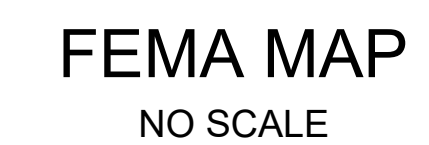


RIVENDELL - PRIMARY PLAT / B.E.- #21270

PLANS PREPARED FOR:
Premier Land Company II, LLC
11061 Mast Court
Fortville, IN 46040
317-339-0924
Contact: Todd Roberts



CABLE TELEVISION	SANITARY SEWER	WATER
COMCAST	TOWN OF MCCORDSVILLE	CITIZENS ENERGY GROUP
5330 E. 65th St.	6280 W. 800 N.	2150 Dr. Martin Luther King Jr. St.
Indianapolis, IN 46220	Mccordsville, IN 46055	Indianapolis, IN 46202
317-774-3384	317-967-0503	317-927-6038
Matthew Stringer	Mark Witsman	Rich Newell
ELECTRIC	STORM SEWER	GAS
NINE STAR CONNECT	TOWN OF MCCORDSVILLE	CENTERPOINT ENERGY
317-326-3131	6280 W. 800 N.	1800 W. 26th St.
Nine Star Engineering	Mccordsville, IN 46055	Muncie, IN 47302
	317-967-0503	317-287-2119
FIBER OPTIC	Mark Witsman	Kim Kelly
NINE STAR CONNECT	TELEPHONE	
317-326-3131	CENTURYLINK	
Nine Star Engineering	944 S. Central Ave.	
	Lima, OH 45804	
	419-226-6342	
	John Unverferth	

[illegible][illegible]

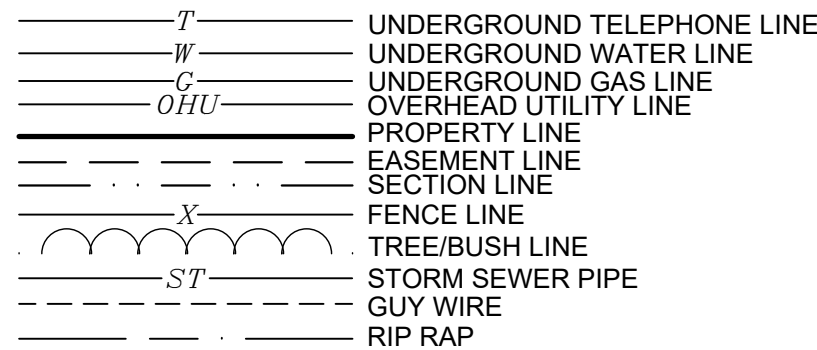
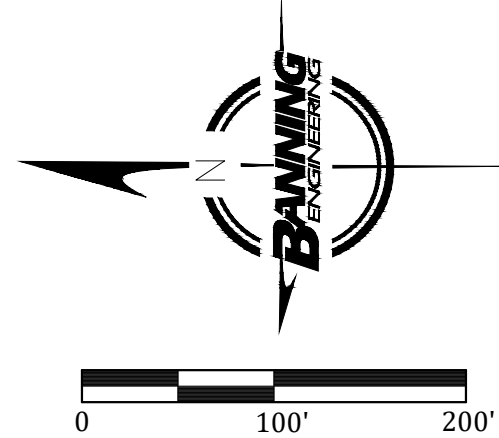
**NOT FOR
CONSTRUCTION**

CERTIFIED BY:

Date:	01-03-22
Project No:	21270
Sheet No:	

C100





- LEGEND
- GUY ANCHOR
 - UTILITY POLE
 - GAS METER
 - GAS VALVE
 - MAILBOX
 - 4 SIGN
 - ⊙ STORM SEWER STRUCTURE
 - ⊙ SANITARY SEWER STRUCTURE
 - ⊙ TELEPHONE STRUCTURE
 - ⊙ DECIDUOUS TREE
 - ⊙ AIR CONDITIONING UNIT
 - ⊙ ELECTRIC METER
 - 5/8" REBAR WITH BANNING-ENG FIRM #0060 CAP SET
 - MAG NAIL WITH BANNING-ENG FIRM #0060 WASHER SET
 - MEASURED
 - DEEDED

CONTROL POINTS				
PT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	219609.314	763674.308	857.301	5/8" REBAR BANNING FIRM #0060 CAP SET
2	219585.557	764592.33	860.46	5/8" REBAR BANNING FIRM #0060 CAP SET
3	218670.241	764637.659	862.49	5/8" REBAR BANNING FIRM #0060 CAP SET
4	217372.007	764618.669	860.26	5/8" REBAR BANNING FIRM #0060 CAP SET
5	219665.792	763074.217	857.33	5/8" REBAR BANNING FIRM #0060 CAP SET
6	219649.98	761773.638	858.7	5/8" REBAR BANNING FIRM #0060 CAP SET
7	219671.344	762465.542	858.753	5/8" REBAR BANNING FIRM #0060 CAP SET
8	217908.312	764663.828	861.326	5/8" REBAR BANNING FIRM #0060 CAP SET
9	216956.802	764632.058	862.019	5/8" REBAR BANNING FIRM #0060 CAP SET

MATCH SHEET 2

THE VERTICAL DATUM FOR THIS PROJECT IS BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WAS ESTABLISHED BY AN OPUS SOLUTION ON CONTROL POINT #1. DIFFERENTIAL LEVELING WAS PERFORMED ON THE SURVEY CONTROL POINTS BASED UPON THE OPUS SOLUTION.

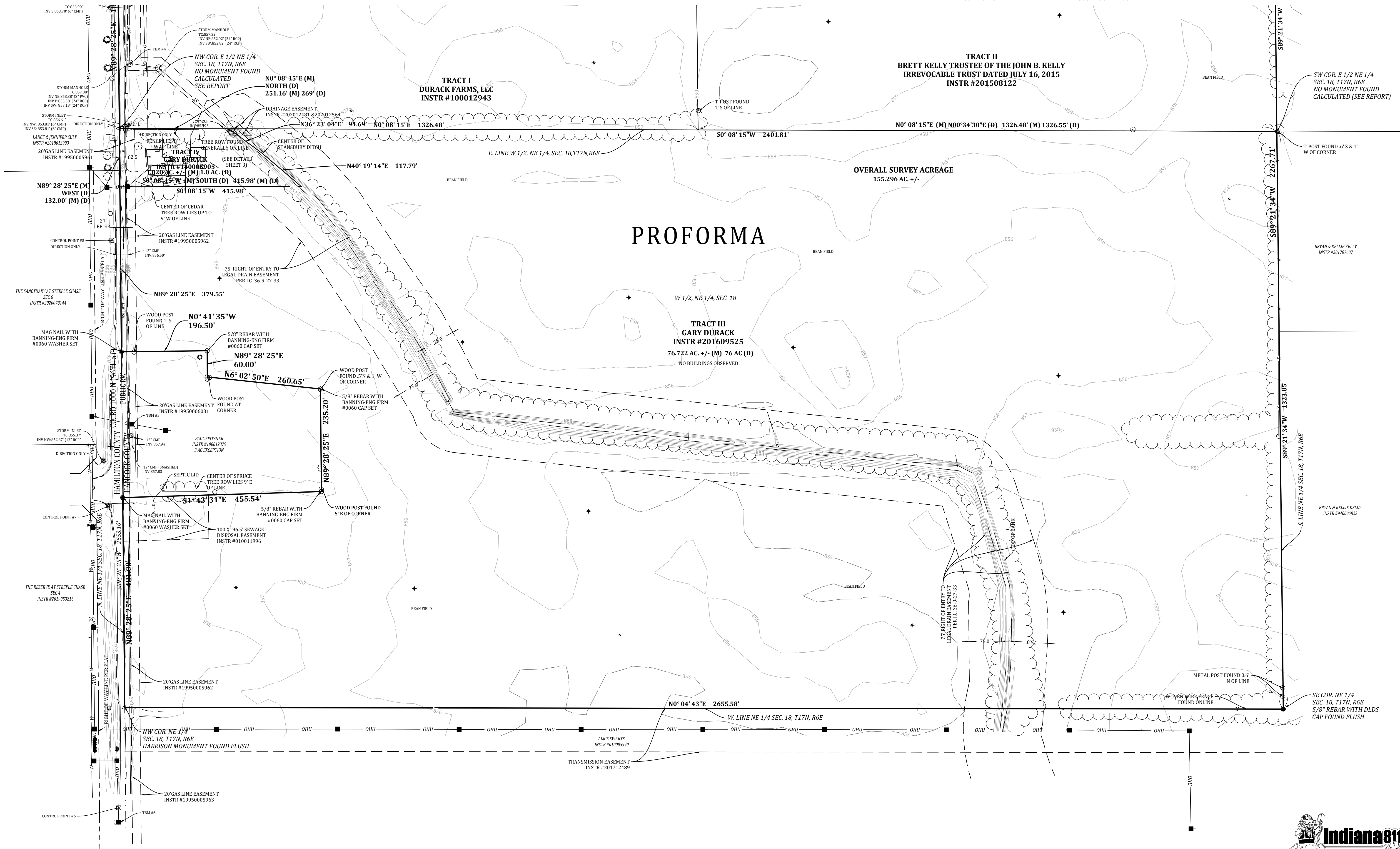
TBM #1-ELEV:864.23'
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
1220' +/- S. OF THE CL/CL INTERSECTION OF CO. RD. 400 W AND 96TH STREET
15' +/- W. CENTERLINE CO. RD. 400 W

TBM#2-ELEV:863.56'
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
45' +/- S. OF THE CENTERLINE 96TH STREET
20' +/- W. OF THE CENTERLINE 400 W

TBM #3- ELEV:863.29'
BENCH TIE SET 1' ABOVE GRADE
155' N. OF GRAVEL DRIVE AT ADDRESS #9547 CO RD 400W

14' +/- W CENTERLINE CO RD 400 W
TBM #4
CUT X ON N. RIM OF STORM MANHOLE
145' E. OF GRAVE DRIVE OF ADDRESS 15562 E. 96TH STREET
20' S. CENTERLINE OF 96TH STREET
TBM #5-ELEV:860.10
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
35' E. GRAVEL DRIVE AT ADDRESS 4263 W CO RD 1000 N
20' S OF THE CENTERLINE 96TH STREET

TBM#6- ELEV:860.88'
BENCH TIE SET IN POWERPOLE 1' ABOVE GRADE
750' +/- W OF CENTERLINE OF OUTRIPPERS DRIVE
16' N CENTERLINE 96TH STREET



EXISTING TOPOGRAPHY
RIVENDELL - 96TH STREET & CR N 900 W
PRIMARY PLAT
MCCORDSVILLE, INDIANA

W. CHAD ZIGLER
REGISTERED
No. PE11200667
STATE OF INDIANA
PROFESSIONAL ENGINEER
W. Chad Zigler

BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 21270
Sheet No: C101

Indiana 811
Know what's below.
Call before you dig.

pamth P:\2021\21270\Engineering\Cadd\Sheet Files\PP\21270_PP_plot_dms.dwg Feb 17, 2022 - 10:26am

NOTES:

- SIDEWALKS WILL BE LOCATED ON BOTH SIDES OF ALL INTERIOR PUBLIC STREETS THROUGHOUT THIS SUBDIVISION
- STREET SIGNAGE WILL BE IN ACCORDANCE WITH TOWN OF MCCORDSVILLE STANDARDS FOR LOCATION AND TYPE
- THE EROSION CONTROL PLAN WILL MEET ALL NRCS, DNR, AND MS4 REQUIREMENTS AND WILL BE SUBMITTED TO IDEM TO COMPLY WITH RULE 5.
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- ALL INFRASTRUCTURE TO MEET TOWN OF MCCORDSVILLE STANDARDS AND REQUIREMENTS
- ALL SANITARY SEWER MAINS SHALL BE 8" PVC SANITARY, UNLESS OTHER WISE NOTED.

SITE PLAN SUMMARY

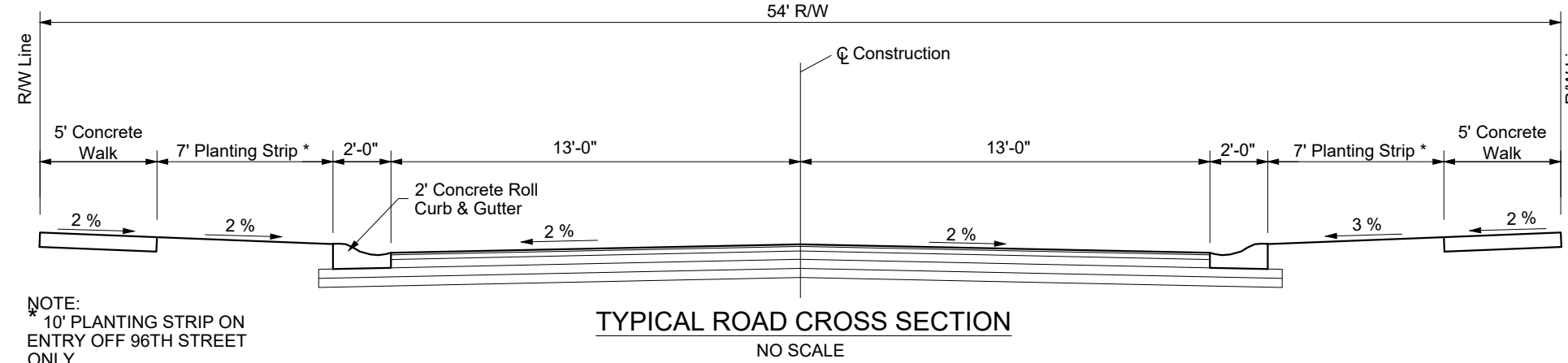
Southwest Corner of 96th Street and CR 400 W
Total Area: 155.296 ACRES
Total Number of lots - 272
Min Lot Sizes:

- 59 Lots - 65 x 135 East Side
- 213 Lots - 80/85 x 140/150 West Side

Front Yard Setback 30' (side of corner lots 25)
Total Common Space Area: 49.67 Ac. / 38.07% / Required 25%
Total Right of Way Area: 24.47 Ac. / 17.12%
Density: 1.75 Units Per Acre
Street Width: 30' B-B
Street R/W Width: 54'
96th Street - 60' r/w
CR 400 - 40' r/w
Ponds - 6 total at Normal Pool equal to 10.1 Acres.

RIVENDELL

MCCORDSVILLE, INDIANA



NOTE:
10' PLANTING STRIP ON
ENTRY OFF 96TH STREET
ONLY

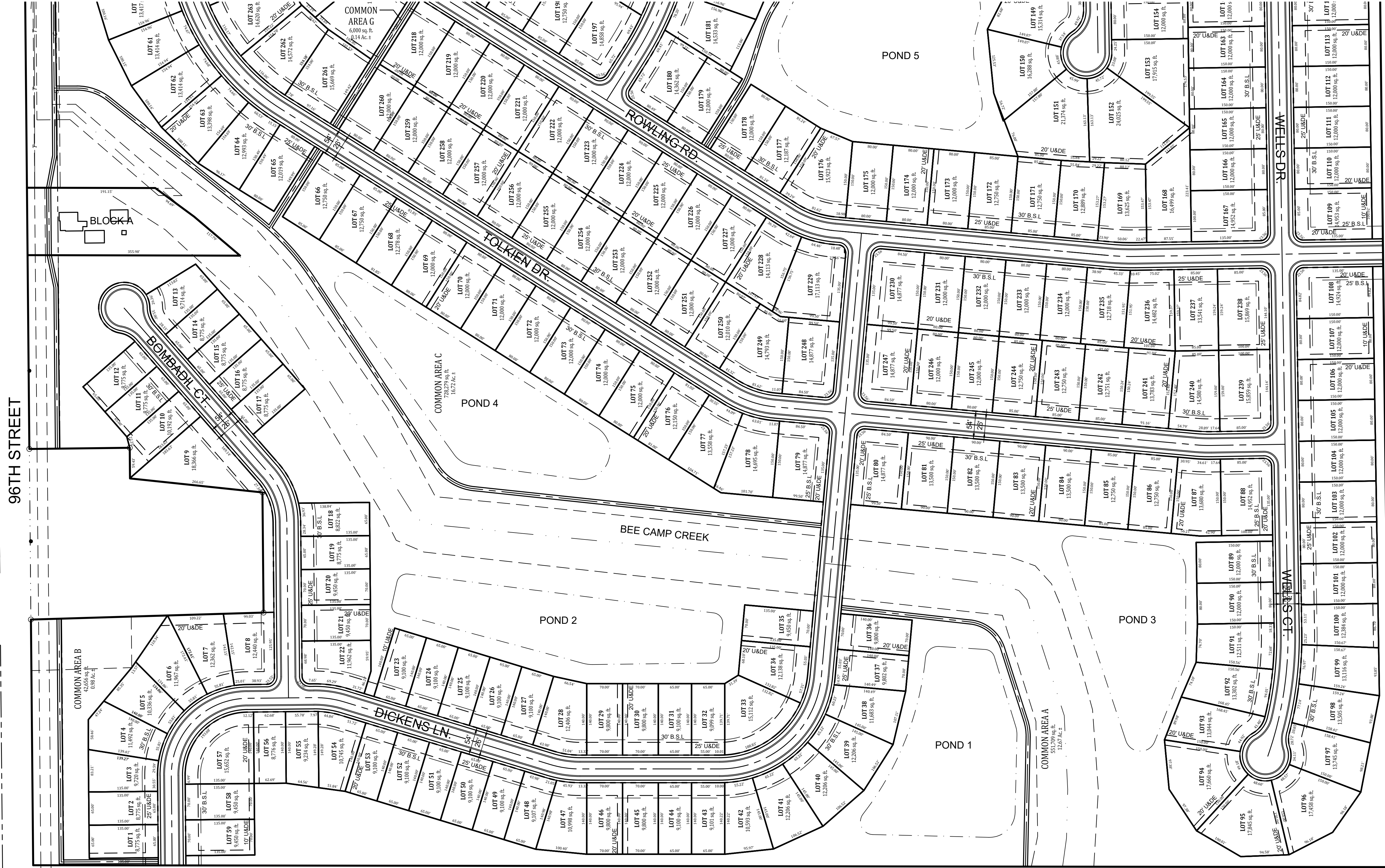
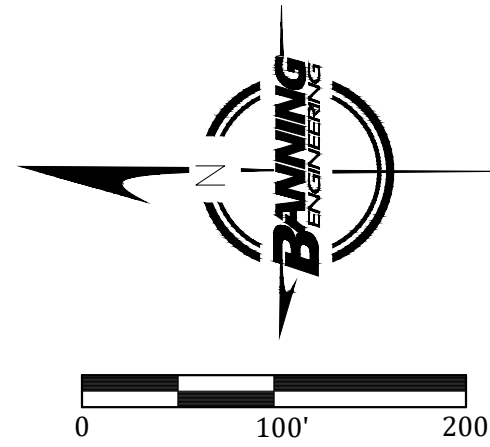
TYPICAL ROAD CROSS SECTION
NO SCALE

MATCH SHEET 2

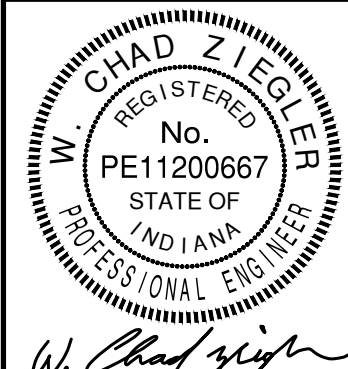
SURVEY DESCRIPTION

Part of the Northeast Quarter of Section 18, Township 17 North, Range 6 East of the Second Principal Meridian in Hancock County, Indiana, being that 155.296-acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011 as Banning Engineering project number 21270 (all references to monuments and course herein are as shown on said plat of survey) described as follows:

BEGINNING at the northwest corner of said northeast quarter, identified by a Harrison Monument; thence North 89 degrees 28 minutes 25 seconds East along the north line of said northeast quarter 481.00 feet to the northwest corner of the land of Paul Spitzner recorded as Instrument Number 100012379 in the Office of the Recorder of Hancock County (the following five (5) courses are along the west, south and east lines of said land of Paul Spitzner); 1) thence South 01 degree 43 minutes 31 seconds East 455.54 feet; 2) thence North 89 degrees 28 minutes 25 seconds East 235.20 feet; 3) thence North 06 degrees 02 minutes 50 seconds East 260.65 feet; 4) thence North 89 degrees 28 minutes 25 seconds East 60.00 feet; 5) thence North 00 degrees 41 minutes 35 seconds West 196.50 feet to the north line of said northeast quarter; thence North 89 degrees 28 minutes 25 seconds East along said north line 1.838.10 feet to the northeast corner of said northeast quarter, identified by a Harrison Monument; thence South 00 degrees 12 minutes 50 seconds West along the east line of said northeast quarter 1,324.65 feet to the southeast corner of the northeast quarter of said northeast quarter of Section 18; thence South 00 degrees 10 minutes 45 seconds West along the east line of said northeast quarter 970.71 feet to the northeast corner of the land of Mark Mills recorded as Instrument Number 201900660 in the Office of the Recorder of Hancock County (the following two (2) course are along the north and west lines of said land of Mark Mills); 1) thence South 89 degrees 21 minutes 34 seconds West 380.00 feet; 2) thence South 00 degrees 10 minutes 49 seconds West 355.00 feet to the south line of said northeast quarter; thence South 89 degrees 21 minutes 34 seconds West along said south line 2,267.71 feet to the southwest corner of said northeast quarter, identified by a 5/8" rebar with DLDS cap; thence North 00 degrees 04 minutes 43 seconds East along the west line of said northeast quarter 2,655.58 feet to the POINT OF BEGINNING, containing 155.296 acres, more or less.



PRIMARY PLAT
RIVENDELL - 96TH STREET & CR N 900 W
PRIMARY PLAT
MCCORDSVILLE, INDIANA



BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46169
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 21270
Sheet No:



NOTES:

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SITE PLAN SUMMARY

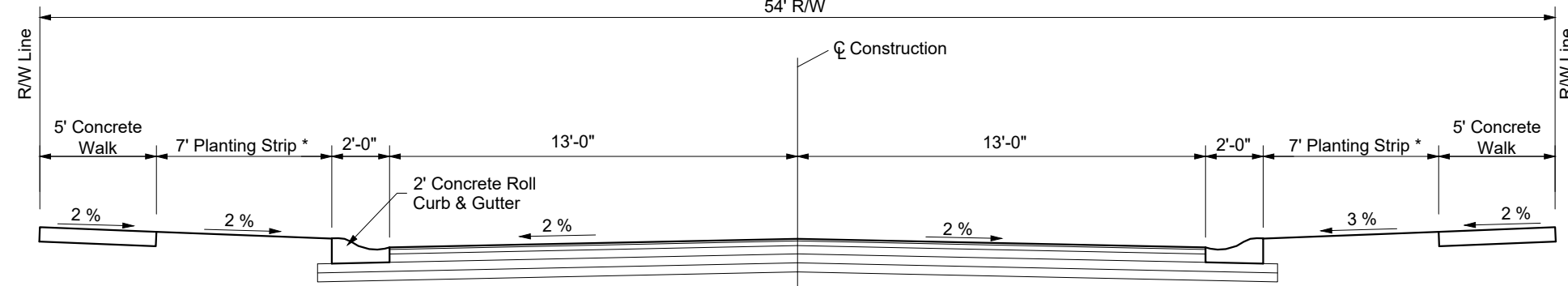
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96th/ Street - 60' r/w
CR 400 - 40' r/w
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RIVENDELL

MCCORDSVILLE, INDIANA



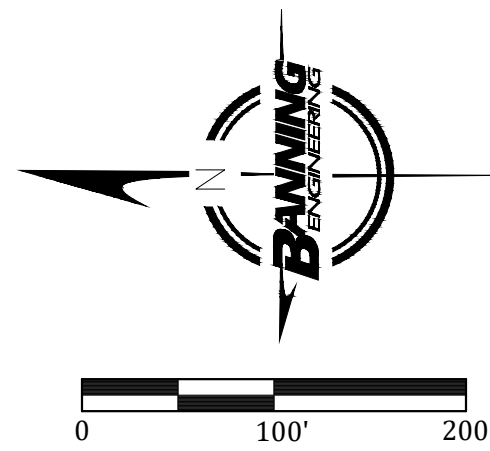
NOTE: * 10' PLANTING STRIP ON ENTRY OFF 96TH STREET ONLY

TYPICAL ROAD CROSS SECTION
NO SCALE

SURVEY DESCRIPTION

Part of the Northeast Quarter of Section 18, Township 17 North, Range 6 East of the Second Principal Meridian in Hancock County, Indiana, being that 155.296-acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011 as Banning Engineering project number 21270 (all references to monuments and course herein are as shown on said plat of survey) described as follows:

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COUNTY ROAD N. 400 W.

96TH STREET

RIVENDELL BLVD

STEINBECK CIRCLE

VONNEGUT STR.

CLANCY CT.

WELLS DR.

RIELEY RD.

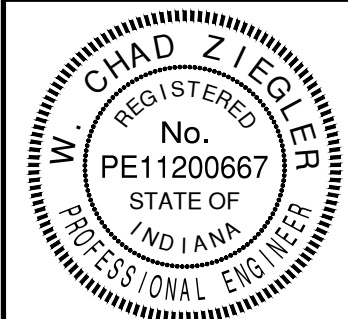
ROWLING RD.

TOLKIEN DR.

BLOCK A

MATCH SHEET 1

PRIMARY PLAT
RIVENDELL - 96TH STREET & CR N 900 W
PRIMARY PLAT
MCCORDSVILLE, INDIANA



W. Chad Ziegler

BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com



Project No: 21270
Sheet No:

C104

NOTES:

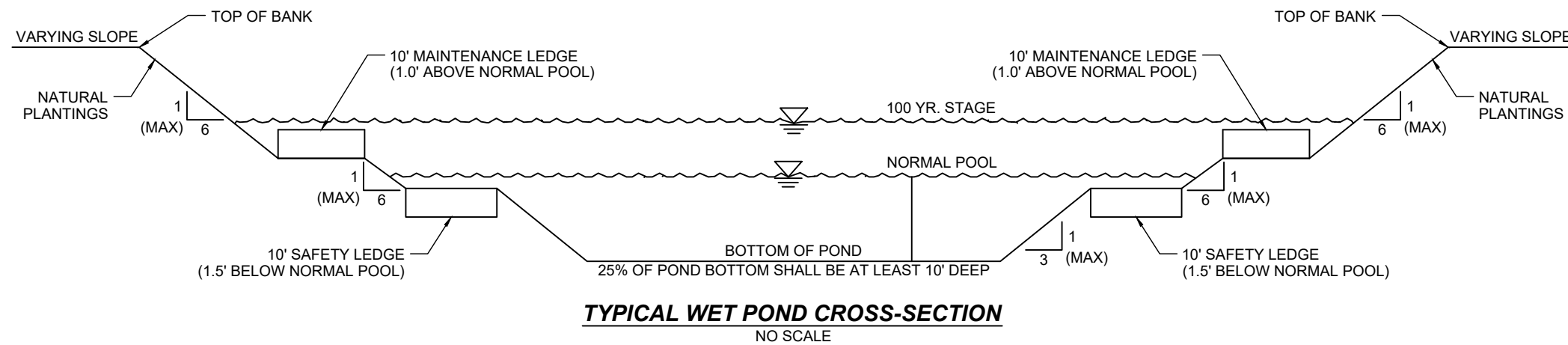
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- ALL SANITARY SEWER MAINS SHALL BE 8" PVC SANITARY

Drainage Narrative

Rivendell is a 272 lot Residential Development located in the Town of McCordsville. Consisting of approximately 155 acres. The proposed overall project is divided naturally by way of Bee Camp Creek (Legal Drain of the Jonathan Stansbury Watershed) splitting the said development into an East and West area. The overall sites soils are mainly Crosby and Brookston and the Stormwater Drainage from Rivendell will be handled via 6 intra connecting detention ponds (4 on the said East & 2 on the West) that will discharge into said Bee Camp Creek & Legal Drain ditch via concrete pipe.

RIVENDELL

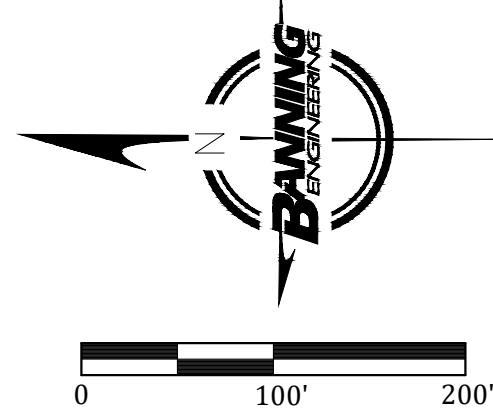
McCORDSVILLE, INDIANA



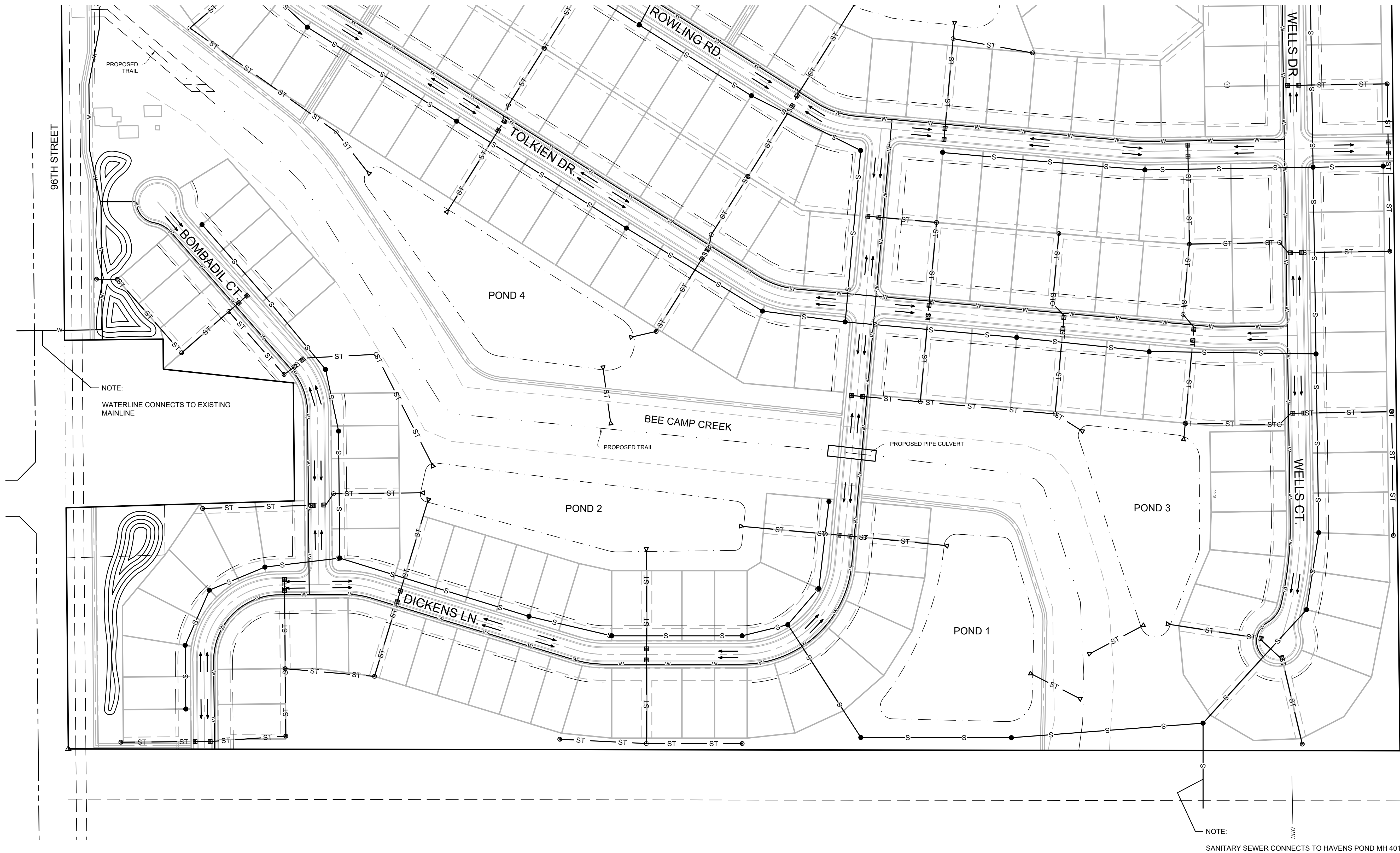
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MATCH SHEET 106



- LEGEND**
- EXISTING**
- X FENCE LINE
 - T COMMUNICATIONS
 - G GAS LINE
 - E ELECTRIC LINE
 - W WATER LINE
 - CATV CABLE TV
 - S SANITARY SEWER LINE
 - ST STORM SEWER LINE
 - HPC HIGH PRESSURE GAS PIPELINE
 - CURB INLET
 - ELECTRIC BREAKER BOX
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - FIRE HYDRANT
 - HANDHOLE
 - LIGHT POLE MASTARM
 - POST
 - POWER POLE
 - GUY ANCHOR
 - MANHOLE
 - STORM MANHOLE
 - STORM STRUCTURE
 - SIGN
 - TELEPHONE SPLICE BOX
 - WATER METER
 - WATER VALVE
- LEGEND**
- PROPOSED**
- STORM MANHOLE
 - STORM SEWER
 - STORM INLETS
 - SANITARY SEWER
 - WATER MAIN
 - SANITARY MANHOLE
 - DRAINAGE ARROW
 - TRAIL
 - UTILITY & DRAINAGE EASEMENT
 - ACCESS UTILITY & DRAINAGE EASEMENT

PLAT IMPROVEMENTS & UTILITY PLAN
RIVENDELL - 96TH STREET & CR N 900 W
PRIMARY PLAT
MCCORDSVILLE, INDIANA



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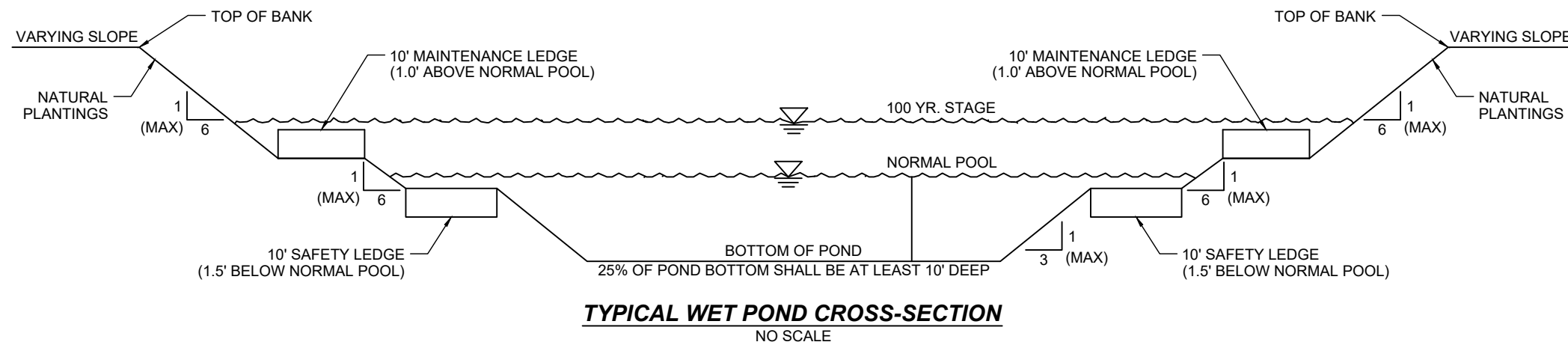
C105

NOTES:

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Drainage Narrative

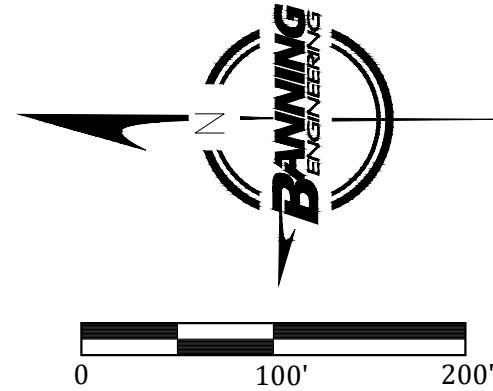
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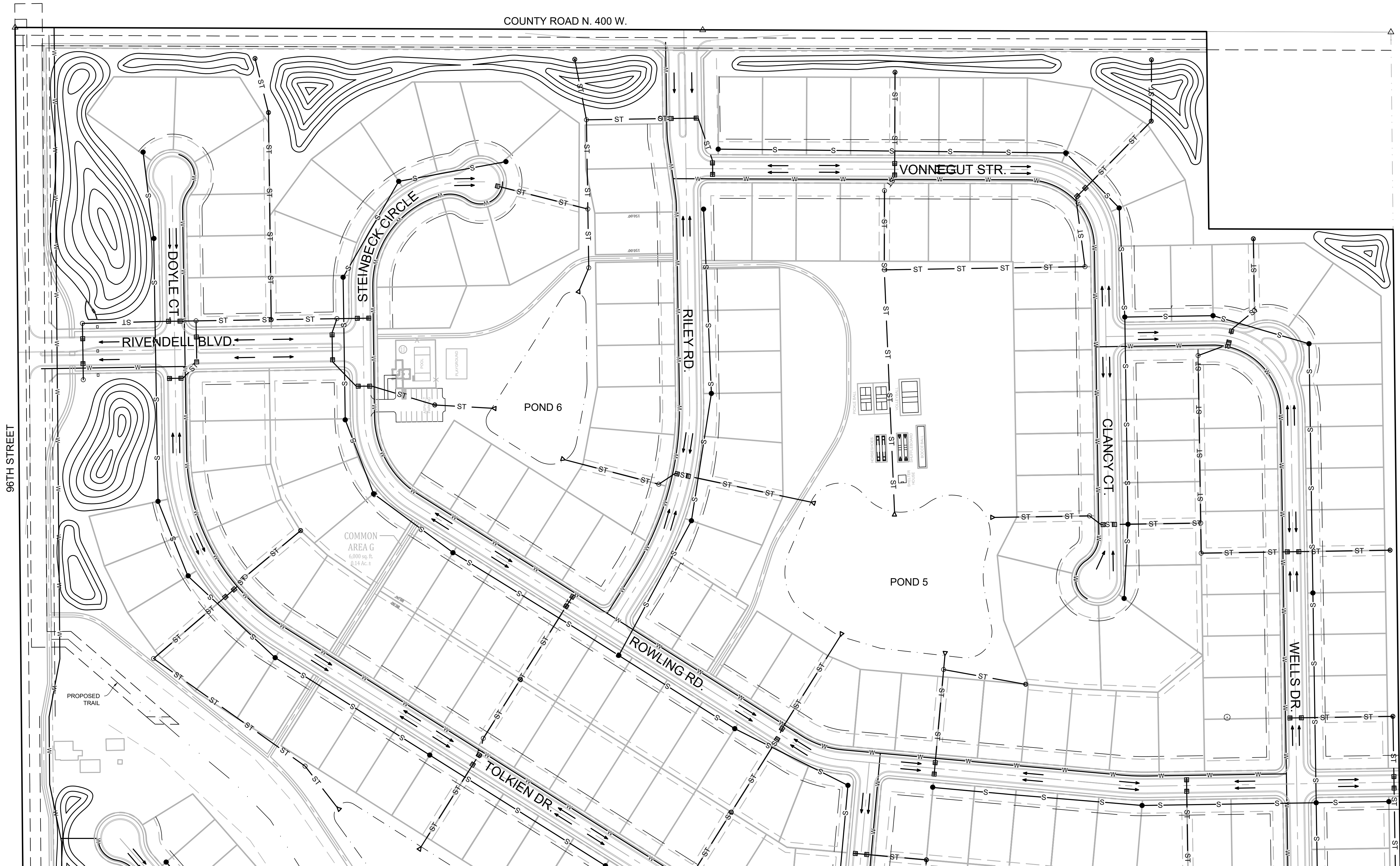
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- LEGEND**
EXISTING
- X — FENCE LINE
 - T — COMMUNICATIONS
 - G — GAS LINE
 - E — ELECTRIC LINE
 - W — WATER LINE
 - CATV — CABLE TV
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 - STORM STRUCTURE
 - SIGN
 - TELEPHONE SPLICE BOX
 - WATER METER
 - WATER VALVE
- LEGEND**
PROPOSED
- STORM MANHOLE
 - S — STORM SEWER
 - S — STORM INLETS
 - S — SANITARY SEWER
 - W — WATER MAIN
 - SANITARY MANHOLE
 - DRAINAGE ARROW
 - TRAIL
 - UTILITY & DRAINAGE EASEMENT
 - ACCESS UTILITY & DRAINAGE EASEMENT



MATCH SHEET 105

Date	Revisions	Design:	LOF	Drawn:	PGS	Checked:	Scale:	Date:
							1" = 100'	01-02-22

PLAT IMPROVEMENTS & UTILITY PLAN
RIVENDELL - 96TH STREET & CR N 900 W
PRIMARY PLAT
MCCORDSVILLE, INDIANA

W. CHAD ZIGLER
REGISTERED
No. PE11200667
STATE OF INDIANA
PROFESSIONAL ENGINEER
W. Chad Zigler

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
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Project No: 21270
Sheet No: C106





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Consultants

Project Info

Rivendell

McCordsville, IN

PRELIMINARY
NOT FOR CONSTRUCTION

Seal

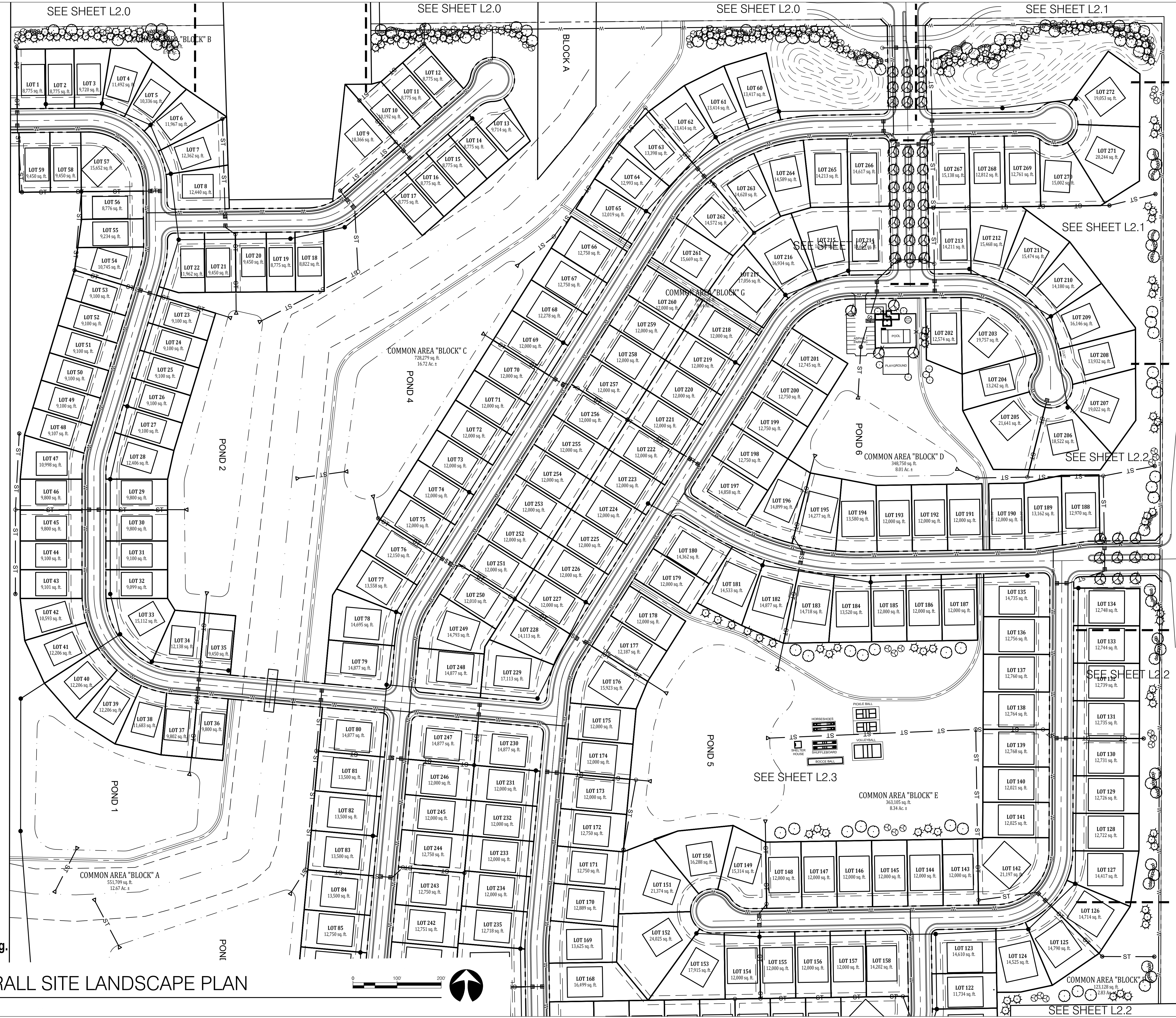
Drawing Scope

OVERALL SITE
LANDSCAPE PLAN
Drawing Info

Drawn: JML
Checked: JML
Date: 02/18/2022
Project No: 21540
Revision:

Sheet No.

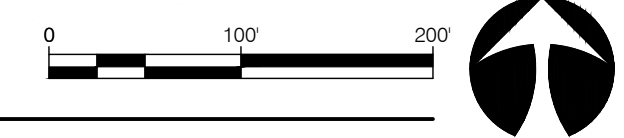
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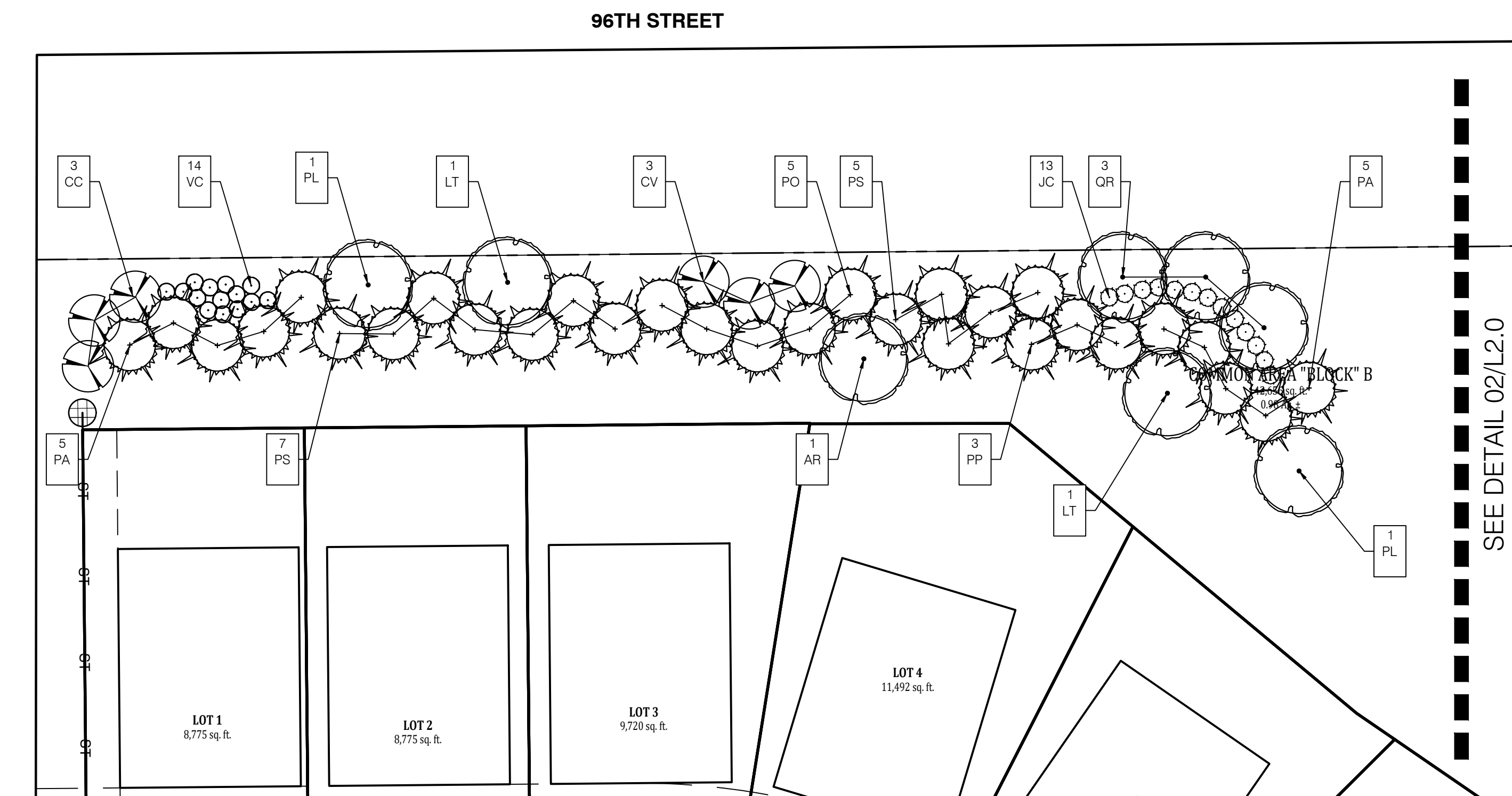


Know what's below.
Call before you dig.

01 Rivendell
OVERALL SITE LANDSCAPE PLAN

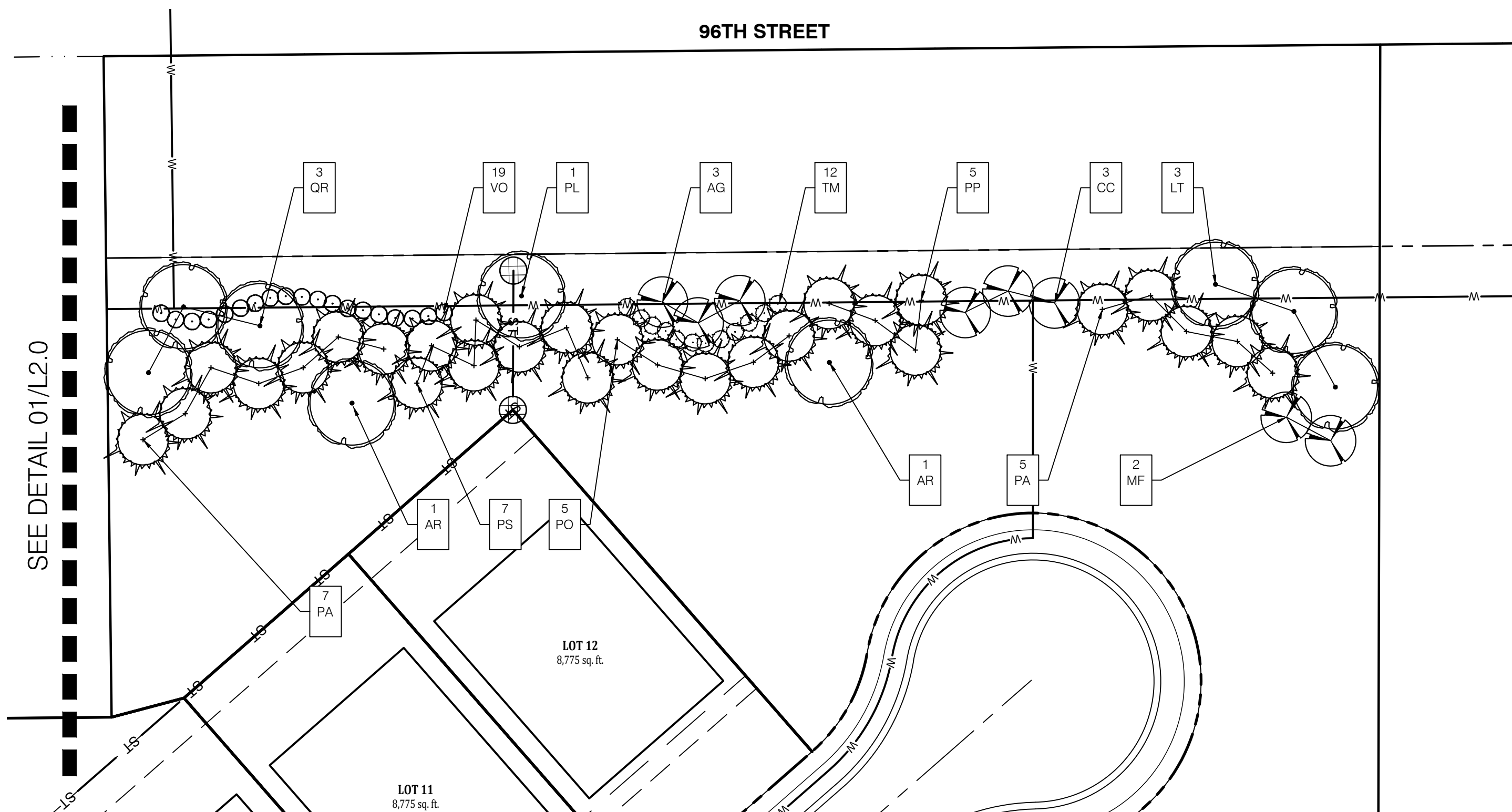
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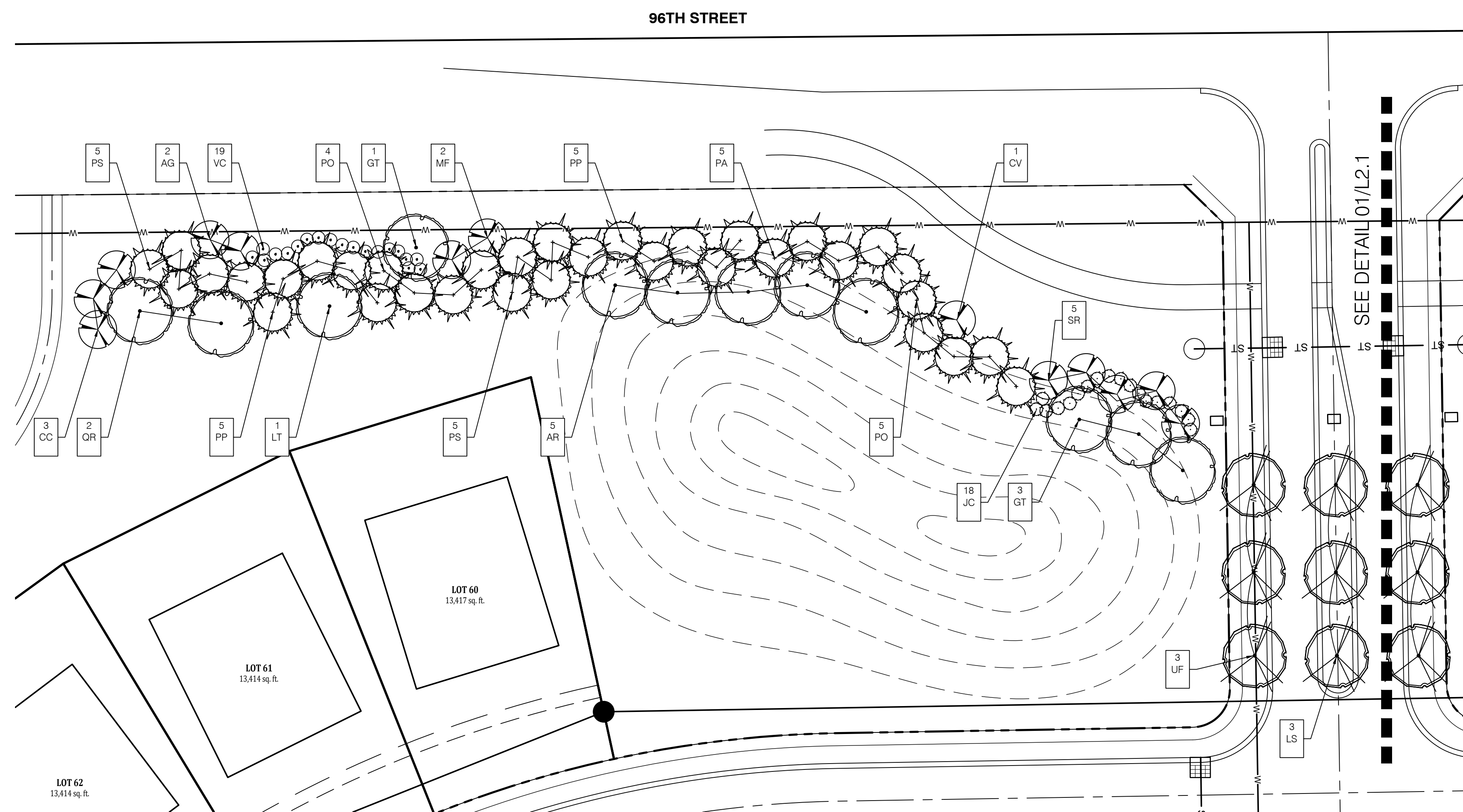
01 Rivendell
ENLARGED SITE LANDSCAPE PLAN

L2.0 1"=30'-0"



02 Rivendell
ENLARGED SITE LANDSCAPE PLAN

L2.0 1"=30'-0"



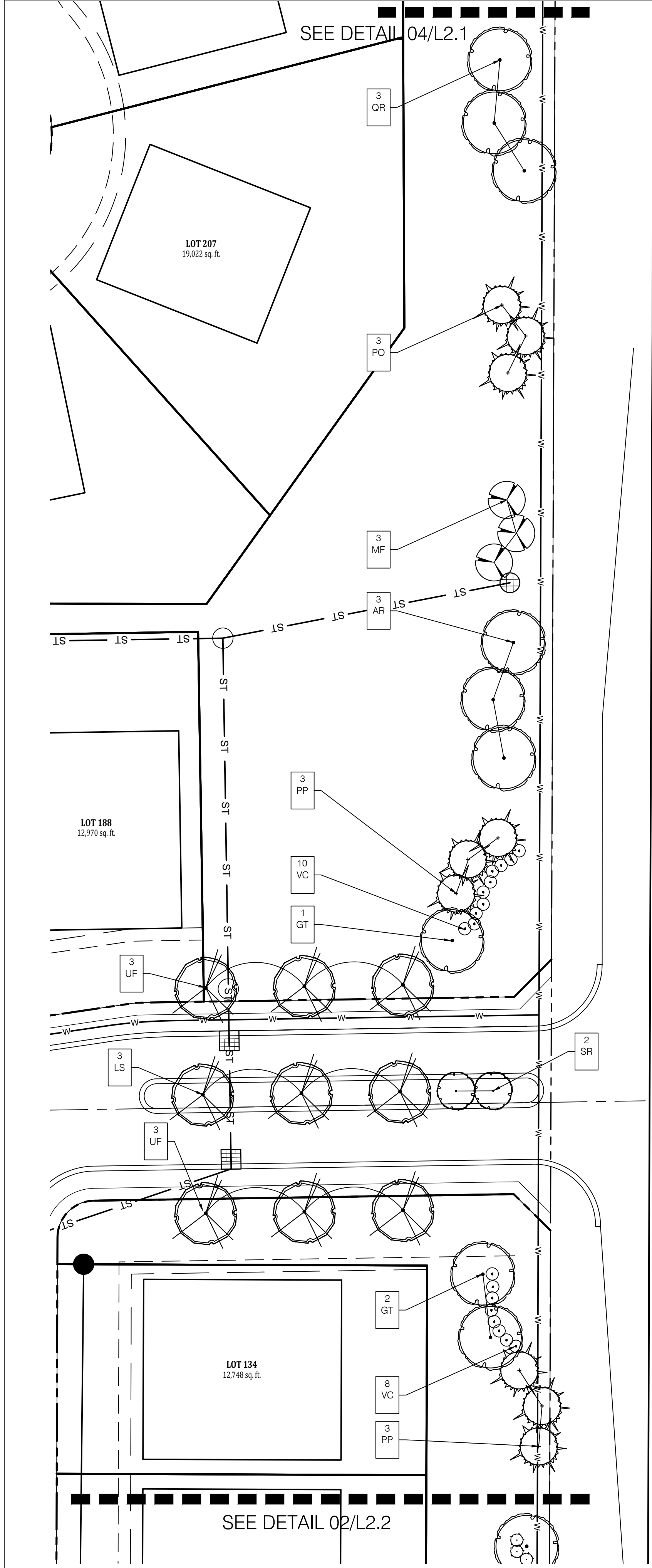
03 Rivendell
ENLARGED SITE LANDSCAPE PLAN

L2.0 1"=30'-0"

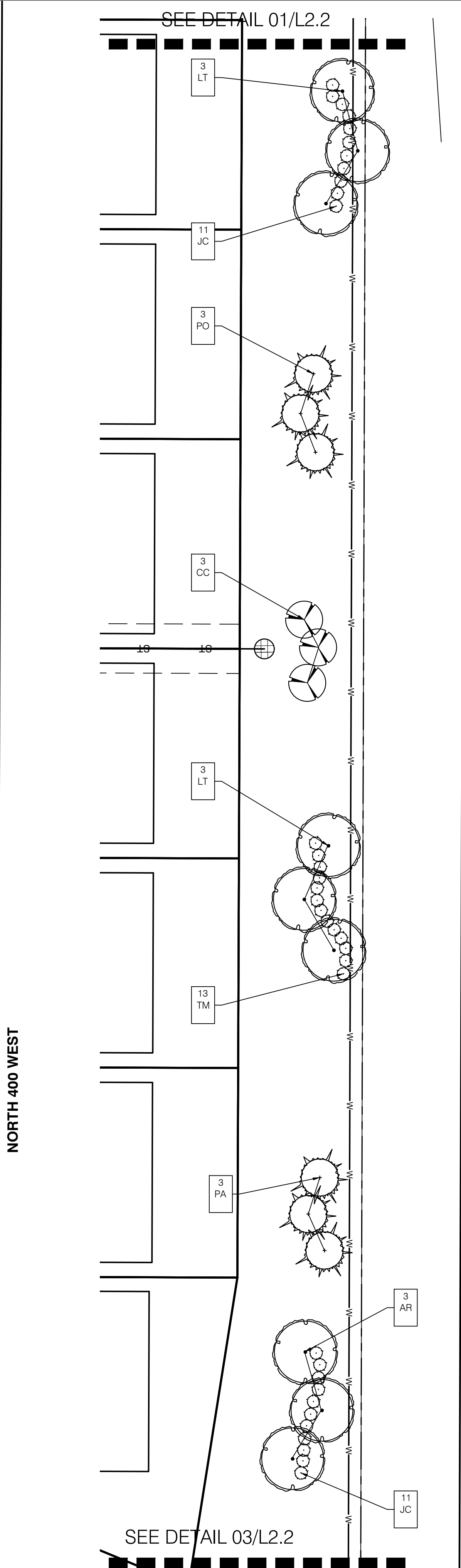
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
AG	5	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" CAL.	AS SHOWN	Specimen
AR	8	Acer rubrum 'October Glory'	October Glory Maple	2.5" CAL.	AS SHOWN	5' Clear Trunk
CC	9	Cercis canadensis	Eastern Redbud	1.5" CAL.	AS SHOWN	4' Clear Trunk
CV	4	Crataegus viridis 'Winter King'	Winter King Hawthorn	1.5" CAL.	AS SHOWN	4' Clear Trunk
GT	4	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2.5" CAL.	AS SHOWN	5' Clear Trunk
JC	31	Juniperus chinensis 'Pfitzeriana Compacta'	Pfitzer Juniper	24" H.T.	4' O.C.	F.T.B.
LT	6	Liriodendron tulipifera	Tulip Poplar	2.5" CAL.	AS SHOWN	5' Clear Trunk
LS	3	Liquidambar styraciflua	Slender Silhouette Sweet Gum	2.5" CAL.	AS SHOWN	5' Clear Trunk
MF	4	Malus floribunda	Pink Flowering Crabapple	1.5" CAL.	AS SHOWN	4' Clear Trunk
PA	27	Picea abies	Norway Spruce	6' H.T.	AS SHOWN	F.T.B.
PL	3	Ratanus x acerifolia 'Bloodgood'	London Planetree	2.5" CAL.	AS SHOWN	5' Clear Trunk
PO	19	Picea omorika	Serbian Spruce	6' H.T.	AS SHOWN	F.T.B.
PP	18	Picea pungens	Colorado Spruce	6' H.T.	AS SHOWN	F.T.B.
PS	29	Pinus strobus	White Pine	6' H.T.	AS SHOWN	F.T.B.
QR	8	Quercus rubra	Northern Red Oak	2.5" CAL.	AS SHOWN	5' Clear Trunk
SR	5	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	1.5" CAL.	AS SHOWN	4' Clear Trunk
UF	3	Ulmus 'Frontier'	Frontier Elm	2.5" CAL.	AS SHOWN	5' Clear Trunk
TM	12	Taxus x media 'Densiformis'	Dense Yew	24" H.T.	4' O.C.	F.T.B.
VC	33	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	24" H.T.	4' O.C.	F.T.B.
VO	19	Viburnum opulus 'Compactum'	European Cranberry Viburnum	24" H.T.	4' O.C.	F.T.B.



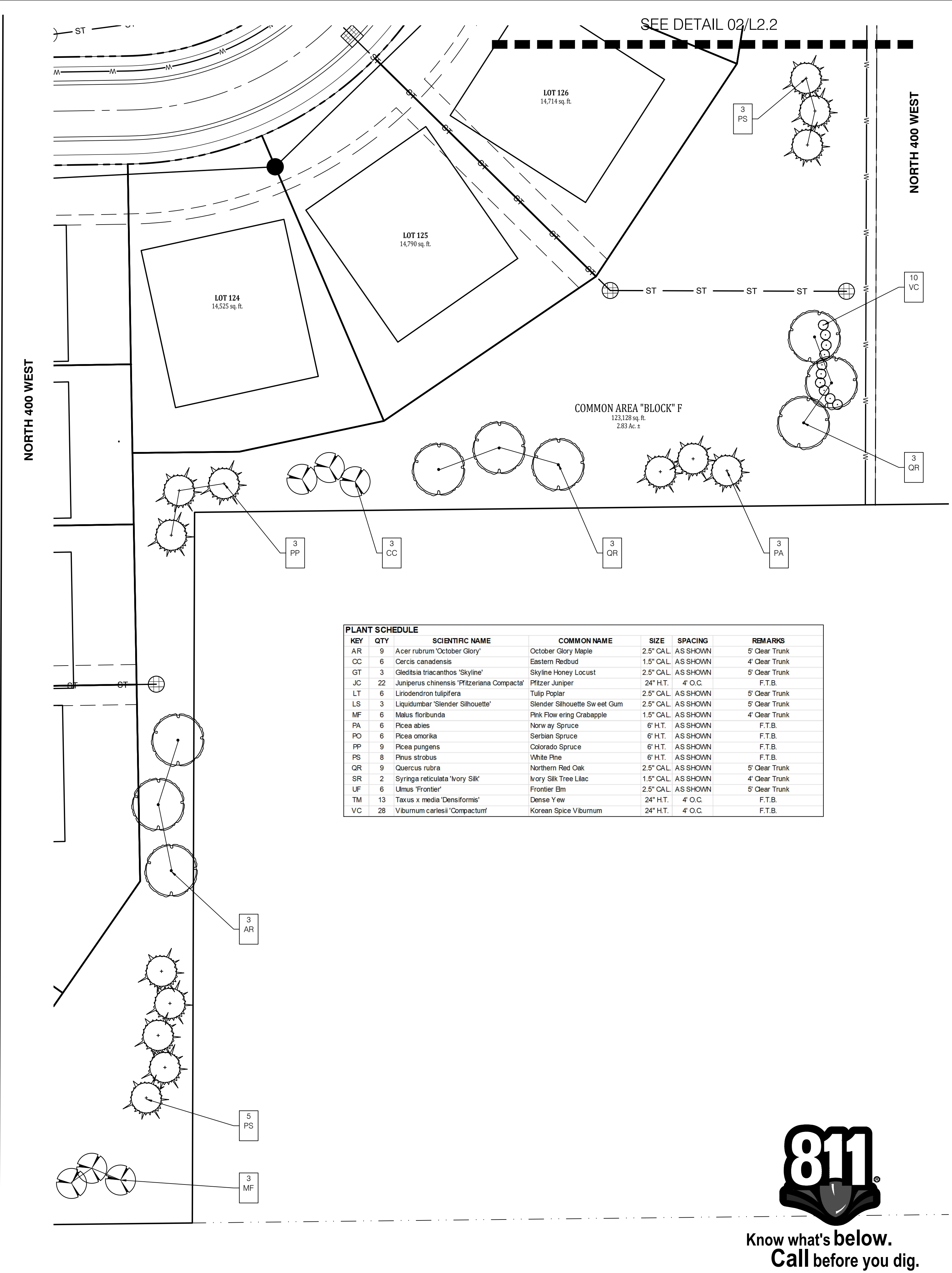
Know what's below.
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01 Rivendell
ENLARGED SITE LANDSCAPE PLAN
L2.2 1"=30'-0"



02 Rivendell
SITE LANDSCAPE PLAN
L2.2 1"=30'-0"



179
7 sq. ft.

LOT 181
14,533 sq. ft.

LOT 182
14,877 sq. ft.

LOT 183
14,718 sq. ft.

LOT 184
13,520 sq. ft.

LOT 185
12,000 sq. ft.

LOT 186
12,000 sq. ft.

LOT 187
12,000 sq. ft.

LOT 135
14,735 sq. ft.

LOT 136
12,756 sq. ft.

LOT 137
12,760 sq. ft.

LOT 138
12,764 sq. ft.

LOT 139
12,768 sq. ft.

LOT 140
12,821 sq. ft.

LOT 141
12,825 sq. ft.

LOT 150
16,288 sq. ft.

PLANT SCHEDULE						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
AR	2	Acer rubrum 'October Glory'	October Glory Maple	2.5" CAL.	AS SHOWN	5' Clear Trunk
CC	3	Cercis canadensis	Eastern Redbud	1.5" CAL.	AS SHOWN	4' Clear Trunk
CV	3	Crataegus viridis 'Winter King'	Winter King Haw thorn	1.5" CAL.	AS SHOWN	4' Clear Trunk
GT	3	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2.5" CAL.	AS SHOWN	5' Clear Trunk
LT	2	Liriodendron tulipifera	Tulip Poplar	2.5" CAL.	AS SHOWN	5' Clear Trunk
PA	6	Picea abies	Norw ay Spruce	6' H.T.	AS SHOWN	F.T.B.
PL	5	Platanus x acerifolia 'Bloodgood'	London Planetree	2.5" CAL.	AS SHOWN	5' Clear Trunk
PO	3	Picea omorika	Serbian Spruce	6' H.T.	AS SHOWN	F.T.B.
PP	3	Picea pungens	Colorado Spruce	6' H.T.	AS SHOWN	F.T.B.
PS	6	Pinus strobus	White Pine	6' H.T.	AS SHOWN	F.T.B.
QR	2	Quercus rubra	Northern Red Oak	2.5" CAL.	AS SHOWN	5' Clear Trunk

PICKLE BALL

HORSESHOES

VOLLEYBALL

SHELTER
HOUSE

SHUFFLEBOARD

BOCCE BALL

COMMON AREA "BLOCK" E
363,105 sq. ft.
8.34 Ac. ±

POND 5



Know what's below.
Call before you dig.

01

Rivendell

ENLARGED SITE LANDSCAPE PLAN

0 30' 60'



LIA
PIP

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Consultants

Project Info

Rivendell

McCordsville, IN

PRELIMINARY
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Seal

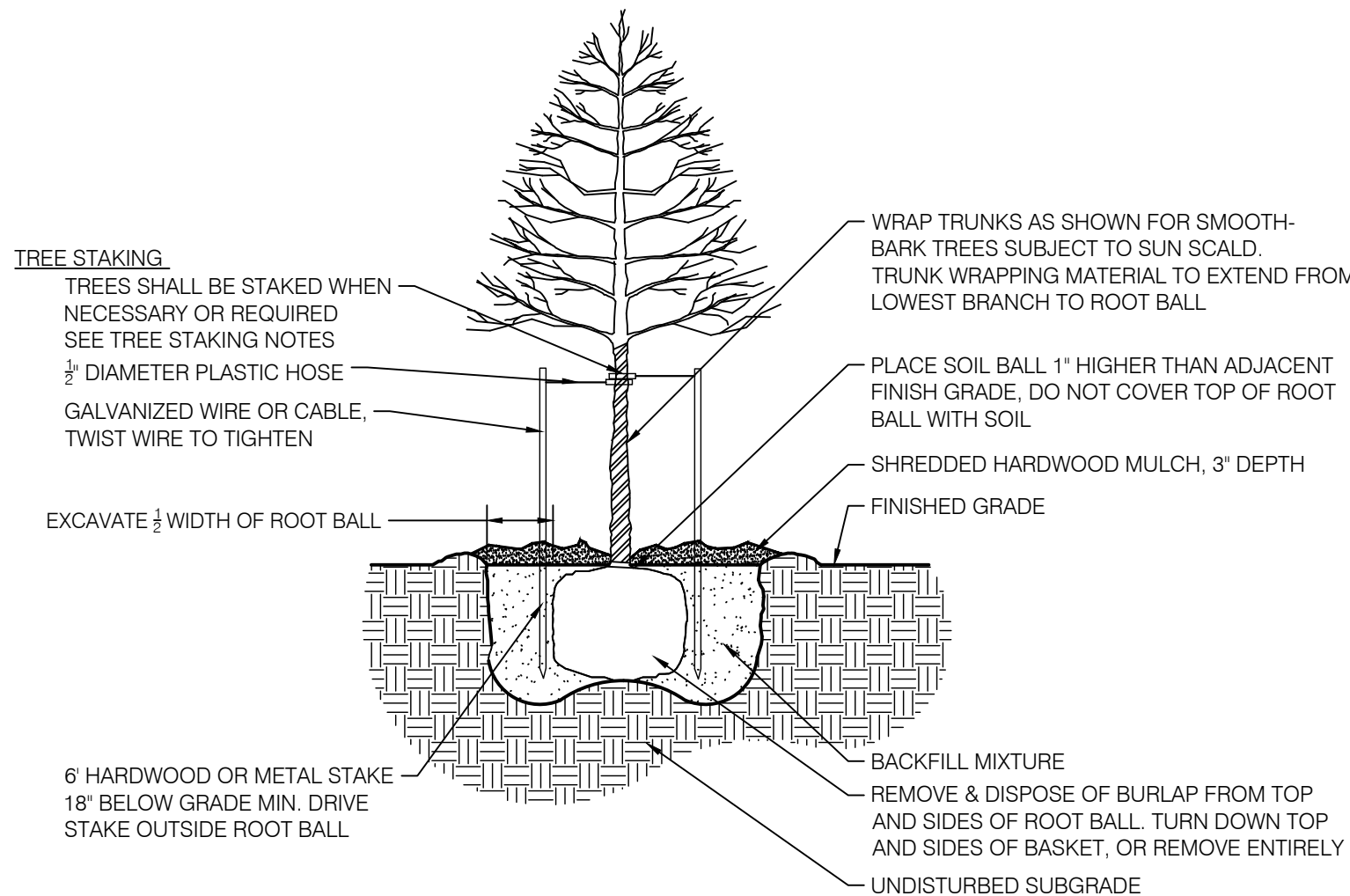
Drawing Scope

ENLARGED
LANDSCAPE PLANS
Drawing Info

Drawn: JML
Checked: JML
Date: 02/18/2022
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Revision:

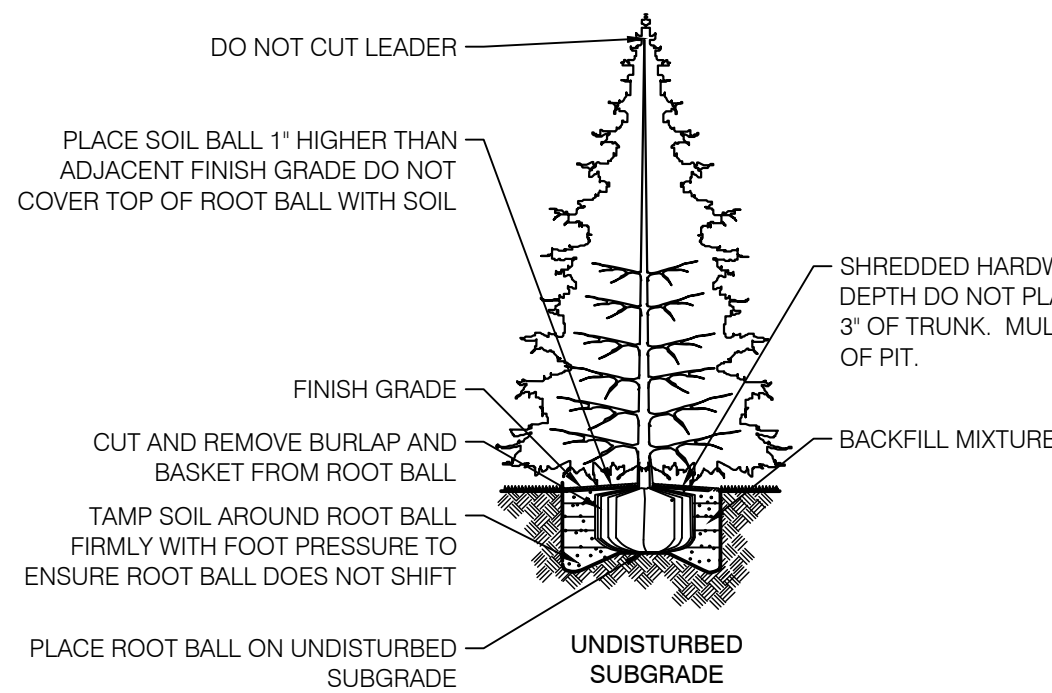
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L2.3



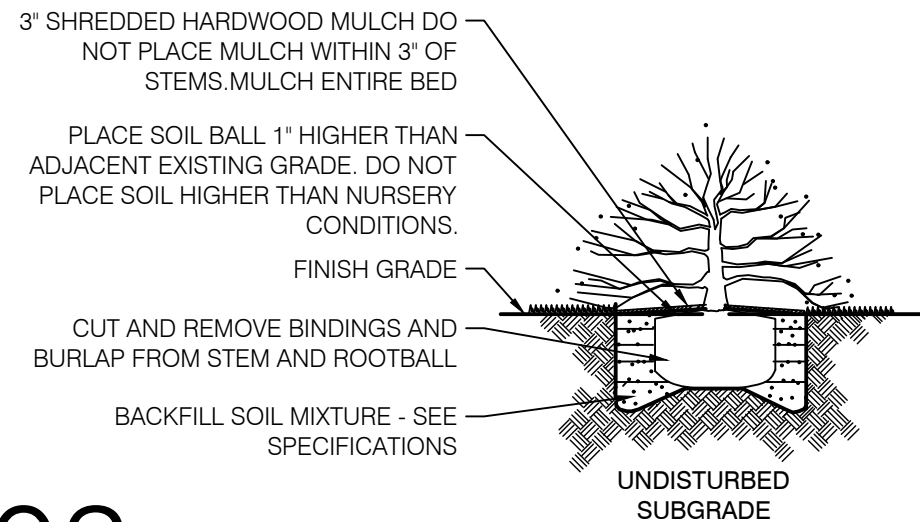
01 DECIDUOUS TREE

PLANTING DETAIL - NOT TO SCALE



02 EVERGREEN TREE

PLANTING DETAIL - NOT TO SCALE



03 SHRUB

PLANTING DETAIL - NOT TO SCALE



Know what's below.
Call before you dig.

NOTES

GENERAL NOTES:

- ALL UTILITIES SHALL BE LOCATED AND MARKED/FLAGGED PRIOR TO BEGINNING WORK. RELOCATE PLANTS FROM OVER OR UNDER UTILITIES. RELOCATION SHALL BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- UTILITY LOCATION NOTE:** ALL LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION SUPPLIED BY EITHER THE CIVIL ENGINEER, SURVEYOR, OWNER, AND/OR MEASURED IN THE FIELD. IF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO BEGINNING WORK.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION, MATERIALS, DELIVERY, INSTALLATION AND INITIAL MAINTENANCE FOR THE LANDSCAPE PORTION OF THE PROJECT AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR THEIR PORTION OF WORK.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNERS REPRESENTATIVE.
- CLEAN UP ALL DEBRIS AND REMOVE FROM SITE, REPAIR ALL DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE WORK.
- TOPSOIL NOTE:** TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, SURFACE SOIL AND FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, LITTER, ROOTS, STUMPS, STONES, AGRICULTURAL AND DOMESTIC FERTILIZERS, CHEMICALS, HERBICIDES, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH AND THE ENVIRONMENT. WASTE SOILS, BORROW, OR HEAVY CLAY BASED SOILS WILL NOT BE ACCEPTED. TOPSOIL SHALL HAVE A PH VALUE OF 6.0 TO 7.4 AND AN ORGANIC VALUE OF 3% TO 5%. SUBMIT SOIL SAMPLES, PH LEVELS, AND NPK ANALYSIS PRIOR TO DELIVERY TO SITE.

PLANTING NOTES:

- REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN 1.5" FROM SOIL.
- BACKFILL FOR TREE PLANTING SHALL BE 75% TOPSOIL AND 25% ORGANIC COMPOST. TOP LAYER OF BACKFILL SHALL BE 100% OF SURROUNDING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- THE TOPS OF ALL TREE AND SHRUB ROOT BALLS TO BE PLACED A MAXIMUM OF ONE (1) INCH ABOVE FINAL GRADE. ALL TREES LOCATED OUTSIDE OF BEDS SHALL HAVE A MINIMUM SIX (6) FOOT DIAMETER NON-LIFTED SAUCER AROUND PLANTING PIT. ALL SAUCERS SHALL BE WEED AND GRASS FREE. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- ALL TREE SAUCERS AND PLANTING BEDS SHALL RECEIVE MINIMUM OF THREE (3) INCHES GRADE A, SHREDDED HARDWOOD BARK MULCH. NO CYPRESS, WOOD CHIPS, ARTIFICIAL OR DYED MULCH ALLOWED.
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/ OWNERS REPRESENTATIVE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- THE OWNER, OWNERS AGENT, OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS AT ANY TIME DURING THE COURSE OF THE PROJECT UNTIL PROJECT IS ACCEPTED BY THE OWNER.
- LANDSCAPE CONTRACTOR SHALL LAYOUT AND STAKE ALL PLANT LOCATIONS AS SHOWN ON THE DRAWINGS PRIOR TO INSTALLATION. OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE PLANT LOCATIONS FOR ACCURACY AND COMPLIANCE WITH DESIGN INTENT PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF SPECIFIED PLANTS AND MAINTAINING ALL PLANT MATERIALS IN AN ALIVE AND QUALITY CONDITION UNTIL ACCEPTANCE BY THE OWNER. THIS INCLUDES AS A MINIMUM: WATERING, WEEDING, INSECT AND DISEASE CONTROL, PRUNING OF DAMAGED OR UNSIGHTLY LIMBS, AND KEEPING PLANTS IN TRUE AND UPRIGHT POSITIONS.
- CONTRACTOR SHALL GUARANTEE AND WARRANT ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL REPLACEMENTS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. GUARANTEE/WARRANTY REPLACEMENTS SHALL BE AS DIRECTED BY THE OWNER UNTIL FINAL ACCEPTANCE OF THE PROJECT FOLLOWING THE GUARANTEE PERIOD.

SODDING AND PREPARATION:

- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SOD. FINE GRADE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL SODDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SODDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
- LAWNS SHALL BE SODDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SODDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SODDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

SEEDING AND PREPARATION:

- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL SEEDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SEEDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
- HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES.
- PROVIDE FRESH, CLEAN NEW CROP PREMIUM GRADE SEED AND SEED MIXES AS FOLLOWS: (SUBMIT SEASONAL MIX ALTERNATIVE AS APPROPRIATE)
40% KENTUCKY BLUEGRASS
30% PERENNIAL RYE GRASS
30% TURF TYPE TALL FESCUE
- APPLY SEED AT RATE OF MINIMUM 175 POUNDS PER ACRE (4 LBS/1000SF).
- SCARIFY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
- LAWNS SHALL BE SEEDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f. APPLY SEED MIX AT SPECIFIED RATE, AND LIGHTLY RAKE INTO TOP 1/4 INCH OF SOIL.
- MULCH SEEDED AREAS WITH STRAW MULCH AT RATE OF MINIMUM 1 1/2 TON PER ACRE (70 LBS/1000SF). CRIMP OR TACK STRAW MULCH TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH. COORDINATE WITH EROSION CONTROL PLAN.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SEEDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
- FOLLOWING GERMINATION, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
- ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEEDED OR SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SEEDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

TREE STAKING NOTES:

- CONTRACTOR TO STAKE WHEN NECESSARY OR REQUIRED, SUCH AS WIND PRONE AREAS OR UNSTABLE SOILS. STAKES SHALL BE PLACED IN MULCHED AREAS TO ALLOW FOR MOWING ADJACENT TURF.
- STAKING SHOULD NOT BE USED TO COMPENSATE FOR DAMAGED OR WEAK TRUNKS OR ROOT BALLS, THESE TREES SHOULD BE REJECTED.
- REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERINGS OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
- WIRES OR CABLE SIZES SHALL BE 14 TO 12 GAUGE.
- TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE TO BE LONG ENOUGH TO ACCOMMODATE 1/3 OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
- TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

L
A
P
P

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Consultants

Project Info

Rivendell

McCordsville, IN

PRELIMINARY
NOT FOR CONSTRUCTION

Seal

Drawing Scope

LANDSCAPE NOTES
AND DETAILS

Drawing Info

Drawn: JML

Checked: JML

Date: 02/18/2022

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Revision:

Sheet No.

L2.0