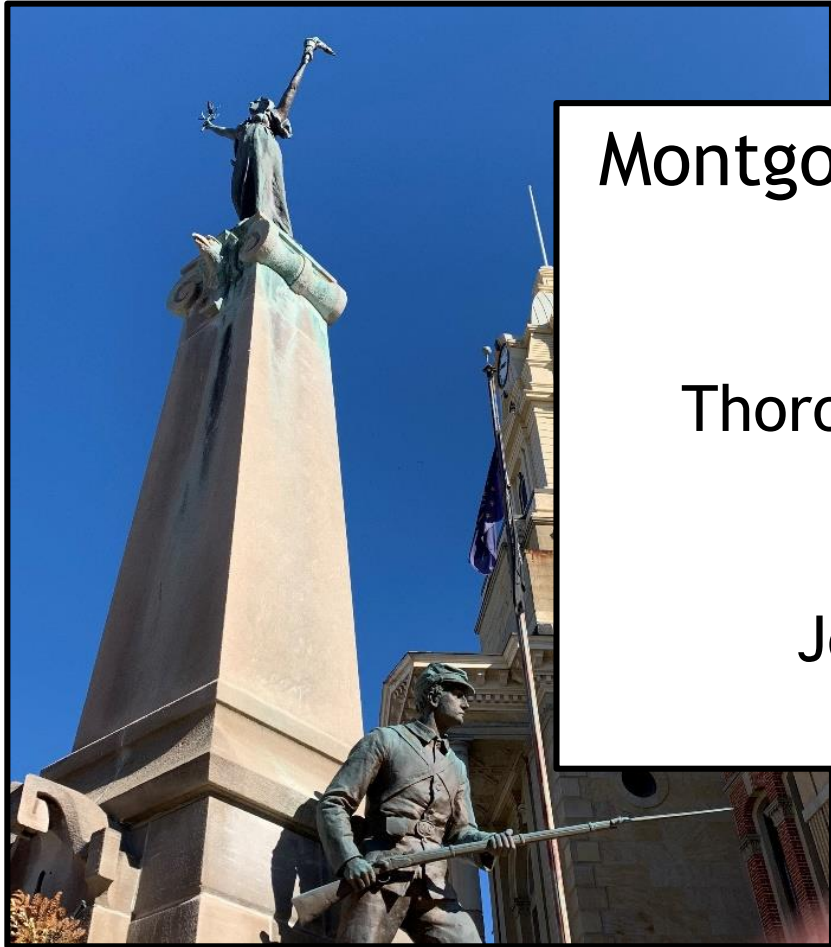




**MONTGOMERY**  
C O U N T Y  
*Indiana*

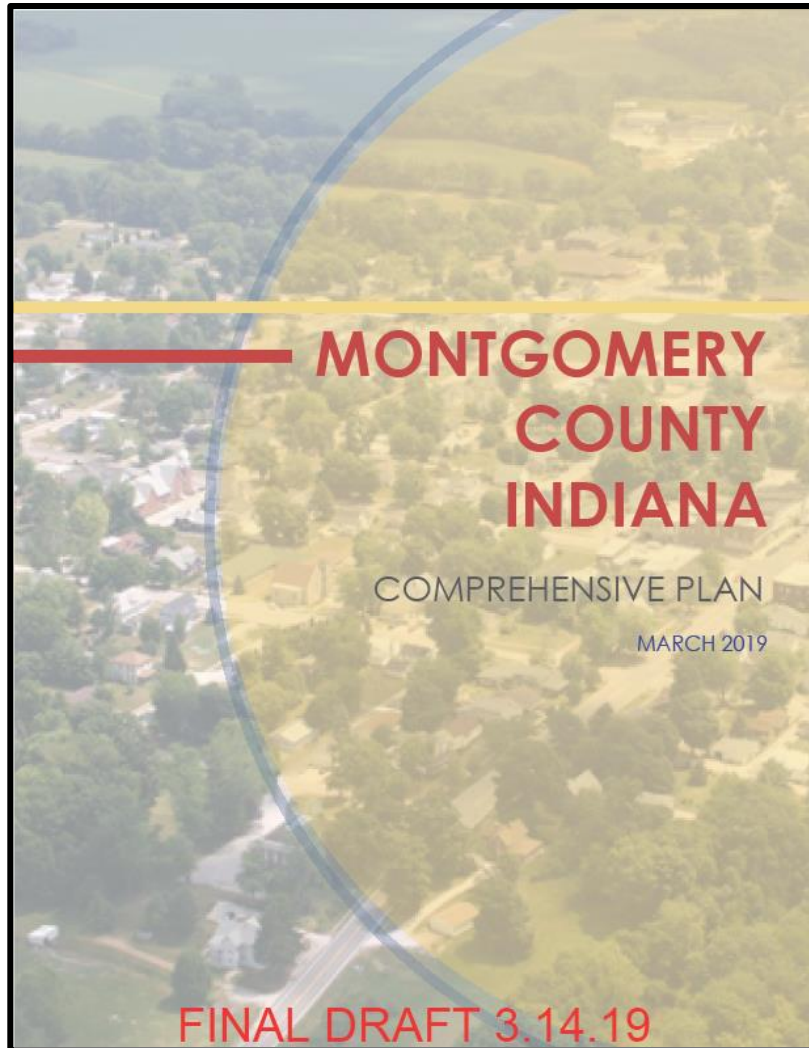


# Montgomery County Redevelopment Commission Annual Meeting

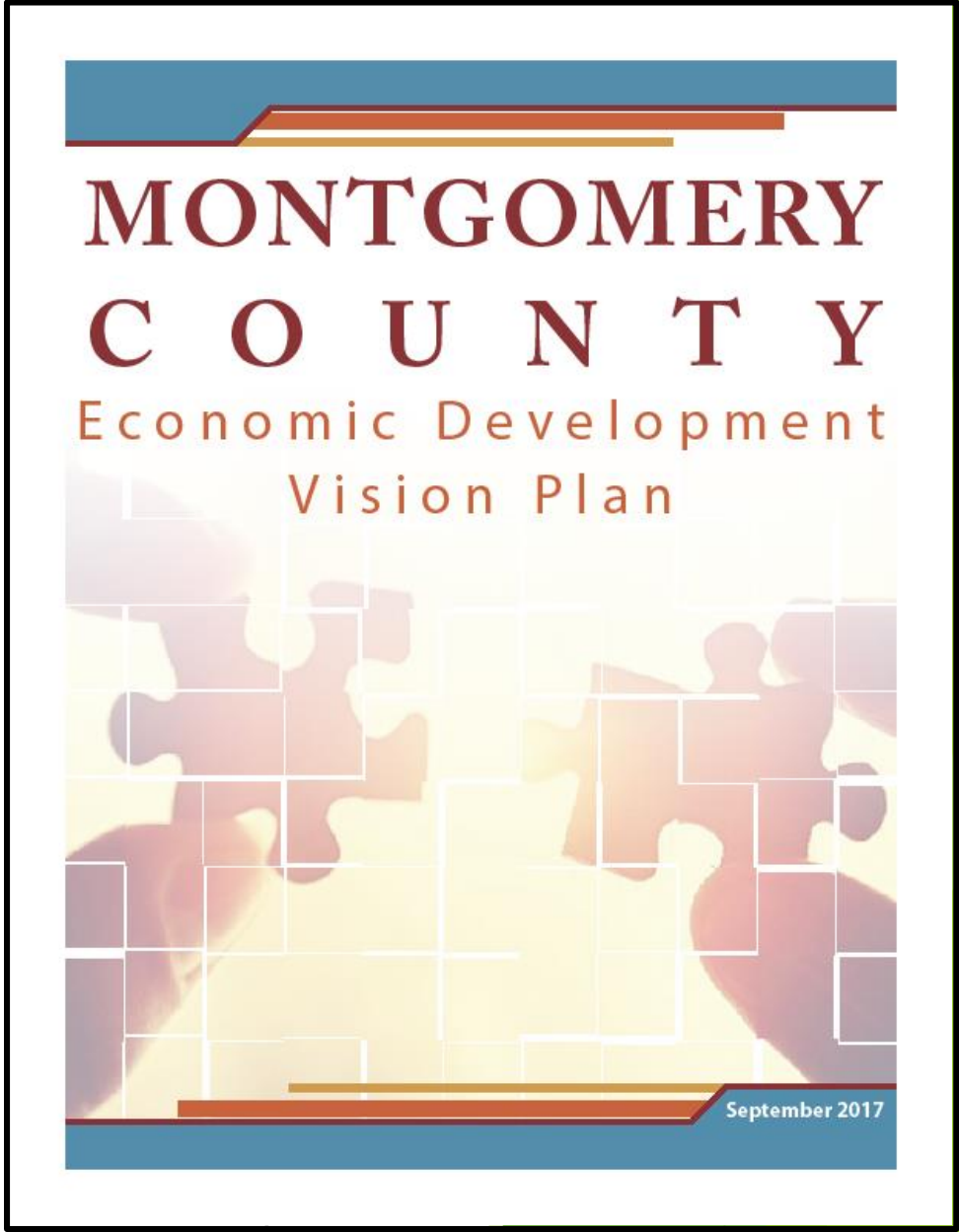
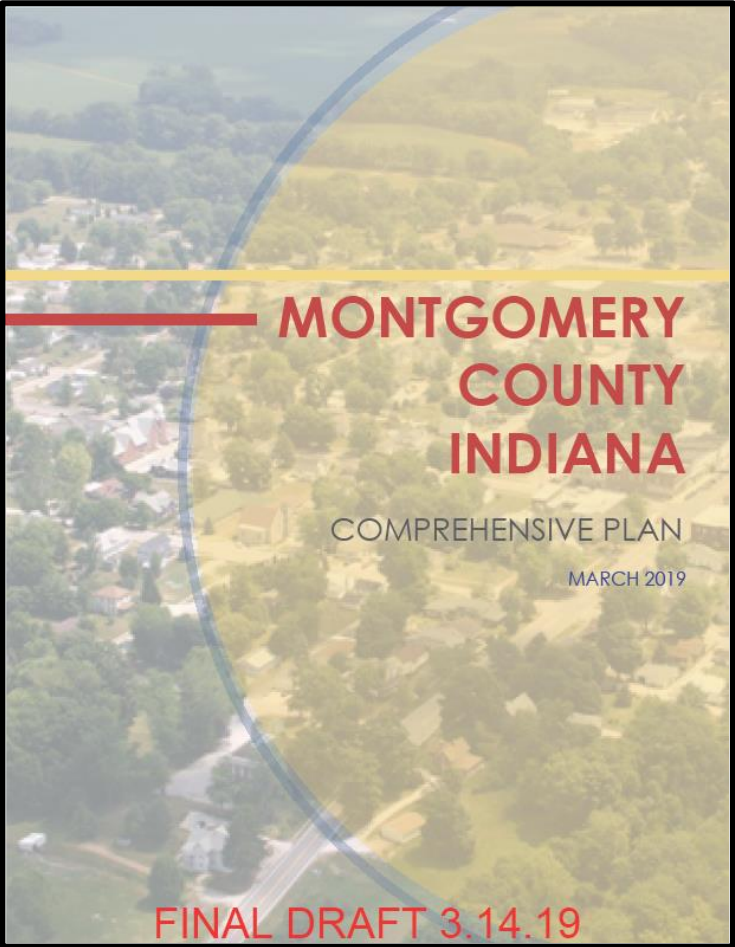
## Thoroughfare Plan/Water Infrastructure Expansion Update

John Frey, VP RDC & County Commissioner  
Jim Peck, County Engineer

# Developing Montgomery County's Infrastructure Improvements Plan



Developing Montgomery County's  
Infrastructure Improvement Plan





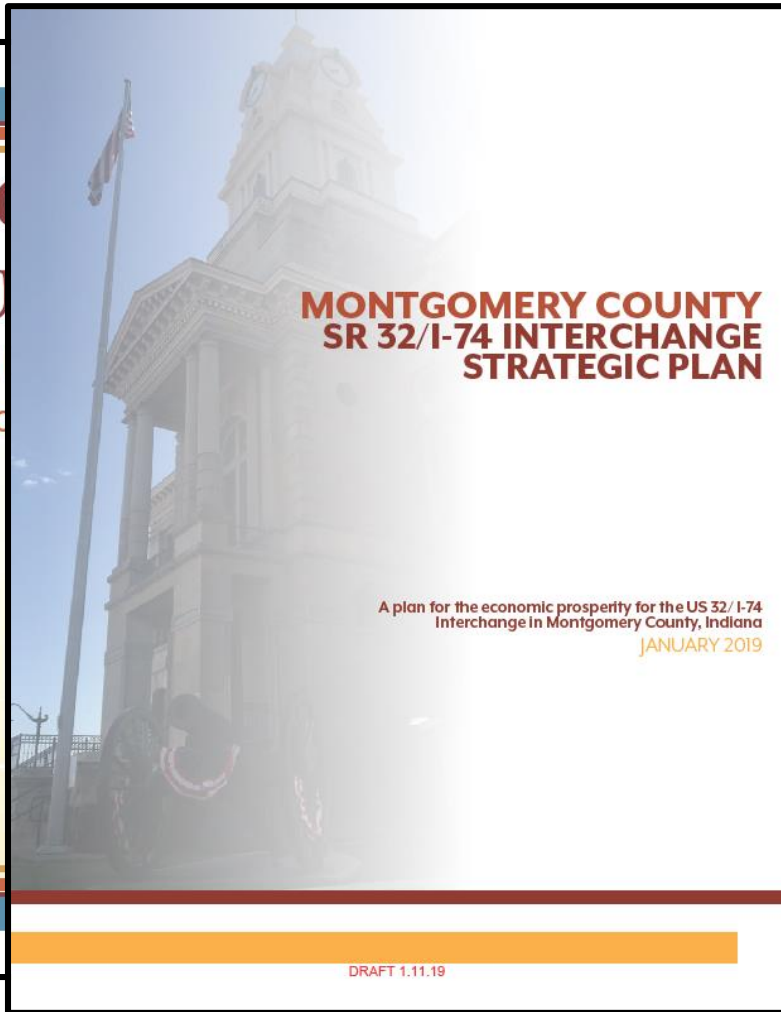
Developing Montgomery County's  
Infrastructure Improvement Plan



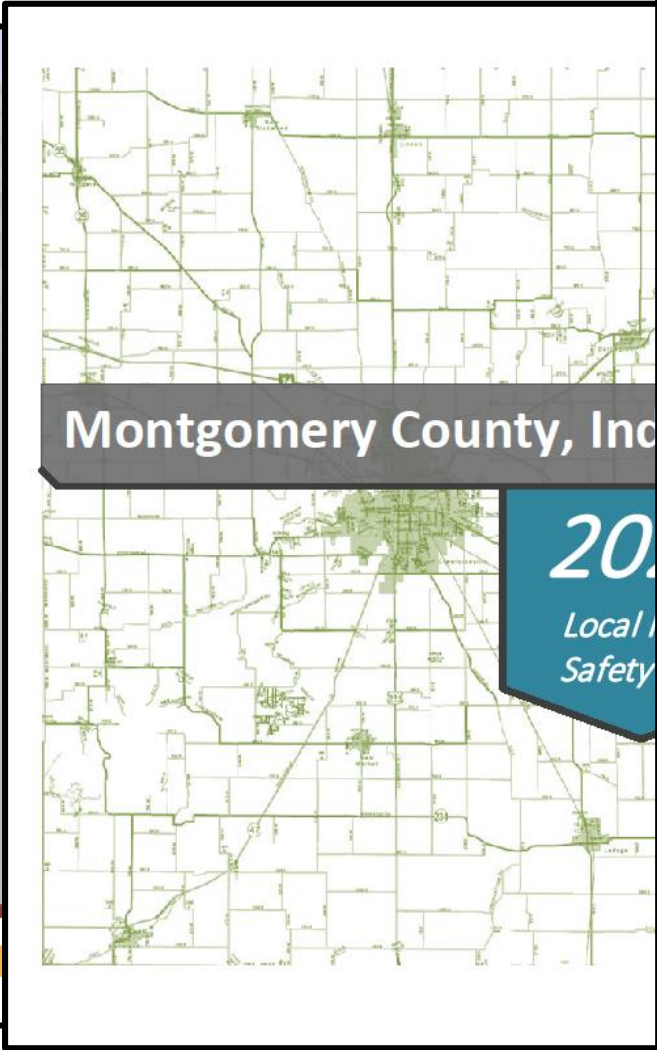
The cover features a blue header with a red and orange graphic element. The title "MONTGOMERY COUNTY" is in large, dark red, serif font, with "Economic Development Vision Plan" in a smaller, orange, sans-serif font below it. The central image shows several interlocking puzzle pieces in shades of red and orange, set against a light yellow background with a white grid. A blue footer contains the date "September 2017".

The cover features a faded background image of the Montgomery County Courthouse. The title "MONTGOMERY COUNTY SR 32/I-74 INTERCHANGE STRATEGIC PLAN" is in bold, dark red, sans-serif font. Below it, the subtitle "A plan for the economic prosperity for the US 32/ I-74 Interchange in Montgomery County, Indiana" is in a smaller, orange, sans-serif font, followed by "JANUARY 2019" in orange. At the bottom, there is a thick orange horizontal bar and the text "DRAFT 1.11.19" in red.

# Developing Montgomery County's Infrastructure Improvement Plan



Developing Montgomery County's  
Infrastructure Improvement Plan





# Indiana American Water Company Infrastructure

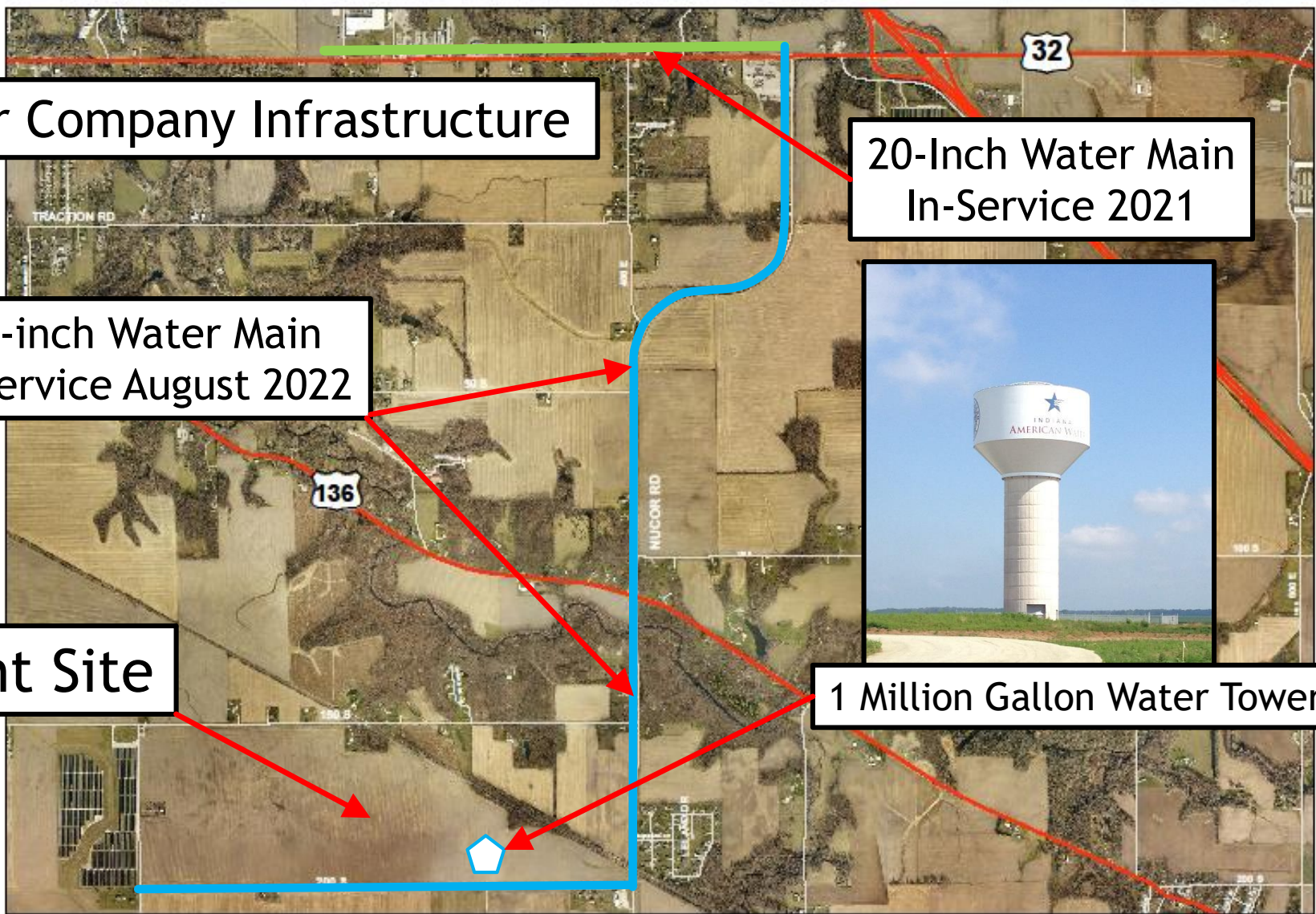
20-Inch Water Main  
In-Service 2021

20-inch Water Main  
In-Service August 2022

Tempur Sealy Plant Site



1 Million Gallon Water Tower



CR 150 South

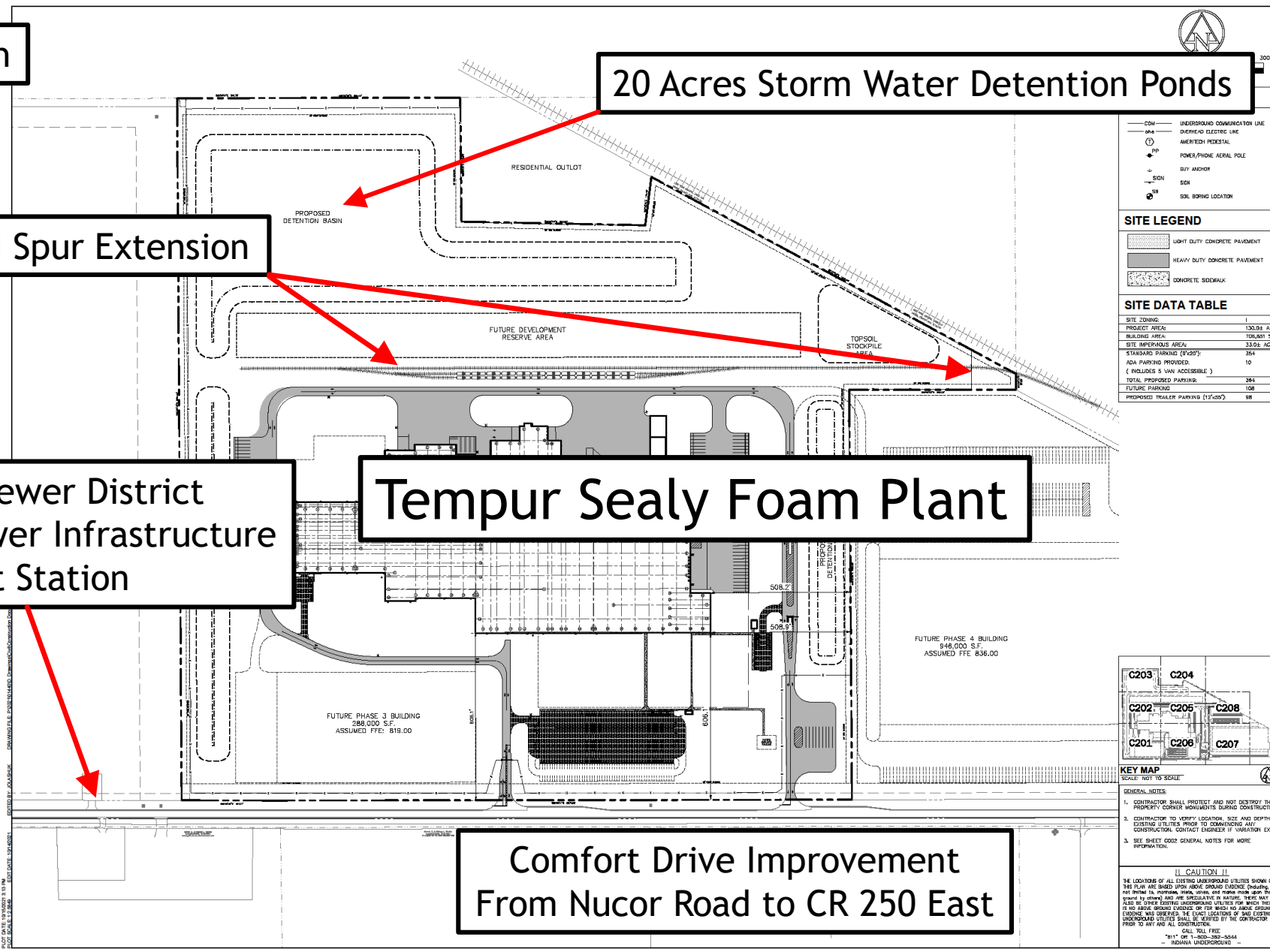
20 Acres Storm Water Detention Ponds

CSX Railroad Spur Extension

Water/Sewer District Sanitary Sewer Infrastructure Lift Station

Tempur Sealy Foam Plant

Comfort Drive Improvement From Nucor Road to CR 250 East



TEMPUR+SEALY



- CDW — UNDERGROUND COMMUNICATION LINE
- ENEC — ENERGI-ELECTRIC LINE
- A/P — AERIED PEDESTAL
- P/P — POWER/PHONE AERIAL POLE
- S/A — SOFT ANCHOR
- S/D — SOIL DETECTION
- S/B — SOIL BORING LOCATION

**SITE LEGEND**

- [Pattern] LIGHT DUTY CONCRETE PAVEMENT
- [Pattern] HEAVY DUTY CONCRETE PAVEMENT
- [Pattern] CONCRETE SIDEWALK

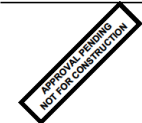
**SITE DATA TABLE**

SITE ZONING:	I
PROJECT AREA:	130.04 ACRES
BUILDING AREA:	708,000 S.F.
SITE IMPERVIOUS AREA:	33.01 ACRES
STANDARD PARKING (9'x20'):	354
ADA PARKING PROVIDED (6'x8'x20') (INCLUDES 5' WALK ACCESSIBLE):	10
TOTAL PROPOSED PARKING:	364
FUTURE PARKING:	108
PROPOSED TRAILER PARKING (12'x30'):	98



PROJECT DELTA

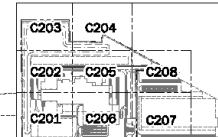
3200 Comfort Drive  
Montgomery County,  
Indiana



CERTIFIED BY

ISSUANCE INDEX

DATE:	09/02/2021
PROJECT PHASE:	CONSTRUCTION DOCUMENTS



KEY MAP  
SCALE: NOT TO SCALE

- GENERAL NOTES
- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
  - CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING AND CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
  - SEE SHEET 0202 GENERAL NOTES FOR MORE INFORMATION.

**CAUTION !!**  
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE-GROUND EVIDENCE. CONTRACTOR SHALL NOT TRIM IN, REMOVE, MOVE, OR REPAIR THESE UTILITIES WITHOUT THE ASSISTANCE AND PRESENTATION OF A UTILITY LOCATOR. THERE MAY BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE-GROUND EVIDENCE OR FOR WHICH NO ABOVE-GROUND EVIDENCE IS AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.  
CALL TOLL FREE: 1-811 OR 1-800-368-5844 - INDIANA UNDERGROUNDS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	MCS COMMENTS	9/17/21
2	OWNER REVISIONS	9/XX/21

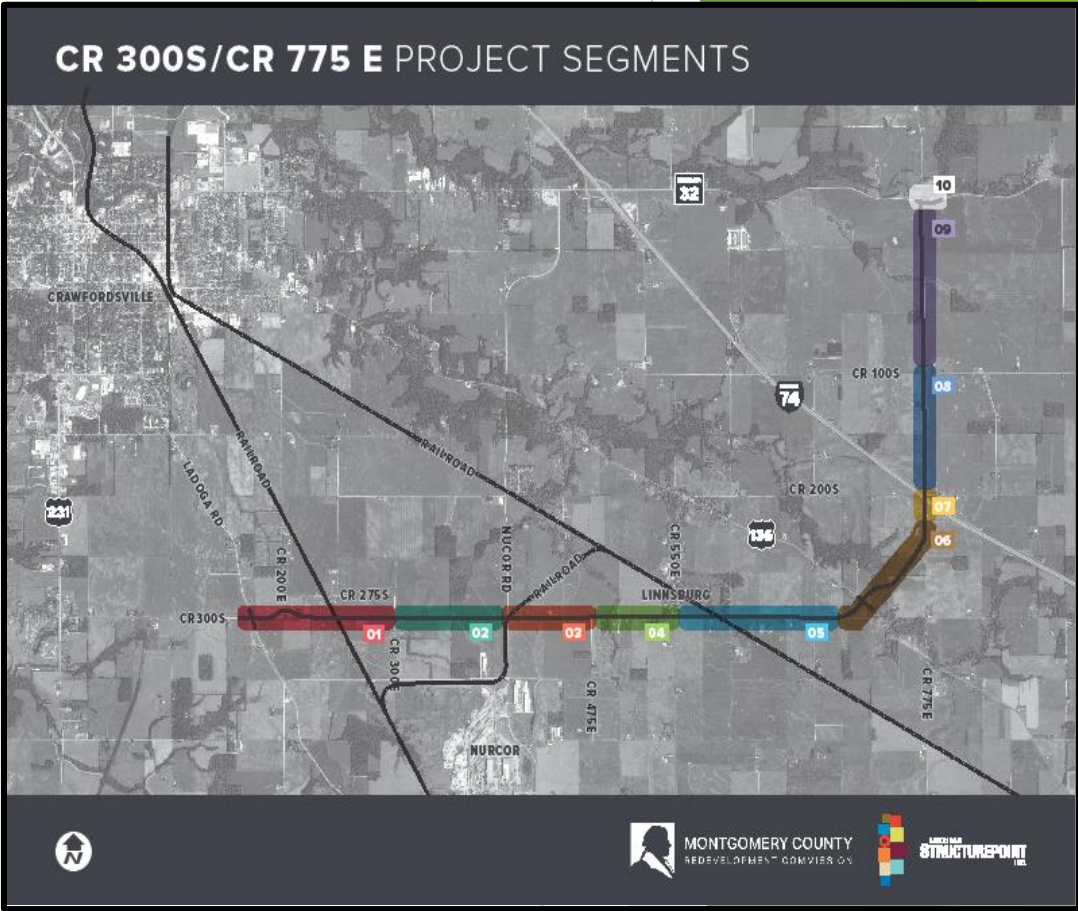
Project Number 2021.01440

OVERALL SITE PLAN

C200



# Future Infrastructure Improvements within the Nucor Tif





**MONTGOMERY**  
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*Indiana*

Montgomery County Redevelopment Commission  
Annual Meeting

Thoroughfare Plan/Water Infrastructure Expansion  
Questions?

John Frey - VP RDC, Commissioner  
765-376-9694  
[John.frey@montgomerycounty.in.gov](mailto:John.frey@montgomerycounty.in.gov)

Jim Peck, PE - County Engineer  
765-361-4132  
[James.peck@montgomerycounty.in.gov](mailto:James.peck@montgomerycounty.in.gov)