT-OF-WAY  
 (C.R. N600W)

ENTRANCE ASPHALT SECTION (WITHIN C.R. N600W R.O.W.) IS AS FOLLOWS:

  - 1.5" HMA SURFACE 9.5mm
  - 2.5" HMA INTERMEDIATE 12.5mm
  - 4" HMA BASE 19.0mm
  - 6" HMA BASE 19.0mm
  - 4" COMPACTED AGGREGATE #53
  - 4" COMPACTED AGGREGATE #2
  - LIME STABILIZED SUBGRADE (SEE MCCORDSVILLE SPECIFICATIONS)

REF. SHEET C101 FOR ADDITIONAL CONTRACTOR SPECS.



GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 10, 20, and 40. The segment between 10 and 20 is shaded black.

Indiana Utilities Protection Service

**Call 811**  
before you dig

ENTRANCE PLAN

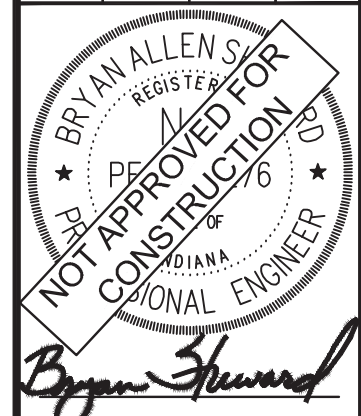
**CITYSCAPE  
PARKFIELD**  
SEC MT. COMFORT RD. & CR W  
McCORDSVILLE, IN 46055

ORIGINAL ISSUE:	2/17/2023
KHA PROJECT NO.	170329000
SHEET NUMBER	

C410

[illegible]

SCALE:	AS NOTED	 <p>©2023 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 PHONE: 317-218-9560 WWW.KIMLEY-HORN.COM</p>
DESIGNED BY:	TNH	
DRAWN BY:	TNH	
CHECKED BY:	BAS	



SCALE:	AS NOTED	 <p>©2023 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 PHONE: 317-218-9560 WWW.KIMLEY-HORN.COM</p>
DESIGNED BY:	TNH	
DRAWN BY:	TNH	
CHECKED BY:	BAS	



1. This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, c. shall be without liability to Kinley-Horn and Associates, Inc.



before you did

ORIGINAL ISSUE:  
2/17/2023  
KHA PROJECT NO  
170329000  
SHEET NUMBER

## ENTRANCE PLAN

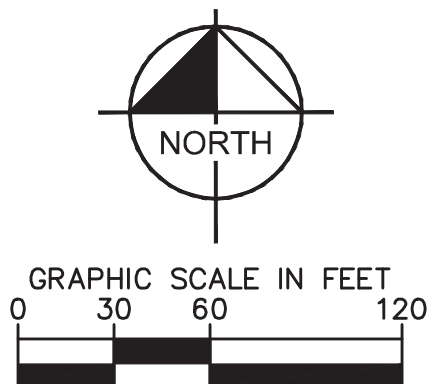
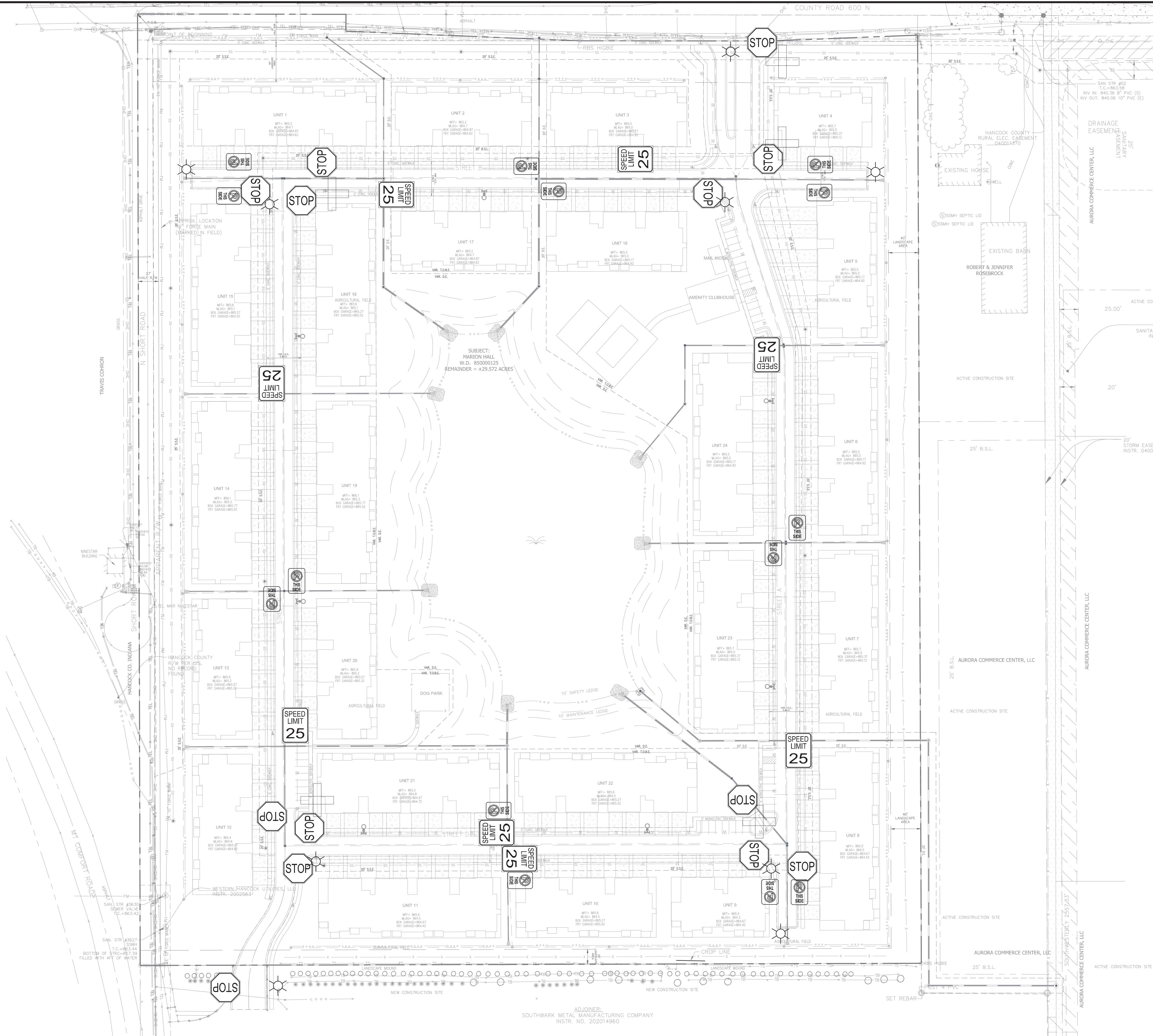


SCALE:	AS NOTED
DESIGNED BY:	TNH
DRAWN BY:	TNH
CHECKED BY:	BAS




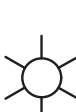

**Kimley»»Horn**  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
250 EAST 96TH STREET, SUITE 580,  
INDIANAPOLIS, IN 46240  
PHONE: 317-218-9560  
WWW.KIMLEY-HORN.COM

[illegible]





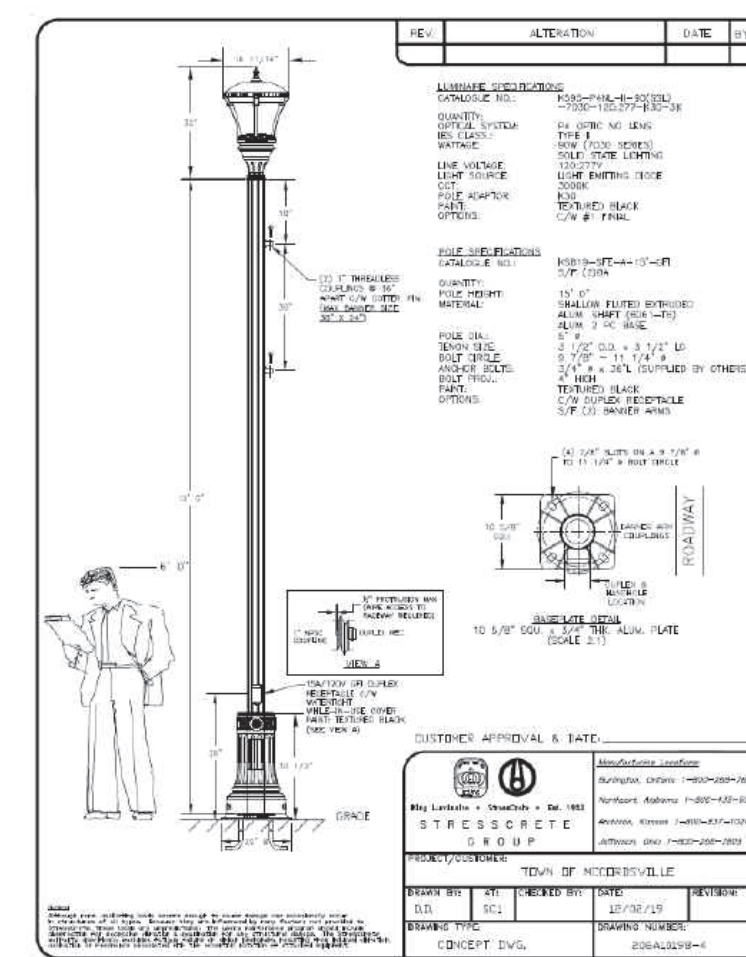
### LEGEND

- |   |                      |    |
|---|----------------------|----|
|    | STOP SIGN            | 13 |
|    | SPEED LIMIT SIGN     | 8  |
|   | NO PARKING THIS SIDE | 14 |
|  | LIGHTING             | 9  |
|  | ROAD NAME SIGN       | 5  |

## 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.



### STANDARD LIGHTING DETAIL

Indiana Utilities Protection Service

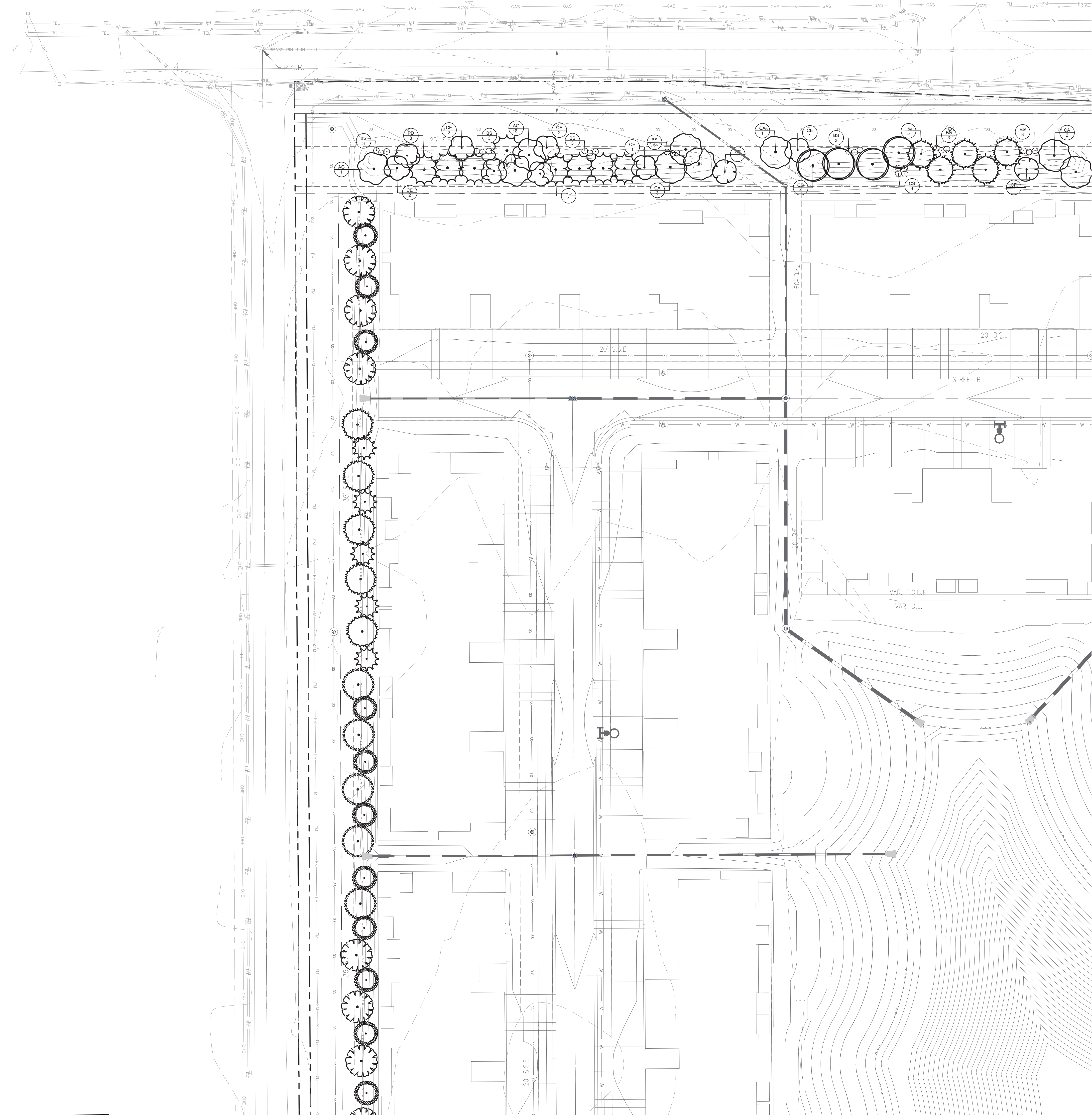
**Call 811**   
before you dig

[illegible]



Drawing name: K:\IND\_LDEV\170329000\_Cityscape\_SEC-M\Comfort-Rd\WORK\McCordsville\_IN\2\_Design\CADD\PlanSheets\LANDSCAPE\_PLAN.dwg - L100 - Feb 16, 2023 - 3:41pm - by: JoyGee

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Indiana Utilities Protection Service



CITYSCAPE  
PARKFIELD  
SEC MT. COMFORT RD. & CR W/600 N  
McCordsville, IN 46055

LANDSCAPE PLAN



SCALE:  
AS NOTED  
DESIGNED BY: TNH  
DRAWN BY: TNH  
CHECKED BY: BAS

**Kimley»Horn**  
©2023 KIMLEY-HORN AND ASSOCIATES, INC.  
250 EAST 96TH STREET, SUITE 550,  
INDIANAPOLIS, IN 46240  
WWW.KIMLEY-HORN.COM

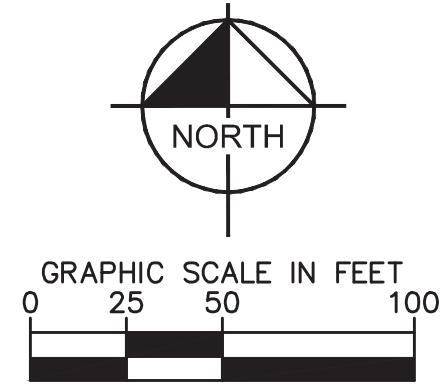
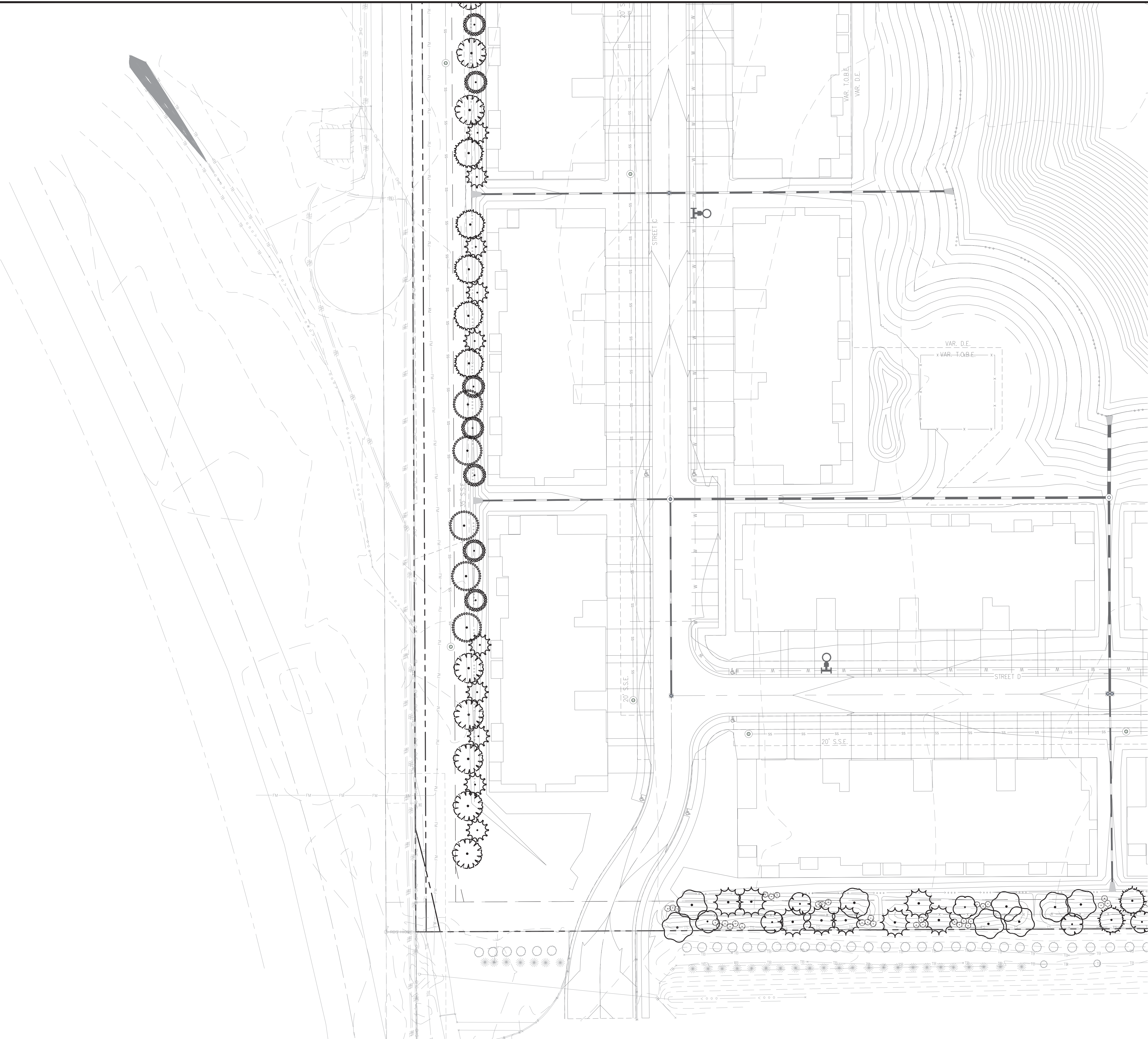
REVISIONS		DATE	BY
No.			







Drawing name: K:\IND\_DEVELOP\70239000\_Cityscape\_SEC-Mt.Comfort-Rd\600N\_McCorville\_JV2 Design\CAD\PlotSheets\LANDSCAPE\_PLAN.dwg L102 Feb 16, 2023 3:42pm by Joey.Oeo



Indiana Utilities Protection Service



CITYSCAPE PARKFIELD	<b>LANDSCAPE PLAN</b>			<b>Kimley»Horn</b> ©2023 KIMLEY-HORN AND ASSOCIATES, INC. 100 WEST WASHINGTON STREET, SUITE 350, INDIANAPOLIS, IN 46240 PHONE: 317-418-9560 <a href="http://WWW.KIMLEY-HORN.COM">WWW.KIMLEY-HORN.COM</a>	AS NOTED	SCALE:	DESIGNED BY: TNH	DRAWN BY: TNH	CHECKED BY: BAS	No.	REVISIONS	DATE	BY
L102	SHEET NUMBER	KHA PROJECT NO. 170329000	ORIGINAL ISSUE: 2/17/2023	SEC MT. COMFORT RD., CR W 600 N McCordsville, IN 46055									







Drawing name: K:\IND\_LDEV\170329000\_Cityscape\_SEC-M\Comfort-F&W\WDR\McCordville\_IN\2\_Design\CADD\PlanSheets\LANDSCAPE\_PLAN.dwg LT04 Feb 16, 2023 1:47pm by: JoeyDea  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.

2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.

4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.

5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

6. PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.

7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLODS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.

8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS, SHALL ADJUST LOCATIONS WHEN REQUESTED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.

10. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.

11. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.

12. WEED FABRIC SHALL BE REQUIRED UNDER MULCH.

13. MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.

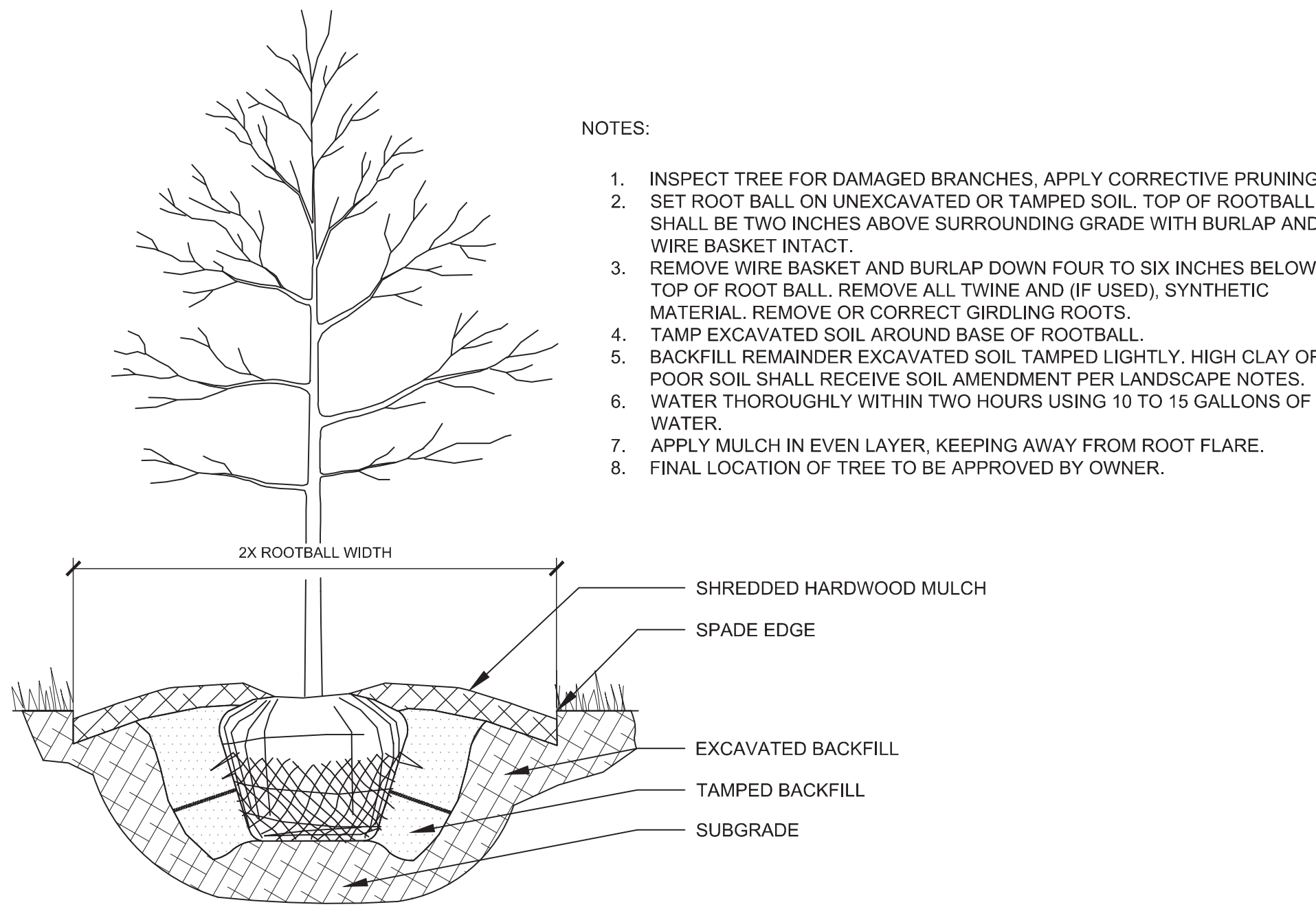
14. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.

15. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

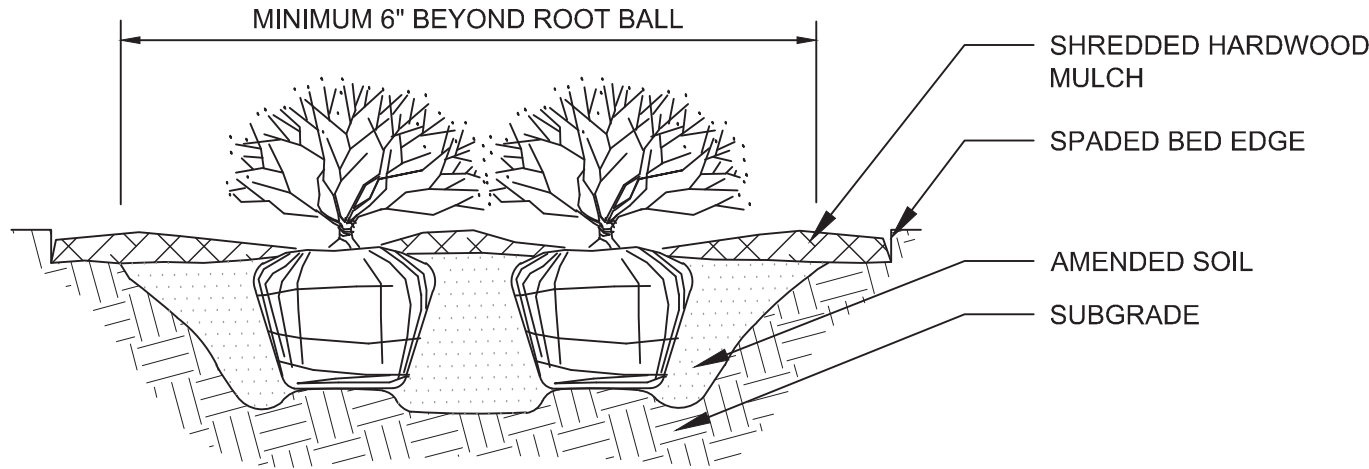
16. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.

17. WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

18. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.

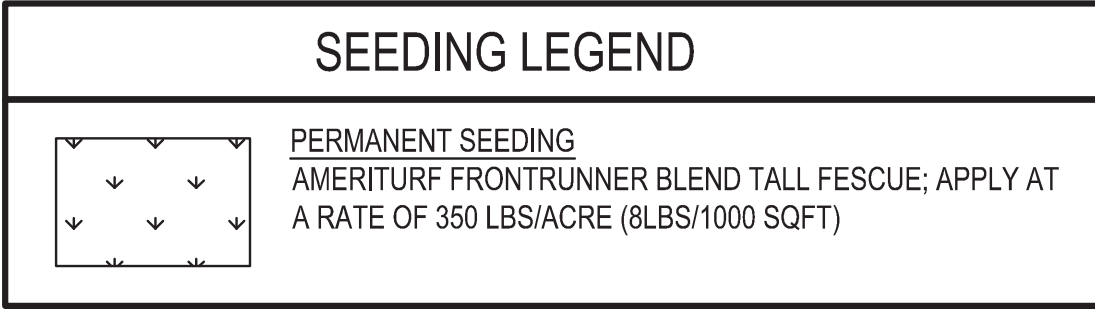


1 TREE PLANTING NTS



2 SHRUB PLANTING NTS

ORDINANCE CHART		
ZONING: PUD		
REQUIREMENT	REQUIRED	PROVIDED
<b>4.E.1 CR 600N PERIMETER</b>		
• 2 deciduous canopy trees / 100 LF • 2 ornamental trees / 100 LF • 3 evergreen trees / 100 LF • 8 shrubs / 100 LF Width = minimum 50'	CR 600N: 1015 LF • (1015/100)*2 = 20 deciduous canopy trees • (1015/100)*2 = 20 ornamental trees • (1015/100)*3 = 30 evergreen trees • (1015/100)*8 = 81 shrubs	CR 600N: • 20 deciduous canopy trees • 20 ornamental trees • 30 evergreen trees • 81 shrubs
<b>4.E.2 SOUTH PERIMETER</b>		
• 2 deciduous canopy trees / 100 LF • 2 ornamental trees / 100 LF • 3 evergreen trees / 100 LF • 8 shrubs / 100 LF Width = minimum 20'	SOUTH PERIMETER: 1207 LF • (1015/100)*2 = 20 deciduous canopy trees • (1015/100)*2 = 20 ornamental trees • (1015/100)*3 = 30 evergreen trees • (1015/100)*8 = 81 shrubs	SOUTH PERIMETER: • 20 deciduous canopy trees • 20 ornamental trees • 30 evergreen trees • 81 shrubs
<b>4.E.3 EAST PERIMETER</b>		
• 2 deciduous canopy trees / 100 LF • 2 ornamental trees / 100 LF • 3 evergreen trees / 100 LF • 8 shrubs / 100 LF Width = minimum 40'	EAST PERIMETER: 1208 LF • (1232/100)*2 = 25 deciduous canopy trees • (1232/100)*2 = 25 ornamental trees • (1232/100)*3 = 37 evergreen trees • (1232/100)*8 = 99 shrubs	EAST PERIMETER: • 25 deciduous canopy trees • 25 ornamental trees • 37 evergreen trees • 99 shrubs
<b>4.E.4 WEST PERIMETER</b>		
• The perimeter landscape area along the west property line shall consist of staggered, double row of evergreens trees spaced thirty (30) feet on center.	• Staggered double row of evergreen trees, spaced (30) feet on center.	• Staggered double row of evergreen trees, spaced (30) feet on center.
<b>4.E.5 CR 600N ENTRANCES</b>		
• All entrances from CR 600N shall feature a median with a landscape bed at least 10' in width	• All entrances from CR 600N shall feature a median with a landscape bed at least 10' in width	• Landscape bed at least 10' in width
<b>4.E.6 ENTRANCE DRIVE</b>		
• 1 street tree / 40 LF Width = minimum 10'	• 1 street tree / 40 LF	• 1 street tree / 40 LF



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AS	19	ACER GRiseum	PAPERBARK MAPLE	B & B	2" CAL MIN	---
CA	15	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B & B	2" CAL MIN	---
CG	12	CRATAEGUS VIRIDIS	GREEN HAWTHORN	B & B	2" CAL MIN	---
GB	13	GINKGO BILOBA	MAIDENHAIR TREE	B & B	2" CAL MIN	---
GT	9	GLEDITSIA TRIACANTHOS	HONEY LOCUST	B & B	2" CAL MIN	---
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
JE	24	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	B & B	---	8' HT MIN
JM	15	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	B & B	---	8' HT MIN
PA	14	PICEA ABIES	NORWAY SPRUCE	B & B	---	8' HT MIN
PD	36	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	B & B	---	8' HT MIN
PS	26	PINUS STROBUS	WHITE PINE	B & B	---	8' HT MIN
TC	24	TSUGA CANADENSIS	EASTERN HEMLOCK	B & B	---	8' HT MIN
TD2	17	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	---	8' HT MIN
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
CE	35	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	1.5" CAL MIN	---
CF	25	CORNUS FLORIDA	FLOWERING DOGWOOD	B & B	1.5" CAL MIN	---
MP	2	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN	---
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
AP	46	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	1 GAL	SEE PLAN	24" HT MIN
CO	39	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	1 GAL	SEE PLAN	24" HT MIN
CS	52	CALYCANTHUS FLORIDUS	SWEETSHRUB	1 GAL	SEE PLAN	24" HT MIN
HQ	19	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	1 GAL	SEE PLAN	24" HT MIN
HR	6	HYDRANGEA PSEODICORIA	...	...	...	...

Kimley»Horn

©2023 KIMLEY-HORN AND ASSOCIATES, INC.  
250 EAST 96TH STREET, SUITE 550,  
INDIANAPOLIS, IN 46240  
WWW.KIMLEY-HORN.COM

AS NOTED

DESIGNED BY: TNH

DRAWN BY: TNH

CHECKED BY: BAS

NO. \_\_\_\_\_

REVISIONS \_\_\_\_\_

DATE \_\_\_\_\_

BY \_\_\_\_\_

NOT APPROVED FOR CONSTRUCTION

MICHELLE P. HORN, P.E., ARCHITECT

Nichole Ryan

CITYSCAPE

RESIDENTIAL

LANDSCAPE

DETAILS

CITYSCAPE

PARKFIELD

SEC MT, COMFORT RD. & CR W 600 N  
McCordsville, IN 46055

ORIGINAL ISSUE:  
2/17/2023

KHA PROJECT NO.  
170329000

SHEET NUMBER

L104



# McCordsville, Indiana

## Town Standards

### Directions for Use

- 1.) The entire set of full size drawings shall be attached to the construction drawings and shall be considered part thereto. A partial set may be used for small projects when whole sections are not applicable. Approval of use of a partial set will be made by the Town Engineer at the time of approval of the construction drawings.
- 2.) Details prepared by outside sources shall not be included in the construction drawings when the said drawings cover work which is covered by McCordsville Standards.
- 3.) Individual McCordsville Standards that do not apply may be crossed out by the design engineer through placement of a single large X over the detail. Minor reference notations may be placed adjacent to individual standard titles for coordination. However, the standards themselves shall not be modified in any way.
- 4.) Details prepared by outside sources covering work which is not covered by the McCordsville Standards are the sole responsibility of the design engineer and shall be placed on sheets other than the McCordsville Standards.


### General Notes

- 1.) Contractor shall verify the exact location of all existing utilities at least 48 hours prior to any construction or excavation. All utilities shall be adequately supported to minimize damage. The contractor shall be responsible for repairing damaged utilities to the satisfaction of the Town of McCordsville and the owner of the utility.
- 2.) All benchmarks and elevations shall be from NAD 1983 (Conus) Datum. All coordinates shall conform with the Hancock County GIS standard.
- 3.) Wherever proprietary equipment is specified, all proposals for substitution shall be submitted in writing to the Town Engineer and shall be subject to the findings of the Town Engineer and may be appealed to the Public Works Committee.
- 4.) Whenever trench opening encroaches within 5 feet of an existing or proposed street or sidewalk, "B"-Borrow compacted in accordance with the most recent INDOT standard specifications shall be required. Approved backfill may be used under proposed sidewalks provided sidewalks are constructed six months after backfilling of the trench.
- 5.) Installation of or provisions for installation of all underground utilities (including service laterals) to be placed under pavement areas shall be established prior to the construction of pavements including lime stabilization.


### Revision Log

Sheet No.	Sheet Description	Issued	Revised	Revised	Revised	Revised
SHEET 1	DIRECTIONS FOR USE, GENERAL NOTES & REVISION LOG	06/14/05				
SHEET 2	RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS	06/14/05				
SHEET 3	RIGHT-OF-WAY DETAILS	06/14/05				
SHEET 4	UTILITY LOCATION GUIDELINES	06/14/05				
SHEET 5	DRIVE WAYS, SIDEWALKS, AND HANDICAP RAMPS	06/14/05				
SHEET 6	STORM SEWER STRUCTURE DETAILS	06/14/05				
SHEET 7	STORM SEWER BEDDING DETAILS AND GENERAL NOTES	06/14/05				
SHEET 8	SANITARY SEWER SPECIFICATIONS	06/14/05				
SHEET 9	SANITARY SEWER DETAILS	06/14/05				
SHEET 10	SANITARY SEWER LIFT STATION STANDARDS & GUIDELINES	06/14/05				


### Town of McCordsville

  
THOMAS STRAYER


TOWN COUNCIL PRESIDENT

  
GRANT ADAMS

PUBLIC WORKS CHAIRMAN

  
TONYA GALBRAITH

TOWN MANAGER

  
RONALD D. CRIDER

PUBLIC WORKS COMMISSIONER

HOLEY MOLEY SAYS  
"DIG SAFELY"



IT'S THE LAW  
CALL 2 WORKING DAYS BEFORE YOU DIG  
1-800-382-5544  
CALL TOLL FREE  
PER INDIANA STATE LAW IC8-1-26,  
IT IS AGAINST THE LAW TO EXCAVATE  
WITHOUT NOTIFYING THE UNDERGROUND  
LOCATION SERVICE TWO (2) WORKING DAYS  
BEFORE COMMENCING WORK.

### Revisions

REV. NO.	DESCRIPTION	DATE



RECOMMEND  
FOR APPROVAL

  
DESIGN ENGINEER

7/12/05  
DATE

### Town of McCordsville

DIRECTIONS FOR USE,  
GENERAL NOTES &  
REVISION LOG

SHEET  
1  
OF  
10