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INDIANAPOLIS, IN 46250
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THESE PLANS MEET THE MOST CURRENT ADA STANDARDS.

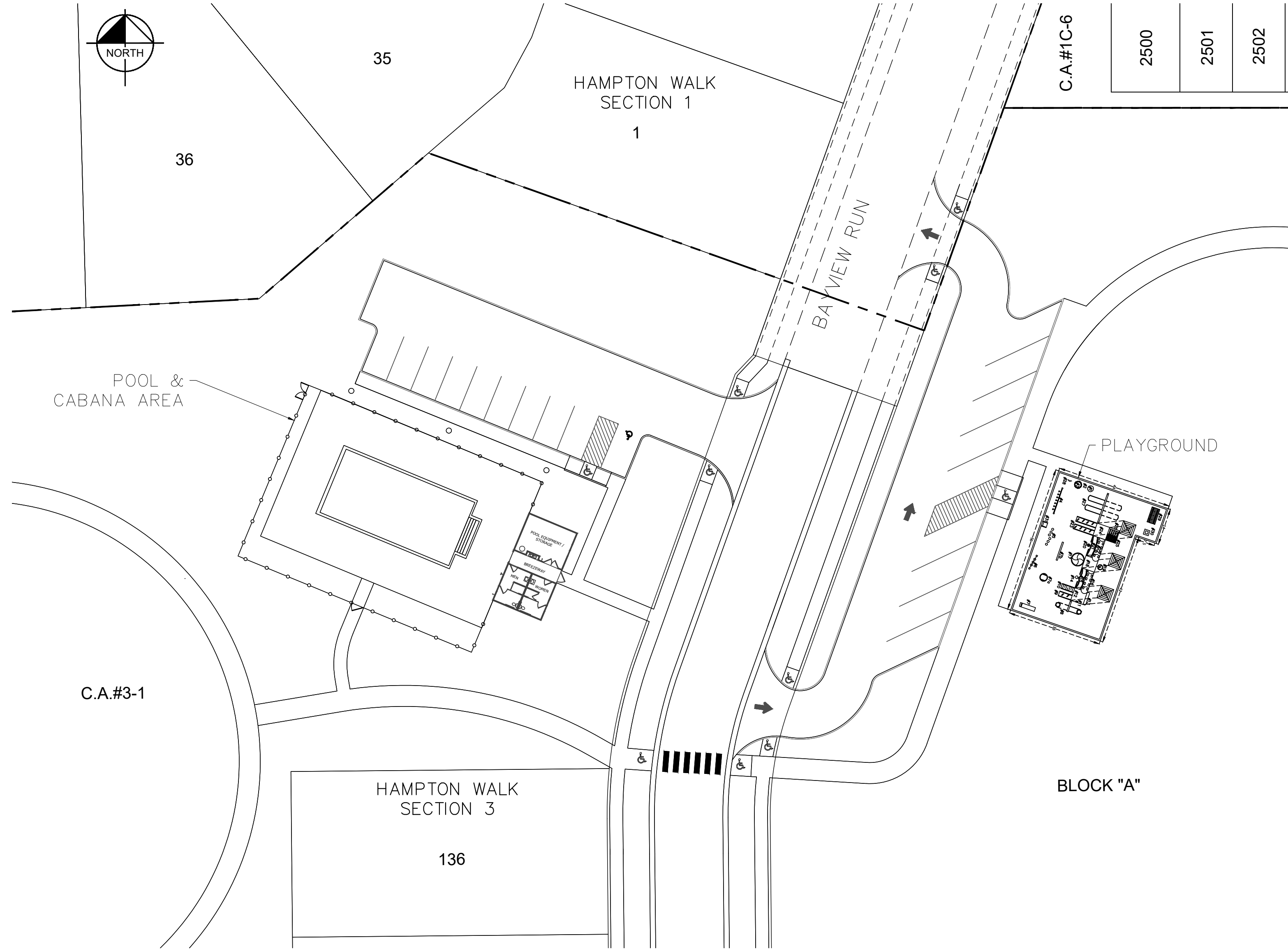
ANTICIPATED START OF CONSTRUCTION DATE: JUNE 2024
ANTICIPATED COMPLETION OF CONSTRUCTION DATE: JUNE 2025

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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

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Bv	Brookston siltly clay loam, 0 to 2 percent slopes	19.6	58.4%
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	13.6	40.5%
YbW	Brookston siltly clay loam-Urban land complex, 0 to 2 percent slopes	0.4	1.1%
Totals for Area of Interest		33.5	100.0%

(NOT TO SCALE)

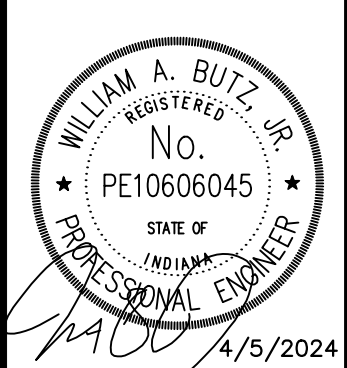


Sheet Number	Sheet Title
C100	COVER SHEET
C200	AMENITY AREA PLAN
C300	EROSION CONTROL PLAN
C301	EROSION CONTROL DETAILS
C302	EROSION CONTROL DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
A200	CABANA ELEVATIONS
A201	CABANA RENDERING
* 1 - 10	MCCORDSVILLE SPECS AND DETAILS

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



GRAND
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LLC

COVER SHEET

HAMPTON WALK
AMENITY AREA

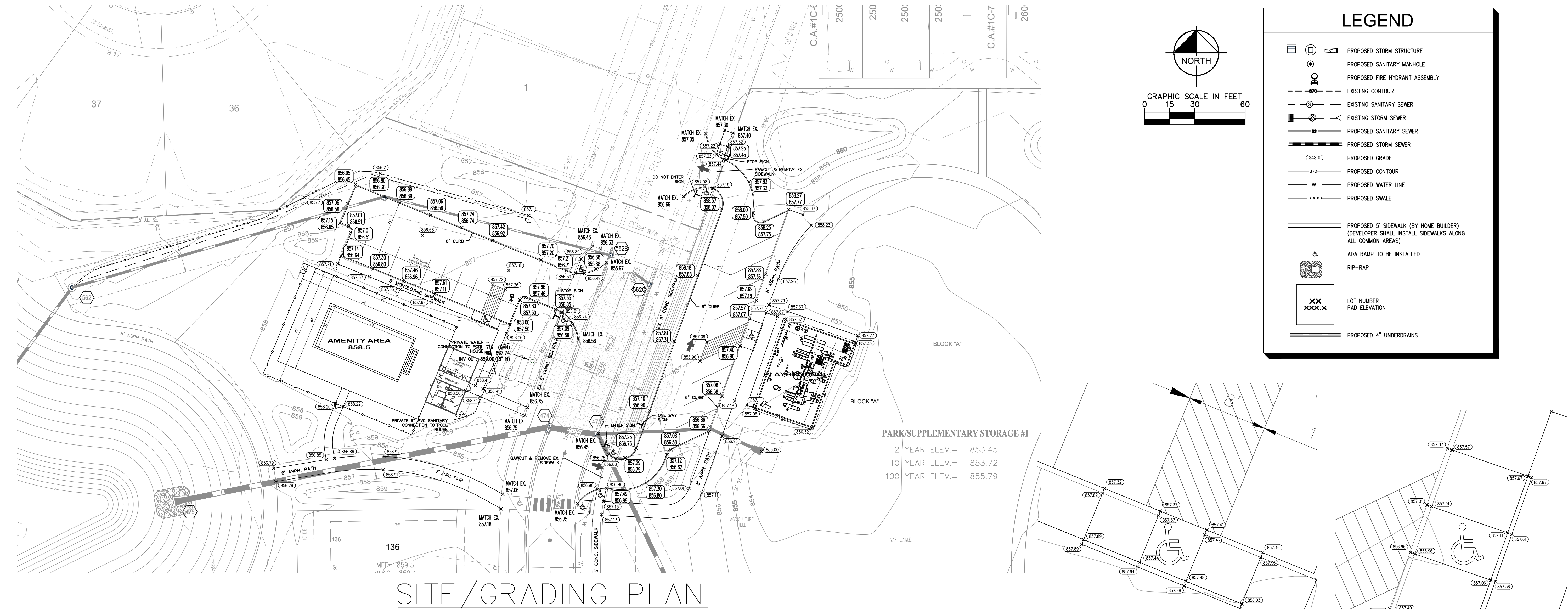
ORIGINAL ISSUE:

4/5/2024

SHEET NUMBER

C100

Drawing name: K:\IND_LDEV\170227003_Hampton_Mok_Sec3_McCordville_IN_V2_Design\CADD\PlanSheet\Amenity Area Plan.dwg C200 Apr 23, 2024 4:34pm by Joey Gee
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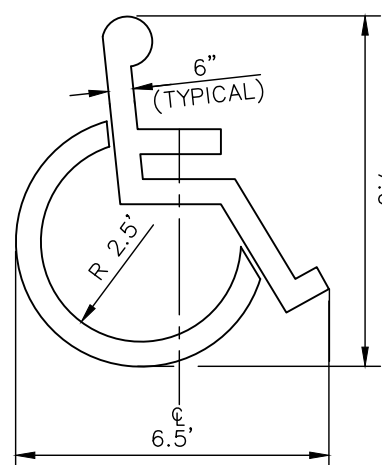
SITE/GRADING PLAN

NOTES

1. ALL TRUNCATED DOME PLATES SHALL BE BLACK
2. A 8" WIDE YELLOW PAINTED 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.
3. ALL SIGN POSTS SHALL MATCH THOSE USED THROUGHOUT NEIGHBORHOOD.

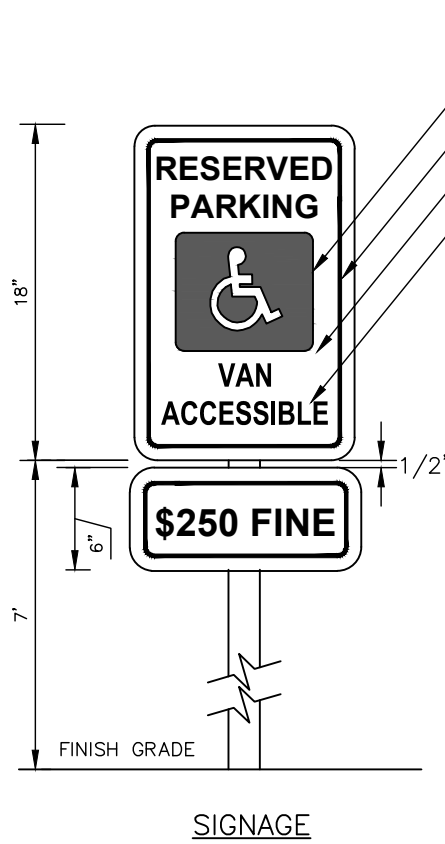
UTILITY CROSSINGS

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.



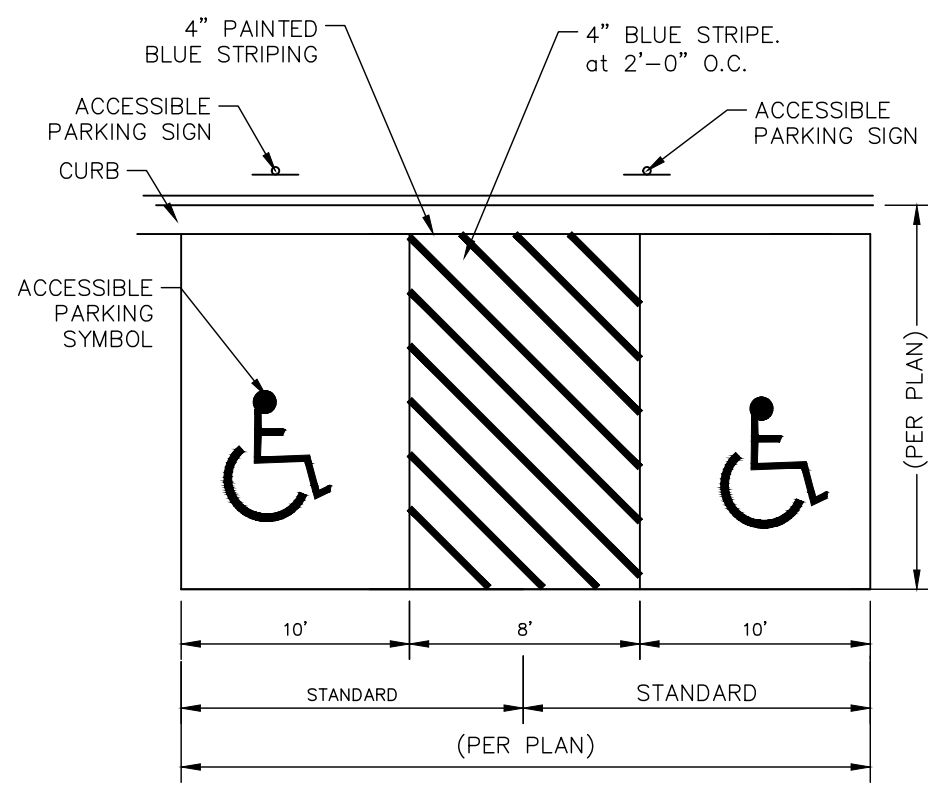
ACCESSIBLE PARKING SYMBOL

N.T.S.



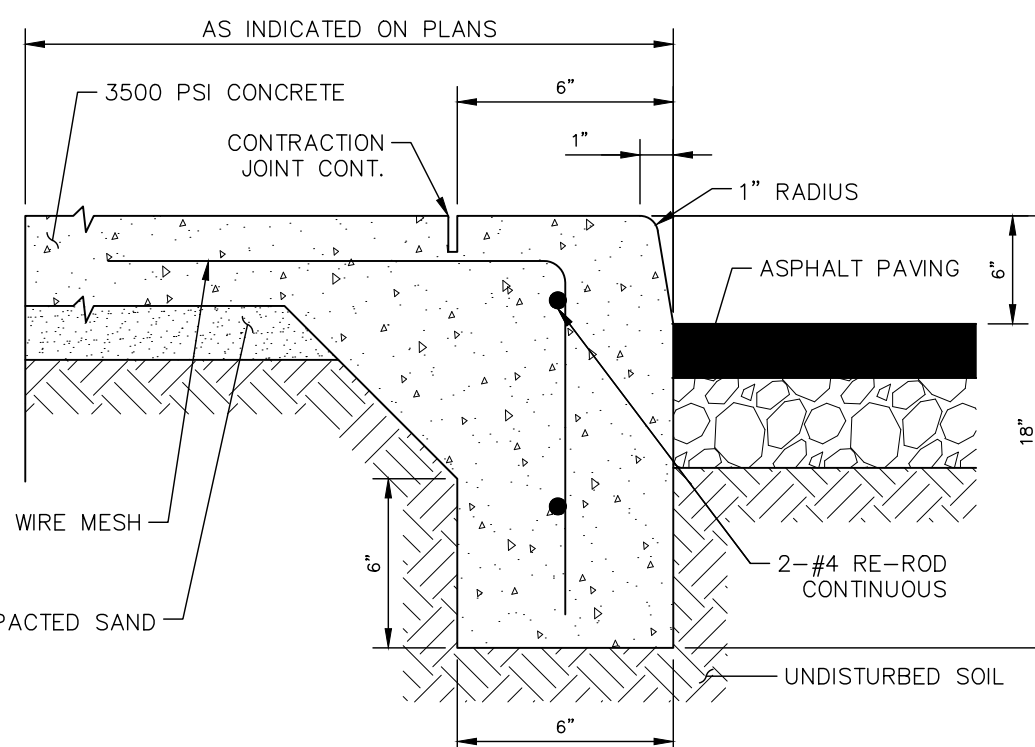
SIGNAGE

- 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

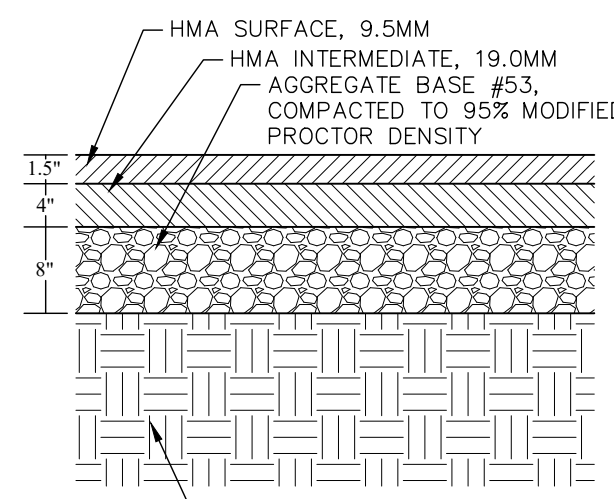
N.T.S.



CONTRACTION JOINTS TO BE 2 1/2" DEEP. TRANSVERSE CONTRACTION JOINTS SPACED AT 5' INTERVALS (TOOLED). EXPANSION JOINTS TO BE 1/2" PREMOULDED FILLER, SPACED A MAXIMUM OF 30' APART.

MONOLITHIC CURB & WALK

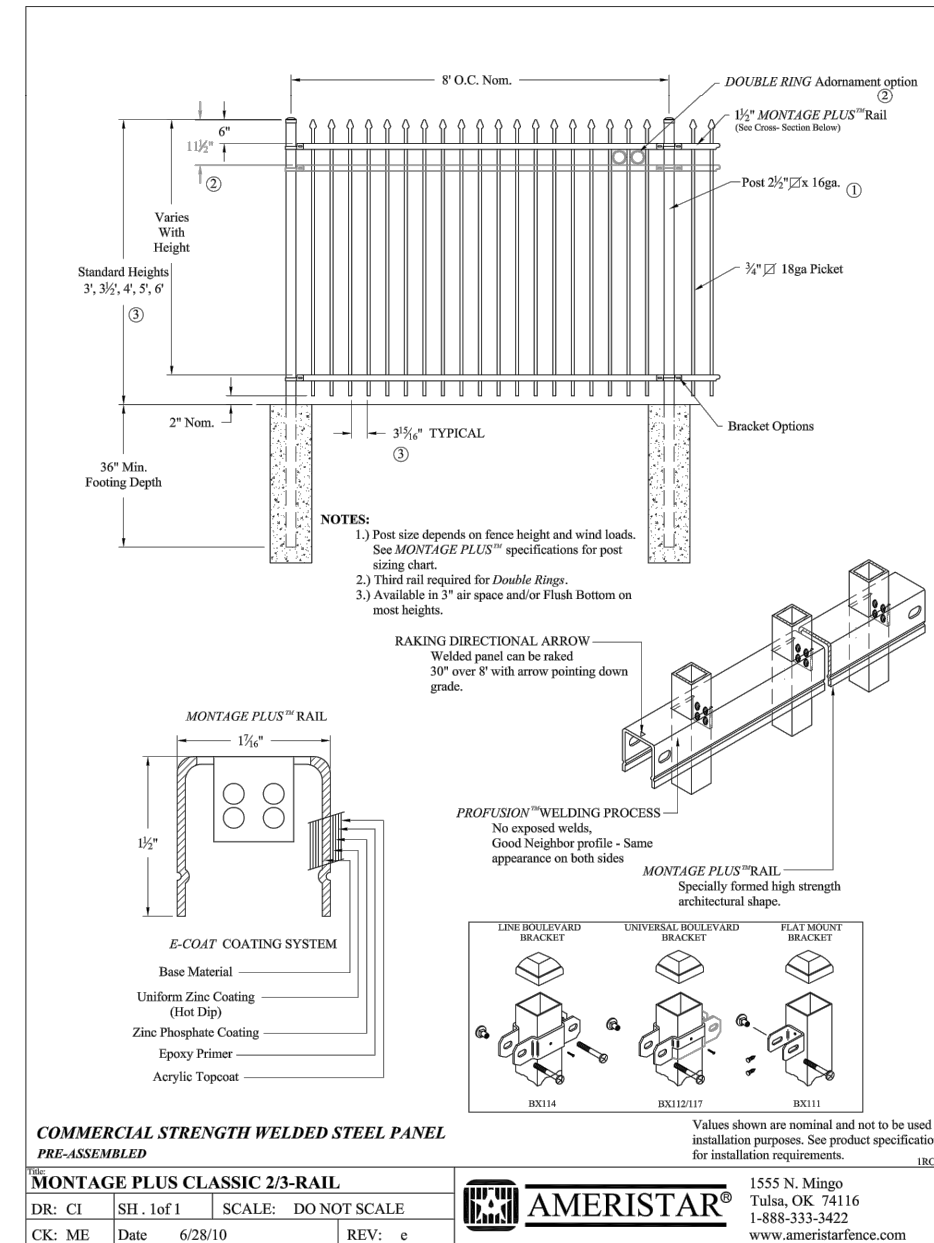
N.T.S.



PARKING LOT PAVEMENT MATERIAL

N.T.S.

RAMP GRADING



FENCE DETAIL

N.T.S.

Indiana Utilities Protection Service



AMENITY AREA
PLAN

HAMPTON WALK
AMENITY AREA

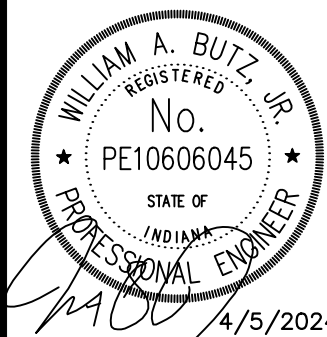
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C200

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



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AMENITY AREA
PLAN

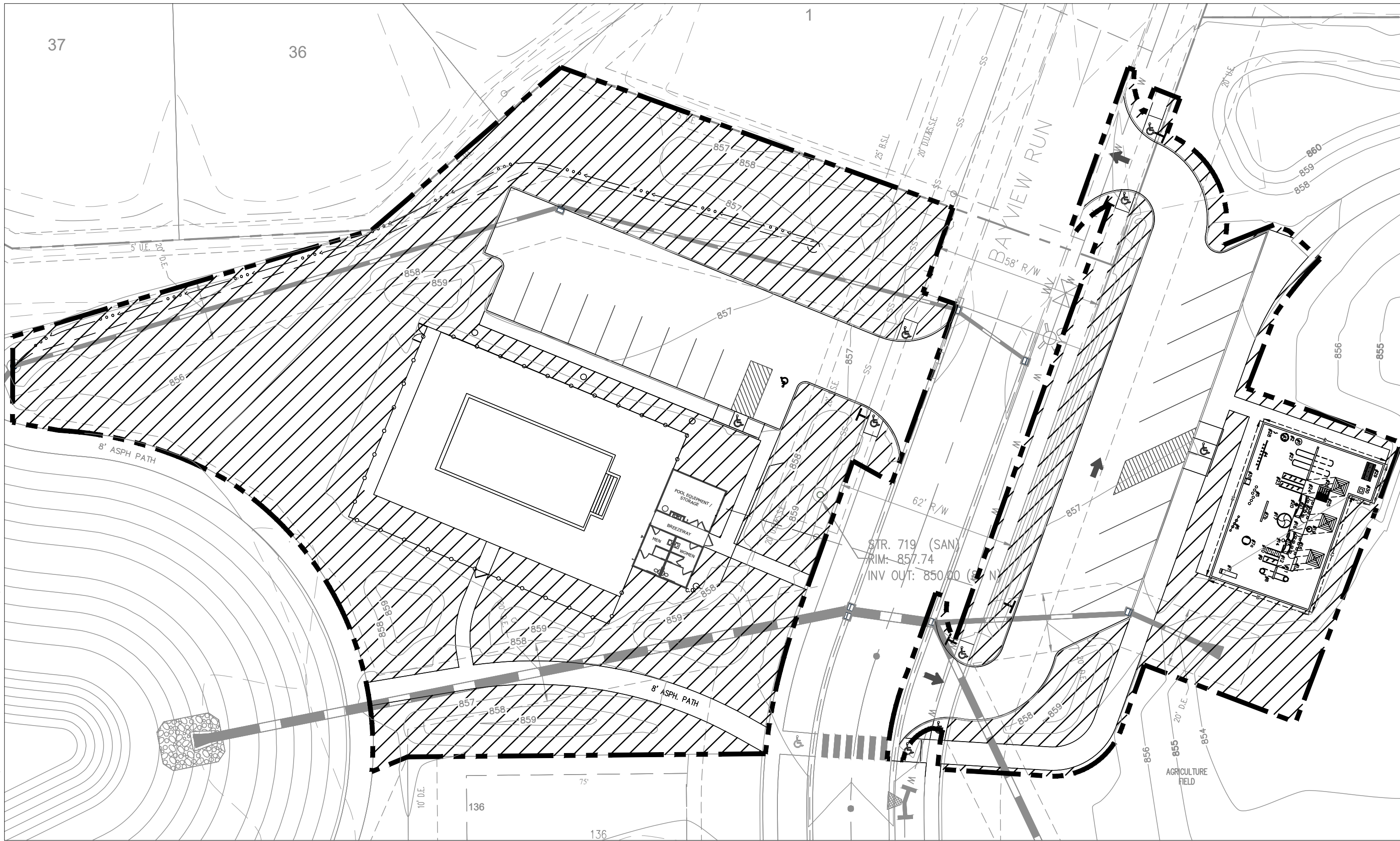
HAMPTON WALK
AMENITY AREA

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

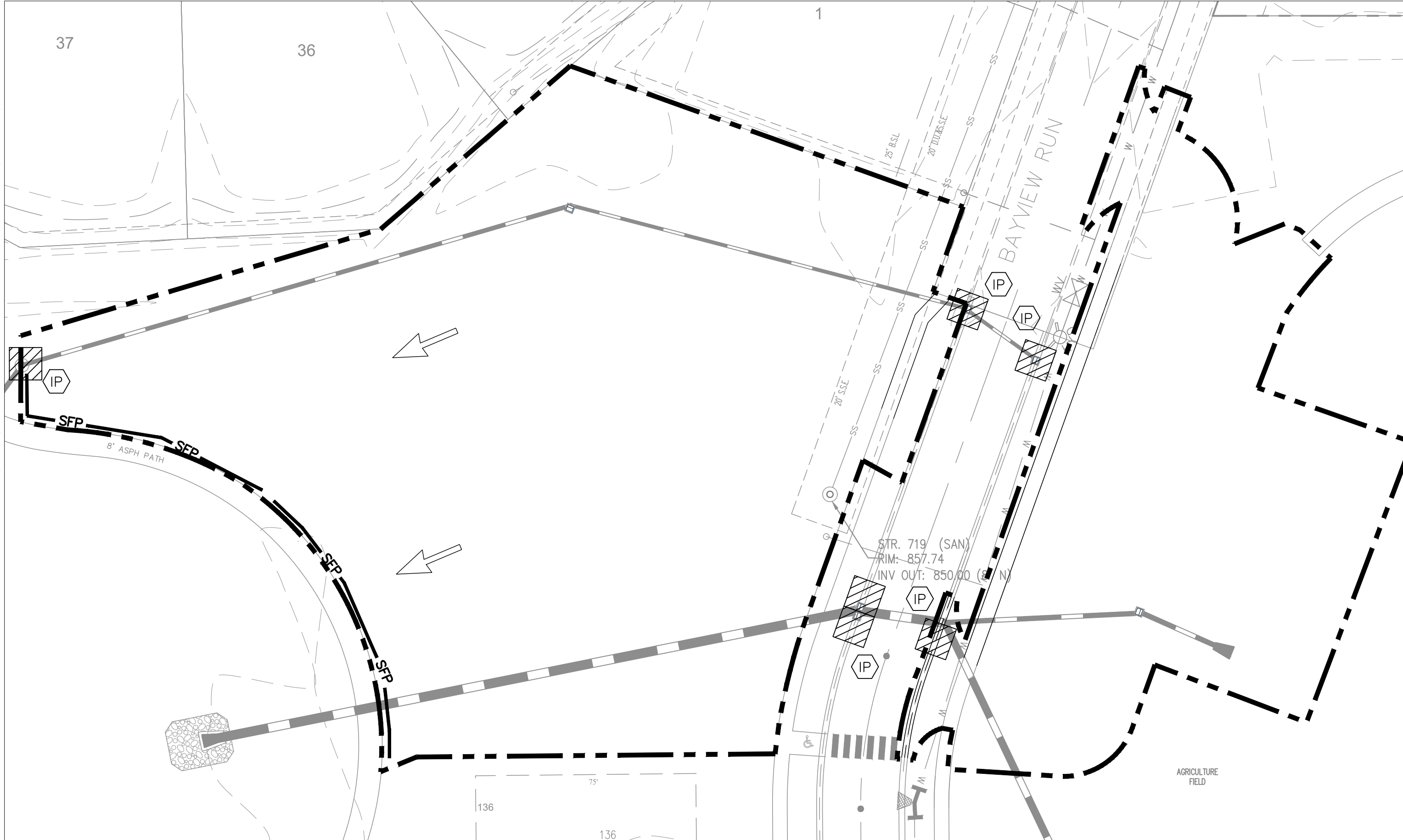
SHEET NUMBER

C200

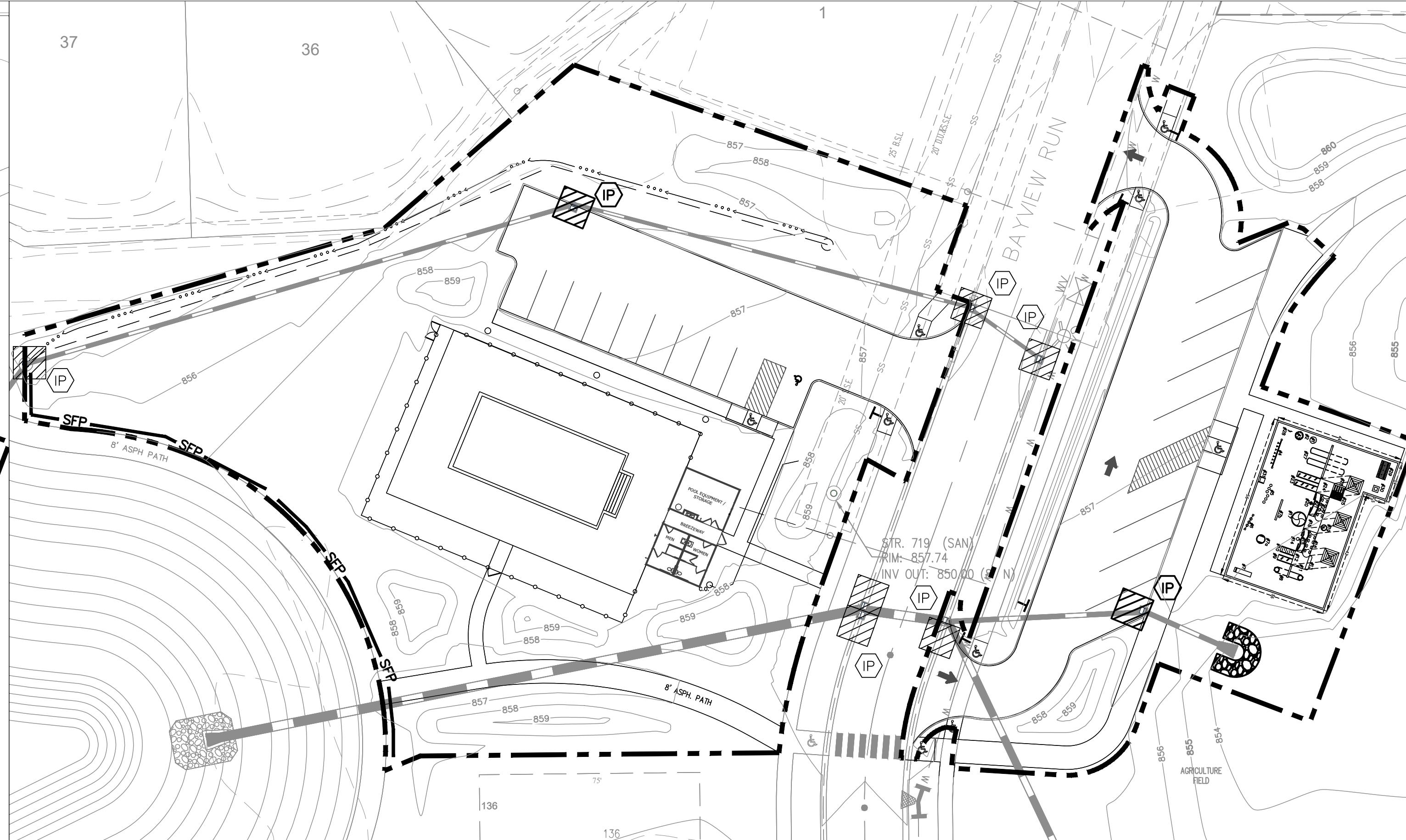
Drawing name: K:\IND_LDEV\170227003_Hampton_Walk_Sec3_McCordsville_IN_V2_Design\CADD\PlanSheets\Amenity Area\Erosion Control Plan.dwg C300 EROSION CONTROL PLAN Apr 23, 2024 4:36pm by JoeyCee
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PERMANENT EROSION CONTROL



INITIAL EROSION CONTROL

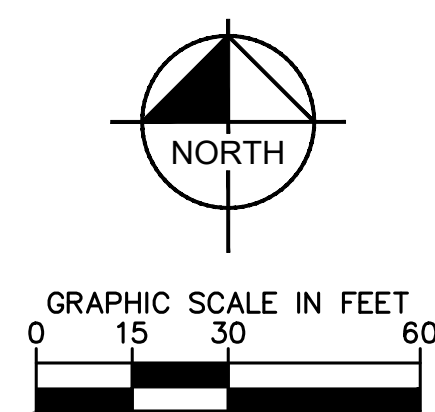


TEMPORARY EROSION CONTROL

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

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.

THIS SHEET IS TO BE USED
FOR EROSION CONTROL ONLY

EROSION CONTROL LEGEND

- SILT FENCE PROTECTION (SEE SHEET C342 EROSION CONTROL DETAILS)
- AREA INLET PROTECTION (SEE SHEET C342 EROSION CONTROL DETAILS)
- LIMITS OF DISTURBANCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING DRAINAGE PATTERN
- PERMANENT SEEDING
- ROCK DONUT (SEE EROSION CONTROL DETAILS)

CONTACT PERSON FOR EROSION CONTROL & SEDIMENT PRACTICES
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Indiana Utilities Protection Service
Call811
before you dig

AS NOTED

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: BAH

SCALE:

NO.

REVISIONS

DATE

BY

DATE

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CHECKED BY: BAH

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

Drawing name: K:\NO_DEVELOPMENT\70027003_Hampton_Walk_Sec3_McCordville_IN V2 Design\CADD\PlanSheets\Amenity Area\EROSION CONTROL DETAILS.dwg C301 EROSION CONTROL DETAILS October 23, 2024 4:36pm Joy.Dee
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TEMPORARY DROP INLET PROTECTION

Geotextile Fabric Drop Inlet Protection



Geotextile fabric drop inlet protection is a temporary sediment control measure consisting of a temporary geotextile fabric barrier placed around a storm drain drop inlet.

Purpose

To capture sediment at the entrance to a storm drain inlet, allowing full use of the storm drain system during the construction period.

Note: This measure is not recommended for paved surfaces due to inability to entrench the fabric and lack of an anchoring system.

Specifications

Note: Alternative support systems may be substituted for hardwood posts and cross braces.

Contributing Drainage Area

One acre maximum.

Effective Life

Six months (maximum).

Capacity

Runoff from a two-year frequency, 24-hour storm event entering a storm drain without bypass flow.

Geotextile Structure

- Height – 12 to 18 inches, measured from top of storm drain inlet.
- Post spacing – 36-inch maximum spacing between posts.
- Frame support – bracing to strengthen integrity of the structure. (Structure must withstand 1½-foot head of water and sediment without collapsing or undercutting.)

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SITE MANAGEMENT MEASURES

Concrete Washout



Concrete washout areas are designated locations within a construction site that are either a prefabricated unit or a designed measure that is constructed to contain concrete washout. Concrete washout systems are typically used to contain wash-out water when chutes and hoppers are rinsed following delivery.

Purpose

Concrete washout systems are implemented to reduce the discharge of pollutants that are associated with concrete washout waste through consolidation of solids and retention of liquids. Uncured concrete and associated liquids are highly alkaline which may leach into the soil and contaminate ground water or discharge to a waterbody or wetland which can elevate the pH and be harmful to aquatic life. Performing concrete washout in designated areas and into specifically designed systems reduces the impact concrete washout will have on the environment.

Specifications

Site Management

- Complete construction/installation of the system and have washout locations operational prior to concrete delivery.
- Do not wash out concrete trucks or equipment into storm drains, wetlands, streams, rivers, creeks, ditches, or streets.
- Never wash out into a storm sewer drainage system. These systems are typically connected to a natural conveyance system.
- Where necessary, provide stable ingress and egress (see Temporary Construction Ingress/Egress Pad on page 17).
- It is recommended that washout systems be restricted to washing concrete from mixer and pump trucks and not used to dispose of excess concrete or

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Maintenance

- Inspect daily and after each storm event.
- Inspect the integrity of the overall structure including, where applicable, the containment system.
- Inspect the system for leaks, spills, and tracking of soil by equipment.
- Inspect the polyethylene lining for failure, including tears and punctures.
- Once concrete wastes harden, remove and dispose of the material.
- Excess concrete should be removed when the washout system reaches 50 percent of the design capacity. Use of the system should be discontinued until appropriate measures can be initiated to clean the structure. Prefabricated systems should also utilize this criterion, unless the manufacturer has alternate specifications.
- Upon removal of the solids, inspect the structure. Repair the structure as needed or construct a new system.
- Dispose of all concrete in a legal manner. Reuse the material on site, recycle, or haul the material to an approved construction/demolition landfill site. Recycling of material is encouraged. The waste material can be used for multiple applications including but not limited to roadbeds and building. The availability for recycling should be checked locally.
- The plastic liner should be replaced after every cleaning; the removal of material will usually damage the lining.
- The concrete washout system should be repaired or enlarged as necessary to maintain capacity for concrete waste.
- Concrete washout systems are designed to promote evaporation. However, if the liquids do not evaporate and the system is near capacity it may be necessary to vacuum or remove the liquids and dispose of them in an acceptable method. Disposal may be allowed at the local sanitary sewer authority provided their National Pollutant Discharge Elimination System permits allow for acceptance of this material. Another option would be to utilize a secondary containment system or basin for further dewatering.
- Prefabricated units are often pumped and the company supplying the unit provides this service.
- Inspect construction activities on a regular basis to ensure suppliers, contractors, and others are utilizing designated washout areas. If concrete waste is being disposed of improperly, identify the violators and take appropriate action.

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GEOTEXTILE FABRIC DROP INLET PROTECTION

Materials

- Support posts
 - 2 x 2 inch or 2 x 4 inch hardwood posts.
 - Three feet length, minimum.
 - 1 x 2 inch or 1 x 3 inch hardwood cross bracing lumber.
- Lathe.
- Staples or nails.
- Geotextile fabric

Table 1. Geotextile Fabric Specifications

Physical Property	Woven	Non-Woven
Filtering Efficiency	85%	85%
UV Resistance (Inhibitors and stabilizers to ensure six month minimum life at temperatures of 0° to 120° F)	70%	85%
Tensile Strength at 20% Elongation:		
Standard Strength	30 lbs./linear inch	50 lbs./linear inch
Extra Strength	50 lbs./linear inch	70 lbs./linear inch
Slurry Flow Rate	0.3 gal./min./sq. ft.	4.5 gal./min./sq. ft.
Water Flow Rate	15 gal./min./sq. ft.	220 gal./min./sq. ft.

Installation

(see Exhibits 1 and 2)

- Dig an eight-inch deep, four-inch wide trench around the perimeter of the inlet.
- If using pre-assembled geotextile fabric and posts, drive the posts into the soil, tightly stretching the geotextile fabric between posts as each is driven. (Posts must be placed on the inlet side of the anchor trench with the geotextile fabric on the side of the trench farthest from the inlet.)

Note: If assembling the geotextile fabric and posts on-site, drive the posts into the soil and then secure the geotextile fabric to the posts by placing a piece of lathe over the fabric and fastening it to the post (stretching the fabric between posts as it is fastened).

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CONCRETE WASHOUT

residual loads due to potential to exceed the design capacity of the washout system. Small amounts of excess or residual concrete (not washout water) may be disposed of in areas that will not result in flow to an area that is to be protected.

- Install systems at strategic locations that are convenient and in close proximity to work areas and in sufficient number to accommodate the demand for disposal.
- Install signage identifying the location of concrete washout systems.

Location

- Locate concrete washout systems at least 50 feet from any creeks, wetlands, ditches, karst features, or storm drains/natural conveyance systems.
- To the extent practical, locate concrete washout systems in relatively flat areas that have established vegetative cover and do not receive runoff from adjacent land areas.
- Locate in areas that provide easy access for concrete trucks and other construction equipment.
- Locate away from other construction traffic to reduce the potential for damage to the system.

General Design Considerations

- The structure or system shall be designed to contain the anticipated washout water associated with construction activities.
- The system shall be designed, to the extent practical, to eliminate runoff from entering the washout system.
- Runoff from a rainstorm or snowmelt should not carry wastes away from the washout location.
- Washout will not impact future land uses (i.e., open spaces, landscaped areas, home sites, parks).
- Washout systems/containment measures may also be utilized on smaller individual building sites. The design and size of the system can be adjusted to accommodate the expected capacity.

Prefabricated Washout Systems/Containers

- Self-contained sturdy containment systems that are delivered to a site and located at strategic locations for concrete disposal.

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- When concrete washout systems are no longer required, the concrete washout systems shall be closed. Dispose of all hardened concrete and other materials used to construct the system.
- Holes, depressions and other land disturbances associated with the system should be backfilled, graded, and stabilized.

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GEOTEXTILE FABRIC DROP INLET PROTECTION

- Use the wrap join method when joining posts (see Silt Fence on page 215).
- Place the bottom 12 inches of geotextile fabric into the eight-inch deep trench, laying the remaining four inches in the bottom of the trench and extending away from the inlet.
- Backfill the trench with soil material and compact it in place.
- Brace the posts by nailing braces into each corner post or utilize rigid panels to support fabric.

Note: In situations where storm water may bypass the structure, either:

- Set the top of the geotextile fabric filter at least six inches lower than the ground elevation on the down-slope side of the storm drain inlet.
- Build a temporary dike, compacted to six inches higher than the fabric, on the down-slope side of the storm drain inlet, AND/OR
- Use in conjunction with excavated drop inlet protection (see Excavated Drop Inlet Protection on page 145).

Maintenance

- Inspect daily.
- Inspect geotextile fabric and make needed repairs immediately.
- Remove sediment from pool area to provide storage for the next storm event. Avoid damaging or undercutting fabric during sediment removal.
- When contributing drainage area has been stabilized, remove sediment, properly dispose of all construction material, grade area to the elevation of the storm drain inlet top, then stabilize immediately.

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- These systems are manufactured to resist damage from construction equipment and protect against leaks or spills.
- Manufacturer or supplier provides the containers. The project site manager maintains the system or the supplier provides complete service that includes maintenance and disposal.
- Units are often available with or without ramps. Units with ramps lend themselves to accommodate pump trucks.
- Maintain according to the manufacturer's recommendations.

Designed and Installed Units

These units are designed and installed on site. They tend to be less reliable than prefabricated systems and are often prone to failure. Concrete washout systems can be constructed above or below grade. It is not uncommon to have a system that is partly below grade with an additional containment structure above grade.

- Washout systems shall utilize a pit or bermed area designed and maintained at a capacity to contain all liquid and concrete waste generated by washout operations.
- The volume of the system must also be designed to contain runoff that drains to the system and rainfall that enters the system for a two-year frequency, 24-hour storm event.

Below Grade System

- A washout system installed below grade should be a minimum of ten feet wide by ten feet long, but sized to contain all liquid and waste that is expected to be generated between scheduled cleanout periods. The size of the pit may be limited by the size of polyethylene available. The polyethylene lining should be of adequate size to extend over the entire excavation.
- Include a minimum 12-inch freeboard to reasonably ensure that the structure will not overtop during a rain event.
- Line the pit with ten millimeter polyethylene lining to control seepage.
- The bottom of excavated pit should be above the seasonal high water table.

Above Grade System

- A system designed and built above grade should be a minimum of ten feet wide by ten feet long, but sized to contain all liquid and waste that is expected to be generated between scheduled cleanout periods. The size of the containment system may be limited by the size of

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TEMPORARY CURB & PAVED AREA INLET PROTECTION

Insert (Basket) Curb Inlet Protection

Insert (basket) curb inlet protection is a temporary sediment control measure consisting of a metal frame or basket that is used to support a geotextile fabric. The system is installed under the storm sewer grate.



Purpose

To minimize sediment from entering the storm sewer system while allowing runoff to enter the storm sewer system in the event of excessive storm events. This measure traps sediment associated with small storm events below the grade of the paved area. This measure does not place an obstruction in the street to trap sediment and is especially conducive to stages of construction when the public has access to the project site.

Note: This measure should be used in conjunction with other sediment control measures.

Specifications

Contributing Drainage Area:

One-quarter acre maximum.

Capacity

Runoff from a two-year frequency, 24-hour storm event entering a storm drain without bypass flow.

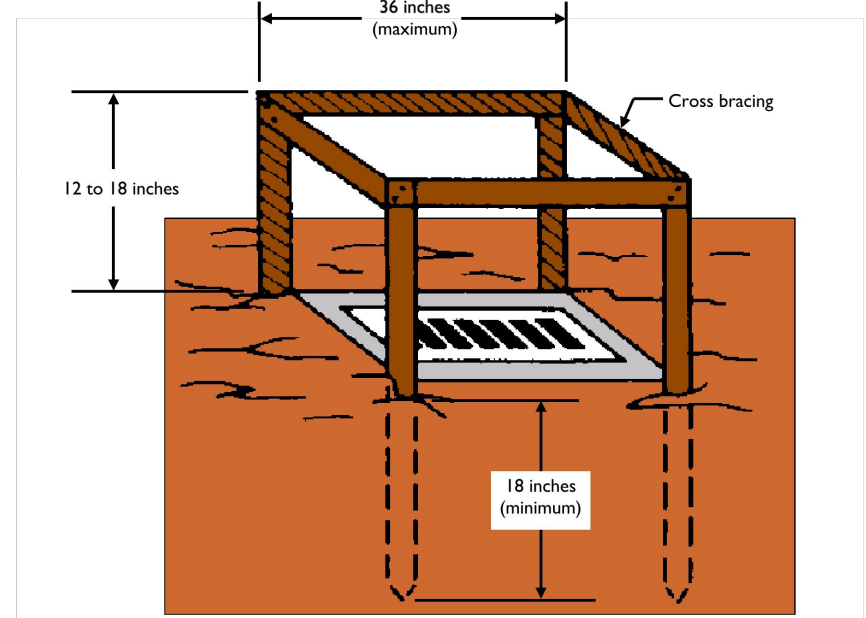
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GEOTEXTILE FABRIC DROP INLET PROTECTION

Exhibit 1



Source: Adapted from North Carolina Erosion and Sediment Control Planning and Design Manual, 1995

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CONCRETE WASHOUT

- polyethylene available. The polyethylene lining should be of adequate size to extend over the berm or containment system.
- The system design may utilize an earthen berm, straw bales, sandbags, or other acceptable barriers that will maintain its shape and integrity and support the polyethylene lining.
- Include a minimum four-inch freeboard as part of the design.

Washout Procedures

- Do not leave excess mud in the chutes or hopper after the pour. Every effort should be made to empty the chutes and hopper at the pour. The less material left in the chutes and hopper, the quicker and easier the cleanout. Small amounts of excess concrete (not washout water) may be disposed of in areas that will not result in flow to an area that is to be protected.
- At the washout location, scrape as much material from the chutes as possible before washing them. Use non-water cleaning methods to minimize the chance for waste to flow off site.
- Remove as much mud as possible when washing out.
- Stop washing out in an area if you observe water running off the designated area or if the containment system is leaking or overflowing and ineffective.
- Do not back flush equipment at the project site. Back flushing should be restricted to the plant as it generates large volumes of waste that more than likely will exceed the capacity of most washout systems. If an emergency arises, back flush should only be performed with the permission of an on-site manager for the project.
- Do not use additives with wash water. Do not use solvents or acids that may be used at the target plant.

Materials

- Minimum of ten millimeter polyethylene sheeting that is free of holes, tears, and other defects. The sheeting selected should be of an appropriate size to fit the washout system without seams or overlap of the lining (designed and installed systems).
- Signage.
- Orange safety fencing or equivalent.
- Straw bales, sandbags (bags should be ultraviolet-stabilized geotextile fabric), soil material, or other appropriate materials that can be used to construct a containment system (above grade systems).

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Chapter 7

October 2007

INSERT (BASKET) CURB INLET PROTECTION

Location

- At curb inlets on paved roads and parking lots.
- Down grade from construction activities (e.g., individual home sites).

Materials

- Metal frame or basket with a top width and length such that the frame fits into the inlet. (The frame is supported by the structural integrity of the storm sewer.)
- The metal frame or geotextile should be designed with a bypass to allow storm water to flow into the storm sewer system during excessive storm events.
- The system should be designed for ease of maintenance.
- Geotextile fabric.

Table 1. Geotextile Fabric Specifications

Physical Property	Woven	Non-Woven
Filtering Efficiency	85%	85%
UV Resistance (Inhibitors and stabilizers to ensure six month minimum life at temperatures of 0° F to 120° F)	70%	85%
Tensile Strength at 20% Elongation:		
Standard Strength	30 lbs./linear inch	50 lbs./linear inch
Extra Strength	50 lbs./linear inch	70 lbs./linear inch
Slurry Flow Rate	0.3 gal./min./sq. ft.	4.5 gal./min./sq. ft.
Water Flow Rate	15 gal./min./sq. ft.	220 gal./min./sq. ft.

Installation

- Remove the storm sewer grate and place the frame into the grate opening.
- Place geotextile fabric into the frame and secure according to the manufacturer's recommendations.
- Replace the storm sewer grate.

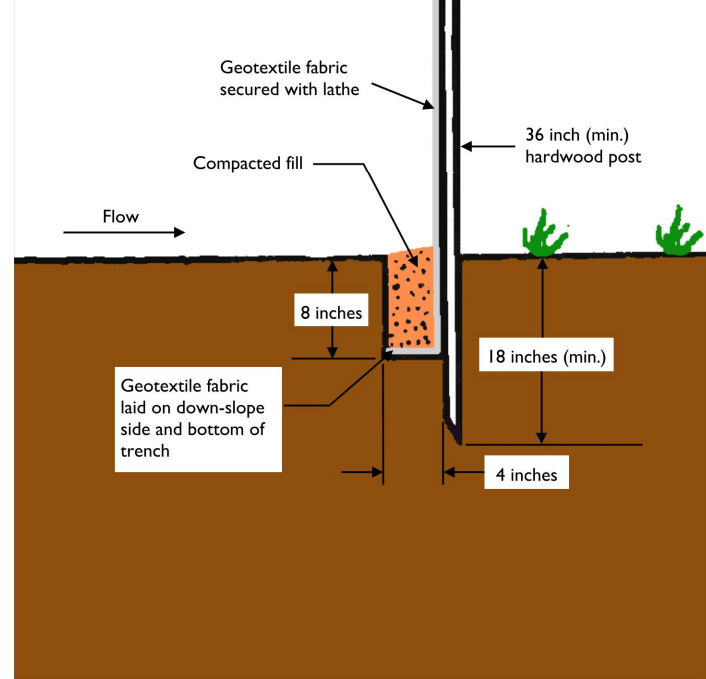
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GEOTEXTILE FABRIC DROP INLET PROTECTION

Exhibit 2



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Chapter 7

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CONCRETE WASHOUT

- Metal pins or staples at a minimum of six inches in length, sandbags, or alternative fastener to secure polyethylene lining to the containment system.
- Non-collapsing and non-water holding cover for use during rain events (optional).

Installation

Prefabricated Washout Systems/Containers

- Install and locate according to the manufacturer's recommendations.

Designed and Installed Systems

- Utilize and follow the design in the storm water pollution prevention plan to install the system.
- Dependent upon the type of system, either excavate the pit or install the containment system.
- A base shall be constructed and prepared that is free of rocks and other debris that may cause tears or punctures in the polyethylene lining.
- Install the polyethylene lining. For excavated systems, the lining should extend over the entire excavation. The lining for bermed systems should be installed over the pooling area with enough material to extend the lining over the berm or containment system. The lining should be secured with pins, staples, or other fasteners.
- Place flags, safety fencing, or equivalent to provide a barrier to construction equipment and other traffic.
- Place a non-collapsing, non-water holding cover over the washout facility prior to a predicted rainfall event to prevent accumulation of water and possible overflow of the system (optional).
- Install signage that identifies concrete washout areas.
- Post signs directing contractors and suppliers to designated locations.
- Where necessary, provide stable ingress and egress (see Temporary Construction Ingress/Egress Pad on page 17) or alternative approach pad for concrete washout systems.

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INSERT (BASKET) CURB INLET PROTECTION

Maintenance

- Inspect daily.
- Remove accumulated sediment and debris after each storm event. Deposit sediment in an area where it will not re-enter the paved area or storm drains.
- Replace or clean geotextile fabric as needed.
- When the contributing drainage area has been stabilized, remove inlet protection.

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SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: BAH

WILLIAM A. BUTZ, JR.
REGISTERED
No. PE10606045
STATE OF INDIANA
Professional Engineer

4/5/2024

GRAND COMMUNITIES, LLC

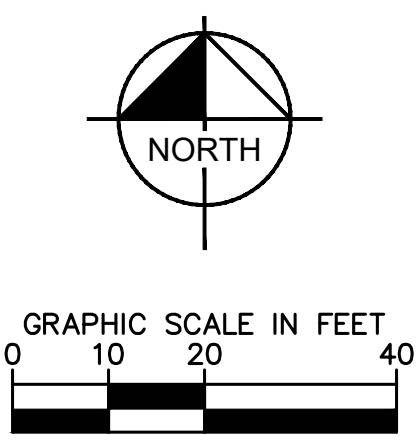
EROSION CONTROL DETAILS

ORIGINAL ISSUE: 4/5/2024

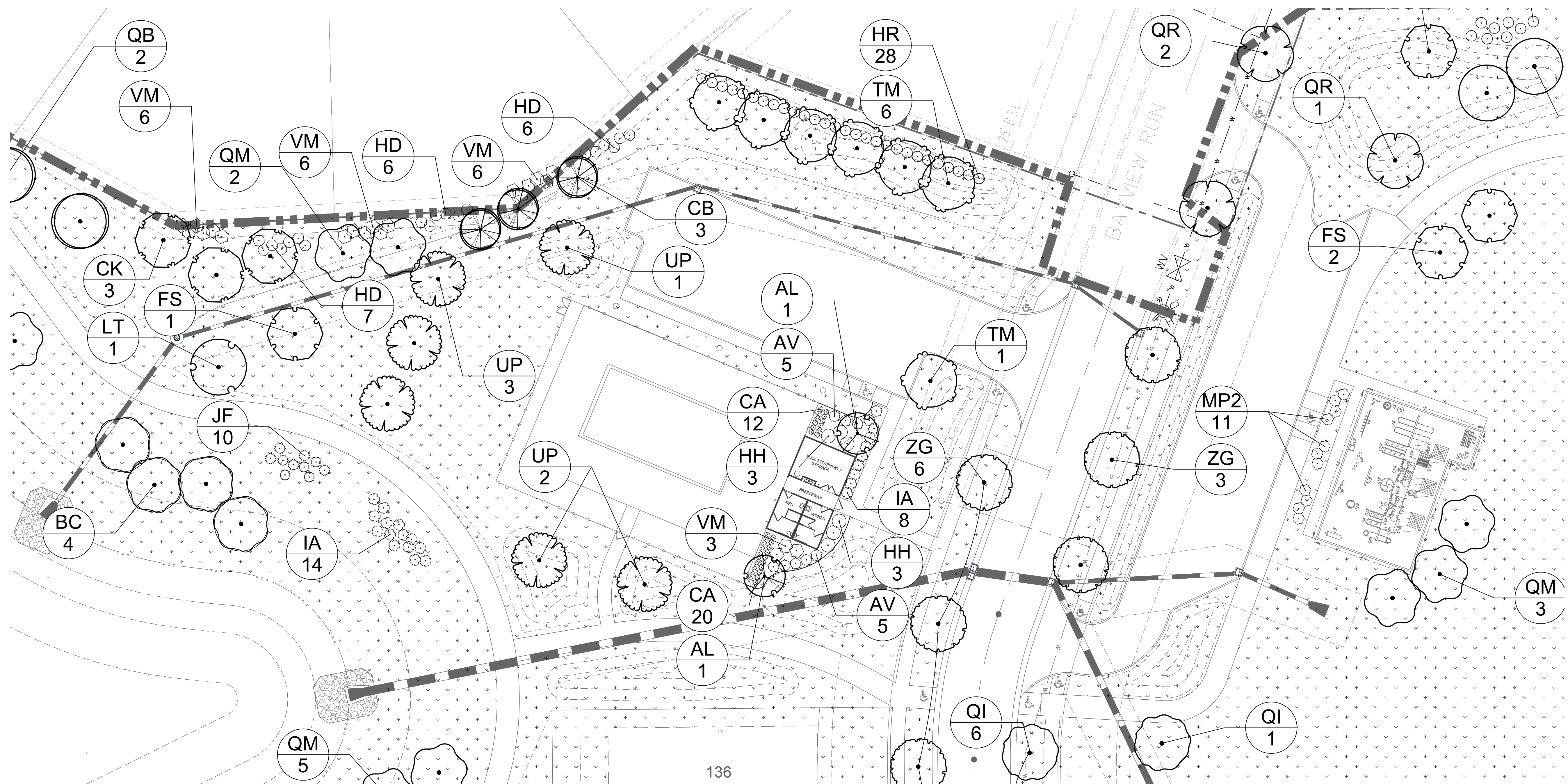
KHA PROJECT NO. 170227003

SHEET NUMBER C301

Drawing name: K:\IND_LDEV\170227003_Hampton_Msk_Sec3_McCordville_IN_V2_Design\CADD\PlantSheet\Amenity Area\LANDSCAPE PLAN.dwg LANDSCAPE PLAN Apr 23, 2024 4:37pm by: Jay/Gee
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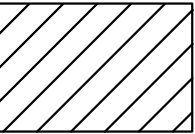
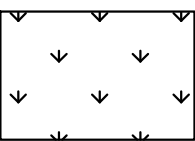
NOTE: REFER TO APPROVED SECTION 3 PLANS
FOR FULL LANDSCAPE PLAN AND PLANT SCHEDULE



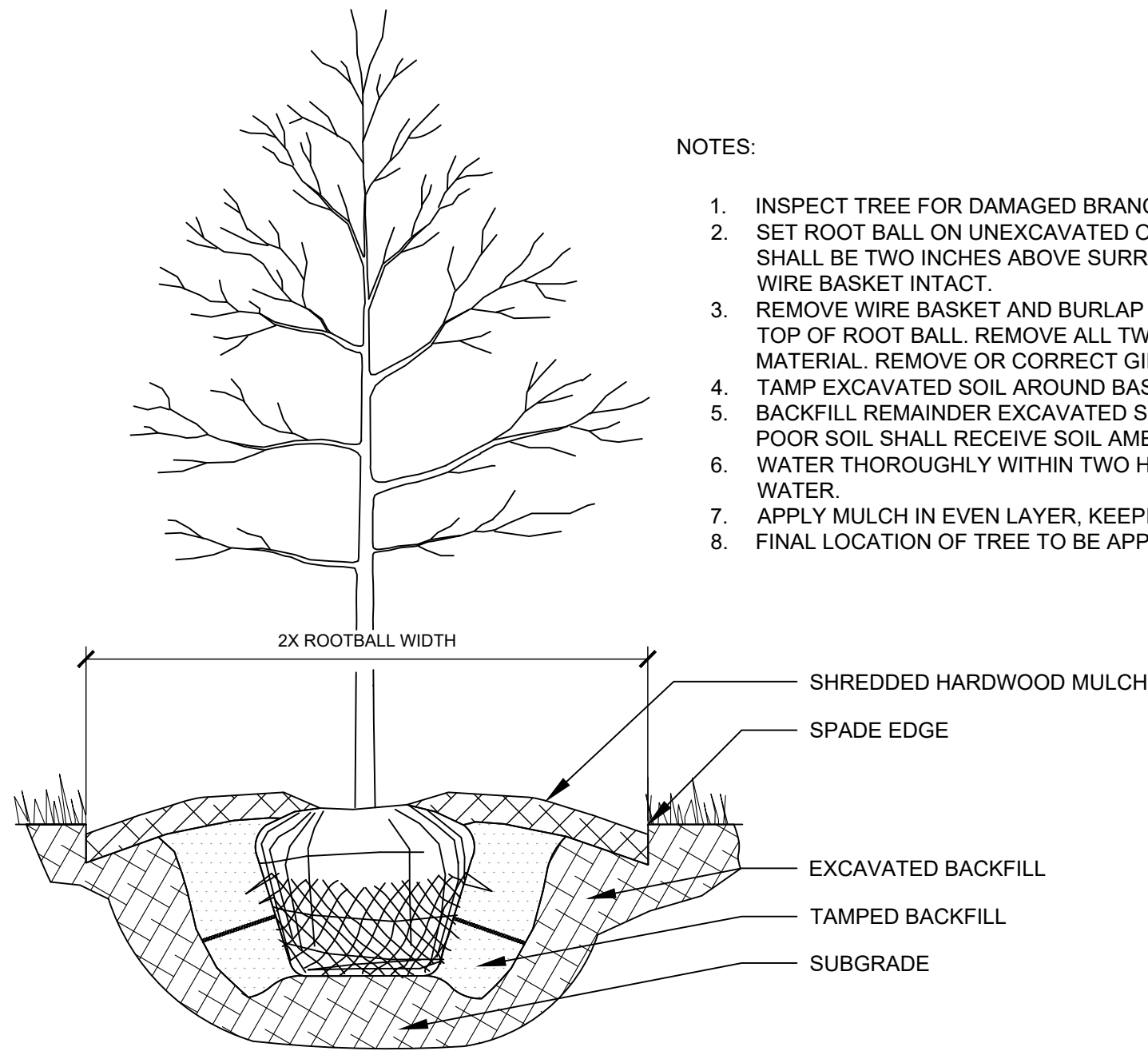
HAMPTON WALK AMENITY AREA	LANDSCAPE PLAN	GRAND COMMUNITIES, LLC	 <i>Michele C. Dyer</i>	SCALE: AS NOTED	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: Brett.Hurley@kimley-horn.com WWW.KIMLEY-HORN.COM	DESIGNED BY: JSM	NO.	REVISED PER TAC COMMENTS	DATE	BY
				DRAWN BY: PCW		4/23/2024	JRG			
ORIGINAL ISSUE: 4/5/2024		KHA PROJECT NO. 170227003		SHEET NUMBER L100						

Drawing name: K:\IND_LDEV\170227003_Hampton_Walk_Sec3_McCordville_IN_V2_Design\CADD\PlanSheets\Amenity Area\LANDSCAPE PLAN.dwg LANDSCAPE DETAILS Apr 23, 2024 4:27pm by Joey Gee
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ORDINANCE CHART	
ZONING: PUD	
REQUIREMENT	REQUIRED
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 trees, and 12 shrubs planted along the foundation of the side elevation of the stucture • All homes 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 *Yard landscaping to be specified in a future submittal after primary structure is designed and selected	64 standard lot front yards • 64 (1) = 64 deciduous trees • 64 (2) = 128 ornamental trees • 64 (8) = 512 shrubs 10 corner lot side yards • 10 (1) = 10 deciduous trees • 10 (1) = 10 ornamental trees • 10 (8) = 80 shrubs Total: 74 deciduous trees 138 ornamental trees 592 shrubs
STREET TREES • 1 tree per 50 LF	• 1 tree per 50 LF required

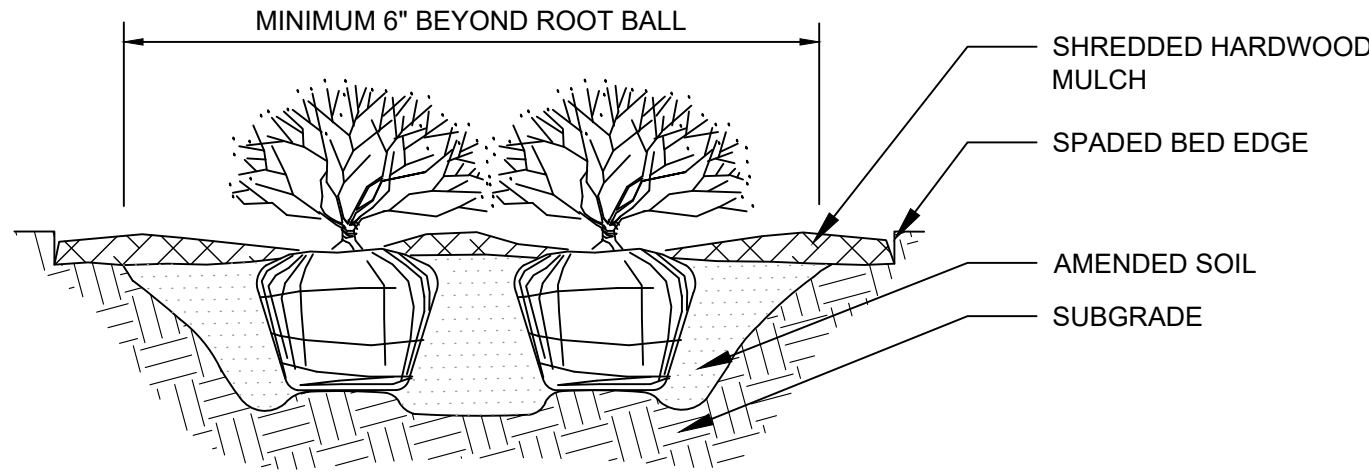
MULCHING LEGEND	
	MULCH HARDWOOD SHREDDED MULCH, NATURAL BROWN COLOR
SEEDING LEGEND	
	PERMANENT SEEDING AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)

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



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.



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.

1 TREE PLANTING

NTS

2 SHRUB PLANTING

NTS

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 CLOUDS 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 APPLIED UNDER MULCH.
13. MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
14. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
15. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
16. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
17. WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
18. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.
19. WITHIN THE TREE PRESERVATION AREA, NO TREES WITH A DIAMETER AT BREAST HEIGHT ("DBH") IN EXCESS OF SIX INCHES (6") OR EVERGREENS EIGHT FEET (8') OR MORE IN HEIGHT (THE "PROTECTED TREES") SHALL BE REMOVED UNLESS THE TREE IS DAMAGED, DISEASED, DEAD, CLASSIFIED AS AN INVASIVE PLANT SPECIES, IS REQUIRED TO BE REMOVED IN ORDER TO COMPLY WITH SAFETY REQUIREMENTS OF ANY GOVERNMENTAL AGENCY, OR IS REQUIRED TO BE REMOVED TO ACCOMMODATE ROAD EXTENSIONS, UTILITY EXTENSIONS, UTILITY ACCESS, DRAINAGE IMPROVEMENTS, OR OTHER INFRASTRUCTURE (INCLUDING, BUT NOT LIMITED TO, FENCING). IF A PROTECTED TREE IS DAMAGED OR OTHERWISE REMOVED BY THE OWNER OF THE REAL ESTATE, EXCEPT AS PERMITTED TO BE REMOVED AS LISTED ABOVE, THEN THE OWNER OF THE REAL ESTATE SHALL REESTABLISH THE PROTECTED TREE WITH A TREE OR TREES OF COMBINED EQUAL OR GREATER DBH SUBJECT TO THE AVAILABILITY OF SPACE FOR THEIR HEALTHY GROWTH.

Indiana Utilities Protection Service

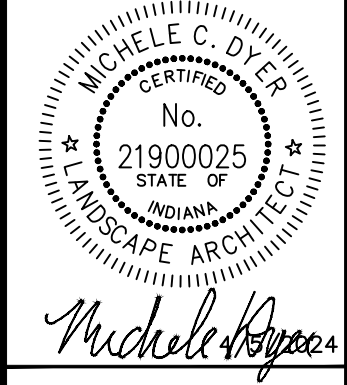


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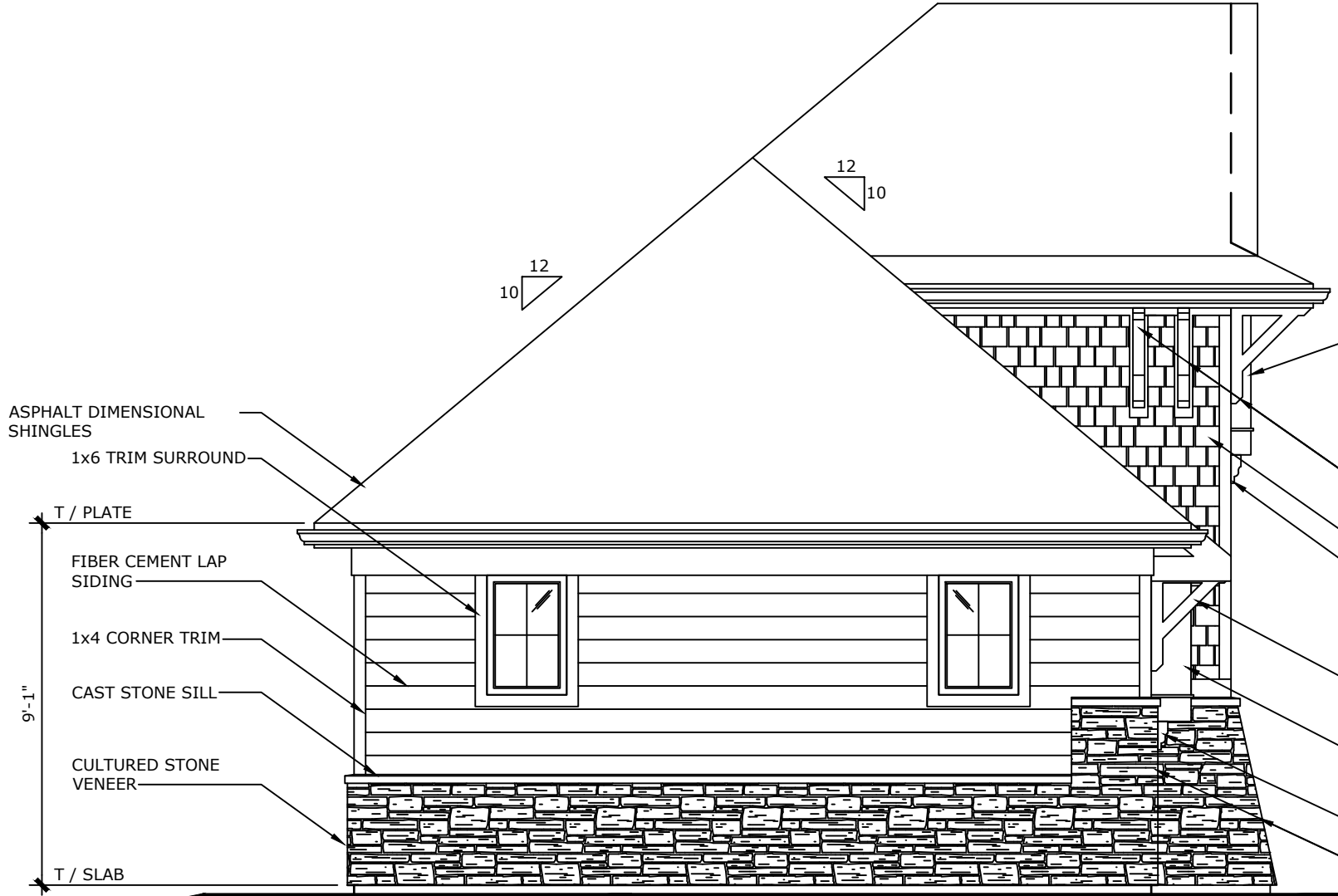


**GRAND
COMMUNITIES,
LLC**

**LANDSCAPE
DETAILS**

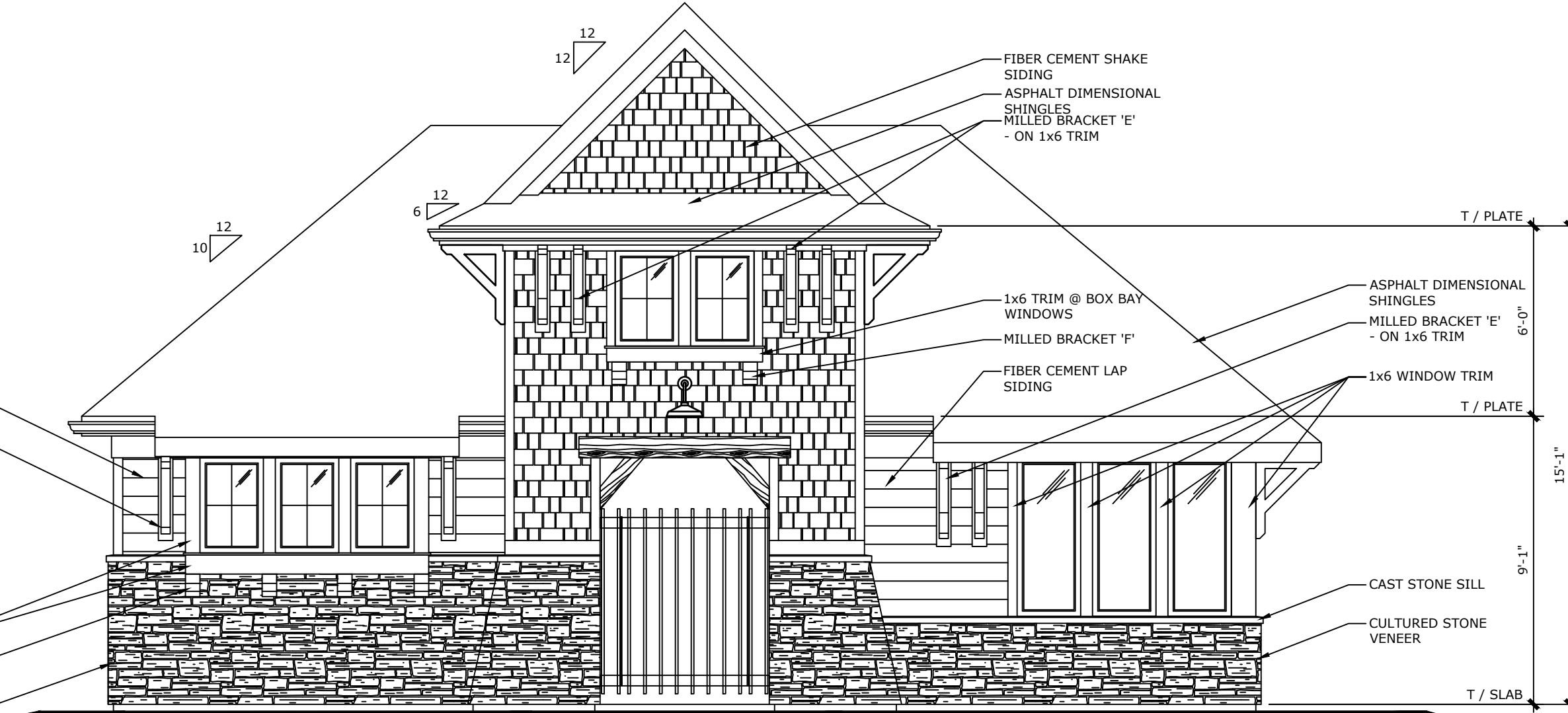
**HAMPTON WALK
AMENITY AREA**

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02 LEFT SIDE ELEVATION

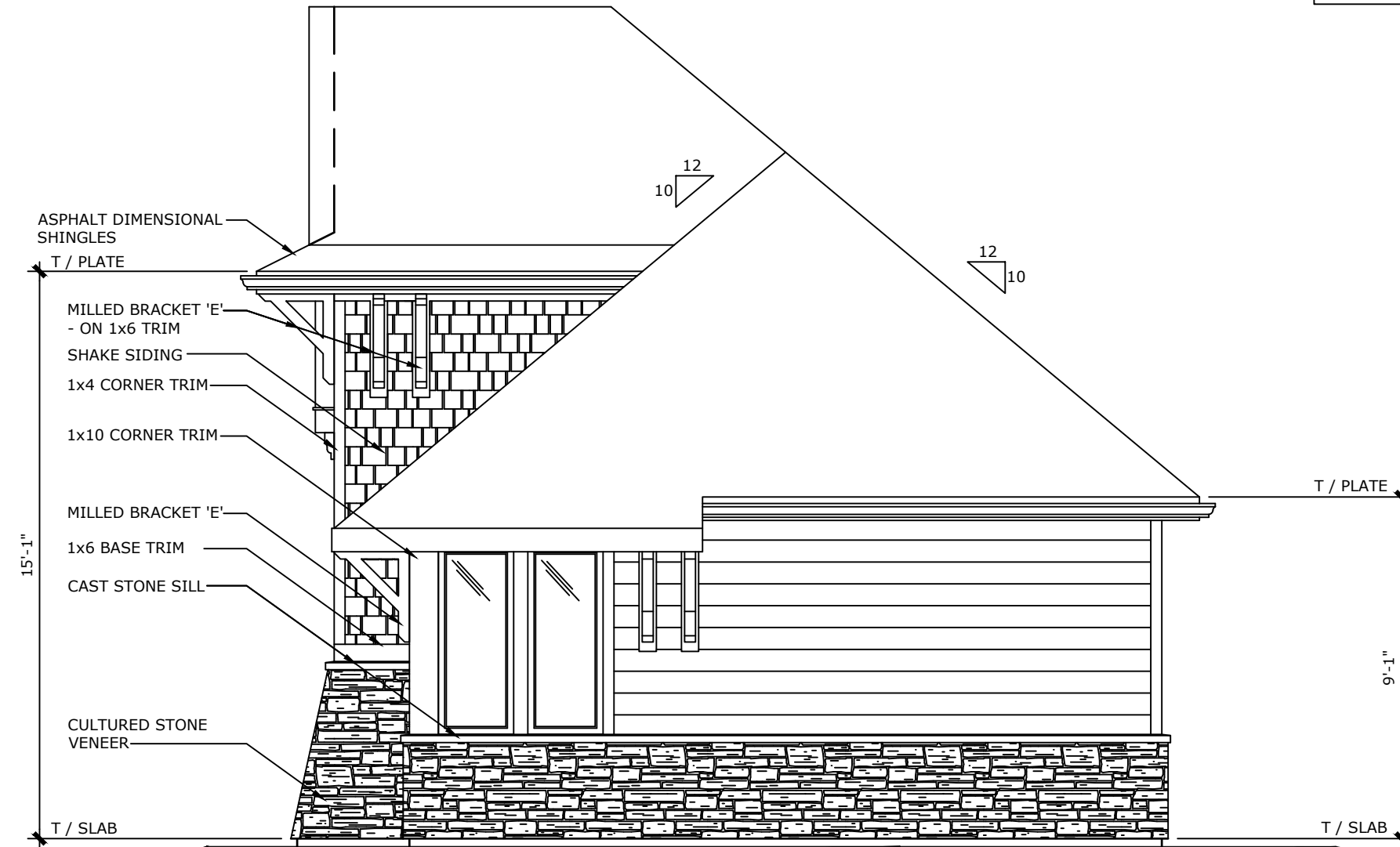
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01 FRONT ELEVATION

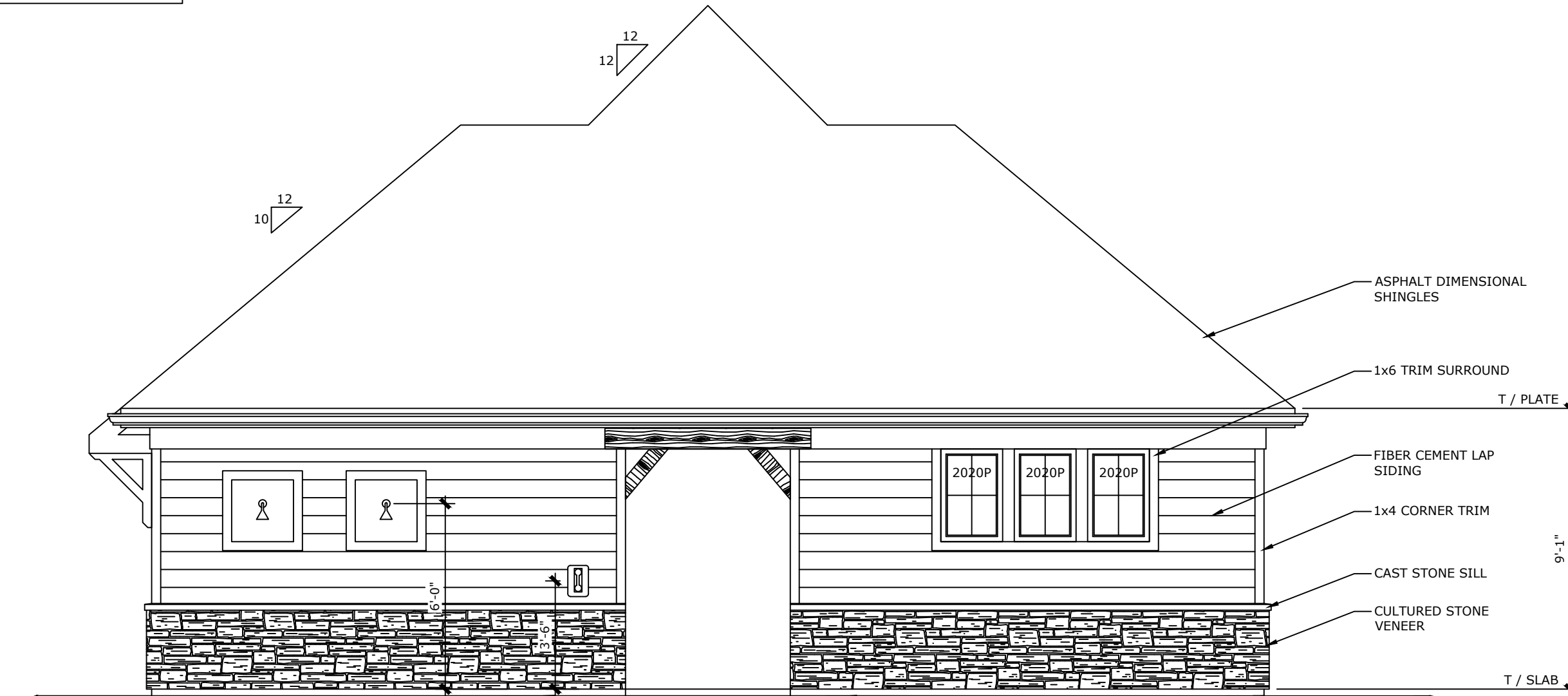
SCALE 1/4" = 1'-0"

ALL SIDING AND TRIM SHALL BE FIBER CEMENT MATERIAL.



04 RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



03 REAR ELEVATION

SCALE 1/4" = 1'-0"

[illegible]

