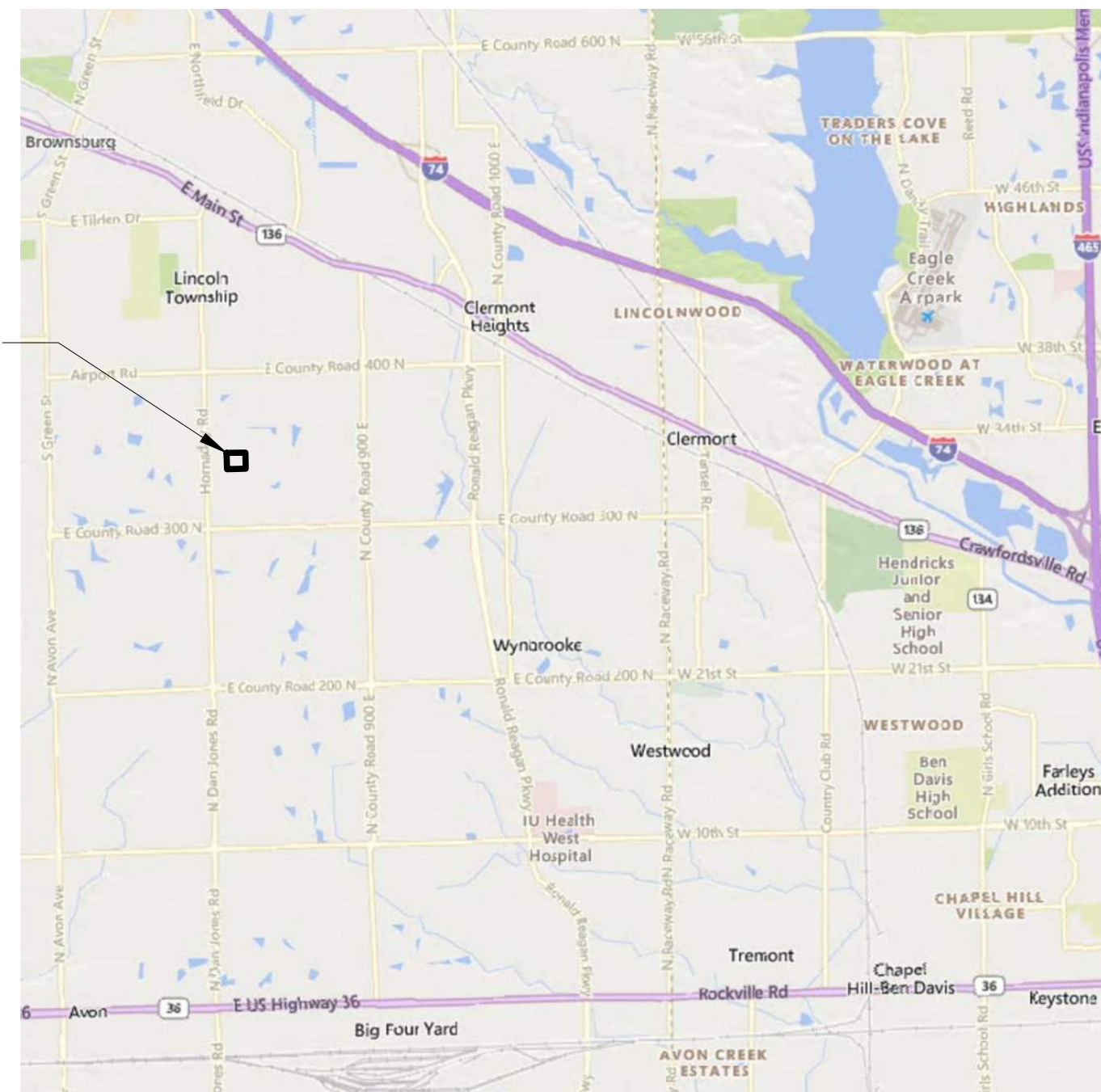


# PROMENADE, SECTION 3 PRIMARY PLAT

SW QUARTER, SECTION 24, TOWNSHIP 16N, RANGE 1E  
LINCOLN TOWNSHIP, HENDRICKS COUNTY  
BROWNSBURG, INDIANA

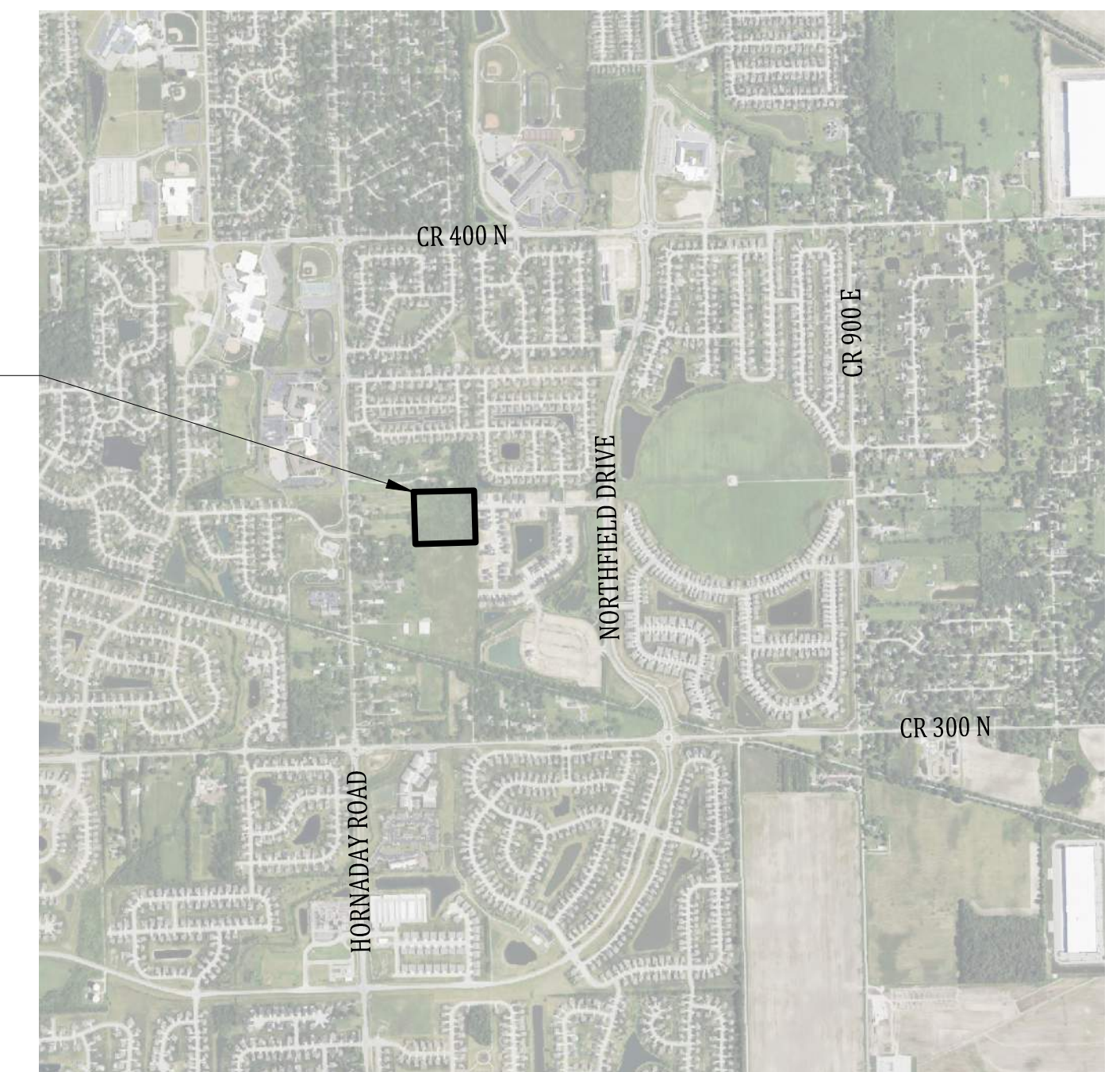
PLANS PREPARED FOR:  
PULTE GROUP  
ATTN: REX RAMAGE - VP of LAND PLANNING & ENTITLEMENT  
11595 MERIDIAN STREET, SUITE 700  
CARMEL, INDIANA 46032  
PHONE: (847) 489-8816  
EMAIL: Rex.Ramage@PulteGroup.com

PROJECT LOCATION



VICINITY MAP  
NO SCALE

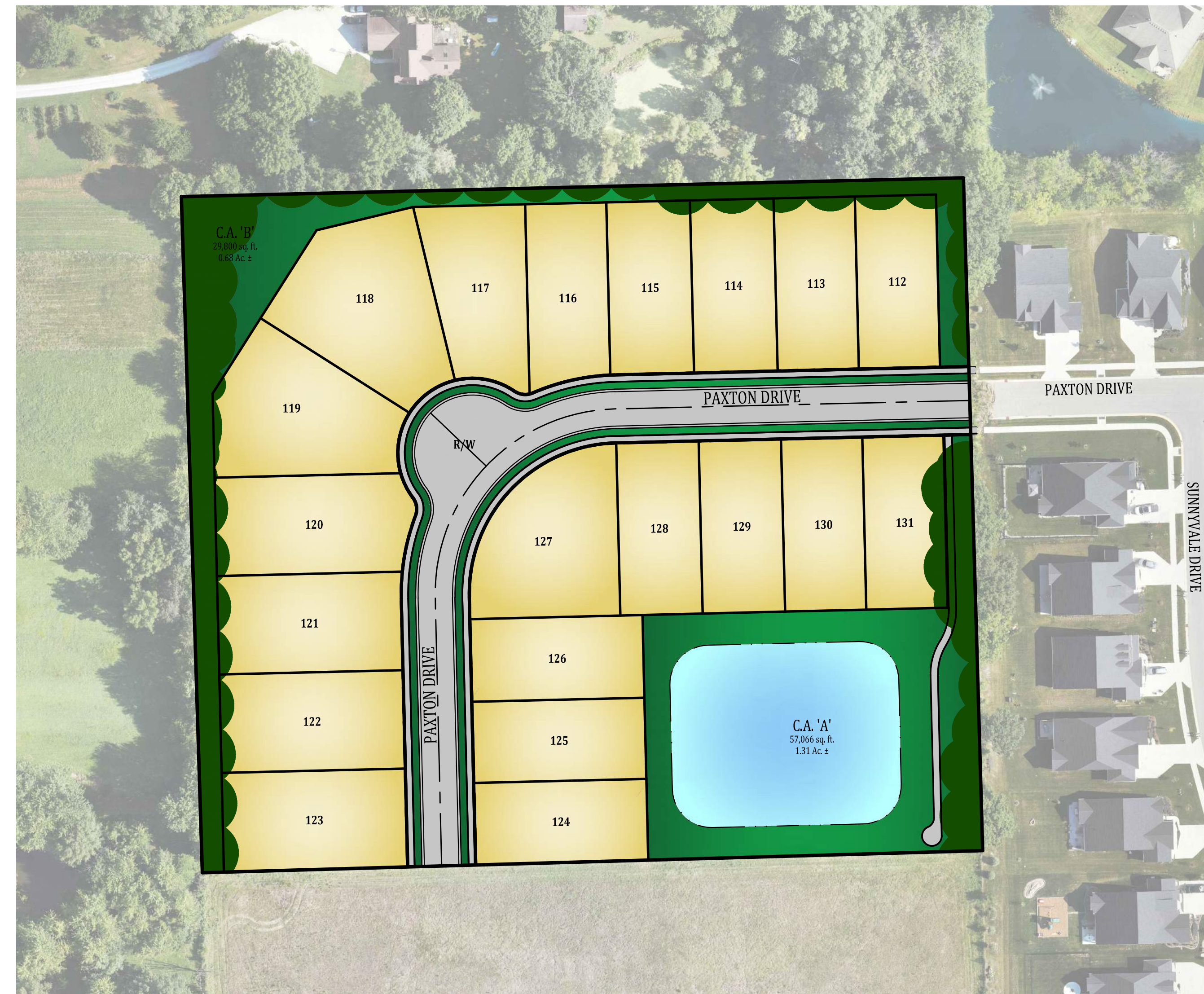
PROJECT LOCATION



LOCATION MAP  
NO SCALE

### OPERATING AUTHORITIES

<b>GAS</b> Centerpoint 2345 E. Main Street Danville, IN 46122 317-718-3639	<b>SANITARY</b> Town of Brownsburg 225 S. Mardale Drive Brownsburg, IN 46112 317-852-1114	<b>SCHOOL DISTRICT</b> Brownsburg Community School Corp. 310 Stadium Drive Brownsburg, IN 46112 317-852-5726
<b>ELECTRIC</b> Hendricks Power Cooperative 86 N. County Road 500 East PO Box 39 Danville, IN 46122 317-745-5473	<b>STORM &amp; MS4</b> Town of Brownsburg 61 North Green Street Brownsburg, IN 46112 317-852-1128	<b>FIRE DEPARTMENT</b> Brownsburg Fire Territory 470 East Northfield Drive Brownsburg, IN 46112 317-852-1190
<b>TELEPHONE</b> AT&T 240 North Meridian Street Indianapolis, IN 46204 317-265-3050	<b>WATER</b> Town of Brownsburg 220 Mardale Drive Brownsburg, IN 46112 317-858-4147	<b>POLICE DEPARTMENT</b> Brownsburg Police Department 31 North Green Street Brownsburg, IN 46112 317-852-1109
<b>CABLE TELEVISION</b> Comcast Cablevision 5330 East 65th Street Indianapolis, IN 46220 317-594-6509	<b>CABLE TELEVISION</b> Bright House Networks 3030 Roosevelt Ave. Indianapolis, IN 46218 317-632-9077	<b>DEVELOPMENT SERVICES/ PERMITTING &amp; PLANNING</b> Town of Brownsburg 61 North Green St. Brownsburg, IN 46112 317-852-1128

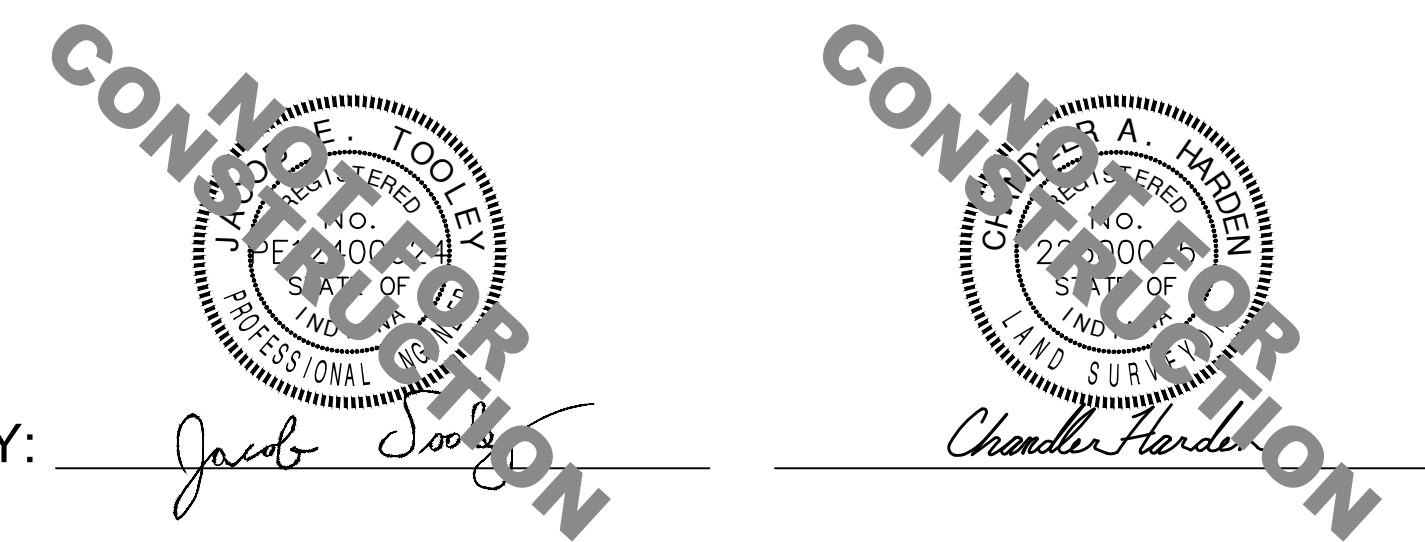


SITE MAP  
NO SCALE

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: PARKER MAYS  
EMAIL: pmays@banning-eng.com

CERTIFIED BY:



NOTE:

USERS OF THE EXISTING TOPOGRAPHY PLAN ARE CAUTIONED TO CONSIDER THAT ALL NATURAL SURFACES ARE SUBJECT TO DISPLACEMENT DUE TO THE EFFECTS OF ENVIRONMENTAL AND MECHANICAL FACTORS ON SOIL PROPERTIES. THE INTERPOLATED CONTOUR LINES DEPICTED HEREON ARE REPRESENTATIVE OF THE SURFACE OF THE SITE ON THE DATE(S) THE FIELD SURVEY WAS PERFORMED. CHANGES IN SURFACE ELEVATIONS VARYING UP TO 0.5 FEET AFTER THE DATE OF THE SURVEY MAY BE POSSIBLE WITHOUT ANY OBVIOUS VISIBLE INDICATIONS. THEREFORE, IT IS RECOMMENDED THAT THE SURFACE ELEVATIONS OF THIS SITE BE VERIFIED PRIOR TO CONSTRUCTION AND THAT ANY SIGNIFICANT DISCREPANCIES BE REPORTED TO THE ENGINEER FOR EVALUATION. THE SURVEYOR IS NOT RESPONSIBLE FOR ESTIMATING OR ACCOUNTING FOR ANY VERTICAL VARIANCE CAUSED BY SUCH ENVIRONMENTAL OR MECHANICAL INFLUENCES.

THIS EXISTING TOPOGRAPHY PLAN REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE ENGINEER/SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER/SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE / SHE DOES CONFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE ENGINEER/SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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

### PLAN COMMISSION CERTIFICATE

Pursuant to I.C. 36-7-4-700 et. seq., and all amendments thereof, the undersigned do hereby certify that the public notice of the hearing by the Town of Brownsburg Advisory Plan Commission (the "Commission"), on the application for approval of this plat duly complied with I.C. 36-7-4-706 and all amendments thereof, and said primary plat was granted primary approval by the Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, pursuant to the Town of Brownsburg Unified Development Ordinance, with a majority of the members of the Commission concurring in said approval.

\_\_\_\_\_ Zoning Administrator

\_\_\_\_\_ Date

This approval is valid for a time period specified in Article 9 of the Town of Brownsburg Unified Development Ordinance.

Dated: \_\_\_\_\_

Certified this \_\_\_ day of \_\_\_\_\_, 20\_\_.

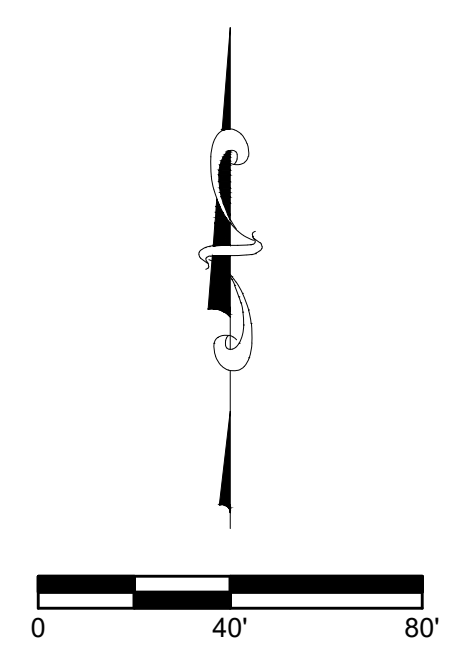
REVISIONS		
NUMBER	DESCRIPTION	DATE
1	TAC COMMENTS DATED DECEMBER 18, 2025	12/23/2025

SHEET INDEX	
SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	EXISTING TOPOGRAPHY
C102	PRIMARY PLAT
C103	UTILITY PLAN
C104	MISCELLANEOUS DETAILS
L1.0	LANDSCAPING AND AMENITY PLAN
L2.0	LANDSCAPING DETAILS

Date: 12-08-25  
Project No: 25155  
Sheet No:

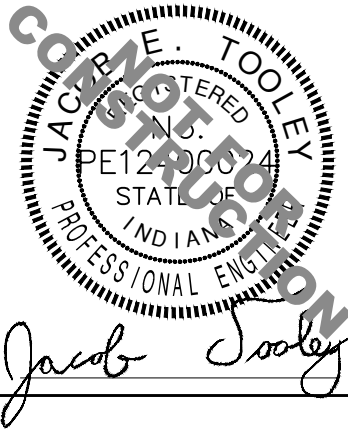
C100





Revisions	
Sym.	Date
1	TAC COMMENTS DATED DECEMBER 18, 2025

EXISTING TOPOGRAPHY  
 PROMENADE, SECTION 3  
 LINCOLN TOWNSHIP, HENDRICKS COUNTY  
 BROWNSBURG, INDIANA



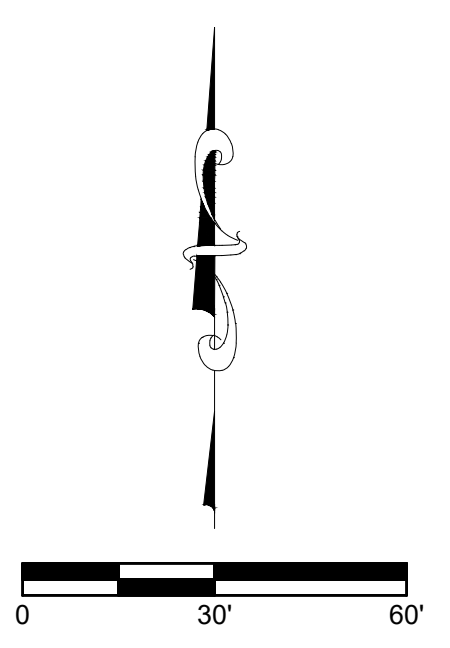
**BANNING**  
 ENGINEERING  
 653 COLUMBIA ROAD, SUITE #101  
 PLAINFIELD, IN 46166  
 BUS: (317) 707-3700 FAX: (317) 707-3800  
 E-MAIL: Banning@BanningEngineering.com  
 WEB: www.BanningEngineering.com

Project No: 25155  
 Sheet No:  
**C101**

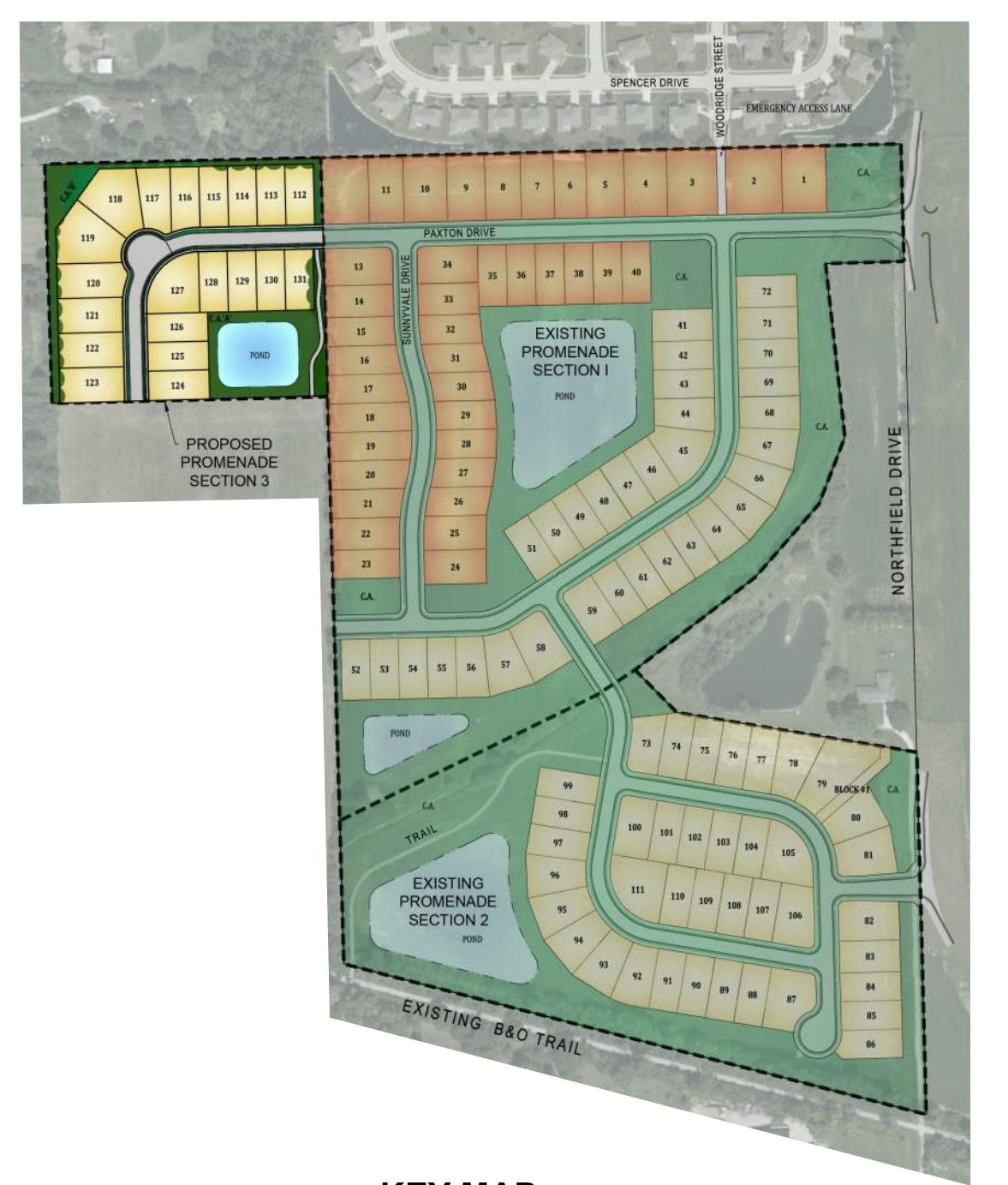
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- PROPOSED LEGEND**
- BUILDING SETBACK
  - EASEMENT LINE
  - B.S.L. BUILDING SETBACK LINE
  - D.E. DRAINAGE EASEMENT
  - N.A.E. NON ACCESS EASEMENT
  - D.&U.E. DRAINAGE & UTILITY EASEMENT



- NOTES:**
- \* CONSISTENT WITH SECTION 7.10.E.3.F OF THE TOWN OF BROWNSBURG UNIFIED DEVELOPMENT ORDINANCE, IF THE PROPERTY IS DEVELOPED AS A RESIDENTIAL SUBDIVISION, A TEMPORARY TURNAROUND SHALL BE PROVIDED AS SHOWN ON SHEET C104. WHILE THE TEMPORARY TURNAROUND IS CURRENTLY DEPICTED ON LOT 122, IT MAY BE TRANSFERRED TO ANY LOT PROVIDED THAT THE ALTERNATIVE LOT MAY BE APPROVED BY THE BROWNSBURG FIRE DEPARTMENT. ANY SUCH LOT AFFECTED BY TEMPORARY TURNAROUND MAY BE PLATTED, HOWEVER, IT MAY NOT BE IMPROVED WITH RESIDENTIAL DWELLINGS UNTIL SUCH TIME AS EITHER (1) AN OFFSITE EASEMENT OR FEE SIMPLE RIGHTS FOR A TEMPORARY TURNAROUND ARE OBTAINED FROM THE LANDOWNER TO THE SOUTH OR (2) A CONNECTION TO THE STUB STREET IS MADE TO THE SOUTH. AT SUCH TIME AS THE EARLIER OF THESE TWO EVENTS OCCURS, THIS COMMITMENT STATED IN THIS PARAGRAPH SHALL AUTOMATICALLY TERMINATE PURSUANT TO IND. CODE § 36-7-4-1015(B)(4) AND AN IMPROVEMENT LOCATION PERMIT FOR THE LOT AFFECTED BY THE TEMPORARY TURNAROUND MAY ISSUE IMMEDIATELY THEREAFTER.
  - EXCEPT IN THE EVENT OF CONFLICTS WITH DRAINAGE OR UTILITY IMPROVEMENTS OR REMOVAL OF DEAD, DYING, OR DISEASED VEGETATION, THE DEVELOPER SHALL NOT REMOVE EXISTING TREES WITHIN FIFTEEN FEET (15') OF THE EAST, WEST, AND NORTH PROPERTY BOUNDARIES. IN ADDITION, THE DEVELOPER SHALL PLANT SUPPLEMENTAL ADDITIONAL TREES WITHIN THIS SAME AREA AT THE RATE OF 7 PER 100 LINEAR FEET, WITH AT LEAST SEVENTY-FIVE PERCENT (75%) OF SUCH PLANTINGS BEING EVERGREEN VARIETIES.
  - SEE SHEET C104 FOR PROPOSED STREET CROSS SECTION.



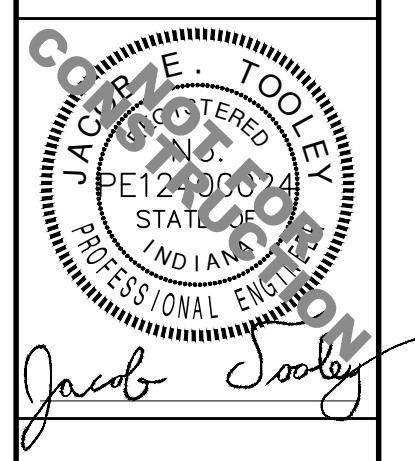
**LAND DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN IN INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTH AND ALONG THE WEST LINE OF SAID QUARTER SECTION 2677.20 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 30 SECONDS EAST 700.00 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89 DEGREES 35 MINUTES 30 SECONDS EAST 632.93 FEET; THENCE SOUTH 550.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 30 SECONDS WEST 632.32 FEET; THENCE NORTH 550.00 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION, CONTAINING IN ALL 7.99 ACRES, SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

Revisions		Date
1	TAC COMMENTS DATED DECEMBER 18, 2025	12/23/2025

Designed:	Drawn:	Checked:	Scale:	Date:
JET	PEM	LGJ	1" = 30'	12-08-25

**PRIMARY PLAT**  
**PROMENADE, SECTION 3**  
**LINCOLN TOWNSHIP, HENDRICKS COUNTY**  
**BROWNSBURG, 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

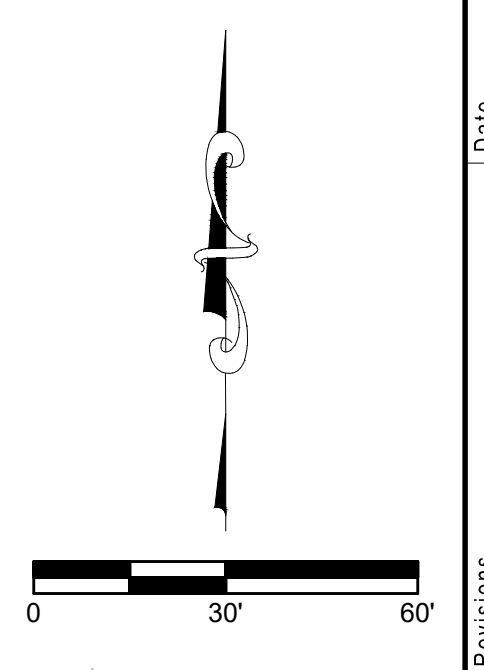
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**NOTES:**

- STREET SIGNAGE WILL BE IN ACCORDANCE WITH BROWNSBURG STANDARDS FOR LOCATION AND TYPE.
- THE EROSION CONTROL PLAN WILL MEET ALL LOCAL, CSGP, AND IDEM REQUIREMENTS AND WILL BE SUBMITTED TO IDEM
- THE MAIN DRAINAGE OUTLET FOR THIS PROJECT WILL UTILIZE THE PROMENADE, SECTION 1 EXISTING STORM SEWER SYSTEM TO THE EAST.
- ALL INFRASTRUCTURE TO MEET TOWN OF BROWNSBURG UTILITY STANDARDS AND REQUIREMENTS.
- WATER SERVICE LATERALS, METER PIT LOCATIONS, AND FINAL LOCATIONS OF ALL UTILITIES TO BE DETERMINED WITH THE CONSTRUCTION PLANS.
- SEE SHEET C104 FOR RIGHT OF WAY CROSS SECTION.

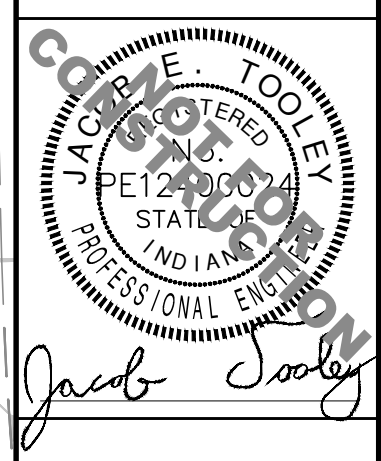
**PROPOSED LEGEND**

- W — WATER MAIN
- WATER MAIN VALVE
- ⊕ FIRE HYDRANT ASSEMBLY
- S — SANITARY SEWER
- SANITARY MANHOLE
- ◁ ⊕ ◁ ⊕ STORM STRUCTURES / INLETS
- S — STORM SEWER
- ⊙ STREET LIGHTS
- BSL BUILDING SETBACK LINE
- D.E DRAINAGE EASEMENT
- N.A.E NON ACCESS EASEMENT
- U&D.E UTILITY & DRAINAGE EASEMENT

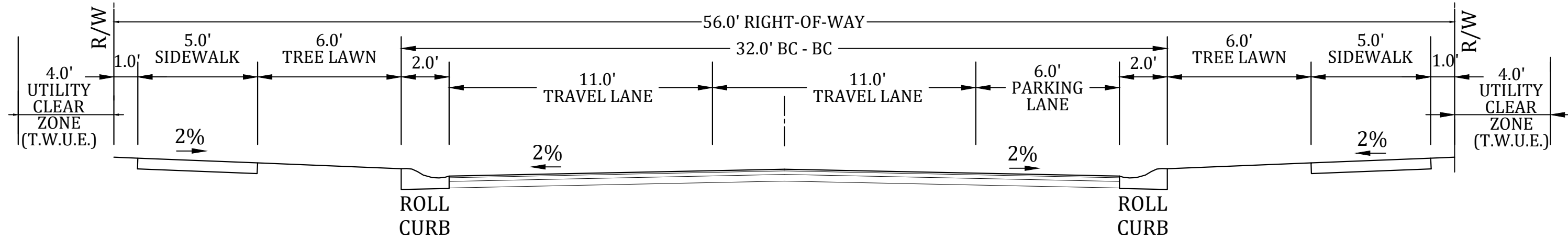


Date:	12/23/2025
Revisions:	
Sym.:	1 TAC COMMENTS DATED DECEMBER 18, 2025
Designed:	JET
Drawn:	PEM
Checked:	LGJ
Scale:	1" = 30'
Date:	12-08-25

UTILITY PLAN  
 PROMENADE, SECTION 3  
 LINCOLN TOWNSHIP, HENDRICKS COUNTY  
 BROWNSBURG, INDIANA



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 PLAINFIELD, IN 46166  
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 E-MAIL: Banning@BanningEngineering.com  
 WEB: www.BanningEngineering.com



**TYPICAL LOCAL STREET SECTION**



Map unit symbol	Map unit name
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes
ThrA	Treaty silty clay loam, 0 to 1 percent slopes
YbVA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes
YciA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes

**National Flood Hazard Layer FIRMette**



**Legend**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, AE, AH, VE, AV
- With BFE or Depth Zone AE, AO, AH, VE, AV
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone D
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Tract
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Tract Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

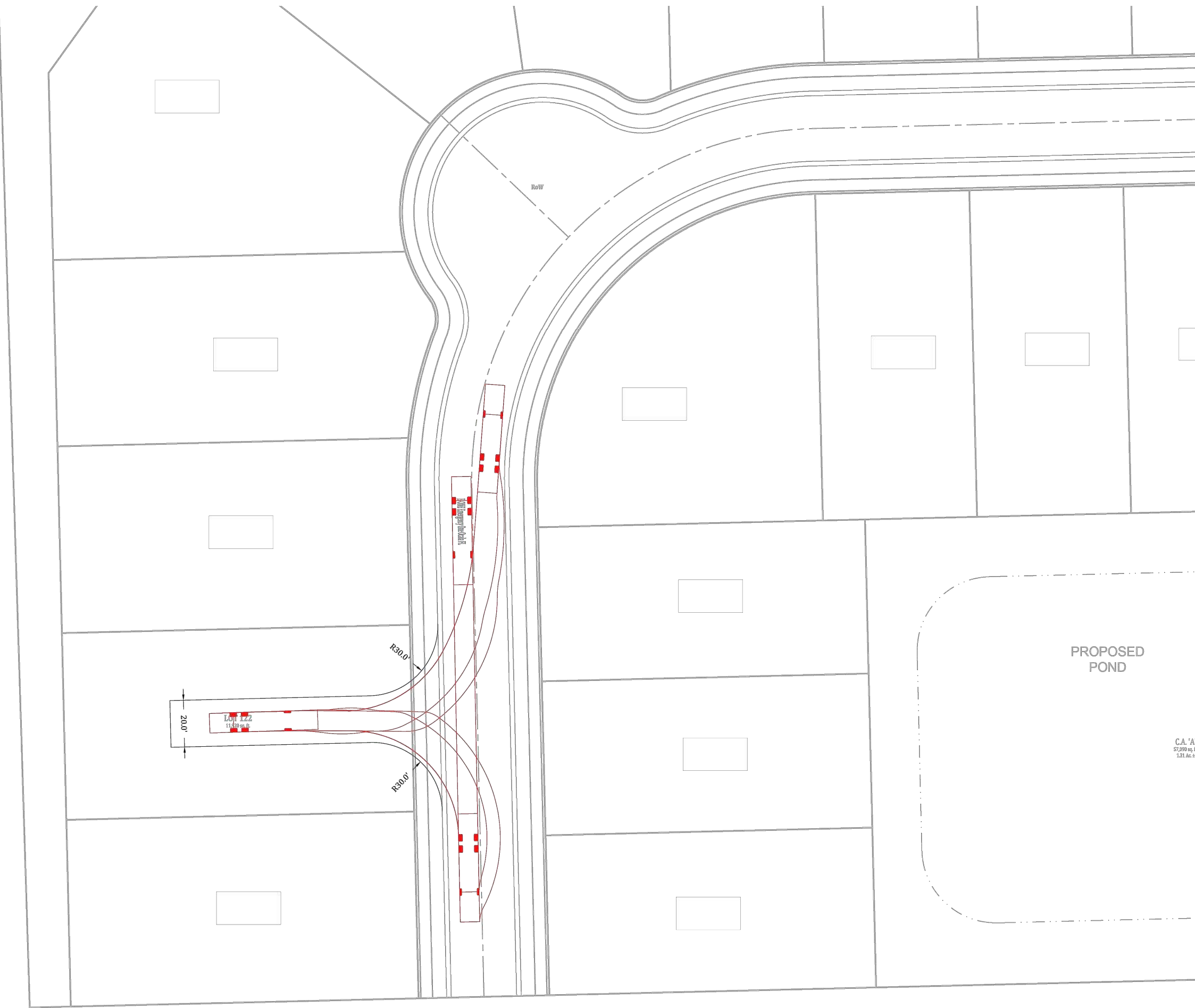
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- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/25/2025 at 1:58 PM, and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

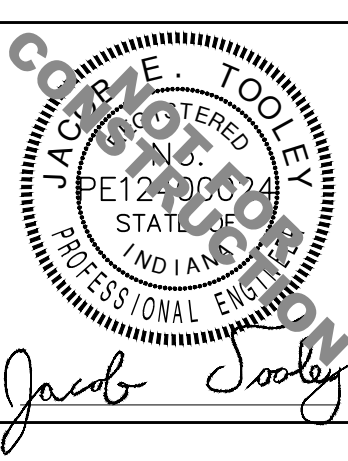
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



**TEMPORARY TURNAROUND**

Date	12/23/2025
Revisions	
Sym.	1 TAC COMMENTS DATED DECEMBER 18, 2025
Designed:	JET
Drawn:	PEM
Checked:	LGJ
Scale:	NO SCALE
Date:	12-08-25



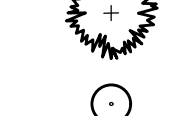
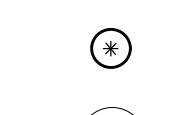



MISCELLANEOUS DETAILS  
 PROMENADE, SECTION 3  
 LINCOLN TOWNSHIP, HENDRICKS COUNTY  
 BROWNSBURG, INDIANA

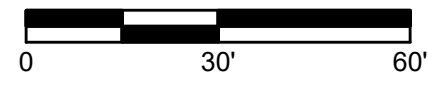


**BANNING ENGINEERING**  
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 WEB: www.BanningEngineering.com

Project No: 25155  
 Sheet No:

**LANDSCAPE SYMBOLOGY**

-  CANOPY TREE
-  ORNAMENTAL TREE
-  EVERGREEN TREE
-  DECIDUOUS SHRUB
-  EVERGREEN SHRUB
-  SPECIES IDENTIFIER/  
PLANT COUNT
-  EXISTING TREE

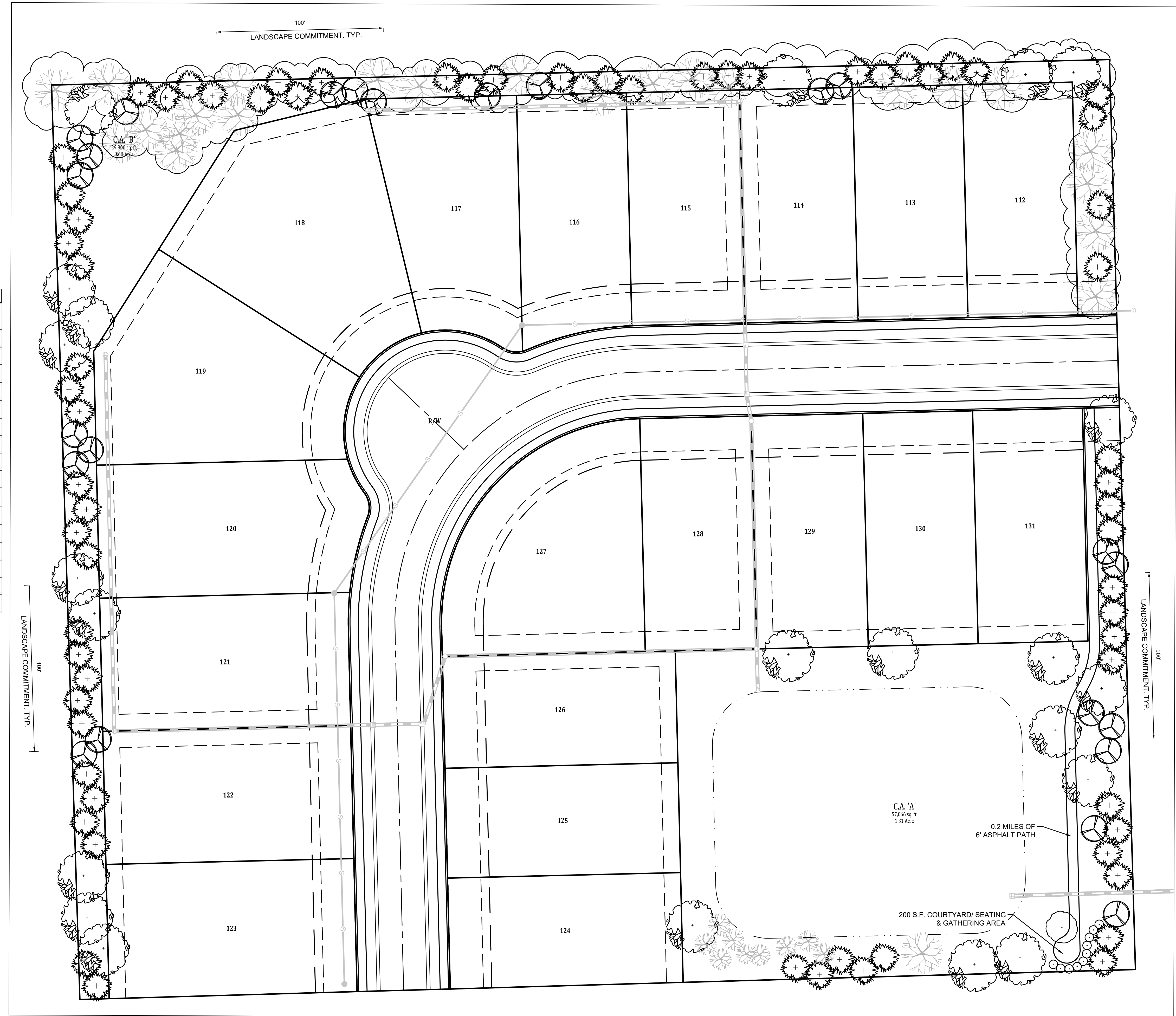
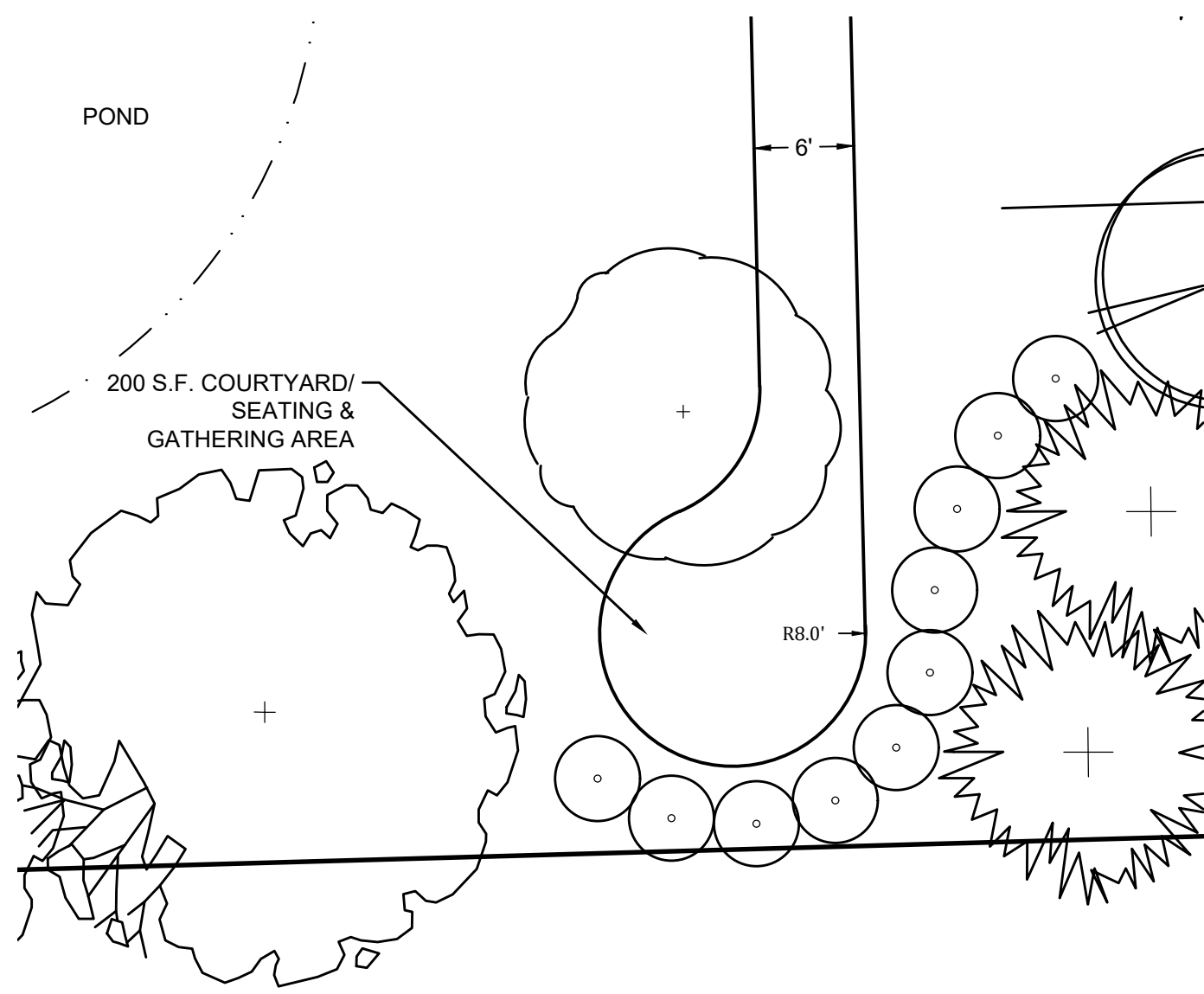


LANDSCAPE PER COMMITMENTS CONCERNING THE PROPERTY. \*EXCEPT IN THE EVENT OF CONFLICTS WITH DRAINAGE OR UTILITY IMPROVEMENTS OR REMOVAL OF DEAD, DYING OR DISEASED VEGETATION, THE DEVELOPER SHALL NOT REMOVE EXISTING TREES WITHIN FIFTEEN FEET (15') OF THE EAST, WEST AND NORTH BOUNDARIES. IN ADDITION, THE DEVELOPER SHALL PLANT SUPPLEMENTAL TREES WITHIN THIS SAME AREA AT A RATE OF 7 PER 100' LINEAR FEET WITH AT LEAST 75% OF SUCH PLANTINGS BEING EVERGREEN VARIETIES.

**PLANT SCHEDULE**

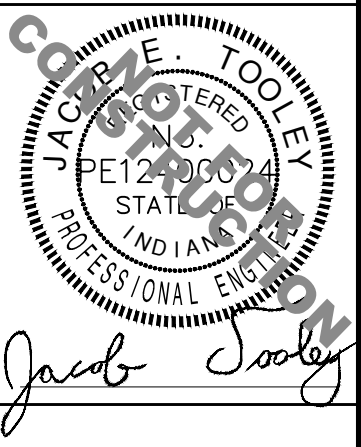
KEY	QTY	PLANT NAME BOTANICAL NAME COMMON NAME	SIZE	SPACING	REMARKS
AC		Amelanchier canadensis Serviceberry	8' Height	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60' OF HEIGHT
AR		Acer rubrum 'Franksred' Red Maple	2.5" Caliper	SEE PLAN	CENTRAL LEADER
CC		Cercis canadensis Eastern Redbud	1.5" Caliper	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60' OF HEIGHT
GD		Gymnocladus dioica Kentucky Coffeetree	2.5" Caliper	SEE PLAN	CENTRAL LEADER
HM		Hydrangea macrophylla 'All Summer Beauty' All Summer Beauty Hydrangea	24" Height	SEE PLAN	FULL IN POT
PAX		Platanus x acerifolia London Planetree	2.5" Caliper	SEE PLAN	CENTRAL LEADER
PA		Picea abies Norway Spruce	8'-10' Height	SEE PLAN	CENTRAL LEADER
PAC		Picea abies 'Cupresina Columnar Norway Spruce	6' Height	SEE PLAN	CENTRAL LEADER
PM		Pseudotsuga menziesii Douglas Fir	8' Height	SEE PLAN	CENTRAL LEADER
PO		Picea omarika Siberian Spruce	10'-12' Height	SEE PLAN	CENTRAL LEADER
QA		Quercus alba White Oak	2.5" Caliper	SEE PLAN	CENTRAL LEADER
QB		Quercus bicolor Swamp White Oak	2.5" Caliper	SEE PLAN	CENTRAL LEADER
QMA		Quercus macrocarpa Burr Oak	2.5" Caliper	SEE PLAN	CENTRAL LEADER
QM		Quercus muhlenbergii Chinquapin Oak	2.5" Caliper	SEE PLAN	CENTRAL LEADER
TD		Taxodium disticum Common Baldcypress	2.5" Caliper	SEE PLAN	CENTRAL LEADER
VJ		Viburnum x juddii Judd Viburnum	30" Height	SEE PLAN	FULL IN POT

PROPOSED AMENITIES:  
AMENITIES FOR THIS PROJECT WILL INCLUDE 0.2 MILES OF 6' ASPHALT TRAIL AND A 200 S.F. COURTYARD SEATING & GATHERING AREA. THE COURTYARD WILL BE A HARD SURFACE TO SATISFY THE UDO REQUIREMENT FOR AMENITIES.



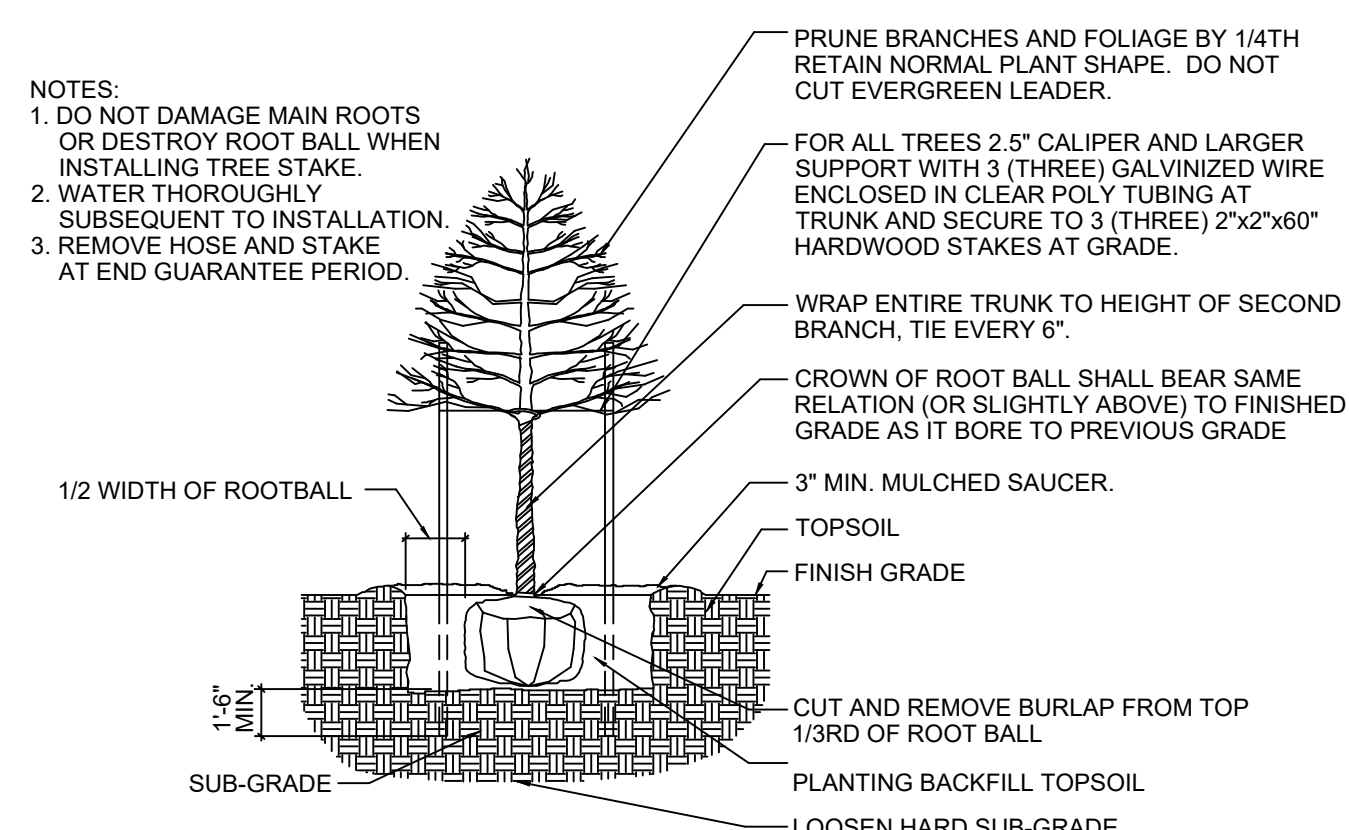
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Date:	12-08-25
Designed:	JET
Drawn:	PEM
Checked:	LGF
Scale:	1" = 30'
Date:	12-08-25
Revisions:	
1	TAC COMMENTS DATED DECEMBER 18, 2025

**LANDSCAPING AND AMENITY PLAN**  
**PROMENADE, SECTION 3**  
**LINCOLN TOWNSHIP, HENDRICKS COUNTY**  
**BROWNSBURG, INDIANA**



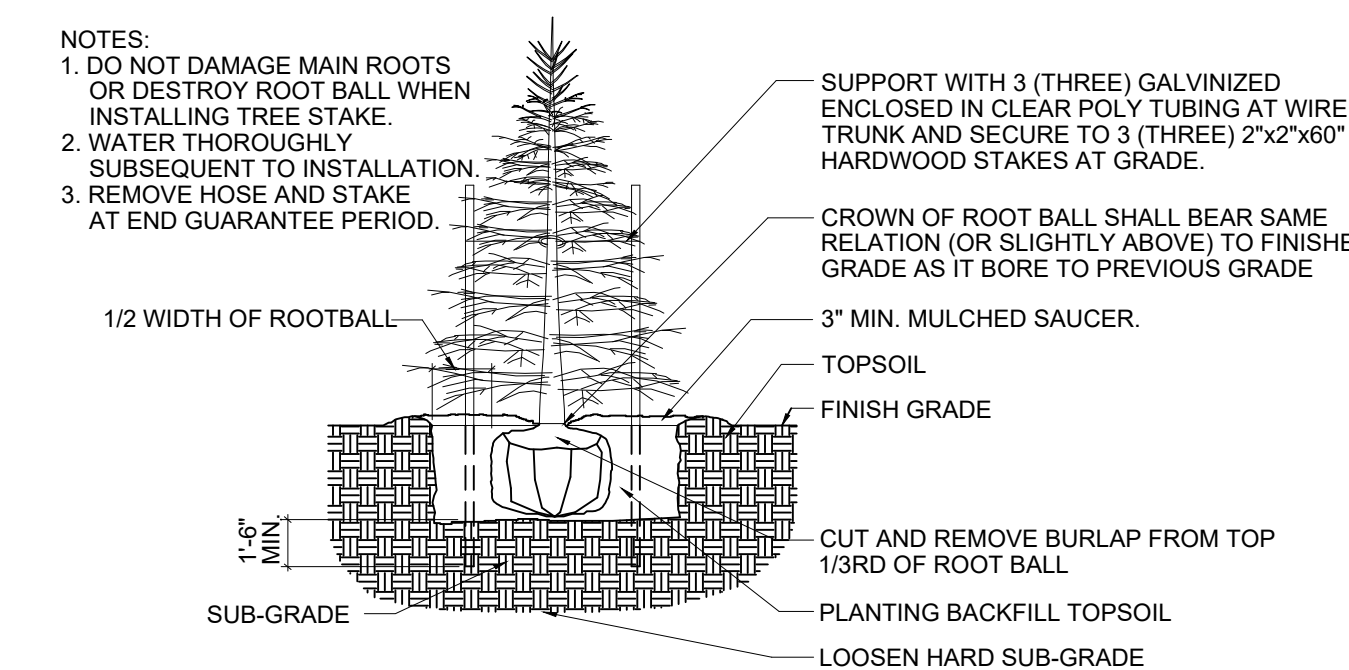
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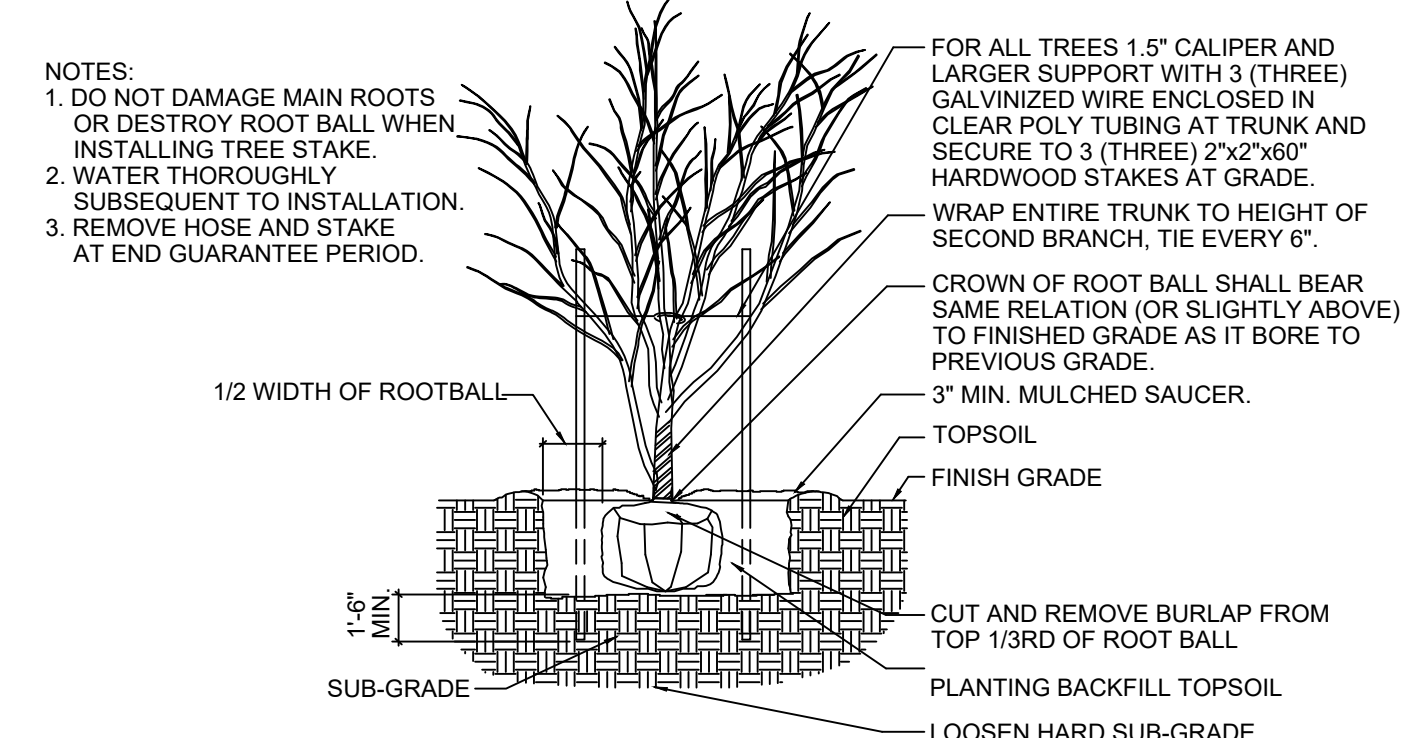
### CANOPY TREE PLANTING

NO SCALE



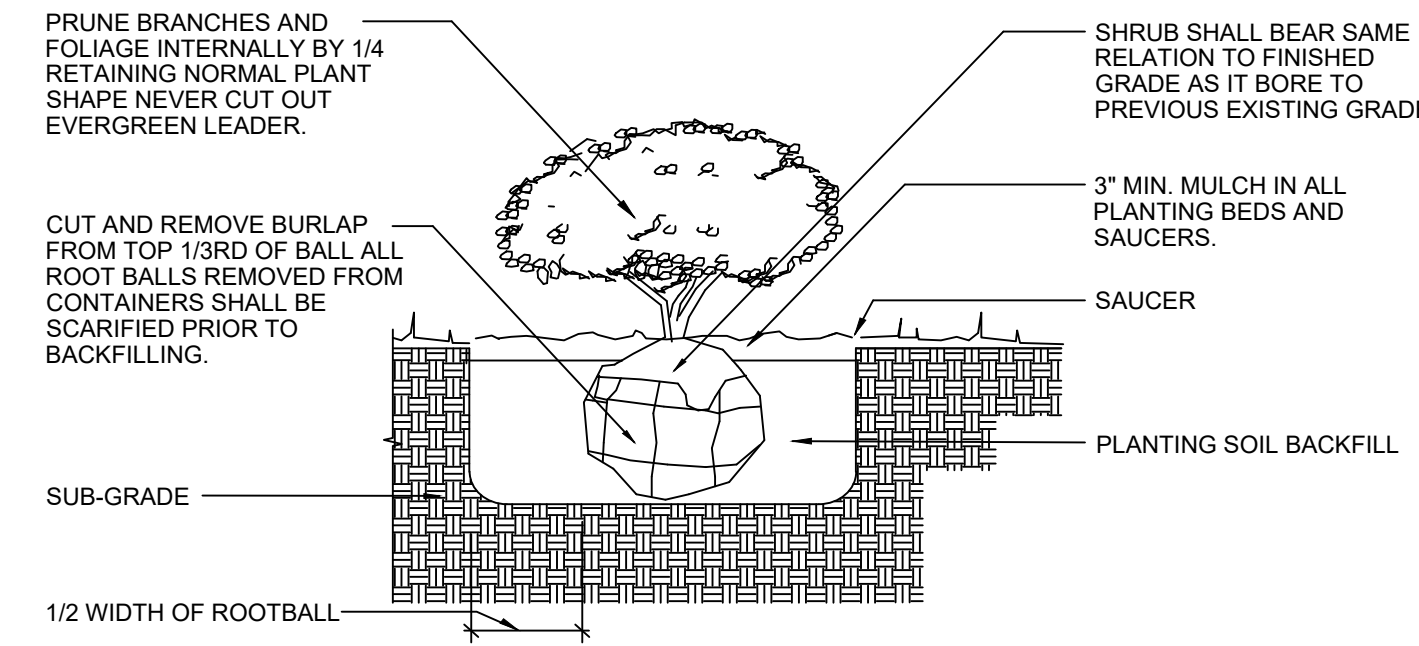
### EVERGREEN TREE PLANTING

NO SCALE



### ORNAMENTAL TREE PLANTING

NO SCALE



### SHRUB PLANTING

NO SCALE

### LANDSCAPE SPECIFICATIONS

- GENERAL NOTES:
- ALL UTILITIES SHALL BE LOCATED AND MARKED/FLAGGED BEFORE BEGINNING LANDSCAPE WORK. RELOCATED PLANTS THAT ARE UNDER OR OVER UTILITIES. THE RELOCATED PLANTS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT/DESIGNER PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY UTILITY LOCATE SERVICE (811) A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.
  - UTILITY LOCATION NOTE: ALL LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND BASED ON PROVIDED INFORMATION BY SURVEYOR OR CIVIL ENGINEER OR OWNER AND OR MEASURED IN THE FIELD. IF DISCREPANCIES EXIST OR ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER, OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT/DESIGNER PRIOR TO BEGINNING ANY WORK.
  - IN CASE OF DISCREPANCIES BETWEEN THE PLANS AND PLANT LIST, THE PLAN SHALL DICTATE.
  - THESE SPECIFICATIONS COVER THE FURNISHING OF LABOR, PLANTS, EQUIPMENT, AND MATERIALS TO PERFORM LANDSCAPE OPERATIONS IN CONNECTION WITH THIS CONSTRUCTION PROJECT AT THE LOCATIONS SHOWN ON THE LANDSCAPE DRAWING.
  - PLANTS AND ALL LANDSCAPE MATERIAL TO BE STORED ON SITE WILL BE PLACED WHERE THEY ARE NOT IN CONFLICT WITH CONSTRUCTION OPERATIONS.
  - REMOVE AND CLEAN UP ALL DEBRIS AND REMOVE FROM SITE, REPAIR DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE CONTRACTOR.
  - TOPSOIL: TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, SURFACE SOIL AND FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, LITTER, ROOTS, STONES DOMESTIC AND AGRICULTURE FERTILIZERS, HERBICIDES, AND OTHER TOXIC MATERIALS HARMFUL TO PLANT GROWTH AND ENVIRONMENT. WASTE SOILS, BORROW, OR HEAVY CLAY BASED SOILS WILL NOT BE ACCEPTED. TOPSOIL SHALL HAVE A PH VALUE OF 6.0-7.4. SUBMIT SOIL SAMPLES, PH SAMPLES, PH LEVELS AND NPK ANALYSIS PRIOR TO DELIVERY.

- PLANTING NOTES:
- REMOVE WEEDS, ORGANIC MATTER, ROCKS LARGER THAN 1.5" FROM SOIL.
  - LANDSCAPE MATERIALS: FERTILIZER: GRANULAR NON-BURNING PRODUCT COMPOSED OF NOT LESS THAN 50% ORGANIC, SLOW ACTING, GUARANTEED ANALYSIS PROFESSIONAL FERTILIZER, 20% NITROGEN, 10% PHOSPHORIC ACID, AND 5% POTASH BY WEIGHT OR SIMILARLY APPROVED COMPOSITION.
  - PLANTING BACKFILL SOIL: BACKFILL PLANT PITS WITH THE FOLLOWING TOPSOIL MIXTURE: 1 PART ON-SITE TOPSOIL, 1 PART IMPORTED TOPSOIL, 1 PART COMPOST AND 1/2 POUND PLANT SPECIFIED FERTILIZER PER CUBIC YARD.
  - PLANT MATERIALS: PROVIDE TREES AND SHRUBS AS INDICATED. COMPLY WITH SIZING AND GRADING STANDARDS OF "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE ONLY SOUND, HEALTHY VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUNSCALD INJURIES, FROST CRACKS, PLANT DISEASES, INSECTS OR ANY OTHER FORM OF DISEASE OR INFESTATION. ALL PLANTS SHALL HAVE FULLY DEVELOPED FORM WITHOUT VOIDS OR OPEN SPACES.
  - NO SUBSTITUTIONS OF PLANT MATERIAL WILL NOT BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/DESIGNER, 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/DESIGNER OR OWNERS REPRESENTATIVE.
  - LANDSCAPE ARCHITECT/DESIGNER OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS DURING THE COURSE OF THE PROJECT.
  - PLANTING BED MULCH: 3 INCHES OF GRADE 'A' SHREDDED HARDWOOD MULCH WHERE PLANTING BED ADJOINS EITHER PAVEMENT OR TURF.
  - PLANTING BED FABRIC: DEWITT PRO 5 WEED BARRIER. INSTALL ONLY IN PLANTING BEDS.
  - SEE PLANTING DETAILS FOR PLANTING, PRUNING AND STAKING REQUIREMENTS.

- SEEDING AND SODDING PREPARATION:
- LANDSCAPE CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SODDING OR SEEDING. FINE GRADE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS. FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
  - ALL TURF AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED. CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
  - TURF AREAS TO TO BE SCARIFIED/CULTIVATE TO A DEPTH OF 4" AND LIGHTLY ROLLED (NOT COMPACTED) PRIOR TO BEING SODDED OR SEEDED.
  - LAWNS TO BE FERTILIZED WITH 12-12-12 AT A RATE OF 10 LBS/1000 SQ.FT. PRIOR TO INSTALLATION.
  - WATER AND MAINTAIN GRASS STAND IS ESTABLISHED AND READY FOR MOWING AT A MINIMUM 4" HEIGHT. CONTRACTOR SHALL MAINTAIN LAWN FOR A PERIOD OF 60 DAYS BEYOND FINAL ACCEPTANCE BY MOWING AND WATERING AS REQUIRED TO MAINTAIN VIGOROUS GROWTH DURING ESTABLISHMENT.

- SEEDED LAWN:
- TURF TYPE TALL FESCUE - SEED
- COMPLETE ALL OTHER LANDSCAPE PLANTINGS, MULCHING, FINE GRADING AND STAKING PRIOR TO SEEDING LAWN AREAS.
  - PROVIDE SEEDED LAWN FOR ALL LAWN AREAS UTILIZING AMER-TURF FRONT-RUNNER TURF TYPE TALL FESCUE BLEND SEED.
  - APPLY SEED AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET.
  - SEED BED SHALL BE IN A FIRM BUT UNCOMPACTED CONDITION WITH A RELATIVELY FINE TEXTURE AT TIME OF SEEDING.
  - CONTRACTOR SHALL MAINTAIN SEEDING LAWN FOR A PERIOD OF 60 DAYS BEYOND FINAL ACCEPTANCE BY MOWING AND WATERING AS REQUIRED TO MAINTAIN VIGOROUS GROWTH DURING ESTABLISHMENT PERIOD.
  - LAWN AREAS SHALL NOT HAVE VOIDS LARGER THAN 6"x6". IF VOIDS ARE LARGER THAN ACCEPTABLE SIZE AN OVERSEEDING SHALL BE COMPLETED BY THE CONTRACTOR DURING THE NEXT AVAILABLE GROWING SEASON.
  - GROWING SEASON AUGUST 15TH - SEPTEMBER 20TH. SPRING GROWING SEASON MARCH 20TH - APRIL 20TH.

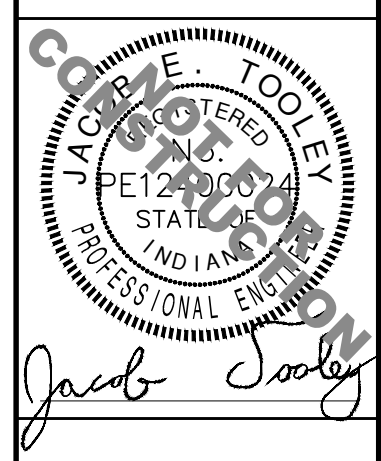
- PROJECT WARRANTY:
- CONTRACTOR SHALL WARRANT TREES, SHRUBS, AND PLANTS FOR A PERIOD OF ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND INSTALLER'S CONTROL. REMOVE AND REPLACE TREES, SHRUBS OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD.

Date	Revisions
12/23/2025	

Sym.	Designated	Drawn	Checked	Scale	Date
1	TAC COMMENTS DATED DECEMBER 18, 2025	JET	PEM	LGJ	12-08-25

LANDSCAPING DETAILS  
 PROMENADE, SECTION 3  
 LINCOLN TOWNSHIP, HENDRICKS COUNTY  
 BROWNSBURG, INDIANA



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