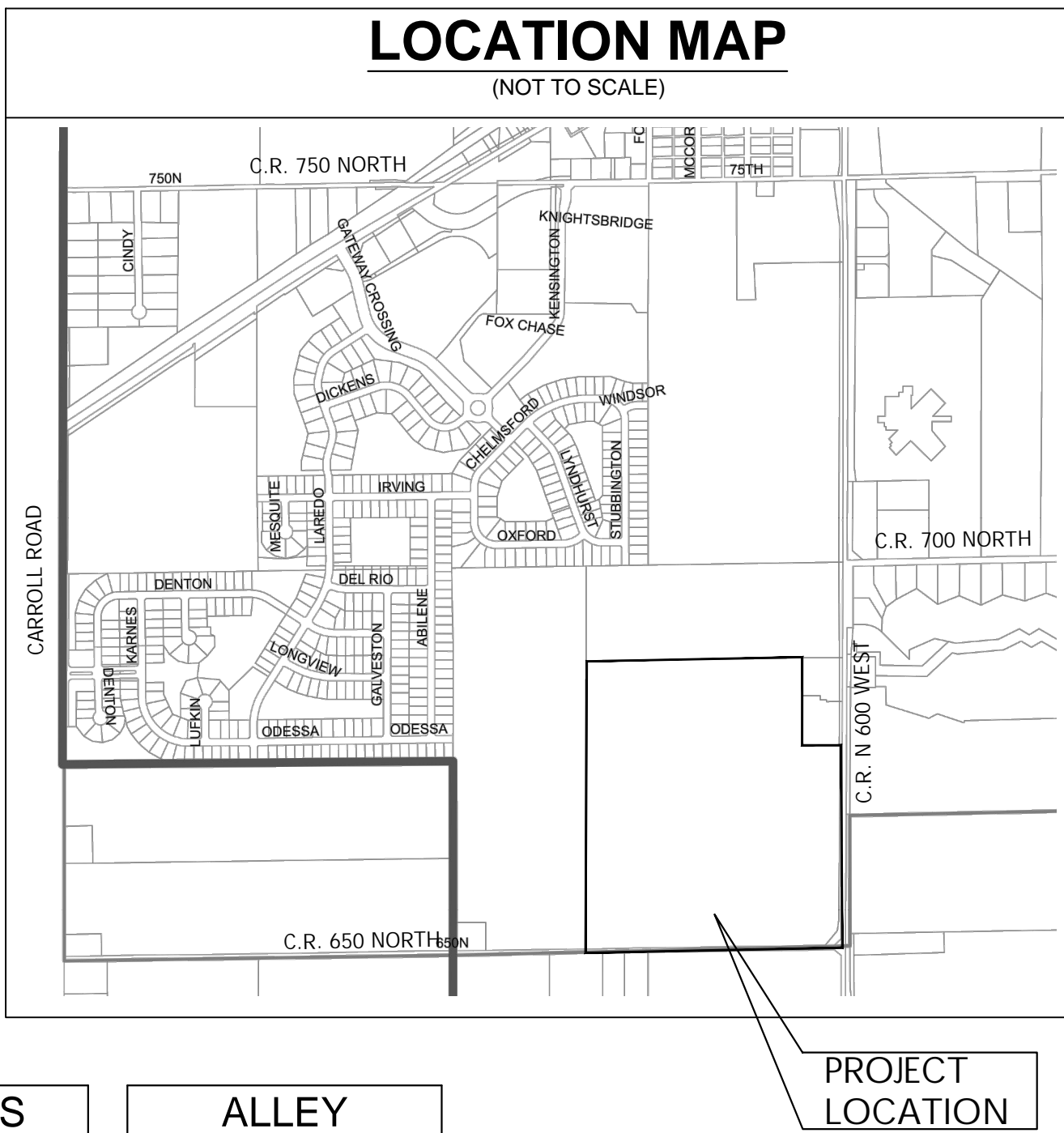
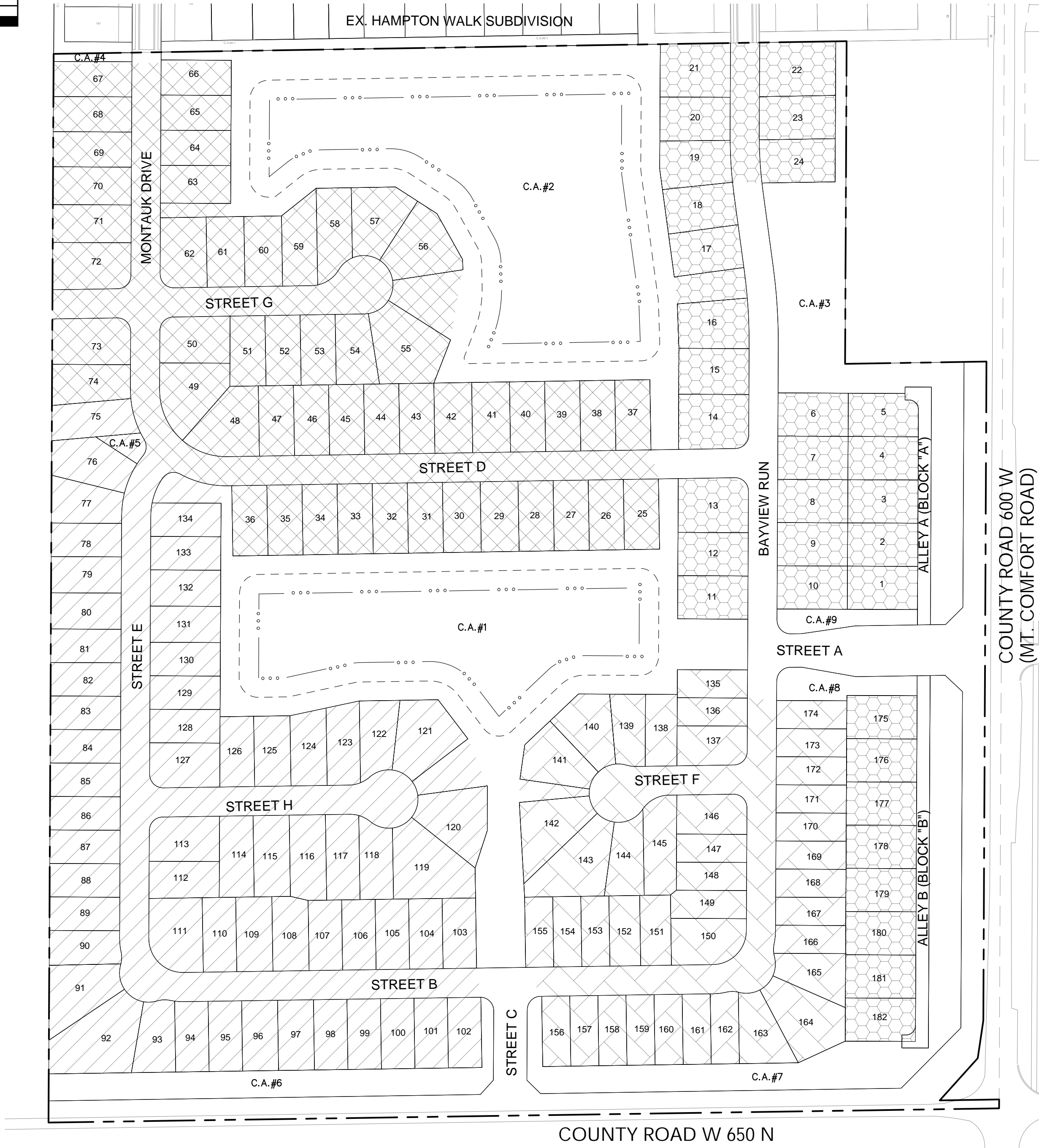
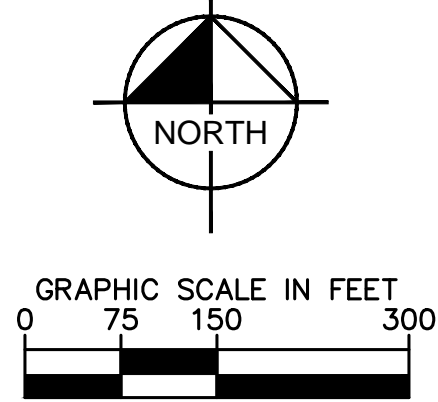


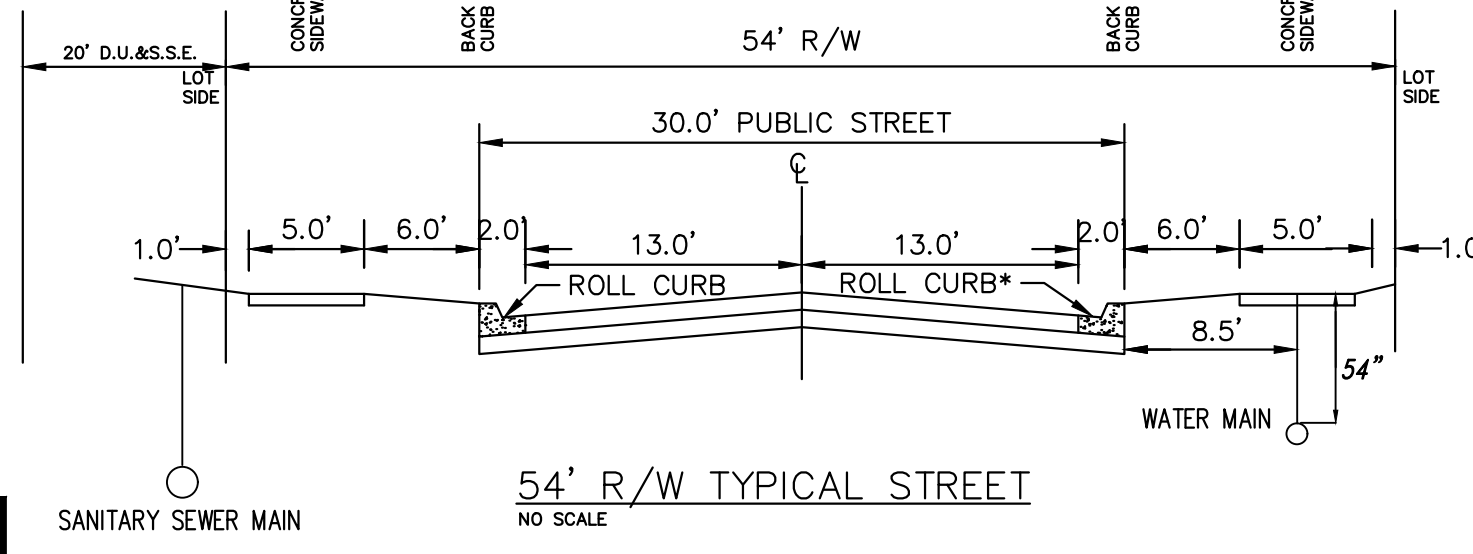
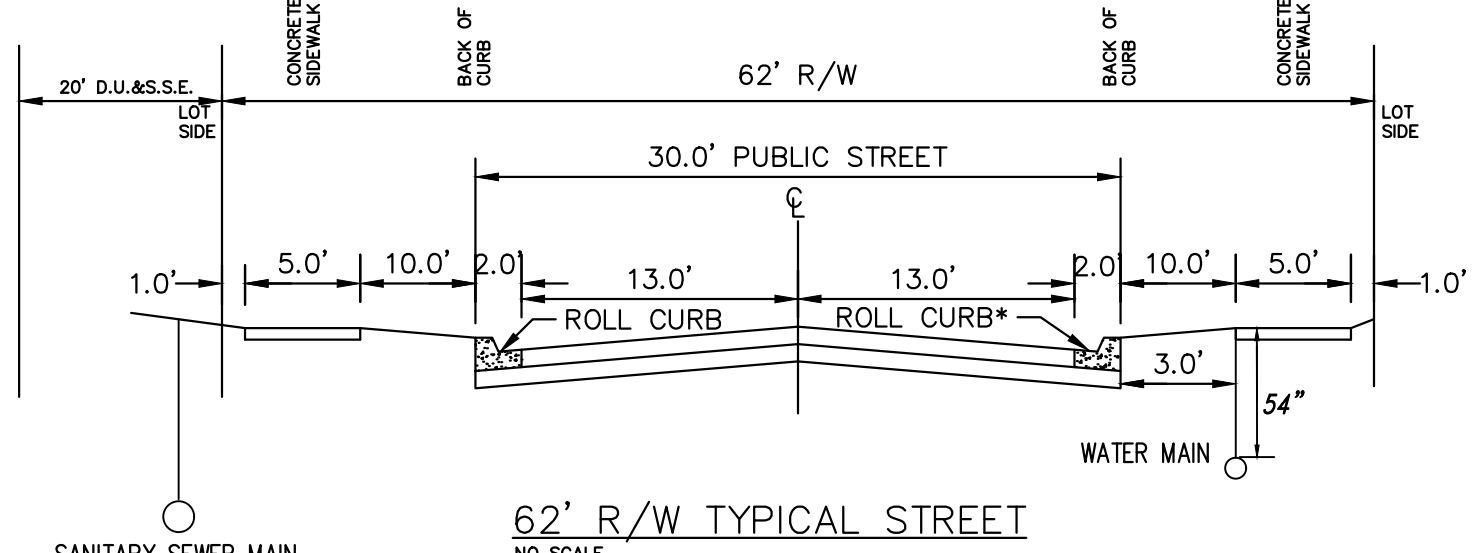
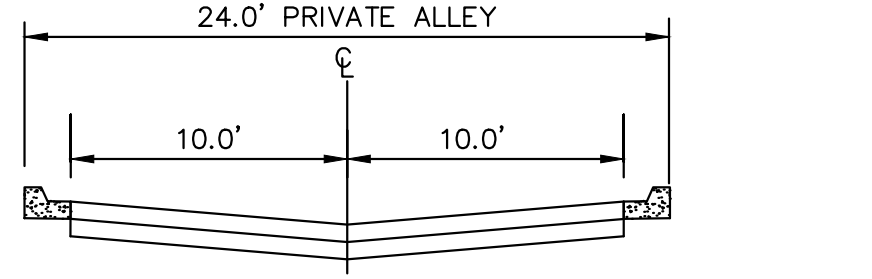
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CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	800.00'	111.20'	S3°42'33"E	111.11'	7°57'52"	55.69'
C2	1000.00'	139.01'	S3°42'33"E	138.89'	7°57'52"	69.61'
C3	90.00'	69.80'	S22°29'27"W	68.06'	44°26'08"	36.76'
C4	90.00'	69.80'	S66°55'36"W	68.06'	44°26'08"	36.76'
C5	90.00'	71.57'	N68°04'24"W	69.70'	45°33'52"	37.80'
C6	90.00'	71.57'	S22°30'33"E	69.70'	45°33'52"	37.80'
C7	150.00'	114.53'	S22°08'45"W	111.76'	43°44'44"	60.22'



STREETS	
NAME	LENGTH (LF±)
STREET A	427
STREET B	1122
STREET C	247
STREET D	1110
STREET E	997
STREET F	274
STREET G	604
BAYVIEW RUN	1715
MONTAUK DRIVE	746

ALLEY	
NAME	LENGTH (LF±)
ALLEY A	482
ALLEY B	737



- NOTES:
1. APPROVAL OF THE PRELIMINARY PLAN SHALL CONSTITUTE REPRESENTATIVE LANDSCAPING, FENCING, AND FENCING. FINAL LANDSCAPING IN THE SECONDARY PLAT SHALL BE REPRESENTATIVE OF THAT REFLECTED IN THE PRIMARY PLAN.
  2. THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF AND LANDSCAPING, FENCING, OR SIGNAGE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
  3. SNOW REMOVAL: THE HOA SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY PLAT
4	TRAFFIC CONTROL PLAN

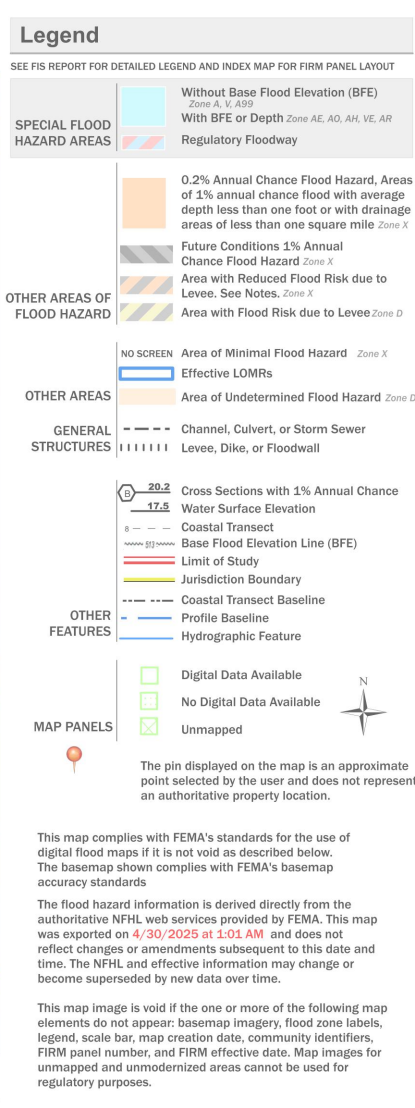
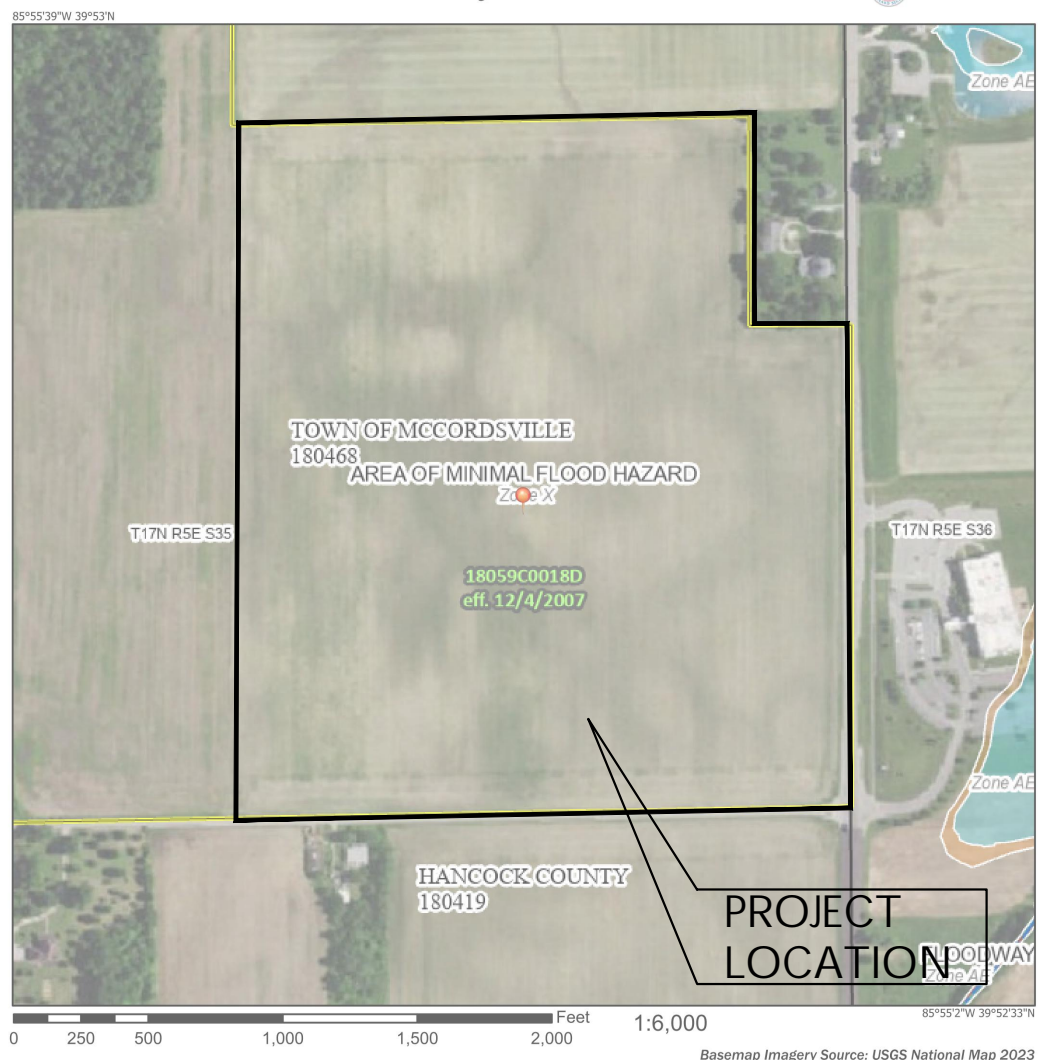
LEGEND	
100	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
VAR.	VARIABLE
T.O.B.E.	TOP OF BANK EASEMENT
T.C.E.	TREE CONSERVATION EASEMENT

Indiana Utilities Protection Service



before you dig

National Flood Hazard Layer FIRMette



Site Data	
PID(s):	30-01-35-100-005.000-018
Proposed Zoning:	R-PUD
Total Site Area:	74.92 Acres
Total Homesites:	182
Density:	2.43 DU/AC
Required Open Space:	18.73 AC (25%)
Proposed Open Space:	22.06 AC (29.4%)
62x120' Homesites (Maple Street)	XX
52x120' Homesites (DESN40)	XX
65x120' Homesites (Designer)	XX
80x120' Homesites (Masterpiece)	XX
See PUD for Min. Setback Standards	
See PUD for Min. Setback Standards	
See PUD for Min. Setback Standards	
See PUD for Min. Setback Standards	

Map Unit Legend (In property)

Map Unit Symbol	Map Unit Name	Acres in AUI	Percent of AUI
Br	Brackish silty clay loam, 0 to 2 percent slopes	39.1	42.3%
CIA	Crookly silt loam, New Castle 18' thick, 0 to 2 percent slopes	48.7	65.0%
MnB2	Miami silt loam, 2 to 6 percent slopes, wooded	1.8	2.1%
Totals for Area of Interest		87.6	100.0%

Kimley»Horn	
DESIGNED BY: JSM	PCW
DRAWN BY: JSM	PCW
CHECKED BY: JSM	PCW
DATE	BY
REVISIONS	NO.

APPROVAL PENDING  
NO FOR CONSTRUCTION



COVER SHEET

LAIN FARMS  
AT  
HAMPTON WALK

ORIGINAL ISSUE:  
05/1/2025  
KHA PROJECT NO.  
170227000  
SHEET NUMBER



MATCHLINE — SEE SHEET 3



**Call 811**   
before you dig



W 650 N

BROWN FAMILY FAR

LAIN FARMS  
AT  
HAMPTON WALK

SCALE:	AS NOTED	 <b>Kimley»Horn</b> © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 CONTACT: BRETT HUFF PHONE: 317-912-4129 EMAIL: Brett.Huff@kimley-horn.com
DESIGNED BY:	JSM	
DRAWN BY:	PCW	
CHECKED BY:	JSM	

APPROVAL PENDING  
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CONSTRUCTION



GRAND  
COMMUNITIES, LLC.  
A Fischer Group Company

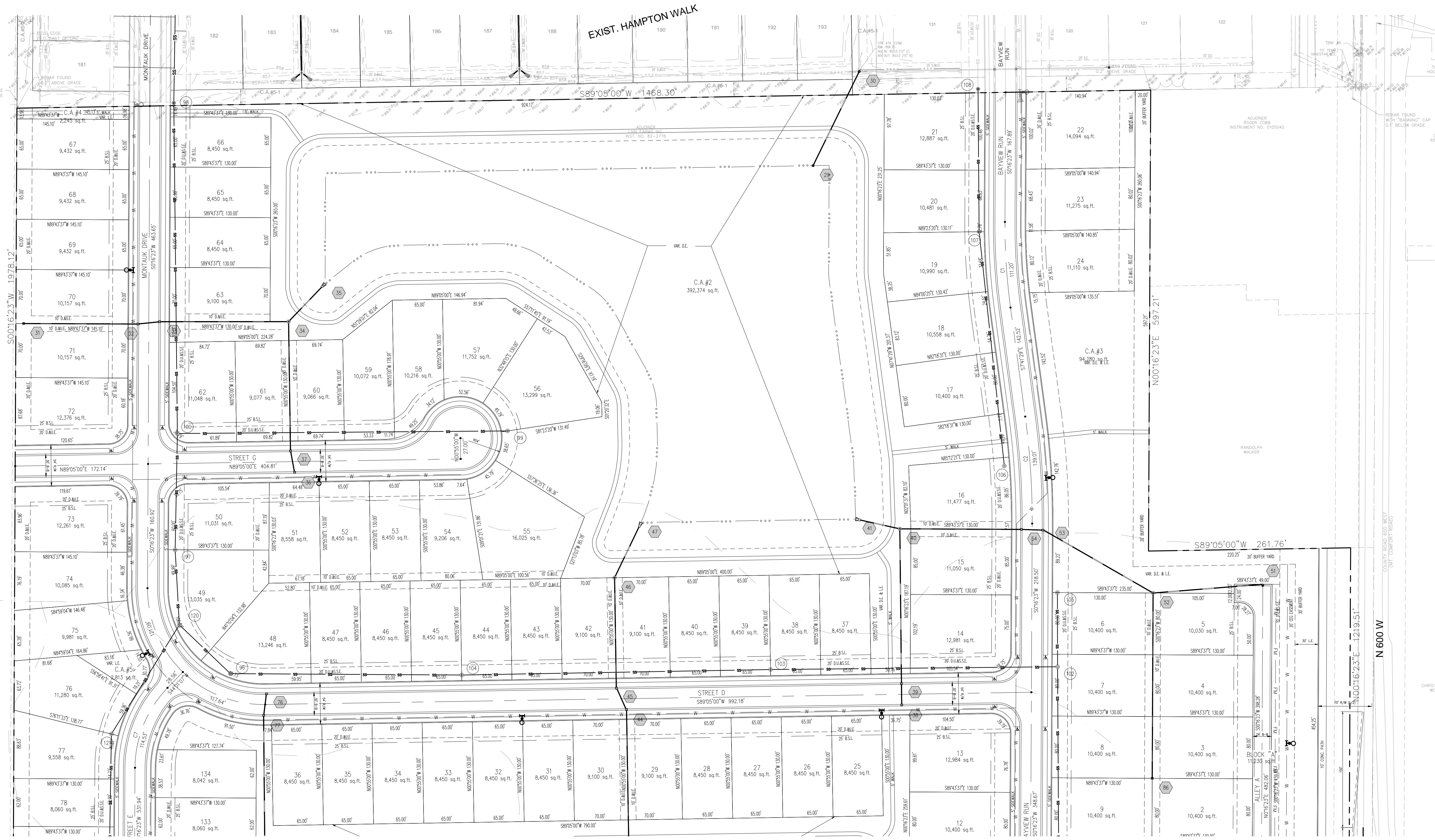
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KHA PROJECT NO. 170227000
SHEET NUMBER

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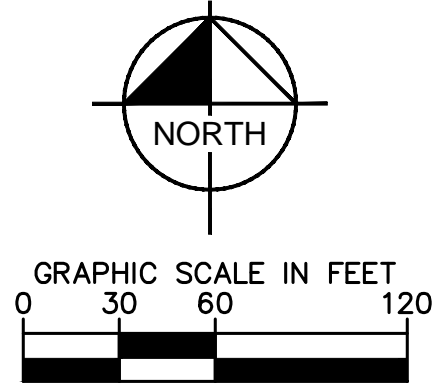
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ADJONER  
SAPADOT SEVEN (SAPADOT) REVOCABLE  
INST. NO. 82-2776



MATCHLINE - SEE SHEET 2


# LAIN FARMS AT HAMPTON WALK ZONING: PUD



Indiana Utilities Protection Service



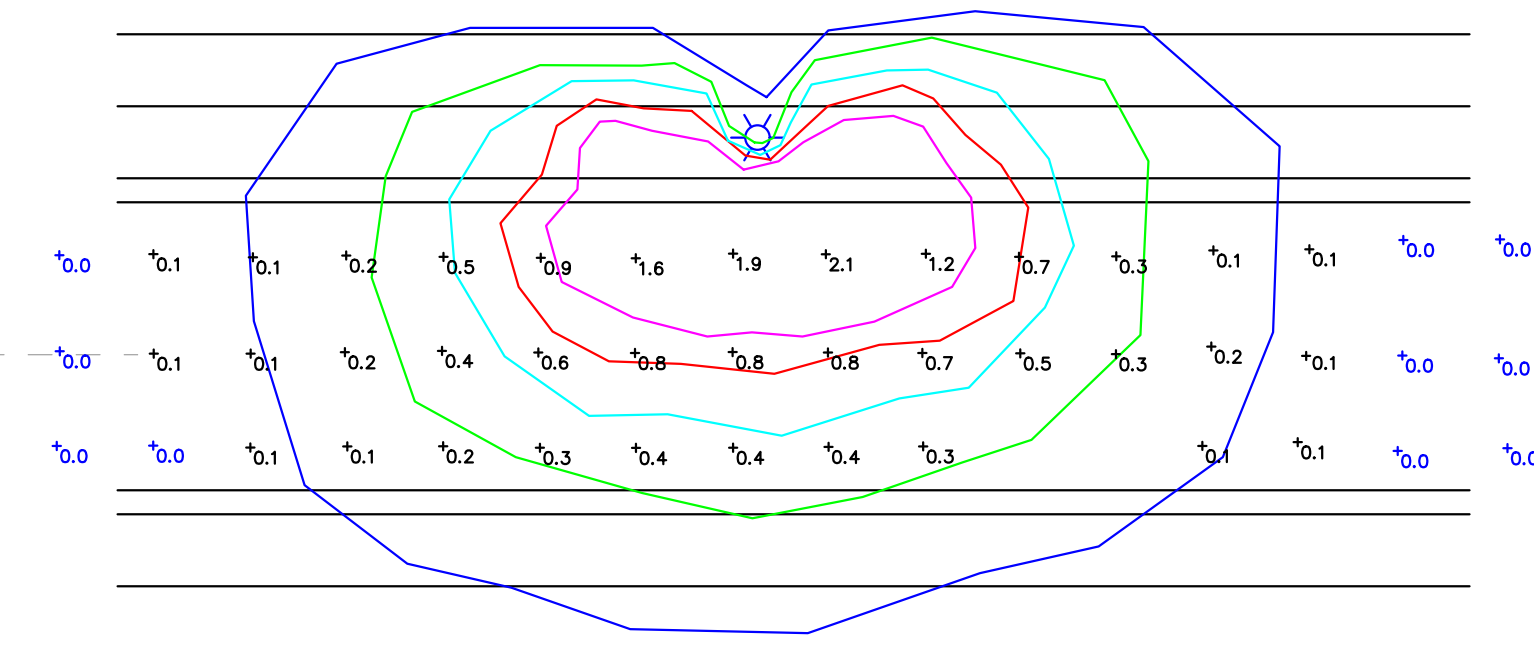
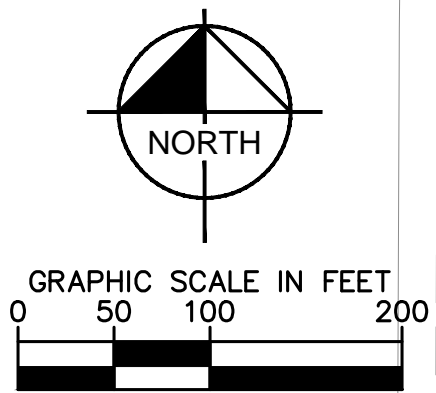
before you dig

LAIN FARMS AT HAMPTON WALK		PRELIMINARY PLAT		 GRAND COMMUNITIES LLC. <small>A Tracor Group Company</small>		APPROVAL PENDING NOT FOR CONSTRUCTION		SCALE: AS NOTED	<b>Kimley»Horn</b> <small>© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 1000 EAST 10TH AVENUE, SUITE 300, INDIANAPOLIS, IN 46203 PHONE: 317-511-4129 FAX: 317-511-4128 EMAIL: <a href="mailto:Bratt.Hull@kimley-horn.com">Bratt.Hull@kimley-horn.com</a></small>
ORIGINAL ISSUE: 05/1/2025		KHA PROJECT NO. 170227000						DESIGNED BY: JSM	
SHEET NUMBER								DRAWN BY: PCW	
								CHECKED BY: JSM	

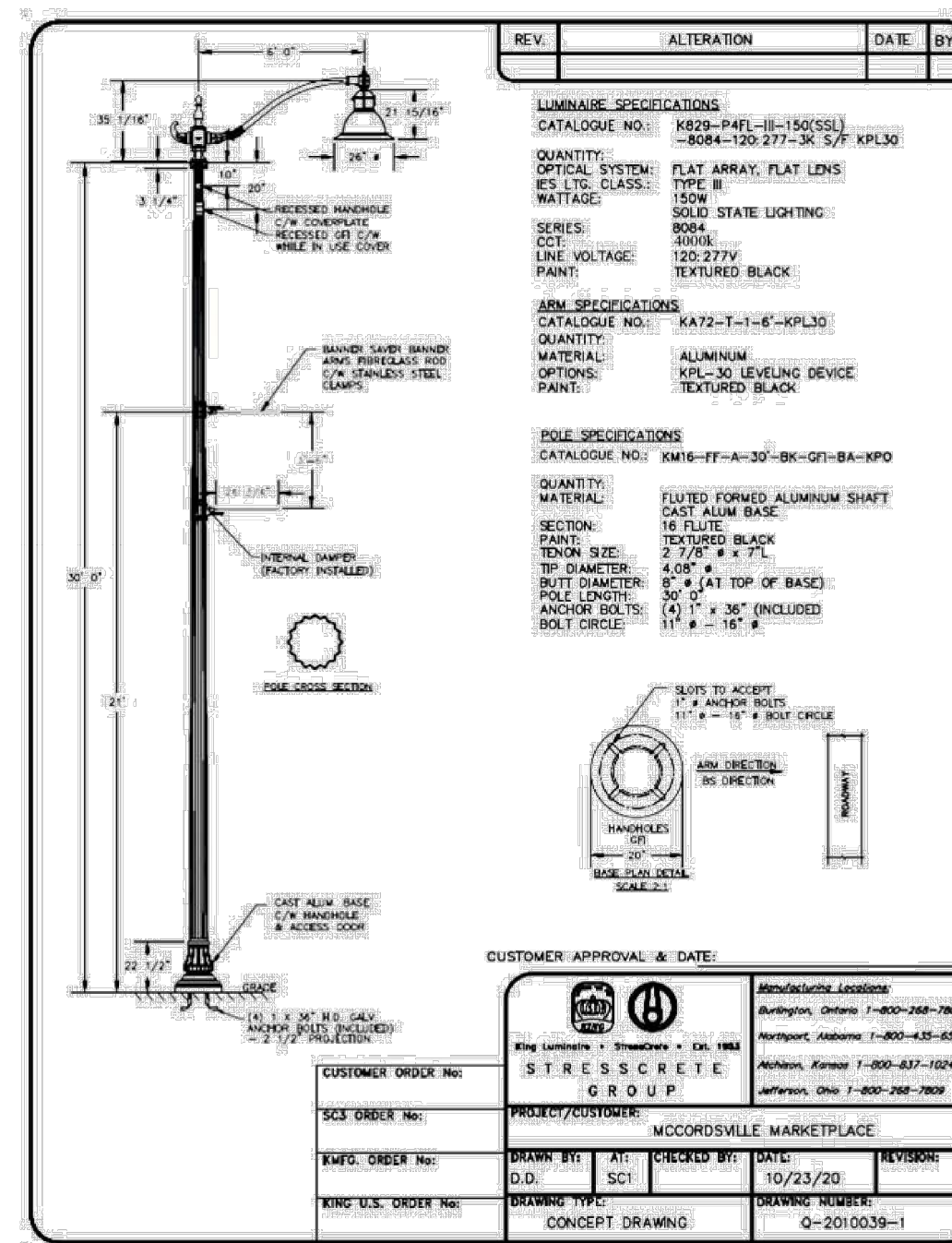
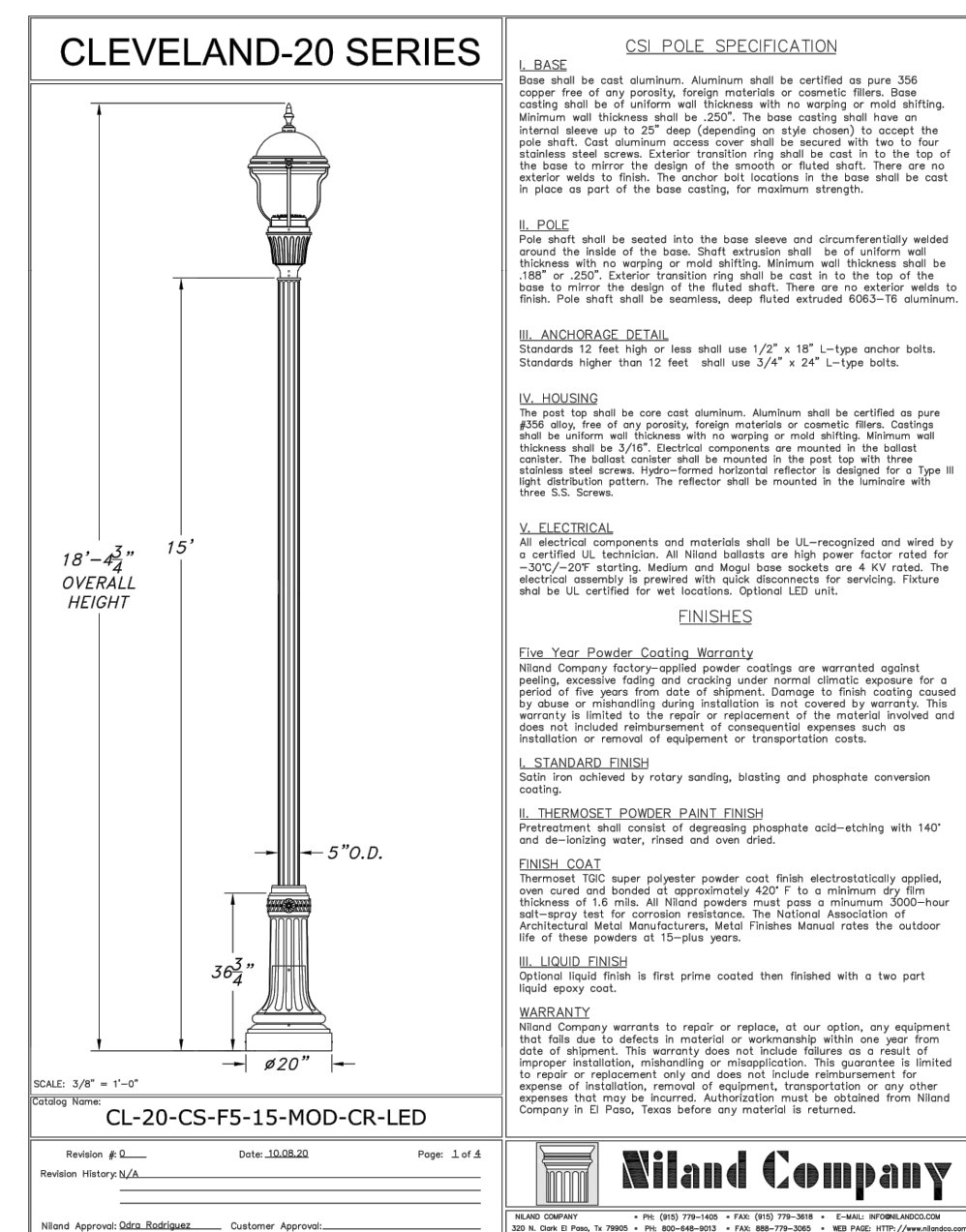


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**Call 811**   
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APPROVAL OF PRELIMINARY PLAT PLAN SHALL NOT CONSTITUTE APPROVAL  
OF THE SIGNAGE & STREET LIGHT SPACING AND OR/LOCATIONS.



LAIN FARMS  
AT  
HAMPTON WALK

# TRAFFIC CONTROL PLAN



**GRAND  
COMMUNITIES, LLC.**  
A Fletcher-Crown Company

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 500 EAST 96TH STREET, SUITE 300,  
 INDIANAPOLIS, IN 46240  
 CONTACT: BRETT HUFF  
 PHONE: 317-912-4129  
 EMAIL: Brett.Huff@kimley-horn.com

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