

Drawing name: K:\IND_LEV\170125006_patch_nwc-600w500n_mccordsville_in\2 Design\CADD\plan sheets\C0.0-TITLE SHEET.dwg C0.0 May 02, 2025 3:23pm by: neil.kippenbrock
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.

FINAL ENGINEERING PLANS

GATEWAY AT MCCORDSVILLE

MASS GRADING & PUBLIC INFRASTRUCTURE

NWC OF N 600 W & W 500 N

MCCORDSVILLE, IN 46055

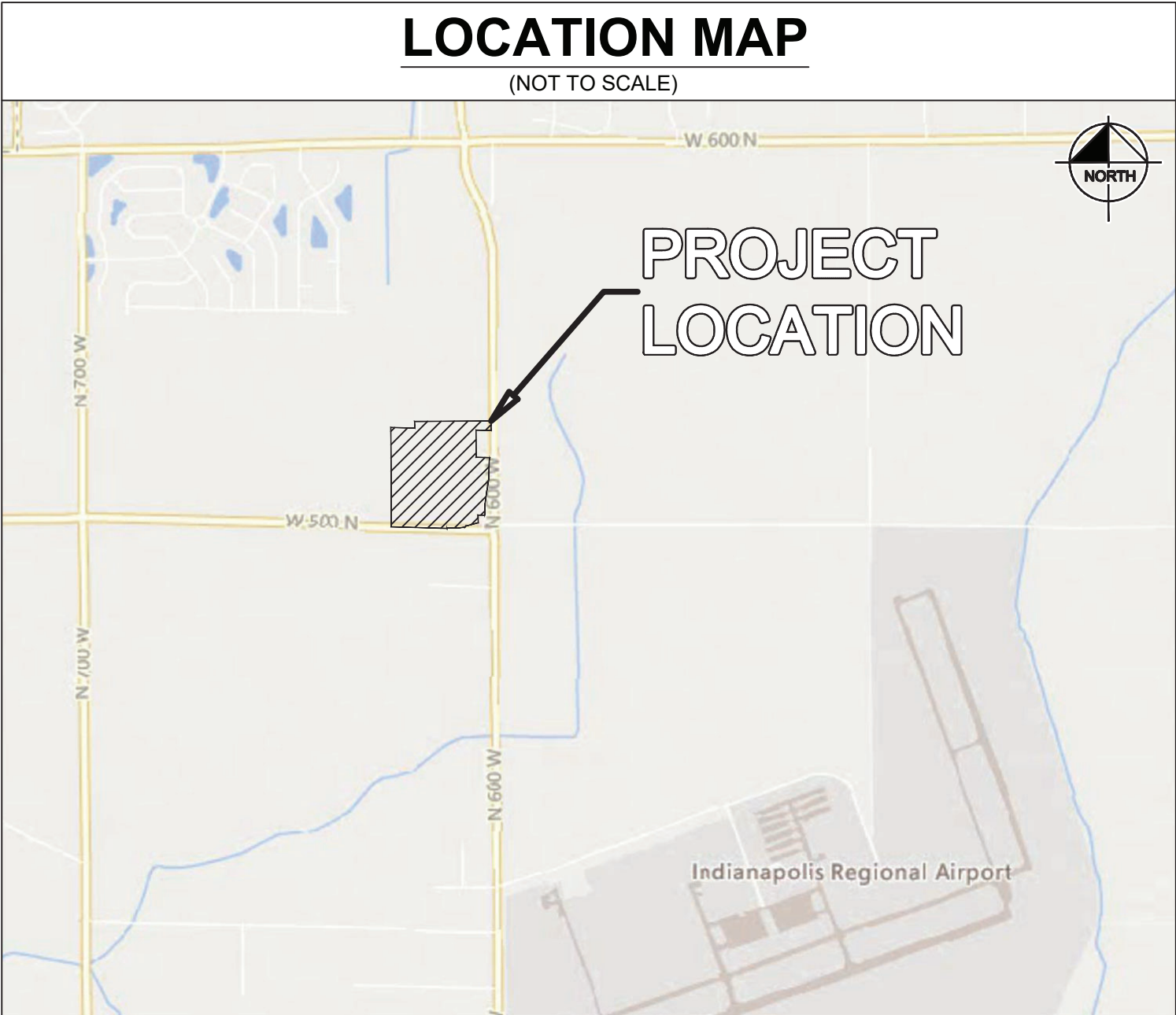
Indiana Utilities Protection Service



UTILITY AND GOVERNING AGENCY CONTACTS				
SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	AQUA INDIANA	5750 CASTLE CREEK PKWY N. DR., SUITE 314, INDIANAPOLIS, IN 46250	(317) 577-1390	JIM SHIELDS, P.E.
STORM SEWER	MCCORDSVILLE PUBLIC WORKS	6280 W. 800 N., MCCORDSVILLE, IN 46055	(317) 335-3493	RON CRIDER
WATER	CITIZENS ENERGY GROUP	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	NINE STAR CONNECT	2243 EAST MAIN ST., GREENFIELD, IN 46140	(317) 323-2081	JASON WARRICK
STREETS	MCCORDSVILLE PUBLIC WORKS	6280 W. 800 N., MCCORDSVILLE, IN 46055	(317) 335-3493	RON CRIDER
PLANNING AND ZONING	MCCORDSVILLE PLANNING AND BUILDING DEPARTMENT	6280 W. 800 N., MCCORDSVILLE, IN 46055	(317) 355-3604	RYAN CRUM
TOWN ENGINEER	MCCORDSVILLE ENGINEERING DEPARTMENT	6280 W. 800 N., MCCORDSVILLE, IN 46055	(317) 335-3604	MARK WITSMAN

PROJECT TEAM				
ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER/OWNER	PATCH DEVELOPMENT	6950 E. 96TH ST., SUITE 200, FISHERS, IN, 46038	(317) 412-4298	ANDREW GREENWOOD
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., SUITE 580, INDIANAPOLIS, IN 46240	(317) 218-9560	NEIL KIPPENBROCK, PE
LAND SURVEYOR	SCHNEIDER GEOMATICS	8901 OTIS AVE., SUITE 100, INDIANAPOLIS, IN 46216	(317) 826-7388	MARK S. HENNESSEY, PS

LEGAL DESCRIPTION
REFER TO C1.1—GENERAL NOTES

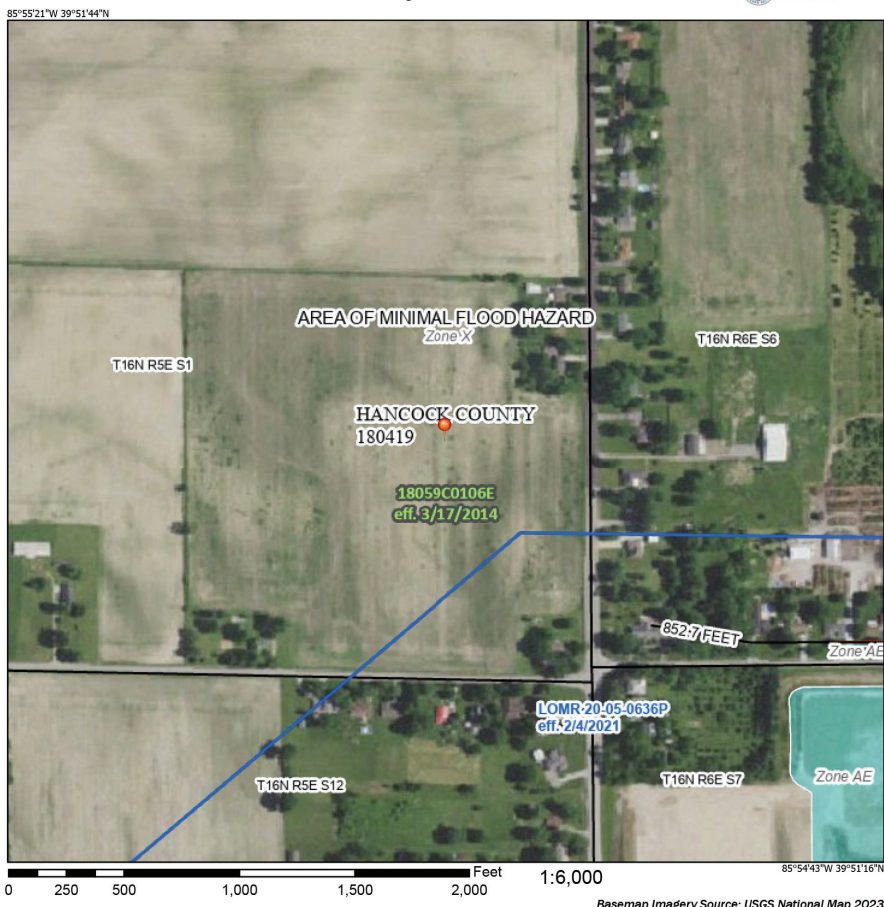


HANCOCK COUNTY

CONSTRUCTION OF INFRASTRUCTURE AND MASS GRADING OF A FUTURE MIXED-USE DEVELOPMENT FOR PATCH DEVELOPMENT ON ± 38.88 AC. PROJECT IS IN SECTION 1 OF T16N, R5E IN THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA

Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
C1.0	GENERAL SPECIFICATIONS
C1.1	GENERAL NOTES
V1.0	ALTA SURVEY
V1.1	ALTA SURVEY
V1.2	ALTA SURVEY
V1.3	ALTA SURVEY
V1.4	ALTA SURVEY
V1.5	ALTA SURVEY
V1.6	TOPOGRAPHIC SURVEY
V1.7	TOPOGRAPHIC SURVEY
C2.0	OVERALL EXISTING CONDITIONS AND DEMO PLAN
C3.0	OVERALL SITE PLAN
C3.1	OVERALL SITE AERIAL PLAN
C4.0	OVERALL EROSION CONTROL PLAN PHASE 0
C4.1	OVERALL EROSION CONTROL PLAN PHASE 1
C4.3	EROSION CONTROL DETAILS
C4.4	SWPPP
C5.0	OVERALL GRADING AND DRAINAGE PLAN PHASE 1
C5.1	GRADING AND DRAINAGE PLAN PHASE 1
C5.2	GRADING AND DRAINAGE PLAN PHASE 1
C5.3	GRADING AND DRAINAGE PLAN PHASE 1
C5.4	GRADING AND DRAINAGE PLAN PHASE 1
C5.5	OVERALL GRADING AND DRAINAGE PLAN PHASE 2
C6.0	OVERALL SEWER PLAN
C6.1	SANITARY SEWER PLAN & PROFILE
C6.2	SANITARY SEWER PLAN & PROFILE
C6.3	SANITARY SEWER PLAN & PROFILE
C6.4	OVERALL WATER PLAN
C6.5	WATER PLAN AND PROFILE
C6.6	WATER PLAN AND PROFILE
C6.7	WATER PLAN AND PROFILE
C6.8	WATER PLAN AND PROFILE
C6.9	STORM PROFILES
C6.10	STORM PROFILES
C6.11	STORM PROFILES
C6.12	STRUCTURE DATA TABLE
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
C7.3	CONSTRUCTION DETAILS
C7.4	CONSTRUCTION DETAILS
R1.0	TYPICAL SECTIONS
R2.0	ALIGNMENT DATA
R3.0	ROADWAY PLAN AND PROFILE
R3.1	ROADWAY PLAN AND PROFILE
R3.2	ROADWAY PLAN AND PROFILE
R3.3	ROADWAY PLAN AND PROFILE
R3.4	ROADWAY PLAN AND PROFILE
R4.0	MAINTENANCE OF TRAFFIC PLAN
R5.0	SIGNING AND MARKING PLAN

National Flood Hazard Layer FIRMette



ISSUED FOR PERMIT

DESIGNED BY: DJZ

DRAWN BY: DJZ

CHECKED BY: NPK

NO.

DATE

BY

Kimley»Horn

©2025 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

AS NOTED

DESIGNED BY: DJZ

DRAWN BY: DJZ

CHECKED BY: NPK

NEIL KIPPENBROCK
REGISTERED PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION
NEIL KIPPENBROCK

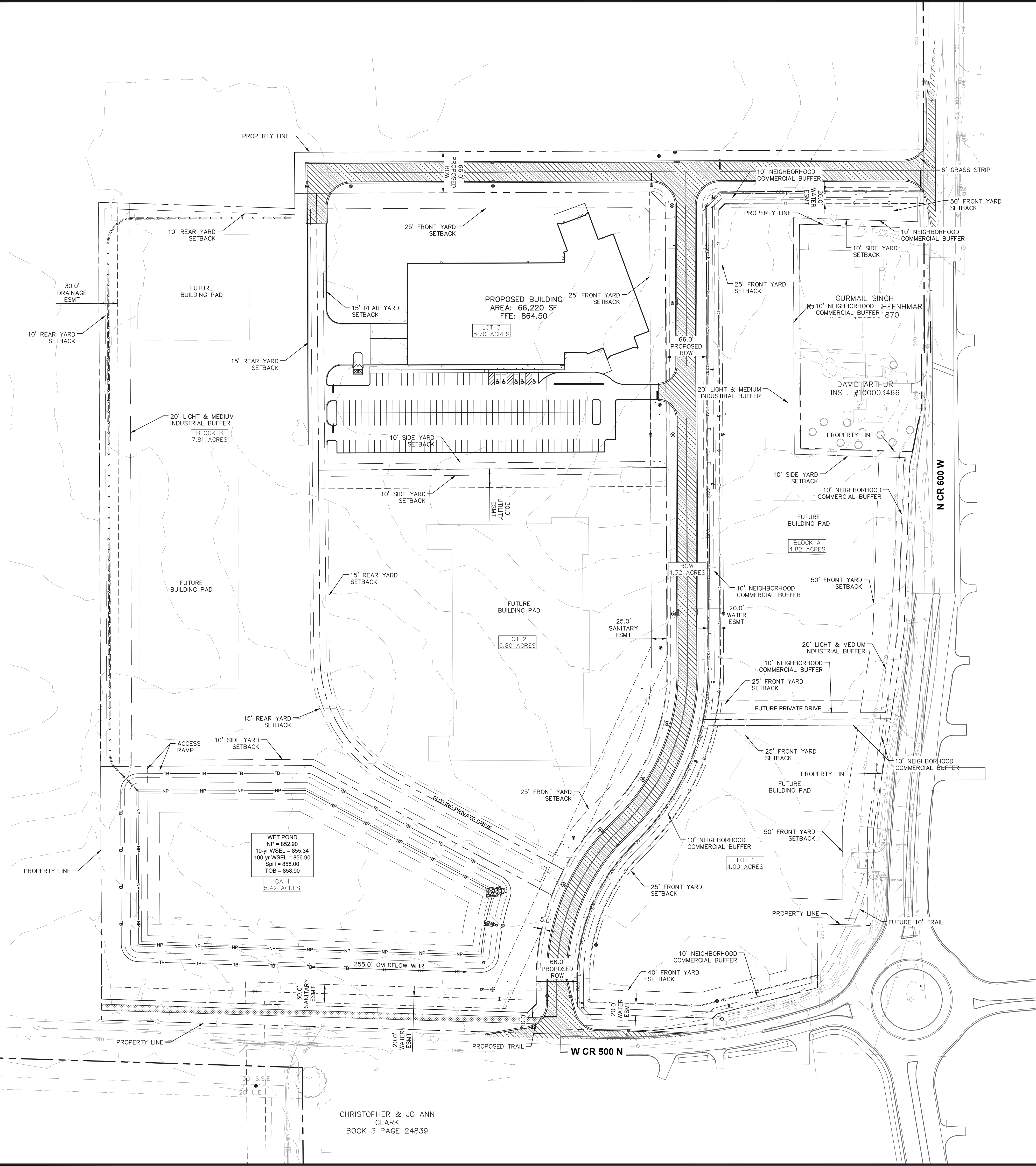
PATCH DEVELOPMENT

TITLE SHEET

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC
INFRASTRUCTURE
NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE:
05/02/2025
KHA PROJECT NO.
170125006
SHEET NUMBER
C0.0

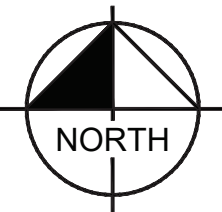
Drawing name: K:\IND\DEV\170125008_patch_nwc-600w500n_mccordsville_in\2 Design\CADD\plan sheets\C3.0-OVERALL SITE PLAN.dwg CS:0 May 02, 2025 3:26pm by: neil.kippengrass
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which 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.



CHRISTOPHER & JO ANN
CLARK
BOOK 3 PAGE 24839

Indiana Utilities Protection Service

Call 811
before you dig



GRAPHIC SCALE IN FEET
0 40 80 160

PAVING LEGEND

	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

SITE SUMMARY

SITE ZONING	=	PUD
SITE ACREAGE	=	38.88 AC.±

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

CP 100 — CAPPED REBAR
N: 1678484.595
E: 255521.232
ELEVATION=861.621

CP 105 — CAPPED REBAR
N: 1679739.088
E: 258192.207
ELEVATION=862.312

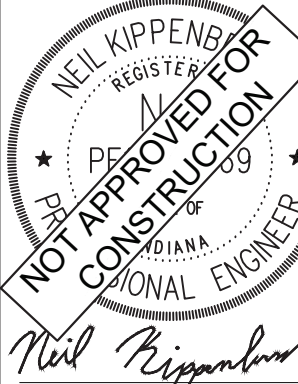
EXISTING LEGEND

	BOLLARD		MISC LID		YARD LIGHT
	CONTROL BENCHMARK		MONITOR WELL		SANITARY CLEANOUT
	FLAG POLE		GAS MARKER		SANITARY MANHOLE
	MAIL BOX		GAS METER		VENT PIPE
	UTILITY POLE		GAS VALVE		STORM CURB INLET
	POST		AC UNIT		STORM INLET
	SOIL BORING		AREA LIGHT		STORM ROOF DRAIN
	HANDICAP SYMBOL		ELECTRICAL BOX		STORM DRAIN MANHOLE
	SIGN		ELECTRICAL HAND HOLE		STORM YARD DRAIN
	CABLE MANHOLE		ELECTRICAL METER		FIRE DEPT CONNECTION
	CABLE PEDESTAL		ELECTRICAL MANHOLE		FIRE HYDRANT
	TELEPHONE PEDESTAL		ELECTRICAL MARKER		IRRIGATION VALVE
	TELEPHONE HAND HOLE		ELECTRICAL TRANSFORMER		POST INDICATOR VALVE
	TELEPHONE MARKER		GUY POLE/WIRE		WELL
	TELEPHONE MANHOLE		POWER POLE		WATER METER
	FIBER OPTIC MARKER		TRAFFIC SIGNAL POLE		WATER VALVE
	SWALE		TRAFFIC MANHOLE		TREE / STUMP
	FENCE LINE		TOP OF SLOPE		TOP OF BANK
	SANITARY SEWER		UNDERGROUND FIBER OPTIC		OVERHEAD ELECTRICAL
	STORM DRAIN		GAS		UNDERGROUND GAS
	WATER LINE		TEL		UNDERGROUND TELEPHONE
	TREE LINE				

ISSUED FOR PERMIT

Kimley»Horn
©2025 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: DJZ
DRAWN BY: DJZ
CHECKED BY: NPK



PATCH
DEVELOPMENT

OVERALL SITE
PLAN

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC
INFRASTRUCTURE
NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE:
05/02/2025
KHA PROJECT NO.
170125008
SHEET NUMBER

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

C3.0



Drawing name: K:\IND_LDEV\170125008_patch_nwc-600w500n_mccordsville_in\2 Design\CADD\plan sheets\C3.0-OVERALL SITE PLAN.dwg C3.1 May 02, 2025 3:26pm by: nellkippenbrock
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.

CHRISTOPHER & JO ANN
CLARK
BOOK 3 PAGE 24839

Indiana Utilities Protection Service

Call 811

before you dig

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

PAVING LEGEND

RIGHT OF WAY PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

ASPHALT TRAIL
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

SITE SUMMARY

SITE ZONING

=

PUD

SITE ACREAGE

=

38.88

AC.±

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

CP 100 — CAPPED REBAR
N: 1678484.595
E: 255521.232
ELEVATION=861.621

CP 105 — CAPPED REBAR
N: 1679739.088
E: 258192.207
ELEVATION=862.312

EXISTING LEGEND

BOLLARD

CONTROL BENCHMARK

FLAG POLE

MAIL BOX

UTILITY POLE

POST

SOIL BORING

HANDICAP SYMBOL

CABLE MANHOLE

CABLE PEDESTAL

TELEPHONE PEDESTAL

TELEPHONE HAND HOLE

TELEPHONE MARKER

TELEPHONE MANHOLE

FIBER OPTIC MARKER

FENCE LINE

SANITARY SEWER

STORM DRAIN

WATER LINE

TREE LINE

MISC LID

MONITOR WELL

GAS MARKER

GAS VALVE

AC UNIT

AREA LIGHT

ELECTRICAL BOX

ELECTRICAL HAND HOLE

ELECTRICAL METER

ELECTRICAL MANHOLE

ELECTRICAL MARKER

ELECTRICAL TRANSFORMER

GUY POLE/WIRE

POWER POLE

TRAFFIC SIGNAL POLE

TRAFFIC MANHOLE

TOP OF SLOPE

TOP OF BANK

UNDERGROUND FIBER OPTIC

OVERHEAD ELECTRICAL

UNDERGROUND GAS

UNDERGROUND TELEPHONE

YARD LIGHT

SANITARY CLEANOUT

SANITARY MANHOLE

VENT PIPE

STORM CURB INLET

STORM INLET

STORM DRAIN MANHOLE

STORM YARD DRAIN

FIRE DEPT CONNECTION

FIRE HYDRANT

IRRIGATION VALVE

POST INDICATOR VALVE

WELL

WATER METER

WATER VALVE

TREE / STUMP

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

ISSUED FOR PERMIT

NO.

DATE

BY

REVISIONS

Kimley-Horn

©2025 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

DESIGNED BY: DJZ
DRAWN BY: DJZ
CHECKED BY: NPK

AS NOTED
SCALE:
DESIGNED BY: DJZ

NEIL KIPPENBROCK
REGISTERED PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION
INDIANA

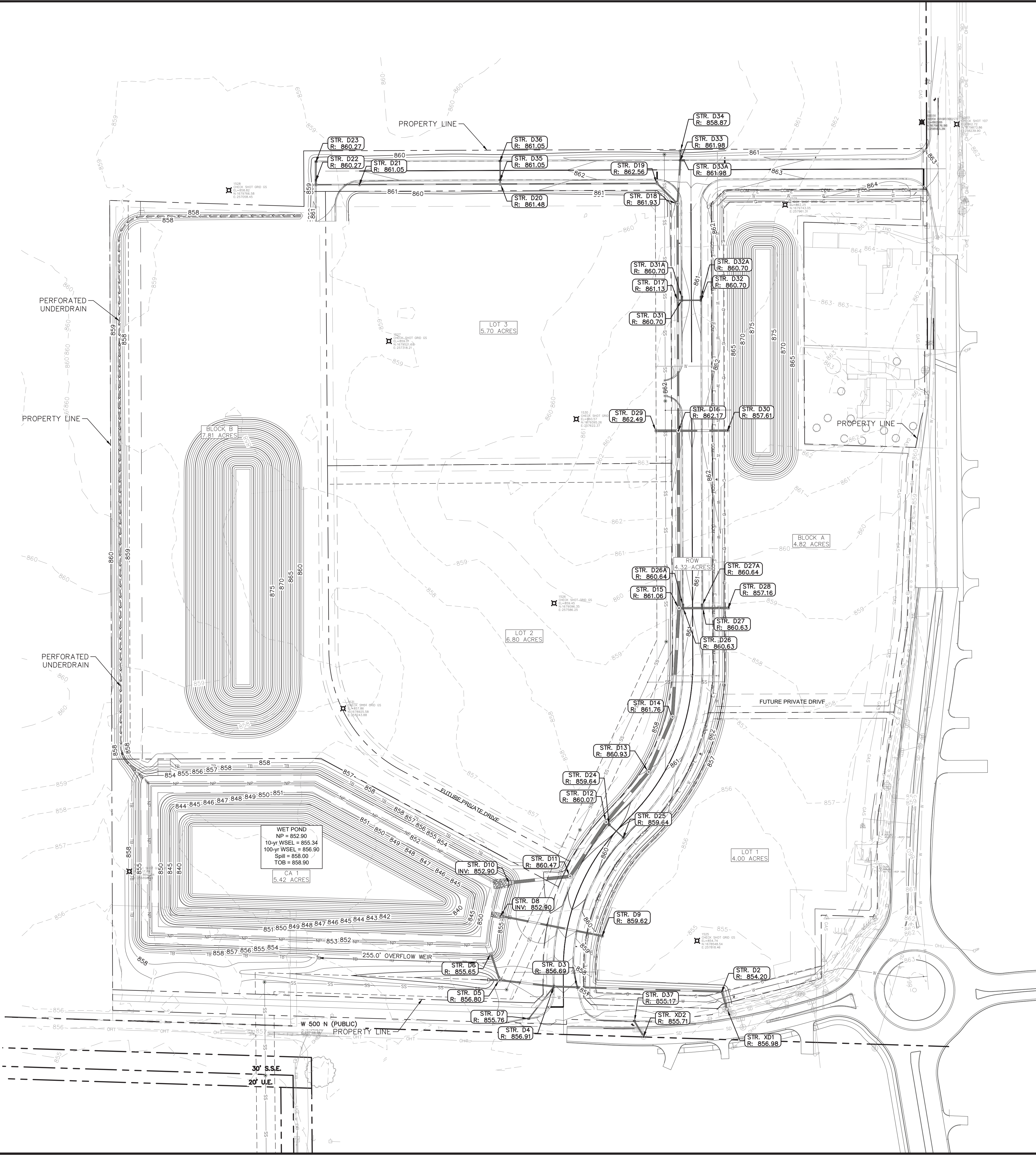
PATCH DEVELOPMENT

OVERALL SITE AERIAL PLAN

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE
NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE:
05/02/2025
KHA PROJECT NO.
170125008
SHEET NUMBER
C3.1

Drawing name: K:\IND_LEV\170125008_mccordsville_nwc-600w500n_mccordsville_nwc-600w500n-cc-0verall Grading and Drainage Plan.dwg CS:0 May 02, 2025 3:27pm by: neil.kippengrass
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.



EXISTING LEGEND					
	BOLLARD		MISC LID		YARD LIGHT
	CONTROL BENCHMARK		MONITOR WELL		SANITARY CLEANOUT
	ROW MONUMENT		GAS MARKER		SANITARY MANHOLE
	FLAG POLE		GAS METER		VENT PIPE
	MAIL BOX		GAS VALVE		STORM CURB INLET
	UTILITY POLE		AC UNIT		STORM INLET
	POST		AREA LIGHT		STORM ROOF DRAIN
	SOIL BORING		ELECTRICAL BOX		STORM DRAIN MANHOLE
	HANDICAP SYMBOL		ELECTRICAL HAND HOLE		STORM YARD DRAIN
	SIGN		ELECTRICAL METER		FIRE DEPT CONNECTION
	CABLE MANHOLE		ELECTRICAL MANHOLE		FIRE HYDRANT
	CABLE PEDESTAL		ELECTRICAL MARKER		IRRIGATION VALVE
	TELEPHONE PEDESTAL		ELECTRICAL TRANSFORMER		POST INDICATOR VALVE
	TELEPHONE HAND HOLE		GUY POLE/WIRE		WELL
	TELEPHONE MARKER		POWER POLE		WATER METER
	TELEPHONE MANHOLE		TRAFFIC SIGNAL POLE		WATER VALVE
	FIBER OPTIC MARKER		TRAFFIC MANHOLE		TREE / STUMP
	SWALE		TS		TOE OF SLOPE
	FENCE LINE		TB		TOP OF BANK
	SANITARY SEWER		FIB		UNDERGROUND FIBER OPTIC
	STORM DRAIN		GAS		OVERHEAD ELECTRICAL
	WATER LINE		OH		UNDERGROUND GAS
	TREE LINE		TEL		UNDERGROUND TELEPHONE

Indiana Utilities Protection Service

Call 811

before you dig

NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

GRADING LEGEND	
	FINISHED GRADE SPOT ELEVATION
	TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
	SPOT ELEVATION
	FLOW LINE SPOT ELEVATION
	MATCH EXISTING SPOT ELEVATION
	FINISHED FLOOR SPOT ELEVATION
	FINISHED GRADE NEAR BUILDING SPOT ELEVATION
	TOP OF WALL SPOT ELEVATION
	BOTTOM OF WALL SPOT ELEVATION
	RIM ELEVATION
	STRUCTURE ID & RIM ELEVATION
	STRUCTURE ID & INVERT ELEVATION
	PROPOSED CONTOUR
	RIDGE LINE
	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY
	PROPOSED SWALE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER STRUCTURES
	PROPOSED LIGHT POLES
	PROPOSED TRANSFORMER PAD

- ### GRADING NOTES
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
 - ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
 - ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
 - NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
 - MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
 - MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES UNLESS OTHERWISE NOTED.
 - WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
 - MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
 - ALL STOOPS OR PEDESTRIAN EGRESS POINTS FROM THE BUILDING(S) SHALL BE NO GREATER THAN 2% FOR THE FIRST 5'.

BENCHMARKS	
SITE BENCHMARKS: (LOCATIONS SHOWN ON SURVEY)	
CP 100 - CAPPED REBAR	
N: 1678484.595	
E: 255521.232	
ELEVATION=861.621	
CP 105 - CAPPED REBAR	
N: 1679739.088	
E: 258192.207	
ELEVATION=862.312	

ISSUED FOR PERMIT

NO. DATE BY

REVISIONS

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

AS NOTED
DESIGNED BY DJZ

NEIL KIPPENGRASS
REGISTERED PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION
DIANA

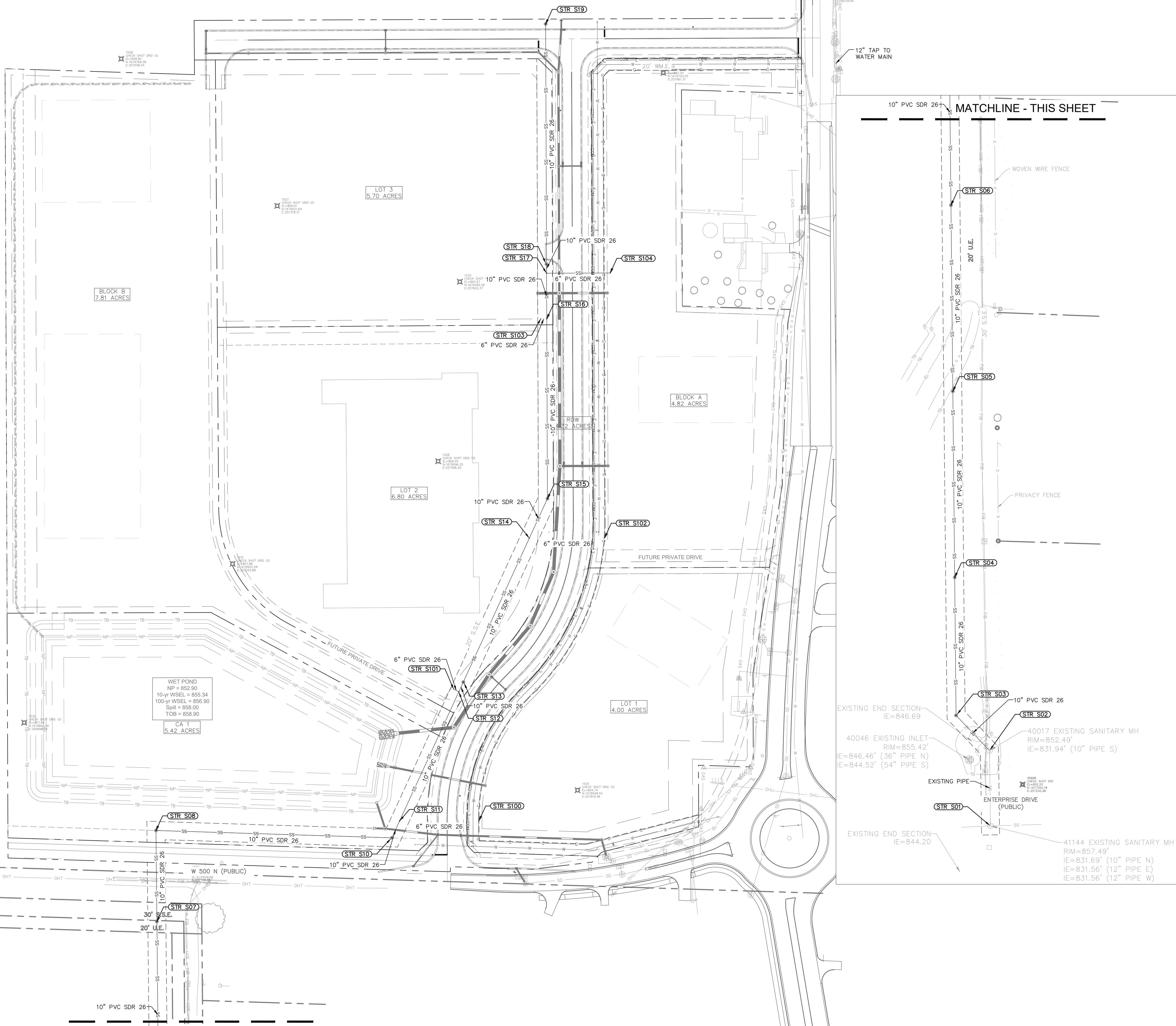
PATCH DEVELOPMENT

OVERALL GRADING AND DRAINAGE PLAN PHASE 1

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE
NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE:
05/02/2025
KHA PROJECT NO.
170125008
SHEET NUMBER
C5.0

Drawing name: K:\IND_DEV\170125008_patch_nwc-600w650p-mccordsville_in\2 Design\CADD\plansheets\06 C-OVERALL SEWER PLAN.dwg C6.0 May 02, 2025 3:26pm by: neil.kippeng
This document, together with the concepts and design presented herein, is an instrument of service. It 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

Call 811

before you dig

NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

UTILITY LEGEND

—E—	PROPOSED UNDERGROUND ELECTRIC LINE
—G—	PROPOSED GAS LINE (BY GAS COMPANY)
—T—	PROPOSED PHONE LINE
—RD—	PROPOSED ROOF DRAIN LINE
—<—<—	PROPOSED UNDERDRAIN
—<—<—	PROPOSED SWALE
—SS—	PROPOSED STORM SEWER LINE
STR XX	STRUCTURE ID
SS	PROPOSED STORM STRUCTURES
SS	PROPOSED SANITARY SEWER LINE
LAT	PROPOSED SANITARY LATERAL LINE
○	PROPOSED SANITARY MANHOLE
○	PROPOSED STORM/SANITARY CLEANOUT
—W—	PROPOSED WATER LINE
—FP—	PROPOSED FIRE PROTECTION LINE
WV	PROPOSED WATER VALVE BOX, PIV, METER
WV	FIRE HYDRANT, FIRE DEPT CONN. & VAULT
WV	PROPOSED WATER BENDS & TEE
WV	PROPOSED LIGHT POLE
WV	PROPOSED TRANSFORMER PAD (BY OTHERS)

EXISTING LEGEND

○	BOLLARD	○	MISC LID	○	YARD LIGHT
⊕	CONTROL BENCHMARK	○	MONITOR WELL	○	SANITARY CLEANOUT
⊕	ROW MONUMENT	○	GAS MARKER	○	SANITARY MANHOLE
⊕	FLAG POLE	○	GAS METER	○	VENT PIPE
⊕	MAIL BOX	○	GAS VALVE	○	STORM CURB INLET
○	UTILITY POLE	○	AC UNIT	○	STORM INLET
○	POST	○	AREA LIGHT	○	STORM ROOF DRAIN
○	SOIL BORING	○	ELECTRICAL BOX	○	STORM DRAIN MANHOLE
○	HANDICAP SYMBOL	○	ELECTRICAL HAND HOLE	○	STORM YARD DRAIN
○	SIGN	○	ELECTRICAL METER	○	FIRE DEPT CONNECTION
○	CABLE MANHOLE	○	ELECTRICAL MANHOLE	○	FIRE HYDRANT
○	CABLE PEDESTAL	○	ELECTRICAL MARKER	○	IRRIGATION VALVE
○	TELEPHONE PEDESTAL	○	ELECTRICAL TRANSFORMER	○	POST INDICATOR VALVE
○	TELEPHONE HAND HOLE	○	GUY POLE/WIRE	○	WELL
○	TELEPHONE MARKER	○	POWER POLE	○	WATER METER
○	TELEPHONE MANHOLE	○	TRAFFIC SIGNAL POLE	○	WATER VALVE
○	FIBER OPTIC MAKER	○	TRAFFIC MANHOLE	○	TREE / STUMP
○	SWALE	○	TOE OF SLOPE	○	
○	FENCE LINE	○	TOP OF BANK	○	
○	SANITARY SEWER	○	UNDERGROUND FIBER OPTIC	○	
○	STORM DRAIN	○	UNDERHEAD ELECTRICAL	○	
○	WATER LINE	○	GAS UNDERGROUND GAS	○	
○	TREE LINE	○	UNDERGROUND TELEPHONE	○	

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

ISSUED FOR PERMIT

AS NOTED

DESIGNED BY: DJZ

DRAWN BY: DJZ

CHECKED BY: NPK

Kimley-Horn

500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

NEIL KIPPENG
REGISTERED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

PATCH DEVELOPMENT

OVERALL SEWER PLAN

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC INFRASTRUCTURE
NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE:
05/02/2025

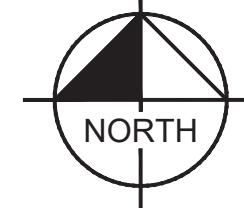
KHA PROJECT NO.
170125008

SHEET NUMBER
C6.0

REVISIONS


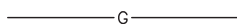


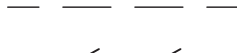

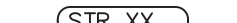












DATE

BY



GRAPHIC SCALE IN FEET
0 40' 80' 160'

UTILITY LEGEND

	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED ROOF DRAIN LINE
	PROPOSED UNDERDRAIN
	PROPOSED SWALE
	PROPOSED STORM SEWER LINE
	STRUCTURE ID
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY LATERAL LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED FIRE PROTECTION LINE
	PROPOSED WATER VALVE, BOX, PIV, METER FIRE HYDRANT, FIRE DEPT CONN. & VAULT
	PROPOSED WATER BENDS & TEE
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (BY OTHERS)

EXISTING LEGEND

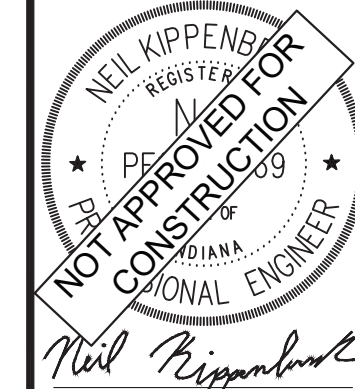
○	BOLLARD	○	MISC LID	✱	YARD LIGHT
○	CONTROL BENCHMARK	○	MONITOR WELL	○	SANITARY CLEANOUT
⊠	ROW MONUMENT	⊠	GAS MARKER	⊠	SANITARY MANHOLE
⊠	FLAG POLE	⊠	GAS METER	⊠	VENT PIPE
⊠	MAIL BOX	⊠	GAS VALVE	⊠	STORM CURB INLET
○	UTILITY POLE	⊠	AC UNIT	⊠	STORM INLET
○	POST	⊠	AREA LIGHT	⊠	STORM ROOF DRAIN
⊠	SOIL BORING	⊠	ELECTRICAL BOX	⊠	STORM DRAIN MANHOLE
⊠	HANDICAP SYMBOL	⊠	ELECTRICAL HAND HOLE	⊠	STORM DRAIN MANHOLE
⊠	SIGN	⊠	ELECTRICAL METER	⊠	FIRE DETECTION
⊠	CABLE MANHOLE	⊠	ELECTRICAL MANHOLE	⊠	FIRE HYDRANT
⊠	CABLE PEDESTAL	⊠	ELECTRICAL MARKER	⊠	IRRIGATION VALVE
⊠	TELEPHONE PEDESTAL	⊠	ELECTRICAL TRANSFORMER	⊠	POST INDICATOR VALVE
⊠	TELEPHONE HAND HOLE	⊠	GUY POLE/WIRE	⊠	WELL
⊠	TELEPHONE MARKER	⊠	POWER POLE	⊠	WATER METER
⊠	TELEPHONE MANHOLE	⊠	TRAFFIC SIGNAL POLE	⊠	WATER VALVE
⊠	FIBER OPTIC MAKER	⊠	TRAFFIC MANHOLE	⊠	TREE / STUMP
⊠	SWALE	⊠	TS	⊠	TOE OF SLOPE
— x	FENCE LINE	—	OB	—	TOP OF BANK
— ss	SANITARY SEWER	—	FIB	—	UNDERGROUND FIBER OPTIC
— sd	STORM DRAIN	—	ONE	—	OVERHEAD ELECTRICAL
— w	WATER LINE	—	GAS	—	UNDERGROUND GAS
—	TREE LINE	—	TEL	—	UNDERGROUND TELEPHONE

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

ISSUED FOR PERMIT

SCALE:	AS NOTED	 <p>© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, OMAHA, NE 68122 PHONE: 317-218-9560 WWW.KIMLEY-HORN.COM</p>	Ne
DESIGNED BY:	DJZ		
DRAWN BY:	DJZ		
CHECKED BY:	NPK		



PATCH
DEVELOPMENT

OVERALL WATER PLAN

**GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC
INFRASTRUCTURE**

NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

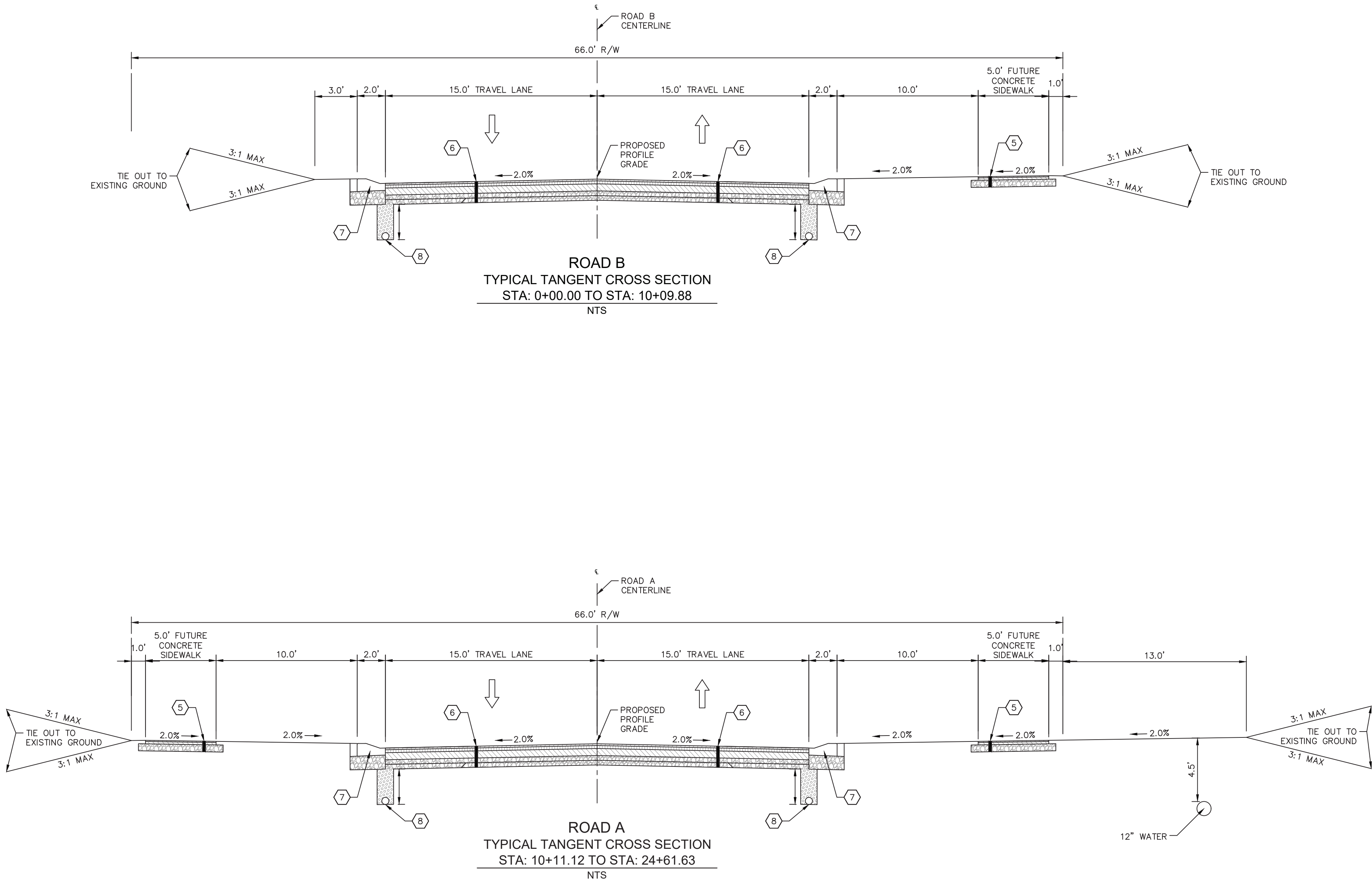
ORIGINAL ISSUE:

KHA PROJECT NO.
170125008

SHEET NUMBER

C6.4

Drawing name: K:\IND_LDEV\170125008_patch_nwc-600w6500r_mccordsville_R1.0-TYPICAL-SECTIONS.dwg May 02, 2025 3:31pm by: nell.kippenczak
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.



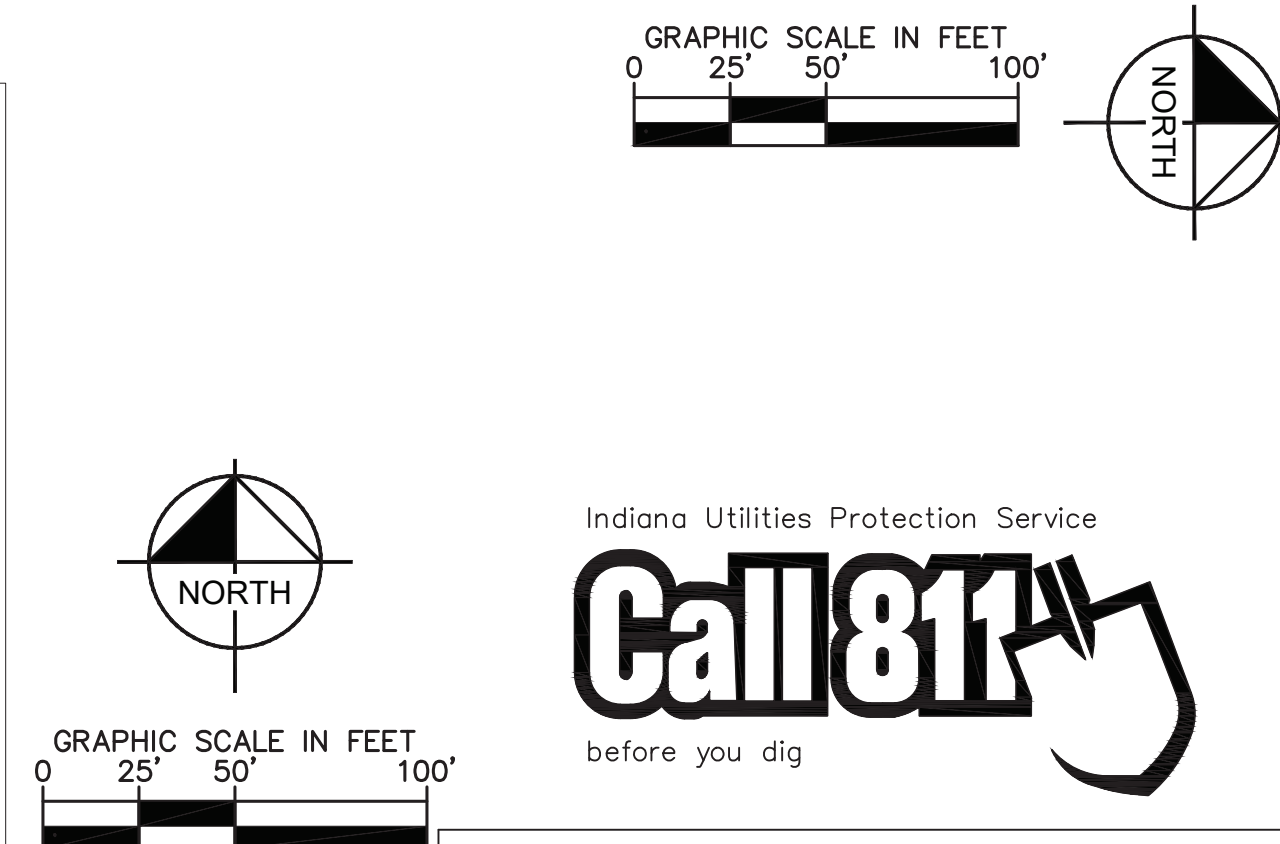
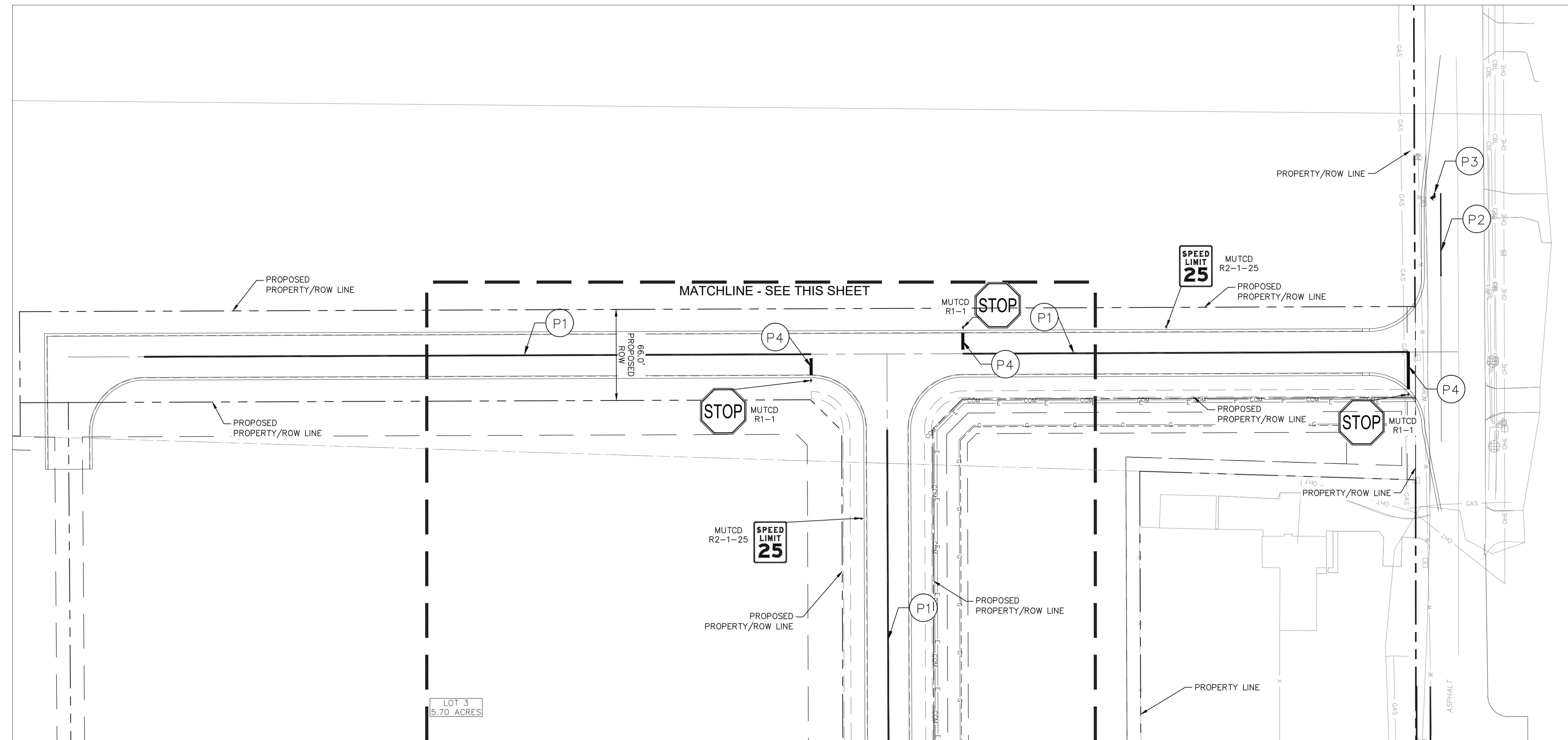
LEGEND

- 1 MILLING, ASPHALT, 1.5 IN. THEN
165 LBS/SYS, QC/QA-HMA, SURFACE, 9.5 mm
- 2 MILLING, ASPHALT, 1.5 IN. THEN
VARIABLE DEPTH (165 TO 350 LBS/SYS), QC/QA-HMA, SURFACE, 9.5 mm
- 3 165 LBS/SYS, QC/QA-HMA, SURFACE, 9.5 mm ON
275 LBS/SYS, QC/QA-HMA, INTERMEDIATE, 19.0 mm ON
440 LBS/SYS, QC/QA-HMA, BASE, 25.0 mm ON
660 LBS/SYS, QC/QA-HMA, BASE, 25.0 mm ON
4 IN. COMPACTED AGGREGATE BASE, NO. 53 ON
4 IN. COMPACTED AGGREGATE, NO. 2 STONE ON
SUBGRADE TREATMENT TYPE 1B (CHEMICALLY MODIFIED WITH 4.5%
HIGH CALCIUM HYDRATED LIME OR CEMENT)
- 4 COMPACTED AGGREGATE, NO. 53
- 5 3 IN. HMA SURFACE, TYPE B
6 IN. DENSE GRADED AGGREGATE (#53) ON
COMPACTED SUBGRADE
- 6 165 LBS/SYS, QC/QA-HMA, SURFACE, 9.5 mm ON
275 LBS/SYS, QC/QA-HMA, INTERMEDIATE, 19.0 mm ON
660 LBS/SYS, QC/QA-HMA, BASE, 25.0 mm ON
4 IN. COMPACTED AGGREGATE BASE, NO. 53 ON
4 IN. COMPACTED AGGREGATE, NO. 2 STONE ON
SUBGRADE TREATMENT TYPE 1B (CHEMICALLY MODIFIED WITH 4.5%
HIGH CALCIUM HYDRATED LIME OR CEMENT)
- 7 ROLL CURB AND GUTTER
(SEE TOWN OF MCCORDSVILLE TOWN STANDARDS, SHEET 3)
- 8 6" UNDERDRAIN
(SEE TOWN OF MCCORDSVILLE TOWN STANDARDS, SHEET 3)

NOTE:

FOR THE DEPTH ("H") OF THE UNDERDRAIN AGGREGATE, SEE UNDERDRAIN
TABLE ON SHEET R8.2

GATEWAY AT MCCORDSVILLE MASS GRADING & PUBLIC INFRASTRUCTURE		TYPICAL SECTIONS		<div><div>PATCH</div><div>DEVELOPMENT</div></div>		<div><div>NOT APPROVED FOR CONSTRUCTION</div><div>NEIL KIPPENCZAK REGISTERED PROFESSIONAL ENGINEER INDIANA</div><div><i>Neil Kippenczak</i></div></div>		Kimley»Horn <small>©2025 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM</small>		SCALE: AS NOTED		ISSUED FOR PERMIT	
ORIGINAL ISSUE: 05/02/2025		KHA PROJECT NO. 170125008		NWC OF N 600 W & W 500 N, MCCORDSVILLE, IN 46055		DESIGNED BY: DJZ		DRAWN BY: DJZ		CHECKED BY: NPK		REVISIONS	
SHEET NUMBER		R1.0								No.		DATE	
												BY	



PUBLIC ROW SIGNING AND PAVEMENT MARKING NOTES

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARDS.

SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080-INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE.

LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD.
3. POSTS: SIGN POSTS SHALL BE NEW GALVANIZED STEEL PIPE IN ACCORDANCE WITH ASTM A 53 OR ASTM F 1083. USE STANDARD WEIGHT, SCHEDULE 40 PIPE PER THE INDOT STANDARDS.
4. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH INDOT STANDARDS.
5. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSEWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC HOT ROLLED INTO PAVEMENT PER INDOT STANDARDS.
6. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND MUNICIPAL CODE.
7. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55 DEGREES FAHRENHEIT AND RISING. PAINT MARKINGS MAY BE APPLIED WHEN THE AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT AND RISING.

STRIPING KEYNOTES

- | | |
|----|---|
| P1 | LINE, THERMOPLASTIC, SOLID, DOUBLE YELLOW, 4 INCH |
| P2 | LINE, THERMOPLASTIC, SOLID, WHITE, 4 INCH |
| P3 | PAVEMENT MESSAGE MARKING, THERMOPLASTIC, WHITE, DIRECTION ARROW |
| P4 | TRANSVERSE MARKING, THERMOPLASTIC, STOP BAR, WHITE, 24 INCH |

