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: APRIL 2026
ANTICIPATED COMPLETION OF CONSTRUCTION DATE: APRIL 2029

LAIN FARMS AT HAMPTON WALK SECTION 2

McCORDSVILLE, INDIANA

NORTH
(NOT TO SCALE)

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	rcr□d□r□ □ccord□□□□.or□	RON CRIDER
ENGINEERING DEPARTMENT	McCORDSVILLE TOWN ENGINEER	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3604	□□□□□ □□□ □ccord□□□□.or□	MARK WITSMAN
ELECTRICITY	AES INDIANA	1230 W MORRIS STREET INDIANAPOLIS, IN 46221	317-220-1379	□□□□r□□ord□ □□□.co□	KATIE FORD
NATURAL GAS	VECTREN ENERGY	201 W SOUTH STREET GREENFIELD, IN 46140	765-648-3246	□d□r□□□ □c□r□□.co□	NICK DEARING
WATER	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING Jr. STREET INDIANAPOLIS, IN 46202	317-927-4351	□o□□□r□ C□□□□E□□r□Gro□□.co□	BRAD HOSTETLER
TELEPHONE / COMMUNICATIONS	NINESTAR CONNECT	2243 E MAIN STREET GREENFIELD, IN 46140	317-323-2074	EM□□□r□ □□□□□□rco□□□c□.co□	ERIC MEYER
PLANNING & ZONING	McCORDSVILLE PLANNING & BUILDING DEPT.	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3604	rcr□□ □ □ccord□□□□.or□	RYAN CRUM
FIRE DEPARTMENT	VERNON TOWNSHIP FIRE DEPT.	7580 N. FORM STREET McCORDSVILLE, IN 46055	317-335-9236	□□r□□d□r□ □□r□o□□r□.□□	MARK ELDER
CABLE	COMCAST	5330 E. 65□□ ST. INDIANAPOLIS, IN 46220	317-774-3384	□□□□□□□r□□□r□ c□□□.co□c□□.co□	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□ □c□r□o□□□co□	PAUL MUNOZ
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	317-912-4129	□□□.□c□□or□□r□ □□□□□-□or□.co□	JOHN MCWHORTER

LEGAL DESCRIPTION

LAIN FARMS AT HAMPTON WALK, SECTION 2

A PART OF THE NORTHEAST QUARTER SECTION 35 TOWNSHIP 17 NORTH RANGE 5 EAST IN HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

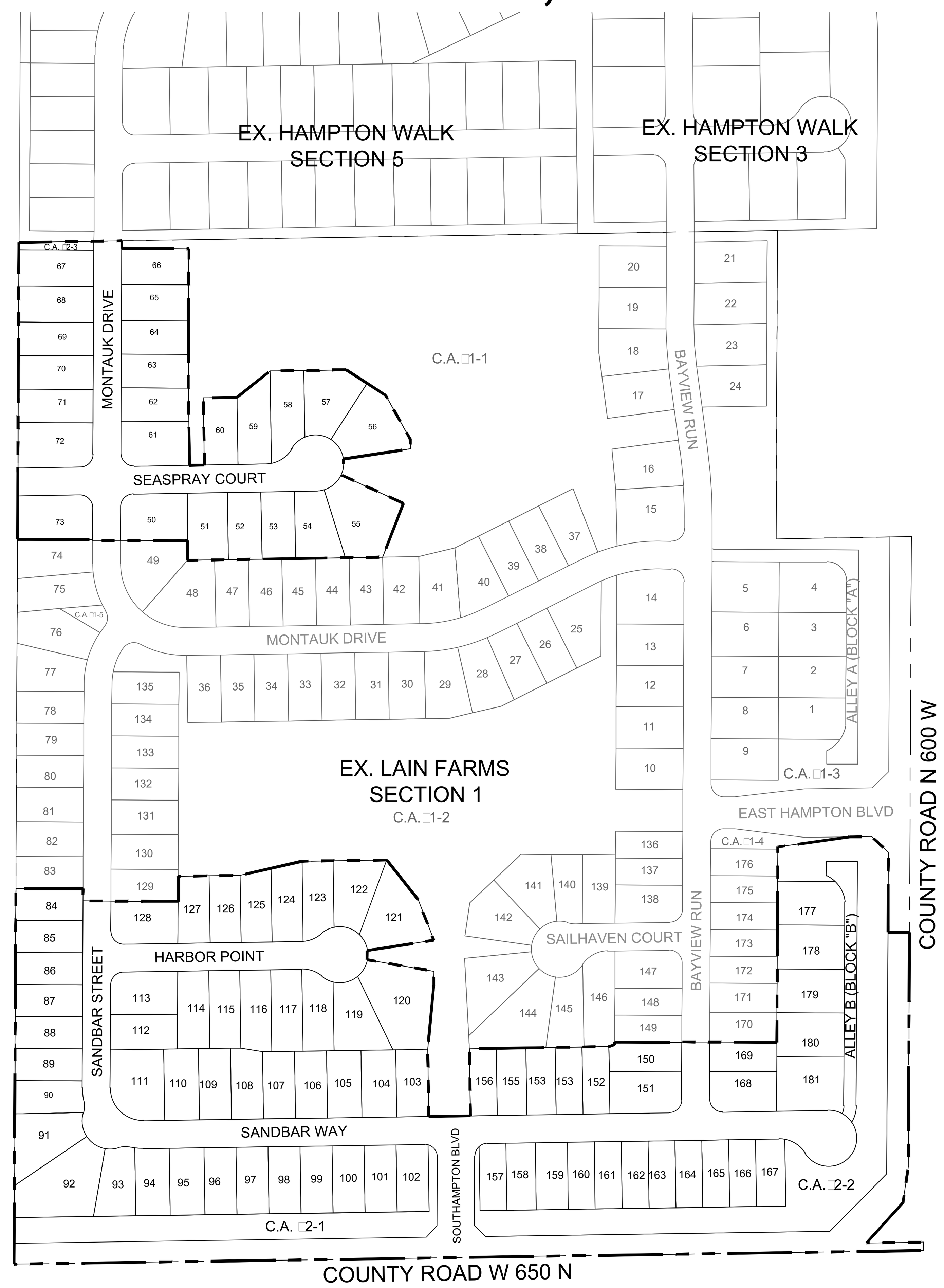
PARCEL 1

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER, SECTION 35, TOWNSHIP 17 NORTH, RANGE 5 EAST; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER SOUTH 89 DEGREES 08 MINUTES 40 SECONDS WEST 1,760.02 FEET TO A POINT ON THE SOUTHEAST CORNER OF A PARCEL OF LAND RECORDED AS INSTRUMENT NUMBER 130014349 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST 727.69 FEET TO A POINT AT THE SOUTH WEST CORNER OF LAIN FARMS AT HAMPTON WALK, SECTION 1, RECORDED AS INSTRUMENT NUMBER ______________ IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THE FOLLOWING (29) COURSES BEING ON OR ALONG SAID BOUNDARY: 1) THENCE SOUTH 89 DEGREES 43 MINUTES 37 SECONDS EAST 130.00 FEET; 2) THENCE SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 23.80 FEET; 3) THENCE SOUTH 89 DEGREES 43 MINUTES 37 SECONDS EAST 184.00 FEET; 4) THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST 48.71 FEET; 5) THENCE NORTH 89 DEGREES 08 MINUTES 40 SECONDS EAST 120.00 FEET; 6) THENCE NORTH 77 DEGREES 09 MINUTES 08 SECONDS EAST 122.68 FEET; 7) THENCE NORTH 89 DEGREES 08 MINUTES 40 SECONDS EAST 164.04 FEET; 8) THENCE SOUTH 38 DEGREES 16 MINUTES 23 SECONDS EAST 97.58 FEET; 9) THENCE SOUTH 21 DEGREES 19 MINUTES 15 SECONDS EAST 84.44 FEET; 10) THENCE SOUTH 81 DEGREES 05 MINUTES 16 SECONDS WEST 130.61 FEET TO A POINT ON A CURVE WITH A RADIUS OF 54.00 FEET WHICH BEARS SOUTH 81 DEGREES 05 MINUTES 16 SECONDS WEST; 11) THENCE ALONG SAID CURVE A DISTANCE OF 17.69 FEET TO A POINT WHICH BEARS SOUTH 80 DEGREES 08 MINUTES 21 SECONDS EAST; 12) THENCE SOUTH 80 DEGREES 08 MINUTES 21 SECONDS EAST 131.01 FEET; 13) THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS WEST 26.82 FEET; 14) THENCE SOUTH 5 DEGREES 21 MINUTES 05 SECONDS WEST 124.78 FEET; 15) THENCE SOUTH 00 DEGREES 51 MINUTES 20 SECONDS EAST 130.00 FEET; 16) THENCE NORTH 89 DEGREES 08 MINUTES 40 SECONDS EAST 80.85 FEET; 17) THENCE NORTH 00 DEGREES 51 MINUTES 20 SECONDS WEST 130.00 FEET; 18) THENCE NORTH 89 DEGREES 08 MINUTES 40 SECONDS EAST 270.00 FEET; 19) THENCE NORTH 70 DEGREES 44 MINUTES 27 SECONDS EAST 11.49 FEET; 20) THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST 5.00 FEET; 21) THENCE SOUTH 89 DEGREES 43 MINUTES 37 SECONDS EAST 130.00 FEET; 22) THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST 1.04 FEET; 23) THENCE SOUTH 89 DEGREES 43 MINUTES 37 SECONDS EAST 184.00 FEET; 24) THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST 378.35 FEET; 25) THENCE NORTH 82 DEGREES 04 MINUTES 46 SECONDS EAST 139.96 FEET; 26) THENCE NORTH 89 DEGREES 08 MINUTES 40 SECONDS EAST 43.03 FEET; 27) THENCE SOUTH 46 DEGREES 54 MINUTES 45 SECONDS EAST 44.23 FEET; 28) THENCE SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 155.01 FEET; 29) THENCE SOUTH 89 DEGREES 43 MINUTES 37 SECONDS EAST 41.50 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 453.35 FEET; THENCE SOUTH 8 DEGREES 24 MINUTES 11 SECONDS WEST 70.71 FEET; THENCE SOUTH 42 DEGREES 03 MINUTES 17 SECONDS WEST 105.06 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 08 SECONDS EAST 110.02 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 16.50 FEET TO THE POINT OF BEGINNING CONTAINING 23.92 ACRES MORE OR LESS.

AND ALSO:

PARCEL 2

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH EAST QUARTER, SECTION 35, TOWNSHIP 17 NORTH, RANGE 5 EAST; THENCE ALONG THE SOUTH LINE OF SAID QUARTER NORTH 89 DEGREES 08 MINUTES 40 SECONDS EAST 911.47 FEET TO A POINT ON THE SOUTHEAST CORNER OF A PARCEL OF LAND RECORDED AS INSTRUMENT NUMBER 130014349 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST 1,403.50 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST 574.62 FEET TO A POINT ON THE BOUNDARY OF HAMPTON WALK, SECTION 5 RECORDED AS INSTRUMENT NUMBER ______________ IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST 199.14 FEET TO A POINT ON THE BOUNDARY OF LAIN FARMS AT HAMPTON WALK, SECTION 1 RECORDED AS INSTRUMENT NUMBER______________ IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, IN; THE FOLLOWING (21) COURSES BEING ON OR ALONG SAID BOUNDARY: 1) THENCE SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 14.49 FEET; 2) THENCE SOUTH 89 DEGREES 43 MINUTES 37 SECONDS EAST 130.00 FEET; 3) THENCE SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 265.00 FEET; 4) THENCE SOUTH 00 DEGREES 55 MINUTES 00 SECONDS EAST 154.42 FEET; 5) THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST 28.74 FEET; 6) THENCE NORTH 00 DEGREES 55 MINUTES 00 SECONDS WEST 130.00 FEET; 7) THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST 65.00 FEET; 8) THENCE NORTH 51 DEGREES 29 MINUTES 07 SECONDS EAST 82.04 FEET; 9) THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST 146.94 FEET; 10) THENCE SOUTH 57 DEGREES 11 MINUTES 45 SECONDS EAST 91.19 FEET; 11) THENCE SOUTH 29 DEGREES 16 MINUTES 09 SECONDS EAST 97.19 FEET; 12) THENCE SOUTH 1 DEGREES 20 MINUTES 32 SECONDS EAST 19.06 FEET; 13) THENCE SOUTH 81 DEGREES 23 MINUTES 20 SECONDS WEST 131.49 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 54.00 FEET WHICH BEARS SOUTH 81 DEGREES 23 MINUTES 20 SECONDS WEST; 14) THENCE ALONG SAID CURVE A DISTANCE OF 31.23 FEET TO A POINT WHICH BEARS SOUTH 65 DEGREES 28 MINUTES 28 SECONDS EAST; 15) THENCE SOUTH 65 DEGREES 28 MINUTES 28 SECONDS EAST 133.06 FEET; 16) THENCE SOUTH 21 DEGREES 13 MINUTES 03 SECONDS WEST 111.88 FEET; 17) THENCE SOUTH 89 DEGREES 05 MINUTES 00 SECONDS WEST 377.80 FEET; 18) THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST 37.84 FEET; 19) THENCE NORTH 89 DEGREES 43 MINUTES 37 SECONDS WEST 184.00 FEET; 20) THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST 1.39 FEET; 21) THENCE NORTH 89 DEGREES 43 MINUTES 37 SECONDS WEST 145.10 FEET TO THE POINT OF BEGINNING CONTAINING 7.25 ACRES MORE OR LESS;



PROJECT INFORMATION	
31.2 ACRES	
94 LOTS	3.01 LOTS/ACRE
DESIGN SPEED LIMIT	25 MPH
TOTAL C.A.	3.33 AC
LAKE AREA	0.00 AC
USEABLE OPEN SPACE	3.33 AC

STREETS

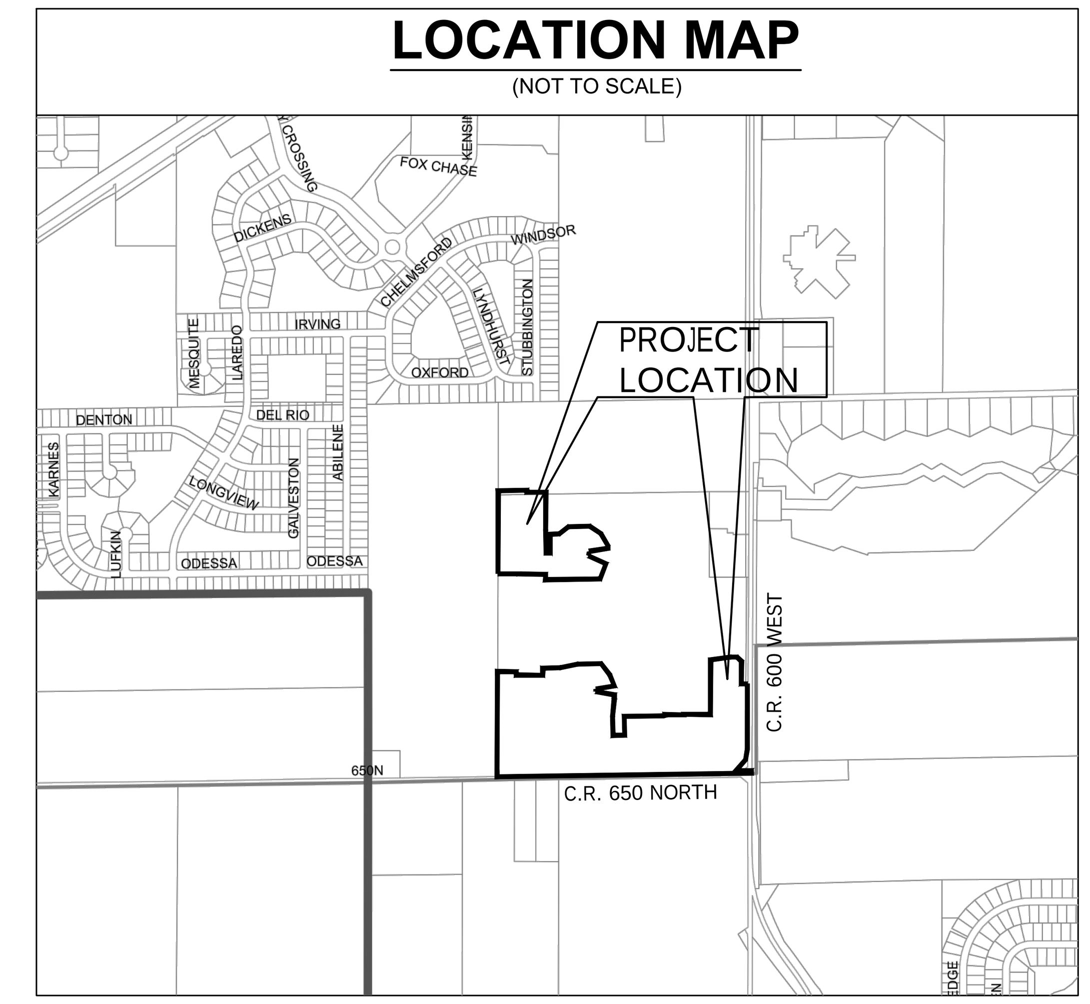
NAME	LENGT LF
MONTAUK DRIVE	580
BAYVIEW RUN	164
SEASPRAY POINT	604
HARBOR POINT	470
SANDBAR STREET	434
SANDBAR WAY	1424
SOUTHAMPTON BOULEVARD	247
ALLEY B	509
TOTAL	4432

SIDEWALKS

SI□E	LENGT LF
5' CONCRETE	7,574
8' ASPHALT PATH	704
10' ASPHALT PATH	2,211

LOCATION MAP

(NOT TO SCALE)



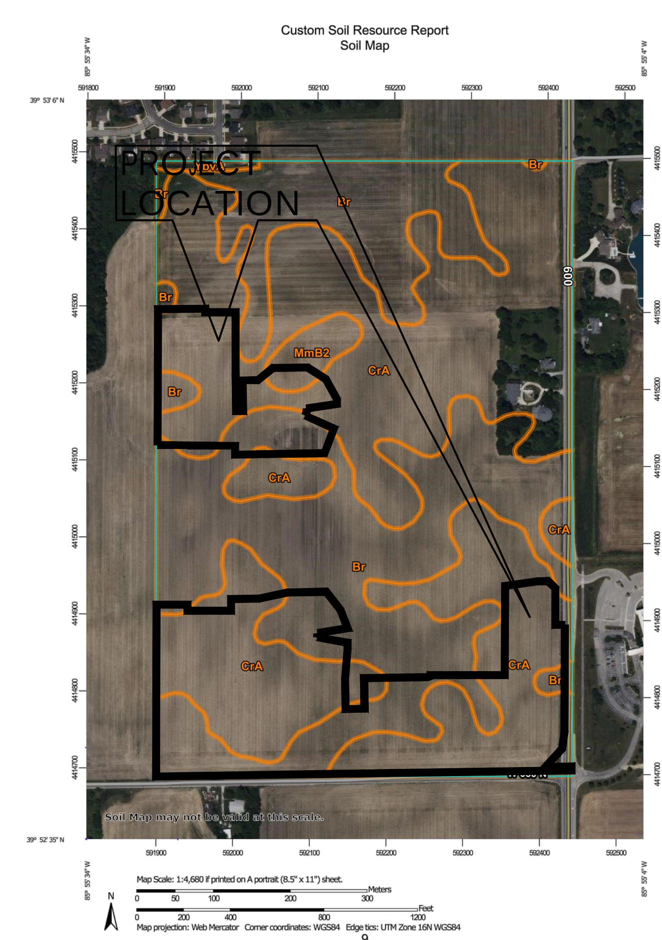
INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION TO BE USED WITH THESE PLANS UNLESS ALTERNATE SPECIFICATIONS ARE SHOWN WITHIN.

THESE PLANS MEET THE MOST CURRENT ADA STANDARDS.

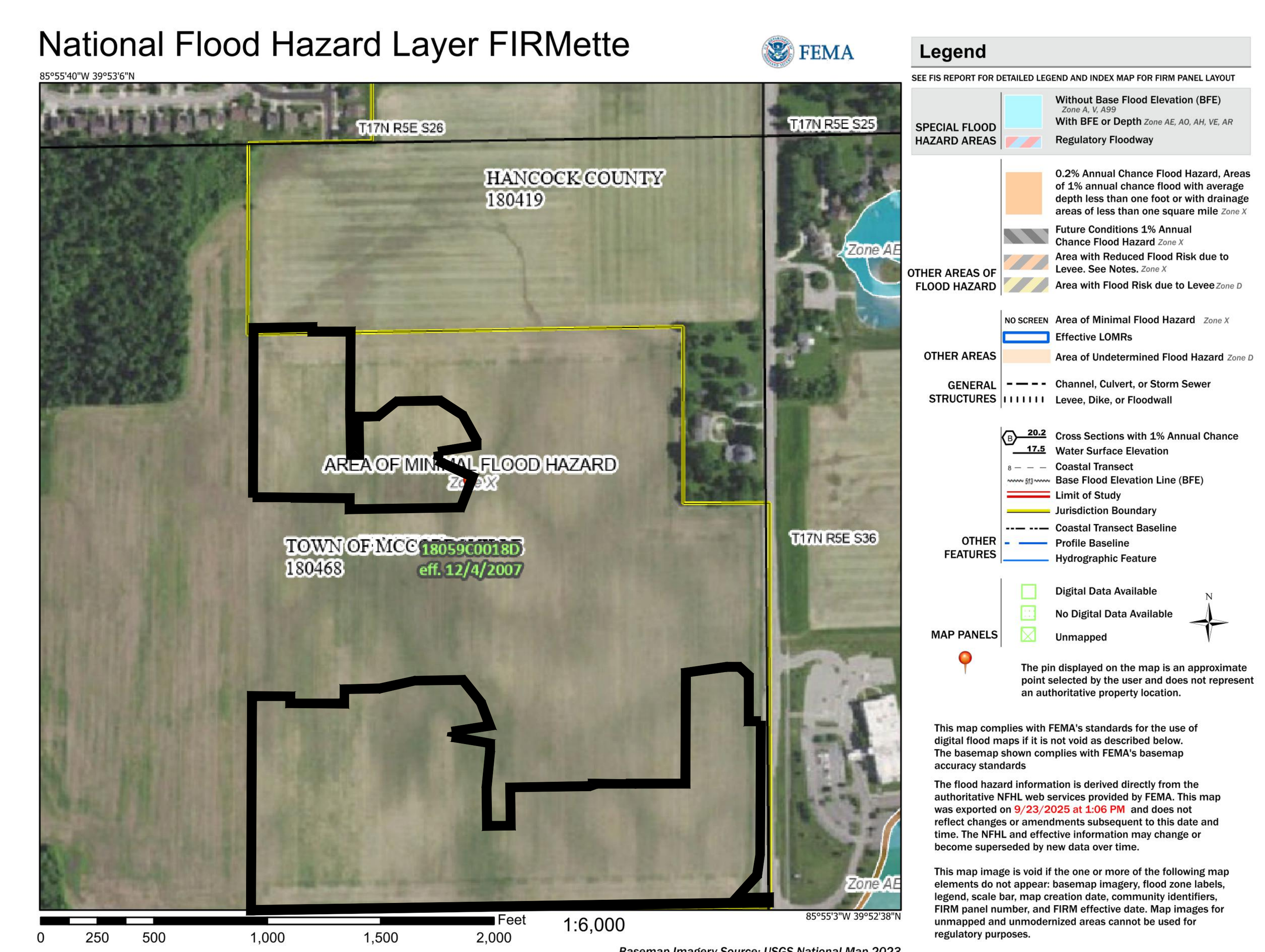
Sheet List Table	
Sheet Number	Sheet Title
C100	COVER SHEET
C101	GENERAL SPECS
C110	TOPO DEMO PLAN
C111	TOPO DEMO PLAN
C200	SITE DEVELOPMENT PLAN
C201	SITE DEVELOPMENT PLAN
C202	SITE DEVELOPMENT PLAN
C210	EMERGENCY FLOOD ROUTE
C211	EMERGENCY FLOOD ROUTE
C300	INITIAL EROSION CONTROL PLAN
C301	INITIAL EROSION CONTROL PLAN
C310	TEMP EROSION CONTROL PLAN
C311	TEMP EROSION CONTROL PLAN
C320	PERMANENT EROSION CONTROL PLAN
C321	PERMANENT EROSION CONTROL PLAN
C330	EROSION CONTROL SPECS
C332	EROSION CONTROL DETAILS
C333	EROSION CONTROL DETAILS
C334	EROSION CONTROL DETAILS
C400	STREET PLAN AND PROFILE
C401	STREET PLAN AND PROFILE
C402	STREET PLAN AND PROFILE
C410	ENTRANCE PLAN
C412	MOT PLAN
C415	PAVEMENT MARKING PLAN
C420	TRAFFIC CONTROL PLAN
C421	TRAFFIC CONTROL PLAN
C500	SANITARY PLAN AND PROFILES
C501	SANITARY PLAN AND PROFILES
C600	STORM PLAN AND PROFILES
C601	STORM PLAN AND PROFILES
C602	STORM PLAN AND PROFILES
C610	SUB SURFACE PLAN
C611	SUB SURFACE PLAN
C700	WATER PLAN
C701	WATER PLAN
C702	CITIZENS WATER DETAILS
L1.0–L1.9	LANDSCAPE PLANS
* 1 – 10	MCCORDSVILLE SPECS & DETAILS

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	44.3	41.2%
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	61.0	56.7%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	1.8	1.7%
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	0.4	0.4%
Totals for Area of Interest		107.5	100.0%

Custom Soil Resource Report
Soil Map



National Flood Hazard Layer FIRMette



Kimley»Horn
©2025 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

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

APPROVAL PENDING NOT FOR CONSTRUCTION

GRAND COMMUNITIES, LLC.
A Fischer Group Company

COVER SHEET

LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 11/07/2025
KHA PROJECT NO. 170227040
SHEET NUMBER
C100

Drawing name: K:\IND_LDEV\170227040_Lain Farms_Sec2_McCordsville_IN\1 Design\CADD\PlanSheets\COVER SHEET.dwg C100 COVER SHEET Nov 07, 2025 12:59pm by: Grant.Shortridge

GENERAL NOTES

1. THE MUNICIPALITY REQUIREMENTS AND THE LATEST INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS INCLUDING CHANGES SHALL GOVERN ALL CONSTRUCTION ITEMS THAT ARE A PART OF THIS PLAN UNLESS OTHERWISE NOTED. WHEN CONFLICTS ARISE BETWEEN ABOVE LISTED SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.
2. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THIS CONTRACT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL INDIANA UTILITIES PROTECTION SERVICE (811 OR 1.800.362.2764) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.
4. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION" PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE SURVEYOR'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE/SHE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
5. NOTIFICATION OF COMMENCING CONSTRUCTION:

5.1. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE MUNICIPALITY, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

5.2. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

6. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.
7. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.
8. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.
9. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES MAY BE DETERMINED BY THE MUNICIPALITY AND MAY VARY FROM PLAN GRADE.
10. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
11. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.
12. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE MUNICIPALITY. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE MUNICIPALITY UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
13. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY.
14. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
15. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.
16. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS, AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.
17. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB PER OSHA REGULATIONS.
18. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPAL ORDINANCES.
19. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
20. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.
21. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.
22. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
23. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED, AS PER MUNICIPAL STANDARDS.
24. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS/HER OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
25. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THIS PROJECT.
26. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT HIS EXPENSE.
27. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
28. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.
29. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IDEM REGULATIONS AND STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

PAVING NOTES

1. GENERAL

1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS INTERMEDIATE AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

2. SUBGRADE PREPARATION

2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT HE/SHE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

2.2. AFTER STRIPPING TO THE PROPOSED SUBGRADE LEVEL, THE BUILDING AND PARKING AREA SHOULD BE PROOF-ROLLED WITH A TANDEM AXLE DUMP TRUCK OR SIMILAR HEAVY RUBBER TIRED VEHICLE TYPICALLY WITH AN AXIAL LOAD GREATER THAN NINE (9) TONS OR MEETING SPECIFICATIONS OUTLINED IN INDOT CMS ITEM 204 FOR ROADWAY SUBGRADE COMPACTION AND PROOF-ROLLING.

2.3. MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE ONE (1) INCH IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

2.4. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE STONE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CURB, SO AS TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

2.5. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING ENGINEER.

3. CONCRETE WORK

3.1. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS S1 OR PV. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE BROOM-FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

3.2. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PRE-MOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4-INCH BY 18-INCH EPOXY-COATED STEEL DOWEL BARS, SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN TEN TO TWENTY-FIVE FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

3.3. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY.

3.4. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.

3.5. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT MAXIMUM 6-FOOT INTERVALS AND 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINTS AT 50-FOOT MAXIMUM INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, AND OTHER STRUCTURES.

3.6. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6-INCH BY 6-INCH NO. 6 WELDED WIRE MESH IN ALL DRIVEWAYS. PROVIDE 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTIONS JOINT AT MID-POINT AND 15-FOOT MAXIMUM.

3.7. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.

3.8. CONCRETE CURING AND PROTECTION SHALL BE PER INDOT STANDARDS. TWO (2) COATS OF INDOT APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.

3.9. THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

4.1. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS AND PATHS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE, ASPHALT INTERMEDIATE COURSE TYPE 2, AND ASPHALT SURFACE COURSE TYPE 1, OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.

4.2. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE INTERMEDIATE COURSE IS LAID.

4.3. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE INTERMEDIATE COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE INTERMEDIATE COURSE, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS PER INDOT STANDARDS.

4.4. SEAMS IN SURFACE AND BASE COURSES SHALL BE STAGGERED A MINIMUM OF 6 INCHES.

5. TESTING AND FINAL ACCEPTANCE.

5.1. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE MUNICIPALITY.

5.2. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE INTERMEDIATE COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

5.3. WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD REQUIRED BY INDOT STANDARDS.

5.4. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE AND MUNICIPALITY REQUIREMENTS.

5.5. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE MUNICIPAL CODE. WHEN CONFLICTS ARISE BETWEEN MUNICIPAL CODE, AND GENERAL NOTES, THE MORE STRINGENT SHALL TAKE PRECEDENCE.

SIGNING AND PAVEMENT MARKING NOTES

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARDS.
2. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080-INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE. LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD.
3. POSTS: SIGN POSTS SHALL BE NEW GALVANIZED STEEL PIPE IN ACCORDANCE WITH ASTM A 53 OR ASTM F 1083. USE STANDARD WEIGHT, SCHEDULE 40 PIPE PER THE INDOT STANDARDS.
4. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH INDOT STANDARDS.
5. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC HOT ROLLED INTO PAVEMENT OR PAINT PER INDOT STANDARDS.
6. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW-WEAR" APPLICATIONS, SHALL BE PAINT IN ACCORDANCE WITH INDOT STANDARDS.
7. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND MUNICIPAL CODE.
8. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55 DEGREES FAHRENHEIT AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT AND RISING.

EARTHWORK NOTES

1. GENERAL

1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF/HERSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED.

1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND SUBGRADE ELEVATIONS (AS NOTED) AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

1.5. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED AND APPROVED PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

1.6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

1.7. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

2. TOPSOIL EXCAVATION INCLUDES:

2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

3. EARTH EXCAVATION INCLUDES:

3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE GEOTECHNICAL ENGINEER OR SOILS TESTING AGENCY WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

5.3. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER OR SOILS TESTING AGENCY AND THE OWNER. (SEE PAVING SPECIFICATION.)

6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER OR SOILS TESTING AGENCY.

STORM SEWER NOTE

1. BAND-SEAL OR SIMILAR COUPLING SHALL BE USED WHEN JOINING STORM SEWER PIPES OF DISSIMILAR MATERIALS.
2. ALL FOOTING DRAINS AND SUMP PUMPS MUST BE TIED TO STORM SEWER SYSTEM. DOWN SPOUTS CANNOT DRAIN DIRECTLY TO STORM SEWER SYSTEM.
3. CONSTRUCTION: ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.
4. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.
5. CLEANING: THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.
6. MANHOLES, CATCH BASINS, INLETS, FRAMES, GRATES, AND OTHER STRUCTURES SHALL BE CONSTRUCTED OF THE TYPE, STYLE, AND SIZE AS SET FORTH WITH THE ORDINANCES AND STANDARDS OF THE MUNICIPALITY.
7. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE MUNICIPAL CODE. WHEN CONFLICTS ARISE BETWEEN MUNICIPAL CODE AND GENERAL NOTES, THE MORE STRINGENT SHALL TAKE PRECEDENCE.

SANITARY SEWER NOTES

1. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.
2. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT REQUIREMENTS, AS SPECIFIED IN THE STANDARDS FOR WATER AND SEWER CONSTRUCTION IN INDIANA.
3. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER-TIGHT SLEEVES. THE BOTTOM OF THE MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.
4. CLEANING: ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.
5. TESTING: DEFLECTION, AIR, AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE IN ACCORDANCE WITH MODEL SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN INDIANA AND ALL RELEVANT WCCD REQUIREMENTS.
6. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS.
7. IF CONFLICT ARISES BETWEEN MUNICIPAL STANDARDS AND SANITARY SEWER NOTES, THE MORE STRINGENT SHALL APPLY.

DEMOLITION NOTES

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THE DEMOLITION PLAN.
2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO COMMENCING ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES AND FIELD VERIFY ALL UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE EXISTING BUILDING AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER.
4. CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY DEMOLITION PERMITS.
5. THE CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE TRUCKS AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
6. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
7. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES OR PRIOR TO ANY FURTHER DEMOLITION. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
8. THE CONTRACTOR SHALL USE DUE CARE IN HAULING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC.
9. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
10. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.
11. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
12. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
13. DEWATERING SHOULD BE ANTICIPATED AND INCLUDED. DEWATERING SHALL BE DONE IN ACCORDANCE WITH LOCAL AND REGIONAL REQUIREMENTS.

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

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

Kimley»Horn
©2025 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

APPROVAL PENDING NOT FOR CONSTRUCTION

GRAND COMMUNITIES, LLC.
A Fischer Group Company

GENERAL SPECS

LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 11/07/2025
KHA PROJECT NO. 170227040
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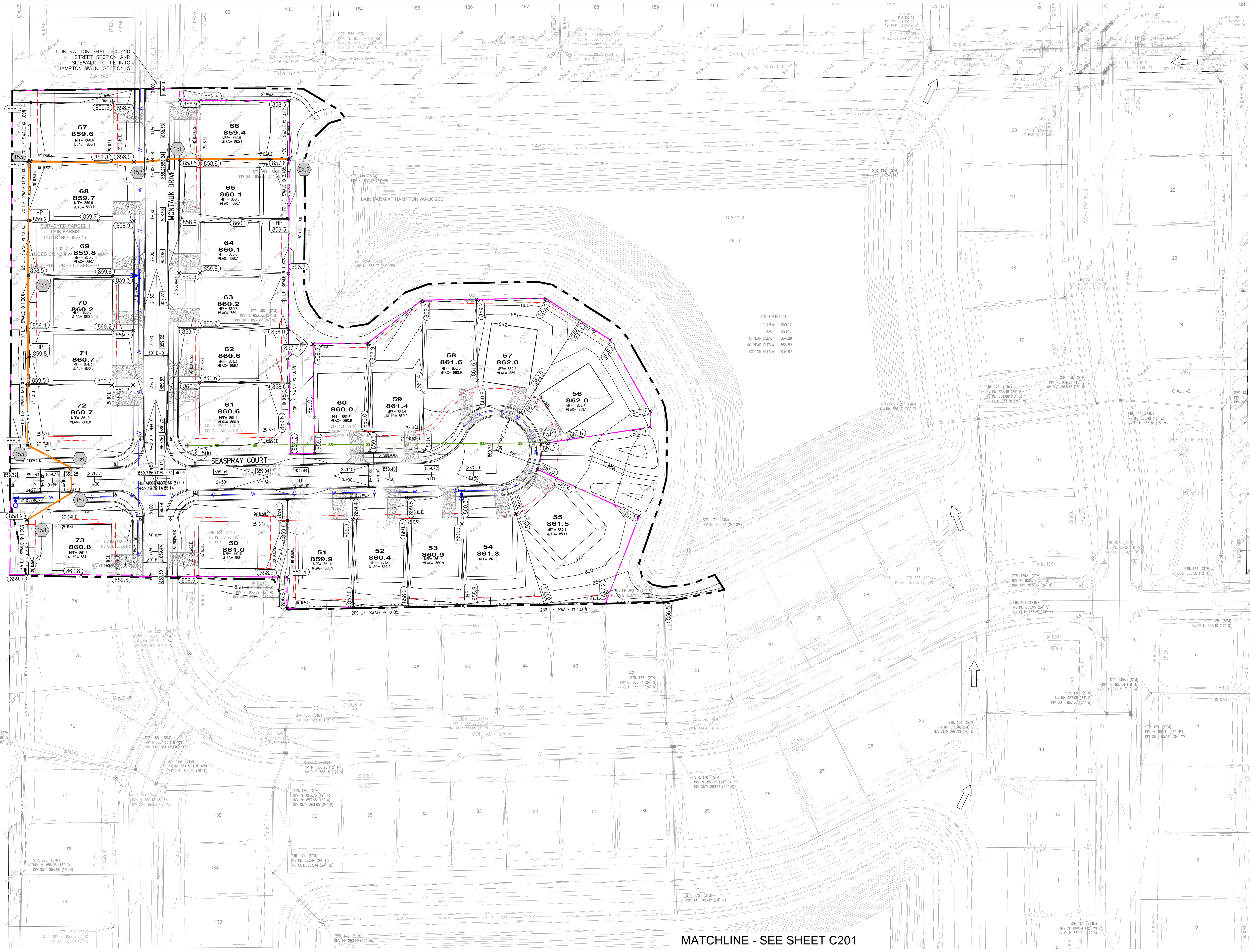
C101



MATCHLINE - SEE SHEET C201

LEGEND

	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT ASSEMBLY
870	EXISTING CONTOUR
S SS	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
SS	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
848.0	PROPOSED GRADE
870	PROPOSED CONTOUR
W	PROPOSED WATER LINE
	PROPOSED SWALE
	CONSTRUCTION LIMITS
	PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
	ADA RAMP TO BE INSTALLED
	RIP-RAP
XX XXX.X	LOT NUMBER PAD ELEVATION
	PROPOSED 4" UNDERDRAINS
	LAKE SPILLWAY ROUTING

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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.

OUTFALL NOTES

LAIN FARMS AT HAMPTON WALK ULTIMATELY DISCHARGES TO HAMPTON WALK, SECTION 3, LAKE #4. THE INTERCONNECTED POND NETWORK HAS BEEN REEVALUATED TO CONFIRM THAT LAKE #4 HAS ADEQUATE CAPACITY TO ACCEPT RUNOFF FROM LAIN FARMS AT HAMPTON WALK WHILE MEETING ALLOWABLE RELEASE RATES FOR BOTH DEVELOPMENTS. SEE DRAINAGE REPORT FOR FULL ANALYSIS.

LAKE #4 (PREVIOUS)
TOP OF BANK = 856.50
NORMAL POOL = 850.00
10-YEAR ELEV. = 853.58
100-YEAR ELEV. = 855.65

LAKE #4 (REVISED)
TOP OF BANK = 856.50
NORMAL POOL = 850.00
10-YEAR ELEV. = 853.69
100-YEAR ELEV. = 855.49

NOTES

1. REFER TO SHEET C202 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. AN 8" WIDE YELLOW REFLECTIVE 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 DIRECTION.
7. ALL PATHS ARE TO BE ASPHALT UNLESS OTHERWISE NOTED ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
©2025 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

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

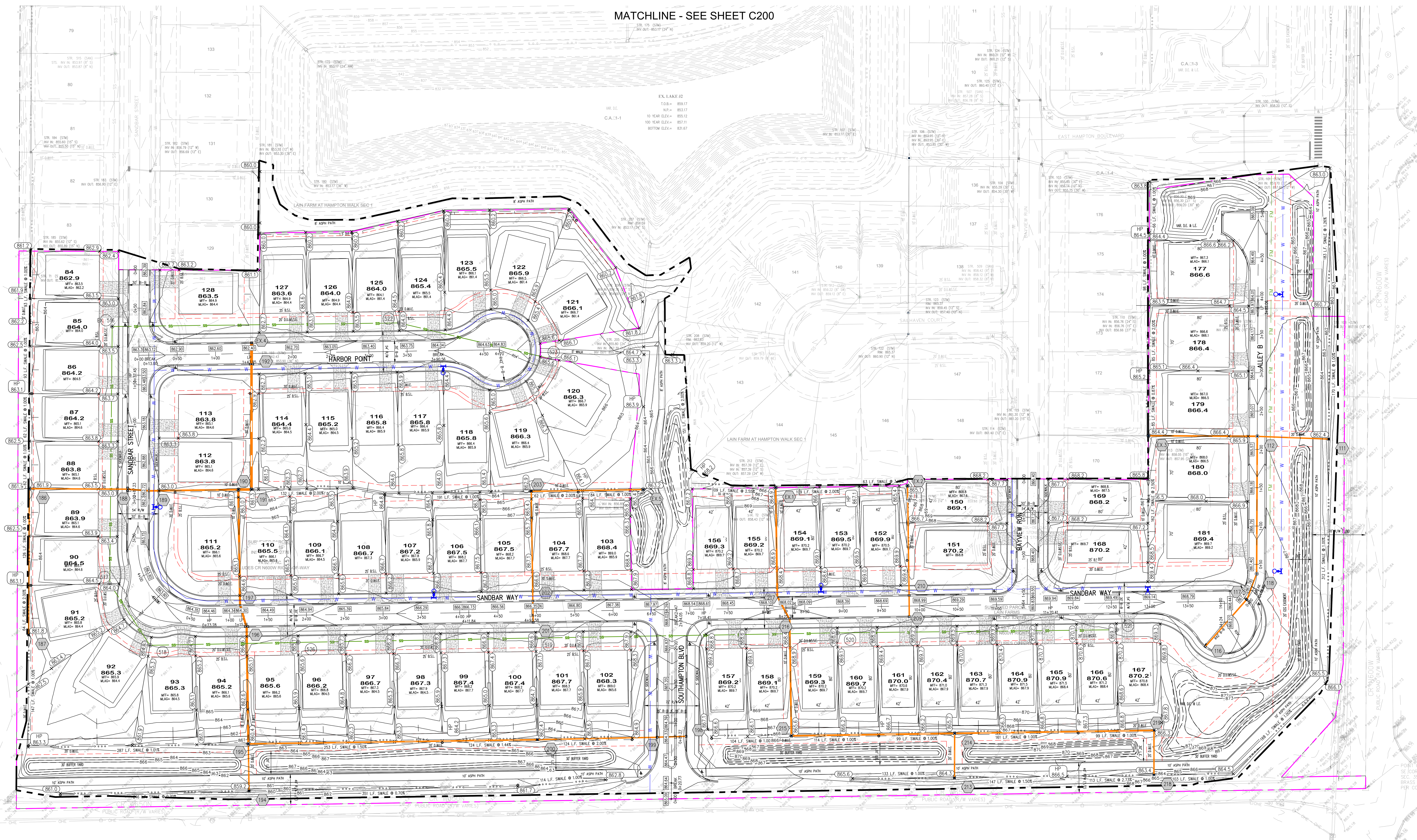
APPROVAL PENDING NOT FOR CONSTRUCTION

GRAND COMMUNITIES, LLC.
A Fischer Group Company

SITE DEVELOPMENT PLAN

LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 11/07/2025
KHA PROJECT NO. 170227040
SHEET NUMBER
C200



LEGEND

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

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.

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

NOTES

1. REFER TO SHEET C202 FOR STRUCTURE TABLE.
2. REFER TO SHEET C101 FOR GENERAL NOTES.
3. SEE SUBSURFACE DRAIN PLAN (C610) FOR MORE DETAILS.
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7. ALL PATHS ARE TO BE ASPHALT UNLESS OTHERWISE NOTED ON THE PLANS.

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WWW.KIMLEY-HORN.COM

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SITE DEVELOPMENT PLAN

LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 11/07/2025
KHA PROJECT NO. 170227040
SHEET NUMBER
C201

Drawing name: K:\IND_LDEV\170227040.1_Lain Farms_Sec2_McCordsville_IN\1 Design\CADD\PlanSheets\SITE DEVELOPMENT PLAN.dwg C201 SITE DEVELOPMENT PLAN Nov 07, 2025 1:02pm by: Grant.Shortridge

STORM SEWER STRUCTURE DATA TABLE				
STR.NO.	STR. TYPE – CASTING TYPE	T.O.C.	INCOMING PIPE DATA	OUTGOING PIPE DATA
EX.6	EX. STR.	857.59	24" R.C.P. (W) INV.=853.29	
EX.4	EX. STR.	862.43	36" R.C.P. (S) INV.=853.90	
EX.5	EX. STR.	863.25	12" R.C.P. (W) INV.=856.85	
EX.3	EX. STR.	864.36	15" R.C.P. (E) INV.=858.05	
EX.1	EX. STR.	864.90	18" R.C.P. (S) INV.=857.39	
EX.2	EX. STR.	865.10	12" R.C.P. (S) INV.=861.30	
111	TYPE "A" INLET – NEENAH R-2560-E2	862.38		12" R.C.P. (W) INV.=859.20
112	TYPE "C" MH – NEENAH R-3402-E	865.38	12" R.C.P. (E) INV.=858.92 15" R.C.P. (S) INV.=858.92	15" R.C.P. (W) INV.=858.82
116	TYPE "A" INLET – NEENAH R-3501-TR	868.55		12" R.C.P. (NE) INV.=864.00
117	TYPE "A" INLET – NEENAH R-3501-TR	867.70	12" R.C.P. (SW) INV.=863.00	12" R.C.P. (N) INV.=862.90
118	TYPE "C" MH – NEENAH R-1772	867.55	12" R.C.P. (S) INV.=862.76	15" R.C.P. (N) INV.=862.66
151	* TYPE "C" MH W/ TYPE "A" INLET – NEENAH R-3501-TR&TL	858.27	18" R.C.P. (W) INV.=853.57	24" R.C.P. (E) INV.=853.57
152	TYPE "C" MH – NEENAH R-3501-R	858.27	18" R.C.P. (W) INV.=853.64	18" R.C.P. (E) INV.=853.64
153	TYPE "C" MH – NEENAH R-2560-E2	857.80	15" R.C.P. (S) INV.=853.91	18" R.C.P. (E) INV.=853.91
154	TYPE "A" INLET – NEENAH R-2560-E2	858.55	15" R.C.P. (S) INV.=854.21	15" R.C.P. (N) INV.=854.21
155	TYPE "A" INLET – NEENAH R-2560-E2	858.77	15" R.C.P. (SE) INV.=854.65	15" R.C.P. (N) INV.=854.65
156	TYPE "A" INLET – NEENAH R-3501-TR	859.30	12" R.C.P. (S) INV.=854.78	15" R.C.P. (NW) INV.=854.78
157	TYPE "A" INLET – NEENAH R-3501-TL	859.30	12" R.C.P. (SW) INV.=854.87	12" R.C.P. (N) INV.=854.87
158	TYPE "A" INLET – NEENAH R-2560-E2	858.90		12" R.C.P. (NE) INV.=855.06
186	TYPE "C" MH – NEENAH R-2560-E2	861.85	12" R.C.P. (S) INV.=855.68	12" R.C.P. (E) INV.=855.58
187	TYPE "A" INLET – NEENAH R-2560-E2	861.83		12" R.C.P. (N) INV.=857.25
188	TYPE "C" MH W/ TYPE "A" INLET – NEENAH R-3501-TR&TL	862.75	12" R.C.P. (W) INV.=855.20	18" R.C.P. (E) INV.=855.20
189	TYPE "C" MH – NEENAH R-3501-TR	862.75	18" R.C.P. (W) INV.=855.09	18" R.C.P. (E) INV.=855.09
190	TYPE "J" MH – NEENAH R-2560-E2	861.69	24" R.C.P. (S) INV.=854.64 18" R.C.P. (W) INV.=854.64	30" R.C.P. (E) INV.=854.64
191	TYPE "J" MH – NEENAH R-2560-E2	861.28	30" R.C.P. (W) INV.=854.58	30" R.C.P. (N) INV.=854.58

STORM SEWER STRUCTURE DATA TABLE				
STR.NO.	STR. TYPE – CASTING TYPE	T.O.C.	INCOMING PIPE DATA	OUTGOING PIPE DATA
192	TYPE "J" MH W/ TYPE "A" INLET – NEENAH R-3501-TR&TL	862.43	30" R.C.P. (S) INV.=853.96	36" R.C.P. (N) INV.=853.96
194	TYPE "A" INLET – NEENAH R-2560-E2	859.25		12" R.C.P. (N) INV.=855.82
195	TYPE "C" MH – NEENAH R-2560-E2	860.39	15" R.C.P. (E) INV.=855.41 12" R.C.P. (S) INV.=855.31	24" R.C.P. (N) INV.=855.31
196	TYPE "C" MH W/ TYPE "A" INLET – NEENAH R-3501-TR&TL	864.34	24" R.C.P. (S) INV.=855.00	24" R.C.P. (N) INV.=855.00
197	TYPE "C" MH – NEENAH R-3501-TR	864.33	24" R.C.P. (S) INV.=854.94	24" R.C.P. (N) INV.=854.94
198	TYPE "A" INLET – NEENAH R-3501-TL	864.25		12" R.C.P. (W) INV.=859.70
199	TYPE "A" INLET – NEENAH R-3501-TR	864.25	12" R.C.P. (E) INV.=859.31	12" R.C.P. (W) INV.=859.21
200	TYPE "A" INLET – NEENAH R-2560-E2	862.40	12" R.C.P. (E) INV.=857.72	15" R.C.P. (W) INV.=857.62
201	TYPE "A" INLET – NEENAH R-3501-TR	866.38		12" R.C.P. (N) INV.=861.70
202	* TYPE "A" INLET – NEENAH R-3501-TR	866.38	12" R.C.P. (S) INV.=861.61	12" R.C.P. (N) INV.=861.51
203	TYPE "A" INLET – NEENAH R-2560-E2	862.86	12" R.C.P. (S) INV.=859.65	12" R.C.P. (E) INV.=859.55
209	TYPE "A" INLET – NEENAH R-3501-TR	868.94		12" R.C.P. (N) INV.=864.40
210	* TYPE "A" INLET – NEENAH R-3501-TR	868.94	12" R.C.P. (S) INV.=864.31	12" R.C.P. (N) INV.=864.21
213	TYPE "A" INLET – NEENAH R-2560-E2	864.32		12" R.C.P. (N) INV.=861.10
214	TYPE "C" MH – NEENAH R-2560-E2	865.71	12" R.C.P. (S) INV.=859.40 15" R.C.P. (E) INV.=859.40	18" R.C.P. (W) INV.=859.30
215	TYPE "C" MH – NEENAH R-2560-E2	865.56	18" R.C.P. (E) INV.=858.87	18" R.C.P. (N) INV.=858.77
216	TYPE "C" MH – NEENAH R-3501-TR	868.05	18" R.C.P. (S) INV.=858.46	18" R.C.P. (NW) INV.=858.36
217	* TYPE "C" MH – NEENAH R-3501-TR	868.06	18" R.C.P. (SE) INV.=858.24	18" R.C.P. (N) INV.=858.14
218	TYPE "A" INLET – NEENAH R-2560-E2	863.43		12" R.C.P. (N) INV.=860.25
219	TYPE "A" INLET – NEENAH R-2560-E2	866.33	12" R.C.P. (S) INV.=860.07	15" R.C.P. (W) INV.=859.97

*** STRUCTURES DESIGNATED TO HAVE A 2' SUMP**

TOC = TOP OF CASTING

SANITARY SEWER STRUCTURE DATA TABLE				
STR.NO.	STR. TYPE / CASTING TYPE	T.O.C.	INCOMING PIPE DATA	OUTGOING PIPE DATA
EX. 500	EX. SAN MH / EXIST.	860.60	8" SDR 35 PVC (E) INV.=851.52	
EX. 516	EX. SAN MH / EXIST.	863.80	8" SDR 35 PVC (S) INV.=856.07 8" SDR 35 PVC (E) INV.=856.47	
511	48" SAN MH / EJ 1022-2	861.60		8" SDR 35 PVC (W) INV.=853.32
517	48" SAN MH / EJ 1022-2	864.50	8" SDR 35 PVC (SE) INV.=857.58	8" SDR 35 PVC (N) INV.=857.48
518	48" SAN MH / EJ 1022-2	865.30	8" SDR 35 PVC (E) INV.=858.18	8" SDR 35 PVC (NW) INV.=857.98
519	48" SAN MH / EJ 1022-2	867.10	8" SDR 35 PVC (E) INV.=860.49	8" SDR 35 PVC (W) INV.=860.39
520	48" SAN MH / EJ 1022-2	869.00	8" SDR 35 PVC (E) INV.=862.25	8" SDR 35 PVC (W) INV.=862.15
521	48" SAN MH / EJ 1022-2	870.20		8" SDR 35 PVC (W) INV.=863.77
522	48" SAN MH / EJ 1022-2	864.50	8" SDR 35 PVC (E) INV.=858.14	8" SDR 35 PVC (W) INV.=858.04
523	48" SAN MH / EJ 1022-2	866.10		8" SDR 35 PVC (W) INV.=858.99
526	48" SAN MH / EJ 1022-2	865.60	8" SDR 35 PVC (E) INV.=859.09	8" SDR 35 PVC (W) INV.=858.99

Sanitary Pipe Table				
Pipe Name	Size	Length	Slope	MATERIAL
521 TO 520	8"	364 L.F.	0.42%	PVC
519 TO 526	8"	310 L.F.	0.42%	PVC
518 TO 517	8"	96 L.F.	0.42%	PVC
517 TO 516	8"	336 L.F.	0.42%	PVC
511 TO 500	8"	428 L.F.	0.42%	PVC
523 TO 522	8"	202 L.F.	0.42%	PVC
522 TO 516	8"	374 L.F.	0.42%	PVC
520 TO 519	8"	393 L.F.	0.42%	PVC
526 TO 518	8"	193 L.F.	0.42%	PVC

Storm Pipe Table				
Pipe Name	Size	Length	Slope	MATERIAL
153 TO 152	18"	137 L.F.	0.20%	R.C.P.
152 TO 151	18"	30 L.F.	0.22%	R.C.P.
151 TO 150	24"	142 L.F.	0.20%	R.C.P.
198 TO 199	12"	40 L.F.	0.96%	R.C.P.
195 TO 196	24"	152 L.F.	0.20%	R.C.P.
196 TO 197	24"	31 L.F.	0.20%	R.C.P.
197 TO 190	24"	150 L.F.	0.20%	R.C.P.
192 TO 193	36"	30 L.F.	0.20%	R.C.P.
199 TO 200	12"	155 L.F.	0.96%	R.C.P.
187 TO 186	12"	191 L.F.	0.82%	R.C.P.
116 TO 117	12"	84 L.F.	1.19%	R.C.P.
190 TO 191	30"	17 L.F.	0.38%	R.C.P.
188 TO 189	18"	30 L.F.	0.38%	R.C.P.
189 TO 190	18"	116 L.F.	0.38%	R.C.P.
112 TO 113	15"	142 L.F.	0.54%	R.C.P.
111 TO 112	12"	93 L.F.	0.30%	R.C.P.
194 TO 195	12"	61 L.F.	0.84%	R.C.P.
117 TO 118	12"	35 L.F.	0.40%	R.C.P.
118 TO 112	15"	179 L.F.	2.08%	R.C.P.
157 TO 156	12"	30 L.F.	0.30%	R.C.P.

Storm Pipe Table				
Pipe Name	Size	Length	Slope	MATERIAL
156 TO 155	15"	58 L.F.	0.22%	R.C.P.
215 TO 216	18"	152 L.F.	0.20%	R.C.P.
209 TO 210	12"	30 L.F.	0.30%	R.C.P.
210 TO 211	12"	142 L.F.	2.05%	R.C.P.
158 TO 157	12"	62 L.F.	0.31%	R.C.P.
216 TO 217	18"	34 L.F.	0.35%	R.C.P.
217 TO 212	18"	142 L.F.	0.53%	R.C.P.
201 TO 202	12"	30 L.F.	0.30%	R.C.P.
203 TO 204	12"	146 L.F.	1.85%	R.C.P.
202 TO 203	12"	142 L.F.	1.31%	R.C.P.
200 TO 195	15"	377 L.F.	0.59%	R.C.P.
214 TO 215	18"	213 L.F.	0.20%	R.C.P.
155 TO 154	15"	202 L.F.	0.22%	R.C.P.
154 TO 153	15"	135 L.F.	0.22%	R.C.P.
191 TO 192	30"	162 L.F.	0.38%	R.C.P.
213 TO 214	12"	58 L.F.	2.93%	R.C.P.
186 TO 185	12"	127 L.F.	0.30%	R.C.P.
218 TO 219	12"	58 L.F.	0.31%	R.C.P.
219 TO 214	15"	260 L.F.	0.22%	R.C.P.

Indiana Utilities Protection Service

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No.	REVISIONS	DATE	BY

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CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: John.McWhorter@kimley-horn.com
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CHECKED BY: BAH

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NOT FOR
CONSTRUCTION

GRAND COMMUNITIES, LLC.
A Fischer Group Company

SITE DEVELOPMENT PLAN

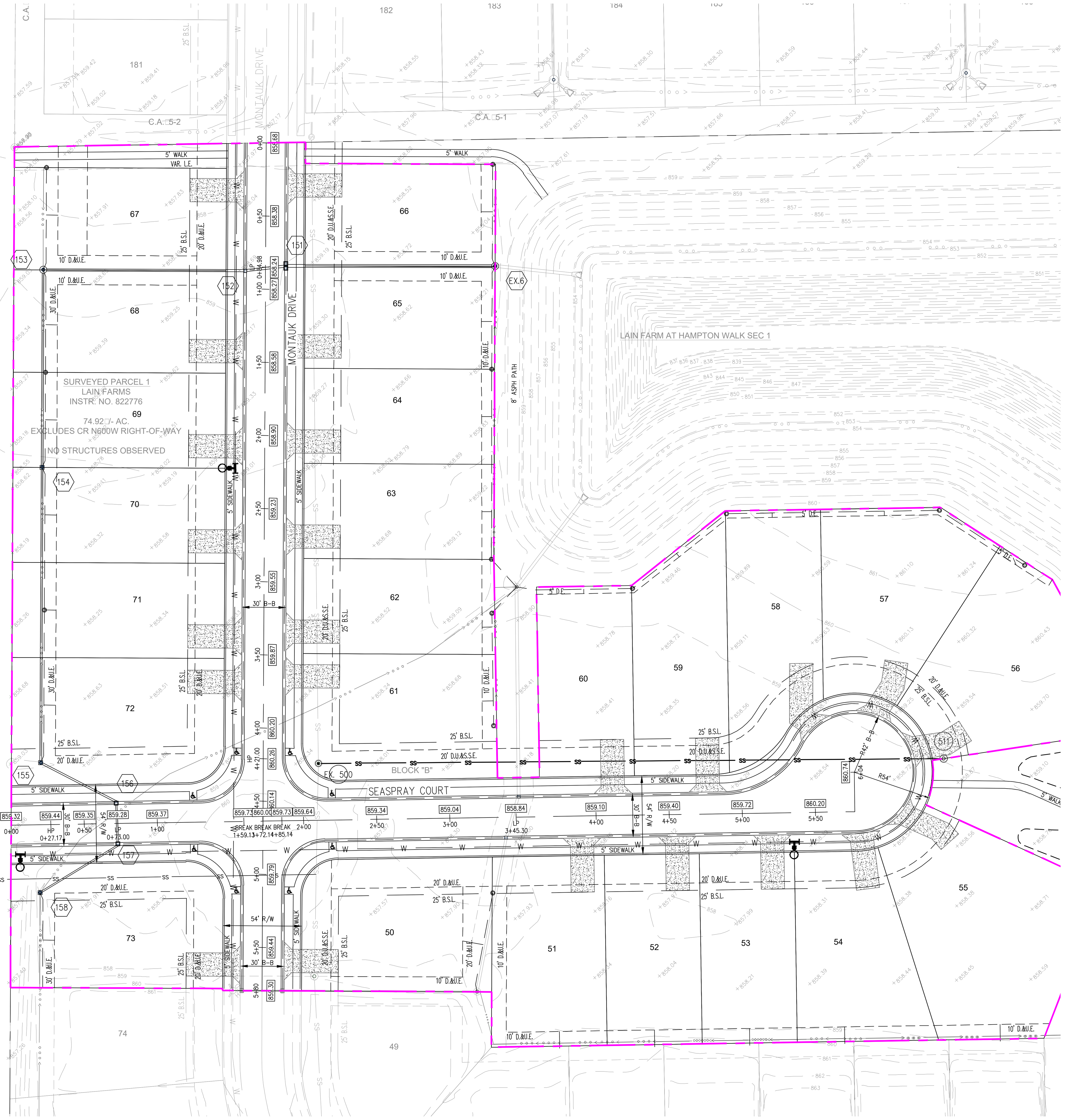
LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE:
11/07/2025

KHA PROJECT NO.
170227040

SHEET NUMBER

C202



NORTH

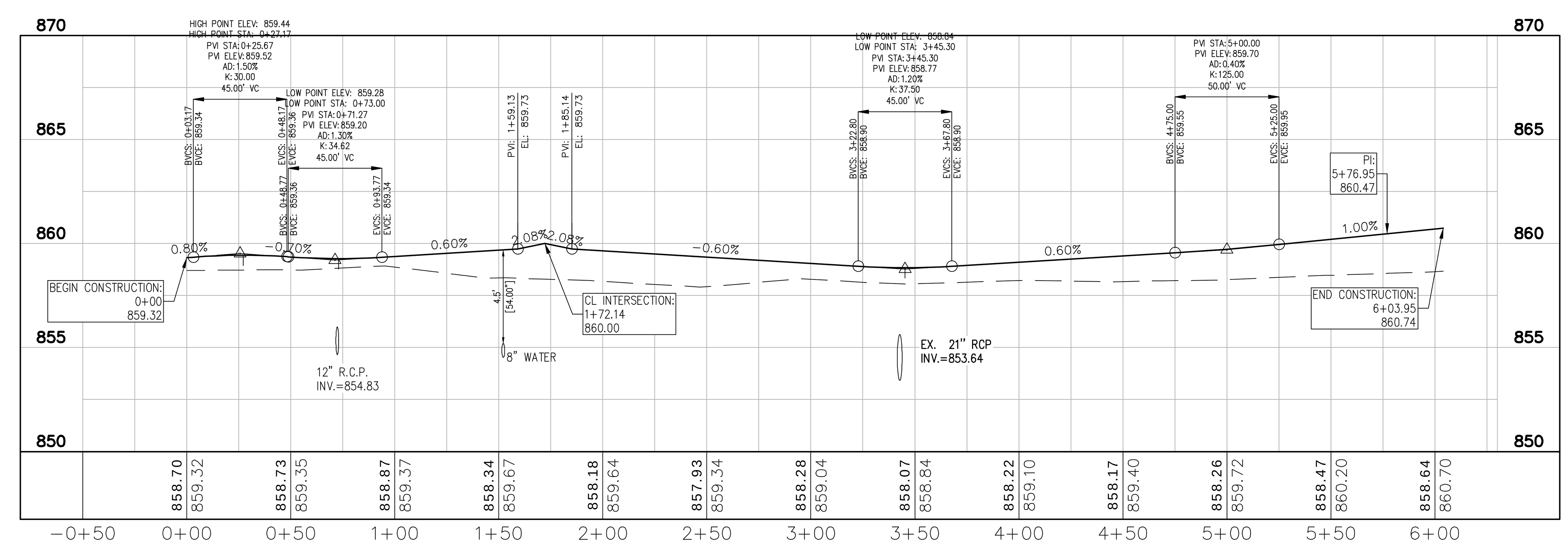
GRAPHIC SCALE IN FEET
0 25 50 100

PROFILE LEGEND

- EXISTING GRADE
- PROPOSED GRADE

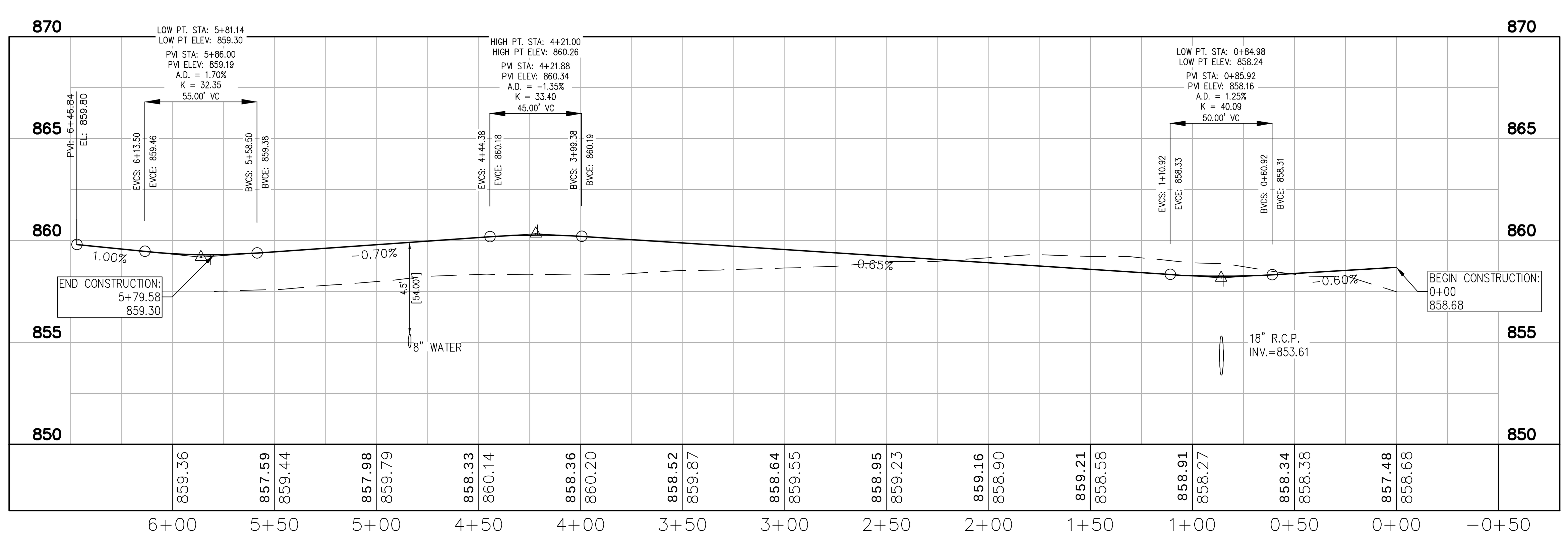
LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)



SEASPRAY COURT

H: 1"=50 ; V: 1"=5



MONTAUK DRIVE

H: 1"=50 ; V: 1"=5

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Kimley»Horn

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INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

APPROVAL PENDING NOT FOR CONSTRUCTION

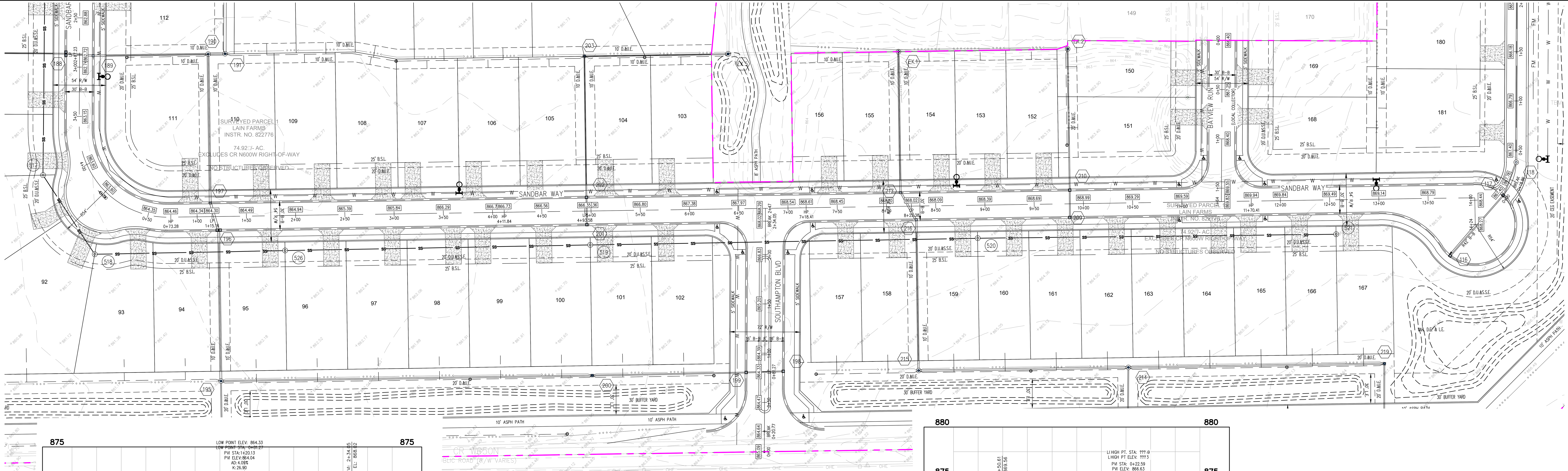
GRAND COMMUNITIES, LLC.
A Fischer Group Company

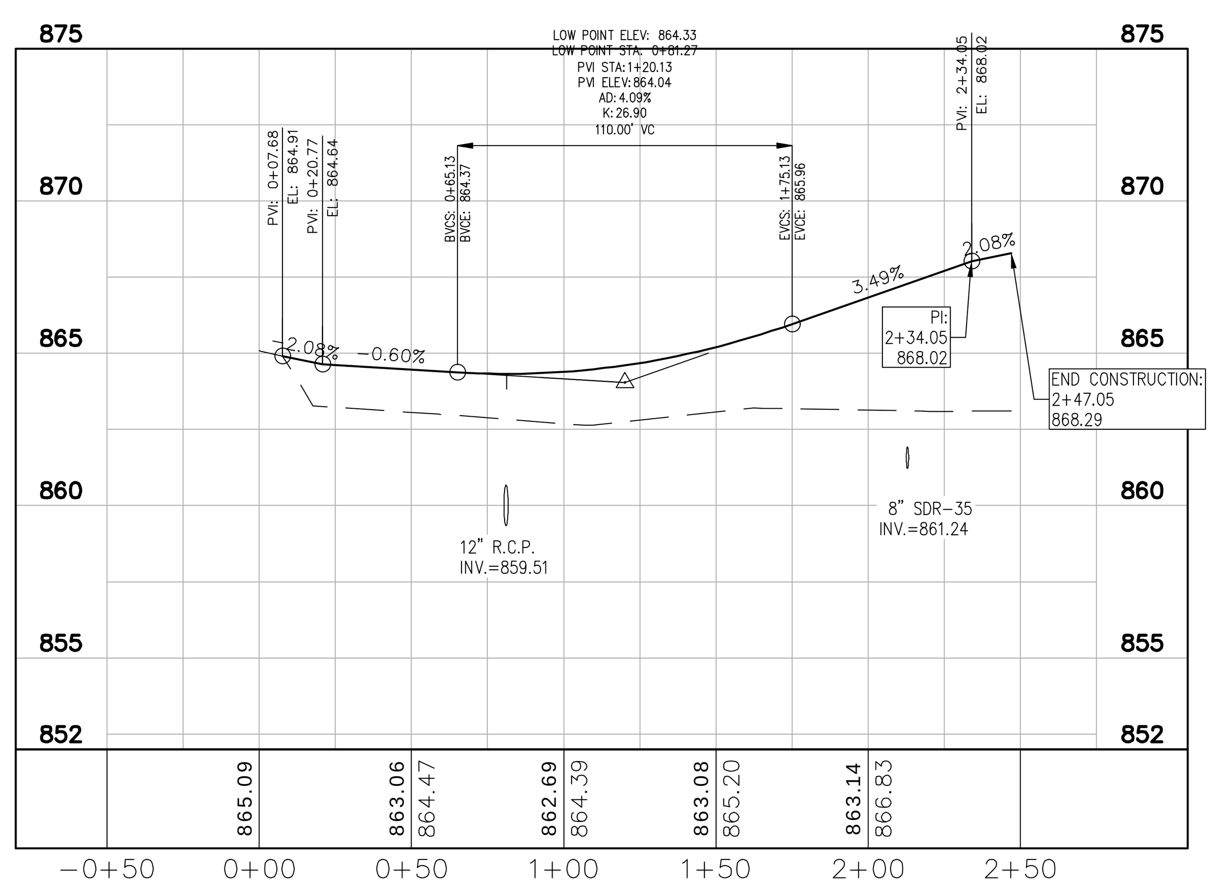
STREET PLAN AND PROFILE

LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 11/07/2025
KHA PROJECT NO. 170227040
SHEET NUMBER

C400





SOUTHAMPTON BLVD

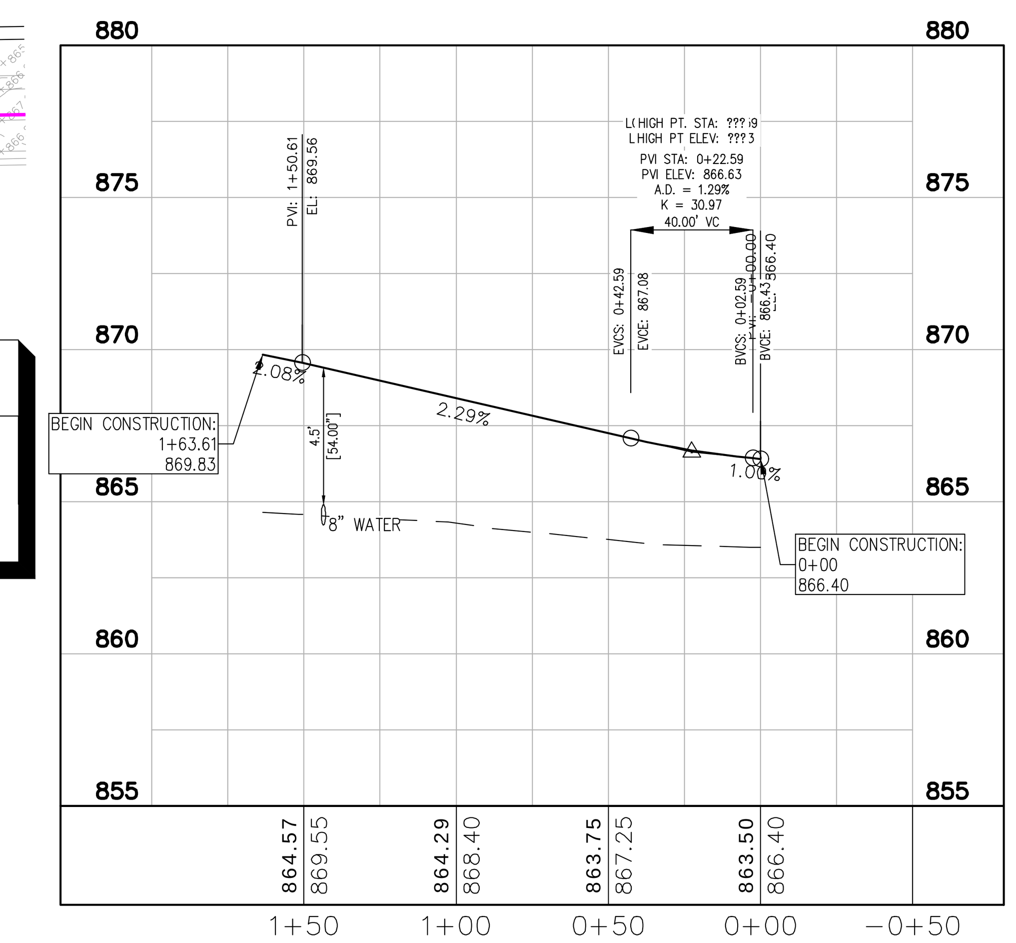
H: 1"=50 ; V: 1"=5

LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

PROFILE LEGEND

- EXISTING GRADE
- PROPOSED GRADE



BAYVIEW RUN

H: 1"=50 ; V: 1"=5

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100

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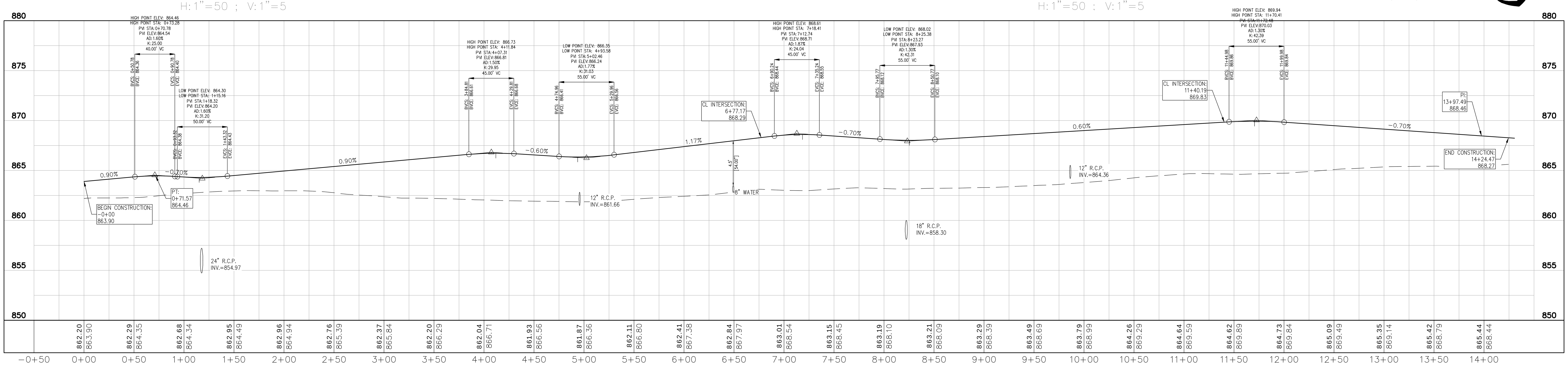

SANDBAR WAY

H: 1"=50 ; V: 1"=5

Drawing name: K:\IND_LDEV\170227040_Lain Farms_Sec2_McCordsville_IN\1 Design\CADD\PlanSheets\STREET PLAN AND PROFILE.dwg C401 Nov 07, 2025 1:12pm by: Grant.Shortridge

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DRAWN BY: GMS
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500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

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GRAND COMMUNITIES, LLC.
A Fischer Group Company

STREET PLAN AND PROFILE

LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 11/07/2025

KHA PROJECT NO. 170227040

SHEET NUMBER

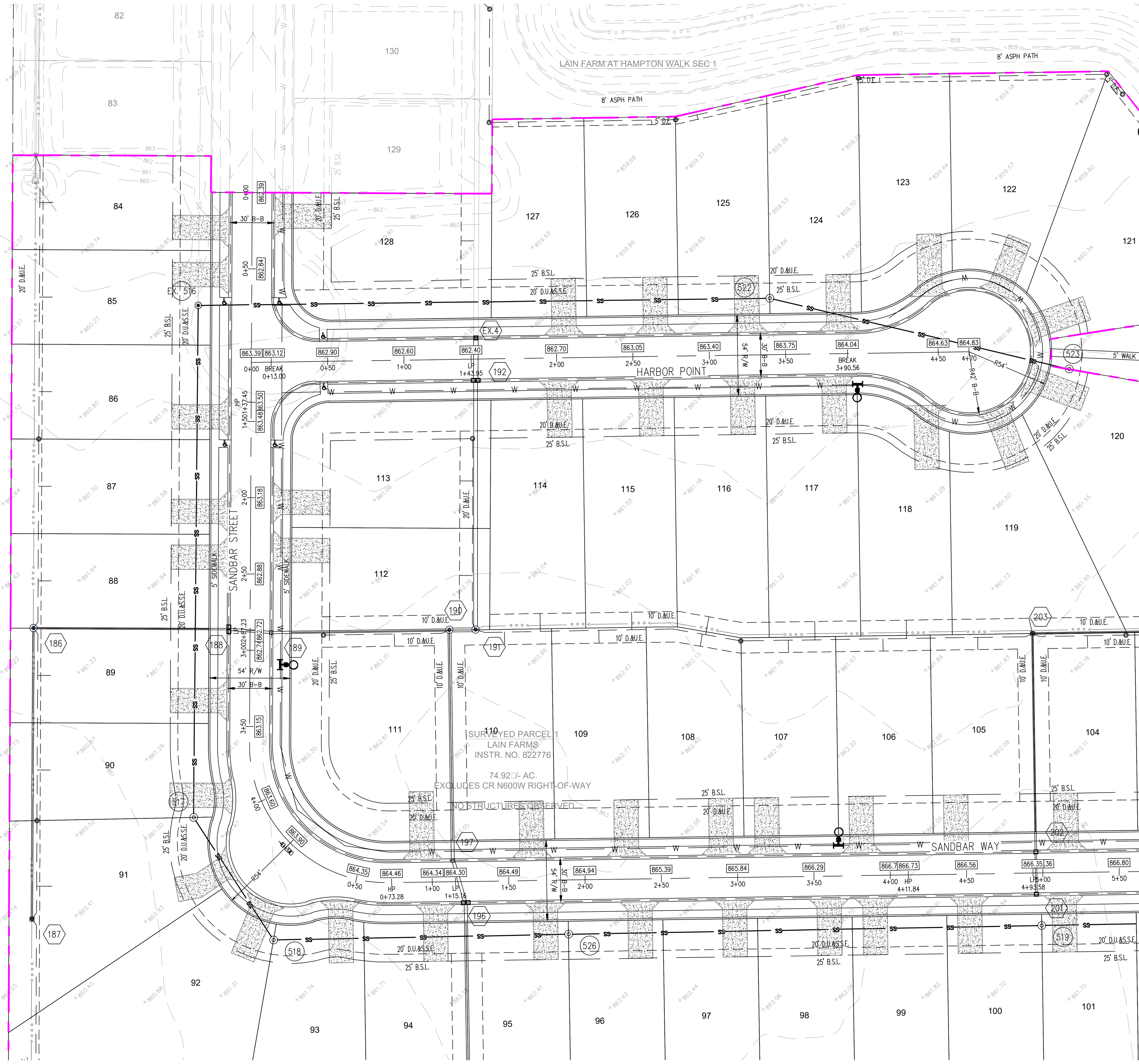
C401

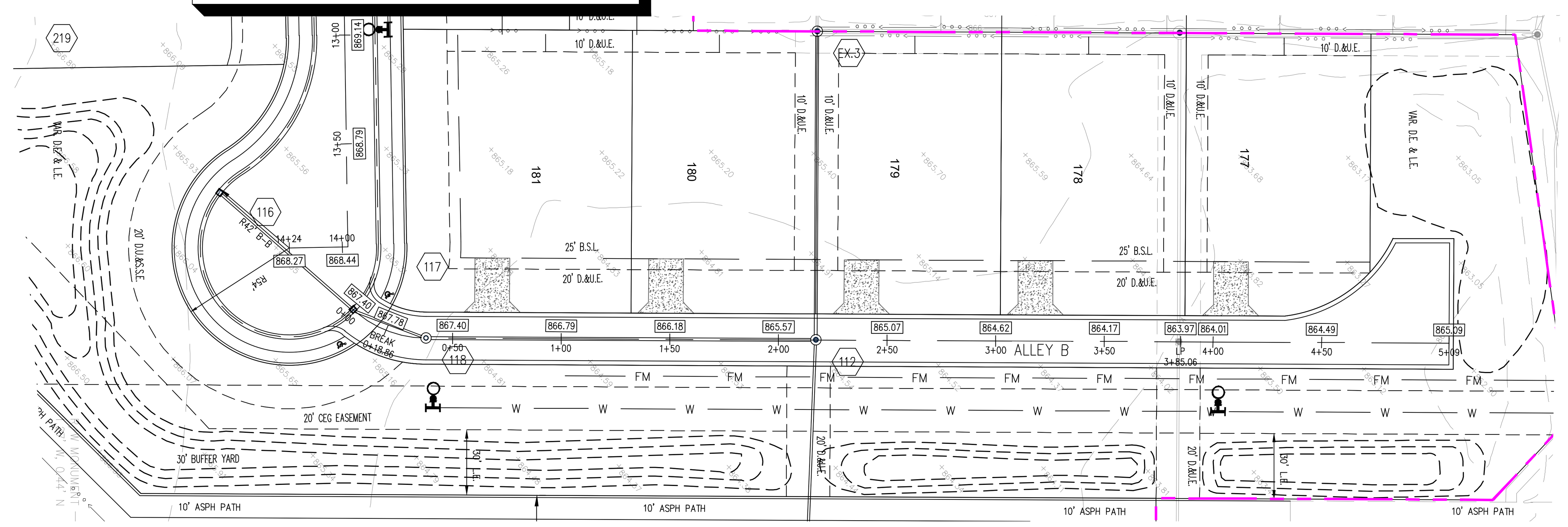
LEGEND

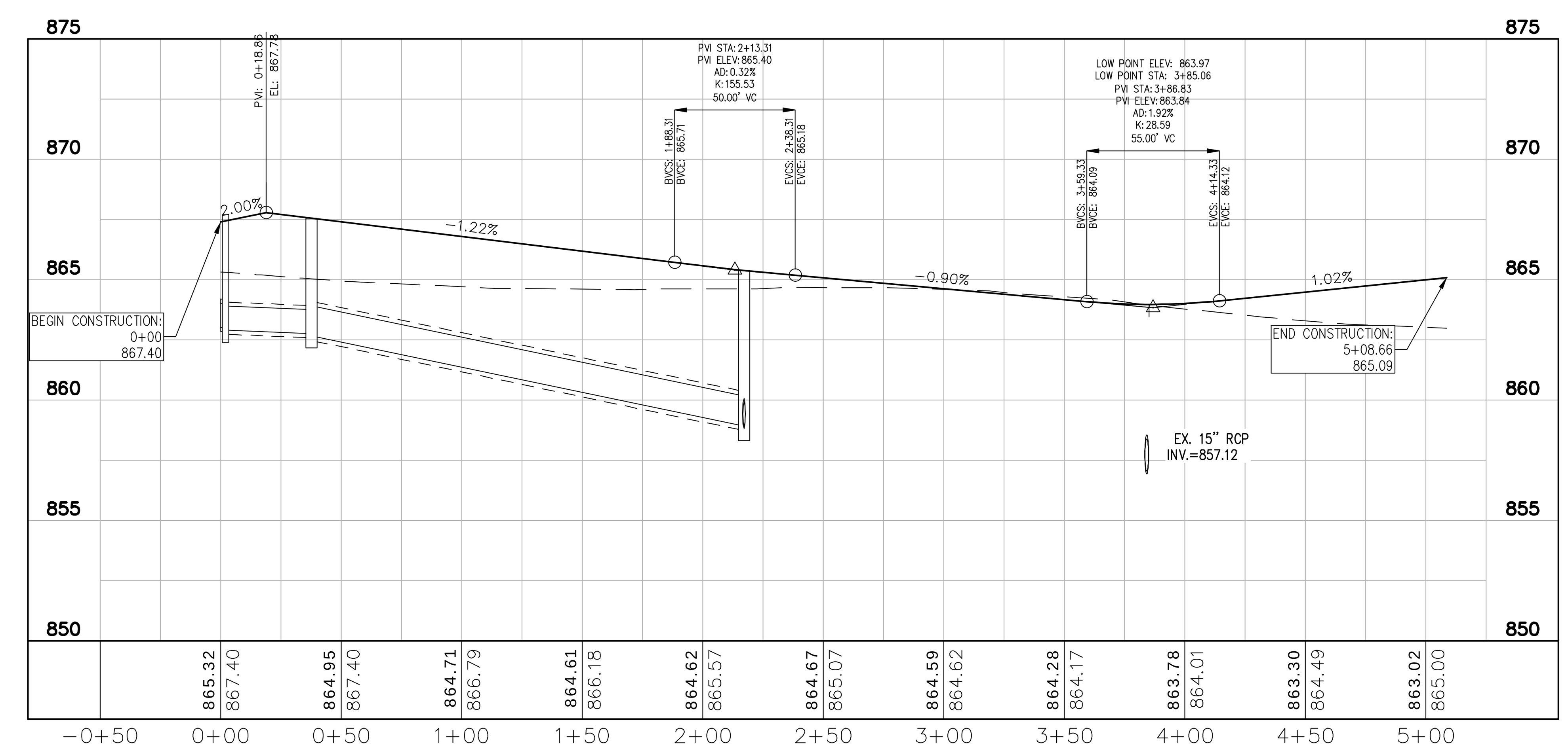
- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

PROFILE LEGEND

- EXISTING GRADE
- PROPOSED GRADE

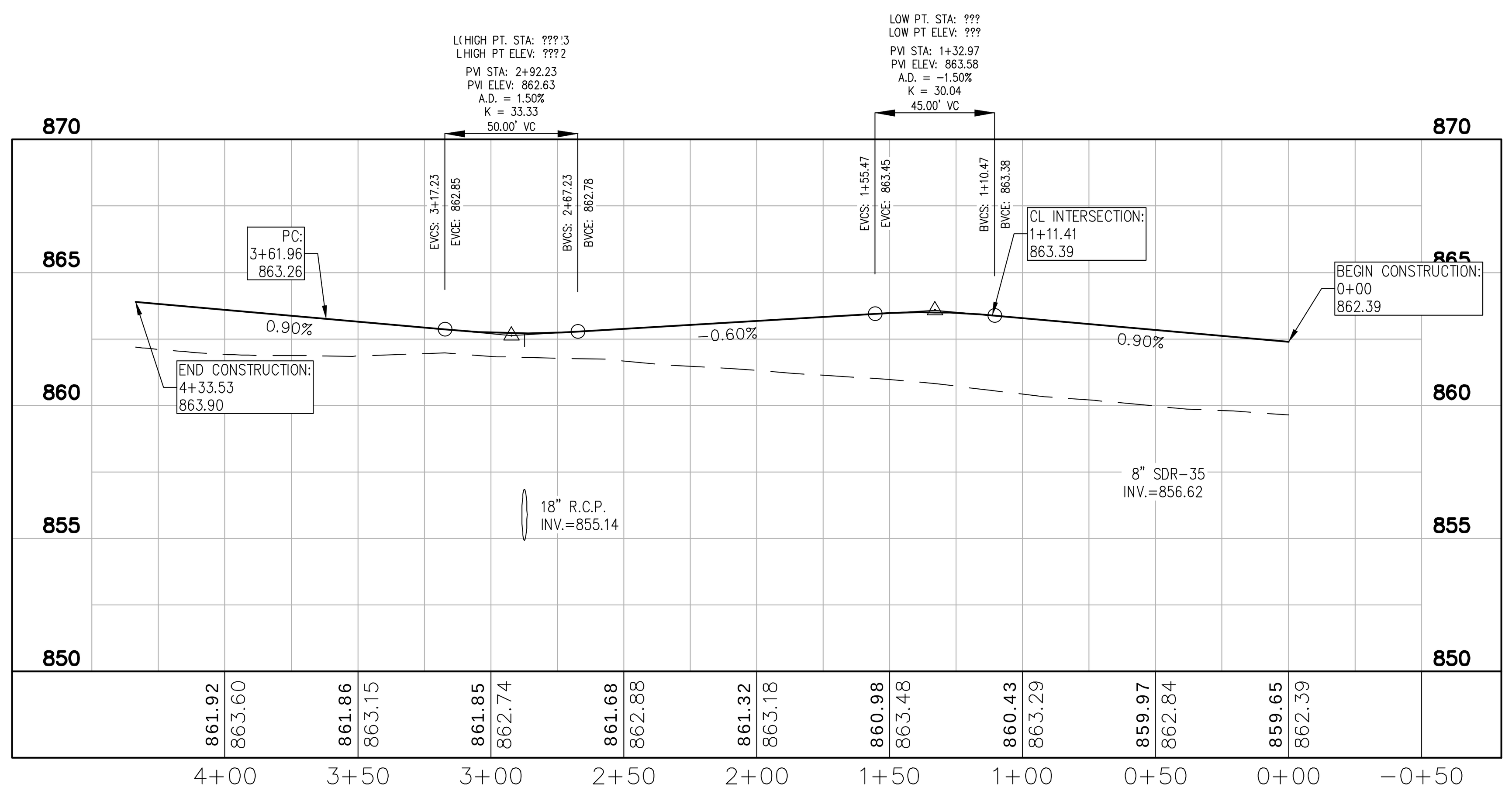






ALLEY B

H:1"=50 ; V:1"=5



SANDBAR STREET

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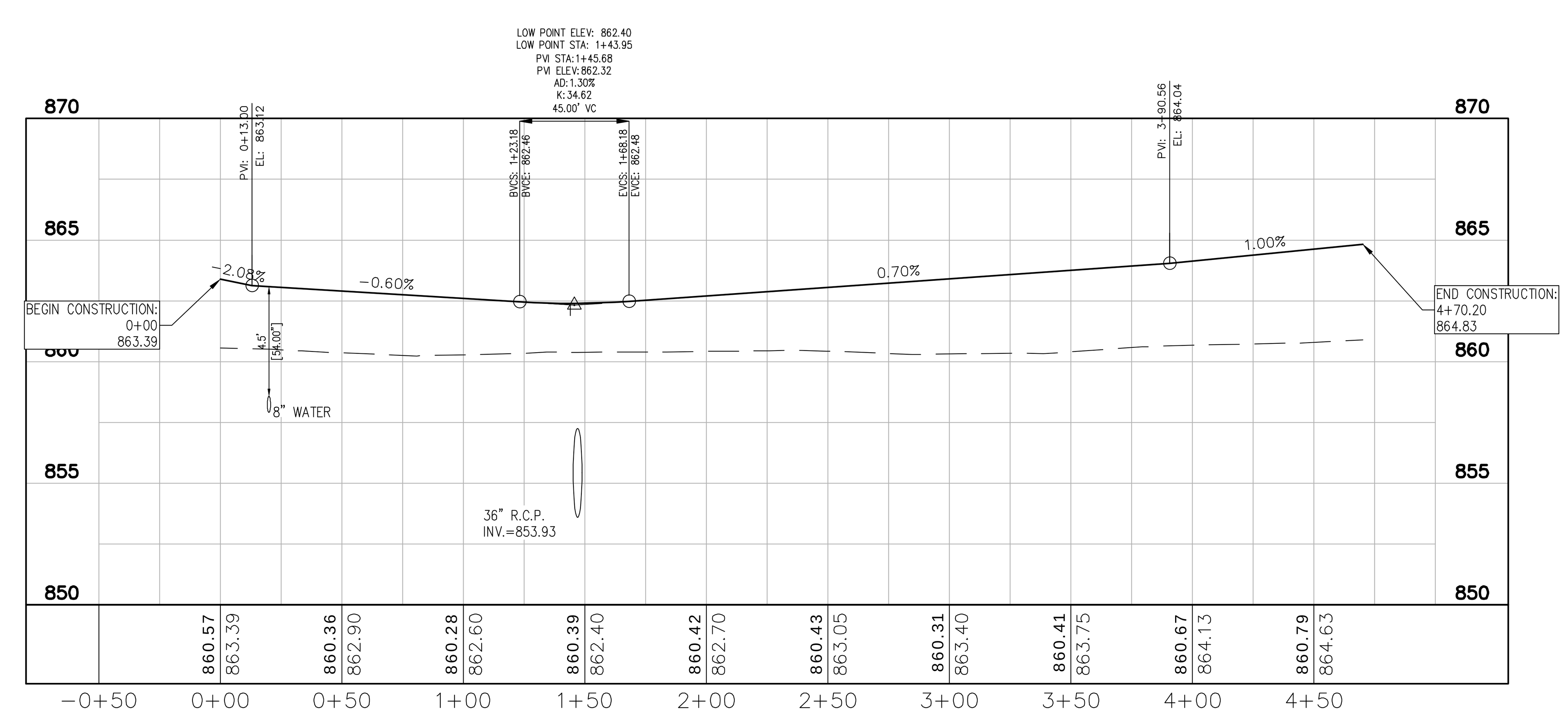

HARBOR POINT

H:1"=50 ; V:1"=5

Indiana Utilities Protection Service

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Drawing name: K:\IND_LDEV\170227040.1_Lain Farms_Sec2_McCordsville_IN\1 Design\CAD\PlanSheets\STREET PLAN AND PROFILE.dwg C402 Nov 07, 2025 1:12pm by: Grant.Shortridge

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INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: john.mcwhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

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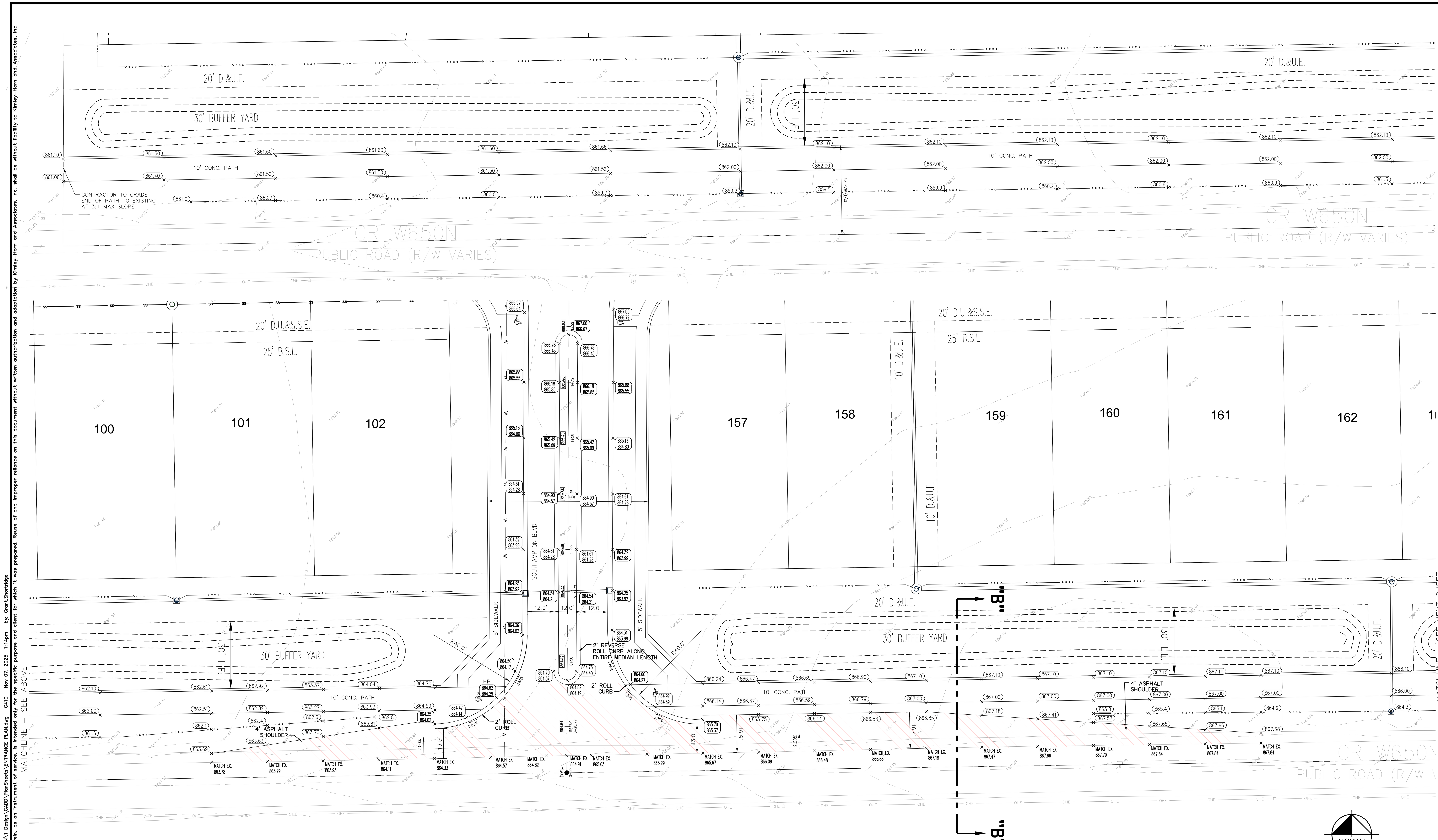
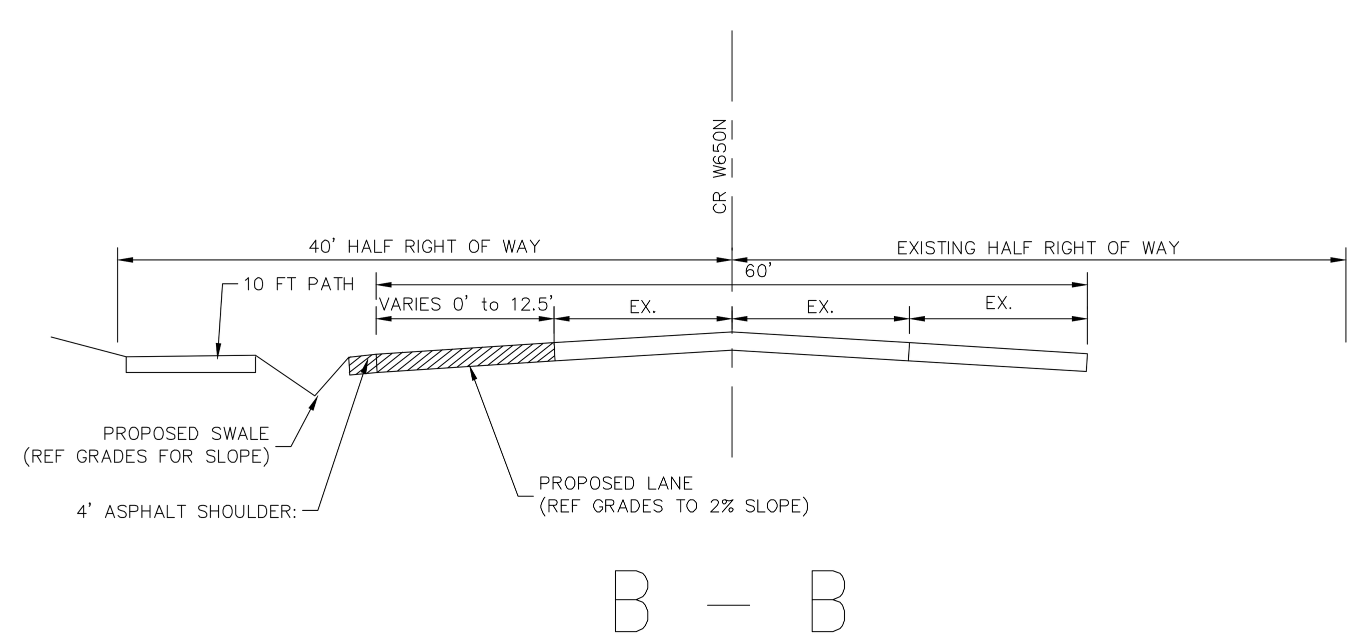
STREET PLAN AND PROFILE

LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 11/07/2025
KHA PROJECT NO. 170227040
SHEET NUMBER
C402





B – B

N.T.S.

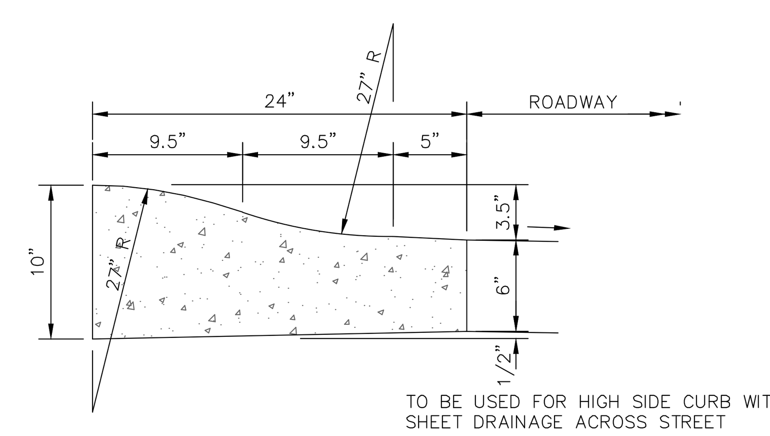
GENERAL NOTES

REF. TOWN OF MCCORDSVILLE STANDARD DETAIL ON SHEET 2 ARTERIAL CROSS SECTION WITHIN THE RIGHT-OF-WAY (C.R. W650N)

ENTRANCE ASPHALT SECTION (WITHIN C.R. W650N R.O.W.) IS AS FOLLOWS:

- 1.5" HMA SURFACE 9.5mm
- 2.5" HMA INTERMEDIATE 12.55mm
- 4" HMA BASE 19.0mm
- 6" HMA BASE 19.0mm
- 4" COMPACTED AGGREGATE #53
- 4" COMPACTED AGGREGATE #2
- LIME STABILIZED SUBGRADE (SEE McCORDSVILLE SPECIFICATIONS)

REF. SHEET C101 FOR ADDITIONAL CONTRACTOR SPECS.



REVERSE ROLL CURB DETAIL

NTS

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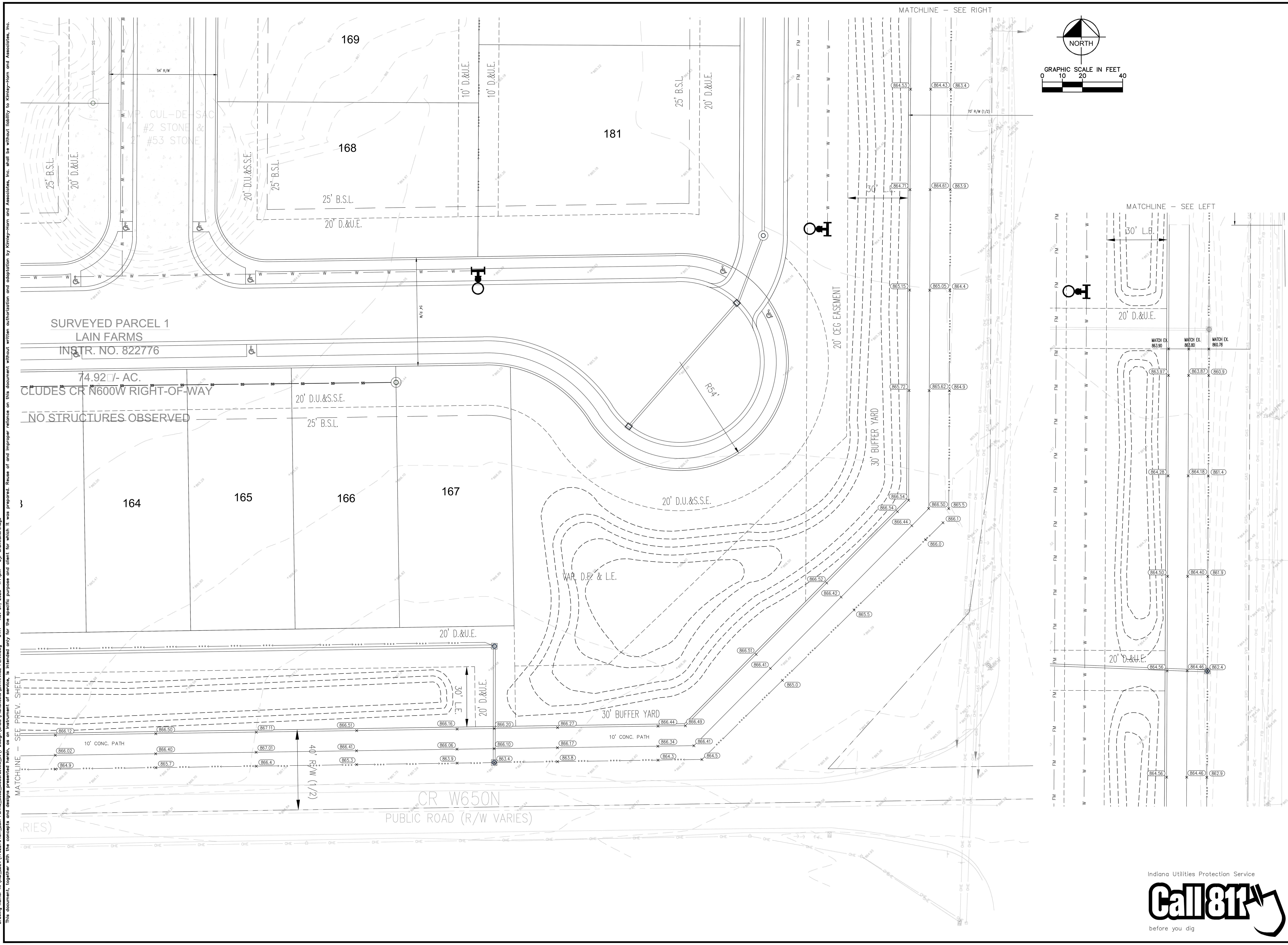
ENTRANCE PLAN

LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 11/07/2025
KHA PROJECT NO. 170227040
SHEET NUMBER
C410



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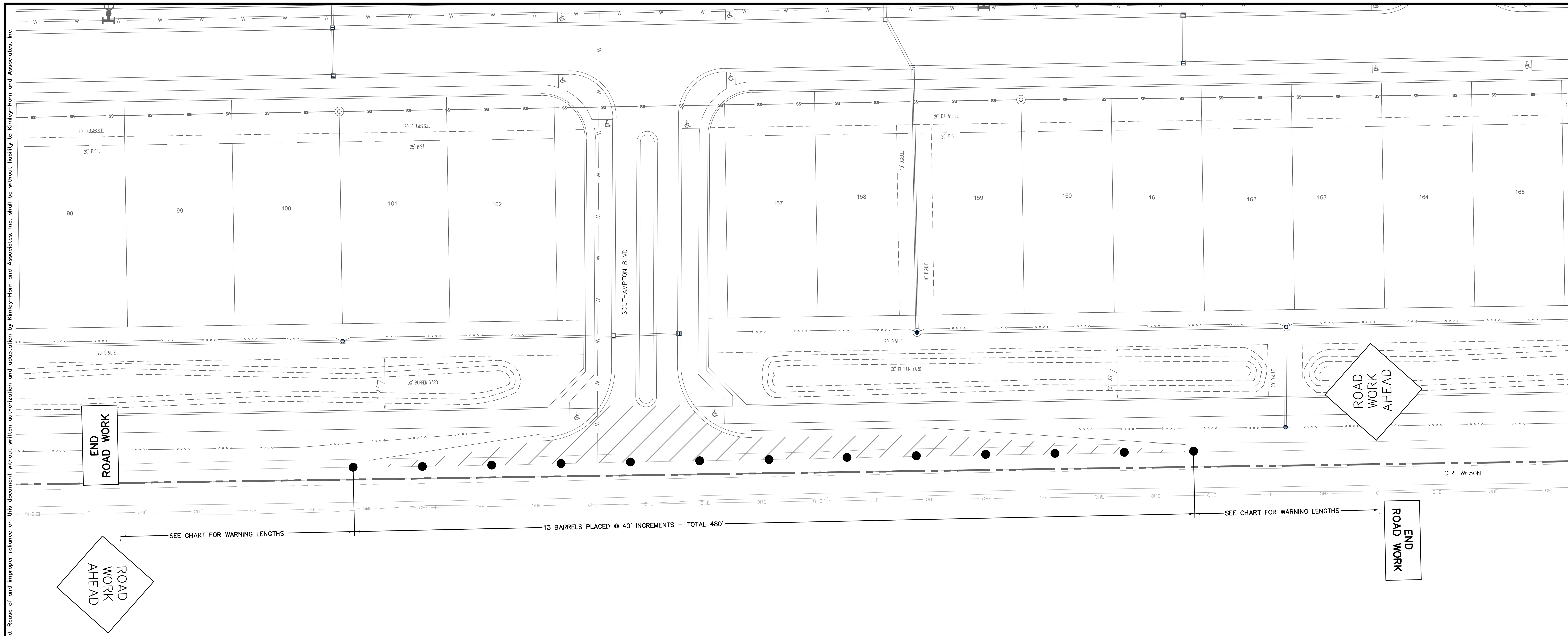
ENTRANCE PLAN

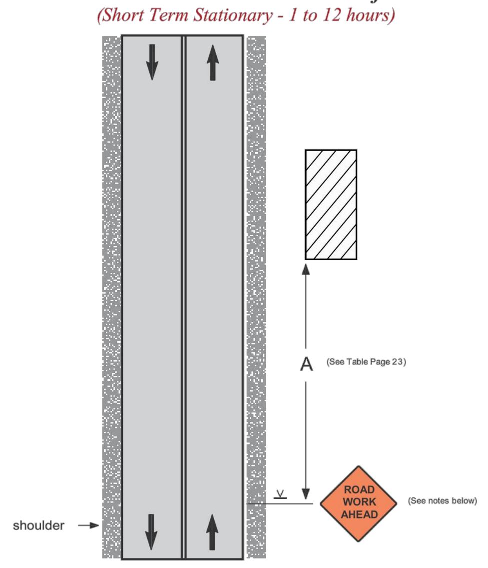
LAIN FARMS AT
HAMPTON WALK
SECTION 2

ORIGINAL ISSUE:
11/07/2025
KHA PROJECT NO.
170227040
SHEET NUMBER

C411



Work off the Traveled Lanes Includes Paved Shoulder < 8ft.
(Short Term Stationary - 1 to 12 hours)



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 any 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.

21

Spacing of Advance Warning Signs

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	2640	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 zones. These 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.

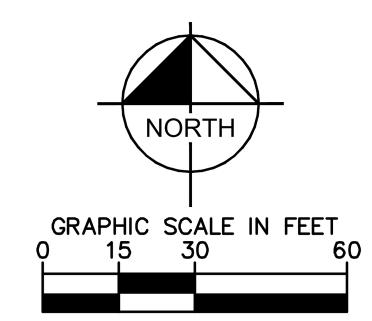
Size – The standard size for advance warning signs in work zones is generally 48 inches by 48 inches. Where speeds and volumes are moderately low, a minimum size of 36 inches by 36 inches may be used (see Part VI of the IMUTCD for specific sign sizes). Sign sizes in contract plans or other agency documents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

2

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.



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Drawing name: K:\IND_LDEV\170227040_Lain Farms_Sec2_McCordsville_IN\1 Design\CADD\PlanSheets\MOT PLAN.dwg C412 MOT PLAN Nov 07, 2025 1:16pm by: Grant.Shortridge

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INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

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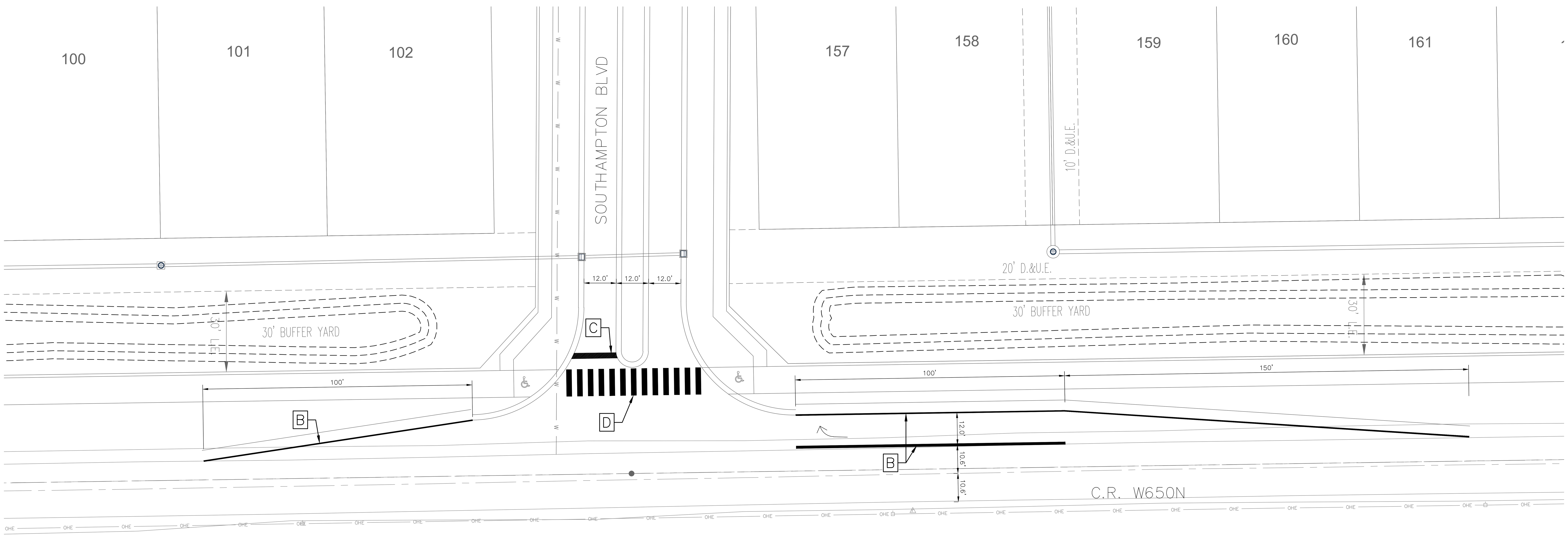
A Fischer Group Company

MOT PLAN

LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 11/07/2025
KHA PROJECT NO. 170227040
SHEET NUMBER
C412

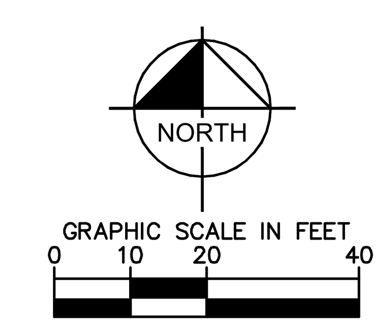


NOTES

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

B	4" WHITE THERMOPLASTIC SINGLE WHITE EDGE LINE
C	24" WHITE THERMOPLASTIC STOP WHITE LINE
D	24" WIDE WHITE THERMOPLASTIC CROSS WALK STRIPING
↱	THERMOPLASTIC LANE INDICATION ARROW



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INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

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GRAND COMMUNITIES, LLC.
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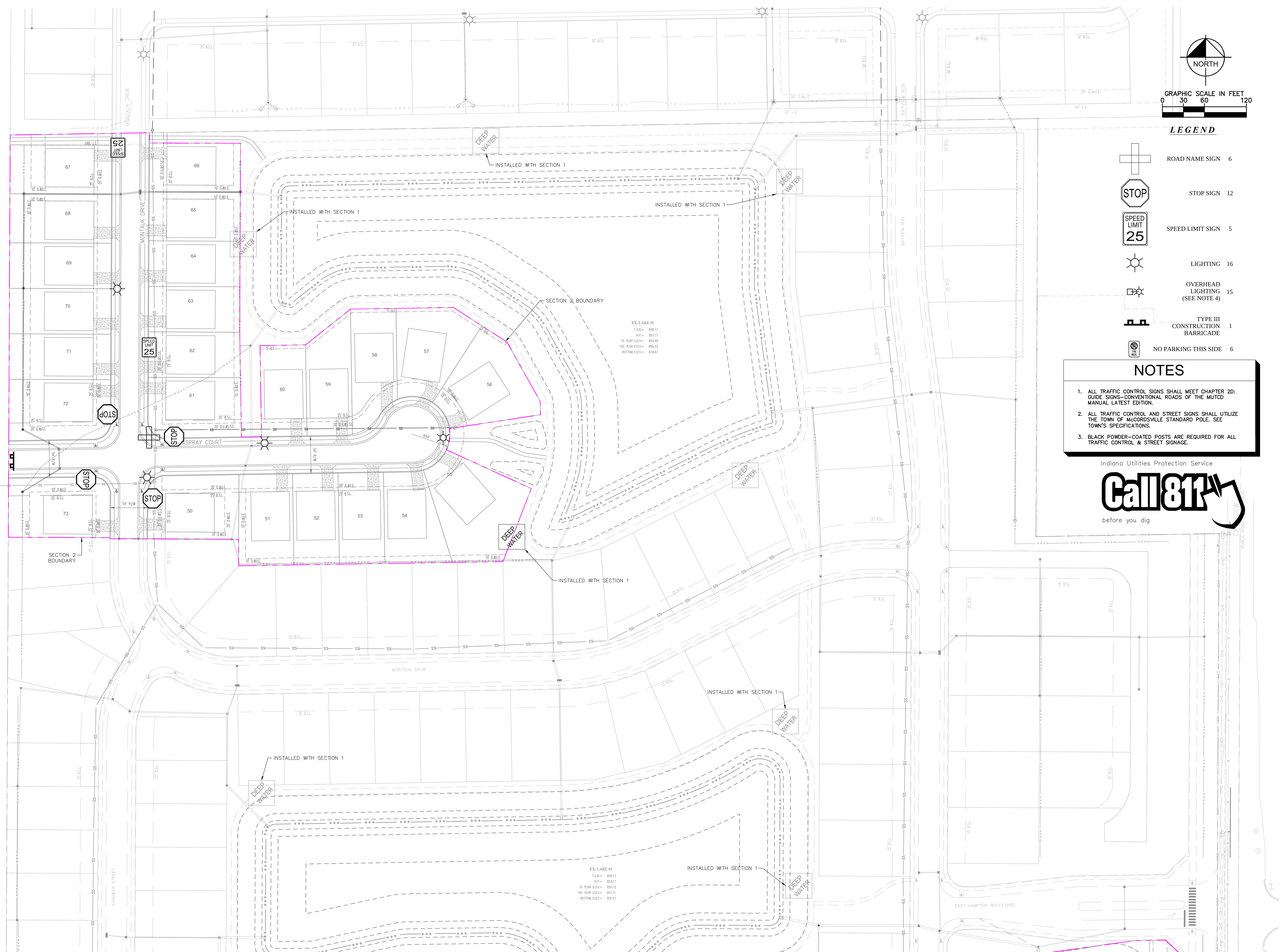
PAVEMENT MARKING PLAN

LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 11/07/2025
KHA PROJECT NO. 170227040
SHEET NUMBER
C415



LEGEND

ROAD NAME SIGN		6
STOP	STOP SIGN	12
SPEED LIMIT 25	SPEED LIMIT SIGN	5
	LIGHTING	16
	OVERHEAD LIGHTING (SEE NOTE 4)	15
	TYPE III CONSTRUCTION BARRICADE	1
THIS SIDE	NO PARKING THIS SIDE	6

NOTES

1. 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.
3. BLACK POWDER-COATED POSTS ARE REQUIRED FOR ALL TRAFFIC CONTROL & STREET SIGNAGE.

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INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

GRAND COMMUNITIES, LLC.
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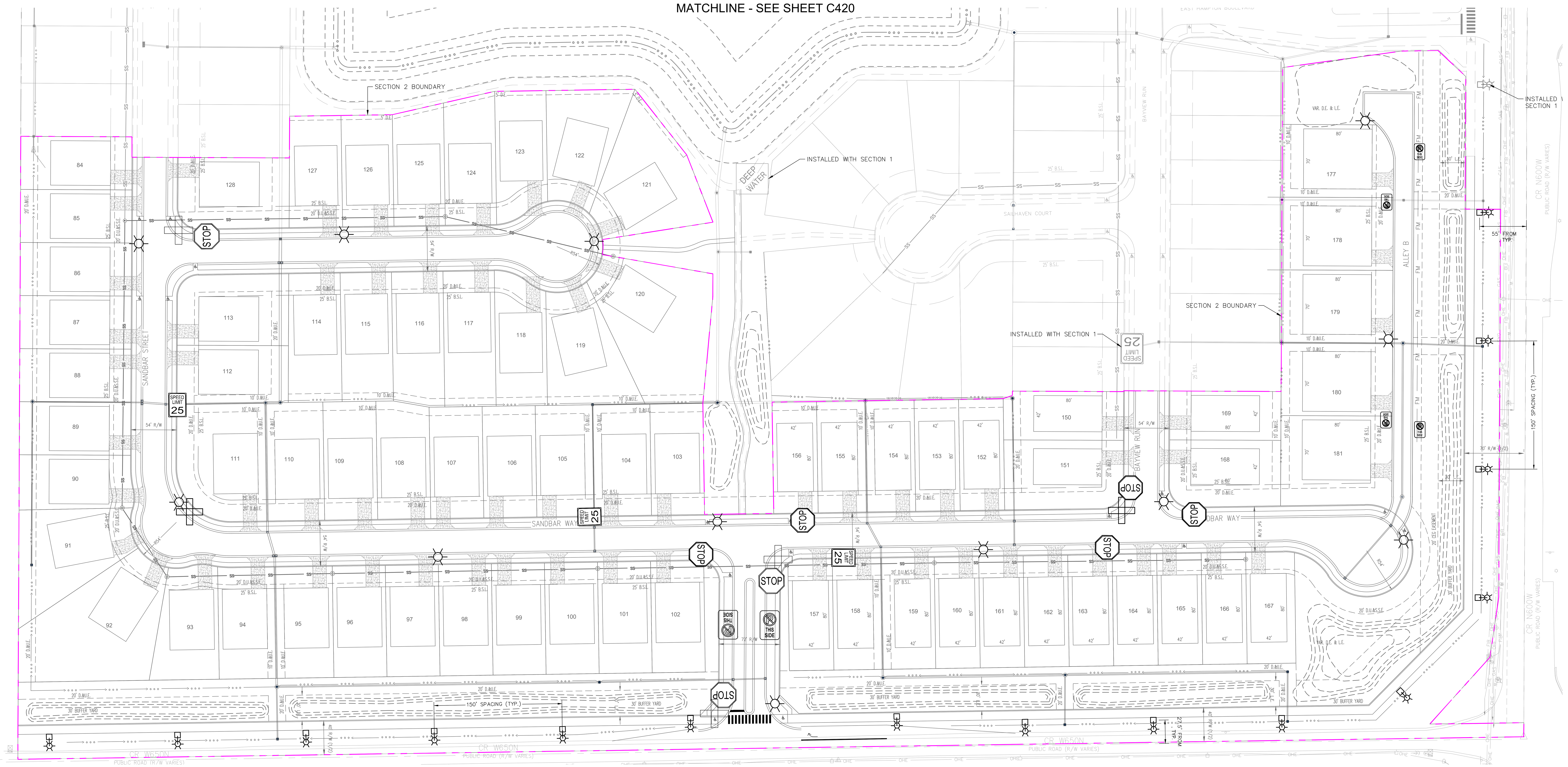
TRAFFIC CONTROL PLAN

LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 11/07/2025
KHA PROJECT NO. 170227040
SHEET NUMBER
C420

MATCHLINE - SEE SHEET C420

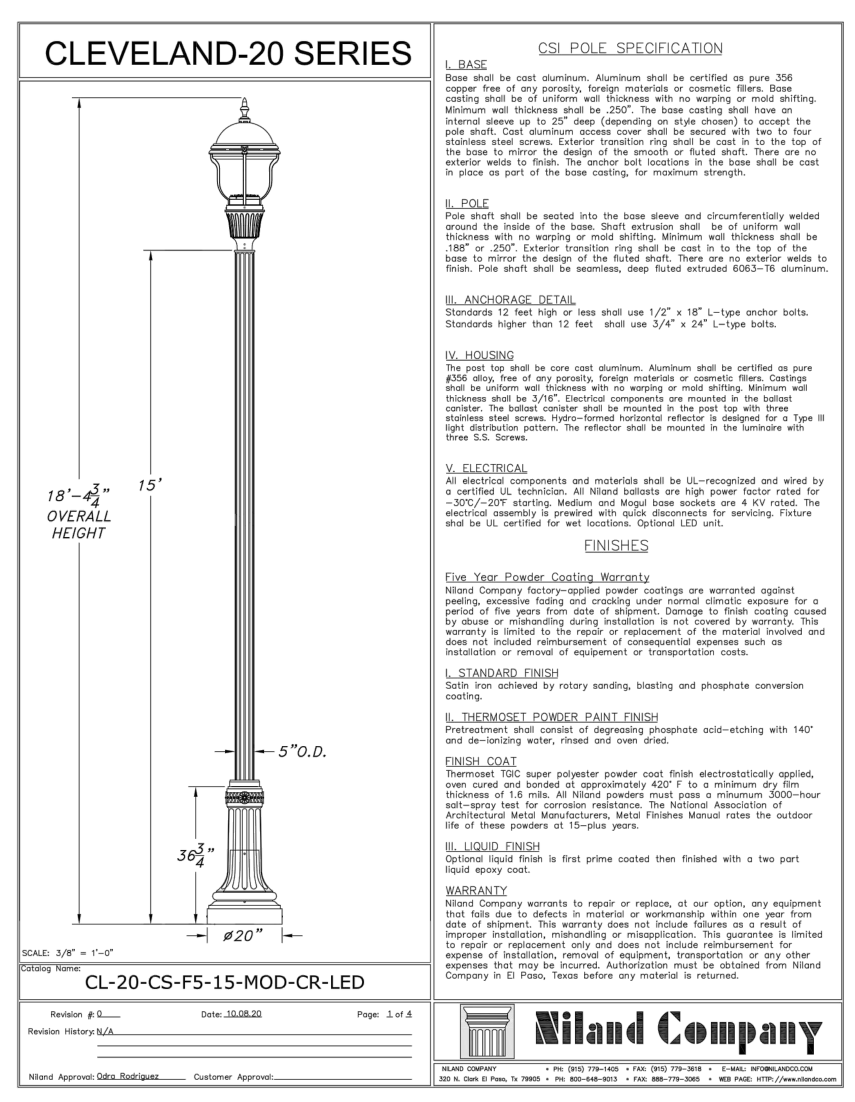


LEGEND

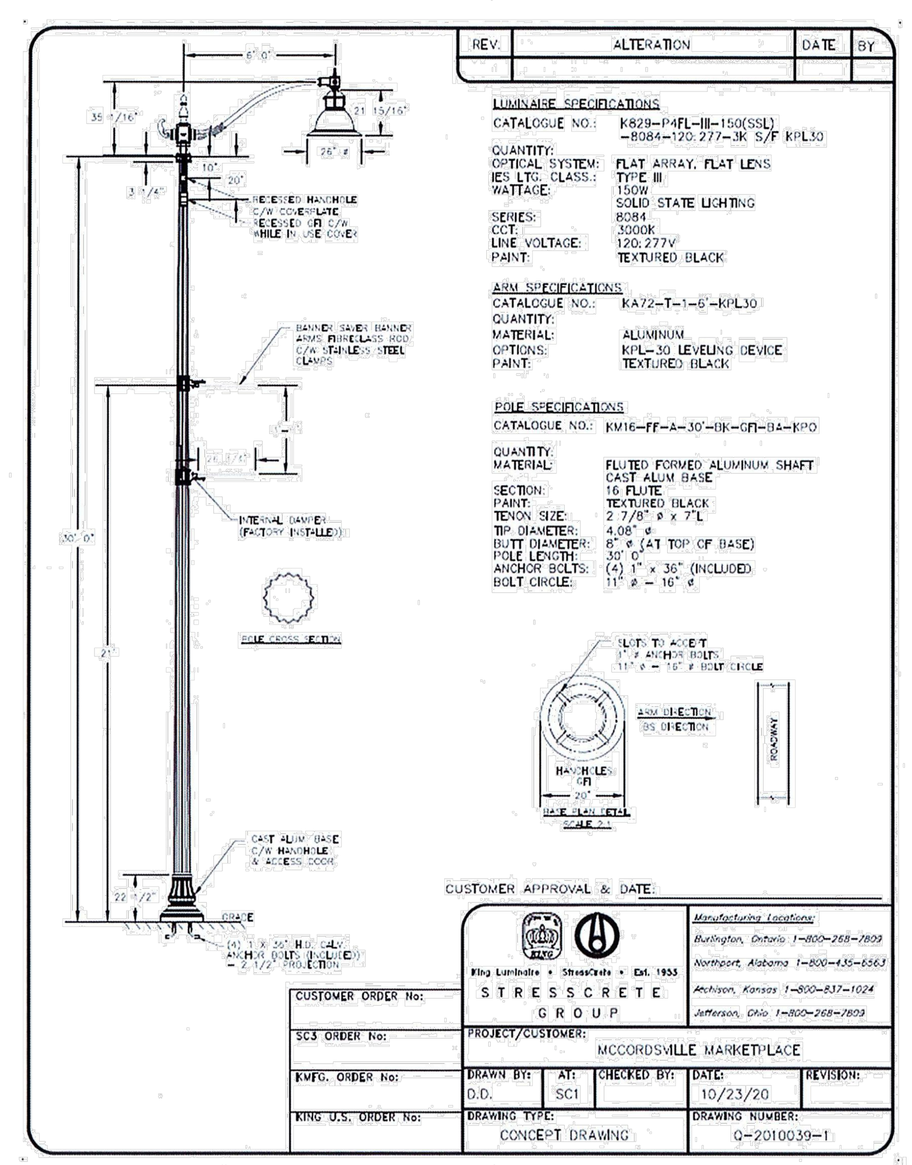
Symbol	Quantity
ROAD NAME SIGN	6
STOP SIGN	12
SPEED LIMIT SIGN	5
LIGHTING	16
OVERHEAD LIGHTING (SEE NOTE 4)	15
TYPE III CONSTRUCTION BARRICADE	1
NO PARKING THIS SIDE	6

NOTES

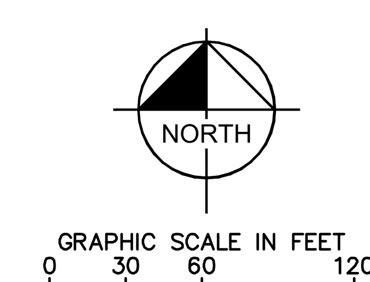
1. ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 2D: GUIDE SIGNS–CONVENTIONAL ROADS OF THE MUTCD MANUAL LATEST EDITION.
2. ALL TRAFFIC CONTROL AND STREET SIGNS SHALL UTILIZE THE TOWN OF McCORDSVILLE STANDARD POLE. SEE TOWN'S SPECIFICATIONS.
3. BLACK POWDER–COATED POSTS ARE REQUIRED FOR ALL TRAFFIC CONTROL & STREET SIGNAGE.



STANDARD LIGHTING DETAIL



W650N PATH LIGHTING DETAIL



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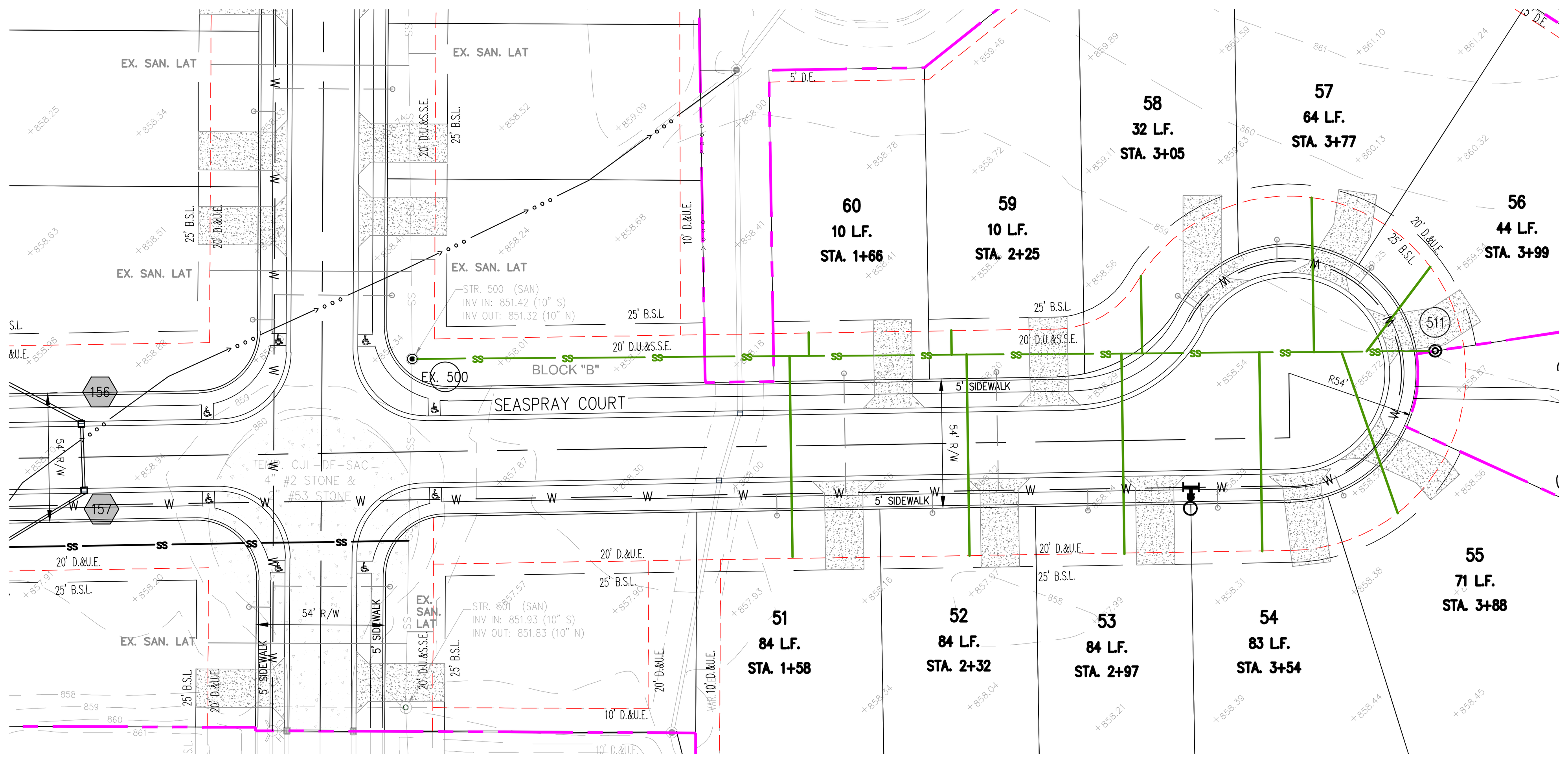
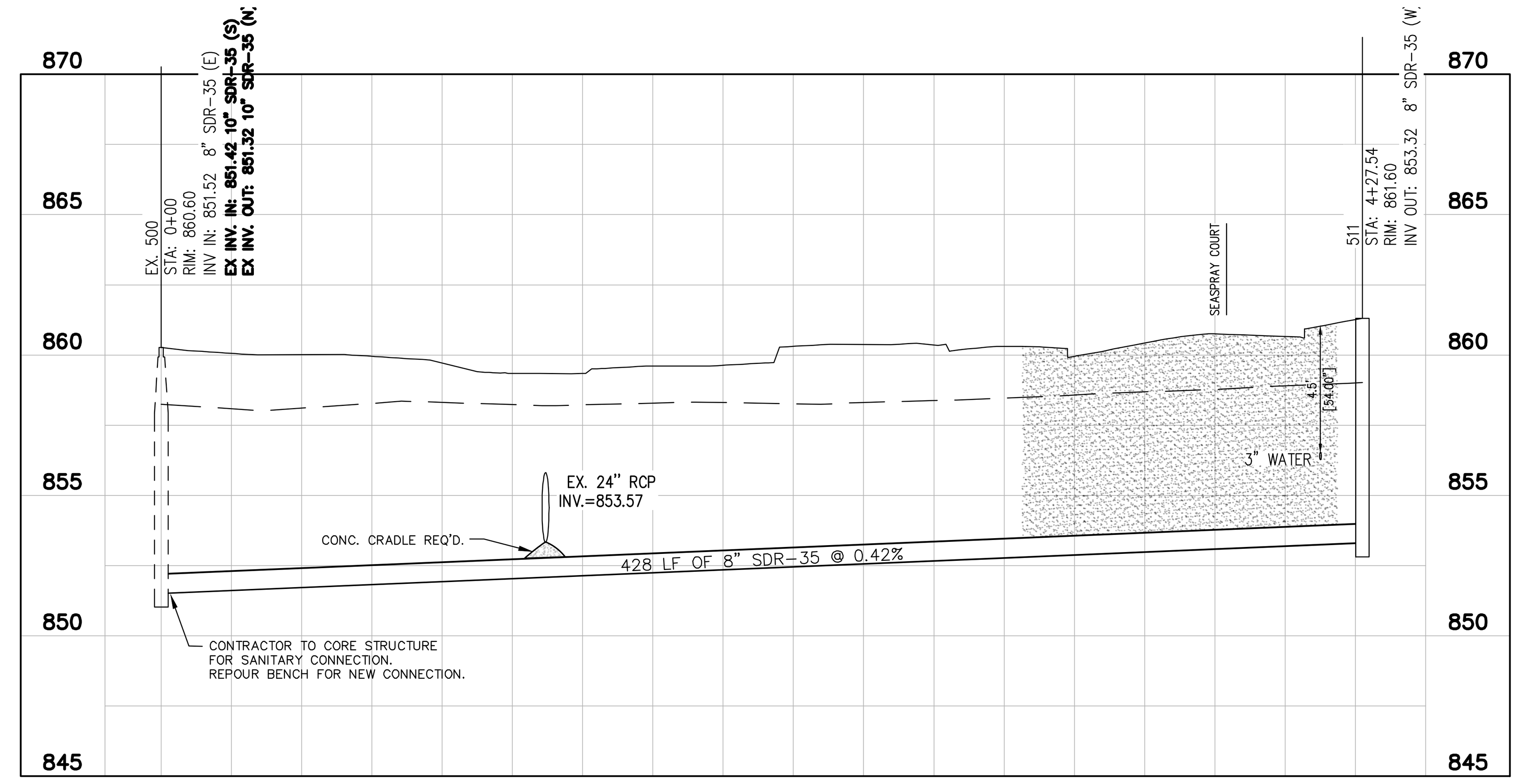
TRAFFIC CONTROL PLAN

LAIN FARMS AT HAMPTON WALK SECTION 2

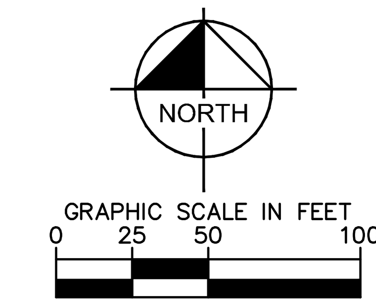
ORIGINAL ISSUE: 11/07/2025
KHA PROJECT NO. 170227040
SHEET NUMBER
C421





SAN 511–500

H:1"=50 ; V:1"=5



LEGEND

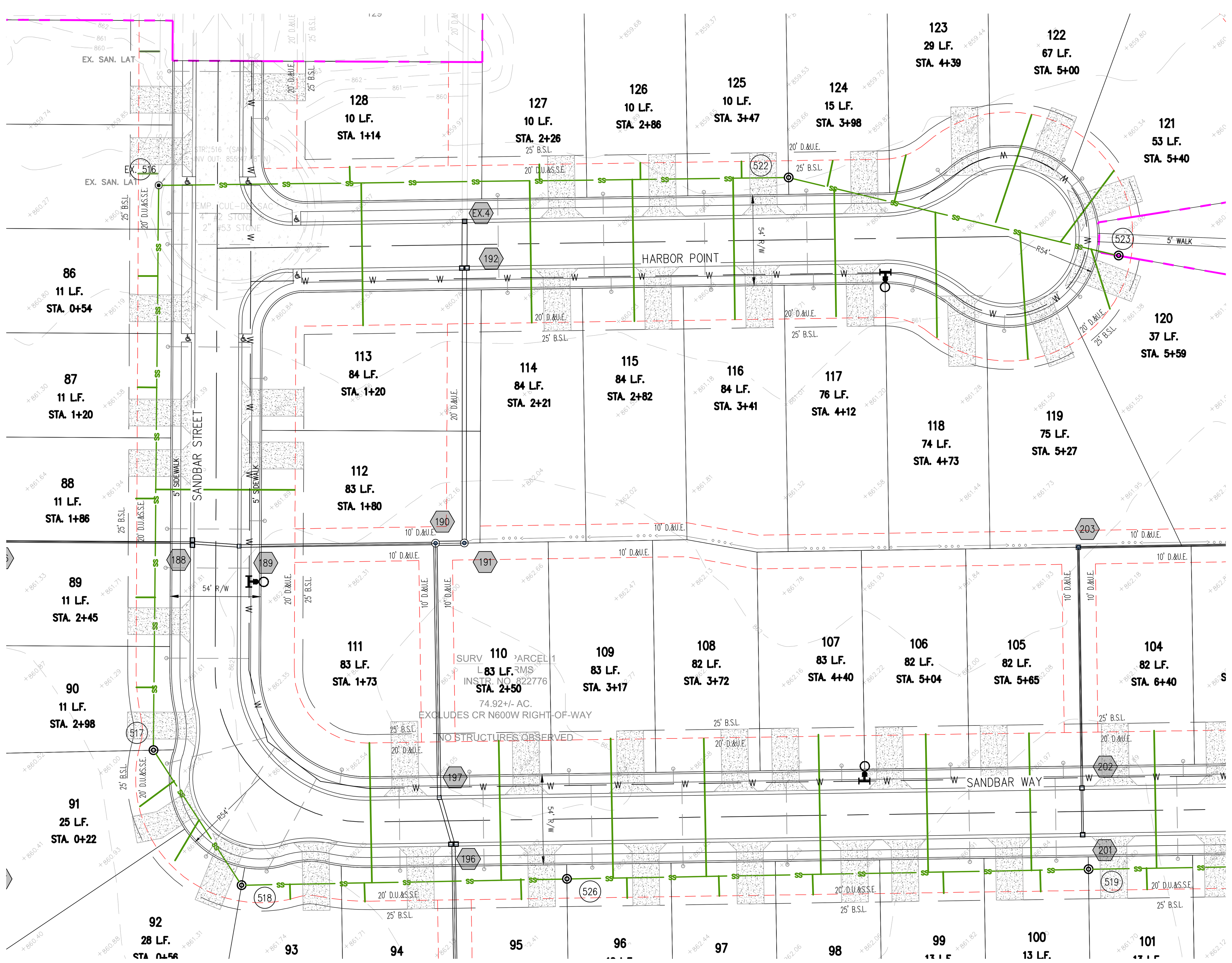
- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

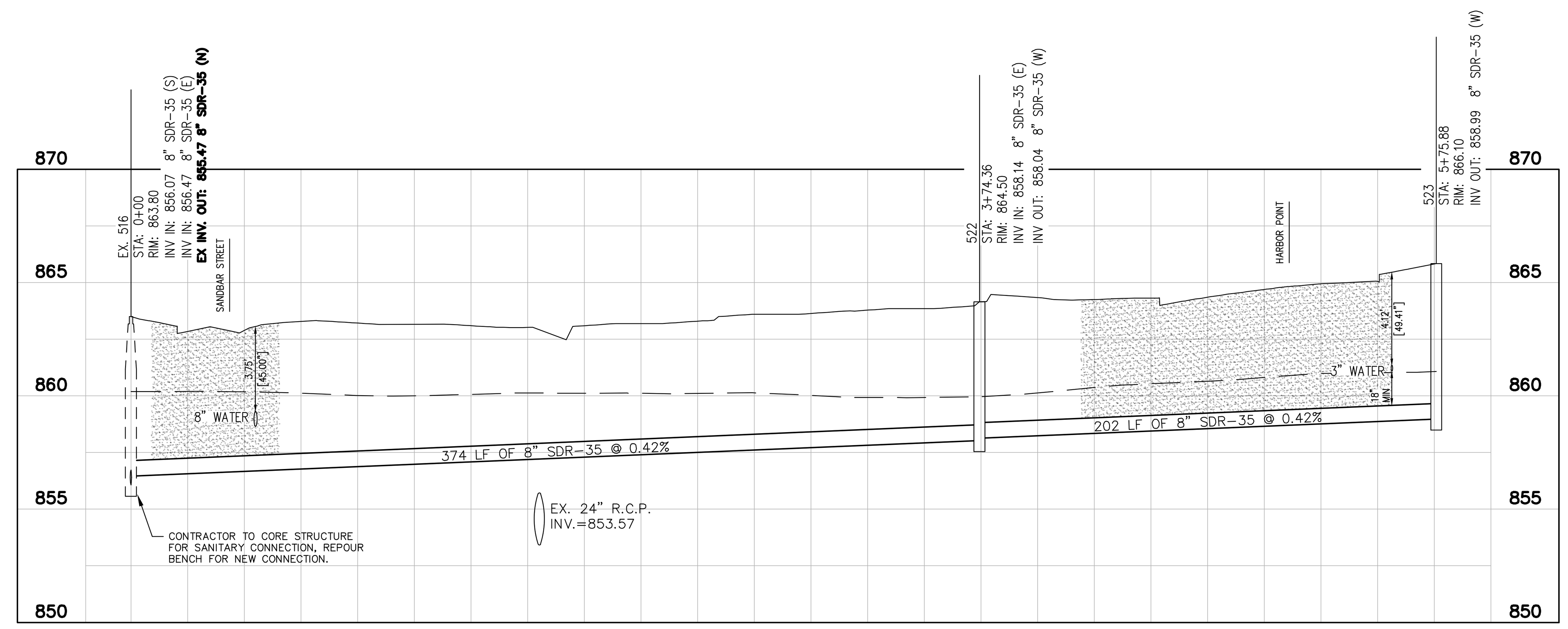
PROFILE LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- FULL DEPTH GRANULAR BACKFILL

LATERAL NOTES

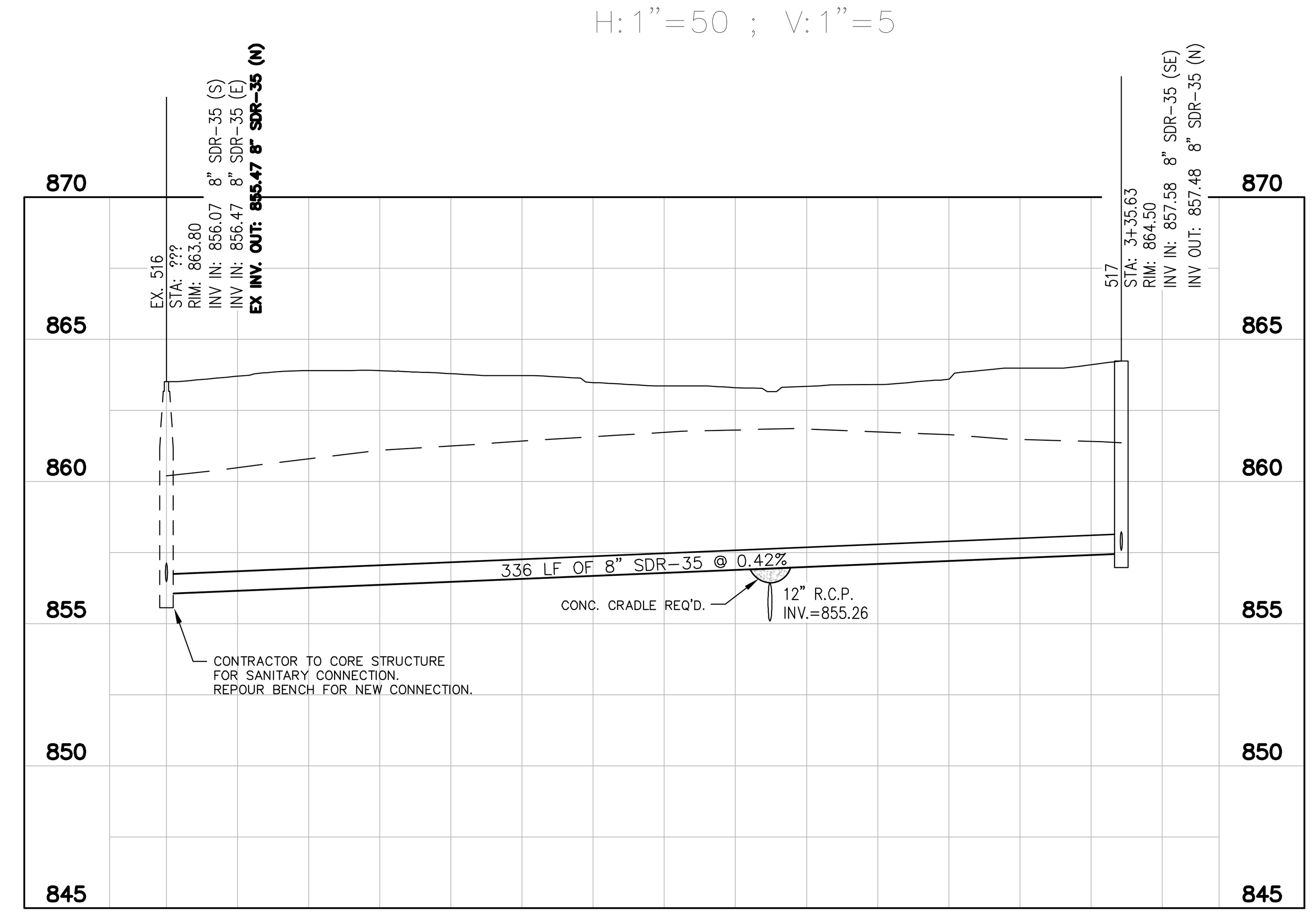
1. ALL SANITARY SEWER LATERALS ARE TO BE 6" DIA UNLESS OTHERWISE NOTED.





SAN 523–516

H:1"=50 ; V:1"=5



SAN 517–EX.

H:1"=50 ; V:1"=5

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CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: John.McWhorter@kimley-horn.com
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SANITARY PLAN AND PROFILES

LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 11/07/2025
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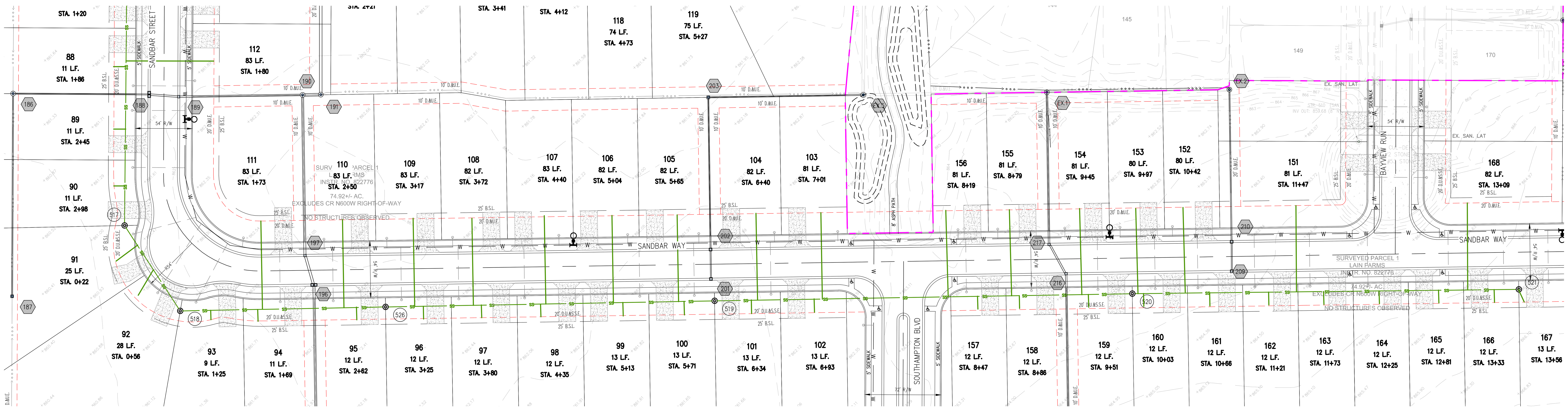
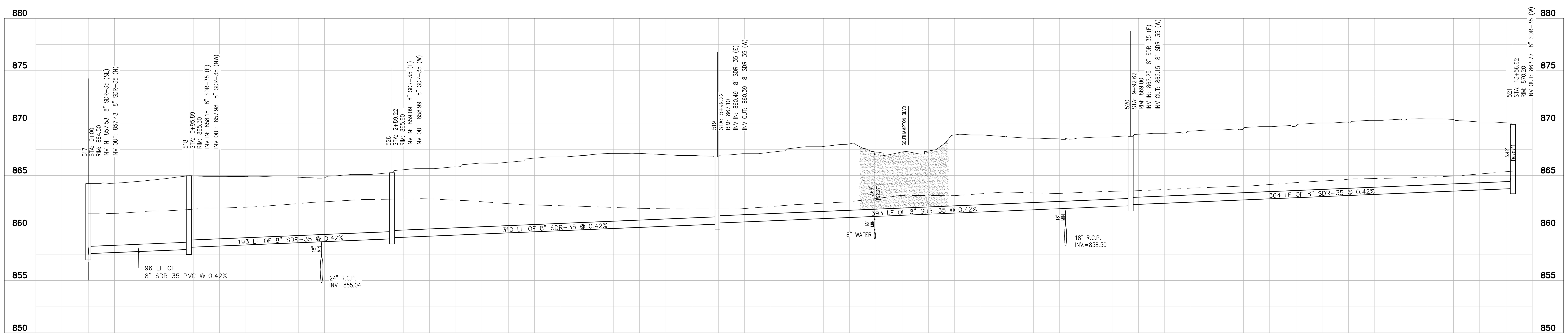
SHEET NUMBER
C500





SAN 521–517

H:1"=50 ; V:1"=5

LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

PROFILE LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- FULL DEPTH GRANULAR BACKFILL

LATERAL NOTES

1. ALL SANITARY SEWER LATERALS ARE TO BE 6" DIA UNLESS OTHERWISE NOTED.

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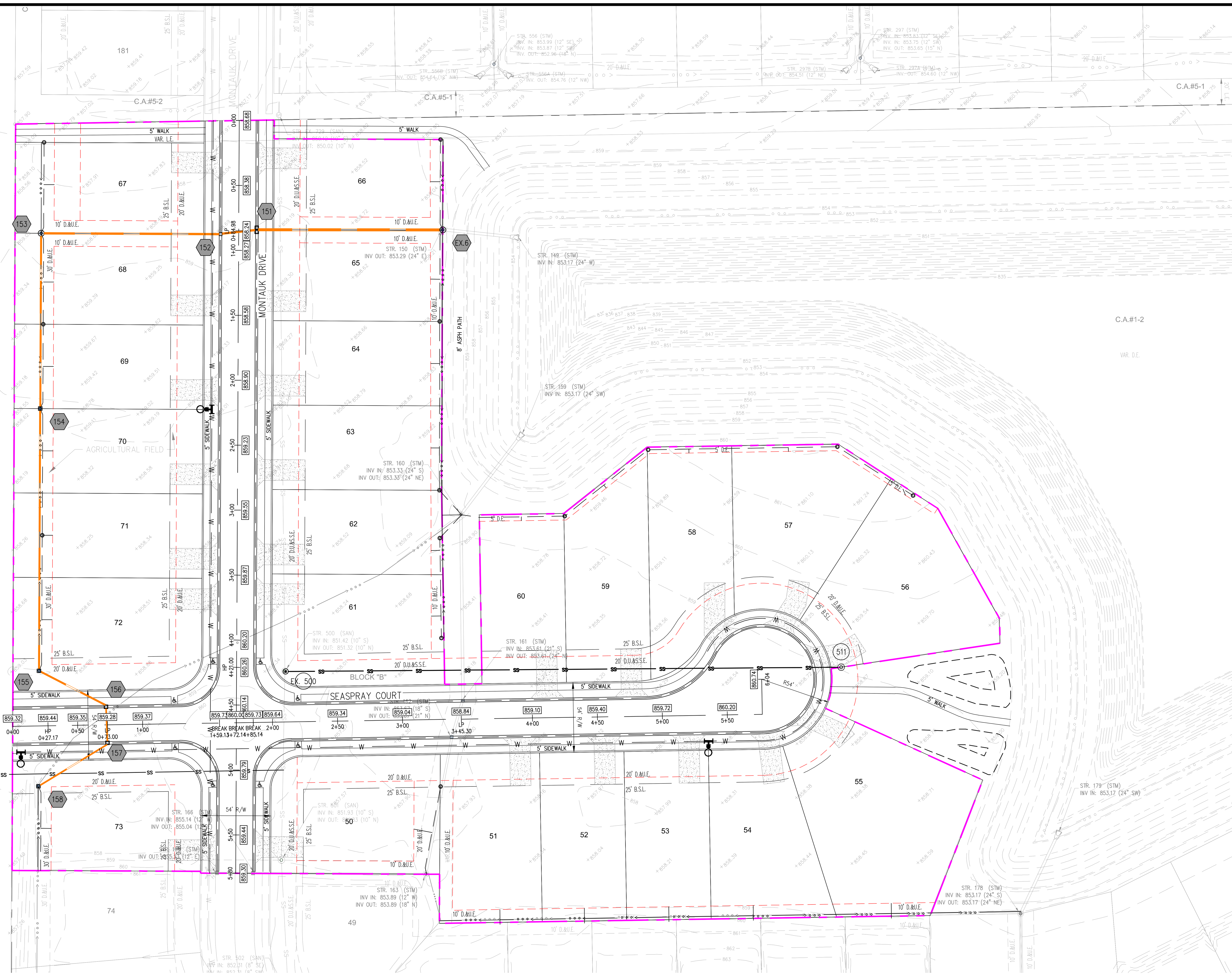
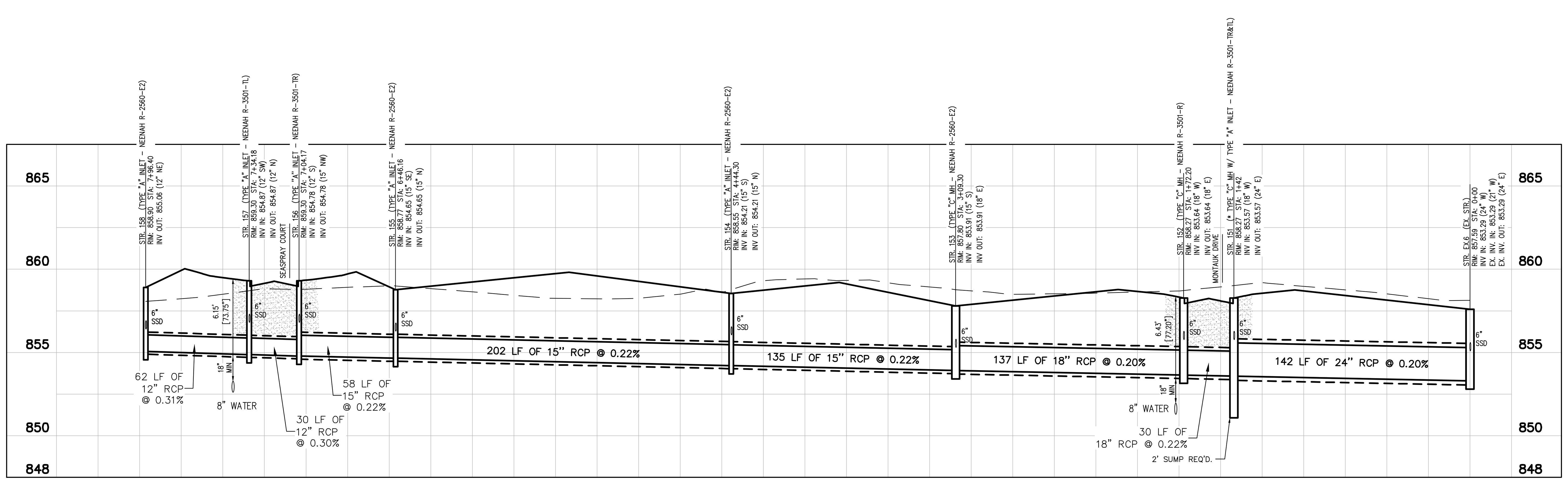
SANITARY PLAN AND PROFILES

LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 11/07/2025
KHA PROJECT NO. 170227040
SHEET NUMBER
C501





STM 158–EX.

H:1"=50 ; V:1"=5

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100

PROFILE LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- FULL DEPTH GRANULAR BACKFILL

NOTES

1. REFER TO SHEET C202 FOR STRUCTURE TABLE.
2. REFER TO SHEET C101 FOR GENERAL NOTES.

LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

Indiana Utilities Protection Service

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No.	REVISIONS	DATE	BY

Kimley»Horn

500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: GMS

CHECKED BY: BAH

APPROVAL PENDING NOT FOR CONSTRUCTION

GRAND COMMUNITIES, LLC.
A Fischer Group Company

STORM PLAN AND PROFILES

LAIN FARMS AT HAMPTON WALK SECTION 2

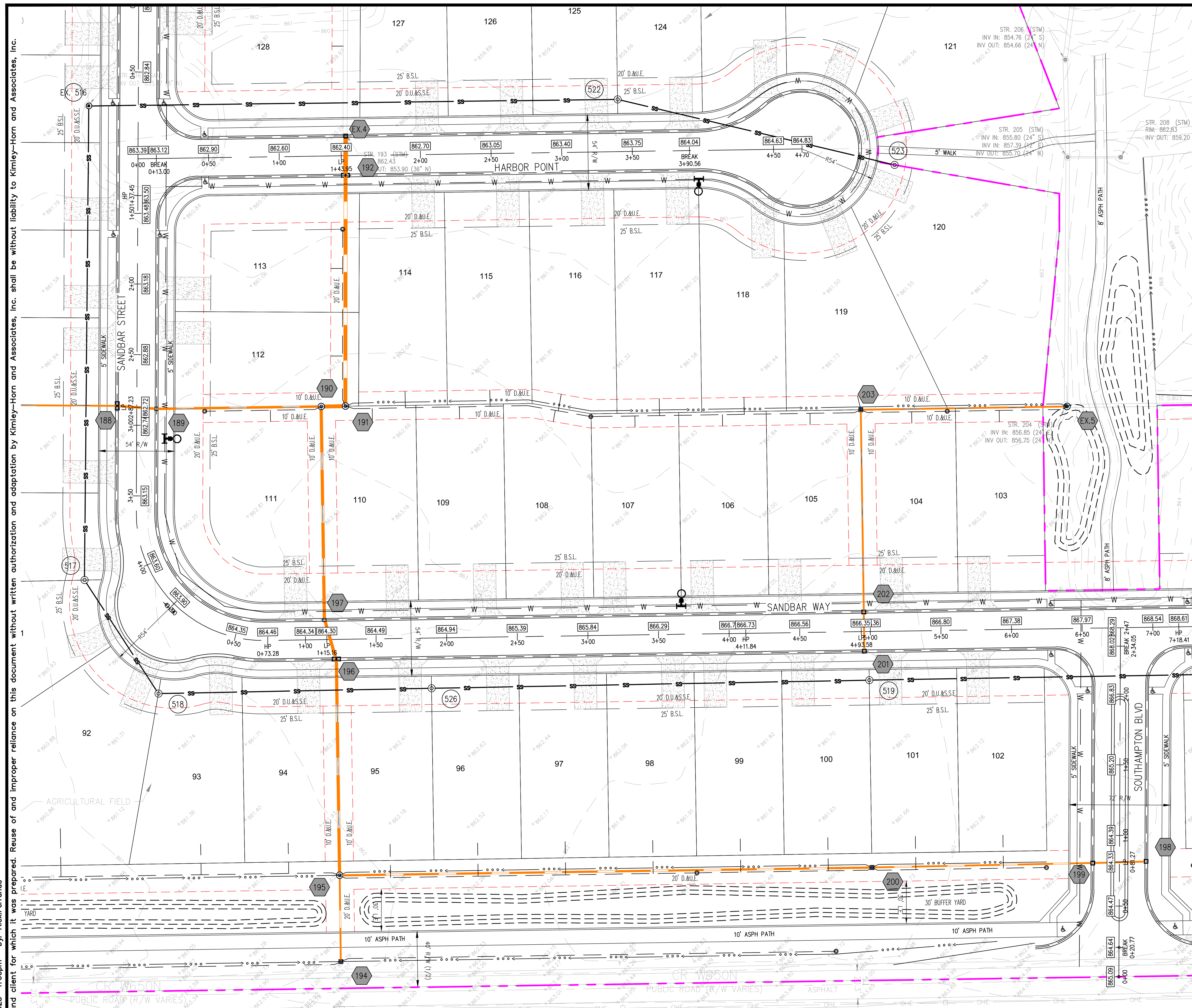
ORIGINAL ISSUE: 11/07/2025

KHA PROJECT NO. 170227040

SHEET NUMBER

C600

Drawing name: K:\IND_LDEV\170227040.1_lain farms_sec2_mccordsville_in\1 Design\CADD\plansheets\STORM PLAN AND PROFILES.dwg C600 Nov 07, 2025 12:59pm by: Alex.Ferrando



LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

PROFILE LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- FULL DEPTH GRANULAR BACKFILL

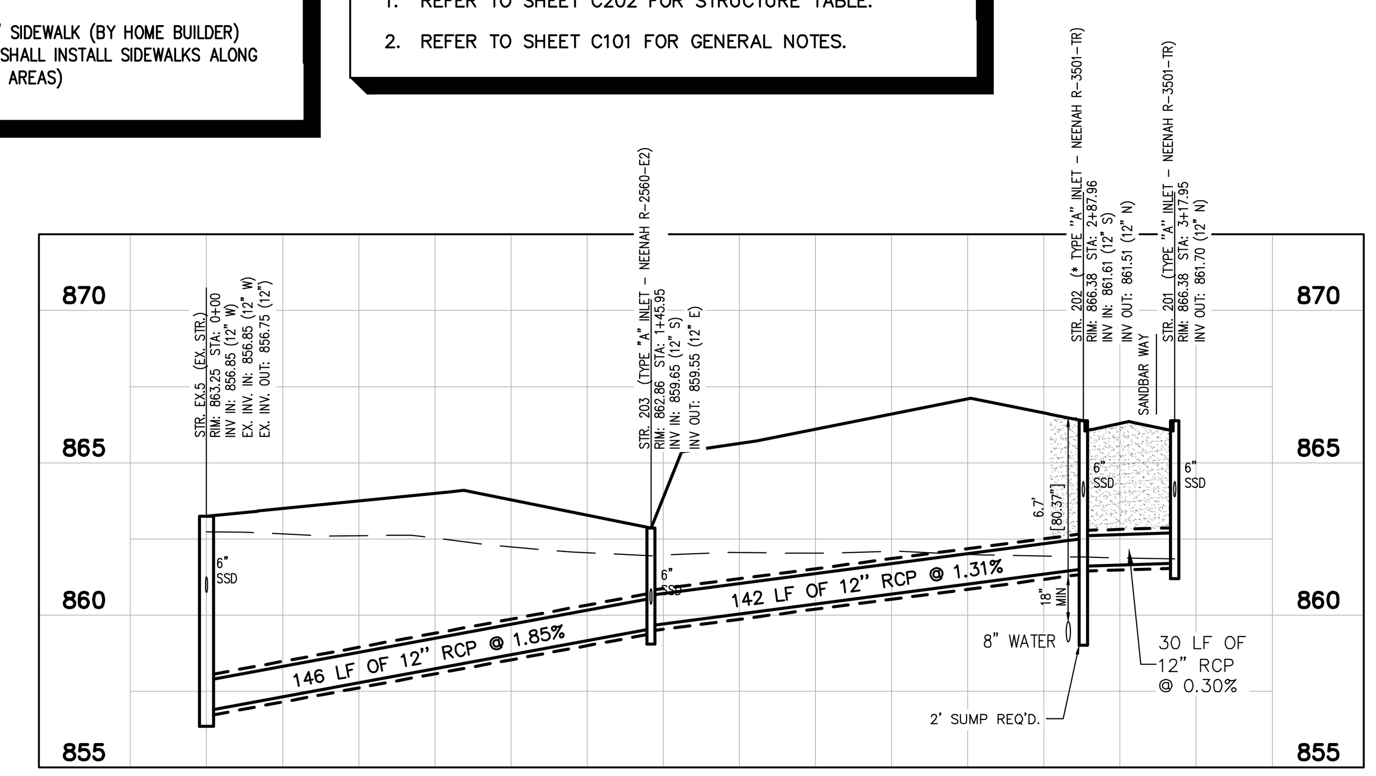
NOTES

1. REFER TO SHEET C202 FOR STRUCTURE TABLE.
2. REFER TO SHEET C101 FOR GENERAL NOTES.

NORTH

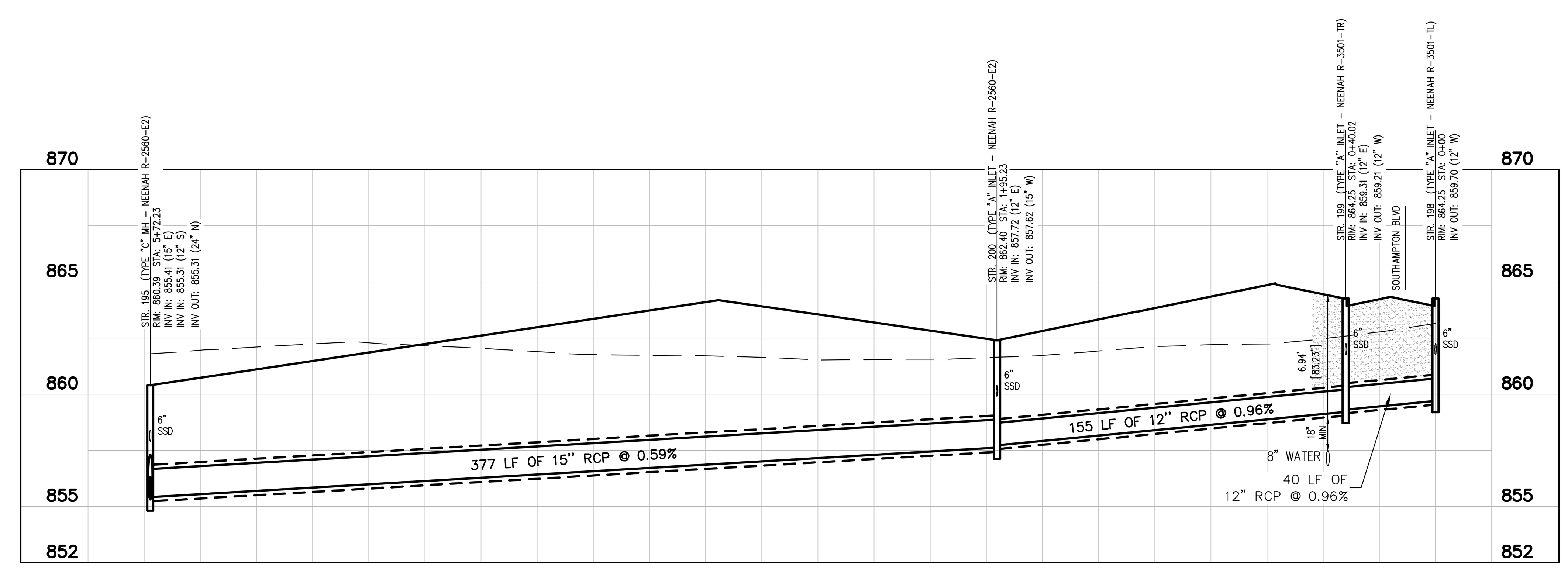
GRAPHIC SCALE IN FEET

0 25 50 100



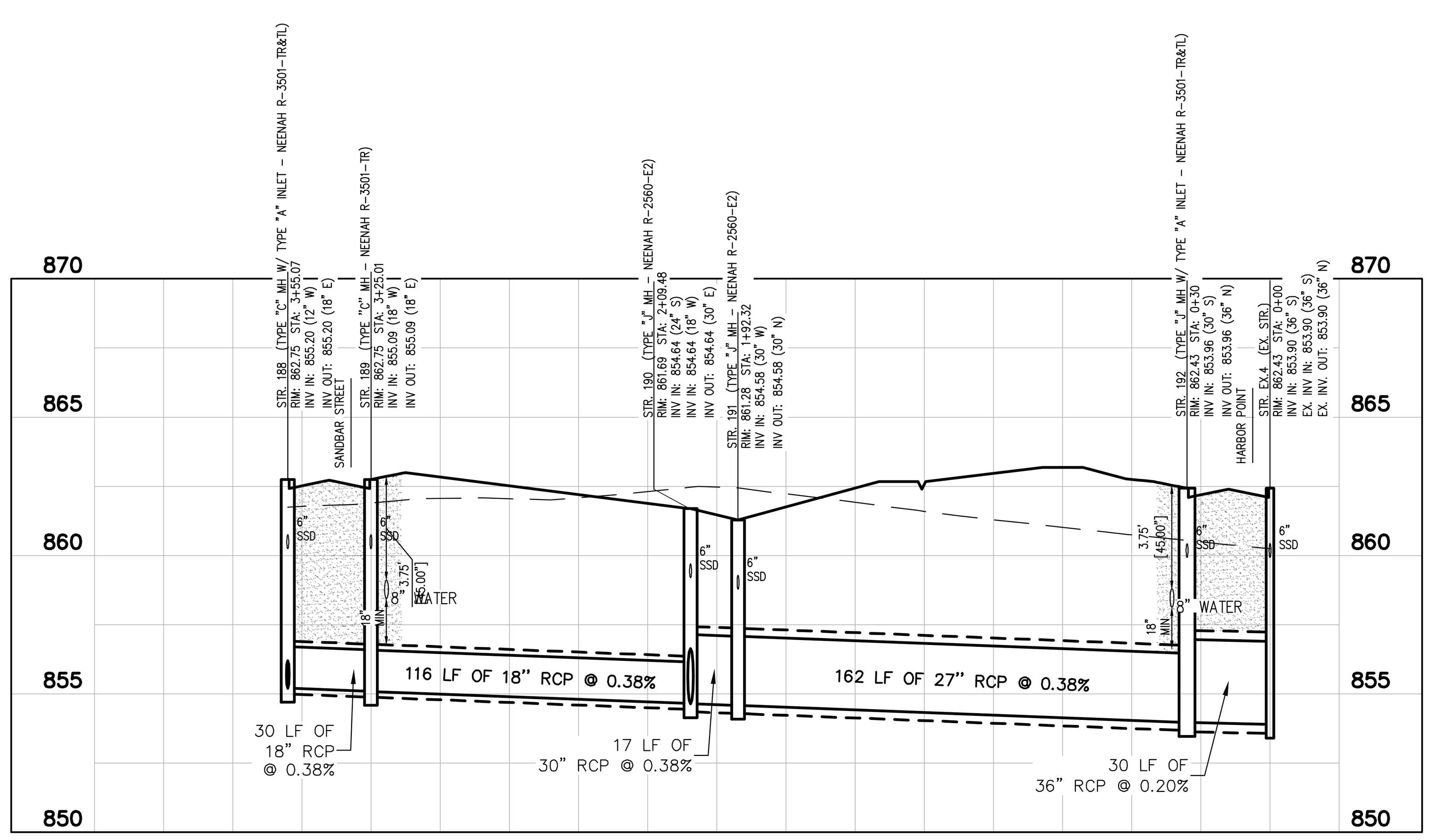
STM 201–EX.

H:1"=50 ; V:1"=5



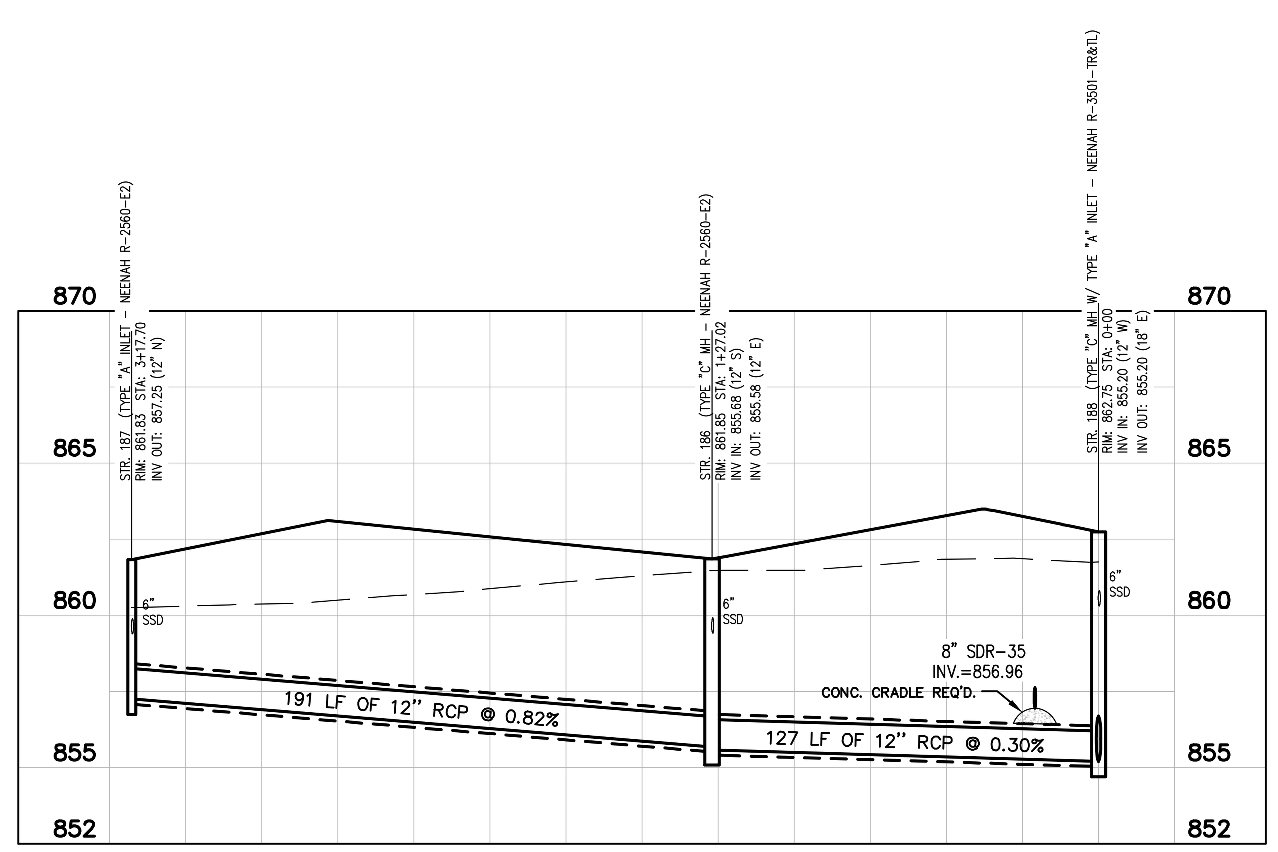
STM 198–195

H:1"=50 ; V:1"=5



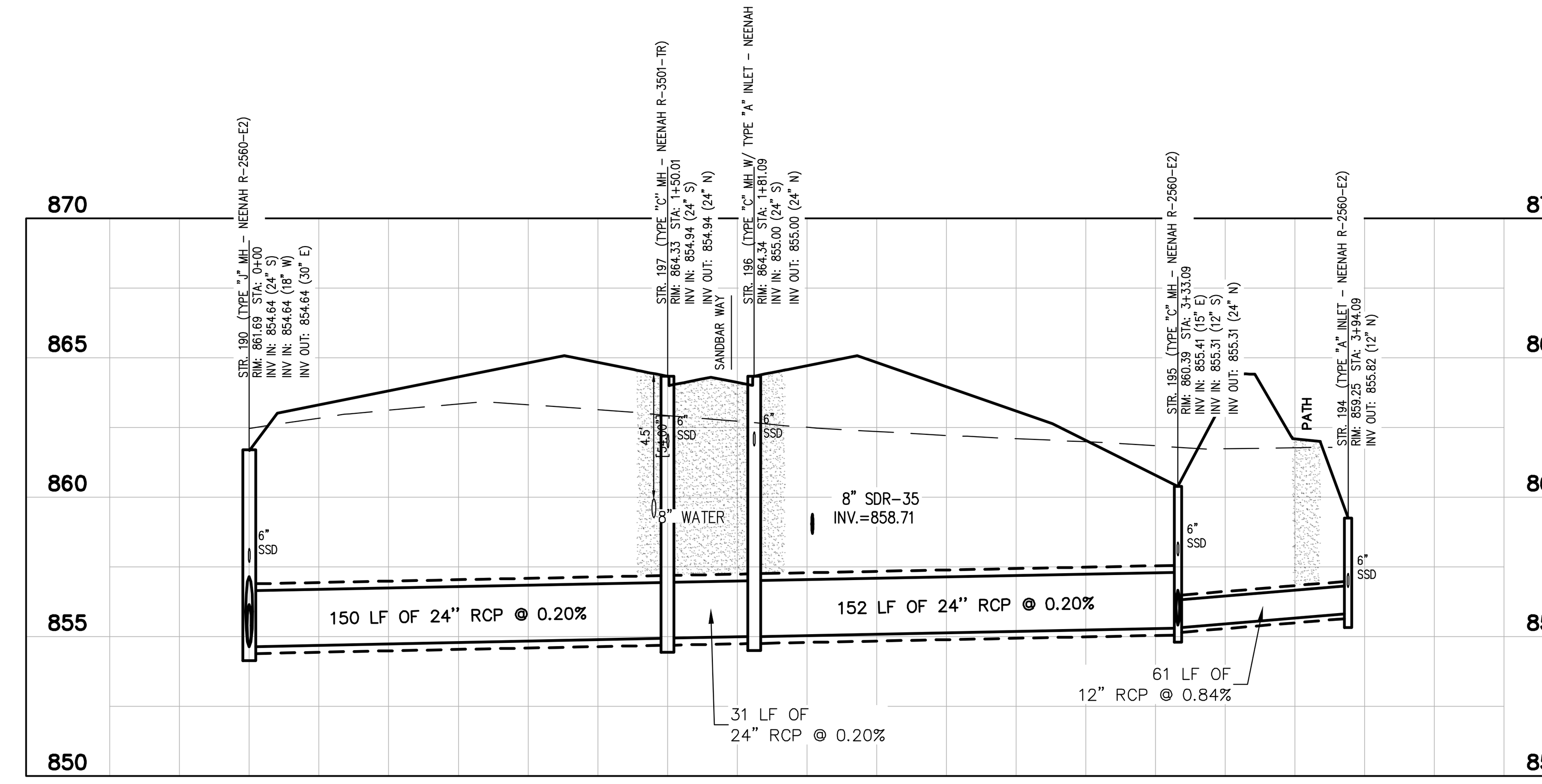
STM 188–EX

H:1"=50 ; V:1"=5



STM 187 – 188

H:1"=50 ; V:1"=5



STM 194–190

H:1"=50 ; V:1"=5

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No.	REVISIONS	DATE	BY

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500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

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

APPROVAL PENDING NOT FOR CONSTRUCTION

GRAND COMMUNITIES, LLC.
A Fischer Group Company

STORM PLAN AND PROFILES

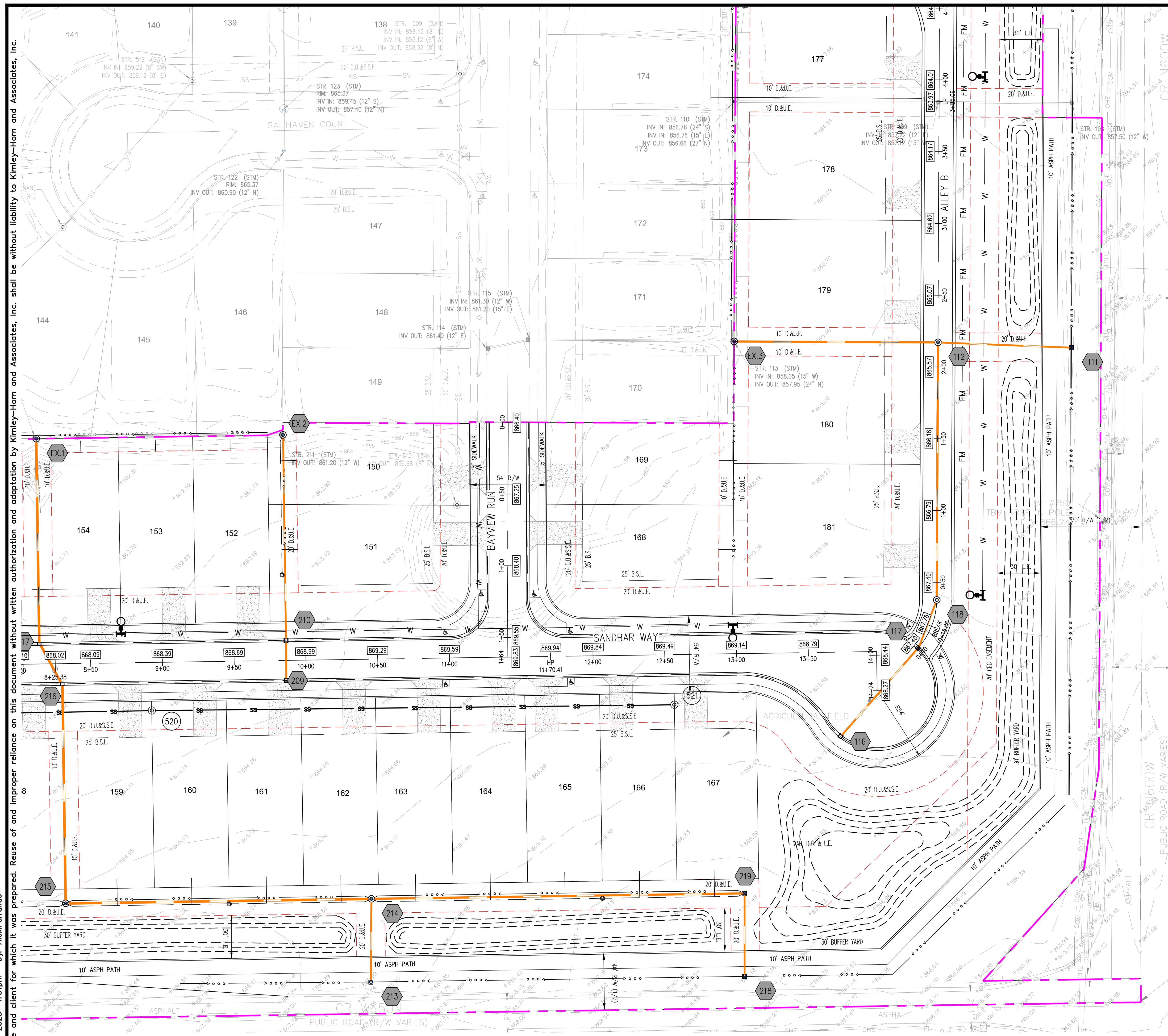
LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 11/07/2025

KHA PROJECT NO. 170227040

SHEET NUMBER

C601



LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

Indiana Utilities Protection Service
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PROFILE LEGEND

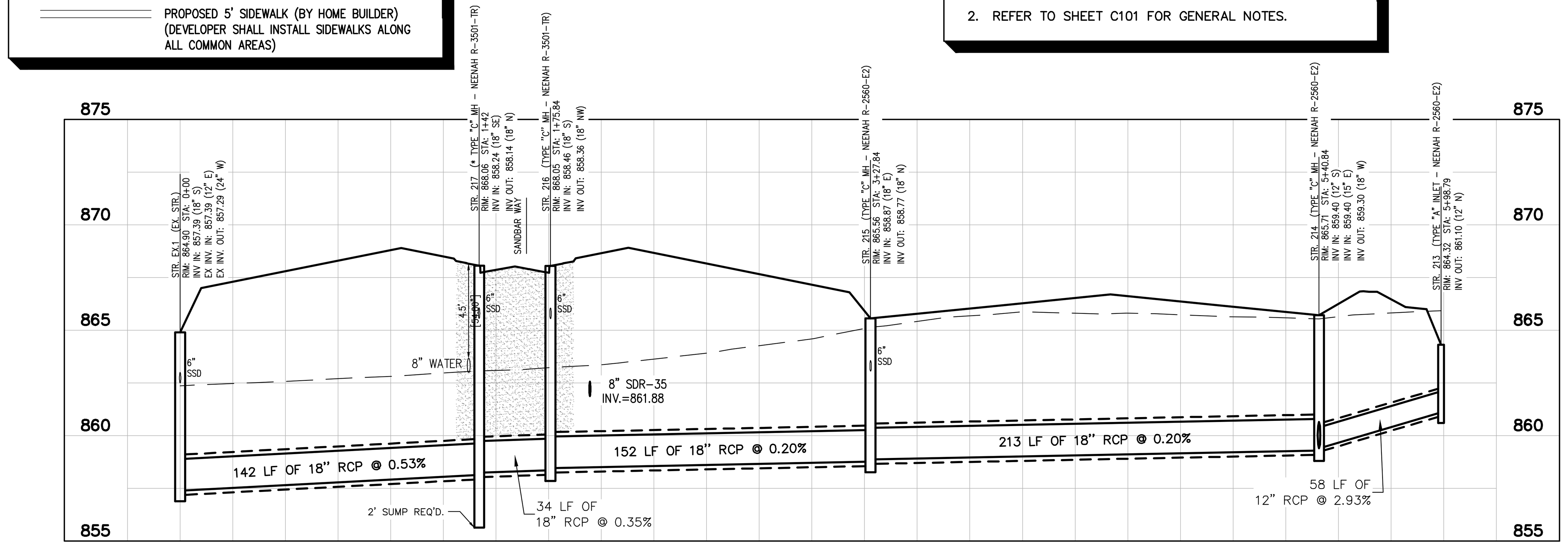
- EXISTING GRADE
- PROPOSED GRADE
- FULL DEPTH GRANULAR BACKFILL

NORTH

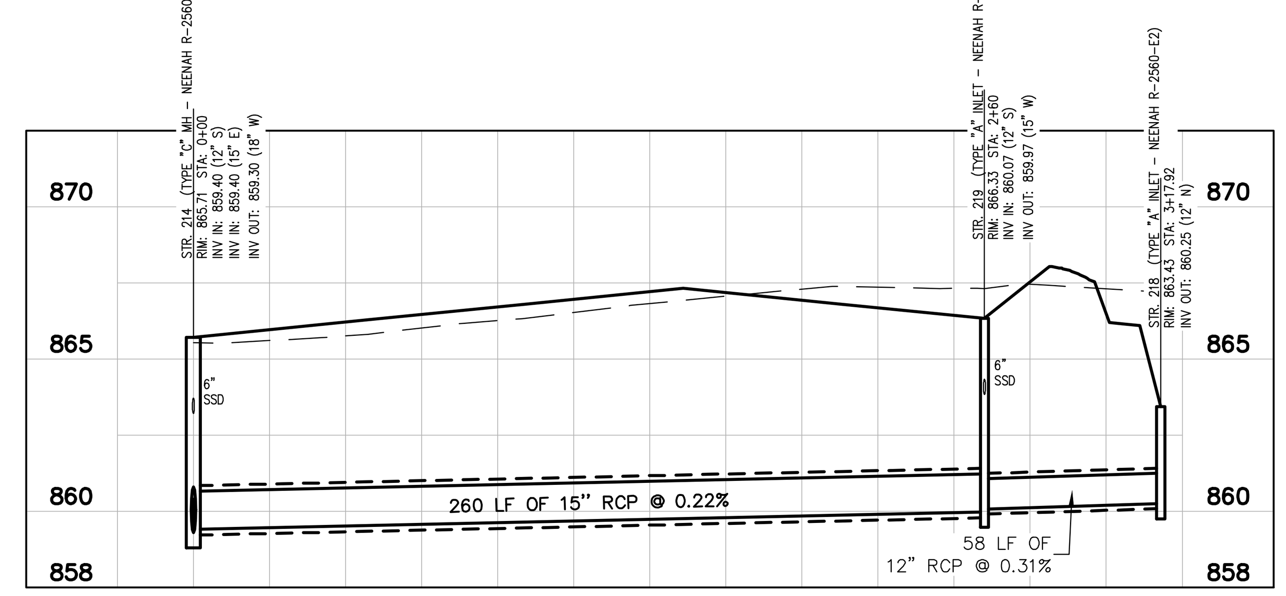
GRAPHIC SCALE IN FEET
0 25 50 100

NOTES

1. REFER TO SHEET C202 FOR STRUCTURE TABLE.
2. REFER TO SHEET C101 FOR GENERAL NOTES.



STM 213–EX.
H:1"=50 ; V:1"=5



STM 218–214
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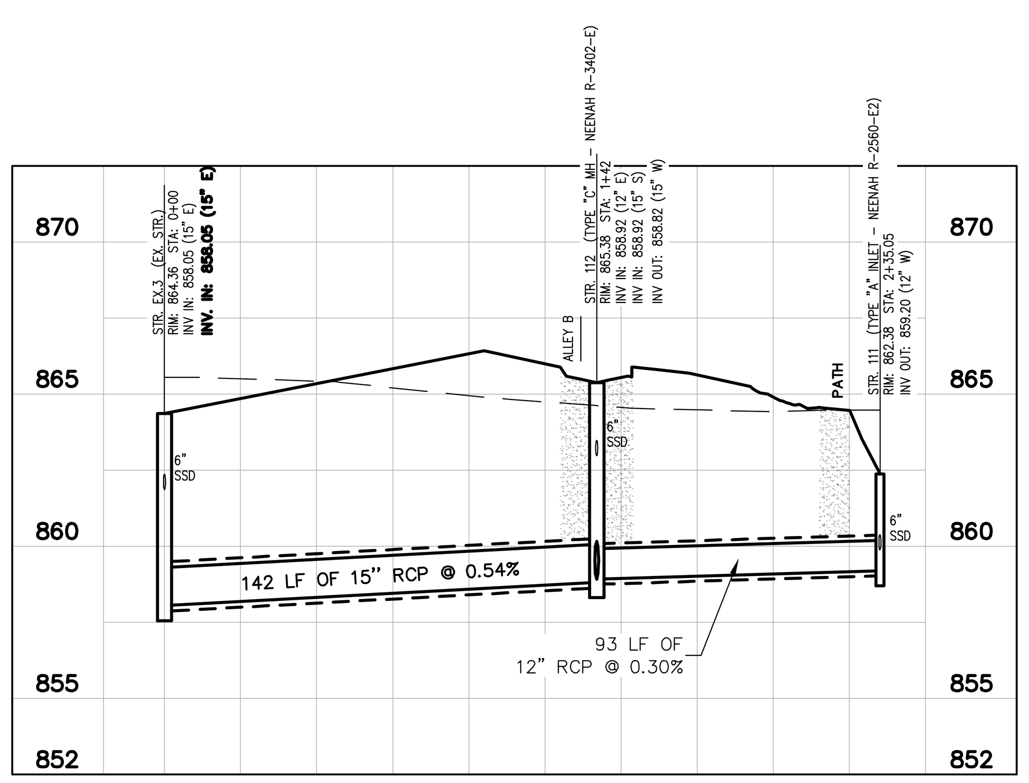
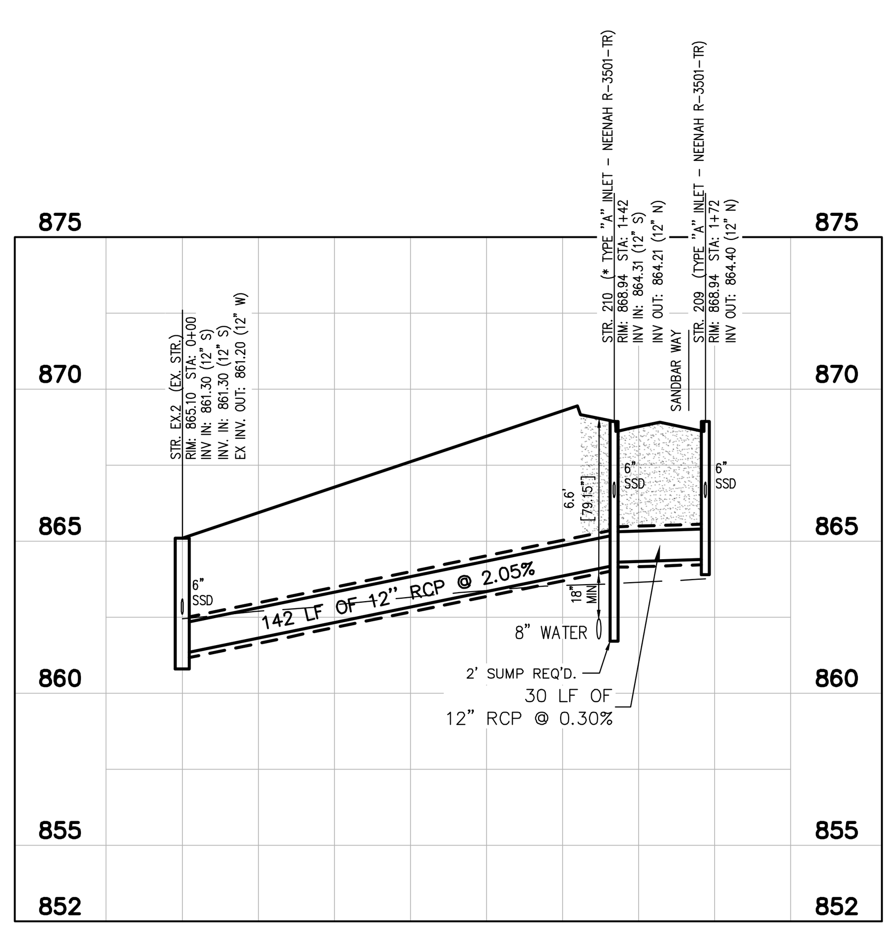


STM 111–113
H:1"=50 ; V:1"=5



STM 209–212
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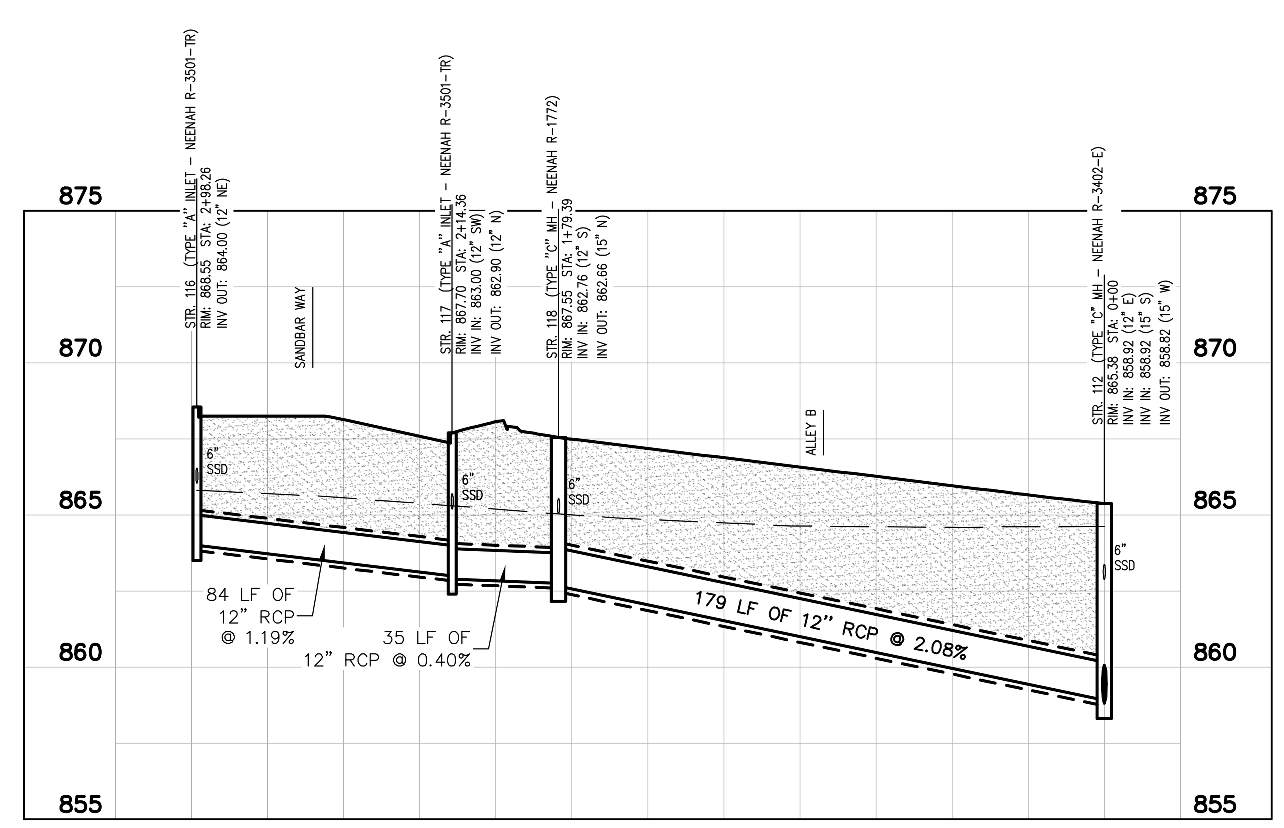

STM 116–112
H:1"=50 ; V:1"=5

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500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

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

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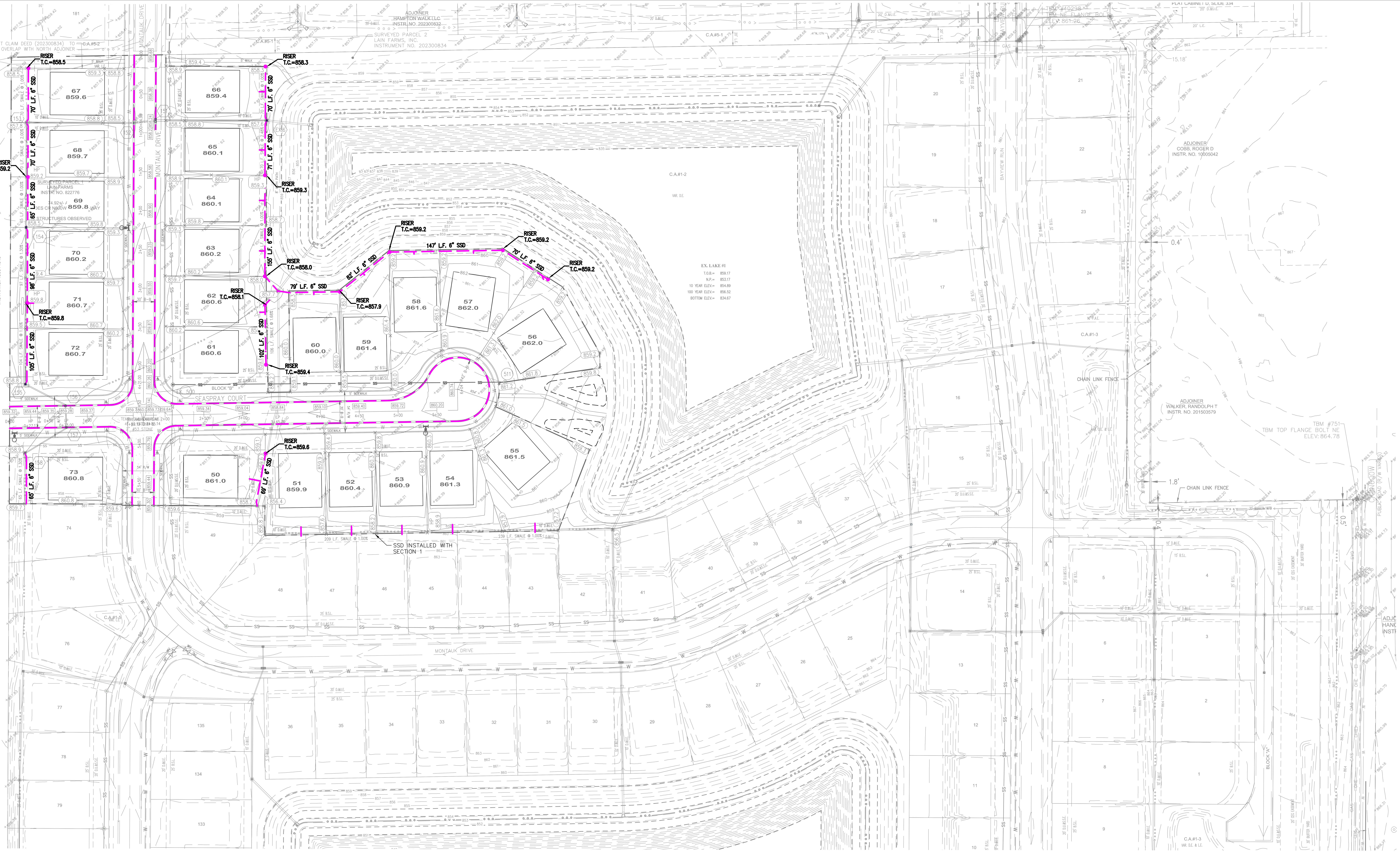
GRAND COMMUNITIES, LLC.
A Fischer Group Company

STORM PLAN AND PROFILES

LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 11/07/2025
KHA PROJECT NO. 170227040
SHEET NUMBER
C602

Drawing name: K:\IND_LDEV\170227040_lain farms_sec2_mccordsville_in\1 Design\CADD\plansheets\SUB SURFACE PLAN.dwg C610 Nov 07, 2025 12:55pm by: Alex.Ferrando



LEGEND

RISER — PROPOSED SUB-SURFACE DRAIN

NOTES

1. ALL HOMES SHALL HAVE SSD LATERALS.
2. ALL EXISTING SUBSURFACE TILE SHALL BE CONNECTED TO STORM SEWERS.

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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No.	REVISIONS	DATE	BY

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500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: JOHN.MCWHORTER@KIMLEY-HORN.COM
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
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DRAWN BY: GMS
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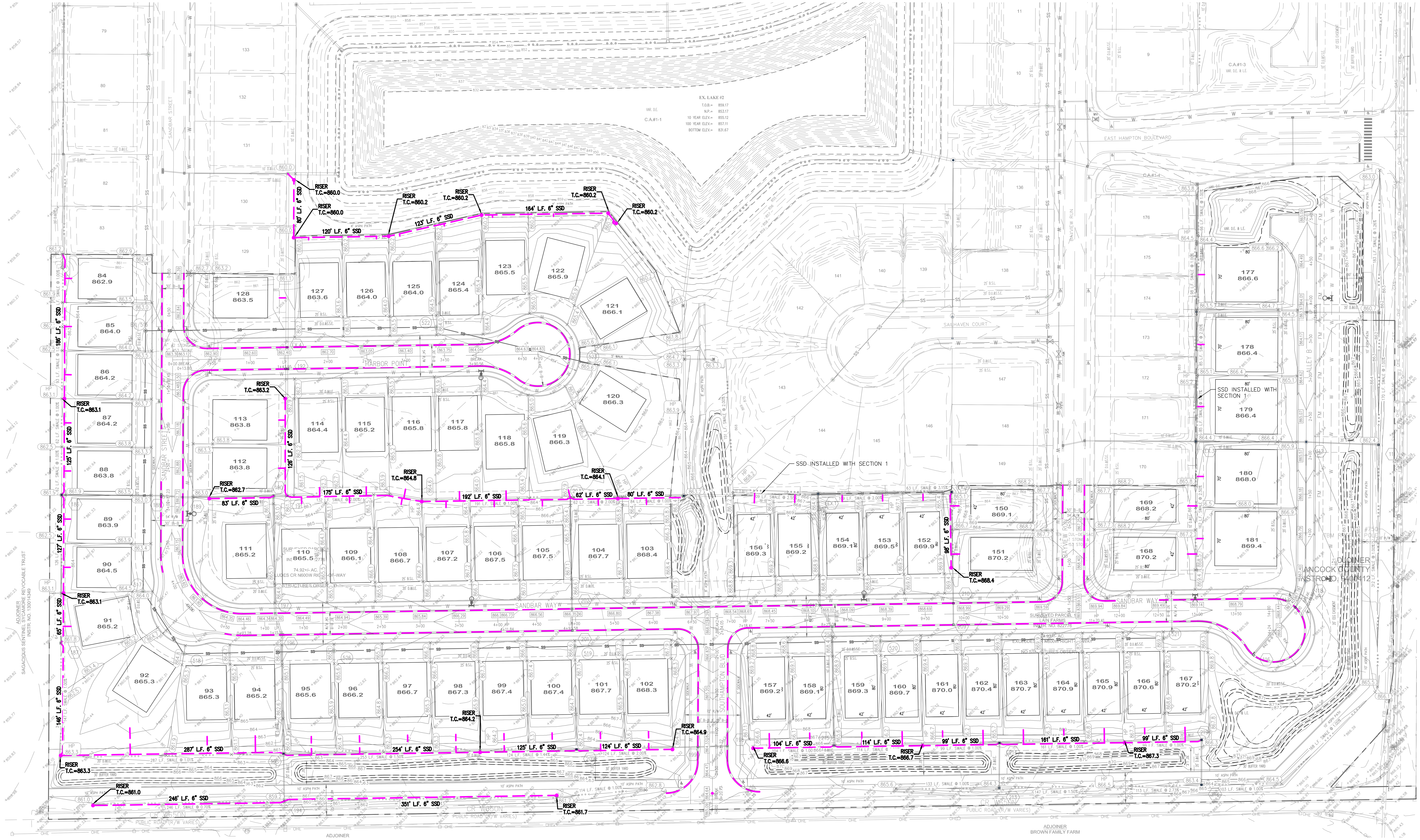
A Fischer Group Company

SUB SURFACE PLAN

LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 11/07/2025
KHA PROJECT NO. 170227040
SHEET NUMBER
C610



LEGEND

RISER — PROPOSED SUB-SURFACE DRAIN

NOTES

1. ALL HOMES SHALL HAVE SSD LATERALS.
2. ALL EXISTING SUBSURFACE TILE SHALL BE CONNECTED TO STORM SEWERS.

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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No.	DATE	BY

SCALE: AS NOTED
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500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: 317-912-4129
EMAIL: John.McWhorter@kimley-horn.com
WWW.KIMLEY-HORN.COM

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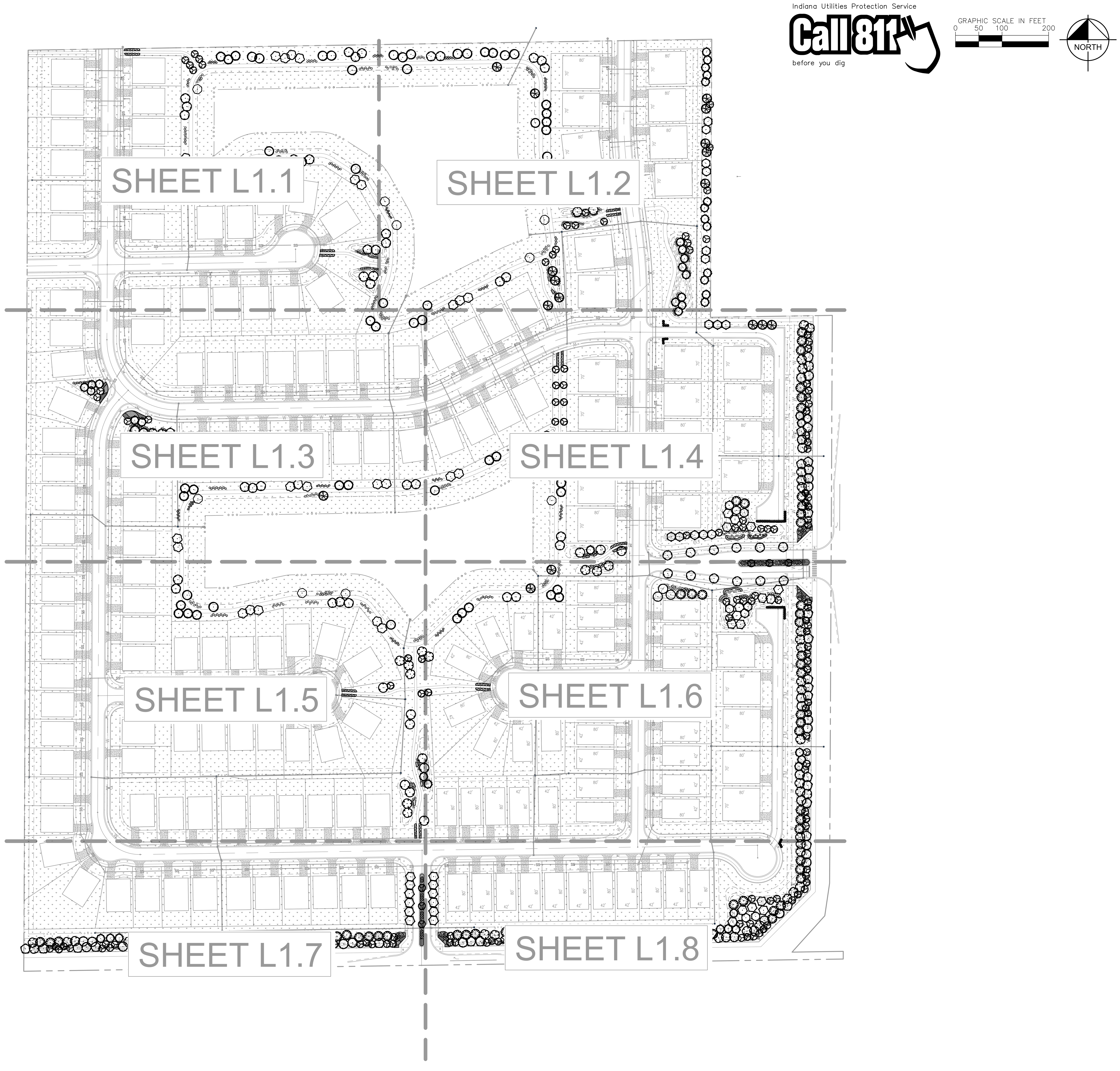
SUB SURFACE PLAN

LAIN FARMS AT HAMPTON WALK SECTION 2

ORIGINAL ISSUE: 11/07/2025
KHA PROJECT NO. 170227040
SHEET NUMBER
C611



No.	REVISIONS	DATE	BY
	UPDATED PER TAC COMMENTS	7-1-25	JRG
	UPDATED PER TAC COMMENTS	6-9-25	JRG

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

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500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: 317-912-4129
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

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GRAND COMMUNITIES, LLC.
A Fischer Group Company

OVERALL LANDSCAPE PLAN

LAIN FARMS AT HAMPTON WALK

ORIGINAL ISSUE: 05/1/2025

KHA PROJECT NO. 170227000

SHEET NUMBER

L1.0

Drawing name: K:\IND_LDEV\170227000_Lain_Fischer_McCordsville_IN\1 Design\CADD\PlanSheets\L1.0 OVERALL LANDSCAPE PLAN.dwg L1.0 Jul 14, 2025 12:57pm by: Matt.Luce

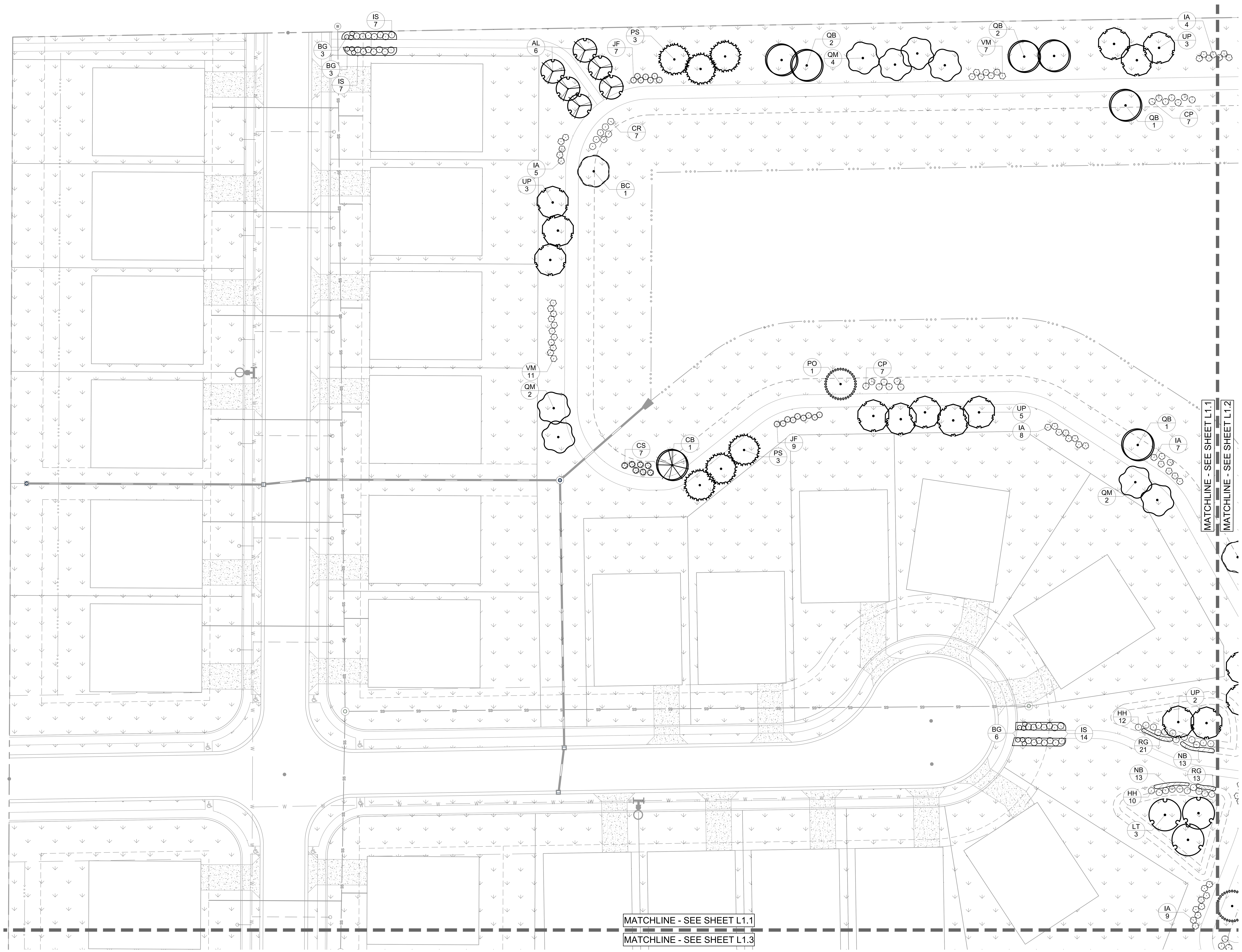
SEEDING LEGEND

	PERMANENT SEEDING TURF TYPE TALL FESCUE; APPLY AT A RATE OF 8 LBS/1,000 SQFT

Indiana Utilities Protection Service
Call 811
before you dig

GRAPHIC SCALE IN FEET
0 15' 30' 60'

NORTH



No.	REVISIONS	DATE	BY
	UPDATED PER TAC COMMENTS	7-1-25	JRG
	UPDATED PER TAC COMMENTS	6-9-25	JRG

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INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: 317-912-4129
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

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

NOT APPROVED FOR CONSTRUCTION

GRAND COMMUNITIES, LLC.
A Fischer Group Company

LANDSCAPE PLAN

LAIN FARMS AT HAMPTON WALK

ORIGINAL ISSUE:
05/1/2025

KHA PROJECT NO.
170227000

SHEET NUMBER
L1.1

SEEDING LEGEND

	PERMANENT SEEDING TURF TYPE TALL FESCUE; APPLY AT A RATE OF 8 LBS/1,000 SQFT

Indiana Utilities Protection Service
Call 811
before you dig

GRAPHIC SCALE IN FEET
0 15' 30' 60'

NORTH

No.	REVISIONS	DATE	BY
	UPDATED PER TAC COMMENTS	6-9-25	JRG
	UPDATED PER TAC COMMENTS	7-1-25	JRG

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INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: 317-912-4129
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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: JSM

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GRAND COMMUNITIES, LLC.
A Fischer Group Company

LANDSCAPE PLAN

LAIN FARMS AT HAMPTON WALK

ORIGINAL ISSUE: 05/1/2025
KHA PROJECT NO. 170227000

SHEET NUMBER
L1.2

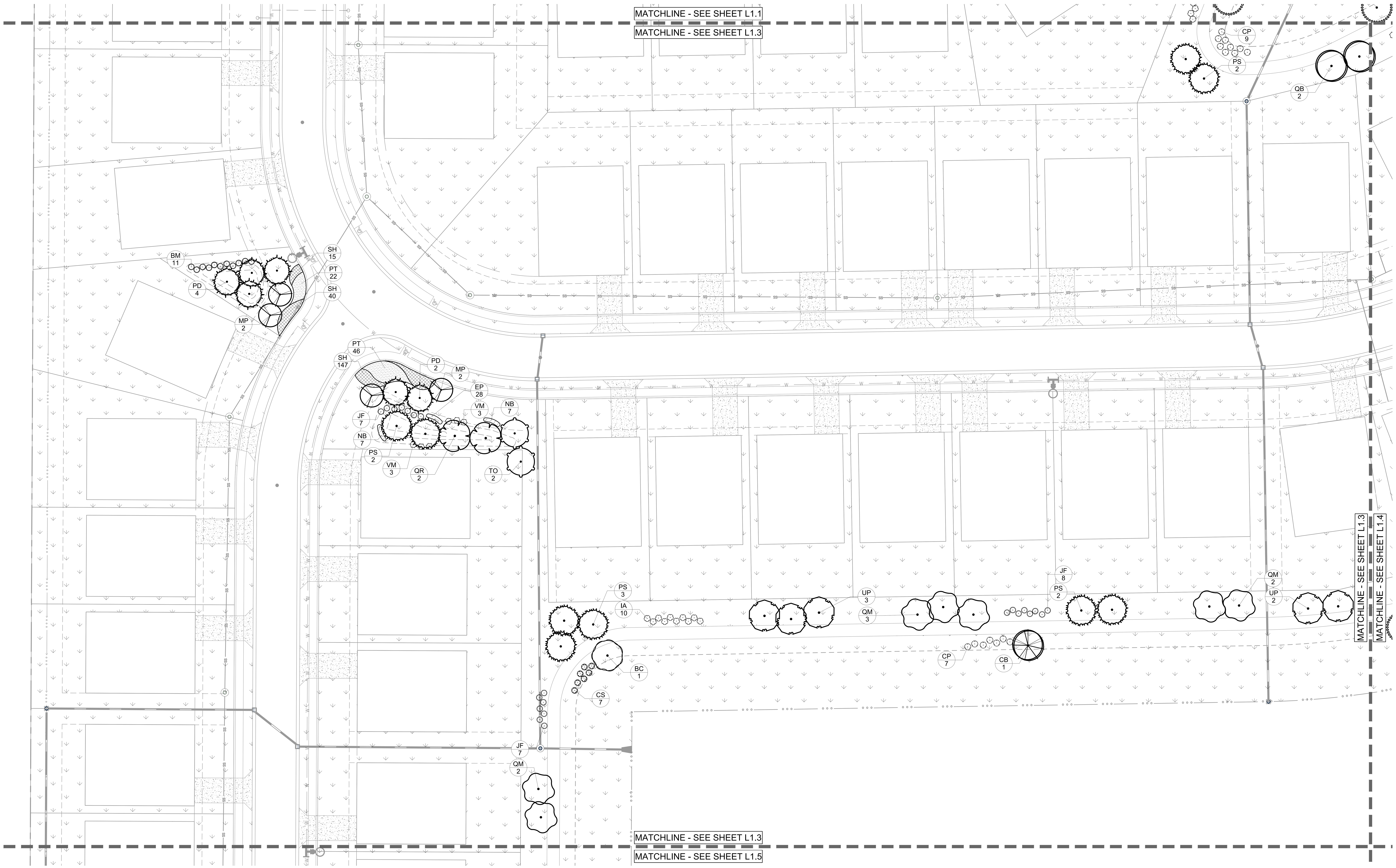
SEEDING LEGEND

(seeding hatch)	PERMANENT SEEDING TURF TYPE TALL FESCUE; APPLY AT A RATE OF 8 LBS/1,000 SQFT

Indiana Utilities Protection Service
Call 811
before you dig

GRAPHIC SCALE IN FEET
0 15' 30' 60'

NORTH



No.	REVISIONS	DATE	BY
	UPDATED PER TAC COMMENTS	7-1-25	JRG
	UPDATED PER TAC COMMENTS	6-9-25	JRG

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CONTACT: BRETT HUFF
PHONE: 317-912-4139
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

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

NOT APPROVED FOR CONSTRUCTION

GRAND COMMUNITIES, LLC.
A Fischer Group Company

LANDSCAPE PLAN

LAIN FARMS AT HAMPTON WALK

ORIGINAL ISSUE: 05/1/2025
KHA PROJECT NO. 170227000
SHEET NUMBER
L1.3

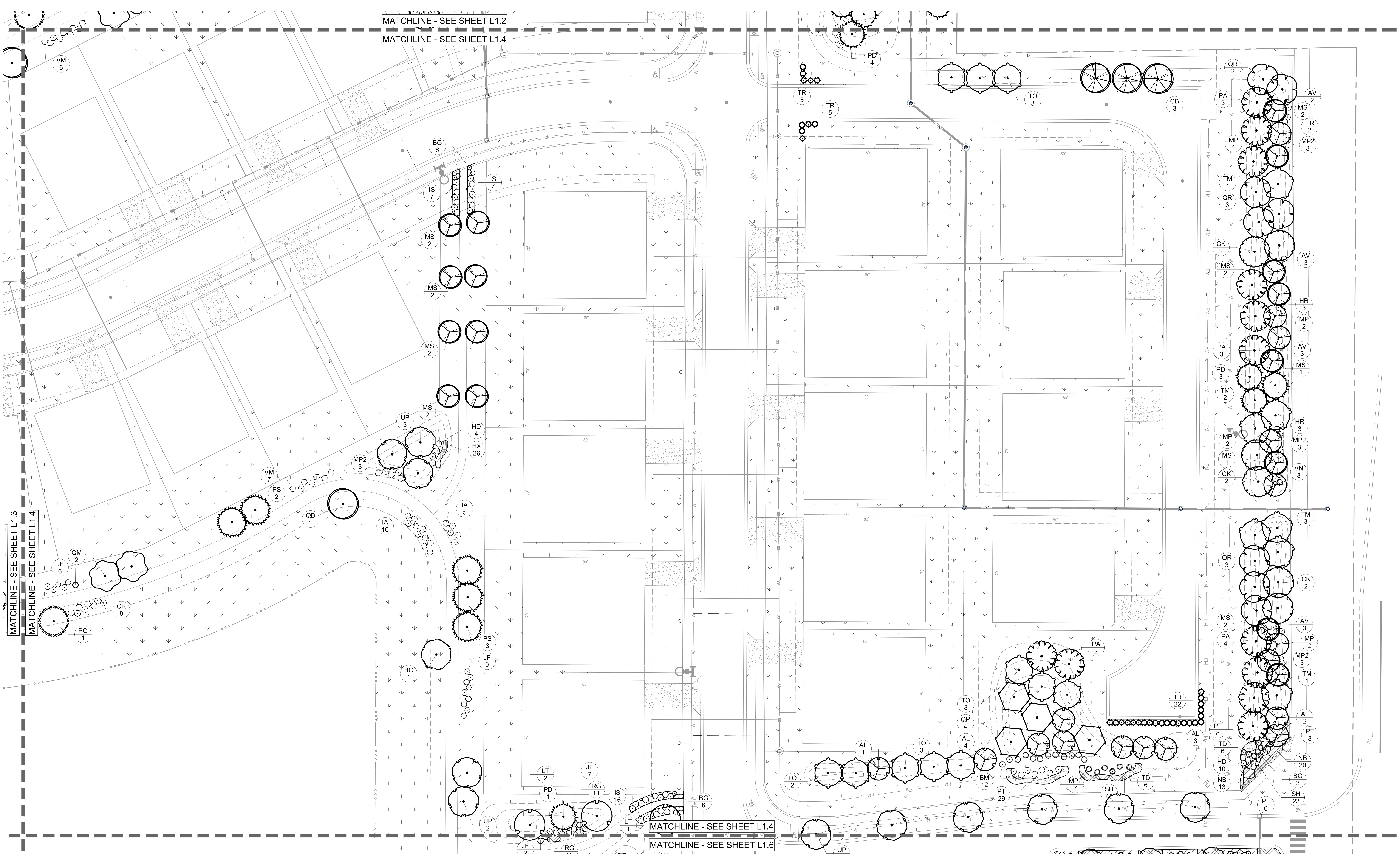
SEEDING LEGEND

(seeding hatch)	PERMANENT SEEDING TURF TYPE TALL FESCUE; APPLY AT A RATE OF 8 LBS/1,000 SQFT

Indiana Utilities Protection Service
Call 811
before you dig

GRAPHIC SCALE IN FEET
0 15' 30' 60'

NORTH



No.	REVISIONS	DATE	BY
	UPDATED PER TAC COMMENTS	7-1-25	JRG
	UPDATED PER TAC COMMENTS	6-9-25	JRG

Kimley»Horn

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

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GRAND COMMUNITIES, LLC.
A Fischer Group Company

LANDSCAPE PLAN

LAIN FARMS AT HAMPTON WALK

ORIGINAL ISSUE: 05/1/2025
KHA PROJECT NO. 170227000
SHEET NUMBER
L1.4

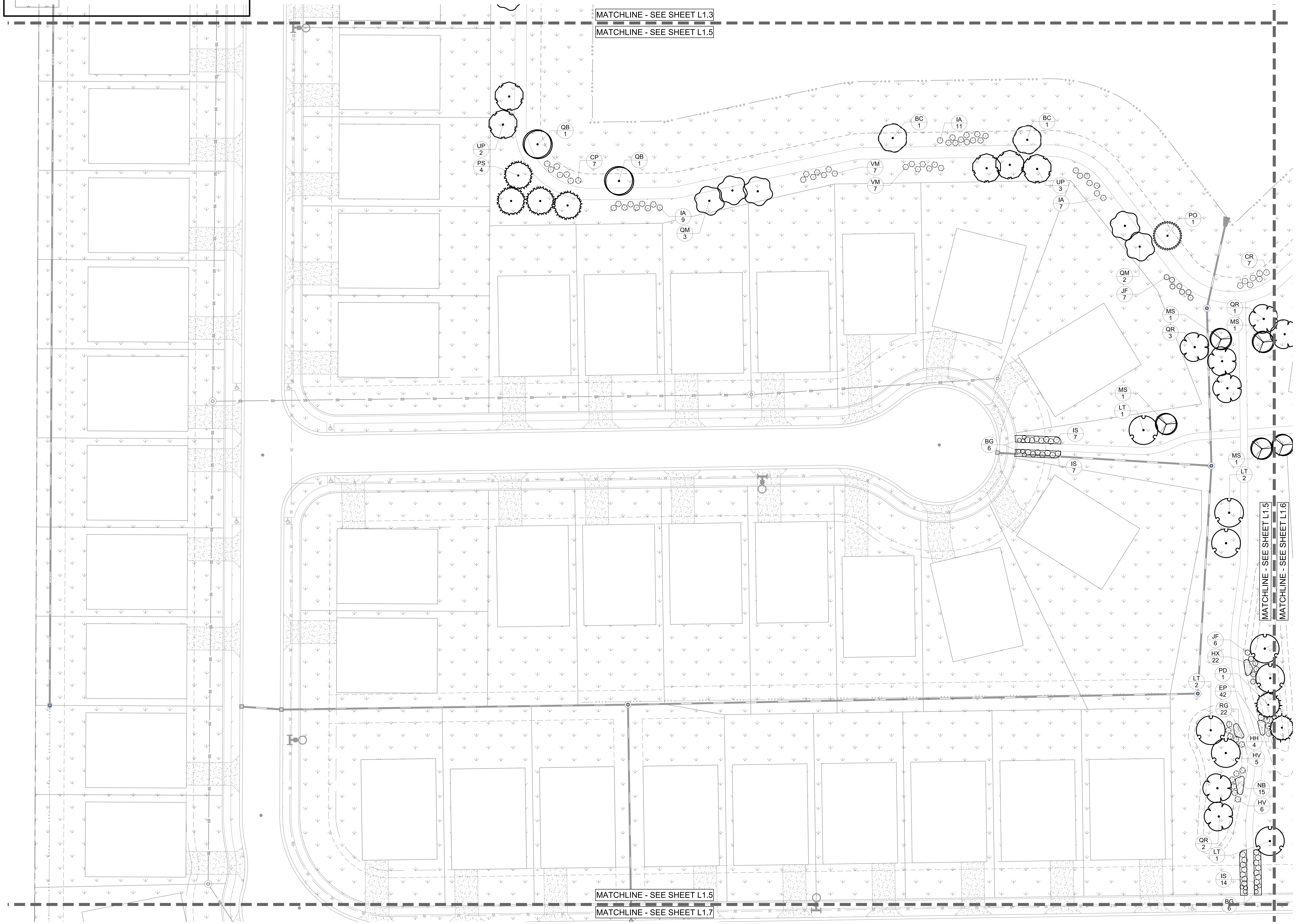
SEEDING LEGEND

	PERMANENT SEEDING TURF TYPE TALL FESCUE; APPLY AT A RATE OF 8 LBS/1,000 SQFT

Indiana Utilities Protection Service
Call 811
before you dig

GRAPHIC SCALE IN FEET
0 15' 30' 60'

NORTH



No.	REVISIONS	DATE	BY
	UPDATED PER TAC COMMENTS	6-9-25	JRG
	UPDATED PER TAC COMMENTS	7-1-25	JRG

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

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500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: 317-912-4129
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

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GRAND COMMUNITIES, LLC.
A Fischer Group Company

LANDSCAPE PLAN

LAIN FARMS AT HAMPTON WALK

ORIGINAL ISSUE:
05/1/2025

KHA PROJECT NO.
170227000

SHEET NUMBER
L1.5

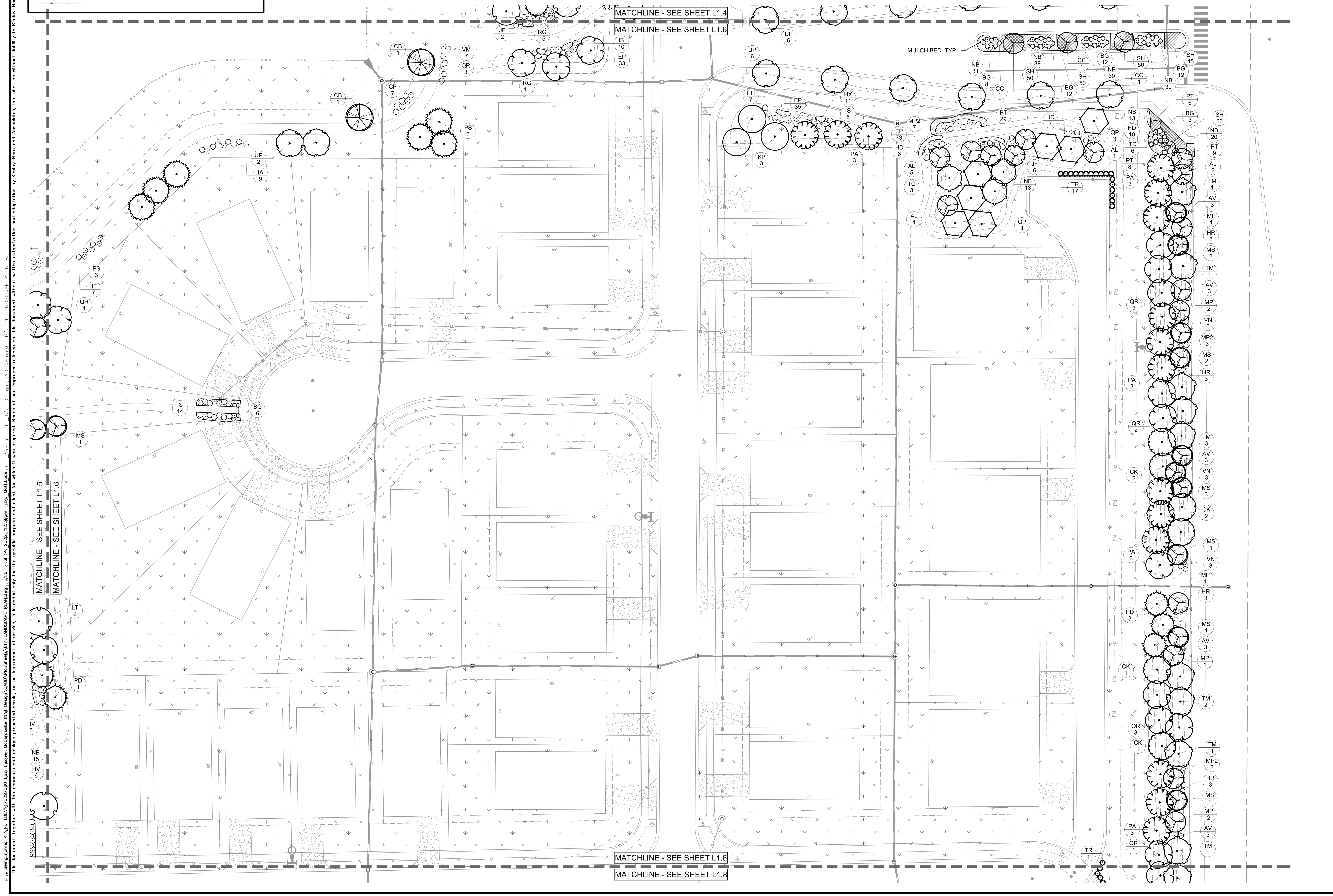
SEEDING LEGEND

	PERMANENT SEEDING TURF TYPE TALL FESCUE; APPLY AT A RATE OF 8 LBS/1,000 SQFT

Indiana Utilities Protection Service
Call 811
before you dig

GRAPHIC SCALE IN FEET
0 15' 30' 60'

NORTH



No.	REVISIONS	DATE	BY
	UPDATED PER TAC COMMENTS	7-1-25	JRG
	UPDATED PER TAC COMMENTS	6-9-25	JRG

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

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INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: 317-912-4129
EMAIL: Brett.Huff@kimley-horn.com
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GRAND COMMUNITIES, LLC.
A Fischer Group Company

LANDSCAPE PLAN

LAIN FARMS AT HAMPTON WALK

ORIGINAL ISSUE: 05/1/2025
KHA PROJECT NO. 170227000
SHEET NUMBER
L1.6

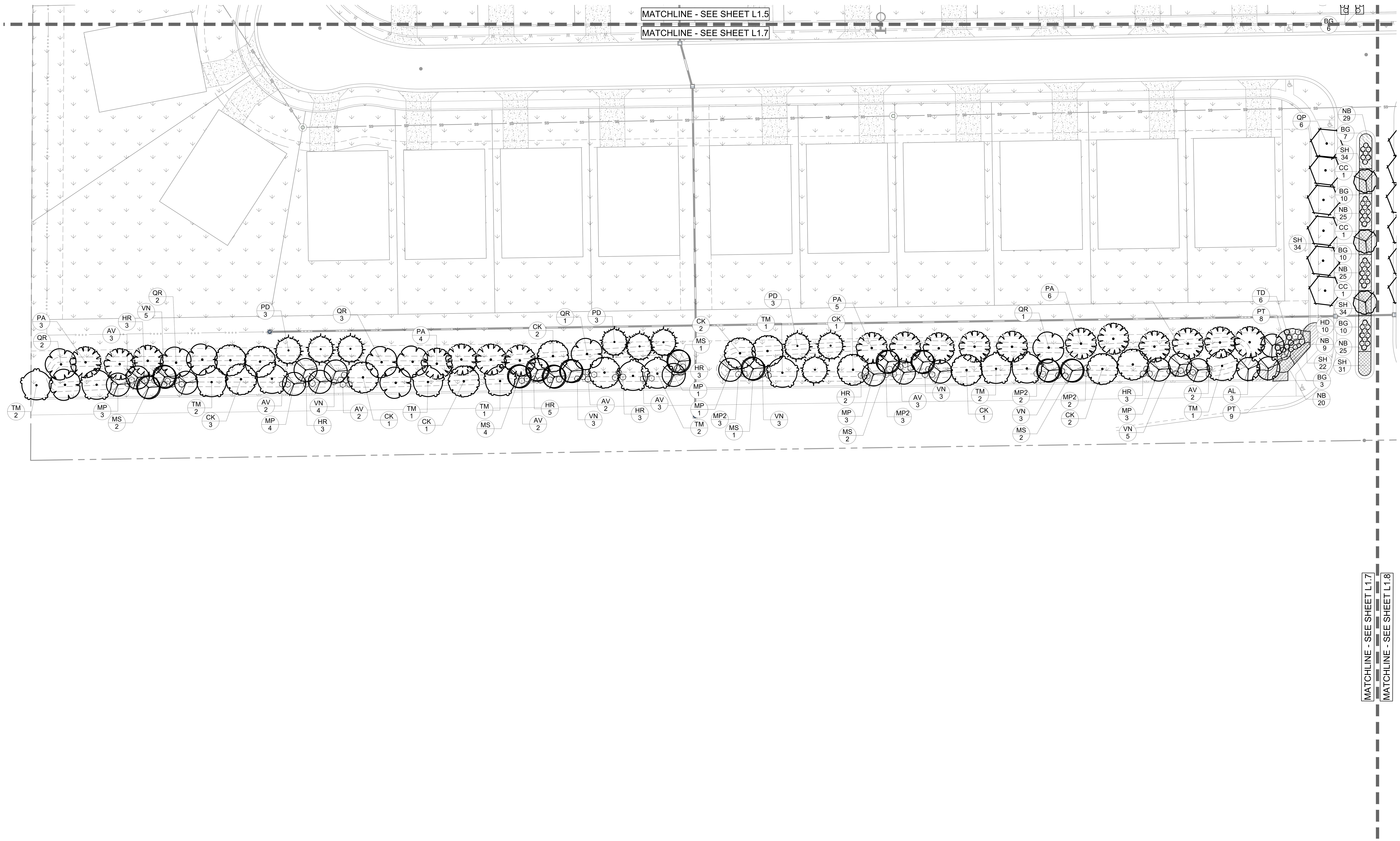
SEEDING LEGEND

	PERMANENT SEEDING TURF TYPE TALL FESCUE; APPLY AT A RATE OF 8 LBS/1,000 SQFT

Indiana Utilities Protection Service
Call 811
before you dig

GRAPHIC SCALE IN FEET
0 15' 30' 60'

NORTH



No.	REVISIONS	DATE	BY
	UPDATED PER TAC COMMENTS	7-1-25	JRG
	UPDATED PER TAC COMMENTS	6-9-25	JRG

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

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INDIANAPOLIS, IN 46240
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PHONE: 317-912-4129
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

GRAND COMMUNITIES, LLC.
A Fischer Group Company

LANDSCAPE PLAN

LAIN FARMS AT HAMPTON WALK

ORIGINAL ISSUE: 05/1/2025
KHA PROJECT NO. 170227000
SHEET NUMBER
L1.7

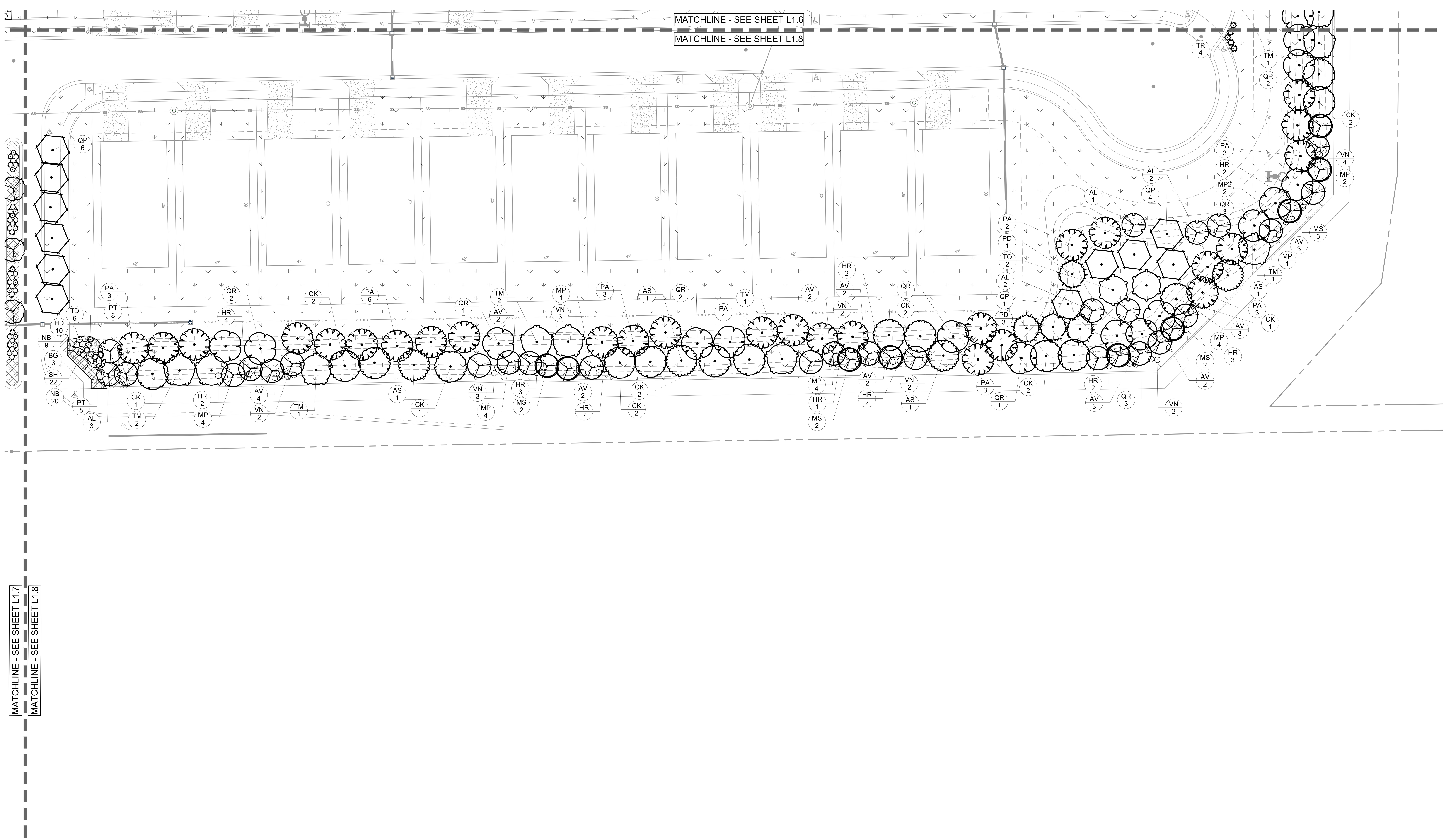
SEEDING LEGEND

PERMANENT SEEDING
TURF TYPE TALL FESCUE; APPLY AT A RATE OF 8 LBS/1,000 SQFT

Indiana Utilities Protection Service
Call 811
before you dig

GRAPHIC SCALE IN FEET
0 15' 30' 60'

NORTH



No.	REVISIONS	DATE	BY
	UPDATED PER TAC COMMENTS	7-1-25	JRG
	UPDATED PER TAC COMMENTS	6-9-25	JRG

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

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500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: 317-912-4129
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

NOT APPROVED FOR CONSTRUCTION

Matthew Luce

GRAND COMMUNITIES, LLC.
A Fischer Group Company

LANDSCAPE PLAN

LAIN FARMS AT HAMPTON WALK

ORIGINAL ISSUE: 05/1/2025
KHA PROJECT NO. 170227000
SHEET NUMBER
L1.8

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLODS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.
8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS, SHALL ADJUST LOCATIONS WHEN REQUESTED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.
10. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
11. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
12. WEED FABRIC SHALL BE REQUIRED 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.

Indiana Utilities Protection Service

Call 811

before you dig

ORDINANCE CHART

ZONING: PUD		
REQUIREMENT	REQUIRED	PROVIDED
PERIMETER LANDSCAPING		
• 3 evergreen trees, two ornamental trees, two deciduos shade trees, ten shrubs per 100LF	• South: 1,723 LF / 100 = 17 17 x 3 = 51 evergreen trees required 17 x 2 = 34 ornamental trees required 17 x 2 = 34 deciduous shade trees required 17 x 10 = 170 shrubs required • East: 1,277 LF / 100 = 13 13 x 3 = 39 evergreen trees required 13 x 2 = 26 ornamental trees required 13 x 2 = 26 deciduous shade trees required 13 x 10 = 130 shrubs required	•South: 51 evergreen trees provided 34 ornamental trees provided 34 deciduous shade trees provided 170 shrubs provided • East: 39 evergreen trees provided 26 ornamental trees provided 26 deciduous shade trees provided 130 shrubs provided
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 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 stucture • 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	184 Single Family Lots • 184 x 1 = 184 deciduous trees • 184 x 2 = 368 ornamental trees • 184 x 12 = 2,208 shrubs 34 Corner Lots • 34 x 1 = 34 deciduous trees • 34 x 1 = 34 ornamental trees • 34 x 12 = 408 shrubs	• Home builder to provide all plantings to satisfy minimum number of plantings required per lot.
STREET TREES		
• 1 tree per 50 LF	• 1 tree per 50 LF required 7,504 LF / 50 = 150 trees required	• Home builder to provide all plantings to satisfy minimum number of street trees

PLANT SCHEDULE

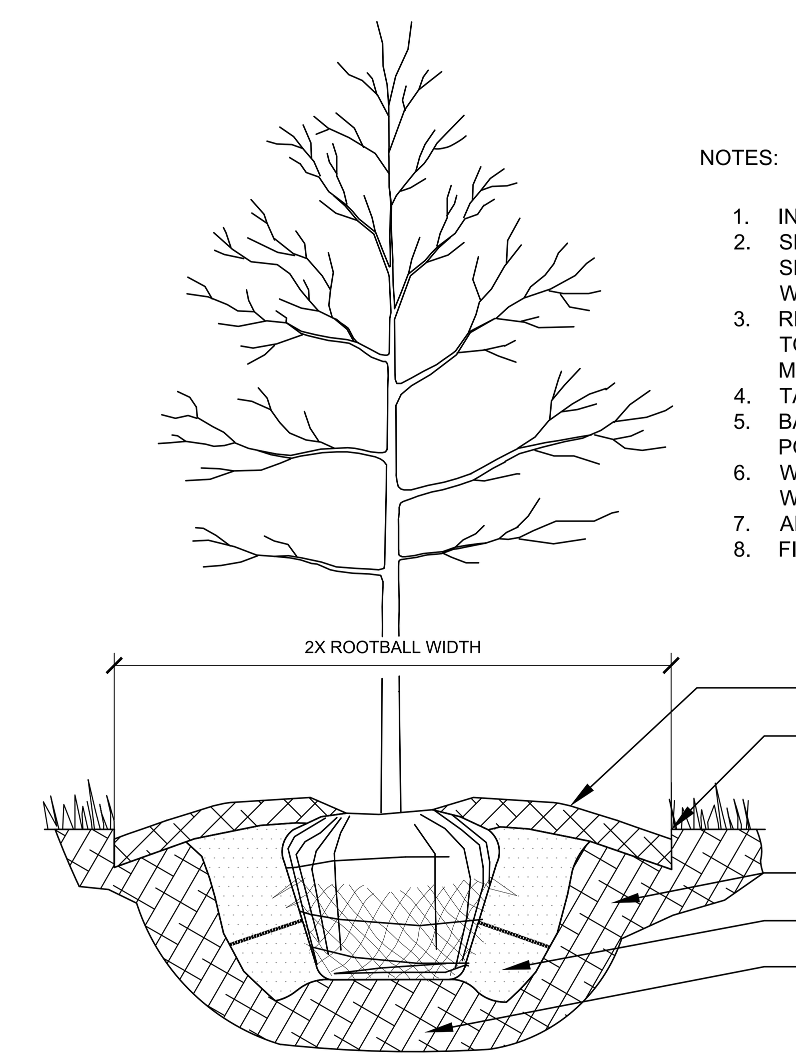
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
DECIDUOUS TREES							
	AS	4	ACER SACCHARUM	SUGAR MAPLE	B & B	2" CAL MIN	---
	BC	10	BETULA NIGRA 'CULLY'	HERITAGE® RIVER BIRCH	B & B	2" CAL MIN	---
	CB	18	CELTIS OCCIDENTALIS 'MAGNIFICA'	MAGNIFICA HACKBERRY	B & B	2" CAL MIN	---
	CK	40	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	B & B	2" CAL MIN	---
	KP	3	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B & B	2" CAL MIN	---
	LT	16	LIRIODENDRON TULIPIFERA	TULIP POPLAR	B & B	2" CAL MIN	---
	PO	6	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2" CAL MIN	
	QB	21	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL MIN	---
	QM	27	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL MIN	---
	QP	28	QUERCUS PALUSTRIS	PIN OAK	B & B	2" CAL MIN	---
	QR	54	QUERCUS RUBRA	NORTHERN RED OAK	B & B	2" CAL MIN	---
	TM	36	TILIA AMERICANA 'MCKSENTRY'	AMERICAN SENTRY® LINDEN	B & B	2" CAL MIN	---
	UP	51	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	B & B	2" CAL MIN	---
EVERGREEN TREES							
	PA	72	PICEA ABIES	NORWAY SPRUCE	B & B	---	6\` HT MIN
	PD	50	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	B & B	---	6\` HT MIN
	PS	36	PINUS STROBUS	WHITE PINE	B & B	---	6\` HT MIN
	TO	24	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	B & B	---	6\` HT MIN
	TR	54	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	B & B	---	6\` HT MIN
ORNAMENTAL TREES							
	AL	43	AMELANCHIER LAEVIS 'JFS-ARB'	SPRING FLURRY® ALLEGHENY SERVICEBERRY	B & B	1.5" CAL MIN	---
	CC	13	CERCIS CANADENSIS	EASTERN REDBUD	B & B	1.5" CAL MIN	---
	MP	52	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN	---
	MS	52	MALUS X 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	B & B	1.5" CAL MIN	---

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
SHRUBS							
	AV	78	ARONIA MELANOCARPA 'VIKING'	VIKING BLACK CHOKEBERRY	---	SEE PLAN	24" HT MIN
	BG	141	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	---	SEE PLAN	24" HT MIN
	BM	23	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	---	SEE PLAN	24" HT MIN
	CP	44	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	---	SEE PLAN	24" HT MIN
	CR	36	CORNUS SERICEA	RED TWIG DOGWOOD	---	SEE PLAN	24" HT MIN
	CS	21	CALYCANTHUS FLORIDUS	SWEETSHRUB	---	SEE PLAN	24" HT MIN
	HD	57	HYDRANGEA ARBORESCENS 'LIME RICKY'	LIME RICKY HYDRANGEA	---	SEE PLAN	24" HT MIN
	HH	33	HYDRANGEA PANICULATA 'BERRY WHITE'	BERRY WHITE HYDRANGEA	---	SEE PLAN	24" HT MIN
	HR	65	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	---	SEE PLAN	24" HT MIN
	HV	20	HYDRANGEA PANICULATA 'RENHY'	VANILLA STRAWBERRY™ PANICLE HYDRANGEA	---	SEE PLAN	24" HT MIN
	IA	111	ILEX VERTICILLATA 'NCIV1'	LITTLE GOBLIN® RED WINTERBERRY	---	SEE PLAN	24" HT MIN
	IS	128	ILEX GLABRA 'ILEXFARROWTRACEY'	STRONGBOX® INKBERRY HOLLY	---	SEE PLAN	24" HT MIN
	JF	121	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	---	SEE PLAN	24" HT MIN
	MP2	52	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	---	SEE PLAN	24" HT MIN
	TD	30	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	---	SEE PLAN	24" HT MIN
	VM	92	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD VIBURNUM	---	SEE PLAN	24" HT MIN
	VN	69	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE VIBURNUM R	---	SEE PLAN	24" HT MIN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GRASSES, SEDGES, AND RUSHES						
	PT	204	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL	30" o.c.
	SH	665	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	24" o.c.
PERENNIALS						
	EP	237	ECHINACEA PURPUREA	CONEFLOWER	1 GAL	12" o.c.
	HX	109	HEMEROCALLIS X 'AUBREY JOHNSON'	AUBREY JOHNSON DAYLILY	1 GAL	18" o.c.
	NB	444	NEPETA RACEMOSA 'BLUE WONDER'	BLUE WONDER CATMINT	1 GAL	24" o.c.
	RG	113	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	1 GAL	18" o.c.

SEEDING LEGEND

PERMANENT SEEDING
TURF TYPE TALL FESCUE; APPLY AT A RATE OF 8 LBS/1,000 SQFT

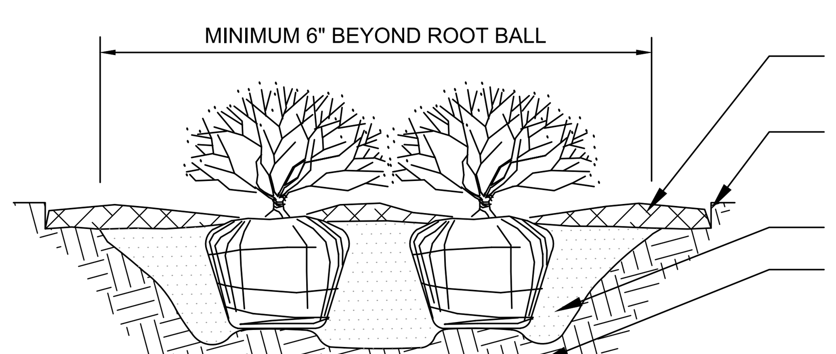


NOTES:

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

1 TREE PLANTING

NTS



NOTES:

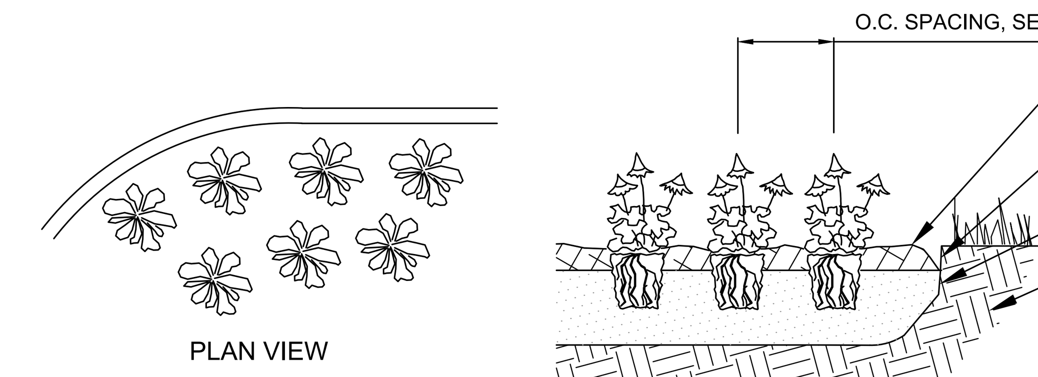
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND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

2 SHRUB PLANTING

NTS

NOTES:

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



3 PERENNIAL PLANTING

NTS

No.	REVISIONS	DATE	BY
	UPDATED PER TAC COMMENTS	6-9-25	JRG
	UPDATED PER TAC COMMENTS	7-1-25	JRG

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

Kimley»Horn

500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: 317-912-4129
EMAIL: Brett.Huff@kimley-horn.com
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MATTHEW ... LANDSCAPE ARCHITECT ... INDIANA

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LANDSCAPE DETAILS

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