HAMPTON WALK
SECTION 4B
McCORDSVILLE, INDIANA

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 C.A.	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

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

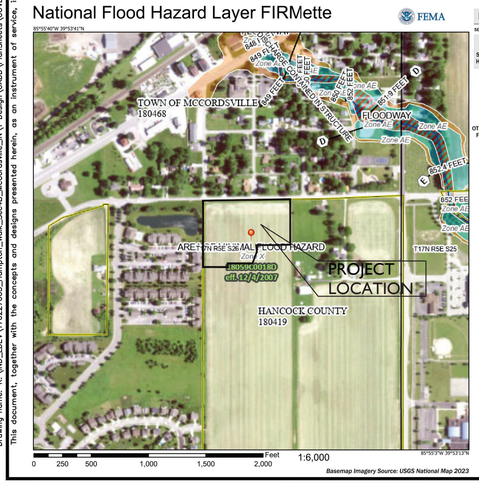
TOTAL OPEN SPACE

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±

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS: Without Base Flood Elevation (BFE) Zone A, V, A99; With BFE or Depth Zone AE, AO, AH, VE, AR; Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD: 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X; Future Conditions 1% Annual Chance Flood Hazard Zone X; Area with Reduced Flood Risk due to Levee. See Notes. Zone X; Area with Flood Risk due to Levee Zone D

OTHER AREAS: NO SCREEN Area of Minimal Flood Hazard Zone X; Effective LOMRs; Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES: Channel, Culvert, or Storm Sewer; Levee, Dike, or Floodwall

OTHER FEATURES: Cross Sections with 1% Annual Chance Water Surface Elevation; Coastal Transect; Base Flood Elevation Line (BFE); Limit of Study; Jurisdiction Boundary; Coastal Transect Baseline; Profile Baseline; Hydrographic Feature

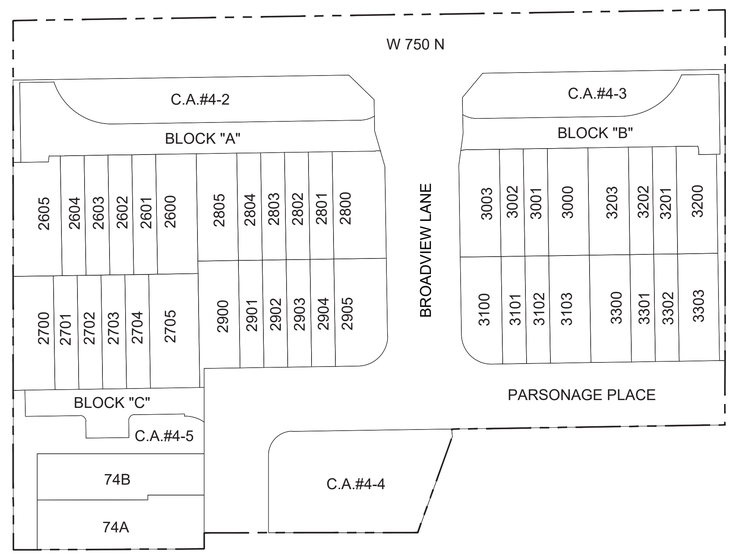
MAP PANELS: Digital Data Available; No Digital Data Available; Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/12/2023 at 4:42 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

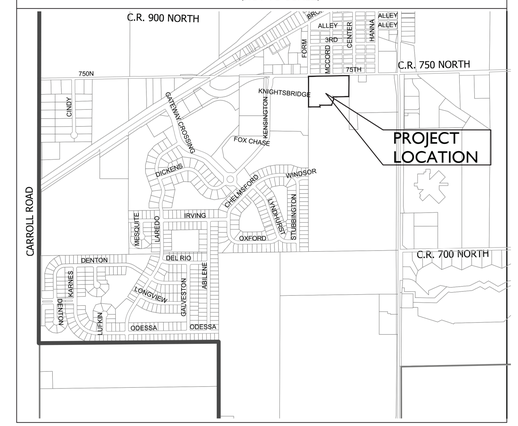
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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

LOCATION MAP
(NOT TO SCALE)



(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.

Hydrologic Soil Group—Hancock County, Indiana — Hampton Walk Section 4

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	B/D	2.6	28.3%
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	C/D	4.3	46.6%
YbuA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	B/D	0.2	1.7%
YouA	Crosby silt loam-Urban land complex, 0 to 2 percent slopes	C/D	2.1	23.4%
Totals for Area of Interest			**9.1**	**100.0%**

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

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_Walk_Sec4B_McCordsville_IN\1 Design\CADD\PlanSheets\COVER SHEET.dwg C100 COVER SHEET Oct 04, 2024 11:08am by: Grant.Shortridge
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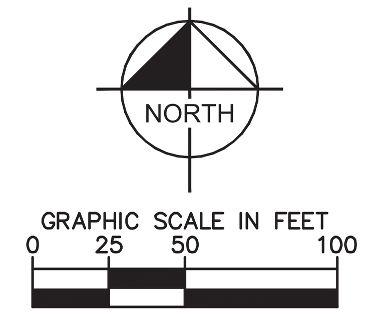

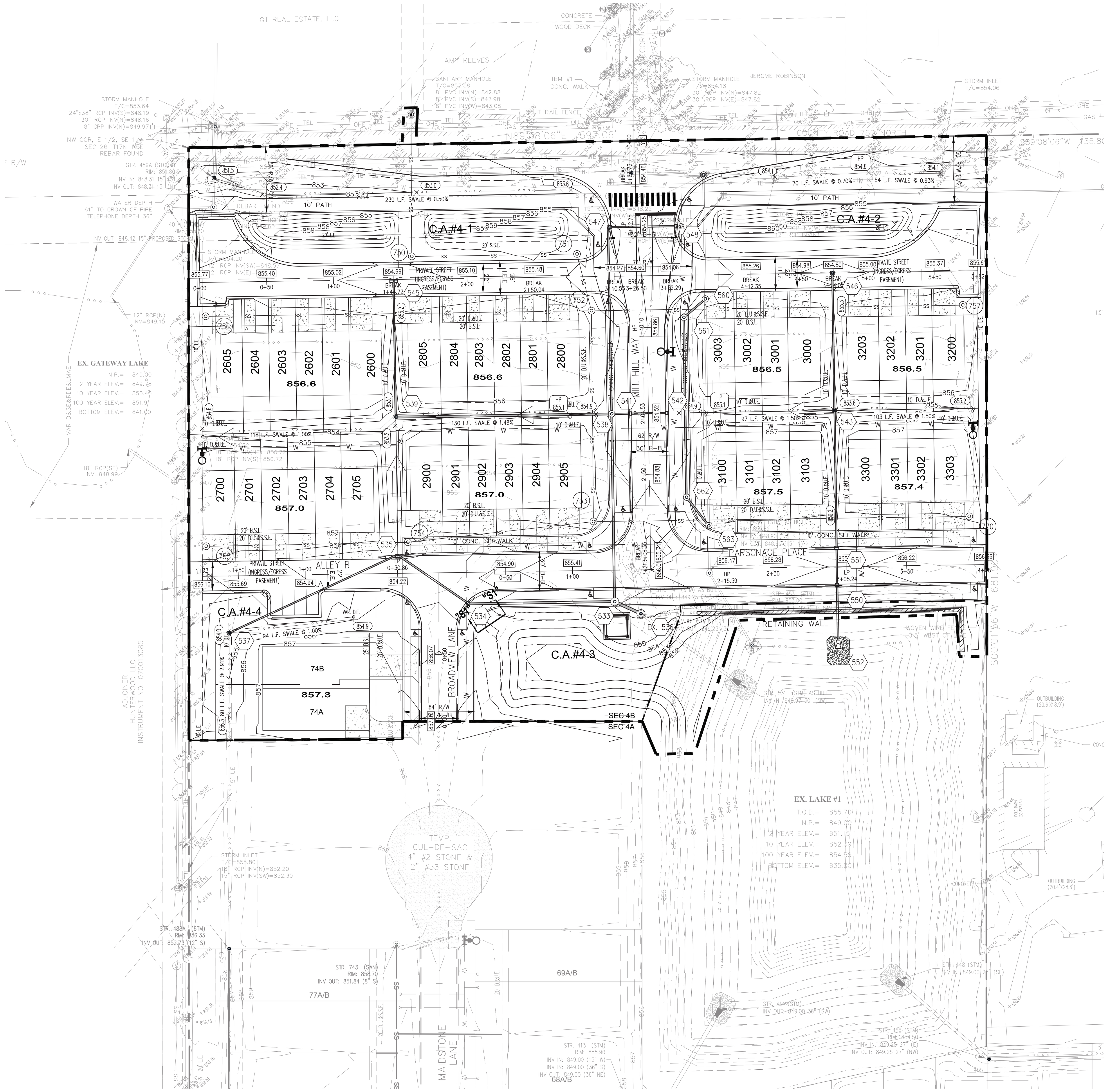

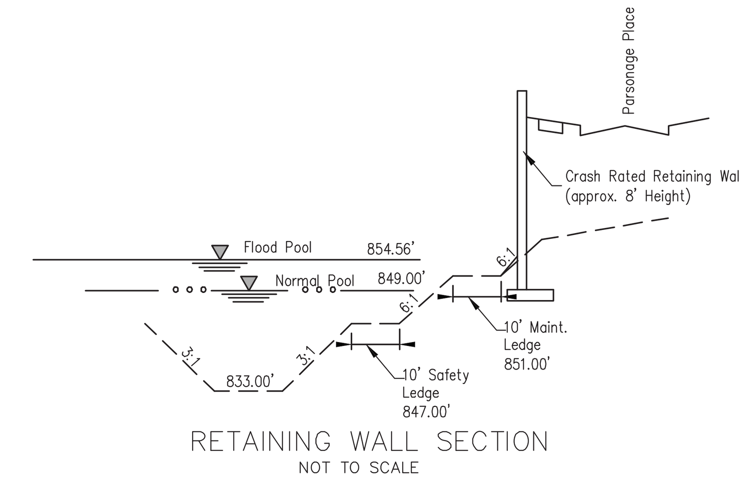

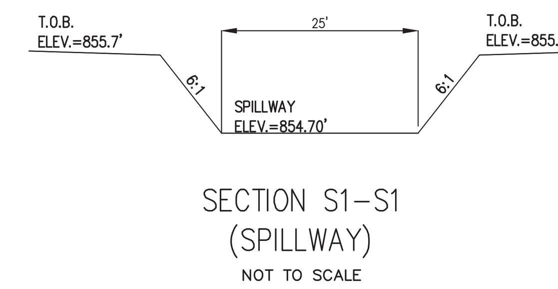

STORM SEWER STRUCTURE DATA TABLE				
STR.NO.	STR. TYPE / CASTING TYPE	T.O.C.	INCOMING PIPE DATA	OUTGOING PIPE DATA
EX. 536	EX. MH - EXIST		24" R.C.P. (NW) INV.=849.23	
533	TYPE "J" MH - NEENAH R-1772**	855.93	18" R.C.P. (N) INV.=849.28 18" R.C.P. (W) INV.=849.38	24" R.C.P. (SE) INV.=849.28
534	TYPE "C" MH - NEENAH R-3501-TR	854.67	15" R.C.P. (NW) INV.=849.78	18" R.C.P. (E) 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. (SE) 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	853.14	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	853.81		12" R.C.P. (W) INV.=850.12
550	TYPE "A" INLET - NEENAH R-3501-TR**	856.00	12" R.C.P. (N) INV.=849.43	15" R.C.P. (S) INV.=849.33
551	TYPE "A" INLET - NEENAH R-3501-TR	856.00	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	
560	TYPE "C" MH - NEENAH R-1772	855.28	15" R.C.P. (SW) INV.=848.43	15" R.C.P. (N) INV.=848.43
561	TYPE "C" MH - NEENAH R-1772	855.08	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	855.70	8" PVC (S) INV.=845.10	8 PVC (W) INV.=844.90
752	48" SAN MH / EJ 1022-2	855.80	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	856.90		8 PVC (E) INV.=847.71
756	48" SAN MH / EJ 1022-2	856.80		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	857.40		8 PVC (W) INV.=847.57

NOTES

1. REFER TO SHEET C101 FOR GENERAL NOTES.
2. SEE SUBSURFACE DRAIN PLAN (C610) FOR MORE DETAILS.
3. ALL TRUNCATED DOME PLATES SHALL BE BLACK.
4. ALL TRAFFIC CONTROL AND STREET SIGNAGE AND POSTS SHALL BE BLACK.
5. 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 STANSBURY AND SCHULTZ REGULATED DRAIN. MONUMENT IS LEVEL WITH THE ROAD SURFACE. IT IS LOCATED .2 MILES SOUTH OF STATE ROAD 67, 281 FEET EAST OF THE CENTERLINE OF COUNTY ROAD 600 W AND 12.5 FEET NORTH OF THE CENTERLINE OF COUNTY ROAD 705 N.
ELEVATION = 856.83 (NAVD 88)

TBM #1 CUT 'X' IN NNE TOP FLANGE BOLT ON FIRE HYDRYANT 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.

LEGEND

PROPOSED STORM STRUCTURE
PROPOSED SANITARY MANHOLE
PROPOSED FIRE HYDRANT ASSEMBLY
870 EXISTING CONTOUR
EXISTING SANITARY SEWER
EXISTING STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
848.0 PROPOSED GRADE
870 PROPOSED CONTOUR
W 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
XX XXX.X LOT NUMBER PAD ELEVATION
PROPOSED 4" UNDERDRAINS
LAKE SPILLWAY ROUTING

MFF XXX.X MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW
1. (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.
2. 15" (1.25' ABOVE THE ROAD ELEV.
3. 6" (0.5') ABOVE THE MLAG

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

Indiana Utilities Protection Service
Call 811
before you dig

REVISIONS | DATE | BY | No.

Kimley-Horn
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WWW.KIMLEY-HORN.COM

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

SITE DEVELOPMENT PLAN

HAMPTON WALK SECTION 4B

ORIGINAL ISSUE: 10/04/2024
KHA PROJECT NO. 170227003
SHEET NUMBER
C200

Drawing name: K:\IND_LDEV\170227003_Hampton_Walk_Sec4B_McCordsville_IN\1 Design\CADD\PlanSheets\SITE DEVELOPMENT PLAN.dwg C200 Oct 04, 2024 11:11am by: Grant.Shortridge
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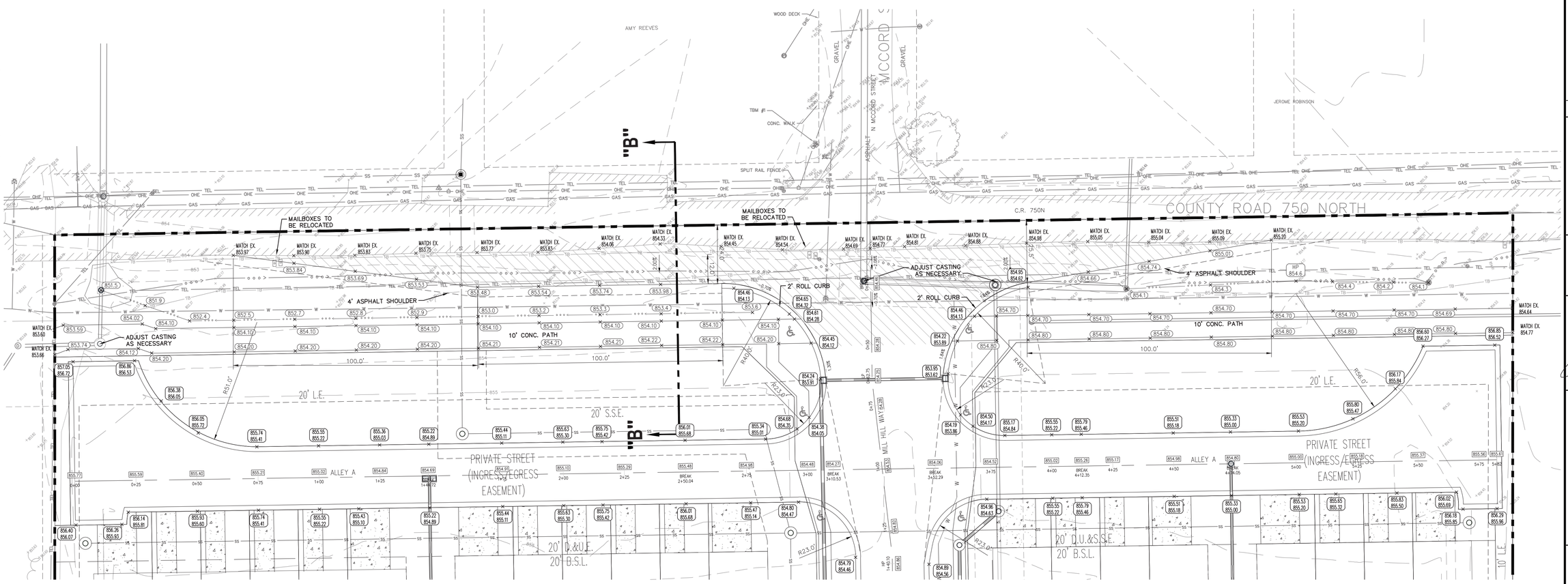

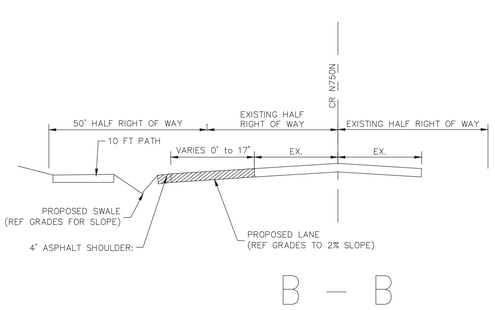

B — B

N.T.S.

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. 1.5" ~~1"~~ HMA, TYPE B, 9.5 MM SURFACE
2. 2.5" ~~2"~~ HMA, TYPE B, 19.0 MM INTERMEDIATE
3. 6" HMA, TYPE B, 25.0 MM BASE
4. 4" COMPACTED AGGREGATE BASE #53
   4" COMPACTED AGGREGATE BASE #2

PAVEMENT CONSTRUCTION

REF. SHEET C101 FOR ADDITIONAL CONTRACTOR SPECS.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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before you dig

No.	REVISIONS	DATE	BY

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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

ENTRANCE PLAN

HAMPTON WALK SECTION 4B

ORIGINAL ISSUE: 10/04/2024
KHA PROJECT NO. 170227003
SHEET NUMBER
C410

Drawing name: K:\IND_LDEV\170227003_Hampton_Walk_Sec4B_McCordsville_IN\1 Design\C-CADD\PlanSheets\ENTRANCE PLAN.dwg C410 ENTRANCE PLAN Oct 04, 2024 11:22am by: Grant.Shortridge
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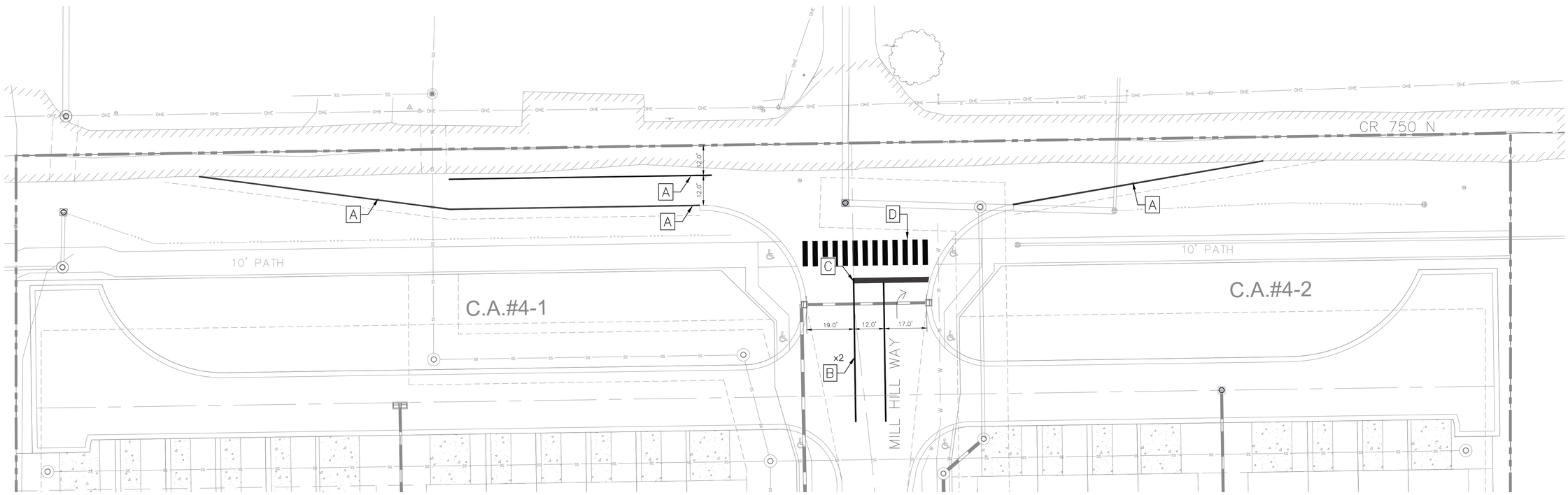

NOTES

1. MILL EXISTING MARKINGS AS NECESSARY THAT ARE IN CONFLICT WITH PROPOSED MARKINGS
2. A 4" WIDE YELLOW THERMOPLASTIC STRIPING SHALL BE PLACED ON TOP OF CURB ADJACENT TO ALL FIRE HYDRANT ON ANY INTERNAL STREET WITHIN THIS SUBDIVISION – 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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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No.	REVISIONS	DATE	BY
	REVISED GRADING/STORM & SANITARY STRUCTURES FOR CONFLICTS	5/1/24	JRG
	REVISED PER ENGINEERING COMMENTS	01/12/24	GMS
	REVISED PER CEG COMMENTS	12/18/23	PCW
	REVISED PER CEG COMMENTS	12/12/23	PCW
	REVISED PER TAC COMMENTS	12/01/23	GMS

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10/25/2023

GRAND COMMUNITIES, LLC

PAVEMENT PARKING PLAN

HAMPTON WALK SECTION 4

ORIGINAL ISSUE: 09/22/2023
KHA PROJECT NO. 170227003
SHEET NUMBER
C412

Drawing name: K:\IND_LDEV\170227003_Hampton_Walk_Sec4B_McCordsville_IN\1 Design\CADD\PlanSheets\PAVEMENT MARKING PLAN.dwg C412 Oct 04, 2024 11:24am by: Grant.Shortridge
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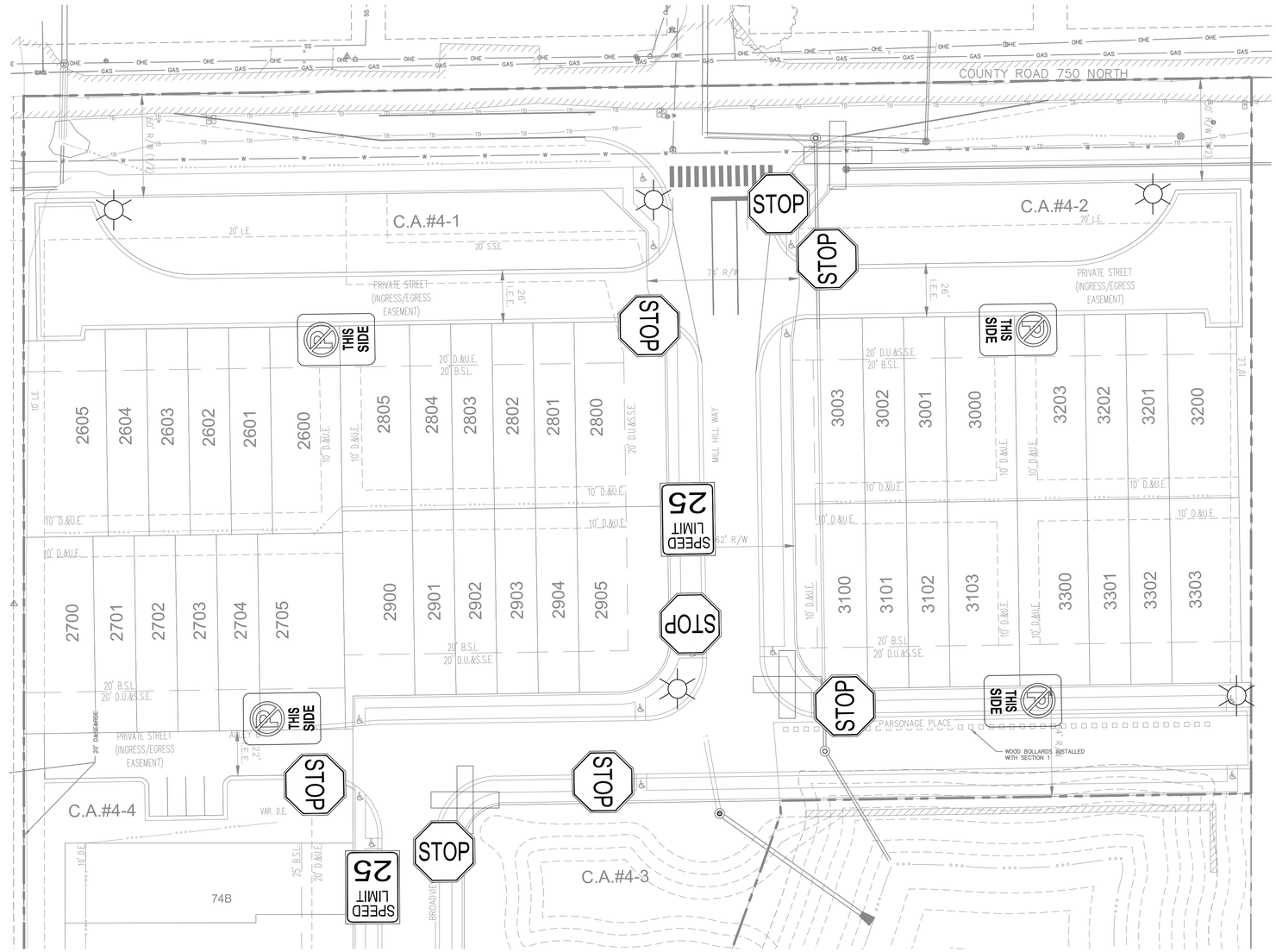
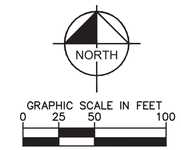




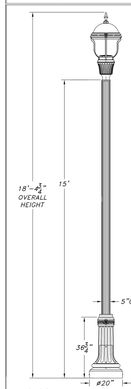
LEGEND

	ROAD NAME SIGN	3
STOP	STOP SIGN	8
SPEED LIMIT 25	SPEED LIMIT SIGN	2
	LIGHTING	5
THIS SIDE	NO PARKING THIS SIDE	4

NOTES

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.

CLEVELAND-20 SERIES



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

Catalog Name: CL-20-CS-F5-15-MOD-CR-LED

Revision # 0..... Date: 05.08.20 Page: 1 of 8

Revision History N/A.....

Miland Approval Gino Rodriguez..... 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 fibers. Base coating shall be of uniform wall thickness with no warping or mold shifting. Minimum wall thickness shall be 0.125". The base shall have an internal sleeve up to 20" deep (depending on style chosen) to accept the pole shaft. Cast aluminum access cover shall be secured with two to four stainless steel screws (depending on style chosen). There are no ribs on 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 sealed 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 cast aluminum. Aluminum shall be certified as pure 356 copper free of any porosity, foreign materials or cosmetic fibers. Casting shall be uniform wall thickness with no warping or mold shifting. Minimum wall thickness shall be 0.125". Post top shall have a minimum 4" tall skirted 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 lamp and ballast system. 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 qualified electrician in accordance with applicable local codes. Lamp is –3000°/-20°F starting. Medium and Mogul base sockets are 4 KV rated. The electrical assembly is prewired with quick disconnects for servicing. Fixture shall be UL certified for wet locations. Optional LED unit.

FINISHES

Five Year Powder Coating Warranty
Miland Company factory-applied powder coatings are warranted against peeling, excessive fading and cracking under normal climatic exposure for a period of five (5) years from the date of shipment. Minor color variations due to abuse or mishandling during installation is not covered by warranty. This warranty does not include labor or expenses for labor performed or incurred and does not included reimbursement of consequential expenses such as installation or removal of equipment or transportation costs.

I. STANDARD FINISH
Satin rim 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-ionized water, rinsed and oven dried.

FINISH COAT
Apply thermoset super polyester powder coat finish electrostatically applied, oven cured and baked at approximately 420° F to a minimum dry film thickness of 1.5 mils. All Miland powders must pass a minimum 500-hour salt spray test in accordance with ASTM-B117 and meet 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
Miland 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, misuse, abuse, neglect or accidents. Our liability is limited to repair or replacement only and does not include reimbursement for expense of installation, removal of equipment, transportation or any other incidental or consequential expenses. Equipment must be returned from Miland Company in El Paso, Texas before any material is returned.

Miland Company

MAIL ADDRESS • P.O. BOX 1769 • FAX: (915) 779-1818 • E-MAIL: INFO@MILANDCO.COM
320 N. Oak St. Paso, Tx. 79905 • PH: 800-848-5612 • FAX: 888-779-2001 • WEB PAGE: HTTP://MILANDCO.COM

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

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10/25/2023

GRAND COMMUNITIES, LLC

SIGNAGE PLAN

HAMPTON WALK SECTION 4B

ORIGINAL ISSUE: 10/04/2024
KHA PROJECT NO. 170227003
SHEET NUMBER
C420

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Drawing name: K:\IND_LDEV\170227003_Hampton_Walk_Sec4B_McCordsville_IN\1 Design\CADD\PlanSheets\SIGNING PLAN.dwg C420 Oct 04, 2024 11:28am by: Grant.Shortridge
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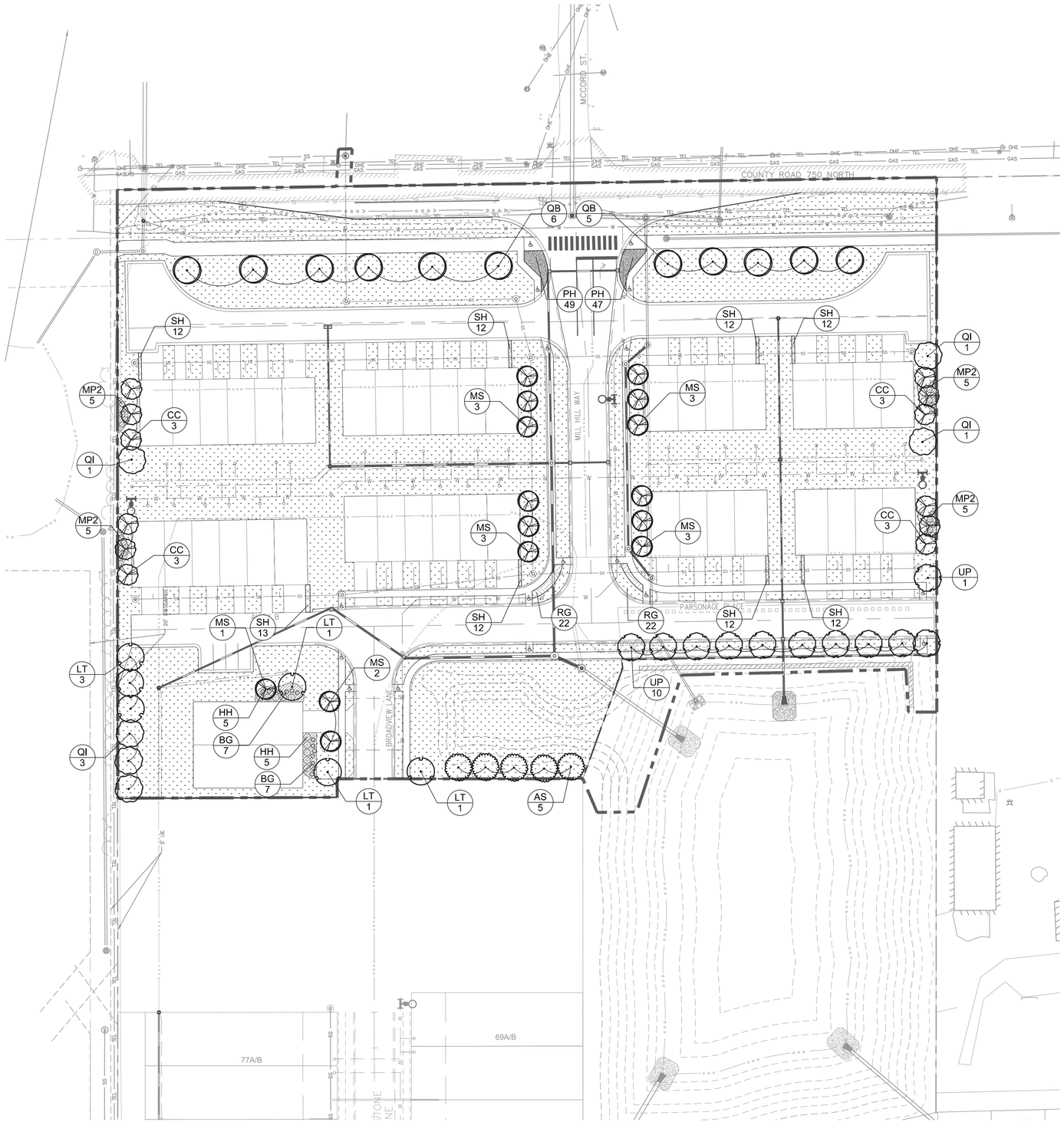

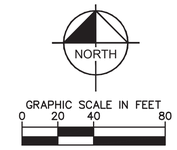

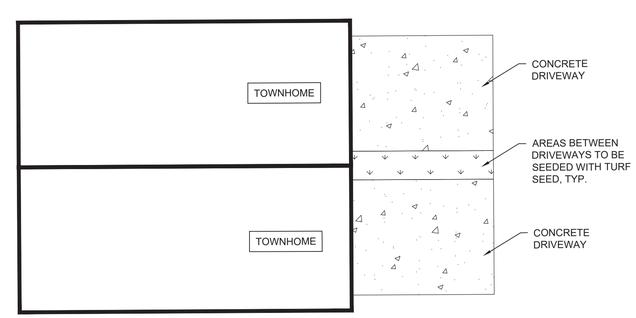

1 TYPICAL DRIVEWAY LANDSCAPE

1" = 10'

No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
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MATTHEW S. LUCE
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STATE OF INDIANA
LANDSCAPE ARCHITECT
Matthew Luce
10/25/2023

GRAND COMMUNITIES, LLC

LANDSCAPE PLAN

HAMPTON WALK SECTION 4B

ORIGINAL ISSUE: 10/04/2024
KHA PROJECT NO. 170227003
SHEET NUMBER
L100

Drawing name: K:\IND_LDEV\170227003_Hampton_Walk_Sec4B_McCordsville_IN\1 Design\CADD\PlanSheets\LANDSCAPE PLAN.dwg LANDSCAPE PLAN Oct 04, 2024 11:39am by: Grant.Shortridge
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