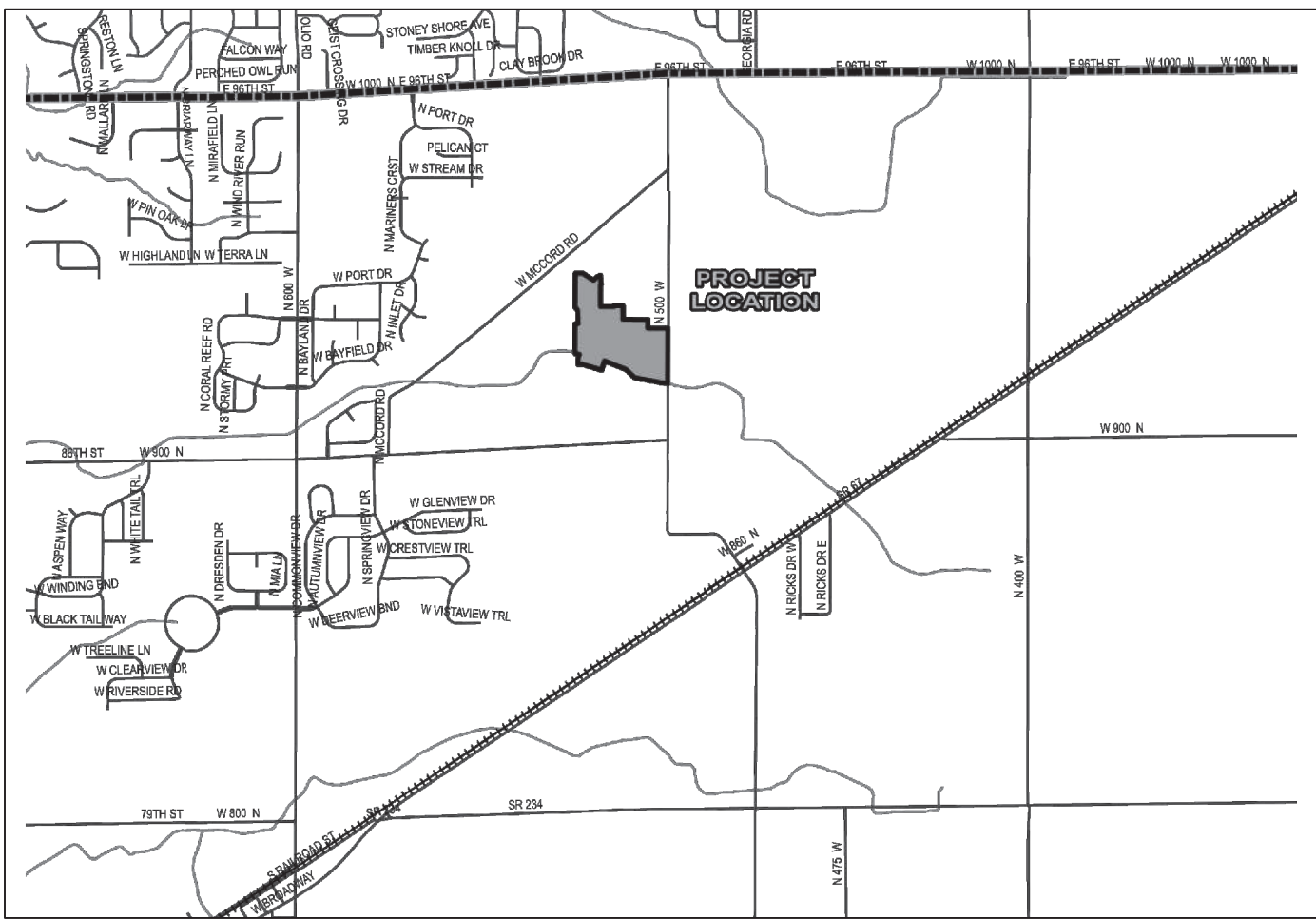


SUMMERTON

SECTION 4

CONSTRUCTION PLANS

Lennar Homes of Indiana, LLC



DEVELOPER:

LENNAR HOMES OF INDIANA, LLC
GREG BINTER
11555 N. MERIDIAN ST., SUITE 400
CARMEL, IN 46032
317-659-3200
greg.binter@lennar.ocm

CIVIL ENGINEER and SURVEYOR:

HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
(317) 347-3663
keichhorn@hwcengineering.com

ZONED SUMMERTON AMENDED PUD ORDINANCE NO. _____, AN
ORDINANCE AMENDING THE TOWN OF MCCORDSVILLE ZONING
ORDINANCE NO. 121410, AS AMENDED.

DEVELOPMENT STANDARDS

AREA "A"	
MINIMUM LOT AREA	7,200 SQ. FT
MINIMUM LOT WIDTH AT BUILDING LINE	60
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	5 FEET
MINIMUM REAR YARD SETBACK	15 FEET
MINIMUM LIVABLE FLOOR AREA	1,500 SF (SINGLE STORY) 1,800 SF (MULTI STORY)
MIN. GROUND FLOOR LIVING AREA	900 SF (MULTI STORY)
MAXIMUM LOT COVERAGE	60%
MAXIMUM HEIGHT - PRINCIPAL	35 FEET

SITE DATA

LOTS: 57
DISTURBED AREA: 29 AC
START CONSTRUCTION: SEPTEMBER 2023
END CONSTRUCTION: SEPTEMBER 2028

PLAN COMMISSION APPROVAL	_____
DRAINAGE APPROVAL	_____
ADDRESS APPROVAL	_____
EROSION CONTROL APPROVAL	_____
COUNTY ENGINEER APPROVAL	_____
COUNTY SANITARIAN APPROVAL	_____
COUNTY COMMISSIONERS APPROVAL	_____



CONTACT INFORMATION:

CITIZENS ENERGY GROUP / CWA AUTHORITY, INC. (WATER)
BRAD HOSTETLER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, INDIANA 46202
P: (317) 927-4351
bhostetler@citienergygroup.com

MINISTAR CONNECT (Electric & Telecom)
ERIC MEYER (317) 323-2074
2243 East Main Street
Greenfield, Indiana 46140
EMEYER@MINISTARCONNECT.COM

TOWN OF MCCORDSVILLE
PLANNING AND BUILDING DEPT
RYAN CRUM
6280 W 800 N
McCordsville, Indiana 46055
P: (317) 335-3604
rcrum@mccordsville.org

MCCORDSVILLE FIRE DEPARTMENT
7580 N Form Street
McCordsville, Indiana 46055
P: (317) 335-9236

TOWN OF MCCORDSVILLE
ENGINEERING DEPARTMENT
MARK WITSMAN
6280 W 800 N
McCordsville, IN 46055
P: (317) 335-3604
mwitsman@mccordsville.org

COMCAST
MATT STRINGER
5330 E. 65th Street
Indianapolis, IN 46220
P: (317) 774-3384
F: (317) 219-5090
mattthew_stringer@cable.comcast.com

TOWN OF MCCORDSVILLE
PUBLIC WORKS
RON CRIDER
6280 W 800 N
McCordsville, IN 46055
P: (317) 335-3493
rcrider@mccordsville.org

VECTREN
SANDRA CASEY
16000 Allisonville Road
Noblesville, Indiana 46061
P: (317) 776-5532,
F: (317) 776-5553
Mailing Address: P.O. Box 1700
Noblesville, Indiana 46061
sandra.casey@centerpointenergy.com



SOILS LEGEND

BR BROOKSTON SILTY CLAY LOAM
CRA CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES
MmB2 MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED



SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	EXISTING CONDITIONS PLAN
C1.2-C1.4	DEVELOPMENT PLAN
C1.5-C1.7	PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C1.8-C1.10	POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C1.11-C1.13	EMERGENCY FLOOD ROUTE PLAN
C1.14	MASTER UTILITY PLAN
C1.15-C1.16	SUBSURFACE DRAIN PLAN
C2.0-C2.2	STREET PLAN & PROFILE
C3.0 - C3.1	INTERSECTION DETAILS
C3.2	TRAFFIC CONTROL PLAN
C4.0-C4.2	SANITARY SEWER PLAN & PROFILE
C6.0-C6.6	STORM SEWER PLAN & PROFILE
C7.0-C7.1	WATER DISTRIBUTION PLAN
C8.0-C8.1	STORMWATER POLLUTION PREVENTION NOTES
C8.2-C8.5	STORMWATER POLLUTION PREVENTION DETAILS
C8.6	CONSTRUCTION DETAILS
C8.7	CITIZENS WATER DETAILS
L1.0-L1.1	LANDSCAPE PLAN
L2.0-L2.1	LANDSCAPE DETAILS

MCCORDSVILLE TOWN STANDARDS

SHEET LIST TABLE

Sheet Title	Sheet Description
1	DIRECTIONS FOR USE & GENERAL NOTES
2	RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS
3	RIGHT-OF-WAY DETAILS
4	UTILITY LOCATION GUIDELINES
5	DRIVE WAY & HANDICAP RAMP DETAILS
6	STORM SEWER STRUCTURE DETAILS
7	STORM SEWER BEDDING DETAILS AND GENERAL NOTES
8	SANITARY SEWER SPECIFICATIONS
9	SANITARY SEWER DETAILS
10	SANITARY SEWER LIFT STATION STANDARDS & GUIDELINES

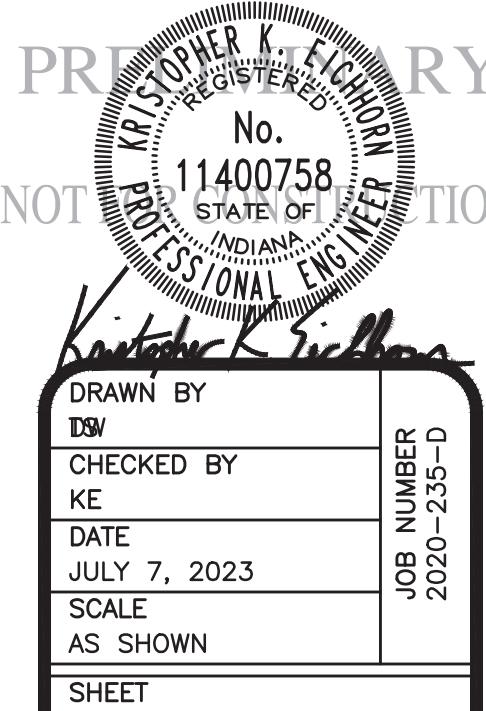
REVISIONS

DATE	DESCRIPTION	BY



SUMMERTON SECTION 4
MCCORDSVILLE, INDIANA

COVER



DRAWN BY DW	JOB NUMBER 2020-235-D
CHECKED BY KE	
DATE JULY 7, 2023	
SCALE AS SHOWN	
SHEET	

C1.0
COVER

1. NOT ALL GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GRADE, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN OBTAINED FROM THE RECORDS OF THE UTILITY COMPANY GIVEN FOR THE CONTRACTORS BENEFIT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES IN HIS WORK AREA WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT FROM THAT SHOWN ON THE DRAWINGS. ALL EXISTING UTILITIES ENCOUNTERED IN THE WORK, WHETHER IN PUBLIC RIGHTS OF WAY OR ON PRIVATE PROPERTY, SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ANY UTILITIES WHICH ARE NOT TO BE REMOVED. IF ANY UNEXPECTED UNIQUE INTERRUPTION TO SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY, IF MINOR CONFLICTS ARISE, THE CONTRACTOR MAY SHIFT THE PROPOSED LOCATION OF THE UTILITY TO THE NEAREST AVAILABLE LOCATION WITHIN OR AROUND UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.

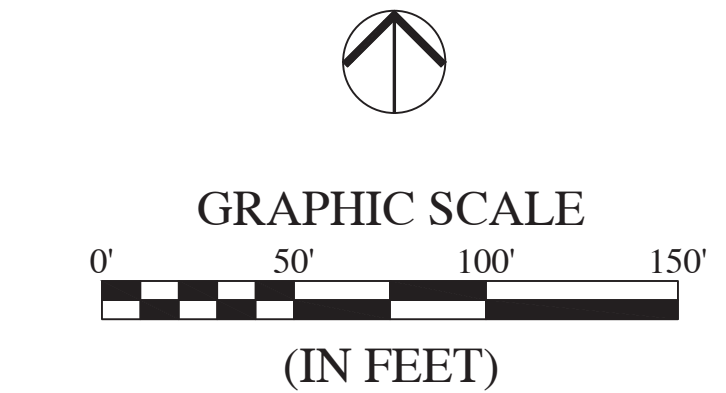
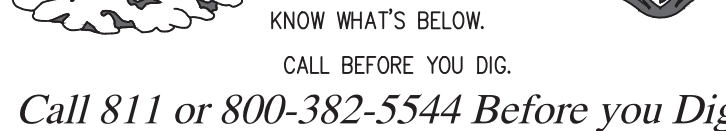
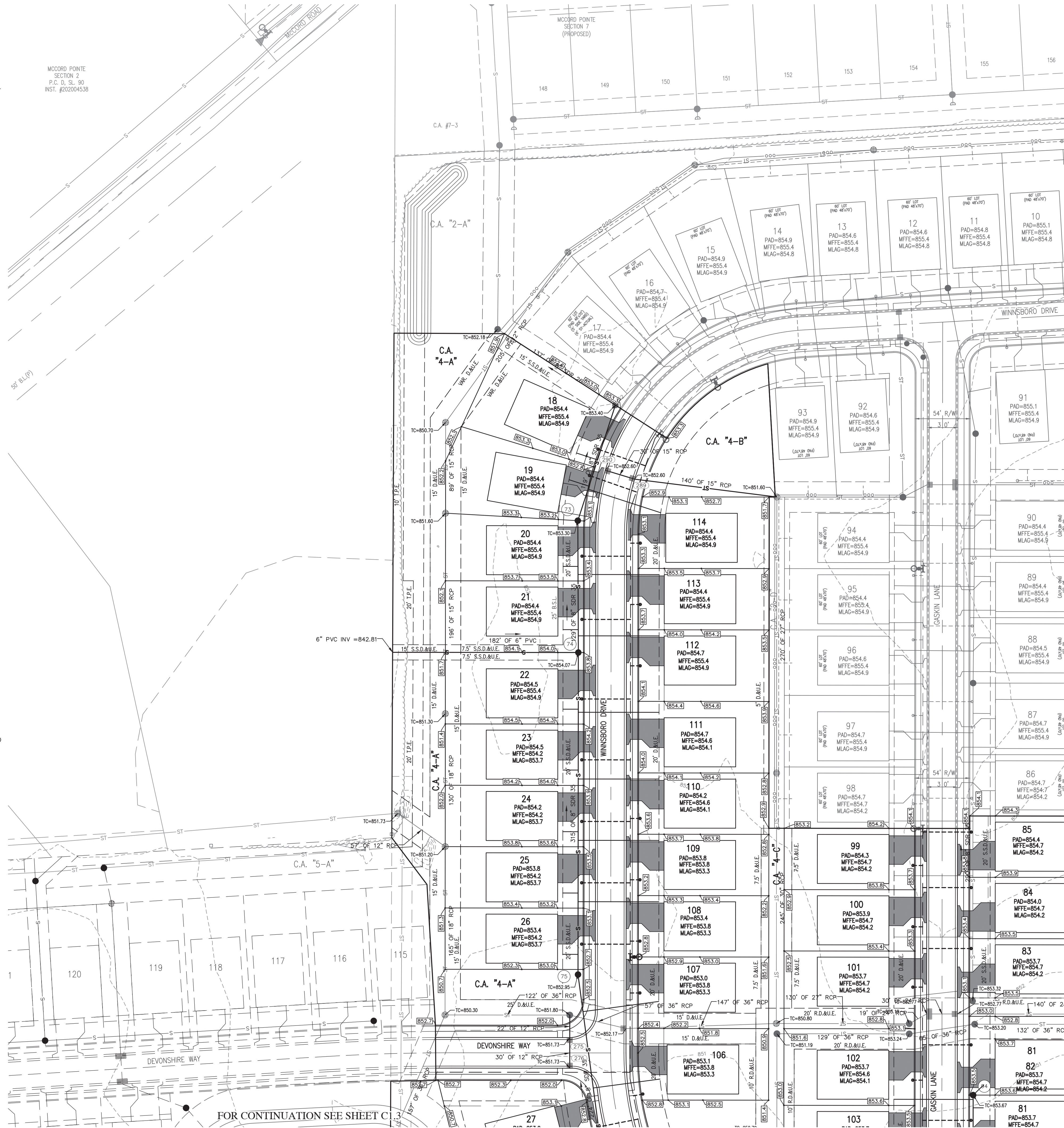
- SAFETY PROVISIONS FOR THE WORK SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE INDIANA OSHA DIVISION AND ANY OTHER LOCAL, STATE OR FEDERAL AGENCY HAVING JURISDICTION. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. TO MAINTAIN SAFE WORKING CONDITIONS AND FREELY VARYING PERFORMANCE OF THE WORK, CONTRACTOR SHALL AT MINIMUM, PROVIDE TRAFFIC CONTROL AS REQUIRED TO SAFELY PROTECT THE GENERAL PUBLIC, THE CONTRACTOR'S WORK FORCES AND THE WORK. THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIAL PROVISIONS, STANDARD DETAILS AND GENERAL INSTRUCTIONS TO FIELD EMPLOYEES. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. THE OPTION OF THE OWNER AND/OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, TRAFFIC, WARNING SIGNS, FLASHING LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, SAFETY EQUIPMENT REQUIREMENTS AND AGENCY REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY PRECAUTIONS, THERE WILL BE NO SEPARATE OR ADDITIONAL PAYMENT FOR THIS WORK.
3. WHERE PROPERTY MARKERS, SECTION CORNERS, SURVEY MARKS OR BENCHMARKS, SUCH AS STONES, PIPES, OR OTHER SUCH MONUMENTS ARE ENCOUNTERED AND CONFLICT WITH THE WORK, THE ENGINEER SHALL BE NOTIFIED BEFORE THEY ARE DISTURBED. THE MARKERS SHALL BE PROTECTED AND THE CONTRACTOR SHALL BE ORDERED BY THE SURVEYOR OR AGENT HAS WITNESSED OR REFERENCED THEIR LOCATIONS.
4. ALL MATERIALS DENOTED "SALVAGED" SHALL BE STORED AND PROTECTED AT THE SITE FOR THE OWNER TO COLLECT OR FOR THE CONTRACTOR TO RE-USE AS INDICATED.
5. THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER.
6. ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.
7. CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.
8. REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED HOUSE PADS. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO STORM SEWER SYSTEM OR LAKE. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS.
10. CONTRACTOR SHALL STAMP THE LETTER "S" IN THE CURB PERPENDICULAR TO THE LATERAL MARKER.
11. STRUCTURES RECEIVING SUB-SURFACE DRAIN (SSD) SHALL HAVE BOTH PORTS CORE DRILLED. "T" OR "Y" BLIND CONNECTIONS ARE NOT ALLOWED.
12. ALL STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE-DRAINS TO WATERWAY".
13. STRUCTURAL FILL: SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). SHALL BE FREE OF ORGANIC MATERIAL, DEBRIS, DELETERIOUS MATERIALS AND FROZEN SOLIDS.
14. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE PATCHING AND SIGNAGE REPAIRS (I.E. STRIPING) SHALL CONFORM WITH THE ADJOINING ROAD.
15. CLAY POND LINERS ARE REQUIRED IF SIGNIFICANT SAND OR GRAVEL STRATIFICATIONS ARE ENCOUNTERED DURING EXCAVATION OF POND.
16. ALL COMMON AREA SIDEWALKS OR PATHS ARE TO BE CONSTRUCTED AS PART OF THE SITE INFRASTRUCTURE. INDIVIDUAL LOT SIDEWALKS TO BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION.
17. FLOODPLAIN BOUNDARY LINES SHOWN ARE DELINEATED BASED ON AN ELEVATION BASE, LOCAL ELEVATION (FEMA) TO SITE SPECIFIC TOPOGRAPHY PER FEMA MAP # 8050SC0017D DATED DECEMBER 4, 2007.

ORIGINATING BENCHMARK:
ELEVATION INFORMATION IS BASED UPON EXISTING McCORD
POINTE CONSTRUCTION PLANS ESTABLISHED BY
STOEPPELWERTH, WHICH IS REFERENCED TO THE NORTH
AMERICAN VERTICAL DATUM OF 1929 (NGVD 29). CONTROL
FROM McCORD POINTE WAS RECOVERED AND USED TO
ESTABLISH CONTROL FOR THIS PROJECT.

CUT SQUARE ON BACK OF CURB AT INTERSECTION OF
NORTH ANCHOR BEND AND NORTH MARINERS CREST.
SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION
3' WEST OF A FIRE HYDRANT.
ELEVATION = 847.28 (NGVD 29)

TBM #1
HANCOCK COUNTY SURVEYOR DISK LOCATED IN THE CENTER
OF COUNTY ROAD 500 WEST, APPROXIMATELY 490 FEET
NORTH OF THE CULVERT FOR THE SCHULTZ & SCHULTZ
LEGAL DRAIN
ELEVATION = 852.92 (NGVD 29)

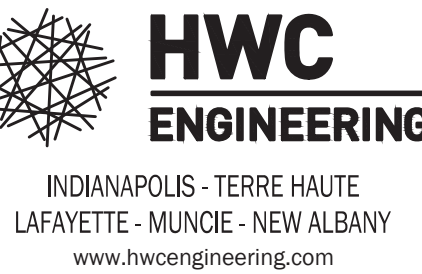
TBM #2
5/8-INCH REBAR WITH RED CAP STAMPED "HWC
ENGINEERING RANDOM POINT" LOCATED ON THE SOUTH SIDE
OF COUNTY ROAD 900 NORTH, NEAR A FIRE HYDRANT AT
THE SOUTHWEST CORNER OF THE SUBJECT TRACT
ELEVATION = 852.09 (NAVD88)



EXISTING		RIGHT-OF-WAY LINE		PROPOSED
_____		EASEMENT LINE	_____	_____
_____		SETBACK LINE	_____	_____
_____		CENTERLINE	_____	_____
_____	ooo	SWALE / FLOWLINE	_____	ooo
_____	S	SUBSURFACE DRAIN	_____	_____
_____	ST	SANITARY SEWER	_____	S
_____	ST	STORM SEWER	_____	ST
>_____	ST	STORM CULVERT	D_____	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)	
d		STORM END SECTION	⊖ (xxx)	
⌒		FIRE HYDRANT	→	
N/A		FLOW ARROW	→	
N/A		FLOOD ROUTE	←	
x xxx-x		SPOT ELEVATION	(xxx.x)	
N/A		PAVEMENT ELEVATION	(xxx.xx)	
		A.D.A. HANDICAP RAMP w/ BLACK TRUNCATED DOMES	(A)	
		2' ROLL CURB	(B)	
		EMERGENCY OVERFLOW WEIR CROSS-SECTION	(C)	
		PRIMARY MONUMENT SIGN	(D)	
		SSD CLEANOUT	o ^{co}	
		SANITARY CLEANOUT GROUND SIGN	o.c. ●	

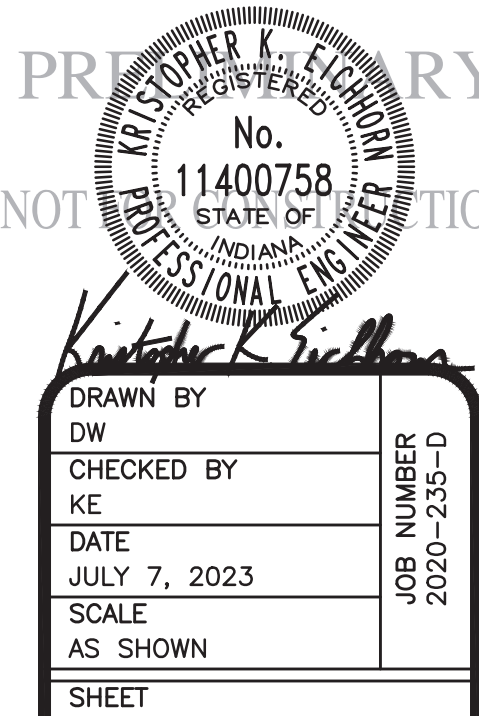
CL	- BACK OF CURB	TB	- TOP OF BANK GRADE
CC	- CENTERLINE	TC	- TOP OF CASTING GRADE
FG	- FINISHED GRADE	PAD	- PAD GRADE
FL	- FLOW LINE	MFGP	- MINIMUM FLOOD PROTECTION G
HP	- HIGH POINT	MFFE	- MINIMUM FINISH FLOOR ELEVAT
INV	- INVERT ELEVATION	TW	- TOP OF WALL
LP	- LOW POINT	IEE	- INGRESS / EGRESS EASEMENT
ME	- MATCH EXISTING GRADE	25	- LOT NUMBER
NP	- NORMAL POOL (ELEVATION)	C.A.	- COMMON AREA
PC	- POINT OF CURVATURE	D.E.	- DRAINAGE EASEMENT
PRC	- POINT OF REVERSE CURVATURE	S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
PT	- POINT OF TANGENCY		
PV	- POLYVINYL CHLORIDE PIPE	D.&U.E.	- DRAINAGE AND UTILITY EASEME
PWC	- POINT OF VERTICAL INTERSECTION	ESMT.	- EASEMENT
RCP	- REINFORCED CONCRETE PIPE	B.S.L.	- BUILDING SETBACK LINE
		R/W	- RIGHT-OF-WAY

FOR CONTINUATION SEE SHEET C1.5

[illegible]

# SUMMERTON SECTION 4 MCCORDSVILLE, INDIANA DEVELOPMENT PLAN

# DEVELOPMENT PLAN



# C1.3

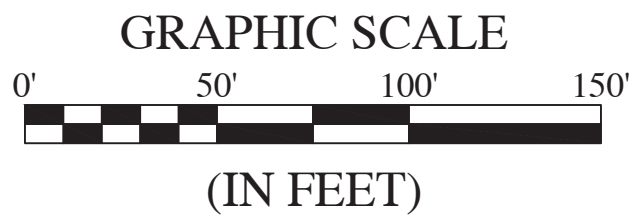
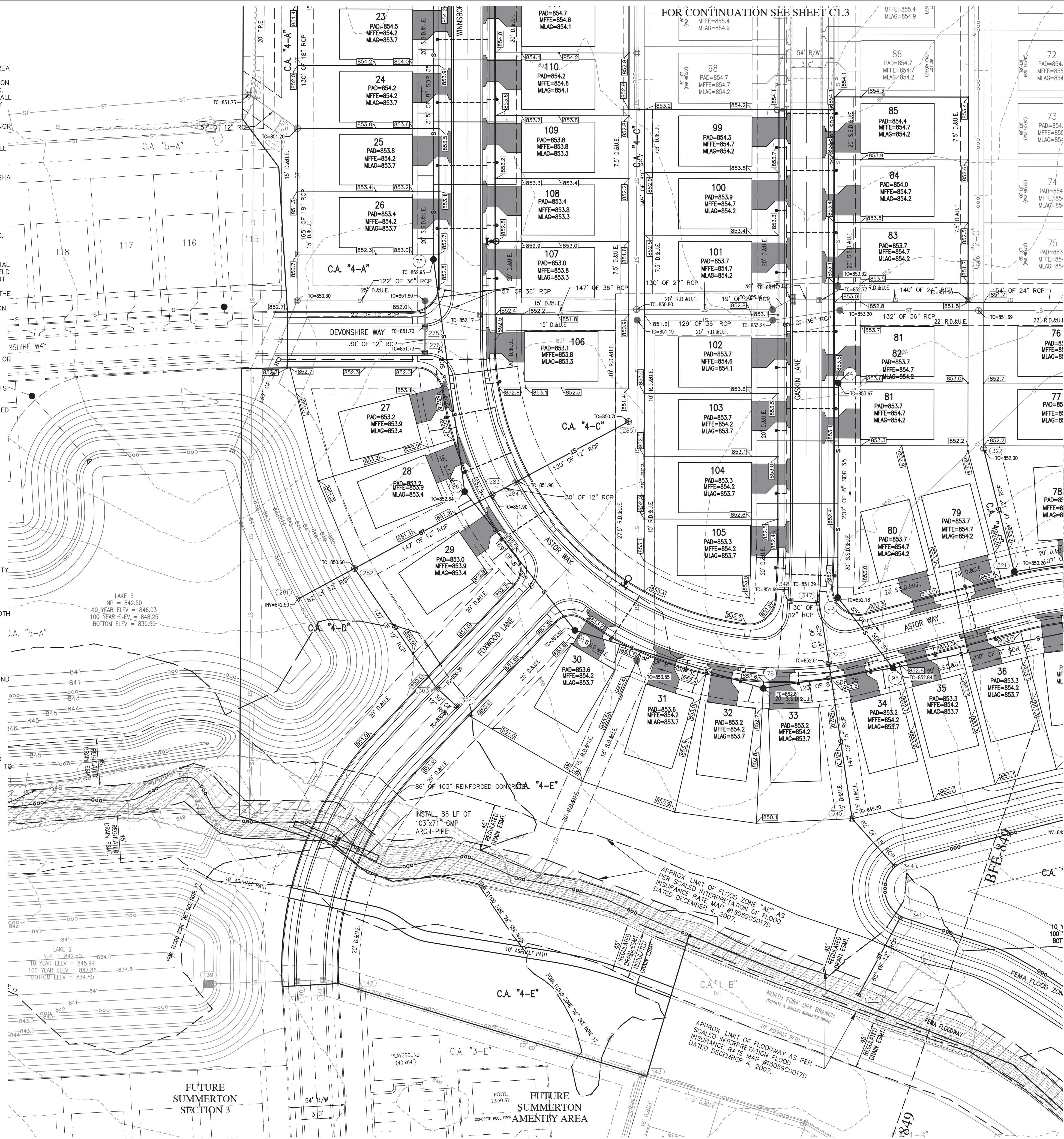
1. NOT ALLOW GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE RECORDS AND IS GIVEN WITHOUT WARRANTY OF ACCURACY. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES IN HIS WORK AREA WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT FROM THAT SHOWN ON THE DRAWINGS. IF ANY EXISTING UTILITIES ENCOUNTERED IN THE WORK, WHETHER IN PUBLIC RIGHTS OF WAY OR ON PRIVATE PROPERTY, SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ANY SUCH UTILITIES WHICH ARE REQUIRED FOR THE PROPOSED WORK. IF AN UNEXPECTED INTERRUPTION OF SERVICE MAY BE REMOVED AND REQUIRED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY, IF MINOR CONFLICTS ARISE, THE CONTRACTOR MAY SHIFT THE PROPOSED LOCATION OF THE WORK TO THE WORK AREA BEFORE SHIFTS BEGINNING WITH OR AROUND UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.

1. SAFETY PROVISIONS FOR THE WORK SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE INDIANA OSHA AND ANY OTHER LOCAL STATE OR FEDERAL AGENCY HAVING JURISDICTION. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY AND PERSONS AND PROPERTY DAMAGE. THE PERFORMANCE OF THE WORK UNDER THE CONTRACT SHALL, AT MINIMUM, PROVIDE TRAFFIC CONTROL AS REQUIRED TO SAFELY PROTECT THE GENERAL PUBLIC, THE CONTRACTOR'S WORK FORCES AND THE WORK. TRAFFIC CONTROL SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIAL PROVISIONS, STANDARD DETAILS AND GENERAL INSTRUCTIONS TO FIELD EMPLOYEES. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE OPTION OF THE OWNER AND/OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, FENCES, WARNING SIGNS, FLASHING LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, SAFETY MEETING REQUIREMENTS AND AGENCY REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY PRECAUTIONS. THERE WILL BE NO SEPARATE OR ADDITIONAL PAYMENT FOR THIS WORK.
2. WHERE PROPERTY MARKERS, SECTION CORNERS, SURVEY MARKS OR BENCHMARKS, SUCH AS STONES, PIPES, OR OTHER SUCH MONUMENTS ARE ENCOUNTERED AND CONFLICT WITH THE WORK, THE ENGINEER SHALL BE NOTIFIED BEFORE THEY ARE DISTURBED. THE MARKERS SHOWN ON THE PROTECTIVE SURVEY SHALL BE THE BASIS FOR THE AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR REFERENCED THEIR LOCATIONS.
3. ALL MATERIALS DENOTED "SALVAGED" SHALL BE STORED AND PROTECTED AT THE SITE FOR THE OWNER TO COLLECT OR FOR THE CONTRACTOR TO RE-USE AS INDICATED.
4. THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER.
5. ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.
6. CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.
7. REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED HOUSE PADS. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO STORM SEWER SYSTEM OR LAKE. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS.
9. CONTRACTOR SHALL STAMP THE LETTER "S" IN THE CURB PERPENDICULAR TO THE LATERAL MARKER.
10. STRUCTURES RECEIVING SUB-SURFACE DRAIN (SSD) SHALL HAVE BOTH PORTS CORE DRILLED. "T" OR "Y" BLIND CONNECTIONS ARE NOT ALLOWED.
11. ALL STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE- DRAINS TO WATERWAY".
12. STRUCTURAL FILL: SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). SHALL BE FREE OF ORGANIC MATERIAL, DEBRIS, DELETERIOUS MATERIALS AND FROZEN SOLIDS.
13. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE SHOULDER AND CURB REPAIRS (I.E. STRIPING) SHALL COINCIDE WITH THE ADJOINING ROAD.
14. CLAY POND LINERS ARE REQUIRED IF SIGNIFICANT SAND OR GRAVEL STRATIFICATIONS ARE ENCOUNTERED DURING EXCAVATION OF POND.
15. ALL COMMON AREA SIDEWALKS OR PATHS ARE TO BE CONSTRUCTED AS PART OF THE SITE INFRASTRUCTURE. INDIVIDUAL LOT SIDEWALKS TO BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION.
16. FLOODPLAIN BOUNDARY LINES SHOWN ARE DELINEATED BASED ON APPLYING BASE FLOOD ELEVATIONS (BFES) TO SITE-SPECIFIC TOPOGRAPHY PER FEMA MAP #1805900107D DATED-SEPTEMBER 4, 2007.

ORIGINATING BENCHMARK:  
ELEVATION INFORMATION IS BASED UPON EXISTING McCORD  
POINT CONSTRUCTION PLANS ESTABLISHED BY  
STOEPELWERTH, WHICH IS REFERENCED TO THE NORTH  
AMERICAN VERTICAL DATUM OF 1929 (NGVD 29). CONTROL  
FROM McCORD POINT WAS RECOVERED AND USED TO  
ESTABLISH CONTROL FOR THIS PROJECT.

**TRM #1**  
HANCOCK COUNTY SURVEYOR DISK LOCATED IN THE CENTER  
OF COUNTY ROAD 500 WEST, APPROXIMATELY 490 FEET  
NORTH OF THE CULVERT FOR THE SCHULTZ & SCHULTZ  
LEGAL DRAIN  
**ELEVATION = 852.92 (NGVD 29)**

TBM #2  
5/8-INCH REBAR WITH RED CAP STAMPED "HWC  
ENGINEERING RANDOM POINT" LOCATED ON THE SOUTH SIDE  
OF COUNTY ROAD 900 NORTH, NEAR A FIRE HYDRANT AT  
THE SOUTHWEST CORNER OF THE SUBJECT TRACT  
ELEVATION = 852.09 (NAVD88)

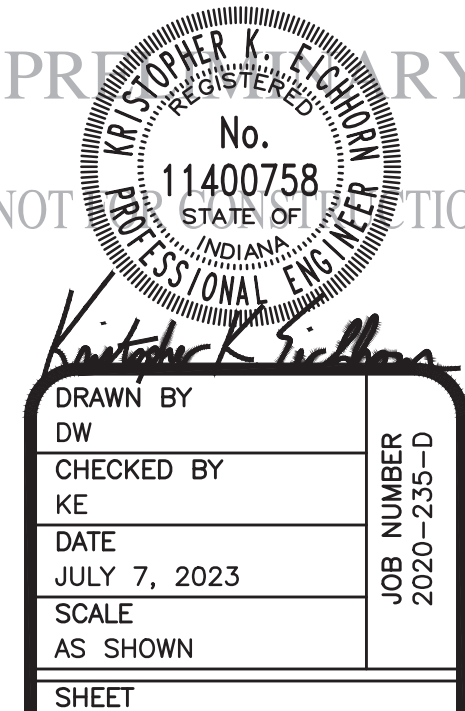


EXISTING		RIGHT-OF-WAY LINE		PROPOSED
		EASEMENT LINE		
		SETBACK LINE		
		CENTERLINE		
		SWALE / FLOWLINE		
		SUBSURFACE DRAIN		
		SANITARY SEWER		
		STORM SEWER		
		STORM CULVERT		
		WATER MAIN		
		CONTOUR, MAJOR		
		CONTOUR, MINOR		
		FENCE		
		TREE LINE		
		SANITARY MANHOLE		
		STORM MANHOLE		
		STORM INLET		
		STORM END SECTION		
		FIRE HYDRANT		
		FLOW ARROW		
		FLOOD ROUTE		
		SPOT ELEVATION		
		PAVEMENT ELEVATION		
		A.D.A. HANDICAP RAMP w/ BLACK TRUNCATED DOMES		
		2' ROLL CURB		
		EMERGENCY OVERFLOW WEIR CROSS-SECTION		
		PRIMARY MONUMENT SIGN		
		SSD CLEANOUT		
		SANITARY CLEANOUT		

CL	- BACK OF CURB	TB	- TOP OF BANK GRADE
CL	- CENTERLINE	TC	- TOP OF CASTING GRADE
FG	- FINISHED GRADE	PAD	- PAD GRADE
FL	- FLOW LINE	MFPG	- MINIMUM FLOOD PROTECTION GRADE
HP	- HIGH POINT	MFFE	- MINIMUM FINISH FLOOR ELEVATION
INV	- INVERT ELEVATION	TW	- TOP OF WALL
LP	- LOW POINT	IEE	- INGRESS / EGRESS EASEMENT
ME	- MATCH EXISTING GRADE	25	- LOT NUMBER
NP	- NORMAL POOL (ELEVATION)	C.A.	- COMMON AREA
PC	- POINT OF CURVATURE	D.E.	- DRAINAGE EASEMENT
PRC	- POINT OF REVERSE CURVATURE	S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
PT	- POINT OF TANGENCY	D.&U.E.	- DRAINAGE AND UTILITY EASEMENT
PVC	- POLYVINYL CHLORIDE PIPE	ESMT.	- EASEMENT
PVI	- POINT OF VERTICAL INTERSECTION	B.S.L.	- BUILDING SETBACK LINE
RCP	- REINFORCED CONCRETE PIPE	R/W	- RIGHT-OF-WAY

[illegible]

# SUMMERTON SECTION 4 MCCORDSVILLE, INDIANA DEVELOPMENT PLAN



## C1.4

### DEVELOPMENT PLAN

OVERALL GENERAL PROJECT NOTES

- NOT ALL GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTORS BENEFIT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES IN HIS WORK AREA WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT FROM THAT SHOWN ON THE DRAWINGS. ALL EXISTING UTILITIES ENCOUNTERED IN THE WORK, WHETHER IN PUBLIC RIGHTS OF WAY OR ON PRIVATE PROPERTY, SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ANY UTILITIES WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION TO SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY. IF MINOR CONFLICTS ARISE, THE CONTRACTOR MAY SHIFT THE PROPOSED LOCATION OF THE INSTALLATION OF THE WORK. BEFORE WORKING WITH OR AROUND UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.
- SAFETY PROVISIONS FOR THE WORK SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE INDIANA OSHA AND ANY OTHER LOCAL STATE OR FEDERAL AGENCY HAVING JURISDICTION. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR SHALL, AT MINIMUM, PROVIDE TRAFFIC CONTROL AS REQUIRED TO SAFELY PROTECT THE GENERAL PUBLIC, THE CONTRACTOR'S WORK FORCES AND THE WORK. TRAFFIC CONTROL SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIAL PROVISIONS, STANDARD DETAILS AND GENERAL INSTRUCTIONS TO FIELD EMPLOYEES. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. THE OPTION OF THE OWNER AND/OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, FENCES, WARNING SIGNS, FLASHING LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, SAFETY MEETING REQUIREMENTS AND AGENCY REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY PRECAUTIONS; THERE WILL BE NO SEPARATE OR ADDITIONAL PAYMENT FOR THIS WORK.
- WHERE PROPERTY MARKERS, SECTION CORNERS, SURVEY MARKS OR BENCHMARKS, SUCH AS STONES, PIPES, OR OTHER SURVEY MONUMENTS ARE ENCOUNTERED AND CONFLICT WITH THE WORK, THE ENGINEER SHALL BE NOTIFIED BEFORE THEY ARE DISTURBED. THE MARKERS SHALL BE PROTECTED AFTER THE OWNER, ENGINEER, AND AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR REFERENCED THEIR LOCATIONS.
- ALL MATERIALS DENOTED "SALVAGED" SHALL BE STORED AND PROTECTED AT THE SITE FOR THE OWNER TO COLLECT OR FOR THE CONTRACTOR TO RE-USE AS INDICATED.
- THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER.
- ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.
- CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.
- REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED HOUSE PADS. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO STORM SEWER SYSTEM OR LAKE. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS.
- CONTRACTOR SHALL STAMP THE LETTER "S" IN THE CURB PERPENDICULAR TO THE LATERAL MARKER.
- STRUCTURES RECEIVING SUB-SURFACE DRAIN (SSD) SHALL HAVE BOTH PORTS CORE DRILLED. "T" OR "Y" BLIND CONNECTIONS ARE NOT ALLOWED.
- ALL STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE-DRAINS TO WATERWAY".
- STRUCTURAL FILL: SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) SHALL BE FREE OF ORGANIC MATERIAL, DEBRIS, DELETERIOUS MATERIALS AND FROZEN SOLIDS.
- ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE SHOULDERS AND SIGNAGE. REPAIRS (I.E. STRIPING) SHALL COINCIDE WITH THE ADJOINING ROAD.
- CLAY POND LINERS ARE REQUIRED IF SIGNIFICANT SAND OR GRAVEL STRATIFICATIONS ARE ENCOUNTERED DURING EXCAVATION OF POND.
- ALL COMMON AREA SIDEWALKS OR PATHS ARE TO BE CONSTRUCTED AS PART OF THE SITE INFRASTRUCTURE. INDIVIDUAL LOT SIDEWALKS TO BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION.
- FLOODPLAIN BOUNDARY LINES SHOWN ARE DELINEATED BASED ON APPLYING BASE FLOOD ELEVATIONS (BFEs) TO SITE-SPECIFIC TOPOGRAPHY PER FEMA MAP #18059C0017D DATED DECEMBER 4, 2007.

BENCHMARK INFORMATION:

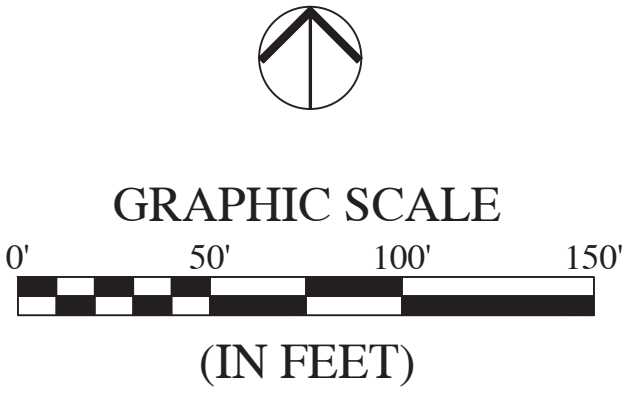
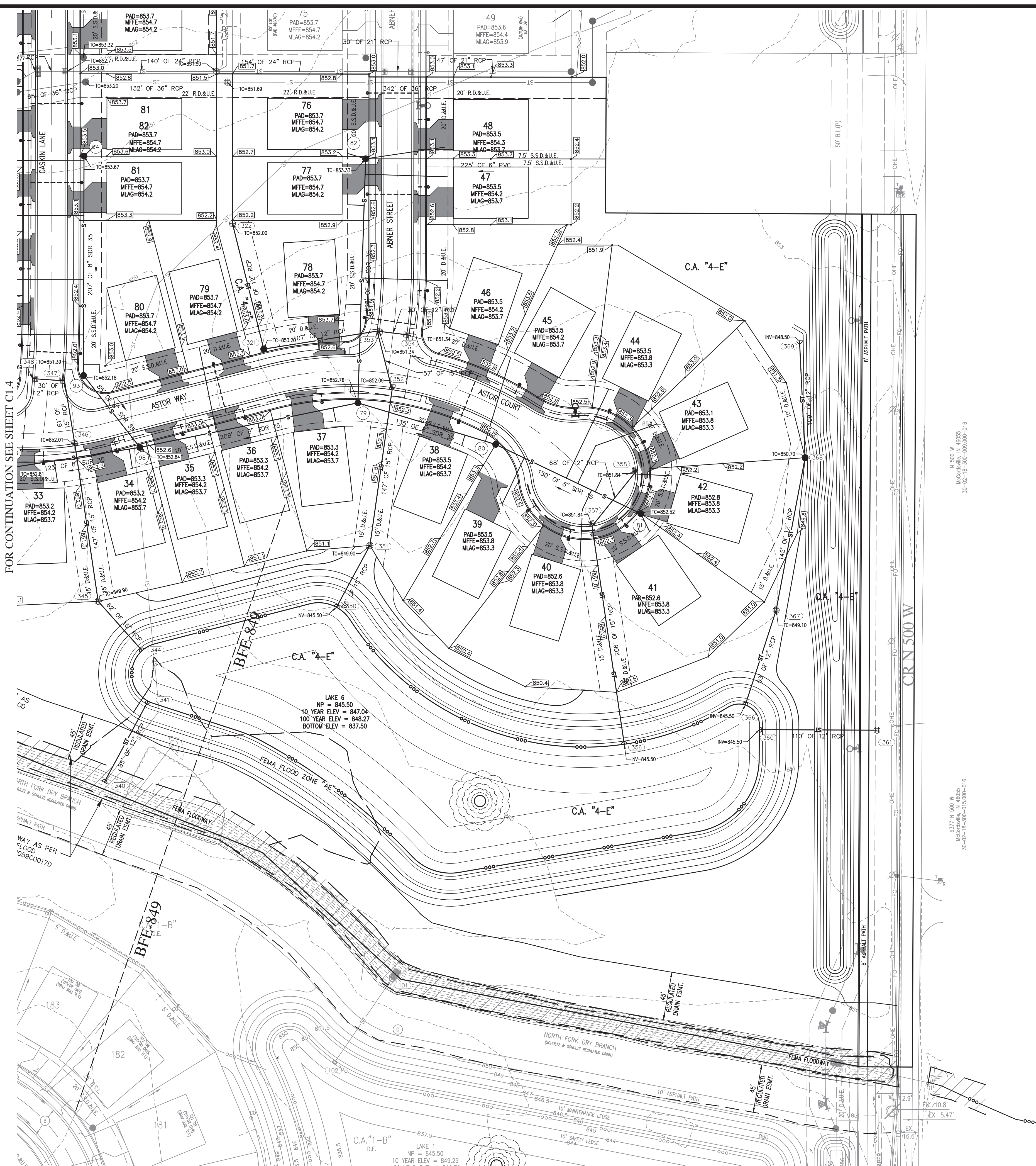
ORIGINATING BENCHMARK:  
ELEVATION INFORMATION IS BASED UPON EXISTING MCCORD POINTE CONSTRUCTION PLANS ESTABLISHED BY STOEPPELWERTH, WHICH IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1929 (NGVD 29). CONTROL FROM MCCORD POINTE WAS RECOVERED AND USED TO ESTABLISH CONTROL FOR THIS PROJECT.

OUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT.  
ELEVATION = 847.28 (NGVD 29)

TBM #1  
HANCOCK COUNTY SURVEYOR DISK LOCATED IN THE CENTER OF COUNTY ROAD 500 WEST, APPROXIMATELY 490 FEET NORTH OF THE CULVERT FOR THE SCHULTZ & SCHULTZ LEGAL DRAIN  
ELEVATION = 852.92 (NGVD 29)

TBM #2  
5/8-INCH REBAR WITH RED CAP STAMPED "HWC ENGINEERING RANDOM POINT" LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 900 NORTH, NEAR A FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT  
ELEVATION = 852.09 (NAVD88)

FOR CONTINUATION SEE SHEET C1.4

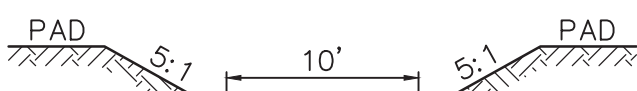


LEGEND:

EXISTING	PROPOSED
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	CENTERLINE
---	SWALE / FLOWLINE
---	SUBSURFACE DRAIN
---	SANITARY SEWER
---	STORM SEWER
---	STORM CULVERT
---	WATER MAIN
---	CONTOUR, MAJOR
---	CONTOUR, MINOR
---	FENCE
---	TREE LINE
---	SANITARY MANHOLE
---	STORM MANHOLE
---	STORM INLET
---	STORM END SECTION
---	FIRE HYDRANT
---	FLOW ARROW
---	FLOOD ROUTE
---	SPOT ELEVATION
---	PAVEMENT ELEVATION
---	A.D.A. HANDICAP RAMP
---	W/ BLACK TRUNCATED DOMES
---	2' ROLL CURB
---	EMERGENCY OVERFLOW WEIR CROSS-SECTION
---	PRIMARY MONUMENT SIGN
---	SSD CLEANOUT
---	SANITARY CLEANOUT

ABBREVIATIONS:

BC	- BACK OF CURB	TB	- TOP OF BANK GRADE
CL	- CENTERLINE	TC	- TOP OF CASTING GRADE
FG	- FINISHED GRADE	PAD	- PAD GRADE
FL	- FLOW LINE	MFG	- MINIMUM FLOOD PROTECTION GRADE
HP	- HIGH POINT	MFE	- MINIMUM FINISH FLOOR ELEVATION
INV	- INVERT ELEVATION	TW	- TOP OF WALL
LP	- LOW POINT	IEE	- INGRESS / EGRESS EASEMENT
ME	- MATCH EXISTING GRADE	25	- LOT NUMBER
NP	- NORMAL POOL (ELEVATION)	C.A.	- COMMON AREA
PC	- POINT OF CURVATURE	D.E.	- DRAINAGE EASEMENT
PRC	- POINT OF REVERSE CURVATURE	S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
PT	- POINT OF TANGENCY	D.&U.E.	- DRAINAGE AND UTILITY EASEMENT
PVC	- POLYVINYL CHLORIDE PIPE	ESMT.	- EASEMENT
PVI	- POINT OF VERTICAL INTERSECTION	B.S.L.	- BUILDING SETBACK LINE
RCP	- REINFORCED CONCRETE PIPE	R/W	- RIGHT-OF-WAY



EMERGENCY OVERFLOW WEIR CROSS-SECTION "C"

NOT TO SCALE

FOR CONTINUATION SEE SHEET C1.3

REVISIONS

DATE	DESCRIPTION	BY



SUMMERTON SECTION 4 MCCORDSVILLE, INDIANA DEVELOPMENT PLAN

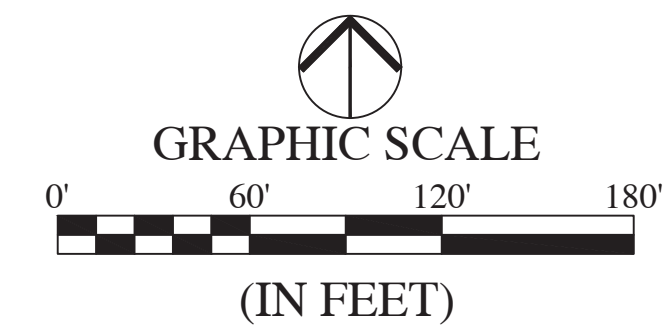


DRAWN BY DW	JOB NUMBER 2020-235-D
CHECKED BY KE	
DATE JULY 7, 2023	
SCALE AS SHOWN	
SHEET	

C1.5 DEVELOPMENT PLAN





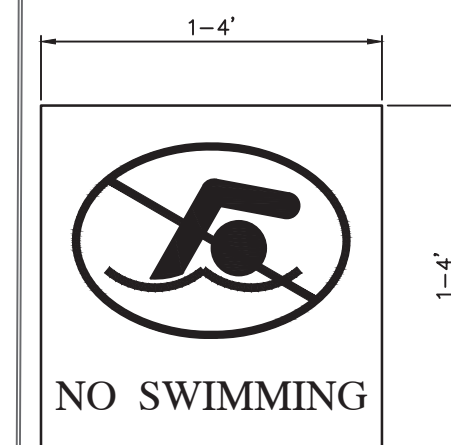


GENERAL NOTES

1. LIGHTING, SIGNS, IRRIGATION LINES, ETC. MUST BE CONSTRUCTED TO MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET FROM THE CENTER OF THE SANITARY SEWER FACILITIES.
2. STREET LIGHTS ARE REQUIRED TO MATCH EXISTING STREET LIGHTS. TO INCLUDE POLE TYPE, FIXTURE TYPE, HEIGHT OF FIXTURE ETC.
3. ALL STREET LIGHTING SHALL BE INSTALLED WITH REFLECTORS OR OTHER SUCH DEVICES OR CONTROLS SO THAT LIGHT IS REFLECTED DOWNWARD TO MITIGATE LIGHT SPILLOVER. ALL STREET LIGHTS ARE TO BE FULL CUT-OFF AND DARK SKY COMPLIANT.

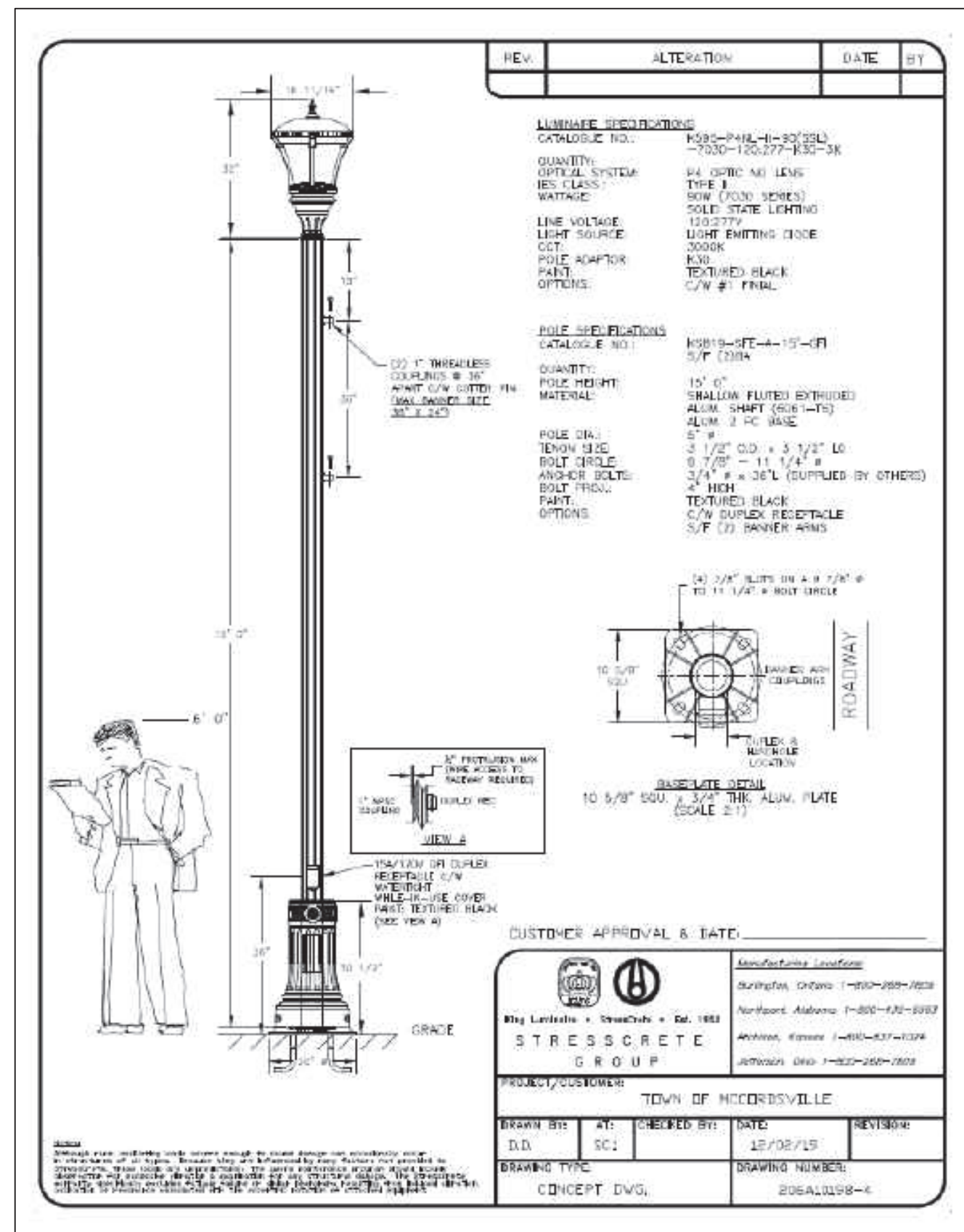
LEGEND:

EXISTING	PROPOSED
	RIGHT-OF-WAY LINE
	STOP SIGN
	SPEED LIMIT SIGN
	STREET NAME SIGN
	END OF ROAD MARKER: TYPE III CONSTRUCTION BARRICADE
	LED STREET LIGHT STRESSCRETE GROUP MODEL K595 ARISTOCRAT
	NOTE: ALL STREET LIGHTS TO BE FULL CUT-OFF AND DARK SKY COMPLIANT



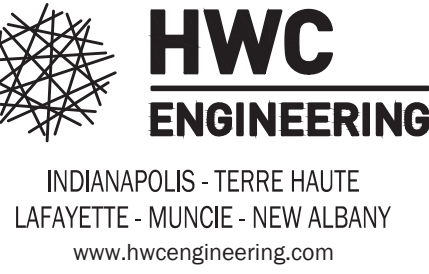
POND SAFETY SIGN  
NOT TO SCALE

- NOTES:
1. SIZE SHOULD BE A MINIMUM OF ONE SQUARE FEET, MAXIMUM FOUR SQUARE FEET.
  2. SHOULD BE NO MORE THAN 500 FEET APART, WITH NO LESS THAN FOUR SIGNS PER POND.
  3. A SIGN MUST BE PLACED AT ALL PUBLIC ACCESS AND ENTRANCE AREAS TO POND.
  4. MUST HAVE THE WORDS "NO SWIMMING" AND A "NO SWIMMING" SYMBOL. CAN ALSO PROHIBIT TRESPASSING, SWIMMING, WADING OR OTHER RECREATIONAL ACTIVITIES THAT WOULD INVOLVE A PERSON ENTERING A POND.
  5. COLORS TO BE DETERMINED BY THE HOMEOWNERS ASSOCIATION DEVELOPER.



REVISIONS

DATE	DESCRIPTION	BY



SUMMERTON SECTION 4  
MCCORDSVILLE, INDIANA  
TRAFFIC CONTROL PLAN

DRAWN BY TS	JOB NUMBER 2020-235-D
CHECKED BY KE	
DATE JULY 7, 2023	
SCALE AS SHOWN	

C3.2  
TRAFFIC CONTROL PLAN

LEGEND:	
EXISTING	PROPOSED

LANDSCAPE LEGEND:

	QUANTITY / KEY
	SPADE EDGE
	SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	SHRUB

LANDSCAPE REQUIREMENTS

PER SUMMERTON PUD FOR PERIMETER LANDSCAPING REQUIREMENTS

PERIMETER LANDSCAPE

BUFFER 1 ALONG CR 500 WEST

REQUIRED: 3 EVERGREEN TREES, 1 ORNAMENTAL TREE, 3 DECIDUOUS SHADE TREES, 6 SHRUBS PER 100 LF OF FRONTAGE

CR 900 NORTH FRONTAGE: 797 LF

REQUIRED:	
EVERGREEN TREES	24
ORNAMENTAL TREES	8
DECIDUOUS SHADE TREES	24
SHRUBS	48

PROVIDED:	
EVERGREEN TREES	24
ORNAMENTAL TREES	8
DECIDUOUS SHADE TREES	24
SHRUBS	48

CONTINUOUS MOUNDING 3-5 FEET HIGH PROVIDED: YES

BUFFER 2 ALONG ADJACENT PARCELS:

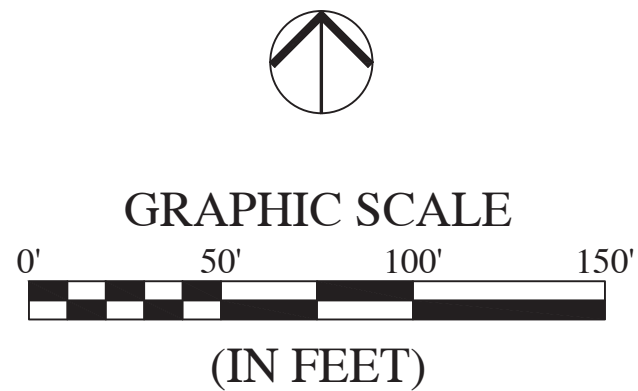
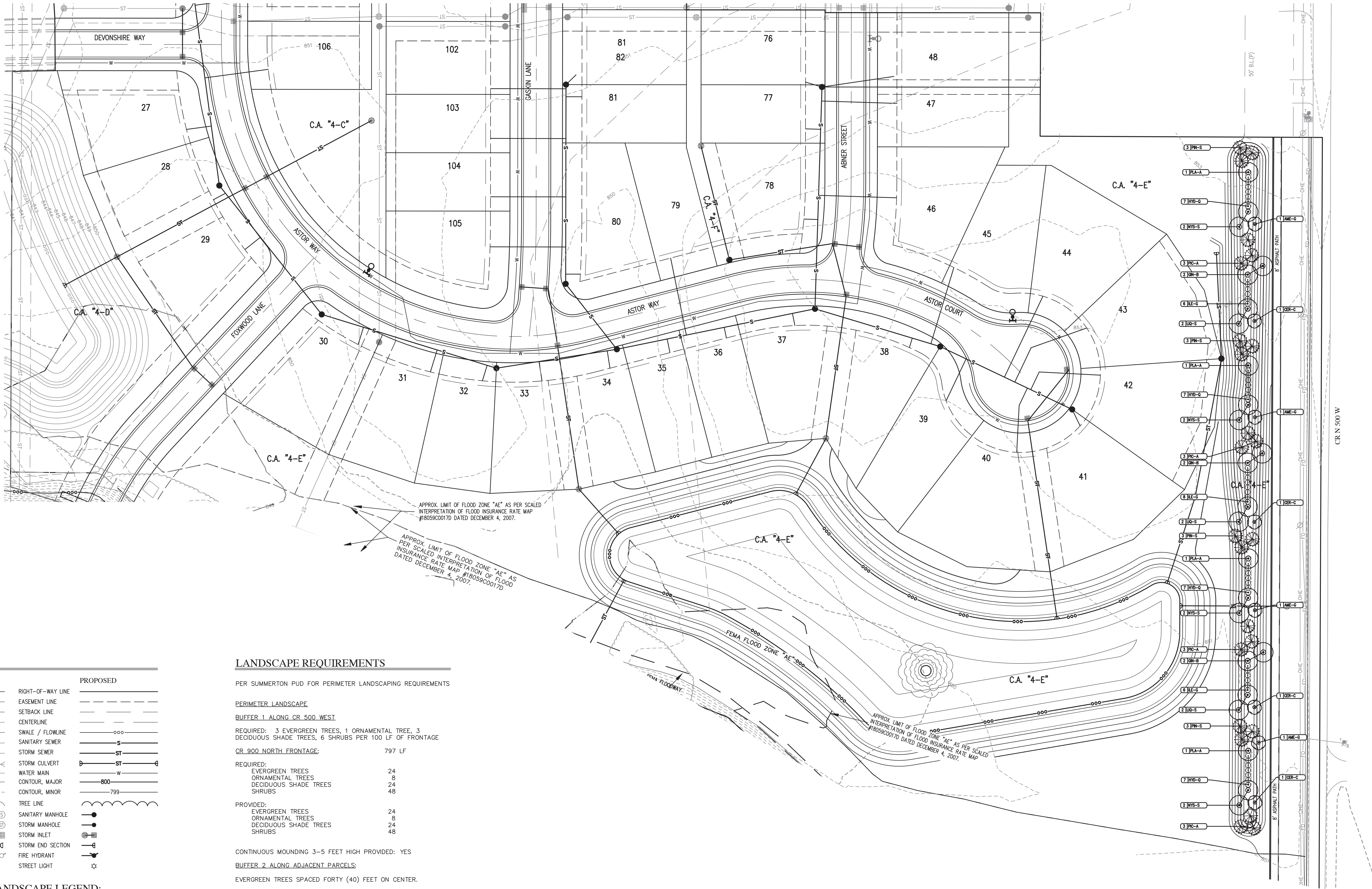
EVERGREEN TREES SPACED FORTY (40) FEET ON CENTER.

WEST PROPERTY LINE: 494 LF

REQUIRED EVERGREEN TREES:	12
PROVIDED EVERGREEN TREES:	12

ALL EVERGREEN TREES IN BUFFER AREA TO BE FORTY (40) FEET ON CENTER UNLESS SHOWN OTHERWISE ON THE PLANS.

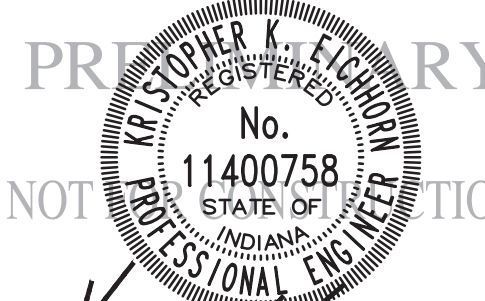
FOR CONTINUATION SEE SHEET L1.1



REVISIONS		
DATE	DESCRIPTION	BY

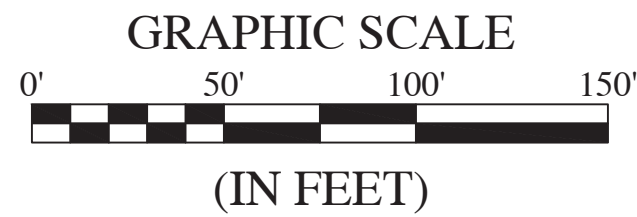


SUMMERTON SECTION 4  
MCCORDSVILLE, INDIANA  
LANDSCAPE PLAN



DRAWN BY	DA
CHECKED BY	CP
DATE	JULY 7, 2023
SCALE	AS SHOWN
SHEET	

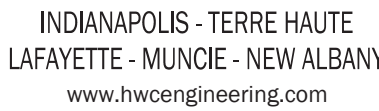
L1.0  
LANDSCAPE PLAN



EXISTING		RIGHT-OF-WAY LINE		PROPOSED
		EASEMENT LINE		
		SETBACK LINE		
		CENTERLINE		
		SWALE / FLOWLINE		
		SANITARY SEWER		
		STORM SEWER		
		STORM CULVERT		
		WATER MAIN		
		CONTOUR, MAJOR		
		CONTOUR, MINOR		
		TREE LINE		
		SANITARY MANHOLE		
		STORM MANHOLE		
		STORM INLET		
		STORM END SECTION		
		FIRE HYDRANT		
		STREET LIGHT		

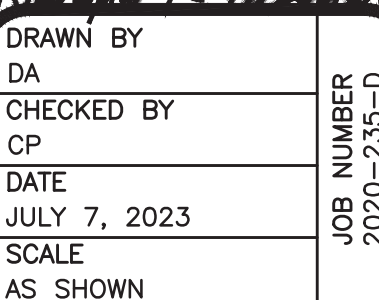
	QUANTITY / KEY
-----	SPADE EDGE
	SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	SHRUB

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HGT	ROOT	SPACING	REMARKS
SHADE TREES								
GIN-B	6	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2"	12'	B&B	SEE PLAN	CENTRAL LEADER - MALE ONLY
LIQ-S	6	LIQUIDAMBAR STYRACIFLUA 'ROTUNDALOBA'	FRUITLESS SWEETGUM	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
NYS-S	8	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM/WILDFIRE TUPELO	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
PLA-A	4	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2"	12	B&B	SEE PLAN	CENTRAL LEADER
EVERGREEN TREES								
PIC-A	12	PICEA ABIES	NORWAY SPRUCE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIN-N	12	PINUS NIGRA	BLACK PINE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIN-S	12	PINUS STROBUS	EASTERN WHITE PINE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
ORNAMENTAL TREES								
AME-G	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
CER-C	4	CERCIS CANADENSIS	REDBUD	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
SHRUBS28'								
HYD-Q	28	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	-	18"	#5 CONT	SEE PLAN	FULL IN POT
ILE-G	20	ILEX GLABRA 'DENSEA'	DENSE COMPACT INKBERRY	-	18"	#5 CONT	SEE PLAN	FULL IN POT

[illegible]

## LANDSCAPE PLAN

NOT RECORDED  
11400758  
STATE OF  
PROVINCIAL  
CLERK



## L1.1

LANDSCAPE PLAN