

APPROVAL PENDING - NOT FOR CONSTRUCTION

Alexander Ridge

Section 2

Developed by:

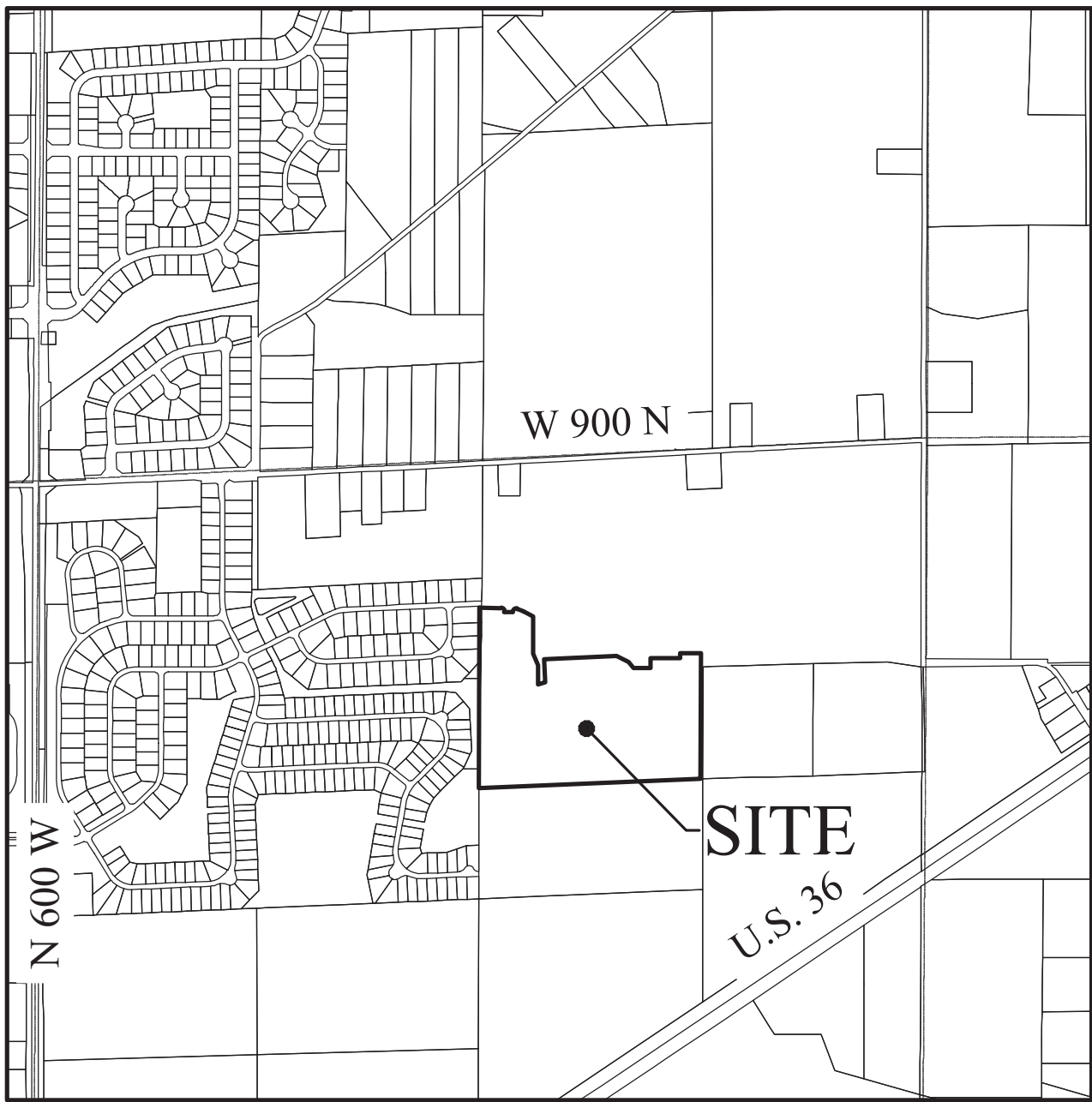
LENNAR

11555 North Meridian Street, SUITE 400

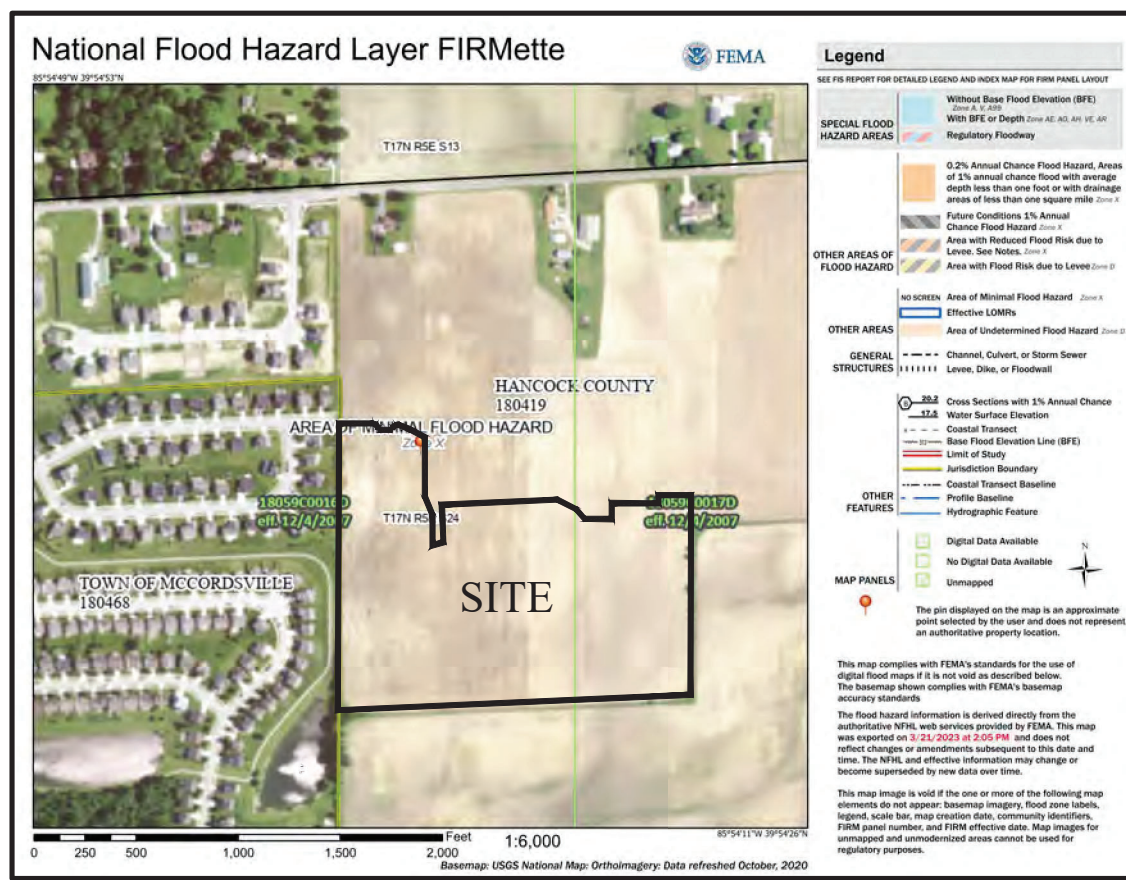
Carmel, Indiana 46032

Phone: (317) 659-3200

Contact Person: Greg Binter



LOCATION MAP
(N.T.S.)



FLOOD MAP
(N.T.S.)
INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS & DEMO PLAN
C200-C201	SITE DEVELOPMENT PLAN EMERGENCY FLOOD ROUTING PLAN
C300-C307	INITIAL STORM WATER POLLUTION & PREVENTION PLAN TEMPORARY STORM WATER POLLUTION & PREVENTION PLAN PERMANENT SEDIMENT & EROSION CONTROL PLAN STORM WATER POLLUTION & PREVENTION SPECIFICATIONS STORM WATER POLLUTION & PREVENTION DETAILS
C400-C403	STREET PLAN & PROFILES INTERSECTION DETAILS TRAFFIC CONTROL PLANS
C500-C502	SANITARY SEWER PLAN & PROFILE
C600-C602	STORM SEWER PLAN & PROFILES SUB-SURFACE DRAINAGE PLAN
C700-C701	WATER PLAN WATER DETAILS
L100-L113	LANDSCAPE PLANS

McCordsville STANDARD SPECIFICATIONS	
SHT.	DESCRIPTION
1	DIRECTIONS FOR USE, & GENERAL NOTES
2	RIGHT-OF-WAY SECTIONS & PAVEMENT SPECIFICATIONS
3	RIGHT-OF-WAY DETAILS
4	STANDARDS & UTILITY LOCATION GUIDELINES
5	DRIVEWAY & HANDICAP RAMP DETAILS
6	STORM SEWER STRUCTURE DETAILS
7	STORM SEWER BEDDING DETAILS AND GENERAL NOTES
8	SANITARY SEWER SPECS.
9	SANITARY SEWER DETAILS
10	SANITARY SEWER LIFT STATION STANDARDS & GUIDELINES

REVISIONS	
SHT.	DESCRIPTION

DESIGN DATA		
76 LOTS		
25.546 AC.	=	2.98 LOTS/ACRE
ALEXANDER RIDGE DRIVE	459.53 L.F.	
AUSTELL DRIVE	636.10 L.F.	
HILL CREEK DRIVE	562.53 L.F.	
MARIETTA LANE	558.33 L.F.	
MILLS WOOD WAY	430.81 L.F.	
PIEDMONT STREET	614.99 L.F.	
TOTAL	3,262.29 L.F.	

ALEXANDER RIDGE SEC. 2 LOT INDEX

TOTAL	76
-------	----

COMMON AREA INDEX

C.A.#5	37,541 sq. ft.
C.A.#6	6,777 sq. ft.
C.A.#7	5,418 sq. ft.
C.A.#8	183,582 sq. ft.
TOTALS	233,318 sq. ft.
	5.356 Ac.

UTILITY CONTACTS

Citizens Energy Group (Water)
2150 Dr. Martin Luther King Jr. Street
Indianapolis, Indiana 46202
Contact: Brad Hostetler
Ph: (317) 927-4351

NineStar Connect
2243 East Main Street
Greenfield, Indiana 46140
Contact: Eric Meyer
Ph: (317) 323-2074

Comcast
5330 East 65th. Street
Indianapolis, Indiana 46220
Contact: Matt Stringer
Ph: (317) 774-3384

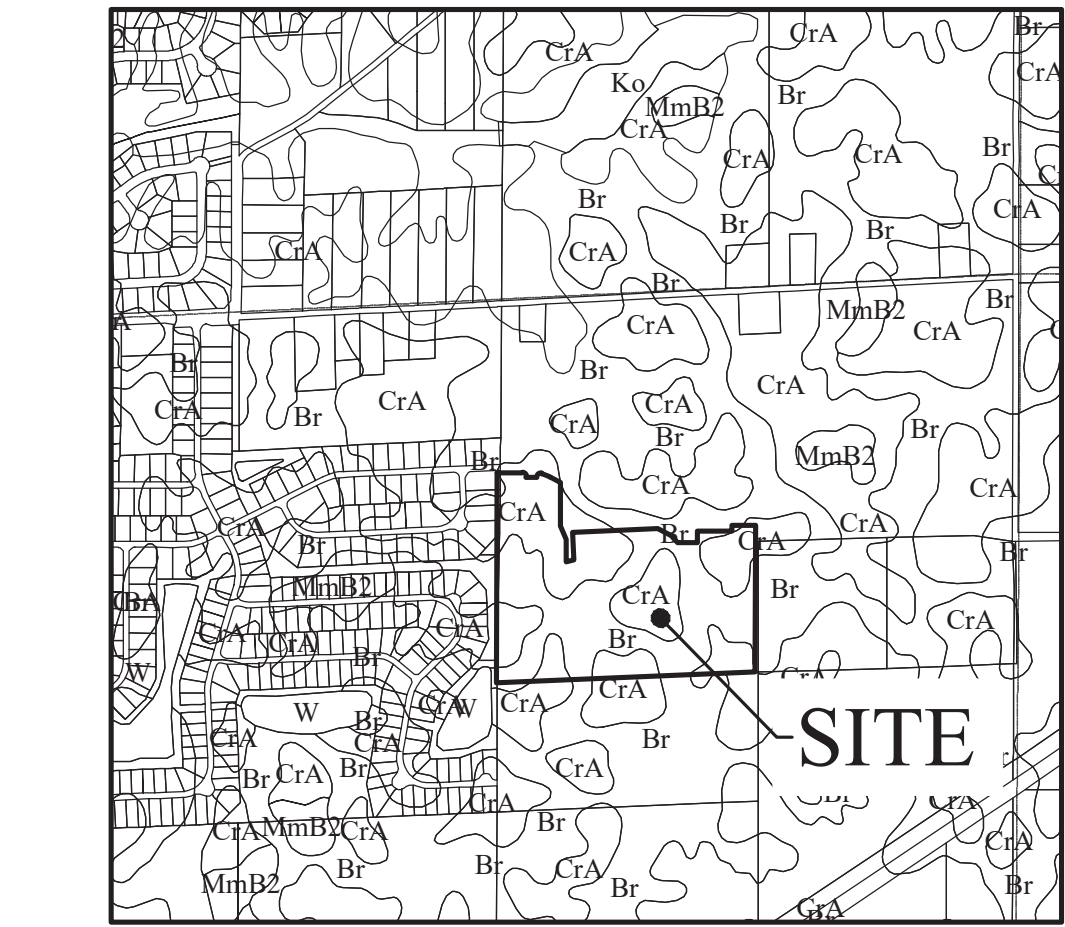
Vectren Energy
201 West South Street
Greenfield, Indiana 46140
Contact: Nick Dearing
Ph: (765) 648-3246

McCordsville Utility Department (Wastewater)
6280 W 800 N
McCordsville, Indiana 46055
Contact: Stephanie Crider
Ph: (317) 335-1044



SECTION 1

SECTION 2



SOILS MAP
(N.T.S.)
Map Unit: Br - Brookston silty clay loam

Br--Brookston silty clay loam
This poorly drained soil has a seasonal high watertable above the surface or within 1.0 ft. and is in depressions. Slopes are 0 to 2 percent. The native vegetation is water tolerant grasses and hardwoods. The surface layer is silty clay loam and has moderate or high organic matter content (2.0 to 5.0 percent). Permeability is moderately slow (0.2 to 0.6 in/hr) in the most restrictive layer above 60 inches. Available water capacity is high (10.0 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 6.1 to 7.3. This soil is hydric. Wetness is a management concern for crop production. This soil responds well to tile drainage.

Map Unit: Crosby silt loam-Urban land complex, 0 to 2 percent slopes

CRA--Crosby silt loam, 0 to 2 percent slopes
This is a somewhat poorly drained soil and has a seasonal high watertable at 0.5 to 2.0 ft. and is on rises on uplands. Slopes are 0 to 2 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low or moderate organic matter content (1.0 to 3.0 percent). Permeability is very slow (< 0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is moderate (6.2 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 5.1 to 6.0. Droughtiness and wetness are management concerns for crop production. This soil responds well to tile drainage.


LAND DESCRIPTION

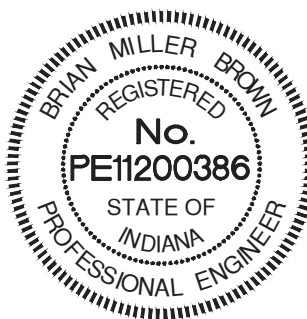
I, the undersigned Professional Land Surveyor, hereby certify the included plat correctly represents a subdivision of a part of the Northeast Quarter of Section 24, Township 17 North, Range 5 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana being more particularly described as follows:

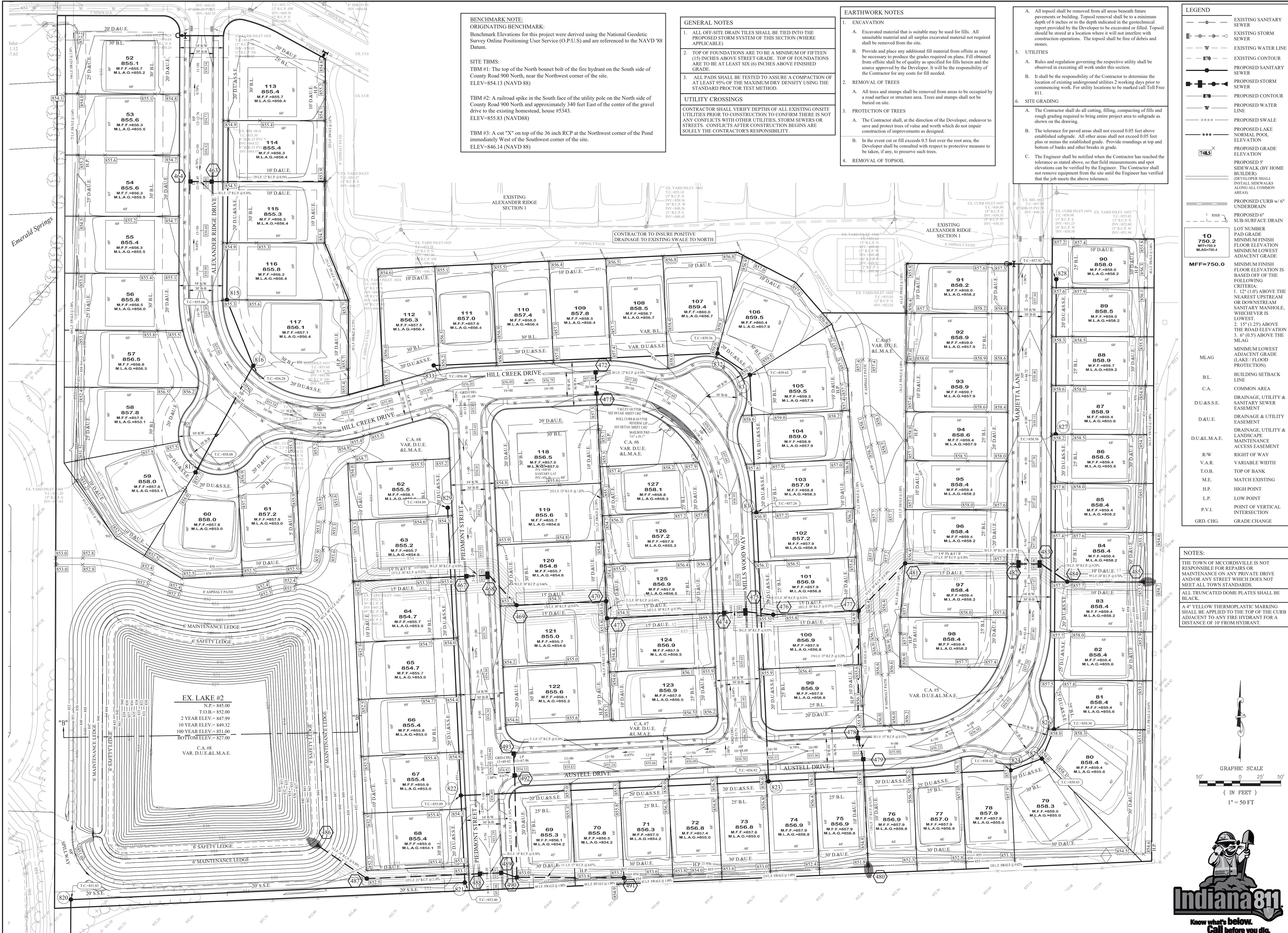
Commencing at the northwest corner of the Northeast Quarter of said Section 24; thence South 00 degrees 10 minutes 49 seconds West along the West line of said Northeast Quarter 879.22 feet to the POINT OF BEGINNING of this description: thence South 89 degrees 49 minutes 30 seconds East 130.00 feet to a point on a curve concave southwesterly, the radius point of which bears South 00 degrees 10 minutes 30 seconds West 20.00 feet from said point; thence southeasterly along said curve 31.42 feet to a point on said curve, said point being South 89 degrees 49 minutes 11 seconds East 20.00 feet from the radius point of said curve; thence South 00 degrees 10 minutes 49 seconds West 4.08 feet; thence South 89 degrees 49 minutes 11 seconds East 54.00 feet to a point on a non-tangent curve concave southeasterly, the radius point of which bears South 89 degrees 49 minutes 11 seconds East 20.00 feet from said point; thence northeasterly along said curve 36.05 feet to a point on said curve, said point being North 13 degrees 27 minutes 00 seconds East 20.00 feet from the radius point of said curve, said point also being the point of compound curvature of a curve concave southerly, the radius point of which bears South 13 degrees 27 minutes 00 seconds West 173.00 feet from said point; thence easterly along said curve 45.59 feet to a point on said curve, said point being North 28 degrees 32 minutes 58 seconds East 173.00 feet from the radius point of said curve; thence South 61 degrees 27 minutes 02 seconds East 65.82 feet; thence South 00 degrees 10 minutes 49 seconds West 226.05 feet; thence South 22 degrees 39 minutes 03 seconds East 75.95 feet; thence South 00 degrees 10 minutes 49 seconds West 116.00 feet; thence North 74 degrees 25 minutes 33 seconds East 44.40 feet; thence North 02 degrees 37 minutes 34 seconds West 142.56 feet; thence North 87 degrees 22 minutes 26 seconds East 441.79 feet; thence South 62 degrees 47 minutes 24 seconds East 80.32 feet; thence South 40 degrees 59 minutes 19 seconds East 49.51 feet; thence South 89 degrees 45 minutes 34 seconds East 103.06 feet; thence North 00 degrees 14 minutes 26 seconds East 61.00 feet; thence South 89 degrees 45 minutes 34 seconds East 179.00 feet; thence North 00 degrees 14 minutes 26 seconds East 31.33 feet; thence South 89 degrees 45 minutes 34 seconds East 125.00 feet to the East line of the Northwest Quarter of said Northeast Quarter; thence South 00 degrees 14 minutes 26 seconds West along said East line 763.18 feet to the northeast corner of the land described in Instrument Number 202309898 in said Recorder's Office; thence South 87 degrees 31 minutes 37 seconds West along the North line of said land 1,347.43 feet to the West line of the aforementioned Northeast Quarter Section; thence North 00 degrees 10 minutes 49 seconds East along said West line 1095.44 feet to the place of beginning, containing 25.546 acres, more or less.

PLANS PREPARED BY:
STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: KEITH R. GILSON
EMAIL: kgilson@stoepfelwerth.com

PLANS CERTIFIED BY:


BRIAN M. BROWN
PROFESSIONAL ENGINEER
06/07/24





File Name: S:\104403OLF.E\S2DWG\C403 - Traffic Control Plan.dwg - C403
Modified / By: May 31, 2024 10:48:19 AM / Kenneth Mitchell
Plotted / By: May 31, 2024 11:37:51 AM / Kenny Mitchell



CLEVELAND-20 SERIES

CSI POLE SPECIFICATION

I. BASE
Base and all post aluminum. Aluminum shall be certified as pure 2024 copper free of any porosity, foreign materials or cosmetic flaws. Base coating shall be of uniform wall thickness with no warping or mold shifting. Minimum wall thickness shall be .200". The base coating shall have an internal stress up to 25% (depending on stress chosen) to protect the base. Cast aluminum covers shall be secured with two to four stainless steel screws. Counter flange ring shall be cast in to the top of the base to mirror the design. Flange ring shall be cast in to the top of the base to mirror the design. The anchor bolt locations in the base shall be cast in place as part of the base casting, for maximum strength.

II. ANCHORAGE DETAIL
Standard 12 feet high or less shall use 1/2" x 18" L-type anchor bolts. Standards higher than 12 feet shall use 3/4" x 24" L-type bolts.

III. HOUSING
The post top shall be cast aluminum. Aluminum shall be certified as pure 2024 alloy free of any porosity, foreign materials or cosmetic flaws. Coatings shall be uniform wall thickness with no warping or mold shifting. Minimum wall thickness shall be .200". Electrical components are mounted in the bottom corner. The bottom corner shall be mounted in the post top with three stainless steel screws. Right-handed horizontal reflector is designed for a Type II sign distribution pattern. The reflector shall be mounted in the luminaire with three S.S. screws.

IV. ELECTRICAL
All electrical components and materials shall be UL-recognized and wired by a certified U.S. technician. All listed luminaire are high power factor rated for 180° or 200°. Counter flange ring shall be cast in to the top of the base to mirror the design. The anchor bolt locations in the base shall be cast in place as part of the base casting, for maximum strength.

V. FINISHES
Five Year Powder Coating Warranty
Niland Company factory-applied powder coatings are warranted against peeling, cracking, fading and chipping under normal conditions for a period of five years from date of shipment. Damage from fading caused by abuse or mishandling during installation is not covered. Niland Company's warranty is limited to the repair or replacement of the material involved and does not include reimbursement of consequential expenses such as installation or removal of equipment or transportation costs.

VI. STANDARD FINISH
Signs from aluminum by rotary sanding, blasting and phosphate conversion coating.

VII. THERMOSET POWDER PAINT FINISH
Pre-treatment shall consist of degreasing phosphate acid-etching with 140° and derusting with water, rinsed and oven dried.

FINISH COAT
Thermoset 100% epoxy powder paint finish electrostatically applied, oven cured and baked at approximately 400° F to a minimum dry film thickness of 1.5 mils. All Niland Company's must pass a minimum 200-hour salt-spray test for corrosion resistance. The National Association of Architectural Metal Manufacturers, Metal Finishes Manual rates the outdoor life expectancy of 15-plus years.

III. LIQUID FINISH
Optional liquid finish is first prime coated then finished with a two part liquid epoxy coat.

WARRANTY
Niland Company warrants to repair or replace, at our option, any equipment that fails due to defects in material or workmanship within one year from date of shipment. This warranty does not cover damage due to abuse, improper installation, mishandling or misapplication. This guarantee is limited to repair or replacement only and does not include reimbursement for expense of installation, removal of equipment, transportation or any other expenses that may be incurred. Authorization must be obtained from Niland Company in El Paso, Texas before any material is returned.

Niland Company
1000 S. Oak St. P.O. Box 1000 • El Paso, TX 79901 • Tel: 915-778-1000 • Fax: 915-778-1001 • Email: info@niland.com
200 S. Oak St. P.O. Box 1000 • El Paso, TX 79901 • Tel: 915-778-1000 • Fax: 915-778-1001 • Web Page: http://www.niland.com

Revision # C-1 Date: 11.08.20 Page: 1 of 4
Revision History: S.A. Customer Approved: _____

APPROVAL PENDING/NOT FOR CONSTRUCTION

STOEPPELWERTH

TRAFFIC CONTROL PLAN
ALEXANDER RIDGE
SECTION 2

McCORDSVILLE
HANCOCK COUNTY, INDIANA

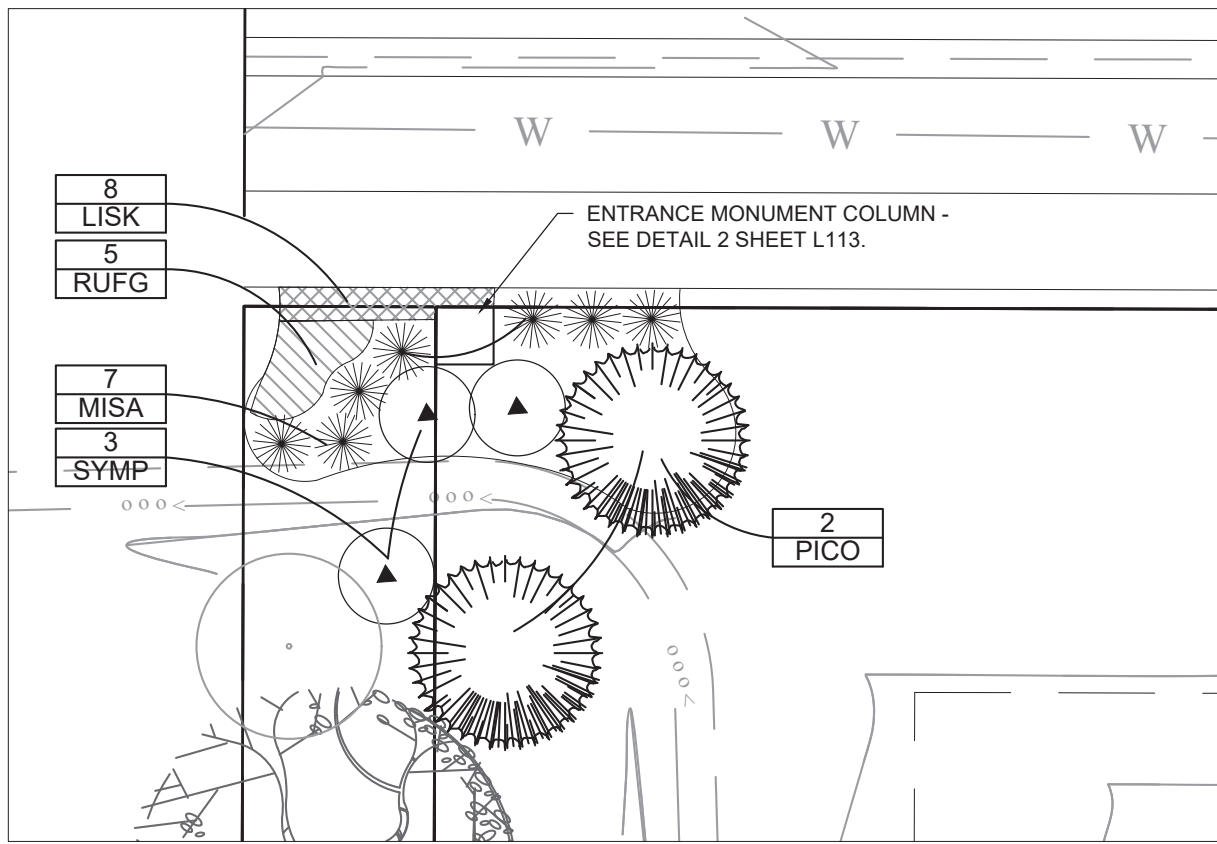
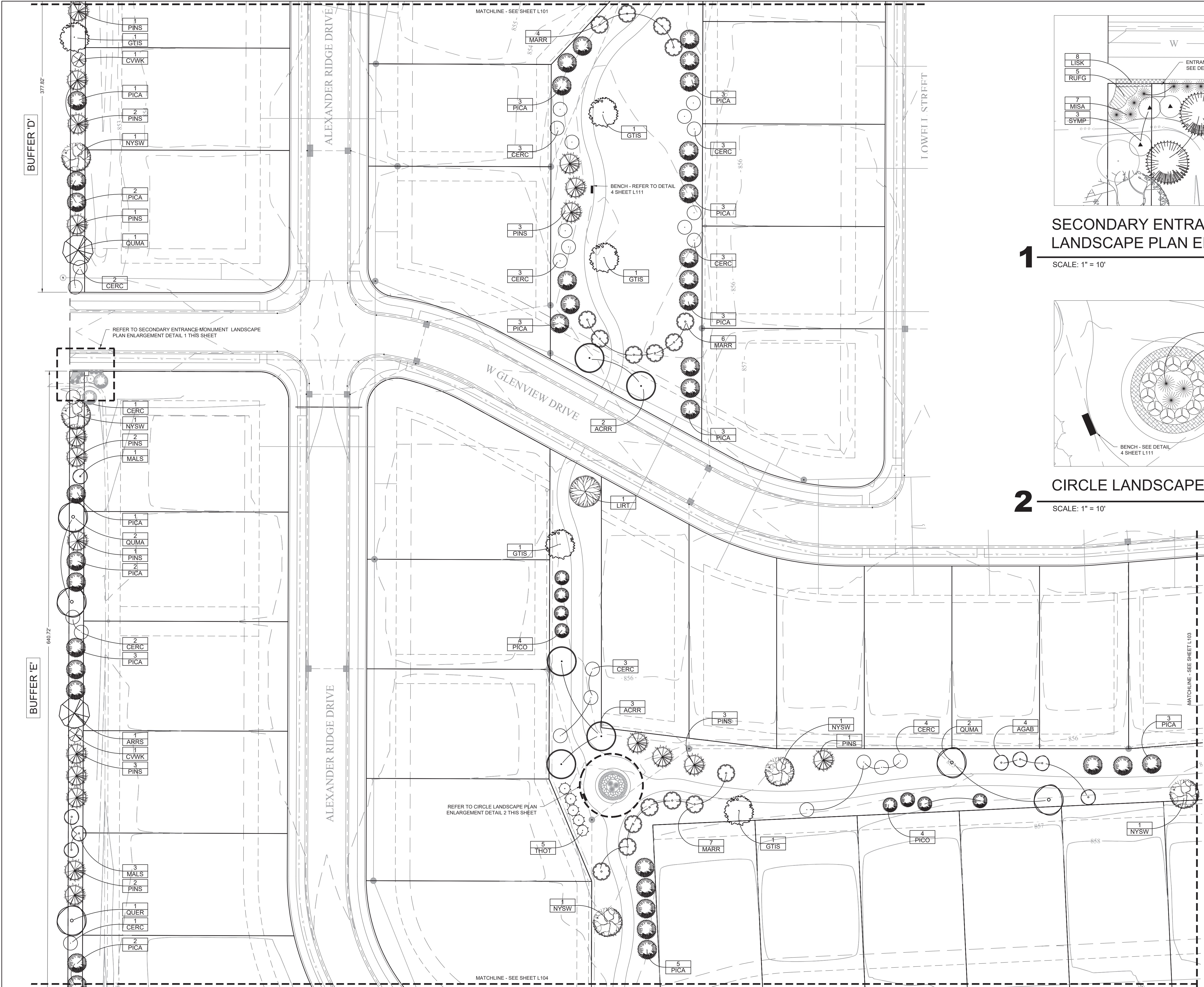
INDIANA 811
Know what's below.
Call before you dig.

SEAL: 06/07/24
REGISTERED
No. PE1200386
STATE OF INDIANA
PROFESSIONAL ENGINEER

THIS DRAWING IS NOT INTENDED TO BE AN ORIGINAL BOUNDARY SURVEY. A BOUNDARY SURVEY OR A SURVEYOR'S LOCATION REPORT.

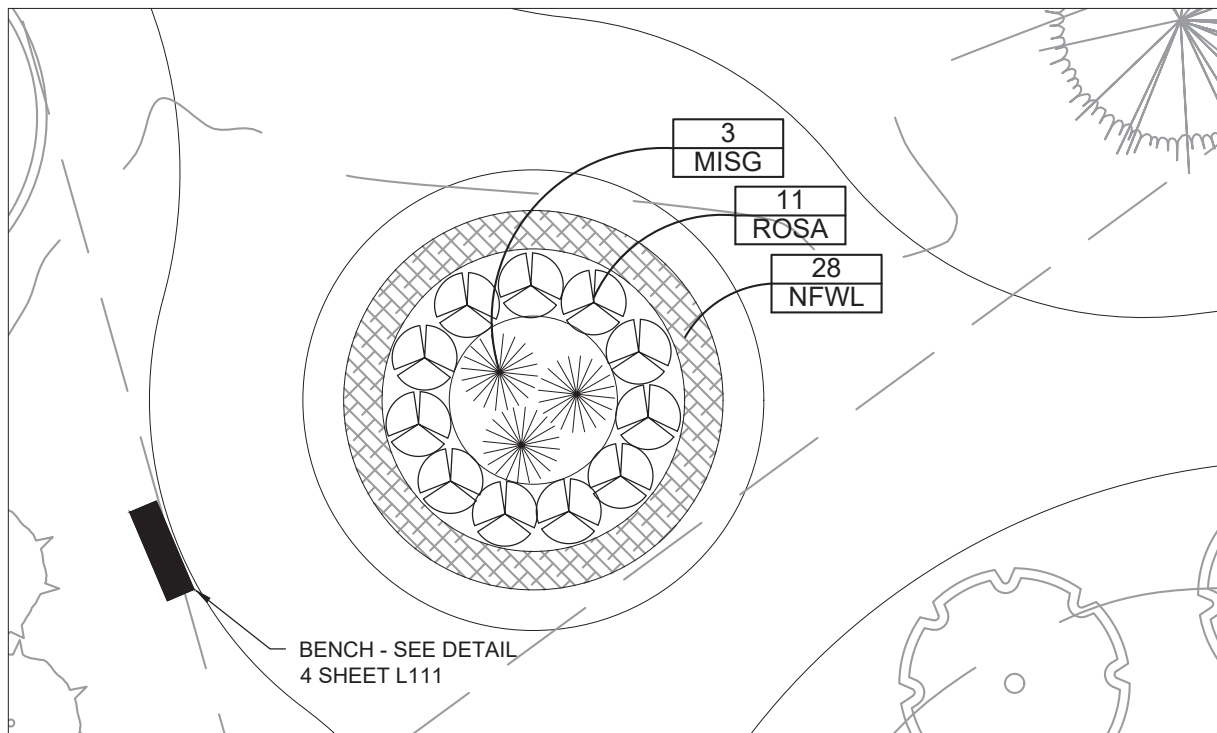
DRAWN BY: KJM/GEM
CHECKED BY: KRG
SHEET NO: C403
S.A. JOB NO: 104403OLF-S2

BY: REVISIONS: DATE: MARK:



SECONDARY ENTRANCE MONUMENT
LANDSCAPE PLAN ENLARGEMENT

1
SCALE: 1" = 10'

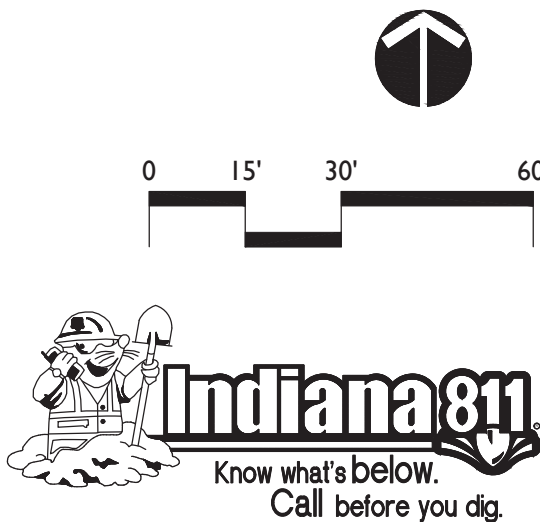


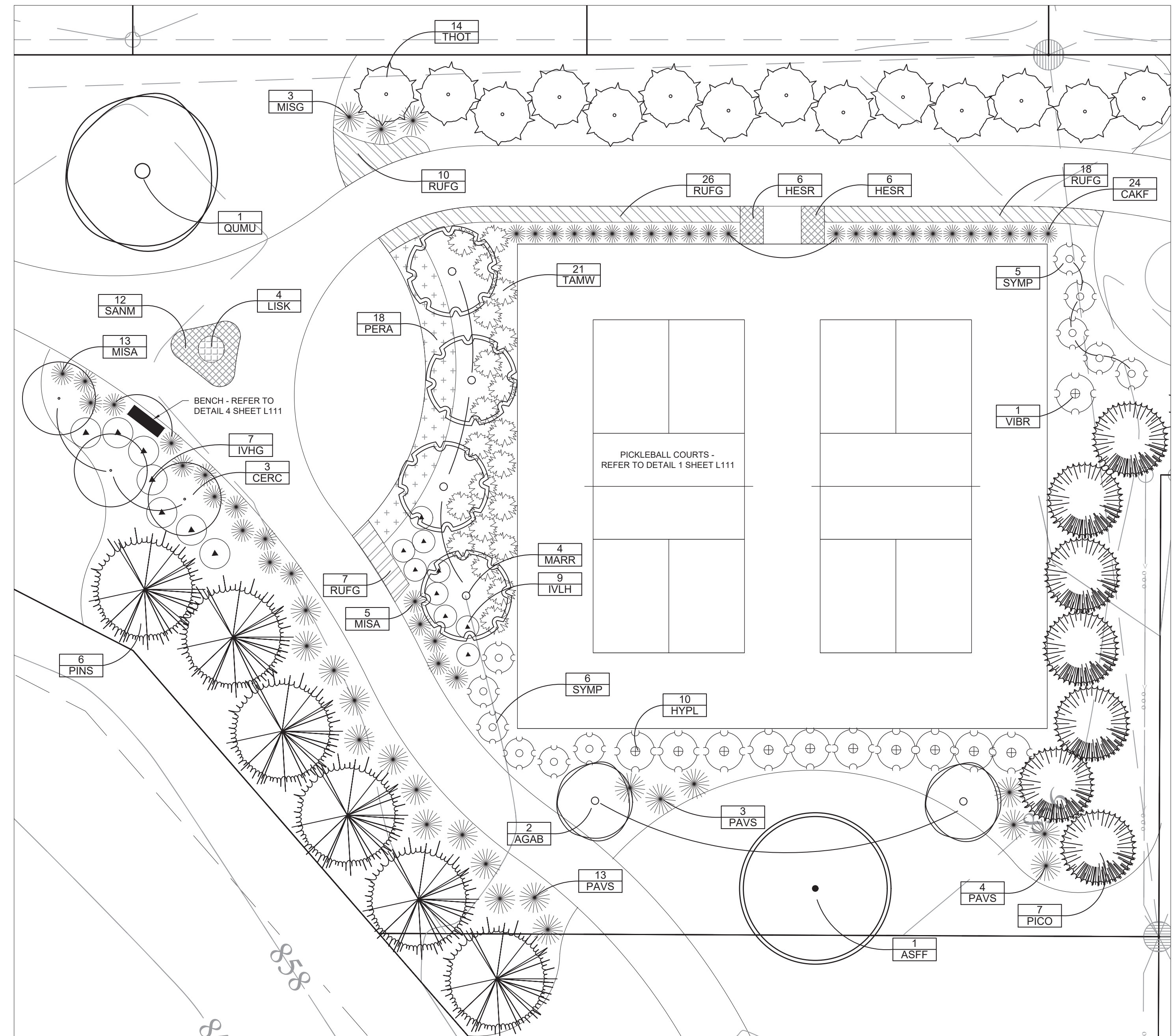
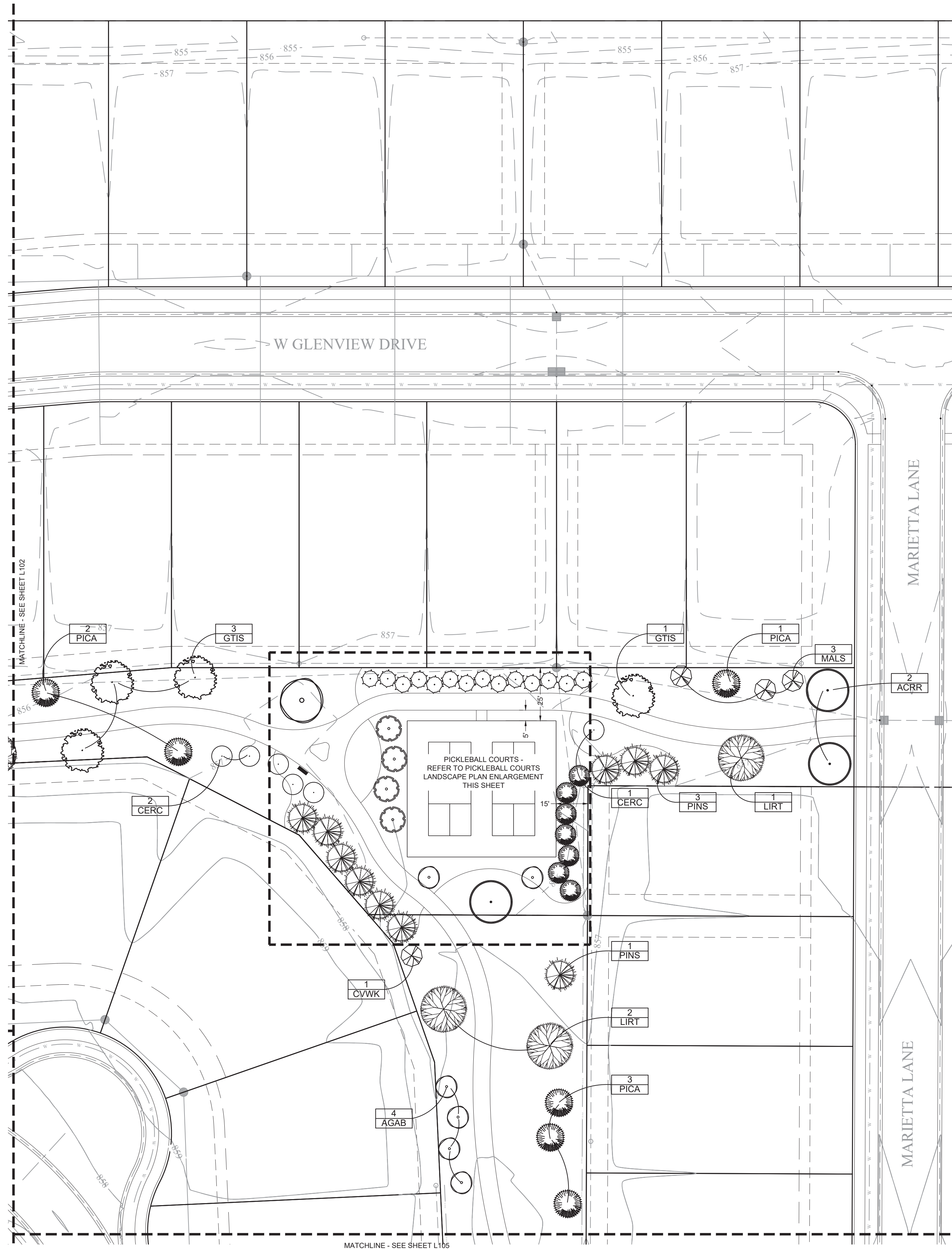
CIRCLE LANDSCAPE PLAN ENLARGEMENT

2
SCALE: 1" = 10'

LANDSCAPE NOTES:

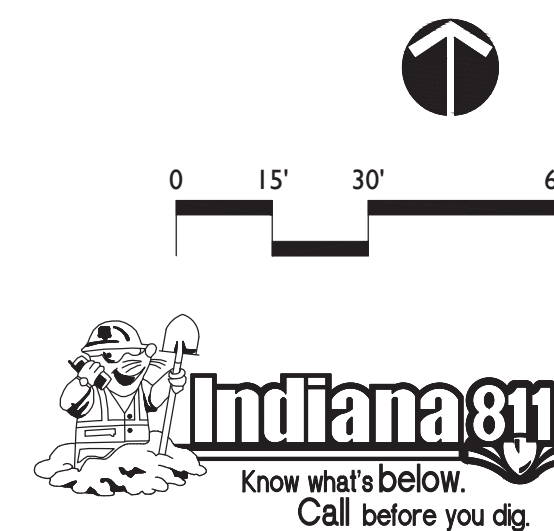
1. ALL DISTURBED AREAS SHALL BE SEEDED.
2. LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
3. ALL SHRUB PLANTING AREAS TO BE COVERED WITH 3" LAYER OF SHREDDED HARDWOOD MULCH.
4. IF DISCREPANCIES ARE FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DECISION PRIOR TO COMMENCEMENT OF ANY WORK.
5. REFER TO SHEET L108 FOR LANDSCAPE CALCULATIONS AND PLANT SCHEDULES AND SHEET L109 FOR PLANTING DETAILS AND NOTES.
6. REFER TO DETAIL 6 SHEET L109 FOR IRRIGATION LIMITS.

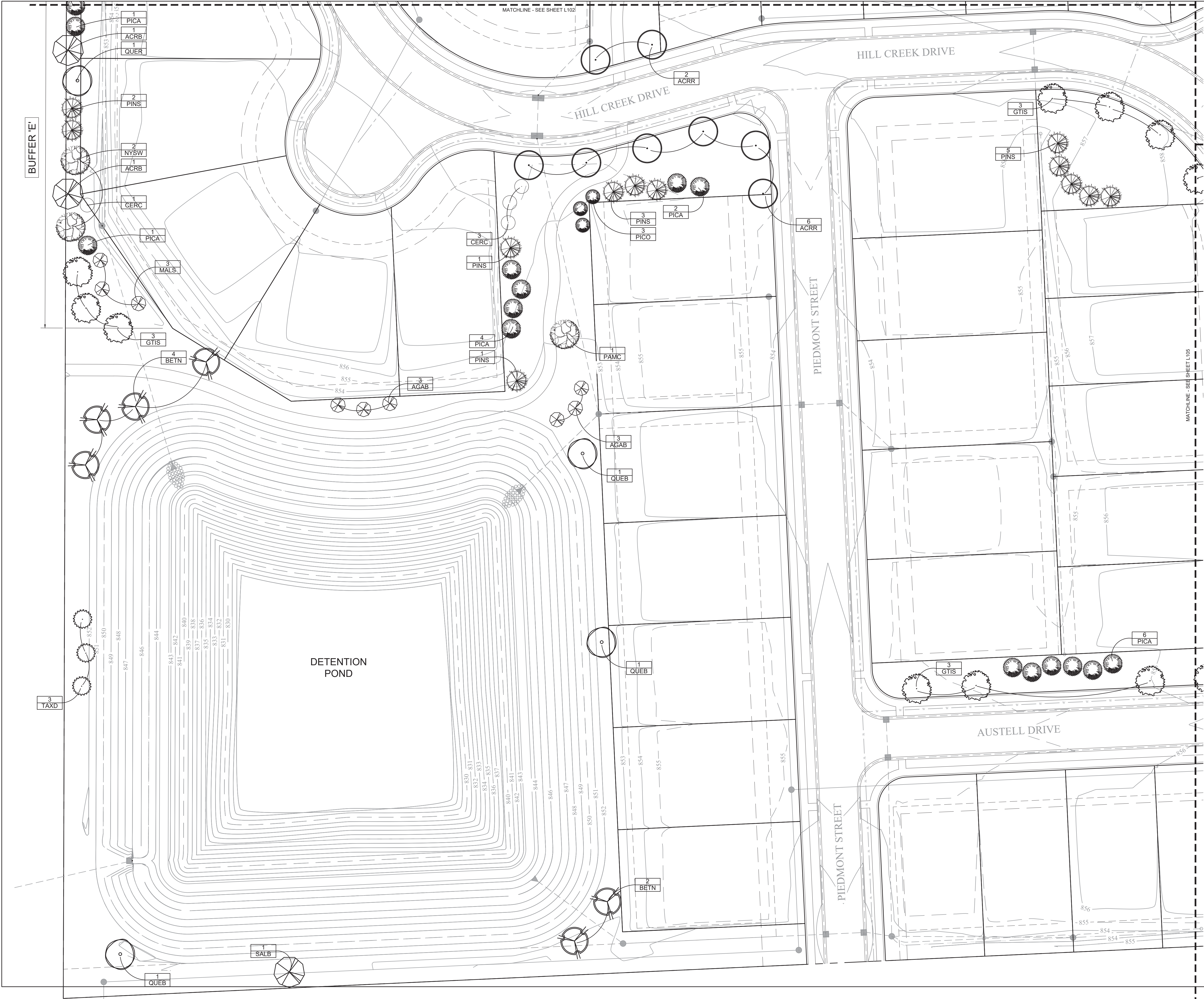





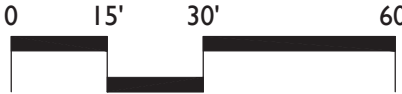
1 PICKLEBALL COURTS LANDSCAPE PLAN
SCALE: 1" = 10'


- LANDSCAPE NOTES:**
- ALL DISTURBED AREAS SHALL BE SEED.
 - LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
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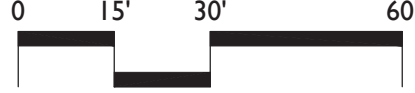



ALEXANDER RIDGE
MCCORDSVILLE, INDIANA

PRELIMINARY - NOT FOR CONSTRUCTION

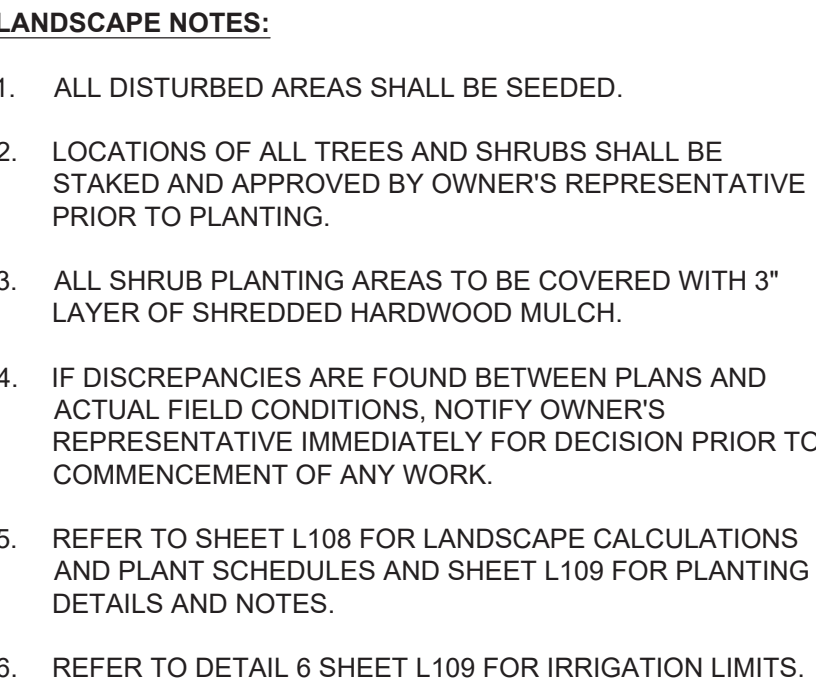


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REVISIONS:	
DRAWING FILES:	
DATE: JULY 19, 2023	
PROJECT NUMBER:	
DRAWN BY: RAF	CHECKED BY: RAF
SHEET TITLE: LANDSCAPE PLAN	
SHEET #: L105	



FISCHER
DESIGN, LLC

5085 E. Slate Road 32, Lebanon, Indiana 46052 | 317.910.8164
rfischer@fisherdesignllc.com | www.fisherdesignllc.com

ALEXANDER RIDGE
MCCORDSVILLE, INDIANA

OLTHOF HOMES

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES

DATE: JULY 19, 2023
PROJECT NUMBER:

DRAWN BY: RAF	CHECKED BY: RAF
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SHEET TITLE:
ENTRANCE
LANDSCAPE
ENLARGEMENT PLAN

SHEET #:

L106



CALCULATIONS:

900 NORTH PERIMETER LANDSCAPING BUFFER CALCULATIONS:

3 EVERGREENS, 2 ORNAMENTAL TREES, 2 SHADE TREES AND 5 SHRUBS/100 LF.

BUFFER 'A':		LENGTH: 130.00 LF / 100 = 1.3 MULTIPLIER						REQUIRED		PROVIDED	
5'-6" EVERGREEN TREES	3	x	1.3	=	4			4		4	
2" CAL. ORN. TREES	2	x	1.3	=	3			3		3	
2" SHADE TREES	2	x	1.3	=	3			3		3	
24" SHRUBS	5	x	1.3	=	7			7		7	

BUFFER 'B':		LENGTH: 202.74 LF / 100 = 2.0 MULTIPLIER						REQUIRED		PROVIDED	
5'-6" EVERGREEN TREES	3	x	2	=	6			6		12	
2" CAL. ORN. TREES	2	x	2	=	4			4		6	
2" SHADE TREES	2	x	2	=	4			4		4	
24" SHRUBS	5	x	2	=	10			10		10	

BUFFER 'C':		LENGTH: 97.89 LF / 100 = 1.0 MULTIPLIER						REQUIRED		PROVIDED	
5'-6" EVERGREEN TREES	3	x	1	=	3			3		12	
2" CAL. ORN. TREES	2	x	1	=	2			2		16	
2" SHADE TREES	2	x	1	=	2			7		7	
24" SHRUBS	5	x	1	=	5			18		18	

WEST BUFFER CALCULATIONS:

BUFFER 'D':		3 EVERGREENS, 2 ORNAMENTAL TREES AND 2 SHADE TREES/100 LF. LENGTH: 377.82 LF / 100 = 3.78 MULTIPLIER						REQUIRED		PROVIDED	
5'-6" EVERGREEN TREES	3	x	3.78	=	12			12			
2" CAL. ORN. TREES	2	x	3.78	=	8			8			
2" SHADE TREES	2	x	3.78	=	8			8			
									28	TOTAL PLANTS	

BUFFER 'E':		3 EVERGREENS, 2 ORNAMENTAL TREES AND 2 SHADE TREES/100 LF. LENGTH: 640.72 LF / 100 = 6.41 MULTIPLIER						REQUIRED		PROVIDED	
5'-6" EVERGREEN TREES	3	x	6.41	=	20			20			
2" CAL. ORN. TREES	2	x	6.41	=	13			13			
2" SHADE TREES	2	x	6.41	=	13			13			
									46	TOTAL PLANTS	

WEST BUFFER 'D' PLANT SCHEDULE													
SYMBOL				BOTANICAL NAME				COMMON NAME			ON CENTER SPACING	COND.	SIZE
	L101	L102	TOTAL										
SHADE TREES													
ACRB	0	0	0	Acer rubrum 'Brandywine'				Brandywine Red Maple				B&B	2" cal.
ARRS	1	0	1	Acer rubrum 'Red Sunset'				Red Sunset Maple				B&B	2" cal.
GTIS	1	1	2	Gleditsia triacanthos inermis 'Skycole'				Skyline Honeylocust				B&B	2" cal.
NYSW	0	1	1	Nyssa sylvatica 'Wildfire'				Wildfire Black Gum				B&B	2" cal.
QUMA	1	1	2	Quercus macrocarpa				Bur Oak				B&B	2" cal.
QUER	2	0	2	Quercus rubra				Red Oak				B&B	2" cal.
			8	TOTAL SHADE TREES									
ORNAMENTAL TREES													
CERC	1	2	3	Cercis canadensis				Eastern Redbud				B&B	2" cal.
CWWK	1	1	2	Crataegus virdis 'Winter King'				Winter King Hawthorn				B&B	2" cal.
MALS	3	0	3	Malus sargentii				Sargent Crabapple				B&B	2" cal.
			8	TOTAL ORNAMENTAL TREES									
EVERGREEN TREES													
PICA	3	3	6	Picea abies				Norway Spruce			15' o.c.	B&B	5'-6' ht.
PINS	2	4	6	Pinus strobus				White Pine			15' o.c.	B&B	5'-6' ht.
			12	TOTAL EVERGREEN TREES									

WEST BUFFER 'E' PLANT SCHEDULE												
SYMBOL				BOTANICAL NAME	COMMON NAME	ON CENTER SPACING	COND.	SIZE				
	L102	L104	TOTAL									
SHADE TREES												
ACRB	0	2	2	Acer rubrum 'Brandywine'	Brandywine Red Maple			B&B	2" cal.			
ARRS	1	0	1	Acer rubrum 'Red Sunset'	Red Sunset Maple			B&B	2" cal.			
GTIS	0	3	3	Gleditsia triacanthos inermis 'Skycole'	Skyline Honeylocust			B&B	2" cal.			
NYSW	1	2	3	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum			B&B	2" cal.			
QUMA	2	0	2	Quercus macrocarpa	Bur Oak			B&B	2" cal.			
QUER	1	1	2	Quercus rubra	Red Oak			B&B	2" cal.			
			13	TOTAL SHADE TREES								
ORNAMENTAL TREES												
CERC	4	1	5	Cercis canadensis	Eastern Redbud			B&B	2" cal.			
CWWK	1	0	1	Crataegus virdis 'Winter King'	Winter King Hawthorn			B&B	2" cal.			
MALS	4	3	7	Malus sargentii	Sargent Crabapple			B&B	2" cal.			
			13	TOTAL ORNAMENTAL TREES								
EVERGREEN TREES												
PICA	8	2	10	Picea abies	Norway Spruce	15' o.c.		B&B	5'-6' ht.			
PINS	8	2	10	Pinus strobus	White Pine	15' o.c.		B&B	5'-6' ht.			
			20	TOTAL EVERGREEN TREES								

NOTE:

PLANT SCHEDULES ARE PROVIDED FOR INFORMATION ONLY. IN THE EVENT OF DISCREPANCIES BETWEEN THE PLAN QUANTITIES AND PLANT SCHEDULE QUANTITIES, THE PLAN SHALL DICTATE.

SUPPLEMENTAL TREE PLANTING CALCULATIONS:

5 SHADE TREES PER ACRE REQUIRED

COMMON AREA #1	160,135	SF	
COMMON AREA #2	19,266	SF	
COMMON AREA #3	37,017	SF	
COMMON AREA #4	102,849	SF	
COMMON AREA #5	7,631	SF	
COMMON AREA #6	6,328	SF	
COMMON AREA #7	183,249	SF	
	516,475	SF =	11.86 ACRES

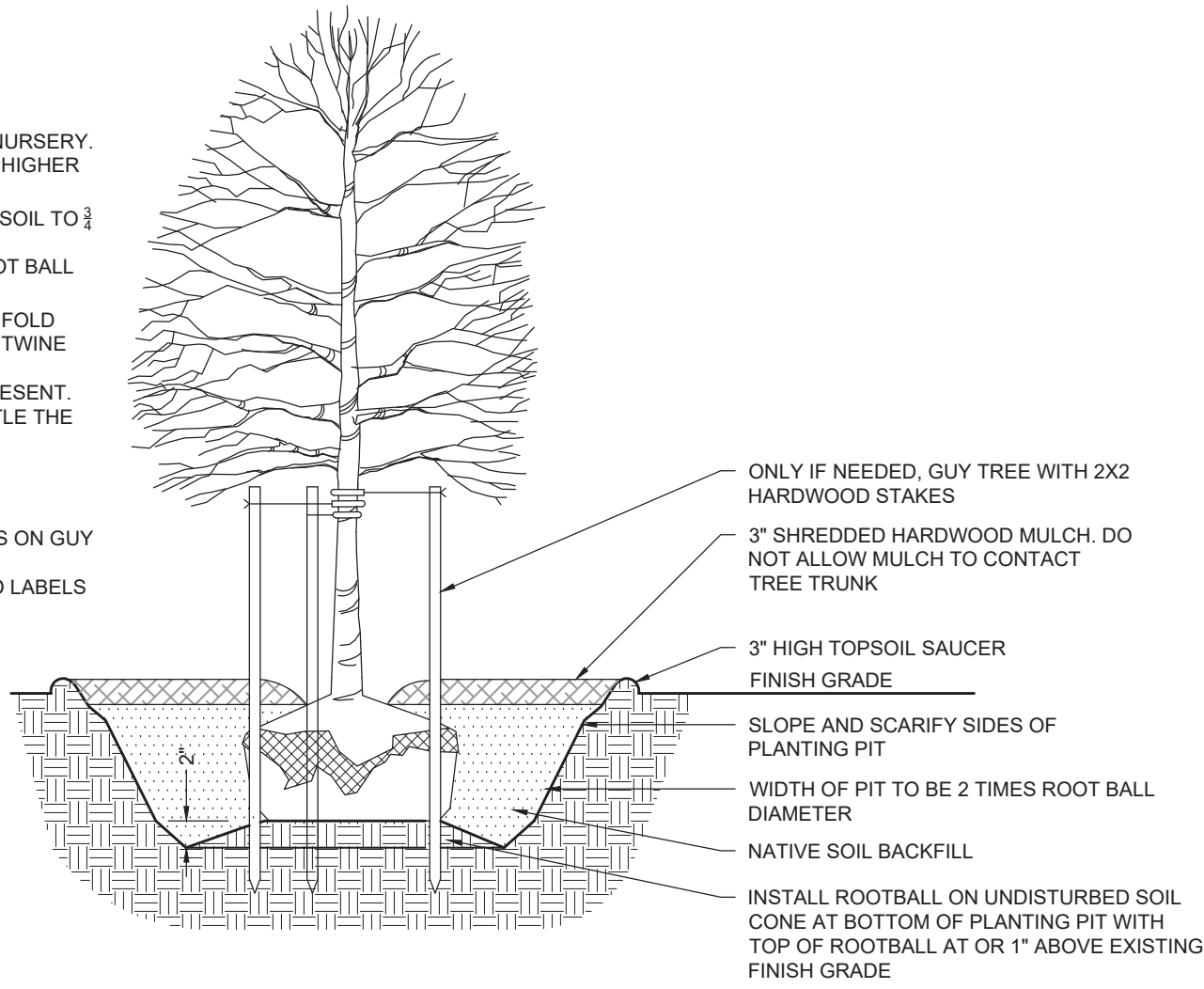
11.86 ACRES X 5 = 60 SHADE TREES REQUIRED

COMMON AREA #1	28
COMMON AREA #2	8
COMMON AREA #3	14
COMMON AREA #4	30
COMMON AREA #5	4
COMMON AREA #6	4
COMMON AREA #7	20
	108 SHADE TREES PROVIDED

PLANT SCHEDULE

SYMBOL	QUANTITY								BOTANICAL NAME	COMMON NAME	ON CENTER SPACING	COND.	SIZE	
	L101	L102	L103	L104	L105	L106	L107	TOTAL						
SHADE TREES														
ACRB	10						3	1	14	Acer rubrum 'Brandywine'	Brandywine Maple		B&B	2" cal.
ACRR	3	5	2	8	5	5			28	Acer rubrum 'Redpointe'	Redpointe Maple		B&B	2" cal.
ASFF				1		1		3	5	Acer saccharum 'Fall Fiesta'	Fall Fiesta Sugar Maple		B&B	2" cal.
BETN	7				6		1		14	Betula nigra 'Heritage'	Heritage River Birch		B&B	2" cal.
GTIS	1	4	4	6	2			5	22	Gleditsia triacanthos inermis 'Skycole'	Skyline Honeylocust		B&B	2" cal.
LIRT		1	3				4	1	9	Liriodendron tulipifera	Tulip Tree		B&B	2" cal.
NYSW			3						3	Nyssa sylvatica	Black Gum		B&B	2" cal.
PAMC					1		1		2	Platanus x acerifolia 'Morton Circle'	Exclamation! London Planetree		B&B	2" cal.
QUEB	1				3				4	Quercus bicolor	Swamp White Oak		B&B	2" cal.
QUMA	2	2				2			6	Quercus macrocarpa	Bur Oak		B&B	2" cal.
QUMU				1					1	Quercus muehlenbergii	Chinkapin Oak		B&B	2" cal.
QUER	6								6	Quercus rubra	Red Oak		B&B	2" cal.
SALB	3				1				4	Salix babylonica	Green Weeping Willow		B&B	2" cal.
TAXD					3		1		4	Taxodium distichum	Bald Cypress		B&B	2" cal.
									122	TOTAL SHADE TREES				
EVERGREEN TREES														
PICA	8	26	6	12	7	2	13	74	Picea abies	Norway Spruce	15' o.c.	B&B	5'-6" ht.	
PICO		10	7	3		18		38	Picea omorika	Serbian Spruce	10' o.c.	B&B	5'-6" ht.	
PINS	12	7	10	10	6	5	4	54	Pinus strobus	White Pine	15' o.c.	B&B	5'-6" ht.	
THOT		5	14					19	Thuja occidentalis 'Techny'	Mission Arborvitae	8' o.c.	B&B	5'-6" ht.	
									185	TOTAL EVERGREEN TREES				
ORNAMENTAL TREES														
AGAB	12	4	6	6	5	3	6	42	Amelanchier x grandiflora 'Autumn Brilliance'	Clump Autumn Brilliance Serviceberry		B&B	6' ht.	
CERC	9	19	6	3	3	7	7	54	Cercis canadensis	Multi-stem Eastern Redbud		B&B	6' ht.	
CWWK	6		1					7	Crataegus virdis 'Winter King'	Winter King Hawthorn		B&B	2" cal.	
MARR	6	17	4		3	9	9	48	Malus 'Royal Raindrops'	Royal Raindrops Crabapple		B&B	2" cal.	
MALS	3		3		4			10	Malus sargentii	Sargent Crabapple		B&B	2" cal.	
									161	TOTAL ORNAMENTAL TREES				
SHRUBS														
BKGG						32		32	Buxus x koreana 'Green Gem'	Green Gem Boxwood	2' o.c.	B&B	12"-15" ht.	
BKGV							55	55	Buxus x koreana 'Green Velvet'	Green Velvet Boxwood	3' o.c.	B&B	18" ht.	
DYCB						42		42	Deutzia x 'Yuki Cherry Blossom'	Yuki Cherry Blossom Deutzia	1'-2' o.c.	cont.	3 gal.	
HYPJ							49	49	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	3'-5' o.c.	cont.	3 gal.	
HYPL			10					10	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	4'-6' o.c.	cont.	5 gal.	
HYPI						12		12	Hydrangea paniculata 'Ilvobo'	Bobo Hydrangea	3'-4' o.c.	cont.	3 gal.	
IVHG			7					7	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	4'-6' o.c.	cont.	3 gal.	
VLH			9				6	27	42	Itea virginica 'Little Henry'	Little Henry Sweetspire	3' o.c.	cont.	3 gal.
POCG						4		4	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	5' o.c.	cont.	5 gal.	
RAGL						4		4	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	4' o.c.	cont.	3 gal.	
ROSA		11				20	11	42	Rosa 'Radrazz'	Knock Out Rose	3' o.c.	cont.	3 gal.	
SYMP		3	11			12	9	35	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5' o.c.	cont.	5 gal.	
TAMW			21					21	Taxus x media 'Wardli'	Wardl Spreading Yew	4' o.c.	B&B	18" ht.	
VIBC							14	14	Viburnum carlesii	Korean Spice Viburnum	4' o.c.	cont.	5 gal.	
VPSS	17					1		18	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	6' o.c.	cont.	5 gal.	
VIBR			1			1	31	33	Viburnum rhytidophyllum	Leatherleaf Viburnum	6' o.c.	cont.	5 gal.	
VIBJ						6		6	Viburnum x juddi	Judd's Viburnum	5' o.c.	cont.	5 gal.	
									426	TOTAL SHRUBS				
PERENNIALS														
ANNU						100 s.f.		100 s.f.	Seasonal Annuals					
ALLM							60	60	Allium x 'millennium'	Millennium Ornamental Onion	12" o.c.	cont.	1 gal.	
BAPA						6	2	8	Baptisia australis	Blue False Indigo	4' o.c.	cont.	1 gal.	
CGES							10	10	Coreopsis grandiflora 'Early Sunrise'	Early Sunrise Coreopsis	18" o.c.	cont.	1 gal.	
ESAO						17	13	30	Echinacea purpurea 'Sombbrero Adobe Orange'	Sombbrero Adobe Orange Coneflower	24" o.c.	cont.	1 gal.	
HEHR			12				29	41	Hemerocallis 'Happy Returns'	Happy Returns Daylily	24" o.c.	cont.	1 gal.	
ISCB							6	6	Iris siberica 'Caesar's Brother'	Caesar's Brother Siberian Iris	18" o.c.	cont.	1 gal.	
LISK		8	4				11	23	Liatris spicata 'Kobold'	Kobold Gayfeather	18" o.c.	cont.	1 gal.	
LMBL							137	137	Liriope muscarifolia 'Big Blue'	Big Blue Liriope	12" o.c.	cont.	1 gal.	
NFWF		28					68	96	Nepeta faassenii 'Walkers Low'	Walkers Low Catmint	24" o.c.	cont.	1 gal.	
PESP							8	8	Paeonia lanifolia 'Sarah Bernhardt'	Sarah Bernhardt Peony	36" o.c.	cont.	1 gal.	
PERA				18				18	Perovskia atriplicifolia	Russian Sage	36" o.c.	cont.	1 gal.	
RUGF		5	61					14	80	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	24" o.c.	cont.	1 gal.
SANM			12				68	26	106	Salvia nemerosa 'Mainacht'	May Night Salvia	18" o.c.	cont.	1 gal.
SOLL								50	50	Solidago x 'Little Lemon'	Little Lemon Goldenrod	18" o.c.	cont.	1 gal.
									673	TOTAL PERENNIALS				
GRASSES														
CAKF				24				24	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2' o.c.	cont.	3 gal.	
MISA		7	18			38	31	94	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	3' o.c.	cont.	3 gal.	
MISG	18	3	3			11	10	45	Miscanthus sinensis 'Gracillimus'	Gracillimus Maiden Grass	5' o.c.	cont.	3 gal.	
PAVS			20				28	48	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	4' o.c.	cont.	3 gal.	
SPOH							57	57	Sporobolus heterolepis	Prairie Dropseed	3' o.c.	cont.	3 gal.	
									268	TOTAL GRASSES				

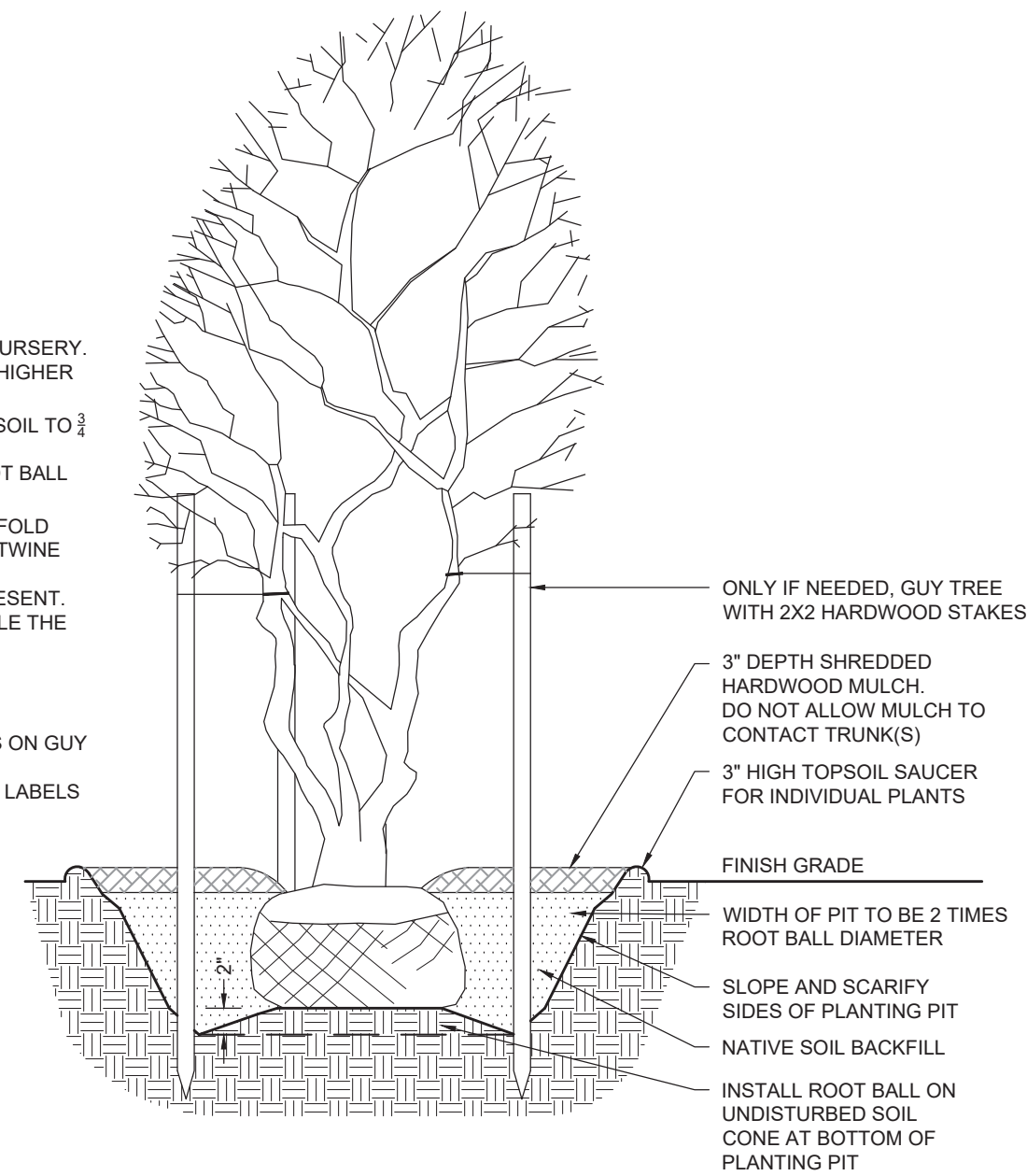
- PLANTING NOTES:
1. DO NOT PLANT TREES DEEPER THAN GROWN AT NURSERY. TRUNK FLARE SHOULD BE LEVEL WITH OR SLIGHTLY HIGHER THAN SURROUNDING FINISH GRADE.
 2. AFTER TREE IS POSITIONED IN THE PIT, BACKFILL SOIL TO $\frac{3}{4}$ FULL.
 3. CUT ALL TWINE OR WIRE AWAY FROM TOP OF ROOT BALL AND STEM.
 4. REMOVE BURLAP FROM TOP $\frac{1}{4}$ OF ROOTBALL AND FOLD BACK BELOW GROUND LEVEL. REMOVE ALL PLASTIC TWINE AND SYNTHETIC BURLAP COMPLETELY.
 5. CUT AWAY TOP AND SIDES OF WIRE BASKET IF PRESENT.
 6. SOAK PLANT BALL AND PIT THOROUGHLY TO SETTLE THE BACKFILL AND ELIMINATE AIR POCKETS.
 7. FINISH FILLING THE PIT WITH SOIL AND WATER THOROUGHLY.
 8. INSTALL STAKING ONLY WHEN NEEDED.
 9. IF STAKING IS REQUIRED, PROVIDE PLASTIC FLAGS ON GUY POSTS IN OR NEAR WALKWAYS.
 10. AFTER FINAL INSPECTION, REMOVE ALL TAGS AND LABELS



1 SHADE TREE PLANTING DETAIL

NTS

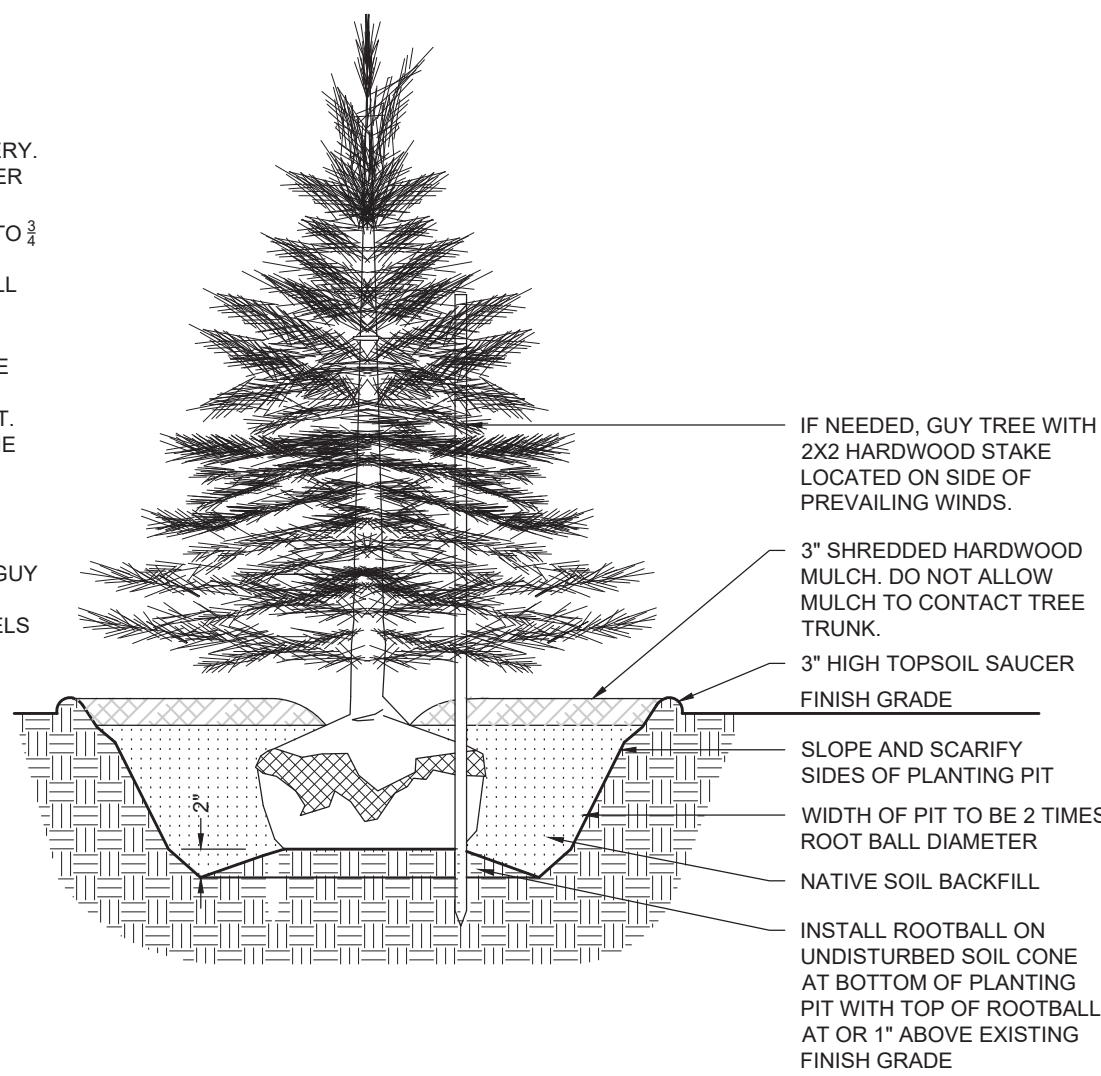
- PLANTING NOTES:
1. DO NOT PLANT TREES DEEPER THAN GROWN AT NURSERY. TRUNK FLARE SHOULD BE LEVEL WITH OR SLIGHTLY HIGHER THAN SURROUNDING FINISH GRADE.
 2. AFTER TREE IS POSITIONED IN THE PIT, BACKFILL SOIL TO $\frac{3}{4}$ FULL.
 3. CUT ALL TWINE OR WIRE AWAY FROM TOP OF ROOT BALL AND STEM.
 4. REMOVE BURLAP FROM TOP $\frac{1}{4}$ OF ROOTBALL AND FOLD BACK BELOW GROUND LEVEL. REMOVE ALL PLASTIC TWINE AND SYNTHETIC BURLAP COMPLETELY.
 5. CUT AWAY TOP AND SIDES OF WIRE BASKET IF PRESENT.
 6. SOAK PLANT BALL AND PIT THOROUGHLY TO SETTLE THE BACKFILL AND ELIMINATE AIR POCKETS.
 7. FINISH FILLING THE PIT WITH SOIL AND WATER THOROUGHLY.
 8. INSTALL STAKING ONLY WHEN NEEDED.
 9. IF STAKING IS REQUIRED, PROVIDE PLASTIC FLAGS ON GUY POSTS IN OR NEAR WALKWAYS.
 10. AFTER FINAL INSPECTION, REMOVE ALL TAGS AND LABELS



2 MULTI-STEM TREE PLANTING DETAIL

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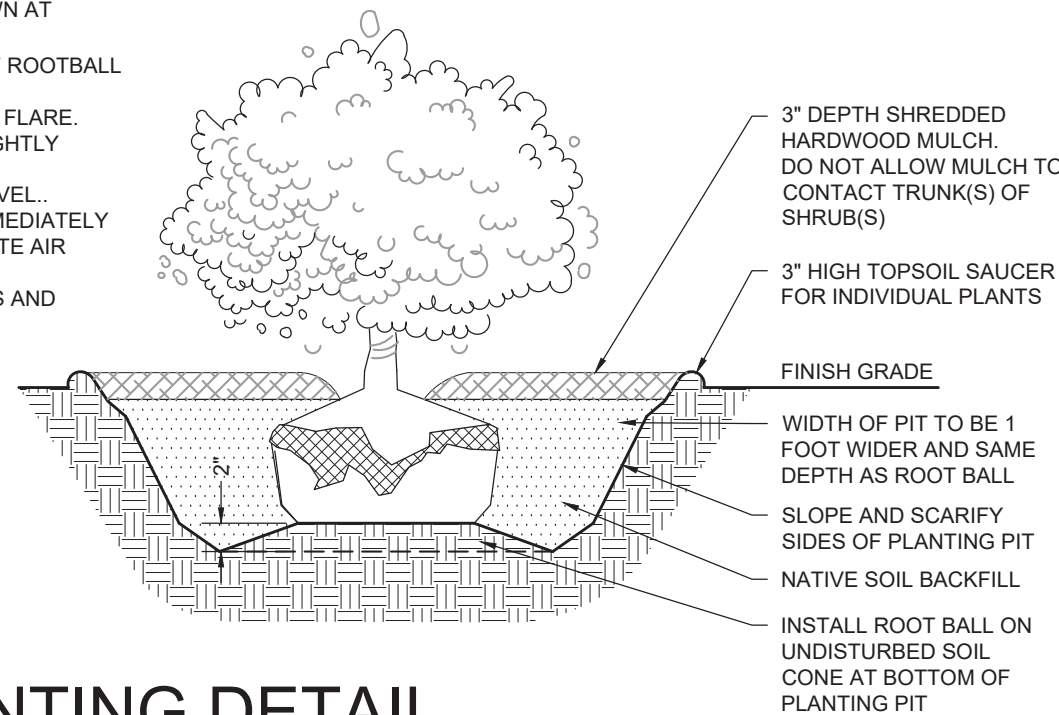
- PLANTING NOTES:
1. DO NOT PLANT TREES DEEPER THAN GROWN AT NURSERY. TRUNK FLARE SHOULD BE LEVEL WITH OR SLIGHTLY HIGHER THAN SURROUNDING FINISH GRADE.
 2. AFTER TREE IS POSITIONED IN THE PIT, BACKFILL SOIL TO $\frac{3}{4}$ FULL.
 3. CUT ALL TWINE OR WIRE AWAY FROM TOP OF ROOT BALL AND STEM.
 4. REMOVE BURLAP FROM TOP $\frac{1}{4}$ OF ROOTBALL AND FOLD BACK BELOW GROUND LEVEL. REMOVE ALL PLASTIC TWINE AND SYNTHETIC BURLAP COMPLETELY.
 5. CUT AWAY TOP AND SIDES OF WIRE BASKET IF PRESENT.
 6. SOAK PLANT BALL AND PIT THOROUGHLY TO SETTLE THE BACKFILL AND ELIMINATE AIR POCKETS.
 7. FINISH FILLING THE PIT WITH SOIL AND WATER THOROUGHLY.
 8. INSTALL STAKING ONLY WHEN NEEDED.
 9. IF STAKING IS REQUIRED, PROVIDE PLASTIC FLAGS ON GUY POSTS IN OR NEAR WALKWAYS.
 10. AFTER FINAL INSPECTION, REMOVE ALL TAGS AND LABELS



3 EVERGREEN PLANTING DETAIL

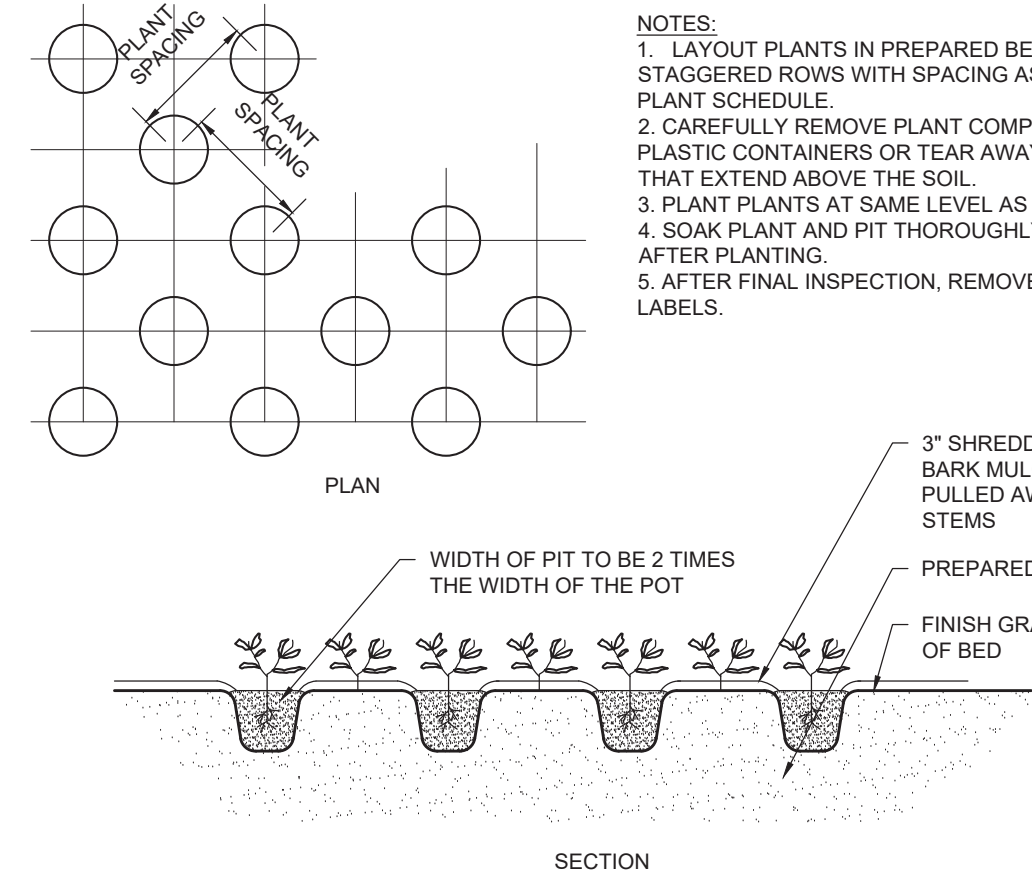
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- NOTES:
1. DO NOT PLANT SHRUBS DEEPER THAN GROWN AT NURSERY.
 2. REMOVE BURLAP AND TWINE FROM TOP $\frac{1}{4}$ OF ROOTBALL OR CAREFULLY REMOVE CONTAINER.
 3. REMOVE ALL SOIL ABOVE THE PLANT'S ROOT FLARE.
 4. PLANT SHRUB SO ROOT FLARE IS AT, OR SLIGHTLY ABOVE FINISH GRADE.
 5. FOLD BACK ANY BURLAP BELOW GROUND LEVEL.
 6. SOAK PLANT BALL AND PIT THOROUGHLY IMMEDIATELY AFTER PLANTING TO SETTLE SOIL AND ELIMINATE AIR POCKETS.
 7. AFTER FINAL INSPECTION, REMOVE ALL TAGS AND LABELS



4 SHRUB PLANTING DETAIL

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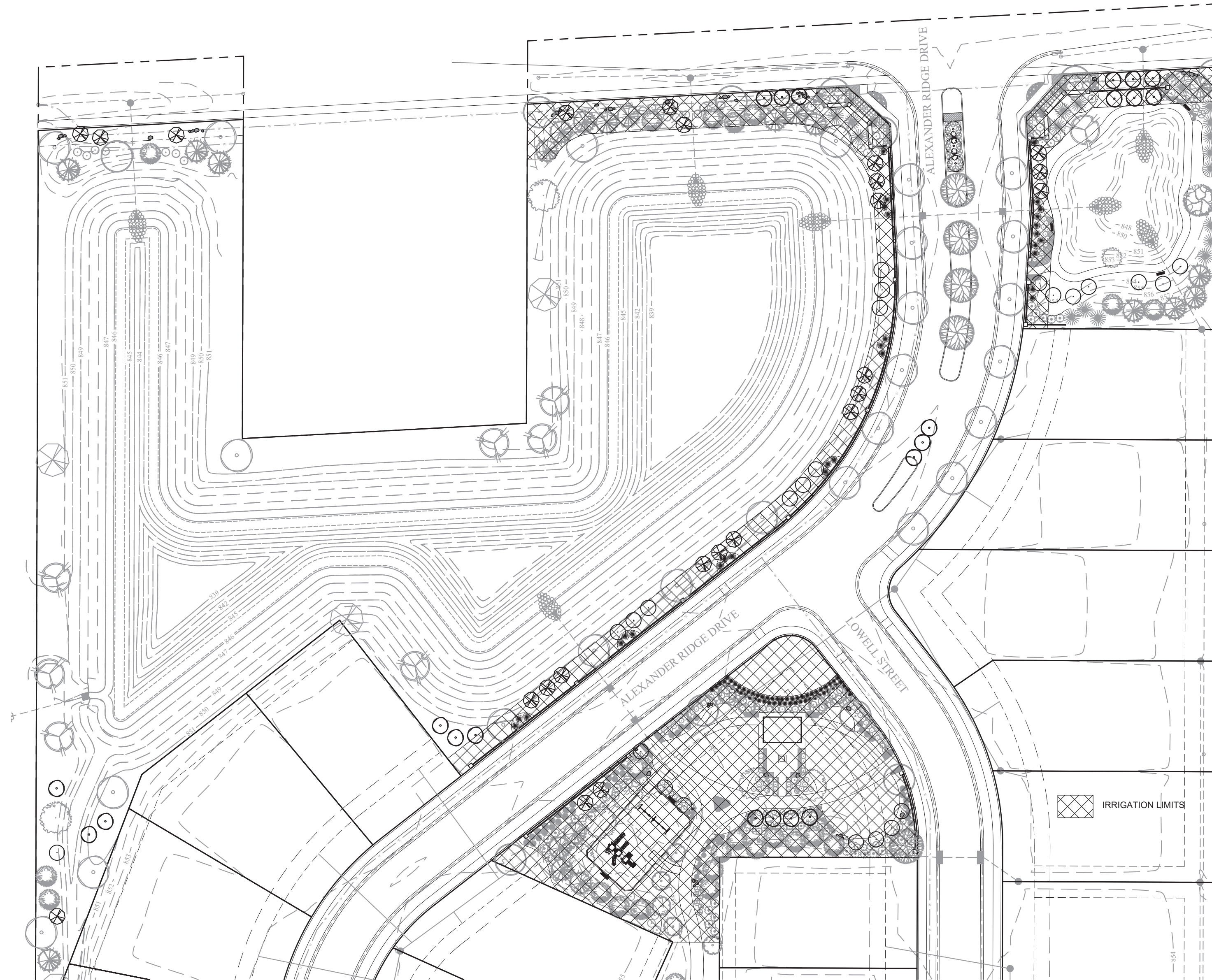


5 PERENNIAL & GRASS PLANTING DETAIL

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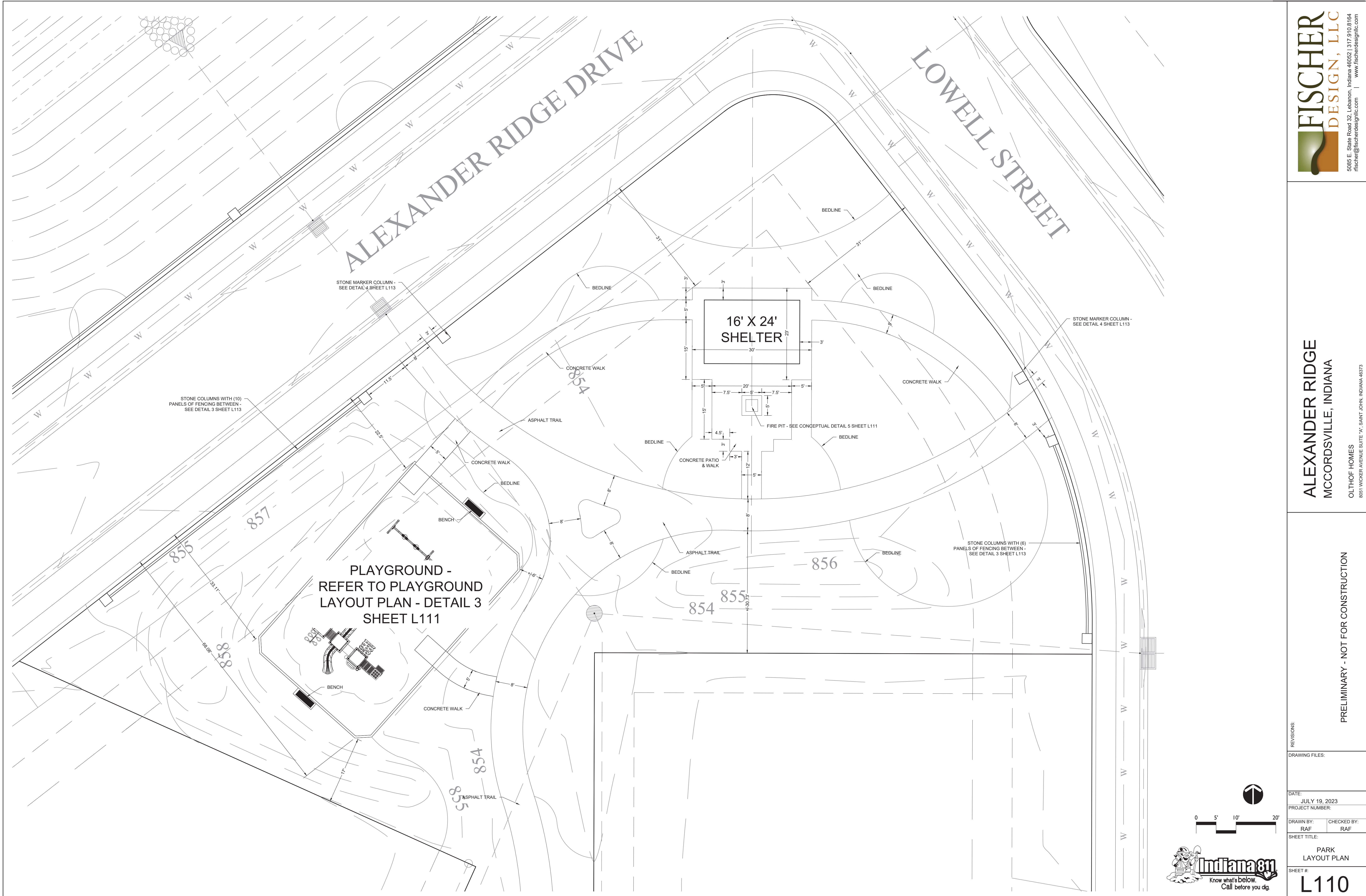
GENERAL LANDSCAPE NOTES:

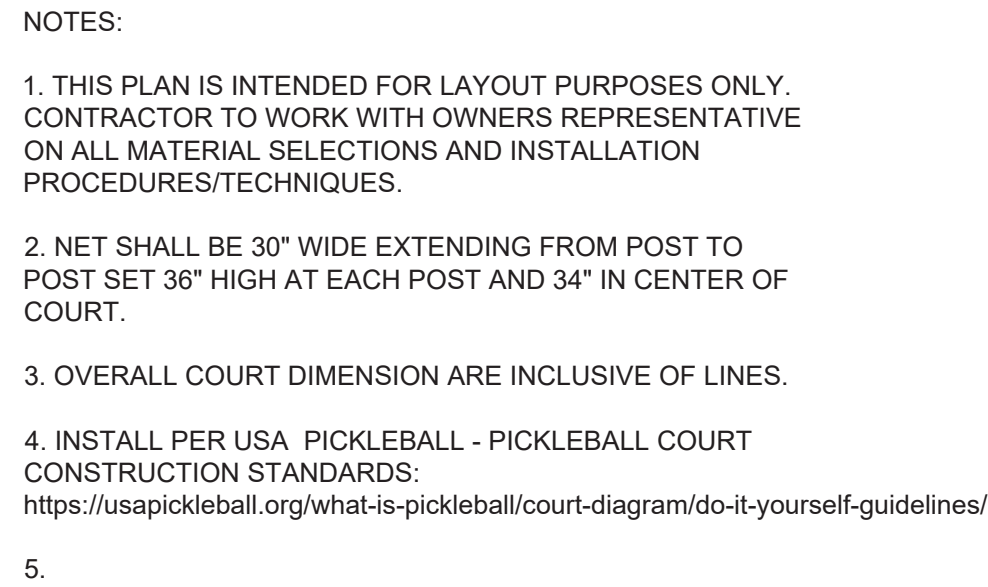
1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING FIELD CONDITIONS AND NOTING ANY DISCREPANCIES BETWEEN LANDSCAPE PLAN AND FIELD CONDITIONS PRIOR TO INSTALLATION. SHOULD DISCREPANCIES OCCUR, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER OF SUCH DISCREPANCIES BEFORE INSTALLATION BEGINS. FISCHER DESIGN, LLC ASSUMES NO RESPONSIBILITY FOR WORK PERFORMED PRIOR TO FIELD VERIFICATION OF LANDSCAPE PLAN.
2. CONTRACTOR SHALL EXAMINE AREAS AND CONDITIONS FOR COMPLIANCE WITH PLANTING REQUIREMENTS AND DETERMINE IF AREAS AND CONDITIONS AFFECTING PERFORMANCE OF THE WORK ARE SATISFACTORY. DO NOT PROCEED WITH WORK UNTIL SATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN ACCEPTABLE MANNER. VERIFY THAT NO DELETERIOUS SUBSTANCES ARE PRESENT IN PLANTING AREAS. REMOVE SOIL THAT IS UNSUITABLE FOR PLANTING AND REPLACE WITH PLANTING SOIL BACKFILL.
3. DO NOT MIX OR PLACE SOILS AND AMENDMENTS THAT ARE FROZEN, WET OR IN MUDDY CONDITIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES TO LOCATE UTILITIES PRIOR TO INSTALLATION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING UTILITY LOCATIONS THROUGHOUT THE ENTIRE LANDSCAPE PROJECT.
5. CONTRACTOR SHALL PROTECT ADJACENT SURFACES INCLUDING STRUCTURES, UTILITIES, PAVEMENT AND OTHER FACILITIES FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
6. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK STANDARDS.
7. PROCEED WITH PLANTING ONLY WHEN WEATHER CONDITIONS ARE FAVORABLE.
8. CONTRACTOR SHALL FINISH GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS $\frac{1}{2}$ " OF FINISH ELEVATION.
9. LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED AND APPROVED BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
10. ALL DISTURBED AREAS SHALL BE SEEDED WITH SEED MIXTURE APPROVED BY OWNER'S REPRESENTATIVE.
11. ALL PLANTING BEDS SHALL RECEIVE A SPADE CUT EDGE AND 3" SHREDDED HARDWOOD MULCH.
12. ***PLANT SCHEDULES ARE PROVIDED FOR INFORMATION ONLY. IN THE EVENT OF DISCREPANCIES BETWEEN THE PLAN QUANTITIES AND PLANT SCHEDULE QUANTITIES, THE PLAN SHALL DICTATE.***



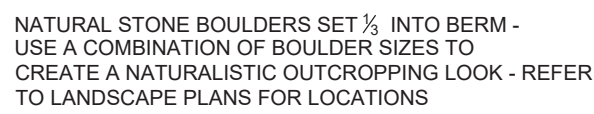
6 LIMITS OF IRRIGATION

1" = 50'

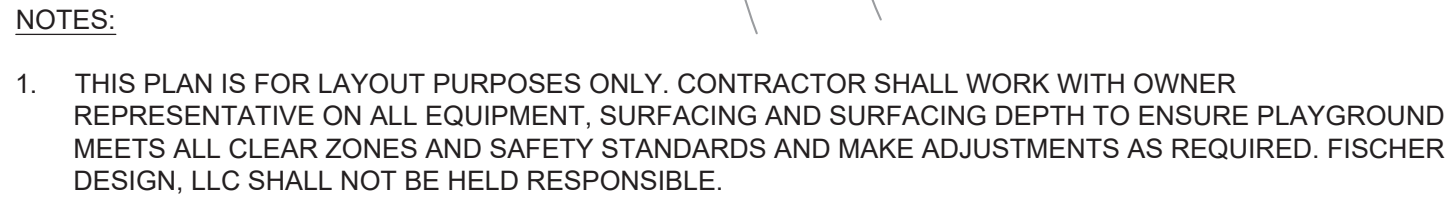




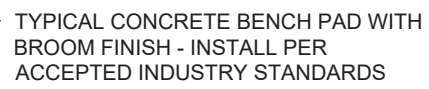
SCALE: $\frac{1}{8}'' = 1'-0''$



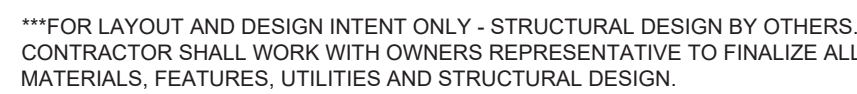
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SCALE: $\frac{1}{8}" = 1'-0"$

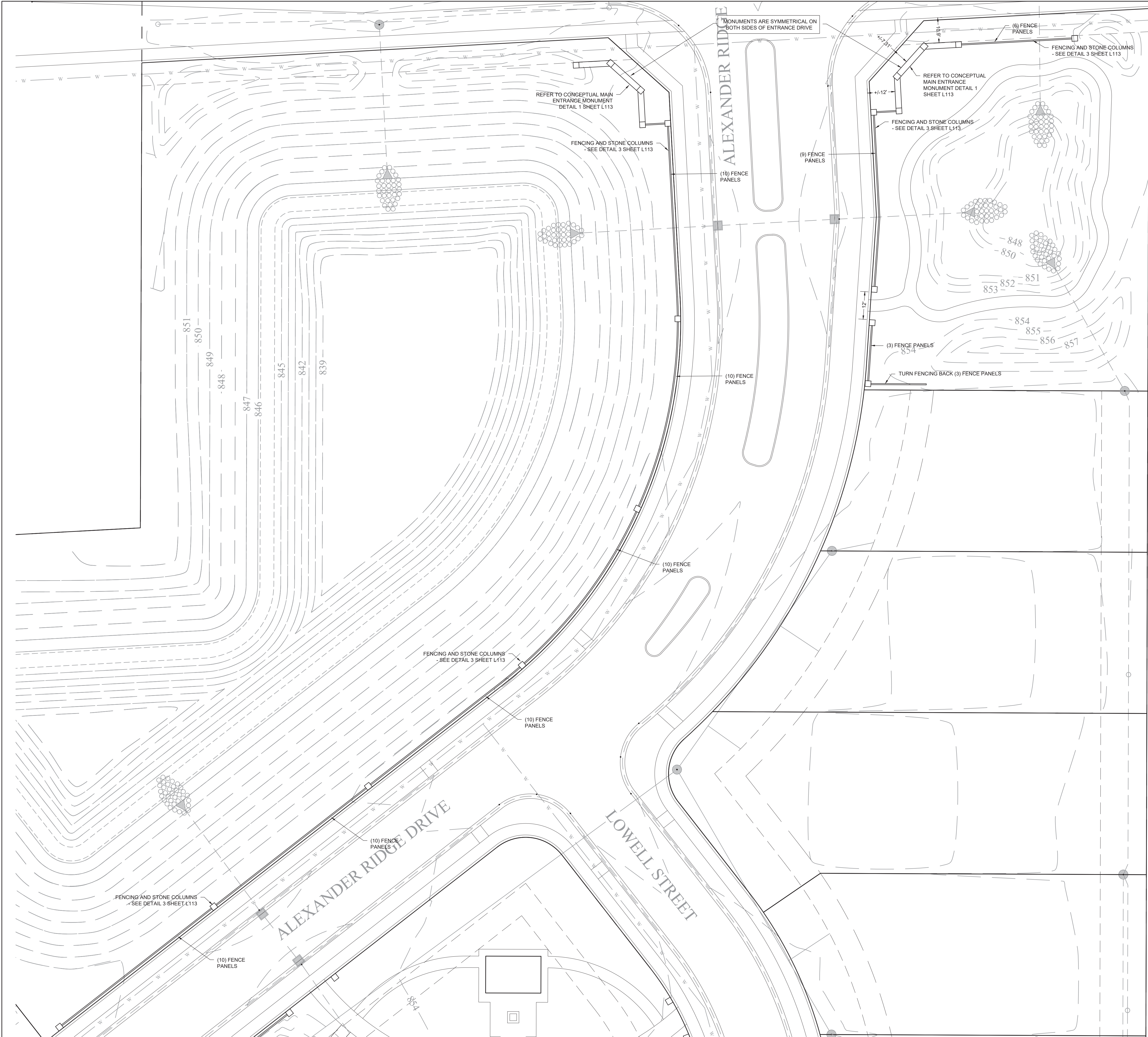



SCALE: 1/2" = 1'-0"




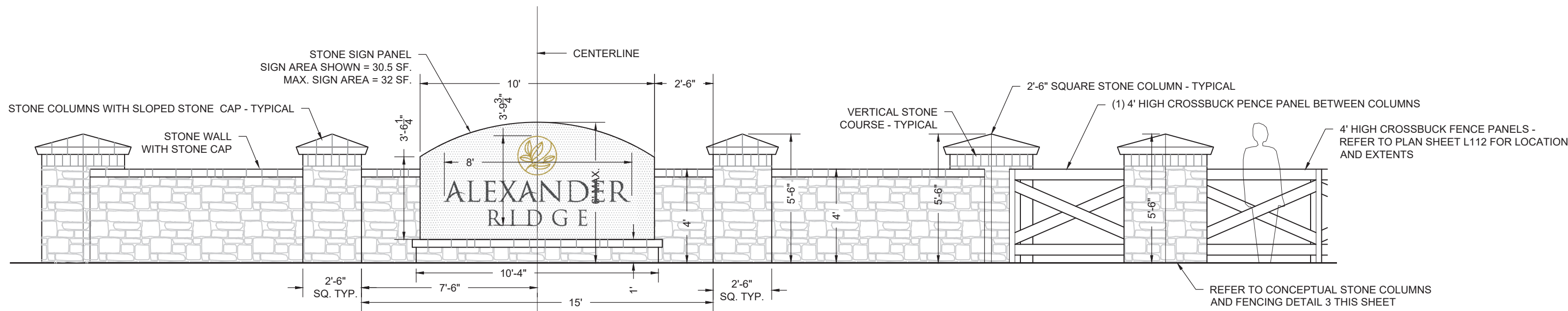
SCALE: 1/2" = 1'-0"



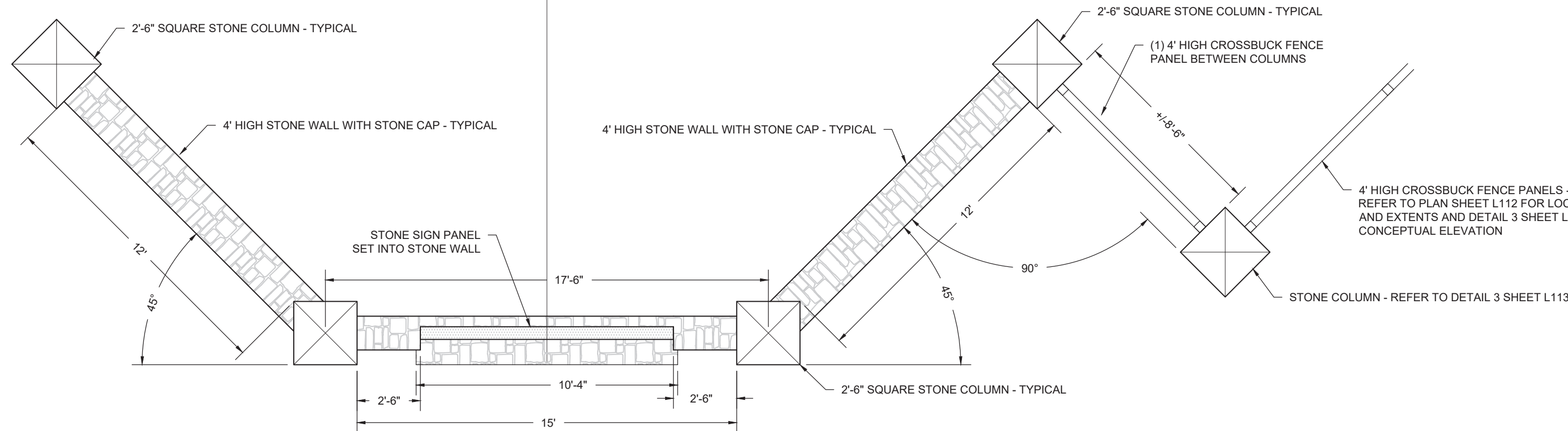



0 10' 20' 40'





ELEVATION



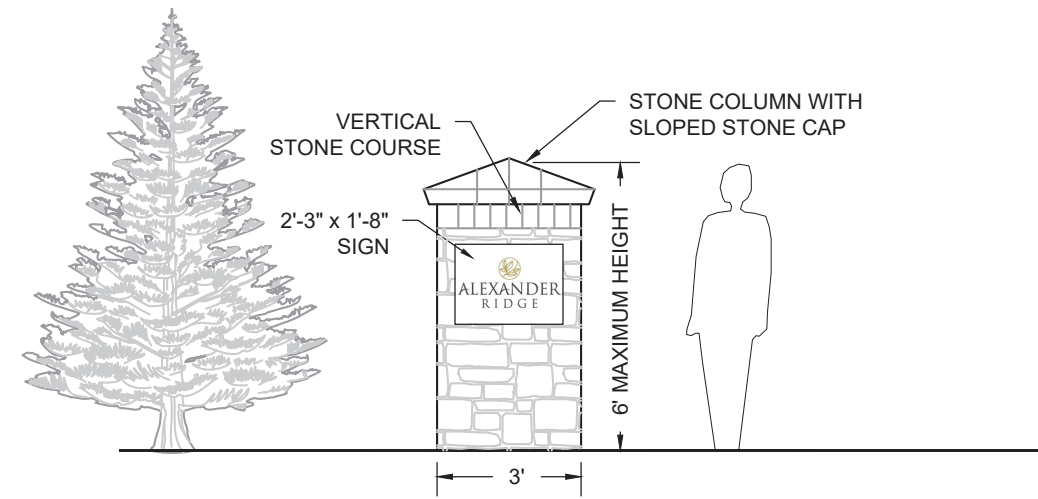
PLAN

NOTES:

1. STONE MONUMENT IS SYMMETRICAL ABOUT CENTERLINE AND SYMMETRICAL ON EACH SIDE OF THE MAIN ENTRANCE. REFER TO DETAIL 1 SHEET L110 FOR PLACEMENT.
2. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AROUND AND AWAY FROM MONUMENT.
3. CONTRACTOR SHALL SUBMIT ALL MATERIALS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
4. REFER TO SITE PLAN FOR LOCATIONS AND EXTENTS OF FENCING.
5. SIGN PANEL TEXT/GRAPHIC AREA SHALL NOT EXCEED 32 SQUARE FEET PER MONUMENT PER TOWN OF MCCORDSVILLE SUBDIVISION ENTRY SIGN STANDARDS.
6. NO PART OF THE MONUMENT SHALL EXCEED 6' IN HEIGHT PER TOWN OF MCCORDSVILLE SUBDIVISION ENTRY SIGN STANDARDS.
7. MONUMENT AND COLUMNS SHALL NOT BE LOCATED WITHIN THE RIGHT-OF-WAY.

1 CONCEPTUAL MAIN ENTRANCE MONUMENT PLAN AND ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$



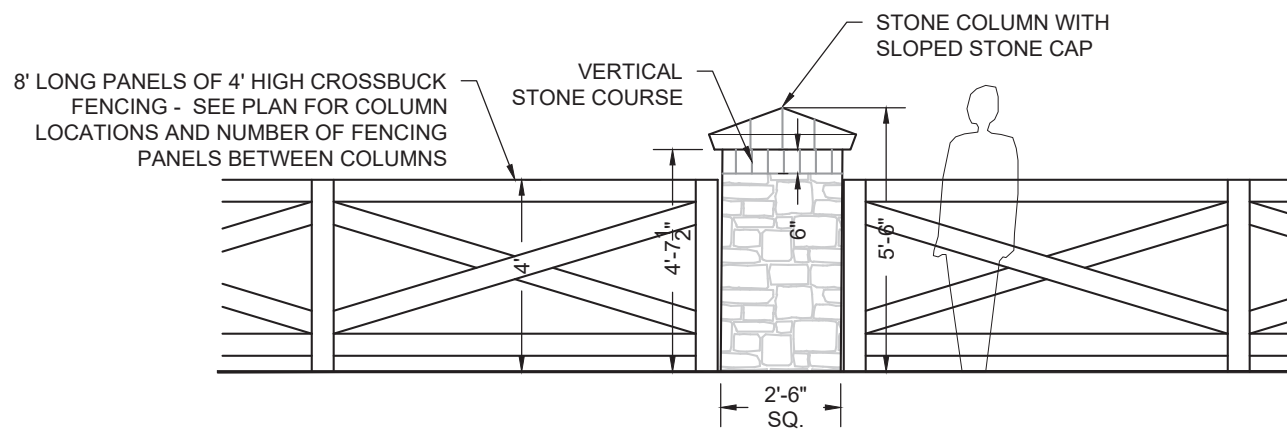
ELEVATION

NOTES:

1. CONTRACTOR SHALL SUBMIT ALL MATERIALS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
2. REFER TO SITE PLAN FOR LOCATION.
3. NO PORTION OF THE MONUMENT SHALL EXCEED 6' IN HEIGHT PER TOWN OF MCCORDSVILLE SUBDIVISION ENTRY SIGN STANDARDS.

2 CONCEPTUAL SECONDARY ENTRANCE MONUMENT ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$



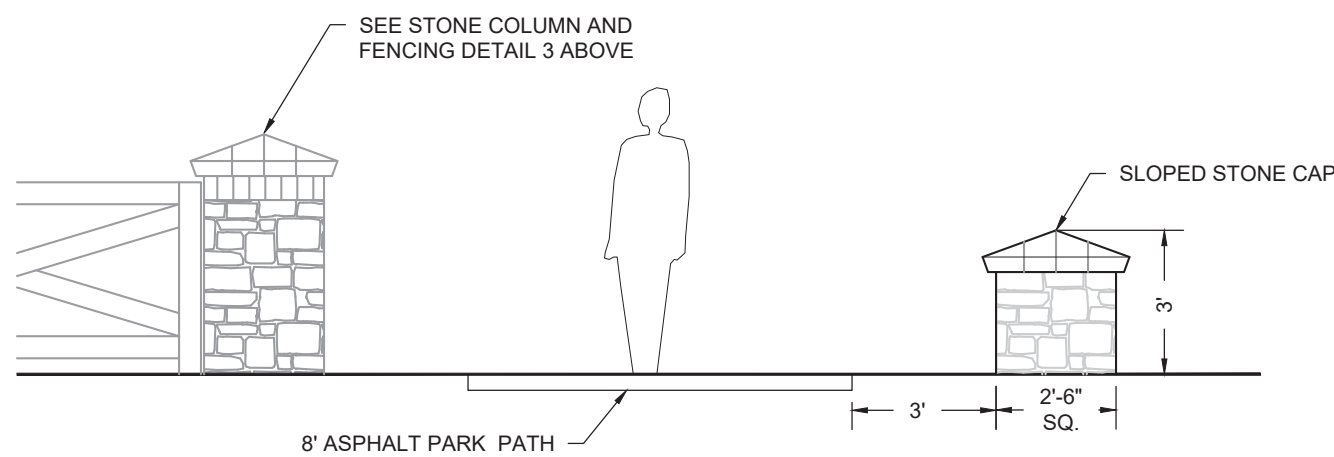
ELEVATION

NOTES:

1. CONTRACTOR SHALL SUBMIT ALL MATERIALS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
2. REFER TO SITE PLAN FOR LOCATIONS AND EXTENTS OF FENCING AND COLUMNS.
3. COLUMNS SHALL BE SET OUT OF THE RIGHT-OF-WAY.

3 CONCEPTUAL STONE COLUMN AND FENCING ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$



ELEVATION

NOTES:

1. CONTRACTOR SHALL SUBMIT ALL MATERIALS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
2. REFER TO SITE PLAN FOR STONE MARKER LOCATIONS.
3. COLUMNS SHALL BE SET OUT OF THE RIGHT-OF-WAY.

4 CONCEPTUAL STONE MARKER ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$

