

Drawing name: K:\NO_DRAWING\170227003_Hampton_Walk_Sect1_McCordsville_PlanSheet\COVER SHEET.dwg C:\NO Draw Sep 06, 2022 9:22am by: Pete White
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ANTICIPATED START OF CONSTRUCTION DATE: NOV 2022
ANTICIPATED COMPLETION OF CONSTRUCTION DATE: NOV 2027

PROJECT INFORMATION

27.26 ACRES	73 LOTS	2.68 LOTS/ACRE
DESIGN SPEED LIMIT	25 MPH	
TOTAL C.A.	7.08 AC±	
LAKE AREA	1.91 AC±	
USEABLE OPEN SPACE	5.17 AC± (73%)	

STREETS

NAME	LENGTH (LF±)
WINDSOR DRIVE	1332
STREET F	56
STREET J	1580
STREET K	1234
STREET H	673
STREET M	56
TOTAL	4931

HAMPTON WALK SECTION 1 McCORDSVILLE, INDIANA

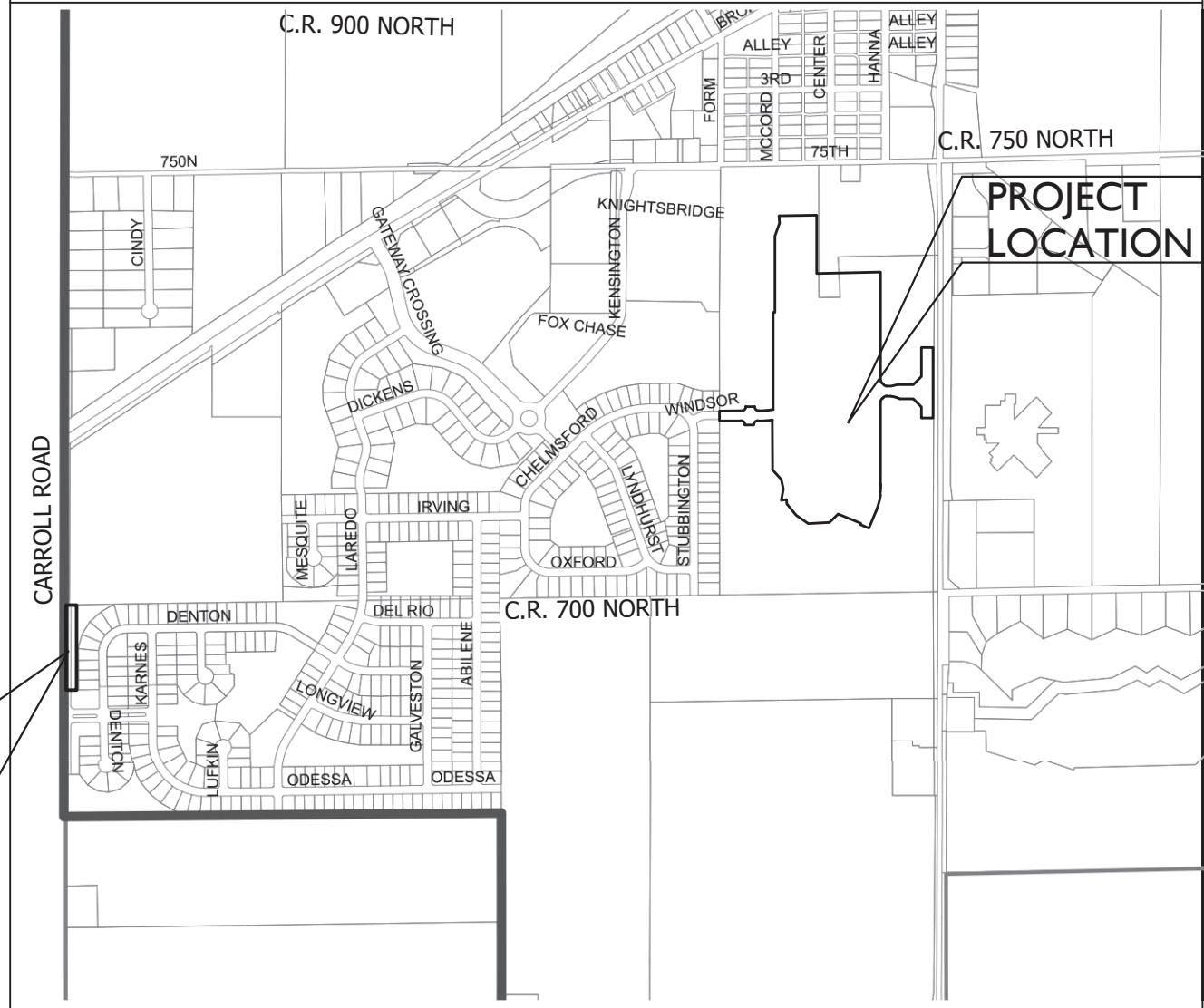
W 750 N



(NOT TO SCALE)

LOCATION MAP

(NOT TO SCALE)



SUPPLEMENTAL
WATER PROJECT
LOCATION

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.

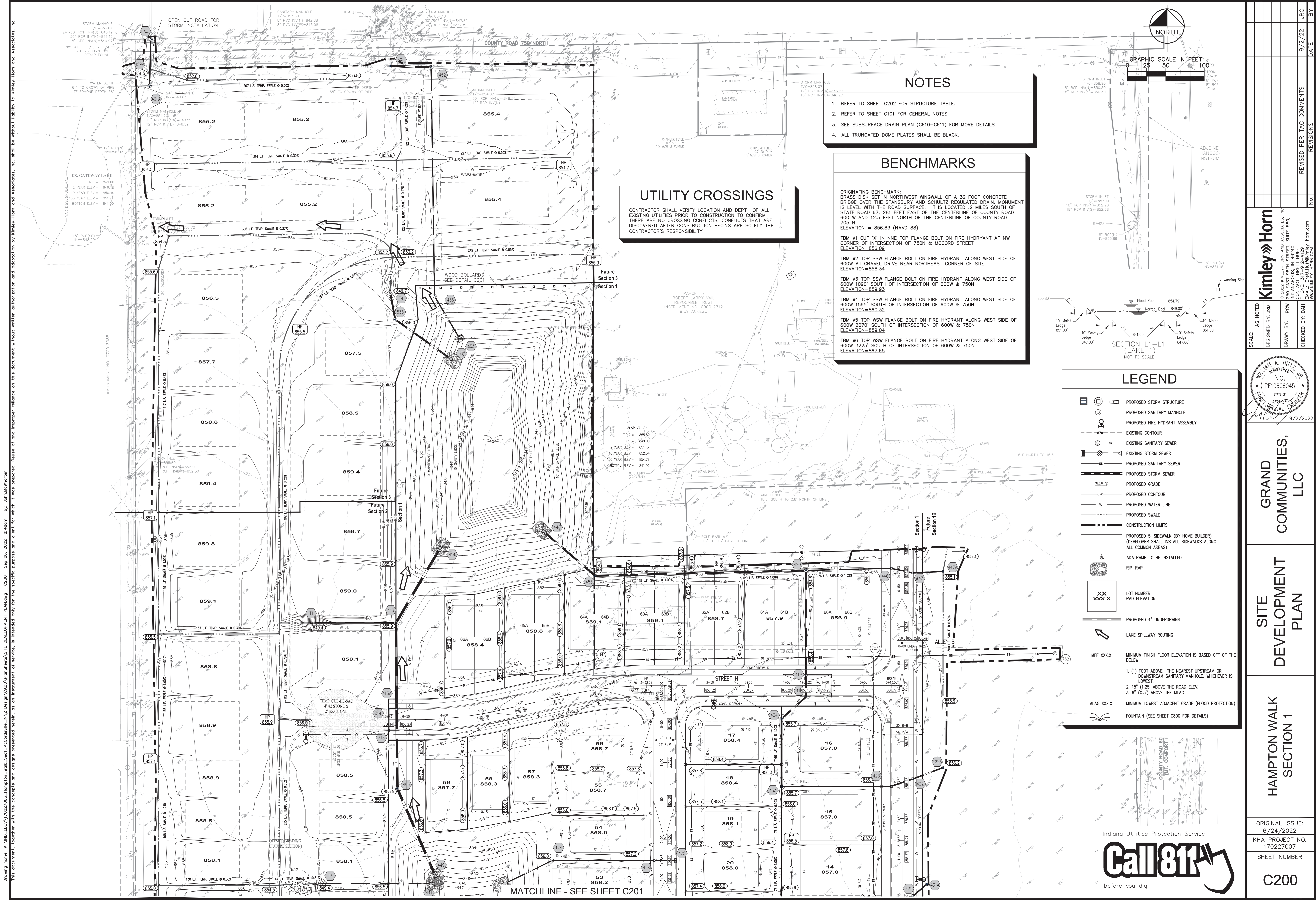
LEGAL DESCRIPTION

HAMPTON WALK
SECTION 1

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26 TOWNSHIP
17 NORTH, RANGE 5 EAST IN HANCOCK COUNTY, INDIANA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST
QUARTER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 08 MINUTES 06
SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 597.06 FEET
TO THE NORTHWEST CORNER OF PARCEL 3, ROBERT LARRY VAIL REVOCABLE
TRUST RECORDED AS INSTRUMENT 090012712 IN THE OFFICE OF THE RECORDER
FOR HANCOCK COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 01 MINUTES 56
SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL 3 A DISTANCE OF
310.04 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE
CONTINUE SOUTH 00 DEGREES 01 MINUTES 56 SECONDS WEST 357.44 FEET TO
THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 88 DEGREES 33
MINUTES 43 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL 3 A
DISTANCE OF 428.89 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 31
SECONDS EAST 659.24 FEET; THENCE SOUTH 45 DEGREES 43 MINUTES 37
SECONDS EAST 55.32 FEET; THENCE NORTH 78 DEGREES 23 MINUTES 45
SECONDS EAST 32.21 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 26
SECONDS EAST 92.02 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 06
SECONDS EAST 70.68 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 46
SECONDS EAST 177.21 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 14
SECONDS EAST 70.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF
CR 600 WEST (MT. COMFORT ROAD); THENCE SOUTH 00 DEGREES 01 MINUTES
46 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE 431.63 FEET; THENCE
NORTH 89 DEGREES 58 MINUTES 14 SECONDS WEST 70.00 FEET; THENCE NORTH
00 DEGREES 01 MINUTES 46 SECONDS EAST 66.43 FEET; THENCE NORTH 44
DEGREES 59 MINUTES 54 SECONDS WEST 70.73 FEET; THENCE SOUTH 89
DEGREES 58 MINUTES 26 SECONDS WEST 84.17 FEET; THENCE NORTH 73
DEGREES 28 MINUTES 06 SECONDS WEST 42.70 FEET; THENCE SOUTH 45
DEGREES 18 MINUTES 02 SECONDS WEST 45.75 FEET; THENCE SOUTH 00
DEGREES 01 SECONDS 37 SECONDS EAST 437.88 FEET TO A POINT ON A
TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 177.00 FEET, THE RADIUS
POINT OF WHICH BEARS SOUTH 89 DEGREES 58 MINUTES 23 SECONDS WEST;
THENCE ALONG SAID CURVE AN ARC DISTANCE OF 60.97 FEET TO A POINT WHICH
BEARS SOUTH 70 DEGREES 17 MINUTES 23 SECONDS EAST FROM SAID RADIUS
POINT; THENCE SOUTH 19 DEGREES 42 MINUTES 37 SECONDS WEST 50.07 FEET;
THENCE SOUTH 11 DEGREES 32 MINUTES 34 SECONDS WEST 28.16 FEET;
THENCE SOUTH 19 DEGREES 42 MINUTES 37 SECONDS WEST 213.97 FEET;
THENCE NORTH 70 DEGREES 17 MINUTES 23 SECONDS WEST 58.00 FEET;
THENCE NORTH 19 DEGREES 42 MINUTES 37 SECONDS EAST 30.59 FEET;
THENCE NORTH 70 DEGREES 17 MINUTES 23 SECONDS WEST 142.08 FEET;
THENCE SOUTH 49 DEGREES 17 MINUTES 21 SECONDS WEST 84.90 FEET;
THENCE SOUTH 87 DEGREES 02 MINUTES 32 SECONDS WEST 122.94 FEET;
THENCE NORTH 61 DEGREES 47 MINUTES 13 SECONDS WEST 88.92 FEET;
THENCE NORTH 38 DEGREES 47 MINUTES 46 SECONDS WEST 36.08 FEET;
THENCE NORTH 28 DEGREES 33 MINUTES 23 SECONDS WEST 51.39 FEET;
THENCE NORTH 09 DEGREES 40 MINUTES 47 SECONDS WEST 30.35 FEET;
THENCE SOUTH 80 DEGREES 19 MINUTES 13 SECONDS WEST 51.23 FEET;
THENCE NORTH 08 DEGREES 52 MINUTES 20 SECONDS EAST 70.31 FEET;
THENCE NORTH 11 DEGREES 21 MINUTES 40 SECONDS WEST 59.66 FEET; NORTH
42 DEGREES 48 MINUTES 29 SECONDS WEST 79.71 FEET; THENCE NORTH 00
DEGREES 01 MINUTES 34 SECONDS WEST 306.85 FEET TO A POINT ON A
NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 531.00 FEET, THE
RADIUS OF WHICH BEARS NORTH 08 DEGREES 42 MINUTES 26 SECONDS WEST;
THENCE ALONG SAID CURVE AN ARC DISTANCE OF 80.45 FEET TO A POINT WHICH
BEARS SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST FROM SAID RADIUS
POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 9.85 FEET
TO A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00
FEET, THE RADIUS OF WHICH BEARS SOUTH 00 DEGREES 01 MINUTES 34
SECONDS EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO
A POINT WHICH BEARS NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST FROM
SAID RADIUS POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST
54.00 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS
OF 25.00 FEET, THE RADIUS OF WHICH BEARS NORTH 00 DEGREES 01 MINUTES
26 SECONDS WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 39.27
FEET TO A POINT WHICH BEARS NORTH 00 DEGREES 01 MINUTES 34 SECONDS
WEST FROM SAID RADIUS POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 26
SECONDS WEST 130.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 34
SECONDS WEST 62.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 26
SECONDS EAST 135.00 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT
HAVING A RADIUS OF 25.00 FEET, THE RADIUS OF WHICH BEARS NORTH 00
DEGREES 01 MINUTES 34 SECONDS WEST; THENCE ALONG SAID CURVE AN ARC
DISTANCE OF 39.27 FEET TO A POINT WHICH BEARS NORTH 89 DEGREES 58
MINUTES 26 SECONDS EAST FROM SAID RADIUS POINT; THENCE NORTH 89
DEGREES 58 MINUTES 26 SECONDS EAST 54.00 FEET TO A POINT ON A TANGENT
CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE RADIUS OF WHICH
BEARS NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST; THENCE ALONG SAID
CURVE AN ARC DISTANCE OF 39.27 FEET TO A POINT WHICH BEARS SOUTH 00
DEGREES 01 MINUTES 34 SECONDS EAST FROM SAID RADIUS POINT; THENCE
NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 4.85 FEET TO A POINT ON
A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 469.00 FEET, THE RADIUS
OF WHICH BEARS NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST; THENCE
ALONG SAID CURVE AN ARC DISTANCE OF 85.62 FEET TO A POINT WHICH BEARS
SOUTH 05 DEGREES 18 MINUTES 16 SECONDS EAST FROM SAID RADIUS POINT;
THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST 649.95 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 10.00 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST 413.50 FEET;
THENCE NORTH 19 DEGREES 49 MINUTES 00 SECONDS EAST 85.58 FEET;
THENCE NORTH 04 DEGREES 45 MINUTES 12 SECONDS WEST 44.43 FEET;
THENCE NORTH 89 DEGREES 08 MINUTES 06 SECONDS EAST 232.32 FEET TO
THE POINT OF BEGINNING, CONTAINING 27.26 ACRES MORE OR LESS.

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NOTES

1. REFER TO SHEET C202 FOR STRUCTURE TABLE.
2. REFER TO SHEET C101 FOR GENERAL NOTES.
3. SEE SUBSURFACE DRAIN PLAN (C610-C611) FOR MORE DETAILS.
4. ALL TRUNCATED DOME PLATES SHALL BE BLACK.

BENCHMARKS

ORIGINATING BENCHMARK:
BRASS DISK SET IN NORTHWEST WINGWALL OF A 32 FOOT CONCRETE BRIDGE OVER THE STANSBURY AND SCHULTZ REGULATED DRAIN. MONUMENT IS LEVEL WITH THE ROAD SURFACE. IT IS LOCATED 2 MILES SOUTH OF STATE ROAD 67, 281 FEET EAST OF THE CENTERLINE OF COUNTY ROAD 600 W AND 12.5 FEET NORTH OF THE CENTERLINE OF COUNTY ROAD 705 N.

TBM #1 CUT 'X' IN NNE TOP FLANGE BOLT ON FIRE HYDRANT AT NW CORNER OF INTERSECTION OF 750N & MCCORD STREET
ELEVATION=856.83 (NAVD 88)

TBM #2 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W AT GRAVEL DRIVE NEAR NORTHEAST CORNER OF SITE
ELEVATION=858.34

TBM #3 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 1090' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=859.93

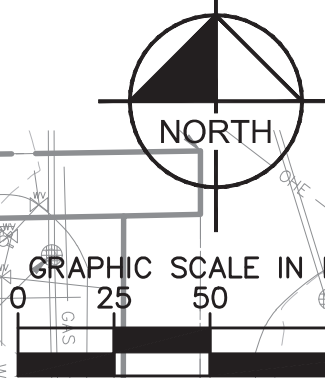
TBM #4 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 1595' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=860.32

TBM #5 TOP WSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 2070' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=859.04

TBM #6 TOP WSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 3225' SOUTH OF INTERSECTION OF 600W & 750N
ELEVATION=867.65

UTILITY CROSSINGS

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



LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED WATER LINE
- PROPOSED SWALE
- CONSTRUCTION LIMITS
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED
- RIP-RAP
- LOT NUMBER PAD ELEVATION
- PROPOSED 4" UNDERDRAINS
- LAKE SPILLWAY ROUTING
- MFF XXX.X
- MLAG XXX.X
- FOUNTAIN (SEE SHEET C800 FOR DETAILS)

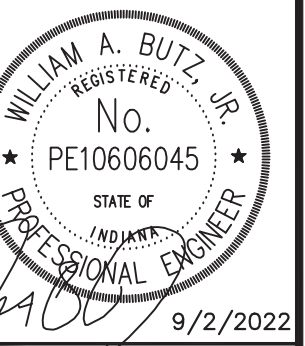
Indiana Utilities Protection Service



Kimley»Horn
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INDIANAPOLIS, IN 46240
PHONE: 317-912-4129
EMAIL: Brett.Horn@kimley-horn.com
WWW.KIMLEY-HORN.COM

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

REVISIONS
DATE
BY

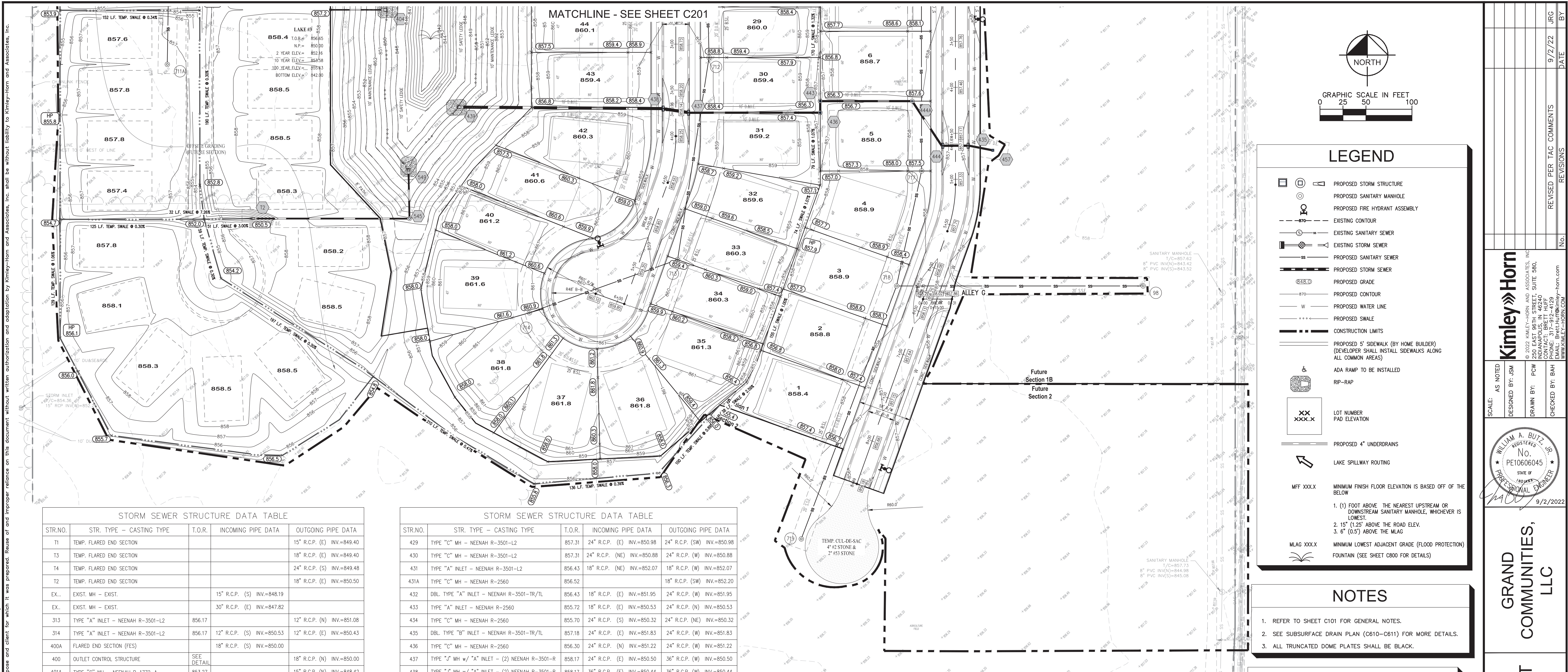


GRAND COMMUNITIES, LLC

SITE DEVELOPMENT PLAN

HAMPTON WALK SECTION 1

ORIGINAL ISSUE:
6/24/2022
KHA PROJECT NO.
170227007
SHEET NUMBER
C200



STORM SEWER STRUCTURE DATA TABLE					
STR.NO.	STR. TYPE - CASTING TYPE	T.O.R.	INCOMING PIPE DATA		OUTGOING PIPE DATA
T1	TEMP. FLARED END SECTION		15" R.C.P. (E) INV.=849.40		
T3	TEMP. FLARED END SECTION		18" R.C.P. (E) INV.=849.40		
T4	TEMP. FLARED END SECTION		24" R.C.P. (S) INV.=849.48		
T2	TEMP. FLARED END SECTION		18" R.C.P. (E) INV.=850.50		
EX..	EXIST. MH - EXIST.		15" R.C.P. (S) INV.=848.19		
EX.	EXIST. MH - EXIST.		30" R.C.P. (E) INV.=847.82		
313	TYPE "A" INLET - NEENAH R-3501-L2	856.17			12" R.C.P. (N) INV.=851.08
314	TYPE "A" INLET - NEENAH R-3501-L2	856.17	12" R.C.P. (S) INV.=850.53		12" R.C.P. (E) INV.=850.43
400A	FLARED END SECTION (FES)		18" R.C.P. (S) INV.=850.00		
400	OUTLET CONTROL STRUCTURE	SEE DETAIL			18" R.C.P. (N) INV.=850.00
401A	TYPE "C" MH - NEENAH R-1772-A	853.27			15" R.C.P. (N) INV.=848.42
401	TYPE "A" INLET - NEENAH R-3501-L2	856.36	12" R.C.P. (N) INV.=852.22		12" R.C.P. (S) INV.=852.12
402	TYPE "A" INLET - NEENAH R-3501-L2	856.36			12" R.C.P. (S) INV.=852.43
404	FLARED END SECTION (FES)		15" R.C.P. (W) INV.=850.00		
405A	TYPE "A" INLET - NEENAH R-2560	855.80			12" R.C.P. (S) INV.=852.63
405	TYPE "A" INLET - NEENAH R-3501-L2	857.07	12" R.C.P. (N) INV.=852.52		12" R.C.P. (S) INV.=852.52
406	DBL. TYPE "A" INLET - NEENAH R-3501-TR/TL	856.78	12" R.C.P. (N) INV.=852.31		18" R.C.P. (SW) INV.=852.31
407	TYPE "A" INLET - NEENAH R-2560	856.80			12" R.C.P. (W) INV.=853.05
408	TYPE "C" MH - NEENAH R-2560	856.00	12" R.C.P. (E) INV.=852.21 18" R.C.P. (NE) INV.=852.21		18" R.C.P. (W) INV.=852.21
409	TYPE "C" MH - NEENAH R-3501-L2	858.03	18" R.C.P. (E) INV.=851.90		24" R.C.P. (W) INV.=851.90
410	TYPE "C" MH - NEENAH R-3501-L2	858.03	24" R.C.P. (E) INV.=851.82		24" R.C.P. (W) INV.=851.82
411	TYPE "C" MH - NEENAH R-3501-L2	858.86	24" R.C.P. (E) INV.=851.10		24" R.C.P. (W) INV.=851.10
412	TYPE "C" MH - NEENAH R-3501-L2	858.75	24" R.C.P. (E) INV.=850.66		24" R.C.P. (W) INV.=850.66
413	TYPE "J" MH - NEENAH R-2560	855.90	15" R.C.P. (W) INV.=849.10 36" R.C.P. (S) INV.=849.00		36" R.C.P. (NE) INV.=849.00
413A	TYPE "J" MH - NEENAH R-3501-TL	856.19	12" R.C.P. (W) INV.=850.24		36" R.C.P. (S) INV.=849.00 36" R.C.P. (N) INV.=849.00
414	FLARED END SECTION (FES)		36" R.C.P. (SW) INV.=849.00		
416	TYPE "A" INLET - NEENAH R-3501-TR	857.32			12" R.C.P. (N) INV.=853.41
417	TYPE "A" INLET - NEENAH R-3501-TR	857.32	12" R.C.P. (S) INV.=853.31		12" R.C.P. (N) INV.=853.21
418	TYPE "A" INLET - NEENAH R-3501-L2	856.18	24" R.C.P. (SW) INV.=850.21		24" R.C.P. (N) INV.=850.21
419	TYPE "A" INLET - NEENAH R-3501-L2	856.18	24" R.C.P. (S) INV.=850.13		24" R.C.P. (N) INV.=850.13
420	TYPE "C" MH - NEENAH R-2560	854.60	15" R.C.P. (E) INV.=849.81 24" R.C.P. (S) INV.=849.81		27" R.C.P. (W) INV.=849.81
422A	TYPE "A" INLET - NEENAH R-2560	856.20			18" R.C.P. (W) INV.=851.53
422	TYPE "A" INLET - NEENAH R-3501-L2	856.45	18" R.C.P. (E) INV.=851.35		18" R.C.P. (W) INV.=851.35
423	TYPE "A" INLET - NEENAH R-3501-L2	856.45	18" R.C.P. (E) INV.=851.23		18" R.C.P. (W) INV.=851.23
424	TYPE "C" MH - NEENAH R-1772-A	856.00	12" R.C.P. (E) INV.=849.31		12" R.C.P. (SW) INV.=849.21
425	DBL. TYPE "A" INLET - NEENAH R-3501-TR/TL	856.92			12" R.C.P. (W) INV.=852.41
426	TYPE "A" INLET - NEENAH R-3501-L2	856.92	12" R.C.P. (E) INV.=852.29		12" R.C.P. (W) INV.=852.19
427	FLARED END SECTION (FES)		12" R.C.P. (NE) INV.=849.00		
428	TYPE "C" MH - NEENAH R-2560	855.70	24" R.C.P. (N) INV.=851.28 12" R.C.P. (S) INV.=851.28		24" R.C.P. (W) INV.=851.28

STORM SEWER STRUCTURE DATA TABLE						
STR.NO.	STR. TYPE - CASTING TYPE	T.O.R.	INCOMING PIPE DATA		OUTGOING PIPE DATA	
429	TYPE "C" MH - NEENAH R-3501-L2	857.31	24" R.C.P. (E)	INV.=850.96	24" R.C.P. (SW)	INV.=850.98
430	TYPE "C" MH - NEENAH R-3501-L2	857.31	24" R.C.P. (NE)	INV.=850.88	24" R.C.P. (W)	INV.=850.88
431	TYPE "A" INLET - NEENAH R-3501-L2	856.43	18" R.C.P. (NE)	INV.=852.07	18" R.C.P. (W)	INV.=852.07
431A	TYPE "C" MH - NEENAH R-2560	856.52			18" R.C.P. (SW)	INV.=852.20
432	DBL. TYPE "A" INLET - NEENAH R-3501-TR/TL	856.43	18" R.C.P. (E)	INV.=851.95	24" R.C.P. (W)	INV.=851.95
433	TYPE "C" MH - NEENAH R-2560	855.72	18" R.C.P. (E)	INV.=850.53	24" R.C.P. (W)	INV.=850.53
434	TYPE "C" MH - NEENAH R-2560	855.70	24" R.C.P. (S)	INV.=850.32	24" R.C.P. (NE)	INV.=850.32
435	DBL. TYPE "B" INLET - NEENAH R-3501-TR/TL	857.18	24" R.C.P. (E)	INV.=851.83	24" R.C.P. (W)	INV.=851.83
436	TYPE "C" MH - NEENAH R-2560	856.30	24" R.C.P. (N)	INV.=851.22	24" R.C.P. (W)	INV.=851.22
437	TYPE "J" MH w/ "A" INLET - (2) NEENAH R-3501-R	858.17	24" R.C.P. (E)	INV.=850.50	36" R.C.P. (W)	INV.=850.50
438	TYPE "J" MH w/ "A" INLET - (2) NEENAH R-3501-R	858.17	36" R.C.P. (E)	INV.=850.44	36" R.C.P. (W)	INV.=850.44
439	FLARED END SECTION (FES)		36" R.C.P. (E)	INV.=850.00		
440	TYPE "C" MH - NEENAH R-2560	856.50	24" R.C.P. (E)	INV.=851.54	24" R.C.P. (W)	INV.=851.54
441	FLARED END SECTION (FES)		18" R.C.P. (W)	INV.=849.00		
442	FLARED END SECTION (FES)		18" R.C.P. (W)	INV.=849.00		
443	TYPE "C" MH - NEENAH R-2560	856.30	24" R.C.P. (E)	INV.=851.27	24" R.C.P. (S)	INV.=851.27
444	TYPE "C" MH w/ "A" INLET - NEENAH R-3501-TR/TL	857.18	24" R.C.P. (E)	INV.=851.76	24" R.C.P. (NW)	INV.=851.76
444A	TYPE "C" MH - NEENAH R-1772-A	857.43	24" R.C.P. (SE)	INV.=851.62	24" R.C.P. (W)	INV.=851.62
446	TYPE "A" INLET - NEENAH R-3501-L2	855.84	15" R.C.P. (E)	INV.=850.57	15" R.C.P. (W)	INV.=850.57
447A	TYPE "A" INLET - NEENAH R-2560	855.10			15" R.C.P. (W)	INV.=850.80
447	TYPE "A" INLET - NEENAH R-3501-L2	855.83	15" R.C.P. (E)	INV.=850.65	15" R.C.P. (W)	INV.=850.65
448	FLARED END SECTION (FES)		27" R.C.P. (SE)	INV.=849.00		
449	FLARED END SECTION (FES)				36" R.C.P. (NW)	INV.=849.00
451	FLARED END SECTION (FES)		24" R.C.P. (E)	INV.=849.00		
452	TYPE "C" MH - NEENAH R-1772-A	854.47	15" R.C.P. (S)	INV.=847.97	30" R.C.P. (W)	INV.=847.97
453	OUTLET CONTROL STRUCTURE	SEE DETAIL			15" R.C.P. (NW)	INV.=849.00
454	TYPE "A" INLET - NEENAH R-2560	855.72	24" R.C.P. (E)	INV.=851.62	24" R.C.P. (S)	INV.=851.62
455	TYPE "C" MH - NEENAH R-2560	854.25	27" R.C.P. (E)	INV.=849.25	27" R.C.P. (NW)	INV.=849.25
456	TYPE "C" MH - NEENAH R-1772-A	855.62	15" R.C.P. (SE)	INV.=848.81	15" R.C.P. (N)	INV.=848.81
457	TYPE "C" MH - NEENAH R-2560	856.68			24" R.C.P. (W)	INV.=851.95
458A	FLARED END SECTION (FES)		27" R.C.P. (N)	INV.=850.00		
458	TYPE "C" MH - NEENAH R-1772-A	856.62	12" R.C.P. (N)	INV.=851.98	27" R.C.P. (S)	INV.=850.16
			24" R.C.P. (E)	INV.=850.16		
459A	TYPE "A" INLET - NEENAH R-2560	851.50	15" R.C.P. (S)	INV.=848.31	15" R.C.P. (N)	INV.=848.31
459	TYPE "J" MH - NEENAH R-2560	855.50	36" R.C.P. (N)	INV.=849.00		
			36" R.C.P. (SE)	INV.=849.00		
531	FLARED END SECTION		24" R.C.P. (NW)	INV.=849.00		
536	TYPE "C" MH - NEENAH R-2560	855.17	24" R.C.P. (N)	INV.=849.35	24" R.C.P. (SE)	INV.=849.35
545	TYPE "J" MH - NEENAH R-2560	855.32	18" R.C.P. (W)	INV.=850.00	18" R.C.P. (N)	INV.=850.00
549	FLARED END SECTION		18" R.C.P. (S)	INV.=850.00		

SANITARY SEWER STRUCTURE DATA TABLE						
STR.NO.	STR. TYPE / CASTING TYPE	T.O.R.	INCOMING PIPE DATA		OUTGOING PIPE DATA	
EX. 301	EX. MH / EXIST.		10" S.D.R. 35 PVC	(E) INV.=847.27		
98	EX. MH / EXIST.		8" S.D.R. 35 PVC	(NW) INV.=840.60		
EX	MH / EJ 1022-2	858.60			8 S.D.R. 35 PVC	(W) INV.=850.00
700	MH / EJ 1022-2	857.80	8" S.D.R. 35 PVC	(W) INV.=843.13	8 S.D.R. 35 PVC	(SE) INV.=842.93
701	MH / EJ 1022-2	858.30	8" S.D.R. 35 PVC	(S) INV.=844.56	8 S.D.R. 35 PVC	(E) INV.=844.36
702	MH / EJ 1022-2	857.70	8" S.D.R. 35 PVC	(E) INV.=845.25	8 S.D.R. 35 PVC	(S) INV.=845.05
703	MH / EJ 1022-2	857.20	8" S.D.R. 35 PVC	(W) INV.=846.88	8 S.D.R. 35 PVC	(S) INV.=846.83
704	MH / EJ 1022-2	857.10	8" S.D.R. 35 PVC	(E) INV.=847.03	8 S.D.R. 35 PVC	(E) INV.=849.47
704A	MH / EJ 1022-2	858.90	8" S.D.R. 35 PVC	(W) INV.=848.50	8 S.D.R. 35 PVC	(E) INV.=848.40
707	MH / EJ 1022-2	858.50			8 S.D.R. 35 PVC	(S) INV.=851.64
708	MH / EJ 1022-2	858.80	8" PVC	(S) INV.=849.57	10 S.D.R. 35 PVC	(W) INV.=849.37
710	MH / EJ 1022-2	857.40	8" S.D.R. 35 PVC	(N) INV.=849.57	10 S.D.R. 35 PVC	(W) INV.=848.24
711A	MH / EJ 1022-2	857.70	10" S.D.R. 35 PVC	(E) INV.=848.34	10 S.D.R. 35 PVC	(W) INV.=848.24
711	MH / EJ 1022-2	857.80	8" S.D.R. 35 PVC	(S) INV.=847.89	8 S.D.R. 35 PVC	(W) INV.=847.69
712	MH / EJ 1022-2	859.30	10" S.D.R. 35 PVC	(E) INV.=847.79	10 S.D.R. 35 PVC	(W) INV.=847.69
712	MH / EJ 1022-2	859.30	8" S.D.R. 26 PVC	(S) INV.=852.93	8 PVC	(N) INV.=851.13
713	MH / EJ 1022-2	859.90	8" S.D.R. 26 PVC	(W) INV.=853.97	8 S.D.R. 26 PVC	(N) INV.=853.87
714	MH / EJ 1022-2	861.50			8 S.D.R. 26 PVC	(E) INV.=854.69
715	MH / EJ 1022-2	859.40	8" S.D.R. 35 PVC	(S) INV.=846.80	8 S.D.R. 35 PVC	(N) INV.=846.70
716	MH / EJ 1022-2	858.50	8" S.D.R. 35 PVC	(E) INV.=846.90	8 S.D.R. 35 PVC	(W) INV.=849.01
717	MH / EJ 1022-2	858.00	8" S.D.R. 35 PVC	(S) INV.=848.13	8 S.D.R. 35 PVC	(N) INV.=848.03
718	MH / EJ 1022-2	858.80	8" S.D.R. 35 PVC	(E) INV.=848.77	8 S.D.R. 35 PVC	(N) INV.=848.67
719	MH / EJ 1022-2	858.00	8" S.D.R. 35 PVC	(S) INV.=848.77	8 S.D.R. 35 PVC	(N) INV.=850.00
750	MH / EJ 1022-2	858.00			8 S.D.R. 35 PVC	(W) INV.=848.21
752	MH / EJ 1022-2	857.30			8 S.D.R. 35 PVC	(W) INV.=849.40

UTILITY CROSSINGS
CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE ARE NO CROSSING CONFLICTS. CONFLICTS THAT ARE DISCOVERED AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
BENCHMARKS
<u>ORIGINATING BENCHMARK:</u>
BRASS DISK SET IN NORTHWEST WINGWALL OF A 32 FOOT CONCRETE BRIDGE OVER THE STANBURY AND SCHULTZ REGULATED DRAIN. MONUMENT IS LEVEL WITH THE ROAD SURFACE. IT IS LOCATED 2 MILES SOUTH OF STATE ROAD 67, 281 FEET EAST OF THE CENTERLINE OF COUNTY ROAD 600 W AND 12.5 FEET NORTH OF THE CENTERLINE OF COUNTY ROAD 705 N ELEVATION = 856.83 (NAVD 88)
<u>BM #1 CUT 'X' IN NNE TOP FLANGE BOLT ON FIRE HYDRANT AT NW CORNER OF INTERSECTION OF 750N & MCCORD STREET</u> <u>ELEVATION=856.09</u>
<u>BM #2 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W AT GRAVEL DRIVE NEAR NORTHEAST CORNER OF SITE</u> <u>ELEVATION=858.34</u>
<u>BM #3 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 1090' SOUTH OF INTERSECTION OF 600W & 750N</u> <u>ELEVATION=859.93</u>
<u>BM #4 #4 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 1595' SOUTH OF INTERSECTION OF 600W & 750N</u> <u>ELEVATION=860.32</u>
<u>BM #5 TOP WSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 2070' SOUTH OF INTERSECTION OF 600W & 750N</u> <u>ELEVATION=859.04</u>
<u>BM #6 TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 3225' SOUTH OF INTERSECTION OF 600W & 750N</u> <u>ELEVATION=867.65</u>

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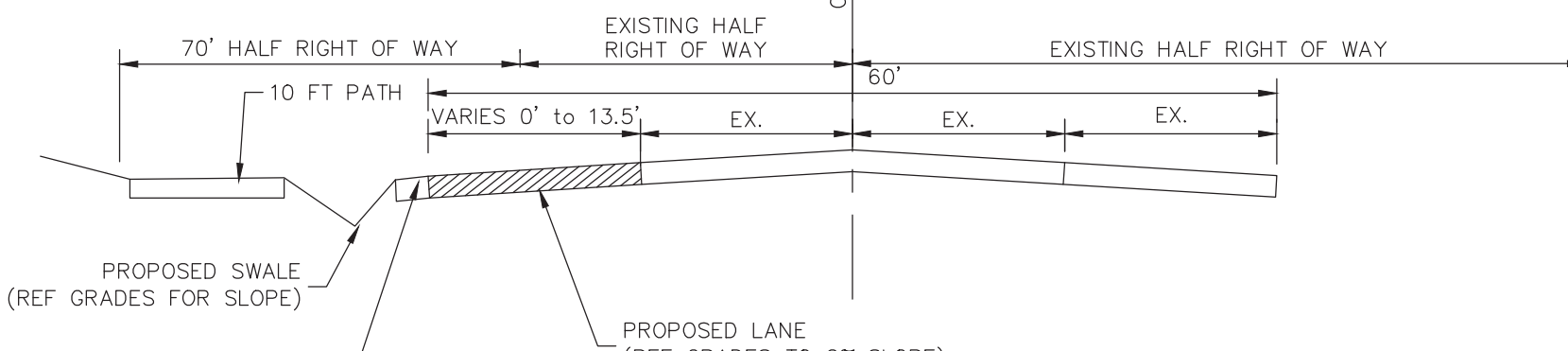
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HAMPTON WALK SECTION 1	SITE DEVELOPMENT PLAN	GRAND COMMUNITIES, LLC
---------------------------	-----------------------------	------------------------------

ORIGINAL ISSUE:
6/24/2022
KHA PROJECT NO
170227007
SHEET NUMBER

C202

AS NOTED		
DESIGNED BY: JSM	230 EAST 98TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 PHONE: 317-912-4179 EMAIL: Brett.Huff@kimley-horn.com WWW.KIMLEY-HORN.COM	
DRAWN BY: PCW		
CHECKED BY: BAH		

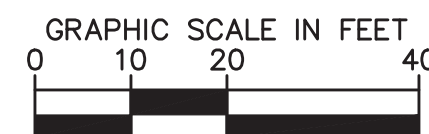


 REF. TOWN OF MCCORDSVILLE STANDARD DETAIL ON SHEET 2
ARTERIAL CROSS SECTION WITHIN THE RIGHT-OF-WAY
(C.R. N600W)

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

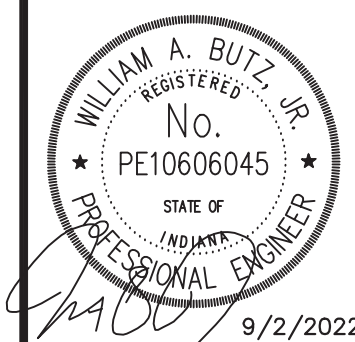
- 1.5" HMA SURFACE 9.5mm
- 2.5" HMA INTERMEDIATE 12.55mm
- 4" HMA BASE 19.0mm
- 6" HMA BASE 19.0mm
- 4" COMPACTED AGGREGATE #53
- 4" COMPACTED AGGREGATE #2
- UME STABILIZED SUBGRADE (SEE MCCORDSVILLE SPECIFICATIONS)

REF. SHEET C101 FOR ADDITIONAL CONTRACTOR SPECS.



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SCALE:	AS NOTED	 Kimley»Horn © 2022 KIMLEY-HORN & ASSOCIATES, INC. 2650 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 CONTACT: BRETT HUFF PHONE: 317-912-4129 EMAIL: brett.huff@kimley-horn.com
DESIGNED BY: JSM		
DRAWN BY: PCW		
CHECKED BY: BAH		



GRAND
COMMUNITIES,
LLC

ENTRANCE PLAN

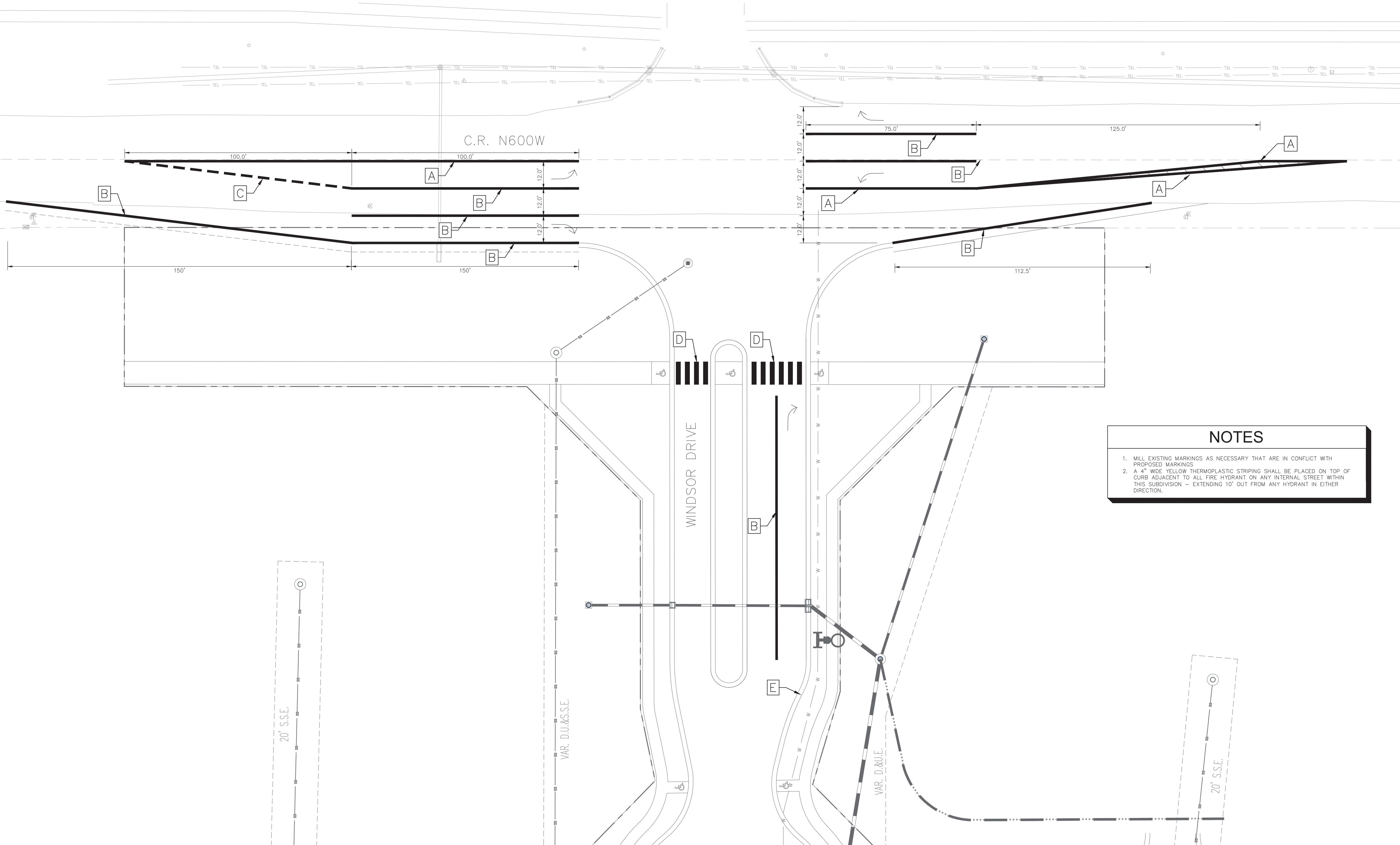
HAMPTON WALK

SECTION 1

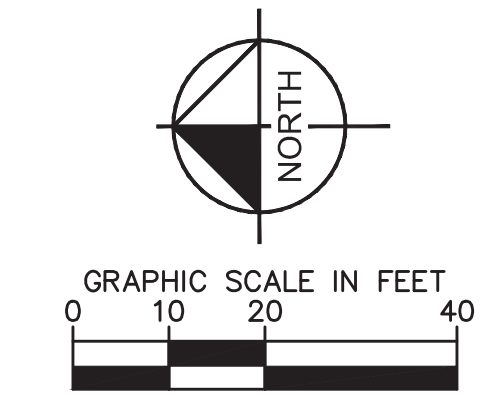
ORIGINAL ISSUE:
6/24/2022
KHA PROJECT NO
170227007
SHEET NUMBER

C410

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LEGEND	
	4" DOUBLE YELLOW CENTER LINE WITH 4" GAP
	4" WHITE THERMOPLASTIC SINGLE WHITE EDGE LINE
	4" WHITE THERMOPLASTIC DOTTED WHITE LINE
	24" WIDE WHITE THERMOPLASTIC CROSS WALK STRIPING
	4" YELLOW THERMOPLASTIC STRIPING (SEE NOTE 2)
	THERMOPLASTIC LANE INDICATION ARROW

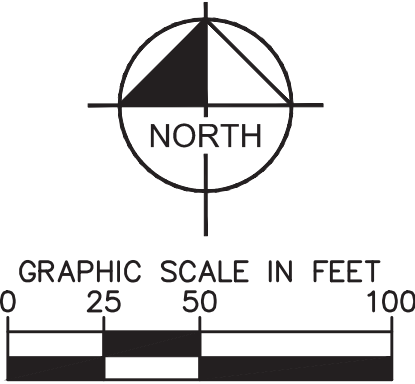
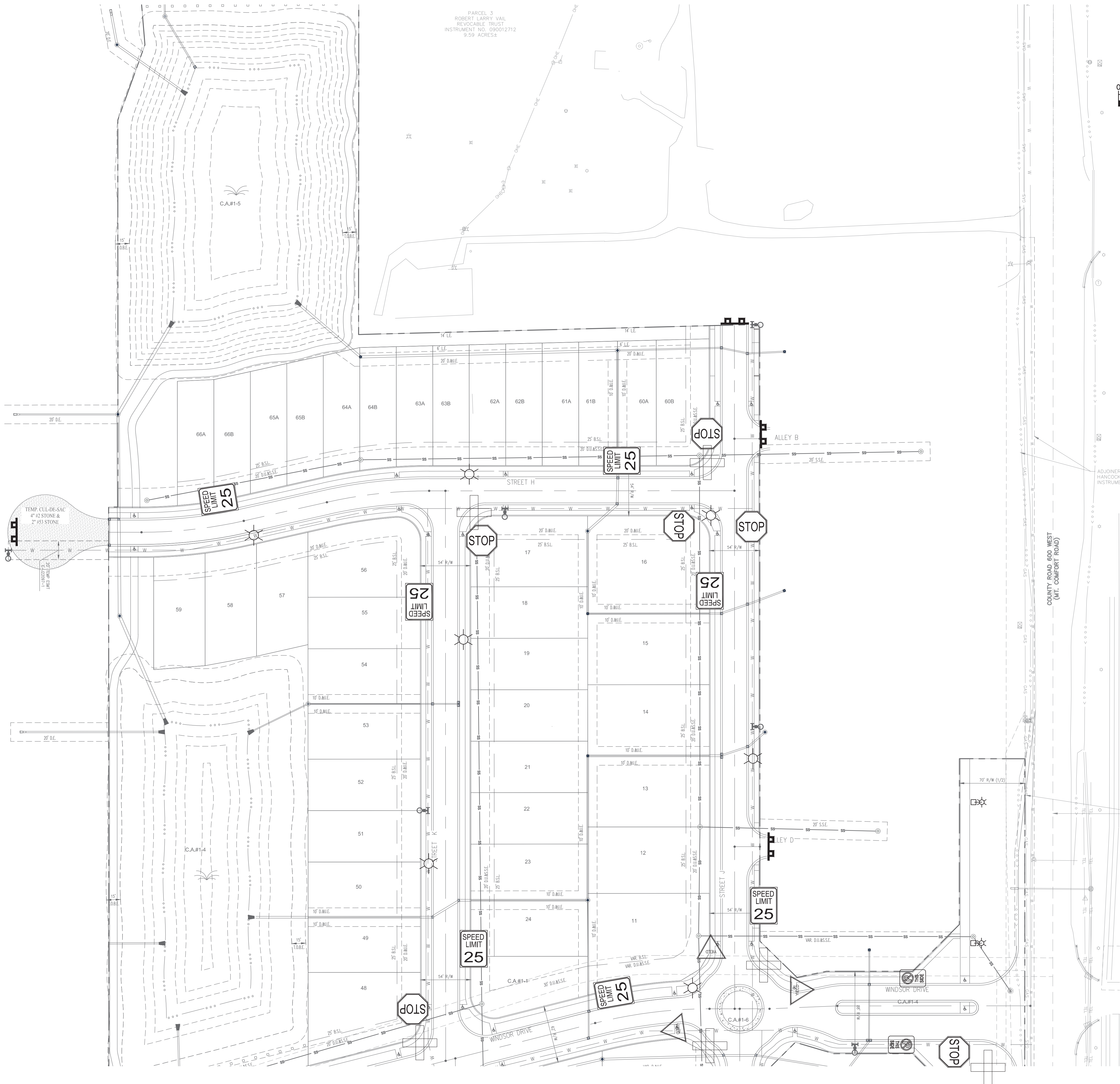


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[illegible]

Drawing name: K:\IND_LEV\170227003_Hampton_Walk_Sec1_McCordsville_INV2 Design\CADD\PlanSheets\SIGNING PLAN.dwg C420 Sep 06, 2022 9:04am by: John McWhorter

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- LEGEND**
- ROAD NAME SIGN 7
 - STOP SIGN 9
 - SPEED LIMIT SIGN 11
 - SPEED LIMIT SIGN 4
 - NO PARKING THIS SIDE 2
 - LIGHTING 15
 - TYPE III CONSTRUCTION BARRICADE 9
 - OVERHEAD LIGHTING 3

NOTES

ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 2D: GUIDE SIGNS—CONVENTIONAL ROADS OF THE MUTCD MANUAL LATEST EDITION.

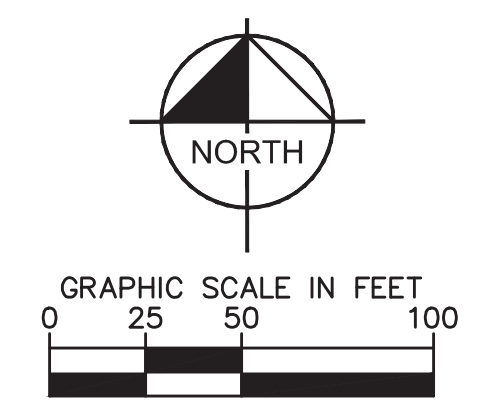
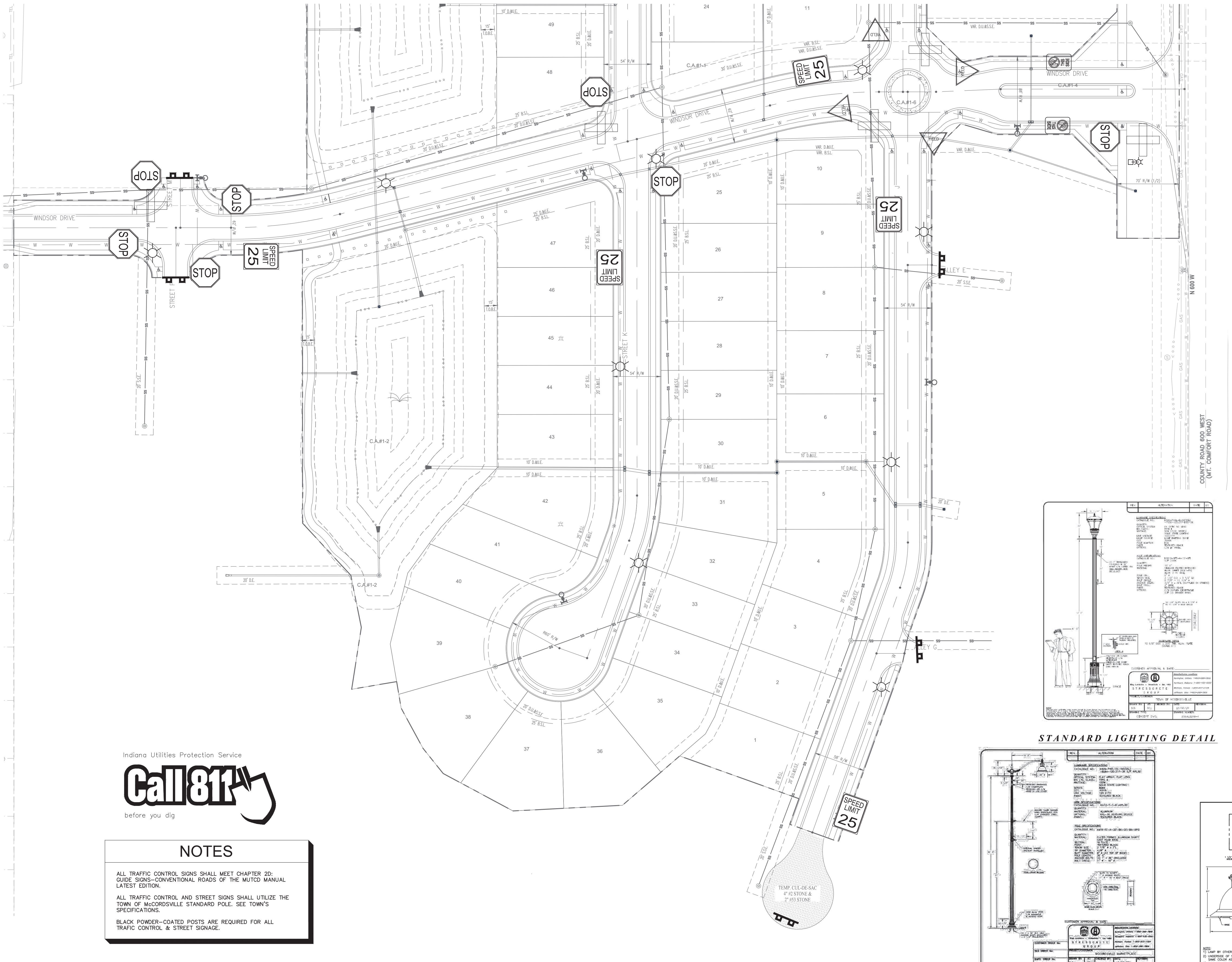
ALL TRAFFIC CONTROL AND STREET SIGNS SHALL UTILIZE THE TOWN OF MCCORDSVILLE STANDARD POLE. SEE TOWN'S SPECIFICATIONS.

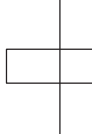
BLACK POWDER-COATED POSTS ARE REQUIRED FOR ALL TRAFFIC CONTROL & STREET SIGNAGE.

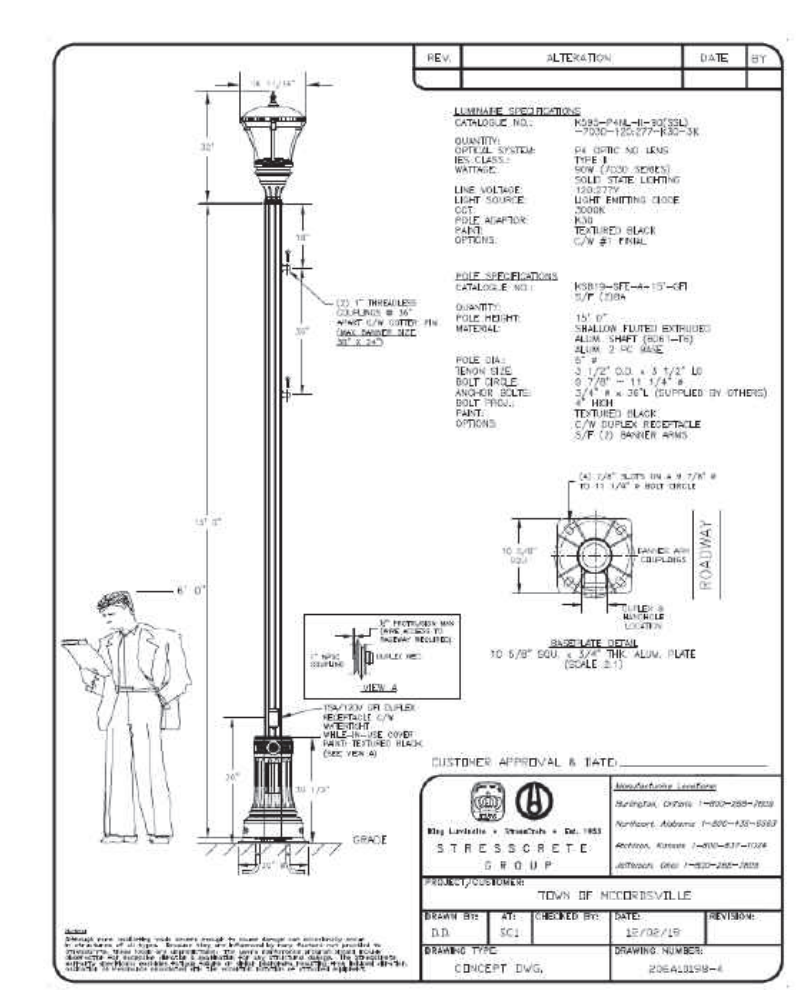
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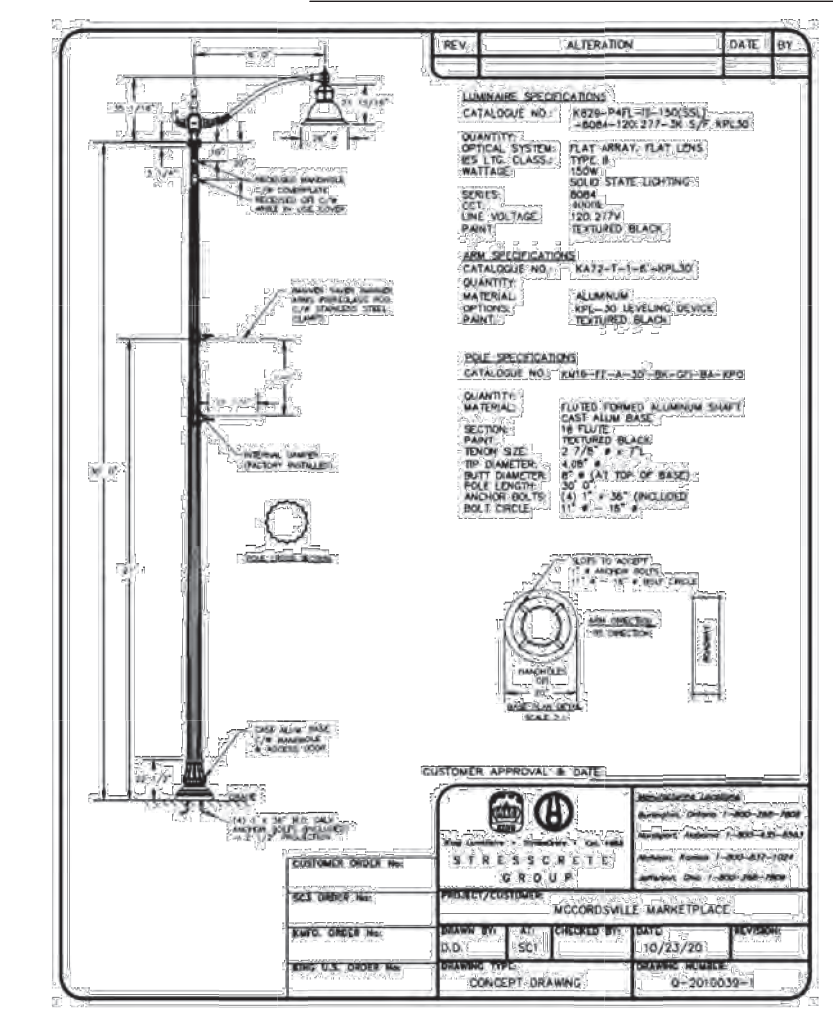
HAMPSON WALK SECTION 1		TRAFFIC CONTROL PLAN		GRAND COMMUNITIES, LLC		Kinley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: Brett.Hurley@kinley-horn.com WWW.KIMLEY-HORN.COM		AS NOTED DESIGNED BY: JSM DRAWN BY: PCW CHECKED BY: BAH		No.		REVISED PER TAC COMMENTS REVISIONS		DATE 9/2/22		BY JRG	
ORIGINAL ISSUE: 6/24/2022		KHA PROJECT NO. 170227007		SHEET NUMBER C420													



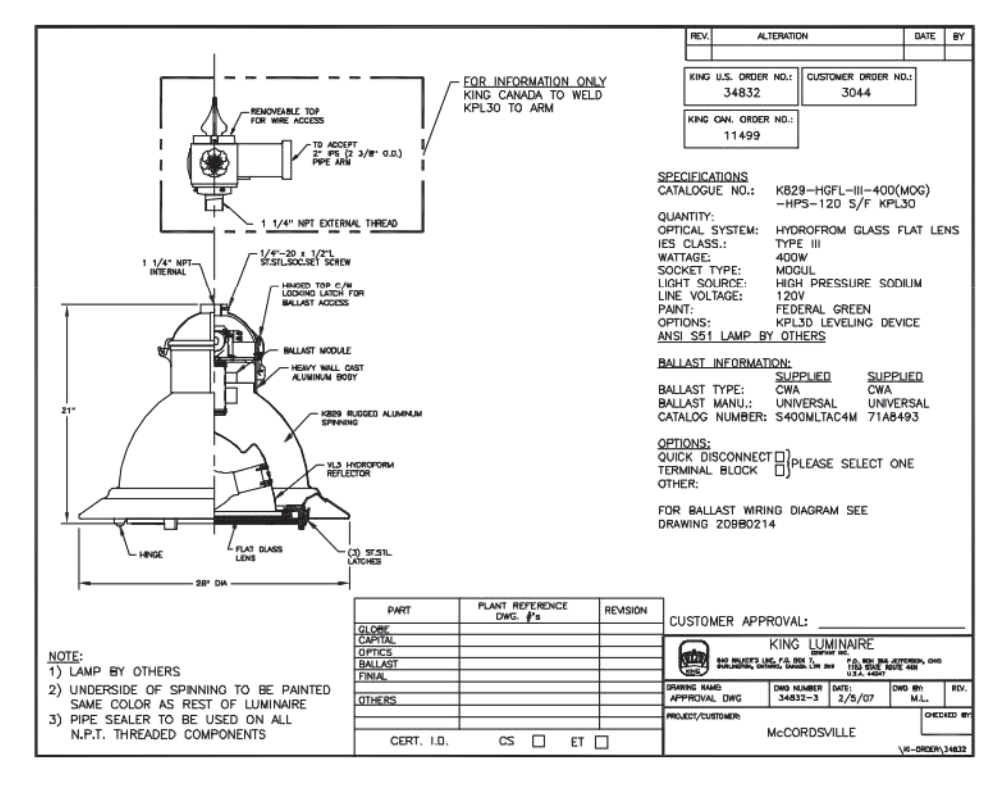
<u>LEGEND</u>	
	ROAD NAME SIGN 7
	STOP SIGN 11
	SPEED LIMIT SIGN 11
	YIELD SIGN 4
	NO PARKING THIS SIDE 2
	LIGHTING 15
	TYPE III CONSTRUCTION BARRICADE 9
	OVERHEAD LIGHTING 3



STANDARD LIGHTING DETAIL



OVERHEAD LIGHTING DETAIL



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NOTES

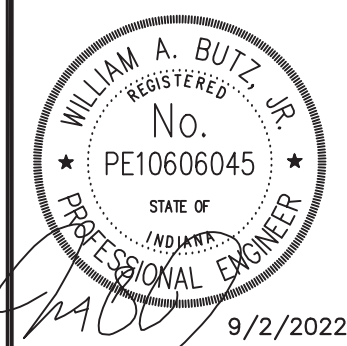
ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 2D: GUIDE SIGNS-CONVENTIONAL ROADS OF THE MUTCD MANUAL LATEST EDITION.

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.

Kimley»»Horn
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250 EAST 96TH STREET, SUITE 580,
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CONTACT: BRETT HUFF
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SCALE:	AS NOTED
DESIGNED BY:	JSM
DRAWN BY:	PCW
CHECKED BY:	BAH



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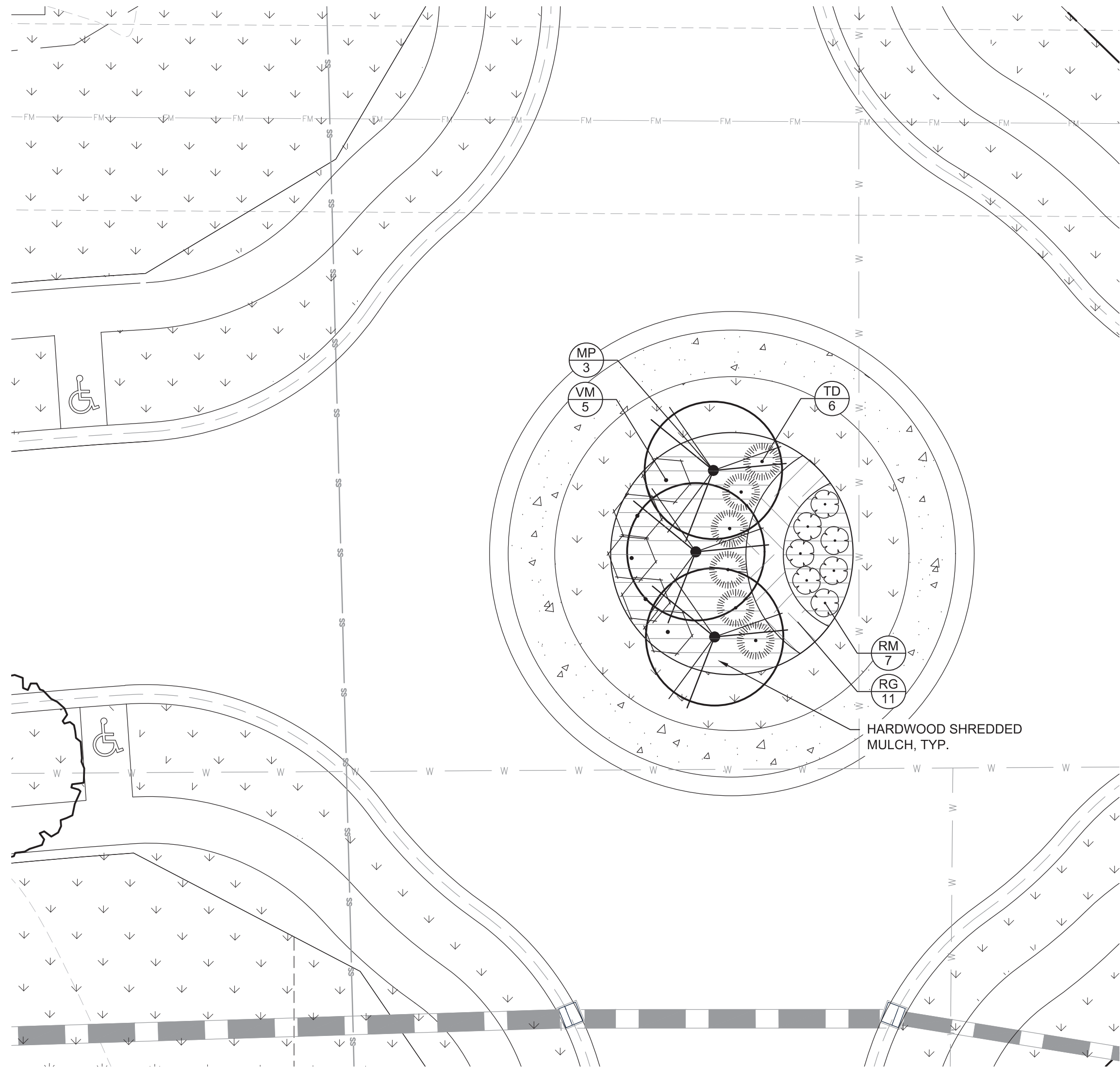
TRAFFIC CONTROL PLAN

HAMPTON WALK SECTION 1

ORIGINAL ISSUE: 6/24/2022
KHA PROJECT NO. 170227007
SHEET NUMBER

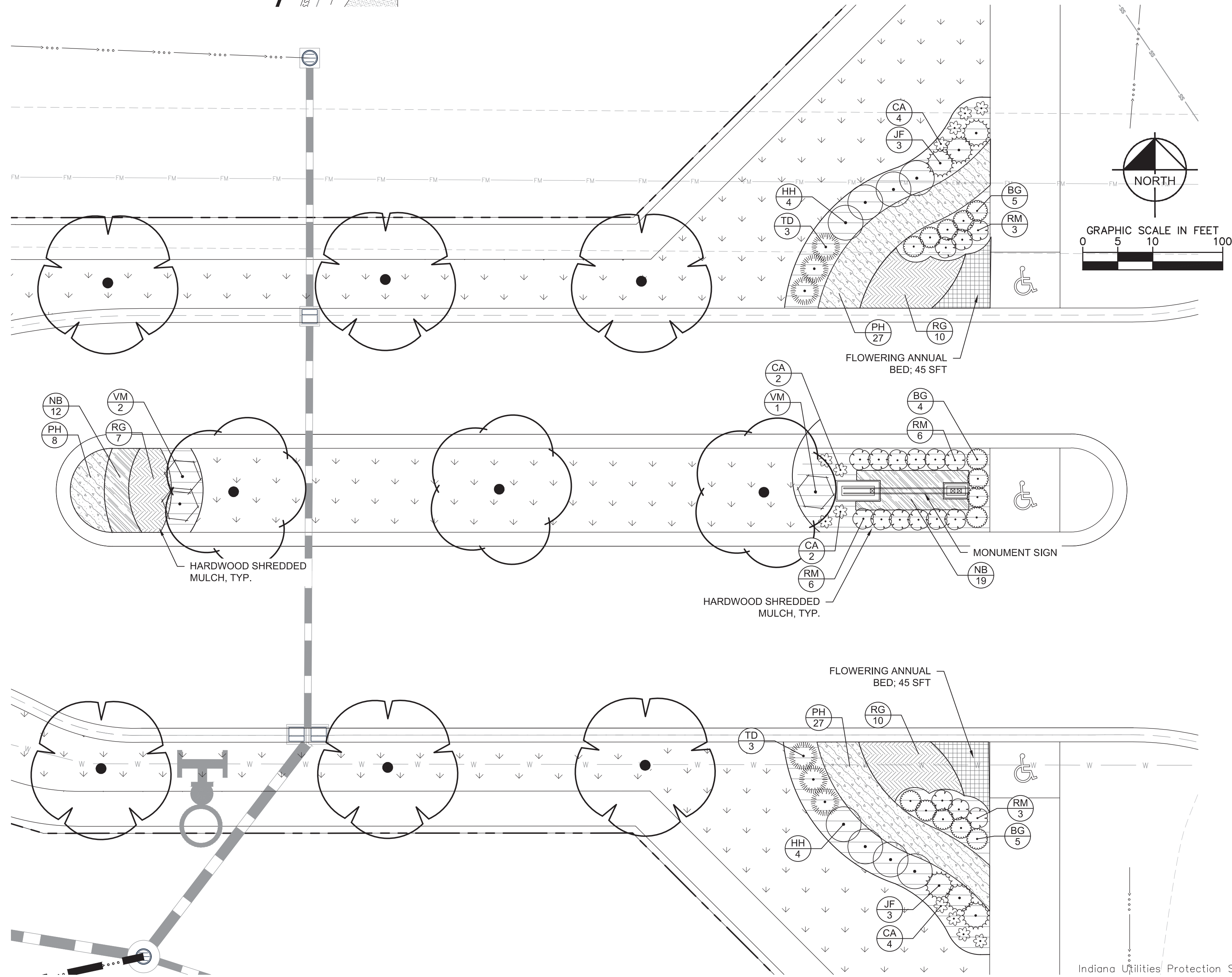
C421

Drawing name: K:\IND_DEV\170227003_Hampton_Walk_Sect1_McCordville_INV2 Design\CAD\PlanSheets\LANDSCAPE PLAN.dwg C202 Sep 06, 2022 9:20am by: JohnMcWhorter
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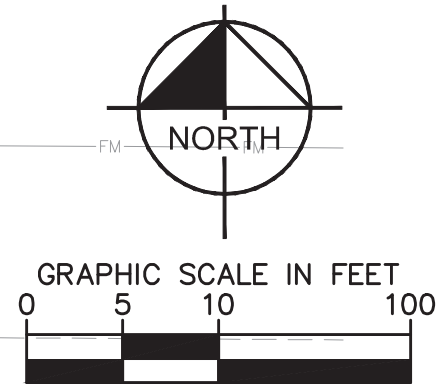
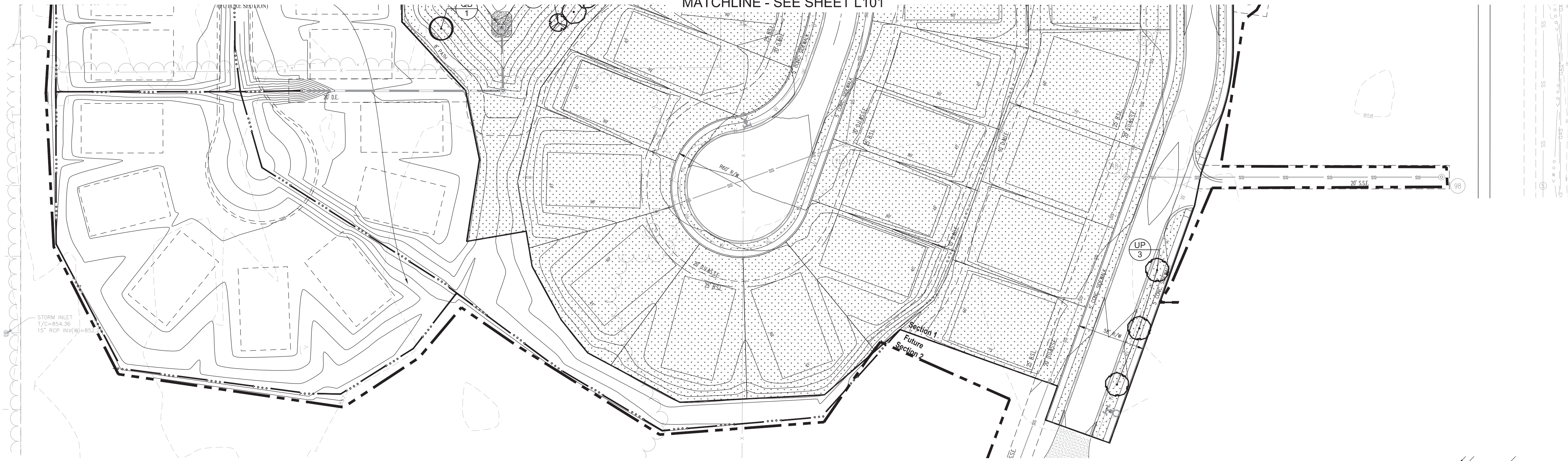
ENTRY ROUNDABOUT ENLARGEMENT

SCALE: 1" = 10'-0"



MAIN ENTRY ENLARGEMENT

SCALE: 1" = 10'-0"



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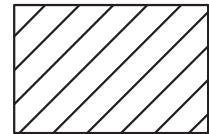
KIMLEY-HORN		DESIGNED BY: JSM		DRAWN BY: PCW		CHECKED BY: BAH		REVISED PER TAC COMMENTS		DATE		BY			
© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: Brett.Hurley@kimley-horn.com WWW.KIMLEY-HORN.COM		No. PE10606045		STATE OF INDIANA		REGISTERED PROFESSIONAL ENGINEER		9/2/2022							
LANDSCAPE PLAN				GRAND COMMUNITIES, LLC				HAMPTON WALK SECTION 1				ORIGINAL ISSUE: 6/24/2022 KHA PROJECT NO. 170227007 SHEET NUMBER L102			

Drawing name: K:\IND_LDEV\170227003_Hampton_Walk_Sect1_McCorville-JN2 Design\CAD\Plant\Sheets\LANDSCAPE PLAN.dwg C202 (2) Sep 06, 2022 9:20am By: JohnMcWhorter
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PLANT SCHEDULE

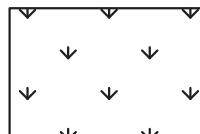
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
BC	16	BETULA NIGRA 'CULLY' TM	HERITAGE RIVER BIRCH	B & B	2" CAL MIN	---
GS	10	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	B & B	2" CAL MIN	---
QB	8	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL MIN	---
QI	9	QUERCUS IMBRICARIA	SHINGLE OAK	B & B	2" CAL MIN	---
QS	7	QUERCUS ROBUR 'FASTIGIATA' TM	SKYROCKET ENGLISH OAK	B & B	2" CAL MIN	---
UP	21	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	B & B	2" CAL MIN	---
ZG	18	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	B & B	2" CAL MIN	---
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AL	13	AMELANCHIER LAEVIS 'SPRING FLURRY'	SPRING FLURRY SERVICEBERRY	B & B	1.5" CAL MIN	---
MP	3	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN	---
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
BG	14	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	---	36" OC	18" HT MIN
CA	12	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	---	24" OC	24" HT MIN
HH	8	HYDRANGEA PANICULATA 'BERRY WHITE'	BERRY WHITE HYDRANGEA	---	60" O.C.	24" HT MIN
JF	6	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	---	48" OC	24" HT MIN
RM	25	ROSA X 'MEIDRIFORA' TM	CORAL DRIFT GROUNDCOVER ROSE	---	36" OC	18" HT MIN
TD	12	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	---	48" OC	24" HT MIN
VM	8	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD VIBURNUM	---	60" O.C.	24" HT MIN
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
PH	62	PENNISETUM ALOPECUROIDES 'HADELN'	DWARF FOUNTAIN GRASS	1 GAL	30" OC	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
NB	31	NEPETA RACEMOSA 'BLUE WONDER'	BLUE WONDER CATMINT	1 GAL	24" OC	
RG	38	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	1 GAL	36" OC	

MULCHING LEGEND



MULCH
HARDWOOD SHREDDED MULCH,
NATURAL BROWN COLOR

SEEDING LEGEND



PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT
A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)

ORDINANCE CHART

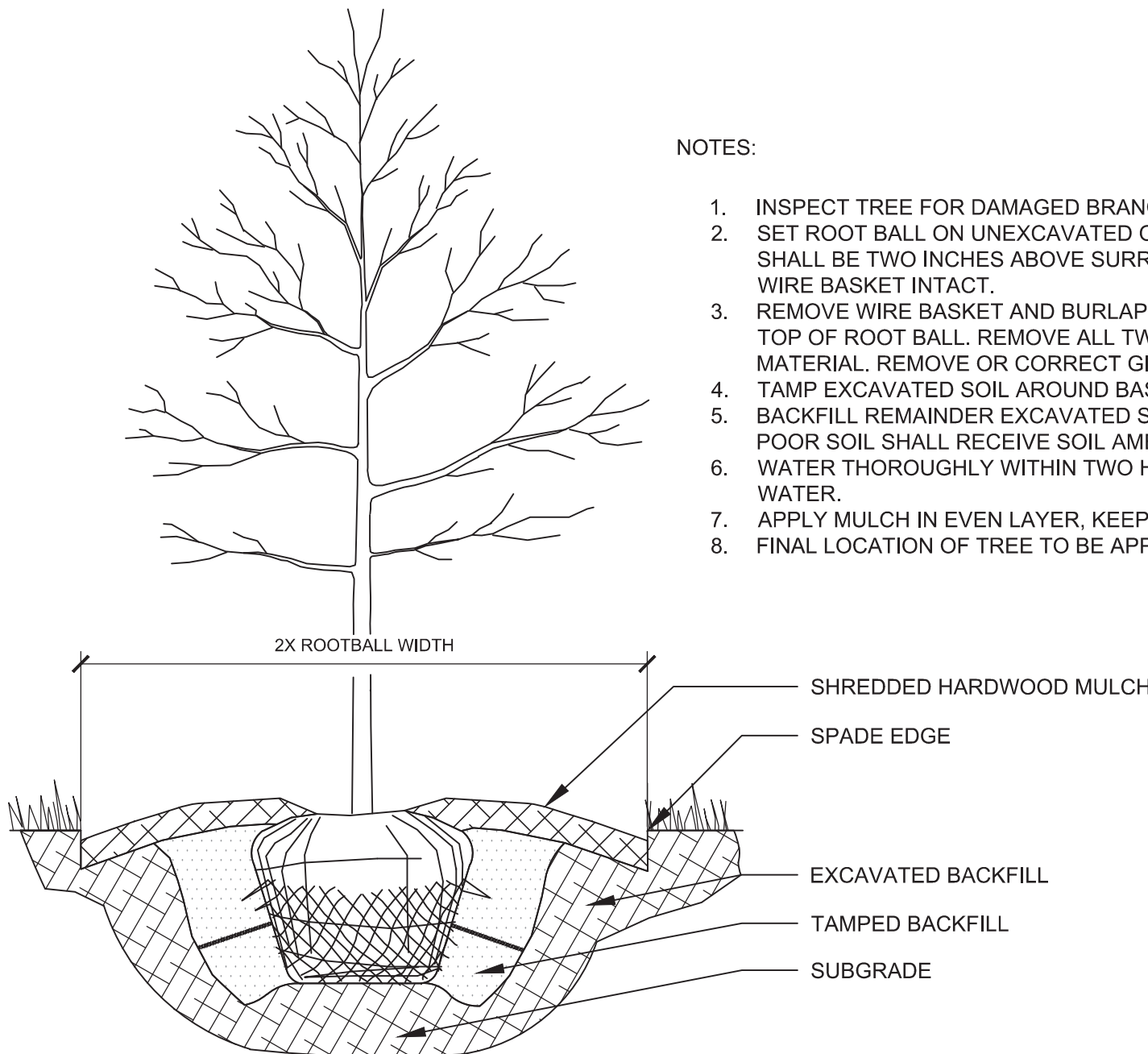
ZONING: PUD	
REQUIREMENT	REQUIRED
YARD LANDSCAPING • All homes shall be landscaped with a minimum of 1 deciduous tree, 2 ornamental trees, and 8 shrubs planted along the front foundation of the primary building • All homes on corner lots shall also include a minimum of 1 deciduous tree, 1 ornamental trees, and 8 shrubs planted along the foundation of the side elevation of the stucture • All homes shall have sod installed in the front yard, and the rest of the yard shall be seed and blanket; corner lots shall have sod in both front yards *Yard landscaping to be specified in a future submittal after primary structure is designed and selected	64 standard lot front yards • 64 (1) = 64 deciduous trees • 64 (2) = 128 ornamental trees • 64 (8) = 512 shrubs 10 corner lot side yards • 10 (1) = 10 deciduous trees • 10 (1) = 10 ornamental trees • 10 (8) = 80 shrubs Total: 74 deciduous trees 138 ornamental trees 592 shrubs
STREET TREES • 1 tree per 50 LF	• 1 tree per 50 LF required

LANDSCAPE NOTES

- 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.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- 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.
- ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- 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.
- 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 CLODS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.
- SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
- 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.
- ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
- CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
- WEED FABRIC SHALL BE APPLIED UNDER MULCH.
- MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- 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.
- THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- 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.
- 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.

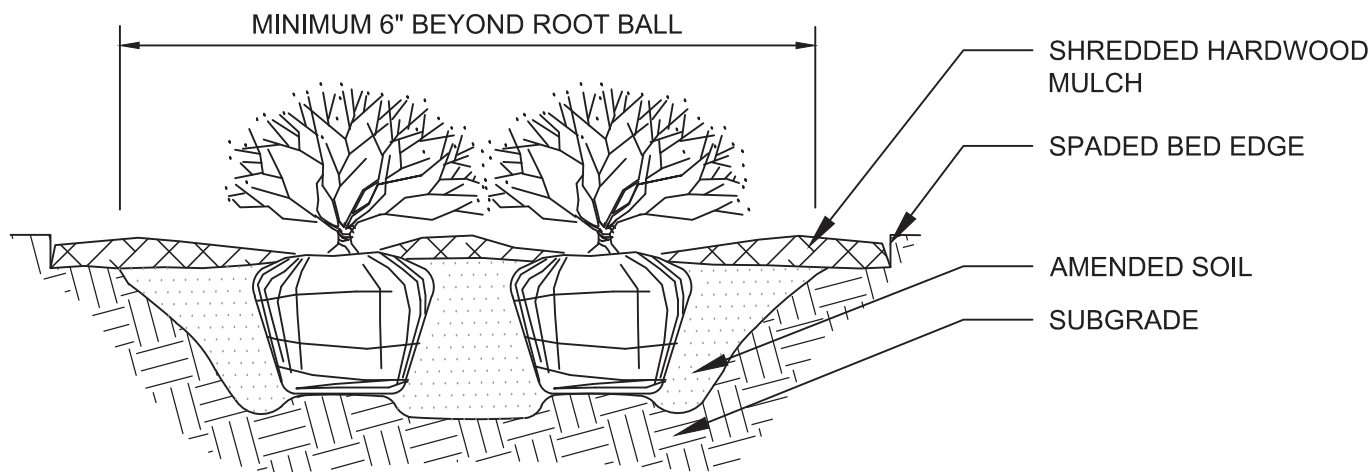
NOTES:

- INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
- SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
- 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.
- TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
- BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
- WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
- APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
- FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



1 TREE PLANTING

NTS



NOTES:

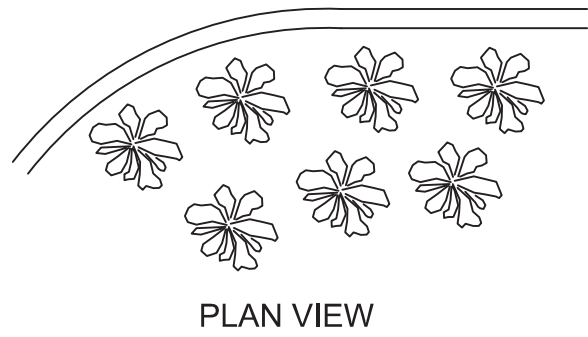
- APPLY CORRECTIVE PRUNING.
- SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
- REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
- REMOVE OR CORRECT GIRDLING ROOTS.
- PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
- 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.

2 SHRUB PLANTING

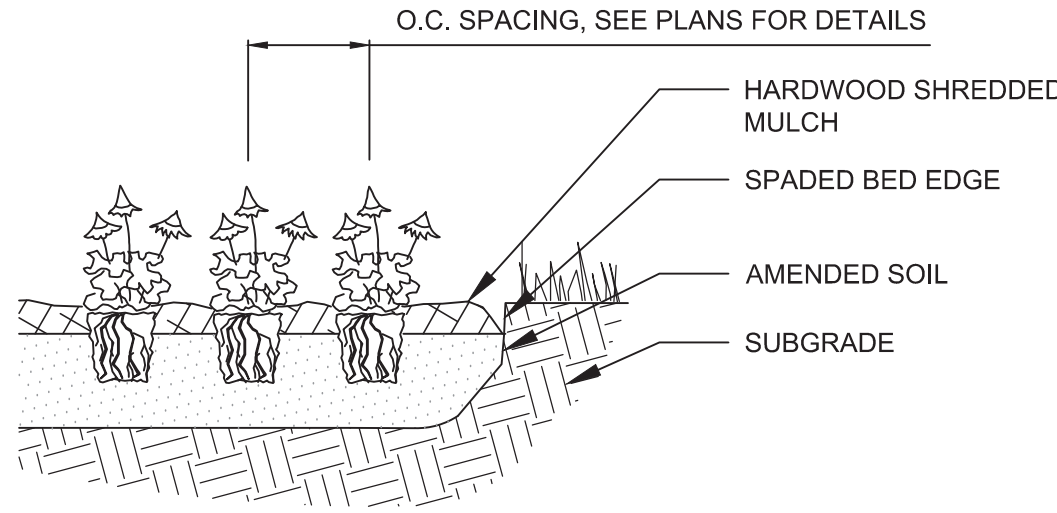
NTS

NOTES:

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



PLAN VIEW



SECTION

3 PERENNIAL PLANTING

NTS

Indiana Utilities Protection Service



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SHEET NUMBER

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SCALE: AS NOTED

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DRAWN BY: PCW

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REGISTERED

No.

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STATE OF INDIANA

PROFESSIONAL ENGINEER

9/2/2022

Kimley»Horn

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GRAND COMMUNITIES, LLC

LANDSCAPE DETAILS

HAMPTON WALK SECTION 1

REVISED PER TAC COMMENTS

9/2/22

DATE

BY