Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 300' 600' 900'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	

REVISIONS		
DATE	DESCRIPTION	BY

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - SCOTTSBURG
www.hwcengineering.com

WALESBORO REDEVELOPMENT ANALYSIS
WALESBORO, IN
OVERALL PLAN

PRELIMINARY

NOT FOR CONSTRUCTION

DRAWN BY	JOB NUMBER 2015-181
TD	
CHECKED BY	
SD	
DATE	
JANUARY 8, 2016	
SCALE	
AS SHOWN	
SHEET	

OV-1
OVERALL PLAN

©2015

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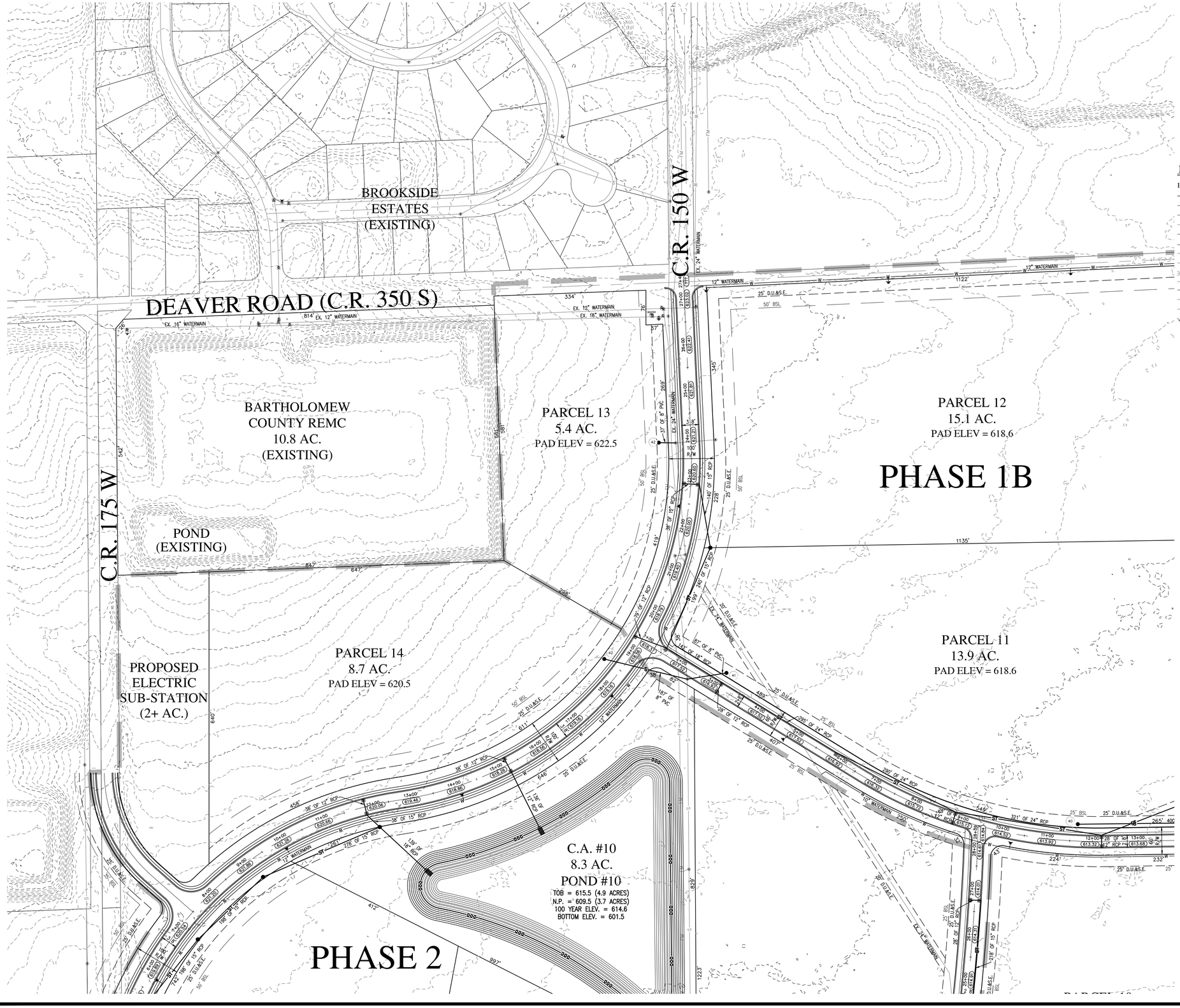

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GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
N/A	FLOW ARROW	
N/A	FLOOD ROUTE	
XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX

BC – BACK OF CURB
CL – CENTERLINE
FG – FINISHED GRADE
FL – FLOW LINE
HP – HIGH POINT
INV – INVERT ELEVATION
LP – LOW POINT
ME – MATCH EXISTING GRADE
NP – NORMAL POOL (ELEVATION)
PC – POINT OF CURVATURE
PT – POINT OF TANGENCY
PVC – POLYVINYL CHLORIDE PIPE
PVI – POINT OF VERTICAL INTERSECTION
RCP – REINFORCED CONCRETE PIPE
R/W – RIGHT-OF-WAY
TB – TOP OF BANK GRADE
TC – TOP OF CASTING GRADE

KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

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WALESBORO REDEVELOPMENT ANALYSIS
WALESBORO, IN

DEVELOPMENT PLAN

PRELIMINARY

NOT FOR CONSTRUCTION

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SCALE	
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SHEET

DP-1
DEVELOPMENT PLAN

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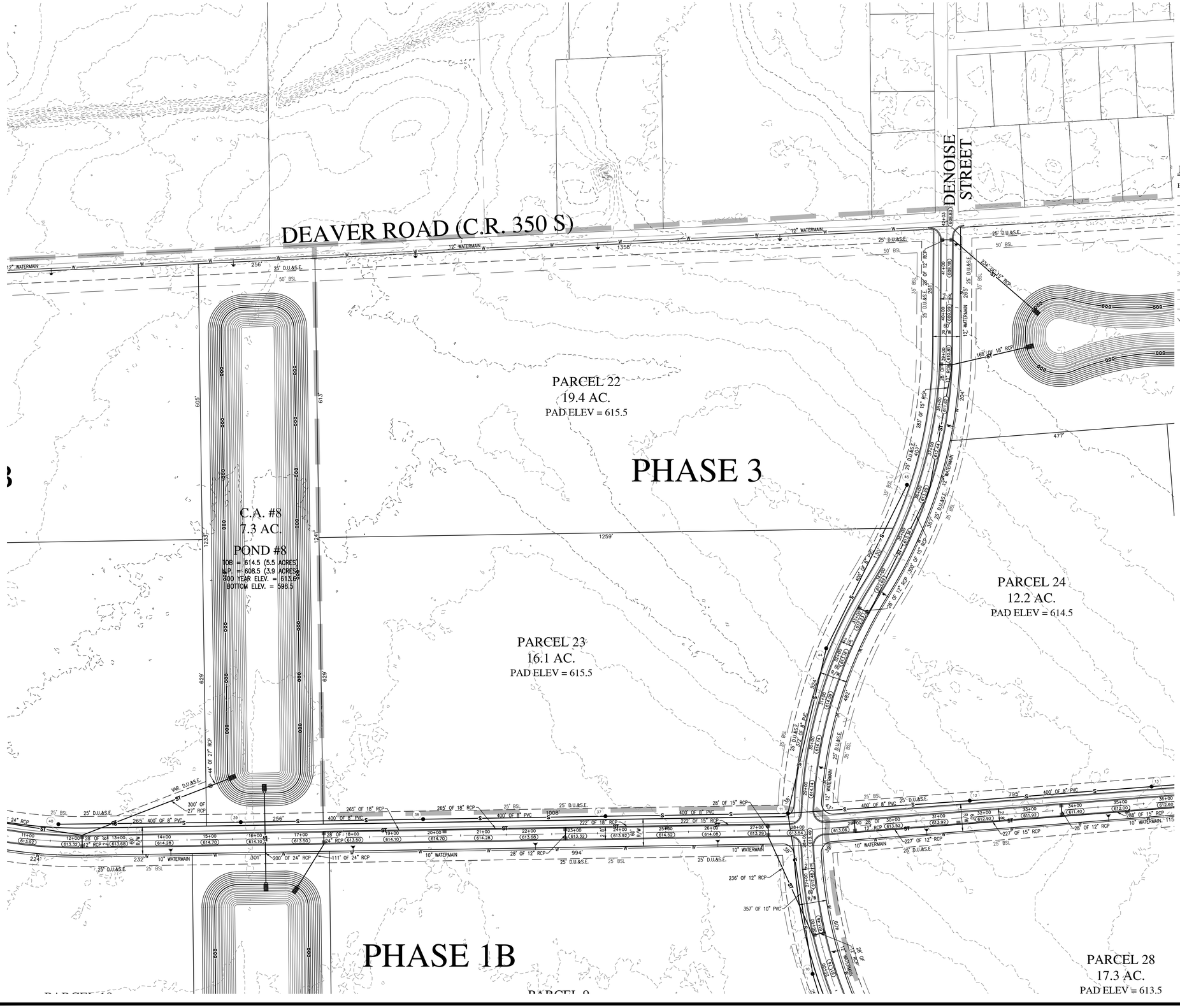

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GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
	FENCE	
	TREE LINE	
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
N/A	FLOW ARROW	
N/A	FLOOD ROUTE	
XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX

BC – BACK OF CURB
CL – CENTERLINE
FG – FINISHED GRADE
FL – FLOW LINE
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INV – INVERT ELEVATION
LP – LOW POINT
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TC – TOP OF CASTING GRADE

KEYMAP
NOT TO SCALE

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DATE	DESCRIPTION	BY

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WALESBORO REDEVELOPMENT ANALYSIS
WALESBORO, IN
DEVELOPMENT PLAN

PRELIMINARY

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SCALE	
AS SHOWN	
SHEET	

DP-2
DEVELOPMENT PLAN

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GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x x	FENCE	x x x x x
	TREE LINE	
S	SANITARY MANHOLE	S XXX
ST	STORM MANHOLE	ST XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
N/A	FLOW ARROW	
N/A	FLOOD ROUTE	
XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX

BC – BACK OF CURB
CL – CENTERLINE
FG – FINISHED GRADE
FL – FLOW LINE
HP – HIGH POINT
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R/W – RIGHT-OF-WAY
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TC – TOP OF CASTING GRADE

KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

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WALESBORO REDEVELOPMENT ANALYSIS
WALESBORO, IN

DEVELOPMENT PLAN

PRELIMINARY

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DATE JANUARY 8, 2016	
SCALE AS SHOWN	
SHEET DP-3	
DEVELOPMENT PLAN	

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PHASE 2

PARCEL 17
15.5 AC.
PAD ELEV = 619.0

PARCEL 16
13.7 AC.
PAD ELEV = 617.0

PARCEL 15
13.8 AC.
PAD ELEV = 616.5

PARCEL 10
8.0 AC.
PAD ELEV = 615.0

PARCEL 6
9.9 AC.
PAD ELEV = 616.0

C.A. #9
4.9 AC.
POND #9
TOB = 613.5 (3.8 ACRES)
N.P. = 607.5 (2.9 ACRES)
100 YEAR ELEV. = 612.5
BOTTOM ELEV. = 599.5

100 YEAR ELEV. = 614.6
BOTTOM ELEV. = 601.5

EXISTING
LIFT STATION
0.9 AC.

PARCEL 19
13.4 AC.
PAD ELEV = 616.5

PARCEL 18
11.7 AC.
PAD ELEV = 615.5

PARCEL 7
11.1 AC.
PAD ELEV = 616.0

C.R. 175 W

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GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x x	FENCE	x x x x x
	TREE LINE	
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
N/A	FLOW ARROW	
N/A	FLOOD ROUTE	
XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX

BC – BACK OF CURB
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LP – LOW POINT
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PVI – POINT OF VERTICAL INTERSECTION
RCP – REINFORCED CONCRETE PIPE
R/W – RIGHT-OF-WAY
TB – TOP OF BANK GRADE
TC – TOP OF CASTING GRADE

KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

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WALESBORO REDEVELOPMENT ANALYSIS
WALESBORO, IN

DEVELOPMENT PLAN

PRELIMINARY

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SHEET	
DP-4	
DEVELOPMENT PLAN	

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GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x	FENCE	x x x x
	TREE LINE	
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
N/A	FLOW ARROW	
N/A	FLOOD ROUTE	
XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX

BC – BACK OF CURB
CL – CENTERLINE
FG – FINISHED GRADE
FL – FLOW LINE
HP – HIGH POINT
INV – INVERT ELEVATION
LP – LOW POINT
ME – MATCH EXISTING GRADE
NP – NORMAL POOL (ELEVATION)
PC – POINT OF CURVATURE
PT – POINT OF TANGENCY
PVC – POLYVINYL CHLORIDE PIPE
PVI – POINT OF VERTICAL INTERSECTION
RCP – REINFORCED CONCRETE PIPE
R/W – RIGHT-OF-WAY
TB – TOP OF BANK GRADE
TC – TOP OF CASTING GRADE

KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

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WALESBORO REDEVELOPMENT ANALYSIS
WALESBORO, IN
DEVELOPMENT PLAN

PRELIMINARY

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DATE	
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AS SHOWN	
SHEET	

DP-5
DEVELOPMENT PLAN

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PHASE 3

PARCEL 28
17.3 AC.
PAD ELEV = 613.5

PARCEL 30
13.8 AC.
PAD ELEV = 611.1

C.A. #4
14.7 AC.
POND #4
TOB = 609.5 (11.9 ACRES)
N.P. = 603.5 (9.6 ACRES)
100 YEAR ELEV. = 608.3
BOTTOM ELEV. = 593.5

PARCEL 32
15.8 AC.
PAD ELEV = 611.1

PHASE 4

PARCEL 29
16.2 AC.
PAD ELEV = 611.5

C.R. 50 W

PARCEL 33
15.2 AC.
PAD ELEV = 614.0

PARCEL 37
10.0 AC.
PAD ELEV = 610.6

PARCEL 38
20.2 AC.
PAD ELEV = 610.6

PHASE 4

PARCEL 34
15.0 AC.

C.A. #3

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GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x x	FENCE	x x x x x
	TREE LINE	
S	SANITARY MANHOLE	S XXX
ST	STORM MANHOLE	ST XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
N/A	FLOW ARROW	
N/A	FLOOD ROUTE	
XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX

BC – BACK OF CURB
CL – CENTERLINE
FG – FINISHED GRADE
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INV – INVERT ELEVATION
LP – LOW POINT
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PC – POINT OF CURVATURE
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PVC – POLYVINYL CHLORIDE PIPE
PVI – POINT OF VERTICAL INTERSECTION
RCP – REINFORCED CONCRETE PIPE
R/W – RIGHT-OF-WAY
TB – TOP OF BANK GRADE
TC – TOP OF CASTING GRADE

KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

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WALESBORO REDEVELOPMENT ANALYSIS
WALESBORO, IN

DEVELOPMENT PLAN

PRELIMINARY

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SHEET	
DP-6	
DEVELOPMENT PLAN	

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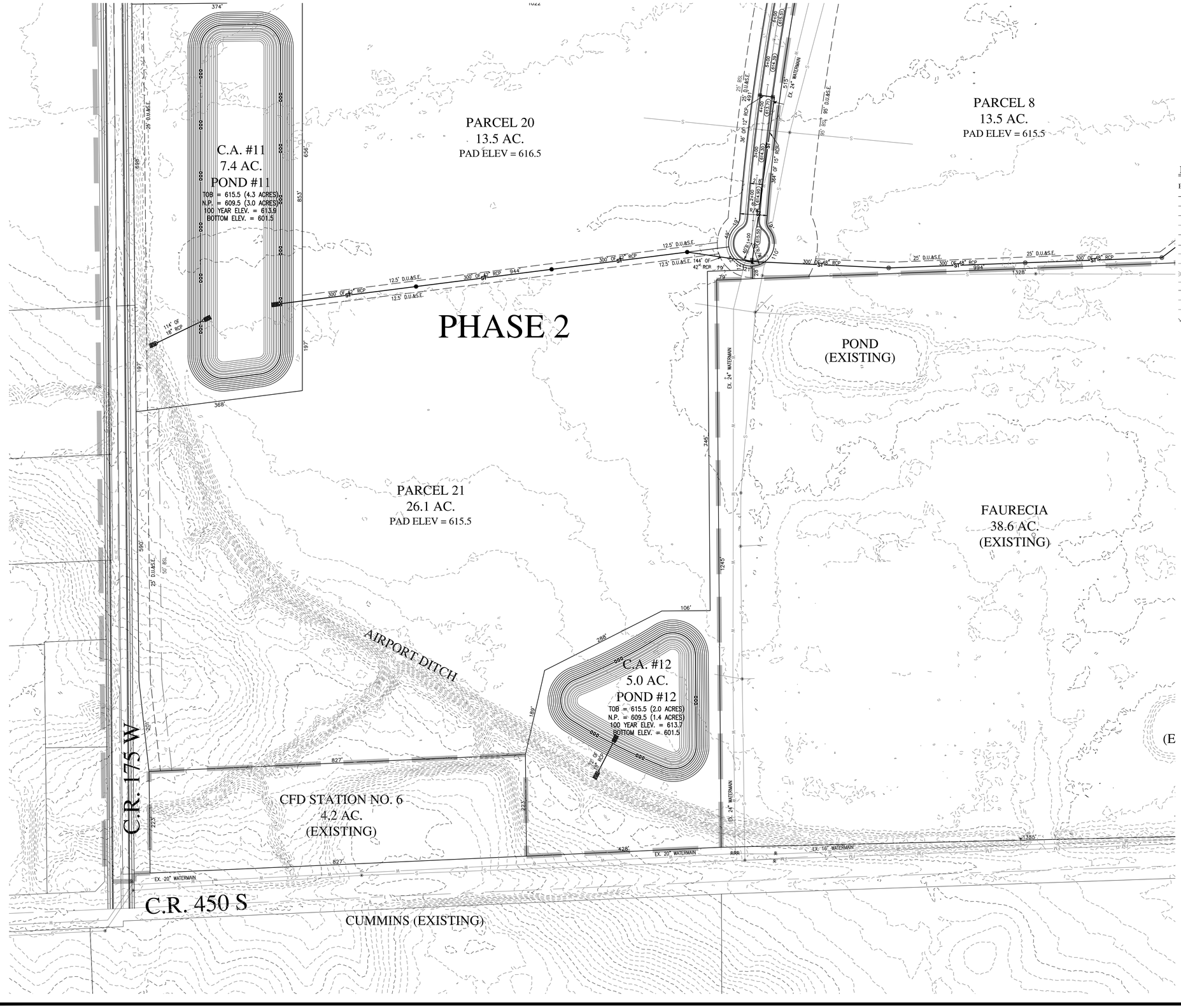

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GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x	FENCE	x x x x
	TREE LINE	
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
N/A	FLOW ARROW	
N/A	FLOOD ROUTE	
XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX

BC – BACK OF CURB
CL – CENTERLINE
FG – FINISHED GRADE
FL – FLOW LINE
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LP – LOW POINT
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RCP – REINFORCED CONCRETE PIPE
R/W – RIGHT-OF-WAY
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TC – TOP OF CASTING GRADE

KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY

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INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - SCOTTSBURG
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WALESBORO REDEVELOPMENT ANALYSIS
WALESBORO, IN
DEVELOPMENT PLAN

PRELIMINARY
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SCALE AS SHOWN	
SHEET	

DP-7
DEVELOPMENT PLAN

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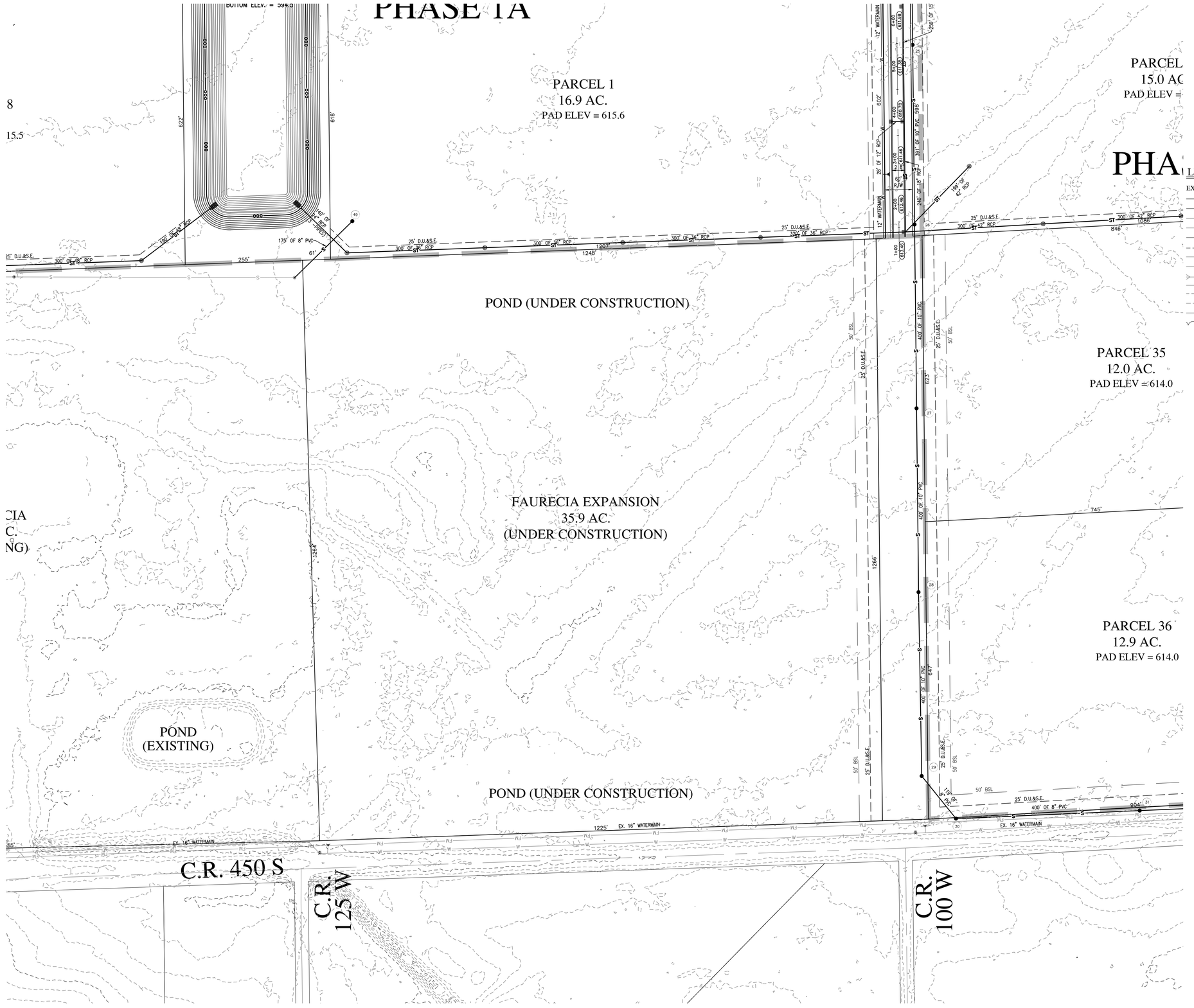

8

15.5

CIA
C.
NG)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
S	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x x	FENCE	x x x x x
	TREE LINE	
S	SANITARY MANHOLE	XXX
ST	STORM MANHOLE	XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
N/A	FLOW ARROW	
N/A	FLOOD ROUTE	
XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX

BC – BACK OF CURB
CL – CENTERLINE
FG – FINISHED GRADE
FL – FLOW LINE
HP – HIGH POINT
INV – INVERT ELEVATION
LP – LOW POINT
ME – MATCH EXISTING GRADE
NP – NORMAL POOL (ELEVATION)
PC – POINT OF CURVATURE
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PVC – POLYVINYL CHLORIDE PIPE
PVI – POINT OF VERTICAL INTERSECTION
RCP – REINFORCED CONCRETE PIPE
R/W – RIGHT-OF-WAY
TB – TOP OF BANK GRADE
TC – TOP OF CASTING GRADE

GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

Indiana 811
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REVISIONS		
DATE	DESCRIPTION	BY

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - SCOTTSBURG
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WALESBORO REDEVELOPMENT ANALYSIS
WALESBORO, IN
DEVELOPMENT PLAN

PRELIMINARY

NOT FOR CONSTRUCTION

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DATE JANUARY 8, 2016	
SCALE AS SHOWN	
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DEVELOPMENT PLAN

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PARCEL 34
15.0 AC.
PAD ELEV = 614.0

PHASE 4

C.A. #3
11.7 AC.
POND #3
TOB = 607.5 (9.2 ACRES)
N.P. = 601.5 (7.0 ACRES)
100 YEAR ELEV. = 607.1
BOTTOM ELEV. = 591.5

COLUMBUS
ENGINEERING
(EXISTING)
5.9 AC.

PARCEL 35
12.0 AC.
PAD ELEV = 614.0

AK TUBE LLC
(EXISTING)
22.1 AC.

PHASE 4

PARCEL 39
16.3 AC.
PAD ELEV = 609.0

C.R. 50 W

C.A. #2
6.5 AC.
POND #2
TOB = 608.5 (4.2 ACRES)
N.P. = 602.5 (2.8 ACRES)
100 YEAR ELEV. = 607.1
BOTTOM ELEV. = 594.5

PARCEL 36
12.9 AC.
PAD ELEV = 614.0

C.A. #1
4.4 AC.
POND #1
TOB = 604.5 (3.2 ACRES)
N.P. = 598.5 (2.4 ACRES)
100 YEAR ELEV. = 603.4
BOTTOM ELEV. = 590.5

C.R. 450 S

AIRPORT DITCH

KEYMAP
NOT TO SCALE

Indiana 811
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GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
x x x x x	FENCE	x x x x x
	TREE LINE	
S	SANITARY MANHOLE	S XXX
ST	STORM MANHOLE	ST XXX
	STORM INLET	XXX
	STORM END SECTION	XXX
	FIRE HYDRANT	
N/A	FLOW ARROW	
N/A	FLOOD ROUTE	
XXX.X	SPOT ELEVATION	XXX.X
N/A	PAVEMENT ELEVATION	XXX.XX

BC – BACK OF CURB
CL – CENTERLINE
FG – FINISHED GRADE
FL – FLOW LINE
HP – HIGH POINT
INV – INVERT ELEVATION
LP – LOW POINT
ME – MATCH EXISTING GRADE
NP – NORMAL POOL (ELEVATION)
PC – POINT OF CURVATURE
PT – POINT OF TANGENCY
PVC – POLYVINYL CHLORIDE PIPE
PVI – POINT OF VERTICAL INTERSECTION
RCP – REINFORCED CONCRETE PIPE
R/W – RIGHT-OF-WAY
TB – TOP OF BANK GRADE
TC – TOP OF CASTING GRADE

REVISIONS		
DATE	DESCRIPTION	BY

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - SCOTTSBURG
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WALESBORO REDEVELOPMENT ANALYSIS
WALESBORO, IN
DEVELOPMENT PLAN

PRELIMINARY

NOT FOR CONSTRUCTION

DRAWN BY	JOB NUMBER 2015-181
TD	
CHECKED BY	
SD	
DATE	
JANUARY 8, 2016	
SCALE	
AS SHOWN	
SHEET	
DP-9	
DEVELOPMENT PLAN	

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Plot Date: Jan 08, 2016 Plot Time: 11:17am File Name: W:\Columbus\2015-181 Columbus Aviation Commiss- Walesboro\Design\CAD\15181_Development Plan.dwg, Layout: DP-9 By: sdowney