

Drawing name: K:\IND\DEV\170227003_Hampton_Walk_Sect1B_McCordsville_IN_2 Design\CAD\PlanSheets\COVER SHEET.dwg C100 Jul 21, 2022 3:36pm by: bryce.boyce
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PLANS PREPARED BY:
KIMLEY-HORN & ASSOCIATES
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: (317) 912-4129
EMAIL: BRETT.HUFF@KIMLEY-HORN.COM

PLANS PREPARED FOR:

GRAND COMMUNITIES, LLC
FISCHER DEVELOPMENT COMPANY
6602 E. 75TH STREET, STE. 400
INDIANAPOLIS, IN 46250
CONTACT: TROY CAMERON
PHONE: (614) 348-6227
EMAIL: tcameron@fischerhomes.com

ANTICIPATED START OF CONSTRUCTION DATE: DEC 2022
ANTICIPATED COMPLETION OF CONSTRUCTION DATE: DEC 2027

PROJECT INFORMATION

9.5 ACRES	
92 LOTS	9.68 LOTS/ACRE
DESIGN SPEED LIMIT	15 MPH
TOTAL C.A.	3.68 AC±
LAKE AREA	0.00 AC±
USEABLE OPEN SPACE	3.68 AC±

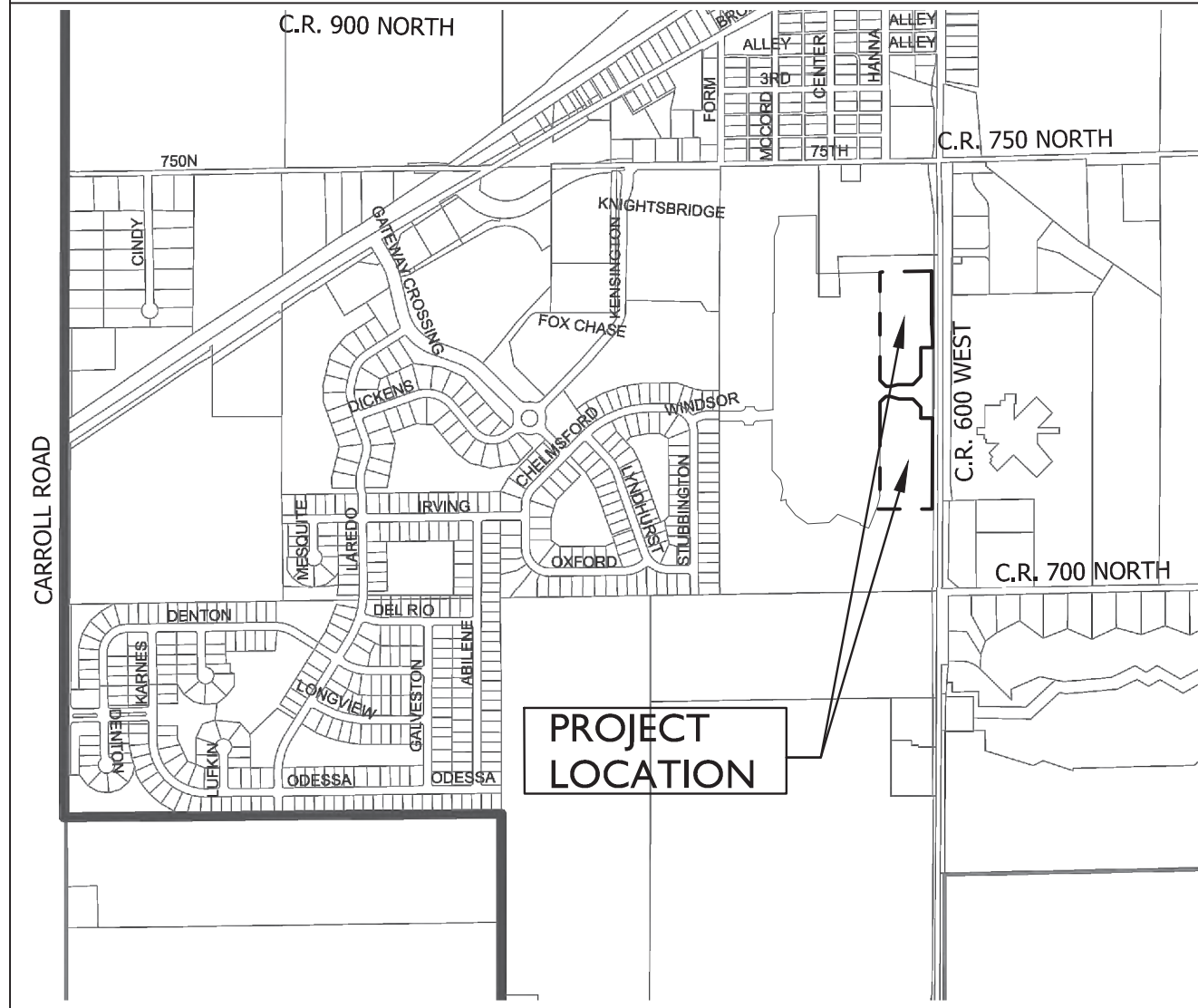
STREETS

NAME	LENGTH (LF±)
ALLEY B	172
ALLEY C	436
ALLEY D	172
ALLEY E	172
ALLEY F	426
ALLEY G	175
TOTAL	1553

HAMPTON WALK SECTION 1B McCORDSVILLE, INDIANA

LOCATION MAP

(NOT TO SCALE)



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

THESE PLANS MEET THE MOST CURRENT ADA STANDARDS.

LEGAL DESCRIPTION

HAMPTON WALK
SECTION 1B

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

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 00 DEGREES 01 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER SECTION 503.82 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 23 SECONDS WEST 29.91 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 89 DEGREES 58 MINUTES 23 SECONDS WEST 343.64 FEET TO THE WEST BOUNDARY LINE OF HAMPTON WALK, SECTION 1, RECORDED AS INSTRUMENT NO. _____ IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA, SAID POINT ALSO BEING A POINT ON A CURVE, THE RADIUS POINT OF SAID CURVE BEING NORTH 69 DEGREES 35 MINUTES 15 SECONDS WEST 430.87 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 84.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 80 DEGREES 52 MINUTES 05 SECONDS EAST 430.87 FEET FROM THE RADIUS POINT OF SAID CURVE; THE FOLLOWING TEN (10) COURSES ARE ON AND ALONG SAID BOUNDARY; 1) THENCE NORTH 02 DEGREES 09 MINUTES 55 SECONDS WEST 23.63 FEET TO A POINT ON A CURVE, THE RADIUS POINT OF SAID CURVE BEING NORTH 83 DEGREES 58 MINUTES 36 SECONDS WEST 427.00 FEET FROM SAID POINT; 2) THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 45.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 427.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 3) THENCE NORTH 00 DEGREES 01 MINUTES 37 SECONDS WEST 504.51 FEET; 4) THENCE NORTH 45 DEGREES 30 MINUTES 47 SECONDS EAST 51.92 FEET; 5) THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 22.73 FEET; 6) SOUTH 73 DEGREES 28 MINUTES 06 SECONDS EAST 59.65 FEET; 7) THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 84.17 FEET; 8) THENCE SOUTH 44 DEGREES 59 MINUTES 54 SECONDS EAST 70.73 FEET; 9) THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST 66.43 FEET; 10) THENCE SOUTH 89 DEGREES 58 MINUTES 14 SECONDS EAST 70.00 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST 557.83 FEET TO THE POINT OF BEGINNING. CONTAINING 4.79 ACRES MORE OR LESS, AND ALSO;

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 01 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION 660.05 FEET; THENCE SOUTH 88 DEGREES 33 MINUTES 43 SECONDS WEST 35.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST 327.55 FEET; THENCE SOUTH 02 DEGREES 49 MINUTES 59 SECONDS EAST 100.12 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST 43.65 FEET TO THE EAST BOUNDARY LINE OF HAMPTON WALK, SECTION 1, RECORDED AS INSTRUMENT NO. _____ IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA, THE FOLLOWING EIGHT (8) COURSES ARE ON AND ALONG SAID BOUNDARY; 1) THENCE NORTH 89 DEGREES 58 MINUTES 14 SECONDS WEST 70.00 FEET; 2) THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST 177.21 FEET; 3) THENCE SOUTH 45 DEGREES 00 MINUTES 06 SECONDS WEST 70.68 FEET; 4) THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 92.02 FEET; 5) SOUTH 78 DEGREES 23 MINUTES 45 SECONDS WEST 44.84 FEET; 6) THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 28.52 FEET; 7) THENCE NORTH 45 DEGREES 35 MINUTES 35 SECONDS WEST 51.58 FEET; 8) THENCE NORTH 00 DEGREES 01 MINUTES 31 SECONDS WEST 663.37 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 43 SECONDS EAST 317.02 FEET TO THE POINT OF BEGINNING, CONTAINING 4.69 ACRES MORE OR LESS.

UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
WASTEWATER STORMWATER	DEPT. OF PUBLIC WORKS	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3493	RON CRIDER
ENGINEERING DEPARTMENT	McCORDSVILLE TOWN ENGINEER	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3604	MARK WITSMAN
ELECTRICITY	NINESTAR CONNECT	2243 E MAIN STREET GREENFIELD, IN 46140	317-323-2074	ERIC MEYER
ELECTRICITY	AES INDIANA	1230 W MORRIS STREET INDIANAPOLIS, IN 46221	317-220-1379	KATIE FORD
NATURAL GAS	VECTREN ENERGY	201 W SOUTH STREET GREENFIELD, IN 46140	765-648-3246	NICK DEARING
WATER	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING Jr. STREET INDIANAPOLIS, IN 46202	317-927-4351	BRAD HOSTETLER
TELEPHONE / COMMUNICATIONS	NINESTAR CONNECT	2243 E MAIN STREET GREENFIELD, IN 46140	317-323-2074	ERIC MEYER
PLANNING & ZONING	McCORDSVILLE PLANNING & BUILDING DEPT.	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3604	RYAN CRUM
FIRE DEPARTMENT	VERNON TOWNSHIP FIRE DEPT.	7580 N. FORM STREET McCORDSVILLE, IN 46055	317-335-9236	JOSH EARL
CABLE	COMCAST	5330 E. 65th ST. INDIANAPOLIS, IN 46220	317-774-3384	MATT STRINGER

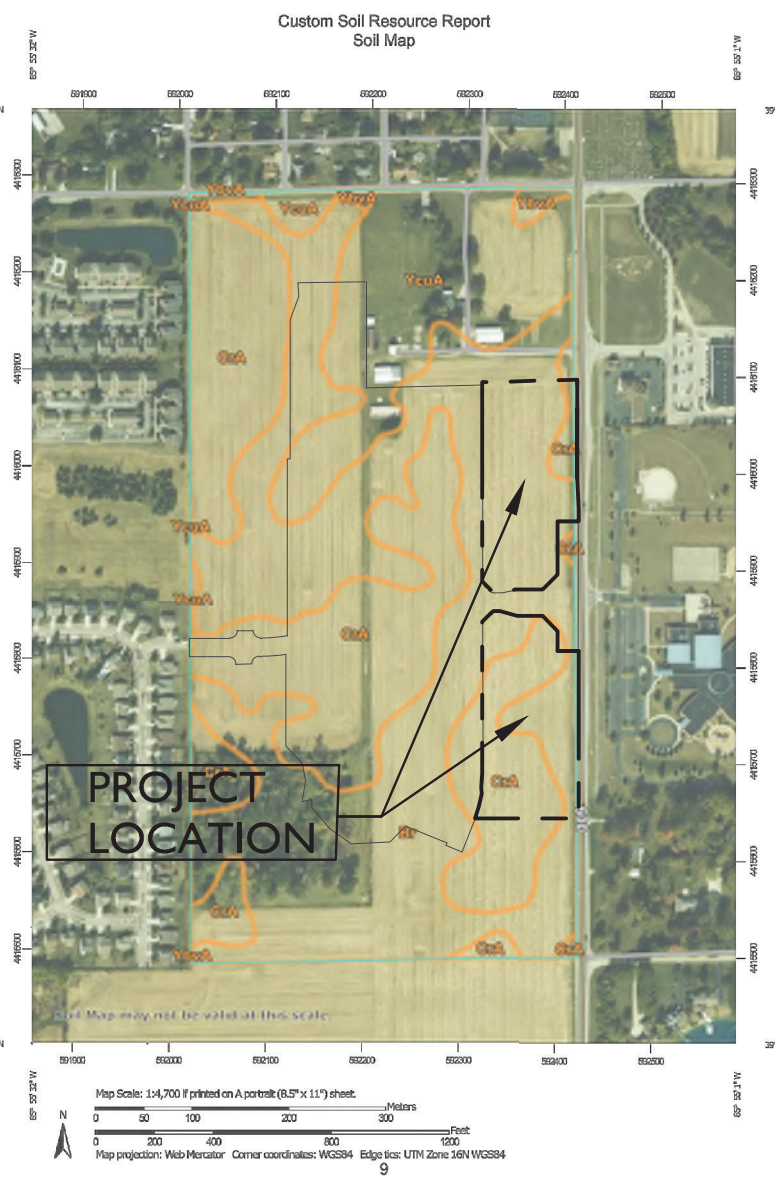
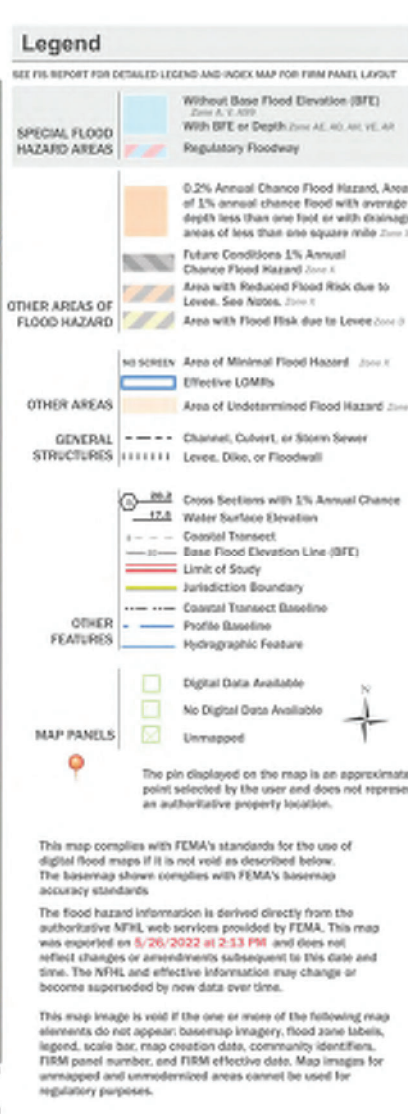
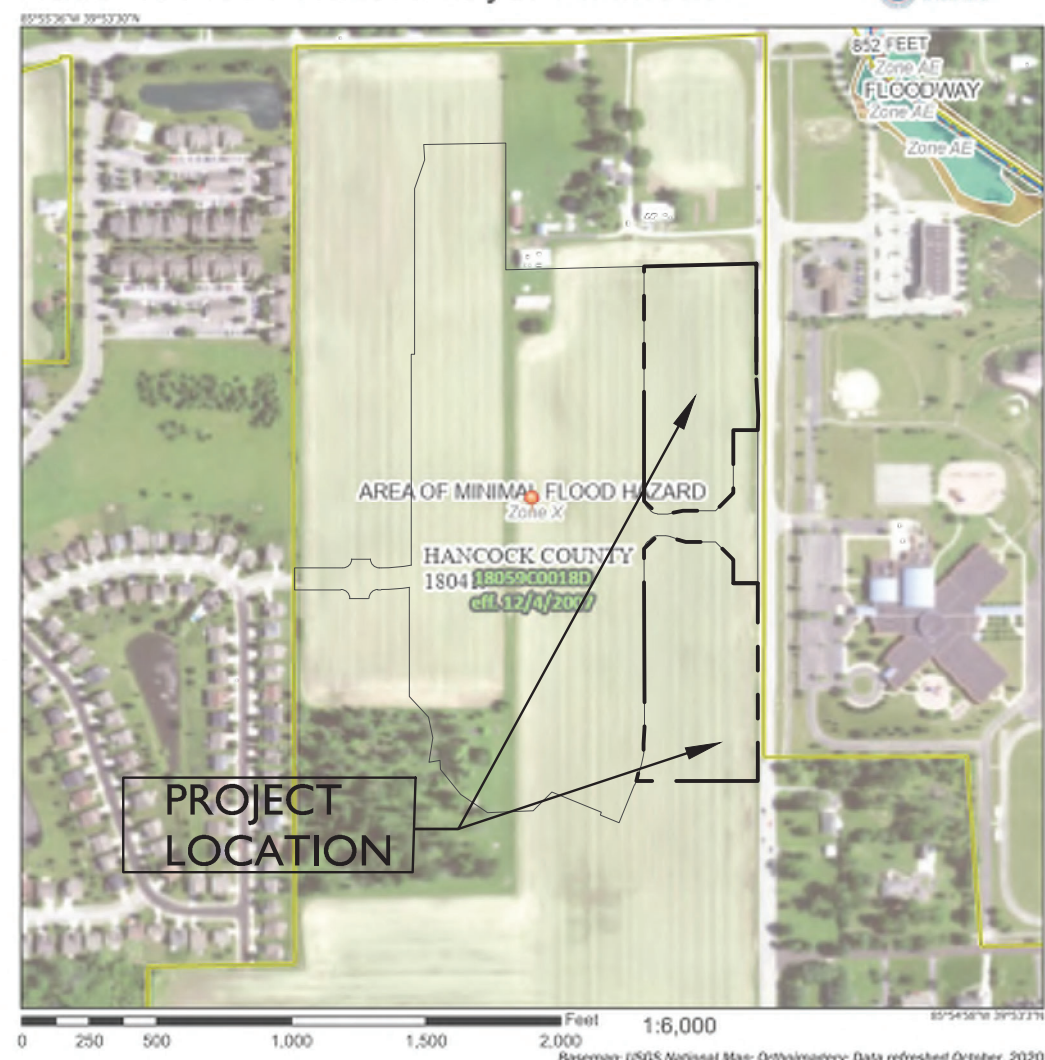
PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	GRAND COMMUNITIES, LLC FISCHER DEVELOPMENT CO.	6602 E. 75TH STREET, STE 400 INDIANAPOLIS, IN 46250	(614) 348-6227	tcameron@fischerhomes.com	TROY CAMERON
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	317-912-4129	brett.huff@kimley-horn.com	BRETT HUFF

APPROVAL SIGN-OFF

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

National Flood Hazard Layer FIRMette

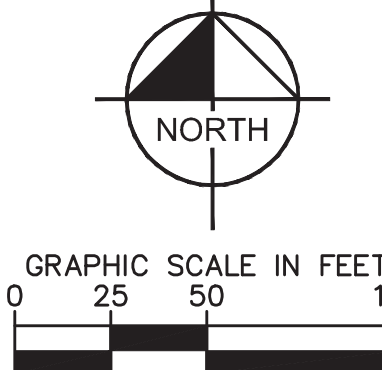
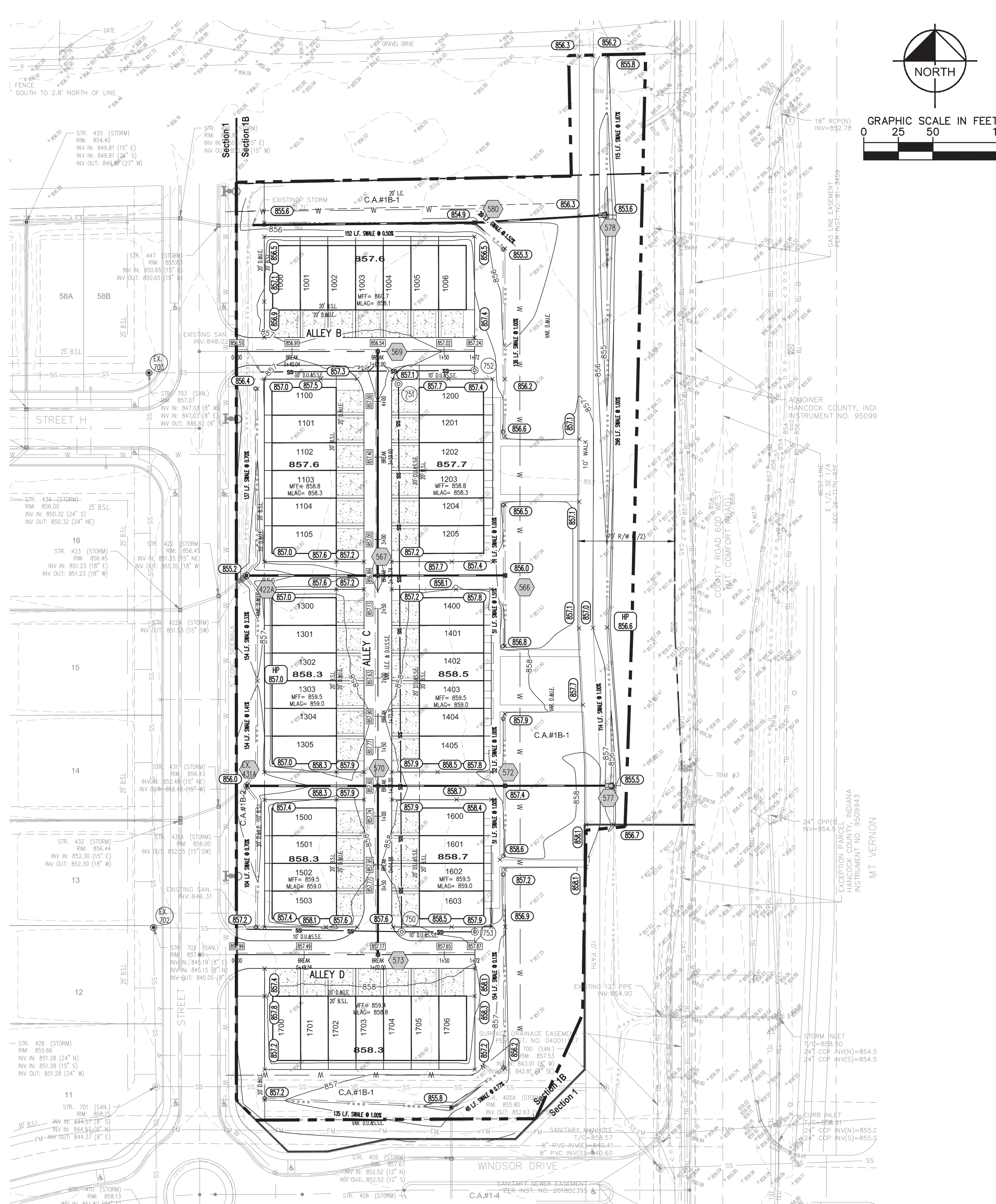


Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in A/E	Percent of A/E
01	Decommissioned city street, 0 to 2 percent slopes	0.4	0.01%
02A	City street, 0 to 2 percent slopes	0.2	0.01%
03A	City street, 0 to 2 percent slopes	0.7	0.01%
04A	City street, 0 to 2 percent slopes	1.0	0.01%
05A	City street, 0 to 2 percent slopes	1.0	0.01%
06A	City street, 0 to 2 percent slopes	1.0	0.01%
07A	City street, 0 to 2 percent slopes	1.0	0.01%
08A	City street, 0 to 2 percent slopes	1.0	0.01%
09A	City street, 0 to 2 percent slopes	1.0	0.01%
10A	City street, 0 to 2 percent slopes	1.0	0.01%
11A	City street, 0 to 2 percent slopes	1.0	0.01%
12A	City street, 0 to 2 percent slopes	1.0	0.01%
13A	City street, 0 to 2 percent slopes	1.0	0.01%
14A	City street, 0 to 2 percent slopes	1.0	0.01%
15A	City street, 0 to 2 percent slopes	1.0	0.01%
16A	City street, 0 to 2 percent slopes	1.0	0.01%
17A	City street, 0 to 2 percent slopes	1.0	0.01%
18A	City street, 0 to 2 percent slopes	1.0	0.01%
19A	City street, 0 to 2 percent slopes	1.0	0.01%
20A	City street, 0 to 2 percent slopes	1.0	0.01%
21A	City street, 0 to 2 percent slopes	1.0	0.01%
22A	City street, 0 to 2 percent slopes	1.0	0.01%
23A	City street, 0 to 2 percent slopes	1.0	0.01%
24A	City street, 0 to 2 percent slopes	1.0	0.01%
25A	City street, 0 to 2 percent slopes	1.0	0.01%
26A	City street, 0 to 2 percent slopes	1.0	0.01%
27A	City street, 0 to 2 percent slopes	1.0	0.01%
28A	City street, 0 to 2 percent slopes	1.0	0.01%
29A	City street, 0 to 2 percent slopes	1.0	0.01%
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31A	City street, 0 to 2 percent slopes	1.0	0.01%
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37A	City street, 0 to 2 percent slopes	1.0	0.01%
38A	City street, 0 to 2 percent slopes	1.0	0.01%
39A	City street, 0 to 2 percent slopes	1.0	0.01%
40A	City street, 0 to 2 percent slopes	1.0	0.01%
41A	City street, 0 to 2 percent slopes	1.0	0.01%
42A	City street, 0 to 2 percent slopes	1.0	0.01%
43A	City street, 0 to 2 percent slopes	1.0	0.01%
44A	City street, 0 to 2 percent slopes	1.0	0.01%
45A	City street, 0 to 2 percent slopes	1.0	0.01%
46A	City street, 0 to 2 percent slopes	1.0	0.01%
47A	City street, 0 to 2 percent slopes	1.0	0.01%
48A	City street, 0 to 2 percent slopes	1.0	0.01%
49A	City street, 0 to 2 percent slopes	1.0	0.01%
50A	City street, 0 to 2 percent slopes	1.0	0.01%
51A	City street, 0 to 2 percent slopes	1.0	0.01%
52A	City street, 0 to 2 percent slopes	1.0	0.01%
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54A	City street, 0 to 2 percent slopes	1.0	0.01%
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56A	City street, 0 to 2 percent slopes	1.0	0.01%
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60A	City street, 0 to 2 percent slopes	1.0	0.01%
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62A	City street, 0 to 2 percent slopes	1.0	0.01%
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64A	City street, 0 to 2 percent slopes	1.0	0.01%
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97A	City street, 0 to 2 percent slopes	1.0	0.01%
98A	City street, 0 to 2 percent slopes	1.0	0.01%
99A	City street, 0 to 2 percent slopes	1.0	0.01%
100A	City street, 0 to 2 percent slopes	1.0	0.01%

SCALE:	AS NOTED	DESIGNED BY: JSM	DRAWN BY: PCW	CHECKED BY: BAH	REVISIONS	DATE	BY
APPROVAL PENDING	NO FOR CONSTRUCTION	GRAND COMMUNITIES, LLC	COVER SHEET	HAMPTON WALK SECTION 1B	ORIGINAL ISSUE: 7/22/2022	KHA PROJECT NO. 170227003	SHEET NUMBER C100

Drawing name: K:\IND_LDEV\170227003_Hampton_Walk_Sect1B_McCordville_INJ2 Design\CAD\PlanSheets\SITE DEVELOPMENT PLAN.dwg C200 Jul 21, 2022 3:56pm By: JoyceDee
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BENCHMARKS

ORIGINATING BENCHMARK:
BRASS DISK SET IN NORTHWEST WINGWALL OF A 32 FOOT CONCRETE BRIDGE OVER THE STANSBURY AND SCHULTZ REGULATED DRAIN. MONUMENT IS LEVEL WITH THE ROAD SURFACE. IT IS LOCATED .2 MILES SOUTH OF STATE ROAD 67, 281 FEET EAST OF THE CENTERLINE OF COUNTY ROAD 600 W AND 12.5 FEET NORTH OF THE CENTERLINE OF COUNTY ROAD 705 N.
ELEVATION = 856.83 (NAVD 88)

**TBM #1 CUT 'X' IN NINE TOP FLANGE BOLT ON FIRE HYDRANT AT NW CORNER OF INTERSECTION OF 750N & MCCORD STREET
ELEVATION=856.09**

**TBM #2 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W AT GRAVEL DRIVE NEAR NORTHEAST CORNER OF SITE
ELEVATION=858.34**

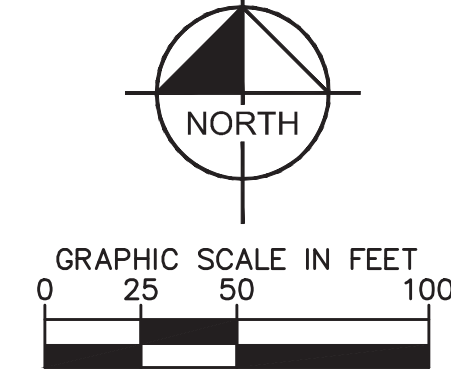
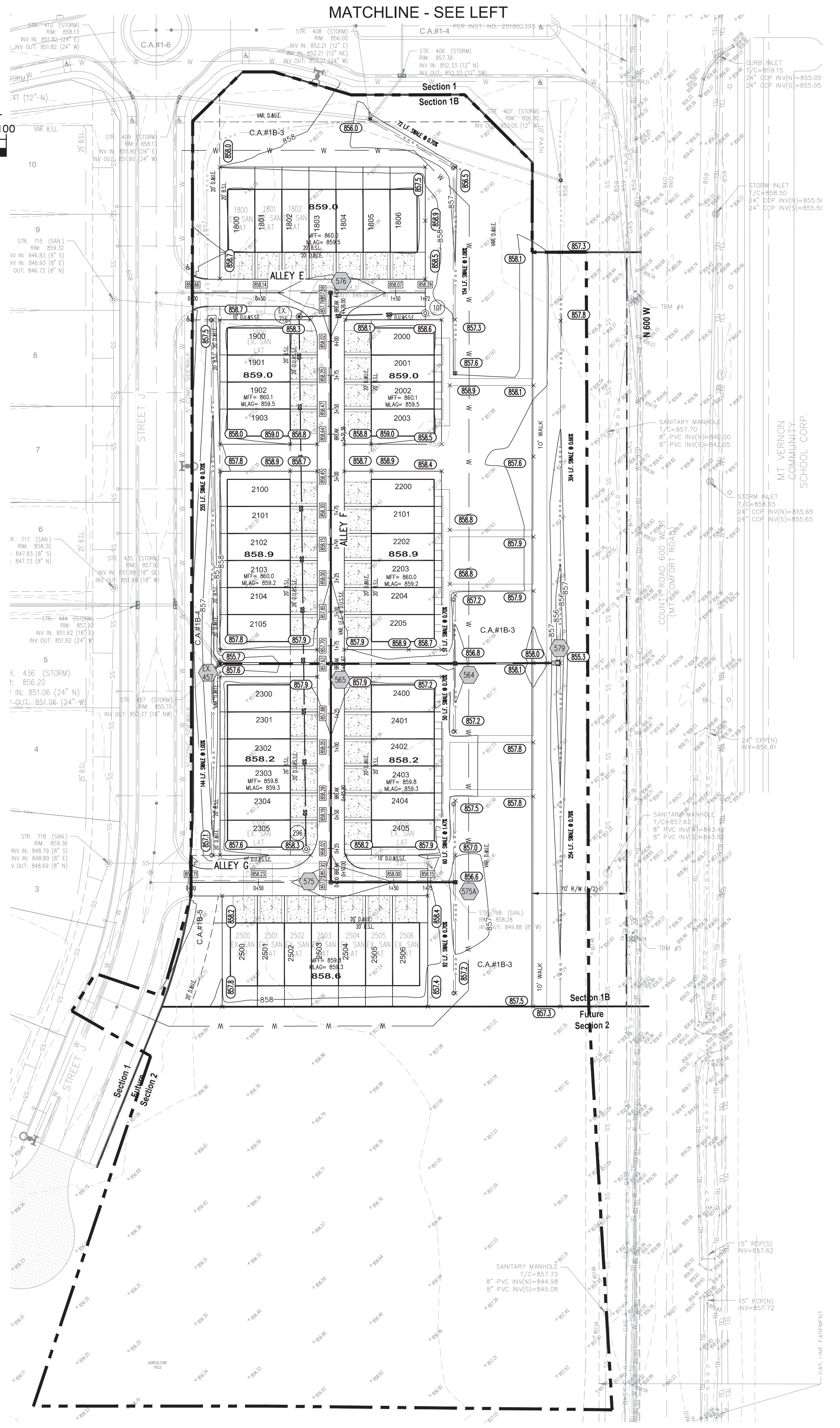
**TBM #3 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 1090' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=859.93**

**TBM #4 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 1595' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=860.32**

**TBM #5 TOP WSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 2070' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=859.04**

**TBM #6 TOP WSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 3225' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=867.65**

MATCHLINE - SEE LEFT



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 GRADE
 - PROPOSED CONTOUR
 - 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
 - LOT NUMBER
PAD ELEVATION
 - PROPOSED 4" UNDERDRAINS
 - MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW
 - MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)
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

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.

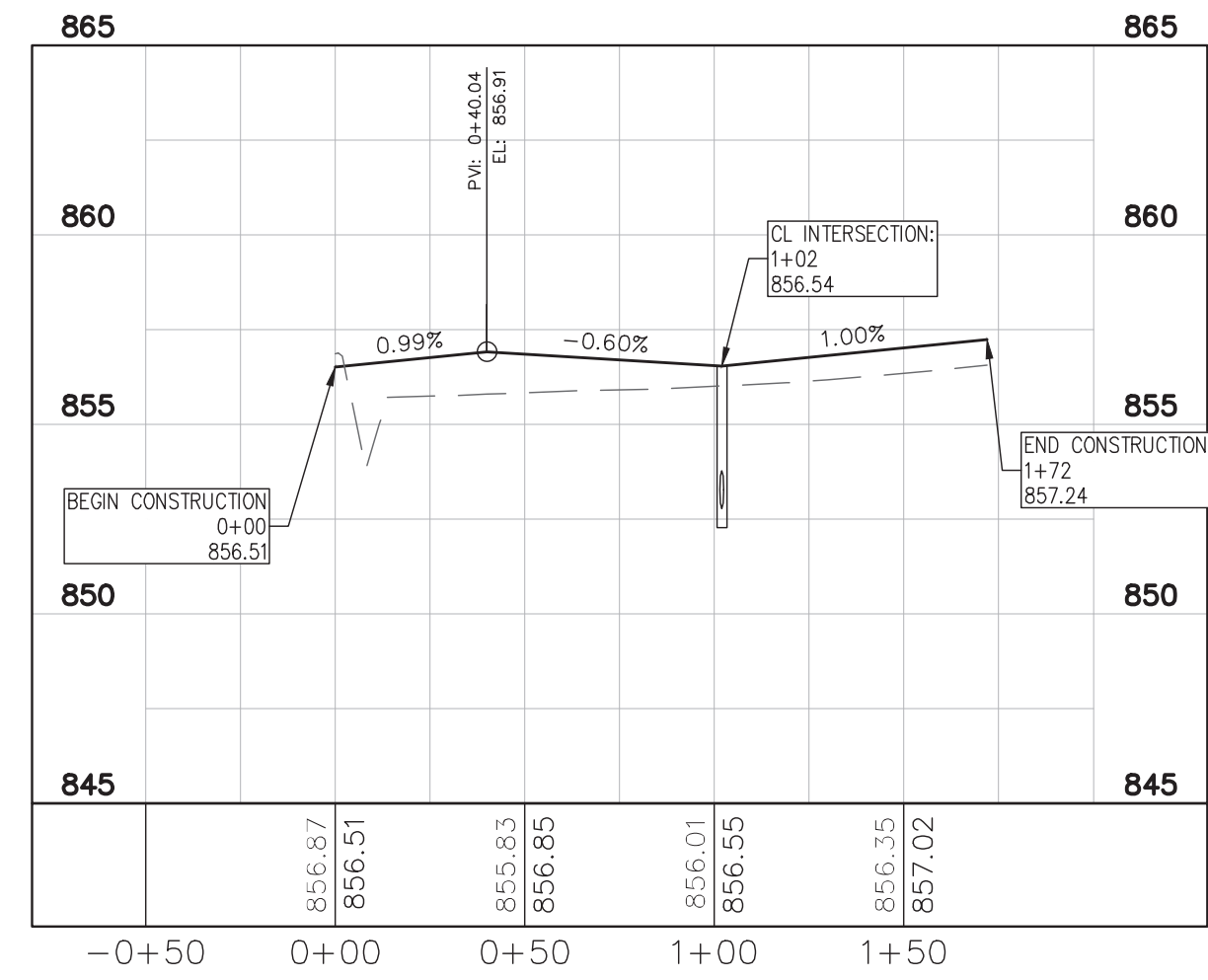
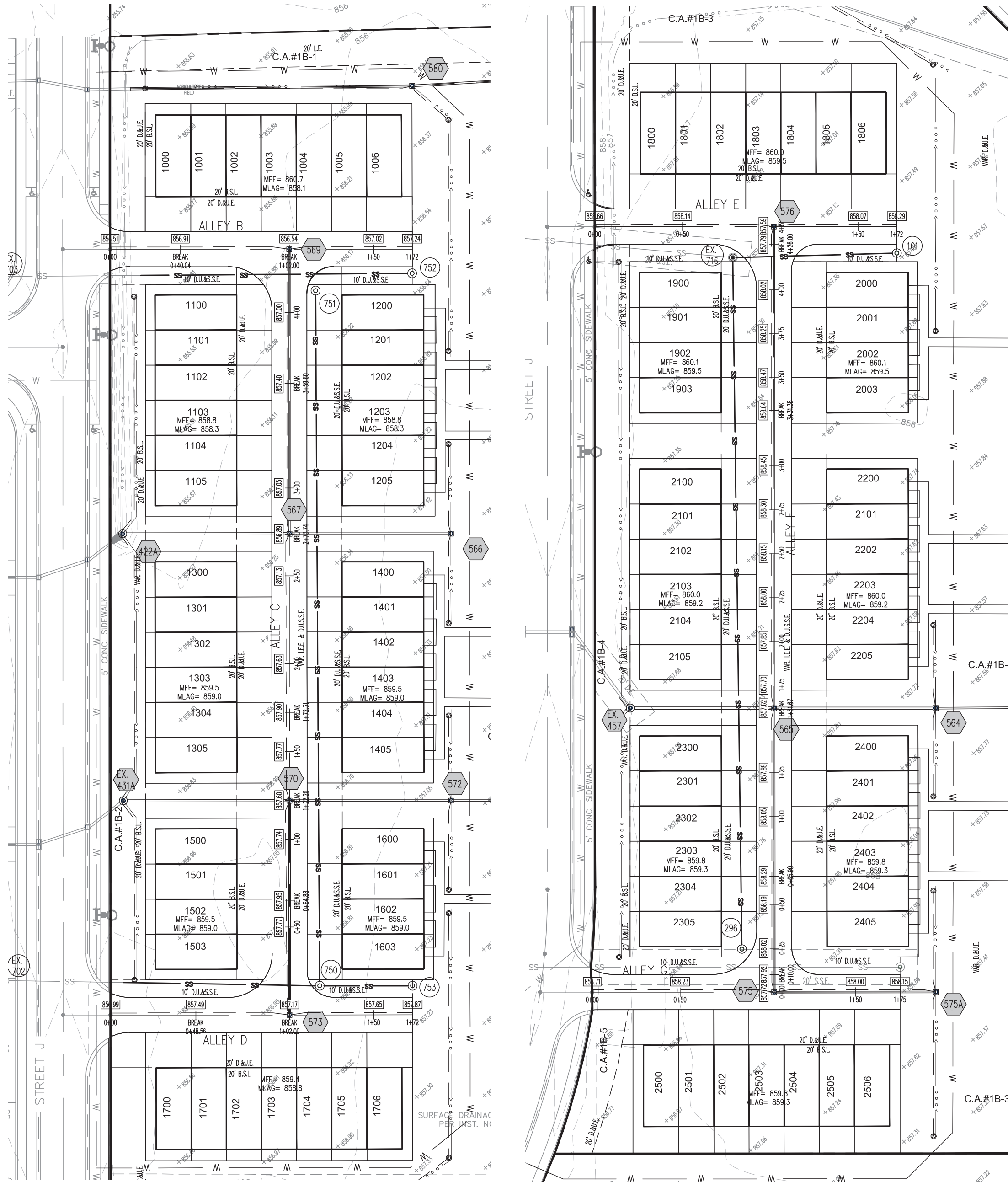
NOTES

- REFER TO SHEET C201 FOR STRUCTURE TABLE.
- REFER TO SHEET C101 FOR GENERAL NOTES.
- SEE SUBSURFACE DRAIN PLAN (C610) FOR MORE DETAILS.

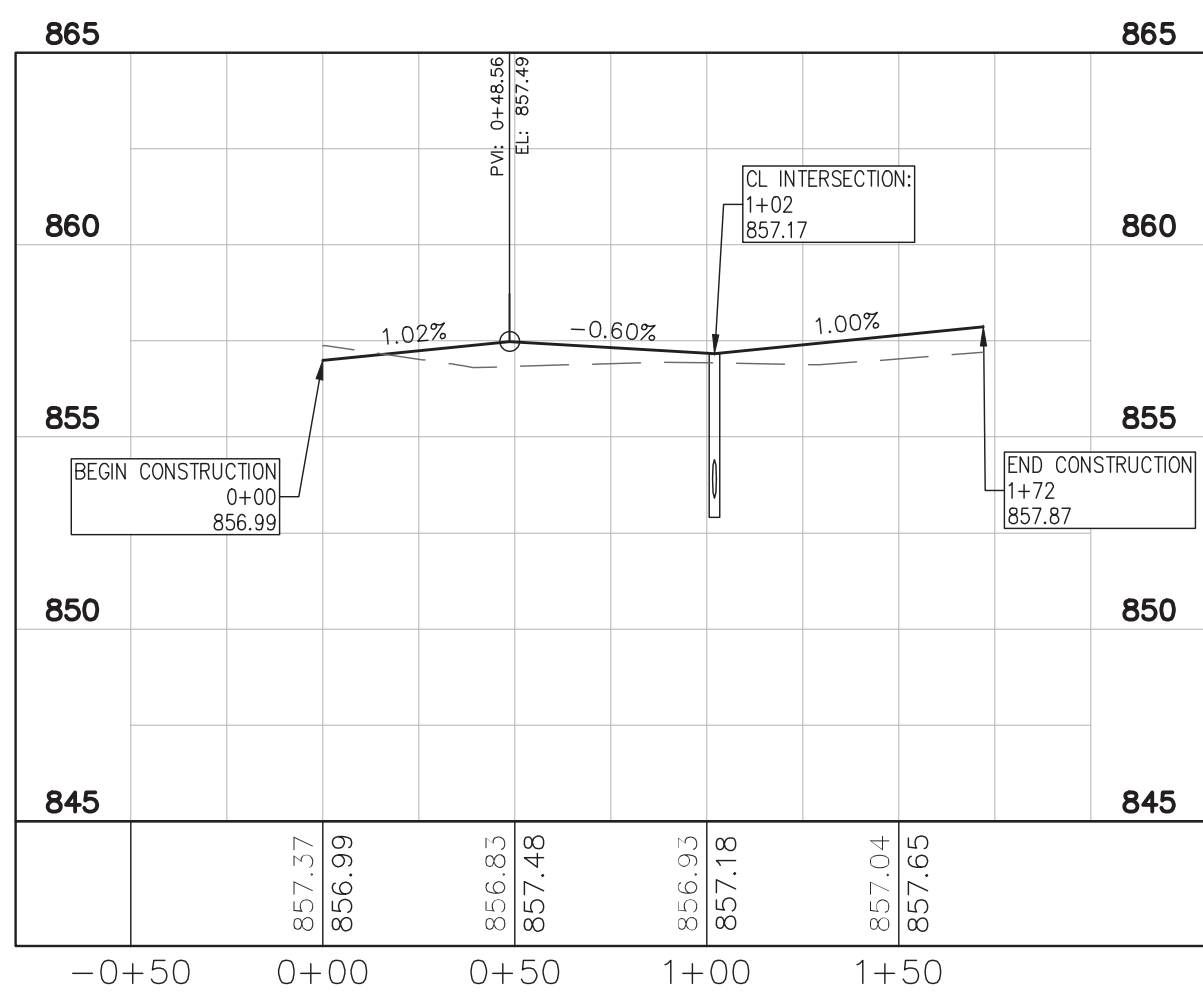
SCALE: AS NOTED DESIGNED BY: JSM DRAWN BY: PCW CHECKED BY: BAH	APPROVAL PENDING NO FOR CONSTRUCTION	GRAND COMMUNITIES, LLC	SITE DEVELOPMENT PLAN	HAMPTON WALK SECTION 1B	ORIGINAL ISSUE: 7/22/2022
					KHA PROJECT NO. 170227003
					SHEET NUMBER
					C200
Kinley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: Brett.Hurley@kinley-horn.com WWW.KIMLEY-HORN.COM					REVISIONS No. DATE BY



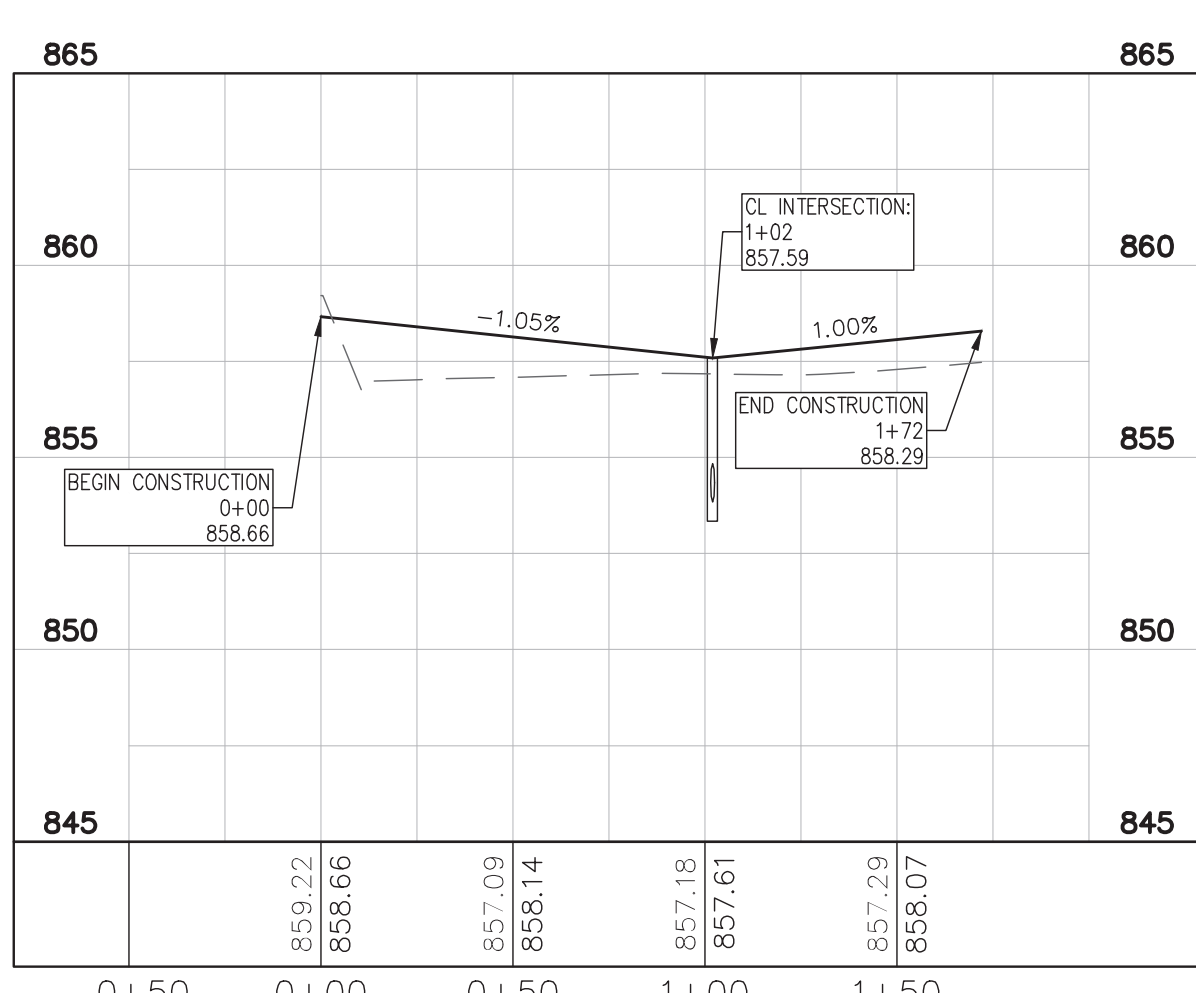
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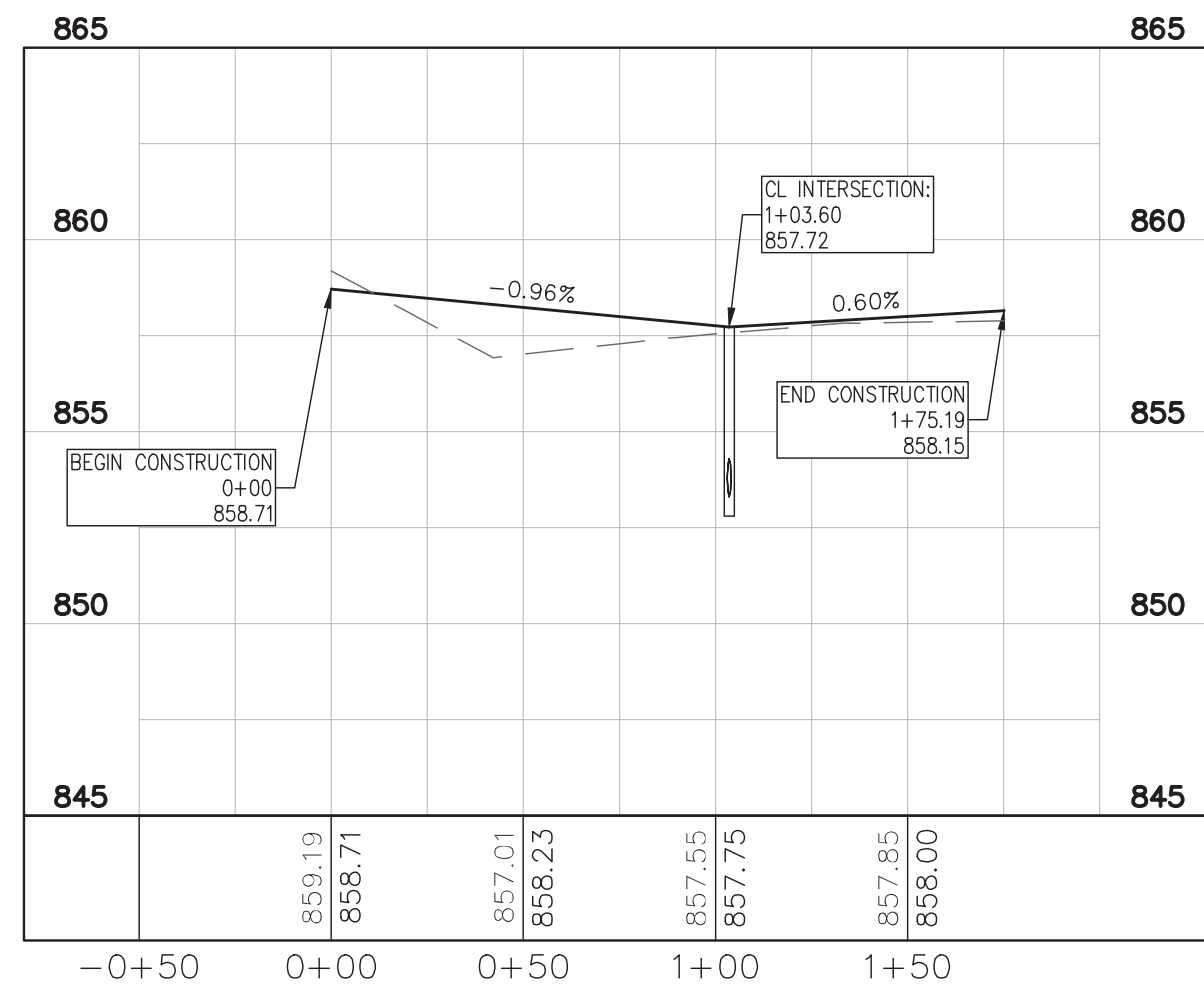
ALLEY B
H:1"=50 ; V:1"=5



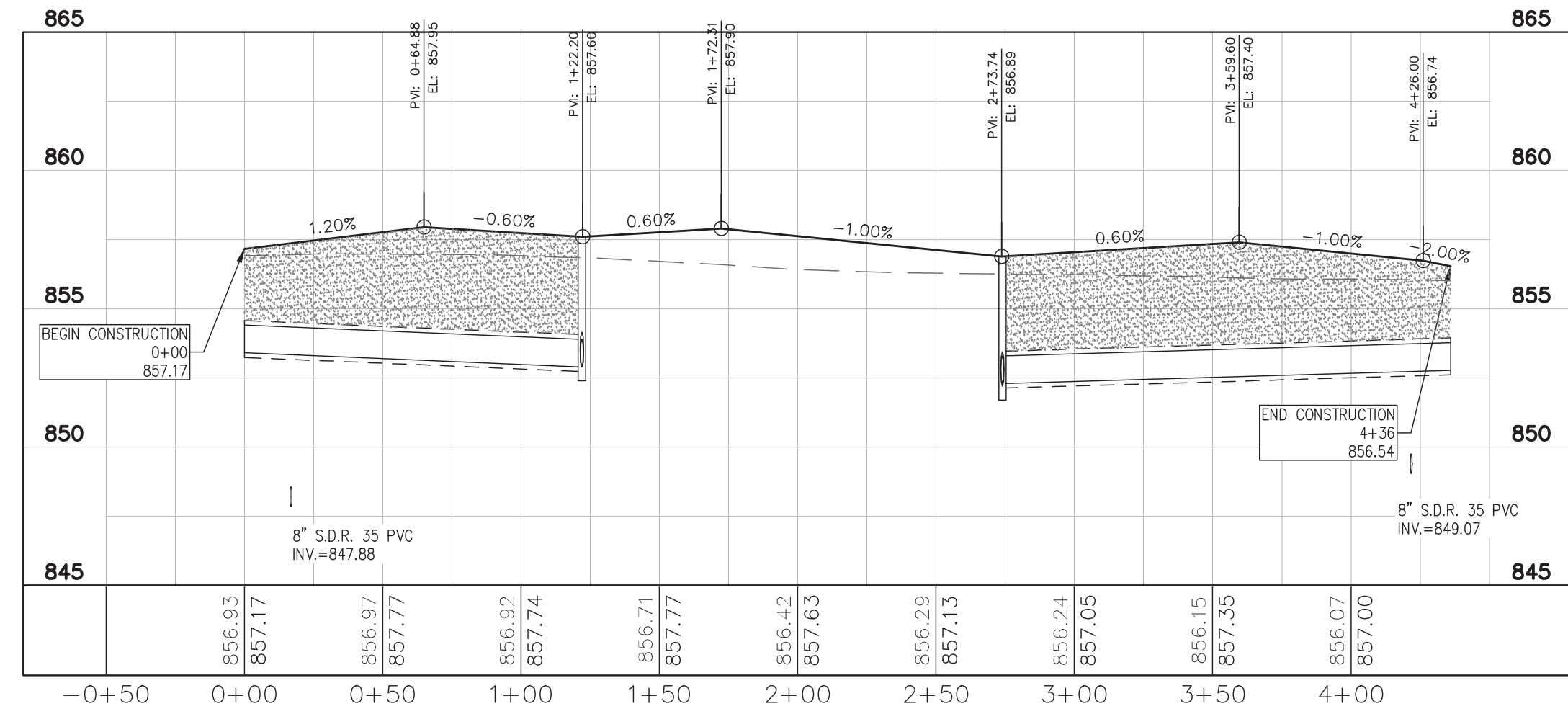
ALLEY D
H:1"=50 ; V:1"=5



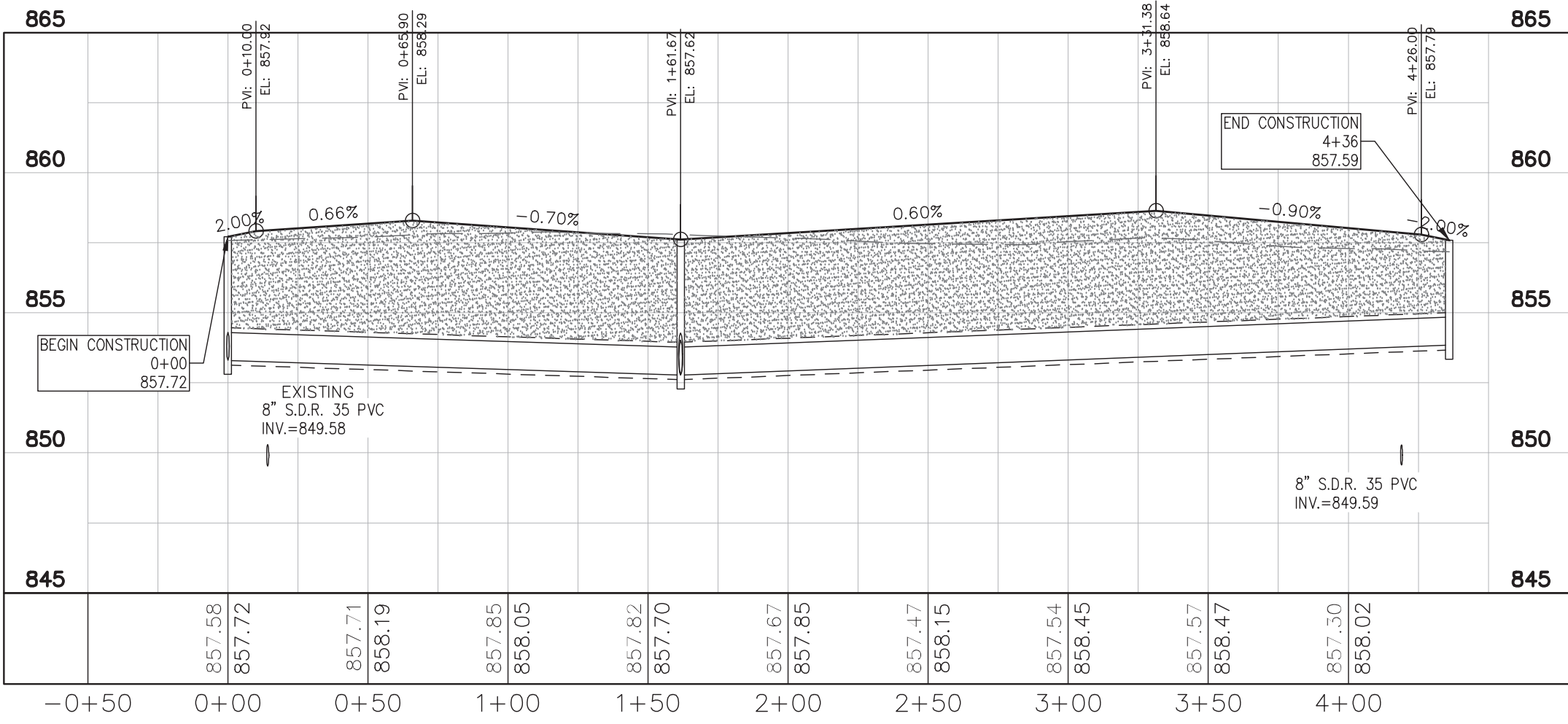
ALLEY E
H:1"=50 ; V:1"=5



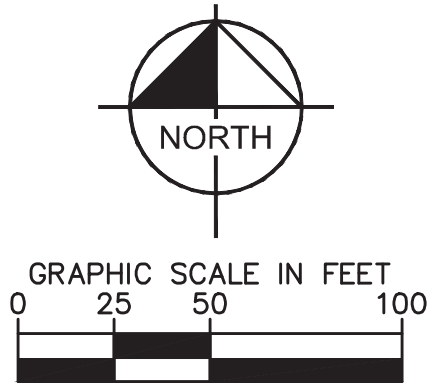
ALLEY G
H:1"=50 ; V:1"=5



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



ALLEY F
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

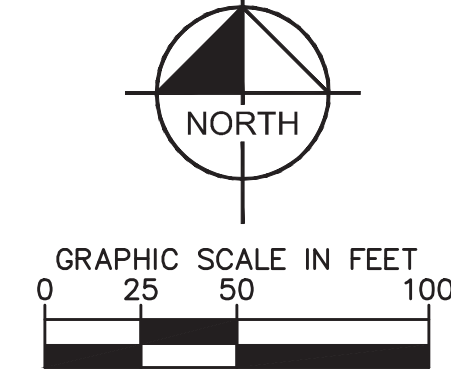
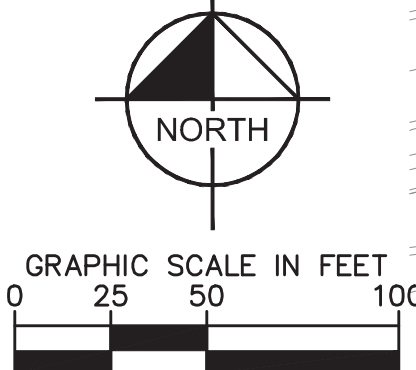
REVISIONS		DATE	BY
No.			
APPROVAL PENDING			
NO FOR CONSTRUCTION			
SCALE: AS NOTED			
DESIGNED BY: JSM			
DRAWN BY: PCW			
CHECKED BY: BAH			
ORIGINAL ISSUE: 7/22/2022			
KHA PROJECT NO. 170227003			
SHEET NUMBER			
C400			

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GRAND
COMMUNITIES,
LLC

STREET PLAN
AND PROFILE
SECTION 1B



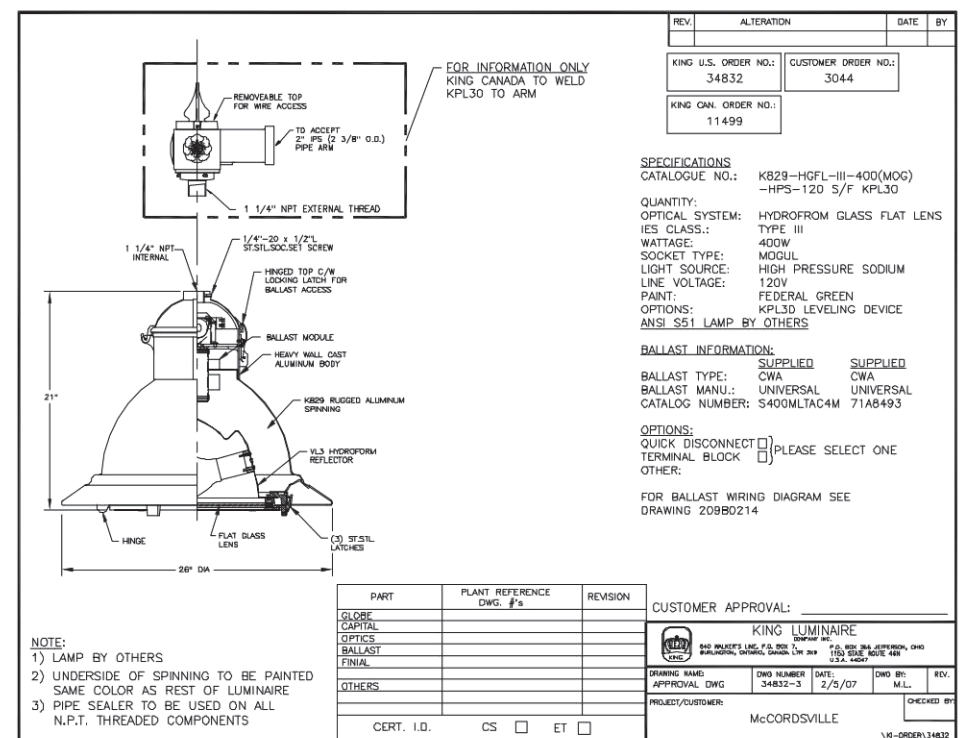
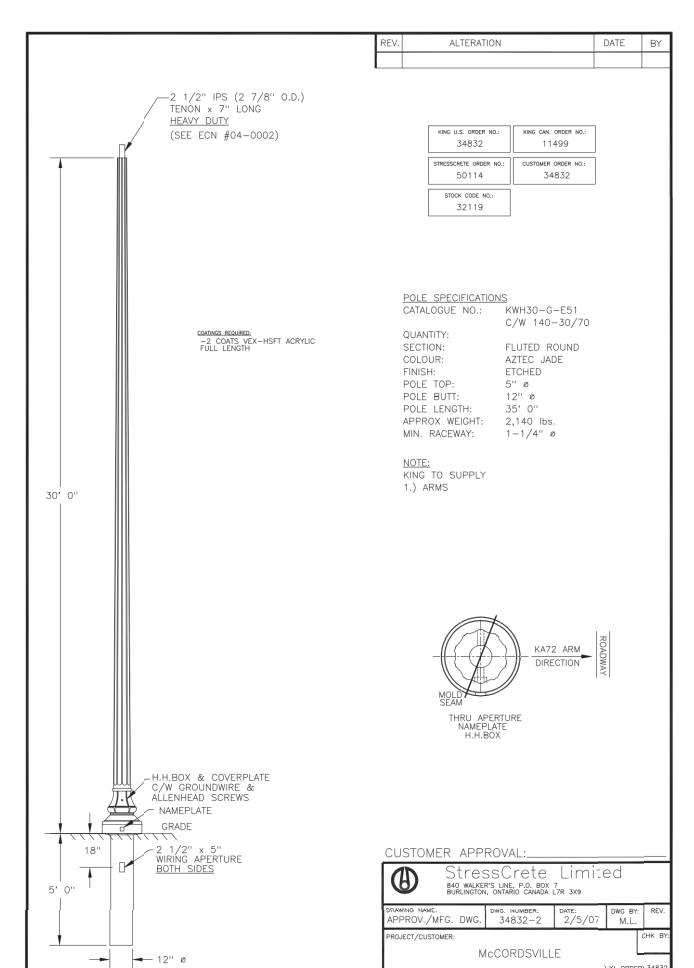
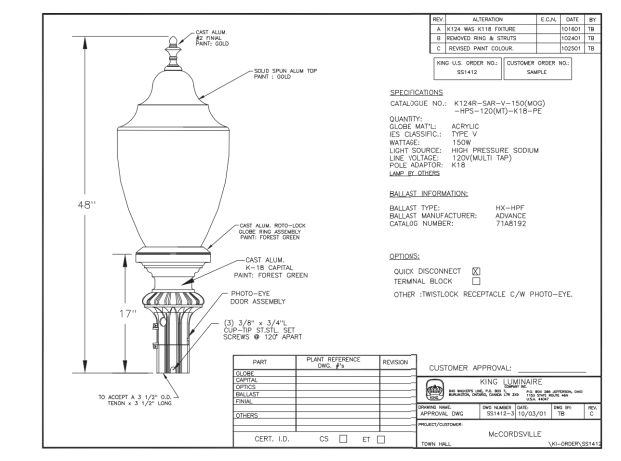
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APPROVAL PENDING
NOT FOR
CONSTRUCTION

TRAFFIC
CONTROL PLAN

**HAMPTON WALK
SECTION 1B**

ORIGINAL ISSUE: 7/22/2022
KHA PROJECT NO. 170227003
SHEET NUMBER C420



ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 2D:
GUIDE SIGNS--CONVENTIONAL ROADS OF THE MUTCD MANUAL
LATEST EDITION.

ALL TRAFFIC CONTROL AND STREET SIGNS SHALL UTILIZE THE
TOWN OF McCORDSVILLE STANDARD POLE. SEE TOWN'S
SPECIFICATIONS.

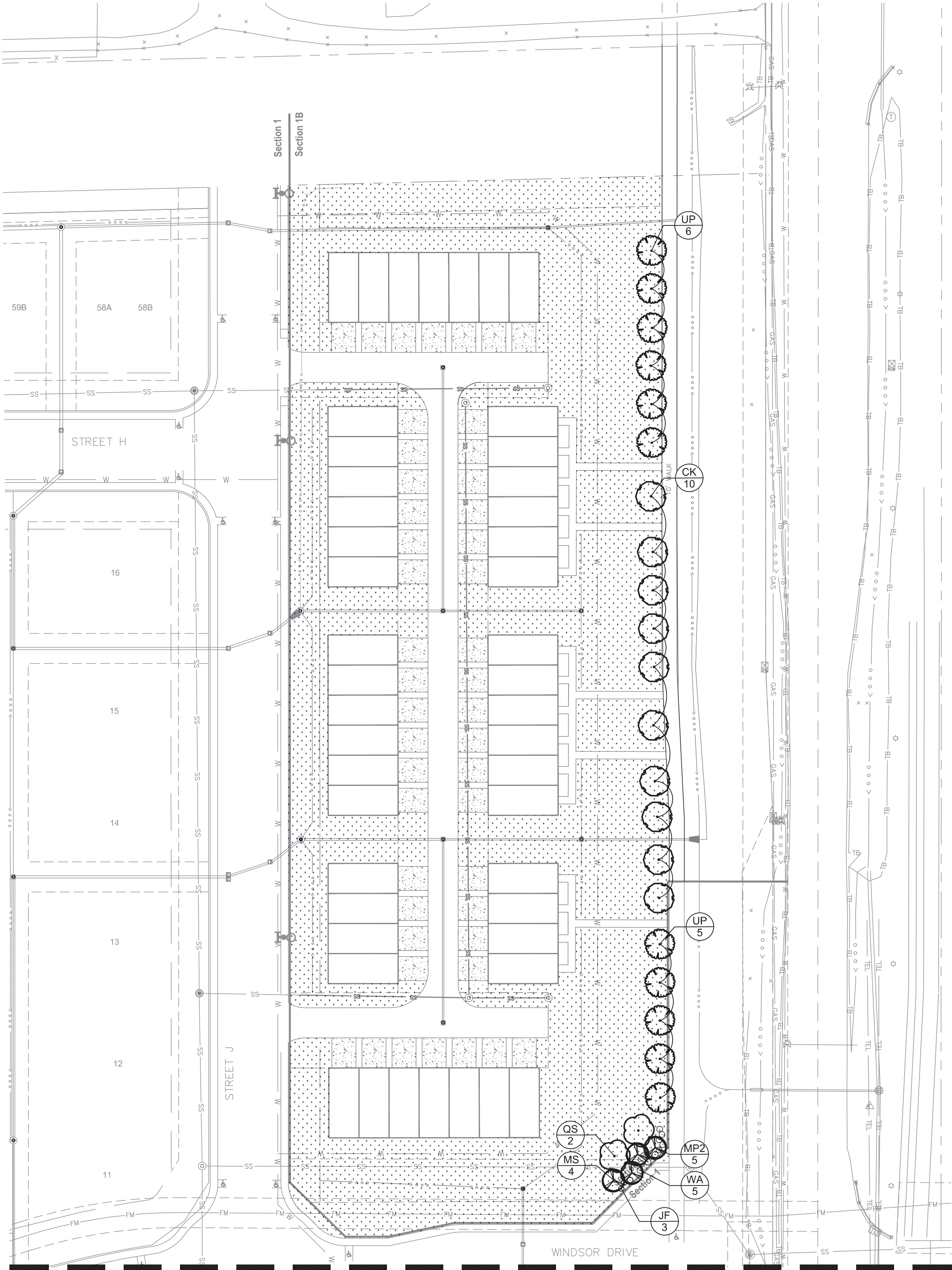
Indiana Utilities Protection Service

Call 811

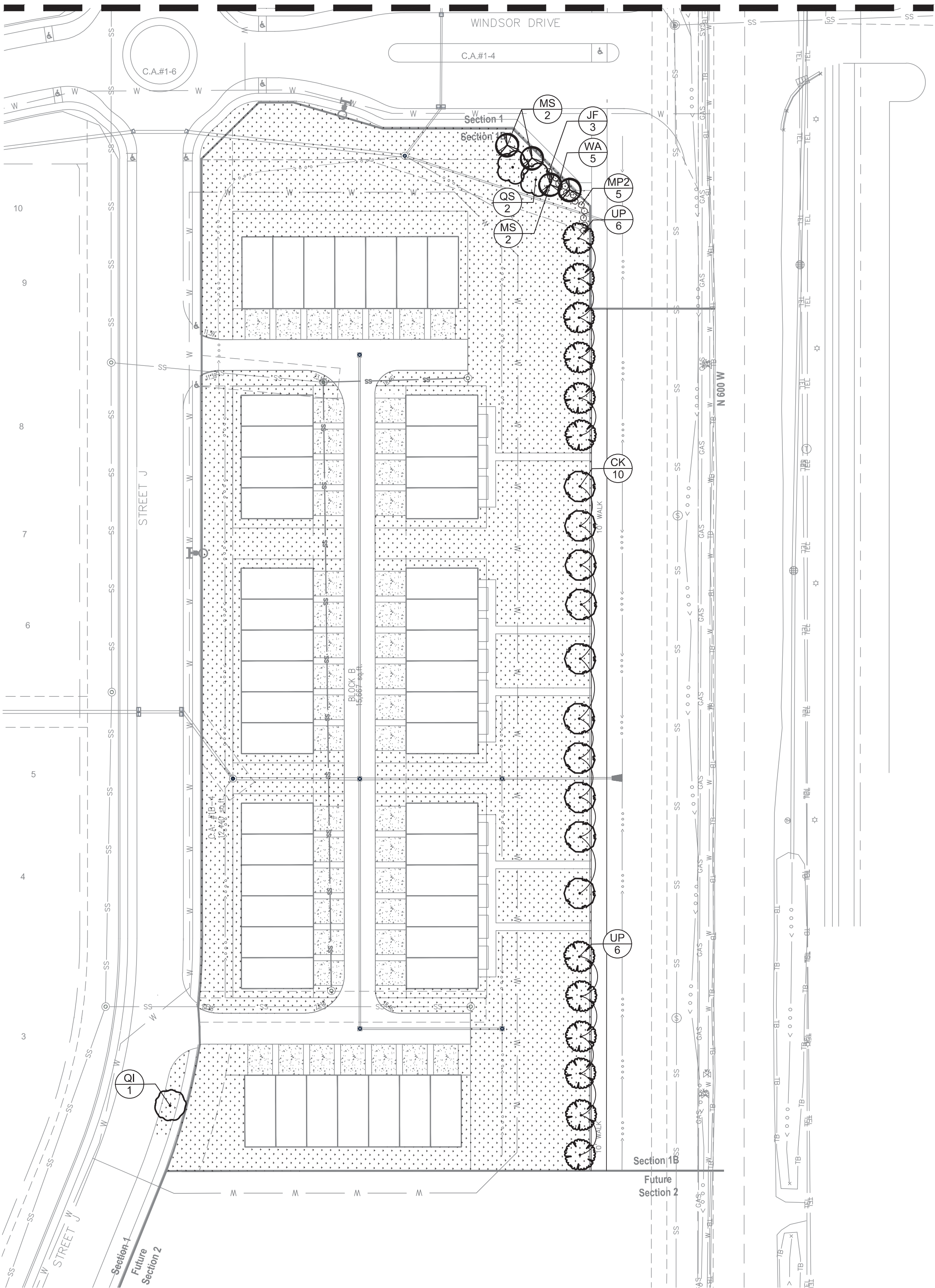
before you dig

A stylized black hand icon with the index finger pointing towards the '1' in '811'.

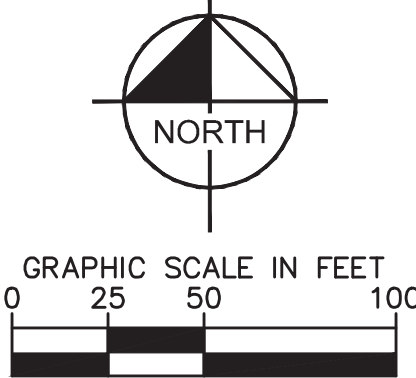
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MATCHLINE - SEE RIGHT



MATCHLINE - SEE LEFT



Indiana Utilities Protection Service



L100		SHEET NUMBER		KHA PROJECT NO. 170227003		ORIGINAL ISSUE: 7/22/2022		HAMPTON WALK SECTION 1B		LANDSCAPE PLAN		GRAND COMMUNITIES, LLC		 <i>Michelle Ryan</i>		<p>Kimley»Horn</p> <p>250 EAST 96TH STREET, SUITE 600, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 WWW.KIMLEY-HORN.COM</p> <p>SCALE: AS NOTED</p> <p>DESIGNED BY: JSM</p> <p>DRAWN BY: PCW</p> <p>CHECKED BY: BAH</p>	

