PLANS PREPARED BY:

PHONE: (614) 348-6227

KIMLEY-HORN & ASSOCIATES 500 EAST 96TH STREET, SUITE 300 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

EMAIL: pmunoz@fischerhomes.com

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

| PROJECT I         | NFORMATION     |       |           |
|-------------------|----------------|-------|-----------|
| .52 ACRES         |                | MAIR  |           |
| 0 LOTS            | 7.67 LOTS/ACRE | MAID  | STONE L   |
|                   |                | MILL  | -IILL WA` |
| ESIGN SPEED LIMIT | 25 MPH         | PARS  | ONAGE     |
|                   |                | ALLE' | <br>Y A   |
| OTAL C.A.         | 1.29 AC±       |       |           |
| AKE ADEA          | 0.00 4C+       | 1     |           |

1.03 AC±

USEABLE OPEN SPACE

|   | STREE           | TS           |
|---|-----------------|--------------|
|   | NAME            | LENGTH (LF±) |
|   | MAIDSTONE LANE  | 422          |
|   | MILL HILL WAY   | 273          |
|   | PARSONAGE PLACE | 255          |
|   | ALLEY A         | 556          |
| _ | TOTAL           | 1506         |

# SECTION 4

W 750 N

PARSONAGE PLACE

HAMPTON WALK

## McCORDSVILLE, INDIANA

(NOT TO SCALE)



| PROJECT TEAM    |  |  |                 |                                |                |  |
|-----------------|--|--|-----------------|--------------------------------|----------------|--|
| ROLE            | COMPANY  | ADDRESS  | PHONE<br>NUMBER | EMAIL                          | CONTACT        |  |
| DEVELOPER/OWNER | GRAND COMMUNITIES, LLC FISCHER DEVELOPMENT CO. | 6602 E. 75TH STREET, STE 400<br>INDIANAPOLIS, IN 46250 | (765) 513-6535  | PMUNOZ@fischerhomes.com        | PAUL MUNOZ     |  |
| CIVIL ENGINEER  | KIMLEY-HORN & ASSOCIATES, INC.                 | 500 E. 96TH ST., STE 300,<br>INDIANAPOLIS, IN 46240    | 317-912-4129    | john.mcwhorter@kimley-horn.com | JOHN MCWHORTER |  |

INDIANAPOLIS, IN 46220

| USEABLE O | PEN SPACE |
|-----------|-----------|
| SEC 1     | 5.17 AC±  |
| SEC 2     | 0.41 AC±  |
| SEC 3     | 9.08 AC±  |
| SEC 4     | 1.33 AC±  |
| SEC 5     | 0.66 AC±  |
| TOTAL     | 16 65 AC+ |

| National Flood Hazard Layer FIRMette  | <b>FEMA</b>                   | Legend   |
|---|-------------------------------|--|
| 85°55'40"W 39°53'41"N   |                               | SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT   |
| Z Ja Va James A Section A |                               | Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR HAZARD AREAS Regulatory Floodway   |
| TOWN OF MCCONDSYM LEGS  | Lafe N                        | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X  |
|   | OODWAY<br>De AE               | Future Conditions 1% Annual Chance Flood Hazard Zone X  Area with Reduced Flood Risk due to  |
| O THE   | Zone AE  Zone AE              | OTHER AREAS OF FLOOD HAZARD Levee. See Notes. Zone X  Area with Flood Risk due to Levee Zone D   |
|   | GEZ A FEET                    | NO SCREEN Area of Minimal Flood Hazard Zone X  Effective LOMRS  OTHER AREAS  Area of Undetermined Flood Hazard Zone G  |
|   | € S                           | OTHER AREAS  Area of Undetermined Flood Hazard Zone D  GENERAL  STRUCTURES  Levee, Dike, or Floodwall  |
| ARE 1 7N RSE'S 26 MAL FLUOD HAZARD  | 852 FEE<br>Zone AE<br>Zone AE | B 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation  8 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study   |
| 18059(0018)<br>18059(0018)<br>18059(0018)<br>18059(0018)<br>18059(0018)<br>18059(0018)<br>18059(0018)   | T17N R5E S25                  | OTHER FEATURES  Jurisdiction Boundary  Coastal Transect Baseline  Profile Baseline  Hydrographic Feature   |
| HANCOCK_COUNTY  | TION                          | Digital Data Available  No Digital Data Available  MAP PANELS  Unmapped  |
| 180419  |                               | The pin displayed on the map is an approximate point selected by the user and does not represen an authoritative property location.  |
|   | The same                      | This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards  |
| Section District  |                               | The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/12/2023 at 4:42 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. |
| Feet 1:6,000  | 85°55'3"W 39°53'13"N          | This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory numbers.        |

Basemap Imagery Source: USGS National Map 2023



| Sheet L      | ist Table                      |  |  |
|--------------|--------------------------------|--|--|
| Sheet Number | Sheet Title                    |  |  |
| C100         | COVER SHEET                    |  |  |
| C101         | GENERAL SPECS                  |  |  |
| C110         | TOPO DEMO PLAN                 |  |  |
| C200         | SITE DEVELOPMENT PLAN          |  |  |
| C210         | EMEGENCY 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 PROFILES       |  |  |
| C410         | ENTRANCE PLAN                  |  |  |
| C412         | PAVEMENT MARKING PLAN          |  |  |
| C413         | MOT PLAN                       |  |  |
| C420         | SIGNAGE PLAN                   |  |  |
| C500         | SANITARY PLAN AND PROFILES     |  |  |
| C600         | STORM PLAN AND PROFILES        |  |  |
| C610         | SUB SURFACE DRAIN PLAN         |  |  |
| C700         | WATER PLAN                     |  |  |
| C703         | CITIZENS WATER DETAILS         |  |  |
| C800         | CONSTRUCTION DETAILS           |  |  |
| L100         | LANDSCAPE PLAN                 |  |  |
| L101         | LANDSCAPE DETAILS              |  |  |
| 1            | McCORDSVILLE CITY DETAILS      |  |  |
| 2            | McCORDSVILLE CITY DETAILS      |  |  |
| 3            | McCORDSVILLE CITY DETAILS      |  |  |
| 4            | McCORDSVILLE CITY DETAILS      |  |  |
| 5            | McCORDSVILLE CITY DETAILS      |  |  |
| 6            | McCORDSVILLE CITY DETAILS      |  |  |
| 7            | McCORDSVILLE CITY DETAILS      |  |  |
| 8            | McCORDSVILLE CITY DETAILS      |  |  |
| 9            | McCORDSVILLE CITY DETAILS      |  |  |
| 10           | McCORDSVILLE CITY DETAILS      |  |  |

| LOCATION MAP (NOT TO SCALE)  |
|--|
| C.R. 900 NORTH  ALLY WALEY ALLEY ALL |

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.

#### LEGAL DESCRIPTION

SECTION 4

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

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 08 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION 597.06 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED AS INSTRUMENT NUMBER 090012712 IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THENCE SOUTH OO DEGREES 01 MINUTES 56 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL 310.04 FEET TO A POINT ON THE BOUNDARY OF HAMPTON WALK, SECTION 1 RECORDED AS INSTRUMENT NO.

\_, IN SAID RECORDERS OFFICE, THE FOLLOWING SEVEN (7)

COURSES BEING ON AND ALONG SAID BOUNDARY; 1) THENCE SOUTH 89 DEGREES 08 MINUTES 06 SECONDS WEST 232.32 FEET; 2) THENCE SOUTH 04 DEGREES 45 MINUTES 12 SECONDS EAST 44.45 FEET; 3) THENCE SOUTH 19 DEGREES 49 MINUTES 00 SECONDS WEST 85.58 FEET; 4) THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST 156.00 FEET; 5) THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 179.00 FEET; 6) THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST 14.24 FEET; 7) THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 160.00 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID SECTION 26; THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST 599.74 FEET TO THE POINT OF BEGINNING, CONTAINING 6.52 ACRES MORE

Hydrologic Soil Group—Hancock County, Indiana

**Hydrologic Soil Group** 

| Map unit symbol | Map unit name  | Rating | Acres in AOI | Percent of AC |
|-----------------|--|--------|--------------|---------------|
| Br              | Brookston silty clay<br>loam, 0 to 2 percent<br>slopes                       | B/D    | 2.6          | :             |
| CrA             | Crosby silt loam, New<br>Castle Till Plain, 0 to 2<br>percent slopes         | C/D    | 4.3          | 4             |
| YbvA            | Brookston silty clay<br>loam-Urban land<br>complex, 0 to 2<br>percent slopes | B/D    | 0.2          |               |
| YcuA            | Crosby silt loam-Urban<br>land complex, 0 to 2<br>percent slopes             | C/D    | 2.1          | :             |
|                 | •  | •      |              |               |

Hampton Walk Section 4



ORIGINAL ISSUE: 09/22/2023 KHA PROJECT NO. 170227003

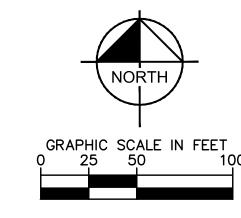
PTON WAI

Kimley » Horn

GRAND OMMUNITIE LLC

SH

SHEET NUMBER





- 1. REFER TO SHEET C201 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.
- 5. ALL TRAFFIC CONTROL AND STREET SIGNAGE AND POSTS SHALL BE BLACK.
- 6. A 4" WIDE YELLOW THERMOPLASTIC STRIPING SHALL BE PLACED ON TOP OF CURBS ADJACENT TO ALL FIRE HYDRANTS ON ANY INTERNAL STREET WITHIN THIS SUBDIVISION - EXTENDING 10' OUT FROM ANY HYDRANT IN EITHER

#### BENCHMARKS

ELEVATION=856.09

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

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

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

Kimley»Horn

GRAND COMMUNITI LLC

Ö

SITE 'ELOPMEN' PLAN

Ш

HAMPTON WALK SECTION 4

ORIGINAL ISSUE: 09/22/2023

KHA PROJECT NO. 170227003 SHEET NUMBER

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

EXISTING STORM SEWER PROPOSED STORM SEWER

S—ss— EXISTING SANITARY SEWER

848.0 PROPOSED GRADE ----- 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

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) FOOT ABOVE THE NEAREST UPSTREAM OR
 DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS
 NEETS 2. 15" (1.25' ABOVE THE ROAD ELEV. 3. 6" (0.5') ABOVE THE MLAG

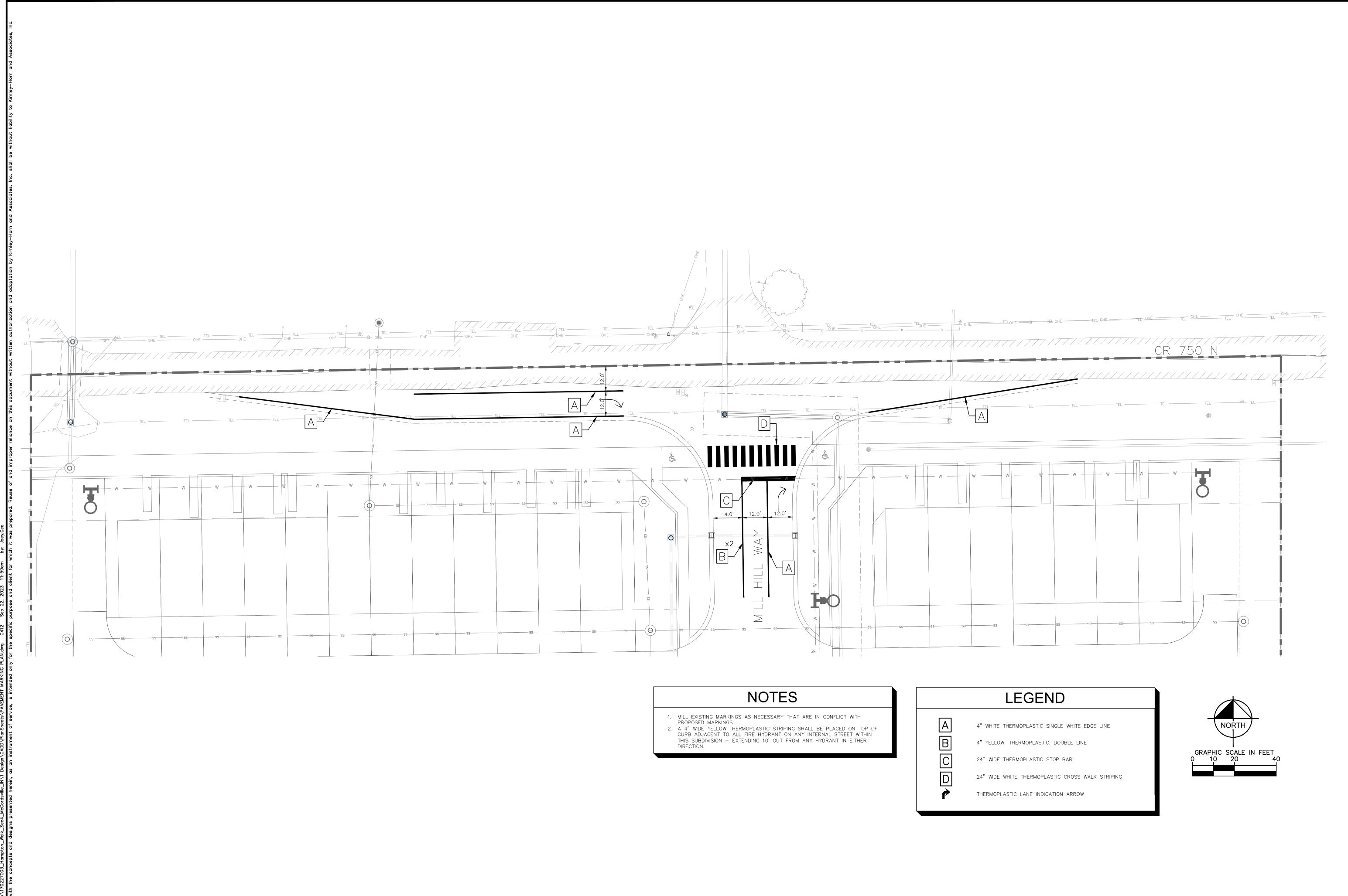
MLAG XXX.X MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)

| STORM SEWER STRUCTURE DATA TABLE |  |        |  |                             |  |  |  |
|----------------------------------|--|--------|--|-----------------------------|--|--|--|
| STR.NO.                          | STR. TYPE / CASTING TYPE                   | T.O.C. | INCOMING PIPE DATA   | OUTGOING PIPE DATA          |  |  |  |
| EX.536                           | EX. MH - EXIST                             | 855.17 | 15" R.C.P. (W) INV.=849.15   |                             |  |  |  |
| 528                              | TYPE "A" INLET - NEENAH R-2560             | 854.50 |  | 12" R.C.P. (E) INV.=851.44  |  |  |  |
| 529                              | DBL. TYPE "A" INLETS - NEENAH R-3501-TR&TL | 856.35 | 12" R.C.P. (W) INV.=850.99   | 15" R.C.P. (E) INV.=850.99  |  |  |  |
| 530                              | TYPE "A" INLET - NEENAH R-3501-TL          | 856.05 | 15" R.C.P. (W) INV.=850.86   | 15" R.C.P. (E) INV.=850.86  |  |  |  |
| 532                              | TYPE "A" INLET - NEENAH R-2560             | 853.64 | 12" R.C.P. (E) INV.=850.14   | 15" R.C.P. (S) INV.=850.14  |  |  |  |
| 533                              | TYPE "C" MH — NEENAH R—2501                | 853.96 | 15" R.C.P. (N) INV.=849.75<br>12" R.C.P. (W) INV.=849.75<br>15" R.C.P. (E) INV.=849.75 | 24" R.C.P. (S) INV.=849.75  |  |  |  |
| 534C                             | TYPE "A" INLET - NEENAH R-2560             | 853.54 |  | 12" R.C.P. (E) INV.=849.79  |  |  |  |
| 534A                             | TYPE "C" MH - NEENAH R-2560                | 853.80 | 24" R.C.P. (N) INV.=849.48<br>12" R.C.P. (W) INV.=849.48                               | 24" R.C.P. (SE) INV.=849.48 |  |  |  |
| 534B                             | TYPE "A" INLET - NEENAH R-3501-TR          | 854.69 | 12" R.C.P. (NE) INV.=850.11  | 12" R.C.P. (W) INV.=850.11  |  |  |  |
| 534                              | TYPE "C" MH - NEENAH R-3501-TR             | 854.73 | 24" R.C.P. (NW) INV.=849.42<br>12" R.C.P. (E) INV.=849.42                              | 24" R.C.P. (S) INV.=849.42  |  |  |  |
| 535                              | TYPE "A" INLET - NEENAH R-3501-TR          | 854.78 | 24" R.C.P. (N) INV.=849.32   | 24" R.C.P. (S) INV.=849.32  |  |  |  |
| 536A                             | TYPE "A" INLET - NEENAH R-2560             | 853.62 |  | 12" R.C.P. (SW) INV.=850.19 |  |  |  |
| 537                              | TYPE "A" INLET - NEENAH R-3402-E           | 854.47 |  | 12" R.C.P. (E) INV.=850.72  |  |  |  |
| 538                              | TYPE "A" INLET - NEENAH R-3402-E           | 853.81 |  | 15" R.C.P. (W) INV.=850.16  |  |  |  |
| 539                              | TYPE "A" INLET - NEENAH R-3501-TR          | 853.76 |  | 12" R.C.P. (W) INV.=850.34  |  |  |  |
| 540                              | TYPE "A" INLET - NEENAH R-3501-TR          | 853.96 | 12" R.C.P. (E) INV.=850.21   | 12" R.C.P. (W) INV.=850.21  |  |  |  |

|         | SANITARY SEWER STRUCTURE DATA TABLE |        |  |                                     |  |  |
|---------|-------------------------------------|--------|--|-------------------------------------|--|--|
| STR.NO. | STR. TYPE / CASTING TYPE            | T.O.C. | INCOMING PIPE DATA   | OUTGOING PIPE DATA                  |  |  |
| 744     | 48" SAN MH                          | 857.60 |  | 8 SDR-35 PVC (S) INV.=852.68        |  |  |
| 750     | 48" SAN MH                          | 855.20 | 8" PVC (E) INV.=844.91   | 8 PVC (N) INV.=844.91               |  |  |
| 751     | 48" SAN MH                          | 855.00 | 8" PVC (S) INV.=845.56   | 8 PVC (W) INV.=845.46               |  |  |
| 752     | 48" SAN MH                          | 854.80 | 8" PVC (E) INV.=846.13<br>8" PVC (W) INV.=846.13<br>8" PVC (S) INV.=846.90 | 8 PVC (N) INV.=845.84               |  |  |
| 753     | 48" SAN MH                          | 854.70 | 8" PVC (SW) INV.=849.67  | 8 PVC (N) INV.=847.41               |  |  |
| 754     | 48" SAN MH                          | 856.40 | 8" PROPOSED SANITARY (SW) INV.=850.62                                      | 8 PVC (NE) INV.=850.07              |  |  |
| 755     | 48" SAN MH                          | 857.00 |  | 8 PROPOSED SANITARY (NE) INV.=850.8 |  |  |
| 756     | 48" SAN MH                          | 855.50 |  | 8 PVC (E) INV.=847.30               |  |  |
| 757     | 48" SAN MH                          | 856.10 |  | 8 PVC (W) INV.=847.32               |  |  |
| EX      | EX. MH                              | 853.40 | 8" PVC (S) INV.=843.08   |                                     |  |  |
| EX.743  | EX. MH                              | 858.80 | 8" SDR-35 PVC (N) INV.=851.94  |                                     |  |  |

Indiana Utilities Protection Service

| 16.5' ALLEY  16.5' | GAS - 1/35.80 |
|--|---------------|
|  | CONC  CONC    |
| 858.9 858.9 858.9 868.5 859.1 868.5 859.1 868.5 859.1 868.5 859.1 868.5 859.1 868.5 859.1 868.5 859.1 868.5 859.1 869.5 859.1  | 63A           |



Indiana Utilities Protection Service

C412

ORIGINAL ISSUE: 09/22/2023

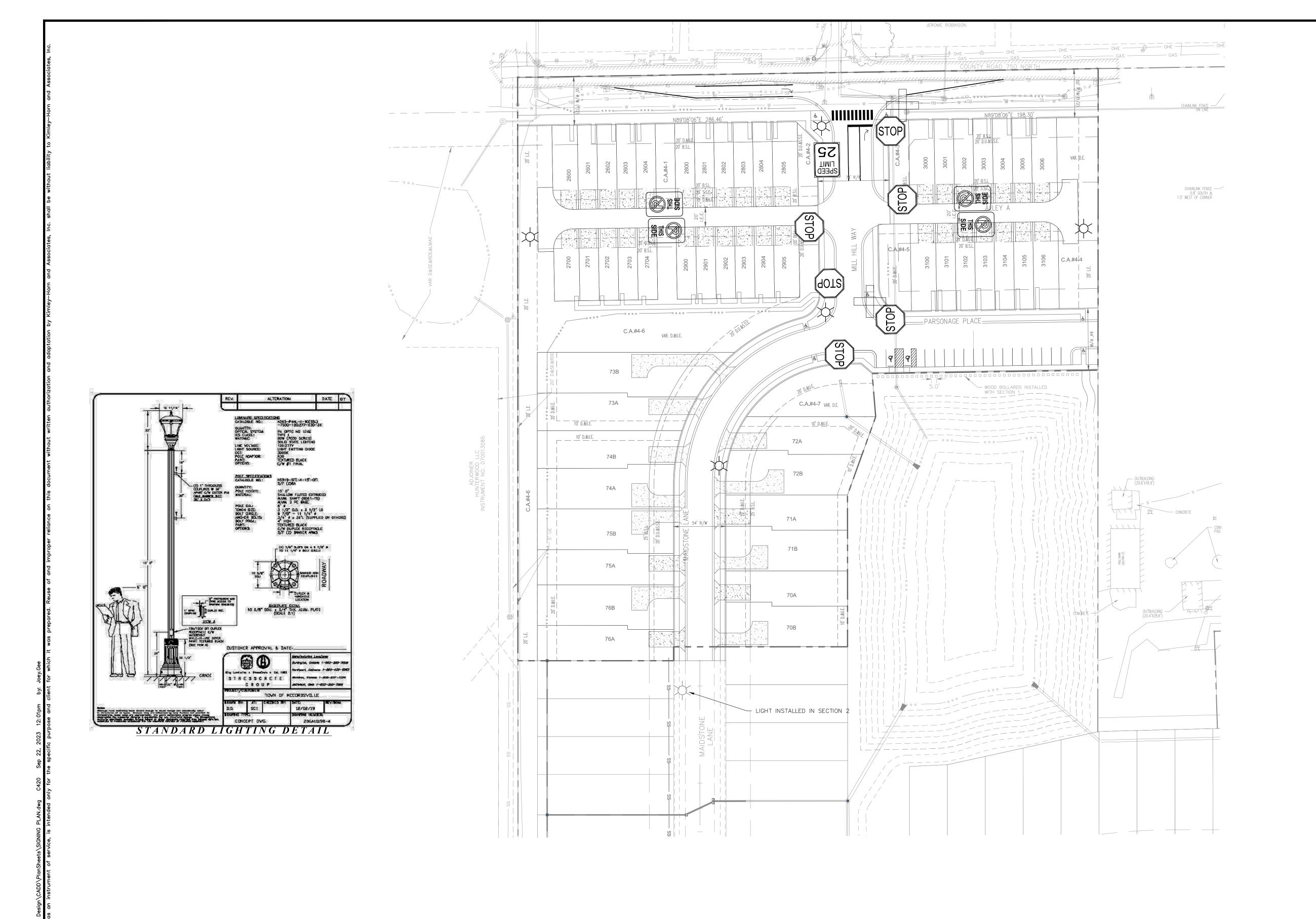
KHA PROJECT NO. 170227003

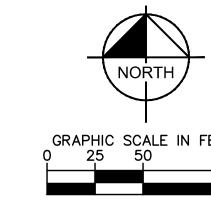
SHEET NUMBER

HAMPTON WALK SECTION 4

Kimley»Horn

GRAND COMMUNITIES, LLC





LEGEND



STOP SIGN 6



SPEED LIMIT SIGN 1



LIGHTING 5



NO PARKING THIS SIDE

#### NOTES

- ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 2D: GUIDE SIGNS—CONVENTIONAL ROADS OF THE MUTCD MANUAL LATEST EDITION.
- 2. 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 TRAFFIC CONTROL & STREET SIGNAGE.
- 4. LIGHT POLE INSTALLATION SUBJECT TO FUTURE ROUNDABOUT CONSTRUCTION. CONTRACTOR TO COORDINATE WITH THE TOWN OF McCORDSVILLE PRIOR TO INSTALLATION.

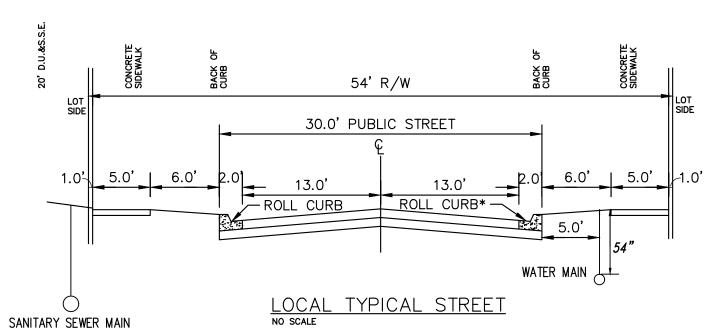
Indiana Utilities Protection Service before you dig

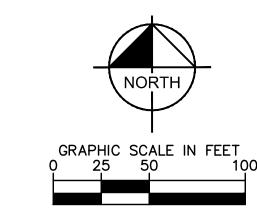
ORIGINAL ISSUE: 09/22/2023 KHA PROJECT NO. 170227003 SHEET NUMBER

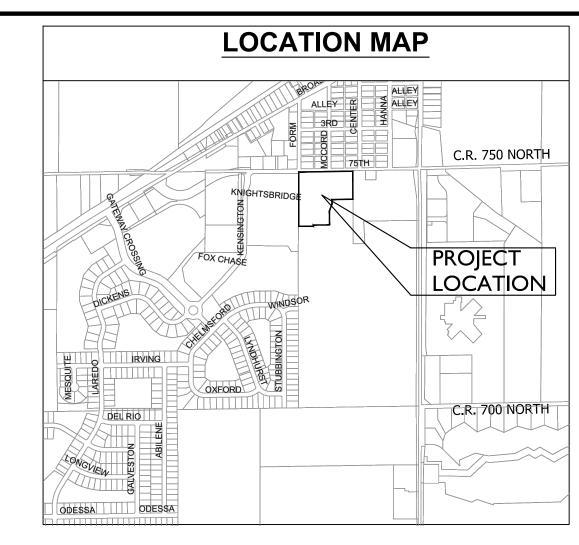
HAMPTON WALK SECTION 4

GRAND SOMMUNITIES, LLC

Ö







| PRO          | OPOSE   | DLE   | GEND  |  |
|--------------|---|---|---|--|
| HYDRANT      |   |   | KICKER BLOCK  |  |
| HYDRANT WITH | VALVE   | 4   | CROSS   |  |
| VALVE        |   | 124   | TEE   |  |
| BEND         |   | Tr  | PLUG  |  |
| REDUCER      |   | w ——  | PROPOSED WATER  |  |
| BLOWOFF      |   | - w ——  | EXISTING WATER  |  |
|              |   |   |   |  |
|              |   | LATERAL   | W/ 3/4 - INCH MI  | ETER PIT   |
|              | HYDRANT HYDRANT WITH VALVE BEND REDUCER BLOWOFF | HYDRANT HYDRANT WITH VALVE VALVE BEND REDUCER BLOWOFF | HYDRANT WITH VALVE  HYDRANT WITH VALVE  VALVE  BEND  REDUCER  BLOWOFF  1 - INCH WATER SERVICE LATERAL | HYDRANT WITH VALVE  WALVE  BEND  PLUG  REDUCER  PROPOSED WATER  BLOWOFF  W — EXISTING WATER  1 - INCH WATER SERVICE LATERAL W/ 3/4 - INCH MI |

#### NOTES

SEE CITIZENS 2023 WATER STANDARDS FOR THE INSTALLATION OF WATER MAINS, SERVICE LINES, METERS AND APPURTENANCES LATEST VERSION.

- MINIMUM COVER OVER TOP OF ALL WATERMAINS TO BE 54" FROM FINISH
- VALVES ARE TO BE PLACED IN GRASS AREAS.
- 4. STANDARD PRACTICE "O" INSTALLATION OF RESTRAINTS MUST BE FOLLOWED DURING CONSTRUCTION OF WATER MAIN. ANY QUESTIONS, ASK CEG INSPECTOR.
- ALL WATER MAINS MUST MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND A MINIMUM OF 18" VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWERS.
- FULL DEPTH GRANULAR BACKFILL IS REQUIRED ON ALL ROAD CROSSINGS.
- CONTRACTOR SHALL INSTALL TRACING WIRE ALONG ALL PIPE INSTALLATIONS.
- HYDRANTS SHALL BE INSTALLED WITH A STORZ CONNECTION. REFER TO TABLE 7.07.1 OF THE 2023 CEG WATER STANDARDS MANUAL.

NOTE: ALL FIRE HYDRANTS SHOWN GRAPHICALLY TO BE INSTALLED BETWEEN CURB AND WALK PER CITIZENS STANDARDS.

|                          | CITIZENS WATER PROJECT LEGEND |              |              |            |
|--------------------------|-------------------------------|--------------|--------------|------------|
| Project Na               | me: HAMPTON WALK SEC. 4       |              |              |            |
| Project Nu               | mber: J-23-107                |              |              |            |
| JOB #                    | Street Name                   | Pipe<br>Size | Pipe<br>Type | Total Pipe |
| 1                        | MILL HILL WAY                 | 8"           | PVC          | 275'       |
| 2                        | MAIDSTONE LANE                | 8"           | PVC          | 386'       |
| # of<br>Service<br>Lines |                               |              | TAL          | 1,704'     |
| 50                       | SERVICE LINE PIPE             | 1"           | HDPE         | 1,200'     |

Project Name Project Number Dist. Map. No. Map Grid No. Lots Tax Code Pressure Dist.

Drafter

Date

HAMPTON WALK, SECTION 4 *J–23–107* IN30\_0402 *50* 30016 CUMBERLAND

KIMLEY HORN/PCW

09/21/2023

Indiana Utilities Protection Service before you dig

ORIGINAL ISSUE: 09/22/2023 KHA PROJECT NO. 170227003 SHEET NUMBER

Kimley » Horn

GRAND COMMUNITIES LLC

Ω

C700

HAMPTON WAL SECTION 4





GRAND E PLAN COMMUNITIES, LLC

ANDSCAPE PLA

HAMPTON WALK SECTION 4

ORIGINAL ISSUE:
09/22/2023

KHA PROJECT NO.
170227003

SHEET NUMBER

L100

#### PLANT SCHEDULE

|  | CANOPY TREES       | QTY        | BOTANICAL NAME                    | COMMON NAME                 | CONT  | CAL            | <u>HT</u>  |
|--|--------------------|------------|-----------------------------------|-----------------------------|-------|----------------|------------|
|  | СВ                 | 3          | CELTIS OCCIDENTALIS 'MAGNIFICA'   | MAGNIFICA HACKBERRY         | B & B | 2" CAL MIN     |            |
|  | KP                 | 3          | KOELREUTERIA PANICULATA           | GOLDEN RAIN TREE            | B & B | 2" CAL MIN     |            |
|  | LT                 | 4          | LIRIODENDRON TULIPIFERA           | TULIP POPLAR                | B & B | 2" CAL MIN     |            |
|  | QB                 | 11         | QUERCUS BICOLOR                   | SWAMP WHITE OAK             | B & B | 2" CAL MIN     |            |
|  | QI                 | 5          | QUERCUS IMBRICARIA                | SHINGLE OAK                 | B & B | 2" CAL MIN     |            |
|  | ORNAMENTAL TREES   | <u>QTY</u> | BOTANICAL NAME                    | COMMON NAME                 | CONT  | CAL            | <u>HT</u>  |
|  | CI                 | 9          | CRATAEGUS CRUS-GALLI INERMIS      | THORNLESS COCKSPUR HAWTHORN | B & B | 1.5" CAL MIN   |            |
|  | SHRUBS             | <u>QTY</u> | BOTANICAL NAME                    | COMMON NAME                 | CONT  | <u>SPACING</u> | SIZE       |
|  | MP2                | 19         | MYRICA PENSYLVANICA               | NORTHERN BAYBERRY           |       | SEE PLAN       | 24" HT MIN |
|  | TD                 | 21         | TAXUS X MEDIA 'DENSIFORMIS'       | DENSE YEW                   |       | SEE PLAN       | 24" HT MIN |
|  | ORNAMENTAL GRASSES | <u>QTY</u> | BOTANICAL NAME                    | COMMON NAME                 | CONT  | SPACING        |            |
|  | PH                 | 312        | PENNISETUM ALOPECUROIDES 'HAMELN' | DWARF FOUNTAIN GRASS        | 1 GAL | 30" OC         |            |
|  | SH                 | 45         | SPOROBOLUS HETEROLEPIS            | PRAIRIE DROPSEED            | 1 GAL | 24" OC         |            |

#### LANDSCAPE NOTES

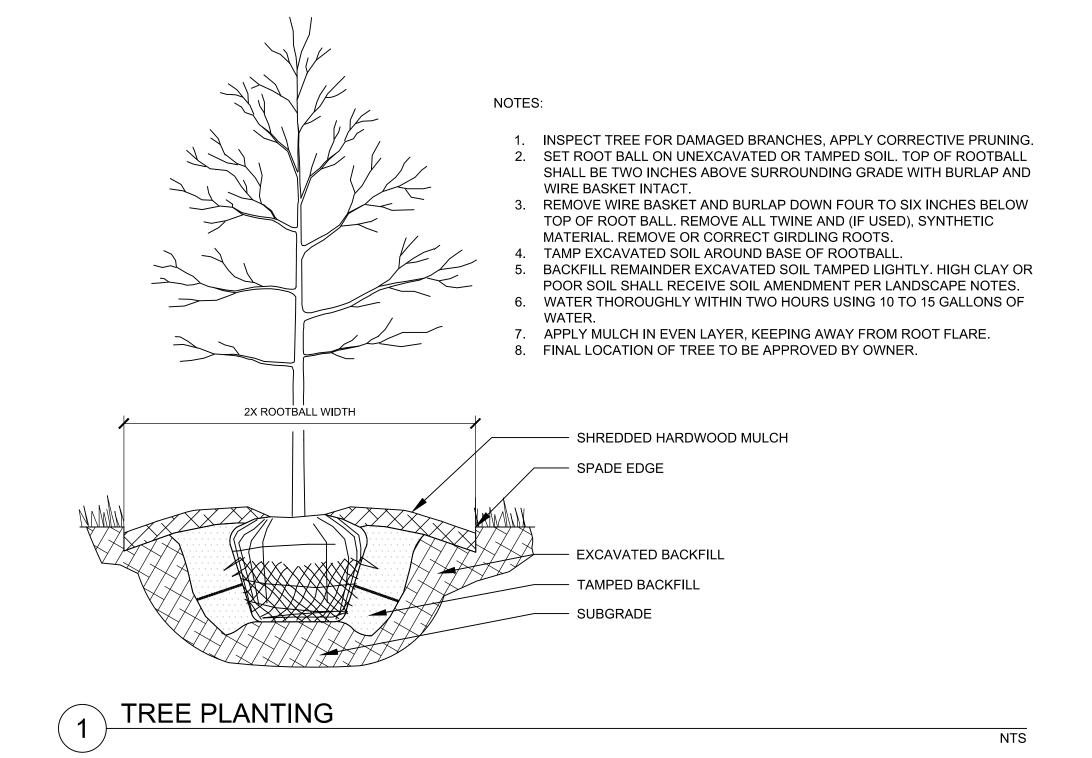
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING 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
- 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.
- ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- 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.
- 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.
- SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
- 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.

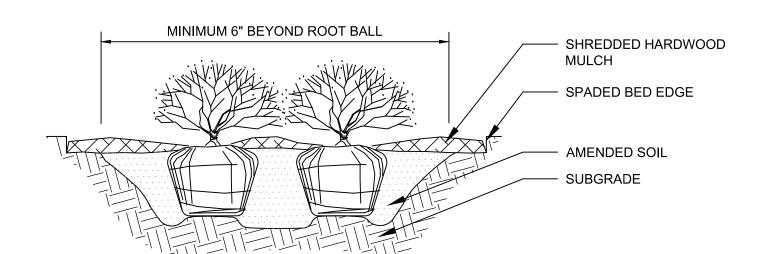
- 10. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
- 11. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. 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
- 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.
- 19. WITHIN THE TREE PRESERVATION AREA, NO TREES WITH A DIAMETER AT BREAST HEIGHT ("DBH") IN EXCESS OF SIX INCHES (6") OR EVERGREENS EIGHT FEET (8') OR MORE IN HEIGHT (THE "PROTECTED TREES") SHALL BE REMOVED UNLESS THE TREE IS DAMAGED, DISEASED, DEAD, CLASSIFIED AS AN INVASIVE PLANT SPECIES, IS REQUIRED TO BE REMOVED IN ORDER TO COMPLY WITH SAFETY REQUIREMENTS OF ANY GOVERNMENTAL AGENCY, OR IS REQUIRED TO BE REMOVED TO ACCOMMODATE ROAD EXTENSIONS, UTILITY EXTENSIONS, UTILITY ACCESS, DRAINAGE IMPROVEMENTS, OR OTHER INFRASTRUCTURE (INCLUDING, BUT NOT LIMITED TO, FENCING). IF A PROTECTED TREE IS DAMAGED OR OTHERWISE REMOVED BY THE OWNER OF THE REAL ESTATE, EXCEPT AS PERMITTED TO BE REMOVED AS LISTED ABOVE, THEN THE OWNER OF THE REAL ESTATE SHALL REESTABLISH THE PROTECTED TREE WITH A TREE OR TREES OF COMBINED EQUAL OR GREATER DBH SUBJECT TO THE AVAILABILITY OF SPACE FOR THEIR HEALTHY GROWTH.

#### ORDINANCE CHART ZONING: PUD REQUIREMENT REQUIRED YARD LANDSCAPING • All homes shall be landscaped with a minimum of 1 deciduous tree, 2 ornamental trees, and 12 shrubs planted along the front foundation of 64 standard lot front yards the primary building • 64 (1) = 64 deciduous trees • All homes on corner lots shall also include a minimum of 1 deciduous tree, 1 ornamental trees, and 12 shrubs planted along the foundation • 64 (2) = 128 ornamental trees 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 | • 64 (8) = 512 shrubs \*Yard landscaping to be specified in a future submittal after primary structure is designed and selected 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









- 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
- 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.

SHRUB PLANTING



L101

ORIGINAL ISSUE:

09/22/2023

KHA PROJECT NO.

170227003

SHEET NUMBER

TON

**Kimley** » Horn

GRAND OMMUNITI LLC