

Drawing name: K:\IND\LEV\170150022_M\Homes_Rockport_McCordsville\IN_SECA\1_Design\CADD\PlanSheets\COVER SHEET.dwg C:\00 Oct 03, 2023 9:58am by: TristenCorrigan
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CONTACT: JOHN MCWHORTER
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INSTRUMENT PREPARED FOR:

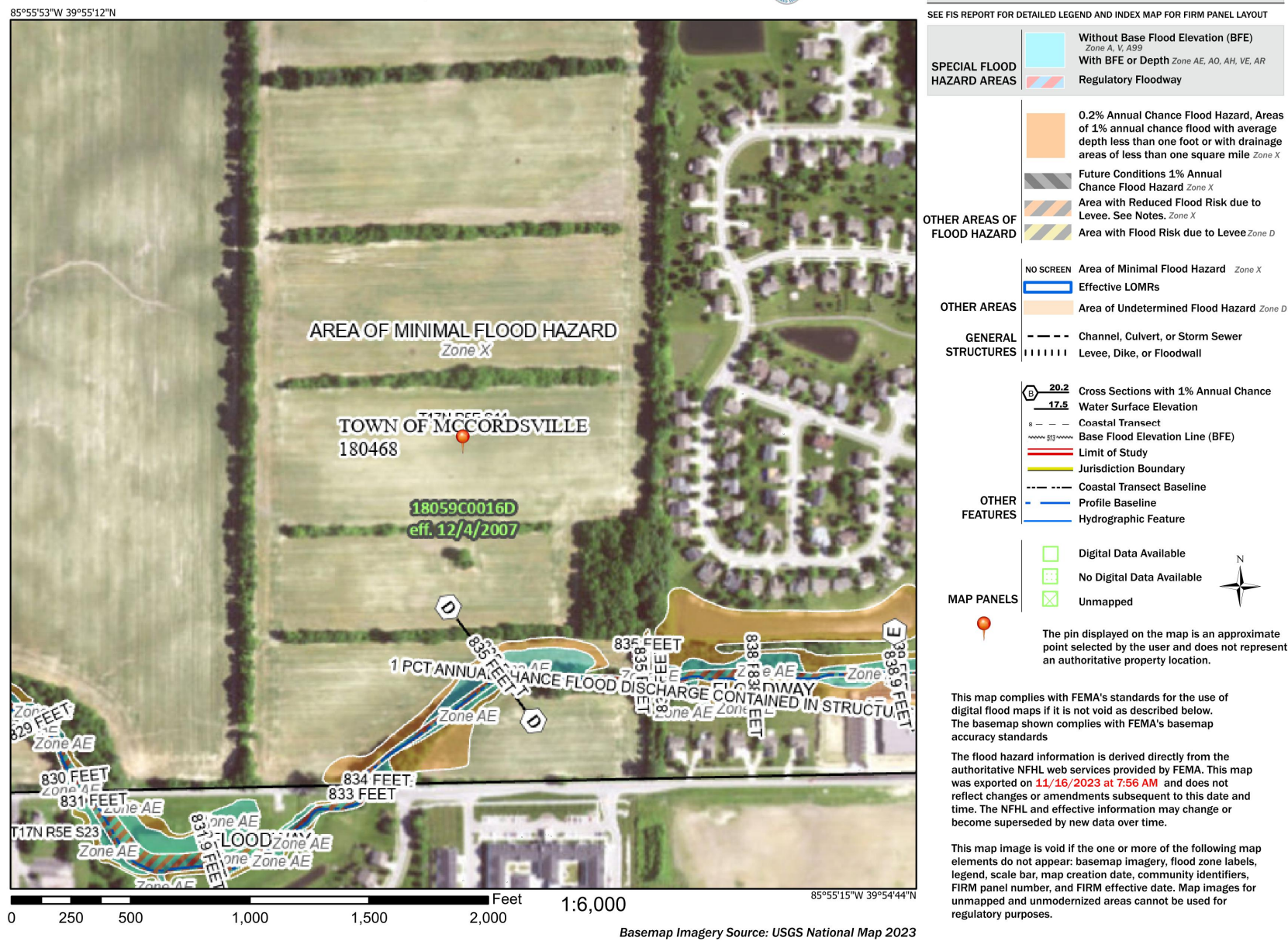
M/I HOMES OF INDIANA, L.P.
8425 WOODFIELD CROSSING BOULEVARD (100 W)
INDIANAPOLIS IN, 46240
CONTACT: MATT HOWARD
PHONE: (317) 475-3624
EMAIL: MHOWARD@MIHOMES.COM

ANTICIPATED START OF CONSTRUCTION DATE: JANUARY 2026
ANTICIPATED COMPLETION OF CONSTRUCTION DATE: JANUARY 2031

UTILITY AND GOVERNING AGENCY CONTACTS

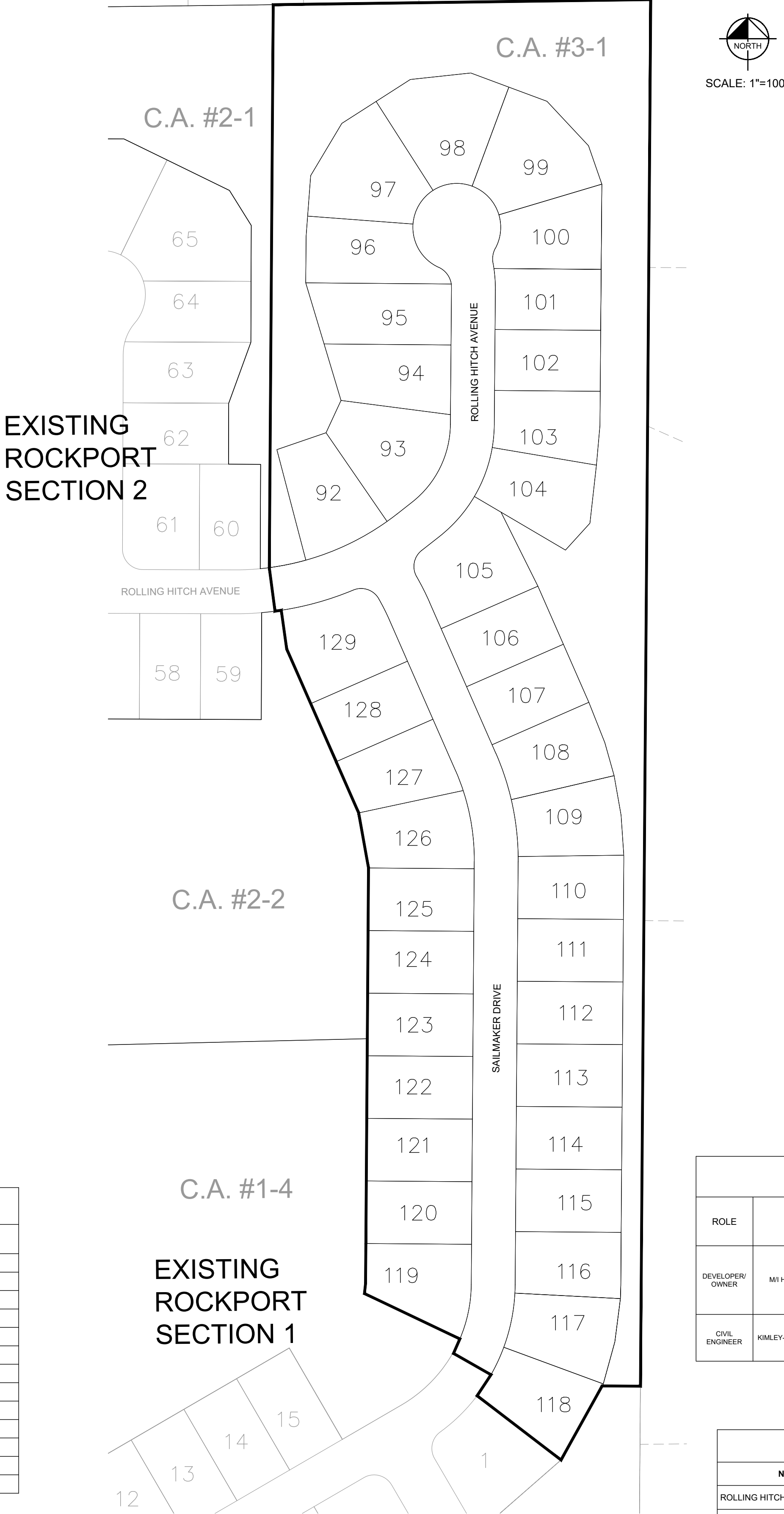
SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
WASTEWATER STORMWATER	DEPT. OF PUBLIC WORKS	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3493	rcrider@mccordsville.org	RON CRIDER
ENGINEERING DEPARTMENT	McCORDSVILLE TOWN ENGINEER	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3604	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@ninstarconnect.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

National Flood Hazard Layer FIRMette



Sheet List Table			
Sheet Number	Sheet Title	Sheet Number	Sheet Title
C100	COVER SHEET	C400	STREET PLAN AND PROFILE
C101	GENERAL SPECS	C401	STREET PLAN AND PROFILE
C110	TOPO DEMO PLAN	C420	SIGNAGE PLAN
C200	SITE DEVELOPMENT PLAN	C500	SANITARY PLAN AND PROFILE
C201	SITE DEVELOPMENT PLAN	C501	SANITARY PLAN AND PROFILE
C210	EMERGENCY FLOOD ROUTE	C600	STORM PLAN AND PROFILE
C300	INITIAL EROSION CONTROL PLAN	C601	STORM PLAN AND PROFILE
C310	TEMP EROSION CONTROL PLAN	C610	SUB SURFACE DRAIN PLAN
C321	PERM EROSION CONTROL PLAN	C700	WATER PLAN
C330	EROSION CONTROL SPECS	C703	CITIZENS WATER DETAILS
C332	EROSION CONTROL DETAILS	L1	LANDSCAPE PLANS
C333	EROSION CONTROL DETAILS	L2	LANDSCAPE PLANS
C334	EROSION CONTROL DETAILS	1-10	MCCORDSVILLE STANDARDS

ROCKPORT SECTION 3 McCORDSVILLE, INDIANA



PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	M/I HOMES OF INDIANA, L.P.	8425 WOODFIELD CROSSING BLVD (100 W), INDIANAPOLIS, IN 46240	317-475-3624	MHOWARD@MIHOMES.COM	MATT HOWARD
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

STREETS

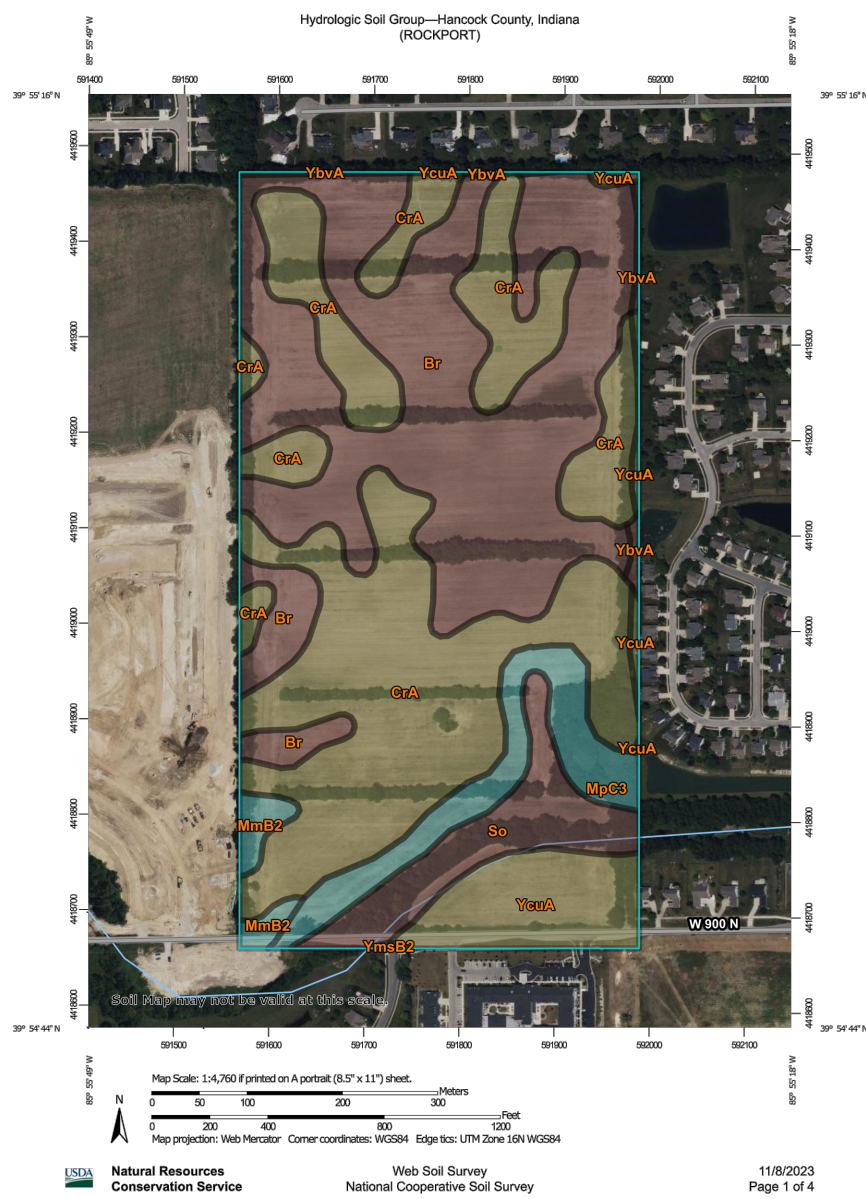
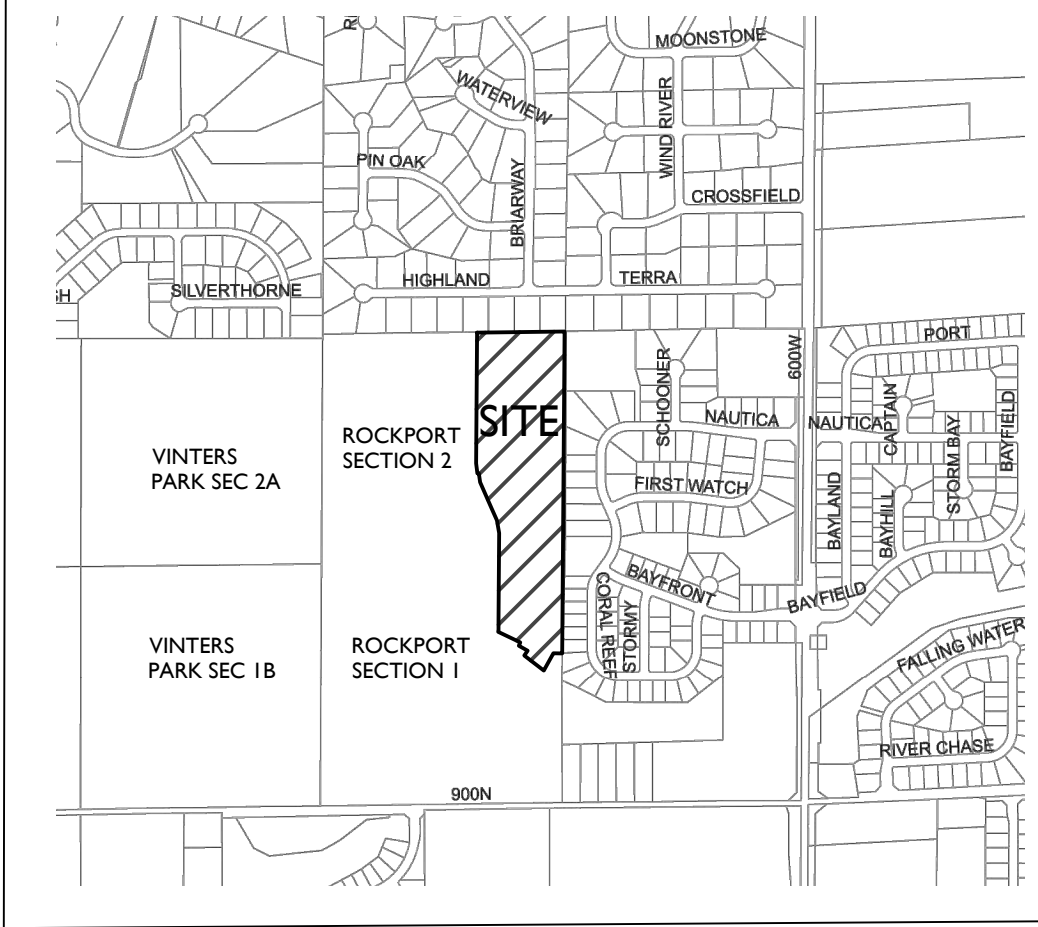
NAME	LENGTH (LPS)
ROLLING HITCH AVENUE	592
SAILMAKER DRIVE	1033
TOTAL	1625

PROJECT INFORMATION

15.7 ACRES	
38 LOTS	2.42 LOTS/ACRE
DESIGN SPEED LIMIT	25 MPH
TOTAL SECTION 3 C.A.	3.80 AC±
LAKE AREA	N/A
USEABLE OPEN SPACE	3.80 AC±

LOCATION MAP

(NOT TO SCALE)



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in ADE	Percent of ADE
B	Broken clay clay	B	32.0	37.8%
CA	Crook all clay, heavy	C	34.0	40.1%
MB2	Moist all clay, heavy	C	1.2	1.4%
MB3	Moist all clay, heavy	C	5.5	6.5%
B	Broken clay clay	B	5.5	6.5%
YVA	Broken clay clay	B	0.5	0.6%
YVA	Broken clay clay	B	6.0	7.0%
YVA	Broken clay clay	B	0.0	0.0%
TOTAL			84.8	100.0%

Kimley-Horn
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DRAWN BY: TMC
CHECKED BY: JSM

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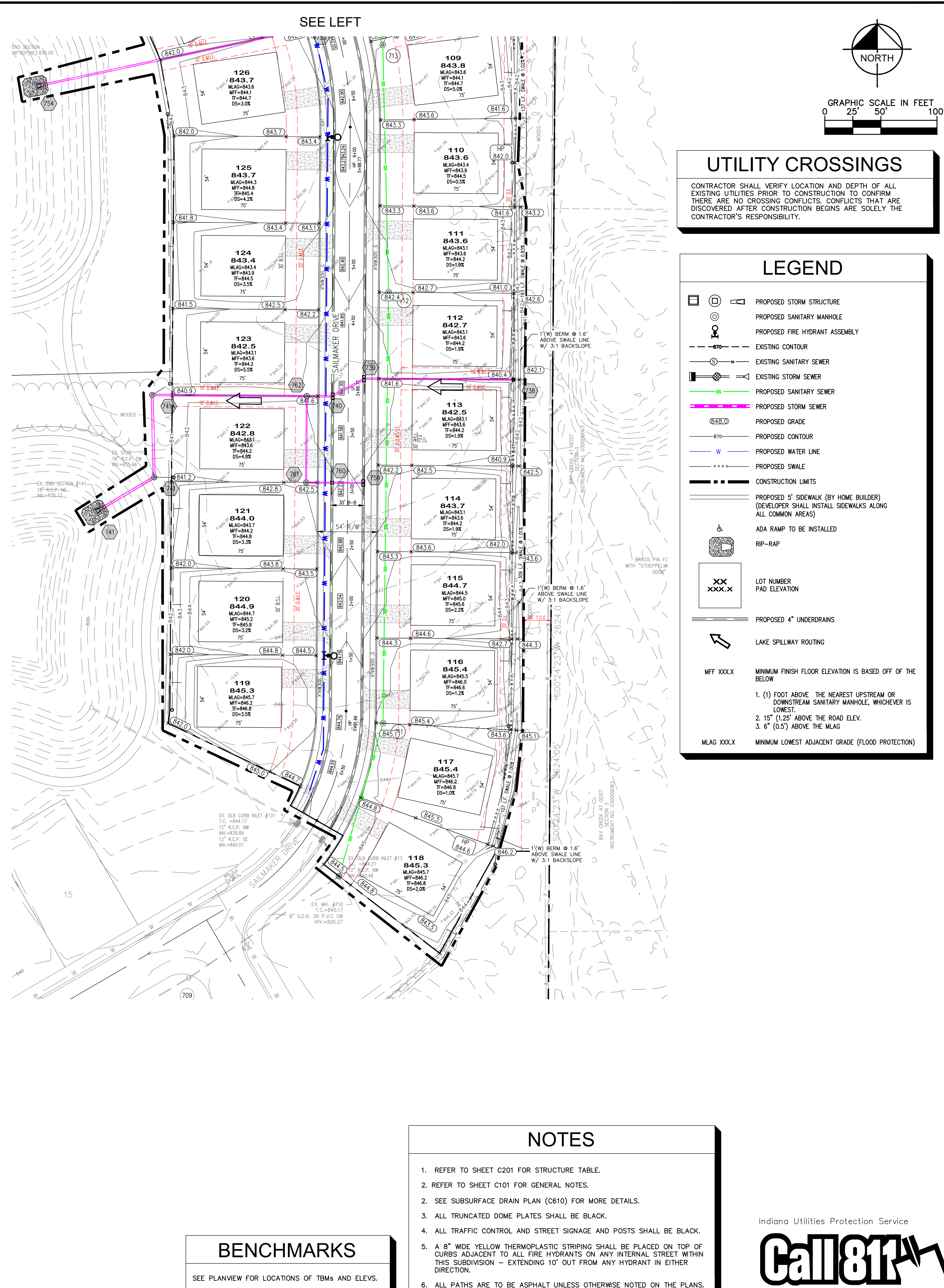
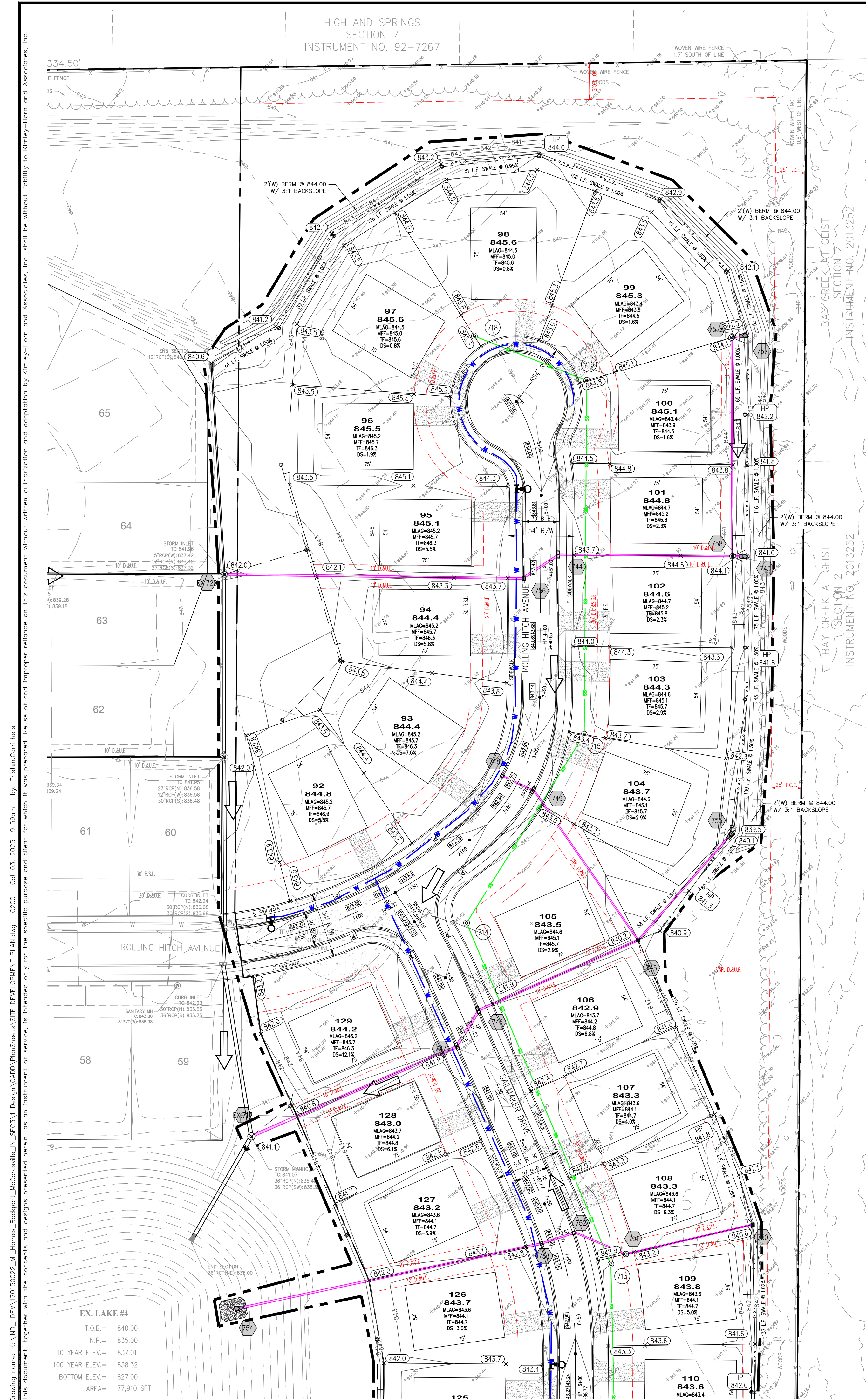
M/I HOMES

COVER SHEET


ROCKPORT
SECTION 3

ORIGINAL ISSUE:
10-3-2025
KHA PROJECT NO.
170150022
SHEET NUMBER

C100



Growing name: K:\NWD_DEVELOPMENT\70150022_McCord\Site\Design\CADD\PlanSheets\SITE DEVELOPMENT PLAN.dwg C220 Oct 03, 2025 9:50am by: Tristen Carriers

ROCKPORT SECTION 3	SITE DEVELOPMENT PLAN		<p>APPROVAL PENDING NOT FOR CONSTRUCTION</p>	<p>SCALE: AS NOTED</p> <p>DESIGNED BY: JSM</p> <p>DRAWN BY: TMC</p> <p>CHECKED BY: JSM</p>	<p>Kimley»Horn</p> <p>© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 98TH STREET, SUITE 300, MINNEAPOLIS, MN 55412 PHONE: 317-218-9560 WWW.KIMLEY-HORN.COM</p>	<p>No.</p> <p>REVISIONS</p> <p>DATE</p> <p>BY</p>
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Drawing name: K:\IND_LEV\170150022_M\Homes_Rockport_McCordville\IND_SECA\Design\CADD\PlanSheets\SITE DEVELOPMENT PLAN.dwg C201 Oct 03, 2025 9:59am by: TristenCorrithers
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STORM SEWER STRUCTURE DATA TABLE				
STR.NO.	STR. TYPE / CASTING TYPE	T.O.R.	INCOMING PIPE DATA	OUTGOING PIPE DATA
EX.717	EX. MH – EX. CASTING	841.07	24" R.C.P. (NE) INV.=835.30	
EX.720	EX. MH – EX. CASTING	841.96	18" R.C.P. (E) INV.=837.42	
141	FLARED END SECTION		24" R.C.P. (NE) INV.=835.00	
738	TYPE "A" INLET – NEENAH R–2560	840.40		15" R.C.P. (W) INV.=836.96
739	TYPE "C" MH W/ TYPE "A" INLET– NEENAH R–3501–TR&TL	841.34	15" R.C.P. (E) INV.=836.67	18" R.C.P. (SW) INV.=836.67
740	TYPE "C" MH W/ TYPE "A" INLET– NEENAH R–3501–TR&TL W/SUMP	841.34	18" R.C.P. (NE) INV.=836.56	18" R.C.P. (W) INV.=836.56
741A	TYPE "C" MH – NEENAH R–1772	840.60	18" R.C.P. (E) INV.=835.29	24" R.C.P. (S) INV.=835.29
741	TYPE "C" MH – NEENAH R–4342	841.45	24" R.C.P. (N) INV.=835.13	24" R.C.P. (SW) INV.=835.13
743	FLARED END SECTION			12" R.C.P. (W) INV.=841.00
744	TYPE "C" MH W/ DBL. TYPE "A" INLET– (2) NEENAH R–3501–R	843.47	15" R.C.P. (E) INV.=838.66	18" R.C.P. (SW) INV.=838.66
745	TYPE "J" MH – NEENAH R–2560	840.24	12" R.C.P. (NE) INV.=836.35 12" R.C.P. (NW) INV.=836.35	18" R.C.P. (SW) INV.=836.35
746	TYPE "C" MH W/ DBL. TYPE "A" INLET– NEENAH R–3501–TR&TL	841.66	18" R.C.P. (NE) INV.=835.78	24" R.C.P. (SW) INV.=835.78
747	TYPE "C" MH W/ DBL. TYPE "A" INLET– NEENAH R–3501–TR&TL W/SUMP	841.64	24" R.C.P. (NE) INV.=835.70	24" R.C.P. (SW) INV.=835.70
748	TYPE "A" INLET – NEENAH R–3501–R	842.78		12" R.C.P. (SE) INV.=838.76
749	DBL. TYPE "A" INLET– NEENAH R–3501–TR&TL	842.78	12" R.C.P. (NW) INV.=838.61	12" R.C.P. (SE) INV.=838.51
750	TYPE "A" INLET – NEENAH R–2560	840.60		12" R.C.P. (W) INV.=836.81
751	TYPE "C" MH – NEENAH R–1772	843.10	12" R.C.P. (E) INV.=836.49	12" R.C.P. (NW) INV.=836.49
752	TYPE "C" MH – NEENAH R–3501–R	842.51	12" R.C.P. (SE) INV.=836.24	15" R.C.P. (W) INV.=836.14
753	TYPE "C" MH – NEENAH R–3501–R W/SUMP	842.51	15" R.C.P. (E) INV.=836.02	18" R.C.P. (W) INV.=835.92
754	FLARED END SECTION		18" R.C.P. (E) INV.=835.00	
755	FLARED END SECTION			12" R.C.P. (SW) INV.=839.50
756	TYPE "C" MH W/ DBL. TYPE "A" INLET– NEENAH R–3501–R	843.46	18" R.C.P. (NE) INV.=838.55	18" R.C.P. (W) INV.=838.55
757	FLARED END SECTION			12" R.C.P. (W) INV.=841.54
757A	TYPE "C" MH – NEENAH R–1772	844.07	12" R.C.P. (E) INV.=840.91	12" R.C.P. (S) INV.=839.50
758	TYPE "C" MH – NEENAH R–1772	844.15	12" R.C.P. (E) INV.=840.51 12" R.C.P. (N) INV.=838.97	15" R.C.P. (W) INV.=838.97
759	TYPE "C" MH W/ DBL. TYPE "A" INLET– NEENAH R–3501–TR&TL	842.19		12" R.C.P. (W) INV.=838.20
760	TYPE "A" INLET – NEENAH R–3501–R W/SUMP	842.19	12" R.C.P. (E) INV.=838.11	12" R.C.P. (W) INV.=838.01
761	TYPE "C" MH – NEENAH R–1772	842.56	12" R.C.P. (E) INV.=837.80	12" R.C.P. (N) INV.=837.70
762	TYPE "C" MH – NEENAH R–1772	841.53	18" R.C.P. (E) INV.=836.39 12" R.C.P. (S) INV.=836.49	18" R.C.P. (W) INV.=836.39

SANITARY SEWER STRUCTURE DATA TABLE				
STR.NO.	STR. TYPE / CASTING TYPE	T.O.R.	INCOMING PIPE DATA	OUTGOING PIPE DATA
EX.710	EX. SAN MH / EX.	845.20	8" SDR 35 PVC (N) INV.=826.37	8" S.D.R. 26 PVC (SW) INV.=826.24
711	48" SAN MH / EJ–1022–2	845.50	8" SDR 35 PVC (N) INV.=829.69	8" SDR 35 PVC (S) INV.=829.59
712	48" SAN MH / EJ–1022–2	842.80	8" SDR 35 PVC (N) INV.=831.52	8" SDR 35 PVC (S) INV.=831.42
713	48" SAN MH / EJ–1022–2	843.30	8" SDR 35 PVC (NW) INV.=832.61	8" SDR 35 PVC (S) INV.=832.51
714	48" SAN MH / EJ–1022–2	843.40	8" SDR 35 PVC (NE) INV.=834.97	8" SDR 35 PVC (SE) INV.=833.98
715	48" SAN MH / EJ–1022–2	843.80	8" SDR 35 PVC (N) INV.=835.89	8" SDR 35 PVC (SW) INV.=835.79
716	48" SAN MH / EJ–1022–2	845.10	8" SDR 35 PVC (W) INV.=837.55	8" SDR 35 PVC (S) INV.=837.20
718	48" SAN MH / EJ–1022–2	845.70		8" SDR 35 PVC (E) INV.=838.00

Indiana Utilities Protection Service



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10–3–2025
KHA PROJECT NO.
170150022
SHEET NUMBER

C201

SITE
DEVELOPMENT
PLAN



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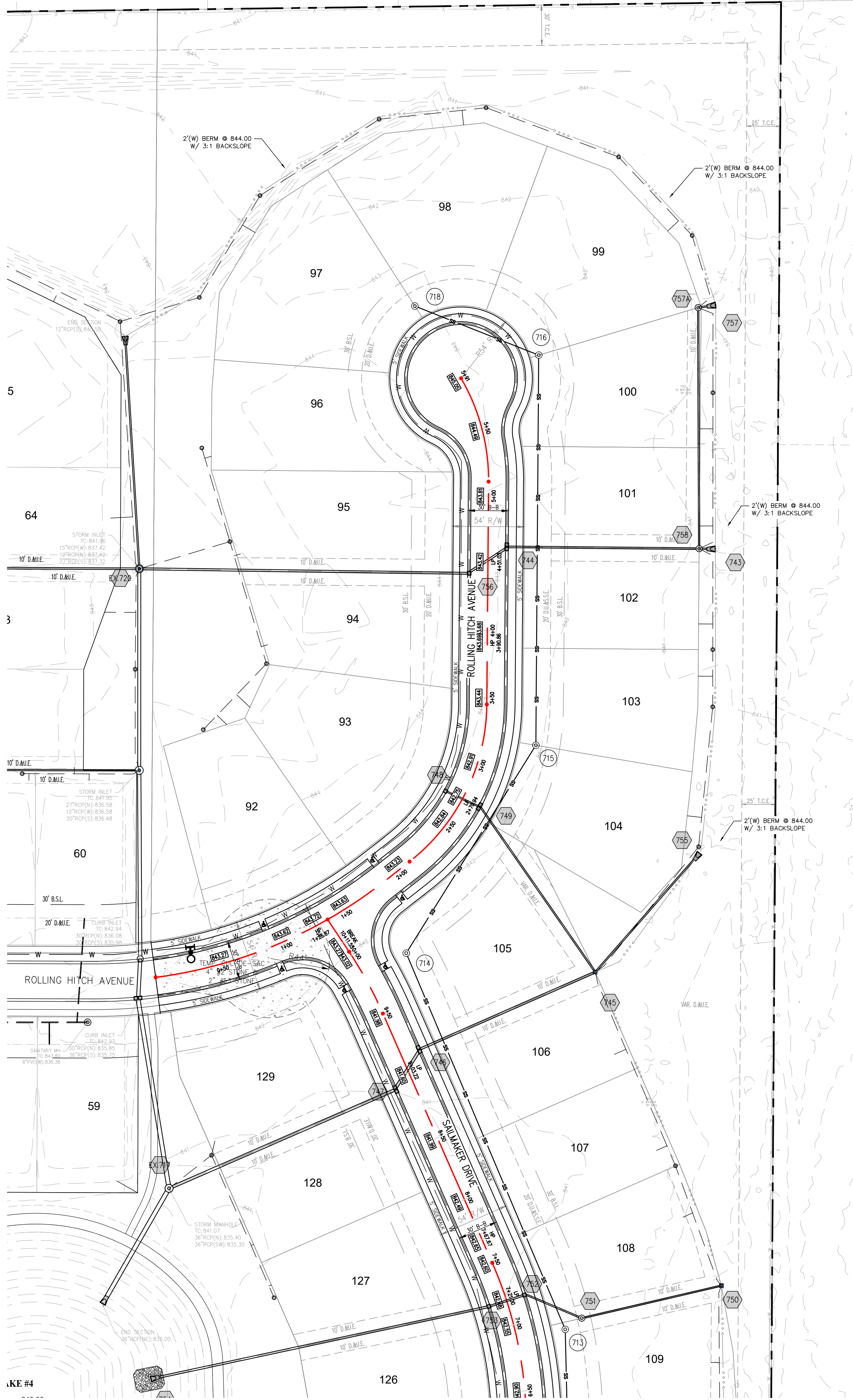
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Drawing name: K:\IND_LEV\170150022_M_Homes_Rockport_McCordville\IN_SECT3\Design\CADD\PlanSheets\STREET PLAN AND PROFILE.dwg C400 Oct 03, 2025 10:02am by: Tristen Carrithers
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Indiana Utilities Protection Service

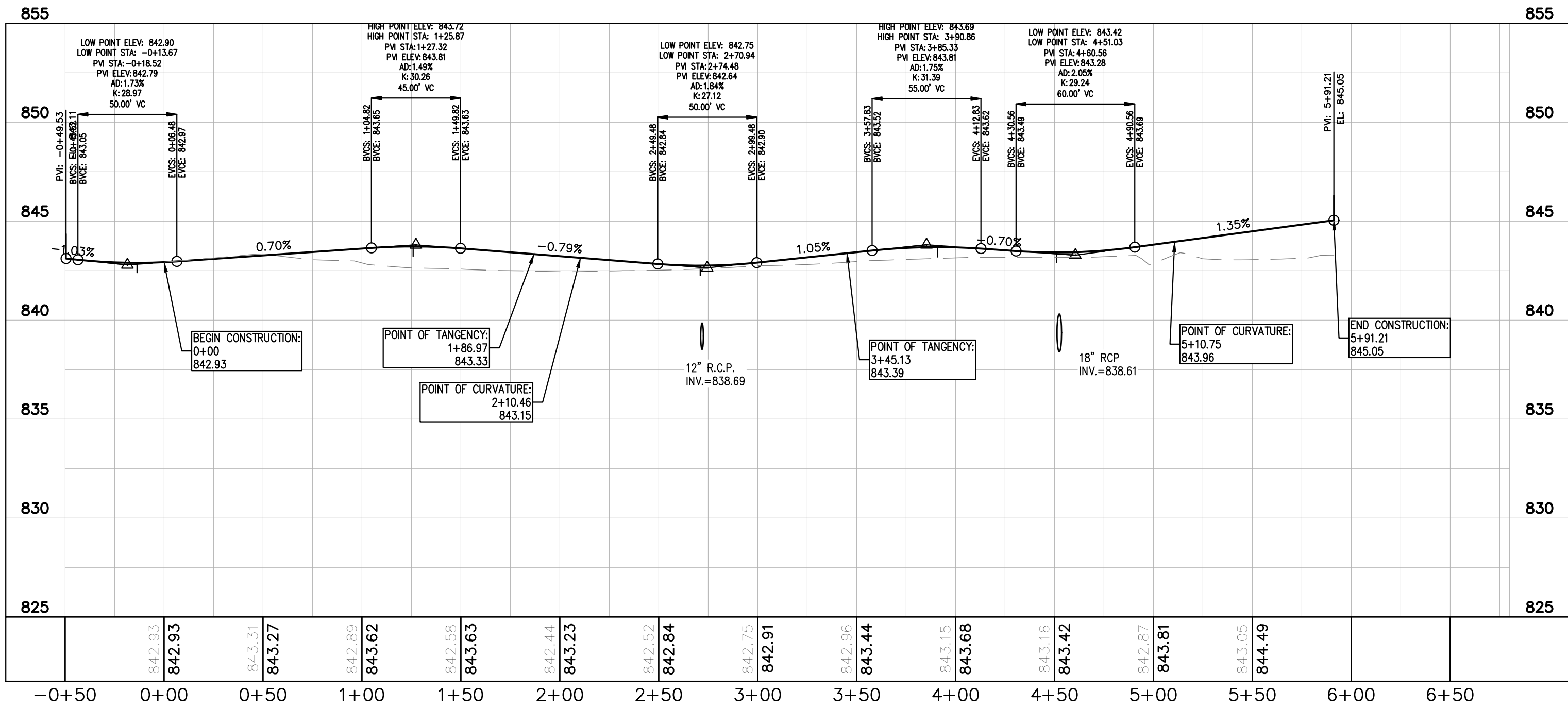
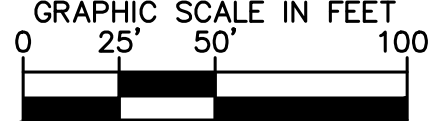
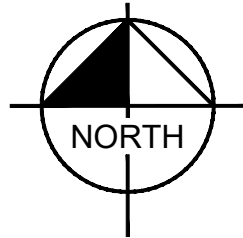


PROFILE LEGEND

- EXISTING GRADE
- PROPOSED GRADE

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 WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)



ROLLING HITCH AVENUE

H:1"=50 ; V:1"=5

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M/I HOMES

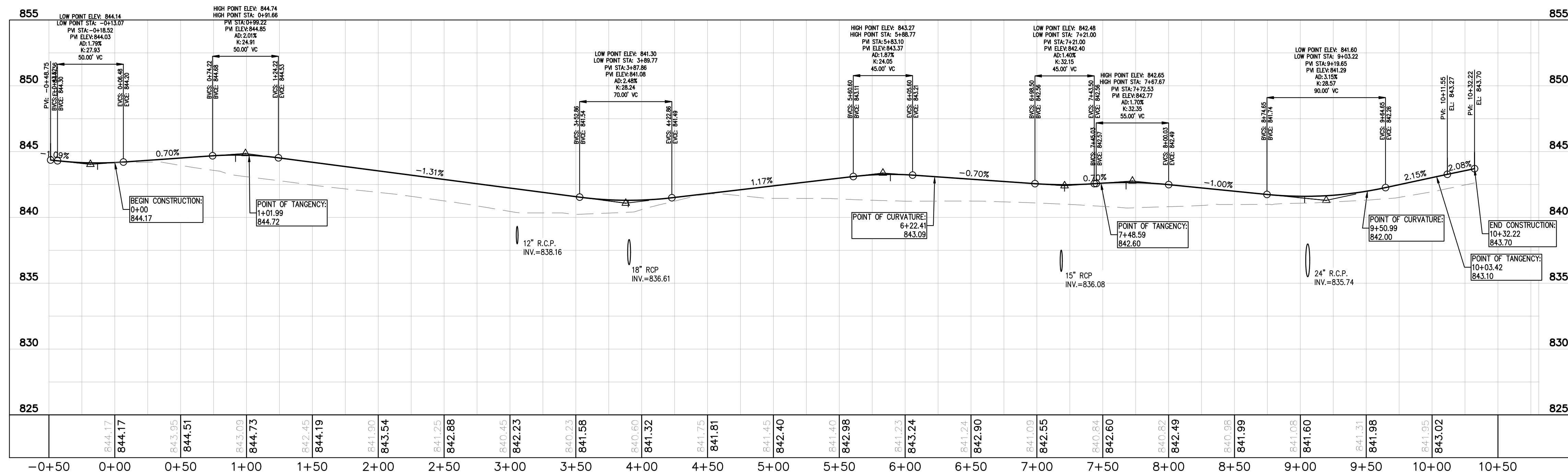
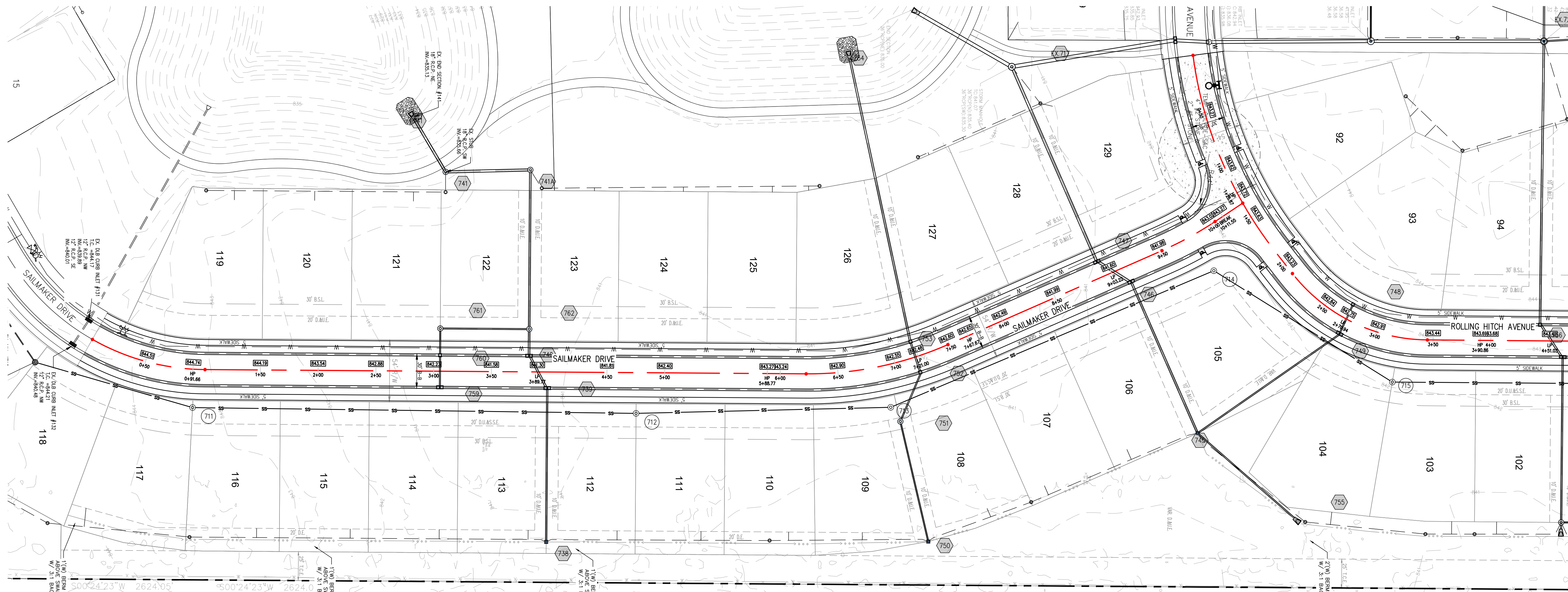
STREET PLAN AND
PROFILE

ROCKPORT
SECTION 3

ORIGINAL ISSUE:
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170150022

SHEET NUMBER

C400



SAILMAKER DRIVE
H: 1"=50 ; V: 1"=5

Indiana Utilities Protection Service












Call 811
before you dig

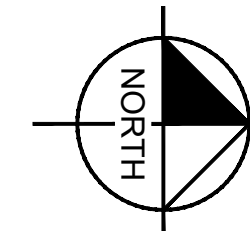
before you dig

PROFILE LEGEND

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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 WATER LINE
 PROPOSED SWALE
 PROPOSED 5' SIDEWALK (BY HOME BUILDER)
 (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)



GRAPHIC SCALE IN FEET

0 25' 50' 100'

A horizontal scale bar with alternating black and white segments. The top segment is white and labeled '0' to '25'', the second is black and labeled '25'' to '50'', the third is white and labeled '50'' to '100'', and the fourth is black. The total length represents 100 feet.

Kimley»Horn
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M/I HOMES

STREET PLAN AND PROFILE


ROCKPORT
SECTION 3

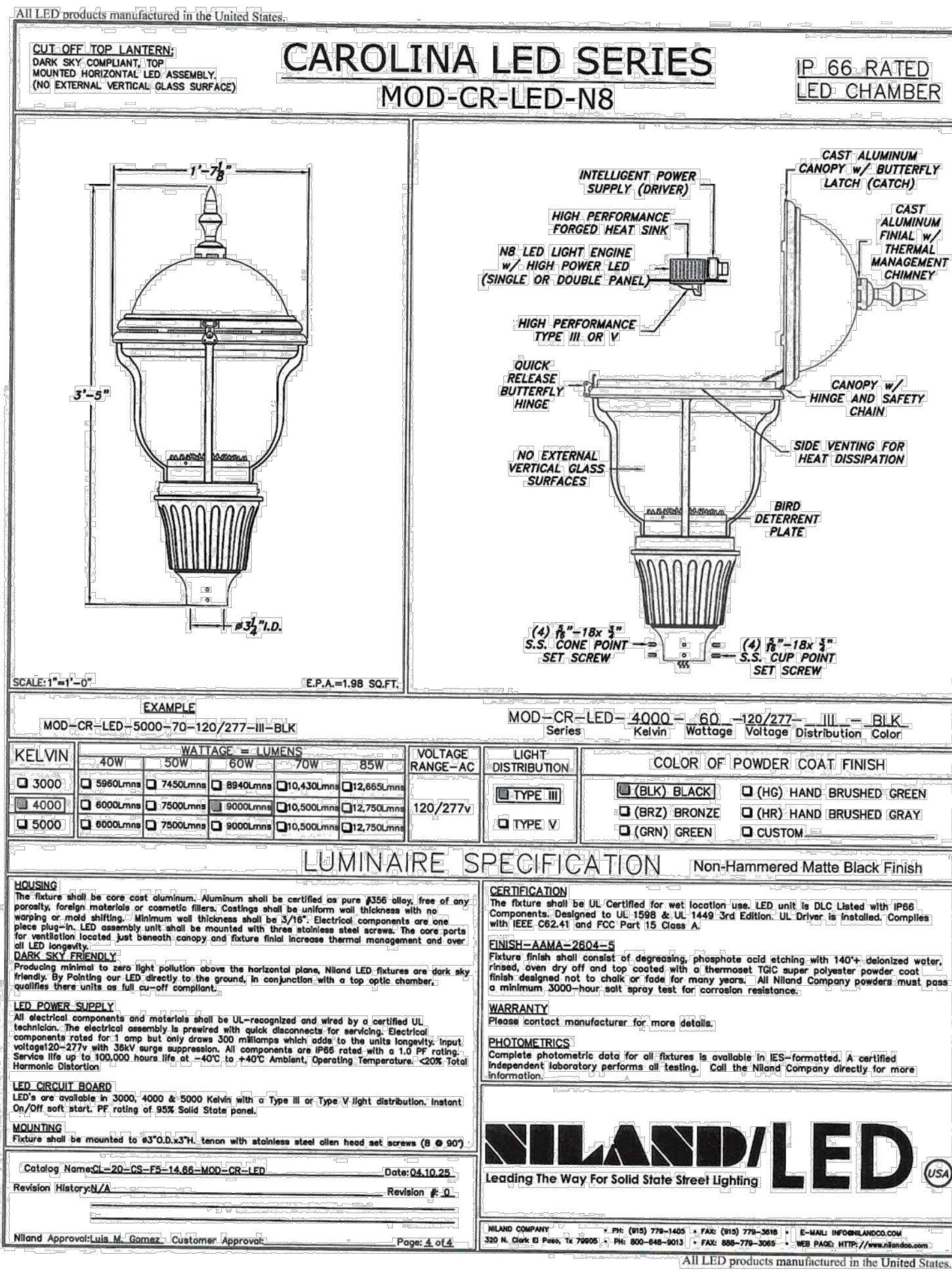
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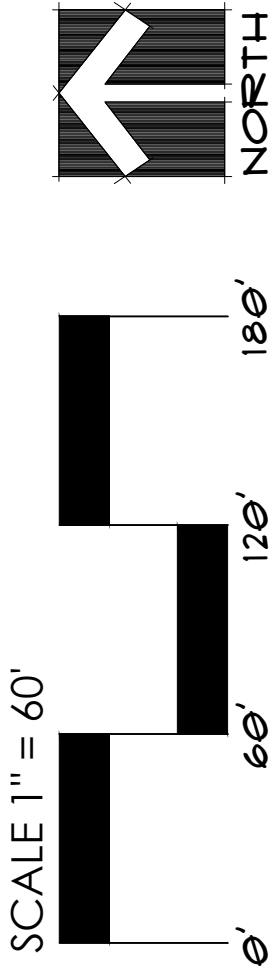
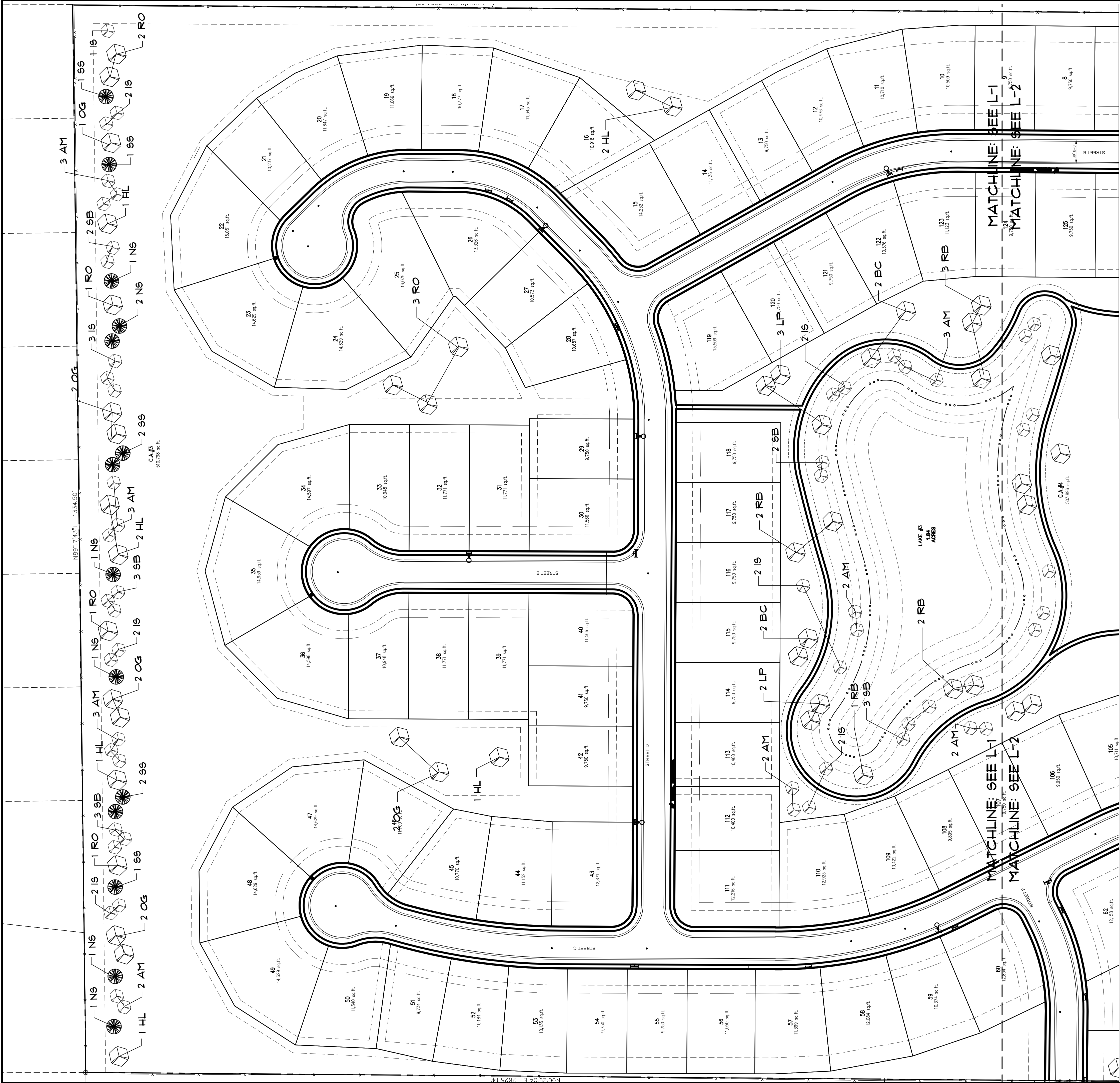
SHEET NUMBER

C401



<p>ORIGINAL ISSUE: 10-3-2025</p> <p>KHA PROJECT NO. 170150022</p> <p>SHEET NUMBER</p> <p>C420</p>	<p>ROCKPORT SECTION 3</p>	<p>SIGNAGE PLAN</p>	 <p>M/I HOMES</p>
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PLANT SCHEDULE			
SYMBOL KEY	COMMON NAME	SCIENTIFIC NAME	SIZE QUANT
SHADE TREES			
	BALD CYPRESS	TAXODIUM DISTICHUM	2'-1/2" 11
	HONEYLOCUST 'SHADEMASTER'	GLIEDTSIA TRICANTHOS 'SHADEMASTER'	2'-1/2" 16
	LONDON PLANE TREE	PLATANUS X ACERIFOLIA	2'-1/2" 11
	OCTOBER GLORY 'OCTOBER GLORY'	ACER RUBRUM 'OCTOBER GLORY'	2'-1/2" 23
	RIVERBIRCH	QUERCUS RIBERA	2'-1/2" 24
	RED OAK	QUERCUS RUBRA	2'-1/2" 16
ORNAMENTAL TREES			
	FLAME ARBOR MAPLE	ACER TATARCUM SSP FLAME	1'-1/2" 50
	IVORY SILK LILAC	SYRINGA RETICULATA 'IVORY SILK'	1'-1/2" 42
	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	1'-1/2" 33
EVERGREEN TREES			
	NORWAY SPRUCE	PICEA ABIES	6' 16
	SERBIAN SPRUCE	PICEA OMORICA	6' 14
SHRUBS			
	SEA GREEN JUNIPER	JUNIFERUS SQUAMATA BLUE STAR	3G 30
	KARL FORSTER REED GRASS	CALAMAGROSTIS ACUTIFLORA	3G 36
	LITTLE LIME HYDRANGEA	HYDRANGEA LITTLE LIME	5G 30

DECIDUOUS TREE PLANTING DETAIL

Remove all wire baskets, wires and burlap. If necessary.

Radius tree to 1/4 the hole, remove bottom of basket cutting horizontally. After tree is in the hole, backfill using existing soil cutting vertically. Water thoroughly to eliminate air pockets. Add 1/2 inches of hortwood mulch, keep inside 3 inches from trunk.

Remove tags and labels. Please only dead or broken branches or double leaders. Stake tree if necessary. Remove excess soil to locate and expose root flare. Root flare should be 1/2 inches above finish grade. Finish grade.

1 1/2" - 2" TIMES BALL DIAMETER

CONIFEROUS TREE PLANTING DETAIL

Remove all wire baskets, wires and burlap. Radius tree to 1/4 the hole, remove bottom of basket cutting horizontally. After tree is in the hole, backfill using existing soil cutting vertically. Water thoroughly to eliminate air pockets. Add 1/2 inches of hortwood mulch, keep inside 3 inches from trunk.

Remove tags and labels. Please only dead or broken branches or double leaders. Stake tree if necessary. Remove excess soil to locate and expose root flare. Root flare should be 1/2 inches above finish grade. Finish grade.

1 1/2" - 2" TIMES BALL DIAMETER

