

Drawing name: K:\IND\LEV\170227040\1.Lain Farms_Sec1_McCordsville.INX Design:CAD\PlanSheets\COVER SHEET.dwg C100 COVER SHEET Oct 02, 2025 2:00pm by Joydece
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PLANS PREPARED BY:
KIMLEY-HORN & ASSOCIATES
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240
CONTACT: JOHN MCWHORTER
PHONE: (317) 912-4129
EMAIL: JOHN.MCWHORTER@KIMLEY-HORN.COM

PLANS PREPARED FOR:

GRAND COMMUNITIES, LLC
FISCHER DEVELOPMENT COMPANY
6602 E. 75TH STREET, STE. 400
INDIANAPOLIS, IN 46250
CONTACT: PAUL MUNOZ
PHONE: (614) 348-6227
EMAIL: pmunoz@fischerhomes.com

ANTICIPATED START OF CONSTRUCTION DATE: APRIL 2026
ANTICIPATED COMPLETION OF CONSTRUCTION DATE: APRIL 2029

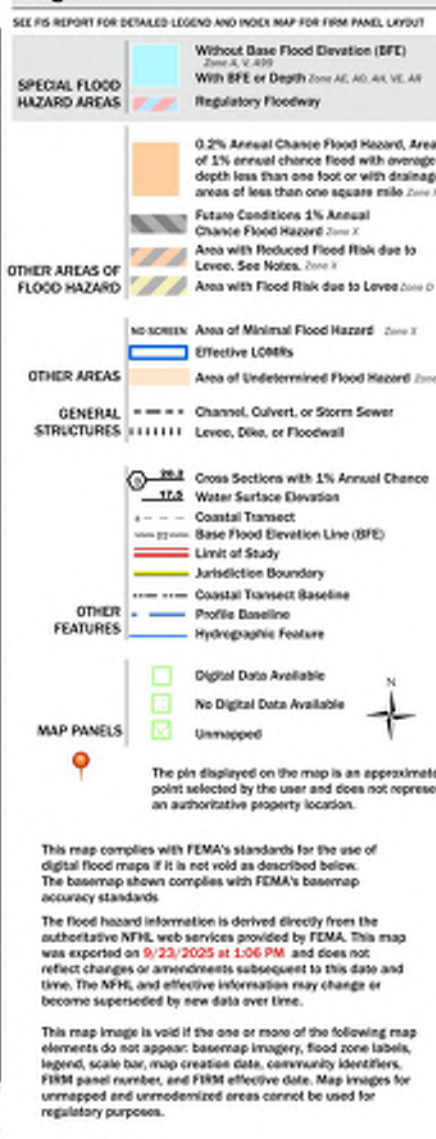
UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
WASTEWATER STORMWATER	DEPT. OF PUBLIC WORKS	6280 W 800 N McCordsville, IN 46055	317-335-3493	rcrider@mccordsville.org	RON CRIDER
ENGINEERING DEPARTMENT	McCordsville TOWN ENGINEER	6280 W 800 N McCordsville, IN 46055	317-335-3604	mwitsman@mccordsville.org	MARK WITSMAN
ELECTRICITY	AES INDIANA	1230 W MORRIS STREET INDIANAPOLIS, IN 46221	317-220-1379	katherine.ford@aes.com	KATIE FORD
NATURAL GAS	VECTREN ENERGY	201 W SOUTH STREET GREENFIELD, IN 46140	765-648-3246	ndearing@vectren.com	NICK DEARING
WATER	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING Jr. STREET INDIANAPOLIS, IN 46202	317-927-4351	bhostetter@CitizensEnergyGroup.com	BRAD HOSTETLER
TELEPHONE / COMMUNICATIONS	NINESTAR CONNECT	2243 E MAIN STREET GREENFIELD, IN 46140	317-323-2074	EMeyer@ninstarconnect.com	ERIC MEYER
PLANNING & ZONING	McCordsville PLANNING & BUILDING DEPT.	6280 W 800 N McCordsville, IN 46055	317-335-3604	rcrum@mccordsville.org	RYAN CRUM
FIRE DEPARTMENT	VERNON TOWNSHIP FIRE DEPT.	7580 N. FORM STREET McCordsville, IN 46055	317-335-9236	mark.elder@vernonfire.us	MARK ELDER
CABLE	COMCAST	5330 E. 65th ST. INDIANAPOLIS, IN 46220	317-774-3384	matthew_stringer@cable.comcast.com	MATT STRINGER

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	GRAND COMMUNITIES, LLC FISCHER DEVELOPMENT CO.	6602 E. 75TH STREET, STE 400 INDIANAPOLIS, IN 46250	(765) 513-6535	PMUNOZ@fischerhomes.com	PAUL MUNOZ
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	317-912-4129	john.mcwhorter@kimley-horn.com	JOHN MCWHORTER

National Flood Hazard Layer FIRMette



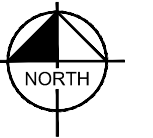
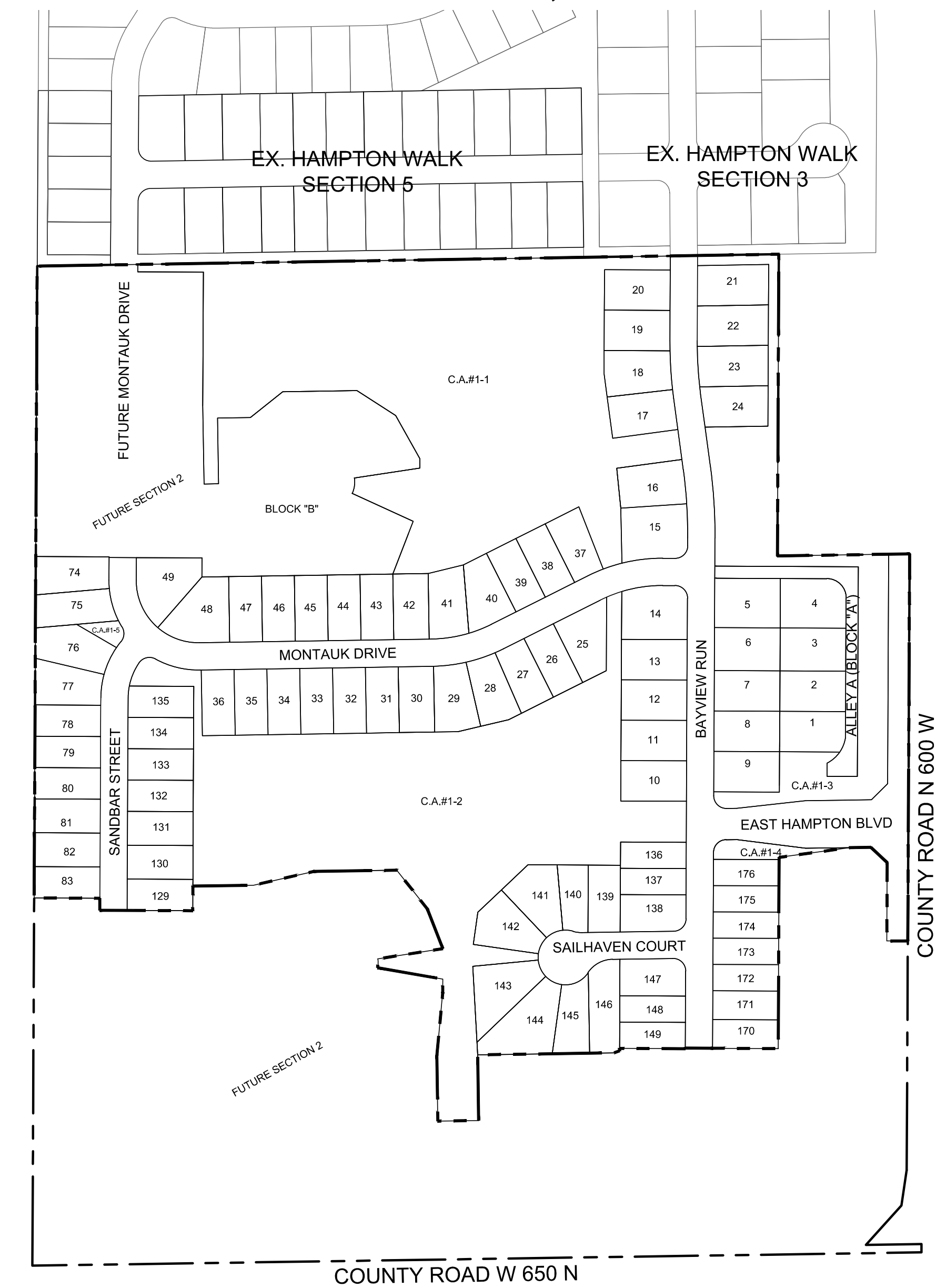
PROJECT INFORMATION

51.0 ACRES	1.70 LOTS/ACRE
DESIGN SPEED LIMIT	25 MPH
TOTAL C.A.	18.31 AC±
LAKE AREA	7.17 AC±
USEABLE OPEN SPACE	11.14 AC±

SEC 2

TOTAL C.A.	3.28 AC±
LAKE AREA	0.00 AC±
USEABLE OPEN SPACE	3.28 AC±

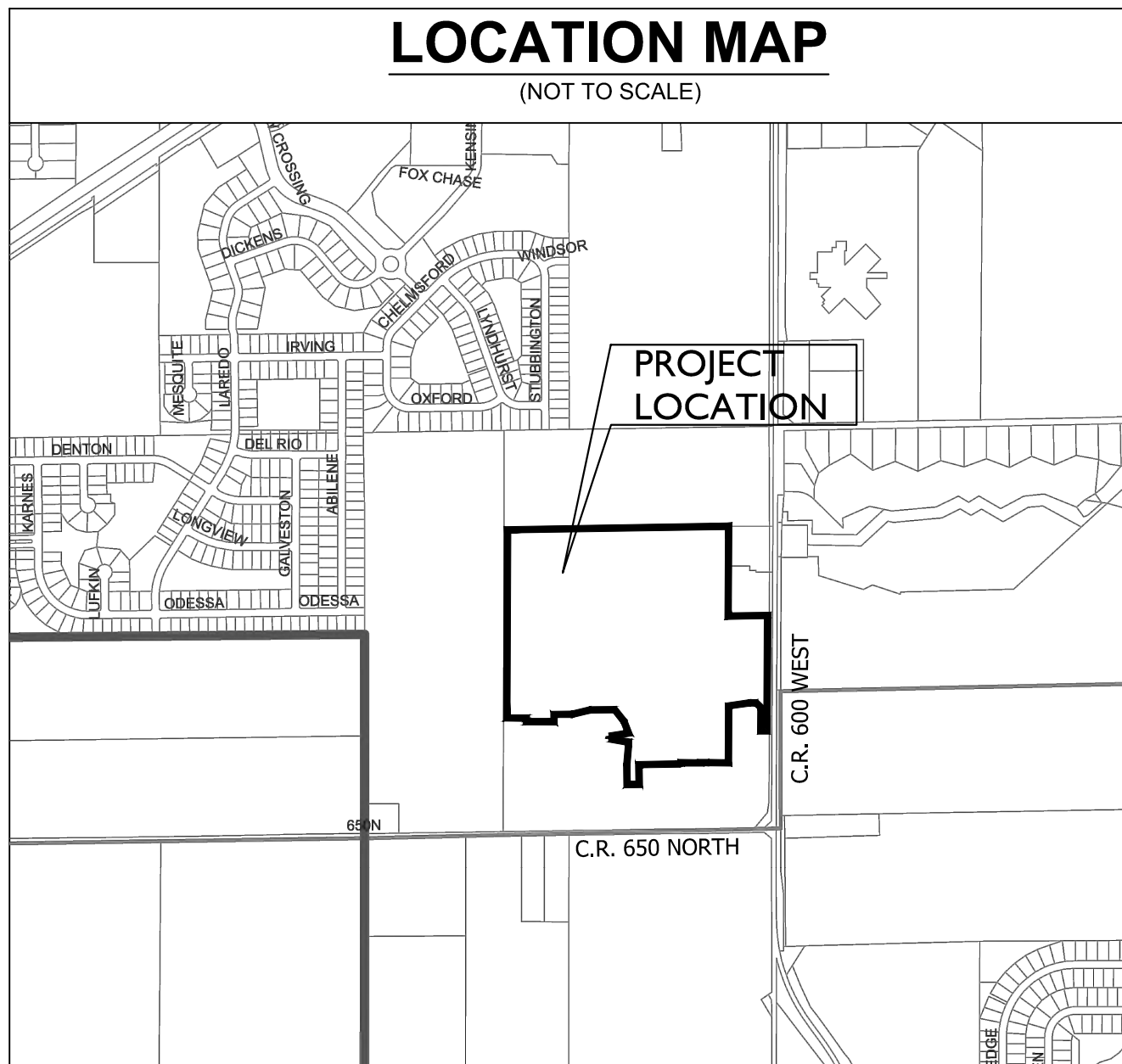
LAIN FARMS AT HAMPTON WALK SECTION 1 McCORDSVILLE, INDIANA



(NOT TO SCALE)

LOCATION MAP

(NOT TO SCALE)



INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION TO BE USED WITH THESE PLANS UNLESS ALTERNATE SPECIFICATIONS ARE SHOWN WITHIN.

THESE PLANS MEET THE MOST CURRENT ADA STANDARDS.

LEGAL DESCRIPTION

LAIN FARMS AT HAMPTON WALK, SECTION 1

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 5 EAST IN HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS PIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 5 EAST, SAID PIN ALSO BEING ON THE BOUNDARY OF A PARCEL OF LAND RECORDED AS INSTRUMENT NO. 130014349 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THE FOLLOWING THREE(3) COURSESA LONG THE BOUNDARY OF SAID PARCEL: 1) THENCE ALONG THE SOUTH LINE OF SAID QUARTER NORTH 89 DEGREES 08 MINUTES 40 SECONDS EAST 911.47 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST 727.69 FEET TO THE POINT OF BEGINNING; 3) THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 1250.43 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO ON THE BOUNDARY OF HAMPTON WALK SECTION 5 RECORDED AS INSTRUMENT NO. 202501327 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 5 SOUTH 89 DEGREES 05 MINUTES 00 SECONDS EAST 1081.83 FEET TO THE SOUTHWEST CORNER OF THE BOUNDARY OF HAMPTON WALK SECTION 3 RECORDED AS INSTRUMENT NO. 202501327 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 3 NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST 386.37 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED AS INSTRUMENT NO. 100050442 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THENCE ALONG THE WESTERN LINE OF SAID PARCEL SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 254.21 FEET TO A POINT ON THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED AS INSTRUMENT NO. 201503579 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THE FOLLOWING TWO (2) COURSES BEING ON OR ALONG SAID PARCEL: 1) SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 343.00 FEET; 2) THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST 261.76 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 766.16 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 37 SECONDS WEST 41.50 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST 155.01 FEET; THENCE NORTH 46 DEGREES 54 MINUTES 45 SECONDS WEST 44.23 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 40 SECONDS WEST 43.03 FEET; THENCE SOUTH 82 DEGREES 04 MINUTES 46 SECONDS WEST 139.96 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 378.35 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 37 SECONDS WEST 130.00 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 5.00 FEET; THENCE SOUTH 70 DEGREES 44 MINUTES 27 SECONDS WEST 11.49 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 40 SECONDS WEST 270.00 FEET; THENCE SOUTH 00 DEGREES 51 MINUTES 20 SECONDS EAST 130.00 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 40 SECONDS WEST 80.85 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST 130.00 FEET; THENCE 05 DEGREES 21 MINUTES 05 SECONDS EAST 124.78 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 55 SECONDS EAST 26.82 FEET; THENCE NORTH 80 DEGREES 08 MINUTES 21 SECONDS WEST 131.01 FEET TO A POINT ON A NONTANGENT CURVE NORTH 80 DEGREES 08 MINUTES 21 SECONDS EAST; THENCE ALONG SAID CURVE A DISTANCE OF 17.69 TO A POINT WHICH BEARS NORTH 81 DEGREES 05 MINUTES 16 SECONDS WEST; THENCE NORTH 81 DEGREES 05 MINUTES 16 SECONDS EAST 130.61 FEET; THENCE NORTH 21 DEGREES 15 SECONDS WEST 84.44 FEET; THENCE 38 DEGREES 16 MINUTES 23 SECONDS WEST 97.58 FEET; THENCE 89 DEGREES 08 MINUTES 40 SECONDS WEST 120.00 FEET; THENCE SOUTH 77 DEGREES 09 MINUTES 08 SECONDS WEST 122.68 FEET; THENCE 89 DEGREES 08 MINUTES 40 SECONDS WEST 184.00 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST 23.80 FEET; THENCE 89 DEGREES 43 MINUTES 37 SECONDS 130.00 FEET TO THE POINT OF BEGINNING, CONTAINING 51.00 ACRES MORE OR LESS.

Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
C101	GENERAL SPECS
C110	TOPO DEMO PLAN
C111	TOPO DEMO PLAN
C200	SITE DEVELOPMENT PLAN
C201	SITE DEVELOPMENT PLAN
C202	SITE DEVELOPMENT PLAN
C300	INITIAL EROSION CONTROL PLAN
C301	INITIAL EROSION CONTROL PLAN
C310	TEMP EROSION CONTROL PLAN
C311	TEMP EROSION CONTROL PLAN
C320	PERMANENT EROSION CONTROL PLAN
C321	PERMANENT EROSION CONTROL PLAN
C330	EROSION CONTROL SPECS
C332	EROSION CONTROL DETAILS
C333	EROSION CONTROL DETAILS
C334	EROSION CONTROL DETAILS
C400	STREET PLAN AND PROFILE
C401	STREET PLAN AND PROFILE
C402	STREET PLAN AND PROFILE
C410	ENTRANCE PLAN
C412	MOT PLAN
C415	PAVEMENT MARKING PLAN
C420	TRAFFIC CONTROL PLAN
C421	TRAFFIC CONTROL PLAN
C500	SANITARY PLAN AND PROFILES
C501	SANITARY PLAN AND PROFILES
C502	SANITARY PLAN AND PROFILES
C503	SANITARY PLAN AND PROFILES
C600	STORM PLAN AND PROFILES
C601	STORM PLAN AND PROFILES
C602	STORM PLAN AND PROFILES
C603	STORM PLAN AND PROFILES
C604	STORM PLAN AND PROFILES
C605	STORM PLAN AND PROFILES
C700	WATER PLAN
C701	WATER PLAN
C702	CITIZENS WATER DETAILS
L1.0-1.9	LANDSCAPING PLANS
T-10	McCordsville STANDARD DETAILS

Map Unit Symbol	Map Unit Name	Acres in AGS	Percent of AGS
B	Brookside City of Indianapolis, 5 to 10 percent slope	44.0	41.2%
C	Country Club City of Indianapolis, 10 to 20 percent slope	61.0	58.7%
M	Major City of Indianapolis, 2 to 5 percent slope, urban	1.8	1.7%
V	Major City of Indianapolis, 5 to 10 percent slope, urban	0.4	0.4%
Totals for Area of Interest		107.8	100.0%



COVER SHEET

LAIN FARMS AT HAMPTON WALK SEC 1

ORIGINAL ISSUE:

10/3/2025

KHA PROJECT NO.

170227040

SHEET NUMBER

C100

Kimley-Horn
KIMLEY-HORN & ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-912-4129
WWW.KIMLEY-HORN.COM



GRAND COMMUNITIES, LLC.
A Fisher Group Company

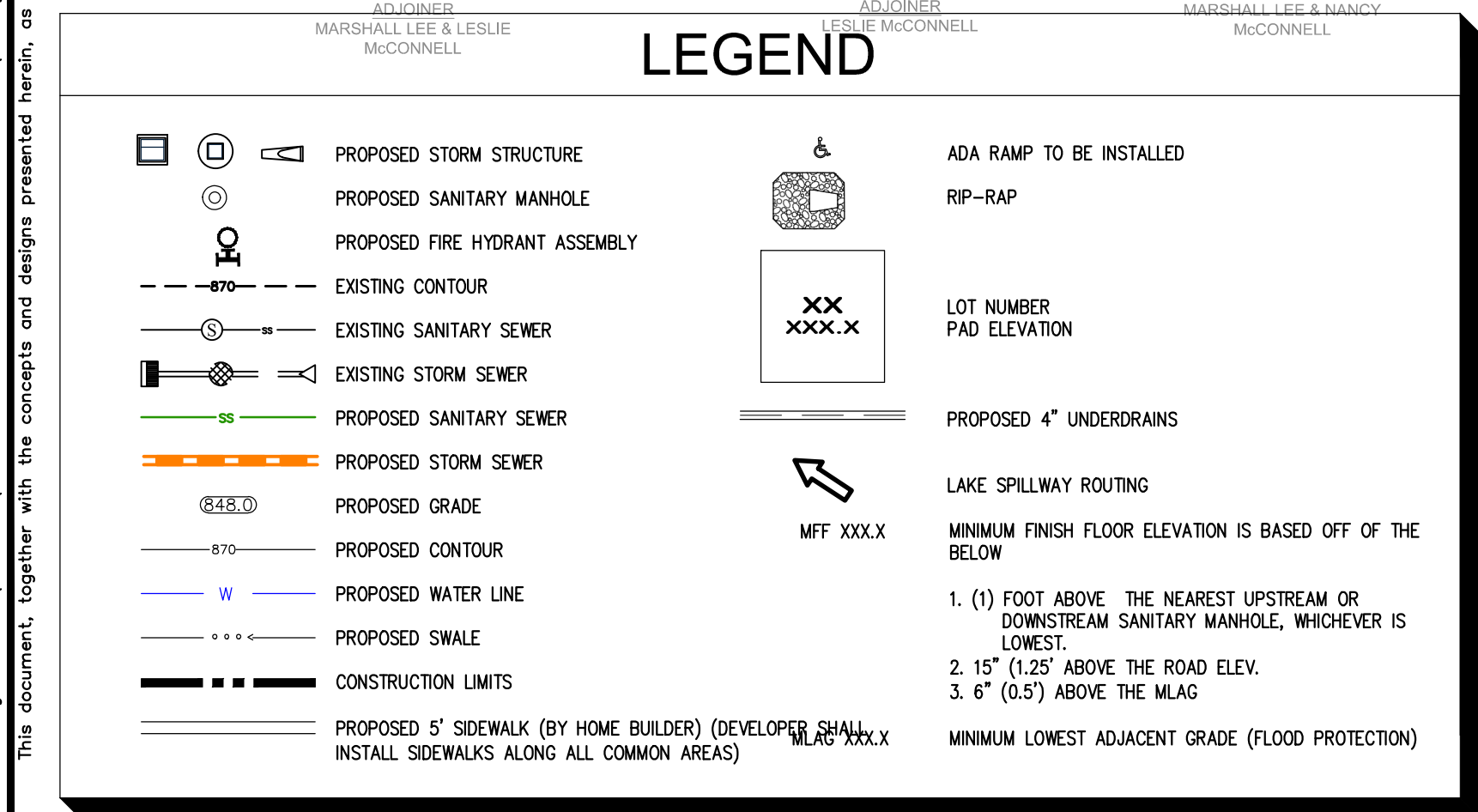


CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE ARE NO CROSSING CONFLICTS. CONFLICTS THAT ARE DISCOVERED AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

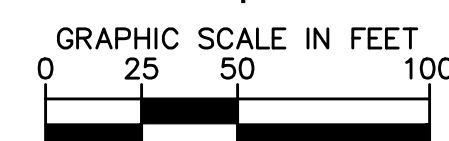
1. REFER TO SHEET C202 FOR STRUCTURE TABLE.
2. REFER TO SHEET C101 FOR GENERAL NOTES.
3. SEE SUBSURFACE DRAIN PLAN (C610) FOR MORE DETAILS.
4. ALL TRUNCATED DOME PLATES SHALL BE BLACK.
5. ALL TRAFFIC CONTROL AND STREET SIGNAGE AND POSTS SHALL BE BLACK.
6. AN 8" WIDE YELLOW REFLECTIVE THERMOPLASTIC STRIPING SHALL BE PLACED ON TOP OF CURBS ADJACENT TO ALL FIRE HYDRANTS ON ANY INTERNAL STREET WITHIN THIS SUBDIVISION - EXTENDING 10' OUT FROM ANY HYDRANT IN EITHER DIRECTION.
7. ALL PATHS ARE TO BE ASPHALT UNLESS OTHERWISE NOTED ON THE PLANS.

Call 811
before you dig

LAIN FARMS AT HAMPTON WALK SEC 1	SITE DEVELOPMENT PLAN	 GRAND COMMUNITIES, LLC. <i>A Fickler Group Company</i>	APPROVAL PENDING NOT FOR CONSTRUCTION	SCALE: AS NOTED	 Kimley-Horn 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-571-4129 WWW.KIMLEY-HORN.COM	DESIGNED BY: JSM	DRAWN BY: GMS	CHECKED BY: BAH	REVISIONS	DATE	BY
				ORIGINAL ISSUE: 10/3/2025 KHA PROJECT NO. 170227040 SHEET NUMBER C200						No.	No.



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.

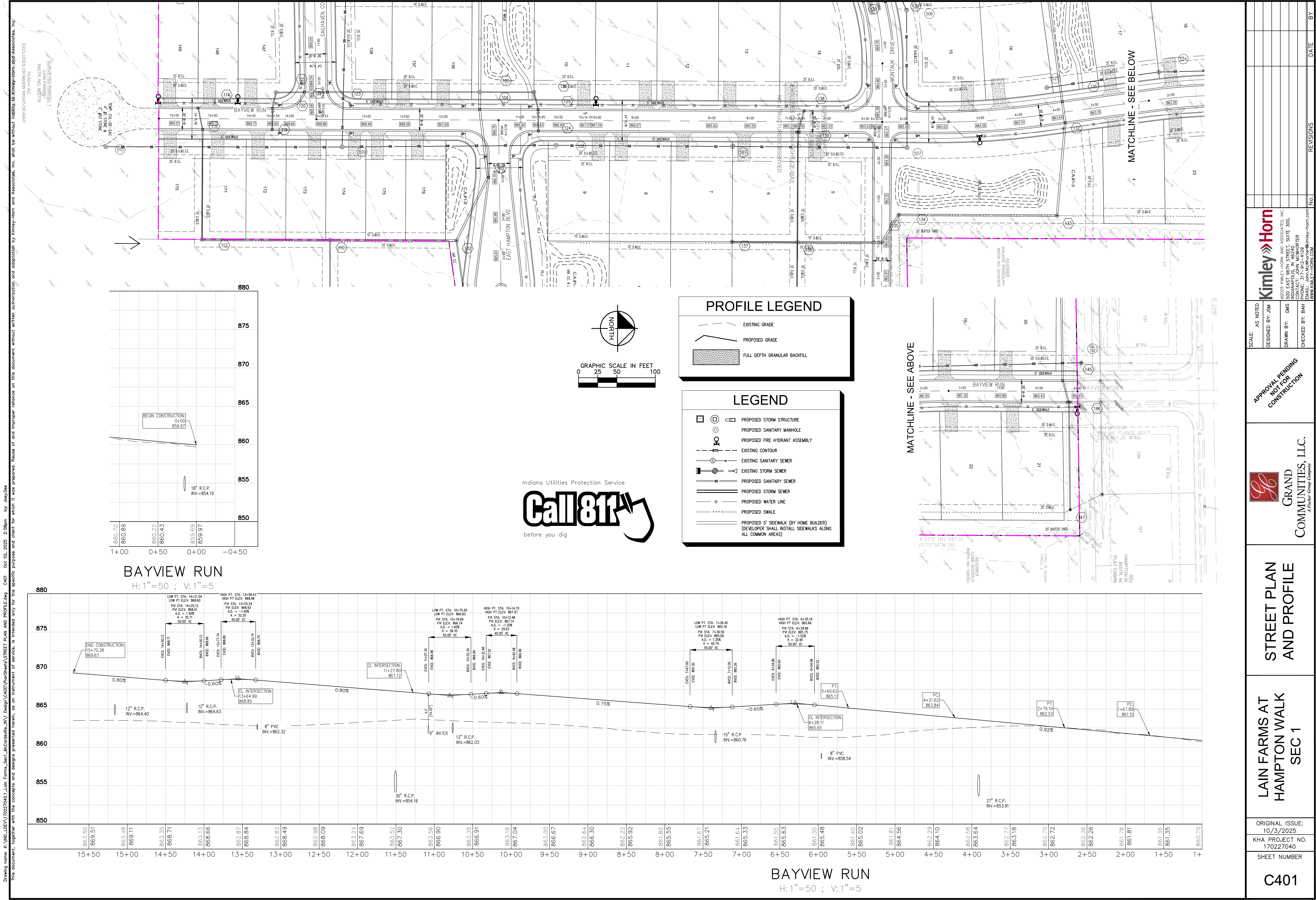


1. REFER TO SHEET C202 FOR STRUCTURE TABLE.
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3. SEE SUBSURFACE DRAIN PLAN (C610) FOR MORE DETAILS.
4. ALL TRUNCATED DOME PLATES SHALL BE BLACK.
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6. AN 8" WIDE YELLOW REFLECTIVE THERMOPLASTIC STRIPING SHALL BE PLACED ON TOP OF CURBS ADJACENT TO ALL FIRE HYDRANTS ON ANY INTERNAL STREET WITHIN THIS SUBDIVISION - EXTENDING 10' OUT FROM ANY HYDRANT IN EITHER DIRECTION.
7. ALL PATHS ARE TO BE ASPHALT UNLESS OTHERWISE NOTED ON THE PLANS.

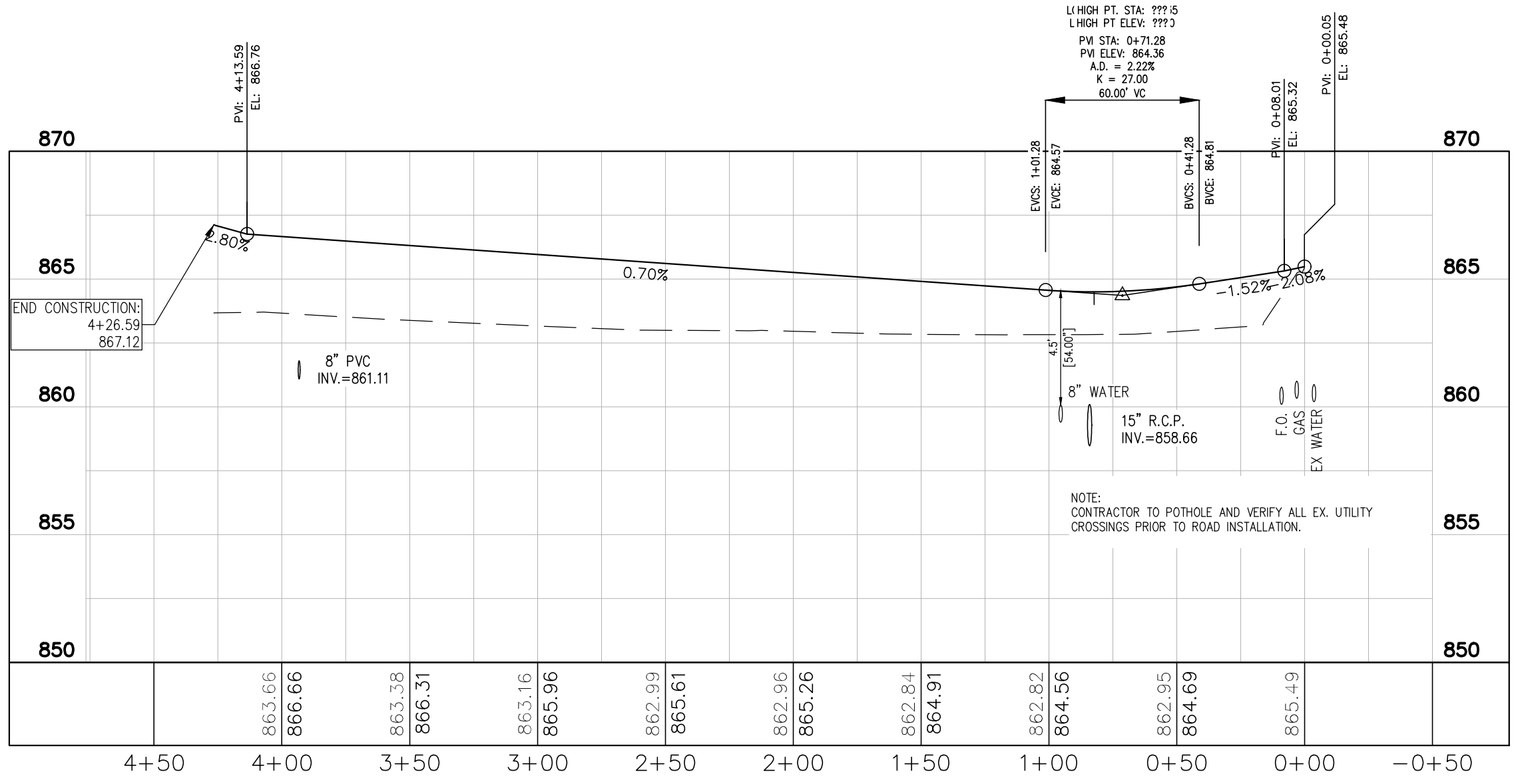
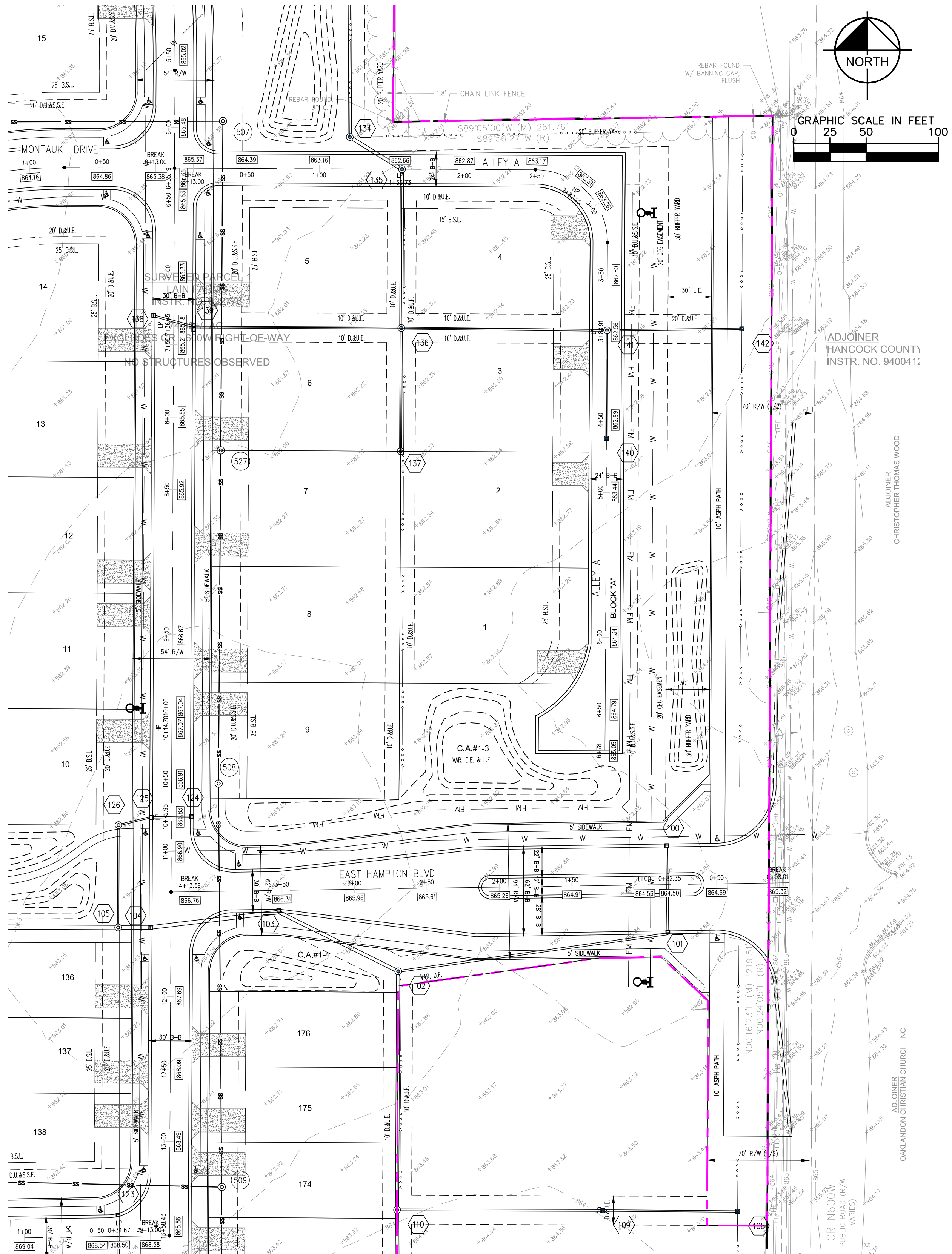
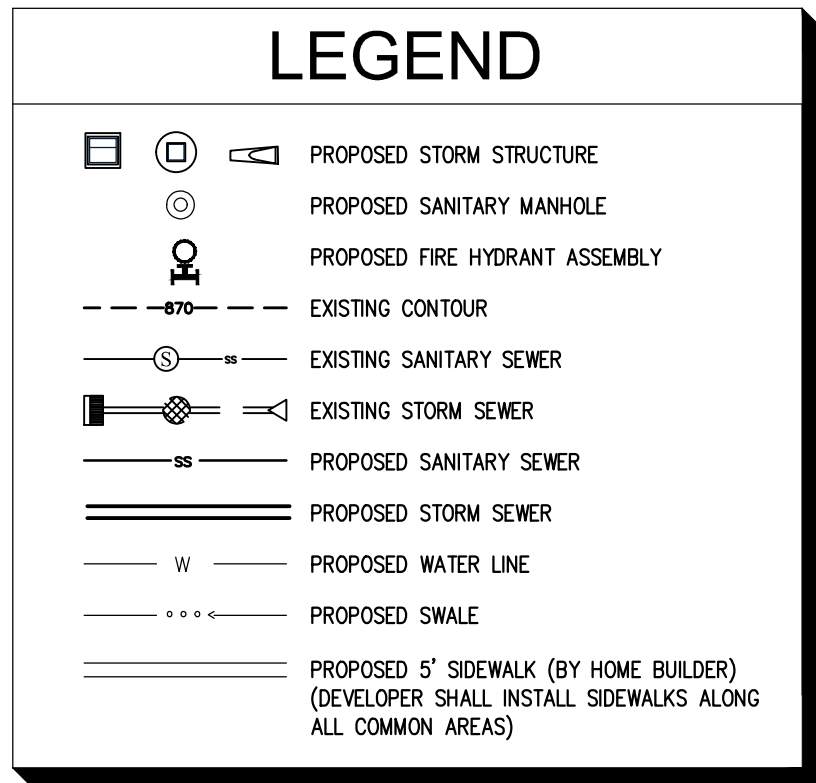
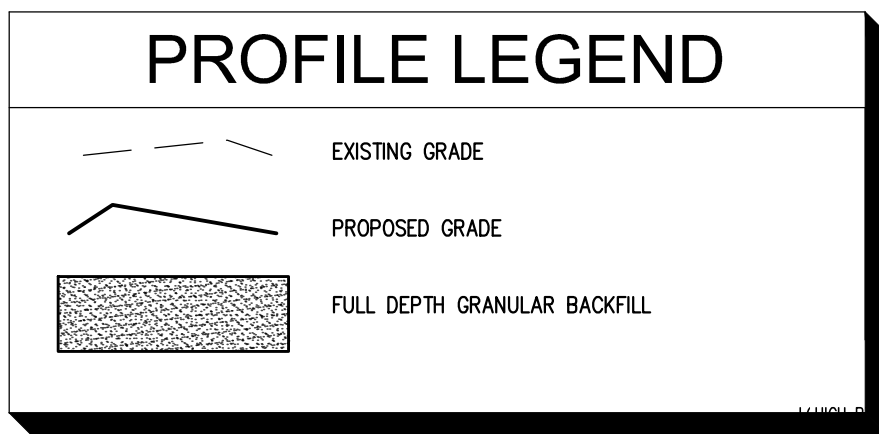
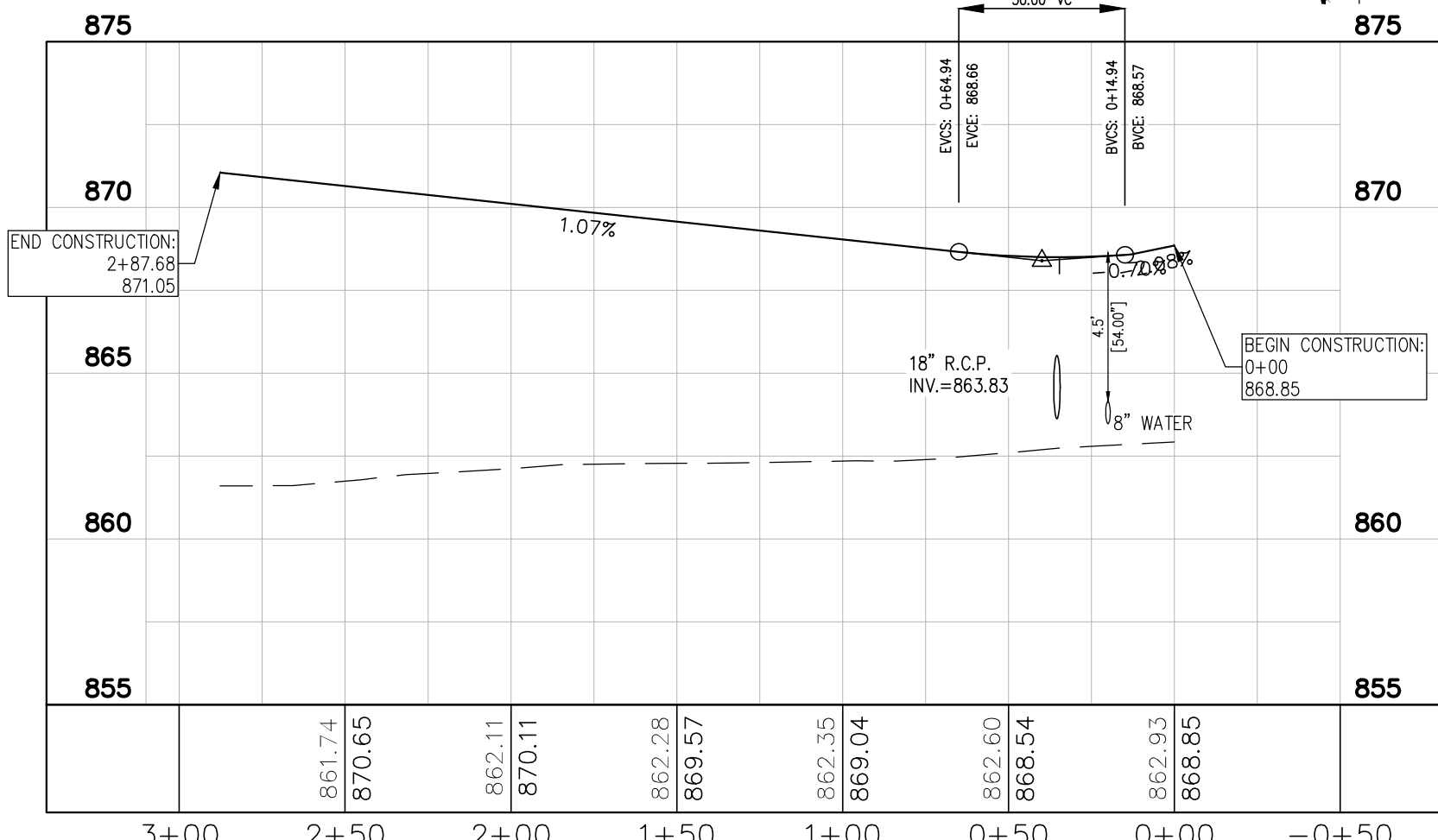
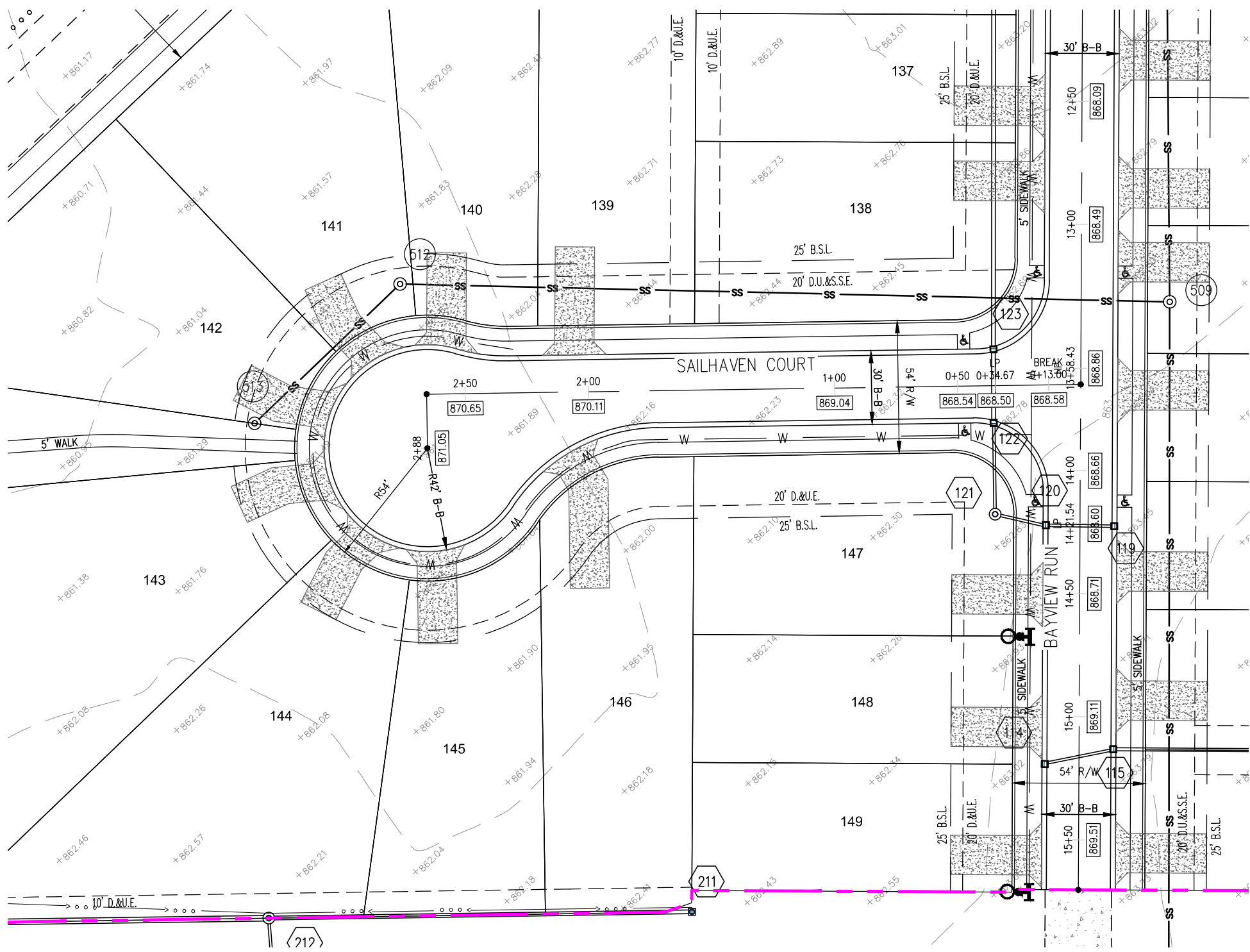
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LAIN FARMS AT HAMPTON WALK SEC 1		SITE DEVELOPMENT PLAN	
ORIGINAL ISSUE: 10/3/2025		KHA PROJECT NO. 170227040	
SHEET NUMBER		C201	



Drawing name: K:\IND_LDEV\1702270401\Lin Forms_Sec1_McCordell\LIN1\Design\CAD\PlanSheets\STREET PLAN AND PROFILE.dwg C402 Oct 02, 2025 2:08pm By: Joyce
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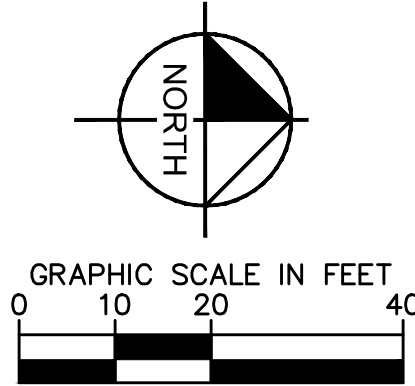
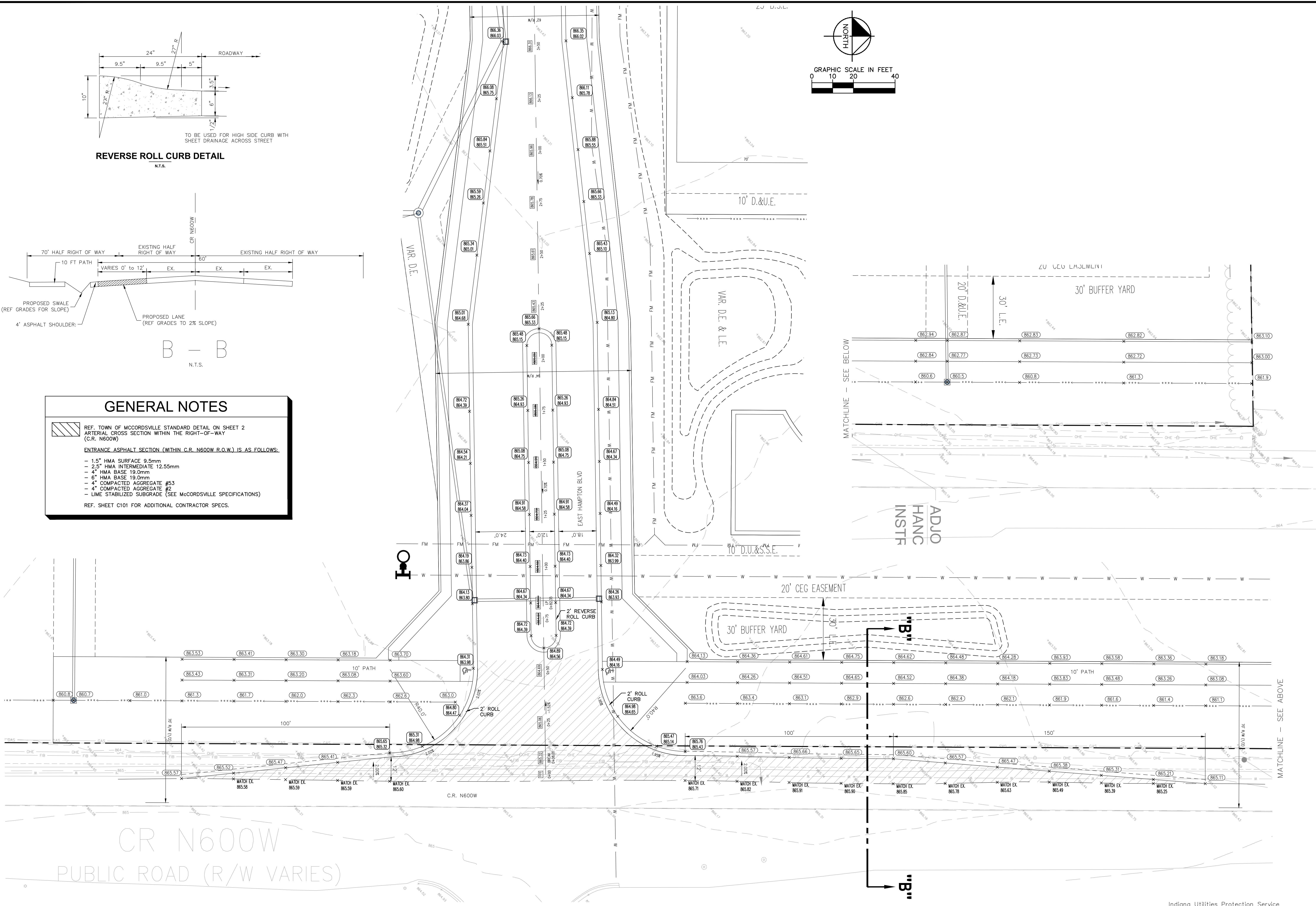
EAST HAMPTON BLVD
H:1"=50 ; V:1"=5

ALLEY A
H:1"=50 ; V:1"=5

AS NOTED	DESIGNED BY: JSM	DRAWN BY: GMS	CHECKED BY: BAH	NO.	DATE	BY
APPROVAL PENDING	NO FOR CONSTRUCTION	COMMUNITIES, LLC.	STREET PLAN AND PROFILE	LAIN FARMS AT HAMPTON WALK SEC 1	ORIGINAL ISSUE: 10/3/2025	KHA PROJECT NO. 170227040
INDIANA UTILITIES PROTECTION SERVICE	Call 811	before you dig	SHEET NUMBER	C402		

Drawing name: K:\IND_LDEV\1702270401\Loan Forms_Sec1_McCordville\IN\1 Design\CADD\PlanSheets\ENTRANCE PLAN.dwg C410 Oct 02, 2025 2:08pm by: Jay/Gee

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GENERAL NOTES

REF. TOWN OF MCCORDSVILLE STANDARD DETAIL ON SHEET 2
ARTERIAL CROSS SECTION WITHIN THE RIGHT-OF-WAY
(C.R. N600W)

ENTRANCE ASPHALT SECTION (WITHIN C.R. N600W R.O.W.) IS AS FOLLOWS:

- 1.5" HMA SURFACE 9.5mm
- 2.5" HMA INTERMEDIATE 12.5mm
- 4" HMA BASE 19.0mm
- 6" HMA BASE 19.0mm
- 4" COMPACTED AGGREGATE #53
- 4" COMPACTED AGGREGATE #2
- LIME STABILIZED SUBGRADE (SEE MCCORDSVILLE SPECIFICATIONS)

REF. SHEET C101 FOR ADDITIONAL CONTRACTOR SPECS.

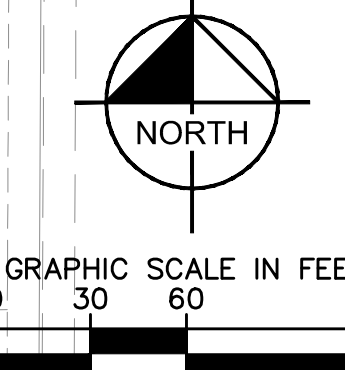
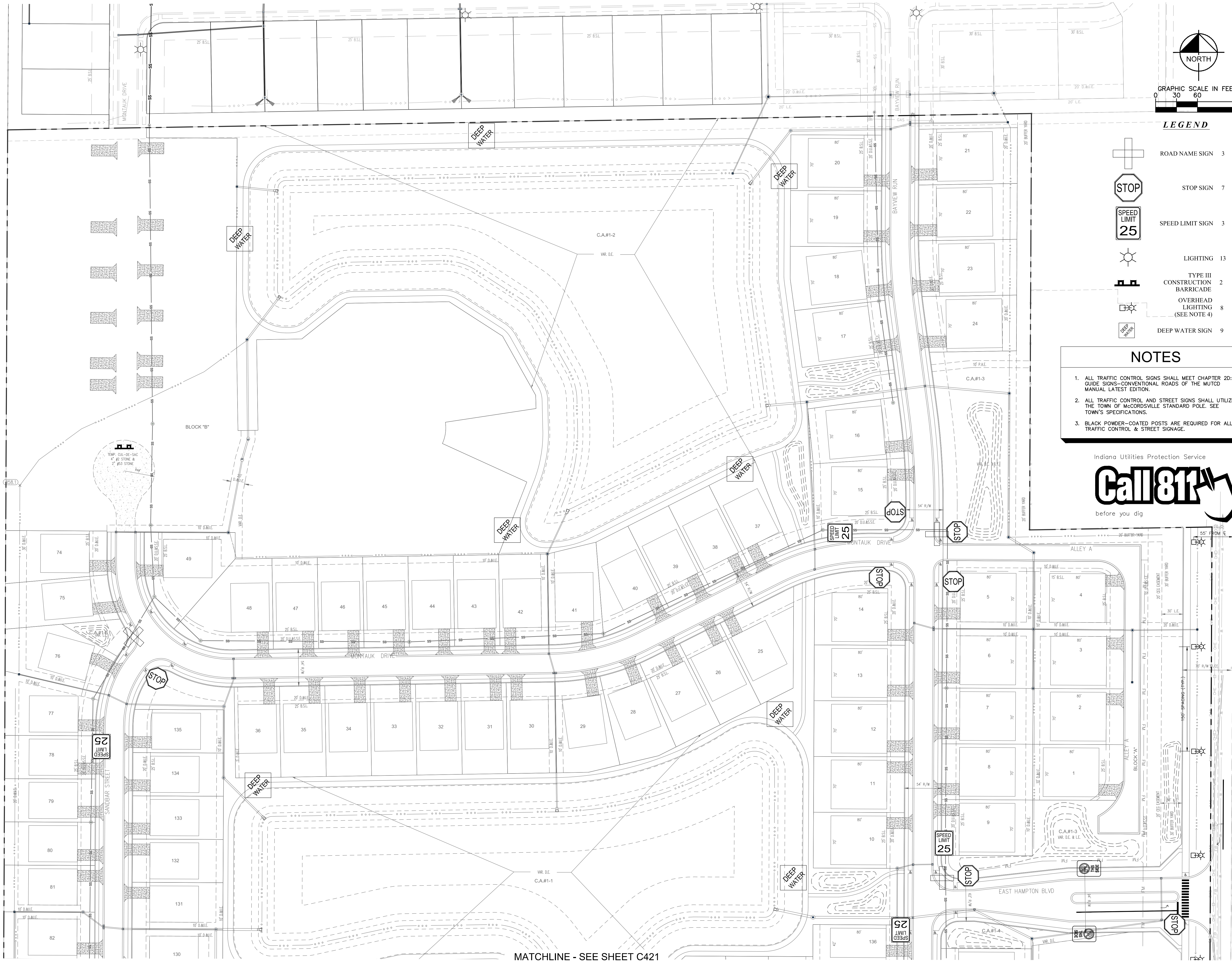
Indiana Utilities Protection Service



before you dig

LAIN FARMS AT HAMPTON WALK SEC 1	ENTRANCE PLAN	 GRAND COMMUNITIES, LLC. <small>A Fischer Group Company</small>	APPROVAL PENDING NOT FOR CONSTRUCTION	SCALE: AS NOTED DESIGNED BY: JSM DRAWN BY: GMS CHECKED BY: BAH	 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4179 WWW.KIMLEY-HORN.COM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															</
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Drawing name: K:\IND_LIVE\1702270401_Lain Farms_Sec1_McCordville_IN\1 Design\CADD\PlanSheets\SIGNING PLAN.dwg C420 TRAFFIC CONTROL PLAN Oct 02, 2025 2:10pm by JoyceCee
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LEGEND

- ROAD NAME SIGN 3
- STOP SIGN 7
- SPEED LIMIT SIGN 3
- LIGHTING 13
- TYPE III CONSTRUCTION BARRICADE 2
- OVERHEAD LIGHTING (SEE NOTE 4) 8
- DEEP WATER SIGN 9

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.

Indiana Utilities Protection Service



TRAFFIC CONTROL PLAN		LAIN FARMS AT HAMPTON WALK SEC 1		ORIGINAL ISSUE: 10/3/2025 KHA PROJECT NO. 170227040 SHEET NUMBER C420	
APPROVAL PENDING FOR CONSTRUCTION		GRAND COMMUNITIES, LLC. A Fisher Group Company		DESIGNED BY: JSM DRAWN BY: GMS CHECKED BY: BAH	
KIMLEY-HORN		KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4179 EMAIL: john.mohr@kimley-horn.com WWW.KIMLEY-HORN.COM		REVISIONS	
SCALE: AS NOTED		DESIGNED BY: JSM		DATE	
DESIGNED BY: JSM		DRAWN BY: GMS		BY	



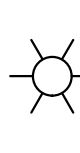
ROAD NAME SIGN 3



STOP SIGN 7



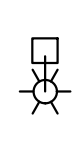
SPEED LIMIT SIGN 3



LIGHTING 13



CONSTRUCTION 2



(SEE NOTE 4)



DEEP WATER SIGN 9

1. ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 20: GUIDE SIGNS-CONVENTIONAL ROADS OF THE MUTCD MANUAL LATEST EDITION,
2. ALL TRAFFIC CONTROL AND STREET SIGNS SHALL UTILIZE THE TOWN OF MCGORDSVILLE STANDARD POLE. SEE TOWN'S SPECIFICATIONS.
3. BLACK POWER-COATED POSTS ARE REQUIRED FOR ALL TRAFFIC CONTROL & STREET SIGNAGE.



CS1 POLE SPECIFICATION

coating shall be of uniform wet thickness with no wetting or ridd on the surface. The wet thickness shall be .025". The base coating shall have a minimum dry film thickness of .005" (depending on the element) to occupy the surface irregularities. The base coating shall be applied to the top of the irregularities and the surface irregularities shall be filled to the top of the base to mirror the design of the smooth or fluted wall. There are no exterior welds to finish. The anchor bolt location in the base shall be cast in place as part of the base casting for maximum strength.

PILE
Pile mat shall be seeded into the bays above and downstream of the bridge deck and extend to the head of the bays. Seed mixture shall be of uniform mix of grasses, clover, alfalfa, and legumes. Seed mixture shall be applied at a rate of 100 lbs/acre. Seed mixture shall be applied in a uniform manner. Seed mixture shall be applied in a uniform manner. Seed mixture shall be applied in a uniform manner.

ANCHORAGE DETAIL
Concrete tie beam shall be 12" high and 12" wide and use 3/4" x 24" L-type bolts. Concrete tie beam shall be 12" high and 12" wide and use 3/4" x 24" L-type bolts.

[illegible]

NEW YORK *Investor-grade* Treasury on a warranted option for the first time in 1998. The Treasury's new offering of the 10-year Treasury note with a 10-year warrant, known as the "10-year Treasury note with a 10-year warrant," is the first time the Treasury has issued a Treasury note with a warrant. The Treasury's new offering of the 10-year Treasury note with a 10-year warrant is the first time the Treasury has issued a Treasury note with a warrant. The Treasury's new offering of the 10-year Treasury note with a 10-year warrant is the first time the Treasury has issued a Treasury note with a warrant.

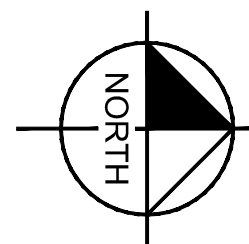
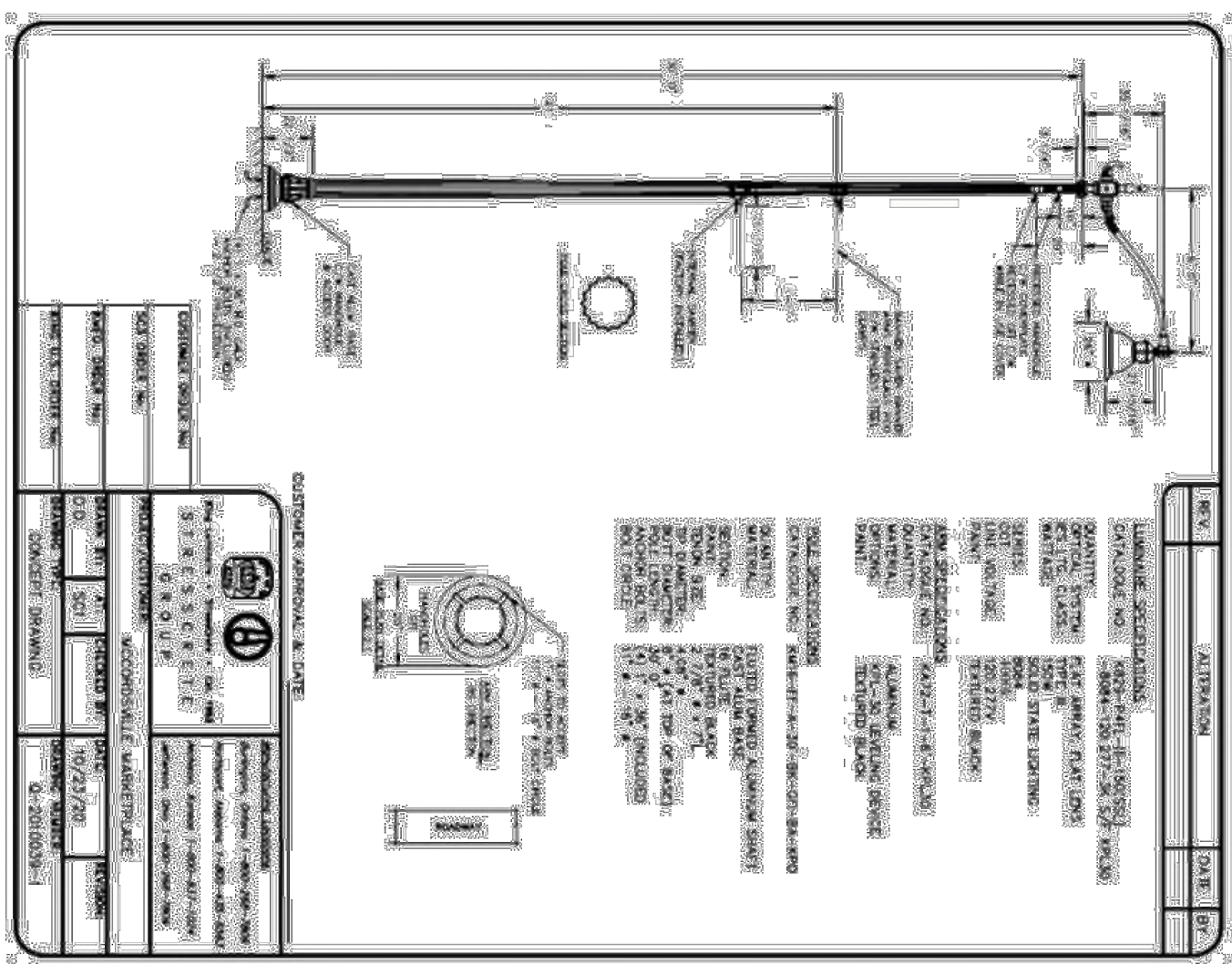
Options liquidation is first prime covered then finished with a two part liquid epoxy coat.

WARRANTY

Nicox 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 include failures as a result of abuse.

 **Miland Company**

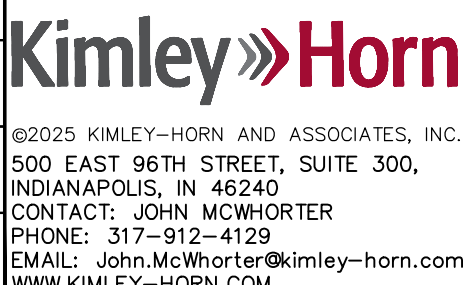
STANDARD LIGHTING DETAIL



TRAFFIC CONTROL PLAN



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



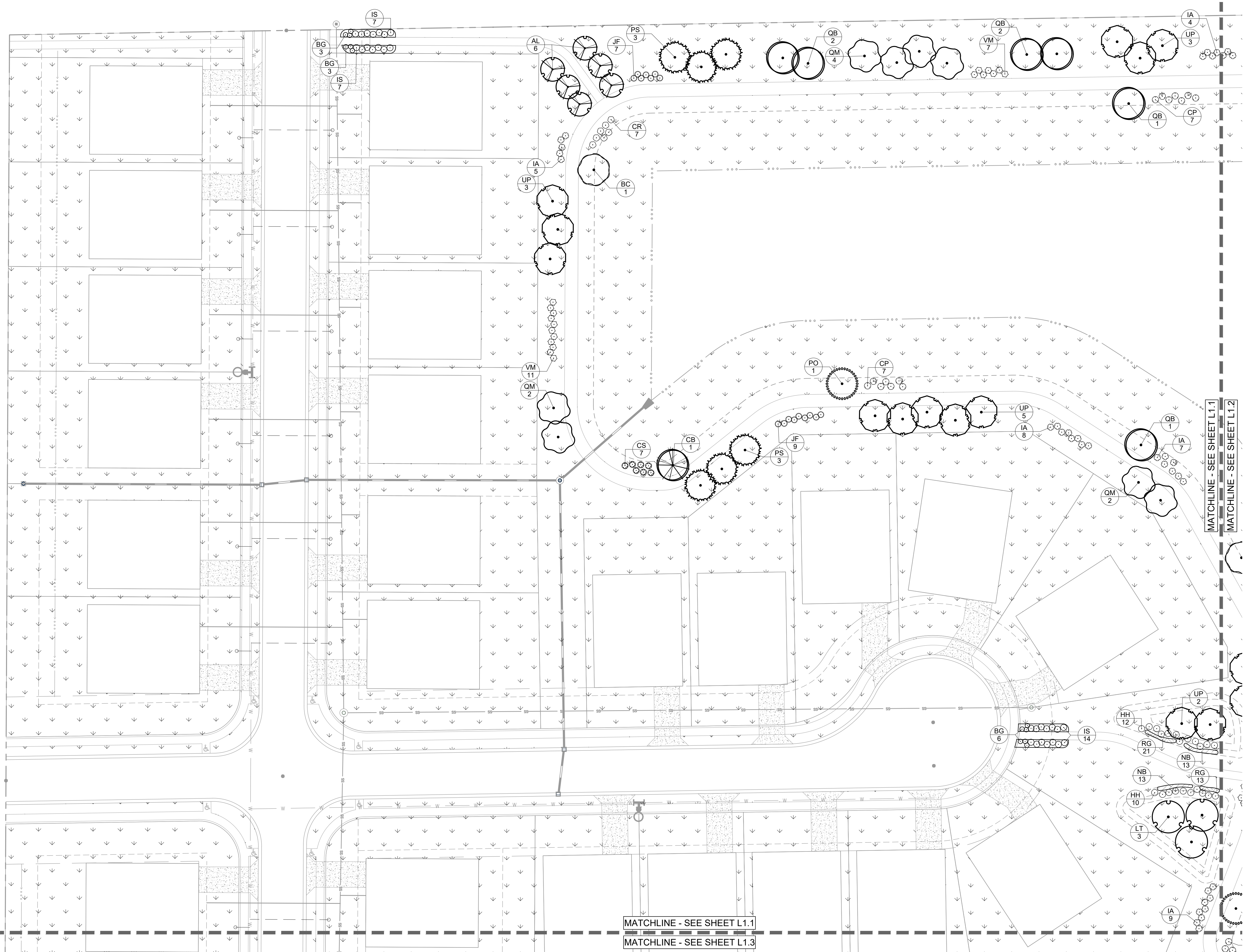
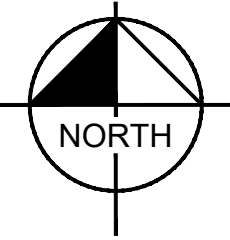
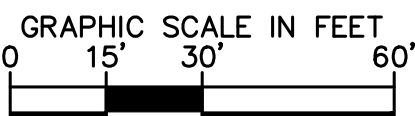
No.	REVISIONS	DATE	BY

© Drawing name: K:\WP\LDEN\170227000_Lain_Fisher-McCordville\N11_Design\CAD\PlanSheet\L1.1_LANDSCAPE PLAN.dwg, L1.1, 11/14/2025, 10:52pm, by: MattLupis
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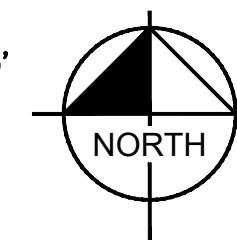
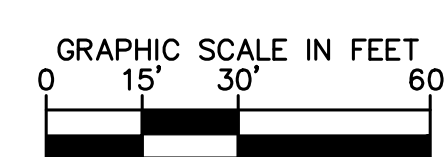
SEEDING LEGEND

PERMANENT SEEDING
TURF TYPE TALL FESCUE; APPLY AT A RATE
OF 8 LBS/1,000 SQFT

Indiana Utilities Protection Service

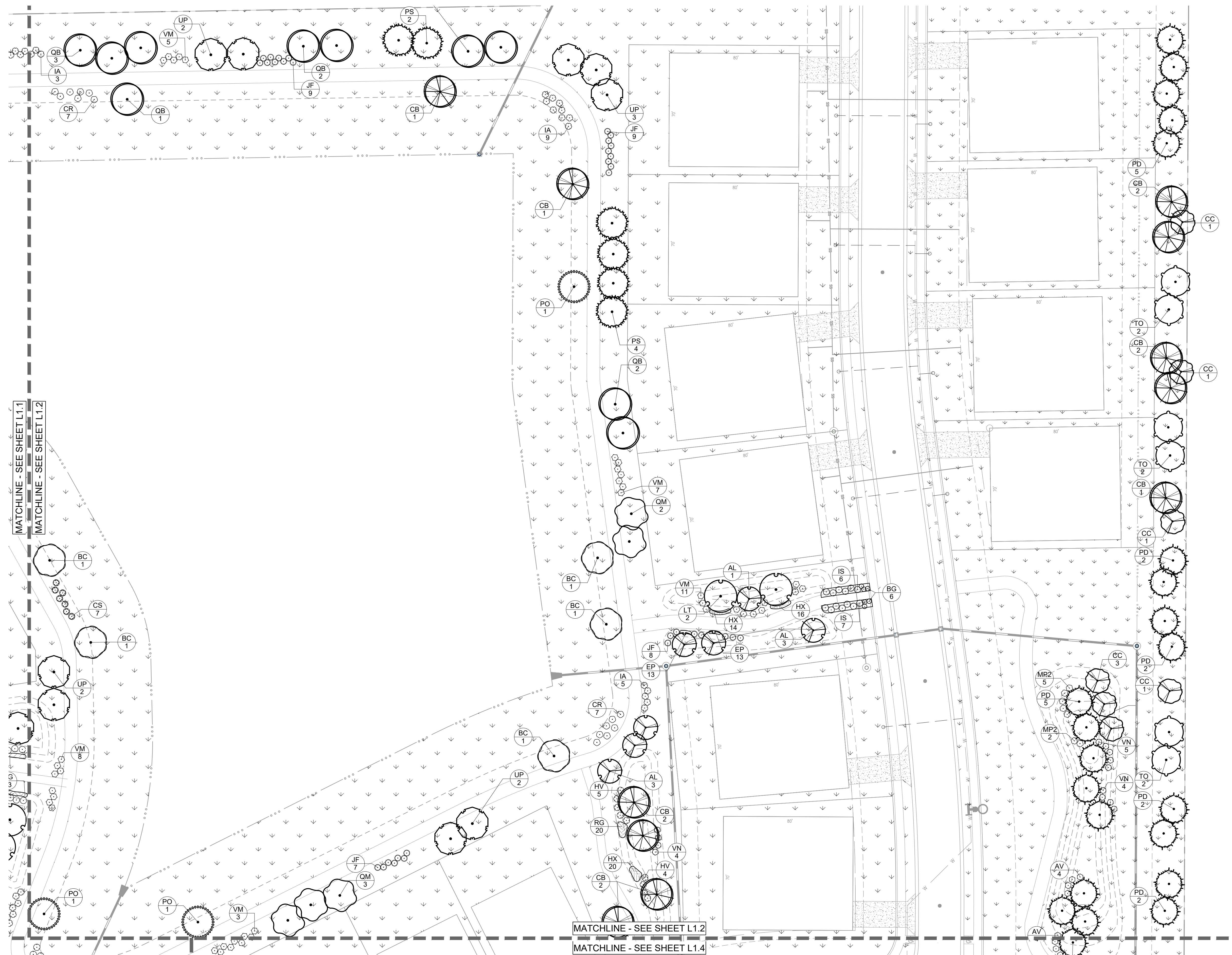


KHA PROJECT NO. 170227000		SHEET NUMBER L1.1		LANDSCAPE PLAN		Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, CINCINNATI, OH 45243 CONTACT: BRETT HUFF PHONE: 317-912-4129 WWW.KIMLEY-HORN.COM		ORIGINAL ISSUE: 05/1/2025		JRG 7-1-25	
JRG 6-9-25		DATE		BY		REVISIONS		UPDATED PER TAC COMMENTS		JRG	
JRG 7-1-25		DATE		BY		REVISIONS		UPDATED PER TAC COMMENTS		JRG	



SEEDING LEGEND

PERMANENT SEEDING
TURF TYPE TALL FESCUE; APPLY AT A RATE
OF 8 LBS/1,000 SQFT



SCALE:

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

145

Kimley»»Horn

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INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: 317-912-4129
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM



GRAND
COMMUNITIES, LLC.

LANDSCAPE
PLAN

LAIN FARMS
AT
HAMPTON WALK

ORIGINAL ISSUE:

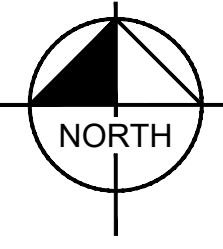
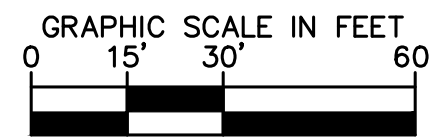
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KHA PROJECT NC
170227000

SHEET NUMBER

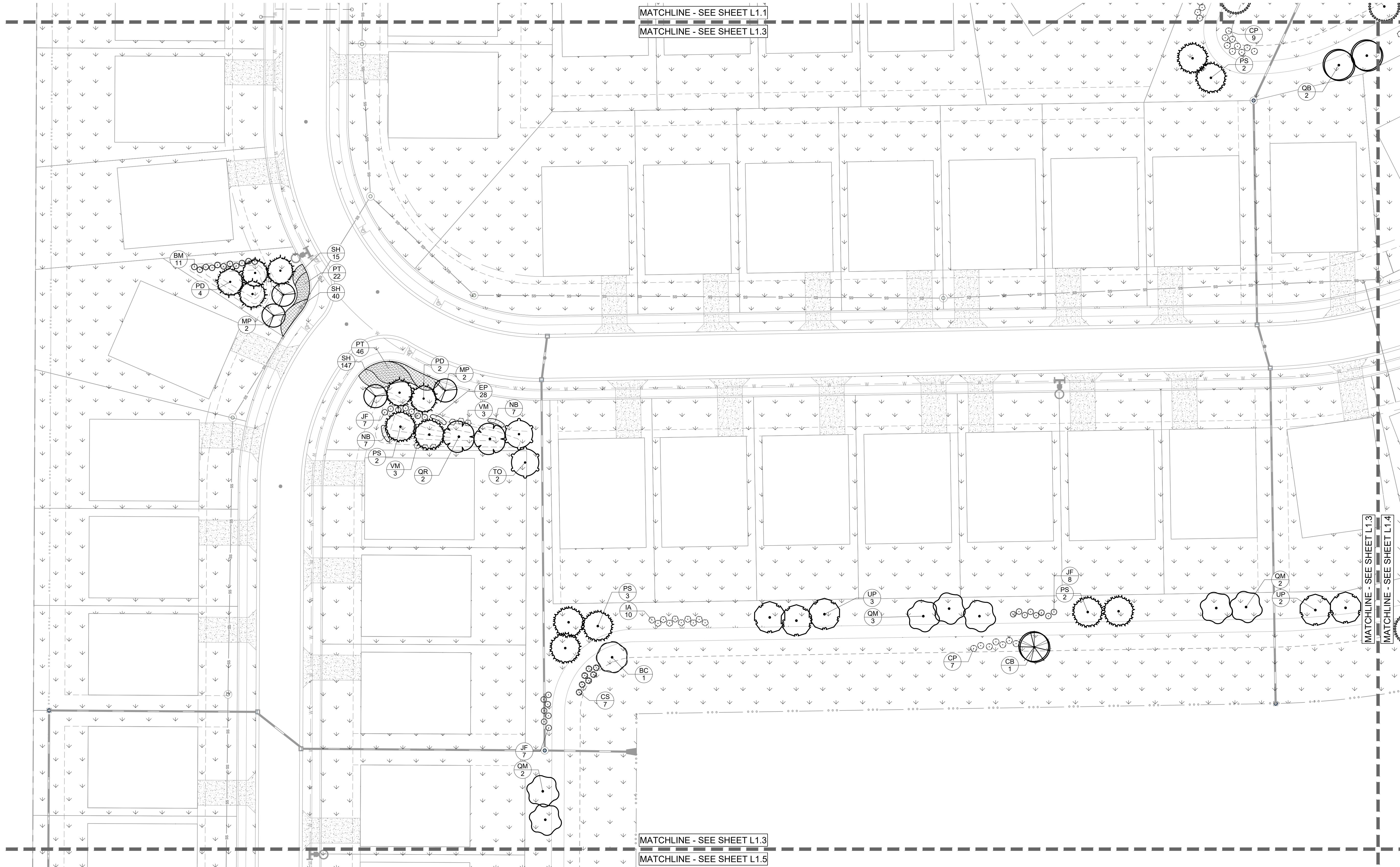
L1.2

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SCALE: AS NOTED

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DRAWN BY:	PCW
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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
WWW.KIMLEY-HORN.COM



GRAND

MUNNIES, I.C.

Teacher Group Company

LANDSCAPE
PLAN

LAIN FARMS
AT
HAMPTON WALK

ORIGINAL ISSUE:

05/1/2025

KHA PROJECT NO

170227000

L1.3

D:\Drawing\KMD\170227000_Lain_Farms_McCordville\N1 Design\CADD\PlanSheets\L1.1 LANDSCAPE PLAN.dwg
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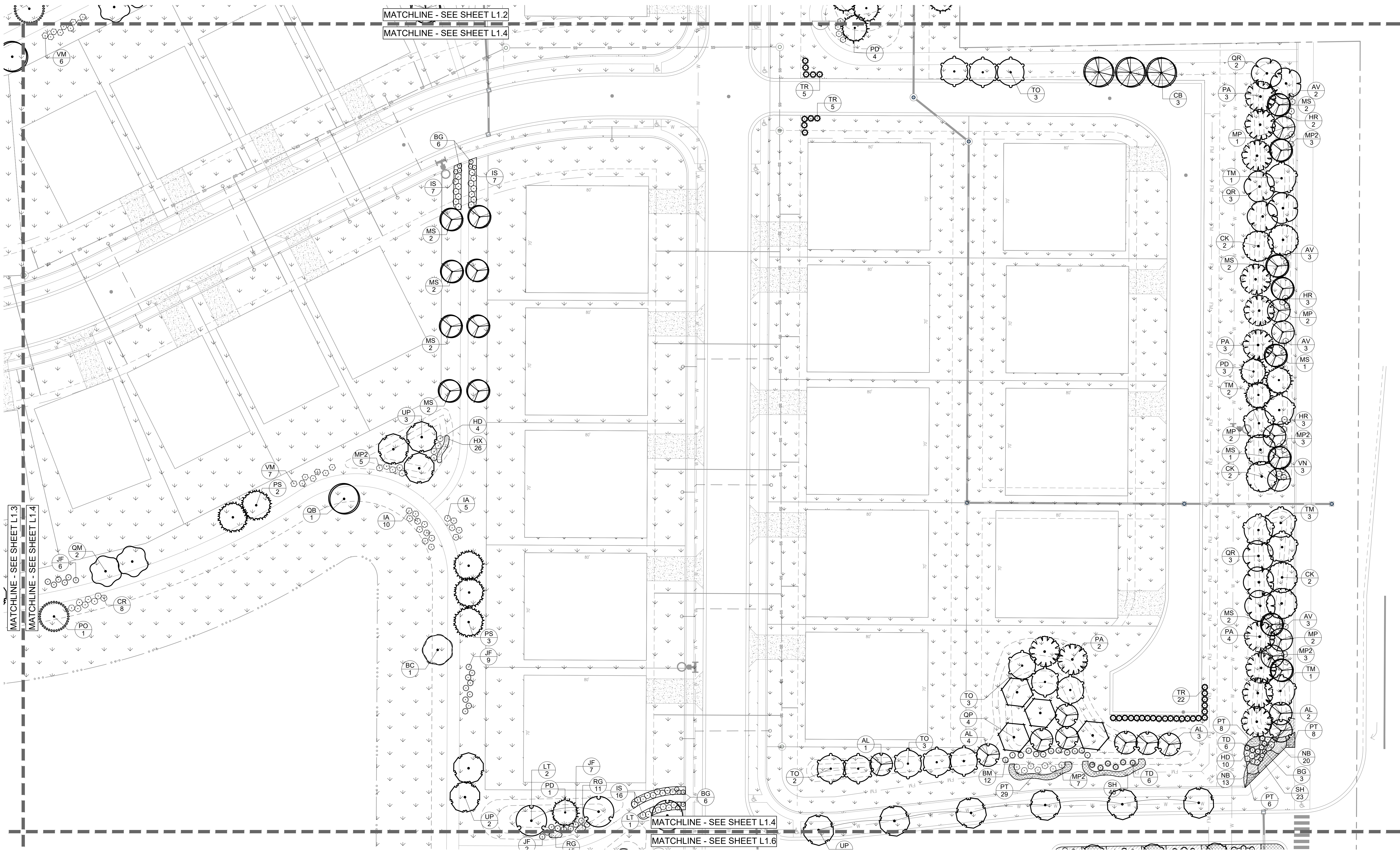
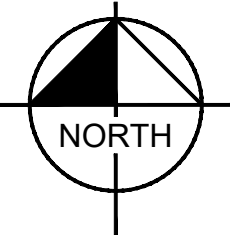
SEEDING LEGEND

PERMANENT SEEDING
TURF TYPE TALL FESCUE; APPLY AT A RATE
OF 8 LBS/1,000 SQFT

Indiana Utilities Protection Service

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GRAPHIC SCALE IN FEET
0 15' 30' 60'



Kimley»Horn

SCALE: AS NOTED
DESIGNED BY: JSM

DRAWN BY: PCW
CHECKED BY: JSM

NOT APPROVED FOR CONSTRUCTION

Matthew J. Lee

GRAND COMMUNITIES, L.C.
A Fisher Group Company

LANDSCAPE PLAN

LAIN FARMS AT HAMPTON WALK

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

L1.4

BY

DATE

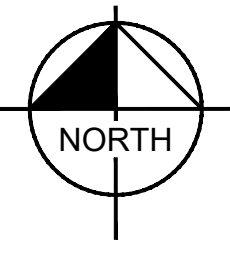
REVISIONS

7-1-25
6-9-25
JRG
JRG
BY

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MATCHLINE - SEE SHEET L1.8

LANDSCAPE

DESIGNED BY: JSM

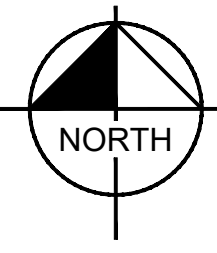
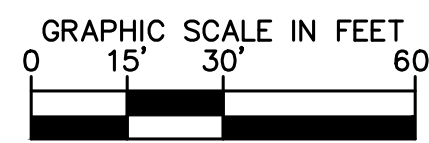
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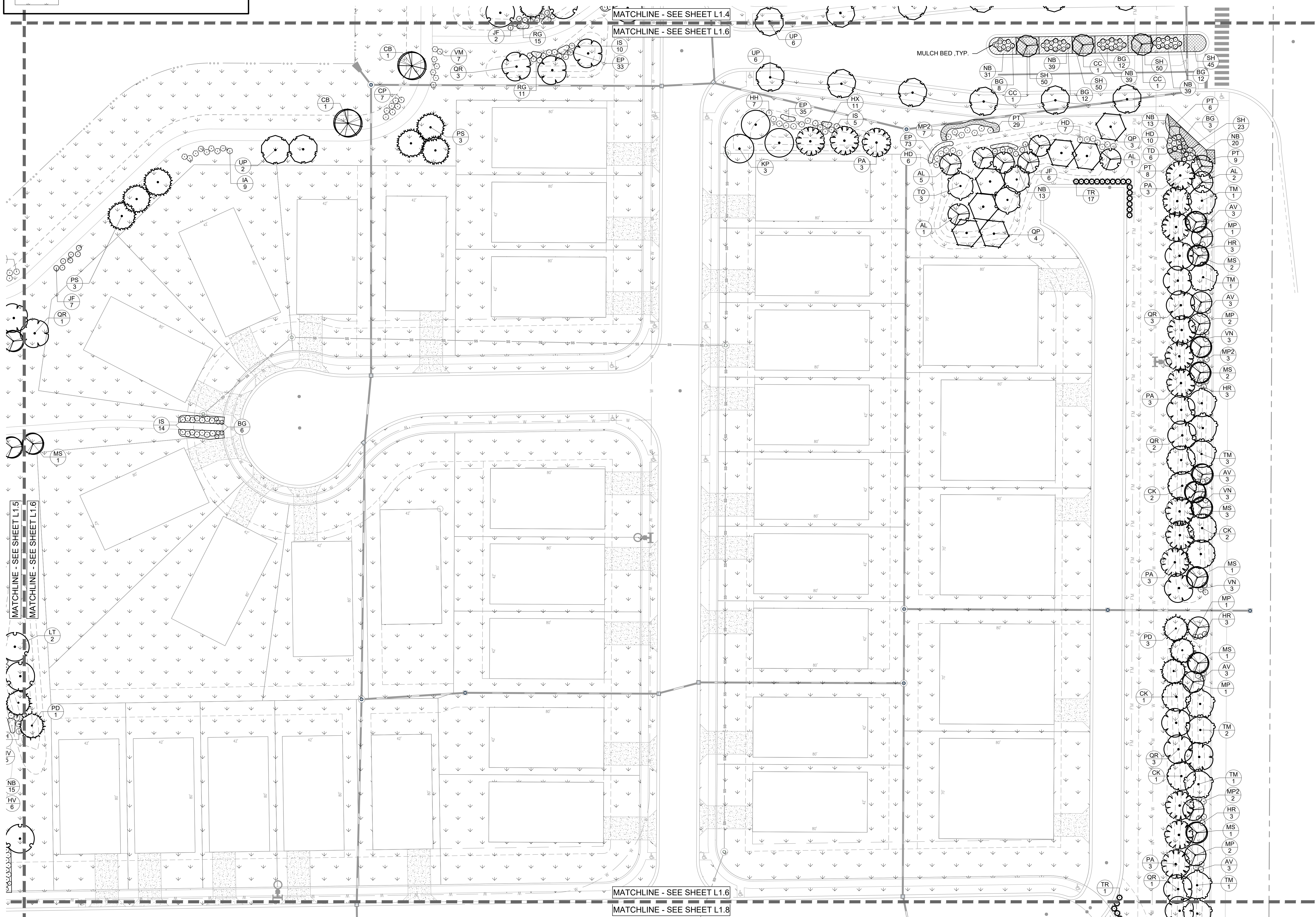
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PERMANENT SEEDING
TURF TYPE TALL FESCUE; APPLY AT A RATE
OF 8 LBS/1,000 SQFT



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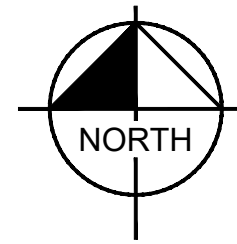


LANDSCAPE PLAN

LAIN FARMS
AT
HAMPTON WALK

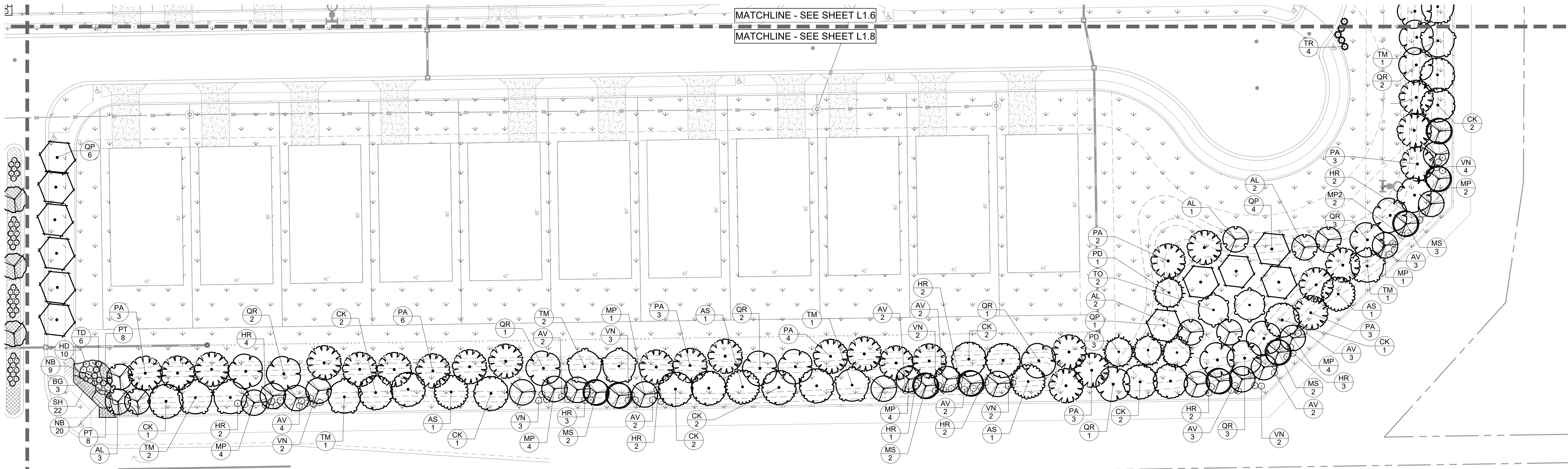
ORIGINAL ISSUE: 05/1/2025
KHA PROJECT NO. 170227000
SHEET NUMBER

L1.6



SEEDING LEGEND

PERMANENT SEEDING
TURF TYPE TALL FESCUE; APPLY AT A RATE
OF 8 LBS/1,000 SQFT



MATCHLINE - SEE SHEET L1.7

MATCHLINE - SEE SHEET L1.8

SCALE: AS NOTED

DESIGNED BY: JSM	AS NOTED
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DRAWN BY: PCW

CHECKED BY: ISM

STUDY OBJECTIVES

Kimley»»Horn

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**GRAND
COMMUNITIES, L.L.C.**
A Fischer Group Company

LANDSCAPE
PLAN

LAIN FARMS
AT
HAMPTON WALK

ORIGINAL ISSUE:

KHA PROJECT NO.
170227000

SHEET NUMBER

L1.8

© Drawing by: K. WIND, LDCM, 170227000, Job: Fishers, McConville, INC., Design: CAD, PlanSheet: L1.1, LANDSCAPE PLAN, L1.1, 05/14/2025, 12:58pm, by: Matt Lueb, This document, together with the concept and design presented herein, is an instrument of service, as an instrument of service, and is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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 GROUND COVER 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 REQUIRED 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.

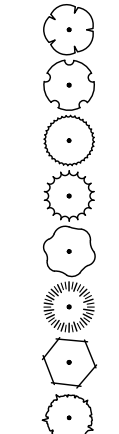
16. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.

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.

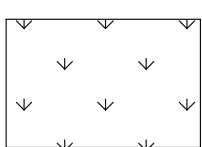
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
DECIDUOUS TREES							
	AS	4	ACER SACCHARUM	SUGAR MAPLE	B & B	2" CAL MIN	---
	BC	10	BETULA NIGRA 'CULLY'	HERITAGE® RIVER BIRCH	B & B	2" CAL MIN	---
	CB	18	CELTIS OCCIDENTALIS 'MAGNIFICA'	MAGNIFICA HACKBERRY	B & B	2" CAL MIN	---
	CK	40	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	B & B	2" CAL MIN	---
	KP	3	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B & B	2" CAL MIN	---
	LT	16	LIRIODENDRON TULIPIFERA	TULIP POPLAR	B & B	2" CAL MIN	---
	PO	6	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	2" CAL MIN	---
	QB	21	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL MIN	---
	QM	27	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL MIN	---
	QP	28	QUERCUS PALUSTRIS	PIN OAK	B & B	2" CAL MIN	---
	QR	54	QUERCUS RUBRA	NORTHERN RED OAK	B & B	2" CAL MIN	---
	TM	36	TILIA AMERICANA 'MCKSENTRY'	AMERICAN SENTRY® LINDEN	B & B	2" CAL MIN	---
	UP	51	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	B & B	2" CAL MIN	---
EVERGREEN TREES							
	PA	72	PICEA ABIES	NORWAY SPRUCE	B & B	---	6' HT MIN
	PD	50	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	B & B	---	6' HT MIN
	PS	36	PINUS STROBUS	WHITE PINE	B & B	---	6' HT MIN
	TO	24	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	B & B	---	6' HT MIN
	TR	54	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	B & B	---	6' HT MIN
ORNAMENTAL TREES							
	AL	43	AMELANCHIER LAEVIS 'JFS-ARB'	SPRING FLURRY® ALLEGHENY SERVICEBERRY	B & B	1.5" CAL MIN	---
	CC	13	CERCIS CANADENSIS	EASTERN REDBUD	B & B	1.5" CAL MIN	---
	MP	52	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN	---
	MS	52	MALUS X 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	B & B	1.5" CAL MIN	---
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
SHRUBS							
	AV	78	ARONIA MELANOCARPA 'VIKING'	VIKING BLACK CHOKEBERRY	---	SEE PLAN	24" HT MIN
	BG	141	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	---	SEE PLAN	24" HT MIN
	BM	23	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	---	SEE PLAN	24" HT MIN
	CP	44	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	---	SEE PLAN	24" HT MIN
	CR	36	CORNUS SERICEA	RED TWIG DOGWOOD	---	SEE PLAN	24" HT MIN
	CS	21	CALYCANTHUS FLORIDUS	SWEETSHRUB	---	SEE PLAN	24" HT MIN
	HD	57	HYDRANGEA ARBORESCENS 'LIME RICKY'	LIME RICKY HYDRANGEA	---	SEE PLAN	24" HT MIN
	HH	33	HYDRANGEA PANICULATA 'BERRY WHITE'	BERRY WHITE HYDRANGEA	---	SEE PLAN	24" HT MIN
	HR	65	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	---	SEE PLAN	24" HT MIN

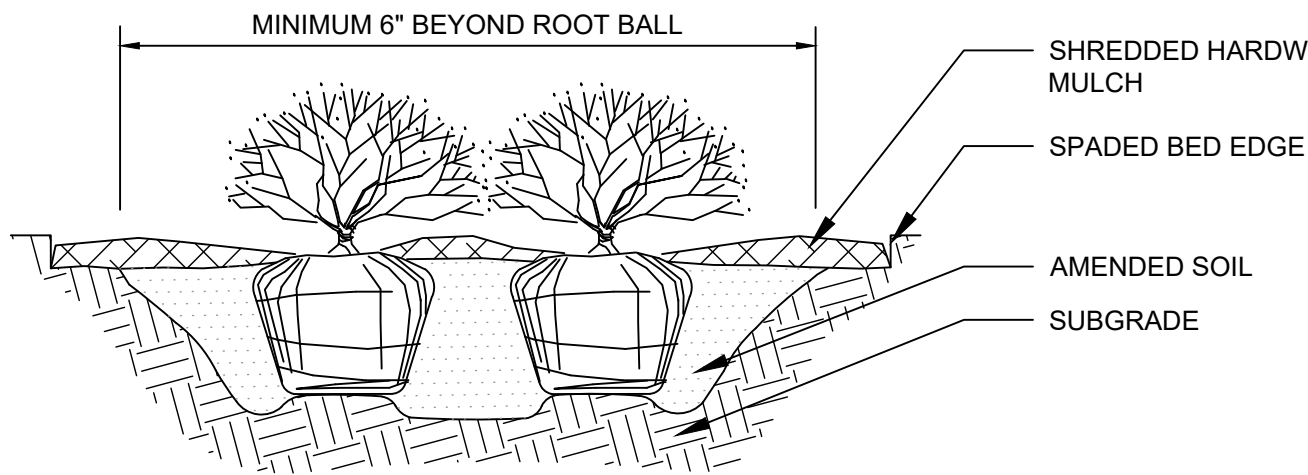


SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GRASSES, SEDGES, AND RUSHES						
	PT	204	PENNISETUM ALOPECUROIDES 'HADELN'	DWARF FOUNTAIN GRASS	1 GAL	30" o.c.
	SH	665	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	24" o.c.
PERENNIALS						
	EP	237	ECHINACEA PURPUREA	CONEFLOWER	1 GAL	12" o.c.
	HX	109	HEMEROCALLIS X 'AUBREY JOHNSON'	AUBREY JOHNSON DAYLILY	1 GAL	18" o.c.
	NB	444	NEPETA RACEMOSA 'BLUE WONDER'	BLUE WONDER CATMINT	1 GAL	24" o.c.
	RG	113	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	1 GAL	18" o.c.

SEEDING LEGEND



PERMANENT SEEDING
TURF TYPE TALL FESCUE; APPLY AT A RATE
OF 8 LBS/1,000 SQFT

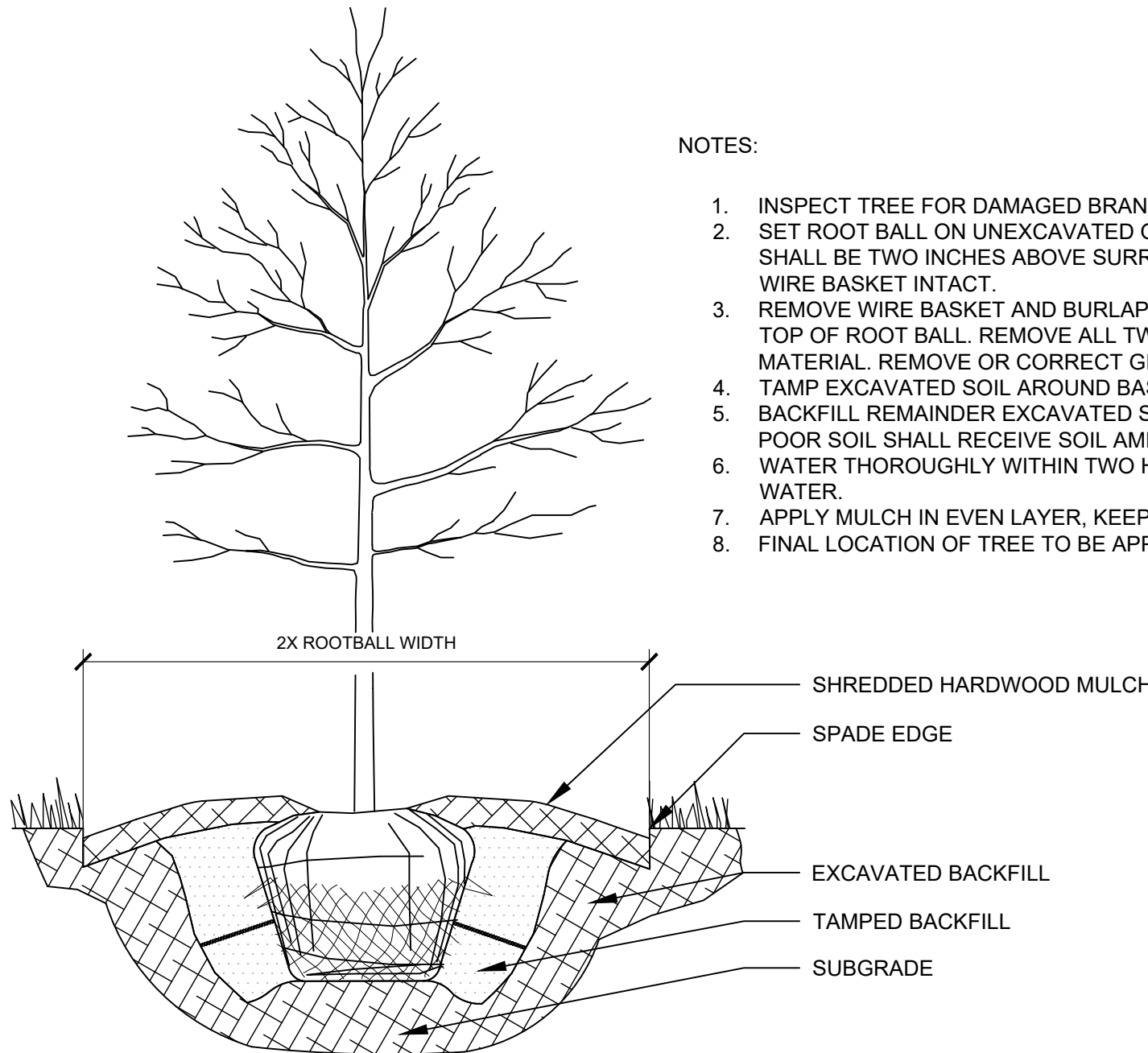


NOTES:

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.

SHRUB PLANTING

ORDINANCE CHART		
ZONING: PUD		
REQUIREMENT	REQUIRED	PROVIDED
PERIMETER LANDSCAPING		
• 3 evergreen trees, two ornamental trees, two deciduos shade trees, ten shrubs per 100LF	• South: 1,723 LF / 100 = 17 17 x 3 = 51 evergreen trees required 17 x 2 = 34 ornamental trees required 17 x 2 = 34 deciduous shade trees required 17 x 10 = 170 shrubs required • East: 1,277 LF / 100 = 13 13 x 3 = 39 evergreen trees required 13 x 2 = 26 ornamental trees required 13 x 2 = 26 deciduous shade trees required 13 x 10 = 130 shrubs required	• South: 51 evergreen trees provided 34 ornamental trees provided 34 deciduous shade trees provided 170 shrubs provided • East: 39 evergreen trees provided 26 ornamental trees provided 26 deciduous shade trees provided 130 shrubs provided
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 tree, and 12 shrubs planted along the foundation of the side elevation of the stucture • All homes and townhomes 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	184 Single Family Lots • 184 x 1 = 184 deciduous trees • 184 x 2 = 368 ornamental trees • 184 x 12 = 2,208 shrubs 34 Corner Lots • 34 x 1 = 34 deciduous trees • 34 x 1 = 34 ornamental trees • 34 x 12 = 408 shrubs	• Home builder to provide all plantings to satisfy minimum number of plantings required per lot.
STREET TREES		
• 1 tree per 50 LF	• 1 tree per 50 LF required 7,504 LF / 50 = 150 trees required	• Home builder to provide all plantings to satisfy minimum number of street trees



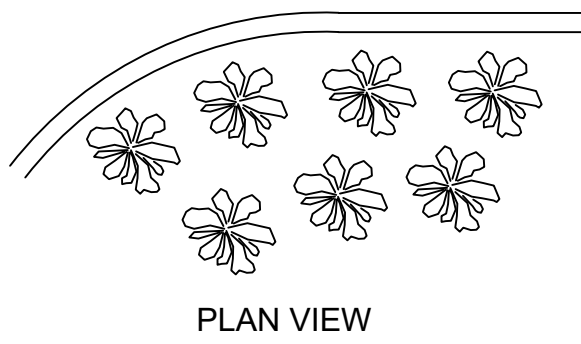
NOTES:

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.

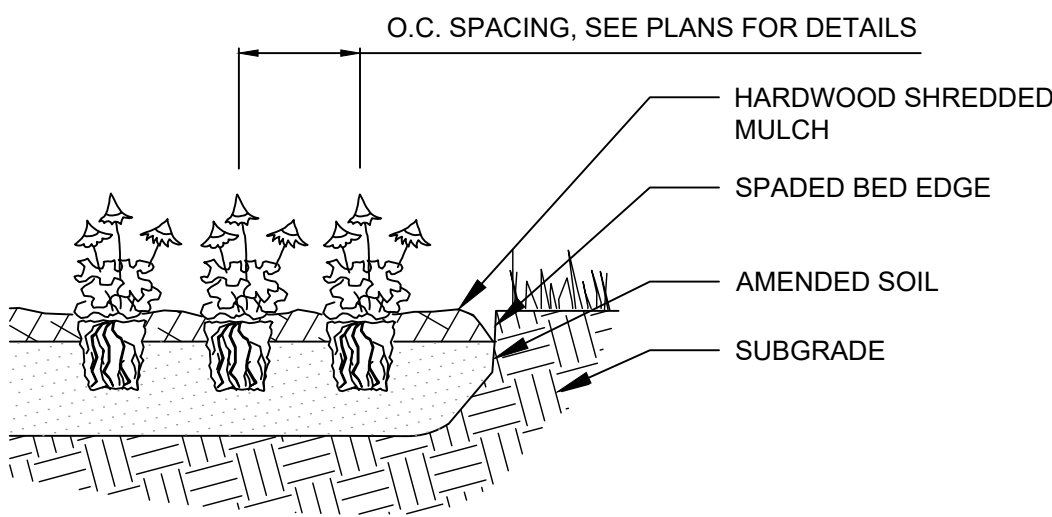
TREE PLANTING

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER. SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
4. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
5. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUND COVER EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.
7. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



PLAN VIEW



SECTION

PERENNIAL PLANTING

SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: JSM

NOT APPROVED FOR CONSTRUCTION

Matthew J. Lee

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LANDSCAPE DETAILS

LAIN FARMS AT HAMPTON WALK

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