

VICINITY MAP
NO SCALE

OPERATING AUTHORITIES & AREA UTILITIES

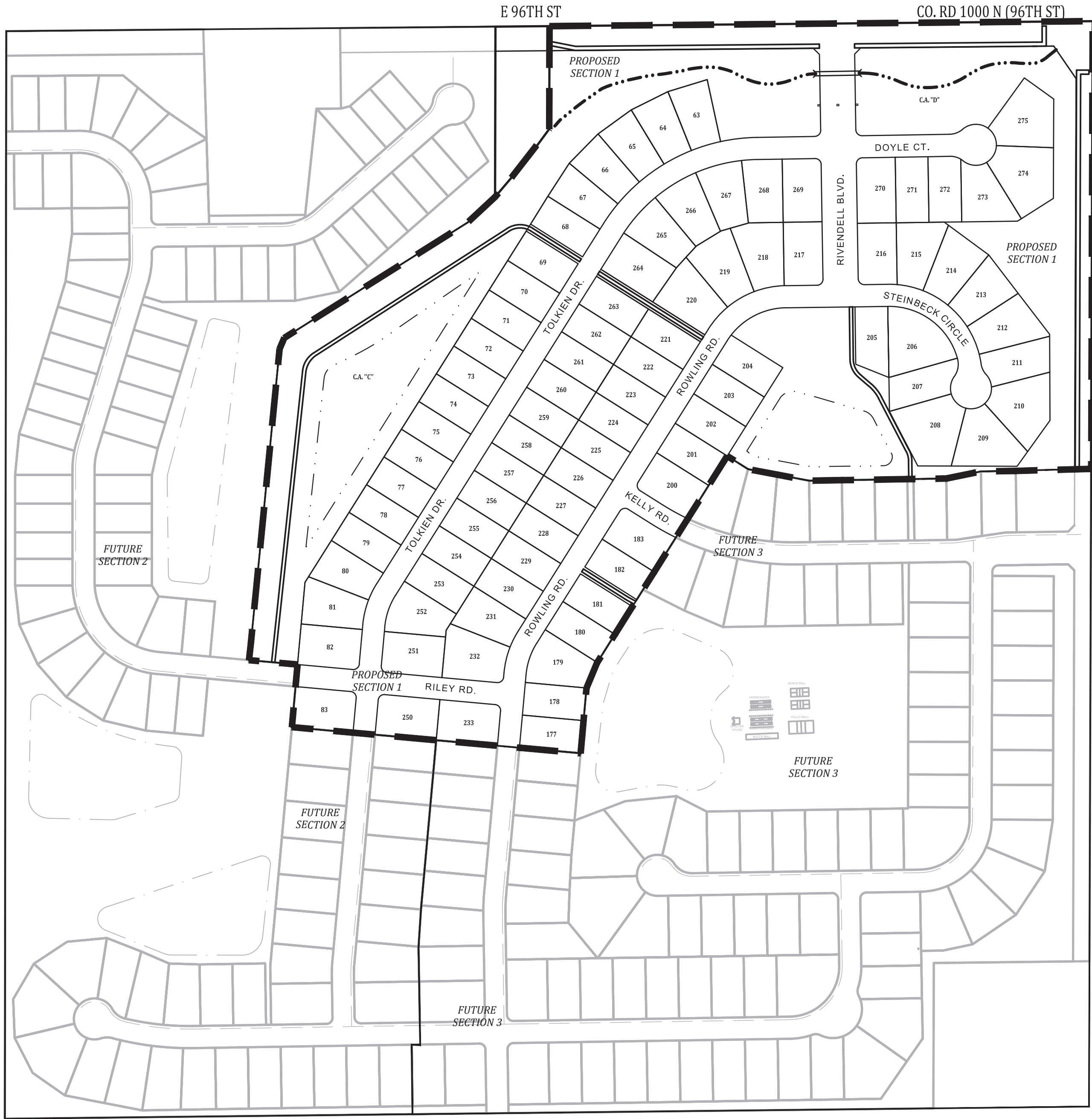
GAS CITIZENS ENERGY GROUP 2150 Dr. Martin Luther King Jr St Indianapolis, IN 46200 317-927-4684 Richard Miller, Jr.	SANITARY, STORM, & WATER MCCORDSVILLE PUBLIC WORKS 5759 W. Broadway McCordsville, IN 46055 317-335-3604 Mark Willsman	CABLE TELEVISION BRIGHT HOUSE NETWORKS 3030 Roosevelt Ave Indianapolis, IN 46218 317-632-9077 Jason Kirkman
GAS CENTERPOINT ENERGY 16000 Allisonville Road Noblesville, Indiana 46061 317-776-5532 Sandra Casey	TELEPHONE AT&T - DISTRIBUTION 240 N. Meridian St., Room 1791 Indianapolis, IN 46204 317-295-3050 Matt Spindler	WATER CITIZENS ENERGY GROUP - WATER CWA Authority, Inc. 2150 Dr. Martin Luther King, Jr. Street Indianapolis, IN 46202 317-927-4351 Attn.: Brad Hostetler
ELECTRIC INDIANAPOLIS POWER & LIGHT COMPANY 317-261-5203 Rhonda Williams	TELEPHONE NINE STAR CONNECT 2243 E. Main St Greenfield, IN 46140 317-323-2074 Eric Meyer	SCHOOL DISTRICT MT. VERNON COMM. SCH. CORP. 1806 West State Road 234 Fortville, IN 46040 Dr. Shane Robbins
FIRE DEPARTMENT MCCORDSVILLE FIRE STATION 7580 Form Street McCordsville, IN 46055 317-335-2268 Attn.: Tom Alexander	POLICE MCCORDSVILLE POLICE DEPT. 6280 West CR 800 North McCordsville, IN 46055 317-335-2612	CABLE TELEVISION COMCAST CABLEVISION 5330 East 65th Street Indianapolis, IN 46220 317-774-3384 Matt Stringer

SHEET INDEX	
SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	OVERALL PLAN
C102	EXISTING TOPOGRAPHY
C107-C109	SIDEWALK STREET LIGHT, AND SIGN PLAN
C110-C113	GRADING AND DRAINAGE PLAN
C114	AMENITY PLAN
C115-C117	OVERFLOW PLAN
C118-C120	SSD PLAN
C200-C203	STREET PLAN & PROFILE
C220-C223	ENTRANCE & INTERSECTION DETAILS
C300-C302	SANITARY SEWER PLAN
C303-C306	SANITARY SEWER PLAN & PROFILES
C310-C315	STORM SEWER PLAN & PROFILES
C320-C322	WATER MAIN PLAN (CITIZENS WATER)
C323-C324	OFF-SITE WATER MAIN PLAN (CITIZENS WATER)
C400-C404	INITIAL EROSION CONTROL PLAN
C410-C413	FINAL EROSION CONTROL PLAN
C420	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
C500	EROSION CONTROL DETAILS
C503-C504	STORM WATER DETAILS
C525	CITIZENS WATER DETAILS
L1	LANDSCAPING PLAN (By Others)
1-3	PLAT
1-10	TOWN OF MCCORDSVILLE STANDARDS

RIVENDELL - SECTION 1

SECTION 18, TOWNSHIP 18N, RANGE 6E, VERNON TOWNSHIP,
HANCOCK COUNTY, 96TH & CR N 400 WEST
ZONED: PUD

PLANS PREPARED FOR:
PREMIER LAND COMPANY II, LLC
11691 FALL CREEK ROAD, SUITE 210
FORTVILLE, INDIANA 46040
317-501-9172
CONTACT: RICHARD HENDERSON



SITE MAP
1"=200'

REVISIONS		
NUMBER	DESCRIPTION	DATE
1	PER TOWN OF MCCORDSVILLE TECH COMMENTS	9-9-22

SECTION 1 STREET NAME CHART		
STREET	NAME	STREET LENGTH
A	RIVENDELL BLVD	665.4'
B	TOLKIEN ROAD	2353.0'
C	ROWLING ROAD	1946.2'
D	RILEY ROAD	177.1'
E	DICKENS LANE	531.0'
F	DOYLE COURT	335.4'
G	STEINBECK CIRCLE	467.0'



LOCATION MAP
NO SCALE

PROJECT SUMMARY

TOTAL AREA OF SECTION 1:	56.21 ACRES ±
NUMBER OF LOTS:	88
TOTAL AREA OF LOTS:	27.82 ACRES ±
NUMBER OF COMMON AREAS:	4
TOTAL AREA OF COMMON AREAS:	17.17 ACRES ±
TOTAL LENGTH OF STREETS:	5664.82 L.F. OR 1.07 MILES
TOTAL AREA OF DEDICATED RIGHT-OF-WAY:	10.20 ACRES ±

CONSTRUCTION DOCUMENTS

PROJECT MANAGER: _____ DATE: _____

THESE PLANS ARE NOT TO BE CONSIDERED FINAL OR TO BE UTILIZED FOR CONSTRUCTION UNLESS SIGNED AND DATED BY THE APPROPRIATE BANNING ENGINEERING PROJECT MANAGER.

THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

PLANS PREPARED BY:

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com
CONTACT: LANCE FERRELL
EMAIL: LFERRELL@BANNING-ENG.COM



CERTIFIED BY: *W. Chad Ziegler*



Date:	08-19-2022
Project No:	21270P-S1
Sheet No:	C100

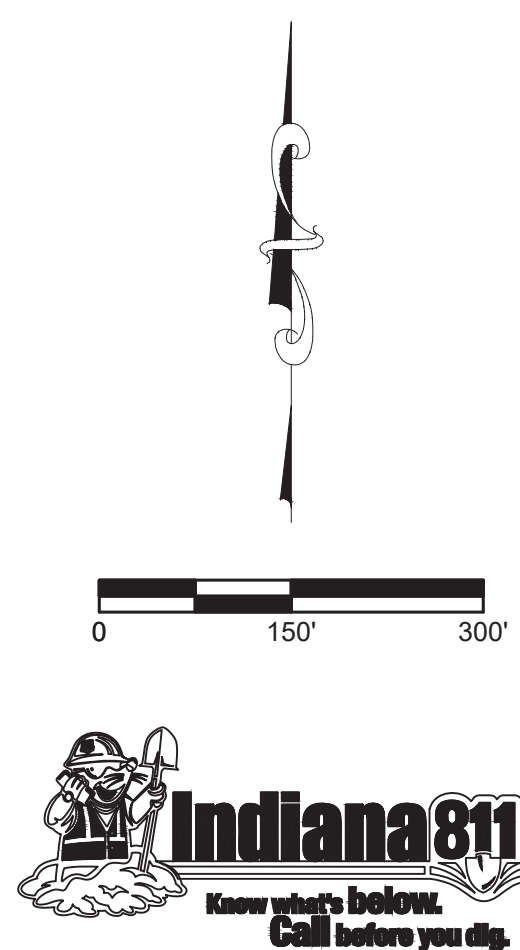
LAND DESCRIPTION
RIVENDELL, SECTION 1

Part of the Northeast Quarter of Section 18, Township 17 North, Range 6 East of the Second Principal Meridian in Hancock County, Indiana, being a part of that 155.296-acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011 as Banning Engineering project number 21270 (all references to monuments and course herein are as shown on said plat of survey) described as follows:

BEGINNING at a Harrison Monument marking the Northeast corner of said Northeast Quarter of Section 18; thence South 00 degrees 12 minutes 50 seconds West along the east line of said Northeast Quarter 1093.14 feet to a mag nail with washer stamped "Banning Eng Firm #0060"; thence South 88 degrees 26 minutes 48 seconds West 183.94 feet to a 5/8 inch rebar with cap stamped "Banning Eng Firm #0060" (hereinafter referred to as capped rebar); thence South 89 degrees 06 minutes 14 seconds West 85.00 feet to a capped rebar; thence South 78 degrees 26 minutes 37 seconds West 86.49 feet to a capped rebar; thence South 89 degrees 06 minutes 14 seconds West 335.00 feet to a capped rebar; thence North 79 degrees 17 minutes 42 seconds West 151.59 feet to a capped rebar; thence North 57 degrees 47 minutes 57 seconds West 60.23 feet to a capped rebar; thence South 32 degrees 12 minutes 03 seconds West 595.74 feet to a capped rebar; thence South 22 degrees 42 minutes 45 seconds West 67.57 feet to a capped rebar; thence South 05 degrees 10 minutes 04 seconds West 160.00 feet to a capped rebar; thence North 84 degrees 49 minutes 56 seconds West 118.99 feet to the center of Stansbury Ditch, (the following Seven (7) calls are along the centerline thereof); 1) thence North 06 degrees 20 minutes 38 seconds East 43.35 feet; 2) thence North 05 degrees 34 minutes 10 seconds East 720.11 feet; 3) thence North 22 degrees 58 minutes 22 seconds East 29.36 feet; 4) thence North 57 degrees 49 minutes 40 seconds East 528.60 feet; 5) thence North 47 degrees 06 minutes 03 seconds East 91.82 feet; 6) thence North 40 degrees 19 minutes 14 seconds East 117.79 feet; 7) thence North 36 degrees 23 minutes 04 seconds East 94.69 feet; thence North 00 degrees 08 minutes 15 seconds East 251.16 feet to a mag nail with washer stamped "Banning Eng Firm #0060" on the north line of said Northeast Quarter; thence North 89 degrees 28 minutes 25 seconds East 1,326.55 feet to the POINT OF BEGINNING, containing 55.191 acres, more or less.

STREET NAME CHART

STREET	NAME
A	RIVENDELL BLVD
B	TOLKIEN ROAD
C	ROWLING ROAD
D	KELLY ROAD
E	RILEY ROAD
F	DOYLE COURT
G	STEINBECK CIRCLE

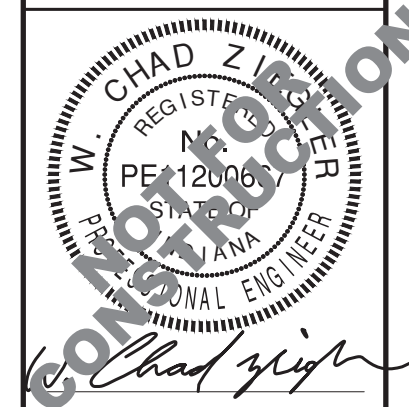


OVERALL PLAN

RIVENDELL - SECTION 1

TOWN OF MCCORDSVILLE

VERNON TWP., HANCOCK CO., INDIANA



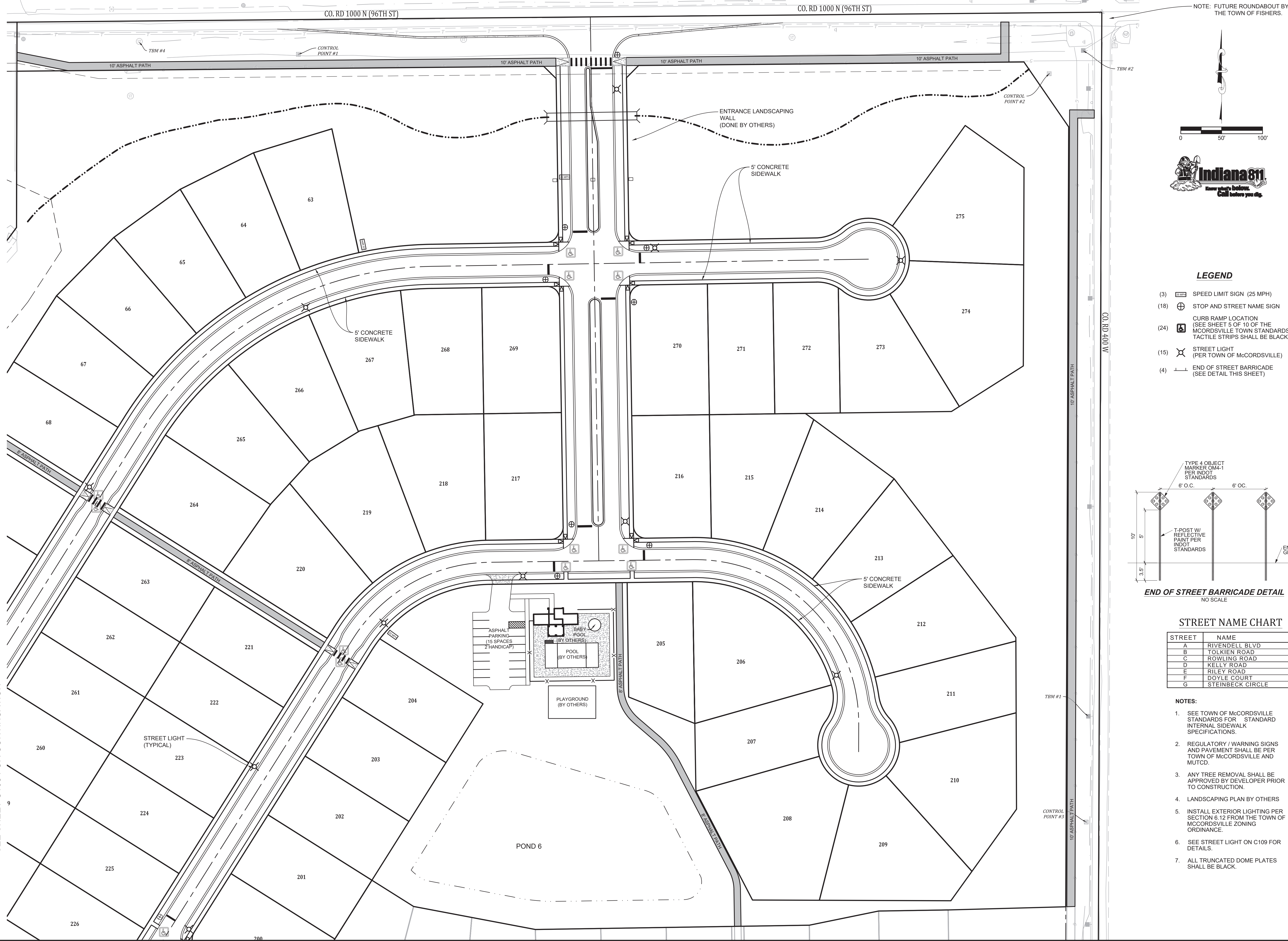
Project No: 21270-S1

Sheet No:

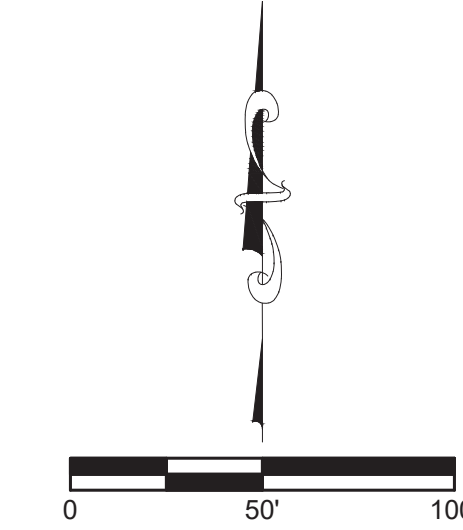
C101

Designated	Sym.	Revisions	Date
LFWB	1	PER TOWN OF MCCORDSVILLE TECH COMMENTS	9-9-22
Drawn			
Checked:			
Scale:			
	1" = 150'		
Date:			
			08-19-2022






SEE SHEET C108 FOR CONTINUATION

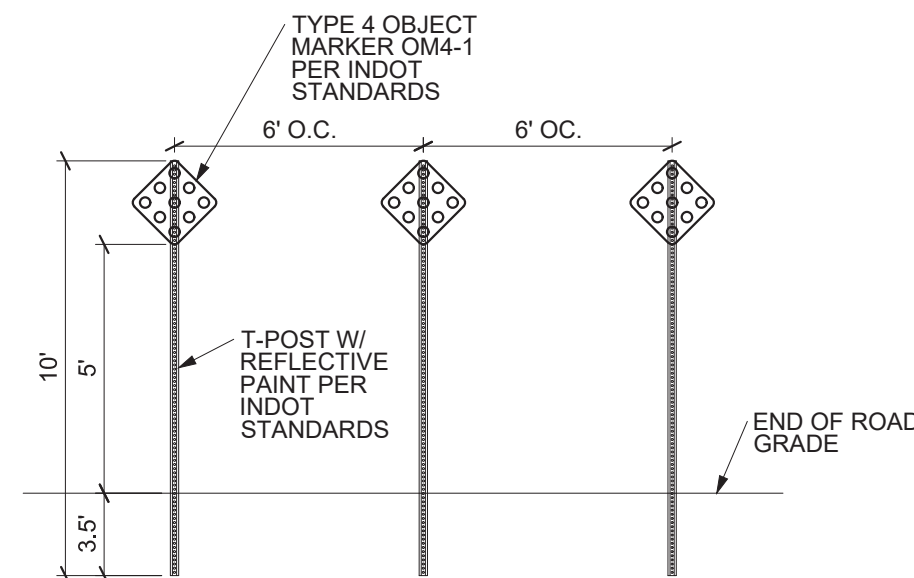


- NOTE: FUTURE ROUNDABOUT BY THE TOWN OF FISHERS.



LEGEND

- | | | |
|------|---|---|
| (3) |  | SPEED LIMIT SIGN (25 MPH) |
| (18) |  | STOP AND STREET NAME SIGN |
| (24) |  | CURB RAMP LOCATION
(SEE SHEET 5 OF 10 OF THE
McCORDSVILLE TOWN STANDARDS
TACTILE STRIPS SHALL BE BLACK.) |
| (15) |  | STREET LIGHT
(PER TOWN OF McCORDSVILLE) |
| (4) |  | END OF STREET BARRICADE
(SEE DETAIL THIS SHEET) |



END OF STREET BARRICADE DETAIL
NO SCALE

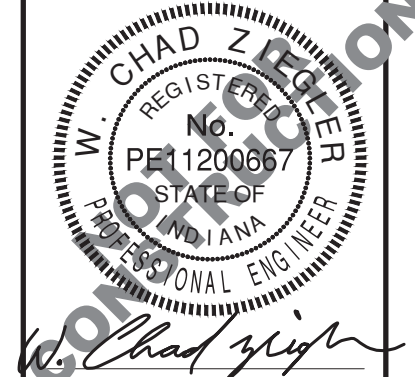
STREET NAME CHART

STREET	NAME
A	RIVENDELL BLVD
B	TOLKIEN ROAD
C	ROWLING ROAD
D	KELLY ROAD
E	RILEY ROAD
F	DOYLE COURT
G	STEINBECK CIRCLE

NOTES:

1. SEE TOWN OF MCCORDSVILLE STANDARDS FOR STANDARD INTERNAL SIDEWALK SPECIFICATIONS.
2. REGULATORY / WARNING SIGNS AND PAVEMENT SHALL BE PER TOWN OF MCCORDSVILLE AND MUTCD.
3. ANY TREE REMOVAL SHALL BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
4. LANDSCAPING PLAN BY OTHERS
5. INSTALL EXTERIOR LIGHTING PER SECTION 6.12 FROM THE TOWN OF MCCORDSVILLE ZONING ORDINANCE.
6. SEE STREET LIGHT ON C109 FOR DETAILS.
7. ALL TRUNCATED DOME PLATES SHALL BE BLACK.

SIDEWALK, SIGNAGE, AND LIGHT PLAN
RIVENDELL - SECTION 1
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA



BANNING
ENGINEERING

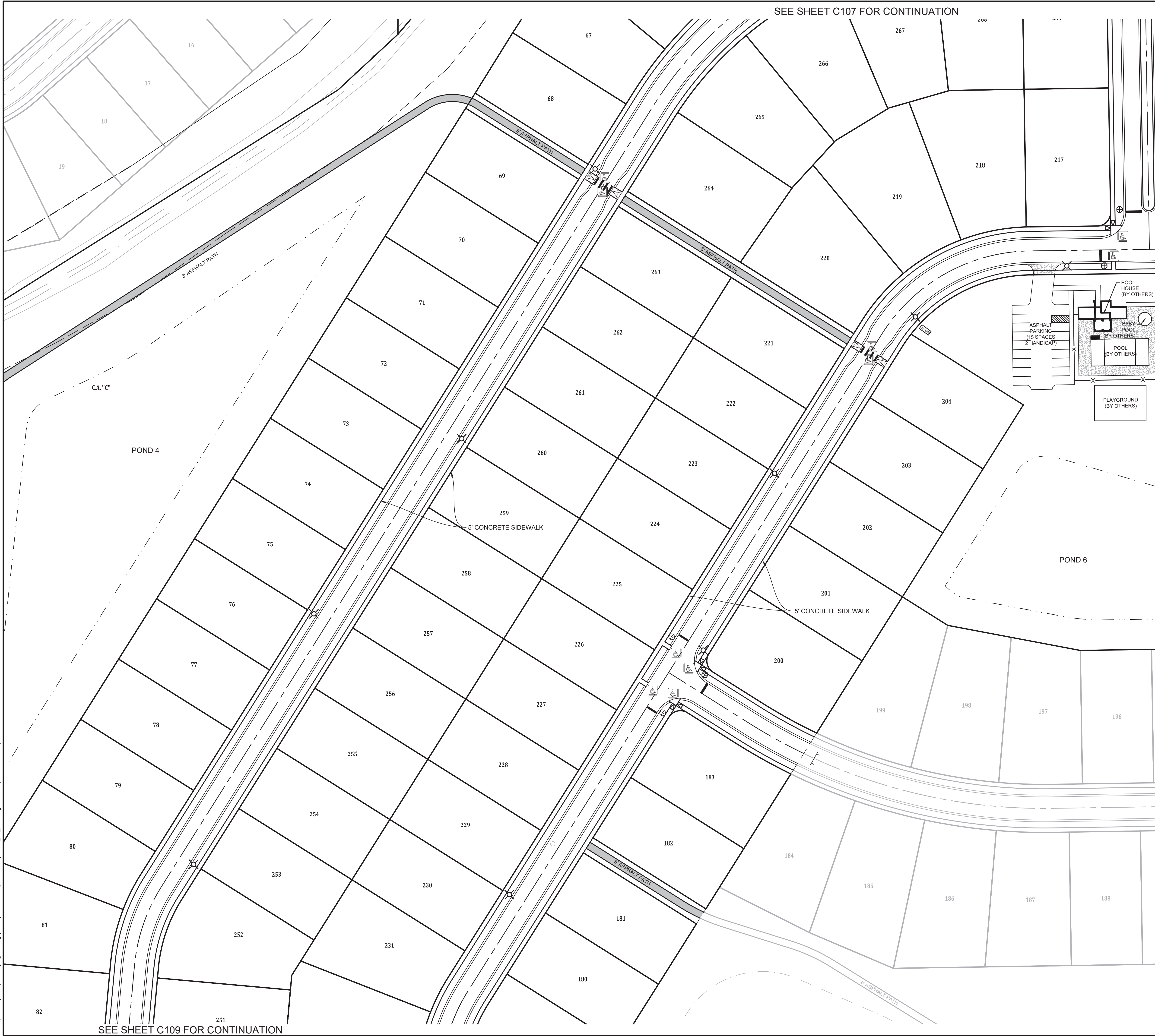
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168

BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

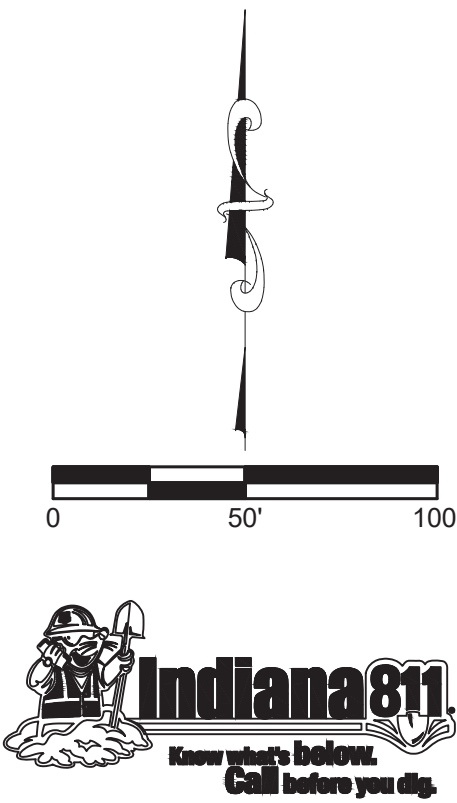
Project No:	21270-S1
Sheet No:	

C107

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SEE SHEET C107 FOR CONTINUATION

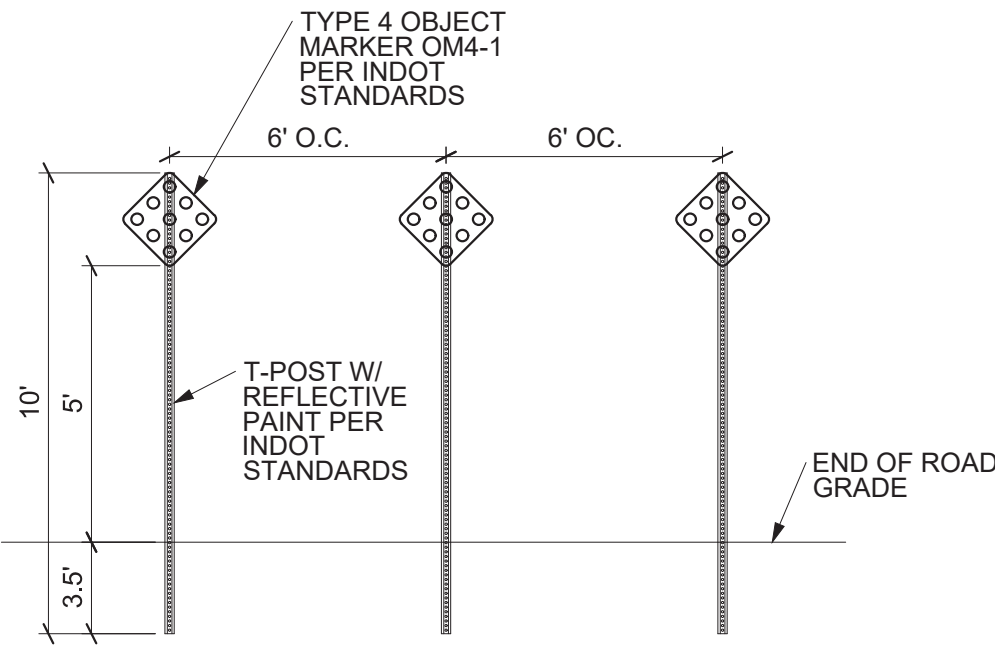


LEGEND

- (3) SPEED LIMIT SIGN (25 MPH)
- (18) STOP AND STREET NAME SIGN
- (24) CURB RAMP LOCATION
(SEE SHEET 5 OF 10 OF THE MCCORDSVILLE TOWN STANDARDS TACTILE STRIPS SHALL BE BLACK.)
- (15) STREET LIGHT
(PER TOWN OF MCCORDSVILLE)
- (4) END OF STREET BARRICADE
(SEE DETAIL THIS SHEET)

NOTES:

- SEE TOWN OF MCCORDSVILLE STANDARDS FOR STANDARD INTERNAL SIDEWALK SPECIFICATIONS.
- REGULATORY / WARNING SIGNS AND PAVEMENT SHALL BE PER TOWN OF MCCORDSVILLE AND MUTCD.
- ANY TREE REMOVAL SHALL BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
- LANDSCAPING PLAN BY OTHERS
- INSTALL EXTERIOR LIGHTING PER SECTION 6.12 FROM THE TOWN OF MCCORDSVILLE ZONING ORDINANCE.
- SEE STREET LIGHT ON C109 FOR DETAILS.
- ALL TRUNCATED DOME PLATES SHALL BE BLACK.

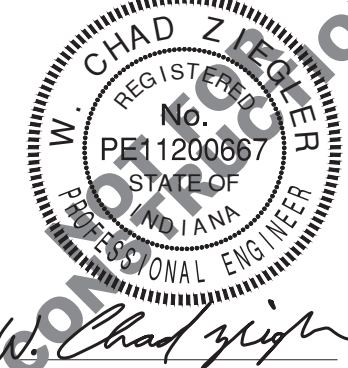


END OF STREET BARRICADE DETAIL
NO SCALE

STREET NAME CHART

STREET	NAME
A	RIVENDELL BLVD
B	TOLKIEN ROAD
C	ROWLING ROAD
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SIDEWALK, SIGNAGE, AND LIGHT PLAN
RIVENDELL - SECTION 1
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

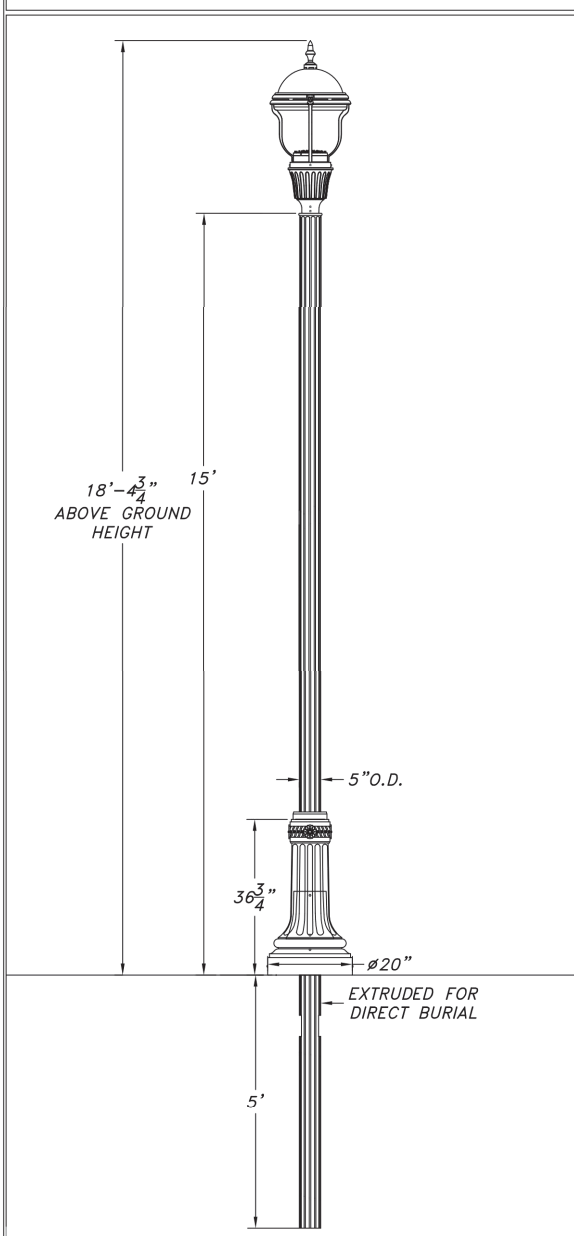


BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 21270-S1
Sheet No:

Revisions	Date
1	9-9-22
PER TOWN OF MCCORDSVILLE TECH COMMENTS	
Designed: LFMB	
Drawn: PGSEL	
Checked: LGFWAB	
Scale: 1"= 50'	
Date: 08-19-2022	

CLEVELAND-20 SERIES



SCALE: 3/8" = 1'-0"
CL-20-CS-F5-15-DB-5-MOD-CR-LED
Revision # 0 Date: 10/08/20 Page: 3 of 4
Revision History N/A
Niland Approval: Gila Rodriguez Customer Approval:

CSI POLE SPECIFICATION

I. BASE
Base shall be cast aluminum. Aluminum shall be certified as pure 356 copper free of any porosity, foreign materials or casting flaws. Base casting shall be of uniform wall thickness with no warping or mold shifting. Minimum wall thickness shall be .250". The base casting shall have an internal stress up to 25" deep (depending on style chosen) to account for the pole shaft. Cast aluminum access cover shall be secured with two (2) bolts to the base to mirror the design of the fluted shaft. There are no exterior welds to finish. The anchor bolt locations in the base shall be cast in place on part of the base casting, for maximum strength.

II. POLE
The pole shall be welded into the base sleeve and circumferentially welded around the inside of the base. Shaft extension shall be of uniform wall thickness with no warping or mold shifting. Minimum wall thickness shall be .188" or .250". Exterior transition ring shall be cast in to the top of the base to mirror the design of the fluted shaft. There are no exterior welds to finish. Pole shaft shall be seamless, deep fluted extruded 6063-T6 aluminum.

III. ANCHORAGE DETAIL
Standards 12 feet high or less shall use 1/2" x 18" L-type anchor bolts. Standards higher than 12 feet shall use 3/4" x 24" L-type bolts.

IV. HOUSING
The pole shall be cast aluminum. Aluminum shall be certified as pure 356 alloy, free of any porosity, foreign materials or casting flaws. Castings shall be uniform wall thickness with no warping or mold shifting. Minimum wall thickness shall be 3/16". Electrical components are mounted in the ballast compartment. The ballast compartment shall be secured to the post top with three (3) stainless steel screws. Type-304 stainless steel reflector is designed for a type II light distribution pattern. The reflector shall be mounted in the luminaire with three S.S. screws.

V. ELECTRICAL
All electrical components and materials shall be UL-recognized and wired by a certified electrician. All Niland products are high power factor rated for .907/.927 starting. Medium and large base sockets are 4 KV rated. The electrical assembly is pre-wired with quick disconnects for servicing. Fixtures shall be UL certified for wet locations. Optional LED unit.

FINISHES
True Year Powder Coating Warranty
Niland Company factory-applied powder coatings are warranted against peeling, excessive fading and cracking under normal climatic exposure for a period of five years from date of shipment. Damage to finish coating caused by abuse or mishandling during installation is not covered by warranty. This warranty is limited to the repair or replacement of the material involved and does not include reimbursement of consequential damages such as installation or removal of equipment or transportation costs.

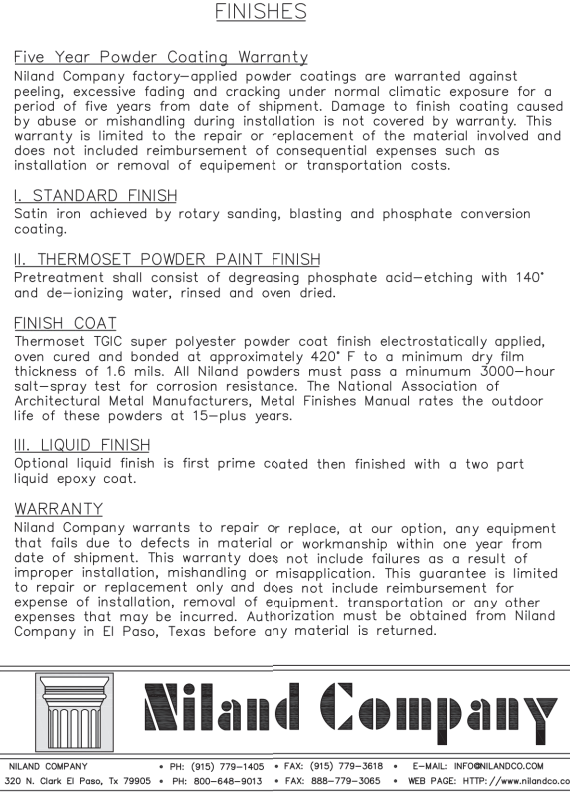
1. STANDARD FINISH
Solid iron achieved by rotary sanding, blasting and phosphate conversion coating.

2. THERMOSET POWDER PAINT FINISH
Pre-treatment shall consist of degreasing, phosphate acid-etching with 140° and de-ionizing water, rinsed and oven dried.

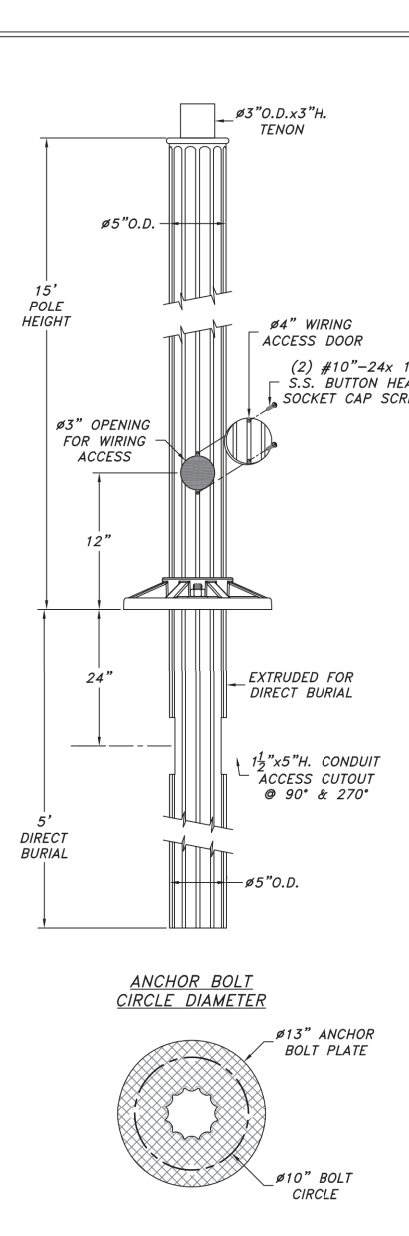
FINISH COAT
Thermoset TSC super polyester powder coat finish electrostatically applied, oven cured and baked at approximately 400° F to a minimum dry film thickness of 1.6 mils. All Niland products must pass a minimum 3000-hour salt-spray test for corrosion resistance. The National Association of Architectural Manufacturers (NAAM) Test Method Manual notes the outdoor life of these powders at 15-plus years.

3. LIQUID FINISH
Optional liquid finish is first prime coated then finished with a two part liquid epoxy coat.

WARRANTY
Niland 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 improper installation, mishandling or misoperation. This guarantee is limited to repair or replacement only and does not include reimbursement for expense of installation, removal of equipment, transportation or any other expenses that may be incurred. Reimbursement shall be limited to Niland Company in El Paso, Texas before any material is returned.



UTILITY:5 SERIES



SCALE: 1"=1'-0"
Utility:5 Series-13" Bolt Plate-Fluted 5"-13" Height
UTS-13-F5-15-DB-5
Niland Approval: Gila Rodriguez Customer Approval: Page: 2 of 4

ORDERING GUIDE

Catalog Code Description: UTS-13-5-ft-top-globe

Name of Base (Utility:5); Diameter of Base (13")
Type of Pole (Fluted 5"); Height of Pole (None)
Top Style (None);Color (None); Optional Equip. (None)

Post Selection:
Specify pole height from bottom of base.

Catalog Code
UTS-13-55-5" dia. smooth 8'-16"
UTS-13-F5-5" dia. fluted 8'-16"
UTS-13-1F5-5" dia. tapered-fluted 8'-16"

Check Appropriate Boxes for Material
☐ Cast Aluminum

Shaft Options
☐ 1/8" Extrusion ☐ 1/4" Extrusion
☐ 5" Dia. Smooth ☐ 5" Dia. Fluted ☐ 3"-5" Dia./N.T.S.

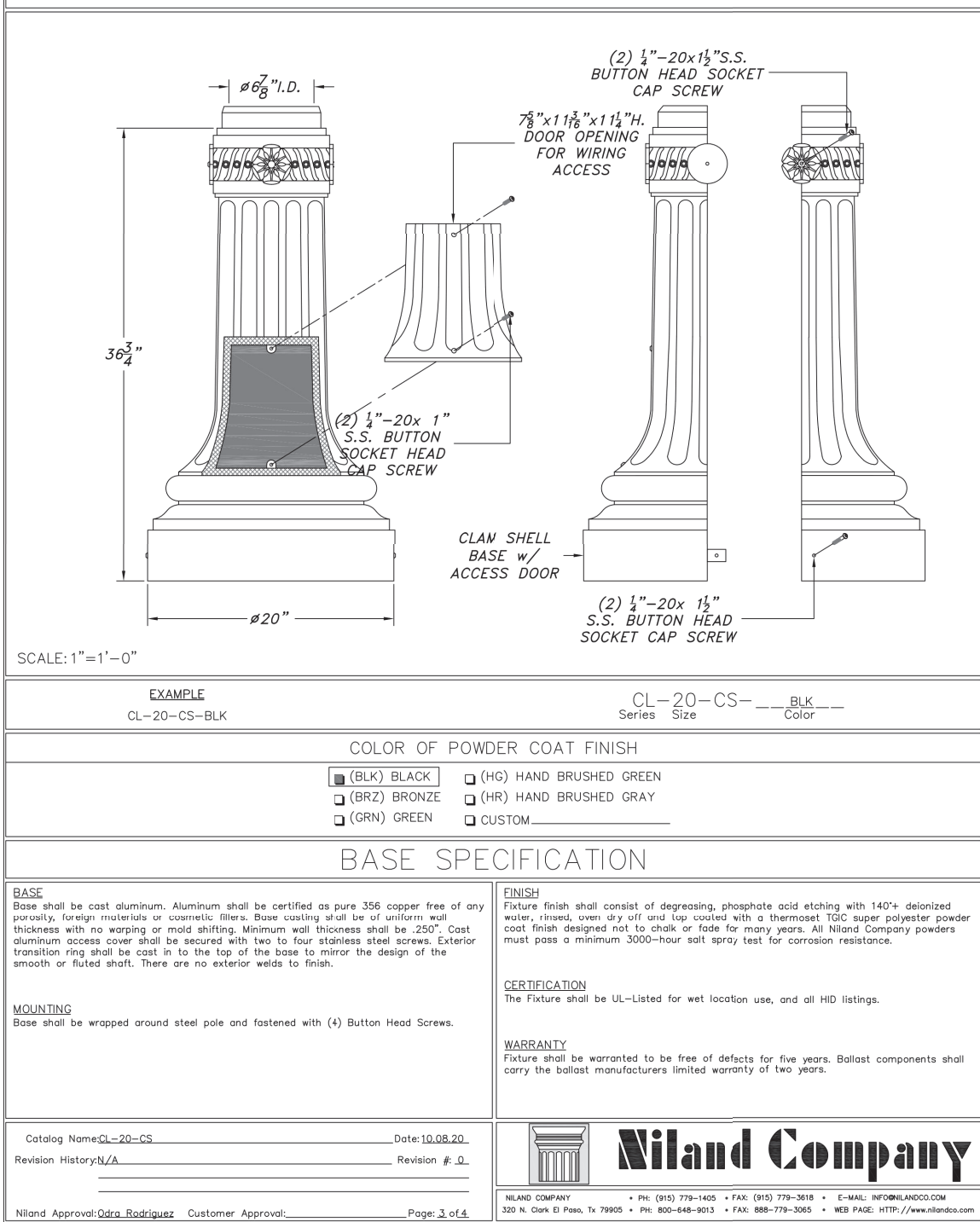
Optional Pole Accessories
☐ GFI Receptacles (See Accessories Section)
☐ Banner Arms (See Accessories Section)
☐ Flag Pole Holders (See Accessories Section)
☐ Signage (See Accessories Section)

Check Appropriate Boxes for Finish
☐ Black ☐ Hand Brushed Green
☐ Bronze ☐ Hand Brushed Gray
☐ Green ☐ Custom

Ordering Instructions
To order, simply follow the format for the Catalog Code. Once the base has been selected, use the base initials to begin your catalog code. The next entry on the code is the diameter of the base. Next, you will choose the type of pole that the product will have whether it is smooth, fluted, tapered fluted etc. The height of the pole is next and it is measured from the bottom of the base. The post top style is measured and followed by the globe type. Codes can be found under each item.
The code description is:
Base Series-Diameter-Pole Shaft-Height-Top-Globe.

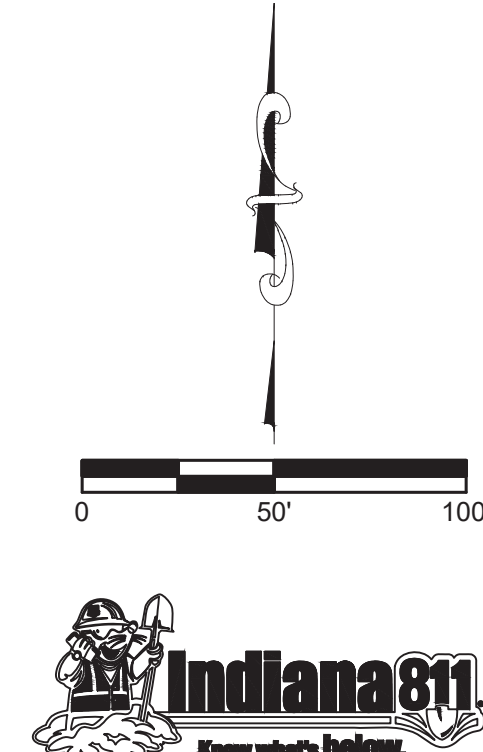
CLEVELAND-20 SERIES

CL-20-CS



SCALE: 1"=1'-0"
CL-20-CS-BLK
Niland Approval: Gila Rodriguez Customer Approval: Page: 3 of 4

SEE SHEET C108 FOR CONTINUATION

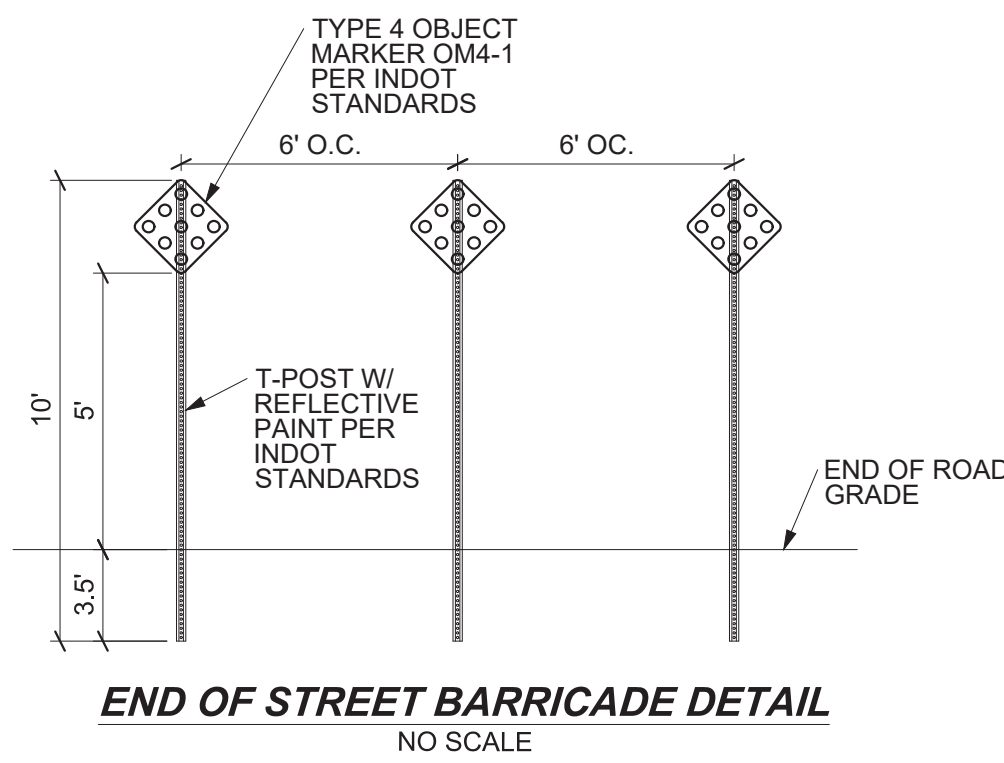


LEGEND

- (3) SPEED LIMIT SIGN (25 MPH)
- (18) STOP AND STREET NAME SIGN
- (24) CURB RAMP LOCATION
(SEE SHEET 5 OF 10 OF THE MCCORDSVILLE TOWN STANDARDS TACTILE STRIPS SHALL BE BLACK.)
- (15) STREET LIGHT
(PER TOWN OF MCCORDSVILLE)
- (4) END OF STREET BARRICADE
(SEE DETAIL THIS SHEET)

NOTES:

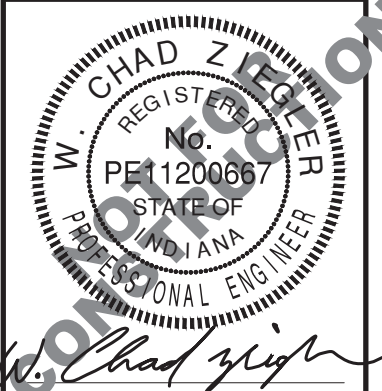
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- REGULATORY / WARNING SIGNS AND PAVEMENT SHALL BE PER TOWN OF MCCORDSVILLE AND MUTCD.
- ANY TREE REMOVAL SHALL BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
- LANDSCAPING PLAN BY OTHERS
- INSTALL EXTERIOR LIGHTING PER SECTION 6.12 FROM THE TOWN OF MCCORDSVILLE ZONING ORDINANCE.
- SEE STREET LIGHT ON C109 FOR DETAILS.
- ALL TRUNCATED DOMES SHALL BE BLACK.



STREET NAME CHART

STREET	NAME
A	RIVENDELL BLVD
B	TOLKIEN ROAD
C	ROWLING ROAD
D	KELLY ROAD
E	DOYLE COURT
F	STEINBECK CIRCLE

SIDEWALK, SIGNAGE, AND LIGHT PLAN
RIVENDELL - SECTION 1
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

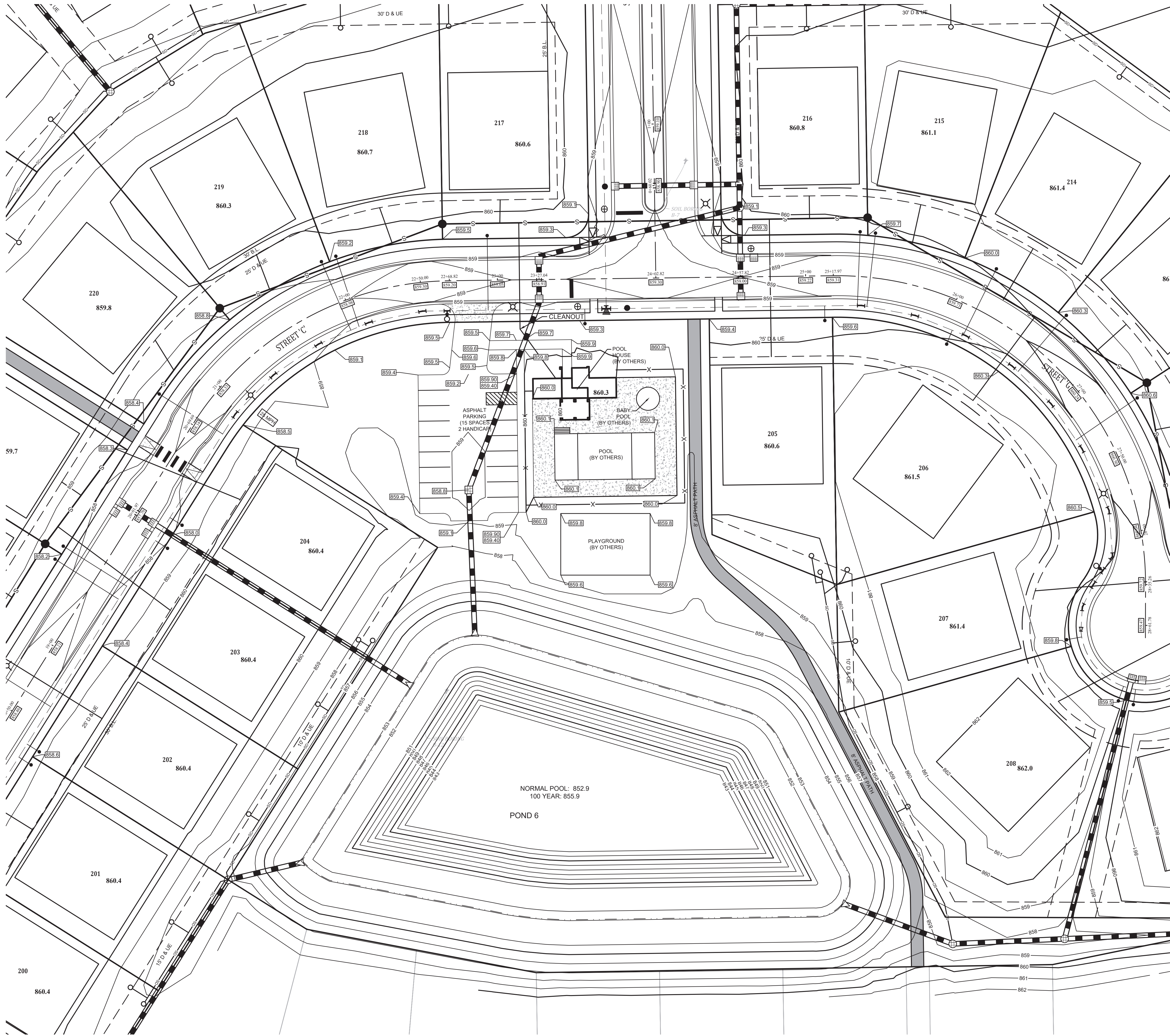


BANNING
ENGINEERING
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BUS: (317) 707-3700 FAX: (317) 707-3800
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Project No: 21270-S1
Sheet No:

C109

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SEE SEE SHEET C113 FOR PROPOSED POND SECTIONS, PATH SECTION AND GENERAL NOTES

SEE THE SSD PLANS FOR NOTES REGARDING SUBSURFACE DRAINS.

SEE SHEET C115 FOR NOTE REGARDING LOWEST ADJACENT GRADES.

ALL PONDS TO HAVE ILLUMINATED FOUNTAIN PER THE TOWN OF MCCORDSVILLE.

NOTE:
ANY TREE REMOVAL SHALL BE APPROVED BY THE DEVELOPER PRIOR TO CONSTRUCTION

EXISTING LEGEND

- 770 EXISTING CONTOUR: MAJOR
- 769 EXISTING CONTOUR: MINOR
- OHU OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

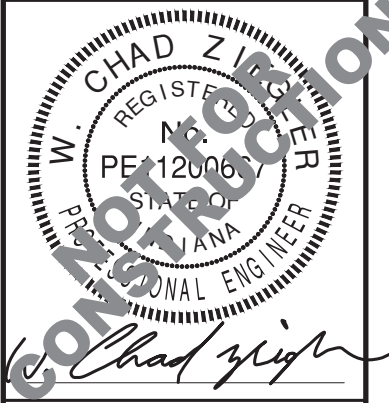
PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- SUBSURFACE DRAIN
- SSD LATERAL (RISER/CLEAN OUTS)
- SANITARY FORCEMAIN
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER LINE - PROPOSED
- BEND
- BLOWOFF ASSEMBLY
- CROSS, TEE
- FIRE HYDRANT W/ VALVE
- KICKER BLOCK
- REDUCER
- AIR RELEASE VALVE
- WATER METER
- WATER STOP
- WATER VALVE
- LOT NUMBER
- PAD ELEVATION
- GRADE BOX
- GRADE BOX - MATCH EXISTING
- GRADE BOX - MATCH EXISTING PAVEMENT
- GRADE BOX - MATCH NEW PAVEMENT/SHOULDER
- EMERGENCY FLOOD ROUTING
- PONDING AREAS
- EMERGENCY FLOOD ROUTE

STREET NAME CHART

STREET	NAME
A	RIVENDELL BLVD
B	TOLKIEN ROAD
C	ROWLING ROAD
D	KELLY ROAD
E	RILEY ROAD
F	DOYLE COURT
G	STEINBECK CIRCLE

AMENITY PLAN
RIVENDELL - SECTION 1
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

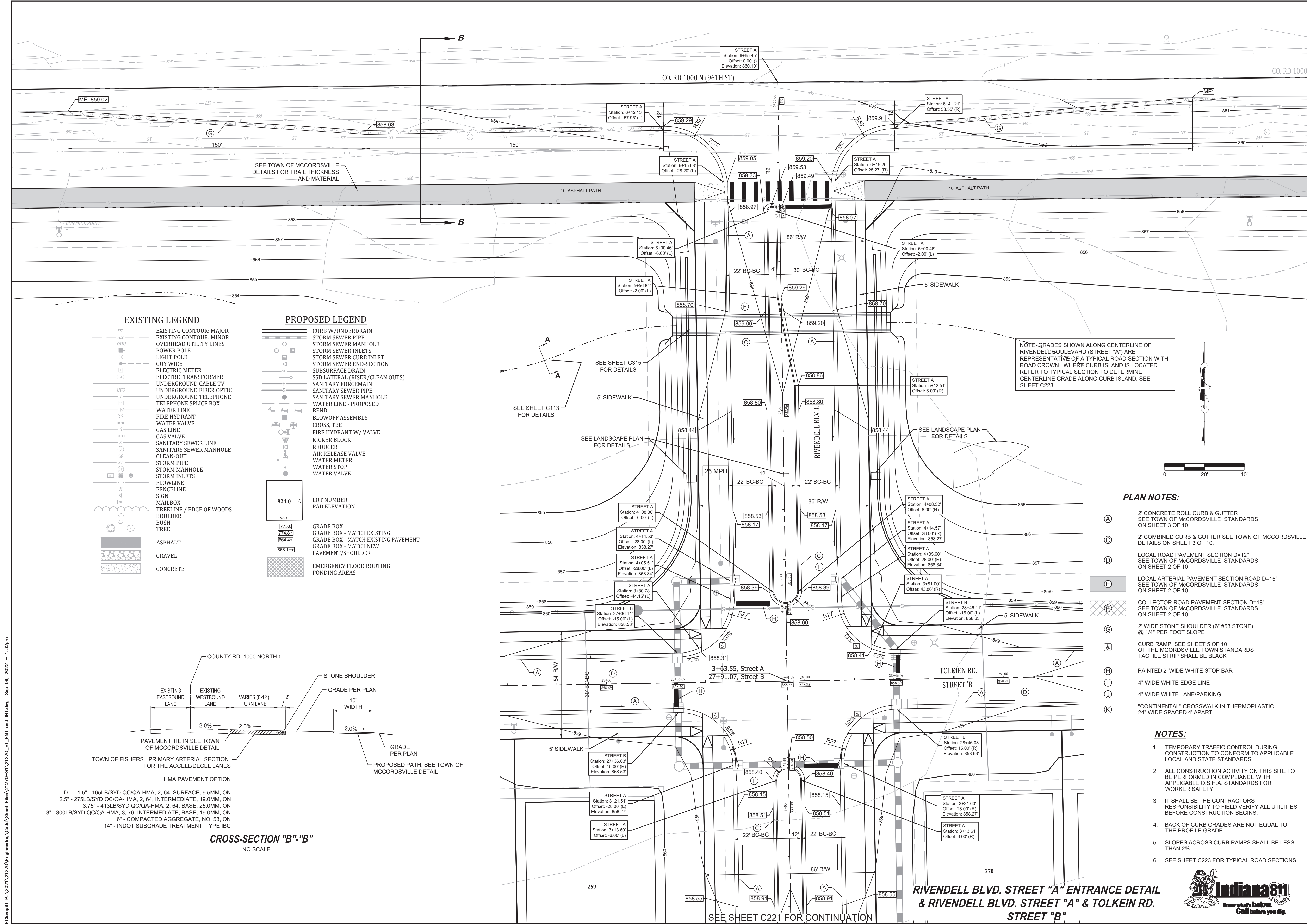


BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 21270-S1
Sheet No:

C114

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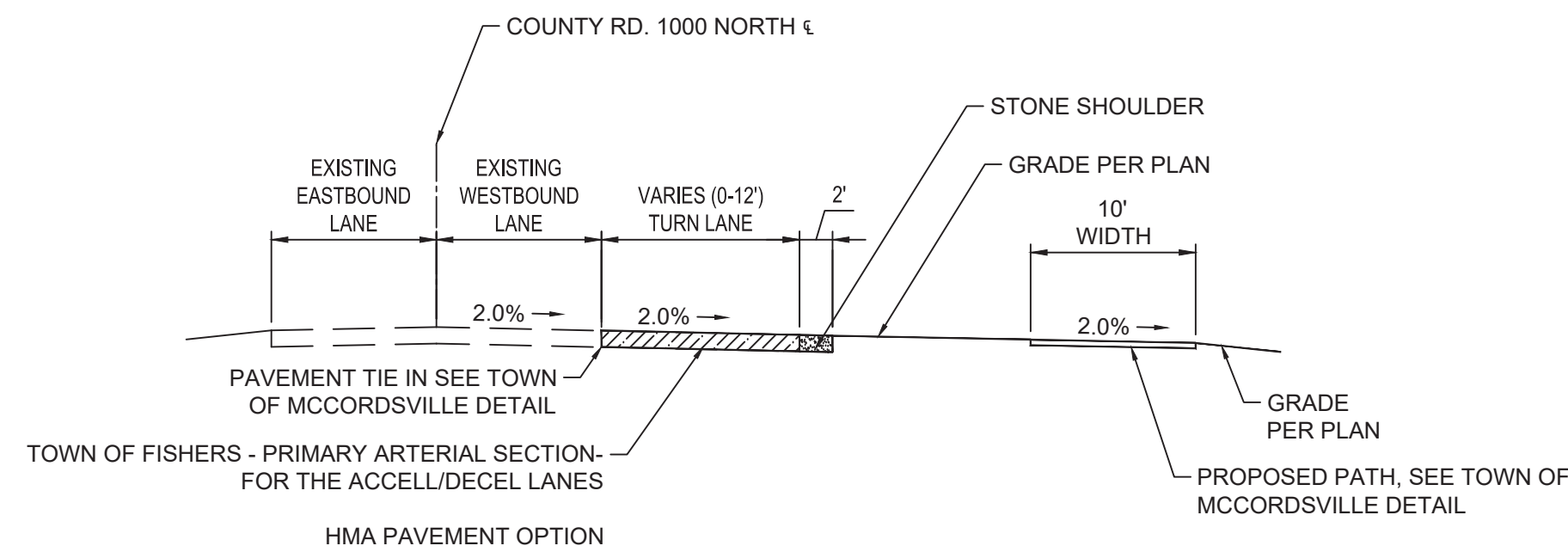


EXISTING LEGEND

- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- SUBSURFACE DRAIN
- SSD LATERAL (RISER/CLEAN OUTS)
- SANITARY FORCEMAIN
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER LINE - PROPOSED
- BEND
- BLOWOFF ASSEMBLY
- CROSS, TEE
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- GRADE BOX - MATCH EXISTING
- GRADE BOX - MATCH EXISTING PAVEMENT
- GRADE BOX - MATCH NEW PAVEMENT/SHOULDER
- EMERGENCY FLOOD ROUTING
- PONDING AREAS



CROSS-SECTION "B"-"B"
NO SCALE

PLAN NOTES:

- (A) 2' CONCRETE ROLL CURB & GUTTER SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 3 OF 10
- (C) 2' COMBINED CURB & GUTTER SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 3 OF 10
- (D) LOCAL ROAD PAVEMENT SECTION D=12" SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 2 OF 10
- (E) LOCAL ARTERIAL PAVEMENT SECTION ROAD D=15" SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 2 OF 10
- (F) COLLECTOR ROAD PAVEMENT SECTION D=18" SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 2 OF 10
- (G) 2' WIDE STONE SHOULDER (6" #53 STONE) @ 1/4" PER FOOT SLOPE
- (A) CURB RAMP, SEE SHEET 5 OF 10 OF THE MCCORDSVILLE TOWN STANDARDS TACTILE STRIP SHALL BE BLACK
- (H) PAINTED 2' WIDE WHITE STOP BAR
- (I) 4" WIDE WHITE EDGE LINE
- (J) 4" WIDE WHITE LANE/PARKING
- (K) "CONTINENTAL" CROSSWALK IN THERMOPLASTIC 24" WIDE SPACED 4' APART

NOTES:

- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES BEFORE CONSTRUCTION BEGINS.
- BACK OF CURB GRADES ARE NOT EQUAL TO THE PROFILE GRADE.
- SLOPES ACROSS CURB RAMPS SHALL BE LESS THAN 2%.
- SEE SHEET C223 FOR TYPICAL ROAD SECTIONS.

ENTRANCE DETAIL PLAN
RIVENDELL - SECTION 1
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

Revisions

Sym.	1	PER TOWN OF MCCORDSVILLE TECH COMMENTS
Design:	LFMB	
Drawn:	PGSEL	
Checked:	LGFWAB	
Scale:	1"= 20'	
Date:	08-19-2022	

Project No:

21270-S1

Sheet No:

C220

INDIANA

ENGINEERING

853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
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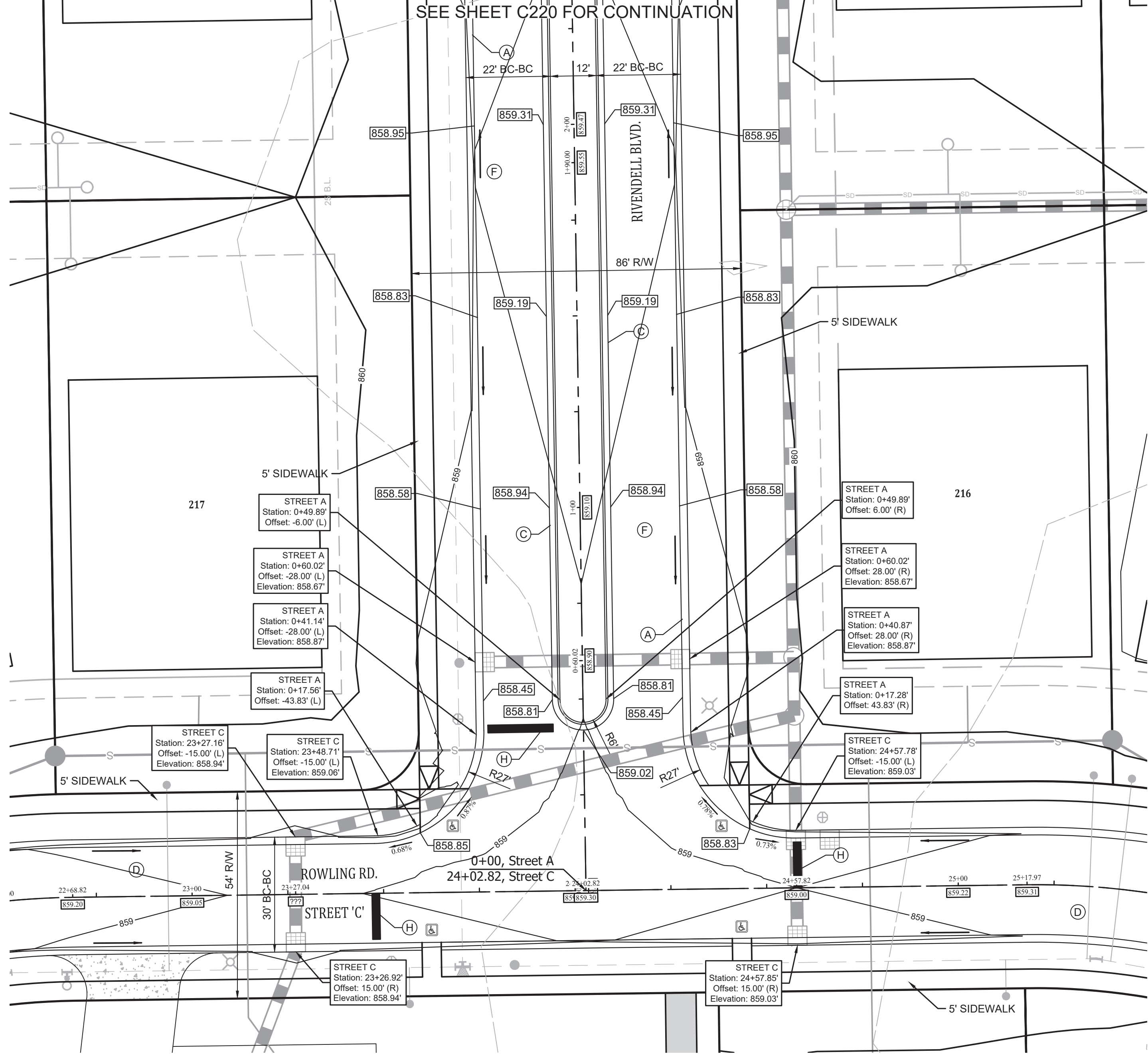
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INDIANA

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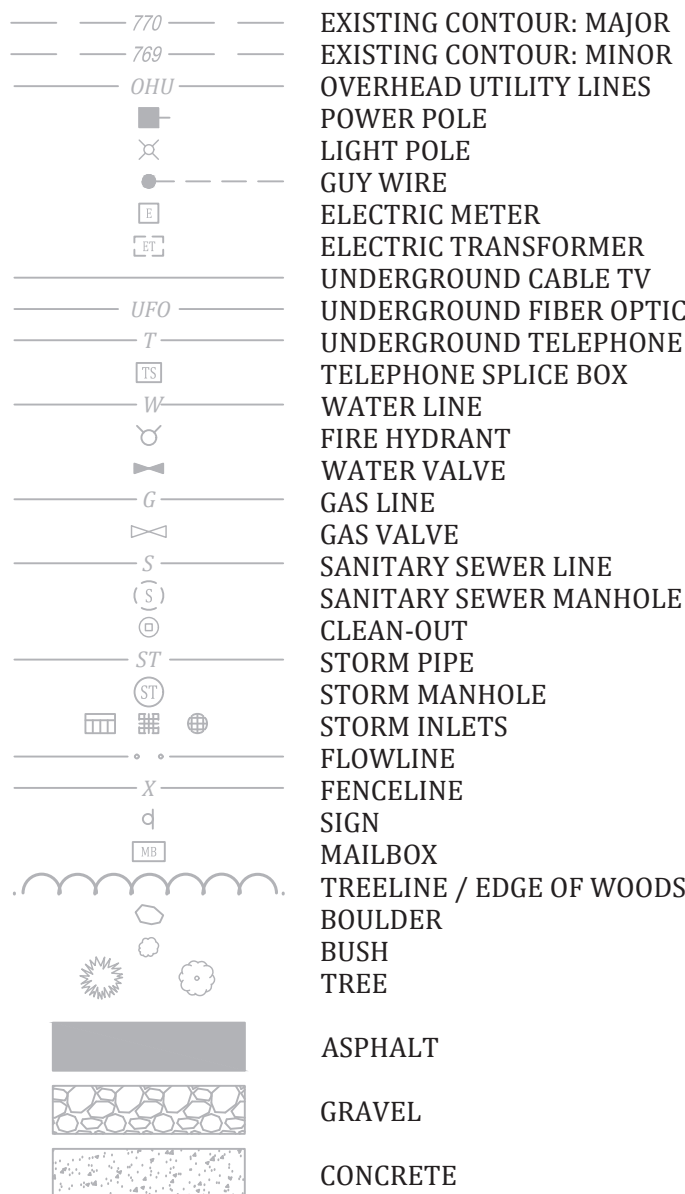
SEE SHEET C220 FOR CONTINUATION



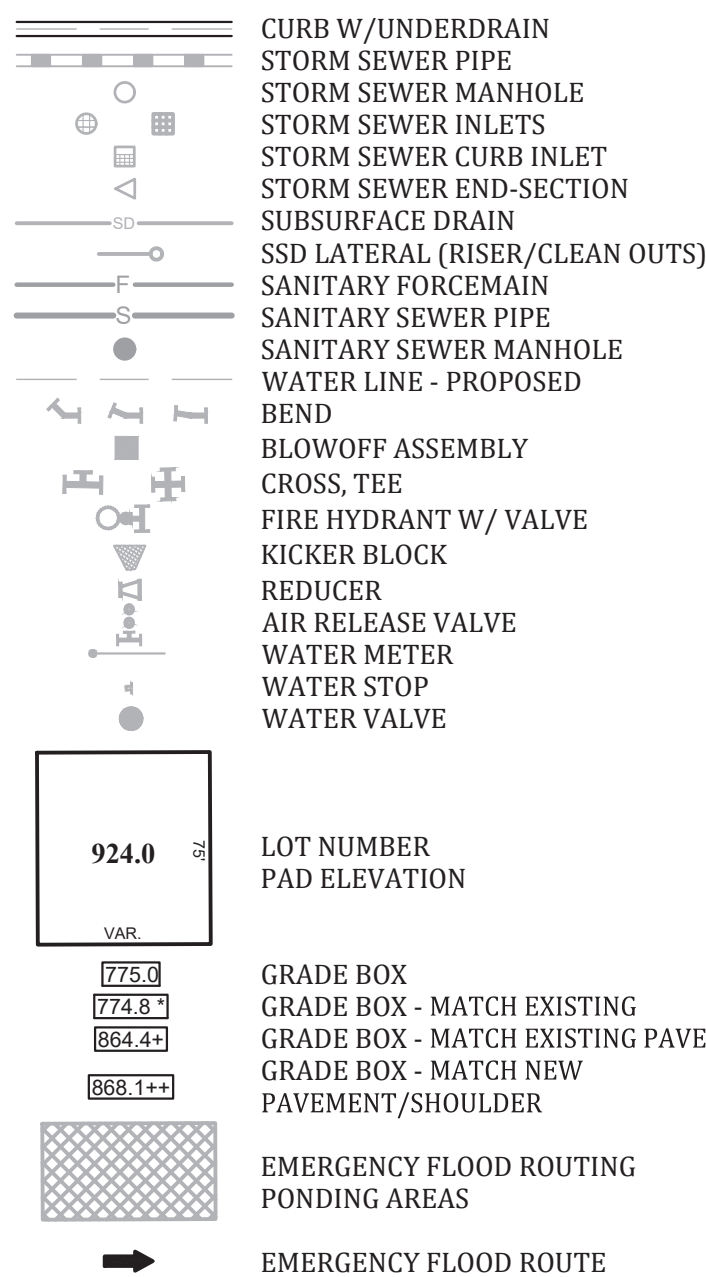
RIVENDELL BLVD. STREET "A" ENTRANCE DETAIL
& RIVENDELL BLVD. STREET "A" & ROWLING RD.
STREET "C" INTERSECTION DETAIL

NOTE: GRADES SHOWN ALONG CENTERLINE OF RIVENDELL BOULEVARD (STREET "A") ARE REPRESENTATIVE OF A TYPICAL ROAD SECTION WITH ROAD CROWN. WHERE CURB ISLAND IS LOCATED REFER TO TYPICAL SECTION TO DETERMINE CENTERLINE GRADE ALONG CURB ISLAND.

EXISTING LEGEND



PROPOSED LEGEND

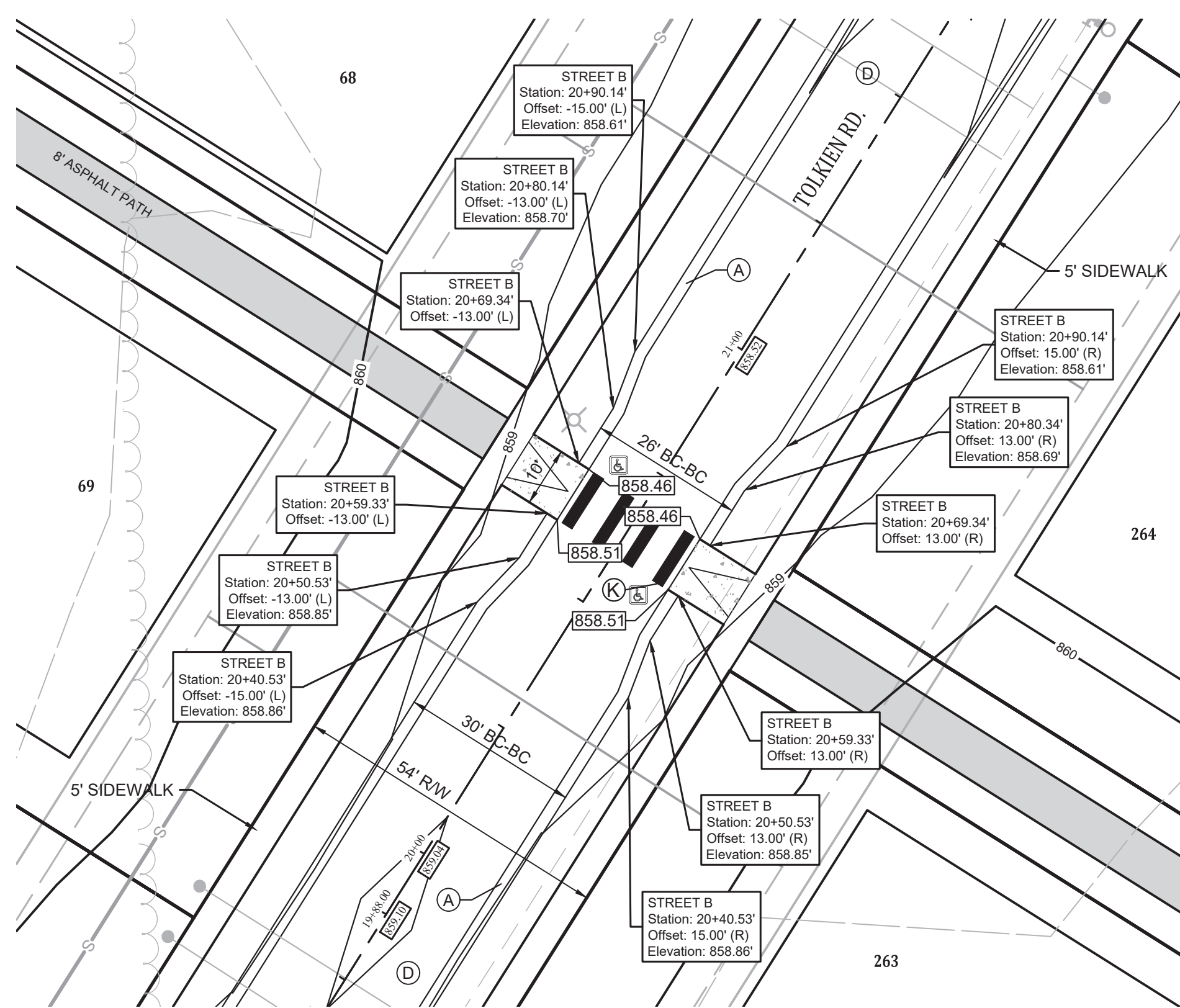


PLAN NOTES:

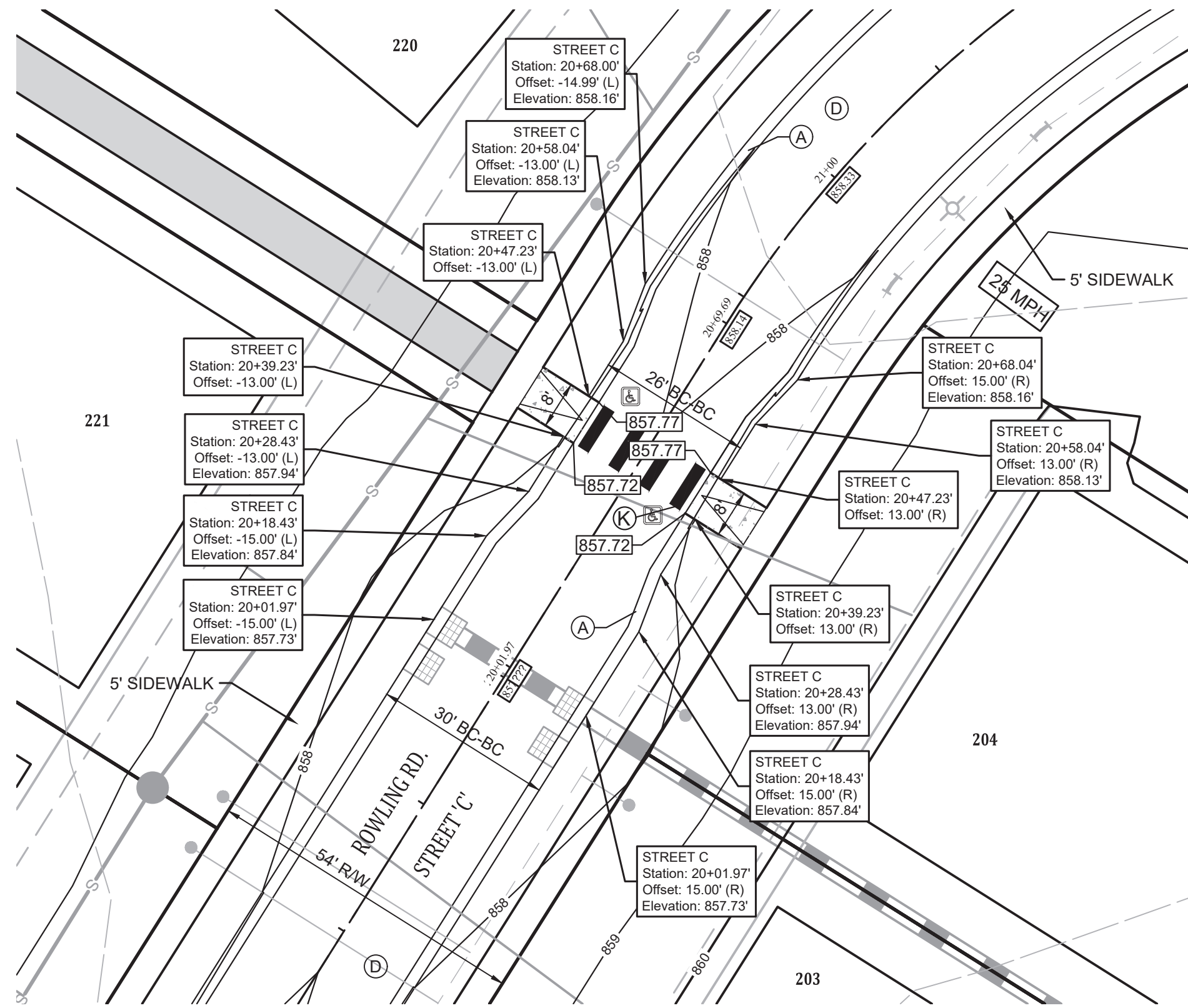
- (A) 2' CONCRETE ROLL CURB & GUTTER SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 3 OF 10
- (C) 2' COMBINED CURB & GUTTER SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 3 OF 10
- (D) LOCAL ROAD PAVEMENT SECTION D=12" SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 2 OF 10
- (E) LOCAL ARTERIAL PAVEMENT SECTION ROAD D=15" SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 2 OF 10
- (F) COLLECTOR ROAD PAVEMENT SECTION D=18" SEE TOWN OF MCCORDSVILLE STANDARDS ON SHEET 2 OF 10
- (G) 2' WIDE STONE SHOULDER (6" #53 STONE) @ 1/4" PER FOOT SLOPE
- (H) CURB RAMP. SEE SHEET 5 OF 10 OF THE MCCORDSVILLE TOWN STANDARDS TACTILE STRIP SHALL BE BLACK
- (I) PAINTED 2' WIDE WHITE STOP BAR
- (J) 4" WIDE WHITE EDGE LINE
- (K) 4" WIDE WHITE LANE/PARKING
- "CONTINENTAL" CROSSWALK IN THERMOPLASTIC 24" WIDE SPACED 4' APART

NOTES:

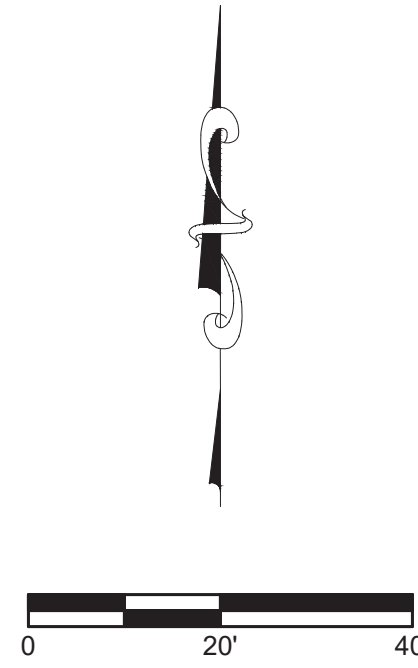
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- 2. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
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- 4. BACK OF CURB GRADES ARE NOT EQUAL TO THE PROFILE GRADE.
- 5. SLOPES ACROSS CURB RAMPS SHALL BE LESS THAN 2%.
- 6. SEE SHEET C223 FOR TYPICAL ROAD SECTIONS.



TOLKIEN RD. STREET "A" DECELERATION OFFSET



ROWLING RD. STREET "C" DECELERATION OFFSET



ENTRANCE & INTERSECTION DETAILS
RIVENDELL - SECTION 1
TOWN OF MCCORDSVILLE
VERNON TWP., HANCOCK CO., INDIANA

W. CHAD ZIMMERMAN

REGISTERED PROFESSIONAL ENGINEER

PE #12006

INDIANA

Chad Zimmerman

REGISTERED PROFESSIONAL ENGINEER

PE #12006

INDIANA

BANNING

ENGINEERING

853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 21270-S1

Sheet No: C221

Revisions

Date

9-9-22

1

PER TOWN OF MCCORDSVILLE TECH COMMENTS

Sym.

LFWB

PGSEL

Checked:

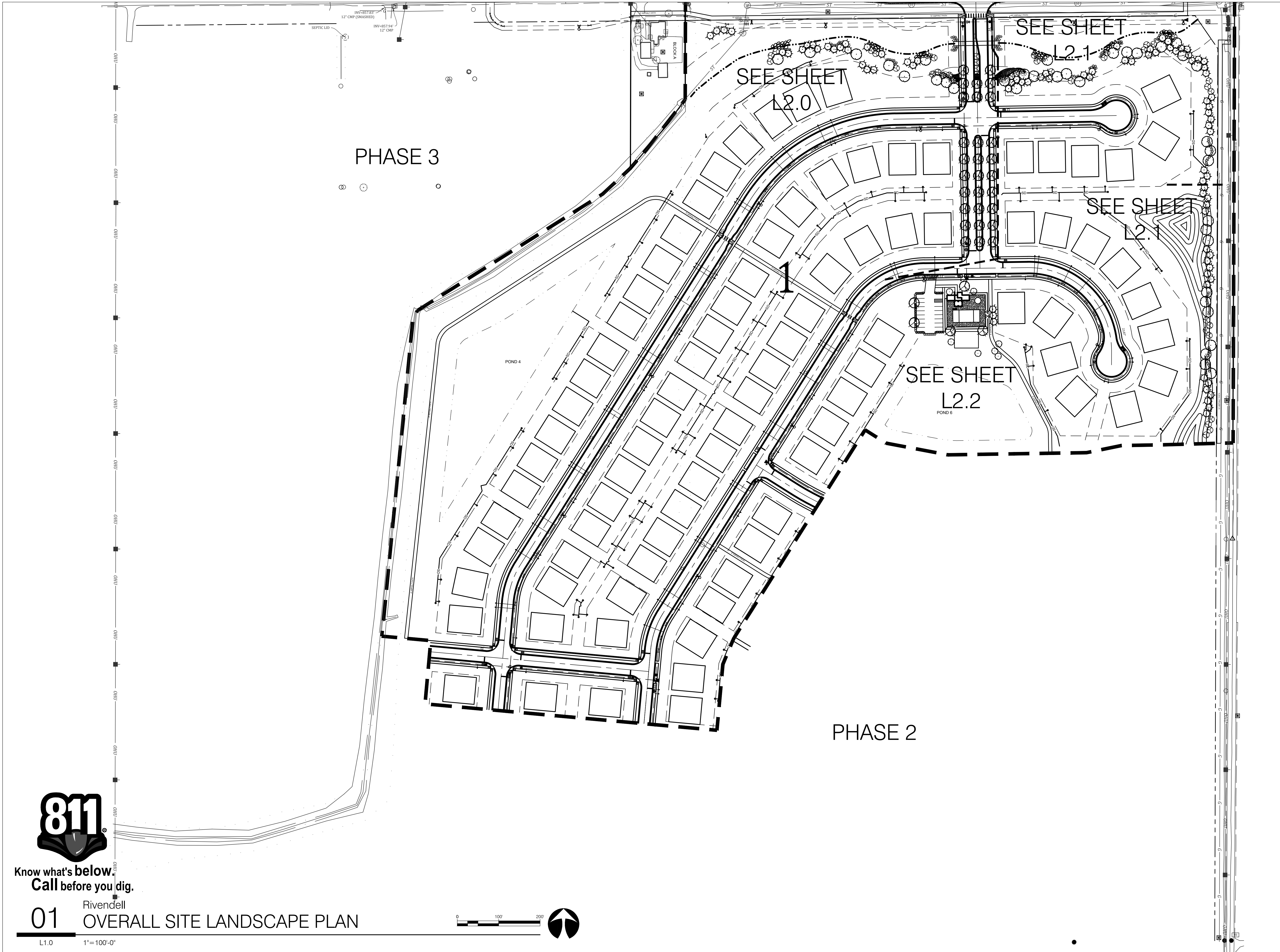
LGFWAB

Scale:

1"= 20'

Date:

08-19-2022



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01 Rivendell
OVERALL SITE LANDSCAPE PLAN
L1.0 1"=100'-0"



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planning
professionals
317.258.5229
jlapp@lappdesigngroup.com

Consultants

Project Info

Rivendell

McCordsville, IN

PRELIMINARY
NOT FOR CONSTRUCTION

Seal

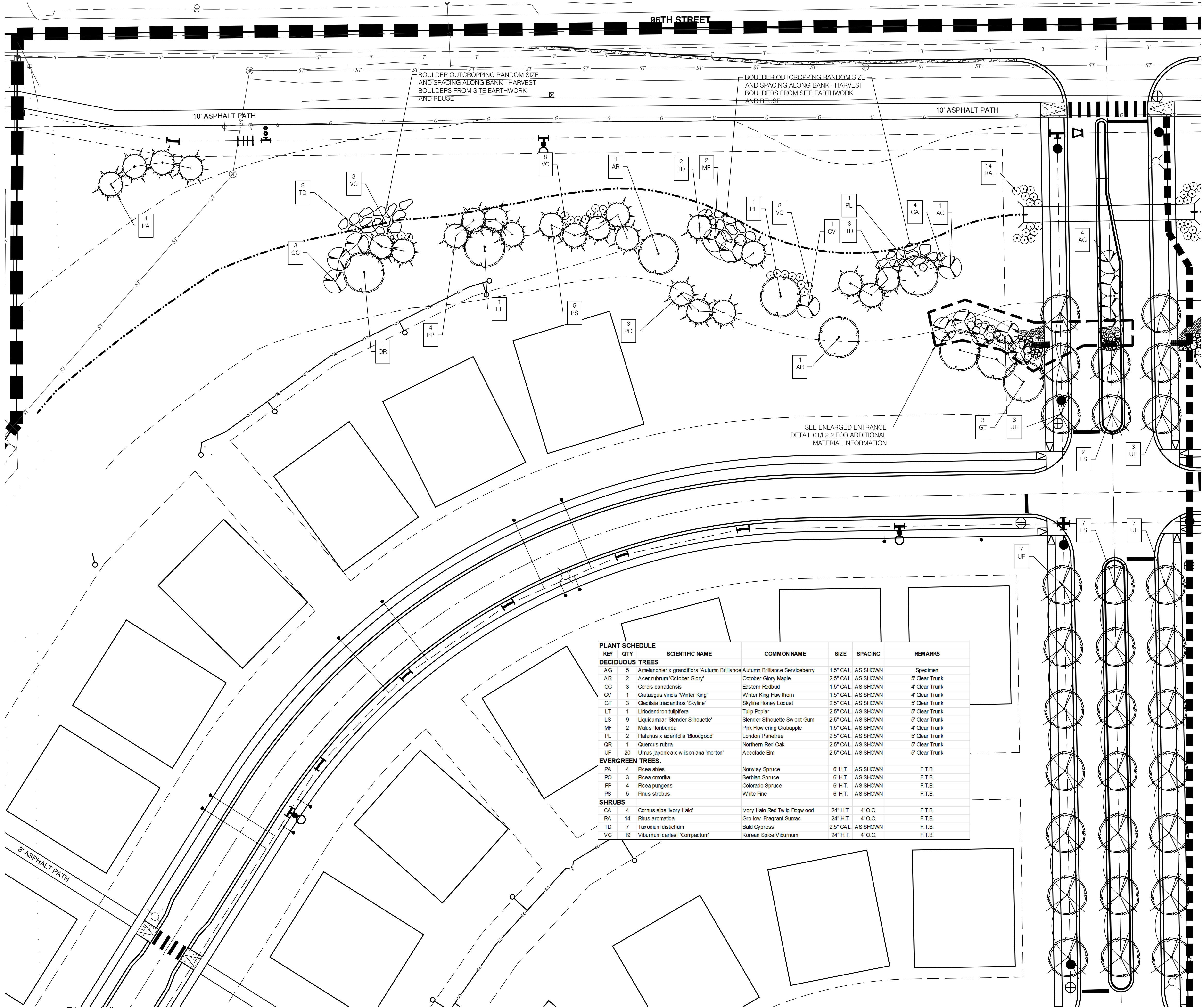
Drawing Scope

OVERALL SITE
LANDSCAPE PLAN
Drawing Info

Drawn: JML
Checked: JML
Date: 03/25/2022
Project No: 21540
Revision: 09/09/2022

Sheet No.

L1.0



01 Rivendell
ENLARGED SITE LANDSCAPE PLAN

L2.0 1"=30'-0"



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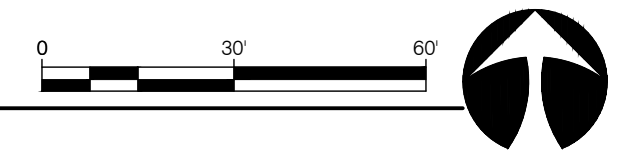
Project Info
Rivendell
McCordsville, IN

PRELIMINARY
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Drawing Scope
ENLARGED
LANDSCAPE PLANS
Drawing Info
Drawn: JML
Checked: JML
Date: 03/25/2022
Project No: 21540
Revision: 09/09/2022
Sheet No.

L2.0

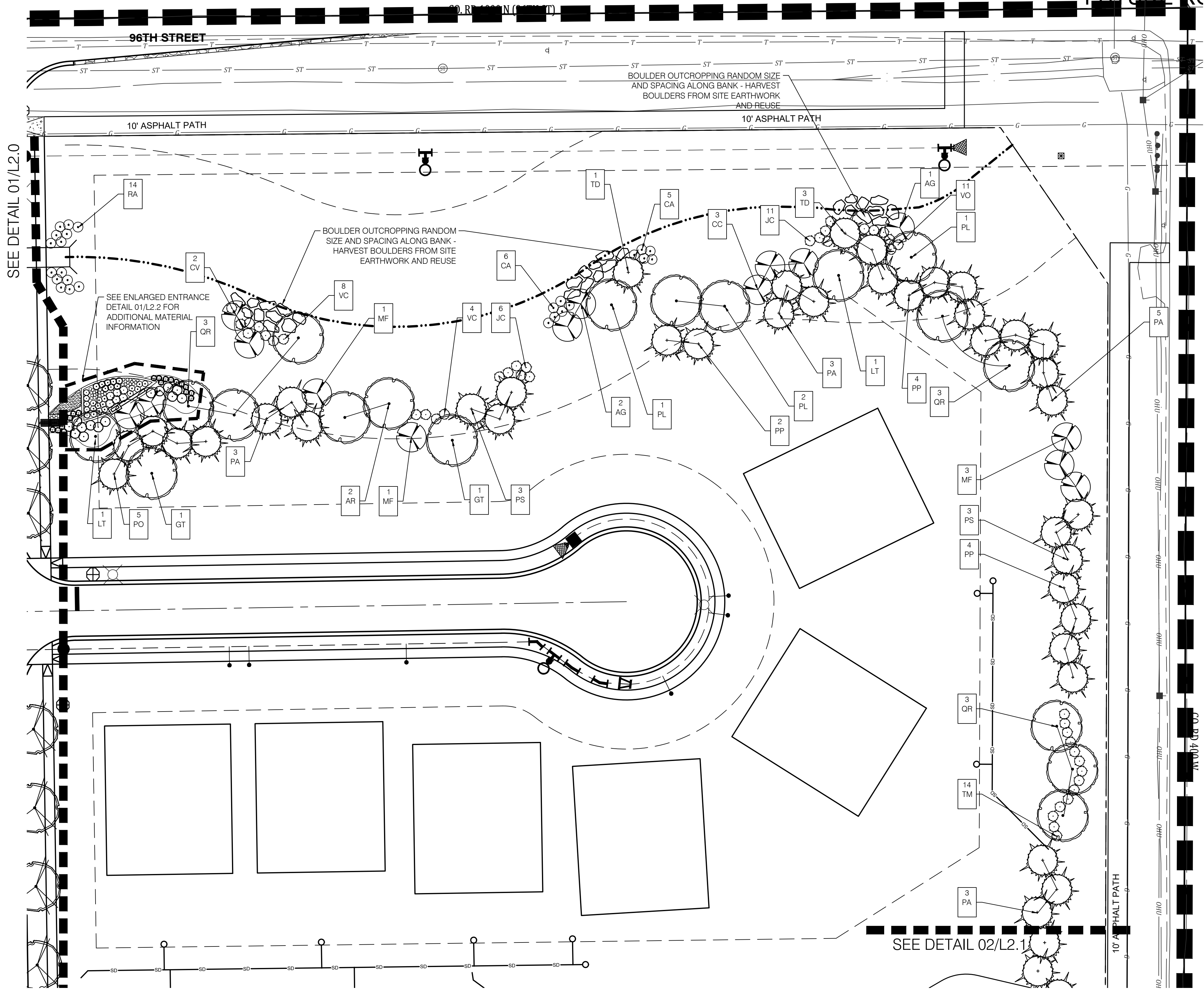
PLANT SCHEDULE						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
DECIDUOUS TREES						
AG	5	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" CAL.	AS SHOWN	Specimen
AR	2	Acer rubrum 'October Glory'	October Glory Maple	2.5" CAL.	AS SHOWN	5' Clear Trunk
CC	3	Cercis canadensis	Eastern Redbud	1.5" CAL.	AS SHOWN	4' Clear Trunk
CV	1	Crataegus viridis 'Winter King'	Winter King Hawthorn	1.5" CAL.	AS SHOWN	4' Clear Trunk
GT	3	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2.5" CAL.	AS SHOWN	5' Clear Trunk
LT	1	Liriodendron tulipifera	Tulip Poplar	2.5" CAL.	AS SHOWN	5' Clear Trunk
LS	9	Liquidambar 'Slender Silhouette'	Slender Silhouette Sweet Gum	2.5" CAL.	AS SHOWN	5' Clear Trunk
MF	2	Malus floribunda	Pink Flowering Crabapple	1.5" CAL.	AS SHOWN	4' Clear Trunk
PL	2	Platanus x acerifolia 'Bloodgood'	London Planetree	2.5" CAL.	AS SHOWN	5' Clear Trunk
QR	1	Quercus rubra	Northern Red Oak	2.5" CAL.	AS SHOWN	5' Clear Trunk
UF	20	Ulmus japonica x w. Isoniana 'morton'	Accolade Elm	2.5" CAL.	AS SHOWN	5' Clear Trunk
EVERGREEN TREES						
PA	4	Picea abies	Norway Spruce	6' H.T.	AS SHOWN	F.T.B.
PO	3	Picea omorika	Serbian Spruce	6' H.T.	AS SHOWN	F.T.B.
PP	4	Picea pungens	Colorado Spruce	6' H.T.	AS SHOWN	F.T.B.
PS	5	Pinus strobus	White Pine	6' H.T.	AS SHOWN	F.T.B.
SHRUBS						
CA	4	Cornus alba 'Ivory Halo'	Ivory Halo Red Twig Dogwood	24" H.T.	4' O.C.	F.T.B.
RA	14	Rhus aromatica	Gro-low Fragrant Sumac	24" H.T.	4' O.C.	F.T.B.
TD	7	Taxodium distichum	Bald Cypress	2.5" CAL.	AS SHOWN	F.T.B.
VC	19	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	24" H.T.	4' O.C.	F.T.B.



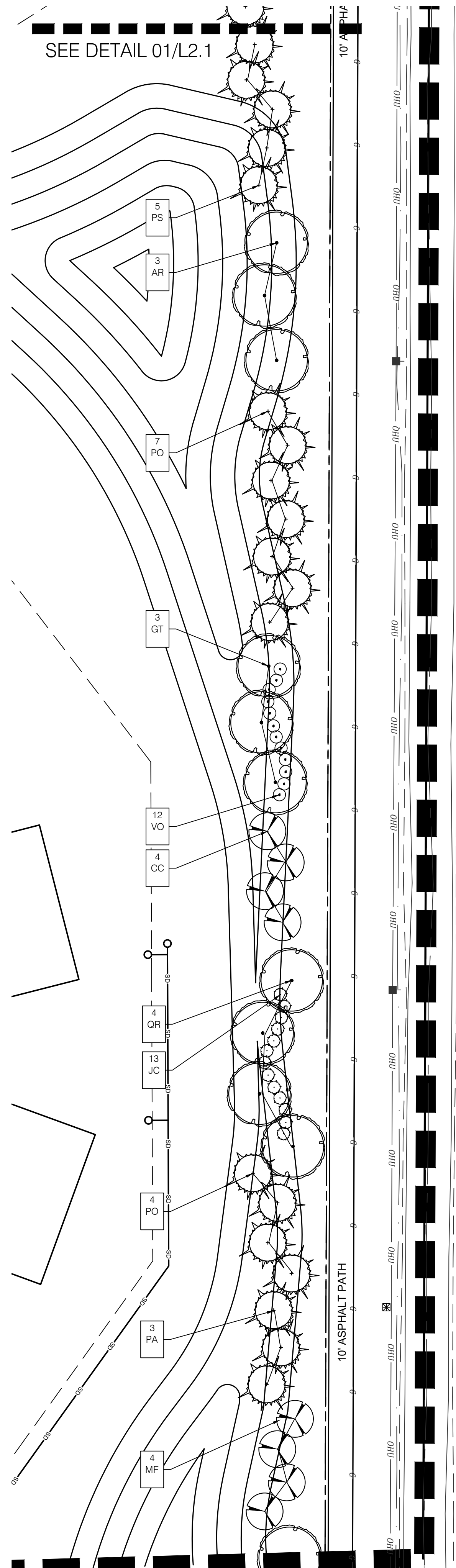


Know what's below.
Call before you dig.

PLANT SCHEDULE						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
DECIDUOUS TREES						
AG	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" CAL.	AS SHOWN	Specimen
AR	5	Acer rubrum 'October Glory'	October Glory Maple	2.5" CAL.	AS SHOWN	5' Clear Trunk
CC	7	Cercis canadensis	Eastern Redbud	1.5" CAL.	AS SHOWN	4' Clear Trunk
CV	2	Crataegus viridis 'Winter King'	Winter King Hawthorn	1.5" CAL.	AS SHOWN	4' Clear Trunk
GT	5	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2.5" CAL.	AS SHOWN	5' Clear Trunk
LT	2	Liriodendron tulipifera	Tulip Poplar	2.5" CAL.	AS SHOWN	5' Clear Trunk
MF	9	Malus floribunda	Pink Flowering Crabapple	1.5" CAL.	AS SHOWN	4' Clear Trunk
PL	4	Platanus x acerifolia 'Bloodgood'	London Planetree	2.5" CAL.	AS SHOWN	5' Clear Trunk
QR	13	Quercus rubra	Northern Red Oak	2.5" CAL.	AS SHOWN	5' Clear Trunk
TD	4	Taxodium distichum	Bald Cypress	2.5" CAL.	AS SHOWN	F.T.B.
EVERGREEN TREES						
PA	12	Picea abies	Norway Spruce	6' H.T.	AS SHOWN	F.T.B.
PO	16	Picea omorika	Serbian Spruce	6' H.T.	AS SHOWN	F.T.B.
PP	10	Picea pungens	Colorado Spruce	6' H.T.	AS SHOWN	F.T.B.
PS	11	Pinus strobus	White Pine	6' H.T.	AS SHOWN	F.T.B.
SHRUBS						
CA	11	Cornus alba 'Ivory Halo'	Ivory Halo Red Twig Dogwood	24" H.T.	4' O.C.	F.T.B.
JC	30	Juniperus chinensis 'Pfitzeriana Compacta'	Pfitzer Juniper	24" H.T.	4' O.C.	F.T.B.
RA	14	Rhus aromatica	Gro-low Fragrant Sumac	24" H.T.	4' O.C.	F.T.B.
TM	14	Taxus x media 'Densiformis'	Dense Yew	24" H.T.	4' O.C.	F.T.B.
VC	12	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	24" H.T.	4' O.C.	F.T.B.



01 Rivendell
ENLARGED SITE LANDSCAPE PLAN
L2.1 1"=30'-0"



02 Rivendell
ENLARGED SITE LANDSCAPE PLAN
L2.1 1"=30'-0"



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317.258.5229
jlapp@lappdesigngroup.com

Consultants

Project Info

Rivendell

McCordsville, IN

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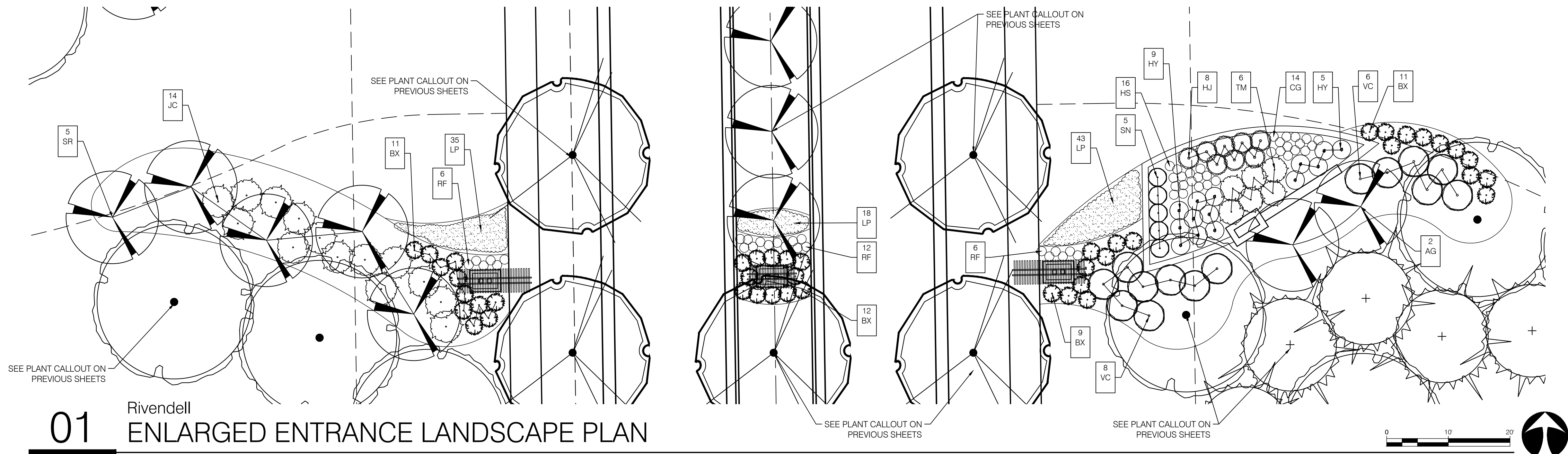
Drawing Scope

ENLARGED
LANDSCAPE PLANS
Drawing Info

Drawn: JML
Checked: JML
Date: 03/25/2022
Project No: 21540
Revision: 09/09/2022

Sheet No.

L2.1



01

Rivendell
ENLARGED ENTRANCE LANDSCAPE PLAN

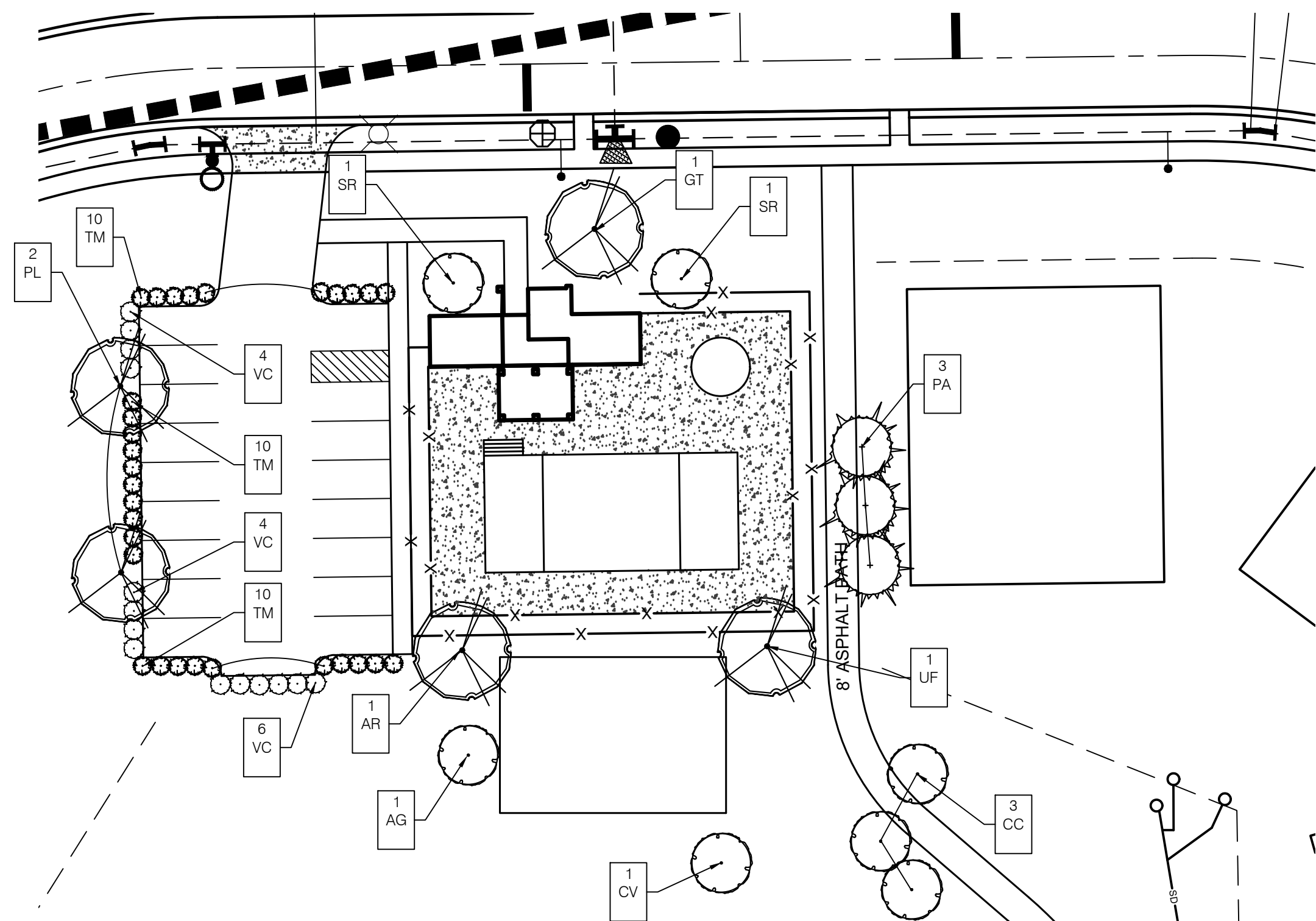
L2.2

1"=10'-0"



Know what's below.
Call before you dig.

PLANT SCHEDULE						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
DECIDUOUS TREES						
AG	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" CAL.	AS SHOWN	4' Clear Trunk
AR	1	Acer rubrum 'October Glory'	October Glory Maple	2.5" CAL.	AS SHOWN	5' Clear Trunk
CC	3	Cercis canadensis	Eastern Redbud	1.5" CAL.	AS SHOWN	4' Clear Trunk
CV	1	Crataegus viridis 'Winter King'	Winter King Hawthorn	1.5" CAL.	AS SHOWN	4' Clear Trunk
GT	1	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2.5" CAL.	AS SHOWN	5' Clear Trunk
PL	2	Ratanus x acerifolia 'Bloodgood'	London Planetree	2.5" CAL.	AS SHOWN	5' Clear Trunk
SR	7	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	1.5" CAL.	AS SHOWN	4' Clear Trunk
UF	1	Ulmus 'Frontier'	Frontier Elm	2.5" CAL.	AS SHOWN	5' Clear Trunk
EVERGREEN TREES						
PA	3	Picea abies	Norway Spruce	6' HT.	AS SHOWN	F.T.B.
SHRUBS						
BX	43	Buxus microphylla 'Green Velvet'	Littleleaf Boxwood	18" TALL	AS SHOWN	F.T.B.
HJ	8	Hydrangea macrophylla 'Nikko Blue'	Shrubby St. Johnswort	18" TALL	AS SHOWN	F.T.B.
HY	14	Hydrangea macrophylla 'Nikko Blue'	Big Leaf Nikko Blue Hydrangea	24" HT.	4' O.C.	F.T.B.
JC	14	Juniperus chinensis 'Pfitzeriana Compacta'	Pfitzer Juniper	24" HT.	4' O.C.	F.T.B.
SN	5	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	18" TALL	AS SHOWN	F.T.B.
TM	36	Taxus x media 'Densiformis'	Dense Yew	18" TALL	AS SHOWN	F.T.B.
VC	28	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	24" HT.	4' O.C.	F.T.B.
GRASSES AND PERENNIALS						
CG	16	Carex glauca	Blue Sedge	1 GAL.	18" O.C.	
LP	96	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1/4" POT	18" O.C.	
HS	16	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 GAL.	18" O.C.	
RF	24	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	1 GAL.	18" O.C.	



02

Rivendell
ENLARGED SITE LANDSCAPE PLAN

L2.2

1"=30'-0"

LIA
PIP

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professionals
317.258.5229
jlapp@lappdesigngroup.com

Consultants

Project Info

Rivendell

McCordsville, IN

PRELIMINARY
NOT FOR CONSTRUCTION

Seal

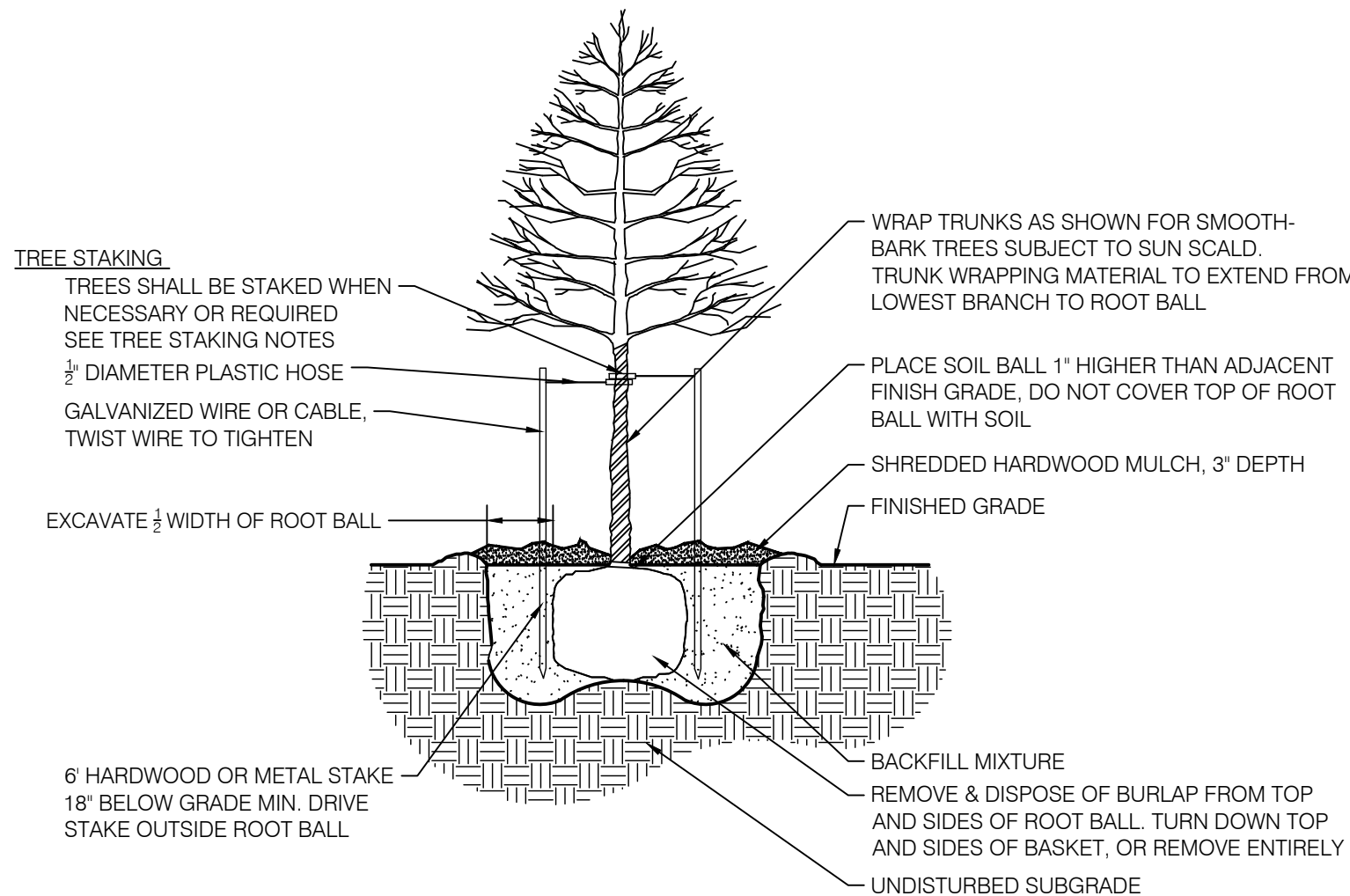
Drawing Scope

ENLARGED
LANDSCAPE PLANS
Drawing Info

Drawn: JML
Checked: JML
Date: 03/25/2022
Project No: 21540
Revision: 09/09/2022

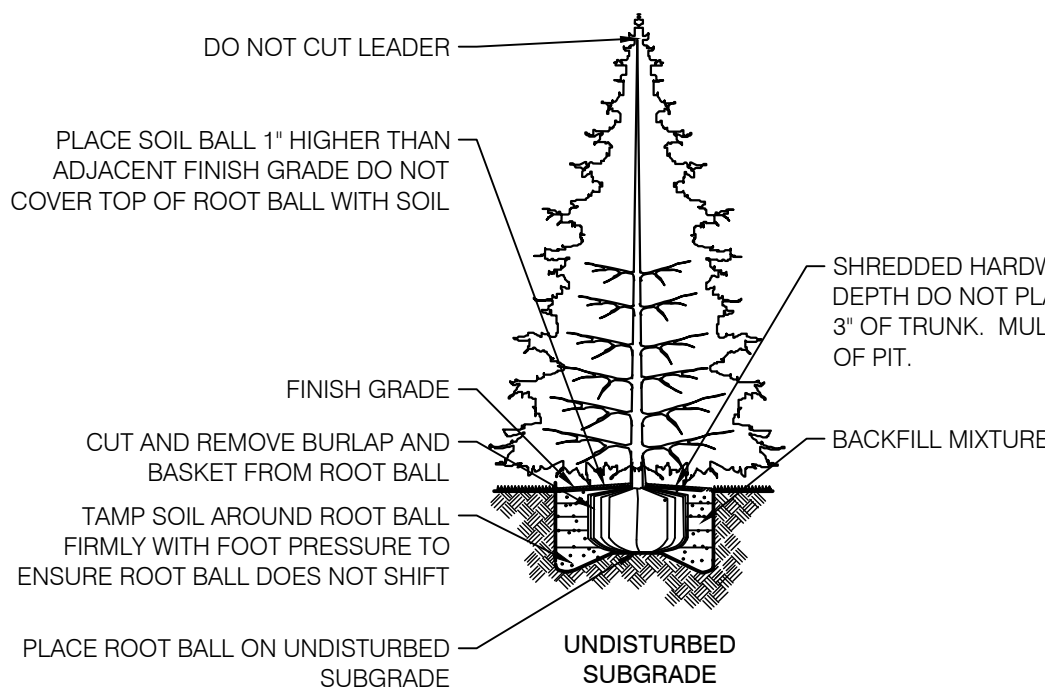
Sheet No.

L2.2



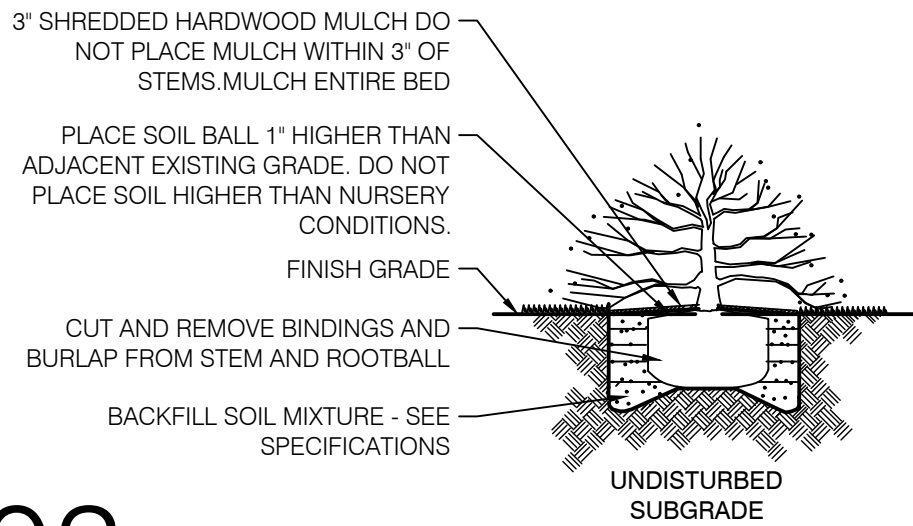
01 DECIDUOUS TREE

PLANTING DETAIL - NOT TO SCALE



02 EVERGREEN TREE

PLANTING DETAIL - NOT TO SCALE



03 SHRUB

PLANTING DETAIL - NOT TO SCALE



Know what's below.
Call before you dig.

NOTES

GENERAL NOTES:

- ALL UTILITIES SHALL BE LOCATED AND MARKED/FLAGGED PRIOR TO BEGINNING WORK. RELOCATE PLANTS FROM OVER OR UNDER UTILITIES. RELOCATION SHALL BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- UTILITY LOCATION NOTE:** ALL LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION SUPPLIED BY EITHER THE CIVIL ENGINEER, SURVEYOR, OWNER, AND/OR MEASURED IN THE FIELD. IF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO BEGINNING WORK.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION, MATERIALS, DELIVERY, INSTALLATION AND INITIAL MAINTENANCE FOR THE LANDSCAPE PORTION OF THE PROJECT AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR THEIR PORTION OF WORK.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNERS REPRESENTATIVE.
- CLEAN UP ALL DEBRIS AND REMOVE FROM SITE, REPAIR ALL DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE WORK.
- TOPSOIL NOTE:** TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, SURFACE SOIL AND FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, LITTER, ROOTS, STUMPS, STONES, AGRICULTURAL AND DOMESTIC FERTILIZERS, CHEMICALS, HERBICIDES, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH AND THE ENVIRONMENT. WASTE SOILS, BORROW, OR HEAVY CLAY BASED SOILS WILL NOT BE ACCEPTED. TOPSOIL SHALL HAVE A PH VALUE OF 6.0 TO 7.4 AND AN ORGANIC VALUE OF 3% TO 5%. SUBMIT SOIL SAMPLES, PH LEVELS, AND NPK ANALYSIS PRIOR TO DELIVERY TO SITE.

PLANTING NOTES:

- REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN 1.5" FROM SOIL.
- BACKFILL FOR TREE PLANTING SHALL BE 75% TOPSOIL AND 25% ORGANIC COMPOST. TOP LAYER OF BACKFILL SHALL BE 100% OF SURROUNDING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- THE TOPS OF ALL TREE AND SHRUB ROOT BALLS TO BE PLACED A MAXIMUM OF ONE (1) INCH ABOVE FINAL GRADE. ALL TREES LOCATED OUTSIDE OF BEDS SHALL HAVE A MINIMUM SIX (6) FOOT DIAMETER NON-LIFTED SAUCER AROUND PLANTING PIT. ALL SAUCERS SHALL BE WEED AND GRASS FREE. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- ALL TREE SAUCERS AND PLANTING BEDS SHALL RECEIVE MINIMUM OF THREE (3) INCHES GRADE A, SHREDDED HARDWOOD BARK MULCH. NO CYPRESS, WOOD CHIPS, ARTIFICIAL OR DYED MULCH ALLOWED.
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/ OWNERS REPRESENTATIVE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- THE OWNER, OWNERS AGENT, OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS AT ANY TIME DURING THE COURSE OF THE PROJECT UNTIL PROJECT IS ACCEPTED BY THE OWNER.
- LANDSCAPE CONTRACTOR SHALL LAYOUT AND STAKE ALL PLANT LOCATIONS AS SHOWN ON THE DRAWINGS PRIOR TO INSTALLATION. OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE PLANT LOCATIONS FOR ACCURACY AND COMPLIANCE WITH DESIGN INTENT PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF SPECIFIED PLANTS AND MAINTAINING ALL PLANT MATERIALS IN AN ALIVE AND QUALITY CONDITION UNTIL ACCEPTANCE BY THE OWNER. THIS INCLUDES AS A MINIMUM: WATERING, WEEDING, INSECT AND DISEASE CONTROL, PRUNING OF DAMAGED OR UNSIGHTLY LIMBS, AND KEEPING PLANTS IN TRUE AND UPRIGHT POSITIONS.
- CONTRACTOR SHALL GUARANTEE AND WARRANT ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL REPLACEMENTS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. GUARANTEE/WARRANTY REPLACEMENTS SHALL BE AS DIRECTED BY THE OWNER UNTIL FINAL ACCEPTANCE OF THE PROJECT FOLLOWING THE GUARANTEE PERIOD.

SODDING AND PREPARATION:

- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SOD. FINE GRADE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL SODDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SODDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
- LAWNS SHALL BE SODDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SODDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SODDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

SEEDING AND PREPARATION:

- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL SEEDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SEEDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
- HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES.
- PROVIDE FRESH, CLEAN NEW CROP PREMIUM GRADE SEED AND SEED MIXES AS FOLLOWS: (SUBMIT SEASONAL MIX ALTERNATIVE AS APPROPRIATE)
40% KENTUCKY BLUEGRASS
30% PERENNIAL RYE GRASS
30% TURF TYPE TALL FESCUE
- APPLY SEED AT RATE OF MINIMUM 175 POUNDS PER ACRE (4 LBS/1000SF).
- SCARIFY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
- LAWNS SHALL BE SEEDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f. APPLY SEED MIX AT SPECIFIED RATE, AND LIGHTLY RAKE INTO TOP 1/4 INCH OF SOIL.
- MULCH SEEDED AREAS WITH STRAW MULCH AT RATE OF MINIMUM 1 1/2 TON PER ACRE (70 LBS/1000SF). CRIMP OR TACK STRAW MULCH TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH. COORDINATE WITH EROSION CONTROL PLAN.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SEEDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
- FOLLOWING GERMINATION, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
- ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEEDED OR SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SEEDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

TREE STAKING NOTES:

- CONTRACTOR TO STAKE WHEN NECESSARY OR REQUIRED, SUCH AS WIND PRONE AREAS OR UNSTABLE SOILS. STAKES SHALL BE PLACED IN MULCHED AREAS TO ALLOW FOR MOWING ADJACENT TURF.
- STAKING SHOULD NOT BE USED TO COMPENSATE FOR DAMAGED OR WEAK TRUNKS OR ROOT BALLS, THESE TREES SHOULD BE REJECTED.
- REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERINGS OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
- WIRES OR CABLE SIZES SHALL BE 14 TO 12 GAUGE.
- TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE TO BE LONG ENOUGH TO ACCOMMODATE 1/3 OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
- TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

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P

design group, llc

landscape
architecture

+

planning
professionals

317.258.5229

jlapp@lappdesigngroup.com

Consultants

Project Info

Rivendell

McCordsville, IN

PRELIMINARY
NOT FOR CONSTRUCTION

Seal

Drawing Scope

LANDSCAPE NOTES
AND DETAILS

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