

Drawing name: K:\INDO\170227003_Hampton_Walk_Sec3_McCordsville_Amenity Area\Drawings\Amenity Area\Cover Sheet - AMENITY.dwg C100 Apr 07, 2024 10:45am by Grant Shortridge
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PLANS PREPARED FOR:
GRAND COMMUNITIES, LLC
FISCHER DEVELOPMENT COMPANY
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INDIANAPOLIS, IN 46250
CONTACT: PAUL MUNOZ
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EMAIL: pmunoz@fischerhomes.com

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.

ANTICIPATED START OF CONSTRUCTION DATE: JUNE 2024
ANTICIPATED COMPLETION OF CONSTRUCTION DATE: JUNE 2025

UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
WASTEWATER STORMWATER	DEPT. OF PUBLIC WORKS	6280 W 800 N McCordsville, IN 46055	317-335-3493	rcrider@mccordsville.org	RON CRIDER
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NATURAL GAS	VECTREN ENERGY	201 W SOUTH STREET GREENFIELD, IN 46140	765-648-3246	ndearing@vectren.com	NICK DEARING
WATER	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING Jr. STREET Indianapolis, IN 46202	317-927-4351	bhostetler@CitizensEnergyGroup.com	BRAD HOSTETLER
TELEPHONE / COMMUNICATIONS	NINESTAR CONNECT	2243 E MAIN STREET GREENFIELD, IN 46140	317-323-2074	EMeyer@ninstarconnect.com	ERIC MEYER
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FIRE DEPARTMENT	VERNON TOWNSHIP FIRE DEPT.	7580 N. FORM STREET McCordsville, IN 46055	317-335-9236	mark.elder@vernonfire.us	MARK ELDER
CABLE	COMCAST	5330 E. 65th ST. Indianapolis, IN 46220	317-774-3384	matthew_stringer@cable.comcast.com	MATT STRINGER

PROJECT TEAM

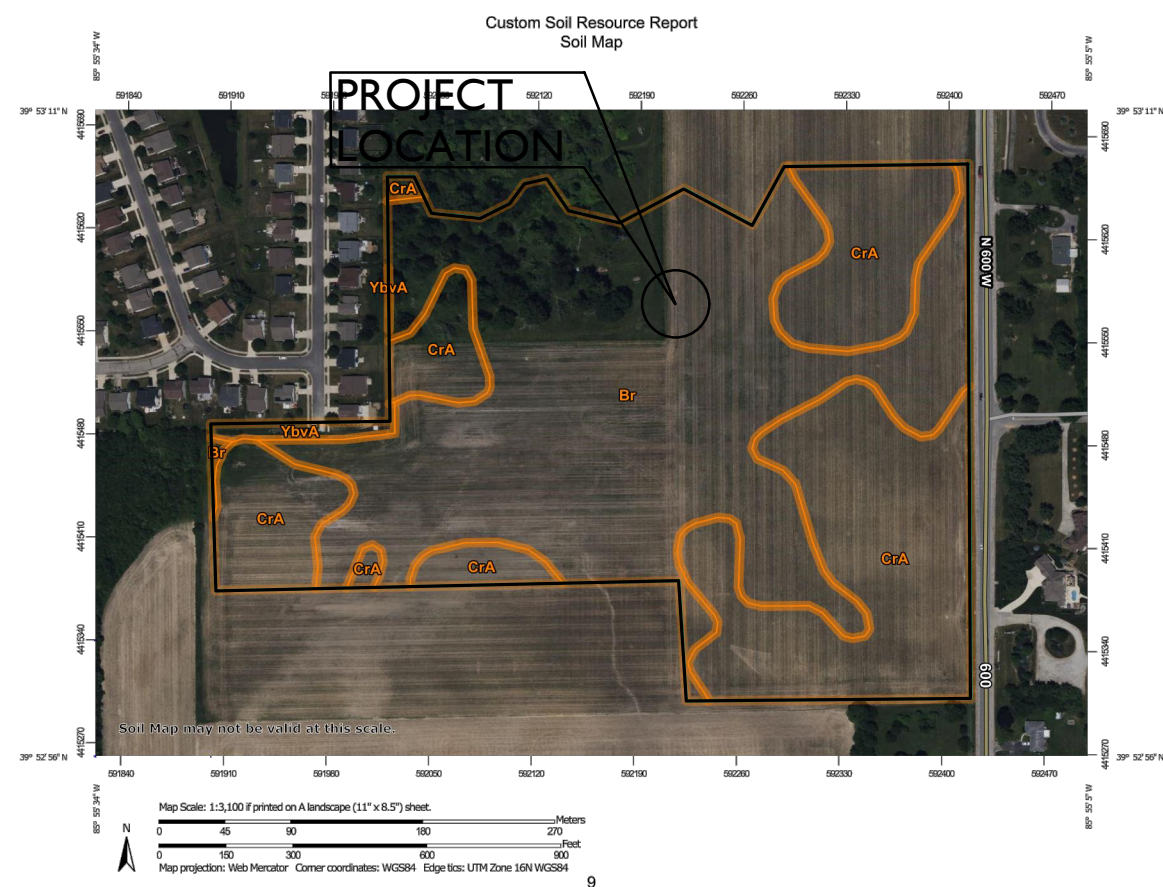
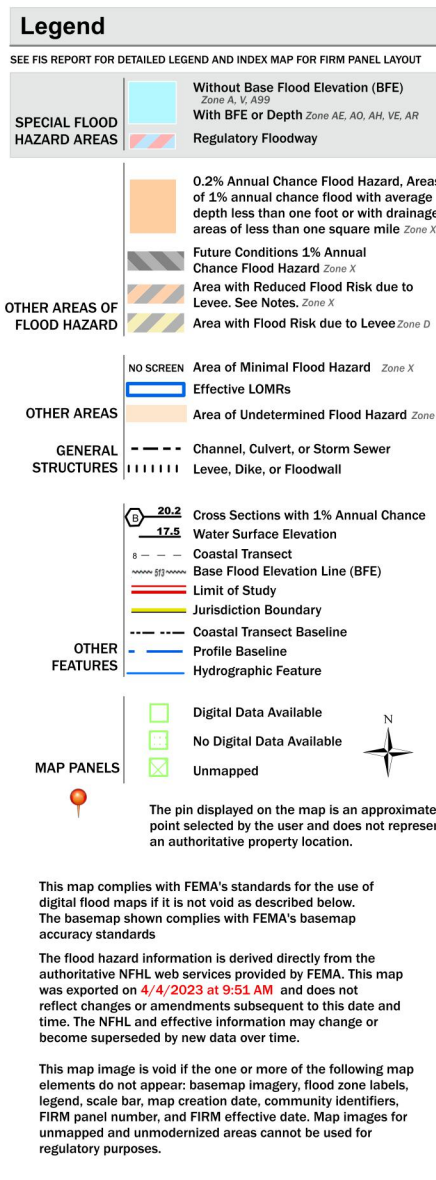
ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
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CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	317-912-4129	john.mcwhorter@kimley-horn.com	JOHN MCWHORTER

National Flood Hazard Layer FIRMette



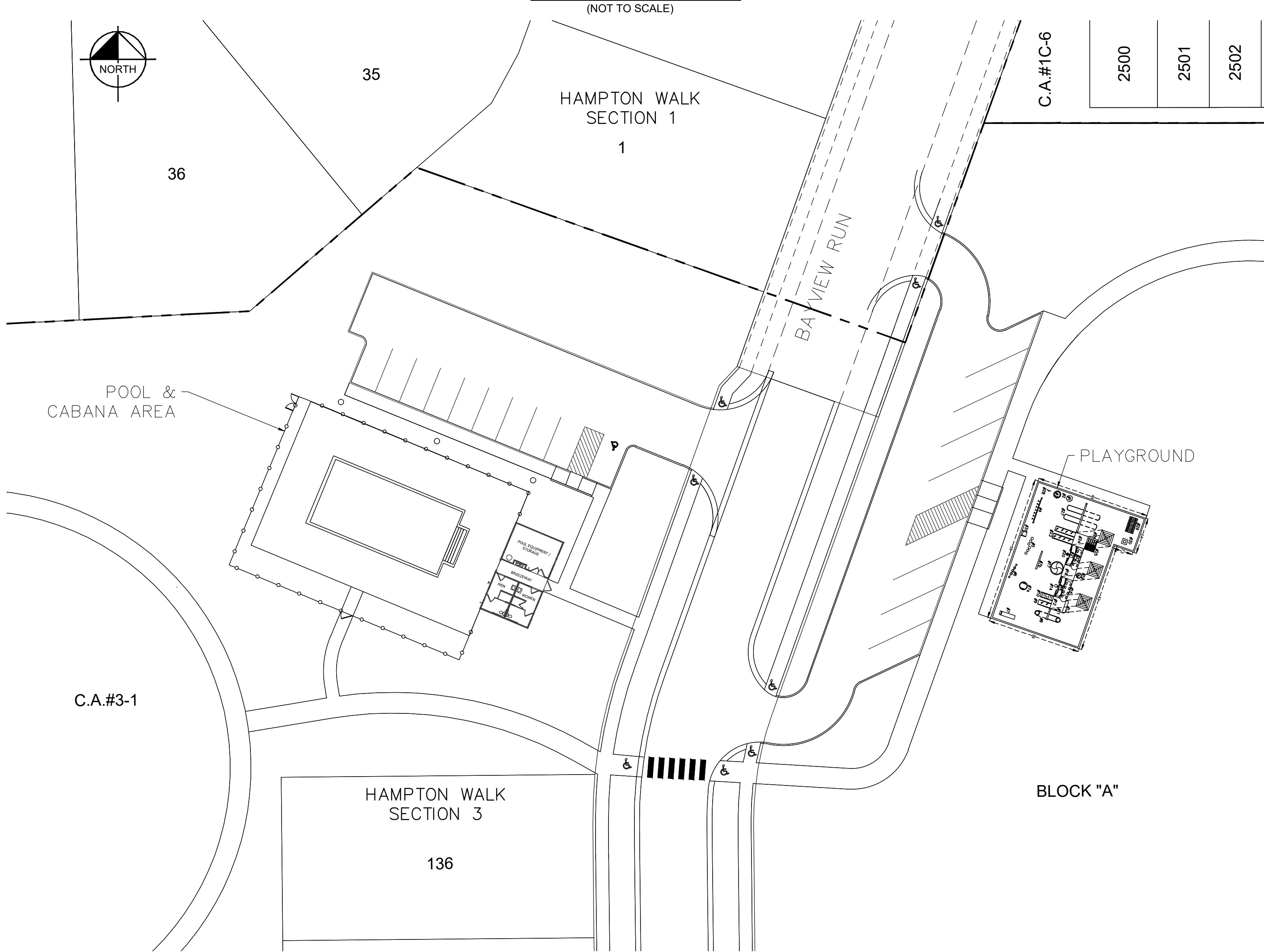
Map Unit Legend

Map Unit Symbol	Map Unit Name	Area in ACSI	Percent of ACSI
Br	Brickpaved city street, 8 to 12 percent slope	10.6	68.4%
C/A	Crack asphalt, New Curb Slopes	13.6	40.9%
Y/A	Brickpaved city street, Urban lot, 0 to 2 percent slope	0.4	1.1%
Total for Area of Interest		33.5	100.0%



HAMPTON WALK AMENITY AREA MCCORDSVILLE, INDIANA

LOCATION MAP



Sheet List Table

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CHECKED BY: BAH

WILLIAM A. BUTZ, JR.
REGISTERED
No. PE10606045
STATE OF INDIANA
PROFESSIONAL ENGINEER
4/5/2024

GRAND COMMUNITIES, LLC

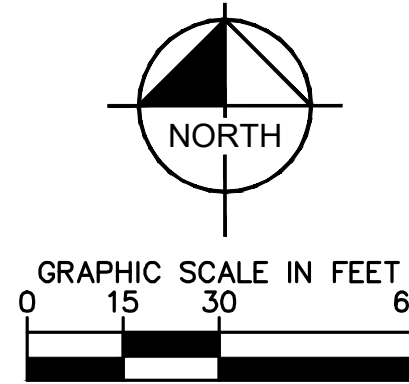
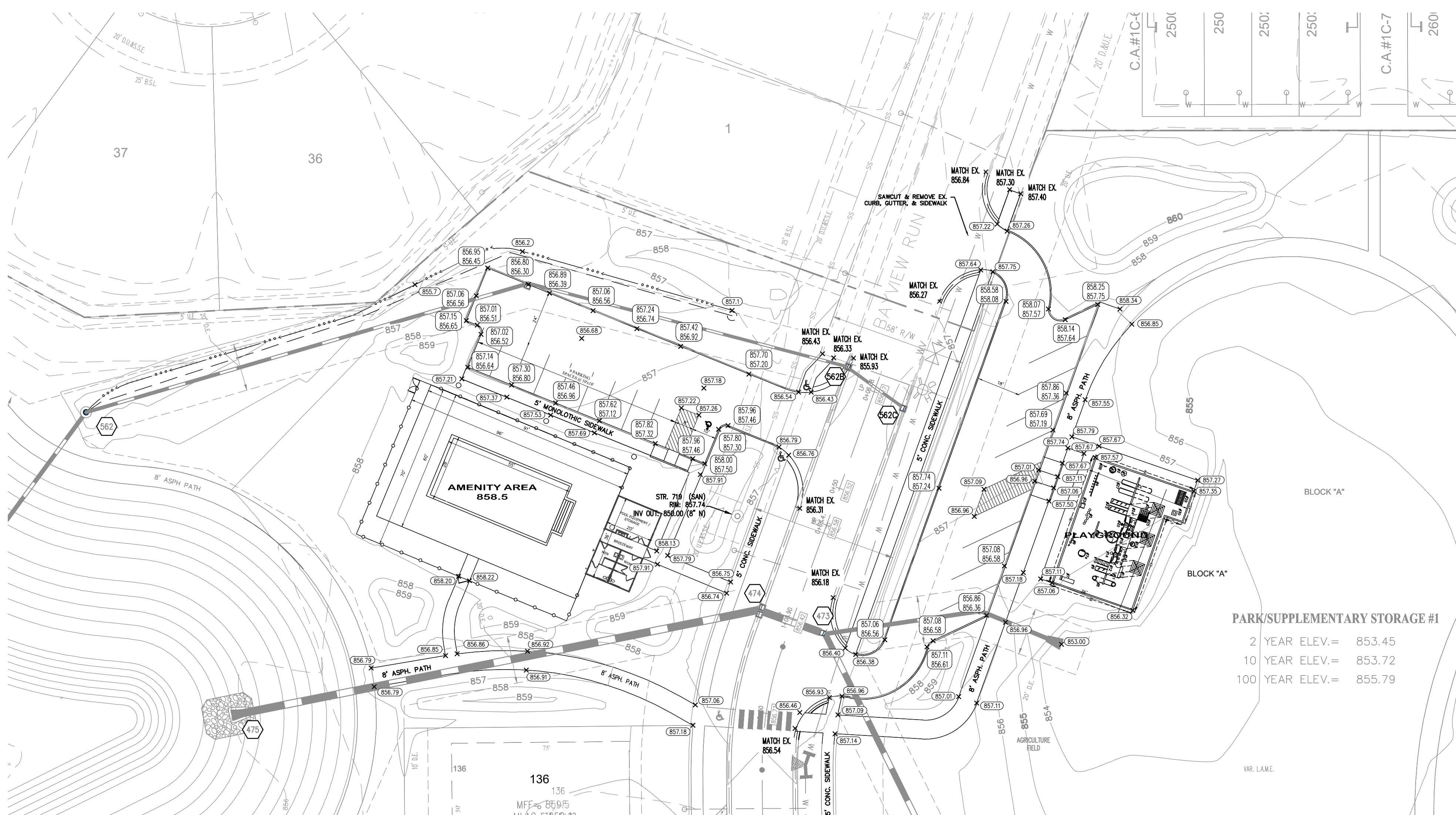
COVER SHEET

HAMPTON WALK
AMENITY AREA

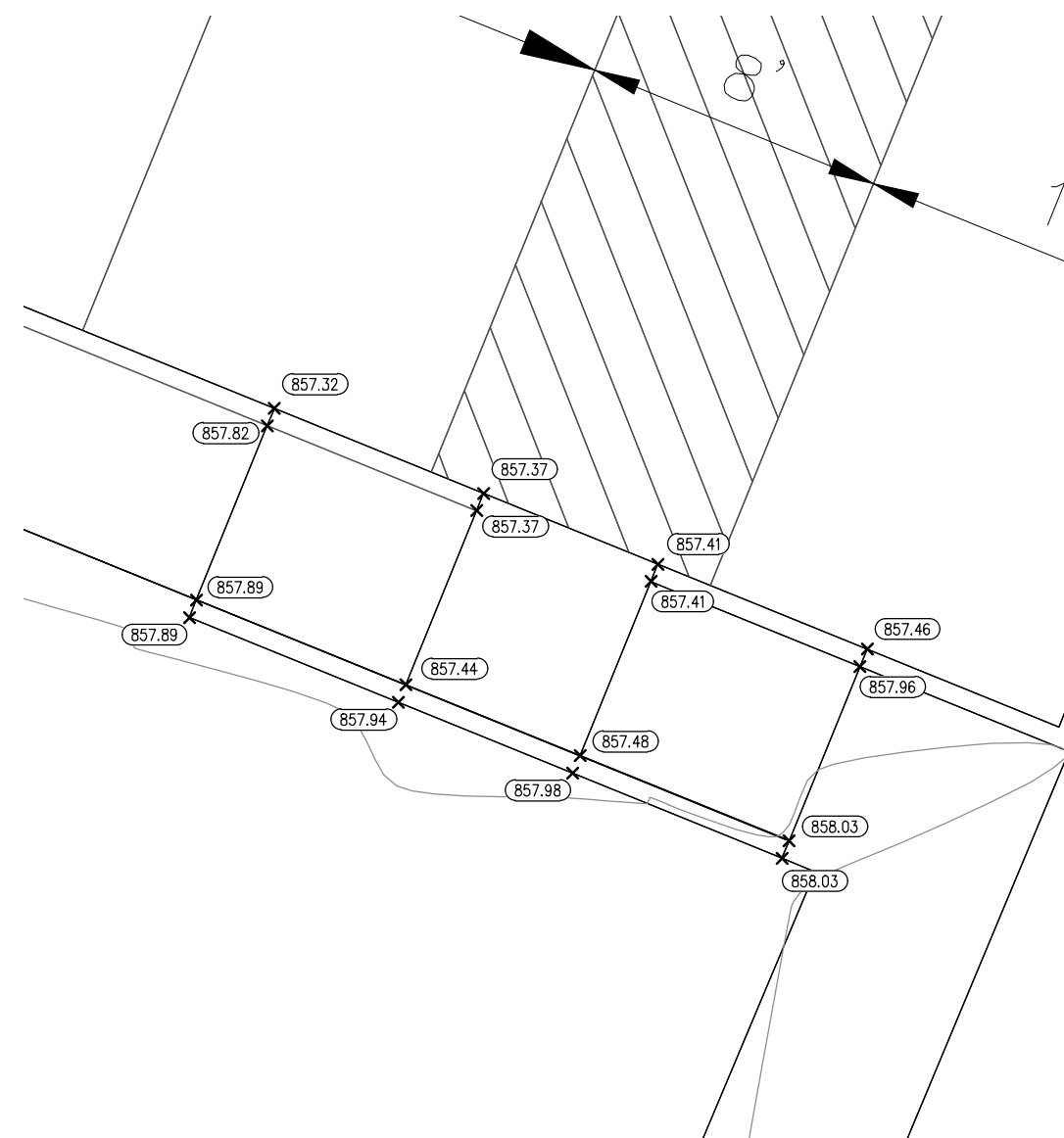
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SHEET NUMBER

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Drawing name: K:\IND_LEV\170227003_Hampton_Msk_Sec3_McCordville_IN_V2_Design\CADD\PlanSheet\Amenity Area Plan.dwg C200 Apr 07, 2024 10:48am by: Grant.Shortridge
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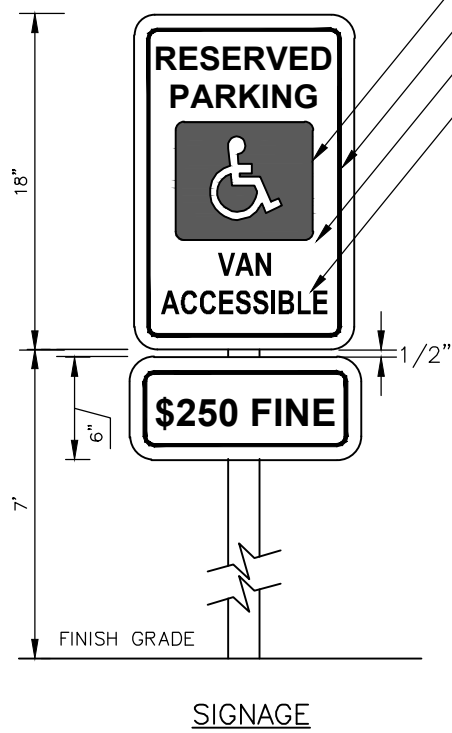
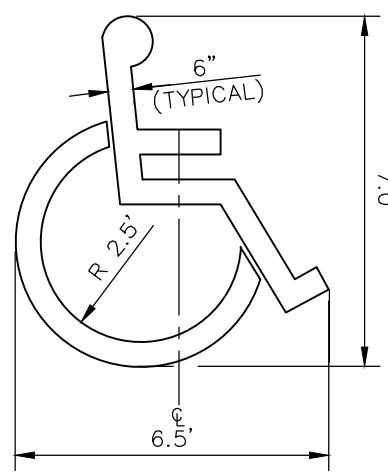
LEGEND	
	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED GRADE
	PROPOSED CONTOUR
	PROPOSED WATER LINE
	PROPOSED SWALE
	PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
	ADA RAMP TO BE INSTALLED
	RP-RAP
	LOT NUMBER PAD ELEVATION
	PROPOSED 4' UNDERDRAINS



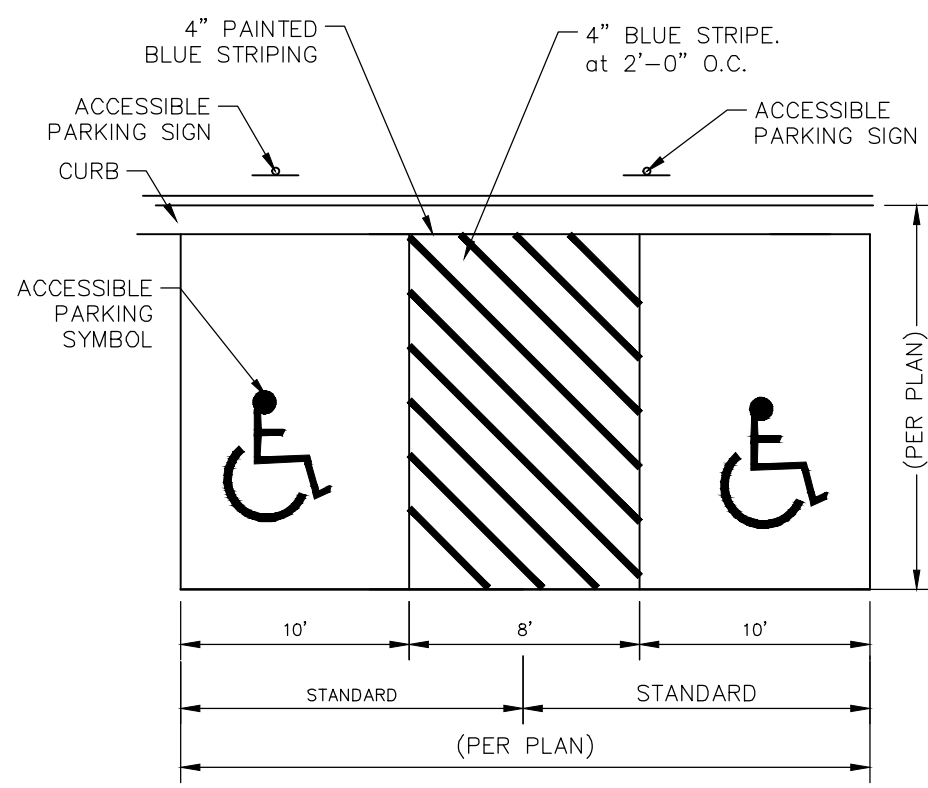
SITE/GRADING PLAN

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.

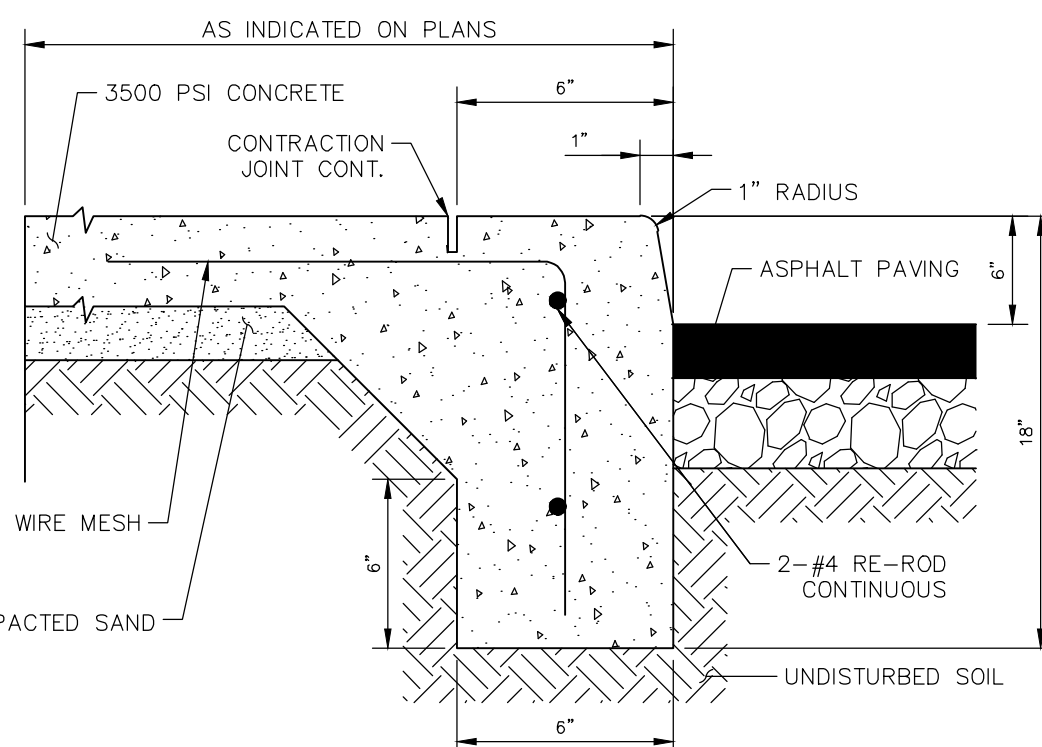


- WHITE SYMBOL ON BLUE BACKGROUND
LEGEND & BORDER: GREEN
BACKGROUND: WHITE
- "VAN ACCESSIBLE" TO BE PROVIDED WHERE PARKING SPACE AND ADJACENT ACCESS AISLE IS 16' MINIMUM TOTAL WIDTH
- NOTES:
1. ALL LETTERS ARE 1" AERIES "C" PER MUTCD.
 2. SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTORIZED LEGEND AND BORDER.
 3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WITH GREEN LEGEND AND BORDER.
 4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
 5. ONE(1) SIGN REQUIRED FOR EACH PARKING SPACE.
 6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH A.D.A STANDARDS AND LOCAL LAWS.



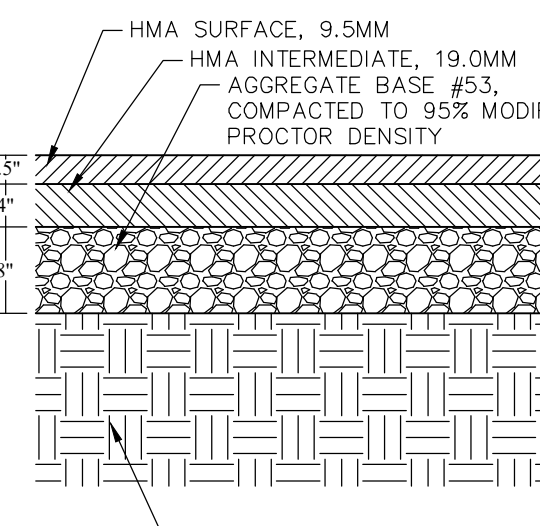
ACCESSIBLE PAVEMENT MARKINGS

N.T.S.



MONOLITHIC CURB & WALK

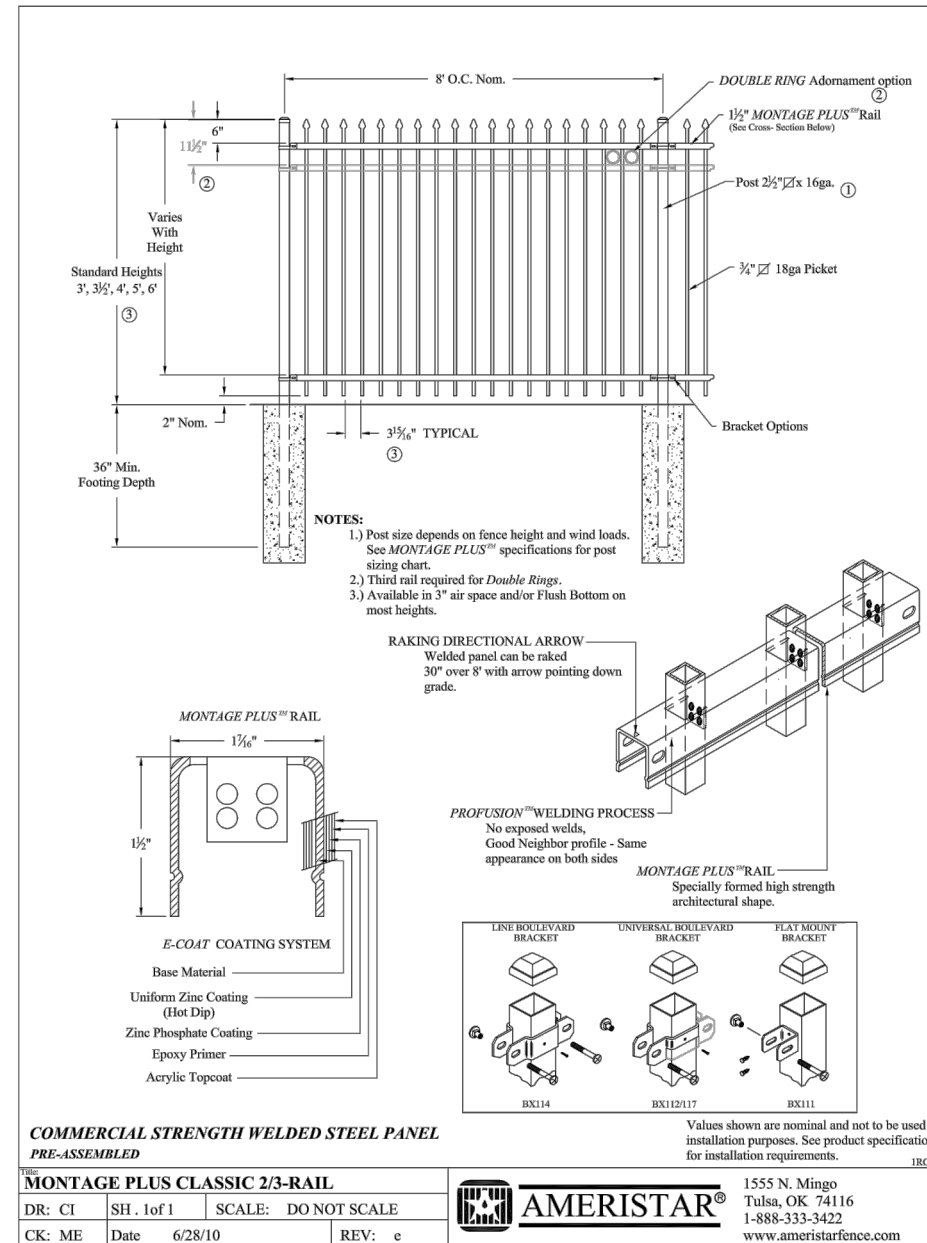
N.T.S.



PARKING LOT PAVEMENT MATERIAL

N.T.S.

RAMP GRADING



FENCE DETAIL

N.T.S.

Indiana Utilities Protection Service



GRAND COMMUNITIES, LLC

AMENITY AREA PLAN

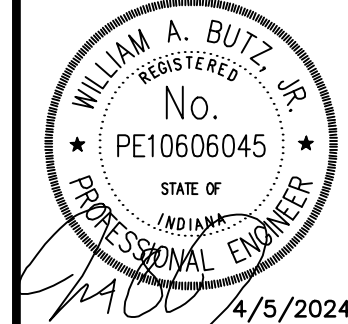
HAMPTON WALK AMENITY AREA

ORIGINAL ISSUE: 4/5/2024
KHA PROJECT NO. 170227003
SHEET NUMBER

C200

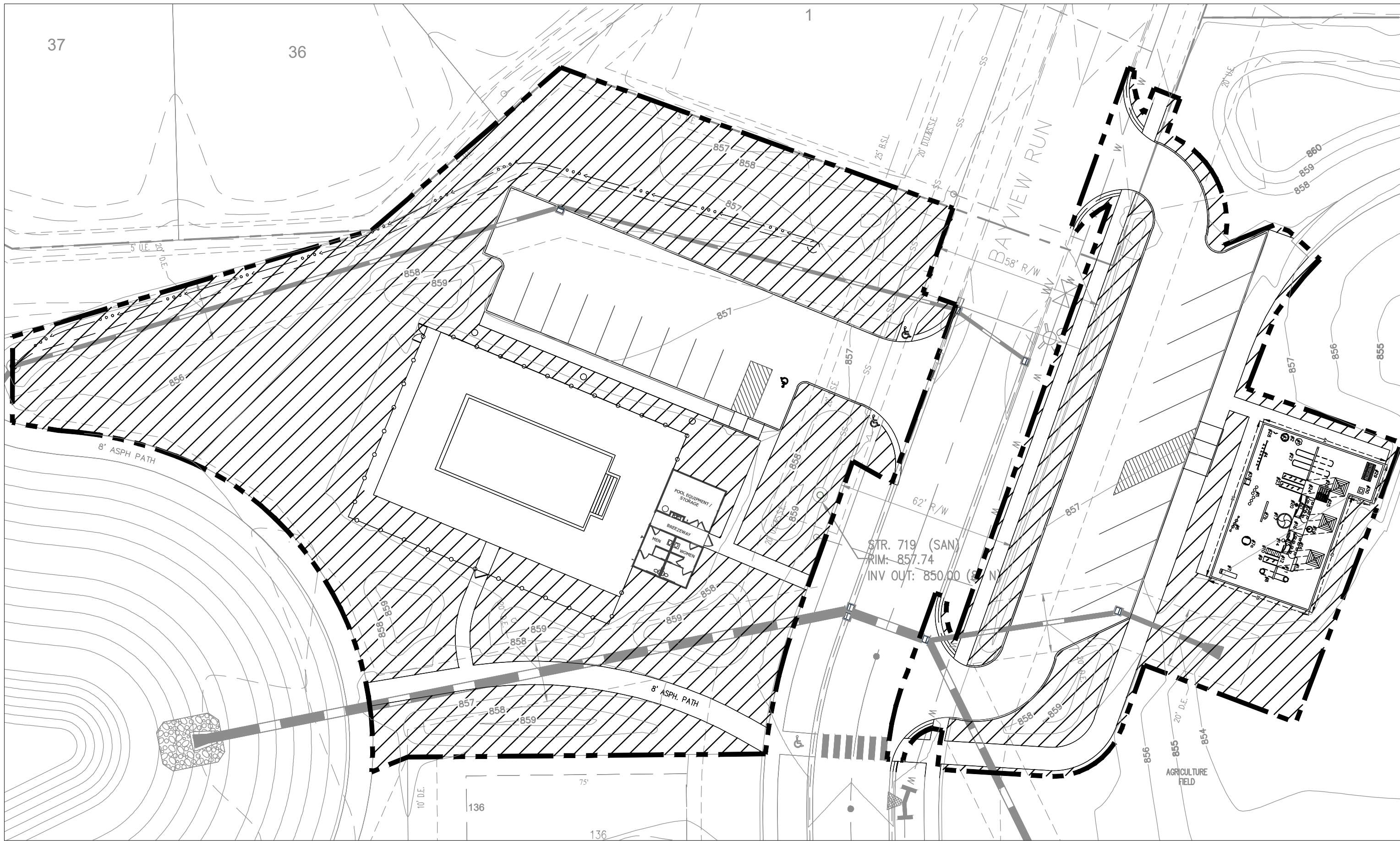
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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

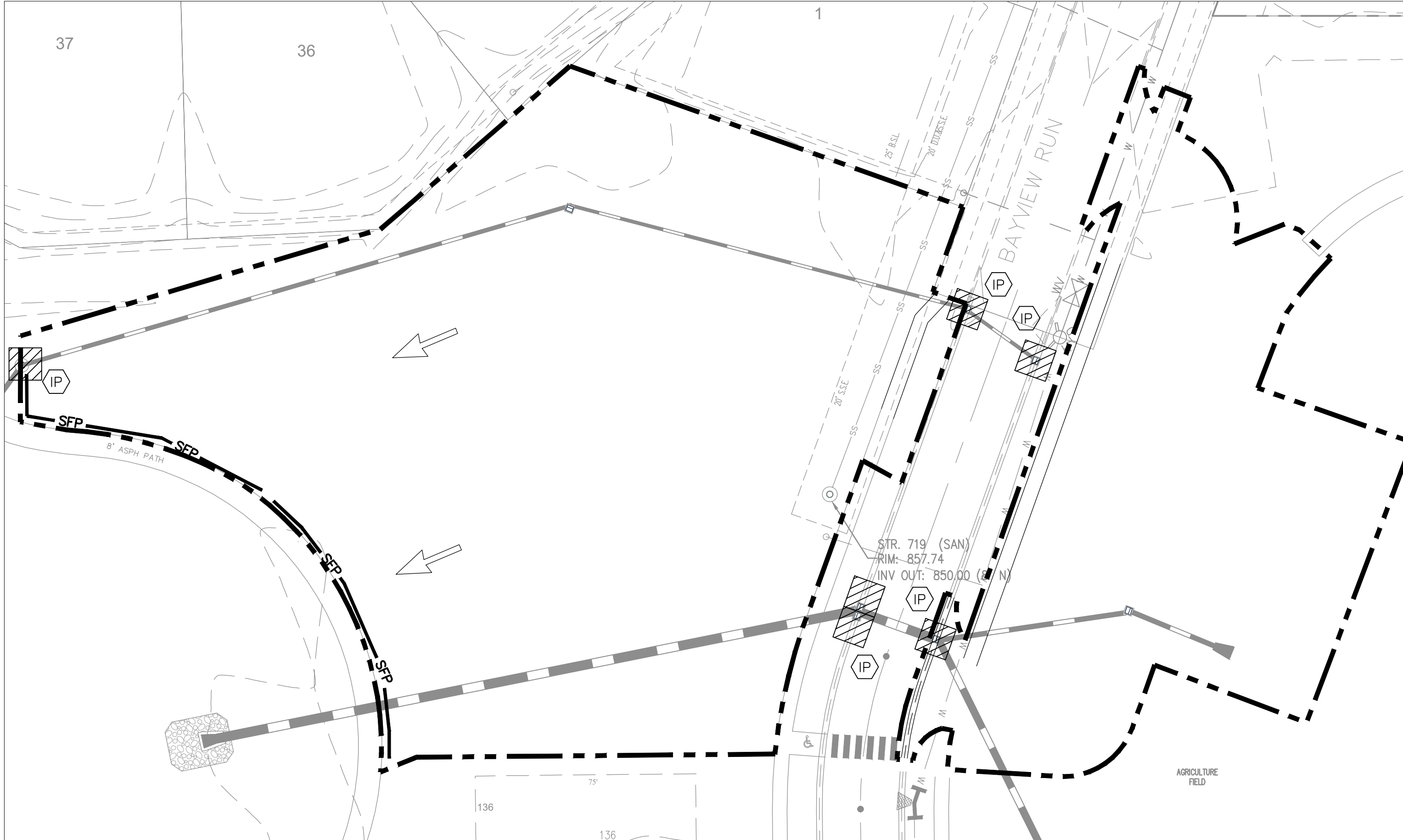


REVISIONS
No. DATE BY

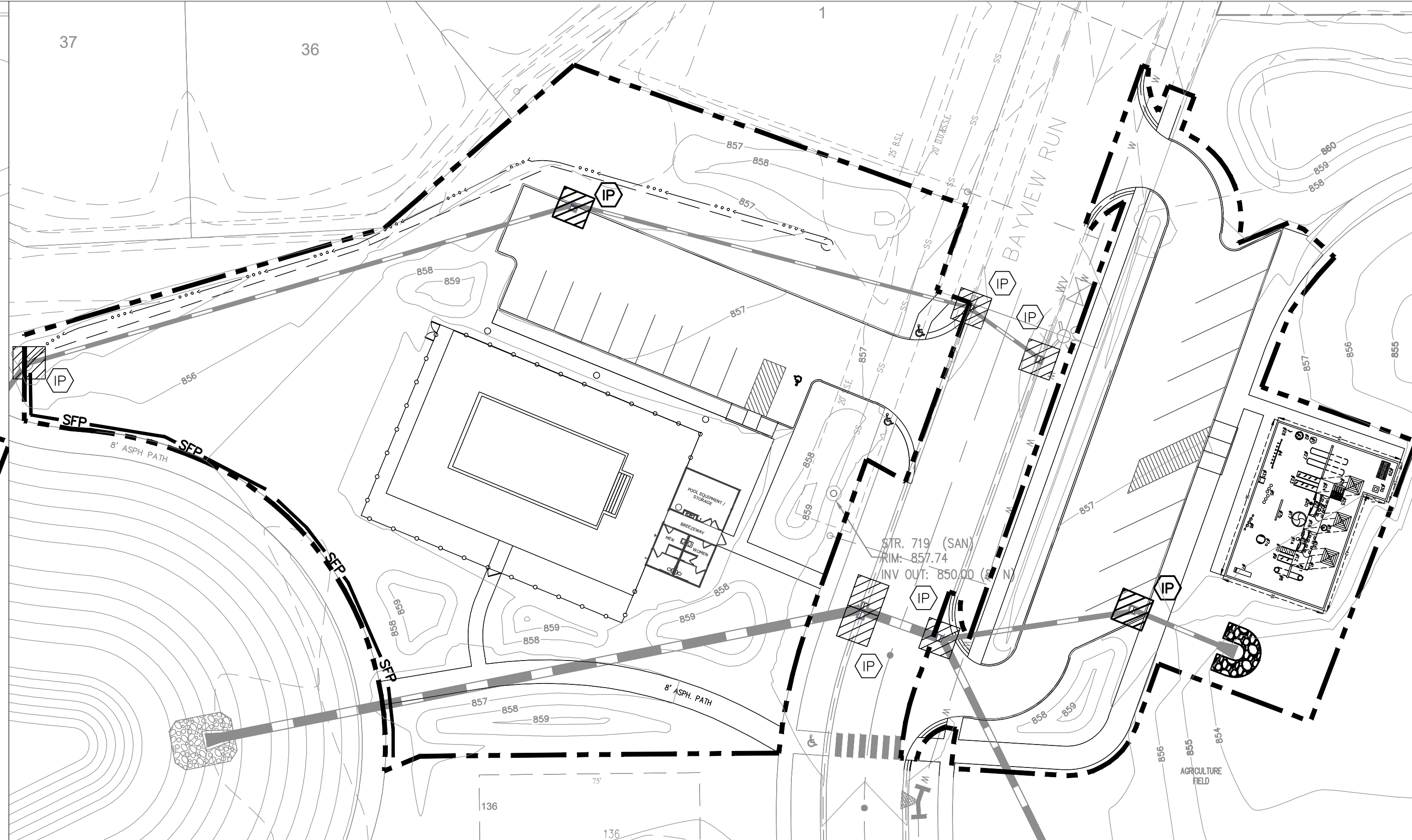
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PERMANENT EROSION CONTROL



INITIAL EROSION CONTROL

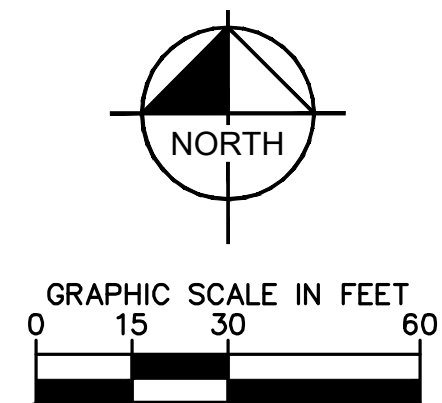


TEMPORARY EROSION CONTROL

SEEDING CHART												
STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A	—————*			*	—————				
DORMANT SEEDING	B	—————									B	—————
TEMPORARY SEEDING			C	—————			D	—————				
SODDING			E	—————				—————				
			**	—————				—————				
MULCHING	F	—————										

- | | | | | | |
|---|---|---|----------------------------------|----|---|
| A | KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE | C | SPRING OATS 100 LBS/ACRE | * | IRRIGATION NEEDED DURING JUNE AND JULY |
| B | KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE | D | WHEAT OR CEREAL RYE 150 LBS/ACRE | ** | IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD. PHOSPHORUS CONTAINING FERTILIZER SHALL NOT BE APPLIED UNLESS SOIL TEST DEEMS IT NECESSARY. |
| | | E | SOD | | |
| | | F | STRAW MULCH 2 TONS/ACRE | | |

ACRES OF DISTURBANCE
1.48 ACRES



- NOTES
- CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ONSITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NOT ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
 - ALL EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED DURING CONSTRUCTION. IF THE DESIGNED FACILITIES DO NOT PERFORM AS PROPOSED, THE TOWN, AS THE MS4 AUTHORITY, MAY REQUIRE ADDITIONAL MEASURES.

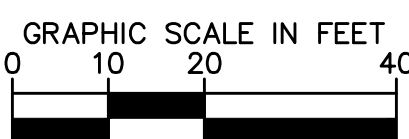
CONTACT PERSON FOR EROSION CONTROL & SEDIMENT PRACTICES
GRAND COMMUNITIES, LLC.
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INDIANAPOLIS, IN 46250
TELEPHONE: (765) 835-6535
CONTACT: PAUL MUNOZ
EMAIL: pmunoz@grandhomes.com

Indiana Utilities Protection Service

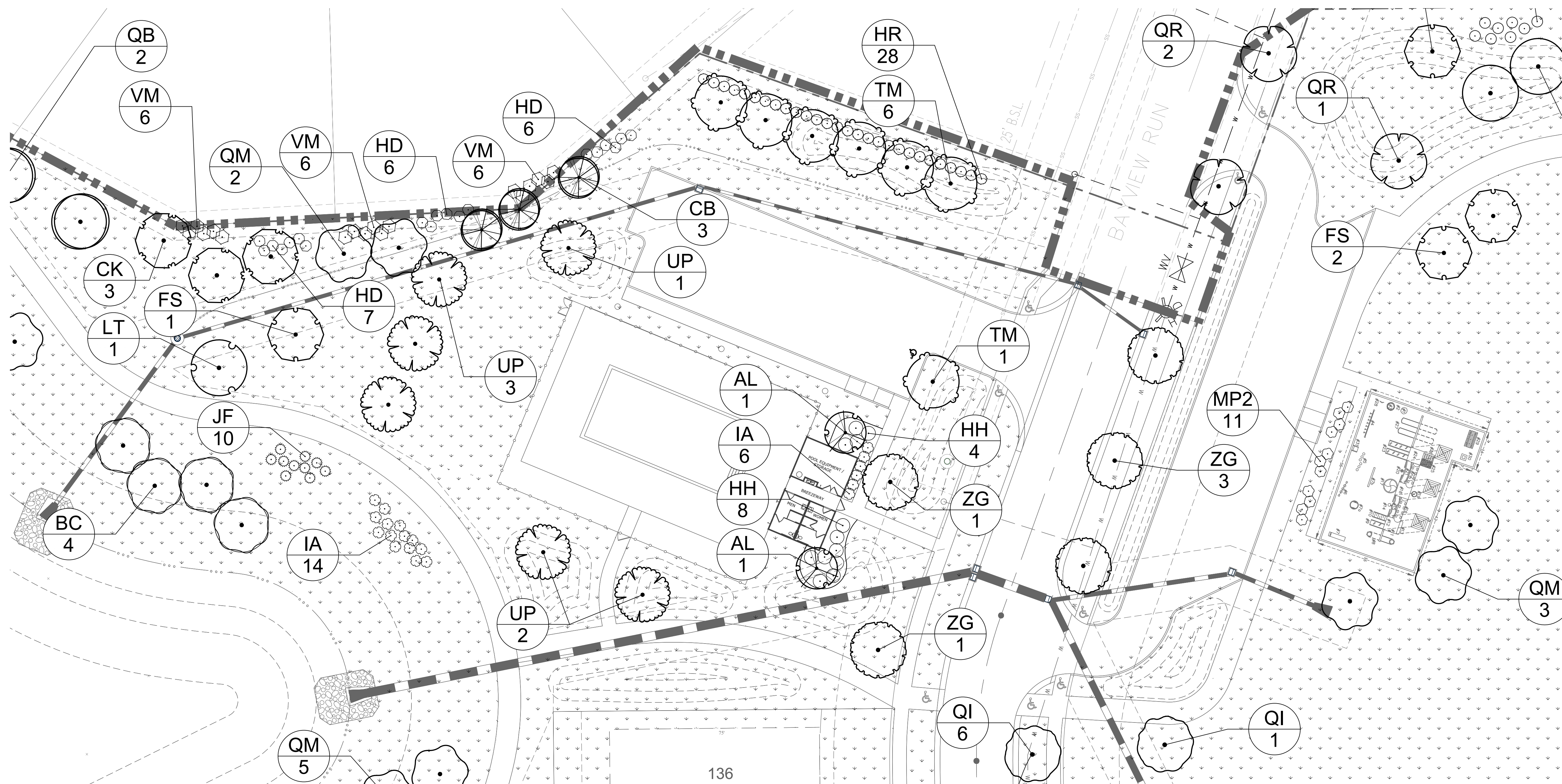


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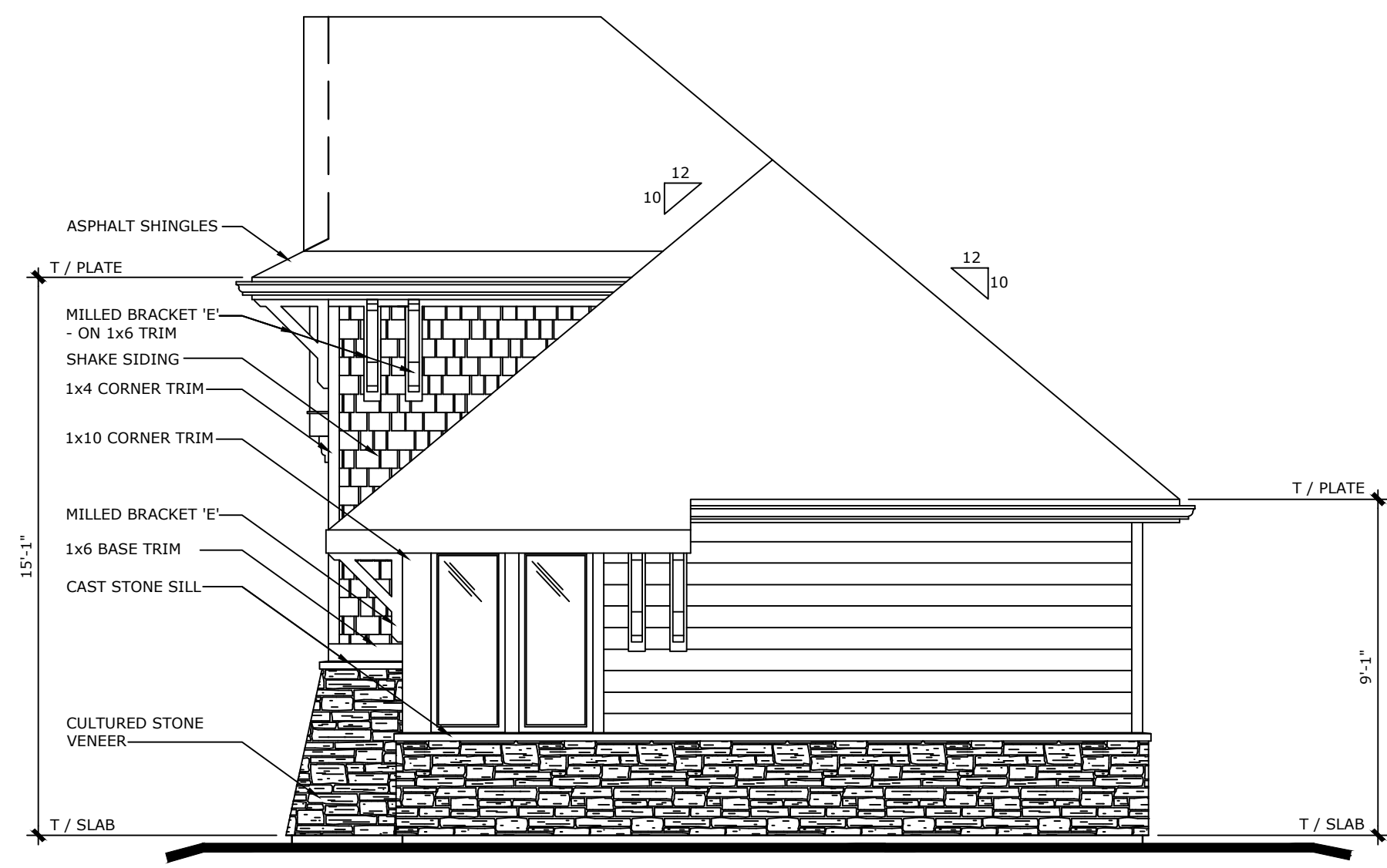
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WILLIAM A. BUTZ, JR. REGISTERED No. PE10606045 STATE OF INDIANA PROFESSIONAL ENGINEER				4/5/2024			
GRAND COMMUNITIES, LLC				EROSION CONTROL PLAN			
HAMPTON WALK AMENITY AREA				ORIGINAL ISSUE: 4/5/2024 KHA PROJECT NO. 170227003 SHEET NUMBER C300			



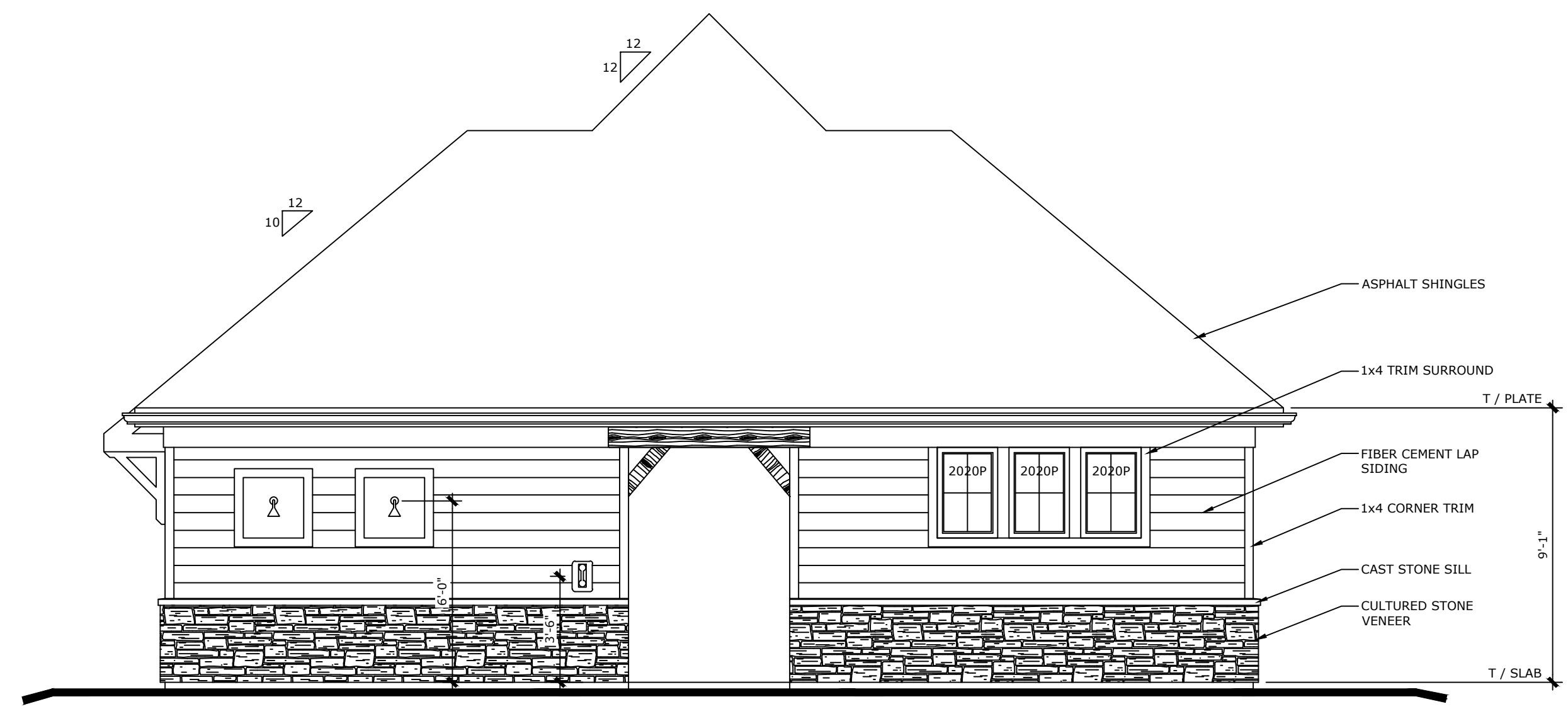
NOTE: REFER TO APPROVED SECTION 3 PLANS
FOR FULL LANDSCAPE PLAN AND PLANT SCHEDULE



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04 RIGHT SIDE ELEVATION



03 REAR ELEVATION

[illegible]

CABANA ELEVATIONS

HAMPTON WALK
AMENITY AREA

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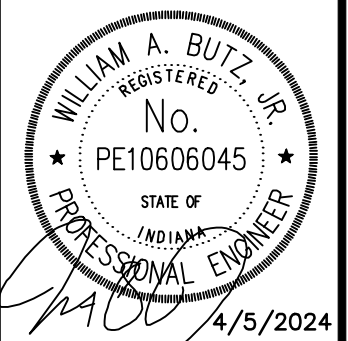


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HAMPTON WALK
AMENITY AREA

CABANA RENDERING

GRAND
COMMUNITIES,
LLC



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DRAWN BY:	PCW
CHECKED BY:	BAH

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