PLANS PREPARED BY:

KIMLEY-HORN & ASSOCIATES
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: (317) 912-4129
EMAIL: JOHN.MCWHORTER@KIMLEY-HORN.COM

PLANS PREPARED FOR:

GRAND COMMUNITIES, LLC
FISCHER DEVELOPMENT COMPANY
6602 E. 75TH STREET, STE. 400
INDIANAPOLIS, IN 46250
CONTACT: PAUL MUNOZ
PHONE: (614) 348-6227
EMAIL: pmunoz@fischerhomes.com

ANTICIPATED START OF CONSTRUCTION DATE: SEPTEMBER 2023
ANTICIPATED COMPLETION OF CONSTRUCTION DATE: SEPTEMBER 2028

PROJECT INFORMATION

11.51 ACRES	
53 LOTS	4.60 LOTS/ACRE
DESIGN SPEED LIMIT	25 MPH

STREETS

NAME	LENGTH (LFt)
MAIDSTONE COVE	422
MAIDSTONE LANE	876
WAINSCOTT TRACE	143
TOTAL	1441

HAMPTON WALK SECTION 2

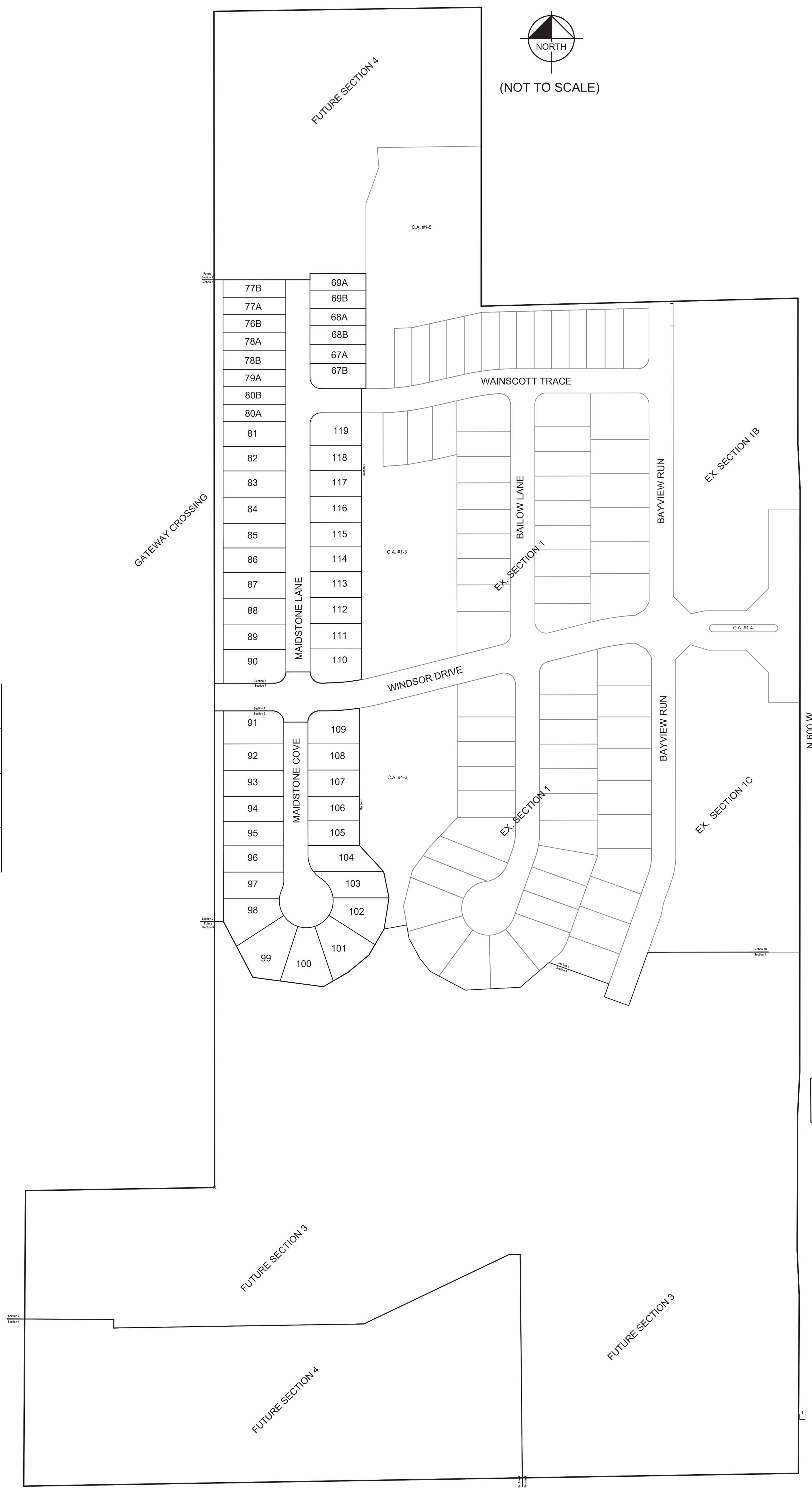
McCORDSVILLE, INDIANA

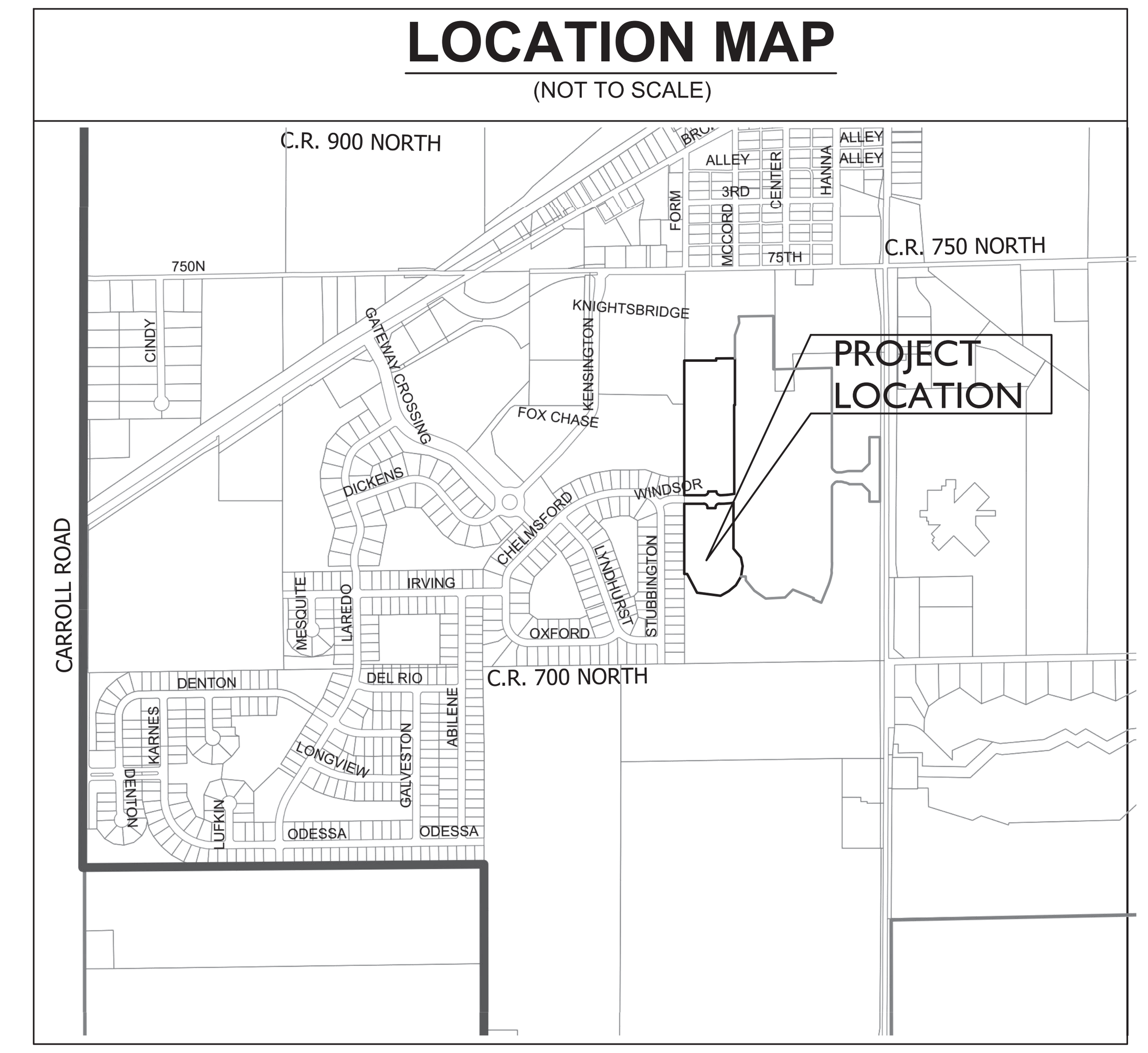
UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
WASTEWATER STORMWATER	DEPT. OF PUBLIC WORKS	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3493	RON CRIDER
ENGINEERING DEPARTMENT	McCORDSVILLE TOWN ENGINEER	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3604	MARK WITSMAN
ELECTRICITY	AES INDIANA	1230 W MORRIS STREET INDIANAPOLIS, IN 46221	317-220-1379	KATIE FORD
NATURAL GAS	VECTREN ENERGY	201 W SOUTH STREET GREENFIELD, IN 46140	765-648-3246	NICK DEARING
WATER	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING Jr. STREET INDIANAPOLIS, IN 46202	317-927-4351	BRAD HOSTETLER
TELEPHONE / COMMUNICATIONS	NINESTAR CONNECT	2243 E MAIN STREET GREENFIELD, IN 46140	317-323-2074	ERIC MEYER
PLANNING & ZONING	McCORDSVILLE PLANNING & BUILDING DEPT.	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3604	RYAN CRUM
FIRE DEPARTMENT	VERNON TOWNSHIP FIRE DEPT.	7580 N. FORM STREET McCORDSVILLE, IN 46055	317-335-9236	MARK ELDER
CABLE	COMCAST	5330 E. 65th ST. INDIANAPOLIS, IN 46220	317-774-3384	MATT STRINGER

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	GRAND COMMUNITIES, LLC FISCHER DEVELOPMENT CO.	6602 E. 75TH STREET, STE 400 INDIANAPOLIS, IN 46250	(765) 513-6535	PMUNOZ@fischerhomes.com	PAUL MUNOZ
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	317-912-4129	john.mcwhorter@kimley-horn.com	JOHN MCWHORTER





INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION TO BE USED WITH THESE PLANS UNLESS ALTERNATE SPECIFICATIONS ARE SHOWN WITHIN.

THESE PLANS MEET THE MOST CURRENT ADA STANDARDS.

Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
C101	GENERAL SPECS
C110	TOPO DEMO PLAN
C200	SITE DEVELOPMENT PLAN
C201	SITE DEVELOPMENT PLAN
C210	EMERGENCY FLOOD ROUTE
C300	INITIAL EROSION CONTROL PLAN
C310	TEMP EROSION CONTROL PLAN
C320	PERMANENT EROSION CONTROL PLAN
C330	EROSION CONTROL SPECS
C332	EROSION CONTROL DETAILS
C333	EROSION CONTROL DETAILS
C334	EROSION CONTROL DETAILS
C400	STREET PLAN AND PROFILE
C401	STREET PLAN AND PROFILE
C420	TRAFFIC CONTROL PLAN
C500	SANITARY PLAN AND PROFILES
C501	SANITARY PLAN AND PROFILES
C600	STORM PLAN AND PROFILES
C601	STORM PLAN AND PROFILES
C610	SUB SURFACE PLAN
C700	WATER PLAN
C701	WATER PLAN
C703	CITIZENS WATER DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
* 1 – 9	McCORDSVILLE SPECS AND DETAILS

LEGAL DESCRIPTION

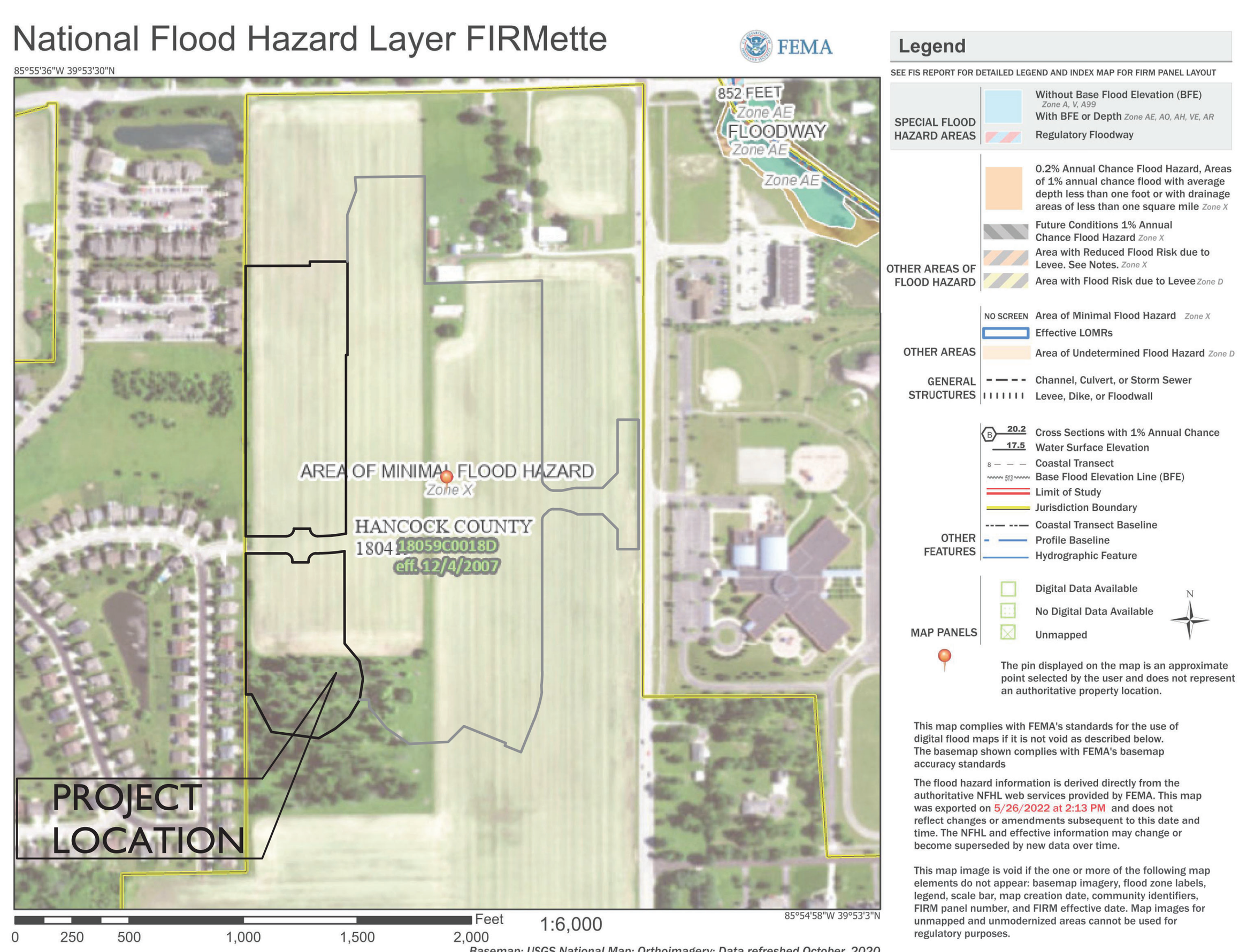
HAMPTON WALK, SECTION 2

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26 TOWNSHIP 17 NORTH, RANGE 5 EAST IN HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

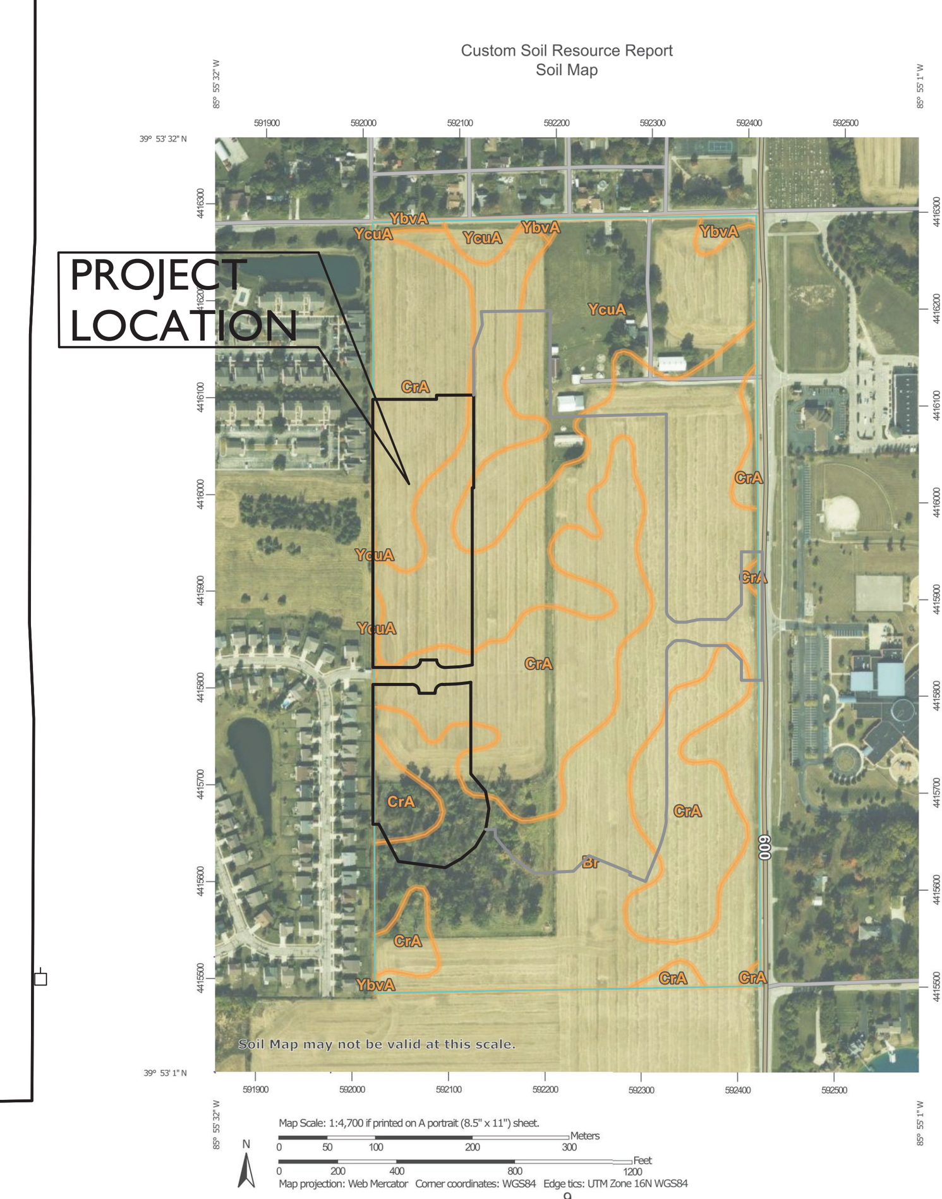
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST ALONG THE WEST LINE OF SAID HALF QUARTER 599.74 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 214.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST 14.24 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 125.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST 257.50 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST 649.95 FEET TO A POINT ON A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 469.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 10 DEGREES 29 MINUTES 10 SECONDS WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 85.62 FEET TO A POINT WHICH BEARS SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST FROM SAID RADIUS POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 4.85 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO A POINT WHICH BEARS SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST FROM SAID RADIUS POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 54.00 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST FROM SAID RADIUS POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 135.00 FEET TO A POINT ON THE WEST LINE OF SAID HALF QUARTER; THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST ALONG SAID WEST LINE 901.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.86 ACRES MORE OR LESS. AND ALSO:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST ALONG THE WEST LINE OF SAID HALF QUARTER 1,562.74 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 130.00 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE RADIUS OF WHICH BEARS SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO A POINT WHICH BEARS NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST FROM SAID RADIUS POINT; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 54.00 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THE RADIUS OF WHICH BEARS NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO A POINT WHICH BEARS NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST FROM SAID RADIUS POINT; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 9.85 FEET TO A POINT ON A NON–TANGENT CURVE HAVING A RADIUS OF 531.00 FEET, THE RADIUS AT WHICH BEARS NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 80.45 FEET TO A POINT WHICH BEARS SOUTH 08 DEGREES 42 MINUTES 26 SECONDS EAST FROM SAID RADIUS POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST 306.85 FEET; THENCE SOUTH 42 DEGREES 48 MINUTES 29 SECONDS EAST 79.71 FEET; THENCE SOUTH 11 DEGREES 21 MINUTES 40 SECONDS EAST 59.66 FEET; THENCE SOUTH 08 DEGREES 52 MINUTES 20 SECONDS WEST 70.31 FEET; THENCE SOUTH 30 DEGREES 21 MINUTES 02 SECONDS WEST 67.58 FEET; THENCE SOUTH 50 DEGREES 24 MINUTES 11 SECONDS WEST 61.25 FEET; THENCE SOUTH 59 DEGREES 55 MINUTES 51 SECONDS WEST 63.06 FEET; THENCE NORTH 82 DEGREES 25 MINUTES 25 SECONDS WEST 158.68 FEET; THENCE NORTH 27 DEGREES 45 MINUTES 33 SECONDS WEST 141.25 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 20.00 FEET TO A POINT ON THE WEST LINE OF SAID HALF QUARTER; THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST ALONG SAID WEST LINE 470.10 FEET TO THE POINT OF BEGINNING, CONTAINING 4.54 ACRES MORE OR LESS.

National Flood Hazard Layer FIRMette



Custom Soil Resource Report
Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	39.4	50.0%
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	26.2	33.2%
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	0.7	0.9%
YcuA	Crosby silt loam-Urban land complex, 0 to 2 percent slopes	12.6	16.0%
Totals for Area of Interest		**78.8**	**100.0%**

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: 317-912-4129
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

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

APPROVAL PENDING NOT FOR CONSTRUCTION

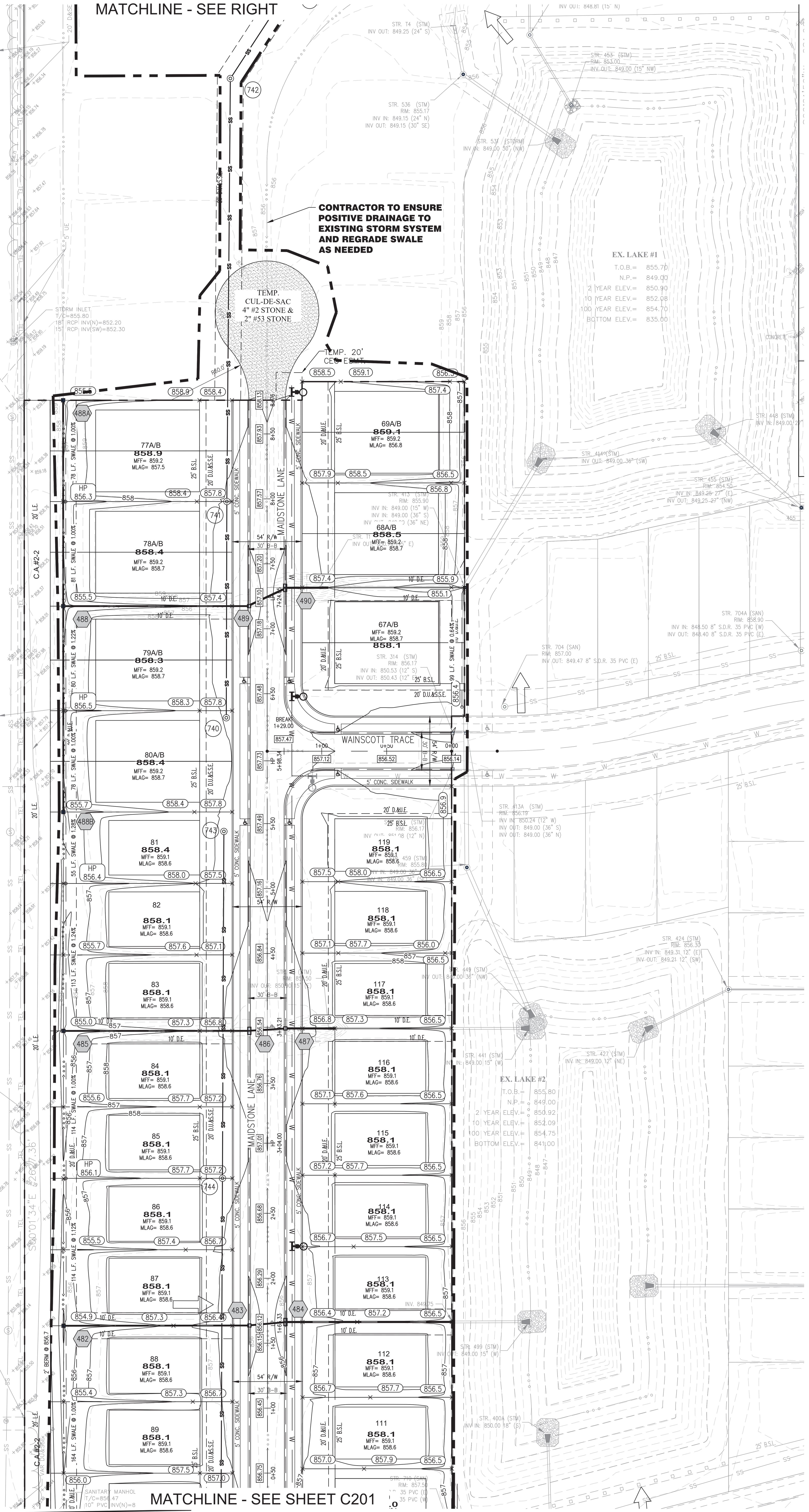
GRAND COMMUNITIES, LLC

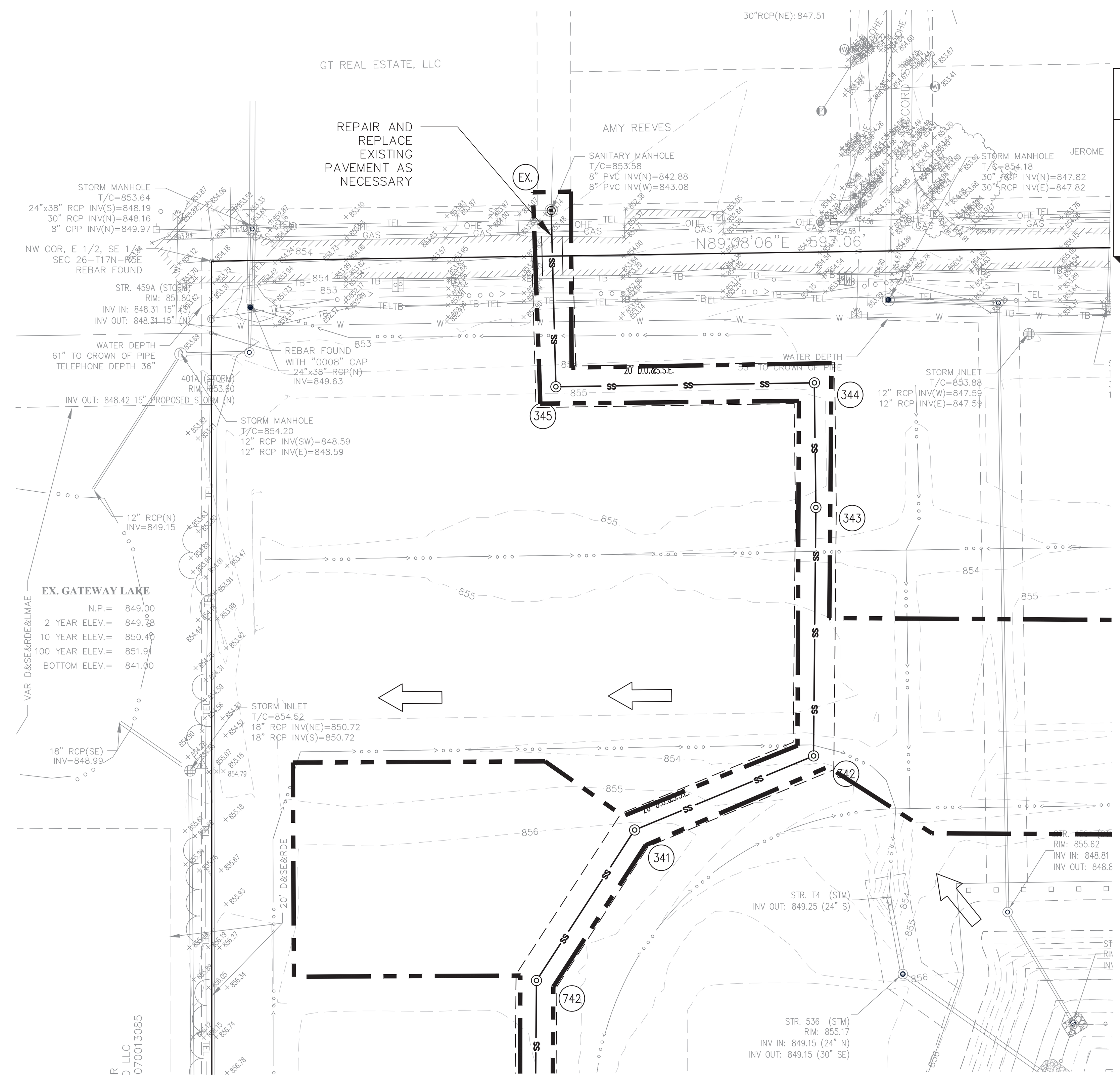
COVER SHEET

HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 02/17/2023
KHA PROJECT NO. 170227003
SHEET NUMBER
C100

Drawing name: K:\IND_LDEV\170227003_Hampton_Walk_Sec2_McCordsville_IN\2 Design\CADD\PlanSheets\COVER SHEET.dwg C100 Feb 16, 2023 4:06pm by: Grant.Shortridge





NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

NOTES

1. REFER TO SHEET C201 FOR STRUCTURE TABLE.
2. REFER TO SHEET C101 FOR GENERAL NOTES.
3. SEE SUBSURFACE DRAIN PLAN (C610–C611) FOR MORE DETAILS.
4. ALL TRUNCATED DOME PLATES SHALL BE BLACK.

BENCHMARKS

ORIGINATING BENCHMARK:
BRASS DISK SET IN NORTHWEST WINGWALL OF A 32 FOOT CONCRETE BRIDGE OVER THE STANSBURY AND SCHULTZ REGULATED DRAIN. MONUMENT IS LEVEL WITH THE ROAD SURFACE. IT IS LOCATED .2 MILES SOUTH OF STATE ROAD 67, 281 FEET EAST OF THE CENTERLINE OF COUNTY ROAD 600 W AND 12.5 FEET NORTH OF THE CENTERLINE OF COUNTY ROAD 705 N.
ELEVATION = 856.83 (NAVD 88)

TBM #1 CUT 'X' IN NNE TOP FLANGE BOLT ON FIRE HYDRYANT AT NW CORNER OF INTERSECTION OF 750N & MCCORD STREET
ELEVATION=856.09

TBM #2 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W AT GRAVEL DRIVE NEAR NORTHEAST CORNER OF SITE
ELEVATION=858.34

TBM #3 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 1090' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=859.93

TBM #4 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 1595' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=860.32

TBM #5 TOP WSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 2070' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=859.04

TBM #6 TOP WSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 3225' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=867.65

UTILITY CROSSINGS

CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE ARE NO CROSSING CONFLICTS. CONFLICTS THAT ARE DISCOVERED AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

LEGEND

	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT ASSEMBLY
870	EXISTING CONTOUR
S ss	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
SS	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
848.0	PROPOSED GRADE
870	PROPOSED CONTOUR
W	PROPOSED WATER LINE
	PROPOSED SWALE
	CONSTRUCTION LIMITS
	PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
	ADA RAMP TO BE INSTALLED
	RIP-RAP
XX XXX.X	LOT NUMBER PAD ELEVATION
	PROPOSED 4" UNDERDRAINS
	LAKE SPILLWAY ROUTING
MFF XXX.X	MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW 1. (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST. 2. 15" (1.25' ABOVE THE ROAD ELEV. 3. 6" (0.5') ABOVE THE MLAG
MLAG XXX.X	MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)

Indiana Utilities Protection Service
Call 811
before you dig

No.	REVISIONS	DATE	BY

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

Kimley»Horn

250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: 317-912-4129
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

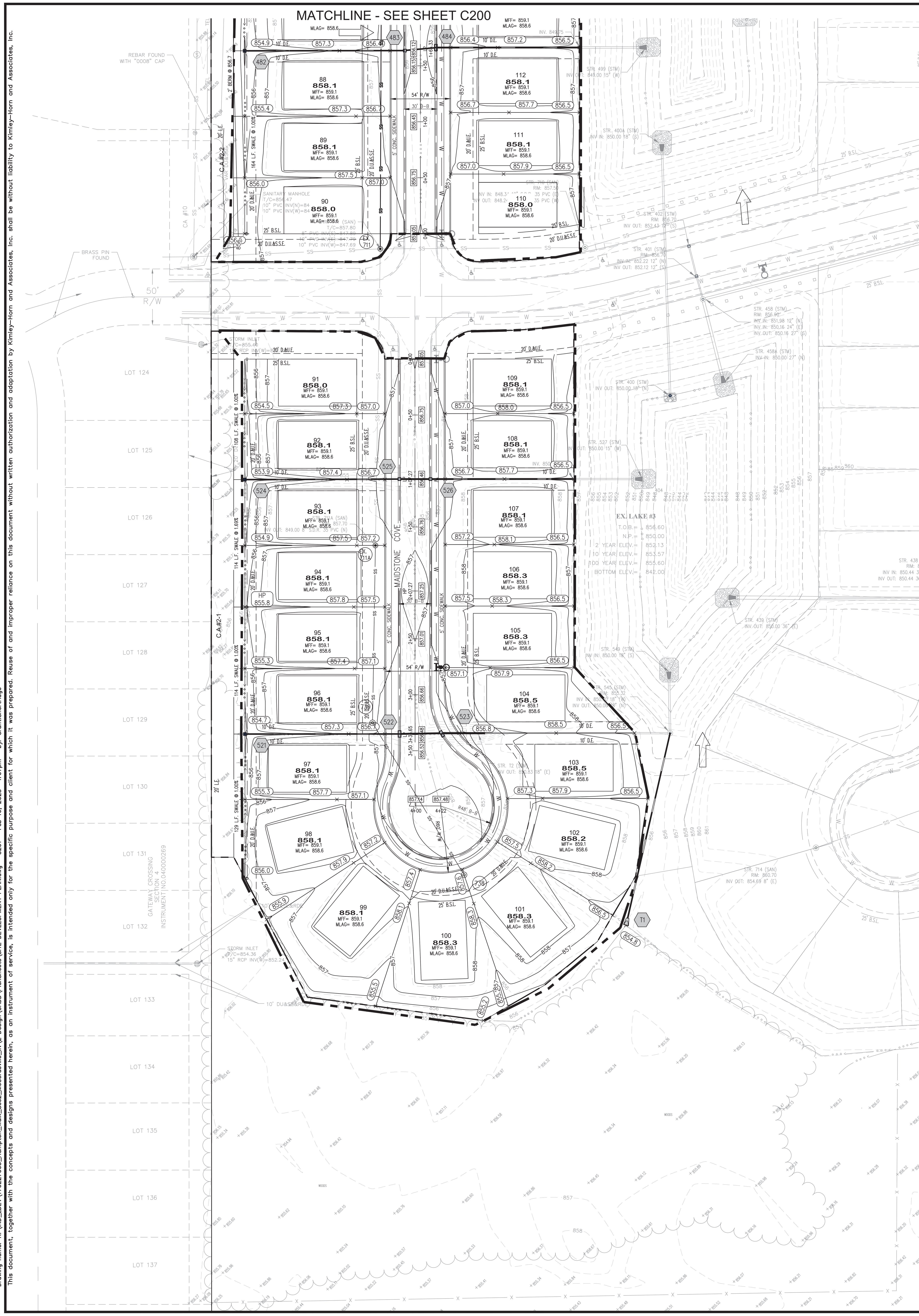
APPROVAL PENDING NOT FOR CONSTRUCTION

GRAND COMMUNITIES, LLC

SITE DEVELOPMENT PLAN

HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 02/17/2023
KHA PROJECT NO. 170227003
SHEET NUMBER
C200



NOTES

1. REFER TO THIS SHEET FOR STRUCTURE TABLE.
2. REFER TO SHEET C101 FOR GENERAL NOTES.
3. SEE SUBSURFACE DRAIN PLAN (C610) FOR MORE DETAILS.
4. ALL TRUNCATED DOME PLATES SHALL BE BLACK.

BENCHMARKS

ORIGINATING BENCHMARK:
BRASS DISK SET IN NORTHWEST WINGWALL OF A 32 FOOT CONCRETE BRIDGE OVER THE STANSBURY AND SCHULTZ REGULATED DRAIN. MONUMENT IS LEVEL WITH THE ROAD SURFACE. IT IS LOCATED .2 MILES SOUTH OF STATE ROAD 67, 281 FEET EAST OF THE CENTERLINE OF COUNTY ROAD 600 W AND 12.5 FEET NORTH OF THE CENTERLINE OF COUNTY ROAD 705 N.
ELEVATION = 856.83 (NAVD 88)

TBM #1 CUT 'X' IN NNE TOP FLANGE BOLT ON FIRE HYDRYANT AT NW CORNER OF INTERSECTION OF 750N & MCCORD STREET
ELEVATION=856.09

TBM #2 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W AT GRAVEL DRIVE NEAR NORTHEAST CORNER OF SITE
ELEVATION=858.34

TBM #3 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 1090' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=859.93

TBM #4 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 1595' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=860.32

TBM #5 TOP WSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 2070' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=859.04

TBM #6 TOP WSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 3225' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=867.65

UTILITY CROSSINGS

CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE ARE NO CROSSING CONFLICTS. CONFLICTS THAT ARE DISCOVERED AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

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
- (848.0) PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED WATER LINE
- PROPOSED SWALE
- CONSTRUCTION LIMITS
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED
- RIP-RAP
- XX / XXX.X — LOT NUMBER / PAD ELEVATION
- PROPOSED 4" UNDERDRAINS
- LAKE SPILLWAY ROUTING

MFF XXX.X — MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW
1. (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.
2. 15" (1.25' ABOVE THE ROAD ELEV.
3. 6" (0.5') ABOVE THE MLAG

MLAG XXX.X — MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SANITARY SEWER STRUCTURE DATA TABLE

STR.NO.	STR. TYPE / CASTING TYPE	T.O.C.	INCOMING PIPE DATA	OUTGOING PIPE DATA
EX.	EX. MH	853.40	8" SDR 35 PVC (S) INV.=842.98	
EX.711A	EX. MH	857.60	8" SDR 35 PVC (S) INV.=849.10	
EX. 711	EX. MH	857.90	8" SDR 35 PVC (N) INV.=847.89	
341	MH / EJ 1022-2	856.40	8" SDR 35 PVC (SW) INV.=847.14	8 SDR 35 PVC (E) INV.=847.04
342	MH / EJ 1022-2	855.40	8" SDR 35 PVC (W) INV.=846.64	8 SDR 35 PVC (N) INV.=846.54
343	MH / EJ 1022-2	854.90	8" SDR 35 PVC (S) INV.=846.03	8 SDR 35 PVC (N) INV.=845.93
344	MH / EJ 1022-2	854.90	8" SDR 35 PVC (S) INV.=845.67	8 SDR 35 PVC (W) INV.=845.47
345	MH / EJ 1022-2	855.00	8" SDR 35 PVC (E) INV.=844.94	8 SDR 35 PVC (N) INV.=844.74
738	MH / EJ 1022-2	858.00		8 SDR 35 PVC (NW) INV.=850.42
739	MH / EJ 1022-2	857.60	8" SDR 35 PVC (SE) INV.=849.76	8 SDR 35 PVC (N) INV.=849.76
740	MH / EJ 1022-2	858.20		8 SDR 35 PVC (N) INV.=849.77
741	MH / EJ 1022-2	858.20	8" SDR 35 PVC (S) INV.=849.07	8 SDR 35 PVC (N) INV.=848.97
742	MH / EJ 1022-2	856.70	8" SDR 35 PVC (S) INV.=847.60	8 SDR 35 PVC (NE) INV.=847.50
743	MH / EJ 1022-2	858.10		8 SDR 35 PVC (S) INV.=850.33
744	MH / EJ 1022-2	857.60	8" SDR 35 PVC (N) INV.=849.21	8 SDR 35 PVC (S) INV.=849.11

STORM SEWER STRUCTURE DATA TABLE

STR.NO.	STR. TYPE / CASTING TYPE	T.O.C.	INCOMING PIPE DATA	OUTGOING PIPE DATA
T1	TEMP. FLARED END SECTION	856.05		12" R.C.P. (N) INV.=854.80
482	TYPE "A" INLET – NEENAH R-2560	854.86		12" R.C.P. (E) INV.=851.61
483	TYPE "A" INLET – NEENAH R-3501-TR	856.15	12" R.C.P. (W) INV.=851.19	12" R.C.P. (E) INV.=851.19
484 **	DBL. TYPE "A" INLETS – NEENAH R-3501-TR/TL	856.15	12" R.C.P. (W) INV.=850.92	15" R.C.P. (E) INV.=850.92
485	TYPE "A" INLET – NEENAH R-2560	855.00		12" R.C.P. (E) INV.=851.75
486	DBL. TYPE "A" INLETS – NEENAH R-3501-TR/TL	856.57	12" R.C.P. (W) INV.=851.33	12" R.C.P. (E) INV.=851.33
487 **	TYPE "A" INLET – NEENAH R-3501-TR	856.57	12" R.C.P. (W) INV.=851.12	15" R.C.P. (E) INV.=851.12
488	TYPE "A" INLET – NEENAH R-2560	855.50	12" R.C.P. (S) INV.=852.25 12" R.C.P. (N) INV.=852.25	12" R.C.P. (E) INV.=852.25
488A	TYPE "A" INLET – NEENAH R-2560	855.53		12" R.C.P. (S) INV.=852.73
488B	TYPE "A" INLET – NEENAH R-2560	855.70		12" R.C.P. (N) INV.=852.73
489	TYPE "A" INLET – NEENAH R-3501-TR	857.13	12" R.C.P. (W) INV.=851.83	15" R.C.P. (NE) INV.=851.83
490 **	DBL. TYPE "A" INLETS – NEENAH R-3501-TR/TL	857.13	15" R.C.P. (SW) INV.=851.72	15" R.C.P. (E) INV.=851.72
521	TYPE "A" INLET – NEENAH R-2560	854.71		12" R.C.P. (E) INV.=851.46
522	DBL. TYPE "A" INLETS – NEENAH R-3501-TR/TL	856.51	12" R.C.P. (W) INV.=851.05	15" R.C.P. (E) INV.=851.05
523 **	DBL. TYPE "A" INLETS – NEENAH R-3501-TR/TL	856.47	15" R.C.P. (W) INV.=850.93	18" R.C.P. (E) INV.=850.93
524	TYPE "A" INLET – NEENAH R-2560	853.92		12" R.C.P. (E) INV.=851.15
525	TYPE "A" INLET – NEENAH R-3501-TR	856.48	12" R.C.P. (W) INV.=850.74	15" R.C.P. (E) INV.=850.74
526 **	TYPE "A" INLET – NEENAH R-3501-TR	856.48	15" R.C.P. (W) INV.=850.67	15" R.C.P. (E) INV.=850.67

** STRUCTURES DESIGNATED TO HAVE A 2' SUMP

Indiana Utilities Protection Service
Call 811 before you dig

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: 317-912-4129
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

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

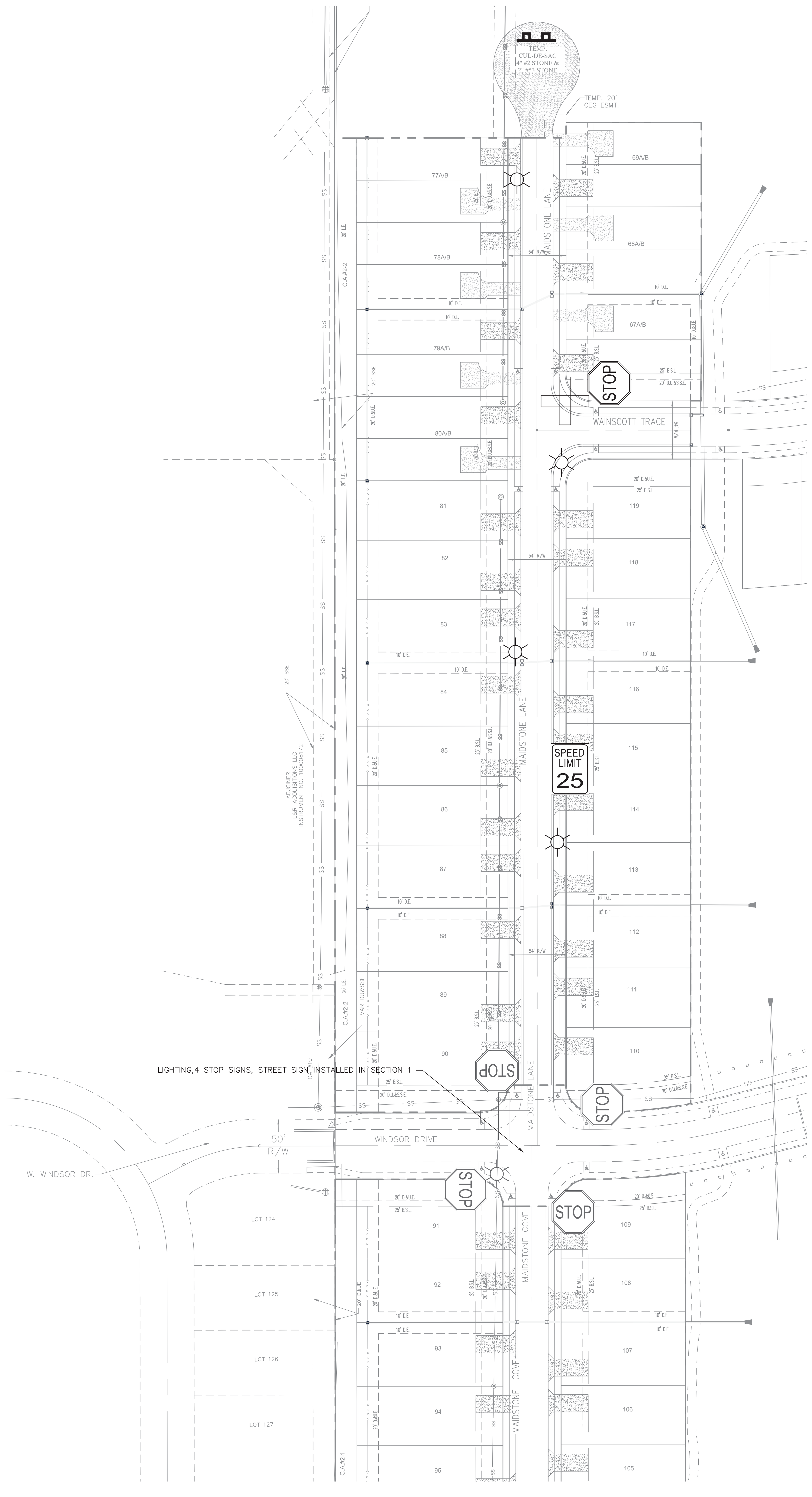
APPROVAL PENDING NOT FOR CONSTRUCTION

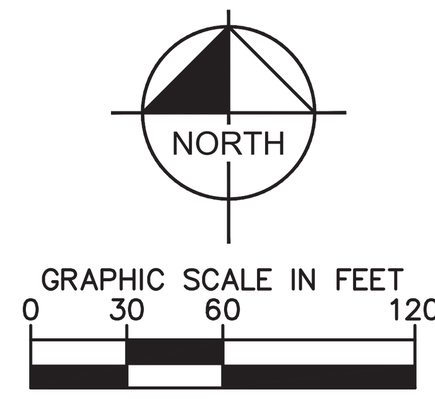
GRAND COMMUNITIES, LLC

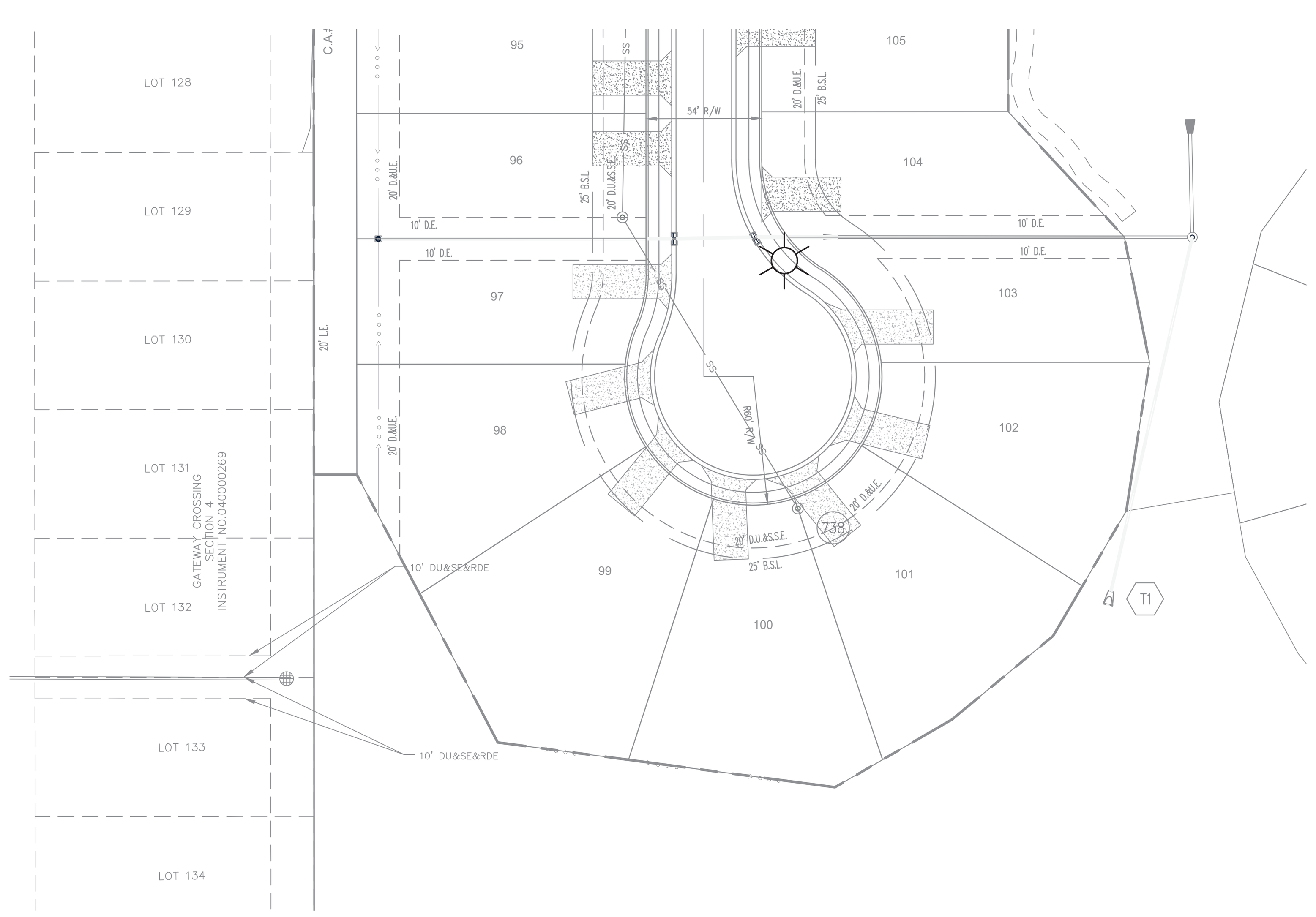
SITE DEVELOPMENT PLAN

HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 02/17/2023
KHA PROJECT NO. 170227003
SHEET NUMBER
C201

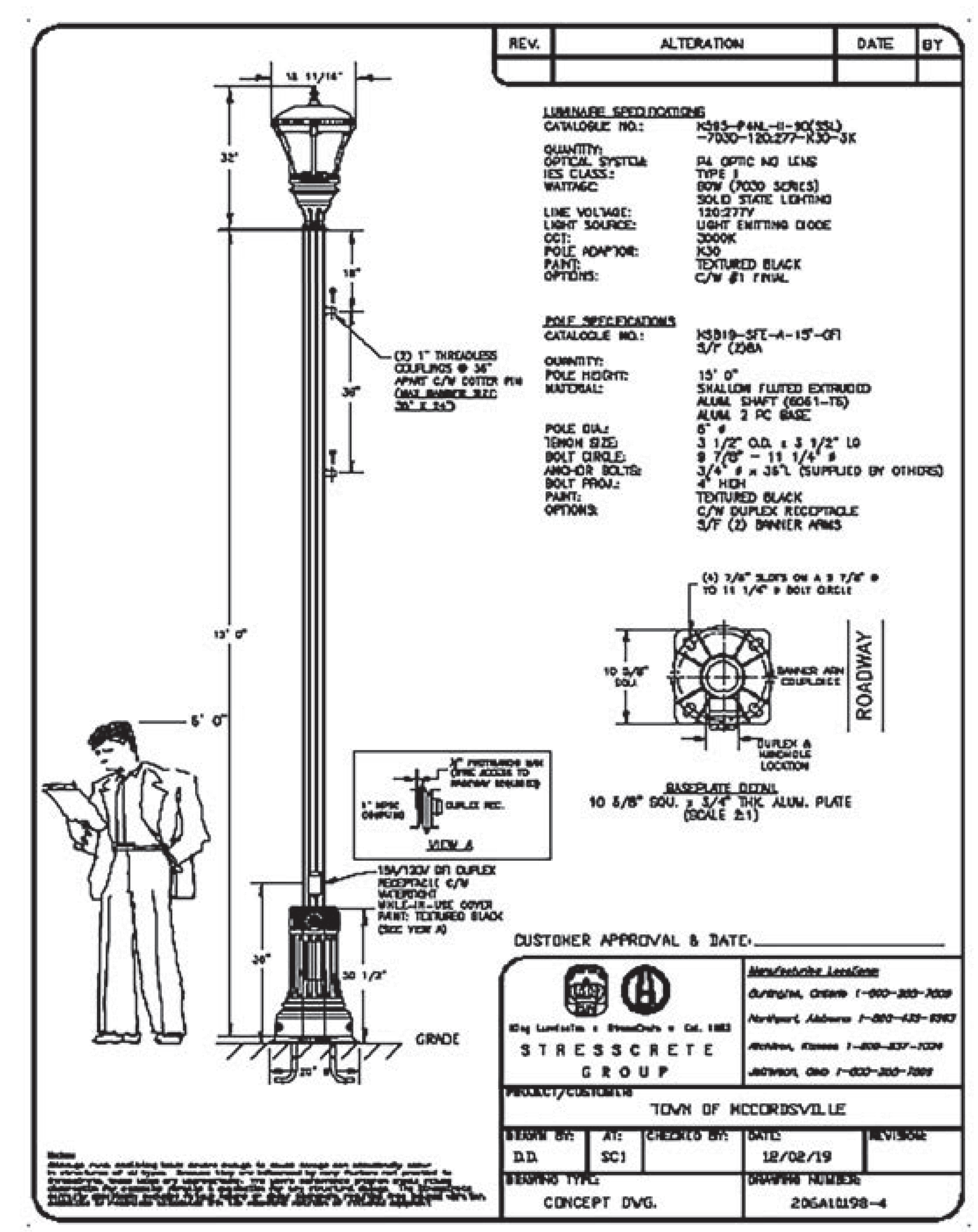






LEGEND

Symbol	Item	Qty
(cross)	ROAD NAME SIGN	1
STOP	STOP SIGN	1
SPEED LIMIT 25	SPEED LIMIT SIGN	1
(light symbol)	LIGHTING	5
(barricade)	TYPE III CONSTRUCTION BARRICADE	1



STANDARD LIGHTING DETAIL

NOTES

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

ALL TRAFFIC CONTROL AND STREET SIGNS SHALL UTILIZE THE TOWN OF McCORDSVILLE STANDARD POLE. SEE TOWN'S SPECIFICATIONS.

BLACK POWDER–COATED POSTS ARE REQUIRED FOR ALL TRAFIC CONTROL & STREET SIGNAGE.

Indiana Utilities Protection Service
Call 811
before you dig

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY–HORN AND ASSOCIATES, INC
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: 317–912–4129
EMAIL: Brett.Huff@kimley–horn.com
WWW.KIMLEY–HORN.COM

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

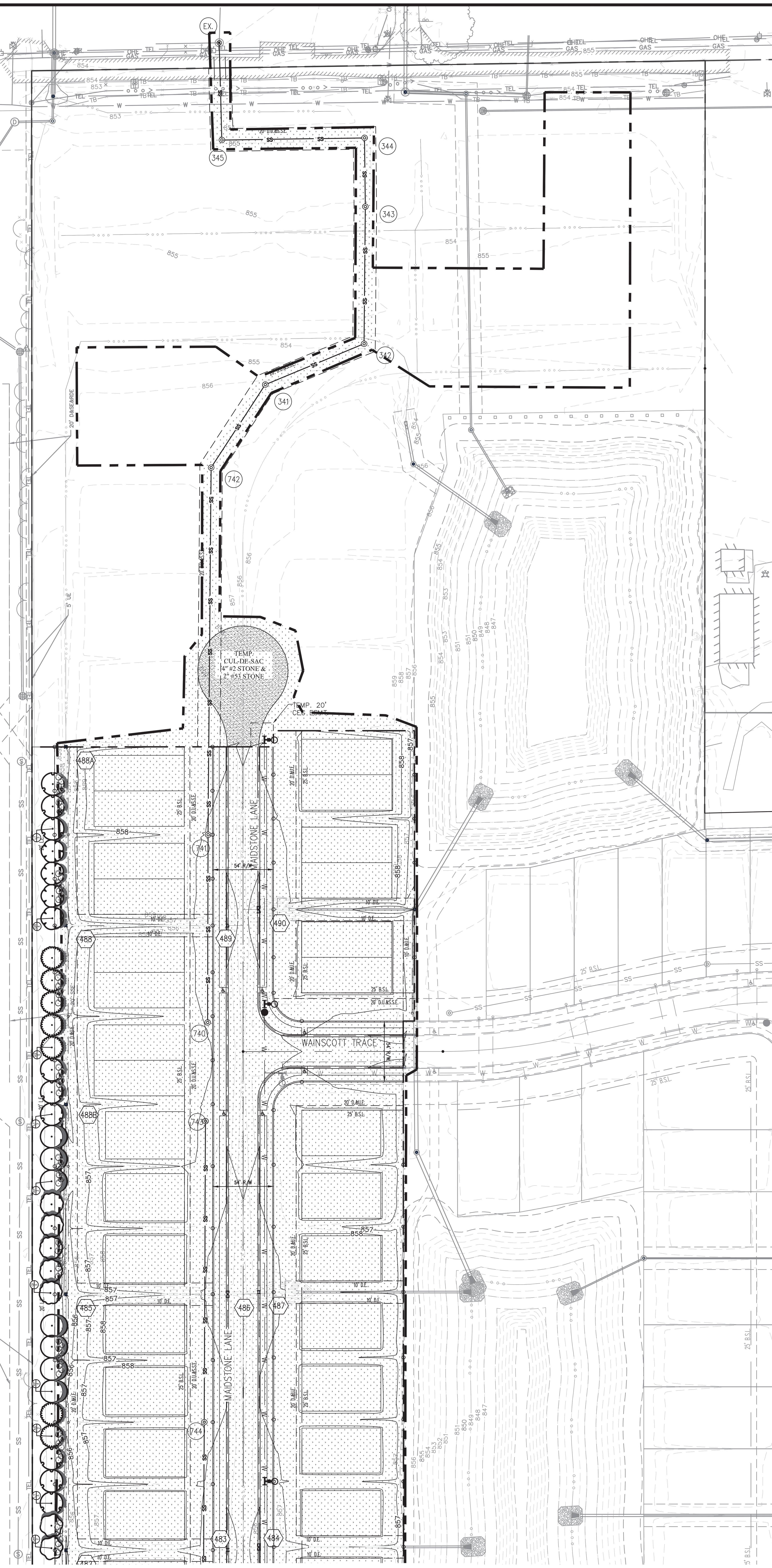
APPROVAL PENDING NOT FOR CONSTRUCTION

GRAND COMMUNITIES, LLC

TRAFFIC CONTROL PLAN

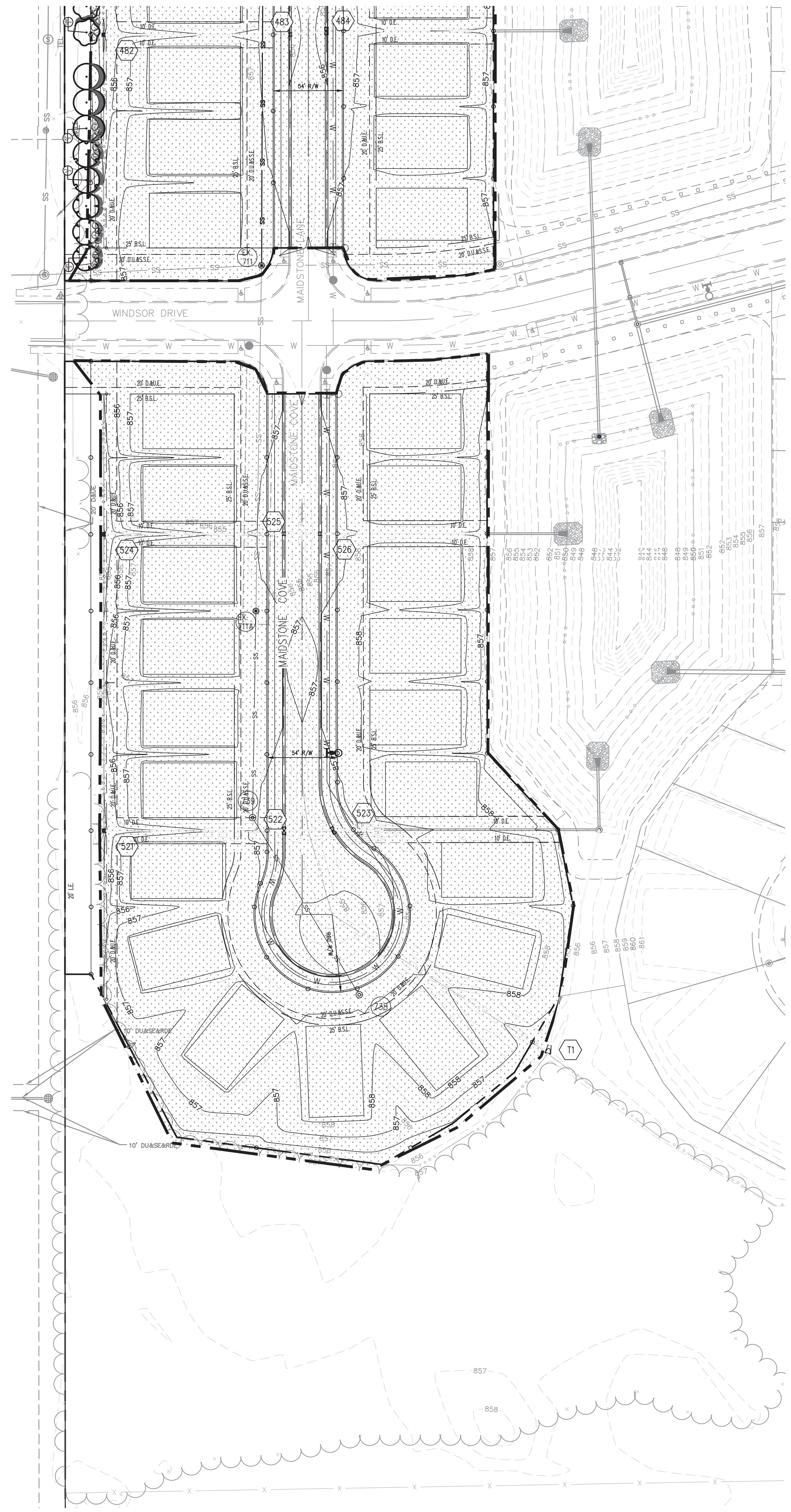
HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 02/17/2023
KHA PROJECT NO. 170227003
SHEET NUMBER
C420



MATCHLINE - SEE RIGHT

MATCHLINE - SEE LEFT



No.	REVISIONS	DATE	BY

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

APPROVAL PENDING NOT FOR CONSTRUCTION

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: 317-912-4129
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

HAMPTON WALK SECTION 2

LANDSCAPE PLAN

GRAND COMMUNITIES, LLC

ORIGINAL ISSUE: 02/17/2023
KHA PROJECT NO. 170227003
SHEET NUMBER
L100

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
LT	11	LIRIODENDRON TULIPIFERA	TULIP POPLAR	B & B	2" CAL MIN	---
KP	10	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B & B	2" CAL MIN	---
QM	2	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL MIN	---
AS	7	ACER SACCHARUM	SUGAR MAPLE	B & B	2" CAL MIN	---
QI	5	QUERCUS IMBRICARIA	SHINGLE OAK	B & B	2" CAL MIN	---
QR	4	QUERCUS ROBUR 'FASTIGIATA' TM	SKYROCKET ENGLISH OAK	B & B	2" CAL MIN	---
QR	3	QUERCUS RUBRA	RED OAK	B & B	2" CAL MIN	---

PERIMETER SHRUBS 86

ARONIA MELANOCARPA 'UCONNAM012' TM / GROUND HUG BLACK CHOKEBERRY
ARONIA MELANOCARPA 'VIKING' / VIKING BLACK CHOKEBERRY
JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER
MYRICA PENSYLVANICA / NORTHERN BAYBERRY
VIBURNUM DENTATUM 'CHICAGO LUSTRE' / CHICAGO LUSTRE VIBURNUM R
WEIGELA FLORIDA 'ALEXANDRA' TM / WINE & ROSES WEIGELA

ORDINANCE CHART

ZONING: PUD	
REQUIREMENT	REQUIRED
YARD LANDSCAPING	
• All homes shall be landscaped with a minimum of 1 deciduous tree, 2 ornamental trees, and 8 shrubs planted along the front foundation of the primary building • All homes on corner lots shall also include a minimum of 1 deciduous tree, 1 ornamental trees, and 8 shrubs planted along the foundation of the side elevation of the stucture • All homes shall have sod installed in the front yard, and the rest of the yard shall be seed and blanket; corner lots shall have sod in both front yards *Yard landscaping to be specified in a future submittal after primary structure is designed and selected	64 standard lot front yards • 64 (1) = 64 deciduous trees • 64 (2) = 128 ornamental trees • 64 (8) = 512 shrubs 10 corner lot side yards • 10 (1) = 10 deciduous trees • 10 (1) = 10 ornamental trees • 10 (8) = 80 shrubs Total: 74 deciduous trees 138 ornamental trees 592 shrubs
STREET TREES	
• 1 tree per 50 LF	• 1 tree per 50 LF required

LANDSCAPE NOTES

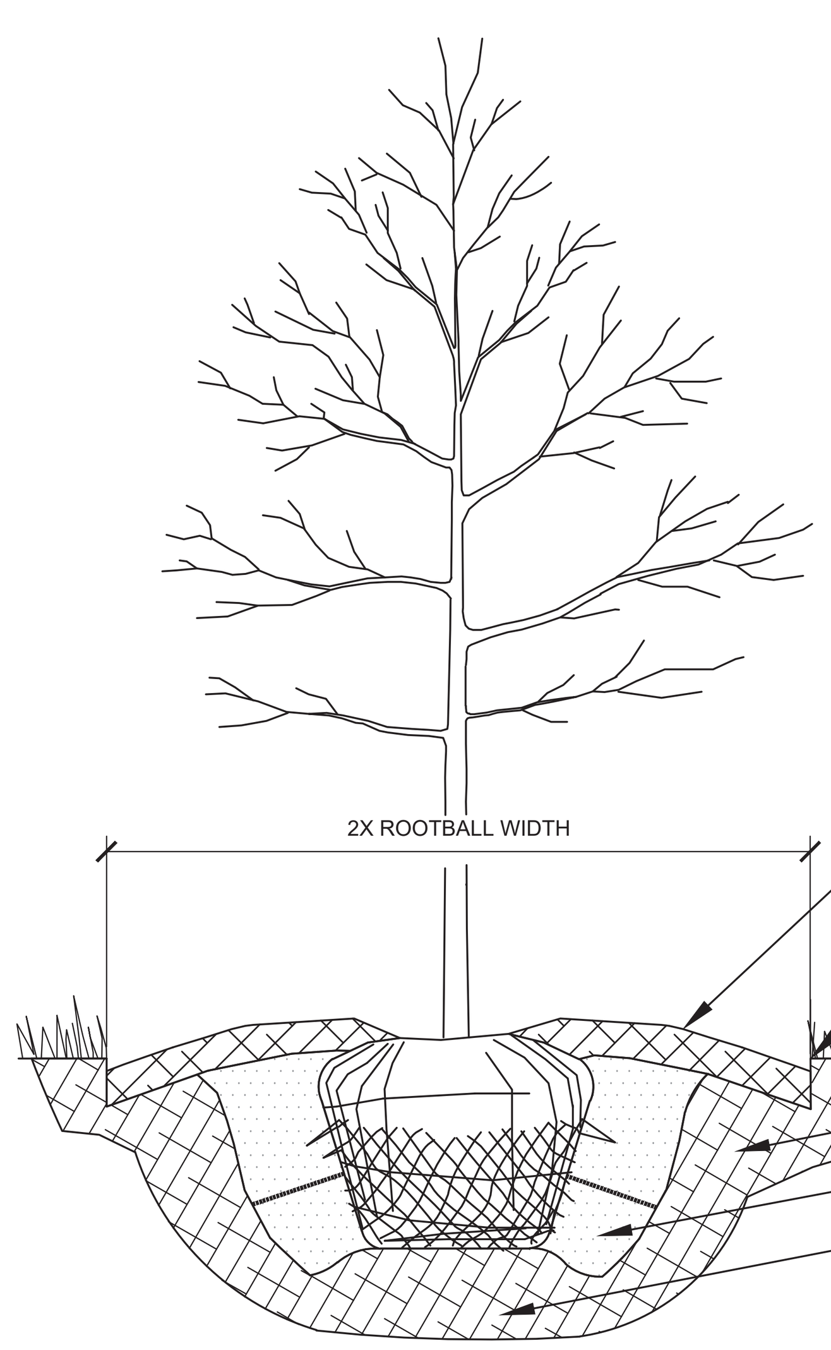
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLODS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.
8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS, SHALL ADJUST LOCATIONS WHEN REQUESTED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.
10. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
11. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
12. WEED FABRIC SHALL BE APPLIED UNDER MULCH.
13. MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
14. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
15. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
16. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
17. WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
18. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.

MULCHING LEGEND

MULCH
HARDWOOD SHREDDED MULCH,
NATURAL BROWN COLOR

SEEDING LEGEND

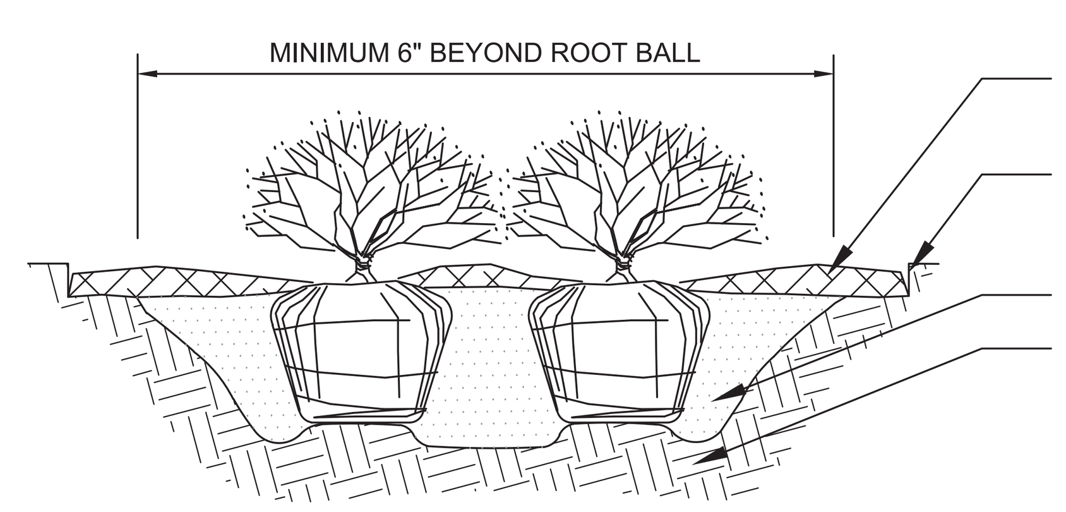
PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)



NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING
NTS



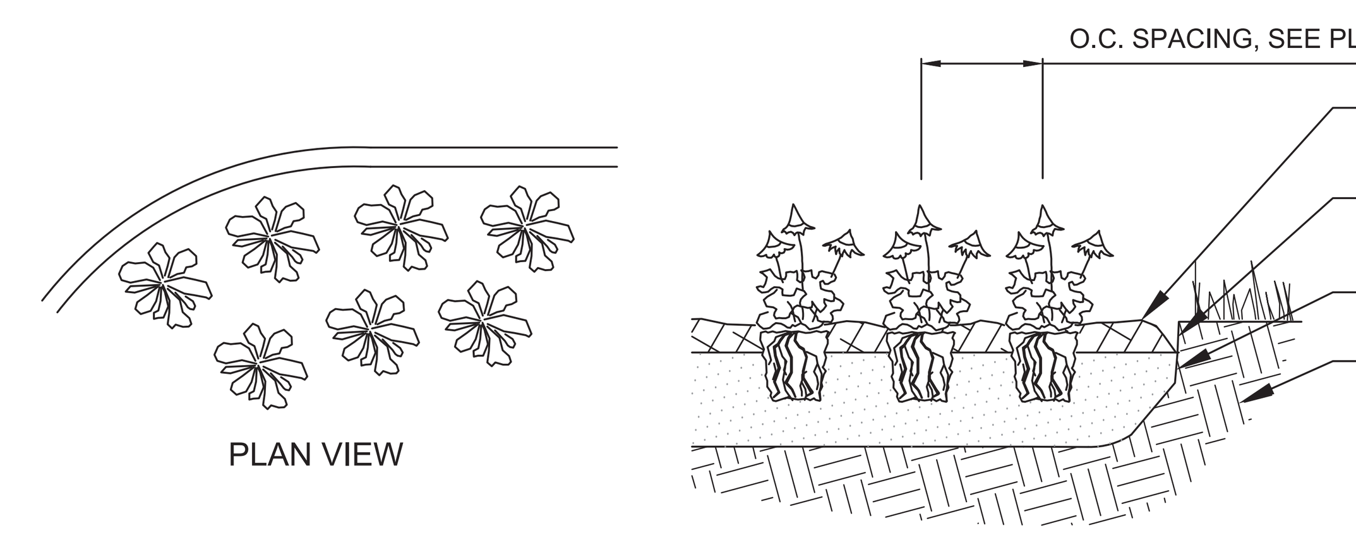
NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING
NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



3 PERENNIAL PLANTING
NTS

Indiana Utilities Protection Service
Call 811
before you dig

REVISIONS			
No.	REVISIONS	DATE	BY

Kimley»Horn

250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: 317-912-4129
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

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

APPROVAL PENDING
NOT FOR
CONSTRUCTION

GRAND COMMUNITIES, LLC

LANDSCAPE DETAILS

HAMPTON WALK SECTION 2

ORIGINAL ISSUE:
02/17/2023
KHA PROJECT NO.
170227003
SHEET NUMBER
L101