

TAB 5

Drawing name: K:\IND_LIVE\170150023_M\Homes_McMerran_Noblesville_IN_LP\ Design (CAD) Plans\Sheets\Cover Sheet.dwg C100 COVER SHEET Mar 06, 2024 6:36am by brett.huff
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PLANS PREPARED BY:
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INDIANAPOLIS, IN 46240
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PHONE: (317) 912-4129
EMAIL: BRETT.HUFF@KIMLEY-HORN.COM

DEVELOPMENT STANDARDS: SEE
TOWNES AT 238 PUD

UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	CITY OF NOBLESVILLE WASTEWATER DEPARTMENT	197 WEST WASHINGTON STREET NOBLESVILLE, IN 46060	317-776-6353	
WATER	INDIANA AMERICAN WATER COMPANY INC.	15227 HERRIMAN BLVD NOBLESVILLE, IN 46060	317-900-4975	JOSHUA COX
STREETS	CITY OF NOBLESVILLE DEPARTMENT OF ENGINEERING	16 SOUTH 10TH STREET, SUITE 155 NOBLESVILLE, IN 46060	317-776-6330	
DRAINAGE	CITY OF NOBLESVILLE DEPARTMENT OF ENGINEERING	16 SOUTH 10TH STREET, SUITE 155 NOBLESVILLE, IN 46060	317-776-6330	
ELECTRICITY	DUKE ENERGY INDIANA	100 SOUTH MILL CREEK ROAD NOBLESVILLE, INDIANA 46062	317-776-5365	MARC DILLER
NATURAL GAS	VECTREN ENERGY	16000 ALLISONVILLE ROAD NOBLESVILLE, INDIANA 46060	317-776-5537	CATHY MIESSEN
TELEPHONE / COMMUNICATIONS	AT&T - ENGINEERING	240 N. MERIDIAN STREET, 2ND FLOOR, ROOM 280 INDIANAPOLIS, IN 46204	317-252-4267	BRIAN PETERS
FIBER OPTICS	MCLEOD USA	6400 C STREET SW P.O. BOX 3177 CEDAR RAPIDS, IA 52406	317-697-2863	

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	MI HOMES OF INDIANA, LP	8424 WOODFIELD CROSSING BLVD., STE 100W, INDIANAPOLIS, IN 46240	704-363-4491	mreeve@mihomes.com	MICHEAL REEVE
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	317-912-4129	brett.huff@kimley-horn.com	BRETT HUFF
LANDSCAPE ARCHITECT	START TO FINISH LANDSCAPING	3375 S 500 E, WHITESTOWN, IN 46075	317-902-9141	tom@starttofinish.com	TOM FELLEGY

AFTER HAVING GIVEN PUBLIC NOTICE OF THE TIME, PLACE, AND NATURE OF HEARING ON AN APPLICATION PENDING BEFORE THE NOBLESVILLE PLAN COMMISSION AND UNDER THE AUTHORITY PROVIDED BY STATE STATUTE AND ALL ACTS AMENDATORY THEREOF, AND UPON FINDING THAT THIS SUBDIVISION PLAT IS IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS SERT FORTH IN THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF NOBLESVILLE, THIS PLAT WAS GRANTED APPROVAL BY A MAJORITY OF THE MEMBERS OF THE NOBLESVILLE PLAN COMMISSION AT THE MEETING HELD ON _____ DAY OF _____, 2024.

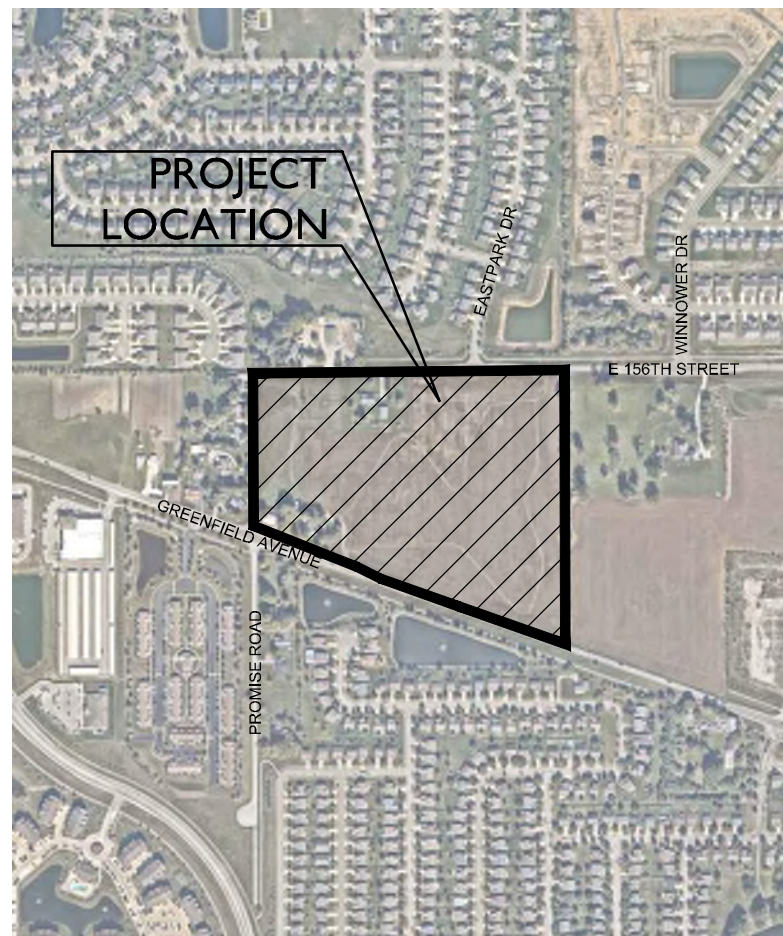
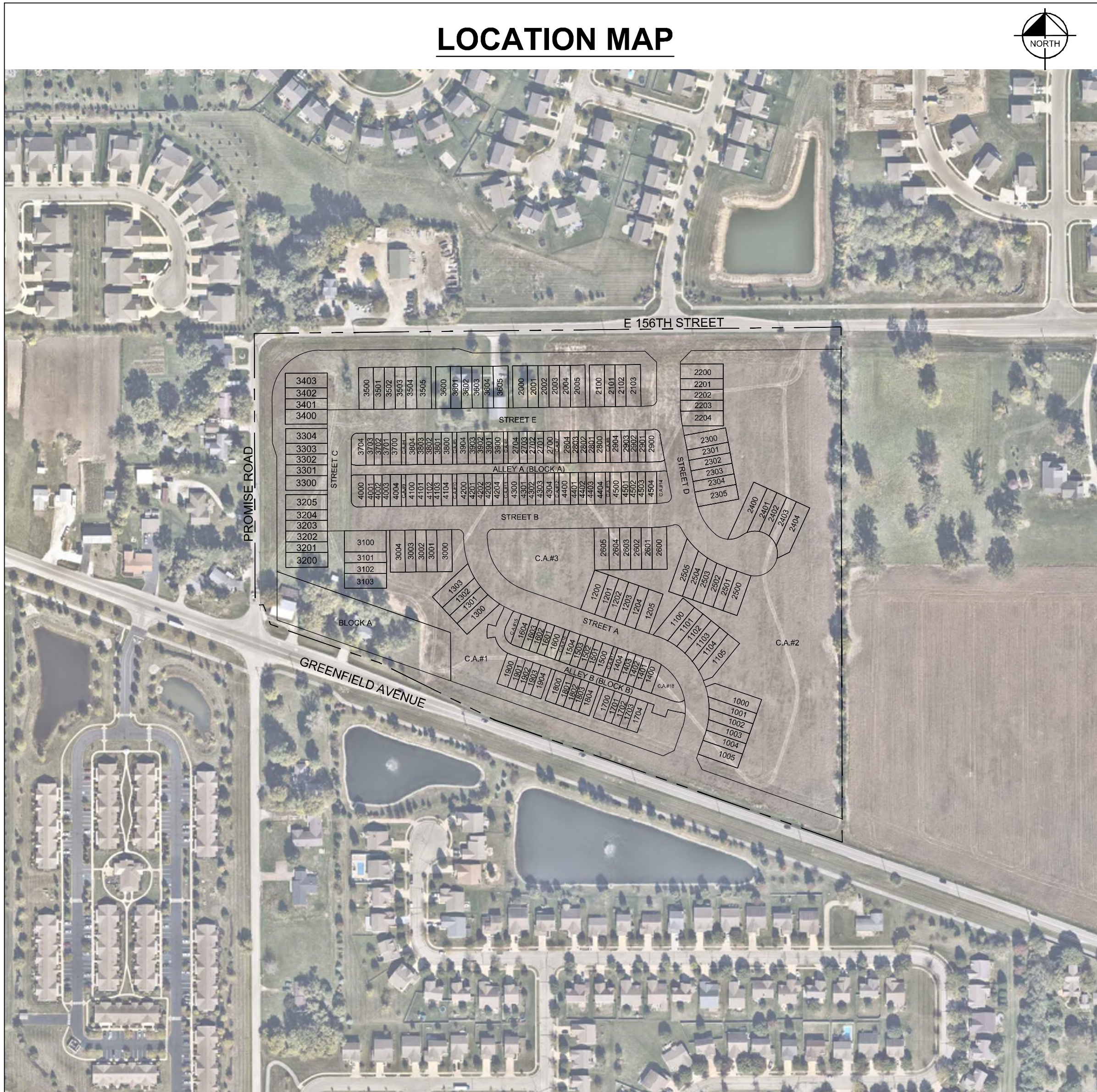
PLAN COMMISSION

PRESIDENT -- MALINDA WILCOX

SECRETARY -- STEVEN R. HUNTLEY

TOWNES AT 238 NOBLESVILLE, INDIANA PRELIMINARY DEVELOPMENT PLAN DOCKET #LEGP 0018-2024

LOCATION MAP



VICINITY MAP
(N.T.S.)

Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
P100	PRIMARY PLAT
C200	SITE DEVELOPMENT PLAN
C201	SITE DEVELOPMENT PLAN
C202	OVERALL SITE PLAN
C300	EMERGENCY FLOOD ROUTING
C400	EROSION CONTROL PLAN
C403	EROSION CONTROL DETAILS
C404	EROSION CONTROL DETAILS
C405	EROSION CONTROL DETAILS
C500	SIGNAGE AND LIGHTING PLAN
C600	LINE OF SIGHT PLAN
C700	MAILBOX PLAN
C701	MAILBOX PLAN
C702	MAILBOX PLAN
L1-L5	LANDSCAPE PLAN

PROJECT INFORMATION

TOTAL AREA	26.71 AC
TOTAL LOTS	186
DESIGN SPEED LIMIT	25 MPH
TOTAL BLOCK	0.6 AC±
TOTAL C.A. (OPEN SPACE)	9.7 AC± (36.3%)
TOTAL R.O.W.	7.1 AC±
DEVELOPABLE AREA	19.7 AC±
IMPERVIOUS AREA	10.3 AC±
DENSITY	9.44 UNITS/AC
TOTAL LAKE AREA	1.57 AC
PARKING SPACES PROVIDED	186 UNITS X 4 SPACES = 744 + 9 GUEST SPACES

STREETS

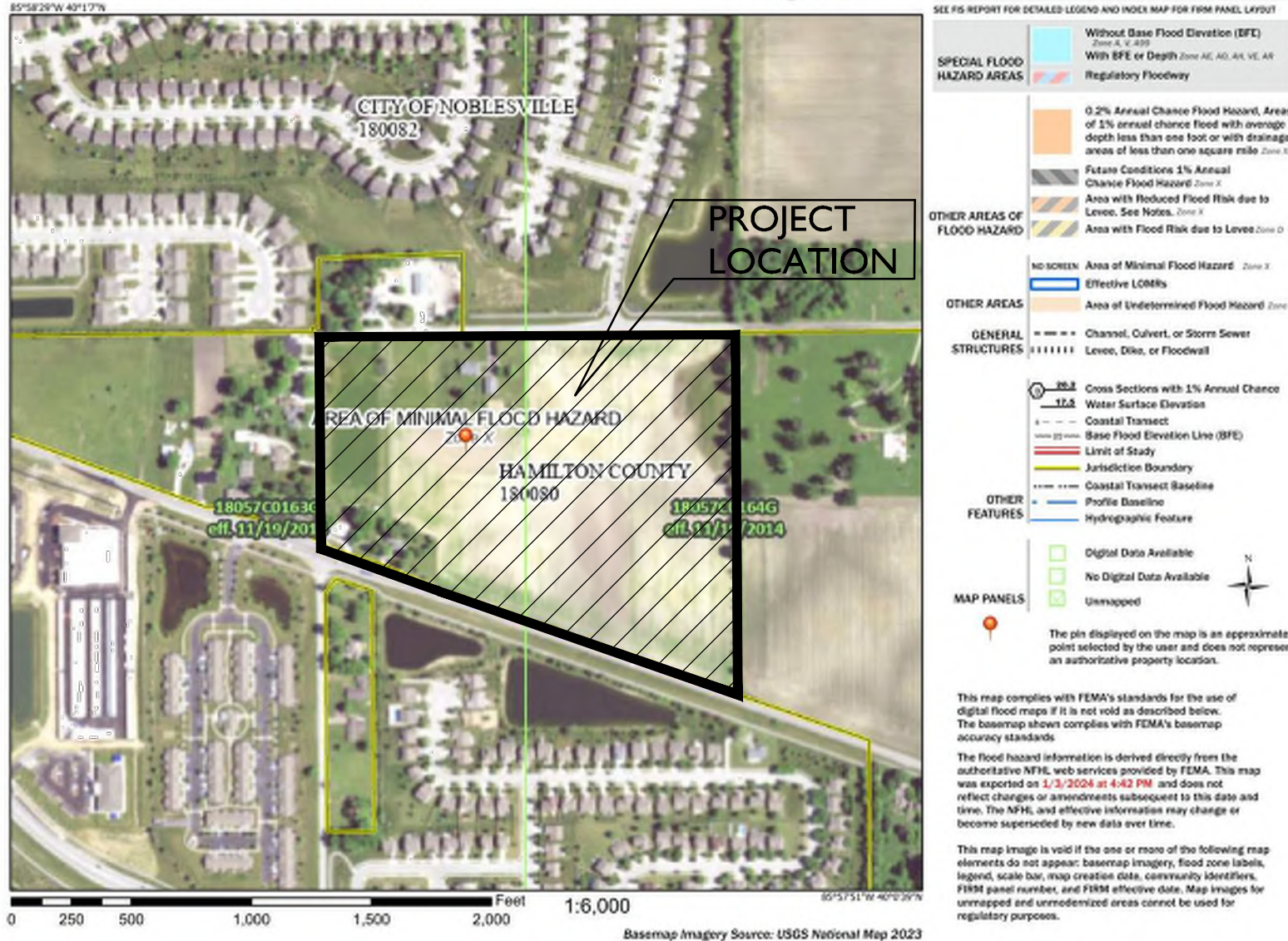
NAME	LENGTH (LF±)
STREET A	933
STREET B	789
STREET C	476
STREET D	641
STREET E	749
ALLEY A	768
ALLEY B	581
TOTAL	4937

TOWNES AT 238

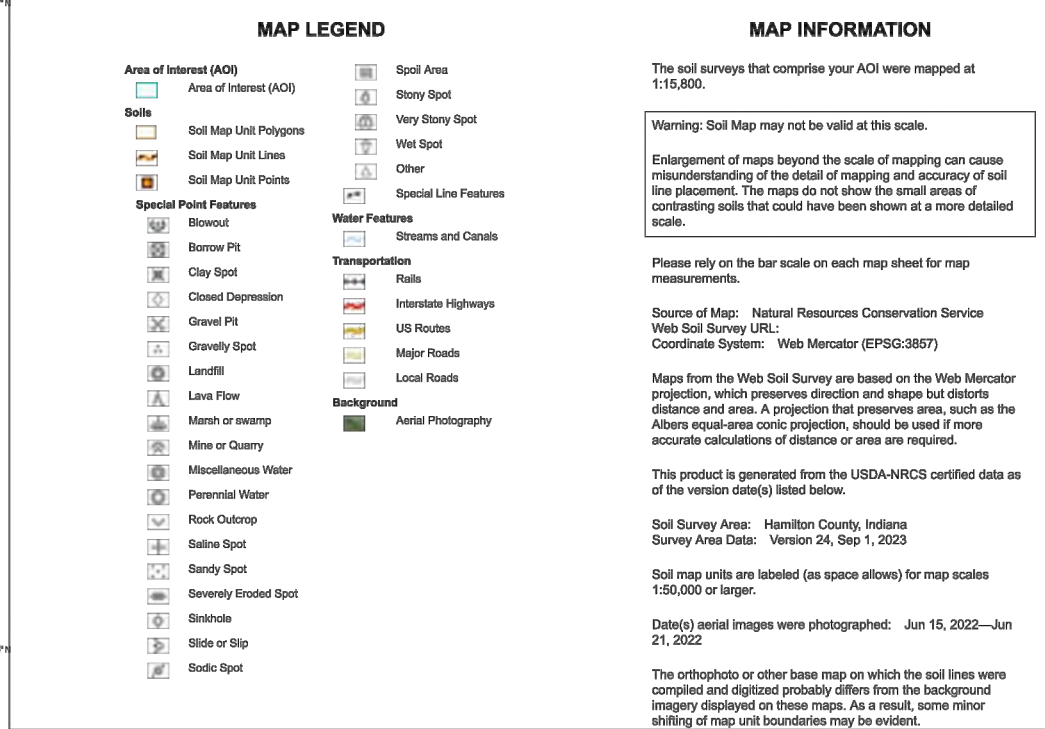
PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 5 EAST IN HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HARRISON MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 16, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE REPLAT OF LOT 2 IN HOOD'S MEADOW, RECORDED AS INSTRUMENT NUMBER 2022039936 IN THE OFFICE OF THE RECORDER FOR HAMILTON COUNTY; THENCE SOUTH 00 DEGREES 08 MINUTES 13 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 16 A DISTANCE OF 1,170.41 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE FOR STATE ROAD 238 (GREENVILLE AVENUE); THENCE NORTH 70 DEGREES 36 MINUTES 22 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 838.00 FEET; THENCE NORTH 63 DEGREES 32 MINUTES 34 SECONDS WEST 290.92 FEET; THENCE NORTH 70 DEGREES 36 MINUTES 22 SECONDS WEST 262.47 FEET; THENCE NORTH 19 DEGREES 37 MINUTES 41 SECONDS WEST 46.77 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 25 SECONDS WEST 19.02 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 09 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE 616.72 FEET TO A STONE FOUND MARKING THE NORTHWEST CORNER OF SAID HALF, QUARTER SECTION; THENCE NORTH 89 DEGREES 22 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF SAID HALF, QUARTER SECTION 1,332.16 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 28.01 ACRES, MORE OR LESS.

National Flood Hazard Layer FIRMette



PROJECT LOCATION N.T.S.



FLOOD MAP
(N.T.S.)

Indiana Utilities Protection Service



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APPROVAL PENDING
NO FOR
CONSTRUCTION

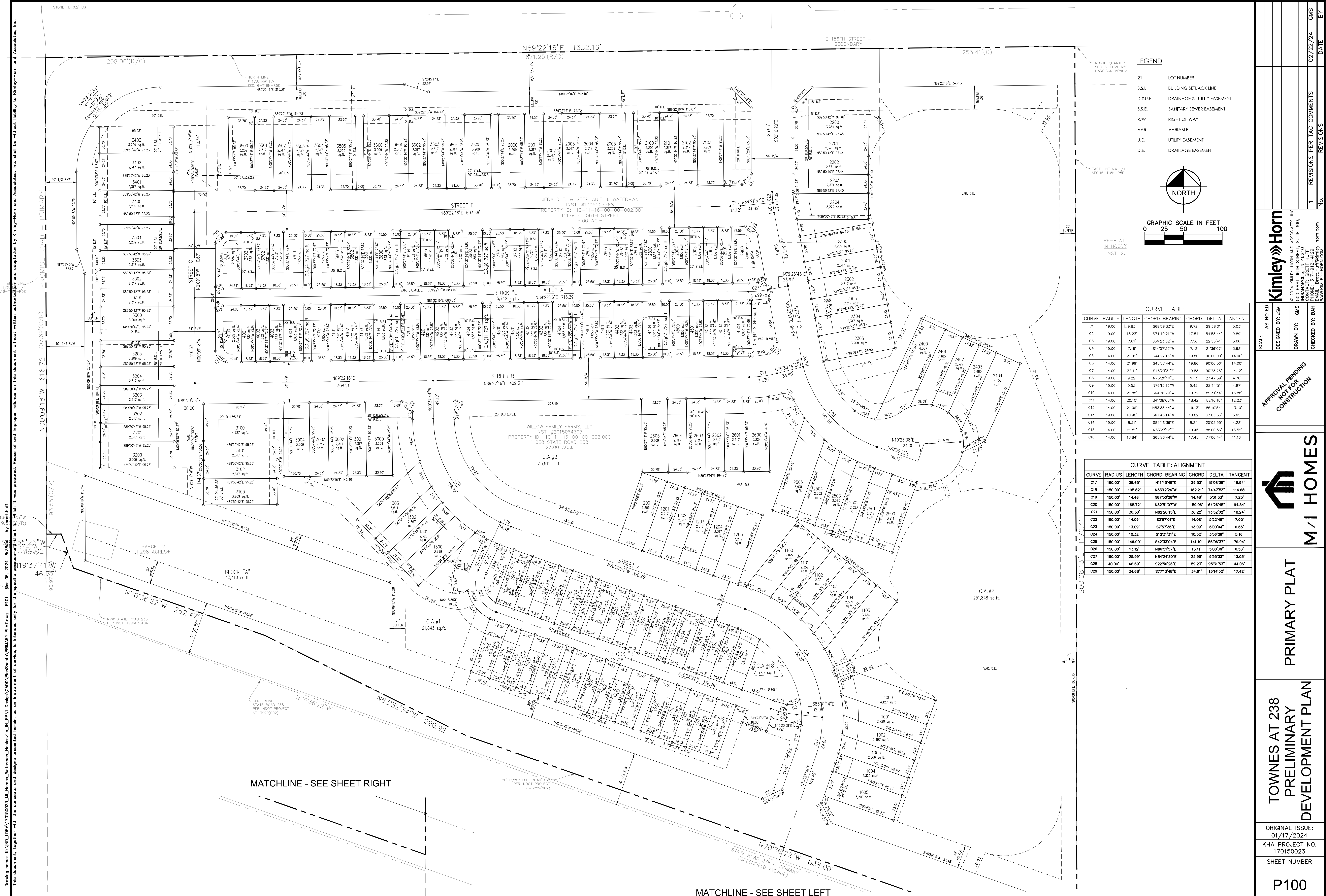
M/I HOMES

COVER SHEET

TOWNES AT 238
PRELIMINARY
DEVELOPMENT PLAN

ORIGINAL ISSUE:
01/17/2024
KHA PROJECT NO.
170150023
SHEET NUMBER

C100



AS NOTED

DESIGNED BY JSM

DRAWN BY: GMS

CHECKED BY: BAH

APPROVAL PENDING

NO FOR CONSTRUCTION

TOWNES AT 238

PRELIMINARY

DEVELOPMENT PLAN

ORIGINAL ISSUE:

01/17/2024

KHA PROJECT NO.

170150023

SHEET NUMBER

P100

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DATE

02/22/24

BY

GMS

REVISIONS

1

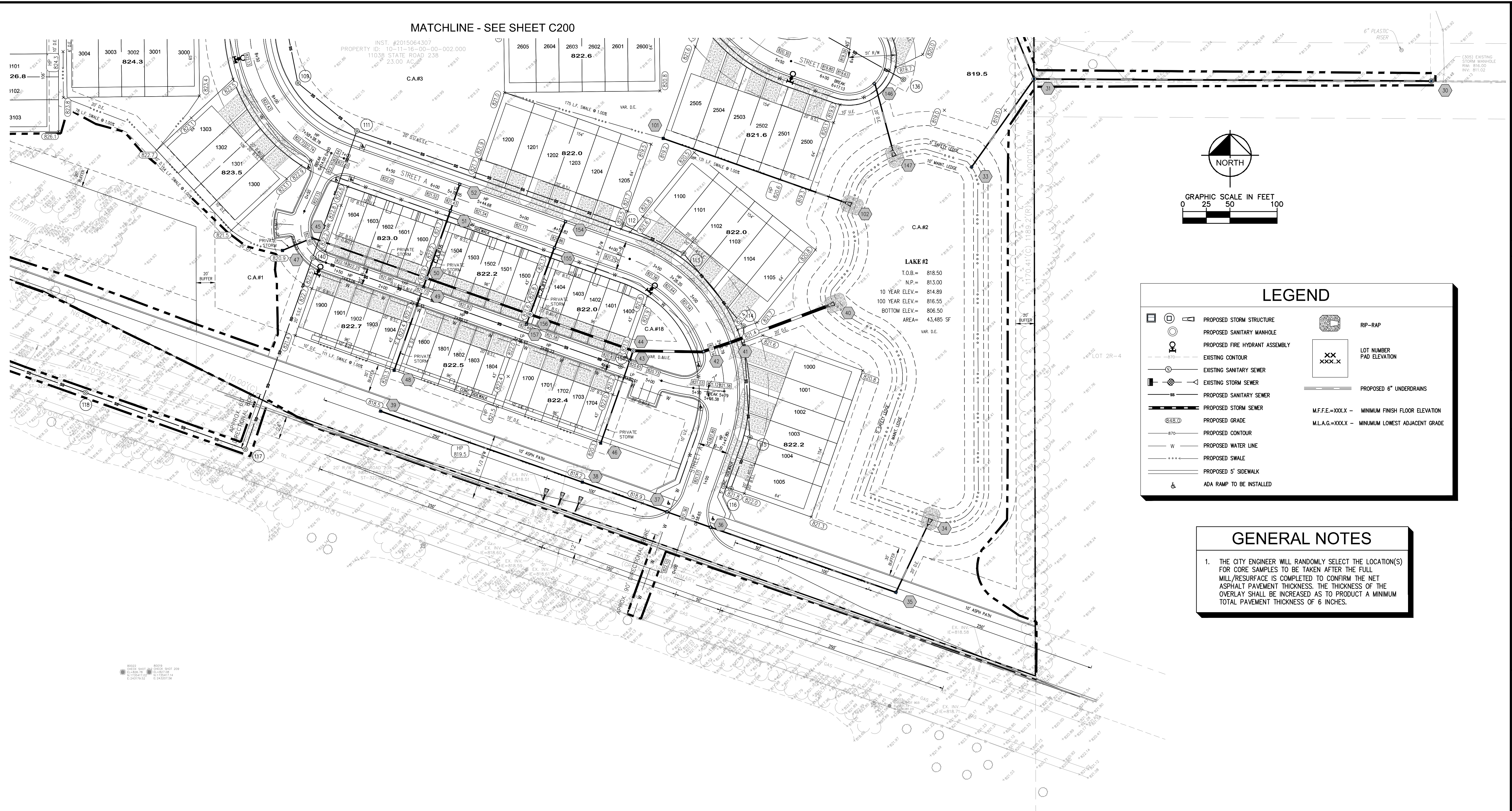
REVISIONS PER TAC COMMENTS

02/22/24

DATE

BY

Drawing name: K:\IND_DEVELO\70150023_MJ_Jones_Waterman\Noblesville_IN_PPV_Design\CAUD\PlanSheets\SITE DEVELOPMENT PLAN.dwg C201 SITE DEVELOPMENT PLAN Mar 06, 2024 8:39am by bretthuff



GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 25, 50, and 100 feet. The bar is divided into four equal segments of 25 feet each. The segments are colored in a repeating pattern: white, black, white, and black from left to right.

LEGEND

- Legend:

 - PROPOSED STORM STRUCTURE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - EXISTING CONTOUR
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED GRADE
 - PROPOSED CONTOUR
 - PROPOSED WATER LINE
 - PROPOSED SWALE
 - PROPOSED 5' SIDEWALK
 - ADA RAMP TO BE INSTALLED
 - RIP-RAP
 - LOT NUMBER
 - PAD ELEVATION
 - PROPOSED 6" UNDERDRAINS
 - M.F.F.E.=XXX.X - MINIMUM FINISH FLOOR ELEVATION
 - M.L.A.G.=XXX.X - MINIMUM LOWEST ADJACENT GRADE

GENERAL NOTES

1. THE CITY ENGINEER WILL RANDOMLY SELECT THE LOCATION(S) FOR CORE SAMPLES TO BE TAKEN AFTER THE FULL MILL/RESURFACE IS COMPLETED TO CONFIRM THE NET ASPHALT PAVEMENT THICKNESS. THE THICKNESS OF THE OVERLAY SHALL BE INCREASED AS TO PRODUCE A MINIMUM TOTAL PAVEMENT THICKNESS OF 6 INCHES.

TOWNES AT 238
PRELIMINARY
DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN



M/I HOMES

APPROVAL PENDING
NOT FOR
CONSTRUCTION

SCALE:	AS NOTED	 Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: BrattHuff@kimley-horn.com WWW.KIMLEY-HORN.COM
DESIGNED BY:	JSM	
DRAWN BY:	GMS	
CHECKED BY:	BAH	
DATE:	01/20/2025	

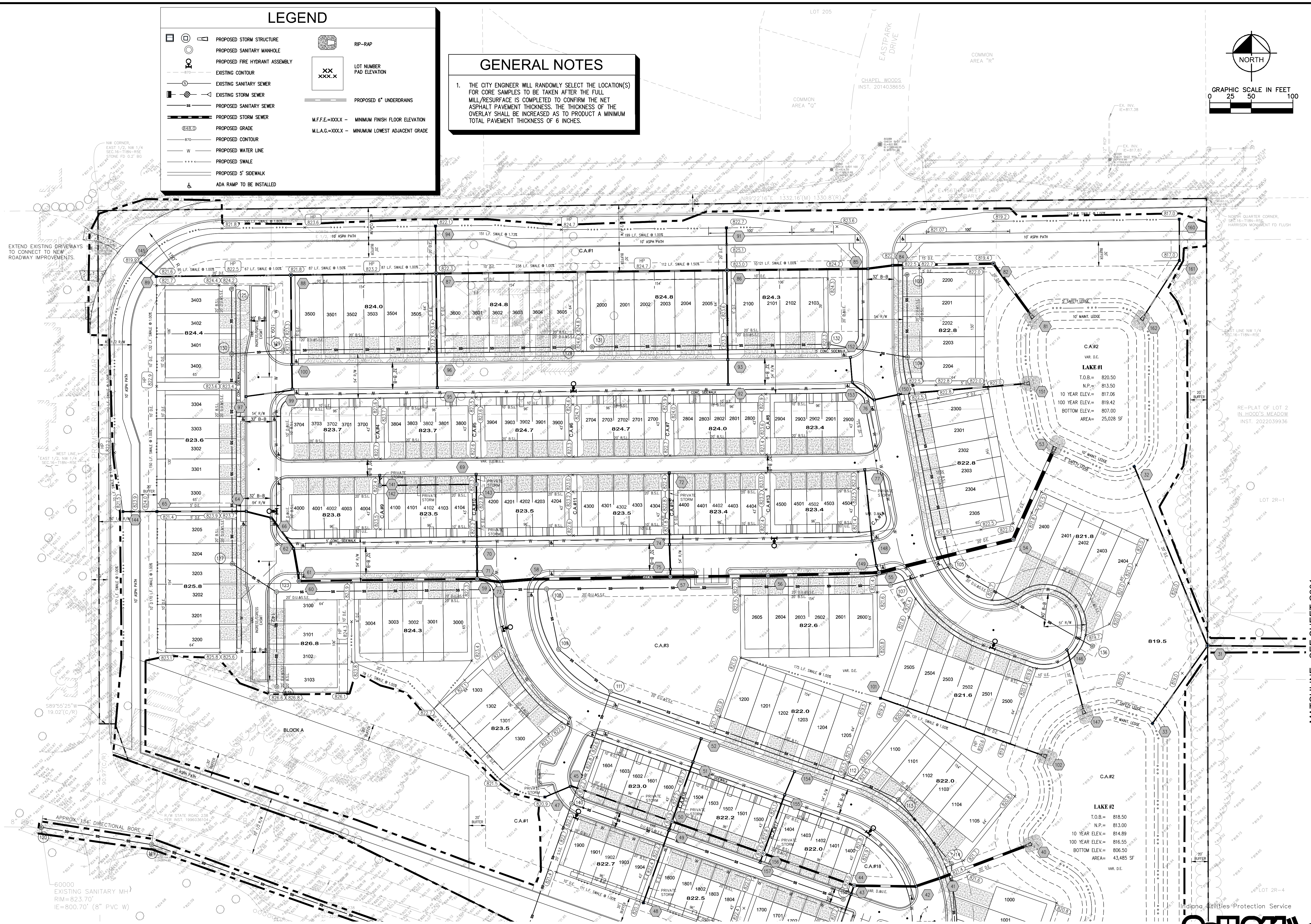
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Indiana Utilities Protection Service

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01/17/2024
KHA PROJECT NO
170150023
SHEET NUMBER

C201



MATCHLINE - SEE SHEET C201

TOWNES AT 238 PRELIMINARY DEVELOPMENT PLAN	SITE DEVELOPMENT PLAN
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TOWNES AT 238
PRELIMINARY

ORIGINAL ISSUE:	01/17/2024
KHA PROJECT NO	170150023
SHEET NUMBER	

C200



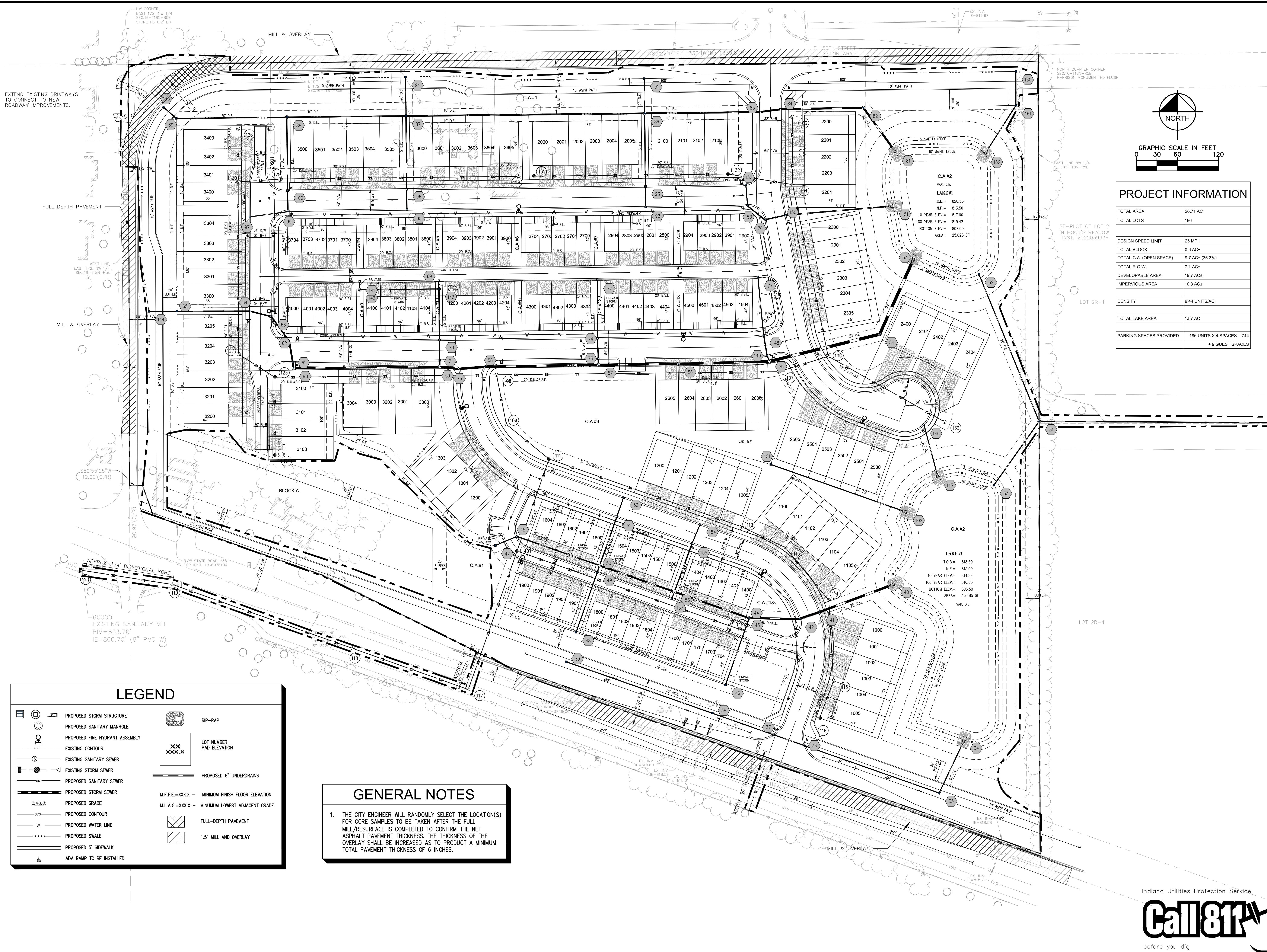
M/I HOMES

APPROVAL PENDING
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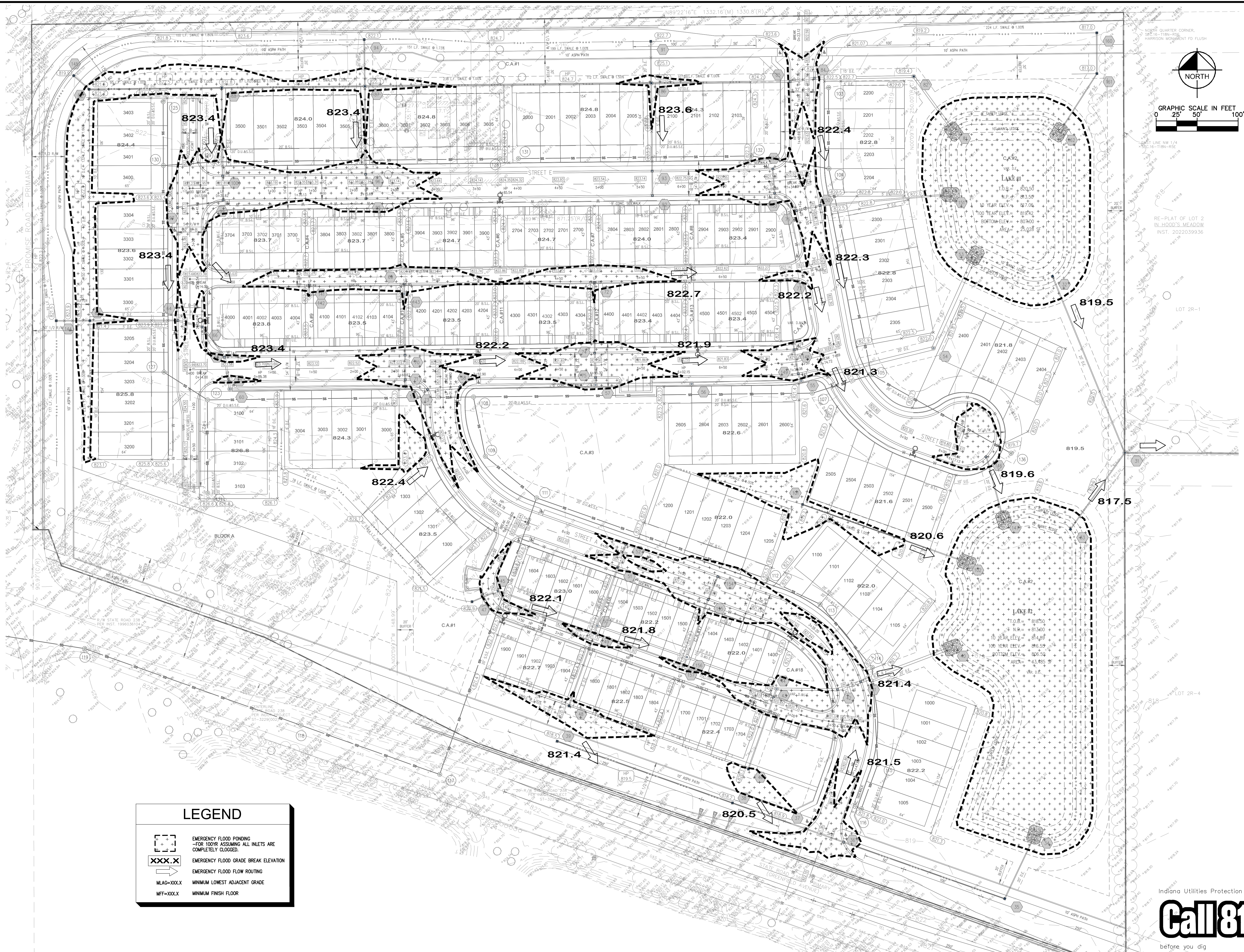
SCALE:	AS NOTED	 Kimley»»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 CONTACT: BRETT HUFF PHONE: 317-912-4129 EMAIL: Brett.Huff@kimley-horn.com
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DESIGNED BY:	JSM	
DRAWN BY:	GMS	
CHECKED BY:	BAH	
IN CHARGE:	BAH	

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Drawing name: K:\IND_LIVE\170150023_M\Homes\Waterman\Job\envi\IN_PP\ Design\CAD\PlanSheets\EMERGENCY FLOOD ROUTING.dwg C300 Mar 06, 2024 8:40am by: brethurr
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LEGEND

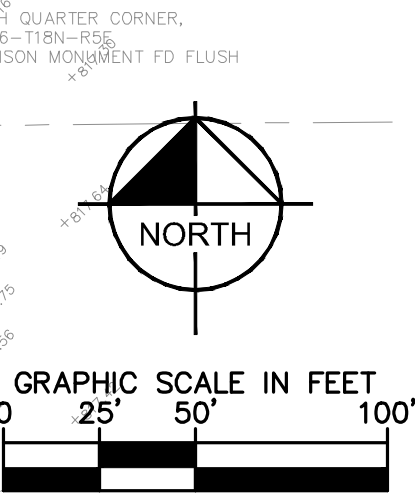
EMERGENCY FLOOD PONDING
-FOR 100YR ASSUMING ALL INLETS ARE COMPLETELY CLOGGED.

EMERGENCY FLOOD GRADE BREAK ELEVATION

EMERGENCY FLOOD ROUTING

MINIMUM LOWEST ADJACENT GRADE

MINIMUM FINISH FLOOR



RE-PLAT OF LOT 2
IN HOOD'S MEADOW
INST. 2022039936

Indiana Utilities Protection Service



before you dig

TOWNES AT 238
PRELIMINARY
DEVELOPMENT PLAN

EMERGENCY
FLOOD ROUTING

M/I HOMES

APPROVAL PENDING
NO FOR
CONSTRUCTION

SCALE:
AS NOTED
DESIGNED BY: JSM
DRAWN BY: GMS
CHECKED BY: BAH

DESIGNED BY: JSM
DRAWN BY: GMS
CHECKED BY: BAH

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PHONE: 317-912-4129
EMAIL: Brett.Hurricane@kimley-horn.com
WWW.KIMLEY-HORN.COM

1 REVISIONS PER TAC COMMENTS
DATE 02/22/24
BY GMS



EROSION CONTROL LEGEND

CONSTRUCTION ENTRANCE
(SEE EROSION CONTROL DETAILS)

SHEET FLOW PROTECTION
(SEE EROSION CONTROL DETAILS)

AREA INLET PROTECTION

CONCRETE WASHOUT
(SEE EROSION CONTROL DETAILS)

RIP RAP
(SEE EROSION CONTROL DETAILS)

ROCK HORSESHOE DAM

TEMPORARY TOPSOIL STOCKPILE

EXISTING CONTOURS

POSTING INFORMATION

MATCHLINE - SEE RIGHT

MATCHLINE - SEE LEFT

Kimley»»Horn

AS NOTED
DESIGNED BY: JSM
DRAWN BY: GMS
CHECKED BY: BAH

APPROVAL PENDING
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CONSTRUCTION



M/I HOMES

EROSION CONTROL PLAN

TOWNES AT 238
PRELIMINARY
DEVELOPMENT PLAN

ORIGINAL ISSUE:
01/17/2024

KHA PROJECT NO.
170150023

SHEET NUMBER

C400

Nº	REVISIONES	DATE	BY
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EMAIL: Brett.Huff@kimley-horn.com

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Drawing name: K:\IND_LIVE\170150023_M_Homes_McKernan_Jobentille_IN_PP\ Design\CADD\PlanSheets\Erosion Control Details.dwg C404 EROSION CONTROL DETAILS Mar 06, 2024 8:40am by brethurf
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TEMPORARY CURB & PAVED AREA INLET PROTECTION

Insert (Basket) Curb Inlet Protection

Insert (basket) curb inlet protection is a temporary sediment control measure consisting of a metal frame or basket that is used to support a geotextile fabric. The system is installed under the storm sewer grate.



Purpose

To minimize sediment from entering the storm sewer system while allowing runoff to enter the storm sewer system in the event of excessive storm events. This measure traps sediment associated with small storm events below the grade of the paved area. This measure does not place an obstruction in the street to trap sediment and is especially conducive to stages of construction when the public has access to the project site.

Note: This measure should be used in conjunction with other sediment control measures.

Specifications

Contributing Drainage Area:

One-quarter acre maximum.

Capacity

Runoff from a two-year frequency, 24-hour storm event entering a storm drain without bypass flow.

October 2007 Chapter 7 177

NOTE: "NO CURED/RUBBLE CONCRETE ALLOWED"

SITE MANAGEMENT MEASURES

Concrete Washout



Concrete washout areas are designated locations within a construction site that are either a prefabricated unit or a designed measure that is constructed to contain concrete washout. Concrete washout systems are typically used to contain wash-out water when chutes and hoppers are rinsed following delivery.

Purpose

Concrete washout systems are implemented to reduce the discharge of pollutants that are associated with concrete washout waste through consolidation of solids and retention of liquids. Uncured concrete and associated liquids are highly alkaline which may leach into the soil and contaminate ground water or discharge to a waterbody or wetland which can elevate the pH and be harmful to aquatic life. Performing concrete washout in designated areas and into specifically designed systems reduces the impact concrete washout will have on the environment.

Specifications

Site Management

- Complete construction/installation of the system and have washout locations operational prior to concrete delivery.
- Do not wash out concrete trucks or equipment into storm drains, wetlands, streams, rivers, creeks, ditches, or streets.
- Never wash out into a storm sewer drainage system. These systems are typically connected to a natural conveyance system.
- Where necessary, provide stable ingress and egress (see Temporary Construction Ingress/Egress Pad on page 17).
- It is recommended that washout systems be restricted to washing concrete from mixer and pump trucks and not used to dispose of excess concrete or

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CONCRETE WASHOUT

Maintenance

- Inspect daily and after each storm event.
- Inspect the integrity of the overall structure including, where applicable, the containment system.
- Inspect the system for leaks, spills, and tracking of soil by equipment.
- Inspect the polyethylene lining for failure, including tears and punctures.
- Once concrete wastes harden, remove and dispose of the material.
- Excess concrete should be removed when the washout system reaches 50 percent of the design capacity. Use of the system should be discontinued until appropriate measures can be initiated to clean the structure. Prefabricated systems should also utilize this criterion, unless the manufacturer has alternate specifications.
- Upon removal of the solids, inspect the structure. Repair the structure as needed or construct a new system.
- Dispose of all concrete in a legal manner. Reuse the material on site, recycle, or haul the material to an approved construction/demolition landfill site. Recycling of material is encouraged. The waste material can be used for multiple applications including but not limited to roadbeds and building. The availability for recycling should be checked locally.
- The plastic liner should be replaced after every cleaning; the removal of material will usually damage the lining.
- The concrete washout system should be repaired or enlarged as necessary to maintain capacity for concrete waste.
- Concrete washout systems are designed to promote evaporation. However, if the liquids do not evaporate and the system is near capacity it may be necessary to vacuum or remove the liquids and dispose of them in an acceptable method. Disposal may be allowed at the local sanitary sewer authority provided their National Pollutant Discharge Elimination System permits allow for acceptance of this material. Another option would be to utilize a secondary containment system or basin for further dewatering.
- Prefabricated units are often pumped and the company supplying the unit provides this service.
- Inspect construction activities on a regular basis to ensure suppliers, contractors, and others are utilizing designated washout areas. If concrete waste is being disposed of improperly, identify the violators and take appropriate action.

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INSERT (BASKET) CURB INLET PROTECTION

Location

- At curb inlets on paved roads and parking lots.
- Down grade from construction activities (e.g., individual home sites).

Materials

- Metal frame or basket with a top width and length such that the frame fits into the inlet. (The frame is supported by the structural integrity of the storm sewer.)
- The metal frame or geotextile should be designed with a bypass to allow storm water to flow into the storm sewer system during excessive storm events.
- The system should be designed for ease of maintenance.
- Geotextile fabric.

Table 1. Geotextile Fabric Specifications

Physical Property	Woven	Non-Woven
Filtering Efficiency	85%	85%
UV Resistance (Inhibitors and stabilizers to ensure six month minimum life at temperatures of 0°F to 120°F)	70%	85%
Tensile Strength at 20% Elongation: Standard Strength Extra Strength	30 lbs./linear inch 50 lbs./linear inch	50 lbs./linear inch 70 lbs./linear inch
Slurry Flow Rate	0.3 gal./min./sq. ft.	4.5 gal./min./sq. ft.
Water Flow Rate	15 gal./min./sq. ft.	220 gal./min./sq. ft.

Installation

- Remove the storm sewer grate and place the frame into the grate opening.
- Place geotextile fabric into the frame and secure according to the manufacturer's recommendations.
- Replace the storm sewer grate.

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CONCRETE WASHOUT

residual loads due to potential to exceed the design capacity of the washout system. Small amounts of excess or residual concrete (not washout water) may be disposed of in areas that will not result in flow to an area that is to be protected.

- Install systems at strategic locations that are convenient and in close proximity to work areas and in sufficient number to accommodate the demand for disposal.
- Install signage identifying the location of concrete washout systems.

Location

- Locate concrete washout systems at least 50 feet from any creeks, wetlands, ditches, karst features, or storm drains/manmade conveyance systems.
- To the extent practical, locate concrete washout systems in relatively flat areas that have established vegetative cover and do not receive runoff from adjacent land areas.
- Locate in areas that provide easy access for concrete trucks and other construction equipment.
- Locate away from other construction traffic to reduce the potential for damage to the system.

General Design Considerations

- The structure or system shall be designed to contain the anticipated washout water associated with construction activities.
 - The system shall be designed, to the extent practical, to eliminate runoff from entering the washout system.
 - Runoff from a rainstorm or snowmelt should not carry wastes away from the washout location.
 - Washout will not impact future land uses (i.e., open spaces, landscaped areas, home sites, parks).
 - Washout systems/containment measures may also be utilized on smaller individual building sites. The design and size of the system can be adjusted to accommodate the expected capacity.
- Prefabricated Washout Systems/Containers
- Self-contained sturdy containment systems that are delivered to a site and located at strategic locations for concrete disposal.

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CONCRETE WASHOUT

- When concrete washout systems are no longer required, the concrete washout systems shall be closed. Dispose of all hardened concrete and other materials used to construct the system.
- Holes, depressions and other land disturbances associated with the system should be backfilled, graded, and stabilized.

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INSERT (BASKET) CURB INLET PROTECTION

Maintenance

- Inspect daily.
- Remove accumulated sediment and debris after each storm event. Deposit sediment in an area where it will not re-enter the paved area or storm drains.
- Replace or clean geotextile fabric as needed.
- When the contributing drainage area has been stabilized, remove inlet protection.

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CONCRETE WASHOUT

- These systems are manufactured to resist damage from construction equipment and protect against leaks or spills.
- Manufacturer or supplier provides the containers. The project site manager maintains the system or the supplier provides complete service that includes maintenance and disposal.
- Units are often available with or without ramps. Units with ramps lend themselves to accommodate pump trucks.
- Maintain according to the manufacturer's recommendations.

Designed and Installed Units

These units are designed and installed on site. They tend to be less reliable than prefabricated systems and are often prone to failure. Concrete washout systems can be constructed above or below grade. It is not uncommon to have a system that is partly below grade with an additional containment structure above grade.

- Washout systems shall utilize a pit or bermed area designed and maintained at a capacity to contain all liquid and concrete waste generated by washout operations.
- The volume of the system must also be designed to contain runoff that drains to the system and rainfall that enters the system for a two-year frequency, 24-hour storm event.

Below Grade System

- A washout system installed below grade should be a minimum of ten feet wide by ten feet long, but sized to contain all liquid and waste that is expected to be generated between scheduled cleanup periods. The size of the pit may be limited by the size of polyethylene available. The polyethylene lining should be of adequate size to extend over the entire excavation.
- Include a minimum 12-inch freeboard to reasonably ensure that the structure will not overtop during a rain event.
- Line the pit with ten millimeter polyethylene lining to control seepage.
- The bottom of excavated pit should be above the seasonal high water table.

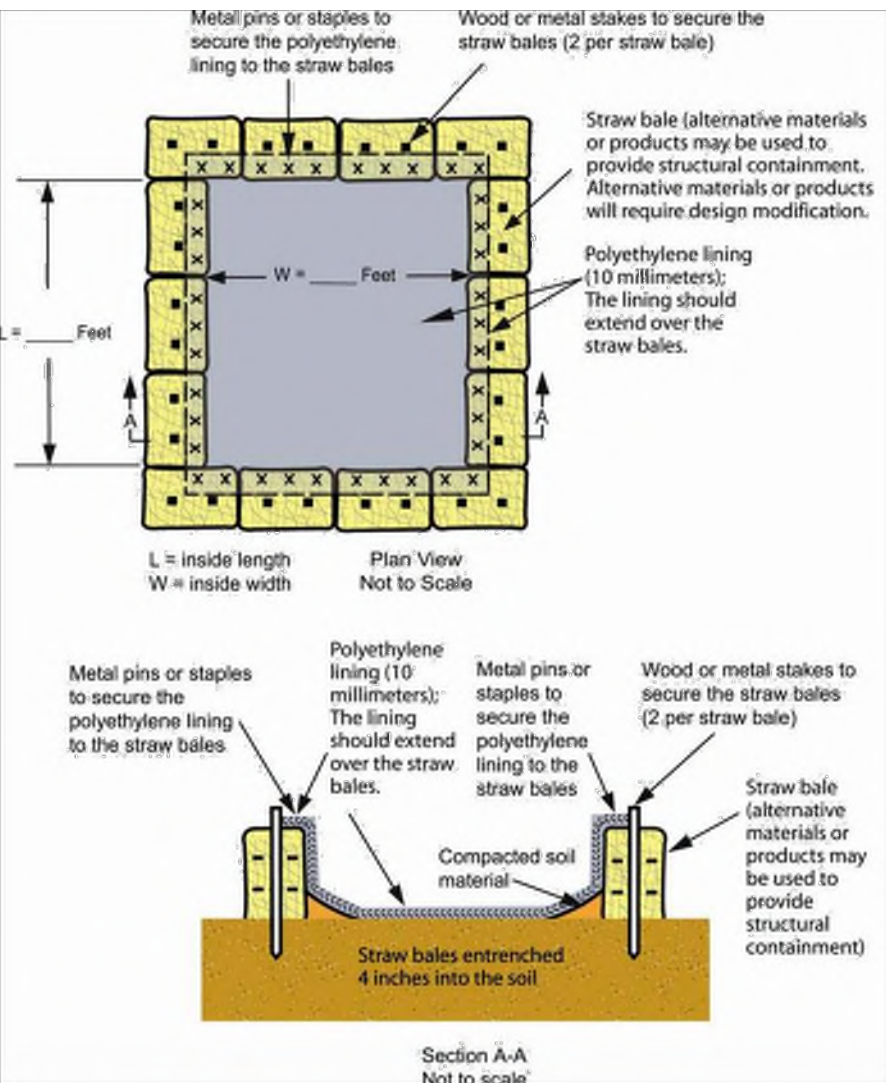
Above Grade System

- A system designed and built above grade should be a minimum of ten feet wide by ten feet long, but sized to contain all liquid and waste that is expected to be generated between scheduled cleanup periods. The size of the containment system may be limited by the size of

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CONCRETE WASHOUT

Concrete Washout (Above Grade System) Worksheet



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CONCRETE WASHOUT

polyethylene available. The polyethylene lining should be of adequate size to extend over the berm or containment system.

- The system design may utilize an earthen berm, straw bales, sandbags, or other acceptable barriers that will maintain its shape and integrity and support the polyethylene lining.
- Include a minimum four-inch freeboard as part of the design.

Washout Procedures

- Do not leave excess mud in the chutes or hopper after the pour. Every effort should be made to empty the chutes and hopper at the pour. The less material left in the chutes and hopper, the quicker and easier the cleanup. Small amounts of excess concrete (not washout water) may be disposed of in areas that will not result in flow to an area that is to be protected.
- At the washout location, scrape as much material from the chutes as possible before washing them. Use non-water cleaning methods to minimize the chance for waste to flow off site.
- Remove as much mud as possible when washing out.
- Stop washing out in an area if you observe water running off the designated area or if the containment system is leaking or overflowing and ineffective.
- Do not back flush equipment at the project site. Back flushing should be restricted to the plant as it generates large volumes of waste that more than likely will exceed the capacity of most washout systems. If an emergency arises, back flush should only be performed with the permission of an on-site manager for the project.
- Do not use additives with wash water. Do not use solvents or acids that may be used at the target plant.

Materials

- Minimum of ten millimeter polyethylene sheeting that is free of holes, tears, and other defects. The sheeting selected should be of an appropriate size to fit the washout system without seams or overlap of the lining (designed and installed systems).
- Signage.
- Orange safety fencing or equivalent.
- Straw bales, sandbags (bags should be ultraviolet-stabilized geotextile fabric), soil material, or other appropriate materials that can be used to construct a containment system (above grade systems).

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CONCRETE WASHOUT

- Metal pins or staples at a minimum of six inches in length, sandbags, or alternative fastener to secure polyethylenes lining to the containment system.
- Non-collapsing and non-water holding cover for use during rain events (optional).

Installation

Prefabricated Washout Systems/Containers

- Install and locate according to the manufacturer's recommendations.

Designed and Installed Systems

- Utilize and follow the design in the storm water pollution prevention plan to install the system.
- Dependent upon the type of system, either excavate the pit or install the containment system.
- A base shall be constructed and prepared that is free of rocks and other debris that may cause tears or punctures in the polyethylene lining.
- Install the polyethylene lining. For excavated systems, the lining should extend over the entire excavation. The lining for bermed systems should be installed over the pooling area with enough material to extend the lining over the berm or containment system. The lining should be secured with pins, staples, or other fasteners.
- Place flags, safety fencing, or equivalent to provide a barrier to construction equipment and other traffic.
- Place a non-collapsing, non-water holding cover over the washout facility prior to a predicted rainfall event to prevent accumulation of water and possible overflow of the system (optional).
- Install signage that identifies concrete washout areas.
- Post signs directing contractors and suppliers to designated locations.
- Where necessary, provide stable ingress and egress (see Temporary Construction Ingress/Egress Pad on page 17) or alternative approach pad for concrete washout systems.

SIGNAGE TO STATE : "NO CURED/RUBBLE CONCRETE ALLOWED"

October 2007 Chapter 7 251

AS NOTED
DESIGNED BY: JSM
DRAWN BY: GMS
CHECKED BY: BAH

APPROVAL PENDING
NOT FOR
CONSTRUCTION

M/I HOMES

EROSION
CONTROL
DETAILS

TOWNES AT 238
PRELIMINARY
DEVELOPMENT PLAN

ORIGINAL ISSUE:
01/17/2024
KHA PROJECT NO.
170150023
SHEET NUMBER
C404

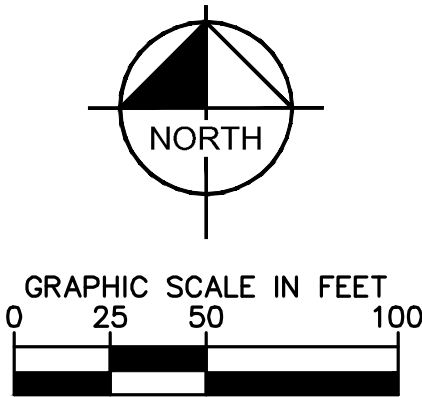
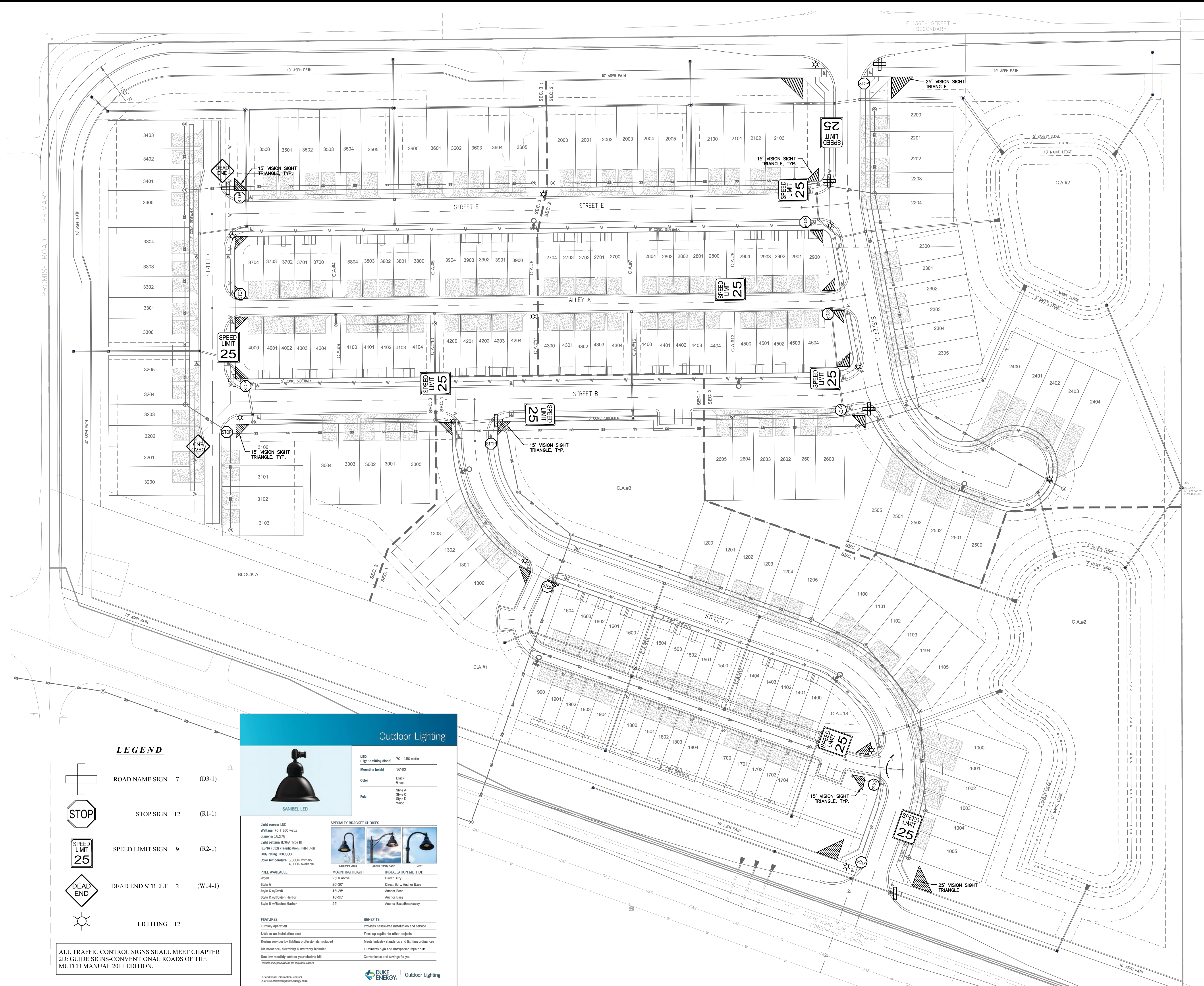
Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 86TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-912-4129
EMAIL: Bret.Hurd@kimley-horn.com
WWW.KIMLEY-HORN.COM

1
REVISIONS PER TAC COMMENTS

02/22/24
GMS

DATE
BY

Drawing name: K:\IND_LEV\170150025_M\Homes_McKernan_JobSheet\SIGNAGE AND LIGHTING PLAN.dwg C500 Mar 06, 2024 8:42am by: brethuff
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LEGEND

	ROAD NAME SIGN	7	(D3-1)
	STOP SIGN	12	(R1-1)
	SPEED LIMIT SIGN	9	(R2-1)
	DEAD END STREET	2	(W14-1)
	LIGHTING	12	

ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 2D: GUIDE SIGNS-CONVENTIONAL ROADS OF THE MUTCD MANUAL 2011 EDITION.

Outdoor Lighting

LED
(Light-emitting diode) 70 | 150 watts
Mounting height 18'-30'
Color Black, Green
Pole Style A, Style C, Style D, Wood

SANIBEL LED

Light source: LED
Wattage: 70 | 150 watts
Lumens: 16,278
Light pattern:IESNA Type III
IESNA cutoff classification: Full-cutoff
BULB rating: IESNA
Color temperature: 3,000K Primary, 4,000K Available

SPECIALTY BRACKET CHOICES

POLE AVAILABLE	MOUNTING HEIGHT	INSTALLATION METHOD
Wood	20' & above	Direct Bury
Style A	20'-30'	Direct Bury, Anchor Base
Style C w/Dead	18'-20'	Anchor Base
Style C w/Weather Harbor	18'-20'	Anchor Base
Style D w/Weather Harbor	20'	Anchor Base/Breakaway

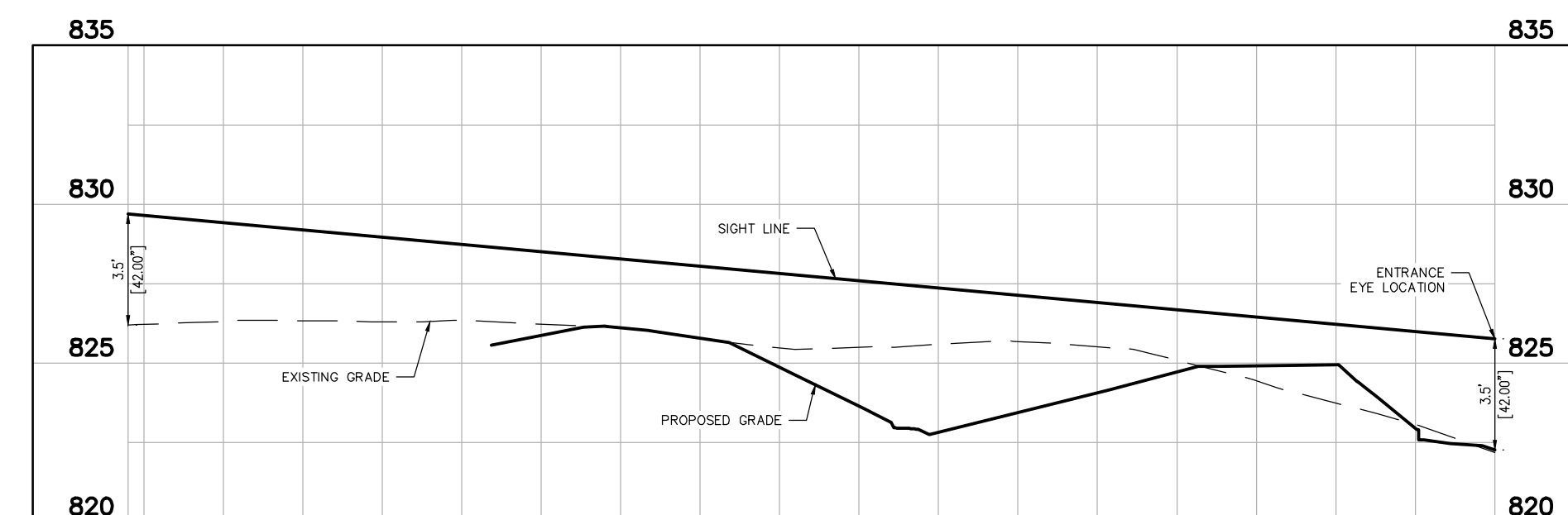
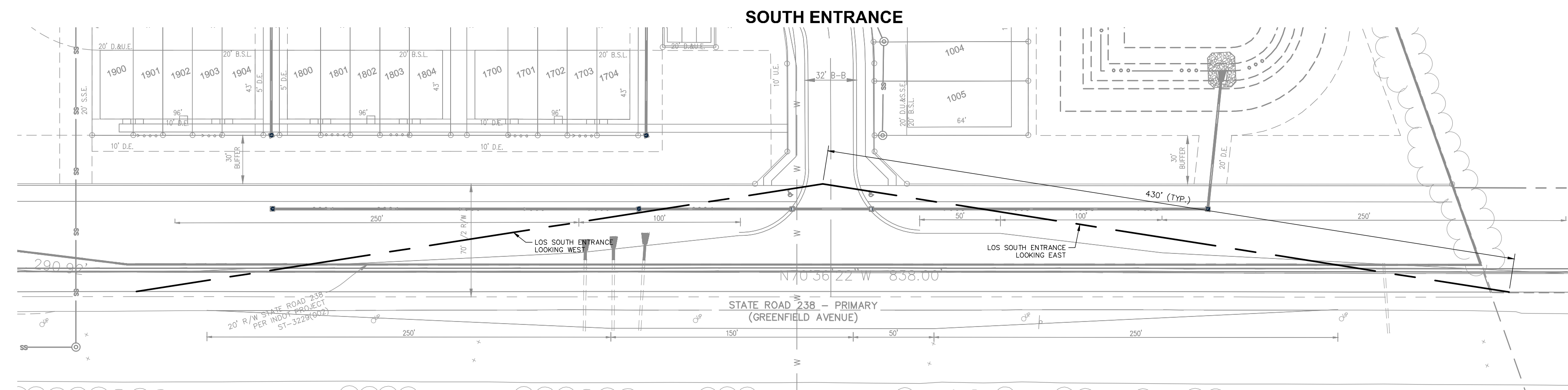
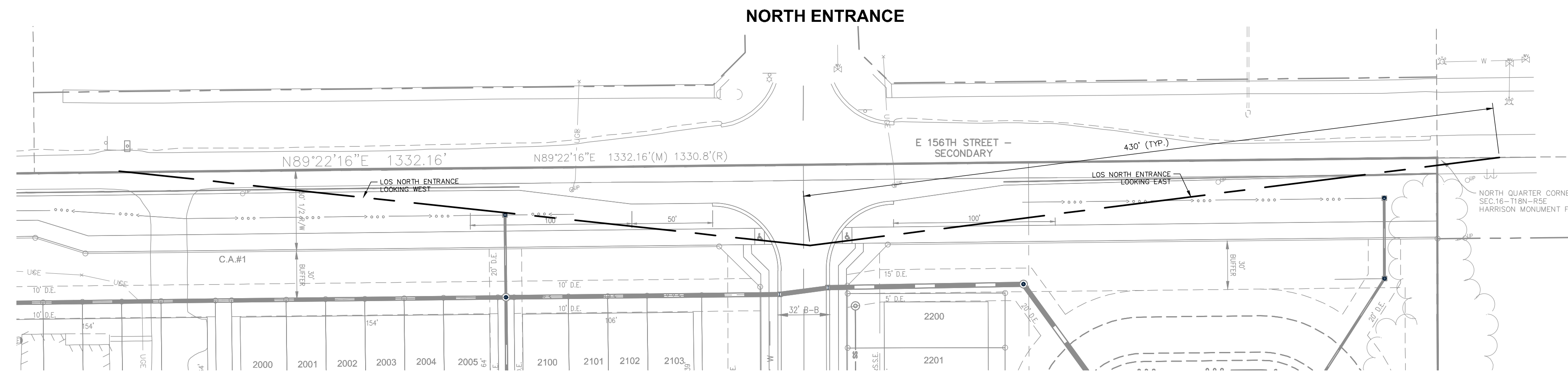
FEATURES
Timely operation
Little or no installation cost
Design services by lighting professionals included
Maintenance, electricity & warranty included
One low monthly cost on your electric bill
Poles and specifications are subject to change

BENEFITS
Provides hassle-free installation and service
Frees up capital for other projects
Meets industry standards and lighting ordinances
Eliminates high and unexpected repair bills
Convenience and savings for you

For additional information, contact us at info@duke-energy.com

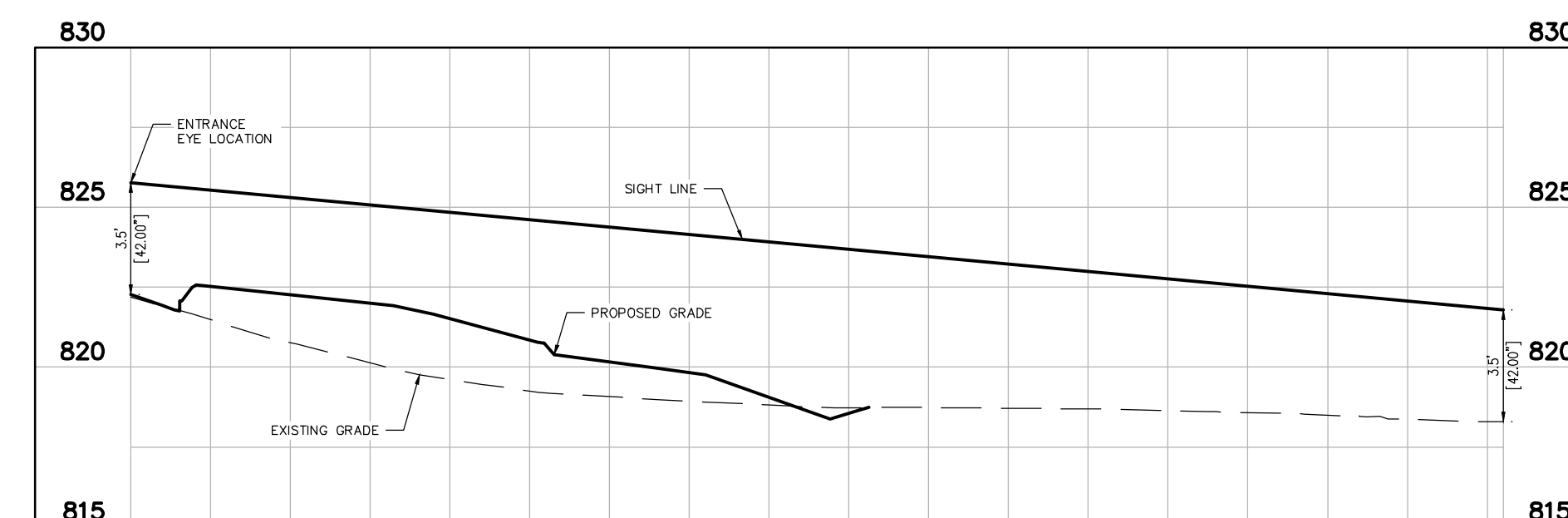
DUKE ENERGY Outdoor Lighting

TOWNES AT 238 PRELIMINARY DEVELOPMENT PLAN	SIGNAGE AND LIGHTING PLAN		APPROVAL PENDING NO FOR CONSTRUCTION	SCALE:	AS NOTED	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: Bret.Horn@kimley-horn.com WWW.KIMLEY-HORN.COM	
				DESIGNED BY: JSM			
				DRAWN BY: GMS			
				CHECKED BY: BAH			
ORIGINAL ISSUE: 01/17/2024 KHA PROJECT NO. 170150023 SHEET NUMBER C500	REVISIONS	DATE	BY	1	REVISIONS PER TAC COMMENTS	02/22/24	GMS

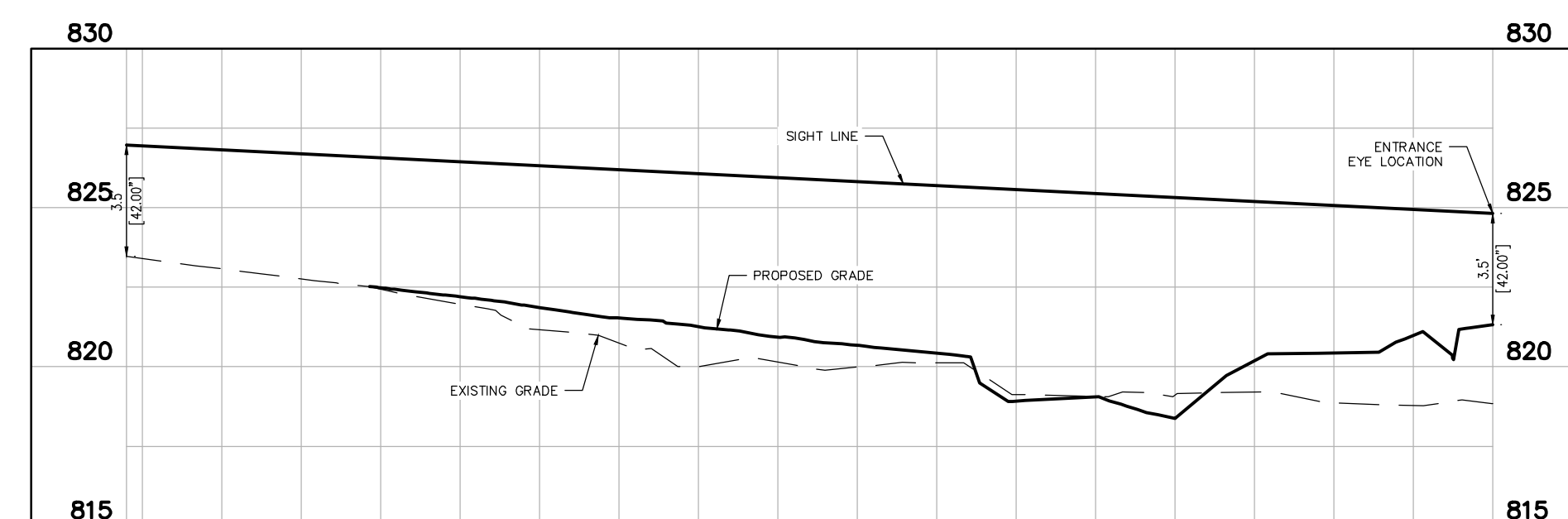


NORTH ENTRANCE LOOKING WEST

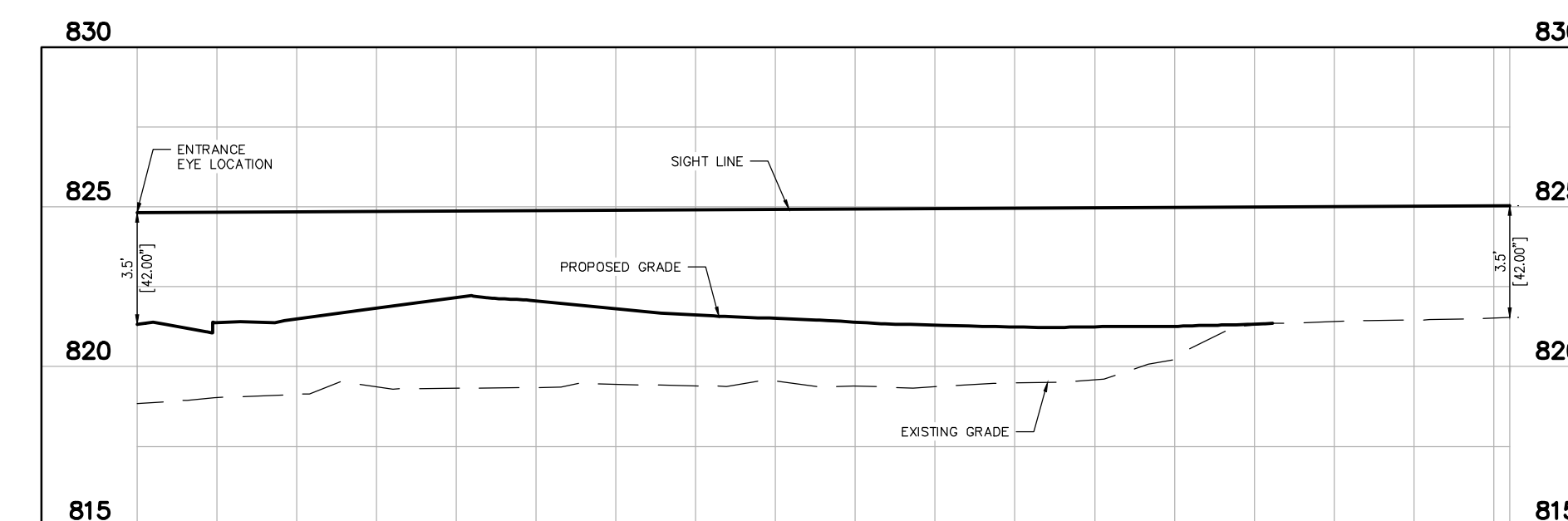
H: 1"=50 ; V: 1"=5



NORTH ENTRANCE LOOKING EAST

$$H: 1'' = 50 \quad ; \quad V: 1'' = 5$$


SOUTH ENTRANCE LOOKING WEST

$$H: 1'' = 50 \quad ; \quad V: 1'' = 5$$


SOUTH ENTRANCE LOOKING EAST

$$H: 1'' = 50 \quad ; \quad V: 1'' = 5$$

Design Speed (mph)	Intersection Sight Distance For Passenger Car	
	Calculated (ft)	Design (ft)
15	143.3	145
20	191.1	195
25	238.9	240
30	286.7	290
35	334.4	335
40	382.2	385
45	430.0	430
50	477.8	480
55	525.5	530
60	573.3	575
65	621.1	625
70	668.9	670

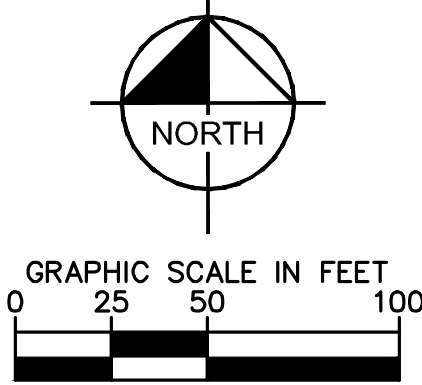
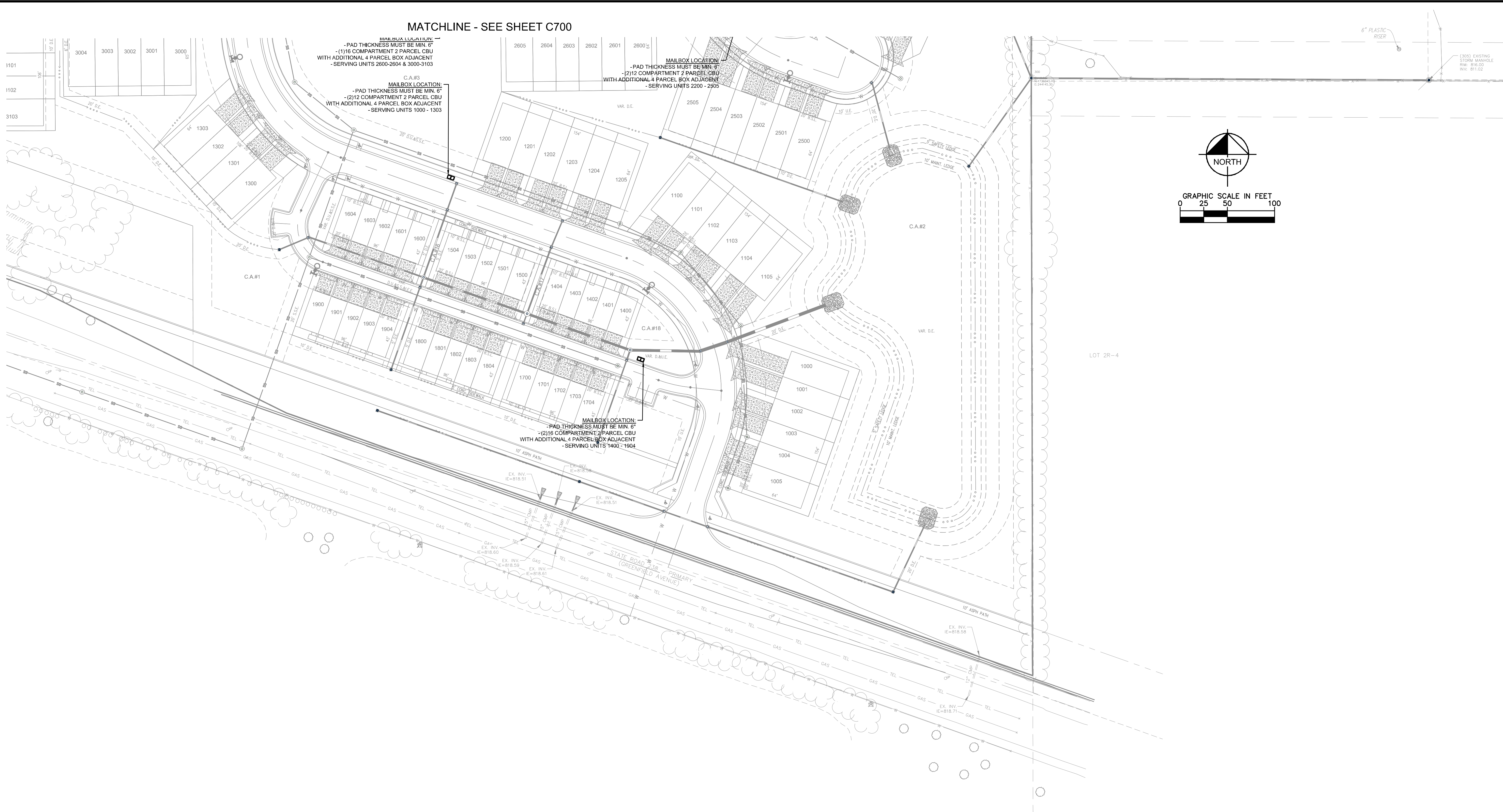
Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or cross a two-lane highway with no median and grades of 3% or flatter. For other conditions, the time gap should be adjusted and the required sight distance recalculated.

INTERSECTION SIGHT DISTANCE FOR PASSENGER CAR
TO TURN RIGHT FROM A STOP OR TO MAKE A CROSSING MANEUVER

Figure 46-10H

TOWNES AT 238 PRELIMINARY DEVELOPMENT PLAN		LINE OF SIGHT PLAN		 M/I HOMES		APPROVAL PENDING NOT FOR CONSTRUCTION		Kimley»Horn © 2024. KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 98TH STREET, SUITE 300, OMAHA, NE 68122 CONTACT: BRETT HUFF PHONE: 317-912-4139 WWW.KIMLEY-HORN.COM		SCALE: AS NOTED DESIGNED BY: JSM DRAWN BY: GMS CHECKED BY: BAH		1 REVISIONS PER TAC COMMENTS 02/22/24 GMS		BY DATE	
SHEET NUMBER		C600													

Drawing name: K:\IND_DEV\170150023_M\Homes_McKernan_Job\env\IND_PP\Design\CA00\PlanSheets\MAILBOX PLAN.dwg C701 MAILBOX PLAN Mar 06, 2024 8:44am by: brethaur
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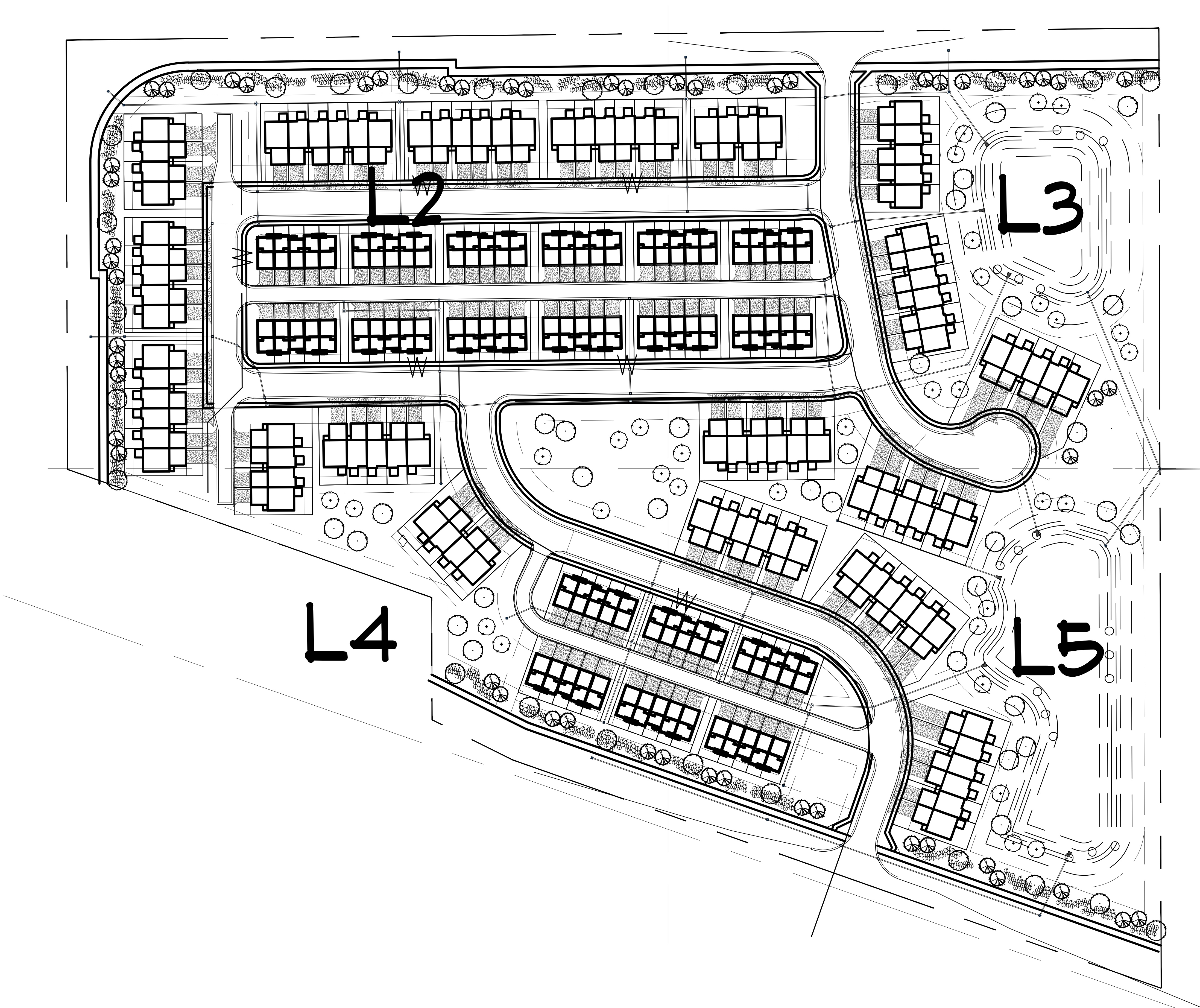


TOWNES AT 238 PRELIMINARY DEVELOPMENT PLAN		MAILBOX PLAN		 M/I HOMES		APPROVAL PENDING NOT FOR CONSTRUCTION		SCALE: AS NOTED DESIGNED BY: JSM DRAWN BY: GMS CHECKED BY: BAH		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 CONTACT: BRETT HURF PHONE: 317-912-4129 EMAIL: Brett.Hurley@kimley-horn.com WWW.KIMLEY-HORN.COM		1 REVISIONS PER TAC COMMENTS		02/22/24		GMS	
ORIGINAL ISSUE: 01/17/2024		KHA PROJECT NO. 170150023		SHEET NUMBER		C701		No.		REVISIONS		DATE		BY			

Indiana Utilities Protection Service



before you dig



NOT TO SCALE



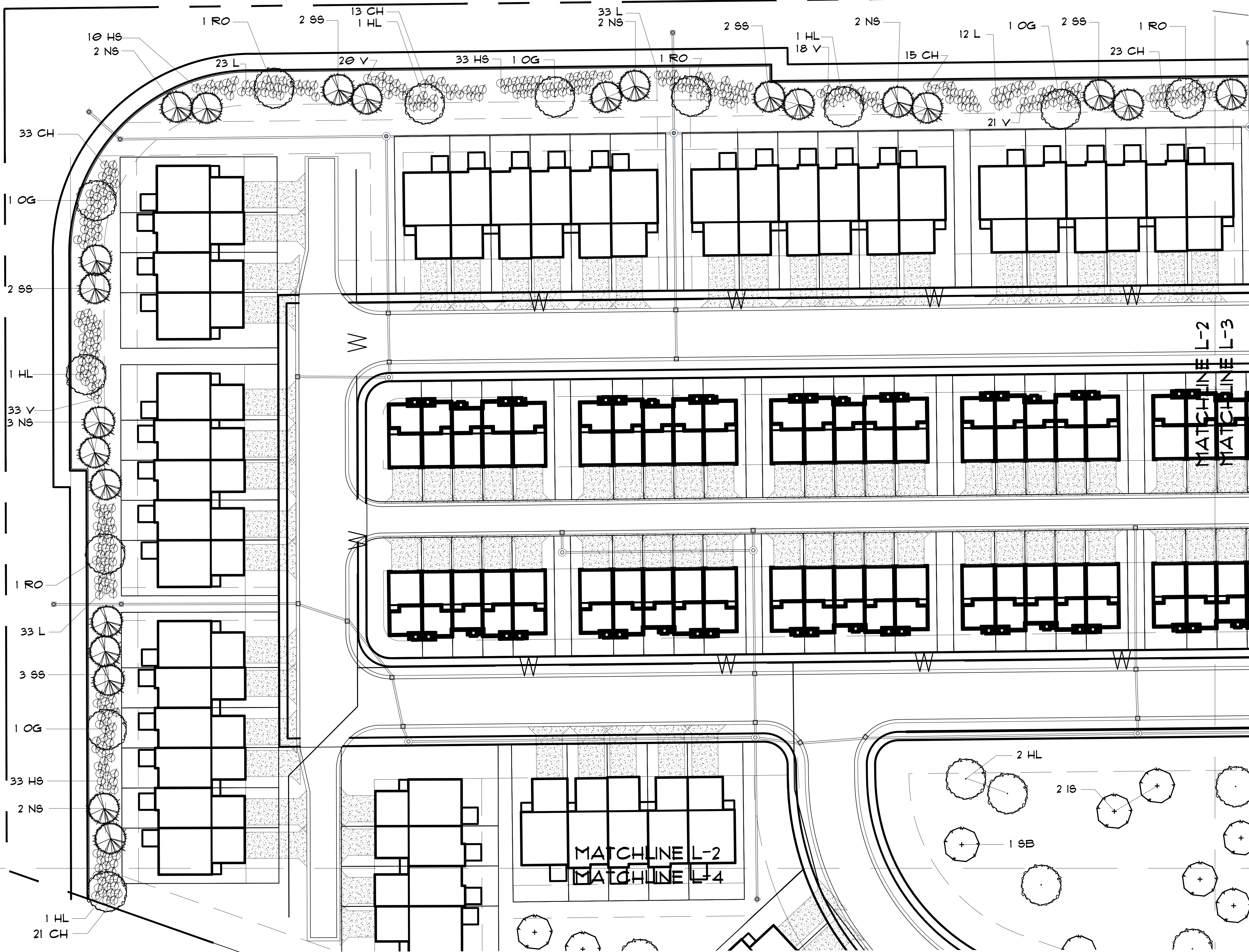
DESIGNED FOR
M HOMES OF INDIANA
8425 WOODFIELD CROSSING
BLVD, SUITE 1000
INDIANAPOLIS, IN 46240

PROJECT NAME
TOWNES AT 238
NOBLESVILLE, IN

SHEET NAME
**LANDSCAPE
PLAN**

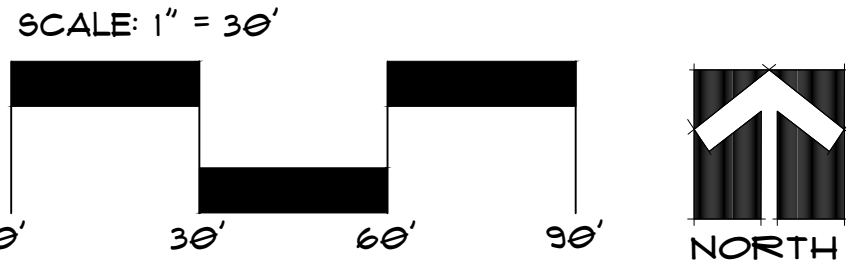
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TF
DATE: FEB 13, 2024

SHEET
1



PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
BC		BALD CYPRRESS	TAXODIUM DISTICHUM	2'-1/2"	1
HL		HONEYLOCUST 'SHADEMASTER'	GLEDISIA TRICANTHOS 'SHADEMASTER'	2'-1/2"	15
OG		OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2'-1/2"	15
RB		RIVERBIRCH	BETULA NIGRA	10'GL	9
RO		RED OAK	QUERCUS RUBRA	2'-1/2"	11
ORNAMENTAL TREES					
IS		IVORY SILK LILAC	SYRINGA RETICULATA 'IVORY SILK'	1'-1/2"	15
SB		SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	1'-1/2"	16
EVERGREEN TREES					
NS		NORWAY SPRUCE	PICEA ABIES	6'-T	27
SS		SERBIAN SPRUCE	PICEA OMORICA	6'-T	26
SHRUBS					
CH		BRIGHT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRIGHT RED'	18"	220
HS		KODIAK HONEYSUCKLE	DIERVILLA X 'KODIAK'	18"	175
L		DWARF KOREAN LILAC	SYRINGA MEYER 'FALEIN'	18"	215
V		LEATHERLEAF VIBURNUM	VIBURNUM X RHYTHID 'ALLEGHENY'	18"	205

BUFFER REQUIREMENTS			
TOTAL L.F.	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED
2,440'	1 SHADE TREE, 2 EVERGREEN, 33 SHRUBS PER 100'		
	SHADE TREE	25	26
	EVERGREEN	45	50
	SHRUBS	805	811



DESIGNED FOR
M HOMES OF INDIANA
8425 WOODFIELD CROSSING
BLVD, SUITE 1000
INDIANAPOLIS, IN 46240

PROJECT NAME
TOWNES AT 238
NOBLESVILLE, IN

SHEET NAME
LANDSCAPE PLAN

DESIGNER
TF

DATE FEB 13, 2024

SHEET
L2



PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	2-1/2"	1
	HL	HONEYLOCUST	GLIEDTRIA TRICANTHOS	2-1/2"	15
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM	2-1/2"	15
	RB	RIVERBIRCH	BETULA NIGRA	18" GL	5
	RO	RED OAK	QUERCUS RUBRA	2-1/2"	11
ORNAMENTAL TREES					
	IS	IVORY SILK LILAC	SYRINGA RETICULATA	1-1/2"	15
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA	1-1/2"	16
EVERGREEN TREES					
	NS	NORWAY SPRUCE	PICEA ABIES	6'-1"	27
	SS	SERBIAN SPRUCE	PICEA OMORICA	6'-1"	28
SHRUBS					
	CH	BRIGHT RED CHOCOBERRY	ARONIA ARBURTIFOLIA	18"	220
	HS	KODIAK HONEYBUCKLE	DIERVILLA X 'KODIAK'	18"	175
	L	DWARF KOREAN LILAC	SYRINGA MEYER 'PALBIN'	18"	215
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID	18"	205

BUFFER REQUIREMENTS			
TOTAL LI FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED
2,440	1 SHADE TREE, 2 EVERGREEN, 35 SHRUBS PER 100'		
	SHADE TREE	25	26
	EVERGREEN	45	50
	SHRUBS	805	811



DESIGNED FOR
M HOMES OF INDIANA
8425 WOODFIELD CROSSING
BLVD, SUITE 1000
INDIANAPOLIS, IN 46240

PROJECT NAME
TOWNES AT 238
NOBLESVILLE, IN

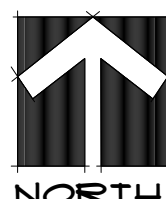
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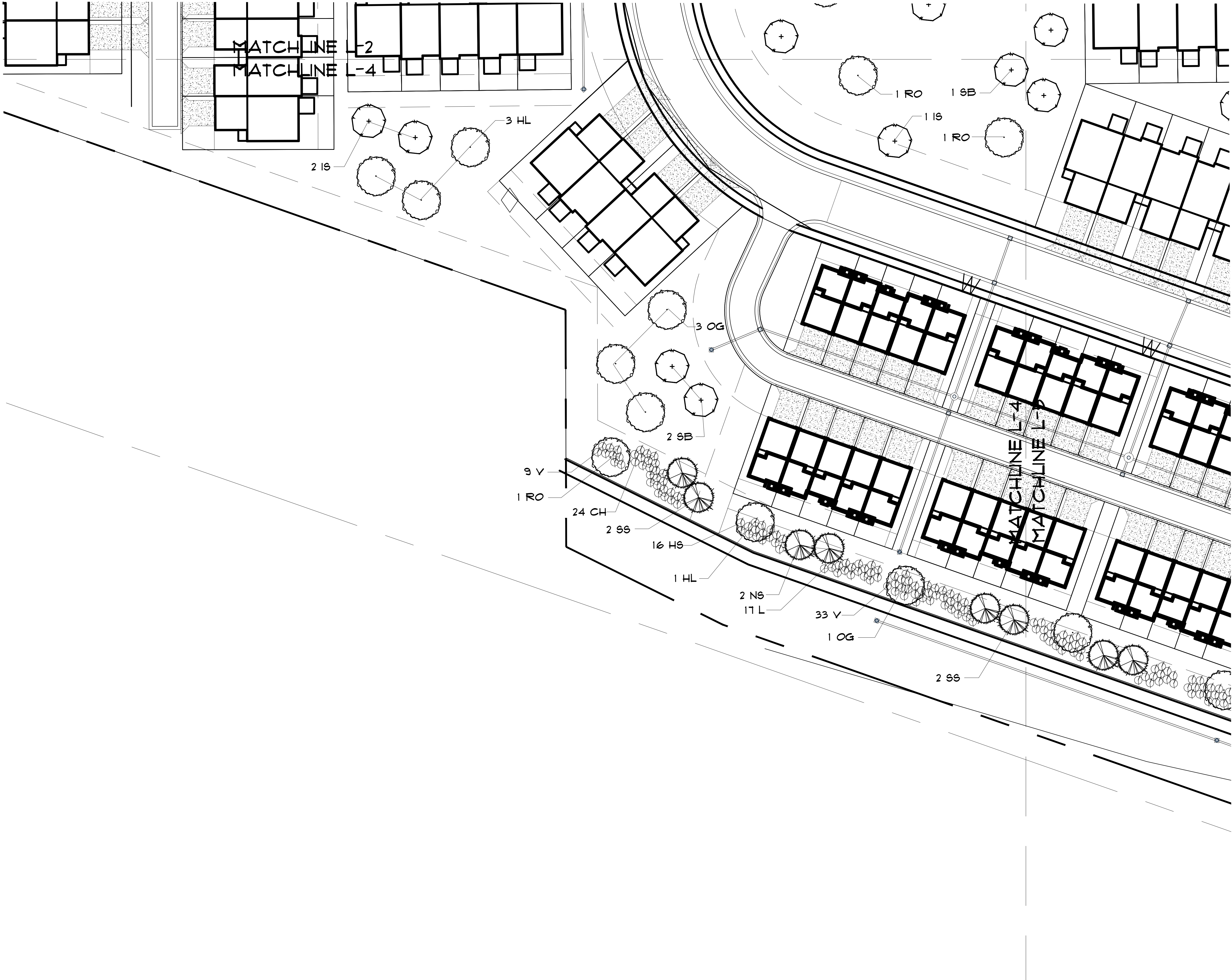
DESIGNER
TF
DATE: FEB 19, 2024

SHEET

L3

SCALE: 1" = 30'





PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
	RO	RED OAK	QUERCUS RUBRA	2-1/2"	11
	SB	SHADE TREE	TAXODIUM DISTICHUM	2-1/2"	1
	HL	HONEYLOCUST	GLADSTONIA TRICANTHOS	2-1/2"	15
	IS	IVY	ACER RUBRUM	2-1/2"	15
	OG	OAK	OCTOBER GLORY	2-1/2"	15
	CH	CHERRY	BETULA NIGRA	18"	5
	V	VIBURNUM	QUERCUS RUBRA	2-1/2"	11
ORNAMENTAL TREES					
	IS	IVORY BLK LLAC	SYRINGA RETICULATA	1-1/2"	15
	SB	SERVICEBERRY	AMELANCHIER X GRANDIFLORA	1-1/2"	16
EVERGREEN TREES					
	NS	NORWAY SPRUCE	PICEA ABIES	6-1"	27
	SS	SERBIAN SPRUCE	PICEA OMORICA	6-1"	25
SHRUBS					
	CH	BRIGHT RED CHOCHEBERRY	ARONIA ARBUTIFOLIA	18"	220
	HS	KODIAK HONEYBUCKLE	DIERVILLA X KODIAK	18"	175
	L	DWARF KOREAN LLAC	SYRINGA MEYERI 'PALIBIN'	18"	215
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTHID	18"	205

BUFFER REQUIREMENTS			
TOTAL LI FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED
2,440	1 SHADE TREE, 2 EVERGREEN, 33 SHRUBS PER 100'	25	26
	EVERGREEN	45	50
	SHRUBS	805	811



DESIGNED FOR
MI HOMES OF INDIANA
8425 WOODFIELD CROSSING
BLVD, SUITE 100N
INDIANAPOLIS, IN 46240

PROJECT NAME
TOWNES AT 238
NOBLESVILLE, IN

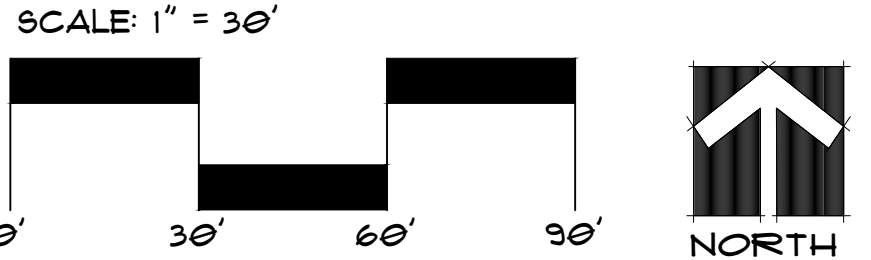
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LANDSCAPE PLAN

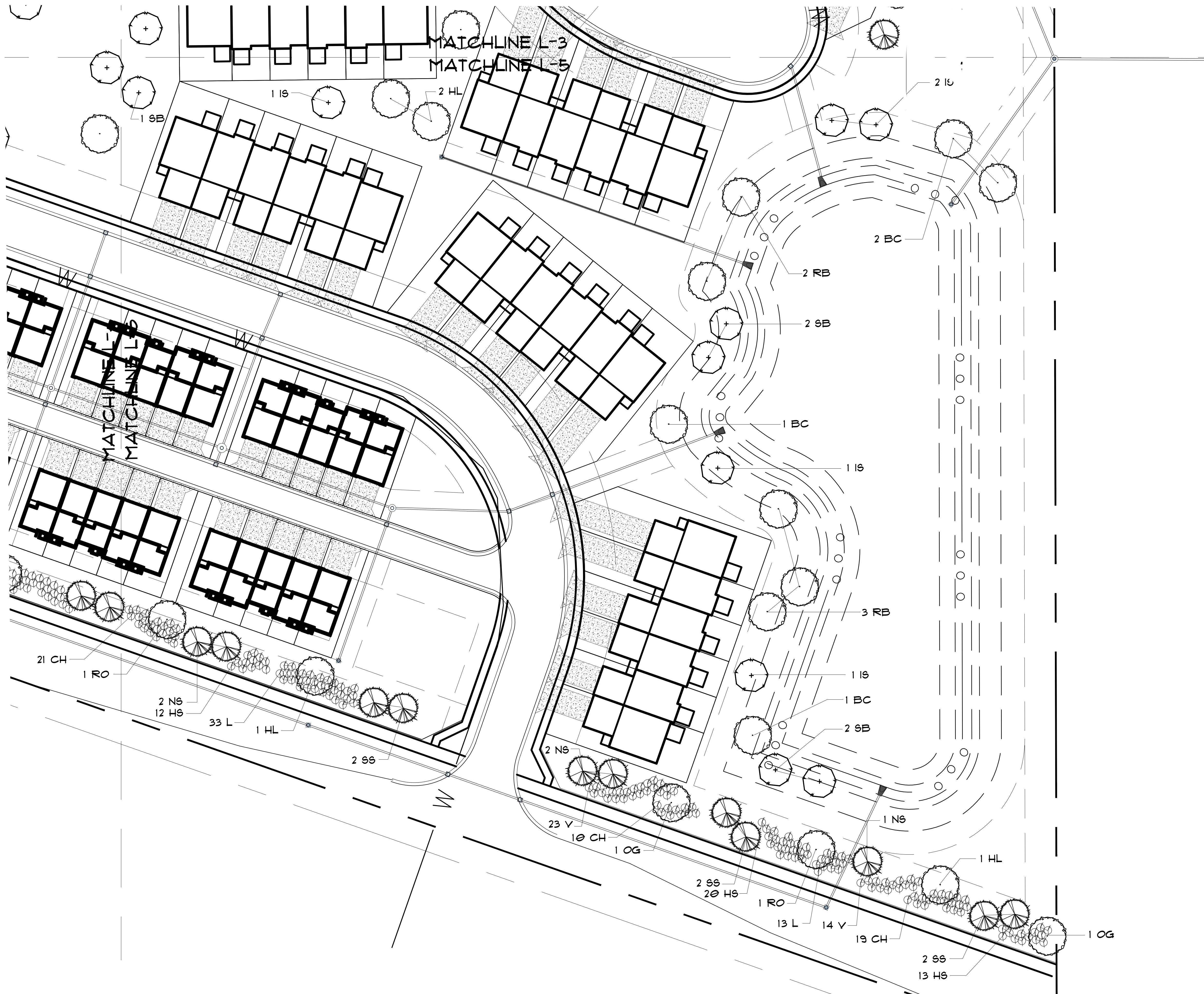
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DATE: FEB 19, 2024

SHEET

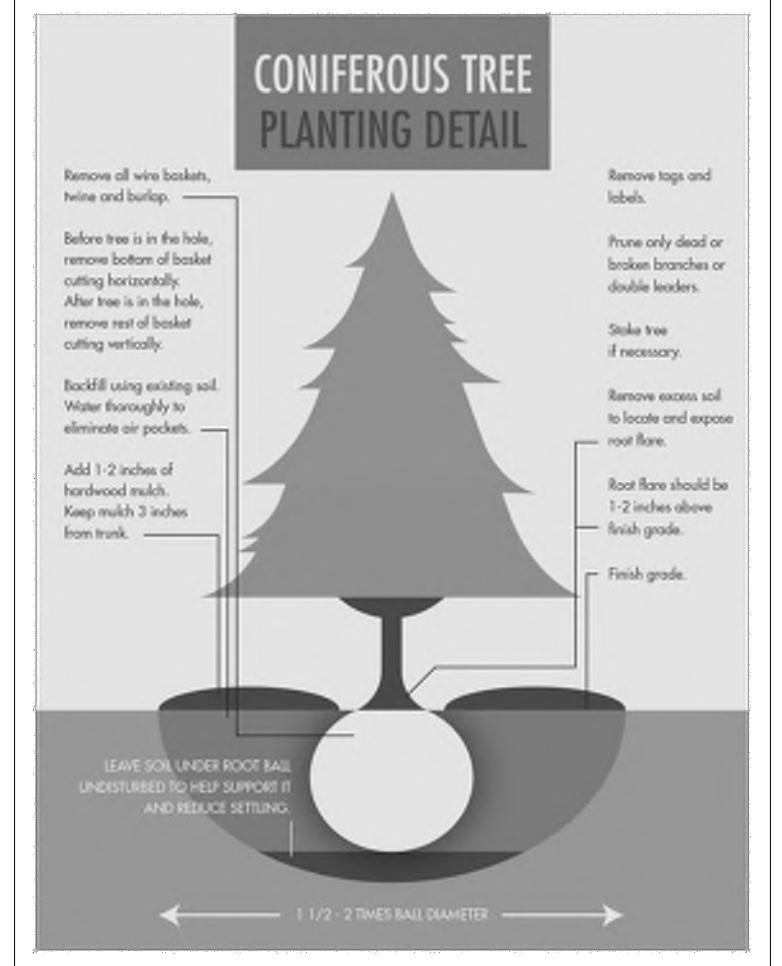
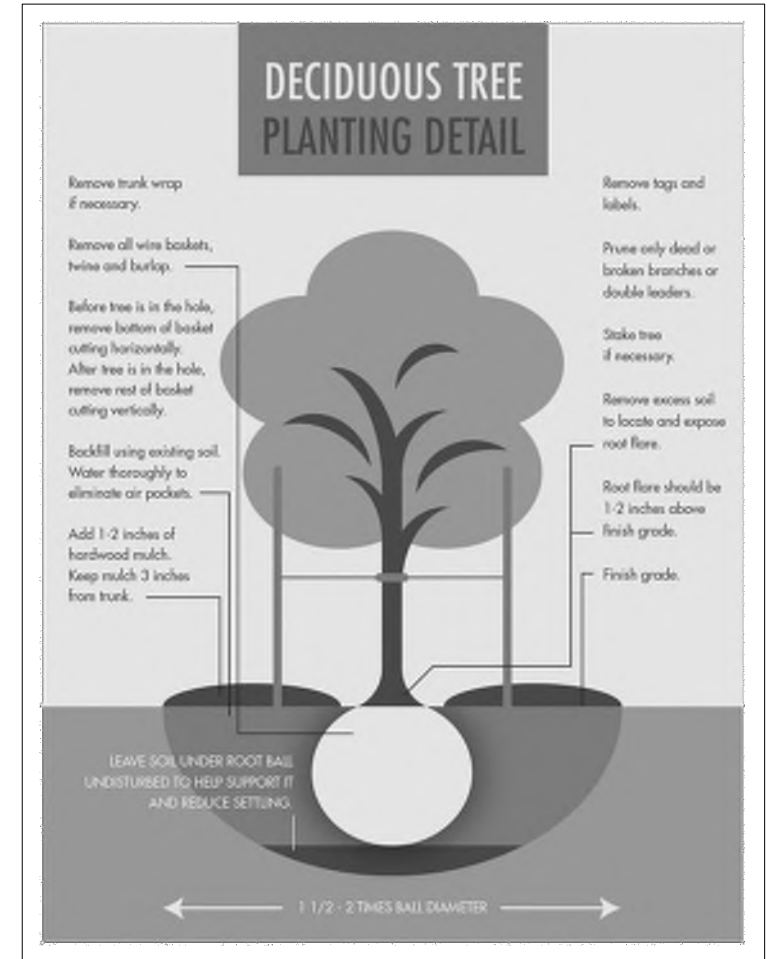
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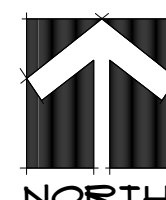


PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
BC	BALD CYPRESS	TAXODIUM DISTICHUM	2-11"	1	
HL	HONEYLOCUST	GLIEDITSA TRICANTHOS	2-11"	15	
OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-11"	15	
RB	RIVERBIRCH	BETULA NIGRA	16" GL	5	
RO	RED OAK	QUERCUS RUBRA	2-11"	11	
ORNAMENTAL TREES					
IS	IVORY BILK LILAC	SYRINGA RETICULATA 'IVORY BLK'	1-11"	15	
SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRACIOPOLSKA 'AUTUMN BRILL'	1-11"	16	
EVERGREEN TREES					
NS	NORWAY SPRUCE	PICEA ABIES	6'-1'	27	
SS	SERBIAN SPRUCE	PICEA OMORICA	6'-1'	26	
SHRUBS					
CH	BRIGHT RED CHOKEBERRY	ARONIA ARBUTICOLIA 'BRILLANTISSIMA'	18"	220	
HB	KODIAK HONEYBUCKLE	DIERYLLA X 'KODIAK'	18"	173	
L	QUAKE KOREAN LILAC	SYRINGA MEYER 'PALISIN'	18"	215	
V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID 'ALLEGHENY'	18"	203	

BUFFER REQUIREMENTS				
TOTAL LI FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED	
2,440	1 SHADE TREE, 2 EVERGREEN, 33 SHRUBS PER 100'			
	SHADE TREE	25	26	
	EVERGREEN	45	50	
	SHRUBS	805	811	



SCALE: 1" = 30'



DESIGNED FOR
M1 HOMES OF INDIANA
8425 WOODFIELD CROSSING
BLVD, SUITE 1000
INDIANAPOLIS, IN 46240

PROJECT NAME
TOWNES AT 238
NOBLESVILLE, IN

SHEET NAME
LANDSCAPE PLAN

DESIGNER
TF
DATE FEB 13, 2024

SHEET

15