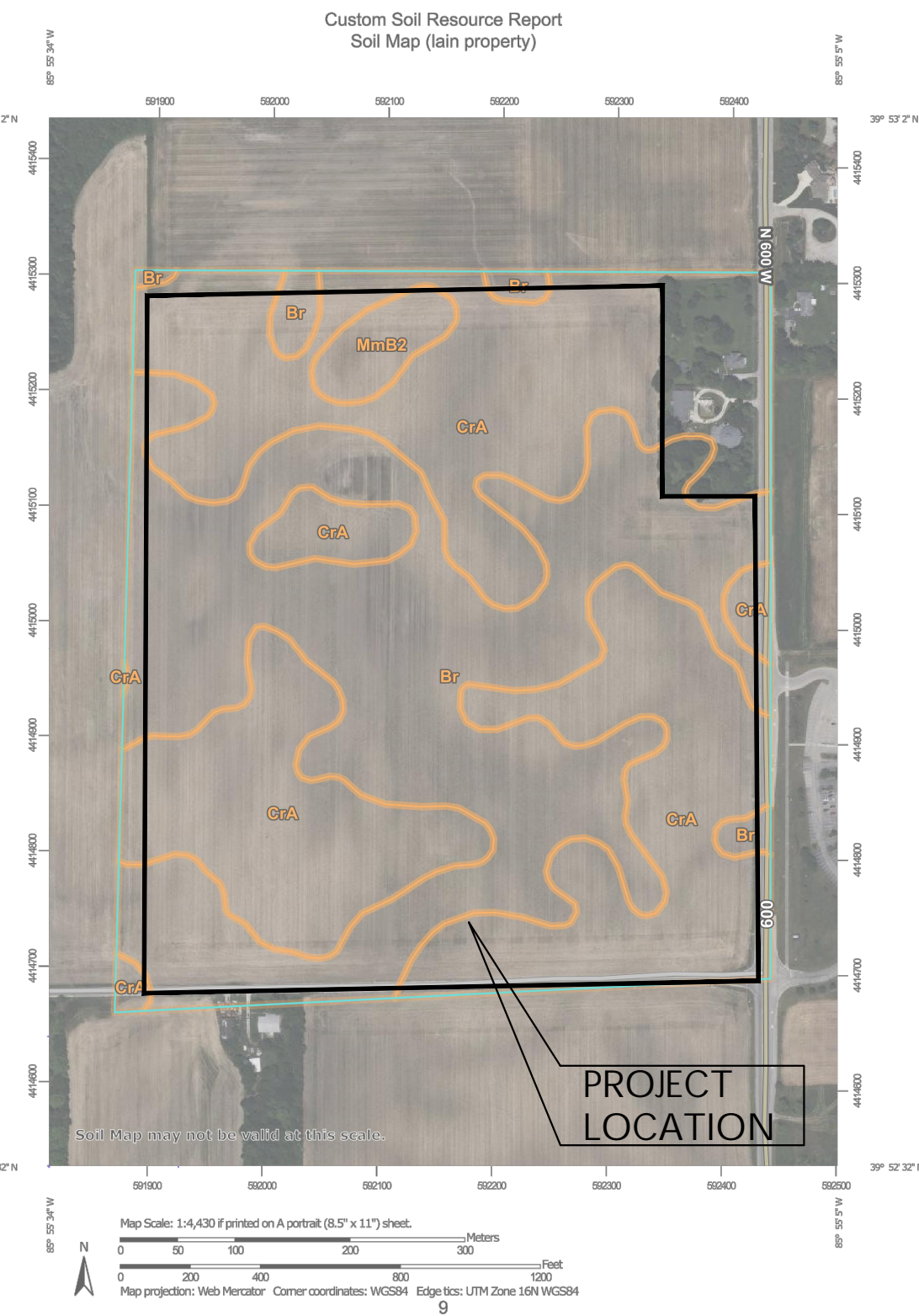
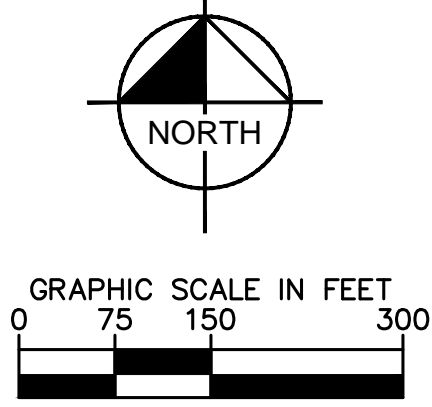


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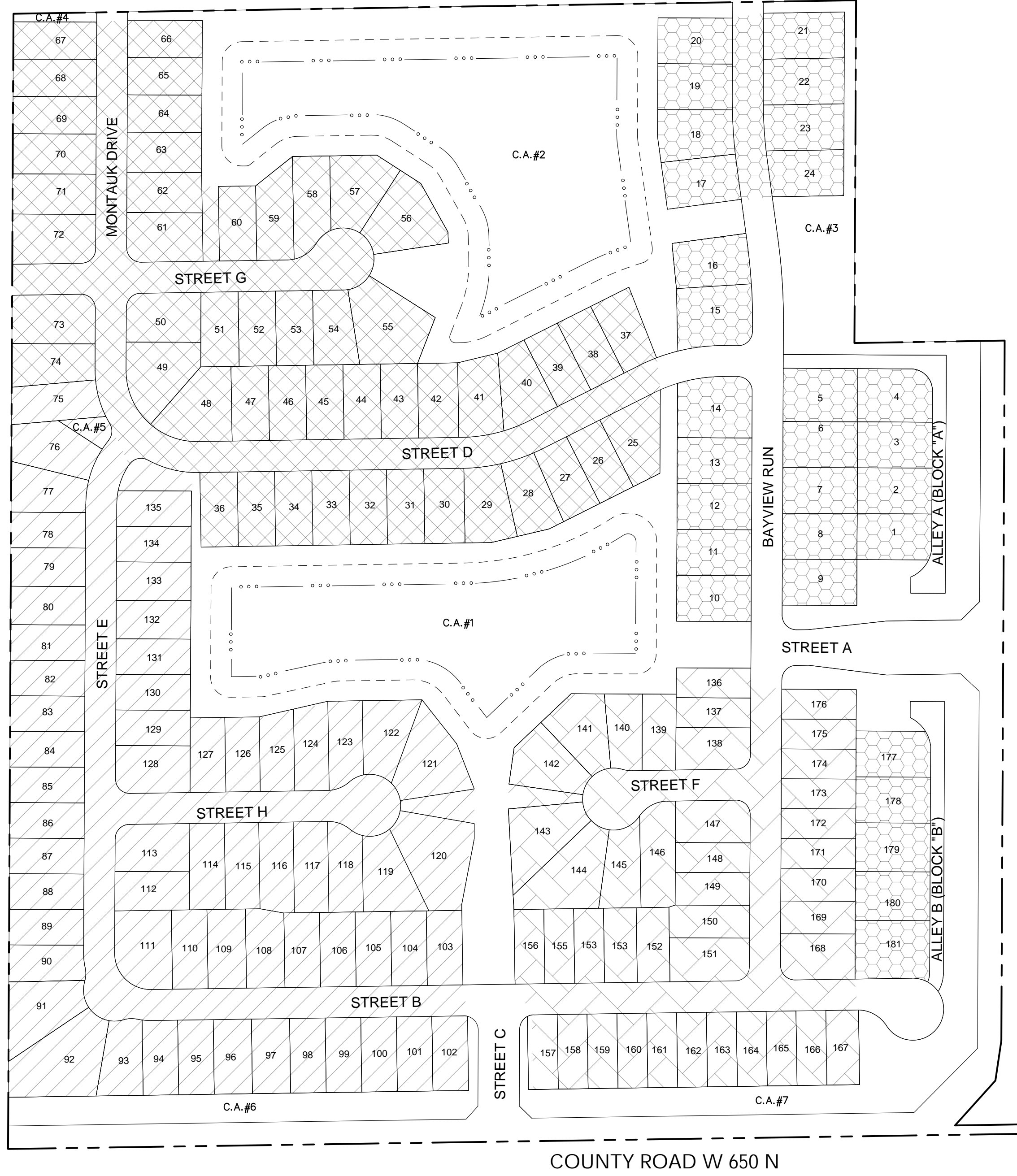
Map Unit Legend (lain property)

Map Unit Symbol	Map Unit Name	Acres in AUI	Percent of AUI
Br	Brookton silt clay loam, 0 to 2 percent slopes	39.1	42.3%
CrA	Crookly silt loam, New Castle 18' thick, 0 to 2 percent slopes	48.7	52.0%
MnB2	Miami silt loam, 2 to 6 percent slopes, wooded	1.8	2.1%
Totals for Area of Interest		89.6	100.0%



LAIN FARMS AT HAMPTON WALK ZONING: PUD

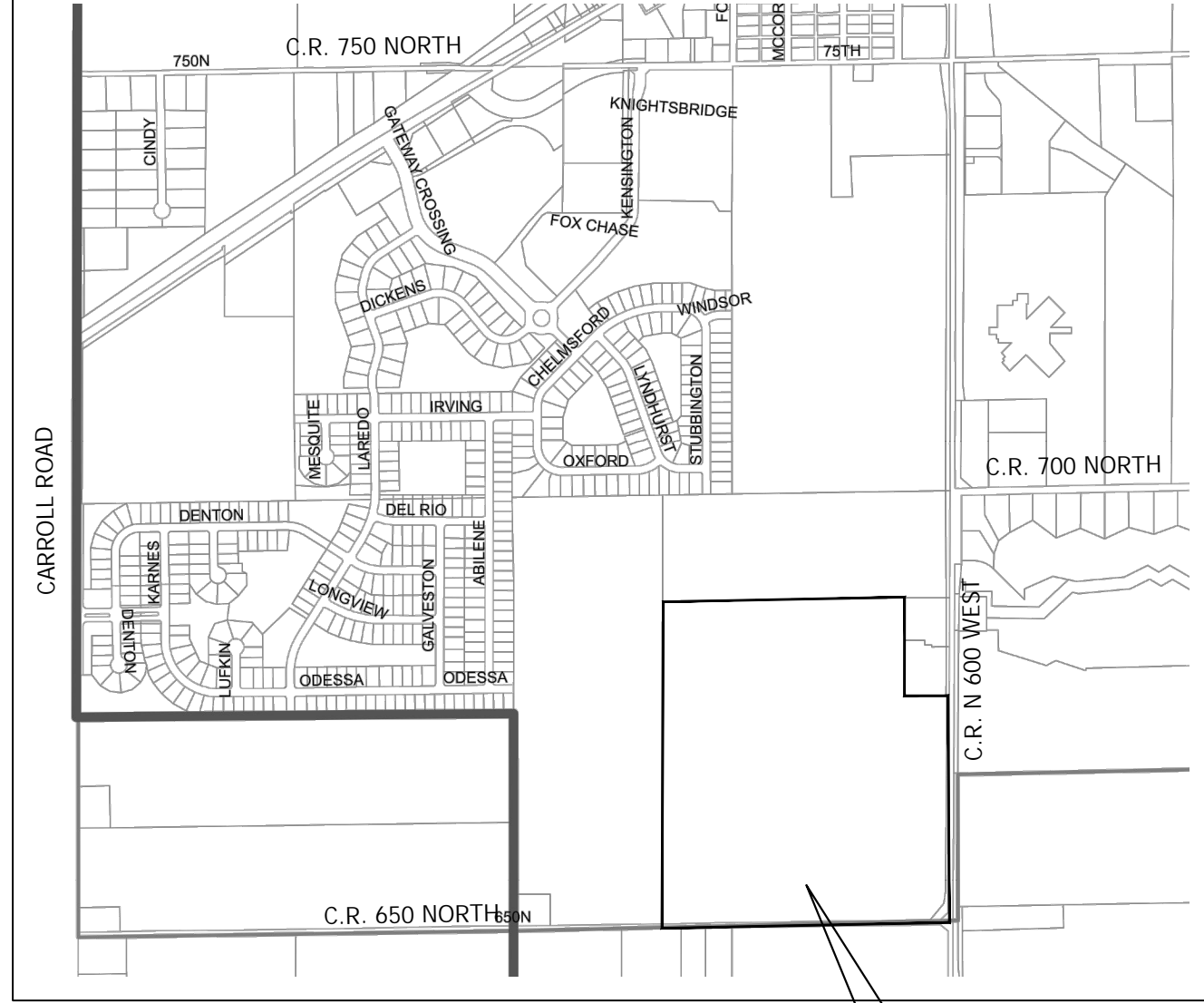
EX. HAMPTON WALK SUBDIVISION



COUNTY ROAD W 650 N

COUNTY ROAD 600 W
(MT. COMFORT ROAD)

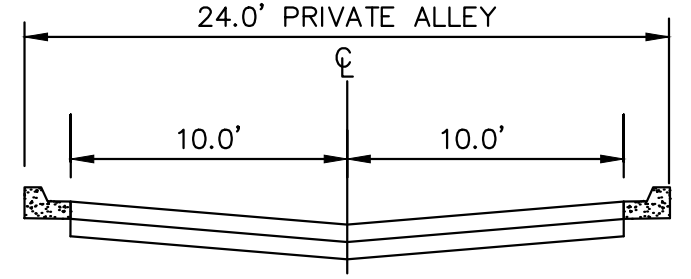
LOCATION MAP (NOT TO SCALE)



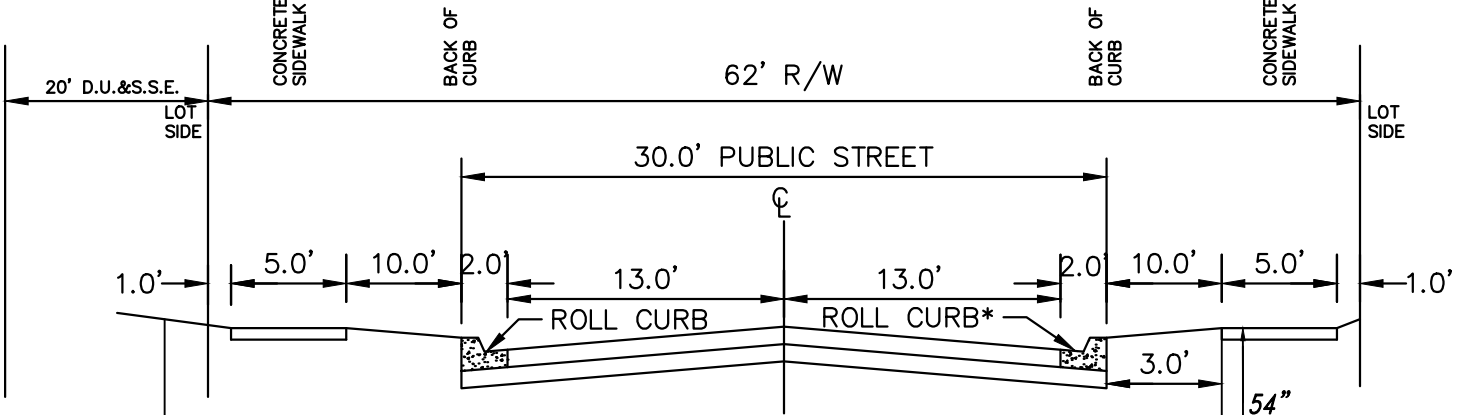
PROJECT
LOCATION

STREETS	
NAME	LENGTH (LF±)
STREET A	427
STREET B	1424
STREET C	247
STREET D	1143
STREET E	997
STREET F	288
STREET G	604
STREET H	470
BAYVIEW RUN	1734
MONTAUK DRIVE	746

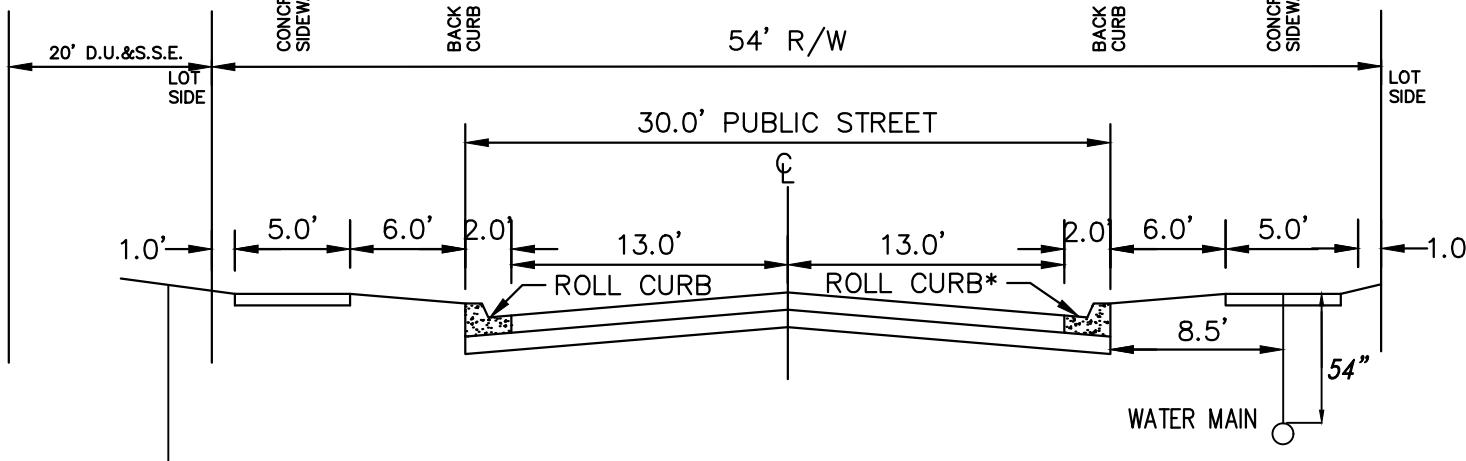
ALLEY	
NAME	LENGTH (LF±)
ALLEY A	678
ALLEY B	509



TYPICAL PRIVATE ALLEY
NO SCALE



62' R/W TYPICAL STREET
NO SCALE



54' R/W TYPICAL STREET
NO SCALE

NOTES:

- 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.
- THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF AND LANDSCAPING, FENCING, OR SIGNAGE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- SNOW REMOVAL: THE HCA SHALL BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.
- THE RIGHT OF WAY NEEDED FOR THE FUTURE ROUNDABOUT AT CR 650N & CR 600W WILL BE DEDICATED TO THE TOWN AND FINALLY DEFINED WITH THE DEVELOPMENT PLANS.

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY PLAT
4	TRAFFIC CONTROL PLAN
L1.0-L1.9	LANDSCAPING PLAN

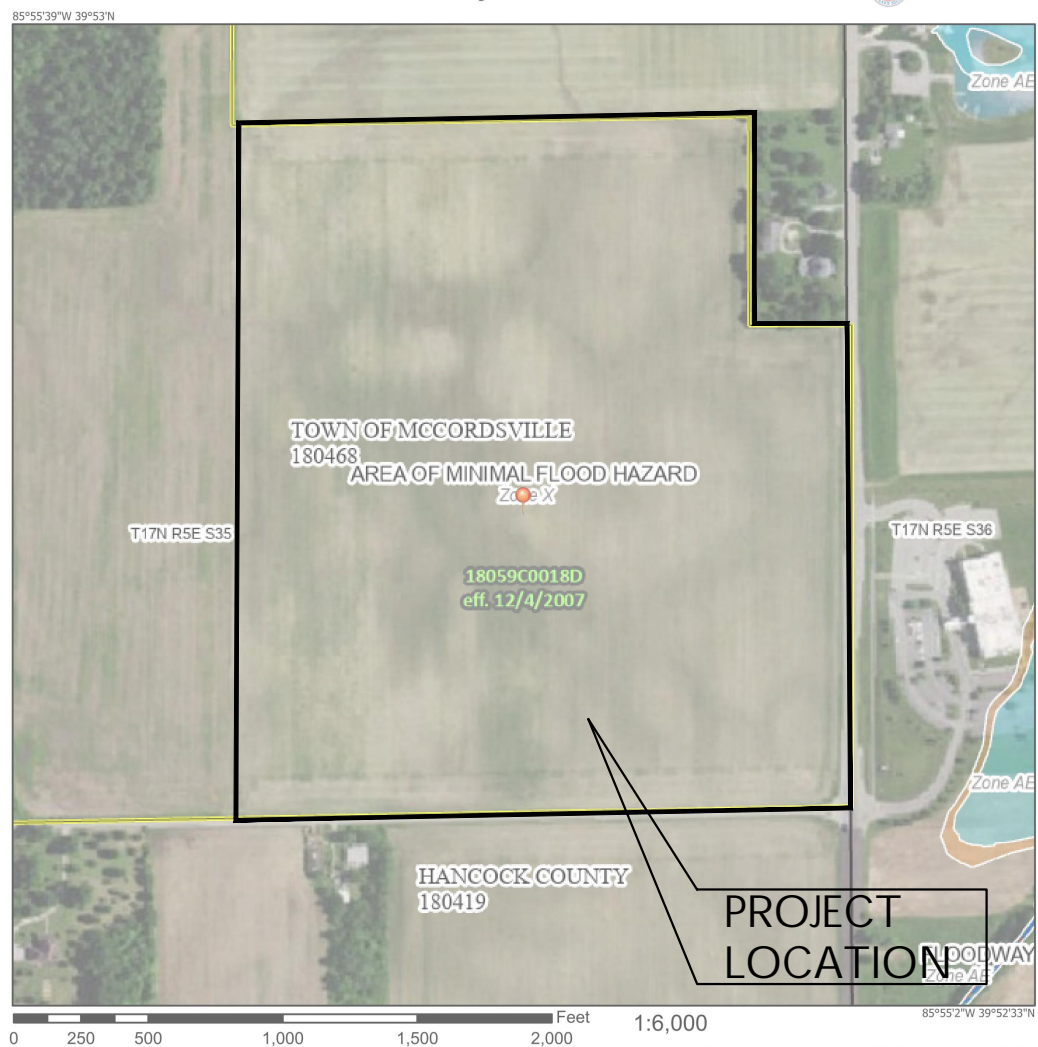
LEGEND

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

Site Data			
PID(s):	30-01-35-100-005.000-018	Density:	2.43 DU/AC
Proposed Zoning:	R-PUD	Required Open Space:	18.73 AC (25%)
Total Site Area:	74.92 Acres	Proposed Open Space:	22.06 AC (29.4%)
Total Homesites:	181		

LAIN FARM AT HAMPTON WALK LOT AND YARD REQUIREMENTS				
SUB AREA	MAPLE STREET	DESIGN40	DESIGNER	MASTERPIECE
NUMBER OF LOTS	61	41	50	29
MIN. LOT AREA	5,700 SF	6,760 SF	7,200 SF	10,400 SF
MIN. LOT WIDTH AT BUILDING LINE	55'	52'	65'	80'
FRONT-YARD SETBACK	25'	25'	25'	30'
SIDE-YARD SETBACK	5'	5'	5'	5'
REAR-YARD SETBACK	15'	15'	15'	15'
MAX. DWELLING UNITS PER LOT	1	1	1	1
MAX. LOT COVERAGE	50%	50%	50%	45%

National Flood Hazard Layer FIRMette



Map Unit Symbol	Map Unit Name	Acres in AUI	Percent of AUI
Br	Brookton silt clay loam, 0 to 2 percent slopes	39.1	42.3%
CrA	Crookly silt loam, New Castle 18' thick, 0 to 2 percent slopes	48.7	52.0%
MnB2	Miami silt loam, 2 to 6 percent slopes, wooded	1.8	2.1%
Totals for Area of Interest		89.6	100.0%

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AS NOTED
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DRAWN BY: PCW
CHECKED BY: JSM

APPROVAL PENDING
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COVER SHEET

LAIN FARMS
AT
HAMPTON WALK

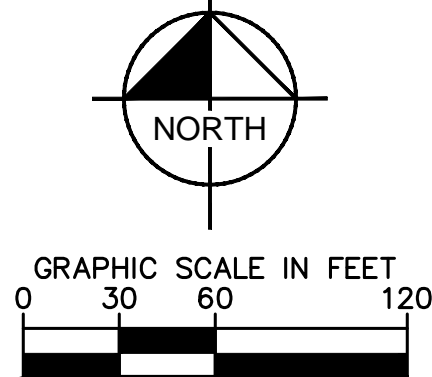
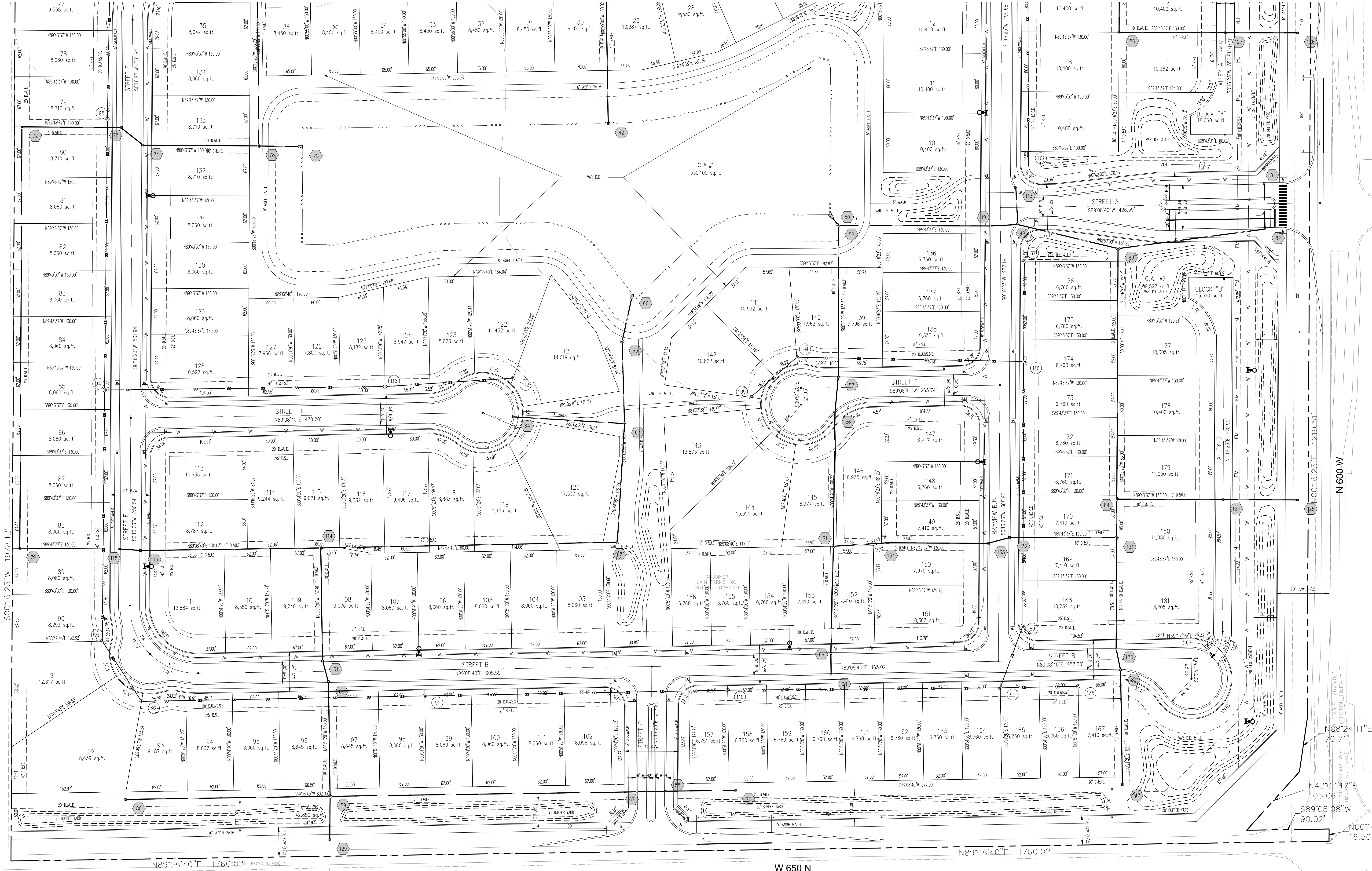
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KHA PROJECT NO.
170227000
SHEET NUMBER

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LAIN FARMS AT
HAMPTON WALK
ZONING: PUD

MATCHLINE - SEE SHEET 3

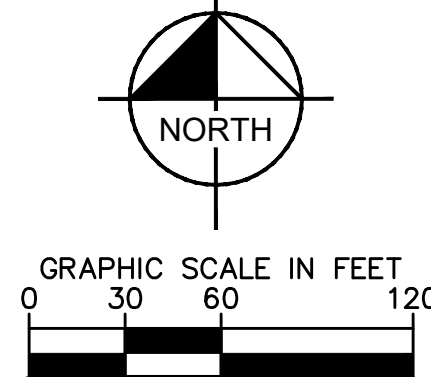


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Call 811
before you dig

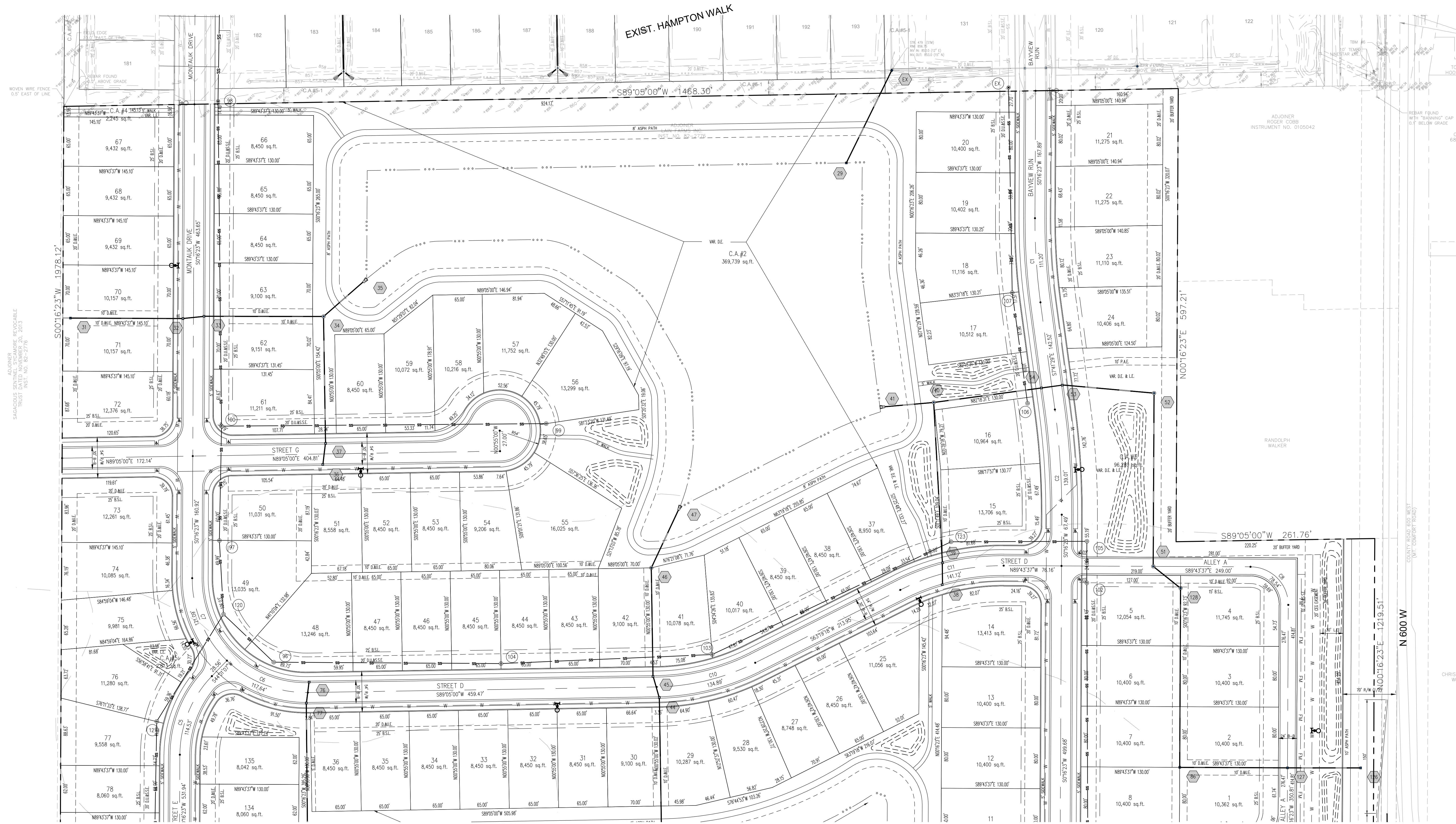
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ORIGINAL ISSUE: 05/1/2025		KHA PROJECT NO. 170227000		SHEET NUMBER		2		INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: Beth.Horn@kinney-horn.com WWW.KIMLEY-HORN.COM		© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 66TH STREET, SUITE 300, INDIANAPOLIS, IN 46240		REVISIONS		NO.		DATE		BY					

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LAIN FARMS AT HAMPTON WALK ZONING: PUD



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MATCHLINE - SEE SHEET 2

LAIN FARMS AT HAMPTON WALK	PRELIMINARY PLAT		APPROVAL PENDING NO FOR CONSTRUCTION		KIMLEY»Horn		AS NOTED DESIGNED BY: JSM		SCALE:		No.	
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	SHEET NUMBER		7-1-25		UPDATED PER TAC COMMENTS		6-9-25		7-1-25		JRG	
	3		BY		REVISED		DATE		BY		JRG	

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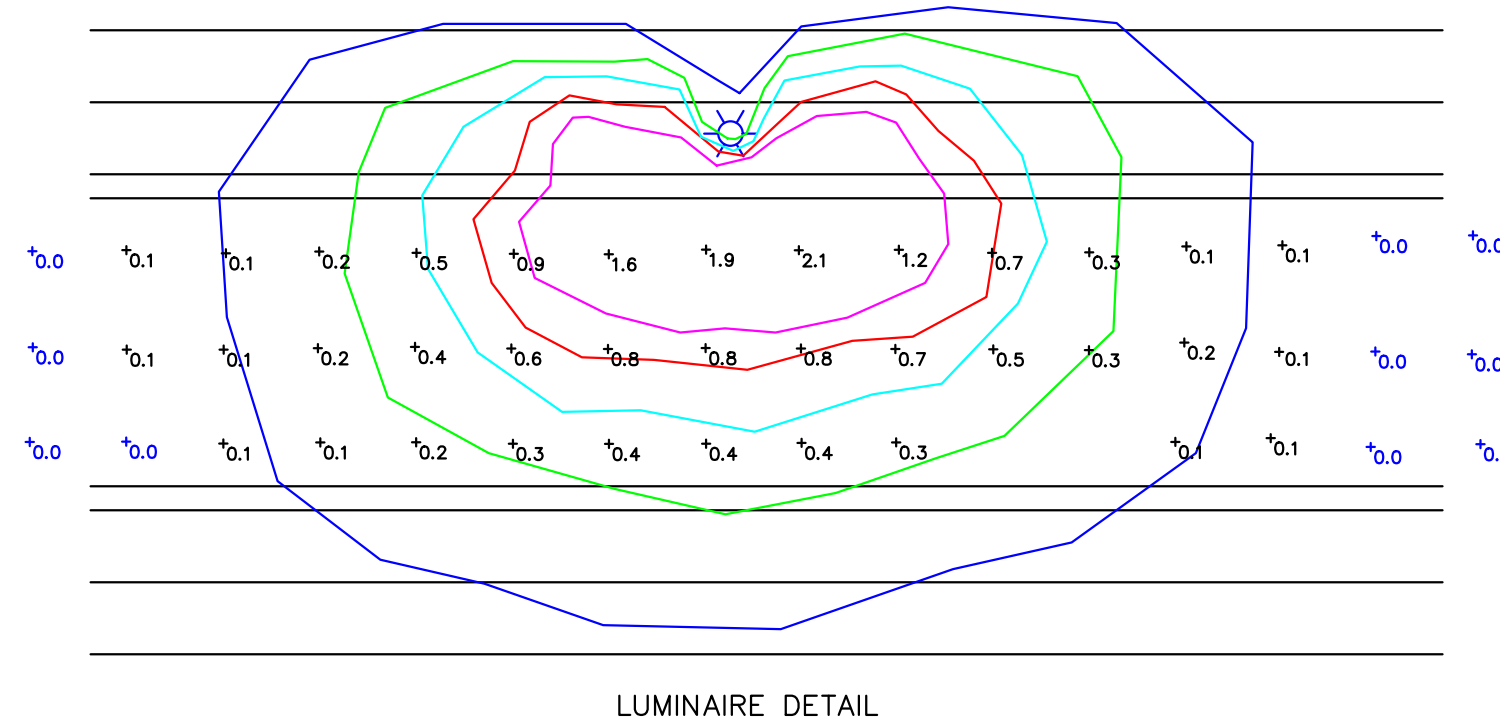
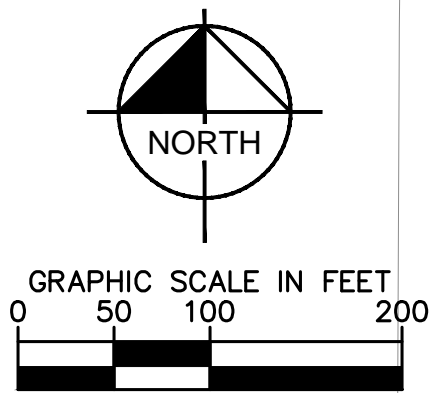
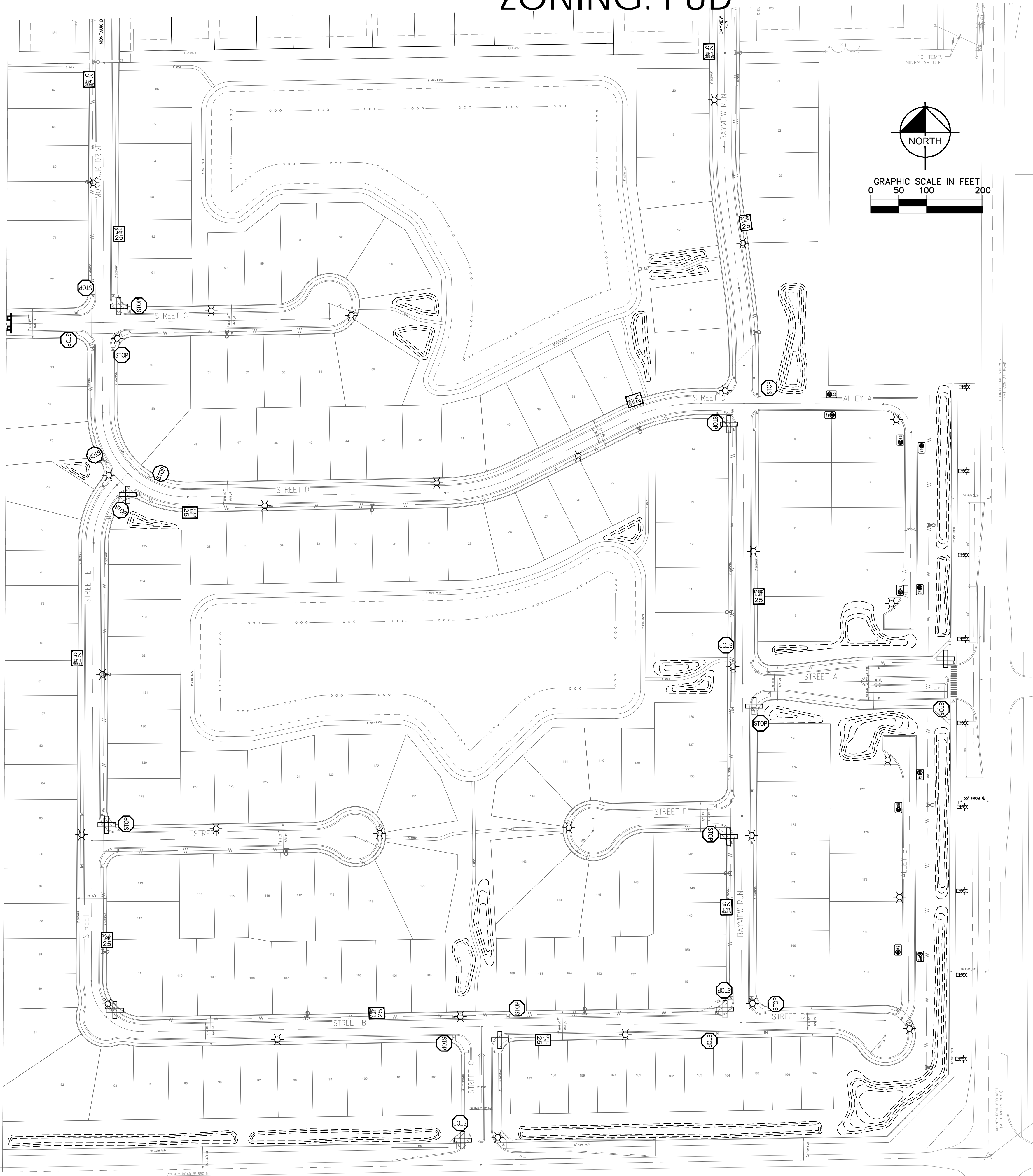
LAIN FARMS AT HAMPTON WALK ZONING: PUD

LEGEND		
	ROAD NAME SIGN	11
	STOP SIGN	18
	SPEED LIMIT SIGN	11
	LIGHTING	30
	OVERHEAD LIGHTING (SEE NOTE 4)	9
	TYPE III CONSTRUCTION BARRICADE	1
	NO PARKING THIS SIDE	12

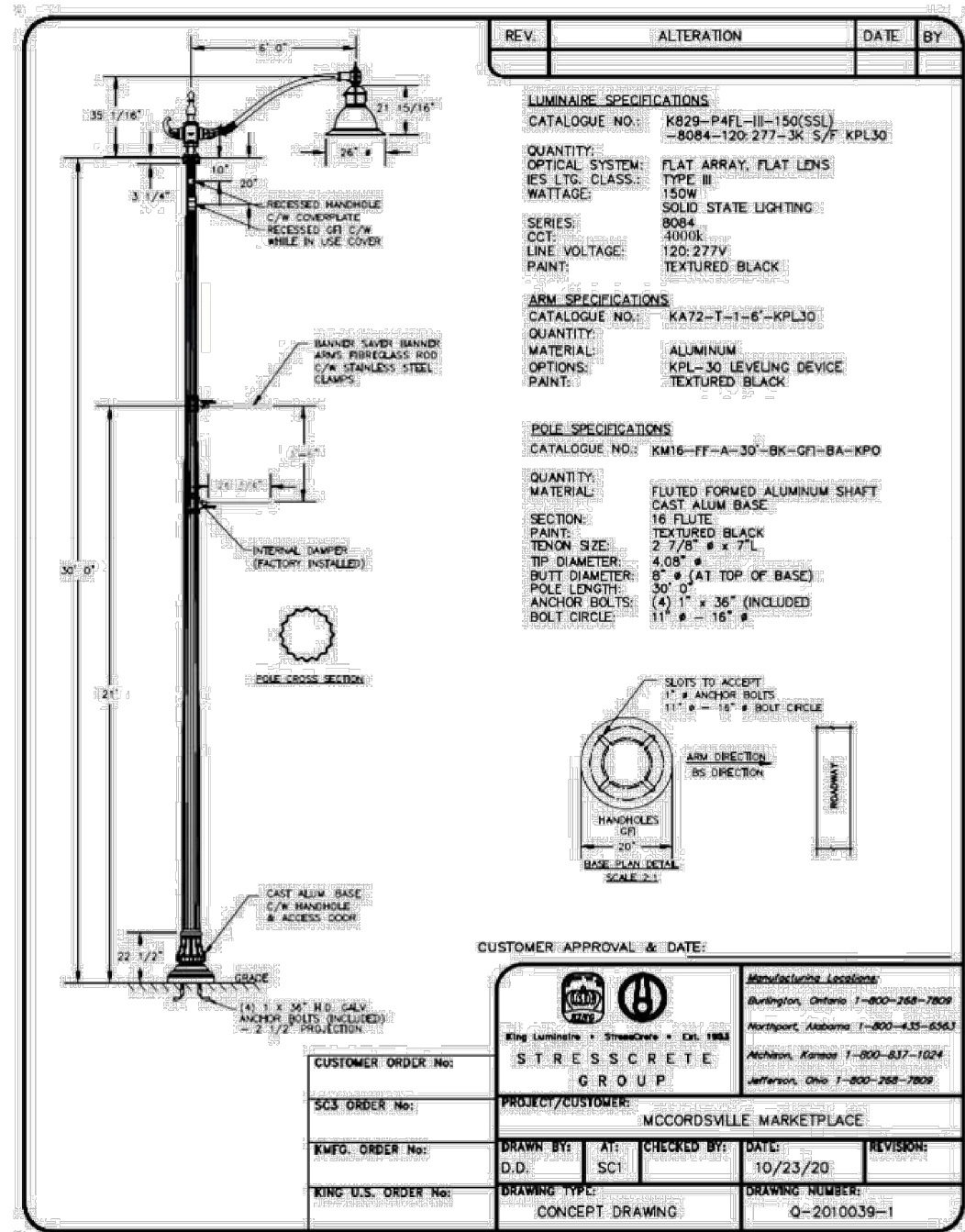
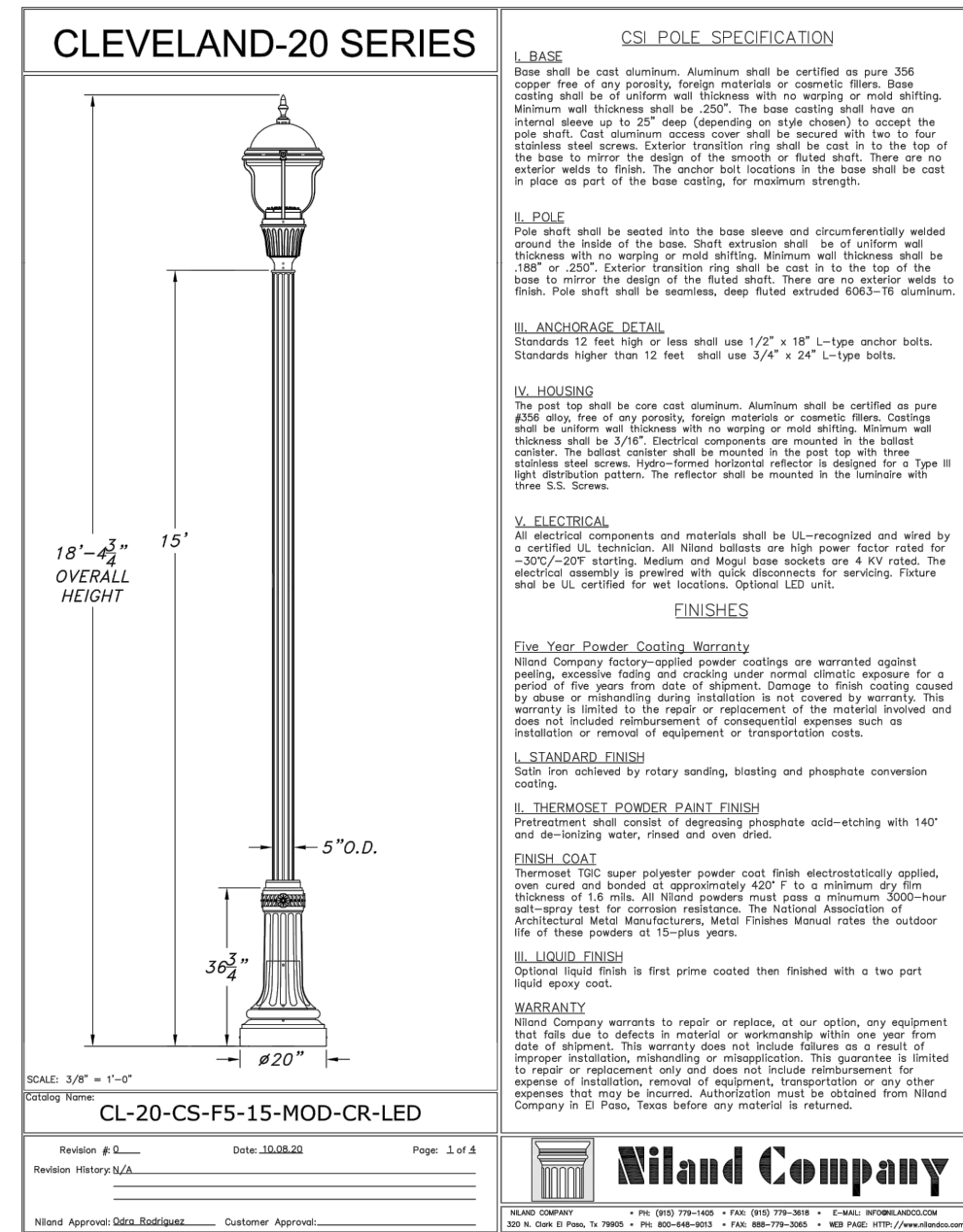
NOTES

- ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 2D: GUIDE SIGNS-CONVENTIONAL ROADS OF THE MUTCD MANUAL, LATEST EDITION.
- ALL TRAFFIC CONTROL AND STREET SIGNS SHALL UTILIZE THE TOWN OF MCCORDSVILLE STANDARD POLE. SEE TOWN'S SPECIFICATIONS.
- BLACK POWDER-COATED POSTS ARE REQUIRED FOR ALL TRAFFIC CONTROL & STREET SIGNAGE.
- LIGHT POLE INSTALLATION SUBJECT TO FUTURE ROUNDABOUT CONSTRUCTION. CONTRACTOR TO COORDINATE WITH THE TOWN OF MCCORDSVILLE PRIOR TO INSTALLATION.

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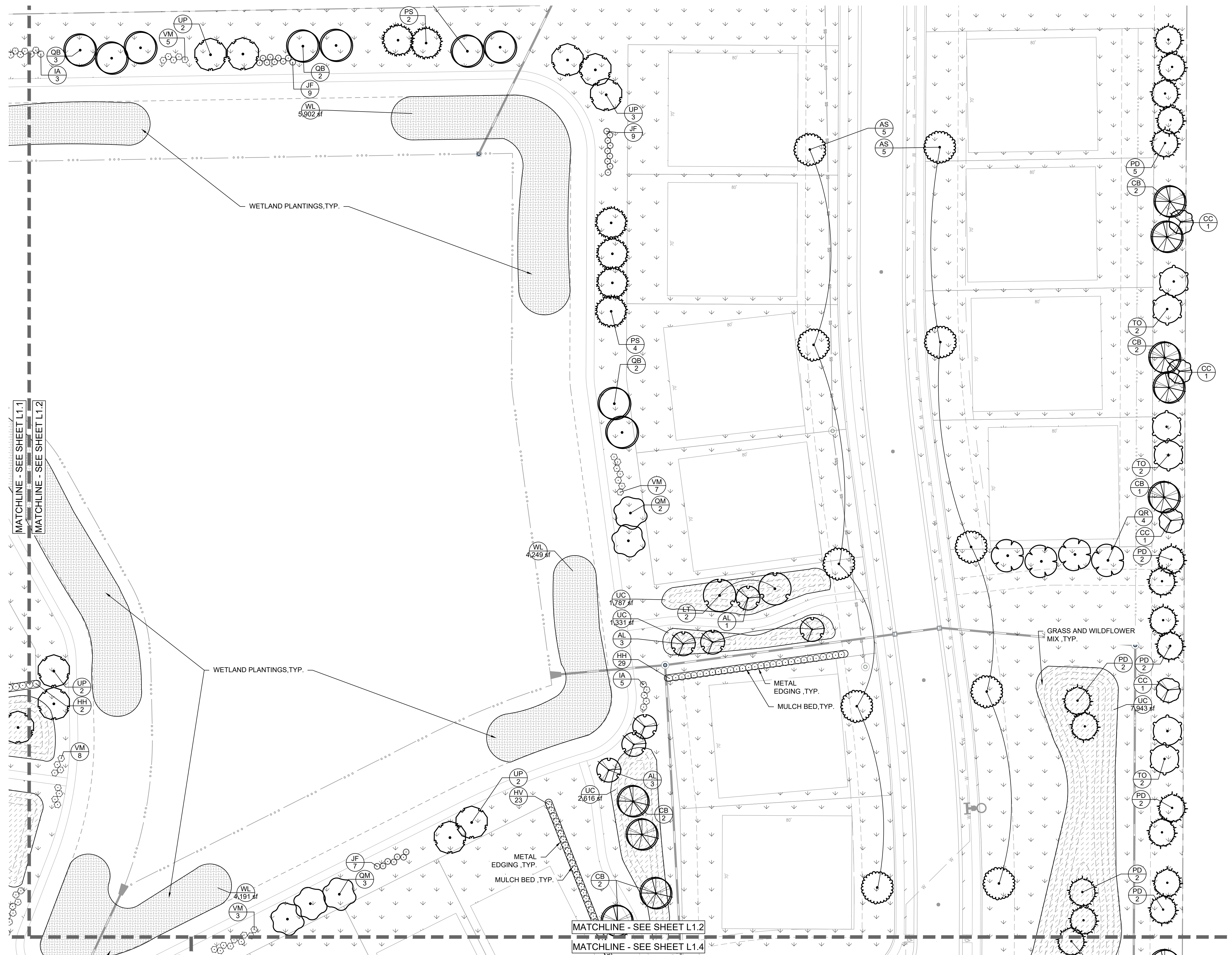
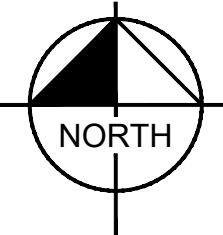
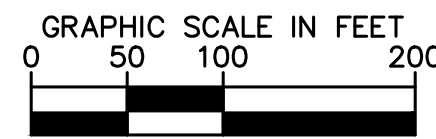
APPROVAL OF PRELIMINARY PLAT PLAN SHALL NOT CONSTITUTE APPROVAL OF THE SIGNAGE & STREET LIGHT SPACING AND OR LOCATIONS.



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APPROVAL PENDING	DESIGNED BY: JSM	DRAWN BY: PCW	CHECKED BY: JSM	NO.	DATE	BY
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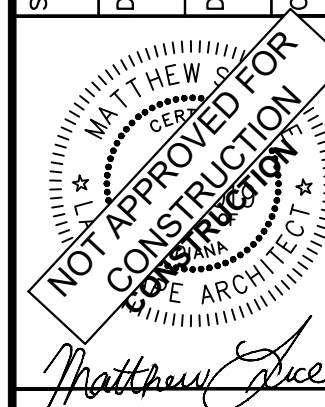
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LAIN FARMS
AT
HAMPTON WALK

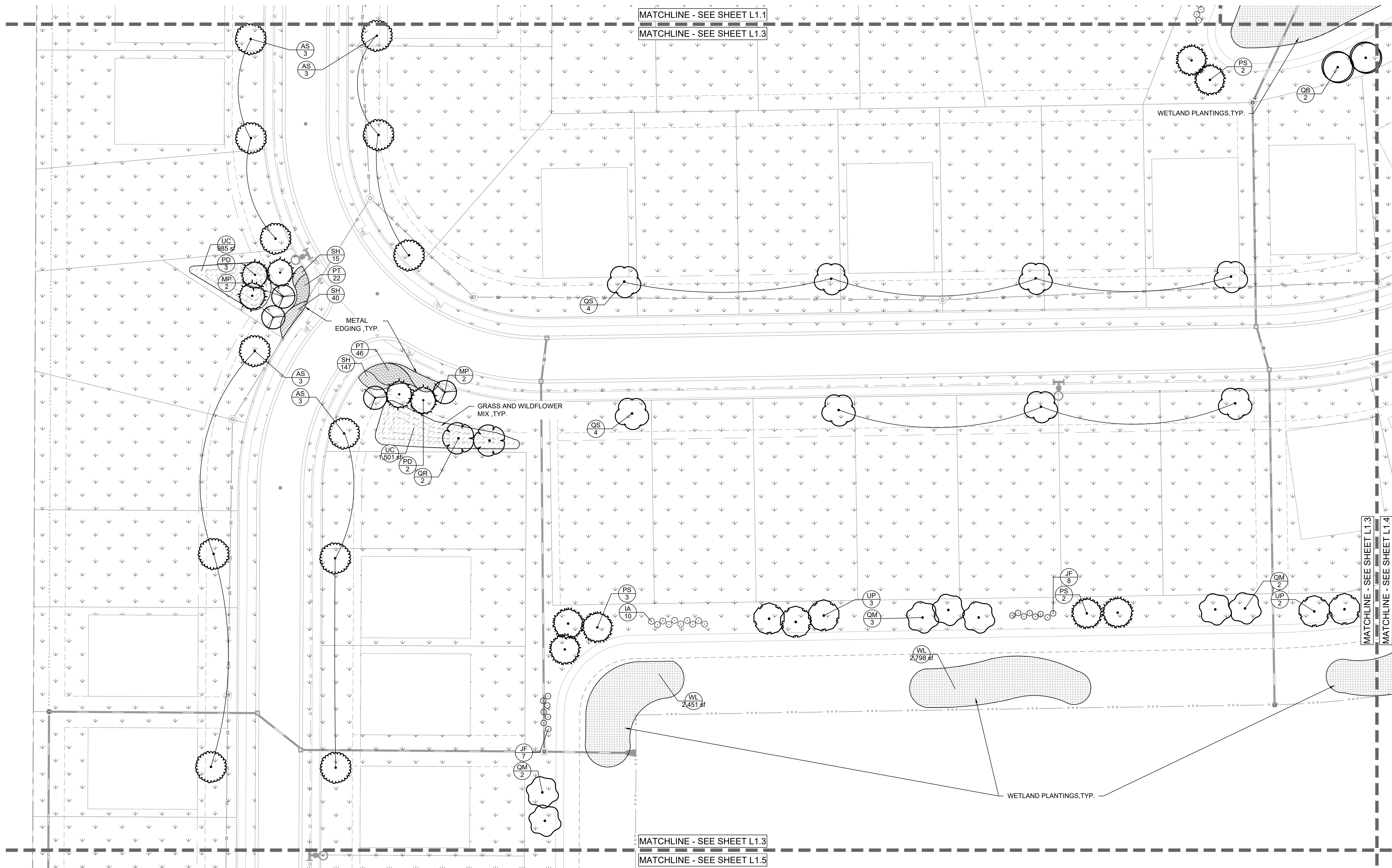
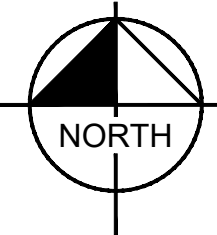
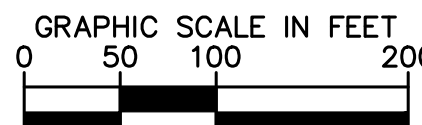
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PLAN

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CHECKED BY:	JSM

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 EMAIL: Brett.Huff@kimley-horn.com

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EMAIL: Brett.Huff@kimley-horn.com
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DESIGNED BY: JSM

DATE: _____	DRAWN BY: _____	SCALE: _____
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PCW	
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LANDSCAPE
PLAN

LAIN FARMS
AT
HAMPTON WALK

ORIGINAL ISSUE:

05/1/2025

KHA PROJECT NO.

170227000

SHEET NUMBER

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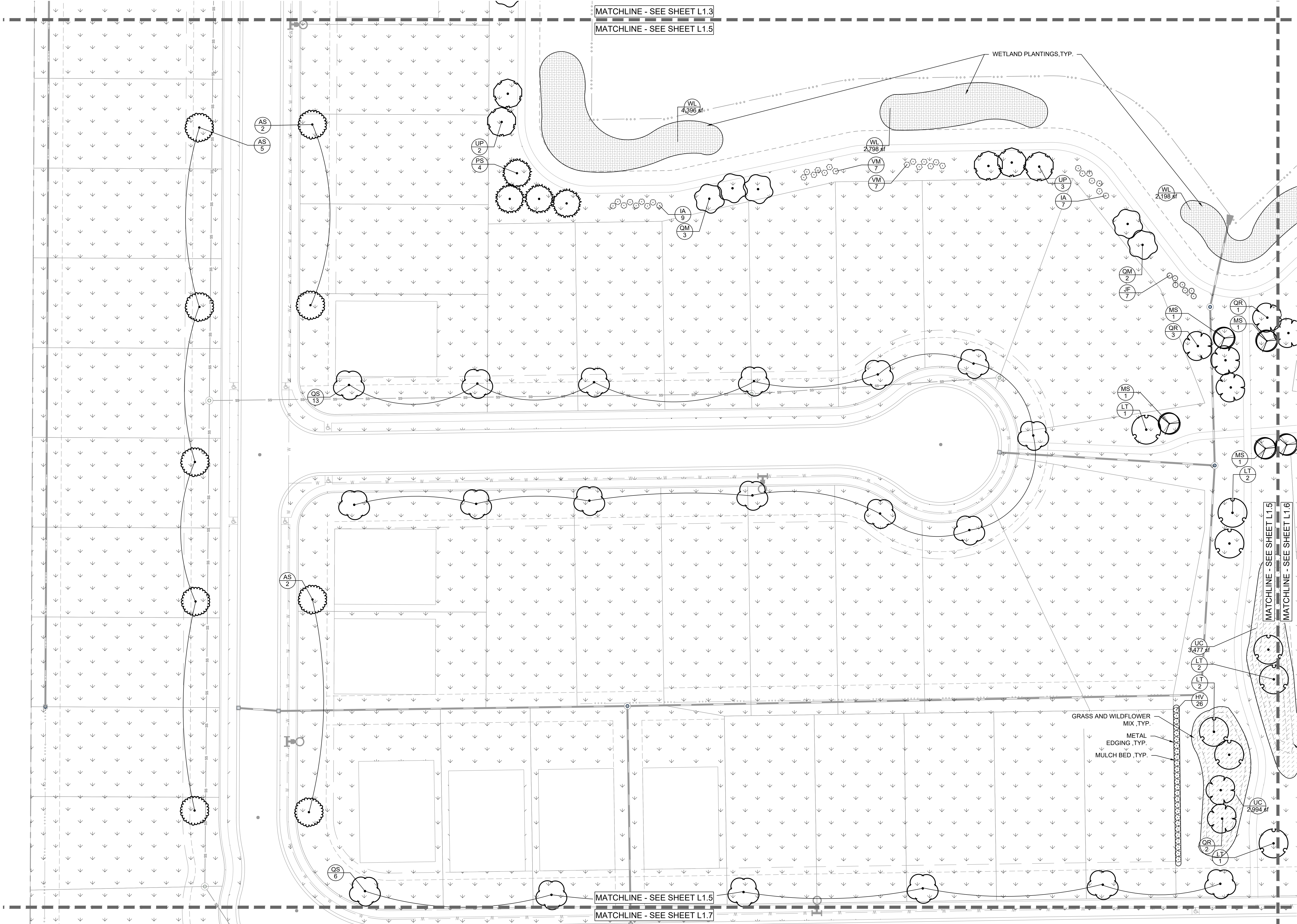
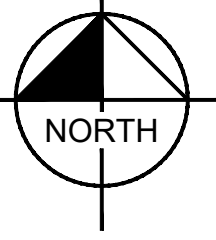
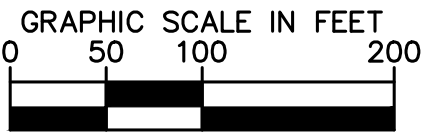
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1. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

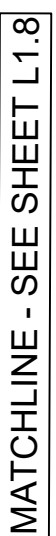
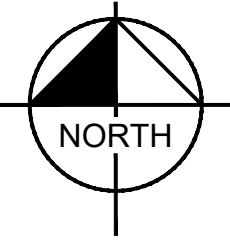
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		KHA PROJECT NO. 170227000	5-27-25	DATE
		SHEET NUMBER	5-27-25	DATE
		L1.5	5-27-25	DATE
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GRAND COMMUNITIES, L.C.		A Fisher Group Company		



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