

Drawing name: K:\IND_LDEV\170227003_Hampton_Walk_Sec4_McCordsville\INDesign\CADD\Plansheets\COVER SHEET.dwg C100 COVER SHEET Dec 11, 2023 3:12pm by: Grant.Sherridge
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PLANS PREPARED BY:
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
PHONE: (614) 348-6227
EMAIL: pmunoz@fischerhomes.com

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

PROJECT INFORMATION

6.52 ACRES	
50 LOTS	7.67 LOTS/ACRE
DESIGN SPEED LIMIT	25 MPH
TOTAL C.A.	1.29 AC±
LAKE AREA	0.00 AC±
USEABLE OPEN SPACE	1.03 AC±

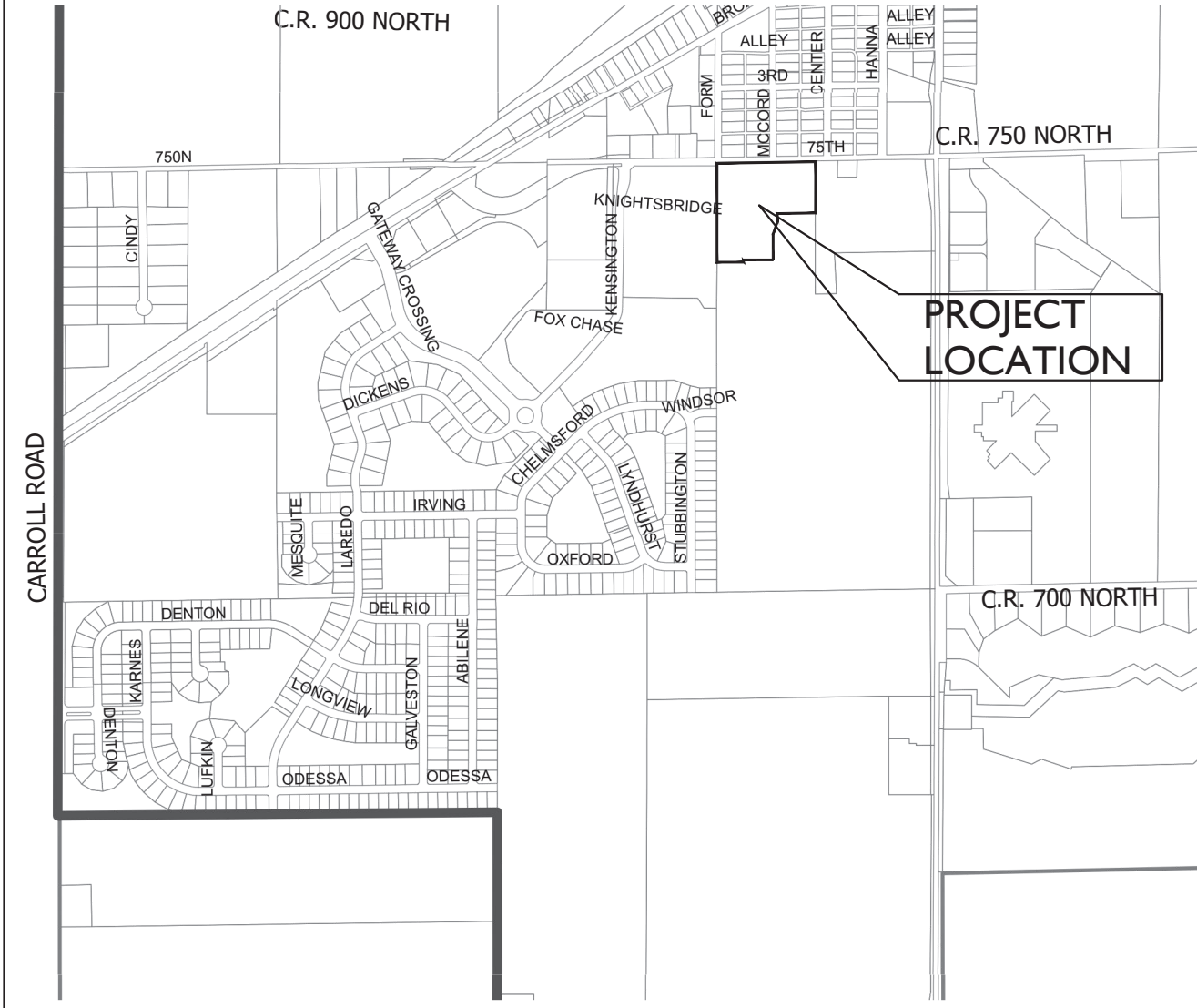
STREETS

NAME	LENGTH (LF±)
BROADVIEW LANE	298
MILL HILL WAY	273
PARSONAGE PLACE	379
ALLEY A	561
TOTAL	1511

HAMPTON WALK SECTION 4 McCORDSVILLE, INDIANA

LOCATION MAP

(NOT TO SCALE)



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.

UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
WASTEWATER STORMWATER	DEPT. OF PUBLIC WORKS	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3493	rcrider@mccordsville.org	RON CRIDER
ENGINEERING DEPARTMENT	McCORDSVILLE TOWN ENGINEER	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3604	mwitsman@mccordsville.org	MARK WITSMAN
ELECTRICITY	AES INDIANA	1230 W MORRIS STREET INDIANAPOLIS, IN 46221	317-220-1379	katherine.ford@aes.com	KATIE FORD
NATURAL GAS	VECTREN ENERGY	201 W SOUTH STREET GREENFIELD, IN 46140	765-648-3246	ndearing@vectren.com	NICK DEARING
WATER	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING Jr. STREET INDIANAPOLIS, IN 46202	317-927-4351	bhostetler@CitizensEnergyGroup.com	BRAD HOSTETLER
TELEPHONE / COMMUNICATIONS	NINESTAR CONNECT	2243 E MAIN STREET GREENFIELD, IN 46140	317-323-2074	EMeyer@ninestarconnect.com	ERIC MEYER
PLANNING & ZONING	McCORDSVILLE PLANNING & BUILDING DEPT.	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3604	rcrum@mccordsville.org	RYAN CRUM
FIRE DEPARTMENT	VERNON TOWNSHIP FIRE DEPT.	7580 N. FORM STREET McCORDSVILLE, IN 46055	317-335-9236	mark.elder@vernonfire.us	MARK ELDER
CABLE	COMCAST	5330 E. 65th ST. INDIANAPOLIS, IN 46220	317-774-3384	matthew_stringer@cable.comcast.com	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.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	317-912-4129	john.mcwhorter@kimley-horn.com	JOHN MCWHORTER

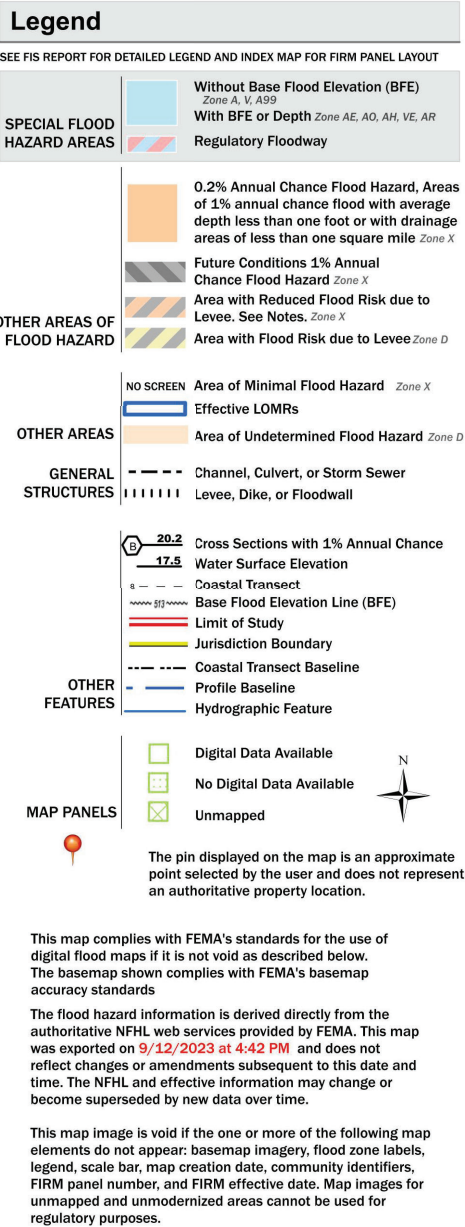
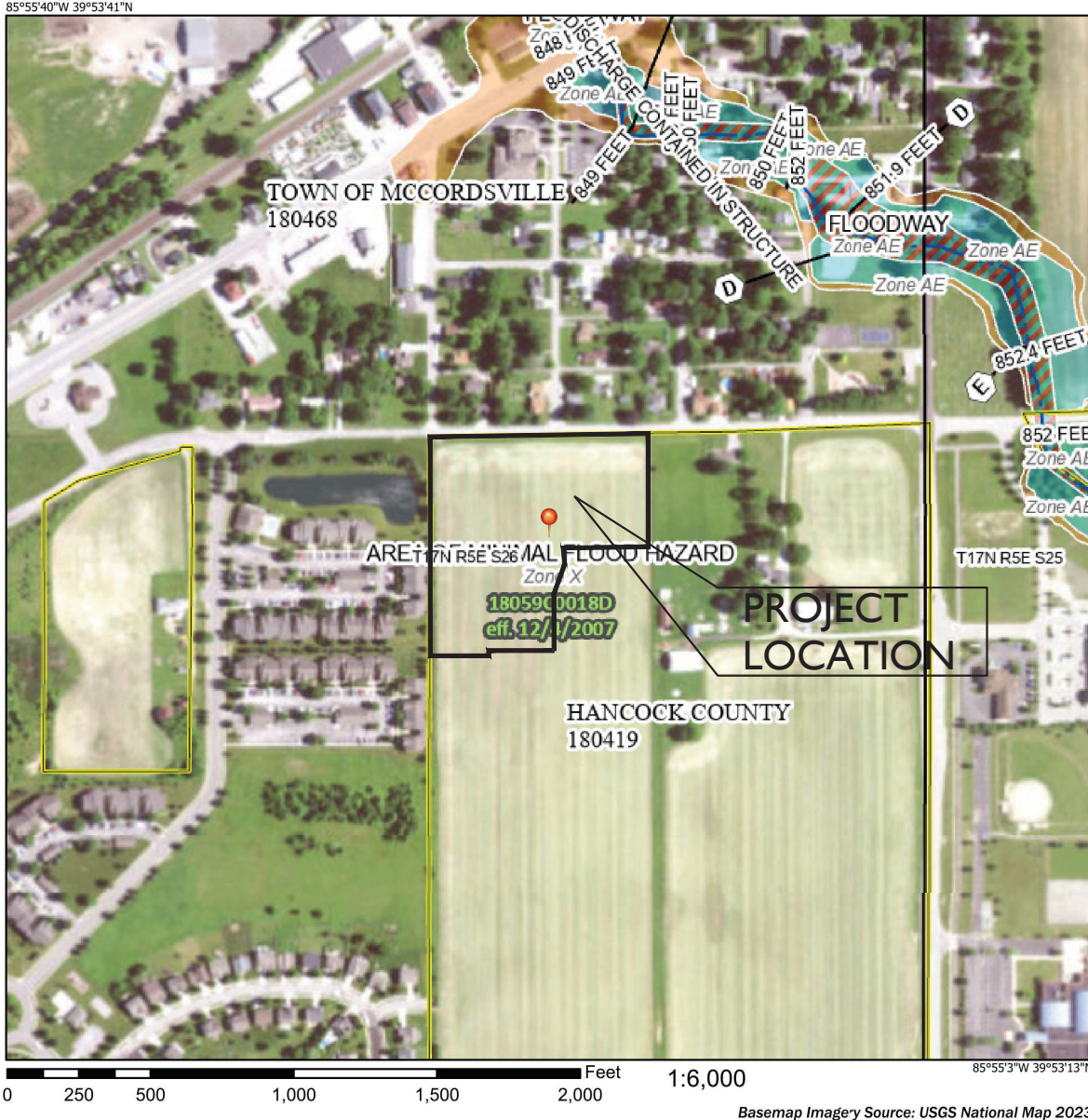
TOTAL OPEN SPACE

SEC 1	7.08 AC±
SEC 2	0.41 AC±
SEC 3	12.59 AC±
SEC 4	1.29 AC±
SEC 5	0.80 AC±
TOTAL	22.17 AC±

USEABLE OPEN SPACE

SEC 1	5.17 AC±
SEC 2	0.41 AC±
SEC 3	9.08 AC±
SEC 4	1.03 AC±
SEC 5	0.80 AC±
TOTAL	16.49 AC±

National Flood Hazard Layer FIRMette



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Area in ACSI	Percent of ACSI
B	Brookside silty clay with 0 to 2 percent slopes	B/D	2.6	28.3%
C/A	Croftly all loam, heavy clayey till, 0 to 2 percent slopes	C/D	4.3	46.6%
Y/A	Brookside silty clay loam, 0 to 2 percent slopes	B/D	0.2	1.7%
Y/A	Croftly all loam, heavy clayey till, 0 to 2 percent slopes	C/D	2.1	22.4%
Totals for Area of Interest			9.1	100.0%



Kimley»Horn

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: GPB
CHECKED BY: JSM

WILLIAM A. BUTZ, JR.
REGISTERED PROFESSIONAL ENGINEER
No. PE10606045
STATE OF INDIANA
10/25/2023

GRAND COMMUNITIES, LLC

COVER SHEET

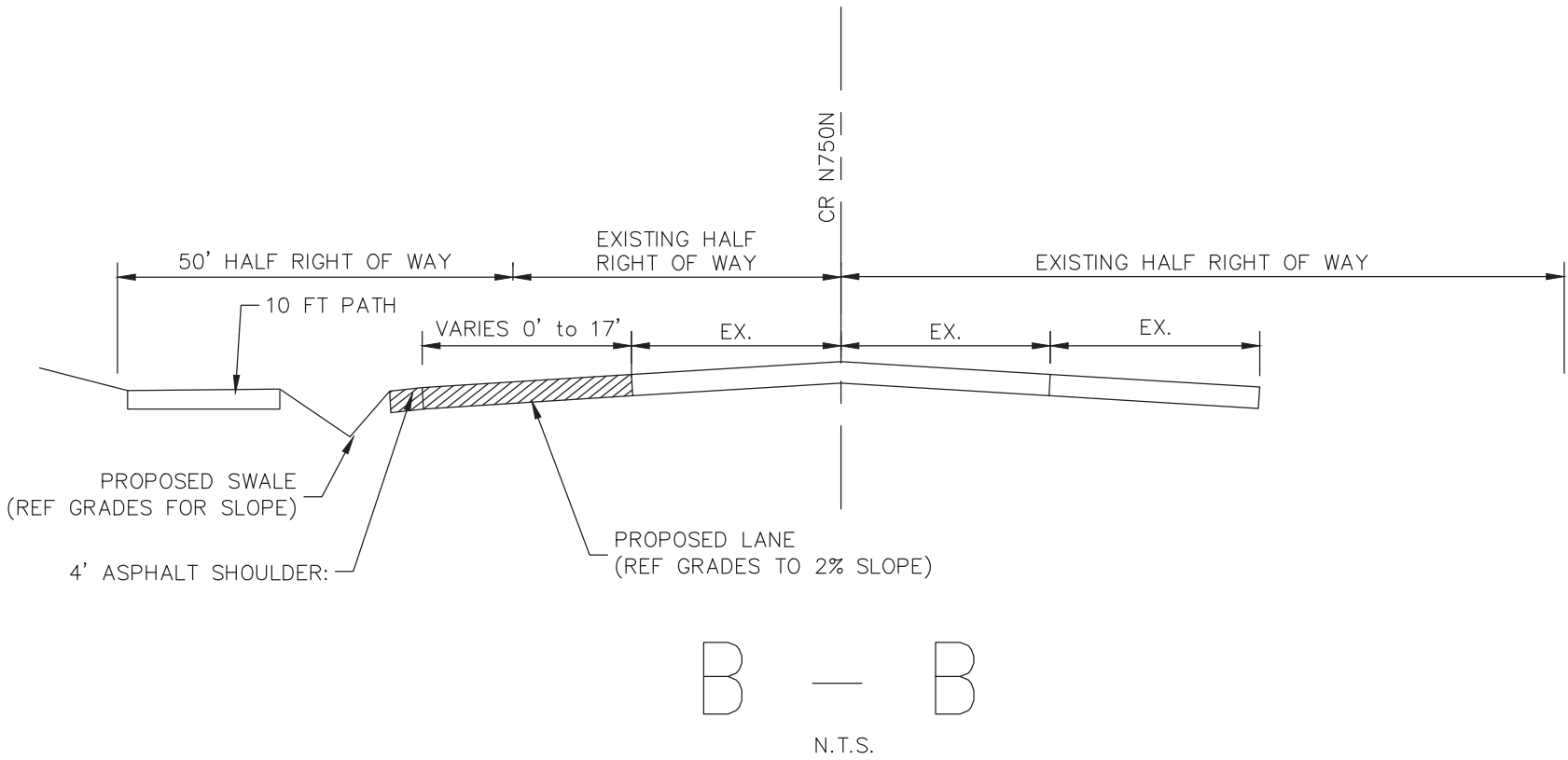
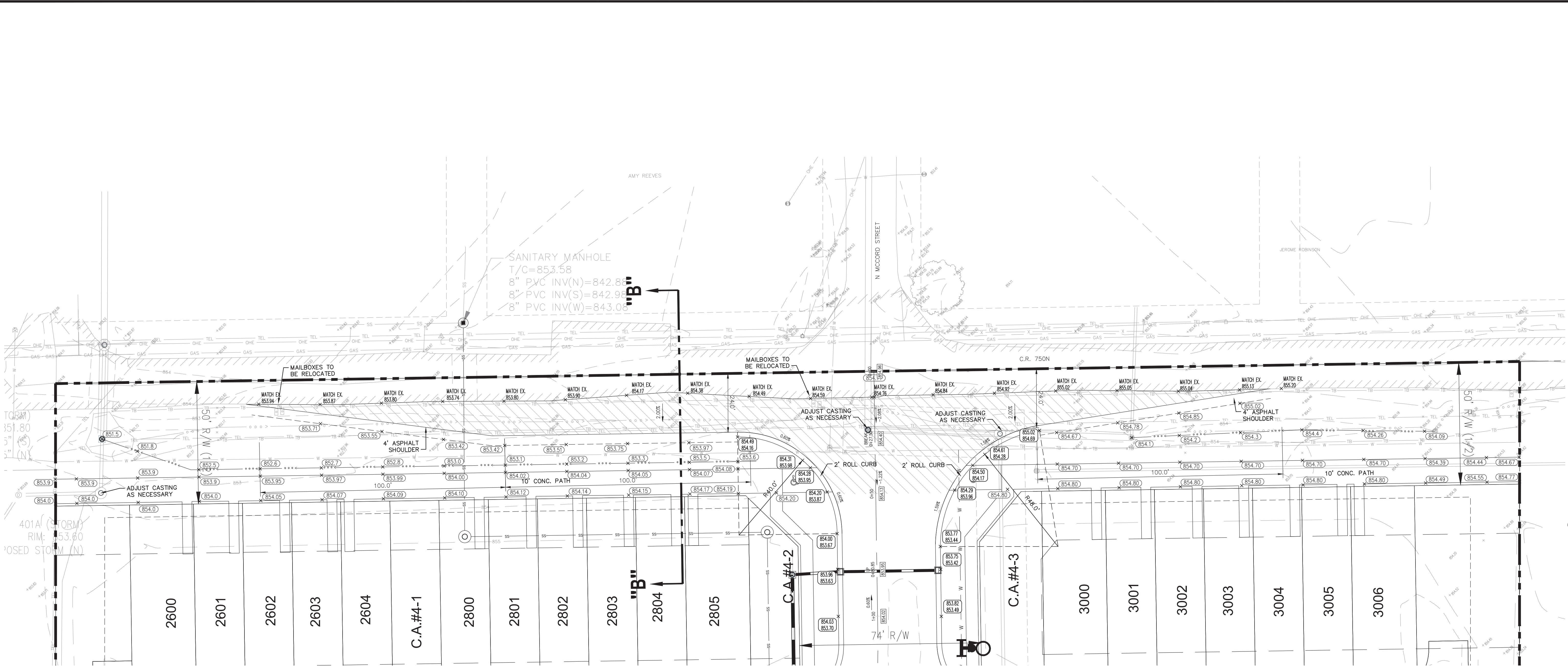
HAMPTON WALK
SECTION 4

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

SHEET NUMBER

C100

Drawing name: K:\IND_LEV\170227003_Hampton_Walk_Sec4_McCordsville.IN\Design\CADD\PlanSheets\ENTRANCE PLAN.dwg C410 ENTRANCE PLAN Dec 12, 2023 6:28am by JohnMcHortor
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GENERAL NOTES

REF. TOWN OF MCCORDSVILLE STANDARD DETAIL ON SHEET 2
MAJOR COLLECTOR CROSS SECTION WITHIN THE RIGHT-OF-WAY
(C.R. 750N)

ENTRANCE ASPHALT SECTION (WITHIN C.R. 750N R.O.W.) IS AS FOLLOWS:

COLLECTOR ROAD

d = 18"

- ① 1.5" HMA, TYPE B, 9.5 MM SURFACE
- ② 2.5" HMA, TYPE B, 19.0 MM INTERMEDIATE
- ③ 6" HMA, TYPE B, 25.0 MM BASE
- ④ 4" COMPACTED AGGREGATE BASE #53
4" COMPACTED AGGREGATE BASE #2

PAVEMENT CONSTRUCTION

REF. SHEET C101 FOR ADDITIONAL CONTRACTOR SPECS.

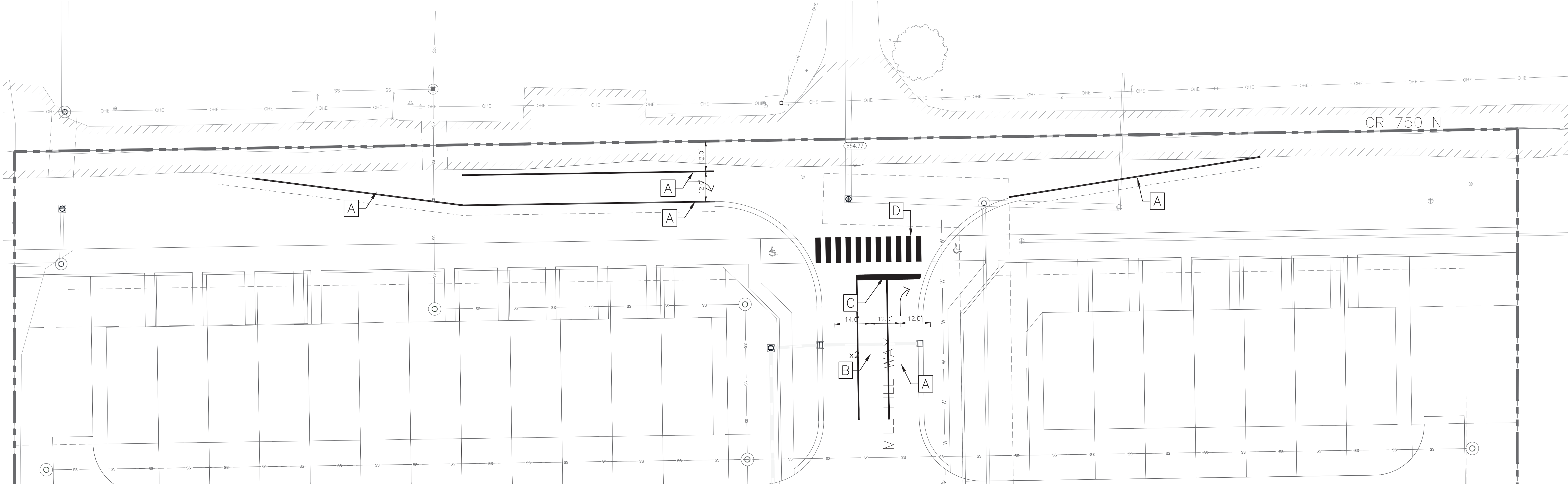
GRAPHIC SCALE IN FEET
0 10 20 40

Indiana Utilities Protection Service

before you dig

SCALE: AS NOTED	DESIGNED BY: JSM	DRAWN BY: GPB	CHECKED BY: JSM	DATE: 10/25/2023
				10/25/2023
GRAND COMMUNITIES, LLC				ENTRANCE PLAN SECTION 4
HAMPTON WALK SECTION 4				ORIGINAL ISSUE: 09/22/2023 KHA PROJECT NO. 170227003 SHEET NUMBER C410
Kimley»Horn				REVISED PER TAC COMMENTS 12/01/23 GMS REVISED PER CEG COMMENTS 10/25/23 PCW REVISIONS
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4123 EMAIL: JohnMcHortor@kimley-horn.com WWW.KIMLEY-HORN.COM				DATE BY


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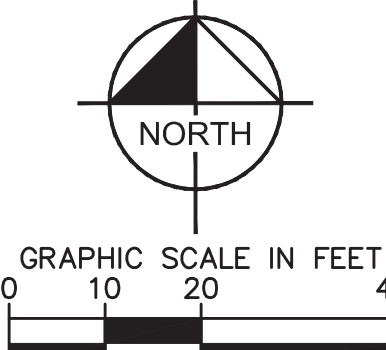


NOTES

1. MILL EXISTING MARKINGS AS NECESSARY THAT ARE IN CONFLICT WITH PROPOSED MARKINGS
2. A 4" WIDE YELLOW THERMOPLASTIC STRIPING SHALL BE PLACED ON TOP OF CURB ADJACENT TO ALL FIRE HYDRANT ON ANY INTERNAL STREET WITHIN THIS SUBDIVISION - EXTENDING 10' OUT FROM ANY HYDRANT IN EITHER DIRECTION

LEGEND

- | | |
|---------------------------------------------------------------------------------------|--------------------------------------------------|
| A | 4" WHITE THERMOPLASTIC SINGLE WHITE EDGE LINE |
| B | 4" YELLOW, THERMOPLASTIC, DOUBLE LINE |
| C | 24" WIDE THERMOPLASTIC STOP BAR |
| D | 24" WIDE WHITE THERMOPLASTIC CROSS WALK STRIPING |
|  | THERMOPLASTIC LANE INDICATION ARROW |



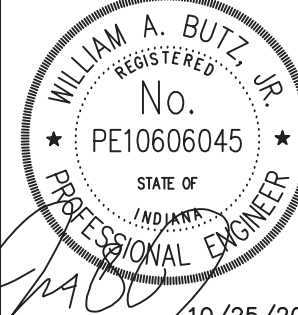
Indiana Utilities Protection Servi

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MPTON WALK SECTION 4

GRAND
COMMUNITIES,
LLC

PAVEMENT MARKING PLAN



SCALE: AS NOTED

SCALE: AS	DESIGNED	DRAWN BY
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Kimley»Horn

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ORIGINAL ISSUE:

HA PROJECT
170227003

SHEET NUMBER

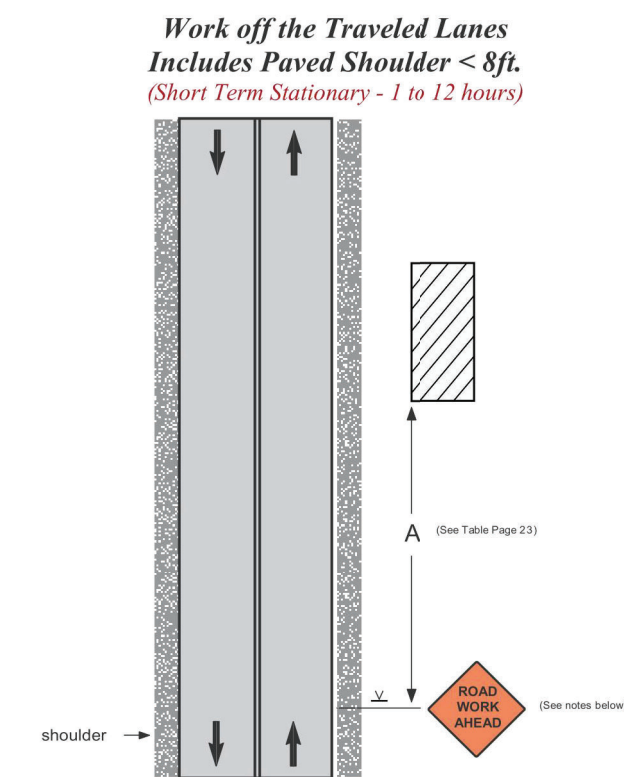
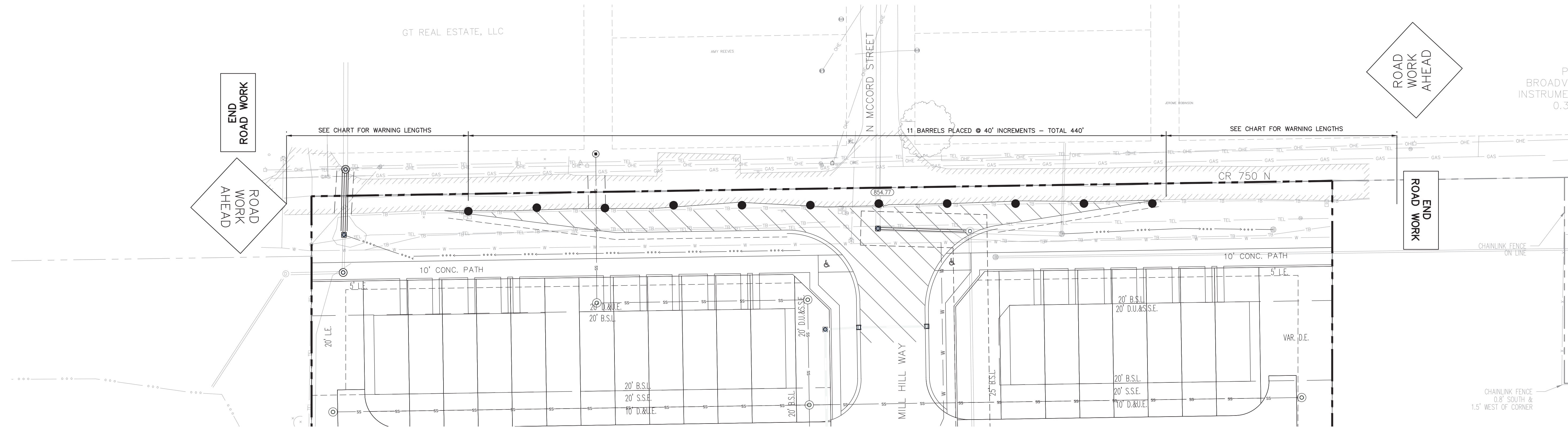
C413

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MCG

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- Notes:**
1. Other acceptable advance warning signs are those indicating **SHOULDER WORK, UTILITY WORK/AHEAD, or the WORKERS** sign.
 2. An advance warning sign should be used; if the work will be performed immediately adjacent to the shoulder, if equipment will cross or move along the roadway, or if the activity may distract motorists.
 3. Warning signs may be eliminated if the work space is behind a barrier, more than 2 ft. behind a curb, or 15 ft. or more from the edge of traveled lane.
 4. For work beyond the shoulder, all warning signs and channelizing devices are optional if a vehicle with activated warning lights is used.

Table I: Sign Spacing (feet)

	25-30 mph	35-40 mph	45-55 mph	Multilane Divided 50 mph or higher	Expressway/ Freeway
A	100	350	500	1000	1000
B	100	350	500	1600	1600
C	100	350	500	2440	2640

Distances shown are approximate. Sign spacing should be adjusted for curves, hills, intersections, driveways, etc., to improve sign visibility.

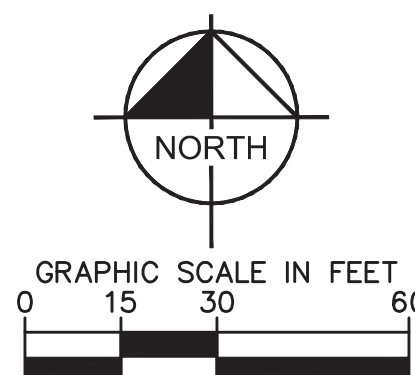
Warning Signs – Construction, maintenance, traffic and utility warning signs are used extensively in street and highway work areas. Warning signs are normally diamond shaped, having a black symbol or message on an orange background. As a general rule, these signs are located on the right-hand side of the street or highway. Normally, the first advance warning sign used is the Added Penalty Sign (see pages 3 and 4.) Next is the ROAD WORK AHEAD sign. The UTILITY WORK AHEAD or WORKERS sign may be substituted where appropriate. Where signs are used to indicate the end of the work zone, the END ROAD WORK or END UTILITY WORK sign may be used as appropriate.

Size – The standard size for advance warning signs in work zones is generally 48 inches by 48 inches. Where speeds and volumes are moderately low, a minimum size of 36 inches by 36 inches may be used (see Part VI of the IMUTCD for specific sign sizes). Sign sizes in contract plans or other agency documents may exceed IMUTCD minimum requirements and shall be followed.

Mounting – Standards for height and lateral clearance of roadside signs are included in Part VI of the MUTCD. Temporary post-mounted signs should be mounted at a height of at least 7 feet, measured from the bottom of the sign. Signs mounted on Type III barricades which close any part of a road or lane should not cover more than 50 percent of the top two rails or 33 percent of the total area of the three rails. Signs mounted on other portable supports or barricades used solely as a sign support may be at lower heights, but the bottom of the sign shall be not less than one foot above the traveled way.

MOT NOTES

ALL TRAFFIC MAINTENANCE MUST BE IN COMPLIANCE WITH THE INDIANA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND THE INDOT WORK ZONE SAFETY MANUAL.



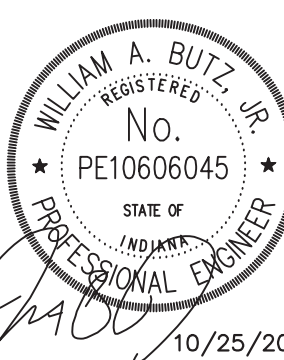
Indiana Utilities Protection Service

Call 811 
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HAMPTON WALK
SECTION 4

MOT PLAN

GRAND
COMMUNITIES,
LLC



SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY:

CHECKED BY: JSM

Kimley»»Horn

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500 EAST 96TH STREET SUITE 300

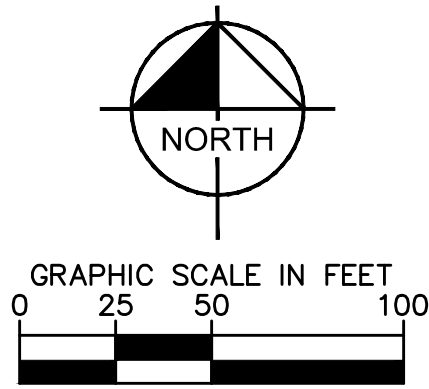
300 EAST JOHN STREET, SUITE 300,
INDIANAPOLIS, IN 46240
CONTACT: JOHN McWHORTER
PHONE: 317. 613. 4127

PHONE: 317-912-4123
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

REVISED PER CLOSING	
do.	REVISIONS

DATE	BY
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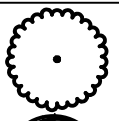
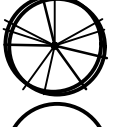
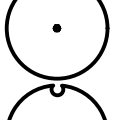
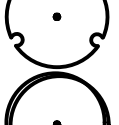
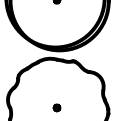
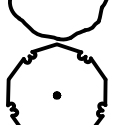
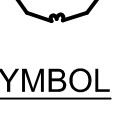
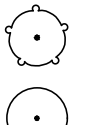
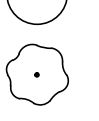
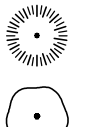


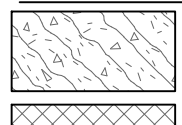

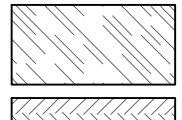

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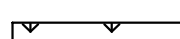
ORIGINAL ISSUE:
09/22/2023
HA PROJECT NO.
170227003
SHEET NUMBER

L100

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HT</u>
<u>CANOPY TREES</u>							
	AS	13	ACER SACCHARUM	SUGAR MAPLE	B & B	2" CAL MIN	---
	CB	8	CELTIS OCCIDENTALIS 'MAGNIFICA'	MAGNIFICA HACKBERRY	B & B	2" CAL MIN	---
	KP	9	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B & B	2" CAL MIN	---
	LT	8	LIRIODENDRON TULIPIFERA	TULIP POPLAR	B & B	2" CAL MIN	---
	QB	11	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL MIN	---
	QI	8	QUERCUS IMBRICARIA	SHINGLE OAK	B & B	2" CAL MIN	---
	UP	10	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	B & B	2" CAL MIN	---
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>SIZE</u>
<u>SHRUBS</u>							
	AV	21	ARONIA MELANOCARPA 'VIKING'	VIKING BLACK CHOKEBERRY	---	SEE PLAN	24" HT MIN
	HH	4	HYDRANGEA PANICULATA 'BERRY WHITE'	BERRY WHITE HYDRANGEA	---	SEE PLAN	24" HT MIN
	MP2	21	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	---	SEE PLAN	24" HT MIN
	TD	28	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	---	SEE PLAN	24" HT MIN
	WA	39	WEIGELA FLORIDA 'ALEXANDRA' TM	WINE & ROSES WEIGELA	---	SEE PLAN	24" HT MIN
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	
<u>ORNAMENTAL GRASSES</u>							
	PH	333	PENNISETUM ALOPECUROIDES 'HADELN'	DWARF FOUNTAIN GRASS	1 GAL	30" OC	
	SH	29	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	24" OC	
<u>PERENNIALS</u>							
	NB	16	NEPETA RACEMOSA 'BLUE WONDER'	BLUE WONDER CATMINT	1 GAL	24" OC	
	RG	24	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	1 GAL	36" OC	

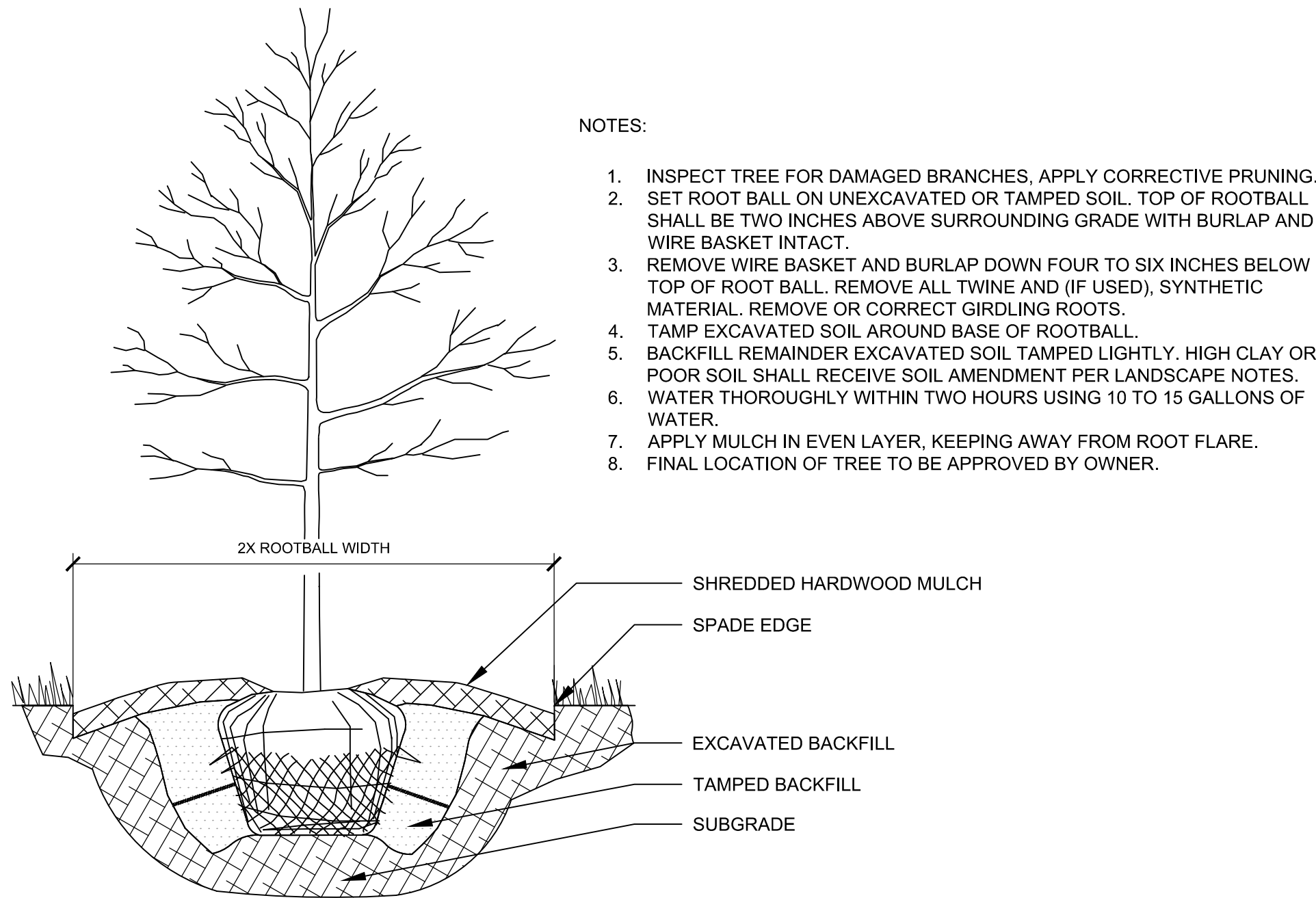
MULCHING LEGEND	
	MULCH HARDWOOD SHREDDED MULCH, NATURAL BROWN COLOR

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

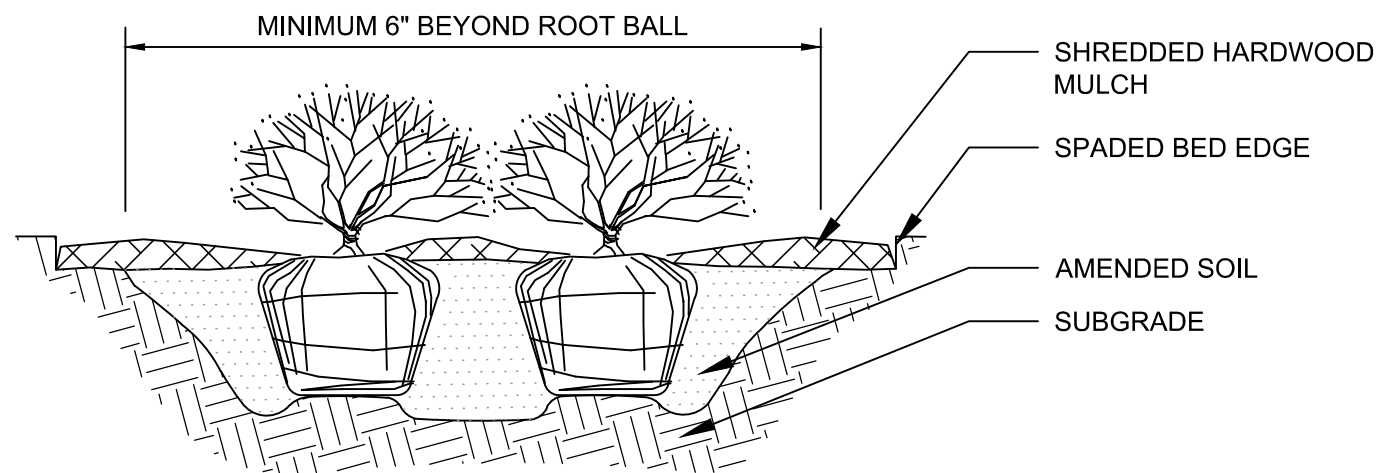
LANDSCAPE NOTES

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 GROUND COVER 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.
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
PERIMETER LANDSCAPING	
<ul style="list-style-type: none"> • 5' wide min. landscape area with 1 tree per 50 LF 	<ul style="list-style-type: none"> • 547 LF / 50 = 11 trees
YARD LANDSCAPING	
<ul style="list-style-type: none"> • All townhomes shall be landscaped with a minimum of 4 shrubs per unit and 3 ornamental trees per building planted along the front foundation of the building • All homes shall be landscaped with a minimum of 1 deciduous tree, 2 ornamental trees, and 12 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 tree, and 12 shrubs planted along the foundation of the side elevation of the structure • All homes and townhomes 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 <p>*Yard landscaping to be specified in a future submittal after primary structure is designed and selected</p>	<ul style="list-style-type: none"> 6 Townhome Buildings <ul style="list-style-type: none"> • 36 units (4) = 144 shrubs • 6 buildings (3) = 18 ornamental trees 6 Standard Duplex Lots <ul style="list-style-type: none"> • 6 (1) = 6 deciduous trees • 6 (2) = 12 ornamental trees • 6 (12) = 72 shrubs 1 Corner Duplex Lot <ul style="list-style-type: none"> Front: <ul style="list-style-type: none"> • 1 (1) = 1 deciduous tree • 1 (2) = 2 ornamental trees • 1 (12) = 12 shrubs Side: <ul style="list-style-type: none"> • 1 (1) = 1 deciduous tree • 1 (1) = 1 ornamental tree • 1 (12) = 12 shrubs
STREET TREES	
<ul style="list-style-type: none"> • 1 tree per 50 LF 	<ul style="list-style-type: none"> • 1 tree per 50 LF required



1 TREE PLANTING



2 SHRUB PLANTING

