

PLANS PREPARED BY:

KIMLEY-HORN & ASSOCIATES
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: (317) 912-4129
EMAIL: JOHN.MCWHORTER@KIMLEY-HORN.COM

PROJECT INFORMATION	
8.29 ACRES	
83 LOTS	11.22 LOTS/ACRE
DESIGN SPEED LIMIT	15 MPH
TOTAL C.A.	2.22 AC±
LAKE AREA	0.00 AC±
USEABLE OPEN SPACE	2.22 AC±

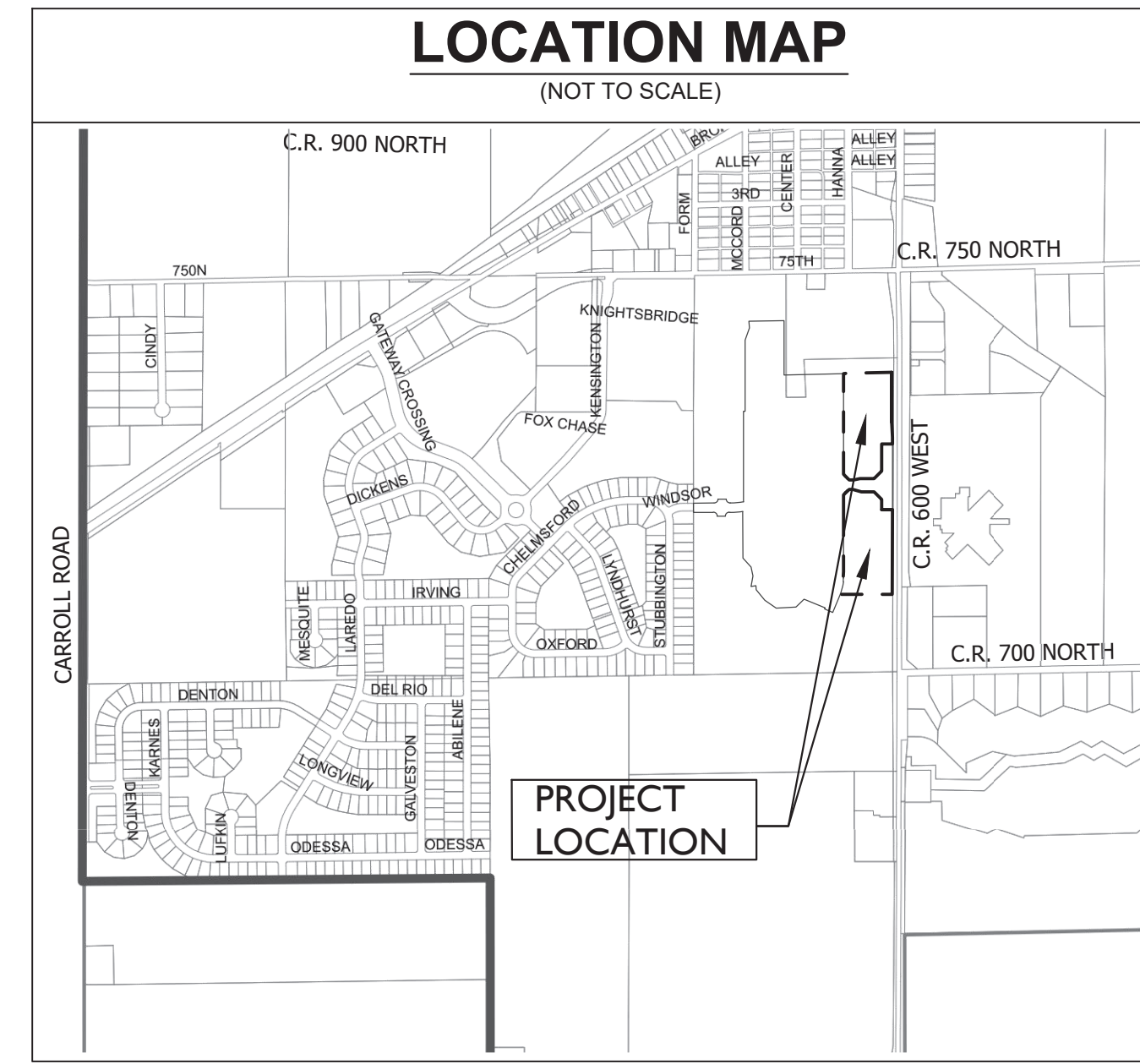
PLANS PREPARED FOR:

GRAND COMMUNITIES, LLC
FISCHER DEVELOPMENT COMPANY
6602 E. 75TH STREET, STE. 400
INDIANAPOLIS, IN 46250
CONTACT: TROY CAMERON
PHONE: (614) 348-6227
EMAIL: tcameron@fisherhomes.com

ANTICIPATED START OF CONSTRUCTION DATE: DEC 2022
ANTICIPATED COMPLETION OF CONSTRUCTION DATE: DEC 2027

STREETS	
NAME	LENGTH (LF±)
ALLEY B	172
ALLEY C	436
ALLEY D	172
ALLEY E	172
ALLEY F	426
ALLEY G	175
TOTAL	1553

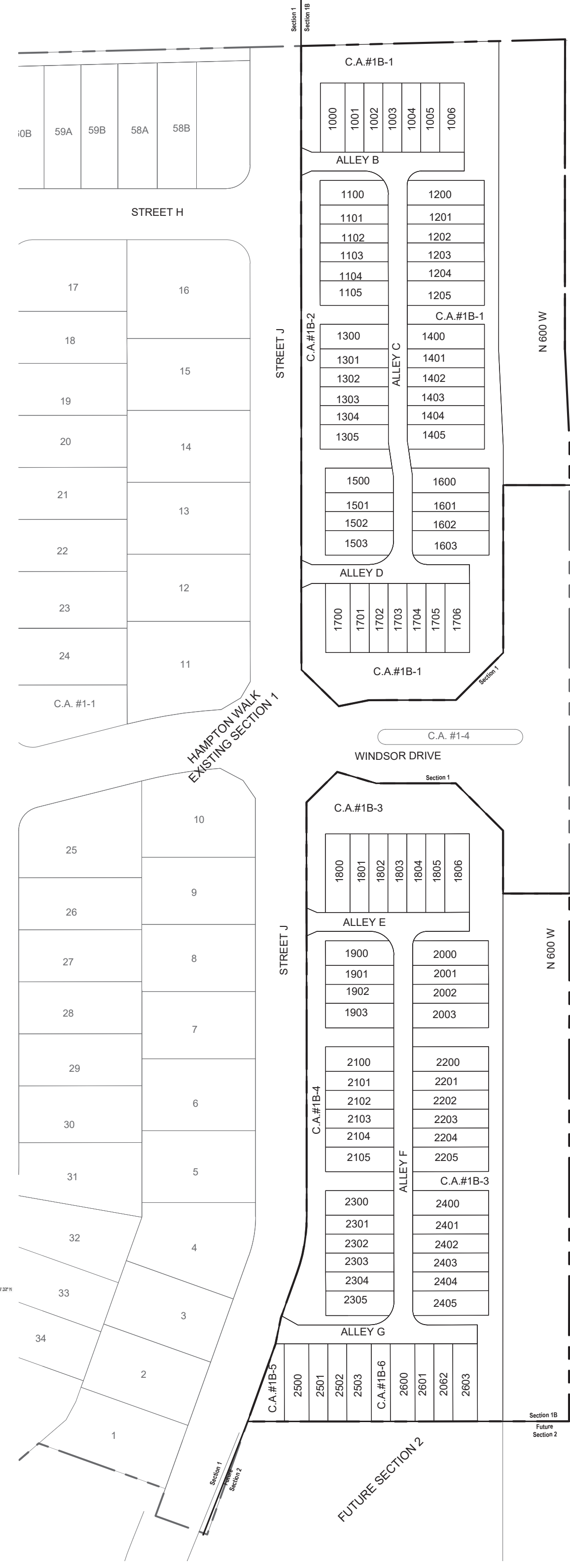
HAMPTON WALK SECTION 1B McCORDSVILLE, INDIANA



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.

UTILITY AND GOVERNING AGENCY CONTACTS				
SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
WASTEWATER STORMWATER	DEPT. OF PUBLIC WORKS	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3493	RON CRIDER
ENGINEERING DEPARTMENT	McCORDSVILLE TOWN ENGINEER	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3604	MARK WITSMAN
ELECTRICITY	NINESTAR CONNECT	2243 E MAIN STREET GREENFIELD, IN 46140	317-323-2074	ERIC MEYER
ELECTRICITY	AES INDIANA	1230 W MORRIS STREET INDIANAPOLIS, IN 46221	317-220-1379	KATIE FORD
NATURAL GAS	VECTREN ENERGY	201 W SOUTH STREET GREENFIELD, IN 46140	765-648-3246	NICK DEARING
WATER	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING Jr. STREET INDIANAPOLIS, IN 46202	317-927-4351	BRAD HOSTETLER
TELEPHONE / COMMUNICATIONS	NINESTAR CONNECT	2243 E MAIN STREET GREENFIELD, IN 46140	317-323-2074	ERIC MEYER
PLANNING & ZONING	McCORDSVILLE PLANNING & BUILDING DEPT.	6280 W 800 N McCORDSVILLE, IN 46055	317-335-3604	RYAN CRUM
FIRE DEPARTMENT	VERNON TOWNSHIP FIRE DEPT.	7580 N. FORM STREET McCORDSVILLE, IN 46055	317-335-9236	JOSH EARL
CABLE	COMCAST	5330 E. 65th ST. INDIANAPOLIS, IN 46220	317-774-3384	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	(614) 348-6227	tcameron@fisherhomes.com	TROY CAMERON
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	317-912-4129	john.mcwhorter@kimley-horn.com	JOHN MCWHORTER



Sheet List Table	
Sheet Number	Sheet Title
C100	COVER SHEET
C101	GENERAL SPECS
C110	TOPO DEMO PLAN
C200	SITE DEVELOPMENT PLAN
C201	SITE DEVELOPMENT PLAN
C210	EMERGENCY FLOOD ROUTE
C300	INITIAL EROSION CONTROL PLAN
C310	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
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C500	SANITARY PLAN AND PROFILES
C600	STORM PLAN AND PROFILES
C601	STORM PLAN AND PROFILES
C610	SUB SURFACE DRAIN PLAN
C700	WATER PLAN
C701	CITIZENS WATER DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
* 1 - 10	McCORDSVILLE STANDARD SPECS & DETAILS

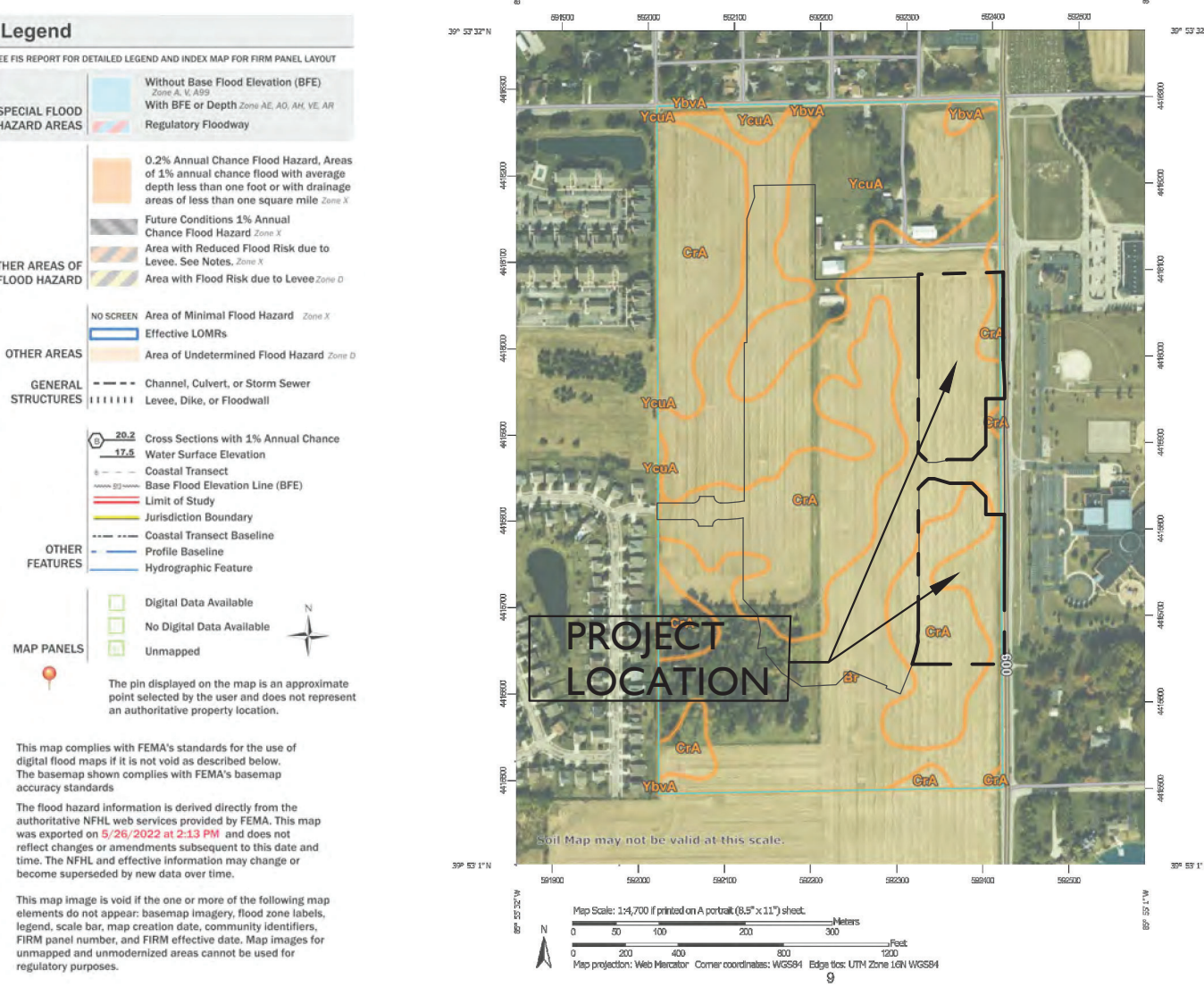
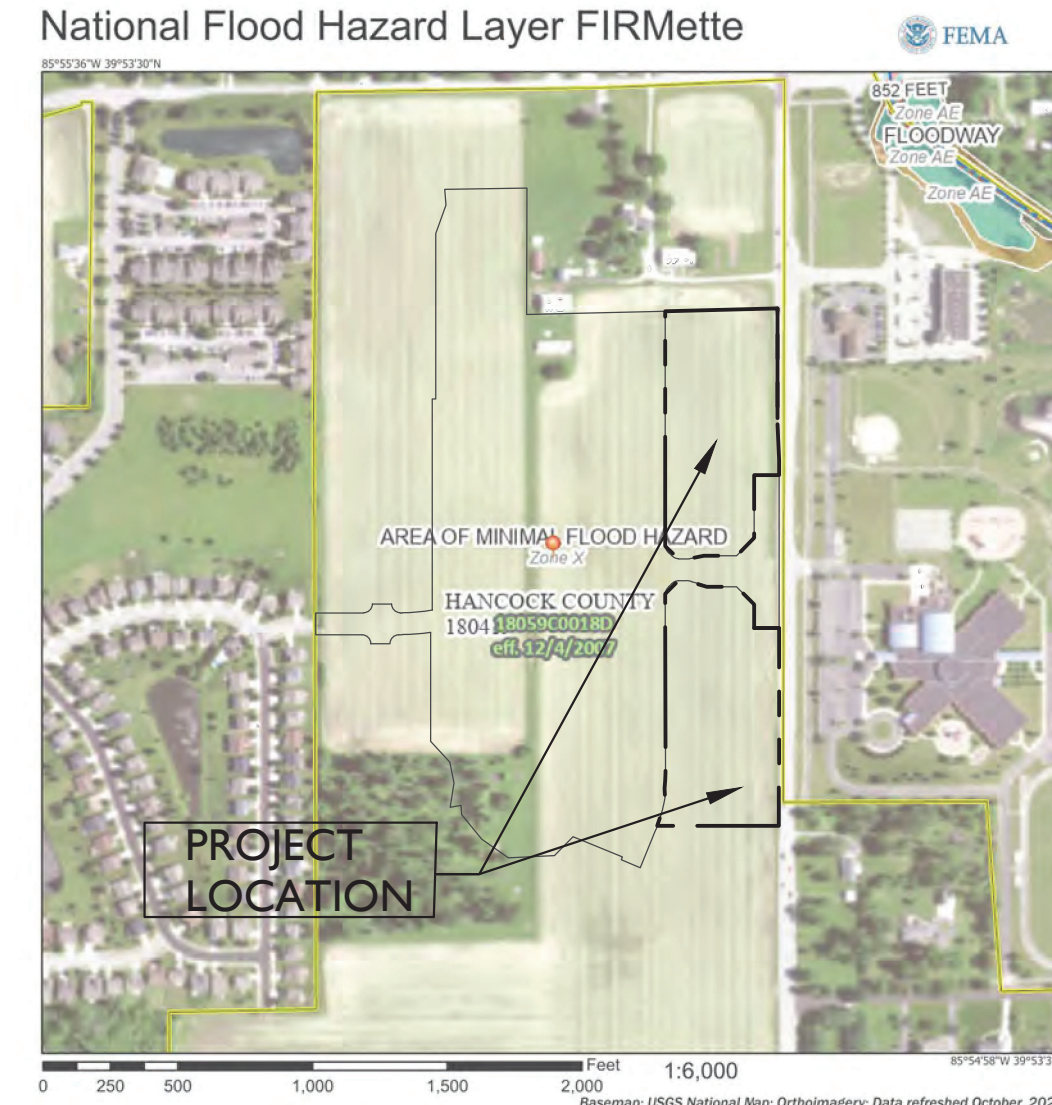
LEGAL DESCRIPTION

HAMPTON WALK SECTION 1B

PART 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 SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 00 DEGREES 01 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER SECTION 504.69 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 89 DEGREES 58 MINUTES 23 SECONDS WEST 339.39 FEET TO THE WEST BOUNDARY LINE OF HAMPTON WALK, SECTION 1, RECORDED AS INSTRUMENT NO. _____ IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA, THE FOLLOWING ELEVEN (11) COURSES BEING ON AND ALONG SAID BOUNDARY: 1) THENCE NORTH 19 DEGREES 42 MINUTES 37 SECONDS EAST 87.12 FEET; 2) THENCE SOUTH 11 DEGREES 32 MINUTES 34 SECONDS WEST 28.16 FEET; 3) THENCE SOUTH 19 DEGREES 42 MINUTES 37 SECONDS WEST 50.07 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 177.00 FEET; 4) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 60.97 FEET TO A POINT WHICH BEARS NORTH 89 DEGREES 58 MINUTES 23 SECONDS EAST FROM SAID RADIUS POINT; 5) THENCE NORTH 00 DEGREES 01 MINUTES 37 SECONDS WEST 437.88 FEET; 6) THENCE NORTH 45 DEGREES 18 MINUTES 02 SECONDS EAST 45.75 FEET; 7) THENCE SOUTH 73 DEGREES 28 MINUTES 06 SECONDS EAST 42.70 FEET; 8) THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 84.17 FEET; 9) THENCE SOUTH 44 DEGREES 59 MINUTES 54 SECONDS EAST 70.73 FEET; 10) THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST 66.43 FEET; 11) THENCE SOUTH 89 DEGREES 58 MINUTES 14 SECONDS EAST 70.00 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE 557.83 FEET TO THE POINT OF BEGINNING, CONTAINING 4.21 ACRES MORE OR LESS, AND ALSO;

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 01 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION 661.88 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST 327.55 FEET; THENCE SOUTH 02 DEGREES 49 MINUTES 59 SECONDS EAST 100.12 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST 43.85 FEET TO THE EAST BOUNDARY LINE OF HAMPTON WALK, SECTION 1, RECORDED AS INSTRUMENT NO. _____ IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA, THE FOLLOWING SEVEN (7) COURSES ARE ON AND ALONG SAID BOUNDARY: 1) THENCE NORTH 89 DEGREES 58 MINUTES 14 SECONDS WEST 70.00 FEET; 2) THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST 177.21 FEET; 3) THENCE SOUTH 45 DEGREES 00 MINUTES 06 SECONDS WEST 70.68 FEET; 4) THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 92.02 FEET; 5) SOUTH 78 DEGREES 23 MINUTES 45 SECONDS WEST 32.21 FEET; 6) THENCE NORTH 45 DEGREES 43 MINUTES 37 SECONDS WEST 55.32 FEET; 7) THENCE NORTH 00 DEGREES 01 MINUTES 31 SECONDS WEST 659.24 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 43 SECONDS EAST 278.87 FEET TO THE POINT OF BEGINNING, CONTAINING 4.08 ACRES MORE OR LESS.



Map Unit Legend			
Map Unit Symbol	Map Unit Name	Acres in AGE	Percent of AGE
Br	Brownish silty clay, 0 to 2 percent slopes	30.4	60.0%
ClA	Clayey silty clay, 0 to 2 percent slopes	20.2	33.2%
Ysuk	Brownish silty clay, 0 to 2 percent slopes	0.7	0.9%
Ysuk	Clayey silty clay, 0 to 2 percent slopes	13.0	16.9%
Totals for Area of Interest		74.3	100.0%

Drawing name: K:\INDO\170227003_Hampton_Walk_Sect1B\McCordsville_IN_2 Design\CADD\PlanSheets\COVER SHEET.dwg C100 Sep 06, 2022 10:07am by: Pete White
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SCALE:	AS NOTED	DESIGNED BY: JSM	DRAWN BY: PCW	CHECKED BY: BAH	REVISED PER TAC COMMENTS	DATE
						9/2/2022
						PCW
						BY

Kimley-Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
INDIANAPOLIS, IN 46240
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WILLIAM A. BUTZ, JR.
REGISTERED PROFESSIONAL ENGINEER
No. PE10606045
STATE OF INDIANA
9/2/2022

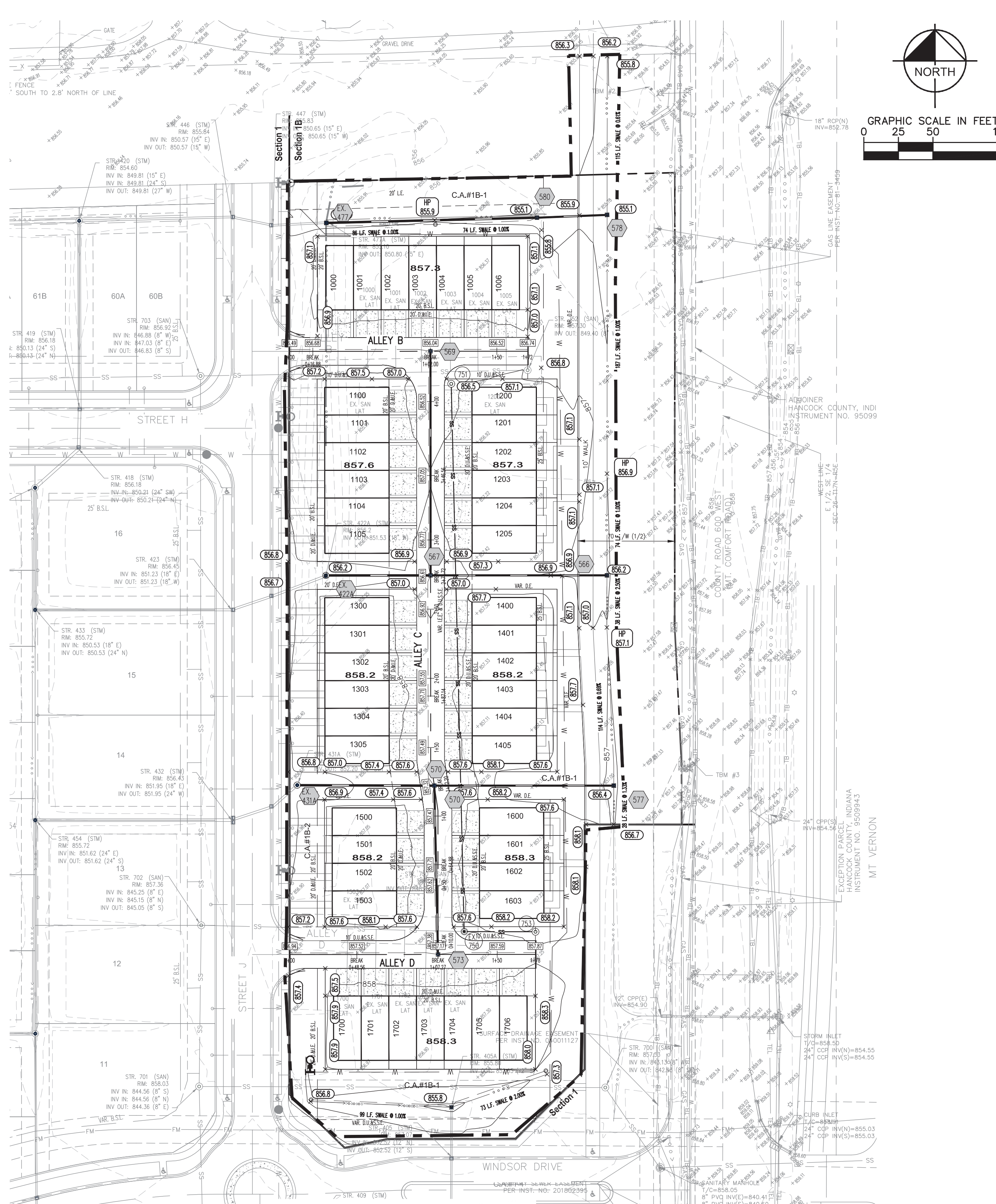
GRAND COMMUNITIES, LLC

COVER SHEET

HAMPTON WALK SECTION 1B

ORIGINAL ISSUE: 7/22/2022
KHA PROJECT NO. 170227008
SHEET NUMBER C100

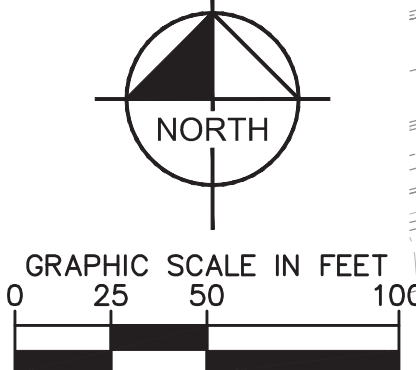
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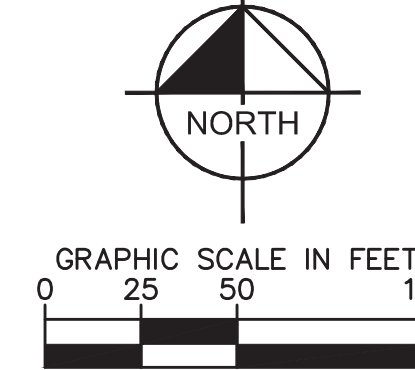
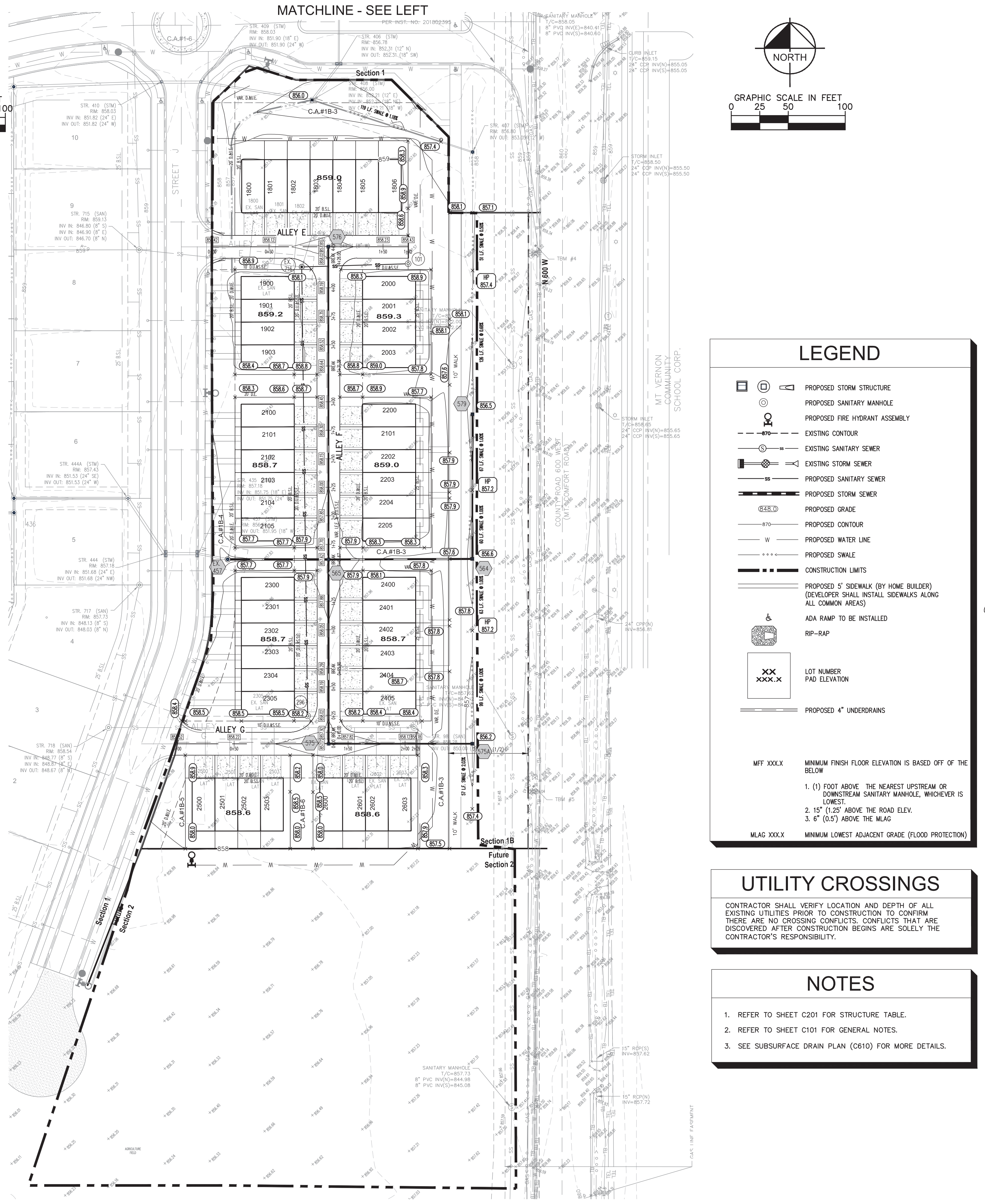
MATCHLINE - SEE RIGHT

BENCHMARKS

- ORIGINATING BENCHMARK:**
 BRASS DISK SET IN NORTHWEST WINDMILL 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)
- TBM #1** CUT 'X' IN NINE TOP FLANGE BOLT ON FIRE HYDRANT AT NW CORNER OF INTERSECTION OF 750N & MCCORD STREET
 ELEVATION=856.09
- 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 109' SOUTH OF INTERSECTION OF 600W & 750N
 ELEVATION=859.93
- TBM #4** TOP SSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 159' SOUTH OF INTERSECTION OF 600W & 750N
 ELEVATION=860.32
- TBM #5** TOP WSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 207' SOUTH OF INTERSECTION OF 600W & 750N
 ELEVATION=859.04
- TBM #6** TOP WSW FLANGE BOLT ON FIRE HYDRANT ALONG WEST SIDE OF 600W 322' SOUTH OF INTERSECTION OF 600W & 750N
 ELEVATION=867.65



MATCHLINE - SEE LEFT



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
- MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW
 1. 1' FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.
 2. 15" (1.25') ABOVE THE ROAD ELEV.
 3. 6" (0.5') ABOVE THE MLAG
- MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)

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.

NOTES

1. REFER TO SHEET C201 FOR STRUCTURE TABLE.
2. REFER TO SHEET C101 FOR GENERAL NOTES.
3. SEE SUBSURFACE DRAIN PLAN (C610) FOR MORE DETAILS.

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

Kimley-Horn
 250 EAST 86TH STREET, SUITE 560, INDIANAPOLIS, IN 46240
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 EMAIL: Brett.Horn@kimley-horn.com
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SCALE: AS NOTED

WILLIAM A. BUTZ, JR.
 REGISTERED PROFESSIONAL ENGINEER
 No. PE10606045
 STATE OF INDIANA
 9/2/2022

GRAND COMMUNITIES, LLC

SITE DEVELOPMENT PLAN

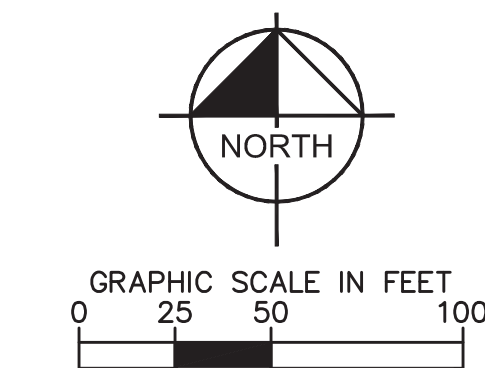
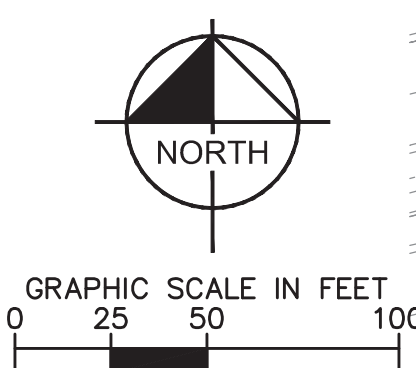
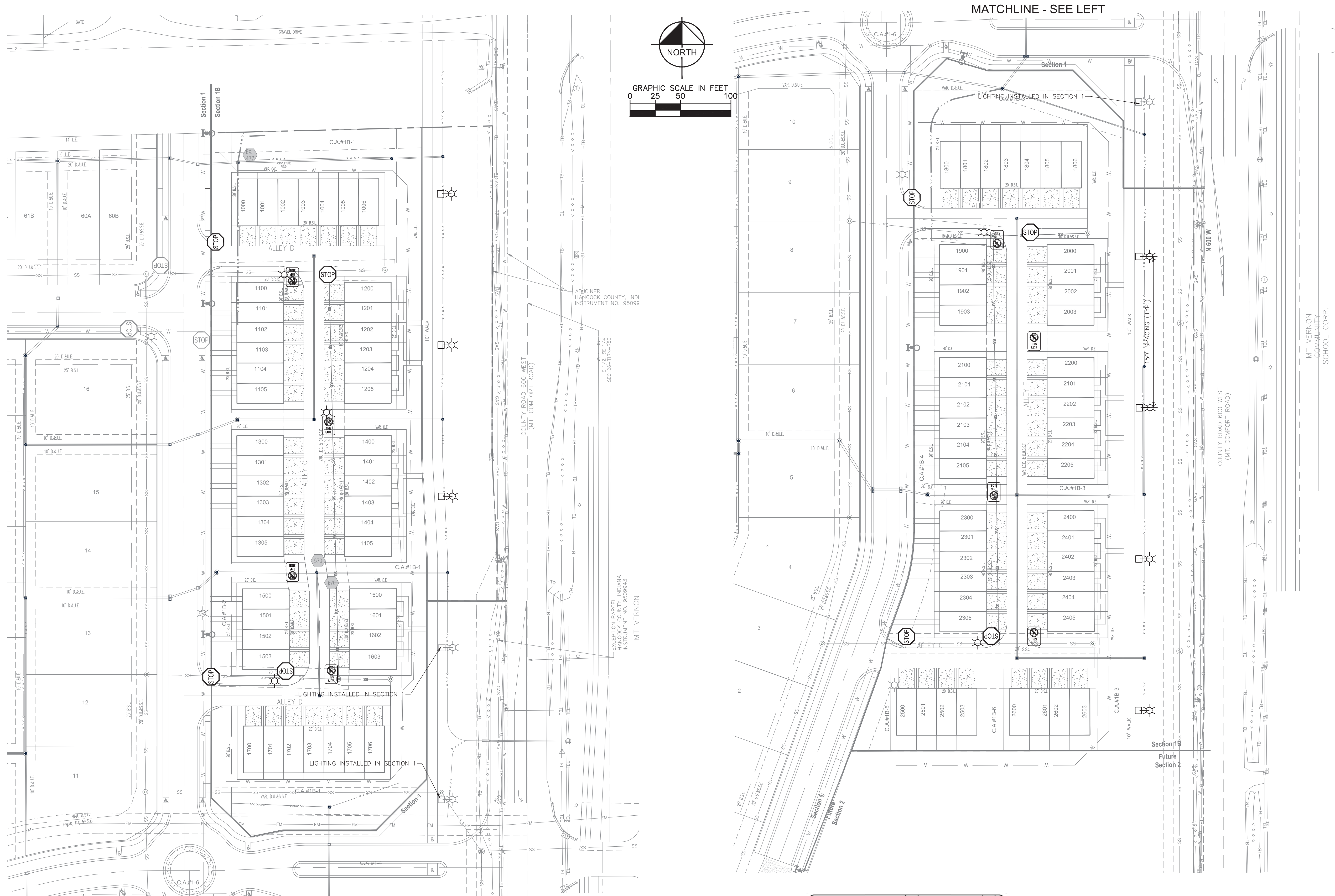
HAMPTON WALK SECTION 1B

ORIGINAL ISSUE: 7/22/2022
 KHA PROJECT NO. 170227008
 SHEET NUMBER C200


INDIANA UTILITIES PROTECTION SERVICE
Call 811
 before you dig

REVISED PER TAC COMMENTS
 REVISIONS
 DATE
 BY

Drawing name: K:\IND_DEV\170227003_Hampton_SectB_McCordsville_IN2_Design\CADD\PlanSheets\TRAFFIC CONTROL_PLAN.dwg C420 Sep 06, 2022 9:32am by: JohnMcWhorter
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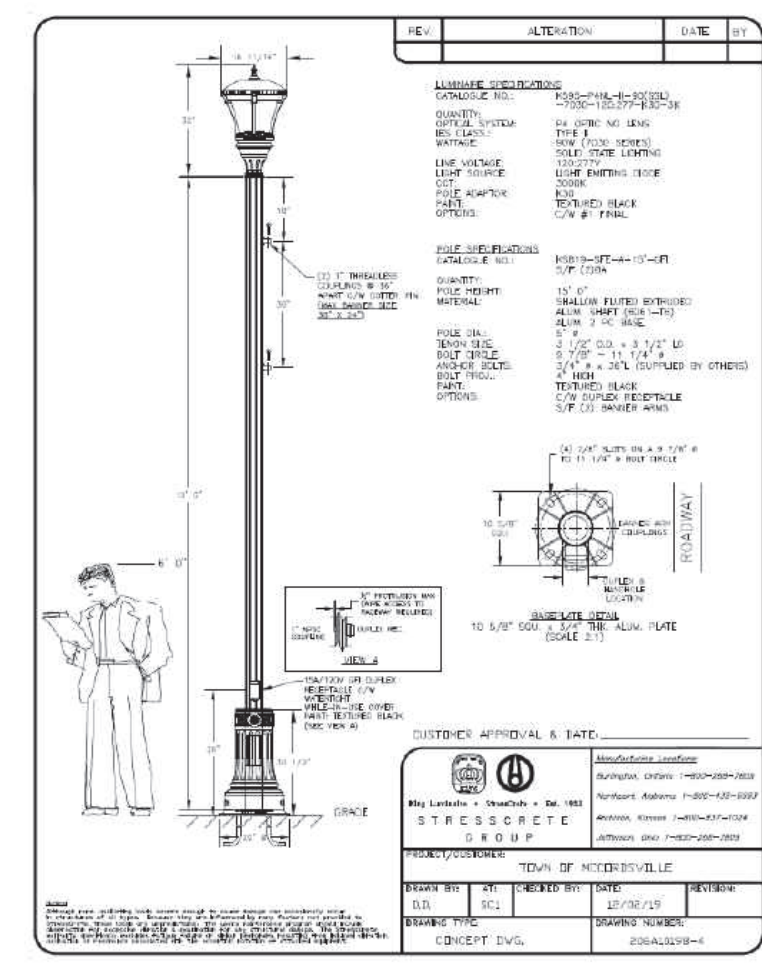


LEGEND

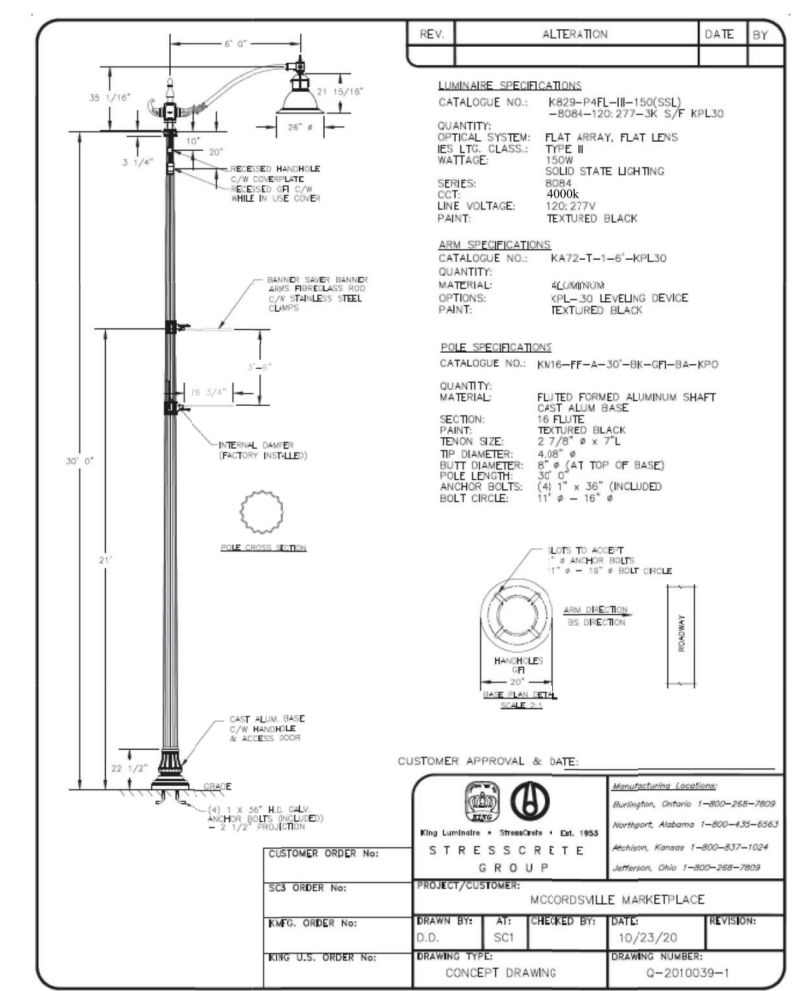
-  STOP SIGN 8
-  LIGHTING 6
-  OVERHEAD LIGHTING 7
-  NO PARKING THIS SIDE 8

MATCHLINE - SEE RIGHT

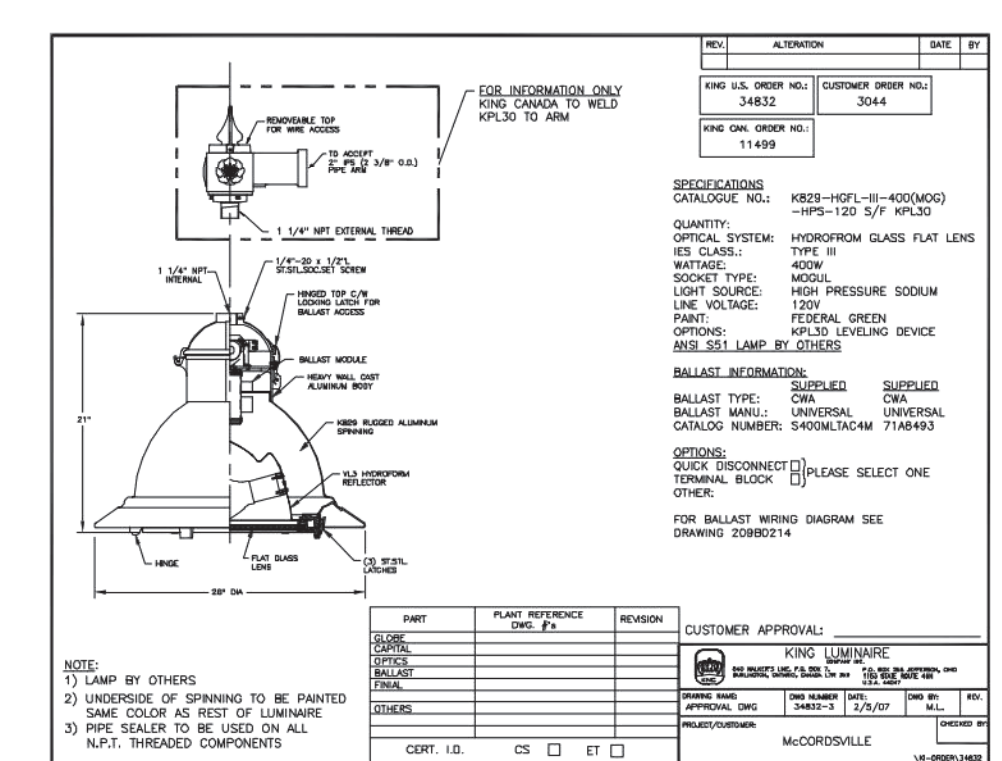
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STANDARD LIGHTING DETAIL



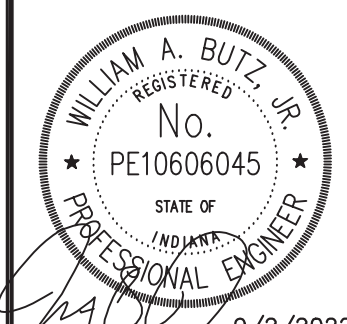

OVERHEAD LIGHTING DETAIL



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.

SCALE:	AS NOTED		9/2/2022 DATE
DESIGNED BY:	JSM		
DRAWN BY:	PCW		
CHECKED BY:	BAH		
DESIGNED BY:	JSM		9/2/2022 DATE
DRAWN BY:	PCW		
CHECKED BY:	BAH		
REVISIONS:	REVISED PER TAC COMMENTS		
GRAND COMMUNITIES, LLC		HAMPTON WALK SECTION 1B	
TRAFFIC CONTROL PLAN		ORIGINAL ISSUE: 7/22/2022 KHA PROJECT NO. 170227008 SHEET NUMBER C420	

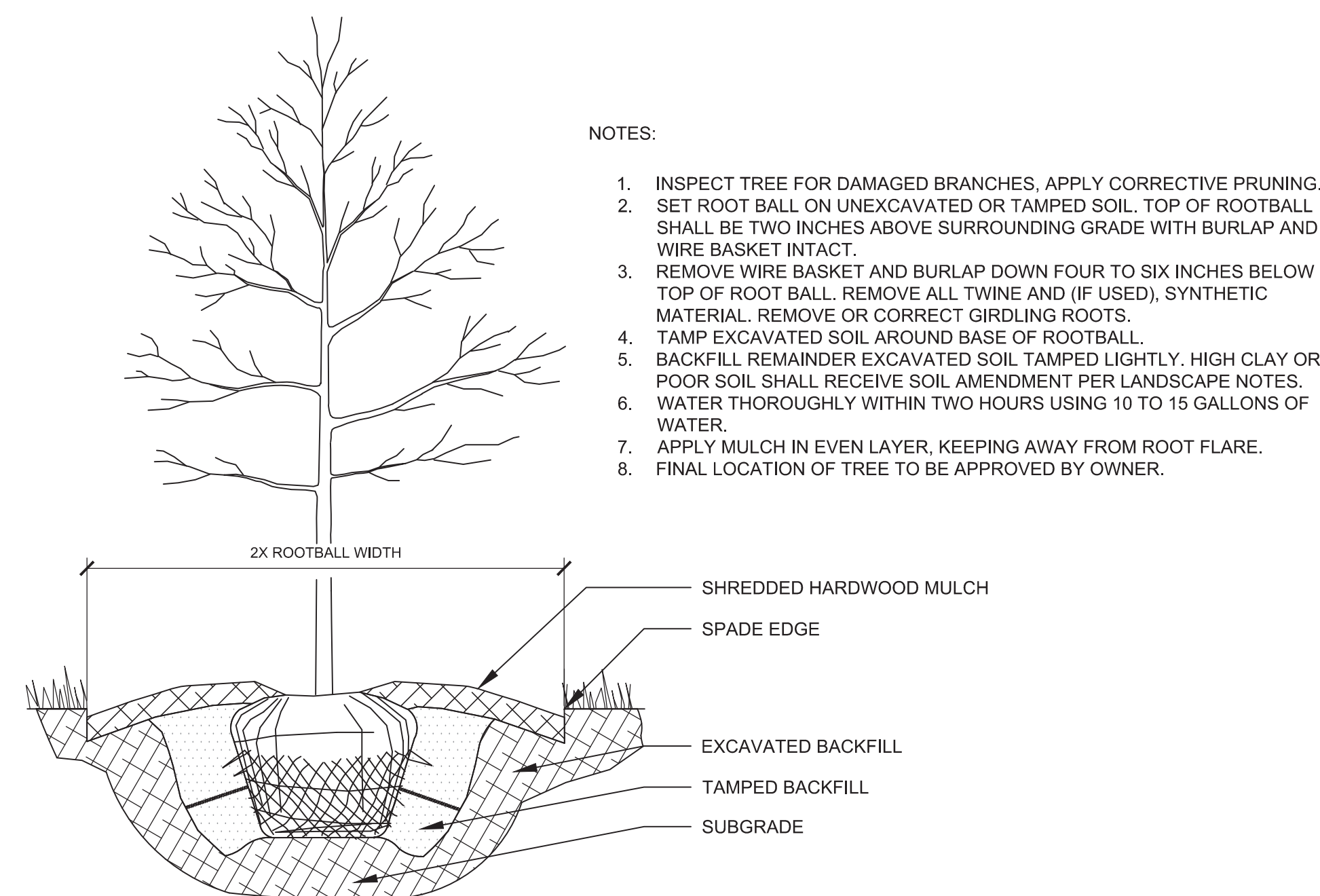


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ORDINANCE CHART	
ZONING: PUD	
REQUIREMENT	REQUIRED
YARD LANDSCAPING	
<ul style="list-style-type: none"> All homes shall be landscaped with a minimum of 1 deciduous tree, 2 ornamental trees, and 8 shrubs planted along the front foundation of the primary building All homes on corner lots shall also include a minimum of 1 deciduous tree, 1 ornamental tree, and 8 shrubs planted along the foundation of the side elevation of the structure 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 All townhome building sides facing 600 W shall feature a minimum of the following: <ul style="list-style-type: none"> 4 deciduous trees 3 dwarf standard ornamental trees 3 evergreen shrubs 6 dwarf deciduous shrubs 4 ornamental grass plantings <p>*Yard landscaping to be specified in a future submittal after primary structure is designed and selected</p>	12 standard lot front yards <ul style="list-style-type: none"> • 12 (1) = 12 deciduous trees • 12 (2) = 24 ornamental trees • 12 (8) = 96 shrubs 4 corner lot side yards <ul style="list-style-type: none"> • 4 (1) = 4 deciduous trees • 4 (1) = 4 ornamental trees • 4 (8) = 32 shrubs 10 townhome building sides facing 600 W <ul style="list-style-type: none"> • 10 (4) = 40 deciduous trees • 10 (3) = 30 dwarf ornamental trees • 10 (3) = 30 evergreen shrubs • 10 (6) = 60 dwarf deciduous shrubs • 10 (4) = 40 ornamental grasses Total: 56 deciduous trees 58 ornamental trees 258 shrubs/grasses
PERIMETER LANDSCAPING	
• Mt Comfort Rd between North boundry and second entry = 1 tree per 40 LF	• 1,480 LF 1,480/40 = 37 trees
STREET TREES	
• Tree lawn must be 10' wide minimum	• Tree lawn must be 10' wide minimum

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
CK	20	CLADRASITIS KENTUCKEA	AMERICAN YELLOWWOOD	B & B	2" CAL MIN	---
QI	1	QUERCUS IMBRICARIA	SHINGLE OAK	B & B	2" CAL MIN	---
QS	4	QUERCUS ROBUR 'FASTIGIATA' TM	SKYROCKET ENGLISH OAK	B & B	2" CAL MIN	---
UP	23	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	B & B	2" CAL MIN	---
ORNAMENTAL TREES	QTY	BOTANICAL NAME <th>COMMON NAME</th> <th>CONT</th> <th>CAL</th> <th>HT</th>	COMMON NAME	CONT	CAL	HT
MS	8	MALUS X 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	B & B	1.5" CAL MIN	---
SHRUBS	QTY	BOTANICAL NAME <th>COMMON NAME</th> <th>CONT</th> <th>SPACING</th> <th>SIZE</th>	COMMON NAME	CONT	SPACING	SIZE
JF	6	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	---	48" OC	24" HT MIN
MP2	10	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	---	SEE PLAN	18" HT MIN
WA	10	WEIGELA FLORIDA 'ALEXANDRA' TM	WINE & ROSES WEIGELA	1 GAL	SEE PLAN	18" HT MIN

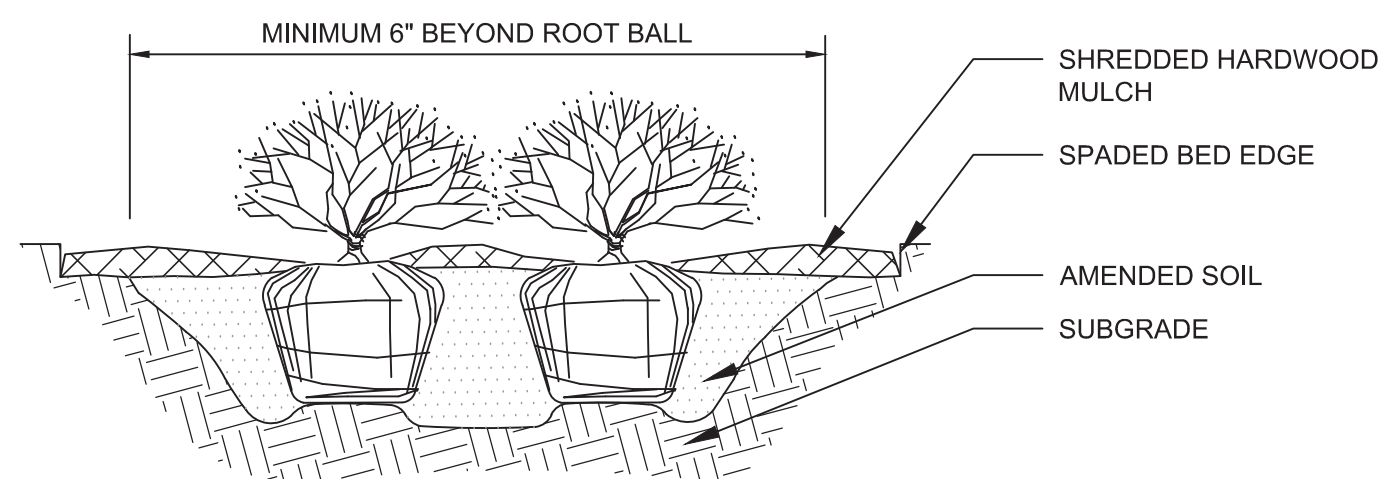
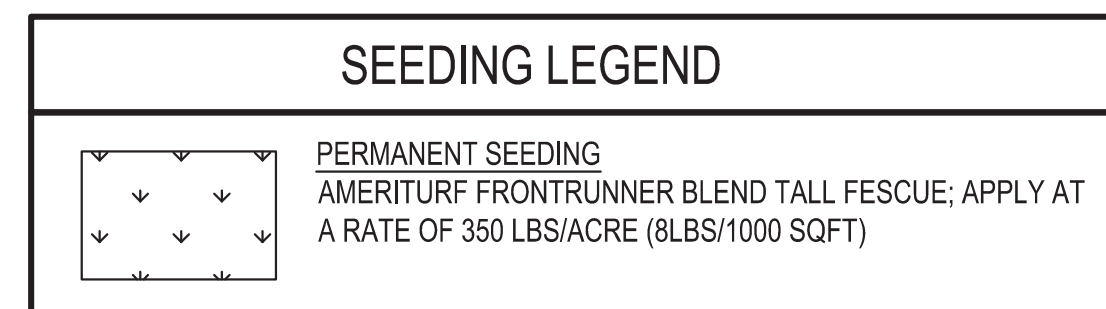


1 TREE PLANTING

NTS

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 CLOUDS 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 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.
- 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.



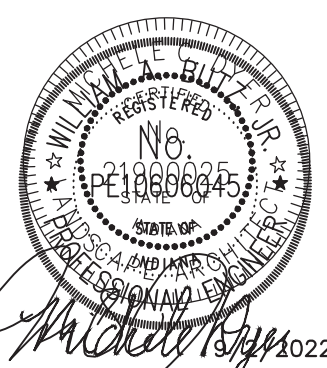
NOTES:

- 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

AS NOTED	DESIGNED BY: JSM	SCALE:
PCW	DRAWN BY: PCW	REVISED PER TAC COMMENTS
BAH	CHECKED BY: BAH	DATE: 9/2/2022
NO.	REVISIONS	BY



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GRAND COMMUNITIES, LLC

LANDSCAPE DETAILS
SECTION 1B

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